

Contractors to check all dimensions on site. Any discrepancies must be reported to the supervising officer before proceeding.

Do not scale from this drawing: work from figured dimensions only.

This drawing must be read in strict conjunction with all construction details, specifications of works, and all relevant structural and other consultants drawings.

This drawing © Kensington Taylor Architects.

LANDSCAPING NOTES - HERBISEED'S 'PARK MEADOW' MIXTURE

SEASON OF SOWING BEST RESULTS ARE OBTAINED WITH AN EARLY SEPTEMBER SOWING. WINTER AND SPRING SOWINGS ARE USUALLY SUCCESSFUL, BUT SOWING SHOULD BE AVOIDED BETWEEN 31 APRIL AND 1 SEPTEMBER IN SOUTH AND EAST ENGLAND, WHERE RAINFALL IS LESS THAN IN THE NORTH AND WEST.

IMMEDIATELY BEFORE COMMENCING FINAL LAND PREPARATION, SPRAY ANY WEEDS PRESENT WITH A NON-PERSISTENT HERBICIDE SUCH AS GLYPHOSATE. USE A POWER HARROW TO PRODUCE A FIRM, MODERATE TILTH. DO NOT USE A ROTAVATOR, WHICH TENDS TO LEAVE A FINE SEEDBED LIABLE TO CAP.

SCATTER THE INDIVIDUAL SPECIES OF WILDFLOWER SEED BY HAND IN SELECTED AREAS, ENSURING, BY RAKING IF NECESSARY, THAT THE PATCHES INTEGRATE WITH EACH OTHER AND DO NOT HAVE SHARP BOUNDARIES.

REFER TO DRAWING 1213 PL04.11 FOR FURTHER INFORMATION REGARDING FLOODLIGHTS TO THE PROPOSED GRANDSTAND & ALSO REFER SPECIALIST LIGHTING STRATEGY FROM THORN LIGHTING.

PROPOSED PERMANENT FLOODLIGHTS (X8) MOUNTED ON NEW STEEL STUBS LOCATED ON THE ROOF OF EXISTING BIG BANK STAND.

NOTE: POSITION OF FLOODLIGHTS IS APPROXIMATE & MAY BE ADJUSTED SLIGHTLY TO ACHIEVE THE CORRECT LUX LEVELS ON THE PLAYING AREA.

EXISTING SUB-STATION & BOUNDARY TREATMENT RETAINED IN FRONT OF SUB-STATION

OUTLINE OF EXISTING GRANDSTAND

EXISTING LANDSCAPING REMOVED & AREA TOP SOILED & SEEDED, INCLUDING HERBISEED'S 'PARK MEADOW' MIXTURE TO THE GRADED BANK THROUGHOUT THE ST. JAMES ROAD & WELL STREET BOUNDARY. (SEE SUPPORTING NOTES ABOVE)

EXISTING STONE WALL BUILT REDUCED TO 1200MM ABOVE EXISTING GROUND LINE & REPOINT WITH 1800MM RAILINGS ABOVE

NEW REPLACEMENT TEMPORARY BUILDINGS
GF - FIRST AID ROOMS
FF - MATCH DAY CONTROL ROOM

EXISTING GENERATOR RELOCATED

PROPOSED MALE TOILET BLOCKS

NEW CHAIN LINK SECURITY FENCING

PROPOSED FEMALE TOILET BLOCK

PROPOSED REFRESHMENT OUTLET

PROPOSED AWAY STAND (1010 CAPACITY)

