

**RIBA Stage 2 Outline specification for the refurbishment of Bradford Resource Centre**  
**17-21 Chapel Street, Little Germany, Bradford**

May 2025

<b>1.0</b>	<b>GENERAL</b>
1.1	The proposals described within this RIBA Stage 2 document are for the development of a new managed workspace and arts venue, currently known as the Bradford Resource Centre at 17-21 Chapel Street, Bradford. The building will be managed and operated by the Peoples' Property Portfolio.
1.2	17-21 Chapel Street is a grade II listed structure within Little Germany Conservation Area.
1.3	Materials and workmanship to comply, as applicable, within the listed building, with the recommendation and requirements of appropriate British Standards, accessibility legislation, local planning requirements and Building Regulations as current at the time of specification.
1.4	This document should be read in conjunction with Stage 2 design drawings and information supplied by other consultants.
<b>2.0</b>	<b>DEMOLITION &amp; REMOVAL</b>
2.1	Removal of screen window inserted at ground floor within former carriageway opening; demolition and removal of low stone wall under screen window.
2.2	Removal of suspended floor inserted at ground floor in former carriageway opening.
2.3	Partial excavation of assumed solid ground in former carriage way opening to create level threshold / entrance level at pavement level.
2.4	Removal of partition walls at ground floor: between WC cubicles and at entrance to single storey building, to lower end of Chapel street as per plan layout, and angled partition wall adjacent kitchen.
2.5	Removal of existing kitchen area at ground floor including appliances and finishes.
2.6	Removal of defunct performance lighting rig at first floor.
2.7	Removal of proprietary partition walls at second floor.
2.8	Localised removal of partitions at each floor level to suit amended plan layouts to each staircase entrances / lobby etc.
2.9	Assumed removal of all existing fire doors.
2.10	Strip out of ceilings between trusses at third floor level.
2.11	Strip out and removal of all floor coverings.
2.12	Removal of all redundant electrical and mechanical services, including existing lift and lift plant room equipment as per specification by others.
2.13	Removal of basement non-structural partitions under single storey building.
2.14	Assumed removal of all sanitary appliances.
<b>3.0</b>	<b>EXTERNAL WALLS</b>
3.1	Stonework repairs and remedial works (each façade)
3.1.1	<i>East (Chapel Street) façade</i> All existing unused services routes and installations to be removed. Larger penetrations to be made good with matching infill stone. Small penetrations to be made good with a suitable stone repair paste.

- Areas of delaminated stone to upper surfaces of cornices and cills to be carefully removed avoiding damage to existing stonework. Areas to be assessed to determine appropriate remedial work if / as required.
- Areas of heavy water staining in locations of failed rainwater goods to be carefully assessed and lightly hand cleaned with an appropriate non-abrasive method where necessary.
- Existing metal fan light and gates to be assessed, cleaned and prepared for new decorative protective coatings.
- Areas of historical movement to be assessed by structural engineer.
- 3.1.2 *North façade*  
All existing unused services routes and installations to be removed. Larger penetrations to be made good with matching infill stone. Small penetrations to be made good with a lime mortar.
- Repointing as appropriate to open joints between ashlar detailing to street elevation and return wall with a lime mortar.
- Condition of pointing to be inspected and repointing works undertaken where necessary / appropriate with a lime mortar.
- Stone walling to be assessed and made good at low level following removal of tree and planter.
- 3.1.3 *West façade*  
Condition of pointing to be inspected and repointing works undertaken where necessary / appropriate with a lime mortar.
- Stone cills to be assessed and any areas of delamination made safe / good.
- 3.1.4 *South façade*  
Stone walling and flashings to neighbouring structures to be assessed with appropriate access over neighbouring property roof. Repointing with a lime mortar and appropriate remedial works to be undertaken as necessary.
- 3.2 *Rainwater goods*  
Condition of all rainwater goods to be assessed and schedule prepared identifying areas for repair or replacement.
- Existing cast iron down pipes to be retained and refurbished where possible. New downpipes to match profile of existing. Cast iron or heritage cast aluminium to be considered subject to approval.
- Existing cast iron eaves gutters to be retained and refurbished where possible. New to match profile of existing. Cast iron or heritage cast aluminium to be considered subject to approval.
- Condition of lead lined gutters to be assessed. Assume requirement for new lead linings.
- Any plastic rainwater goods to be removed and replaced with cast iron or heritage cast aluminium.
- Snow protection boards to west facade to be repaired or replaced.
- Lined gutters to single storey building at abutments to adjacent structures to be assessed. Assume new seamless linings to be installed as part of general roofing and alteration works in this area.
- 3.3 *Chimneys*  
Condition and stability of chimneys to be assessed. Pots and haunching to be reset as necessary.

