

**GENERAL NOTES:**

**1. DIMENSIONS**

All dimensions and suitability of existing and affected walls, lintels, beams and foundations to be checked on site prior to commencement. Any discrepancies are to be brought to the attention of the CA.

**2. MATERIALS**

All workmanship and materials, service installations and demolitions to comply with the latest relevant Building Regulations, British Standards, Code of Practice and IEE Regulations. Any material change is to be brought to the attention of the CA/Client and his approval should be obtained accordingly.

**3. PARTY WALL ACT**

Contractor to ensure that NO part of elements of the building works encroach in the land of the neighboring property. Any elements which overhang over the neighboring/land boundary shall require consent of adjoining owner prior to commencement of works. The Client shall obtain all such permissions including the PARTY WALL AGREEMENT.

**4. SITE PREPARATION**

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

**5. STRUCTURAL**

These drawings are to be read in conjunction with the Structural Engineers calculation sheets.

**6. EXISTING STRUCTURE**

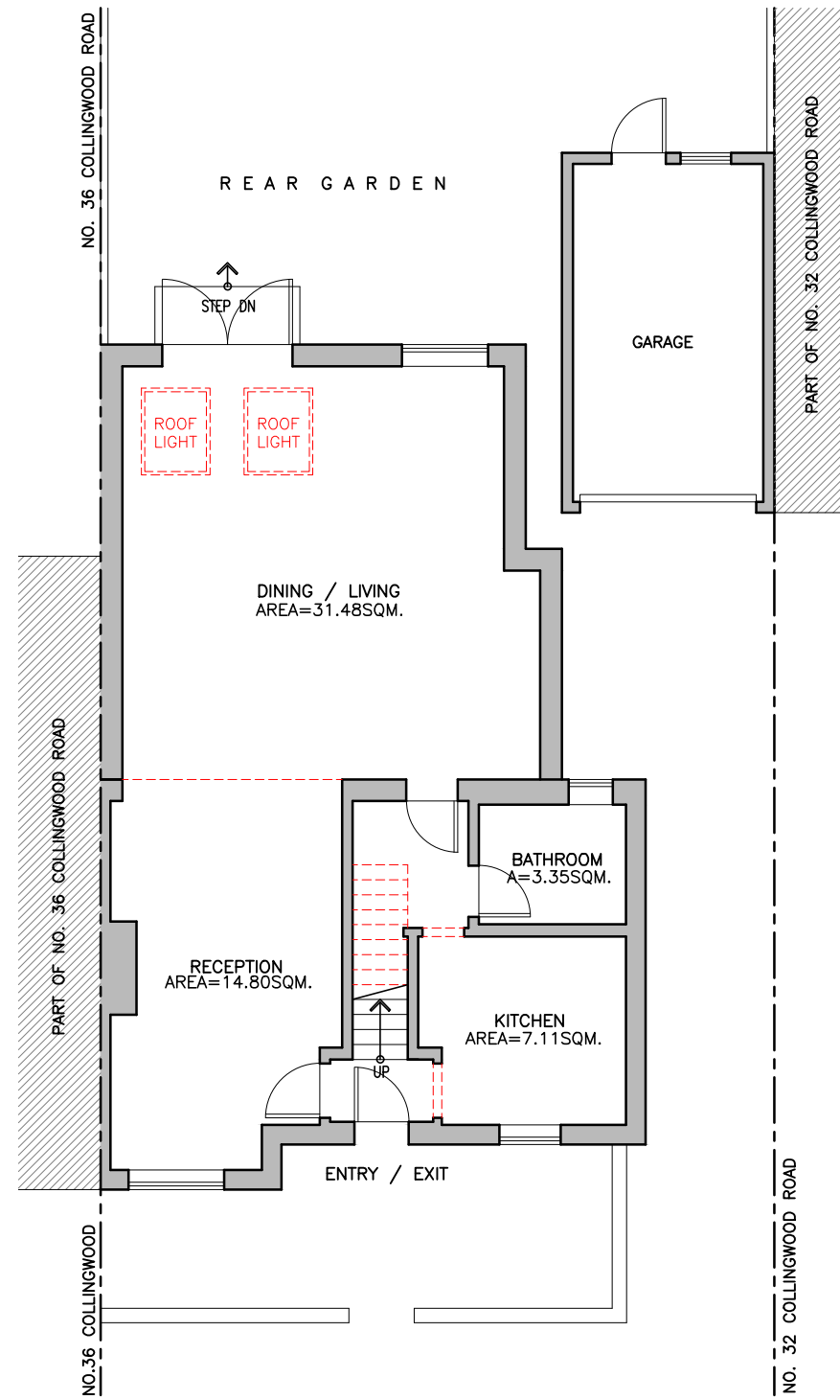
All existing walls that are intended to accept additional loadings from the new works including their foundations should be inspected and consulted with the BCO on site to verify their load bearing capacity and structural condition. It may be necessary to partially or completely rebuild walls and/or underpin foundation.

