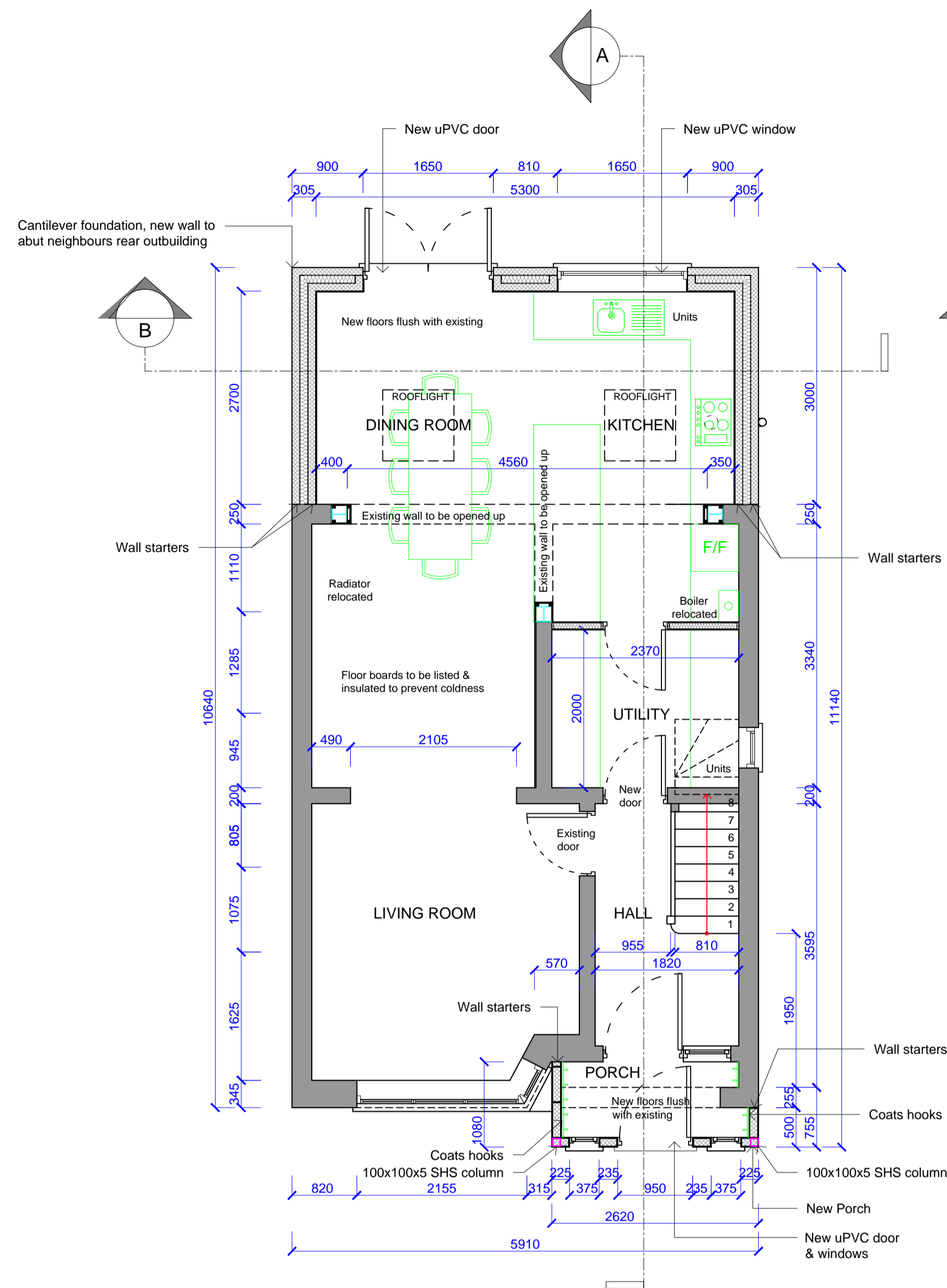
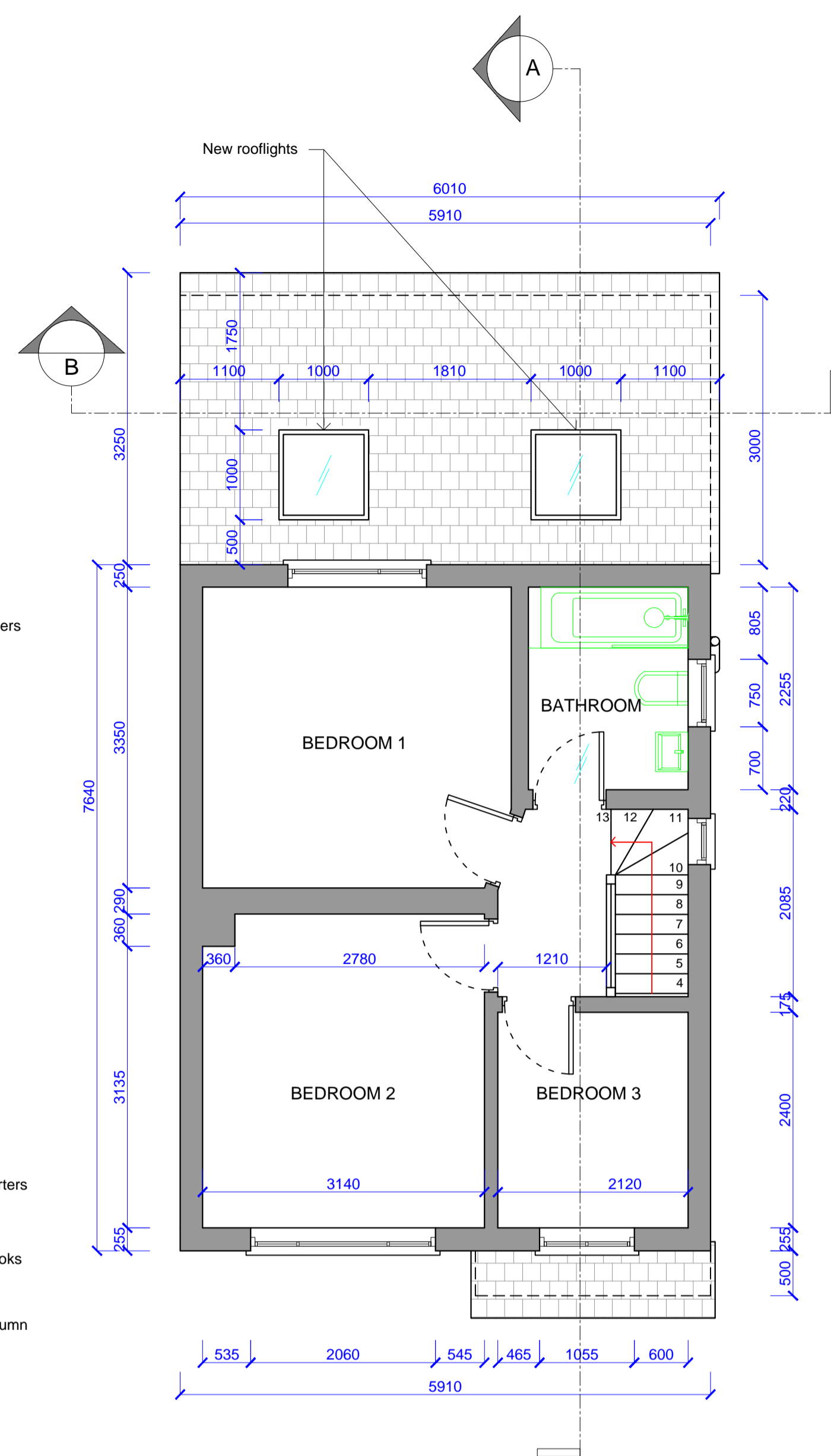