### 3.4 *Alterations to new entrance from Chapel Street*

Joints to existing brick reveal walls to former carriage way opening to be raked out and repointed with lime mortar.

Option to over render reveal walls up to new glazed screen position with through coloured external render system. Existing soffit to be investigated and allowance made for installation of framing with laths / board for render finish to match walls.

### 3.5 *Alterations to improved entrance on north façade*

Existing opening in gable end to be widened as proposed layouts. New opening to be formed for bin store access. New structures over openings to be inserted with stone wall outer leaf retained.

New raised height gable to be constructed behind line of existing stone gable as part of works forming external plant area. Gable to be constructed as a lightweight metal framing system supporting cladding panels. E.g. through colour fibre cement.

## 4.0 ROOF AREAS

### 4.1 Main roof area and lift shaft

#### 4.1.1 *Slate roof covering*

Existing Welsh, Westmoreland and sandstone slates to be carefully removed, assessed for reuse and stored as part of overall envelope and thermal improvement works.

Assuming 50% reuse, roof to front elevation to be re-laid with existing Westmoreland slate consolidated from front and rear roof areas, over stone eaves courses. Existing Westmoreland slates to be laid in diminishing courses as per existing / original arrangement.

Existing sandstone slate / flag eaves course detail around building to be maintained / reinstated with new / reclaimed flags to match existing reused flags as required. Possible turning of flags to be assessed as part of roof works.

Welsh slate to be installed on hips, rear elevation and lift shaft gable. New/reclaimed slate to match existing as required. Assume courses are not diminishing.

New slate hangings to replace existing to areas of wall on north and south elevations of lift shaft.

#### 4.1.2 *Thermal improvements to roof*

All existing roof coverings, battens and felt to be removed. Roof areas to be re-laid with thermal improvement works as per building regulations requirements for existing buildings. Generally, new roof build ups as below:

Existing trusses, purlins and rafters retained subject to inspection.  
Partial insulation between retained rafters as part of ventilated roof build up.  
Traditional (bat friendly) roofing felt laid over rafters to maintain roof ventilation voids.  
Battens fixed over felt to rafters to suit gauges of slates.

Insulated plasterboard lining internally to underside of rafters, maintaining exposed purlins and trusses, generally.

Flat ceilings to be maintained in areas where existing.

#### 4.1.3 *Flashings & roof penetrations*

Existing unused flues and service penetrations to be removed.

New roof penetrations to be constructed to suit new service installations with appropriate flashing details.

	Existing flashings to be inspected on chimneys and replaced where necessary with new lead flashings.
4.1.4	<p><i>Lightning protection installations</i></p> <p>Specialist subcontractor to advise on replacement lightning protection across roof and including earthed connection points at ground level. Works to be integrated as part of general re-roofing works.</p>
4.2	Single storey building roof
4.2.1	<p><i>Roof alterations</i></p> <p>Existing roof coverings, purlins and rafters to be removed in area between masonry gable and first truss at entrance to single storey building. New flat roof structure and support frameworks to inner face of masonry gable and outer face of retained truss to be inserted as described below and in accordance with the design and specification of the structural engineer.</p>
4.2.2	<p><i>Flat roof to external plant enclosure</i></p> <p>Roof deck structure as structural engineer's design and specification. Roof build up as below:</p> <p>Vapour barrier laid over structural roof deck</p> <p>High compressive strength rigid insulation boards to suit loading requirements of plant installations and to achieve required thermal performance as per the Building Regulations</p> <p>Fully adhered membrane covering over insulation with anti-slip maintenance access route incorporated into covering.</p> <p>New flat roof build up to achieve a performance rating of B(roof) T4 as set out in Approved Document Part B2, Building Regulations.</p> <p>Flat ceiling internally to entrance area below plant enclosure.</p>
4.2.3	<p><i>Slate roof covering</i></p> <p>Existing Welsh slates to be carefully removed, assessed for reuse and stored as part of overall envelope and thermal improvement works.</p> <p>Assuming 50% reuse, roof to be re-laid with existing slates with new/reclaimed slate to match existing as required.</p>
4.2.4	<p><i>Thermal improvements to roof</i></p> <p>All existing slate roof coverings, battens and felt to be removed. Roof areas to be re-laid with thermal improvement works as per building regulations requirements for existing buildings. Generally, new roof build ups as below:</p> <p>Existing trusses, purlins and rafters retained subject to inspection.</p> <p>Partial insulation between retained rafters as part of ventilated roof build up.</p> <p>Traditional (bat friendly) roofing felt laid over rafters to maintain roof ventilation voids.</p> <p>Battens fixed over felt to rafters to suit gauges of slates.</p> <p>Insulated plasterboard lining internally to underside of rafters, maintaining exposed purlins and trusses, generally.</p> <p>Flat ceilings to be maintained in areas where existing.</p>
4.2.5	<p><i>Ridge rooflight</i></p> <p>Rooflight inspected for condition, structural integrity and safety relating to proposed change of use of the ground floor space below.</p> <p>Option to retain and repair existing rooflight subject to further assessment.</p>