**7. FIXINGS INTO PARTY WALL**

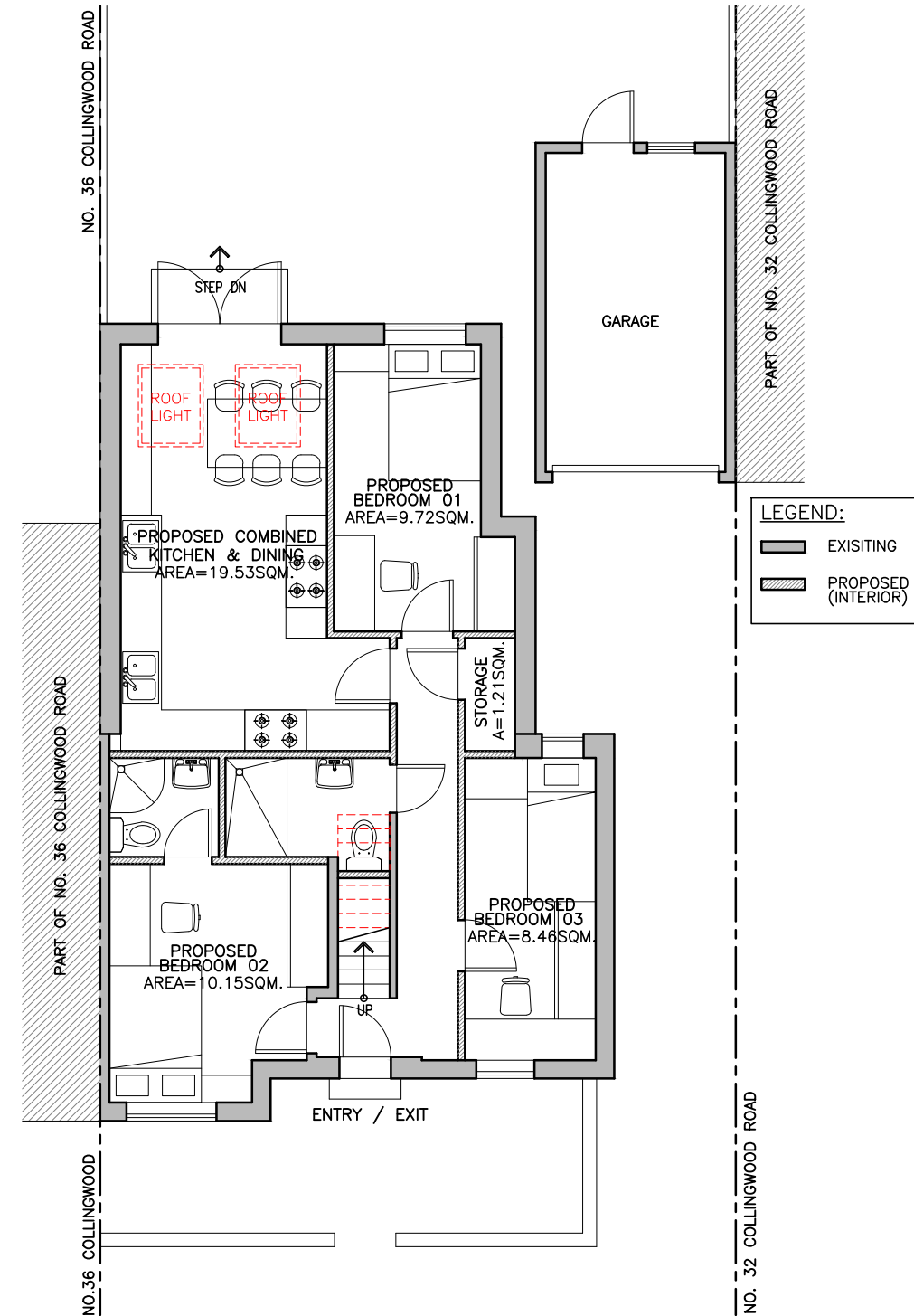
Any joists fixed to the party wall are to be on galvanized steel joist hangers resin bolted into wall. All partitions and stair fixings fixed on the party wall to be long screw and plug fixed.

**8. CDM REGULATIONS HEALTH AND SAFETY**

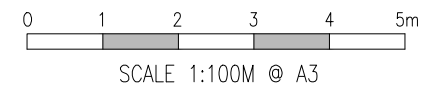
It is owner/client's responsibility to fulfill their duty under this act. Under the terms and conditions of the above act it will be necessary for an appointment of CDM coordinator for any works lasting more than 30 days.



**EXISTING GROUND FLOOR PLAN**



**PROPOSED GROUND FLOOR PLAN**



PROJECT TITLE:	SHEET CONTENTS:	ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECTS / PROJECT MANAGERS. THIS DRAWING IS THE PROPERTY OF THE OWNER AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT	REVISION	DATE	SUBJECT	DESIGNED	KMM	SHEET NO.
A PROPOSED CHANGE OF USE FROM C3 (DWELLINGHOUSE) TO C4 (6-BEDROOM HMO)	EXISTING GROUND FLOOR PLAN PROPOSED GROUND FLOOR PLAN		0	29/02/2024	FOR APPROVAL	DRAWN	KMM	A-102
PROJECT ADDRESS: 34 COLLINGWOOD ROAD, SUTTON, SURREY, SM1						APPROVED		
					REVISED		A3 PAPER SIZE	