



- Key**
- Tree Condition Category A
 - Tree Condition Category B
 - Tree Condition Category C
 - Root protection area (RPA) outline
 - Root protection area (RPA) to individual trees
 - Trees to be removed
 - Acoustic fence line

Information

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SOFTWARE INTEROPERABILITY
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| Hazard Identification | | |
|-----------------------|--------|------|
| ref | hazard | date |
| | | |

| Area Schedule (GIA) | | | |
|---------------------|--------|-------------------------|------------|
| UNIT | Name | Area | Percentage |
| UNIT 1 | GF GIA | 656.31 m ² | 7.064 % |
| | FF GIA | 94.99 m ² | 1.022 % |
| 2 | | 751.30 m ² | 8.087 % |
| UNIT 2 | GF GIA | 1,992.85 m ² | 11.761 % |
| | FF GIA | 118.72 m ² | 1.278 % |
| 2 | | 1,211.37 m ² | 13.039 % |
| UNIT 3 | GF GIA | 405.98 m ² | 4.370 % |
| | FF GIA | 53.52 m ² | 0.576 % |
| 2 | | 459.50 m ² | 4.946 % |
| UNIT 4 | GF GIA | 344.24 m ² | 3.709 % |
| | FF GIA | 49.16 m ² | 0.529 % |
| 2 | | 393.70 m ² | 4.238 % |
| TOTAL: 8 | | 2,815.87 m ² | 30.310 % |

NOTE:
This drawing must be read in conjunction with drawing number: 19137-C4P-AV-ZZ-DR-A-0203_P1_Schematic Site Sections Key Plan.

Please also refer to latest AIA & AMS reports and latest drawings produced by Indigo Surveys drawings titled:
Tree Protection Plan
TCP/Topographical Survey with Proposal Overlay
Tree Constraints Plan (Proposed and Existing)

NOTE:
All new retaining structures to be placed fully outside of the RPA as denoted in all drawings and advised upon by Indigo Surveys.

| Parking Schedule | | |
|------------------|---------------------------------|-------|
| Type Mark | Description | Count |
| PRK-A | Standard car parking bay | 28 |
| PRK-B | Disabled parking bay | 5 |
| PRK-C | Electric Charge car parking bay | 8 |
| PRK-D | Motorbike parking bay | 2 |
| TOTAL: 43 | | 43 |

Wokingham Borough Council Car Parking Standards

B8
Up to 250m² = 1 space per 25m²
Above 250m² = 1 space per additional 200m²

B2
Up to 250m² = 1 space per 25m²
Above 250m² = 1 space per additional 50m²

| | | | | |
|-----|---|----|----------|----|
| P13 | Retaining structure and method amended to better protect trees in closely affected areas following comments from LPA. | AR | 20.05.21 | JC |
| P12 | Retaining structures updated. Root protection Areas (RPA) added | AR | 14.05.21 | JC |
| P11 | Issue for TENDER | AR | 09.04.21 | JC |
| P10 | Site plan updated following comments from planning officer. Cycle stores relocated, parking bays have increased in size and number. | AR | 06.04.21 | JC |
| P9 | EV parking added and bollards included at Access doors on Building B. | AR | 19.03.21 | JC |
| P8 | Dropped kerbs added, landscape notes and gradients, kerbs and retaining structures updated | JC | 08.02.21 | JC |
| P7 | Service yard surface amended. | AR | 03.02.21 | JC |
| P6 | Generally updated | JC | 20.11.20 | JC |
| P5 | Buildings design updated. | JC | 16.11.20 | JC |
| P4 | First floor office spaces adjusted to 12.5% of total area. | MK | 20.10.20 | JC |
| P3 | Layout generally reviewed following topographical information | JC | 19.10.20 | JC |
| P2 | Site layout updated following vehicle tracking | MK | 12.08.20 | JC |
| P1 | First Issue of Drawing | MK | 23.07.20 | JC |

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Project Management • Architecture • Building Surveying • Cost Consultancy

Client
LGIM

Project
Industrial Development
Fishponds Close, Wokingham

Drawing Title
Site Plan as Proposed

Status Purpose of Issue
S2 SUITABLE FOR INFORMATION

Drawn by MK **Created** 09.07.2020

C4 Job no. 19137 **Scale** 1:250 @ A1

Dwg no. 19137-C4P-AV-ZZ-DR-A-0500 **Rev** P13

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