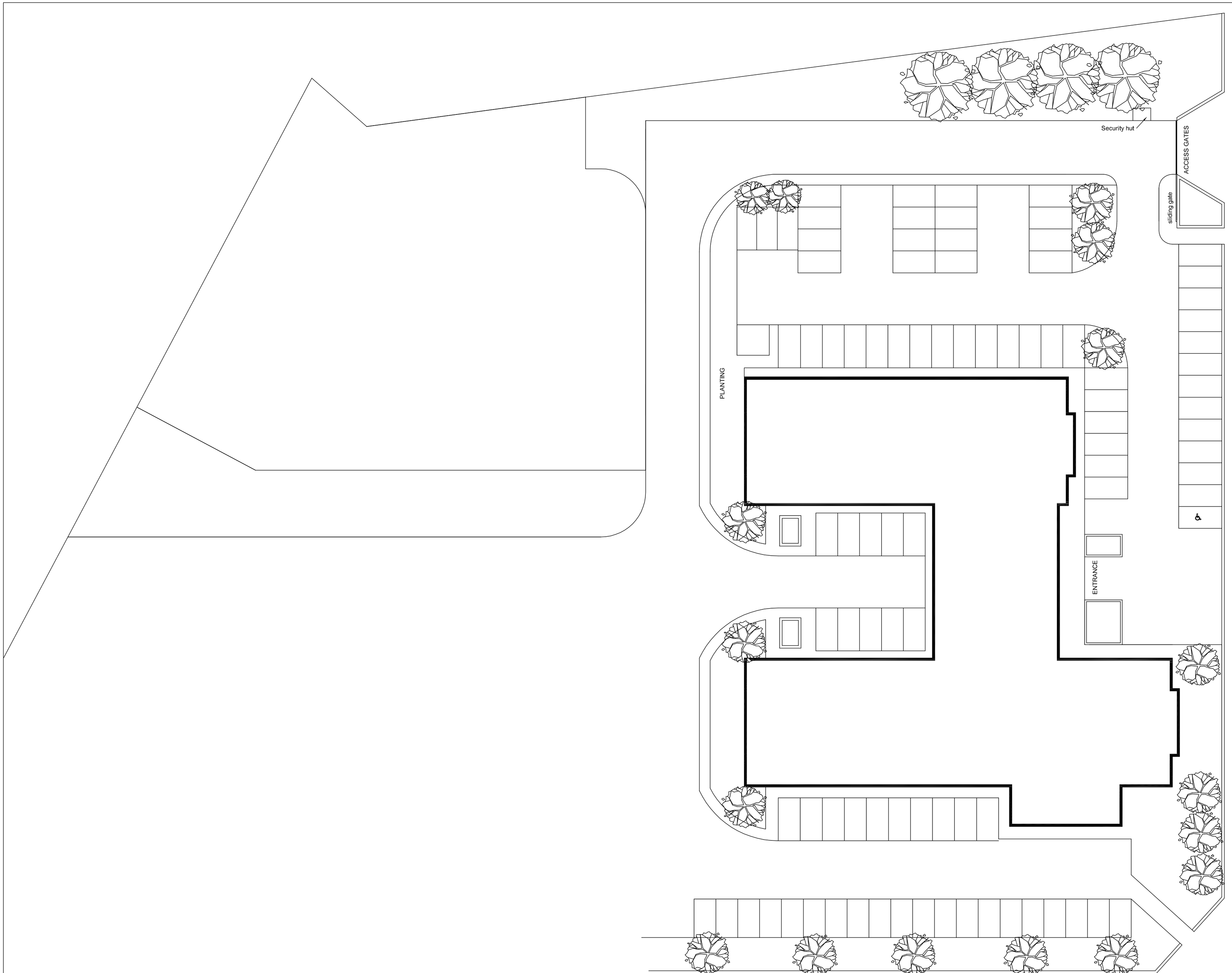


EXISTING SITE PLAN
SCALE 1:200

NOTES

Client must be fully satisfied that the land to be built on is within full ownership and control and that no legal covenants, agreements or restrictions, caveats or way leaves etc... exist which could adversely or otherwise affect the proposed development and associated works (including rights of service and drainage connections and modifications etc...) The client's solicitors would most likely to be able to research these issues. Land Registry and Title Deeds must be double checked by the Client / Client's solicitors, prior to commencement of works on-site.

Client to be responsible for preparing an agreement with adjacent owner under the requirements of the Party Wall Act 1996. This can be prepared via a consultation with the Client's Legal Representative.

Client to get approval for the works to be carried out from the original house builder and N.H.B.C before work commences.

All work must be carried out to total satisfaction of Local Authority Building Control Department, and must comply with all current Building Regulations and relevant Codes of Practice

All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc... All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.

Building Control Officer from Local Authority to inspect existing ground conditions to determine foundation type and design if different from those stated on the drawing.

All work should be carried out to current British Standards, Codes of Practice and Health and Safety legislation including the Construction Design and Management Regulations.

Working from Heights is dangerous. Be properly trained and prepared with appropriate precautions.

Builder MUST check whether or not there are any United Utilities sewers present within the site BEFORE any works commence. If this is not done the Architect will accept no responsibility for any disputes at a later date. If in doubt consult Building Control.

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Manchester Road, Burnley.
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Mobile: 07877 540262

REVISIONS

PROJECT
Proposed car park
City View House
Union Street
Manchester

DRAWING TITLE
Existing plan

DRAWING NUMBER
C.V / 1

SCALE	DRAWN BY	DATE
1:100	L.F	NOV 12

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