



IT IS THE CLIENT RESPONSIBILITY TO ASK THE LATEST DRAWINGS APPROVED BY BUILDING CONTROL BEFORE COMMENCEMENT OF WORKS.

#### GENERAL NOTES:

1. THIS DRAWING IS FOR STATUTORY BUILDING CONTROL PURPOSES ONLY. DO NOT SCALE.
2. PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

#### ADDITIONAL NOTES:

- 1.1 - All work is to comply with the current requirements of the Building Regulations and allied legislation.
- 1.2 - This drawing must be read in conjunction with all relevant details for this project.
- 1.3 - All dimensions are given in metres on architectural drawings.
- 1.4 - No scaling from any drawings allowed, and dimensions take precedence.
- 1.5 - Any discrepancies and/or indistinctness should be referred to Architect before commencement of construction.
- 1.6 - All dimensions to be verified and coordinated on site prior to construction. Figured dimensions take preference over scaled drawings. Large scale drawings take preference over smaller scale drawings.
- 1.7 - All the structure elements in architectural drawings are indicative and need to be checked with separate engineer drawings and calculations. Structural drawings and calculations prevail over architectural detailed drawings. Any incompatibility should be immediately reported to both Architect and Structural Engineer before commencement of works.
- 1.8 - All structural elements, steel, timber and concrete as per structural engineer's drawings, details and specifications.
- 1.9 - All building codes quoted hereunder and in drawings are invoked. standards and the Contractor must comply when invoked in a specification. Contractor may be called upon to produce the relevant building code on site to prove cognizance of the standard.
- 1.10 - No work is to extend over adjoining properties without express instructions.
- 1.11 - All materials are to be used and installed in strict compliance with manufacturer's recommendations.
- 1.12 - For any questions/ comments related to structural drawings/ calculations please contact the structural engineer directly and copy us on the email.
- 1.13 - All drawings details and technical notes should be read in conjunction. Any discrepancies to be immediately communicated to the architect and/or engineer.

TITLE: Erection of a 4 bedroom detached house

PROJECT: GROUND FLOOR (Foundations)  
FIRST FLOOR  
(DIMENSIONS)

CLIENT: Mr Bhisham Singh

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SCALE: 1:50 DATE: January 2023

DRAWING No:

07

Our Ref: (CP10)

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