	<p>Option to replace existing rooflight with new double glazed patent glazing system. New rooflight to achieve thermal performance set out in Building Regulations. Assume laminated outer leaf and toughened inner leaf.</p> <p>Ventilation requirements for event space to be integrated into new rooflight design, subject to detailed design from services consultant.</p> <p>4.2.6 <i>Flashings and roof penetrations</i> Existing unused flues and service penetrations to be removed.</p> <p>Existing flashings to be inspected on penetrations and abutments to adjacent structures, and replaced where necessary with new lead flashings.</p> <p>Existing drainage connections from eaves gutters into interior of single storey building to be inspected and replaced as necessary.</p> <p>Allowance to be made for thermal and acoustic insulation of all internal roof drainage pipework.</p>
<p><b>5.0</b></p> <p>5.1</p>	<p><b>WINDOWS &amp; EXTERNAL DOORS</b></p> <p>East (Chapel Street) façade</p> <p>5.1.1 <i>Ground floor windows</i> Existing windows to be inspected, retained and repaired as necessary including refurbishment of upper opening light section. Option to integrate slim-line double glazing within existing frames if feasible.</p> <p>5.1.2 <i>New entrance screen and door</i> Low profile thermally broken steel section glazed screen to reinstated entrance passageway. Glazing to be laminated outer, toughened inner. Glazed door to be provided as part of screen system.</p> <p>Allowance for access control system integrated within design of screen.</p> <p>5.1.3 <i>Door to existing escape route</i> New timber frame, timber panel door and slim-line double glazed fanlight within existing masonry opening.</p> <p>Frame profile and door pattern subject to further design and approval of the Local Planning Authority.</p> <p>5.1.4 <i>First floor windows</i> Existing fixed light windows to be removed. New timber slim-line double glazed opening lights to be provided to each opening to suit potential future subdivision of internal space.</p> <p>Pattern of window and opening mechanism (casement or sash) to be developed and agreed with the Local Planning Authority.</p> <p>5.1.5 <i>Second &amp; third floors windows</i> Existing windows to be removed. New timber slim-line double glazed opening lights to be provided to each opening to suit potential future subdivision of internal space.</p> <p>Pattern of window and opening mechanism (casement or sash) to be developed and agreed with the Local Planning Authority.</p> <p>5.1.6 <i>Basement windows</i> Existing windows, ventilators and security bars to be removed.</p> <p>New timber slim-line double glazed windows to be provided.</p> <p>Glazing to be frosted / obscure. Inward opening lights with restrictors to habitable rooms.</p>

