

Notes

Contractor to check all dimensions on site
Do not scale from drawing.
Report any discrepancies and omissions to Facility Services, Argyll and Bute Council, Dunoon

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Design
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Drawing based on the following information supplied by Roads,
- topographic site information.
- size and number of parking bays.
- plan size of new 4no bay garage and workshop.
- plan size and position of existing buildings.

Outline Accommodation Schedule

Client Requirements for Site
- Expand perimeter of site to incorporate council owned land at the site entrance.
- Relocate fuel tank to the site entrance creating a secure location for all council users and third party users - located between the current access road and the burn.
- Single storey portacabin office facility to the right of the depot entrance, this provides office accommodation for all RAS staff Oban based - with a meeting room/team briefing room on ground floor and Superintendents desks with panoramic views across the depot
- Maintain existing salt store (no work proposed to this building).
- Reconfigure existing building to provide a single welfare facility for all staff including mess, male and female toilets and showers, stores also to be incorporated in this building. (The existing building has three sections, east section used for office and welfare, middle section currently being used a temp fleet workshop, and the west section used for offices and storage. The west section has external access for stores. The preference would be to utilize the east section for mess and welfare facilities.)
- New 4no bay fleet garage and workshop.
- One way system within the depot and parking arrangements for all operational vehicles, for clarity this means all council vehicles and does not include any dedicated A&BC staff/worker parking on the development site.

Feasibility Site Layout

- Proposal to introduce 3no single storey modular units to accommodate the 12no office workstations with dedicated WC and mess facilities. This approach will require part of the existing steep embankment to be removed and remaining higher level of embankment to be adequately retained. Accessible and visitor car parking is positioned directly across from the modular accommodation on the other side of the entrance road.

- The new garage/workshop is located to the west side of the site positioning it further away from the flood risk of the adjacent stream and on a move elevated section of the site.

- Existing hardstanding area of the site extended approximately 7m towards the existing south boundary fence. Planning to be consulted on any existing tree preservation orders.

- Safe pedestrian walking routes, pedestrian crossing points, vehicle priority areas and pedestrian priority areas added to layout.

- A&BC Vehicle parking positioned along the south edge of the site in the area of greatest flood risk, this allows the vehicles to be moved quickly if required.

- A&BC Roads to check vehicle tracking throughout development site.

- All feasibility proposals and assumptions will need further research and development to confirm overall feasibility of this proposed site layout, this will include consultation with Structural, Civil, Mechanical and Electrical Engineers, and detailed surveys of existing buildings and infrastructure. Statutory authorities including Planning, Building Control, SEPA and HSE will also need to be consulted before this feasibility proposal is taken forward.

Dedicated A&BC Staff/Worker Car Parking

- There is no dedicated A&BC staff/worker car parking on the development site, as such the Client should liaise with Planning to seek agreement that this proposal is acceptable or what provision will be needed. This consultation and agreement should take place before the project is confirmed as feasible. The introduction of any dedicated staff /worker car parking on the development site will in turn require a review of the project brief and accommodation schedule and depending on the impact could make the development of this site unfeasible.

Accommodation Schedule

External storage
100m2 for pipes, sign poles, kerbs, and as a setting down area for materials going to the islands (Note: it may be possible to accommodate this to the western side of the salt barn, or part of it within the existing building)
Storage area for bins. 128m2
6no 3.6 x 12.0m steel storage containers.

Garage
Shown as 15m x 25m by Roads to accommodate 4 vehicle bays.
Specific welfare facilities for garage to be checked.

Stores
7no x 5.0 x 5.0m covered stores = 7 x 25m = 175m2 (270m2 available)
6no x 3.6 x 12m steel containers

On Site Vehicle Parking ("parking bay sizes supplied by Roads)
10no 26 tonne trucks (3.25m x 10.55m)*
10no 10 tonne trucks (3.3m x 7.67m)*
2no 7 tonne trucks (3.3m x 7.67m)*
3no transit vans (3.1m x 5.6m)*
1no transit pick-up (3.1m x 5.6m)*
5no small vans (2.4m x 4.8m)*
2no visitor car parking spaces (2.4m x 4.8m)
2no accessible car parking spaces (2.4m x 4.8m)

