

Key:

- 1 Bed Flats 55 sqm (45no.)
- 2 Bed Flats 66 sqm (20no.)
- Back of house areas
- Extra Care Communal Facilities
- Wellness Centre
- Circulation
- External Paving
(No dig construction to Root protection Areas).
- 1.2m high PPC coated railings with finials and 1.2m high brick piers at 3m centres.
- 1.4m high Hit & miss fencing with 400mm Trellis on top to Dementia Garden
- 1.8m high PPC railings with finials

- New Tree
- Existing Tree to be retained. Root protection zone shown dotted.
- Outline around tree is 2m zone from canopy to enable construction and maintenance of building

Note: Existing Trees to be removed: See drawing 3053-P-0101

- T14 Tree Schedule reference no. from Tim Pursey Tree Survey and Constraints Plan
- A Retention Category

Areas:

- Ground floor GIFA = 2445 sqm
(incl. Wellness Centre 213 sqm)
- First floor GIFA = 2089 sqm
(Not incl. Double height entrance 161 sqm)
- Second floor GIFA = 1991 sqm
- Total GIFA = 6525 sqm**

- 33 Car Parking spaces** (including 4 accessible spaces)
- 2 Additional minibus spaces**



Site Plan with Ground Floor

N O T E S

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Do not scale off this drawing, only figured dimensions are to be used. Any discrepancies are to be reported to the Architect as soon as possible.

RISK ASSESSMENT

Pre Works or Design Phase - Stages C-D

This drawing has been reviewed for risks with the following assessment:

No foreseeable residual risks have been identified with the information provided by this drawing

Foreseeable residual risks have been identified in the information contained within this drawing and reference should be made to the current Hazard Risk Assessment File.

This information is issued for Preliminary information and risk assessments are currently being carried out.

Assessment Date Feb 2014

Drawing Revision -

Reviewed by MC

R E V I S I O N S

Rev. A - GA updated and First Floor double height note amended. 14.03.2014 MJF
Rev. B - Boundary amended in north west corner, ground floor adjusted to suit. Ground floor level indicated. 15.04.2014 LA

P R O J E C T

Ebdon Court Elderly Care

C L I E N T

Alliance Homes

T I T L E

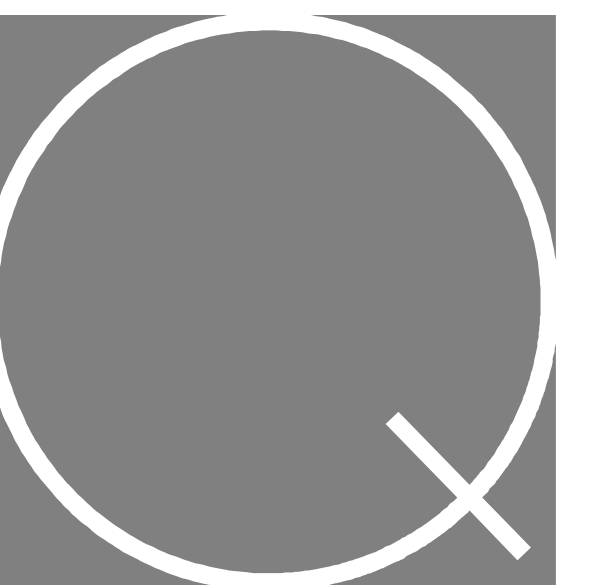
Proposed Site Plan & Ground Floor GA Plan

D R A W N C H E C K E D

RB MC

S C A L E D A T E

1:250 at A1
1:500 at A3
Feb 2014



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DRAWING NO
3053-P-0110
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