

- Refer to drawings:
- COMET-STL-00-00-DR-L-ZZZZ-09001 Proposed Site Plan
  - COMET-STL-00-00-DR-L-ZZZZ-91010 Tree retention and removal plan
  - COMET-STL-00-00-DR-L-ZZZZ-91040 and 91041 Soft landscape plans
  - COMET-STL-00-00-DR-L-ZZZZ-91060 and 91061 Hard landscape plans
  - COMET-STL-00-00-DR-L-ZZZZ-94001 Tree pit in soft landscape
  - COMET-STL-00-00-DR-L-ZZZZ-94003 Bin store details
  - COMET-STL-00-00-DR-L-ZZZZ-94004 Cycle shelter details
  - COMET-STL-00-00-DR-L-ZZZZ-94005 Paving details
  - COMET-STL-00-00-DR-L-ZZZZ-99001 to 91005 Setout plans

- Notes:**
- Main contractor to determine exact location of services/drainage, this should be confirmed on site prior to commencement of works to avoid tree pit / services conflicts.
  - All foundations and base formations to Engineers design and specifications.
  - All drainage details to Civil Engineers specification and details.
  - All manhole covers within concrete paving areas to be recessed. Manhole covers are to withstand the appropriate loading class within any given area, manufacture and product details are to be confirmed with the Engineer and Landscape Architect.
  - Contractor to allow for line markings of parking bays and disabled logo.
  - Levels to be determined following issue of full topo survey
  - This drawing assumes that the existing site subsoil could be re-used. However this is subject to detailed testing and analysis of the subsoil. If the subsoil is not suitable, imported subsoil will be required in accordance with the soft and base landscape specification.
  - All treatment of softwork areas to comply to BS4428 Code of Practice for general landscape operations.
  - All native shrub & hedge species plant type supplied for designated areas are to be determined by the proposed planting season, (ie bareroot or container grown stock).
  - All gates beyond main access (Fob system) in rear courtyards to have FB type padlocks for maintenance access.

**ALL DRAINAGE, LEVELS, LIGHTING AND CCTV LOCATIONS TO ENGINEERS SPECIFICATION.**

**DRAWING TO BE PRINTED IN COLOUR**

PL	C40	25.01.2018	Planning Issue - Discharge of Conditions
D3	C39	13.12.2018	Drawings revised where clouded following DTM.
D2	C36	09.11.2018	Entrance kerbs revised as per engineering layout.
D3	C32	12.09.2018	Setting out for ex. substation and existing wall notes amended.
D3	C31	10.09.2018	Railing spec corrected (rear). Steps added (hotel).
D3	C27	01.08.2018	Marketing suite amended. Vehicle barriers added to Comet Way entrance.
S1	C26	11.07.2018	Removable bollards omitted; access barriers introduced.
D3	C24	17.05.2018	Bin stores relocated; hard/soft landscape amended accordingly
D3	C23	25.04.2018	Updated as per Contract Sum meeting with SG 12.04.18
D3	C21	27.03.2018	CONSTRUCTION ISSUE
S2	P18	14.02.2018	Notes removed following LPA approval. BS fencing detail changed.
S3	P16	25.01.2018	VE Items agreed. Service yard access rationalised
S3	P13	10.01.2017	Updated in-line with VE suggestions
S3	P12	10.01.2017	Further trees removed as per Arboriculturalists recommendations
D3	P11	19.12.2017	Updated in accordance with engineer's drainage strategy

STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				GAM

Comet Hatfield Construction Limited

CHECKED BY: RW

ORIGINATOR NO: 150888

CONSULTANT

**STRIDE TREGLOWN**

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PROJECT

Hotel and Student Residential  
Comet Hotel Site

DRAWING TITLE

Hard Landscape and Furniture Plan Front of Site  
(Main Entrance)

