










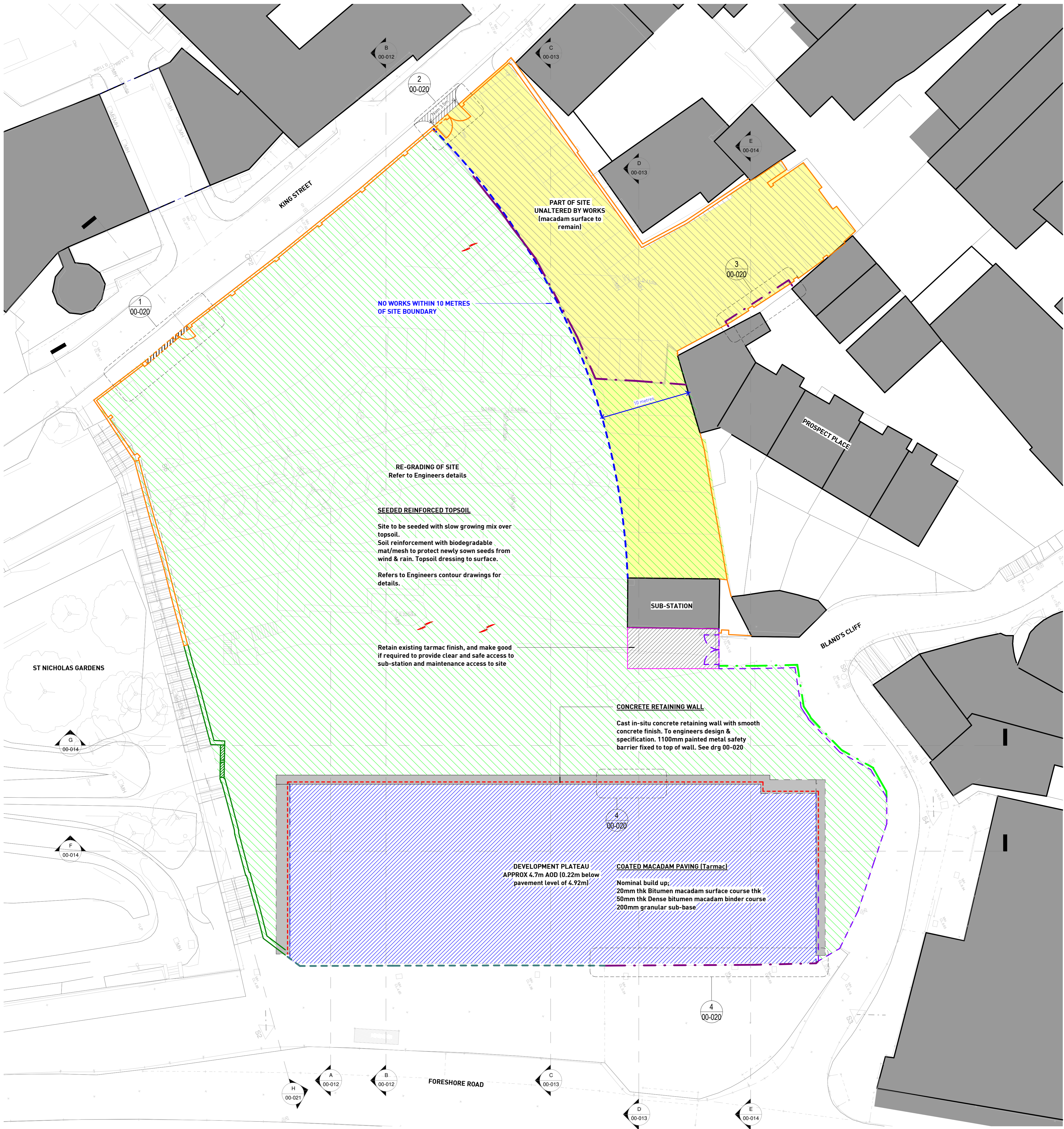


-  Existing boundary wall
-  Existing futurist retaining wall
-  Proposed new 1100mm (min) pedestrian safety handrail
-  Proposed new 2440mm high timber hoarding
-  Proposed new vehicle protection barrier, to Engineers details
-  Foreshore Road boundary to be flush, graded and open with barriers
-  Boundary requiring barrier protection due to level or surface changes
-  Regrading of site and associated retaining structures, to Engineers details
-  Retain existing tarmac and make good to provide safe access
-  Level development plateau
-  Surface to remain unaltered by the Works

00 Series Notes

1. Any areas indicated on the plans are approximate. They relate to the likely areas of the building at the current state of the design and are calculated using the stated eg/NAI method from the Code of Measuring Practice 5th Edition RICS/SVA. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for design development and building tolerances. Floor areas are subject to Planning, Building Control and other statutory approvals.
2. Any structural, services or fit out detail shown is for coordination only, refer to relevant Consultants/Clients information for details.
3. Grid Coordinates system and existing site levels taken from Landtech Surveys drawing 'Existing Site' ref: URS/LS/1373-1. Setting out coordinates are to face of kerb/face of wall, intersection of grids, or centre of curve unless noted otherwise. HEIGHTS OF ANY BUILDINGS SHOWN IN SECTION ARE APPROXIMATE ONLY, NOT INCLUDED ON SURVEY.
4. THE CONTENT OF THIS DRAWING IS FOR DESIGN INTENT AND REQUIRES FURTHER DESIGN DEVELOPMENT AND COORDINATION WITH ALL RELEVANT CONSULTANTS, SUB-CONTRACTORS, SPECIALIST DESIGNERS AND STATUTORY AUTHORITIES.



Notes.

Contractor must verify all dimensions on site before commencing any work or shop-drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and/or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Enjoy Design Ltd.

Rev.	Des.	By	Date	Ch.	Status:
D	King St boundary amended. Fence added. Notes updated	RG	18/08/17	RG	PLANNING
C	10m easement added	RG	10/08/17	RG	
B	North retaining wall amended. Notes added.	RG	25/07/17	RG	
A	Boundary treatment updated. Annotation added.	RG	30/06/17	RG	

Client: Willmott Dixon Construction Limited		Job No: 16,044
Project: The Futurist Development, Scarborough		
Title: Landscape Plan		
Date: 05/24/17	Scale: 1:200@A1	Checked by: RG
Drawing No: 00-022	Drawn By: RG	Revision: D



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