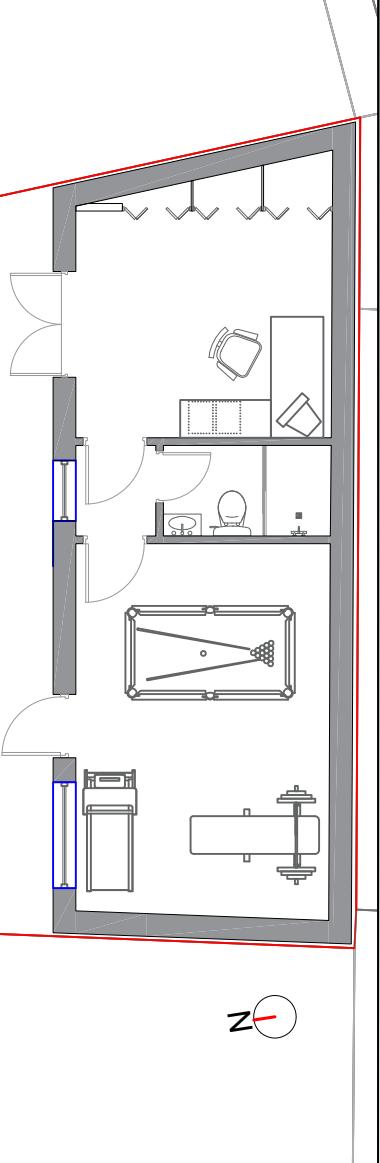


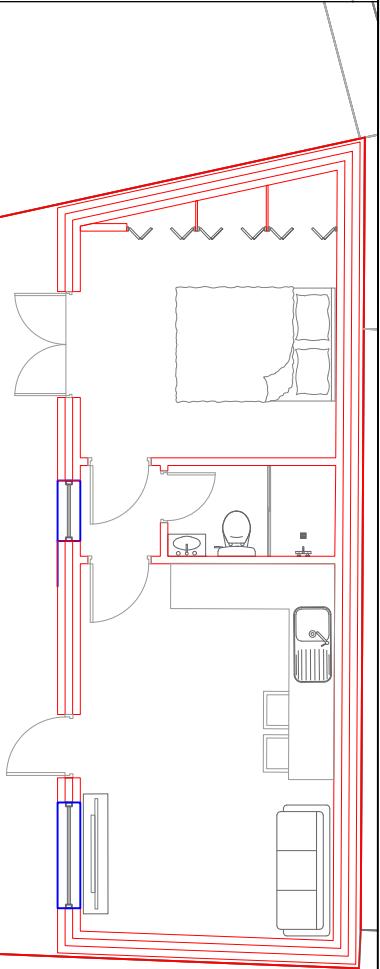
36

EXISTING FLOOR PLAN



36

PROPOSED FLOOR PLAN



CLIENT: Mr Singh		PROJECT NAME: Existing building - Granny Annex	
ADDRESS: 36 Evergreen Road Hayes UB3 2BJ		PAGE TITLE: Floor plan - Existing and proposed	
PROJECT NUMBER: 12032022-3		SHEET: A - 01	
DATE: 01/05/25		SCALE: 1:100 @ A3	
0	5	0	5



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GENERAL NOTES

- All dimensions are in mm's, unc.
- The contractor shall check all dimensions on the plan to any obstruction or other features on the site. Any dimensions on the plan shall be generally similar to the existing so that the new work will blend into the existing, unless noted otherwise.
- The materials for new work shall be similar to the existing.
- The detailed specifications where given are generally for similar typical buildings and give some of the building practices for completion to the current Building Regulations and good building practice. Some items may need modifications to suit site conditions, but with liaison this, the contractor shall be responsible to the client for any changes.
- Any Structural detail provided in the drawings (eg. removal of wall sections, beams, columns, foundations, etc.) are based on Building Regulations and will be responsible to the client for any changes.
- At the information on details of any Building Regulations Approval, any outstanding information and conditions etc. the contractor shall propose all the necessary changes to the drawings and get them approved before the Building Surveyor similar to those applied by the Local Authority Building Surveyor.
- Any Structural detail provided in the drawings (eg. removal of wall sections, beams, columns, foundations, etc.) are based on Building Regulations and will be responsible to the client for any changes.
- Before commencing any work, the contractor shall ensure that all relevant information, details of any Building Regulations Approval, any outstanding information and conditions etc. the contractor shall propose all the necessary changes to the drawings and get them approved before the Building Surveyor.
- The contractor shall liaise with the Building Control Officer and provide a design system to cater for future and surface water drainage.
- The client is responsible in serving all the appropriate Party Wall Notices under the Party Wall Acts and obtains the necessary consents as required by the act.
- No works shall commence until all approvals and agreements have been obtained. These include Planning, Building Regulations, Thames Water and Party Wall.
- Planning permission is only for local authority or statutory approvals (such as Planning Permission), and may not give complete or correct scope of building work. The contractor shall liaise with the Building Control Surveyor.
- The design may be limited to basic structural and local requirements, such as party wall, drainage, etc. The contractor shall take all necessary measures to avoid risks to health and safety or reduce risks at source if they cannot be avoided. Allegations of non-compliance with Construction, Health and Safety and Management Regulations 2007 (C/H&M) are applicable the client, in conjunction with the contractor must ensure that the principal contractor plans, manages and co-ordinates health and safety while construction work is being undertaken.
- The copyright of this drawing belongs to Costa Builders Group.