		Louvres with blanking panels integrated in frames, subject design for smoke control and mechanical / natural ventilation strategy.
		Purpose made metal bars to secure openings, subject to further design.
5.2	West façade	
5.2.1		Existing opening light windows to be replaced with new timber slim-line double glazed opening lights. Assume sash window format as per existing arrangement.
		Existing fixed light windows to be repaired / refurbished as required. Replacement glazing to be provided as necessary to match existing.
5.3	North façade	
5.3.1		<i>New entrance screen and door to improved entrance</i> Low profile thermally broken steel section glazed screen to new opening. Glazing to be laminated outer, toughened inner. Glazed door to be provided as part of new screen system.
5.3.2		<i>Bin store</i> New double leaf steel door set to new opening with integrated ventilation louvres.
5.3.3		<i>Door to existing escape route</i> New single steel door set with escape hardware as required.
<b>6.0</b>	<b>INTERNAL WALLS &amp; PARTITIONS</b>	
6.1	Ground floor	
6.1.1		<i>Internal exterior wall: thermal upgrade and new linings.</i> EITHER: Lime render backing coat, wood fibre insulation, lime plaster or battens and plasterboard; OR: Insulated studwork with AVCL membrane, plasterboard and skim finish. Insulation taken into window reveals.
6.1.2		<i>Internal carriage entrance walls</i> Blockwork infill of existing openings and wall lining 'gyplyner' system OR lime plaster coated.
6.1.3		New one hour fire-rated stud walls to protected lobby. British gypsum system or equivalent. Acoustic quilting. Allowance for impact resistant plasterboard to common areas.
6.1.4		One hour fire-rated stud wall system to service duct routes.
6.1.6		Inspection of stair enclosures to assess existing integrity and fire performance. Intention to retain with remedial works as necessary. Performance requirement of one hour fire protection.
6.1.7		Existing masonry walls to staircases to be inspected with intention to remain unaltered but with preparation to surfaces to receive new decorative finish.
6.1.8		New one hour fire rated stud wall constructed within retained existing staircase to southern end of building to form cleaners' store. Stud walls built off section of new infill flooring following alterations to existing stair and removal of flights from ground floor to basement level. Stud wall integral with new one hour fire rated soffit lining to retained stairs above. One hour fire resisting linings to be applied over all steel structural elements passing through store.
6.1.9		Existing painted masonry to former chimney breasts and adjacent wall dry-lined with plasterboard and skimmed (Drilyner or equivalent).

6.1.10	New blockwork to bin store. Fair-faced within store enclosure with liquid applied tanking to lower section of wall and integral with floor covering. Gyplyner system to event space incorporating thermal insulation to achieve performance as required under the Building Regulations. Proprietary British Gypsum system or equivalent.
6.1.11	Existing exposed masonry wall between single storey event space and main building (single storey side only) and lift enclosure to be lightly abrasively blast cleaned to remove paint, and existing stone work repointed as necessary.
6.1.12	Acoustic independent wall lining to full length of party wall with adjacent building to the west. Proprietary British gypsum IWL system to suit vertical span. Boxing at upper level to conceal roof drainage pipework to be integrated with wall lining system.
6.1.13	Non fire rated stud partition walls (British gypsum or equivalent) to WCs, new kitchen enclosure and servery hatch. Acoustic quilting to WCs and patressing as required.
6.1.14	Pencil round skirtings and architraves generally to plastered wall areas. Coved skirtings to WCs and cleaner store.
6.2	Upper floors
6.2.1	Internal exterior wall: thermal upgrade and new linings. EITHER: Lime render backing coat, wood fibre insulation, lime plaster or battens and plasterboard; OR: Insulated studwork with AVCL membrane, plasterboard and skim finish. Insulation taken into window reveals.
6.2.2	New one hour fire-rated stud walls to protected lobbies and corridors. British gypsum system or equivalent. Acoustic quilting. Allowance for impact resistant plasterboard to common areas.
6.2.3	One hour fire-rated stud wall system to service duct routes.
6.2.4	Non fire-rated stud wall system to walls forming lettable units and ancillary space with acoustic quilting with patressing as required. Set out of walls to lettable spaces to be determined.
6.2.5	Inspection of stair enclosures to assess existing integrity and fire performance. Intention to retain with remedial works as necessary. Performance requirement of one hour fire protection.
6.2.6	Existing masonry walls to staircases to be inspected with intention to remain unaltered but with preparation to surfaces to receive new decorative finish.
6.2.7	Existing painted masonry to former chimney breast and adjacent wall dry-lined with plaster board and skimmed (Drilyner or equivalent).
6.2.8	Pencil round skirtings and architraves generally to plastered wall areas. Tiled skirtings to WC.
6.3	Basement
6.3.1	Following removal of non-load-bearing walls, basement areas to generally be retained as existing.
6.3.2	Integrity of existing walls forming lift lobby to be assessed with remedial works as necessary to achieve one hour fire rating.



