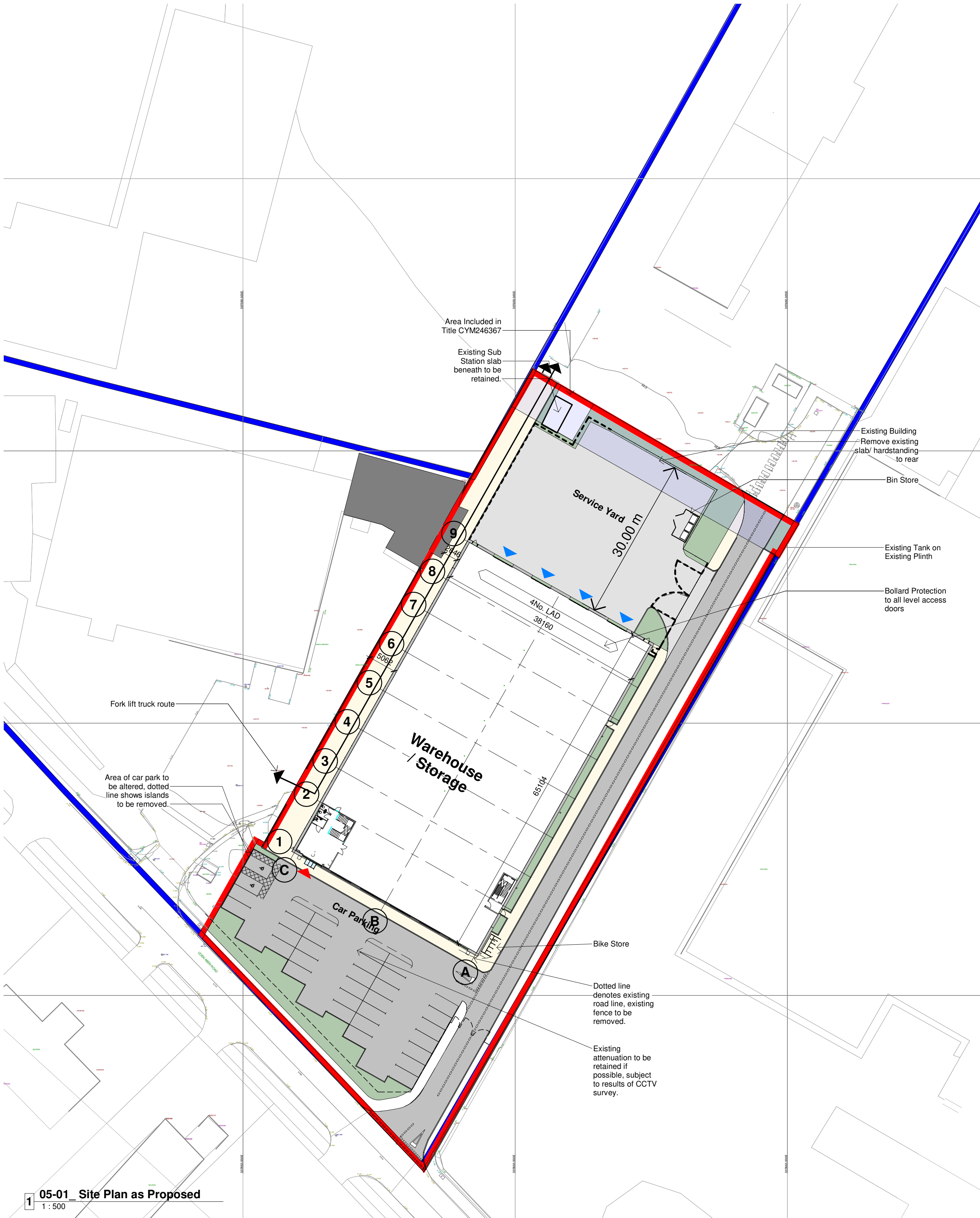




1 05-01 Site Plan as Proposed
1 : 500

SURFACE MATERIALS KEY

- Application Boundary
- Ownership Boundary
- Soft Landscaping
- Paving (FLO-A)
- Concrete Service Yard (FLO-B)
- Tarmac Road (FLO-C)
- First Floor Office Provision

