Proposals are subject to Local Authority approval.

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

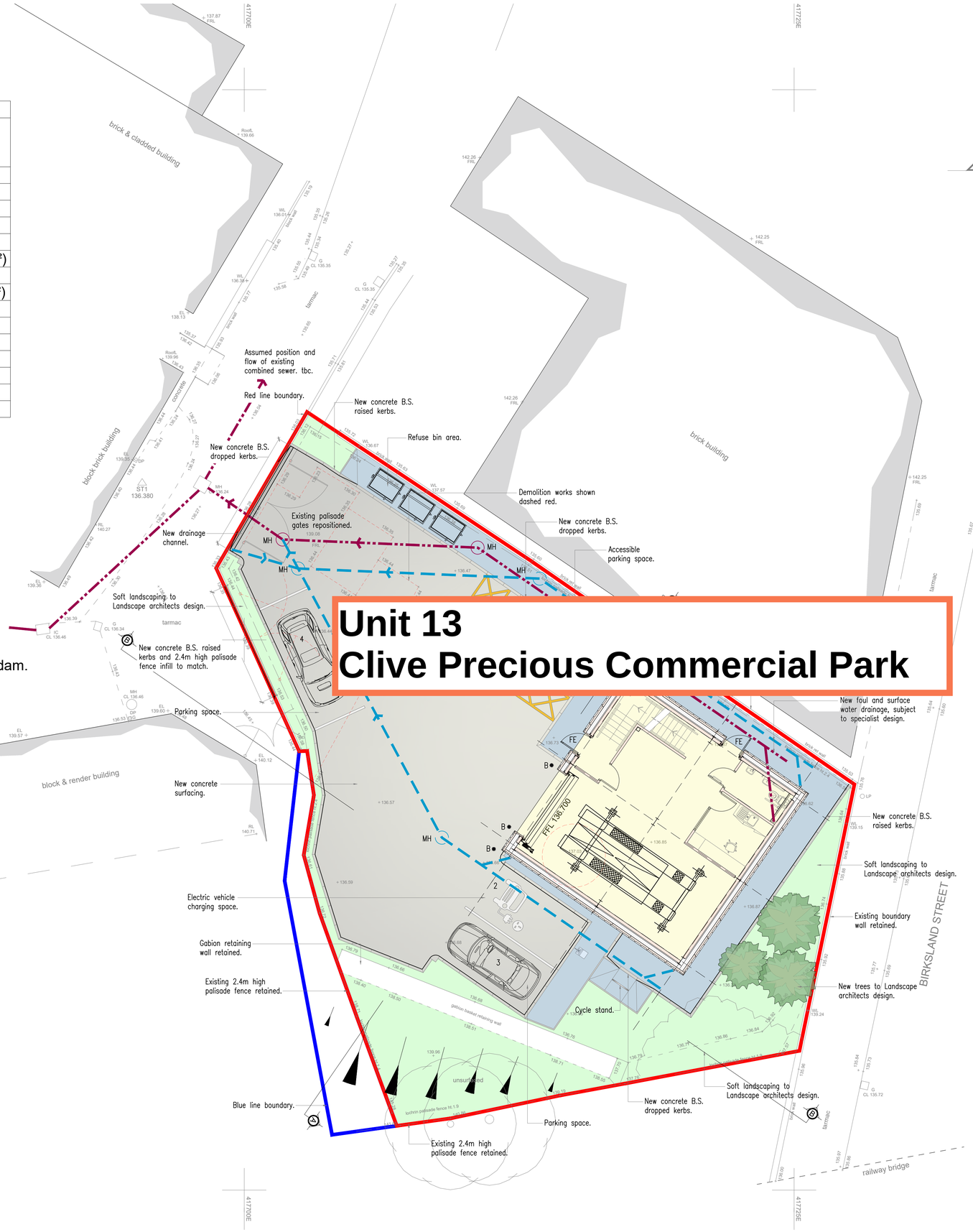
NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Schedule of Proposed Areas	
Site Area	0.055Ha
Gross Internal Floor Areas	
Basement	77.00m² (829.61ft²)
Ground Floor	84.26m² (907.0ft²)
Mezzanine	39.55m² (425.72ft²)
Total Floor Area	200.81m² (2162.33ft²)
Gross External Area	100.00m² (1076.42ft²)
On Site Parking	
General Parking	2
EV Charging	1
Accessible	1
Total Parking	4

LEGEND

- New tree planting to Landscape Architects design.
- Soft landscaping to Landscape Architects design.
- Footpath specification bitumen macadam.
- Concrete service yard.
- Red line boundary.
- Blue line boundary.
- B• Service yard bollard.
- +136.57 Existing levels.
- Foul water draiange.
- Surface water drainage.
- MH Manholes (foul & surface water).

Station	Easting	Northing	Level
ST1	417695.358	432632.133	136.380
ST2	417707.614	432657.211	134.956



0m 1m 5m 10m
1:100

GENERAL NOTES
These notes do not comprise a full specification. The drawings are for Building regulations purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the Local Authority Inspector to determine compliance in line with Building regulations standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.
Sept 2022

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner.
For further clarification on the Party Wall Act 1996 contact:
Cairn Wharf Consultancy Ltd.
M: 07739 576 181 E: cw@cairnwharf.com
For further information on the Party Wall etc. Act 1996:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/523010/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor.
A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on Building contracts speak to MAS Design Consultants Ltd.

CDM 2015 Regulations
The Construction Design and Management (CDM) Regulations 2015 apply in full to all construction works and the client must now appoint a Principle Designer and a Principle Contractor. MAS Design Consultants Ltd. will act as Principle Designer. The Contractor must produce a written Construction Phase Plan.
For further information on the CDM 2015 Regulations can be seen at http://www.hse.gov.uk/pubns/indg411.pdf or contact MAS Design Consultants Ltd.

REV		
A.	Drainage added, legend updated.	11.11.23

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PLANNING

PROPOSAL:
PROPOSED COMMERCIAL UNIT
CLIVE PRECIOUS COMMERCIAL PARK
MOUNT STREET
BRADFORD
BD3 9SW

CLIENT DETAILS:
HINKO CONSTRUCTION LTD
28 BROWNROYD HILL ROAD
BRADFORD
WEST YORKSHIRE
BD6 1SA

DRAWING TITLE:
PROPOSED SITE PLANS

PAPER	SCALE	DATE	DRAWING No	REV
A1	1:100	11/24	4395/03/001	A