



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

**NOTE:**  
PLEASE DO NOT SCALE FROM THIS DRAWING.

**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.  
sep-2022

**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 contact: 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.

Location of proposed Mitsubishi AC condenser as described elsewhere to be installed by nominated M&E consultant

Contractor to allow for extending fence from bin store towards boundary in this location to stop dogs accessing car park area. Extent of new fencing required to be agreed on site with IVC project manager.

- LEGEND**
- APPLICATION BOUNDARY
  - OTHER LAND WITHIN APPLICANTS OWNERSHIP
  - SITE ENTRANCE
  - - - DEMOLITION
  - EXISTING SOFT LANDSCAPING
  - PROPOSED TOTEM SIGN. EXACT DETAILS TO BE AGREED WITH IVC

**PROPOSED SITE PLAN | SCALE 1:500**

A	AC Condenser location added	21/04/26
1 Oxford Street, Guiseley, Leeds LS20 9AX www.masdesignconsultants.com email : info@masdesignconsultants.com		
<b>STAGE 04 : TECHNICAL DESIGN</b>		
<p><b>PROPOSAL:</b> RICHMOND HOUSE RELOCATION PROJECT FOR IVC. CONVERSION OF 3NO. 1000SQFT VACANT (CLASS E) UNITS INTO VETERINARY PRACTICE. [PRO-PR242189-01]</p>		
<p><b>SITE ADDRESS:</b> 962 Huddersfield Road, Dewsbury, Mirfield, WF14 9HS</p>		
<p><b>CLIENT DETAILS:</b> IVC EVIDENSIA UK The Chocolate Factory, Keynsham, Bristol BS31 2AU</p>		
<p><b>DRAWING TITLE:</b> PROPOSED SITE PLAN</p>		
PAPER	SCALE	DATE
A3	1:500	04/26
DRAWING No	REV	
4734/04/001	A	