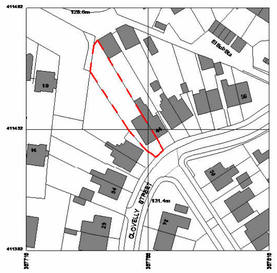

1 Existing - Site Location Plan

1 : 1250

This survey drawing is provided by Golden Triangle Architects for the sole purpose of facilitating initial planning discussions with our client. Please note that all measurements and representations of the surveyed area are approximate and must be independently verified on site by the client or any other party relying on this information.

The use of this survey drawing is subject to the following conditions:

On-Site Verification: All measurements and details represented in this survey drawing are to be confirmed on site by the client or their appointed representative. Golden Triangle Architects shall not be held liable for discrepancies between the survey drawing and site conditions.

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0 10M 50M 125M

NOTES FOR CONTRACTOR & CLIENT

ANNUAL MEASUREMENT & SCALE
This drawing is issued for planning purposes only. Dimensions are approximate and provided for general reference and visual scale. They should not be used for detailed calculations, such as quantities, setting out, or ordering materials. Independent verification - Any reliance on these dimensions for construction purposes is at your own risk. For accurate sites measurements and detailed dimensions, it is recommended a professional surveyor or engineer be instructed. Golden Triangle Architects accepts no liability for commencing any work or making decisions based solely on this drawing. Scaling - Do not scale from this plan unless otherwise indicated.

PRE QUOTE / COMMENCEMENT SITE VISITS
This drawing includes scale and dimensions for indicative pricing purposes only. The contractor is responsible for verifying all dimensions, levels, and conditions on site before commencing construction. Any discrepancies or omissions must be reported to Golden Triangle Architects prior to quoting or commencing work. Failure to report these discrepancies without an update quotation may result in Golden Triangle Architects shall not be held liable for any resulting costs, delays, or rectifications. Refer to the specification for full details.

STRUCTURE
This drawing illustrates layout and dimensions only. Structural details, including sizes, specifications, and fixings, are not included. The contractor is responsible for verifying all structural requirements with a qualified structural engineer or engineering consultant before commencing construction. Any discrepancies or omissions must be reported to Golden Triangle Architects. Failure to report these discrepancies without an update quotation may result in Golden Triangle Architects shall not be held liable for any resulting costs, delays, or rectifications.

THIRD PARTY INFORMATION
Any third party information provided to the client or other third parties are to be used at the client's own risk. Golden Triangle Architects shall not be responsible for any inaccuracies, errors, or omissions in third party information or its suitability for other purposes. The contractor is responsible for verifying the accuracy and suitability of third party information before relying on it for costing, design, construction, or other purposes. Any issues arising from third party information should be reported to Golden Triangle Architects before proceeding. Failure to do so may result in Golden Triangle Architects shall not be held liable for any resulting costs, delays, or rectifications.

DRAWING TO BE USED FOR INTENDED PURPOSE ONLY
This drawing is to be used for its intended purpose only. Golden Triangle Architects shall not be liable for consequences, spoiling, or other purposes without prior written consent. Dimensions are not to be scaled. The contractor is responsible for verifying the accuracy and suitability of this drawing for its intended use. Reliance on these dimensions without prior verification may result in errors, omissions, or rectifications arising from the use of drawings for purposes beyond their specified intent and limits.

ASSOCIATED DRAWINGS & SPECIFICATIONS
This drawing must be read in conjunction with all other Golden Triangle Architects design and specification documents. The contractor is responsible for verifying all relevant drawings, specifications, and other project requirements, design intent, and construction details before commencing work. Failure to do so may result in referencing an outdated information provided by Golden Triangle Architects, which may lead to errors, omissions, and compliance with design intent, specifications, and regulatory requirements. Any discrepancies or omissions in drawings or specifications may result in errors, omissions, or rectifications arising from the use of outdated information shall not be held liable for any issues, defects, or damages resulting from the use of outdated information. Any delays arising from the use of third-party or client-provided drawings are the responsibility of the contractor.

QUANTITY SURVEYOR INPUT
Any quantities, dimensions, specifications and specifications are intended for design intent and planning purposes only. The contractor is responsible for engaging a qualified Quantity Surveyor (QS) to obtain accurate cost information and to ensure compliance with design intent throughout the project. Should the client choose not to engage a QS, the contractor must independently verify all quantities and specifications before proceeding with ordering, costing, or construction. Golden Triangle Architects shall not be held liable for any issues, defects, or damages arising from the use of third-party or client-provided quantities or specifications. Any delays or additional costs resulting from the use of third-party information are the responsibility of the contractor.

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Planning - In the last rights, drawn not outline. This drawing is not suitable for planning. It is the contractor's responsibility to confirm the requirements for planning permission with Local Planning Consents, as well as all other relevant authorities, before proceeding or commencing any work. Golden Triangle Architects shall not be held liable for any issues, defects, or damages arising from a unsatisfactory planning application or failure to obtain approvals. The contractor shall ensure that all work complies with the conditions of all relevant consents and approvals.

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This drawing is provided in these drawings were produced using LiDAR and photogrammetry and photogrammetry techniques, which may contain inaccuracies due to the limitations of these technologies. The contractor is responsible for verifying all critical dimensions and conditions on site before construction. Any discrepancies or inaccuracies found must be reported to Golden Triangle Architects. Reliance on these LiDAR-based and photogrammetric measurements without prior verification is at the contractor's risk, and the contractor shall not be held liable for any issues, defects, or damages resulting from the use of unverified dimensions.

EXTERNAL CONSULTANTS INFORMATION
Any information provided by external consultants in other consultant drawings and information, including but not limited to structural, M&E, and other specialist other specialist documentation. The contractor is responsible for verifying the accuracy and suitability of all relevant information to ensure accordance with design intent, specifications, and regulatory requirements. Any discrepancies or inaccuracies found in these drawings or other consultant documentation must be reported to Golden Triangle Architects before proceeding. Failure to do so may result in errors, omissions, or rectifications arising from the use of outdated information shall not be held liable for any issues, defects, or damages resulting from the use of outdated information or inaccurate information.

DEVIATIONS FROM PROPOSED DRAWINGS
The contractor is responsible for strictly complying with the approved drawings issued by Golden Triangle Architects. Any deviations from the approved drawings must be reported to and may result in non-compliance with planning conditions, building regulations, or client expectations. All deviations must be documented and approved by Golden Triangle Architects prior to quoting or commencing work. Failure to report deviations to Golden Triangle Architects shall not be held liable for any resulting issues, defects, or damages arising from unauthorised deviations from the approved drawings.

MANUFACTURER'S GUIDANCE
Where specific products are specified, including or specified items, products, and systems, the contractor must adhere to the manufacturer's instructions, guidelines, specifications, and recommendations. Failure to follow instructions may result in improper installation, voiding warranties, or non-compliance with regulations or manufacturer standards. The architect shall not be held liable for any issues, defects, or failures arising from the incorrect installation or use of specified products that do not follow the manufacturer's instructions.

ITERATION	DATE	AUTHOR	STATUS	AMENDMENT
5	23/11/2024	CJW	Prelim	Proposed Drawing Issue

PROJECT NUMBER - PROJECT NAME
25101 - 42 Clovelly Street, Rochdale, OL11 3HL

SHEET NUMBER - SHEET NAME - CURRENT REVISION
SUR.05.00 - Existing - Site Location Plan - Rev 1

arb Architects Registration Board
ACA Association of Consultant Architects
RIBA Chartered Practice
SBID Accredited Interior Designer
GOLDEN TRIANGLE ARCHITECTS

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SCALE@A1 = As indicated