

All dimensions to be checked & verified on site prior to construction.  
Figured dimensions to be read in preference to scaled from drawings.

All discrepancies to be notified to the Architect, immediately that they are identified.

Should there be any discrepancy between drawings & specification, such discrepancy is to be brought to the attention of the Architect with a view to equitable interpretation. Otherwise, the Contract shall be deemed to cover the alternative which involves the greater cost.

CB3 accepts no responsibility for any unauthorised amendments to the drawing or design and does not permit unauthorised copying of the drawing.

This drawing is subject to copyright law and remains the property of CB3 Design Ltd unless otherwise agreed.

Variations are to be approved by the Architect in writing prior to any work being done or materials being ordered for the variation. Failure to obtain written approval will result in the variation not being allowed and design responsibility residing with the party who made the change.

Before undertaking any works, persons undertaking the works shall be deemed to have:  
a) Carefully examined the drawings, the form of Contract and any Specification.  
b) Fully informed themselves as to the site, the physical conditions upon and below the surface of the site, and any other conditions affecting the carrying out of the Works.  
c) Made their own interpretations, deductions and conclusions as to the difficulties and cost of carrying out the Works, and to have formulated an estimate of facilities available and needed to fulfil all their obligations under the contract.

Failure to correctly undertake the above, shall not relieve parties of the responsibility of satisfactorily performing the Works complete as required, regardless of their difficulty.

All works based on these drawings must conform with current Building Regulations and Local Authority approvals.

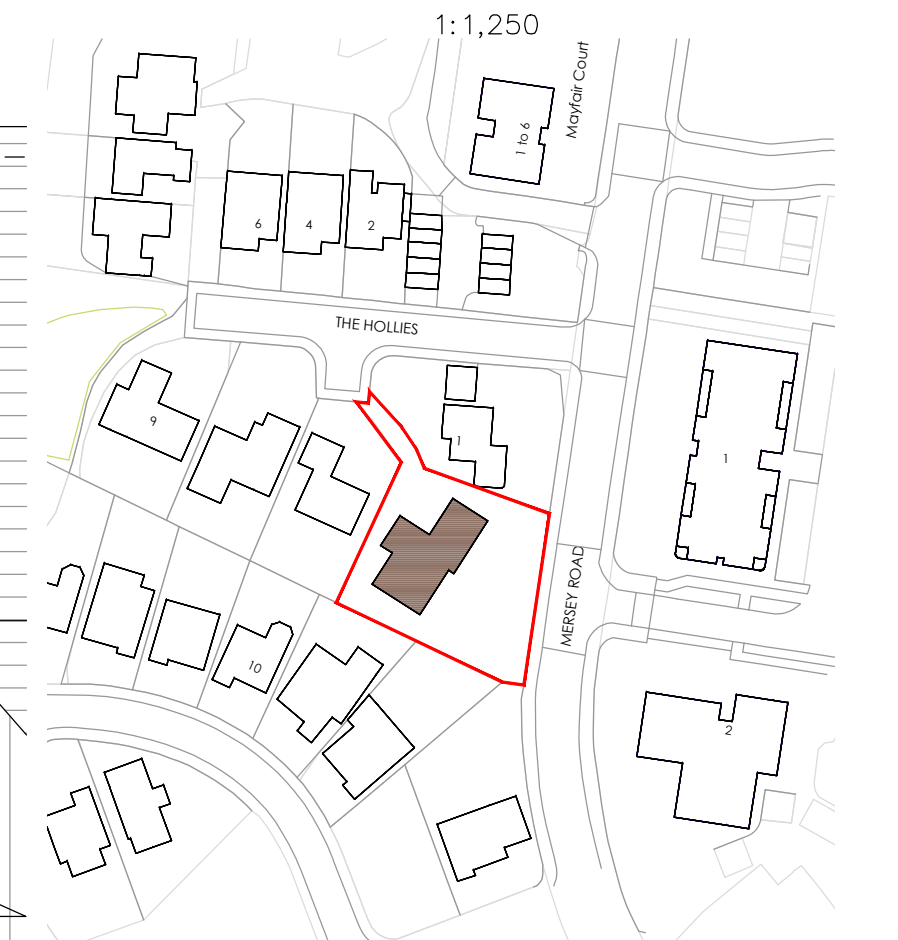
## PRELIMINARY

THIS DRAWING IS ISSUED FOR THE ABOVE PURPOSE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF CB3 DESIGN LTD.

ALL STRUCTURAL SIZES OF TIMBER/STEEL etc. ARE SHOWN INDICATIVELY ONLY. REFERENCE SHOULD BE MADE TO STRUCTURAL ENGINEERS DESIGN AND CALCULATIONS FOR ALL STRUCTURAL SIZES.