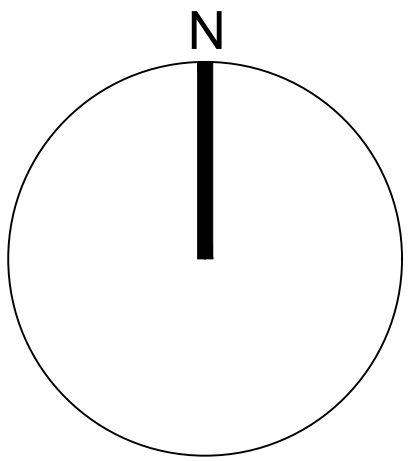
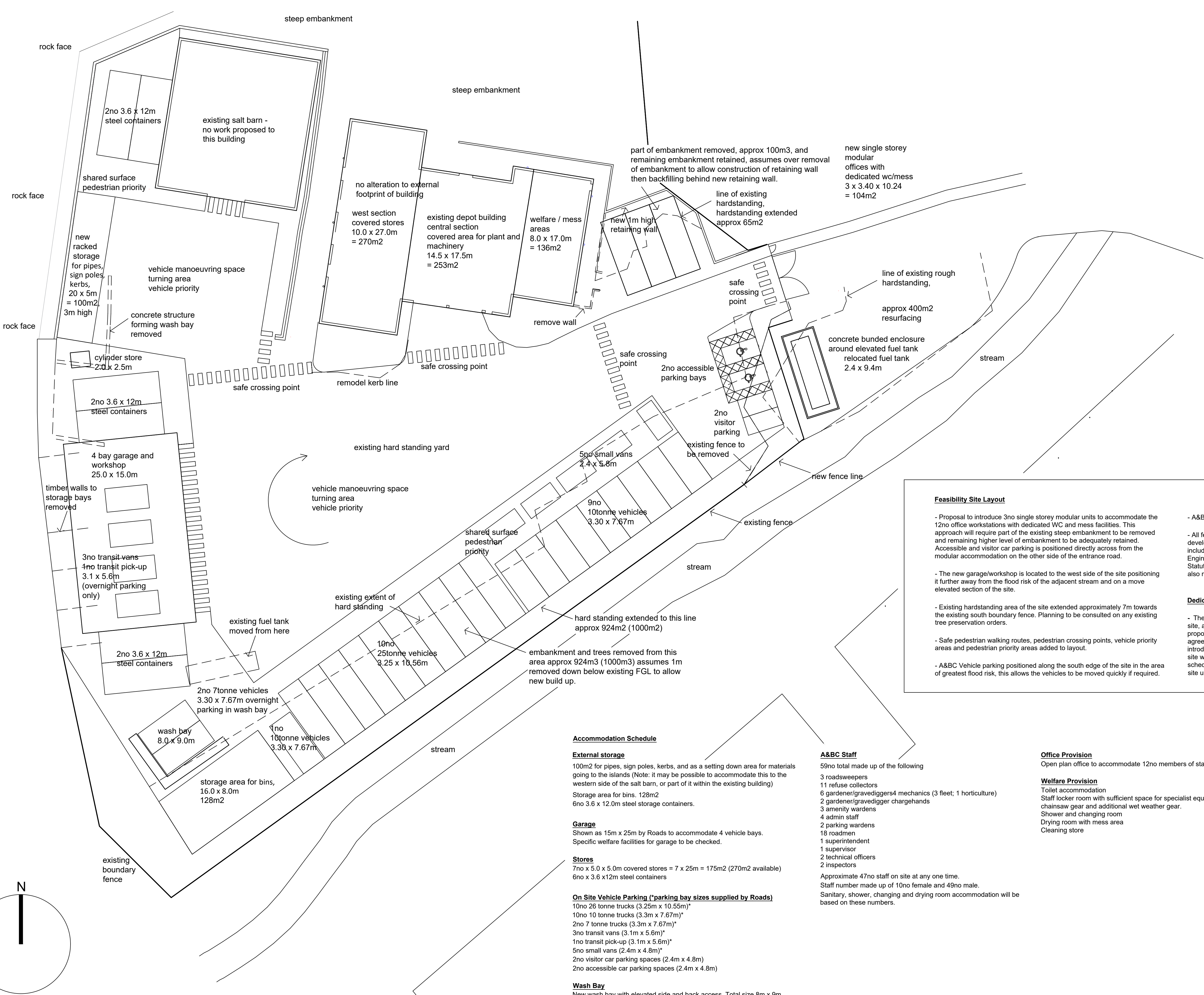
Wash Bay
New wash bay with elevated side and back access. Total size 8m x 9m.

A&BC Staff
59no total made up of the following
3 roadsweepers
11 refuse collectors
6 gardener/gravediggers4 mechanics (3 fleet; 1 horticulture)
2 gardener/gravedigger chargehands
3 amenity wardens
4 admin staff
2 parking wardens
18 roadmen
1 superintendent
1 supervisor
2 technical officers
2 inspectors

Approximate 47no staff on site at any one time.
Staff number made up of 10no female and 49no male.
Sanitary, shower, changing and drying room accommodation will be based on these numbers.

Office Provision
Open plan office to accommodate 12no members of staff.

Welfare Provision
Toilet accommodation
Staff locker room with sufficient space for specialist equipment such as chainsaw gear and additional wet weather gear.
Shower and changing room.
Drying room with mess area
Cleaning store



Customer Services

Dunoon 01369) 704000

Project

Depot Rationalisation
Jackson's Quarry, Oban

Drawing

Proposed Site Plan
(Tender Issue)

Property Reference No.

Project No.

Drawing No.

AL(--)002

Revision.

Scale.

1:250

Date.

26.01.18

Drawn By.

tmcd