

NOTE
ALL MEASUREMENTS TO BE CHECKED ON SITE BEFORE SETTING OUT TAKES PLACE. ANY DISCREPANCIES TO BE REPORTED BACK TO SURVEYOR.

PLEASE READ THIS DRAWING ALONG WITH FOLLOWING:

- PROJECT MANAGERS DETAILS
- APPROVED PLANNING DRAWINGS
- PLANNING CONDITIONS
- BUILDING REGULATIONS SCHEDULE
- BUILDING REGULATIONS APPROVED DOCUMENTS
- BUILDING REGULATIONS CONDITIONS
- STRUCTURAL ENGINEERS DETAILS
- OTHER SPECIALIST COMPANIES DETAILS

ANY DISCREPANCIES TO BE REPORTED BACK TO THE PROJECT MANAGER

THE BUILDER SHOULD SATISFY THEMSELVES THAT THEY HAVE READ AND UNDERSTOOD ALL ASPECTS OF THE WORK TO BE UNDERTAKEN.

ALL PLUMBING TO APPROVED DOCUMENT G.

GAS INSTALLATION TO BE UNDERTAKEN BY GAS SAFE ENGINEER.

ELECTRICAL WORK TO BE CARRIED OUT BY REGISTERED MEMBER OF COMPETENT PERSONS SCHEME & RECORDED.

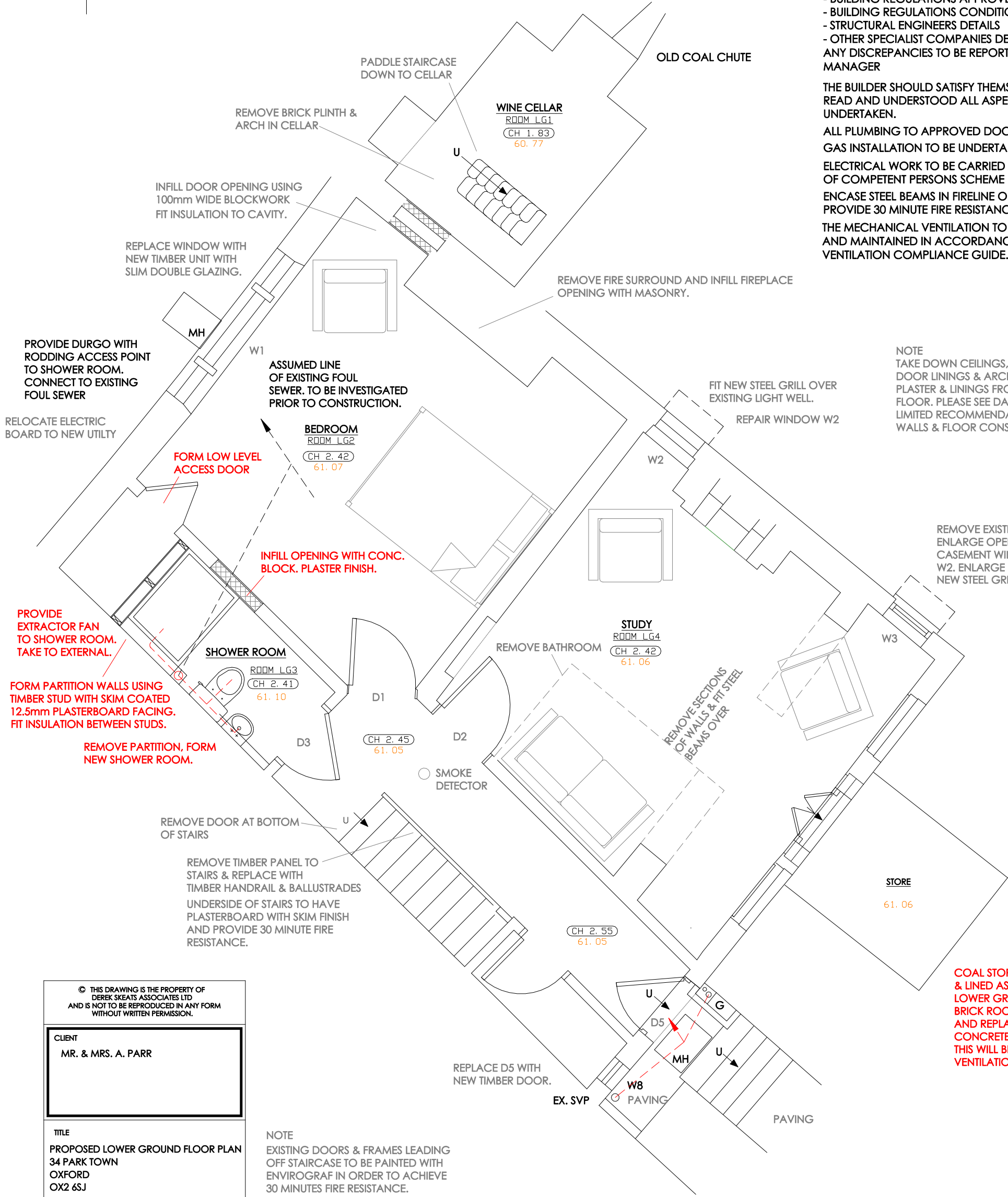
ENCASE STEEL BEAMS IN FIRELINE OR SIMILAR IN ORDER TO PROVIDE 30 MINUTE FIRE RESISTANCE.

THE MECHANICAL VENTILATION TO BE COMMISSIONED, TESTED AND MAINTAINED IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE.

NOTE
TAKE DOWN CEILINGS, REMOVE DOORS/ DOOR LININGS & ARCHITRAVES. REMOVE PLASTER & LININGS FROM WALLS. TAKE UP FLOOR. PLEASE SEE DAMPROT RENOVATIONS LIMITED RECOMMENDATIONS FOR CEILING, WALLS & FLOOR CONSTRUCTION.

REMOVE EXISTING WINDOW & ENLARGE OPENING. FIT TIMBER CASEMENT WINDOW TO MATCH W2. ENLARGE LIGHT WELL & FIT NEW STEEL GRILL OVER

COAL STORE TO BE 'TANKED' & LINED AS PER THE REST OF LOWER GROUND FLOOR. BRICK ROOF TO BE REMOVED AND REPLACED WITH A CAST CONCRETE SLAB CEILING. THIS WILL BE WATERPROOFED. VENTILATION TO BE PROVIDED.



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CLIENT MR. & MRS. A. PARR	
TITLE PROPOSED LOWER GROUND FLOOR PLAN 34 PARK TOWN OXFORD OX2 6SJ	
SCALE 1:50 - A3 SHEET	
DATE 01/03/2021	DRAWN BY NES
DRAWING NUMBER 2020-09-02 PLGF Ver.14C	
DEREK SKEATS ASSOCIATES LTD ARCHITECTURAL ENGINEERING Grassington House, 142 Gidley Way, Horspath, Oxon. OX33 1TD Tel: 07703 292982 E-mail: noelskeats@btinternet.com	

NOTE
EXISTING DOORS & FRAMES LEADING OFF STAIRCASE TO BE PAINTED WITH ENVIROGRAF IN ORDER TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

FIT SMOKE DETECTOR TO HALLWAY. THIS SHOULD BE MAINS POWERED WITH BATTERY BACK UP AND INTERLINKED WITH THE OTHER DETECTORS.

UNDERFLOOR HEATING TO BE INSTALLED

WORKS NOTED IN LIGHT GREY HAVE BEEN APPROVED 20/02846/LBC

WORKS NOTED IN RED ARE THOSE REQUIRING LISTED BUILDING CONSENT