Area Schedule (GIA)		
Name	Area	
	Metric	Imperial
GF GIA	2,479.80 m²	26,692 ft²
FF GIA	381.60 m²	4,136 ft²
TOTAL	2,861.40 m²	30,800 ft²

Parking Schedule	
Description	Count
Standard Car Parking Bay	31
Accessible Parking Bay	2
TOTAL	33

Site		
Name	Area	Site Density %
Site (Application)	1.78 acres	33.257134

Note: Boundary Lines shown are indicative, based on information provided - Land Registry title ownership to be confirmed by client.

Site areas are subject to change to suit confirmed land title plans ,topographic survey data and any site related constraints.

CONSTRUCTION NOTES

1. "THE WORKS" TO BE EXECUTED IN ACCORDANCE WITH THE SEQUENCE & PHASING AS AGREED AND INDICATED ON THE APPROVED "MASTER CONSTRUCTION PROGRAMME", ADHERING TO ANY HOURS OF WORK RESTRICTIONS.

2. WORKS TO COMMENCE ONCE ALL 'PRE-CONSTRUCTION NOTES' HAVE BEEN REVIEWED, OBSERVED AND ANY REQUIREMENTS SATISFIED.

3. CONTRACTOR TO PROVIDE TWO SETS OF LIVE SAMPLES WITH ACCOMPANYING PRODUCT DATA SHEETS FOR ALL EXTERNAL FINISHING MATERIALS, BUILDING ENVELOPE & HARD LANDSCAPING. ONE SET RETAINED ON SITE FOR REFERENCE, THE OTHER ISSUED TO THE 'LPA' FOR ANY RELEVANT CONDITION DISCHARGE.

4. CONTRACTOR ALSO TO SUBMIT LIVE SAMPLES WITH ACCOMPANYING PRODUCT DATA SHEETS FOR ALL INTERNAL FINISHING MATERIALS AND FITTED FURNITURE ELEMENTS FOR APPROVAL. THESE ELEMENTS ARE ONLY TO BE PROCURED ONCE FULLY ACCEPTED BY THE 'CONTRACT ADMINISTRATOR' (CA) OR 'PROJECT ARCHITECT'.

5. THE CONTRACTOR'S 'DESIGN MANAGER' WILL BE RESPONSIBLE FOR THE COORDINATION OF THEIR SPECIALIST & SUB-CONTRACT DESIGN PORTIONS AND ASSOCIATED INSTALLATION TRADES. ENSURING THE CONTRACT DESIGN DOCUMENTS AND THEIR INTENT / REQUIREMENTS ARE PRESERVED AT ALL TIMES.

6. THE CONTRACTOR'S SUB-CONTRACT / WORK PACKAGES ARE TO PROVIDE WORKING AND/OR FABRICATION DRAWINGS IN ACCORDANCE WITH THE DESIGN INTENT DRAWINGS PROVIDED UNDER THE CONTRACT. FABRICATION ONLY TO COMMENCE ONCE THE RELEVANT CLIENT'S REPRESENTATIVE, 'CA', 'PROJECT ARCHITECT' OR 'ENGINEERING CONSULTANT' HAS CONFIRMED NO FURTHER COMMENT(S).

7. PROPOSALS THAT VARY FROM THE TENDERED DESIGN ARE TO BE AGREED AND APPROVED BY THE 'CA & CLIENT', SUBJECT TO REGULATORY COMPLIANCE.

8. ALL ELEMENTS OF CONSTRUCTION ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND MANUFACTURERS GUIDANCE / RECOMMENDATIONS.

9. CONTRACTOR TO ENSURE ALL SITE/BUILDING INSPECTIONS ARE OFFERED IN ACCORDANCE WITH ANY INTERVALS IDENTIFIED BY THE BUILDING CONTROL INSPECTORS SCHEDULE.

10. THE CONTRACTOR IS TO OBTAIN FROM BUILDING CONTROL THE 'FIRE OFFICER'S' CONSULTATION REPORT, AND CONFIRM / INCORPORATE ANY ADDITIONAL REQUIREMENTS.

