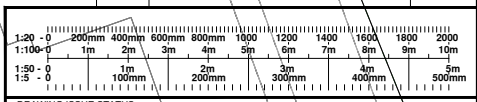


General Notes:
 This drawing and the building works depicted are the copyright of GMB Construction Design Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.
 The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical, or other specialist documentation provided.
 This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any subsided or fluid ground, contaminants in or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.
 Where existing trees are to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.
 Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions, contaminants, drainage, design & planning/conservation negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual inspections of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.



Revisions	Date	Amendment	Name



DRAWING ISSUE STATUS	
PRELIMINARY	SKETCH
PLANNING	<input checked="" type="checkbox"/>
BUILDING REGULATION	

GMB Construction Design Ltd
 Architectural Design : Planning : Building Regulations : 3D Visuals : Design Coordination : Project Management

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Project: Bearnett House
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Title: Existing Site Plans

Status: Planning **Checked:** GMB
Drawn: GMB **Date:** 27-04-2020 **Scale:** 1:100

Job No: 2020 **Drg No:** 2020 - EXPL01 **Rev:**

Drawing Ref: C:\Work Folder\Cad Files\Plans