

BOILER AND PUMP FOR WATER
PRESSURE. FLUE TO BE TAKEN
TO EXTERNAL.

NEW FLOOR CONSTRUCTION TO BE
22mm T/G MR CHIPBOARD LAID
ON 50x200mm C24 JOISTS AT 400mm
CTS. FIT 100mm INSULATION BETWEEN
JOISTS, RETAINED WITH SUITABLE CLIPS.
FINISH UNDERSIDE OF JOISTS WITH SKIM
COATED GYPROC 10 BOARD.
DAMP-PROOFING COMPANY TO ADVISE
ON PREVENTING MOISTURE ENTERING
THE BUILDING VIA THE EXISTING WALL.

NOTE
CELLAR EXTENDS TO GREEN DASHED LINE.

NOTE
MOVE SERVICE POINTS TO NEW
UTILITY. TO INCLUDE
ELECTRIC BOARD, WIFI, GAS &
ELECTRIC CAR CHARGING POINT
A SEPARATE SPUR SHOULD BE
PROVIDED FOR THE SUMP PUMP

REMOVE RENDER FROM THIS ELEVATION TO REVEAL BRICKWORK. IF WALL IS TOO DAMAGED, REBUILD NEW SINGLE LEAF OF RECLAIMED BRICKWORK WITH LIME MORTAR OFF EXISTING FOUNDATIONS.

FORM STUDWALL 50mm AWAY FROM WALL USING 50x100mm TIMBER STUDS.FIT 80mm CELOTEX GA4000 BETWEEN STUDWORK. FINISH FACE OF STUDWORK WITH VCL AND SKIM COATED 12.5mm PLASTERBOARD.

TIE IN NEW WALLS TO EXISTING USING FURFIX WALL STARTER BARS.

NEW WALL CONSTRUCTION TO BE 100mm WIDE BRICKWORK OUTER LEAF; 100mm WIDE CAVITY WITH 50mm CELOTEX CW4000 INSULATION; 100mm WIDE CONCRETE BLOCK INNER LEAF; 13mm WET PLASTER FINISH. PROVIDE CAVITY TRAY OVER DPC WITH WEEPHOLES.

EXISTING GARAGE FLOOR TO BE
RETAINED UPTO CELLAR. WE HAVE
ASSUMED THE CONCRETE SLAB IS
100mm AND THERE IS A DPM, PLEASE
CHECK. LAY 75mm CELOTEX GA4000
INSULATION OVER SLAB; 500G
SEPARATING LAYER; MIN. 65mm SAND
CEMENT SCREED WITH LIGHT REINFORCEMENT.

REMOVE CHIMNEY BREAST
& FIT STEEL BEAMS OVER
KEEP BRICK FOR REUSE

FIRE SURROUND TO BE CLEANED
UP AND RE USED IN LIVING ROOM
ON FIRST FLOOR.

**REMOVE SECTION OF
WALL AND FIT STEEL BEAM
OVER**

HOB EXTRACTOR FAN
FIT STEEL GRILL EXTERNALLY.

KITCHEN
ROOM G2
CH 2. 87
63 78

REMOVE FRENCH DOORS.
ENLARGE OPENING AND FIT
FRENCH DOORS WITH FIXED
SIDELIGHTS.

CH 2. 87
63. 78

STEEL STEPS AND HAND RAILS.

PAYING

PROVIDE EXTRACTOR
FAN TO WC. TAKE EXHAUST
TO EXTERNAL.

REPLACE EXISTING SASH
WITH NEW UNIT PAINTED WHITE
(W14)

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 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.

WHERE FIRE DOORS ARE NOTED, CONTRACTOR TO PROVIDE TEST EVIDENCE BY MEANS OF EXPOSURE TO A FIRE FROM BOTH SIDES OF THE DOOR SET.

WORKS NOTED IN LIGHT GREY HAVE BEEN APPROVED 20/02846/LBC
WORKS NOTED IN RED ARE THOSE REQUIRING LISTED BUILDING CONSENT

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

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CLIENT
MR. & MRS. A. PARR

TITLE
PROPOSED GROUND FLOOR PLAN
34 PARK TOWN
OXFORD
OX2 6SJ


SCALE 1:50 - A3 SHEET

DATE _____

DRAWN BY

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