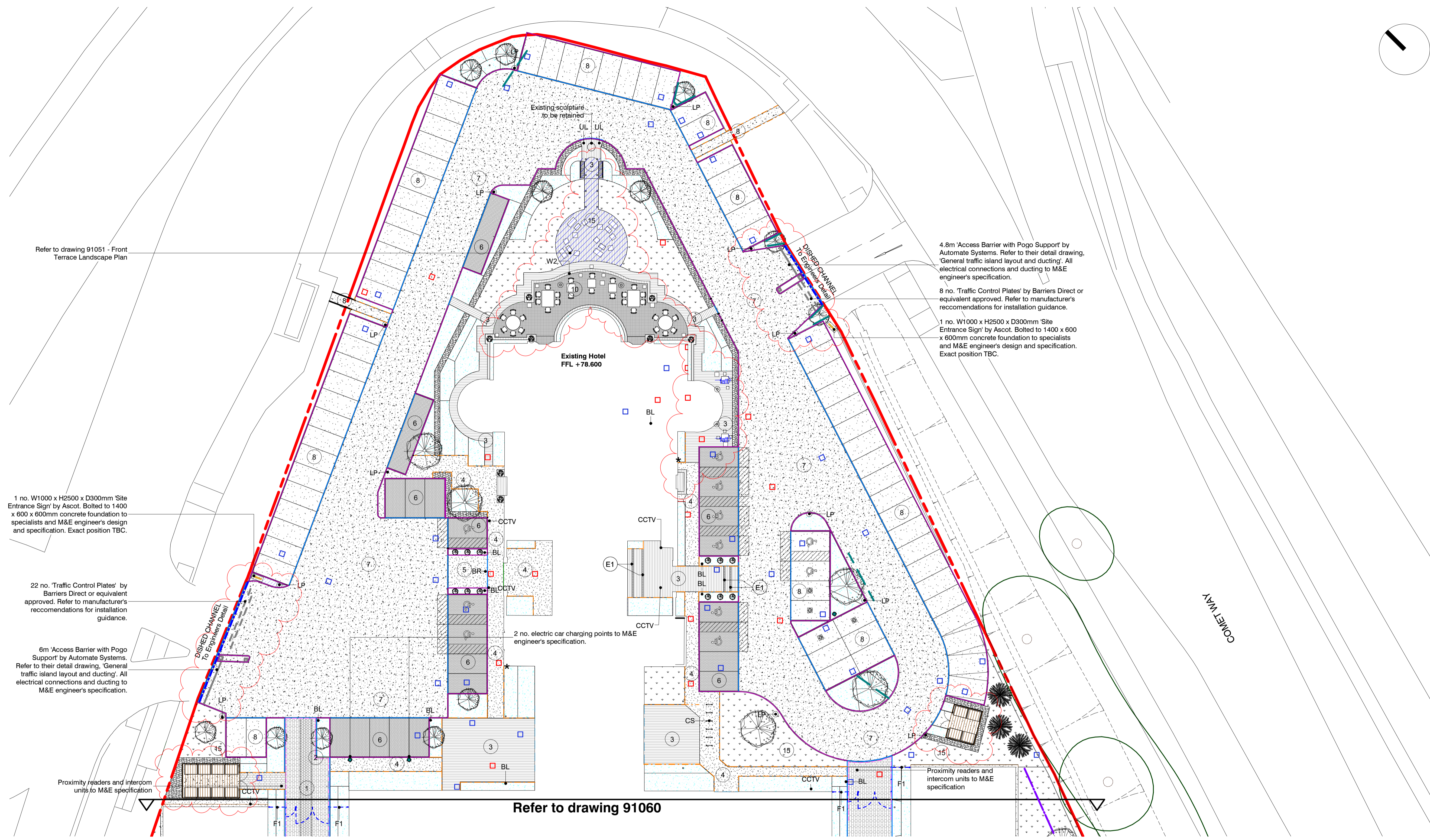
SUITABILITY STATUS

PL : PLANNING

SCALE

1 : 250 @ A1

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	CLASSIFICATION	NUMBER	REVISION
COMET-STL-00-00-DR-L-ZZZZ-91061								C40



Refer to drawing 91051 - Front Terrace Landscape Plan

1 no. W1000 x H2500 x D300mm 'Site Entrance Sign' by Ascot. Bolted to 1400 x 600 x 600mm concrete foundation to specialists and M&E engineer's design and specification. Exact position TBC.

22 no. 'Traffic Control Plates' by Barriers Direct or equivalent approved. Refer to manufacturer's recommendations for installation guidance.

6m 'Access Barrier with Pogo Support' by Automate Systems. Refer to their detail drawing, 'General traffic island layout and ducting'. All electrical connections and ducting to M&E engineer's specification.

Proximity readers and intercom units to M&E specification

4.8m 'Access Barrier with Pogo Support' by Automate Systems. Refer to their detail drawing, 'General traffic island layout and ducting'. All electrical connections and ducting to M&E engineer's specification.

8 no. 'Traffic Control Plates' by Barriers Direct or equivalent approved. Refer to manufacturer's recommendations for installation guidance.

