



DEMISE AREA
5,591 m²
Approx. 1.38 acres

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: **At Design Workshops**
Principal Designer: **CSS**

Unless noted below, all known hazards have been highlighted on the drawing.

Cable Easement based on:

Northern Power Grid Reference C1065865
Rev B Date: 23/01/17 as Indicated:

NOTES:

Drawing based on:
Landform Surveys Topographic
Survey Drawing Reference: C098-001

Full digital topographical survey required for accuracy.

Site boundary location subject to confirmation.

Layout based on desktop study of the site only, site visit required.

Layout subject to confirmation of swept path analysis by Highways Engineer for Transit vehicle for Drive Thru lane and 16.5m HGV for deliveries.

Layout based on McDonald's standard NG100 building footprint.

Schedule of Areas	m ²
Site Area	5,591
Demise Area	5,591
Footprint (Exc. Corral)	377
GEA	377
GIA	356
Rentable Area	327
Dining Area	92
Corral GEA	59.8
Approx. DT Area	543.7
Approx. Car Park Area	1324.8
Approx. Paved Area	516.9

Site Layout Notes	
Building Type	NG100
Distance Between Booths	13876mm
DT Type	SBS
Transit / Family Saloon	Transit
COD Position	7
NO. Vehicles Before COD	10
Local Car Parking	Yes

Proposed Parking Schedule	
General	40
Grill Bays	03
Accessible	02
EVCP	02
Total	47

TRANSIT SIDE BY SIDE SHOWN
COD's at Cars 7

FAST FORWARD SHOWN

PLAY PLACE SHOWN

DESIGN WORKING GROUP APPROVED

E	06/02/24	LMD	JJS
Updated to suit DWG comments: - Car park updated - Drive Thru exit updated - Totem relocated - Grill bays relocated			
D	09/01/24	MC	TSS
Boundary amended to south. Parking and schedules updated to suit			
C	04/12/23	JD	TSS
Updated Parking Numbers			
B	07/11/23	JD	TSS
Tree hatch removed			
A	31/10/23	JD	TSS
Updated layout to suit TPO/RPA			
- 19/07/22 JJ LB			
Initial Issue			

REV	Date	Drawn by	Checked by
S2			

Status: **For Information**

drawing stage: **Feasibility**

client: **McDonald's Restaurant Ltd**

project store: **Yarm Road Stockton-On-Tees TS18 3RU 2245**

drawing title: **Feasibility Site Layout Option 3**

date: **31/07/2022** drawn: **JJ**
scale@A3: **1:500** checked: **LB**

FEASIBILITY