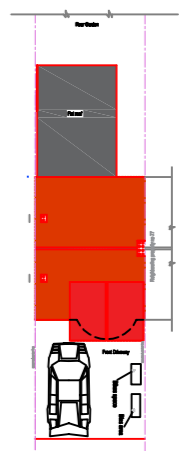


**NOTES**  
Drawing issued for Planning purposes only not to be used for construction.  
Drawing based on survey information all Levels & dimensions to be checked prior to commencing work.

**DISCLAIMER**  
1. The designer and Planner drawings are not to be used for construction unless marked "for construction". The contractor to be responsible for all levels & dimensions, which should be established & verified prior to commencing work.  
2. All windows and door manufacturer/installer to check deflection of supporting structure designed by SE is compatible with window head installation detail prior to construction.  
3. Any discrepancy with information shown on any drawing to be reported to the designer immediately.  
4. The contractor shall be responsible for serving upon the local authority any required commencement notice & any other notice required during the process of site work.  
5. The contractor shall be responsible for compliance with the building Act1984; the current building reg. all relevant British Standards or equivalent. EEC standards and codes of practice referred to therein.  
6. The party wall act1996 must also be observed as appropriate.  
7. All materials & workmanship to be in accordance with relevant British standards, code of practice including BS8000:1989-workmanship on building sites.  
8. All proprietary products & systems to be used in strict accordance with manufacturer instruction.

- PLEASE CHECK ALL DIMENSION ON SITE**
- owners to serve party wall act notice on owners of adjacent property and obtain written agreement, prior to commencement of any works
  - client/builder to obtain all planning permission approvals from the relevant authority. commencement of building works prior to the planning & building control approvals is to client/builders own risk
  - roof lights: final size and position of roof lights to clients requirement
  - all rainwater guttering, down pipes locations to be confirmed by architect & not to encroach neighbors property
  - client/builder to liaise with local water board for any new works on or within the public sewer or drain runs and obtain approval from the local authority prior to commencement of any works



0m 0.5m 1m 2m 3m 4m 5m  
**VISUAL SCALE 1 : 100 @ A3**

Project number .....	Title
Design date: 13-02-2023	Proposed Floor plan
Ref: .....	
Updated on .....	
Size @ A3	
Designed by: Oxford plan and build Ltd	
Project Content:	Client : Mrs Sonia Salmon
Erection of single storey rear extension	Project Location: 75 Oliver Road, Oxford OX4 2jh

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Scale 1 : 100