6.3.3	One hour stud wall partition system to new partition walls from lobby to proposed digital media space and between proposed archive store and digital media space.
6.3.4	Alteration to stair enclosure at southern end of building. Wall linings built within existing stair enclosure following alterations to existing stair and removal of flights from ground floor to basement level. One hour fire resisting linings to be applied over all steel structural elements passing through store.
<b>7.0</b>	<b>FLOORS</b>
7.1	Ground floor
7.1.1	Existing floor structure and build up from ground floor to basement to be inspected and remedial works undertaken as necessary to ensure a one hour compartment separation between levels.
7.1.2	Area of excavated new ground from Chapel Street to be prepared to receive new concrete slab cast over rigid insulation and damp proof membrane.
7.1.3	Allowance for remedial works to floor structure and deck as necessary on opening up. Floor decks to be prepared as appropriate to suit new floor finishes.
	Upper floors
7.2	7.2.1 Existing floor structures and build ups to be inspected and remedial works undertaken as necessary to ensure fire separation between levels. Note one hour compartment from ground to first floor required.
	7.2.2 Allowance for underfloor heating to upper floor levels. Wet system to be installed within depth of floor joists incorporating thermal insulation between joists, dependant on choice of floor finishes, existing deck / floorboards to be relaid, or new deck installed.
	7.2.3 New opening in floor to suit service riser layouts. Fire stopping at service penetrations as required.
7.3	Basement
	7.3.1 Remedial works where required following removal of non-loadbearing walls.
	7.3.2 New ramp linking existing floor levels to be formed as part of new lobbying works to retained staircase enclosure.
	7.3.3 Allowance for section of concrete infill flooring to previously excavated area of plantroom.
<b>8.0</b>	<b>CEILINGS</b>
8.1	Ground, first and second floor levels
8.1.1	Existing ceiling and structure to be inspected and assessed for fire integrity and use of deleterious materials.
8.1.2	Allowance for under-drawing of ceilings with new MF system and plasterboard lining. Option for works to achieve compartment fire performance as necessary through new installation of MF system and fireboard lining.
8.1.3	New beam encasements. Plasterboard or fireboard on framing.
8.2	Third Floor
8.2.1	Ceiling to main open plan area at underside of roof level and following pitch of roof. Insulated plasterboard lining forming ceiling / soffit as described in section (roof).

8.2.2	Flat ceilings to common areas (including tea point, WC, prayer room) and staircases. Plasterboard on framing fixed to primary roof structure.
8.2.3	Flat ceiling to cellular lettable units. Fireboard on framing fixed to primary roof structure. Fireboard integral to walls of lettable units.
8.2.4	Proprietary access hatch for plasterboard soffit to each staircase lobby. Hatch sized to allow for occasional access for inspection and maintenance.
8.3	Basement
8.3.1	Existing ceiling and structure to be inspected and assessed for fire integrity and use of deleterious materials.
8.3.2	Intention to retain ceilings as existing, subject to client strategy and inclusion / extent of lettable units and fit-out requirements.
<b>9.0</b>	<b>INTERNAL DOORS</b>
9.1	<i>Fire rated doors</i> Paint grade solid core FD30S rated doors / doorsets.
9.2	<i>Non fire rated doors</i> Paint grade solid core doors / doorsets.
9.3	<i>Vision panels</i> Vision panels to all lettable spaces and on doors serving circulation routes and common areas. Clear glazing for all vision panels. No vision panels required to store rooms, WCs.
9.4	<i>Ironmongery</i> Heavy duty steel ironmongery throughout.  Kick plates on circulation routes, doors to event space at ground floor level and prep kitchen. Closers to all fire doors.  Mechanical locking / access control strategy to be determined – allowance made for programmable access fob system throughout.
<b>10.0</b>	<b>STAIRCASES</b>
10.1	Existing staircases generally to be retained.
10.2	Stair to southern end of building to be altered as described in sections x and x. As part of alterations open tread risers to be infilled with welded steel plate sections between ground and first floor.  Void between stair flights between ground and first floor to be infilled with plasterboard linings on metal framing to 1100mm above first floor level.
10.3	Concrete stair structure from reinstated entrance on Chapel Street to existing ground floor level.
<b>11.0</b>	<b>LIFT</b>
11.1	New in-shaft motor part M compliant lift to be installed in existing lift shaft. Shaft to be inspected following removal of existing lift. Remedial work carried out as necessary.
11.2	Part M compliant bespoke fabricated platform lift to reinstated entrance from Chapel Street.
<b>12.0</b>	<b>SERVICES INSTALLATIONS</b>
12.1	Details of services installations as prepared by others.

