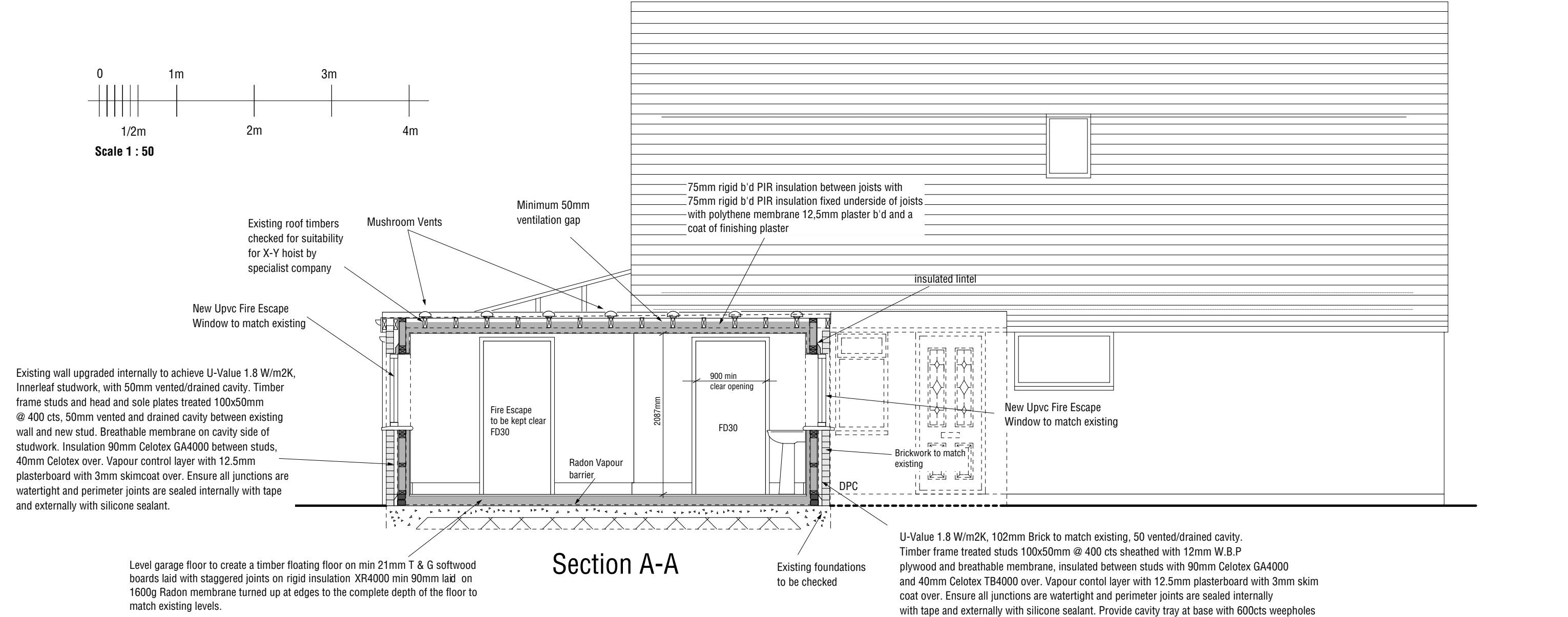




GENERAL NOTES TO CLIENT & CONTRACTOR (If applicable)

These notes are intended as a guide to obtain Building Regulations approval. They are not intended to provide specifications for the purposes of construction. Should the contractor wishes to change any details listed below they should agree them with their Client and the Building Control Officer in writing before making the changes.

Party Wall Act

It is the responsibility of the owner to inform neighbours 1 month prior to start of the work and to get their consent back in writing. The consent is valid for one year only. The client/contractor is responsible for resolving all legal aspects, party wall act, drainage connections, rights of way/access, boundary lines etc. Client/contractor must satisfy their obligations under the CDM Regulations. Any existing services to be located and clearly marked before appropriate work commences on site by contractor. All work is to be carried out in accordance with the requirements of the local planning authority subject to any conditions that may have been set.

All measurements to be checked on site and if found to be different they are to supercede those show on plan. Exact boundary lines are to be determined on site. The contractor must verify the status of load bearing and non load bearing walls indicated on the drawing before any structural work is undertaken.

The contractor shall allow for all matters required to complete the works, including all matters not indicated on the drawings, or included in these notes, providing that such matters can be reasonably inferred from the drawings and notes or be regarded as generally acceptable good building practice. Where there is significant additional load on existing structural elements, including footings, existing lintels and beams, they should be exposed and inspected and for adequacy of condition and load bearing capacity. Position and depth of all existing storm /foul drain runs generally shown on the drawing are not guaranteed. All beams and structural elements to be in accordance with the structural engineer's details (where provided). Exact lengths and bearings of all beams to be determined from site dimensions.