DO NOT SCALE FROM THIS DRAWING

The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Ben Reed before proceeding with work.

FOR ELECTRONIC DATA ISSUE

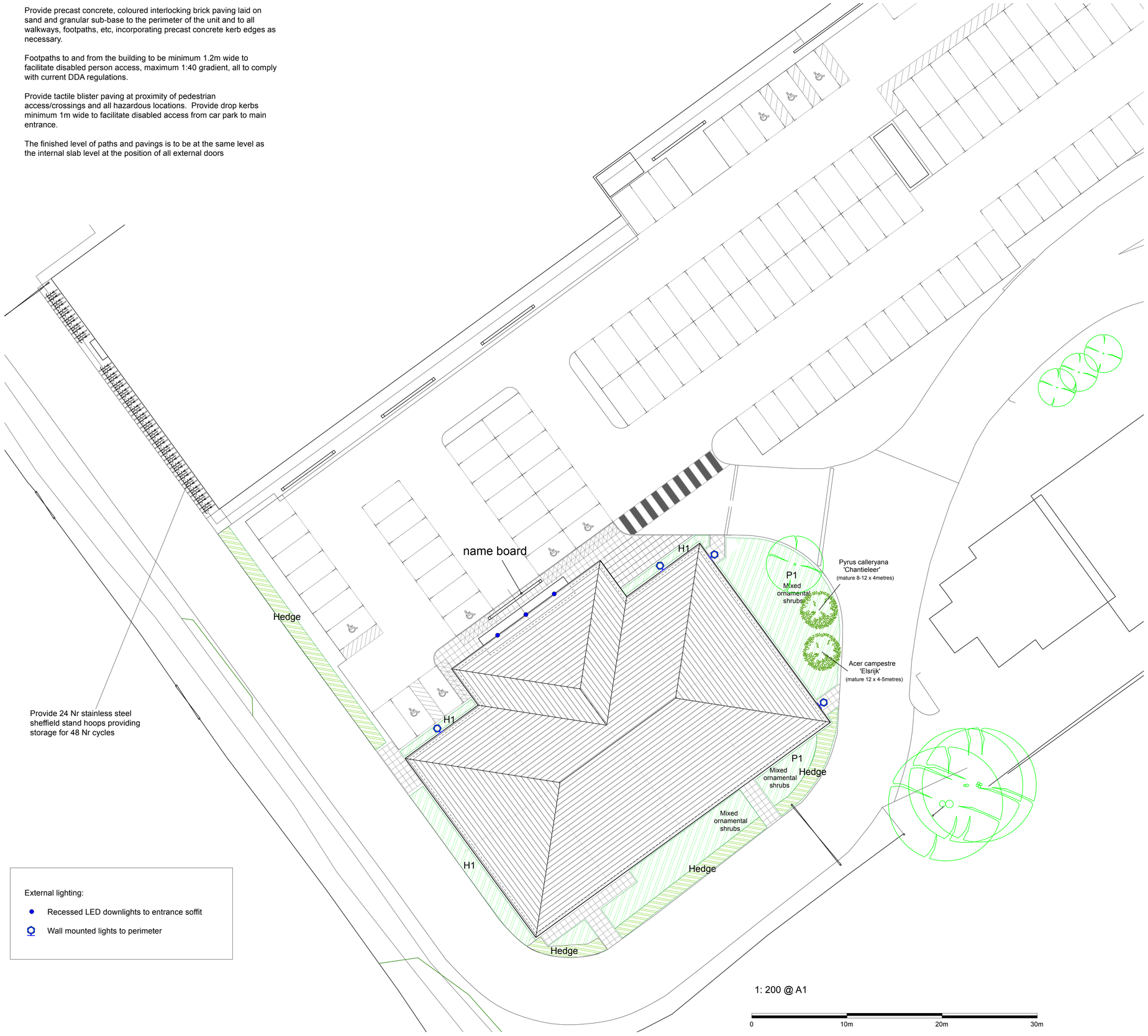
Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

Provide precast concrete, coloured interlocking brick paving laid on sand and granular sub-base to the perimeter of the unit and to all walkways, footpaths, etc, incorporating precast concrete kerb edges as necessary.

Footpaths to and from the building to be minimum 1.2m wide to facilitate disabled person access, maximum 1:40 gradient, all to comply with current DDA regulations.

Provide tactile blister paving at proximity of pedestrian access/crossings and all hazardous locations. Provide drop kerbs minimum 1m wide to facilitate disabled access from car park to main entrance.

The finished level of paths and pavings is to be at the same level as the internal slab level at the position of all external doors



External lighting:

- Recessed LED downlights to entrance soffit
- Wall mounted lights to perimeter

NOTES:

1. The external works shall be generally in accordance with the Architect's Drawings and as approved by the Local Planning Authority. The Developer will install all car park kerbing and finishes as indicated on the Engineers Drawings.
2. Provide fencing to the boundary of the site if required by the Planning Authority. The extent of this fencing to be agreed with the Tenant prior to completion of this Agreement.
3. The building perimeter, car parking and pedestrian areas shall be provided with external operable illumination affording a general level of illumination of 30 lux, to be operational from dusk to minimum 1 hour after nightly closure. All external lighting and associated light sensors to be installed as indicated on the drawings and wired where not building mounted via underground ducts back to the building for final connection.
4. Information to be provided prior to the issue of the Statement of Practical Completion, the contractor is to provide the Employers Agent with copies of the following:
   a) Drainage Test Certificates together with CCTV survey & video;
   b) Completion Certificate required by the Building Inspector and Fire Officer;
   c) Maintenance Manuals;
   d) Information required by the Principle designer for completion of the Health & Safety Plan;
   e) Copies of the 'as built' drawings including service installations and duct routes;
   f) Window test Certificate;
   g) Roof Test Certificates.

REV	DATE	AMENDMENT
C	26.06.25	External lighting added
B	20.05.25	Updates to drawing
A	09.12.24	Updates to drawing

READING GYM
ROSE KILN LANE
READING RG2 0SN

BEN REED ARCHITECTS

LEYLANDS FARM, WROTHAM HILL, DUNSFOLD, SURREY, GU8 4PA
www.benreedarchitects.com

DRAWING

EXTERNAL WORKS PLAN

SCALE @ A1	1:200		
DATE	10/09/24		
DRAWING NO.	432-20-400	REV.	C