- 12.2 Provision of service risers as shown on drawings. Provision for fire-rated access panels to risers at each floor level.
- 12.3 External air source heat pump enclosure at roof level of single storey building as shown on drawings.
- 12.4 Fire stopping to all service penetrations passing through compartment structures and fire rated partitions and floors.

### **13.0 INTERNAL FINISHES**

#### **13.1 Floor finishes**

- 13.1.1 Hard wearing anti-slip finishes generally throughout, e.g. linoleum or eco-vinyl. Option for microcement overlay screed to ground floor entrance lobby and event space areas only.
- 13.1.2 Eco vinyl to all WCs, kitchen and store rooms.
- 13.1.3 Basement level excluded subject to client strategy.

#### **13.2 Wall finishes**

- 13.2.1 Water-based breathable emulsion paint generally to all plaster finished areas.
- 13.2.2 Hygienic panel or tile wall linings over worktop areas to prep kitchen.
- 13.2.3 Tiled splash back to WC sinks, tea points and cleaners store areas.
- 13.2.4 Full height IPS to event space toilets. Half height wall tiling to all other WCs.
- 13.2.5 Decorative quality intumescent paint finish to all existing exposed metal structures.
- 13.2.6 Basement level excluded subject to client strategy.

#### **13.3 Ceiling finishes**

- 13.3.1 Water-based breathable emulsion paint generally to all plaster finished areas.
- 13.3.2 Basement level excluded subject to client strategy.

#### **13.4 Joinery items, windows and doors**

- 13.4.1 Water-based eggshell / gloss paint generally to internal timber surfaces.

#### **13.5 Existing stairwell and staircases**

- 13.5.1 Existing painted masonry walls to be prepared for new refreshed paint finish.
- 13.5.2 Allowance for refresh paint finish to staircase and staircase structure. Option to add contrasting painted nosings to treads if required.

### **14.0 EXTERNAL FINISHES**

#### **14.1 *Timber windows and doors***

Water-based external paint finish; primer undercoat and two topcoats.

#### **14.2 *Steel doorsets***

Factory finished, colour-coated.

#### **14.3 *Existing gates and fanlight to Chapel Street***

Metal paint finish, primer undercoat and two topcoats.

- 14.3 *Metal rainwater goods*  
Metal paint finish, primer undercoat and two topcoats.

## **15.0        FIXTURES, FITTINGS & EQUIPMENT**

- 15.1 *Access control system*  
Building wide access control system to be integrated with doors and ironmongery requirements. Specialist manufacturer input required to finalise specification. To be integrated with existing metal entrance gates from Chapel Street. Door buzzer system to be integrated with new entrance screen.
- 15.2 *Mailboxes*  
Secure lockable fire rated mailbox unit, number of individual compartments to be confirmed.
- 15.3 *Prep kitchen and tea points*  
Heavy duty kitchen carcass units and doors / drawers as applicable. Laminate worktop. Inset sink and drainer.
- 15.4 *Cleaner's cupboard*  
Bucket sink and shelving.
- 15.5 *Sanitaryware*  
Allowance new sanitaryware throughout.
- 15.6 *Statutory signage*  
As required under Approved Document Part B of the Building regulations, to doors and escape routes. See also services consultant's specifications.
- 15.7 *Building and tenants' signage*  
Tenants' sign board within main entrance area.  
Directional signage within building to suit requirements.  
New external signage integrated with event space entrance.  
Wall mounted hanging signage to Chapel Street main building entrance.

## **16.0        EXTERNAL WORKS & LANDSCAPING**

- 16.1 *Chapel Street entrance*  
New natural stone paving to covered entranceway.
- 16.2 *Cater Street entrance*
- 16.2.1        Concrete structure forming entrance ramp / steps and steps on escape route. In situ concrete guarding walls with stainless steel handrails. Re-laid stone paving to lower ramp landing area.
- 16.2.2        Natural stone planter to back of pavement line. Fabricated metal planter integrated within concrete structure forming entrance area.