11. ALL COMPARTMENTATION AND/OR FIRE-STOPPING WORKS ARE TO BE OFFERED FOR INSPECTION IN ADVANCE, WITH ADEQUATE NOTICE. TO ENSURE INSPECTIONS OCCUR PRIOR TO ANY COVERING-UP.

12. ALL PRIMARY CONSTRUCTIONS ARE TO BE APPROPRIATELY SUPPORTED AND FIRE PROTECTED WHERE REQUIRED, TO MAINTAIN STRUCTURAL INTEGRITY. ALL STRUCTURAL ELEMENTS ARE TO BE SUBSTANTIATED AND PROOFED BY CALCULATION, FOR 'PART A' BUILDING REGULATIONS .

13. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CONTROL APPROVED 'FIRE STRATEGY PLANS'. TO ENSURE 'PART B' BR COMPLIANCE.

13. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CONTROL APPROVED 'FIRE STRATEGY PLANS'. TO ENSURE 'PART B' BR COMPLIANCE.

14. 'BUILDERSWORK IN CONNECTION WITH' (BWIC) SERVICE INSTALLATIONS, INCLUDING WALL / FLOOR PENETRATIONS, TO HAVE APPROPRIATE FIRE BARRIERS, SEALING AND/OR STOPPING INCORPORATED. ALL IN ACCORDANCE WITH THE BUILDING REGULATIONS & INDICATED ON THE 'FIRE STRATEGY' PLANS.

15. LIFE SAFETY AND FIRE DETECTION / ALARM SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL ENGINEERED DESIGN AND ASSOCIATED DRAWINGS.

16. THE SITE / GROUND IS TO BE REMEDIATED AND/OR TREATED AS NECESSARY, THEN COVERED WITH A SUITABLY RATED & CONTINUOUS DAMP PROOF MEMBRANE. ALL IN ACCORDANCE WITH THE ENGINEERED DESIGN. TO ENSURE BR COMPLIANCE AND ADEQUATE PROTECTION OF THE INTERNAL ENVIRONMENT AGAINST ANY GROUND CONTAMINATION (SOIL GASES) & MOISTURE.

17. ALL INSULATED BUILDING PRODUCTS TO COMPLY WITH 'PART L' OF THE BR'S. PRODUCTS TO HAVE ZERO 'OZONE DEPLETION POTENTIAL (ODP)' VALUE AND CORRESPONDING 'GLOBAL WARMING POTENTIAL (GWP)' RATING. BREEAM CREDITS AND ASSOCIATED REQUIREMENTS ALSO TO BE MET WHERE / IF APPLICABLE.

18. THE BUILDING ENVELOPE & INTERNAL WALL/FLOOR SUBDIVISIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ANY SPECIALIST CONSULTANT'S (ACousticians) REPORT AND ITS RECOMMENDATIONS & PRESCRIBED DETAILING. TO ENSURE 'PART E' BR'S COMPLIANCE WITH THE APPROPRIATE STANDARDS.

19. VENTILATION PROVISION IS TO PROVIDED AND/OR COMPLY WITH 'PART F' OF THE BR'S IN LINE WITH THE MECHANICAL ENGINEERED DESIGN STRATEGIES AND RELEVANT 'CIBSE' REQUIREMENTS & GUIDANCE.

20. HYGIENE & SANITARY ACCOMMODATION PROVISION TO COMPLY WITH 'PART G' OF THE BR'S.

21. ALL DRAINAGE AND WASTE DISPOSAL SYSTEMS TO COMPLY WITH 'PART H' OF THE BR'S.

22. NEW BELOW & ABOVE GROUND DRAINAGE SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT ENGINEERS DESIGN & DETAILS.

23. DRAINAGE CONNECTION INTO THE EXISTING PUBLIC SEWER IS TO BE MADE UNDER CONSENTED APPROVAL FROM THE RELEVANT WATER AUTHORITY. THESE WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH ANY APPROPRIATE LICENCE AGREEMENT.

