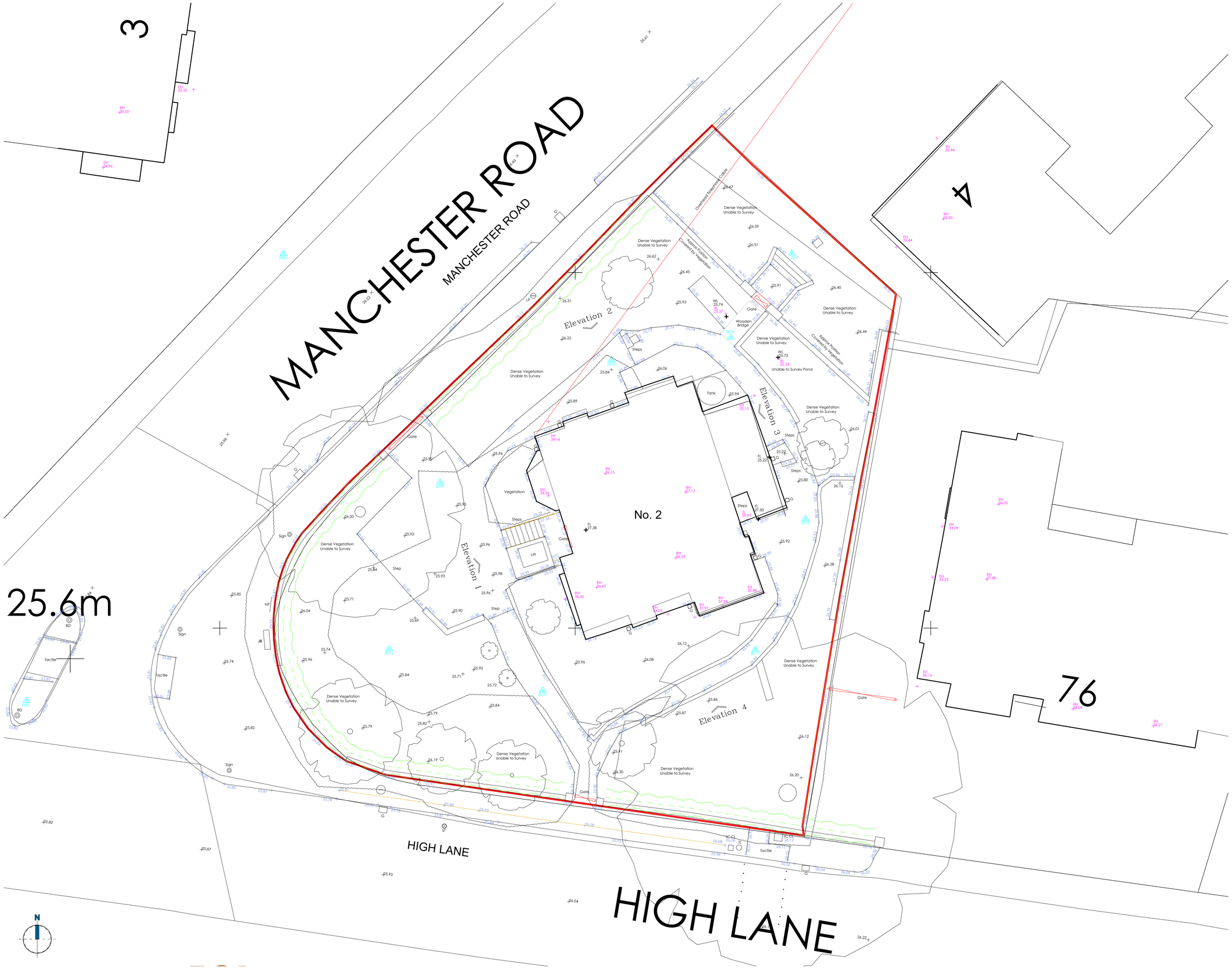


01 SITE PLAN
001 SCALE 1:100 @ A1 EXISTING

SCALE m 0 1 2 3 4 5 6 7 8 9 10
1:100

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.

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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.

Project Status:
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

ANY 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 & BSA apply 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).

Date	Rev	Description	Init.
2025.03.31	B	topographic survey added	KJL
10.12.2024	A	Boundary amends and north arrow	EMJ

Revisions

Job Title:
Proposed Development at:
2 Manchester Road
Chorlton Cum Hardy
MANCHESTER,M21 9JG

Drawing Title:
Existing Site Plan

Client:
Mr and Mrs Edge

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Scale:	Date:	Drawn by:	Checked:
1:100@A1	2024.10.23	HKP	?

Job No:	Drawing No:
24.EDGE.01	001 B

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