Health & Safety:  
CDM 2015 applies to all construction work, including domestic projects.  
For domestic guidance, refer to 'CDM 2015: what domestic clients need to do' (prepared by the Association for Project Safety).

m0 12.5 25 50 75 100 125  
SCALE 1:1,250



© Crown copyright and database rights (2023) Ordnance Survey 0100031673

## Site Location Plan

Scale 1:1250

|            |   |                                              |     |
|------------|---|----------------------------------------------|-----|
| 2024.08.05 | D | Amendments after client meeting              | HKP |
| 2024.05.29 | C | Amendments after client email communications | HKP |
| 2024.05.16 | B | Amendments after client email communications | HKP |
| 2024.04.01 | A | Amendments after client meeting              | HKP |

Job Title:  
**Proposed Development at:**  
**3 The Hollies Didsbury**  
**MANCHESTER M20 2GD**

## Proposed Plans and Elevations

Client:  
**Mr & Mrs Thakkar**

**cb<sup>3</sup> design**  
architects

**RIBA**  
Chartered Practice

**RIAS**

Issued by:  
● **CHESHIRE OFFICE**  
2 The Square,  
Lymm,  
Cheshire,  
WA13 0HX  
t: 01925 752 414  
● **SCOTTISH BORDERS**  
Chambers House  
72 High Street  
Peebles  
EH45 8SW  
t: 01721 729 640

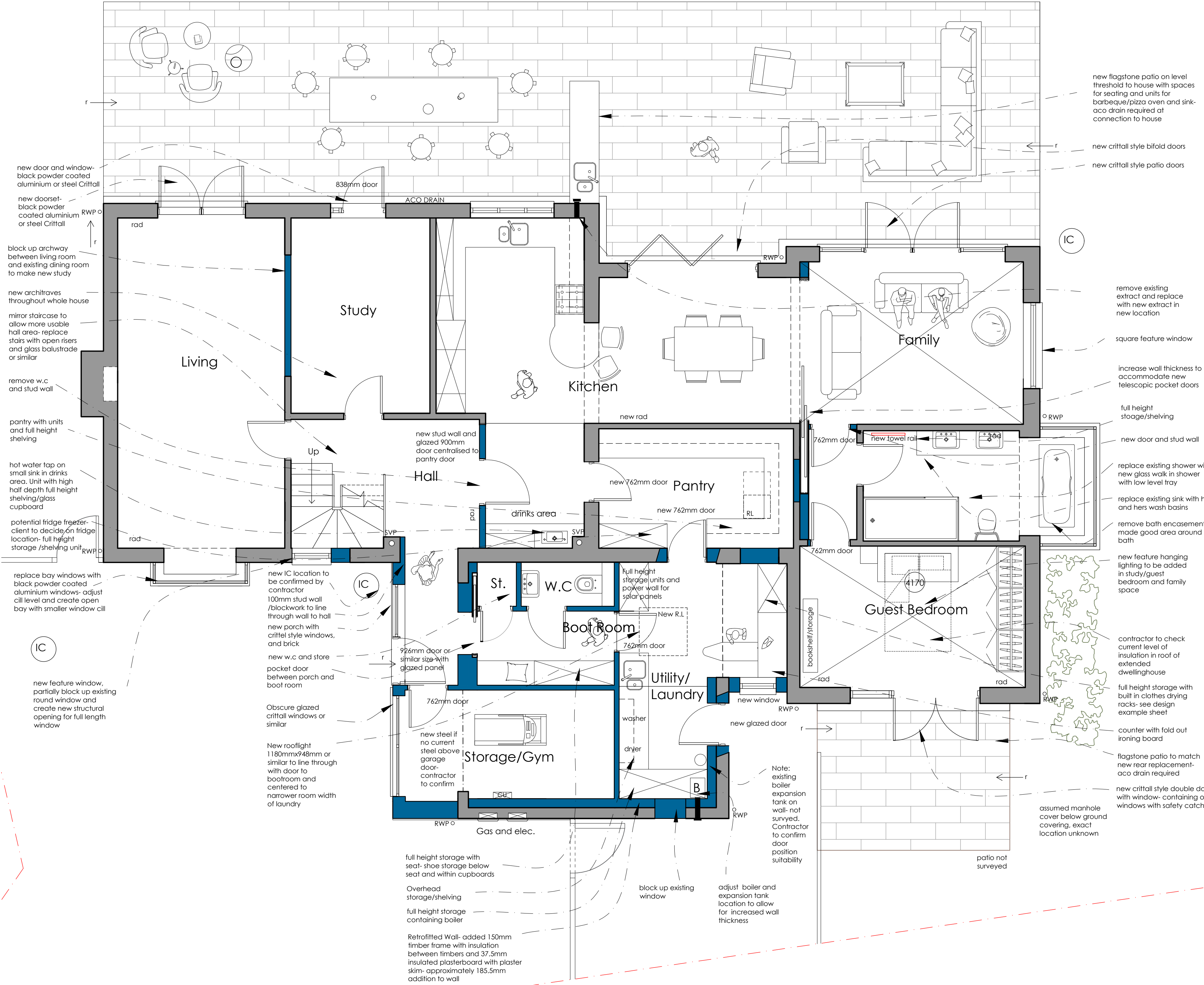
e: [architects@cb3design.co.uk](mailto:architects@cb3design.co.uk)  
w: [www.cb3design.co.uk](http://www.cb3design.co.uk)



|                                      |                     |                  |               |
|--------------------------------------|---------------------|------------------|---------------|
| Scale:<br>1:50, 1:100,<br>1:1250 @A1 | Date:<br>2024.05.29 | Drawn by:<br>HKP | Checked:<br>? |
|--------------------------------------|---------------------|------------------|---------------|

|                       |                     |
|-----------------------|---------------------|
| Job No:<br>23.THAK.01 | Drawing No:<br>102D |
|-----------------------|---------------------|

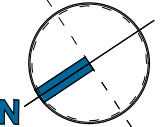
This drawing is protected by the copyright of CB3 Design 2023.06.27



## FIRST FLOOR PLAN

SCALE 1:50 @A1

PROPOSED



## GROUND FLOOR PLAN

SCALE 1:50 @A1

PROPOSED



m0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0  
SCALE 1:50