1 no. W1000 x H2500 x D300mm 'Site Entrance Sign' by Ascot. Bolted to 1400 x 600 x 600mm concrete foundation to specialists and M&E engineer's design and specification. Exact position TBC.

Refer to drawing 91060

**LEGEND**

- 1** Block paving  
Marshalls, 'La Lina Priora' range, Light Granite colour, 400x200x80mm, laid in stretcher bond, or similar approved. (Q24/110)
- 2** Block paving mix  
Marshalls, 'La Lina Priora' paving, stretcher bond (random lengths: 600x200x80mm/400x200x80mm/200x200x80mm), 30% Indian Granite, 30% Mid Grey, 40% Anthracite Basalt; or similar approved. (Q24/111)
- 3** Natural stone paving  
Yorkstone flags, riven surface finish to match existing, up to 75mm depth, 450mm width x 300/450/600/750/900mm lengths to Landscape Architects approval. Build-up to engineers specification. Laid on Parex fine bedding concrete, jointed with slurry applied jointing mortar.
- 4** Permeable resin bound gravel  
Aytan Products, cold-applied 'Clearmac' in Brittany Danish colour. Build-up for pedestrian traffic to engineers specification. (Q23/225)
- 5** Permeable resin bound gravel  
Aytan Products, cold-applied 'Clearmac' in Lucerne Silver. Build-up for vehicular traffic to engineers specification. (Q23/225)
- 6** Permeable block paving to hotel parking bays  
Marshalls, Myriad Priora permeable kerb, Midnight colour, 200x100x80mm, or similar approved. (Q24/116)
- 7** Asphalt surfacing to vehicular areas  
Build-up for vehicular traffic to engineers specification.
- 8** Permeable asphalt surfacing to perimeter parking bays  
Build-up for vehicular traffic to engineer specification.
- 13** Timber composite decking to student social space  
Laid flush with adjacent surfacing and with proposed levels. Millboard 'Lastagrip', Coppered Oak colour laid on Plas-pro subframe on compacted Type 1 and concrete spot foundations at joint intersections for extra rigidity.
- 10** Existing stone paving  
To be carefully removed, cleaned and relaid to existing levels and consistent falls. Locations of reclaimed paving to be laid and build-up to Landscape Architect's specification. (Q25/111)
- 11** Grass paving grid  
Bodpave 85, supplied by Terram. 500x500x50mm interlocking grids to be grass seeded. (Q30/361)
- 12** Concrete base pad  
To bin store zone. To engineers specification. Drainage to be incorporated.
- Timber edge and Gravel Strip**  
50x25x2400mm treated gravel board screwed to 50x50x250mm timber pegs. 50mm depth, 30mm nom. dia. grey granite aggregate surface course on top of geotextile. (Q26/160 & (Q10/100B); refer to engineers Gravel Trench detail.
- Banding**  
300mm wide Yorkstone banding detail, 3 rows of 100x100x75mm, tumbled finish. Stacked Bond. Build-up to engineers specification. (Q10/121)
- Pin Kerb laid flush**  
Acheson + Glover, square edge Terrakerb, 125x50x900mm (bespoke to order), silver grey colour. (Q10/111)
- Wide kerb laid flush**  
Marshalls Textured Conservation Kerb, W145xH255x915mm, silver grey colour or similar approved. (Q10/100B)
- Wide kerb upstand**  
Marshalls Textured Conservation Kerb, W145xH255x915mm, silver grey colour or similar approved. (Q10/100B)
- Metal edging**  
100 x 3mm galvanised steel 'Boderline' edging to artificial grass lawn by Kinley, laid flush with adjacent surfaces. (Q10/202)
- Vehicle Access**  
Zone of paving where build-up requires heavy duty vehicular construction to engineers specification.

