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Rev	Drawn	Comments	Date
1	SS/BSP	Construction Issue.	14-18 Jan 2021
2		Preliminary Issue	14-18 Jan 2021
3	BSP/SS	For Discussion with Civil Engineer	21 Jan 2021
4	SS	Externals issued for comment from Civil Engineer and for information	03 Feb 2021
5	BSP/SS	Final External Works Layout to Building issued for Client Sign Off	4-5 Feb 2021
6	BSP	View increased to show adjacent Residential properties	11 Feb 2021



09.2 Site Plan Office Block
1 : 100

With the path at 1800 width to the rear area the middle, Part M without passing places, part of this planted verge will be lost and the footpath will touch the back of the road. With the side path at 1500m width, Part M with passing places, some verge can be retained. Consider reducing this path to min 1200mm width, so that a further 300mm of planting zone is retained - discuss and agree with Client Team. Discuss realignment of palisade fence sections to corner of building or replacing this section with a similar fence to the Vertical Close boarded fence with lattice top to improve screening and noise break out from the rear amenity area. Agree 400 high knee rail to edge of remainder of the entrance ramp.

Building Key Levels	
Floor to Floor	
Ground to First Floor	3.648mm
First to Second Floor	3.648mm
Second to Third Floor	3.648mm

Building Finished Levels	
Ground Floor	FFL 75.000 (frame height 3568mm)
First Floor	FFL 75.248 (frame height 3648mm)
Second Floor	FFL 82.896 (frame height 3648mm)
Third Floor	FFL 86.544 (frame height 4098mm)
Transport heights are less 100mm	

To Roof Apex	90.159
Parapet Sorel	90.316
Parapet to Top of Flashing	+125mm
Paving at Threshold	GL 75.585

External Levels	
GL Entrance	75.580 to 75.600 level across
GL East Elev Grid B to H	75.470
GL East Elev Grid J to N	75.580 to 75.100 and N to P 75.100 to 74.919
GL Base of Stair 3 (North)	74.828
GL North Grid 3 to 4a	Ramp 1 in 60 side of stair
GL North Grid 1 to 1a	Crossing 74.474
GL Base of Stair 2 (South)	75.585 with 1 in 40 cross fall to 75.438
GL South Elev - Road	from 74.919 to 74.474 at road crossing
GL West Elev - Road	75.210 at junction with South path to 75.240
Grid 1	Falling down to back of existing Aco at road junction 74.240

- Bow top fencing to provide a guardrail height of 500mm for flights otherwise 1100mm to falls of 300mm or more
- Key clamp railings to provide a guardrail height of 500mm for flights otherwise 1100mm to falls of 300mm or more

CONSTRUCTION ISSUE EXCEPT
Final Agreement with the Trust on
• Relocated Condensers
• Cladding to 1st South facade
• Position of Bin Store
• Position of Cycle Shelter
• All other items agreed with HIVE /SR to allow site to proceed with external works to the perimeter

ESS modular

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Client
North Manchester University Hospital NHS Foundation Trust

Project
North Manchester General Hospital

Eyam Road, Crumpsall, Manchester M8 5RL
Project: Modular Decant Offices

Title
External Works Layout

Package
14 External Works

Dwg Stage
RIBA Stage 4: Technical Design

Date
06 Nov 2020

Scale
As indicated

Project No
20-074-BPA-OB-XX-DR-A9-001

Project
T 6

Trust Approval

11/02/2021 12:54:44