EXISTING AWAY STAND TURNSTILES RELOCATED

EXISTING EMERGENCY / VEHICULAR PITCH ACCESS RETAINED

EXISTING STONE WALL BUILT REDUCED TO 1200MM ABOVE EXISTING GROUND LINE & REPOINT WITH 1800MM RAILINGS ABOVE

EXISTING GATES TO BE REMOVED AND INFILLED WITH STONE WALL TO 1200MM & RAILING INSTALLED OVER

EXISTING AWAY STAND TURNSTILES RELOCATED AND STONE WALL INFILLED TO 1200MM & RAILING INSTALLED OVER

PROPOSED HOME & AWAY CHANGING FACILITIES & PLAYERS TUNNEL

EXISTING MAIN STAND TURNSTILES & EMERGENCY GATES RETAINED

EXISTING TRAIN LINE

EXISTING TURNSTILE HOUSING RETAINED. ADDITIONAL TURNSTILE ADDED & EMERGENCY GATES RETAINED

NEW EMERGENCY ESCAPE GATES FOR BIG BANK STAND

EXISTING LANDSCAPING REMOVED & REPLACED WITH NEW

NEW TURNSTILE HOUSING FOR BIG BANK STAND

EXISTING FOOTPATH TO THE BIG BANK RETAINED

NEW MALE & FEMALE TOILET BLOCKS

NEW REFRESHMENT OUTLET

EXISTING STAIRCASE & ESCAPE ROUTE RETAINED

EXISTING TOILET BLOCK & REFRESHMENT HUT TO BE DEMOLISHED

EXISTING HARD STANDING

REFER TO ADDITIONAL DRAWINGS FOR STUDENT ACCOMMODATION DESIGN

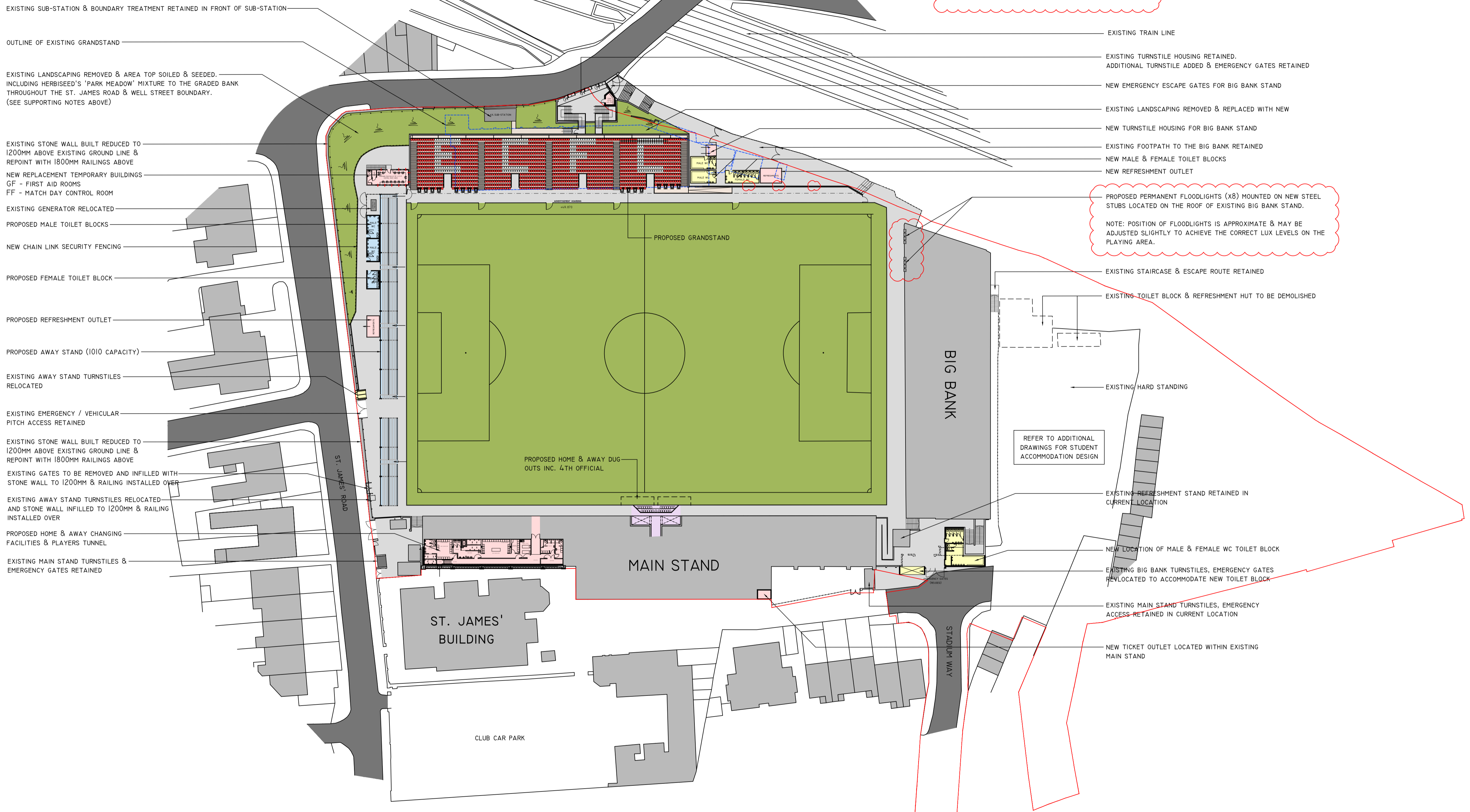
EXISTING REFRESHMENT STAND RETAINED IN CURRENT LOCATION

NEW LOCATION OF MALE & FEMALE WC TOILET BLOCK

EXISTING BIG BANK TURNSTILES, EMERGENCY GATES RELOCATED TO ACCOMMODATE NEW TOILET BLOCK

EXISTING MAIN STAND TURNSTILES, EMERGENCY ACCESS RETAINED IN CURRENT LOCATION

NEW TICKET OUTLET LOCATED WITHIN EXISTING MAIN STAND



PLANNING ISSUE

Rev.	Date	Amendment	Checked
F	20/07/2017	3 X PERMANENT FLOODLIGHT COLUMNS REMOVED & PROPOSED FLOODLIGHTING RELOCATED TO ROOF OF EXISTING BIG BANK STAND AS HIGHLIGHTED - PLANNING ISSUE	AS RC
E	27/06/2017	AMENDMENTS AS HIGHLIGHTED - PLANNING ISSUE	AS RC
D	06/03/2017	AMENDMENTS AS HIGHLIGHTED - PLANNING ISSUE	AS RC
C	16/02/2017	AMENDMENTS AS HIGHLIGHTED - PLANNING ISSUE	AS RC
B	31/01/2017	AMENDMENTS AS HIGHLIGHTED - PLANNING ISSUE	AS RC
A	12/11/2015	PLANNING ISSUE	AS RC

PROPOSED ST. JAMES PARK DEVELOPMENT
EXETER CITY FOOTBALL CLUB

DETAIL
PROPOSED SITE PLAN
PITCH LEVEL

SCALE: 1:500 @ A1 DATE: AUG 2015 DRAWN BY: AS CHECKED BY: RC

DRAWING NO: 1213 PL01.01 REVISION: F

QRF 18 - Issue 2 15/01/08

PROPOSED ST. JAMES PARK DEVELOPMENT, EXETER CITY FC