Roof Plan



Ground Floor Plan



First Floor Plan

GENERAL NOTES

All works to be carried out to the satisfaction of the Building Control Inspector. The contractor is to verify all dimensions, loadbearing structures, construction details and levels before commencing of any works. All works to comply with the Building Regulations Approved Documents.

STRUCTURE

All structural work to be installed strictly in accordance with structural engineer calculations and detailed plans. All structural elements to comply with Approved Document A of Building Regulations and other pertinent regulations according to structural engineer calculations.

ELECTRICITY

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, The IEE Wiring Guidance and Building Regulation Approved Document P (Electrical Safety) by a certified person.

FIRE

Doors indicated on drawing as FD30S to be ½ hour fire resisting (30/30) rating. Finishing's, exposed steel structure and other construction elements to meet when necessary Approved Document B of Building Regulations.

WATER AND DRAINAGE

Supply and fit new sanitary pipework and pieces, as well as drainage system and related elements in accordance with Approved Documents G and H of current Building Regulations.

LIGHTING NOTE:

The Not less than 3 per 4 of all the light fittings in the areas affected by the building work to be lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens.

Existing Structure:

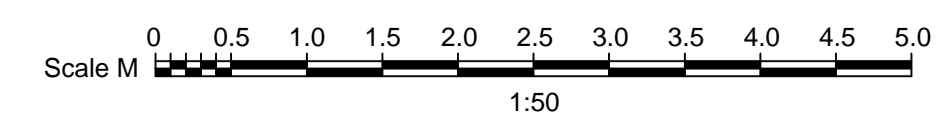
The foundations and part of the walls are already in place. The recently constructed works have been approved by Building Control.

ACCESSIBILITY AND PASSIVE PROTECTION WITHIN THE BUILDING

All stairs, ramps and barriers must comply with Approved Document K. Every access, all corridors, doors, bathrooms, rooms, and other spaces must meet the requirements of Approved Document M for dwellings.

ENERGY EFFICIENCY

Reasonable provision shall be made for the conservation of fuel and power in the dwelling, during and after the works have been finished. The dwelling will have to be energy efficient by limiting heat gains and losses through thermal elements and other parts of the building fabric, and from pipes, ducts and vessels used for space heating, space cooling and hot water services, as well as by providing fixed building services which are energy efficient, have effective controls and are tested. All of it must comply with Approved Document L1 for dwellings.



Revisions

- A, 15/12/20 - Utility room added, coats hooks added in Porch, F/F, oven and boiler relocated.
- B, 23/12/20 - X2 rooflights installed in extension roof.
- C, 06/01/21 - Structural engineer's information added.

Contractor to check all dimensions on site prior to starting on site. This drawing is the copyright of Swordsman Historic Architectural Design and must not be used in conjunction with any other project without the express written consent of Swordsman Historic Architectural Design.

PROJECT
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Wolvercote,
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Oxfordshire,
OX2 8PG

DRAWING TITLE
Construction Plans

SCALE 1:50 @ A1

DATE 03-12-2020

DRAWN AA

DRAWING NUMBER
S122-003

REV A B C

REV

Original size 100mm @ A1