- LB** Litter Bin  
Landmark, 'Recto' (LLMLC01/07/011) hooded steel litter bin with built-in ash tray, 550x300x1000mm, 100L, RAL 7015 Slate Grey colour. Surface mounted via fixing holes in base.
- B** Steel Bollard  
Landmark, Stainless steel model: LMSS05/89/120, 80mm diameter, 1200mm length, 900mm above ground; brush stain finish, fixed below ground in to foundations. (Q50/190)
- B1** Timber slatted bench  
Landmark, bespoke bench. 'Thermowood' timber slats and aluminium structure in RAL 7015 slate grey colour. (Q50/220)
- B2** Picnic tables and benches  
Landmark, bespoke picnic set 1740x750x740mm, 'Thermowood' timber slats. Benches as per B1 in RAL 7015 slate grey colour. (Q50/230 + 220)
- B3** Sun Lounger  
Landmark, bespoke lounge seat 'Thermowood' timber slats and aluminium structure in RAL 7015 slate grey colour. (Q50/221)
- B4** Raised Planters  
H900xW800xL1600/800mm aluminium structure, powder-coated RAL7015 by Landmark
- B5** Raised Planter and/or Timber slatted seat  
Landmark, bespoke element. 'Thermowood' timber slats and aluminium structure in RAL 7015 slate grey colour.
- Outdoor Bean Bags**  
'Ottoman' wing, 'Versa' table and 'Studio' lounger, by Ambient Lounge.
- TT** Table Tennis table  
Home Leisure Direct, Cornilleau Proline 510M Outdoor Static Table Tennis Table. (Q50/944)
- Bin Store with roof**  
Timber clad and sheet metal roof by Landmark. (B91/111)
- Cycle shelter**  
Land-Mark Landscaping Systems or equivalent approved. cycle shelter with 13 no. Sheffield galvanised steel cycle stands in each; 26 bicycles capacity. (B91/340)
- Cycle Stand**  
'Sheffield' stainless steel cycle stands, adult sized, root fixed; 12 bicycles capacity. (Q50/210)
- Weatherproof Festoon lighting**  
By Lighting Direct or equivalent approved. Fix to structures and trees using heavy duty zip ties.
- Steel Mesh Trellis**  
W1800 x H1800mm panels fixed to SHS H1600mm posts powdercoated RAL7015.
- Lamp Post**  
Refer to Amber management & Engineering Service Limited drawings for further information on Lighting, CCTV Systems, Access Control System and Power.
- Bollard Light**  
Refer to Amber management & Engineering Service Limited drawings for further information on Lighting, CCTV Systems, Access Control System and Power.
- Uplight**  
Refer to Amber management & Engineering Service Limited drawings for further information on Lighting, CCTV Systems, Access Control System and Power.
- CCTV Camera**  
Refer to Amber management & Engineering Service Limited drawings for further information on Lighting, CCTV Systems, Access Control System and Power.
- Car charging point**  
Ascot site entrance totem signage
- Brick Barbecue**  
Brick barbecue with hardwood sideboard and stainless steel grill and tray. Masonry to match architecture.
- Light features**  
by HOLOPHANE or equivalent approved.
- Light features**  
by HOLOPHANE or equivalent approved.
- All CCTV camera locations**  
are to be fixed to buildings, there is no requirement for support columns. Also refer to M&E drawings.
- Smoking Shelter**  
Timber clad on three sides, tinted blue polybycarbonate roof by Land-Mark Landscaping Systems with Millboard decking. (Q50/210)
- Tiered Seating**  
Stadium style seat with Thermowood timber slats on sheet metal base powder-coated RAL 7015 Slate Grey, by Landmark.

- B6** Brick Barbecue  
Brick barbecue with hardwood sideboard and stainless steel grill and tray. Masonry to match architecture.
- Weatherproof Festoon lighting**  
By Lighting Direct or equivalent approved. Fix to structures and trees using heavy duty zip ties.
- Steel Mesh Trellis**  
W1800 x H1800mm panels fixed to SHS H1600mm posts powdercoated RAL7015.
- Lamp Post**  
Refer to Amber management & Engineering Service Limited drawings for further information on Lighting, CCTV Systems, Access Control System and Power.
- Bollard Light**  
Refer to Amber management & Engineering Service Limited drawings for further information on Lighting, CCTV Systems, Access Control System and Power.
- Uplight**  
Refer to Amber management & Engineering Service Limited drawings for further information on Lighting, CCTV Systems, Access Control System and Power.
- CCTV Camera**  
Refer to Amber management & Engineering Service Limited drawings for further information on Lighting, CCTV Systems, Access Control System and Power.
- Car charging point**  
Ascot site entrance totem signage

- Trees proposed**
- Existing trees retained**
- Tree Root Protection Area**
- Tree Root Barrier:**  
ReRoot 1000/2000 by GreenBlueUrban.
- Proposed artificial grass lawn**  
with 32mm pile height. 'Majestic' by Turf King. Laid on 25mm granite dust on top of 100mm compacted Type 1 aggregate. Fold over preinstalled metal edging and secured with 8mm galvanised U-pins by Neogress.
- Proposed grass lawn.**
- Shrub and perennial planting.**  
Refer to drawings COMET\_STL\_00\_00\_DR\_L\_ZZZZ\_91040 & 91041\_Soft Landscape Plans for details.