

Please note that construction must only commence once planning, building control and any other approvals have been received. It is the responsibility of the owner/contractor to commence prior to these approvals.

**IMPORTANT GENERAL NOTE**

The specification is to be read in conjunction with the plans/section details, and other associated Structural details as may be provided. All work is to be carried out to the Local Authority Planning and Building Regulations Approval, and the Codes of Practice and British Standards as necessary.

All dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Surveyor/Engineer or responsible person/s immediately. The Contractor is responsible for ensuring compliance with the CDM Regulations, and appropriate Health & Safety on site precautions.

**PARTY WALL ACT 1996**

OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE FOR ANY BUILDINGS WORKS ARE TO COMMENCE

## 2 Proposed First Floor Plan