



APPLY RENDER TO THIS ELEVATION.
 PROVIDE CELOTEX PL4065 ON DABS TO INTERNAL FACE.
 DAMPROOFING COMPANY TO ADVISE ON PREVENTING MOISTURE ENTERING THE BUILDING VIA THE EXISTING WALL.

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. DAMPROOFING COMPANY TO ADVISE ON PREVENTING MOISTURE ENTERING THE BUILDING VIA THE EXISTING WALL.

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.

REPLACE STEPS WITH BULLNOSE STONE STEPS. FIT GRILL FOR EXTRACTOR FAN FROM LOWER GROUND FLOOR BATHROOM.

FLOOR HATCH TO WINE CELLAR BENEATH

REMOVE RENDERED PLINTH.
 CLEAN UP EXISTING MASONRY WALL

FORM TIMBER STEPS & LANDING WITH STORAGE UNDERNEATH

FORM DOORWAY INTO PROPOSED UTILITY. PROVIDE LINTEL OVER. REUSE DOOR FROM KITCHEN

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

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.

PAVING

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
 04/03/2021

DRAWN BY
 NES

DRAWING NUMBER
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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.