24. HARDSTANDING SURFACE WATER DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN STRATEGY. THE CONTRACTOR IS TO ENSURE THAT ALL THE RELEVANT DISCHARGE APPROVALS HAVE BEEN OBTAINED, HARD COPY TO BE INCLUDED WITHIN THE CONSTRUCTION PHASE PLAN.

25. ROOF RAINWATER COLLECTED BY 'GRAVITY' SYSTEMS, REFER TO OUTLINE SPECIFICATION AND ENGINEERS REQUIREMENTS FOR BASE-LINE PARAMETERS. ALL DESIGN AND CALCULATIONS TO BE UNDERTAKEN BY SPECIALIST CONTRACTOR, AND SUBMITTED FOR ENGINEER REVIEW AND ACCEPTANCE.

0m 10m 20m 30m 40m
VISUAL SCALE 1:500 @ A1



Drawing Status

PLANNING

This drawing is © C4 Projects and is not to be copied, reproduced or re-distributed either in whole or in part without the prior written permission of the originator.

The originator shall have no responsibility for any liability, loss, cost, damage or expense arising from or relating to any use of this document other than for its intended purpose on this project.

This drawing shall be read in conjunction with all other relevant drawings, specifications and associated documentation. Any discrepancies, errors or omissions are to be reported to the originator before proceeding with work.

All dimensions are to be checked on site by the contractor prior to proceeding with any work. This drawing shall not be scaled to ascertain any dimensions, work to figured dimensions only.

DISCLAIMER
When this drawing is issued in CAD, it is an uncontrolled version issued for information only, to enable the recipient to prepare their own documents/ drawings for which they are solely responsible.

SOFTWARE INTEROPERABILITY
C4 Projects prepared this drawing using Autodesk REVIT Architecture.

C4 Projects does not accept liability for any loss or degradation of any information held in the drawing resulting from the translation from the original file format to any other file format or from the recipients reading of it in any other programme.

Hazard Identification

ref	hazard	date
-----	--------	------

DESIGN HAZARD IDENTIFICATION

- Unless noted otherwise, all known hazards have been identified on this drawing.
- Known risks of significant and project specific nature have also been captured on the 'Designers Risk Assessment' (DRA) Schedule.
- Should unexpected risks arise, EA/CA to be notified immediately.
- The principal contractor is to execute and complete the works under the duties as required of the current CDM regulations.
- NO additional risks are expected as a result or consequence of the proposed works.
- Access Strategy proposals for 'Cleaning & Maintenance' are defined under separate dedicated document(s).
- Refer to consultant Engineer's (Geotechnical, Civil, Structural, Mechanical and Electrical) drawings and specifications for any risks associated with those work package elements (including any demolition and / or enabling works).

PROJECT NOTES

- Proposals or information contained on this drawing to be used for "TENDERING" purposes and **NOT** for procurement or associated construction works.
- Design information indicated on this drawing is to be used solely for **COORDINATION** purposes.
- Development proposals are to be read in conjunction with all referenced drawings and documents.
- Soft Landscaping shown is indicative, refer to Landscape Architect design for full details.
- Any proposed levels are indicative and subject to change to suit Engineered

P6	Building footprint updated	BE	18.02.22	DC
P5	Building Updated	BE	26.01.22	DC
P4	Tender Issue	BE	05.01.22	SS
P3	Planning Issue (Full App)	BE	06.12.21	DC
P2	Radius updated	BE	30.09.21	
P1	Planning Issue (Consultation)	BE	23.08.21	DC
Rev	Revision Details	Drawn	Date	Checked

C4 Projects
Quayside,
Widnespool Business Park,
Stockton Heath,
W44 6HL,
t: 01552 751 852
e: info@c4projects.co.uk
www.c4projects.co.uk

Project Management • Architecture • Building Surveying • Cost Consultancy

Client

Village Bakery

Project

Village Bakery
Wrexham Industrial Estate

Drawing Title

Site Plan as Proposed

Status Purpose of Issue

S2 SUITABLE FOR INFORMATION

Drawn by BE Created 23.08.21

C4 Job no. 21077 Scale As indicated @ A1

Drg no.	Rev
21077-C4P-AV-XX-DR-A-0501	P6