

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

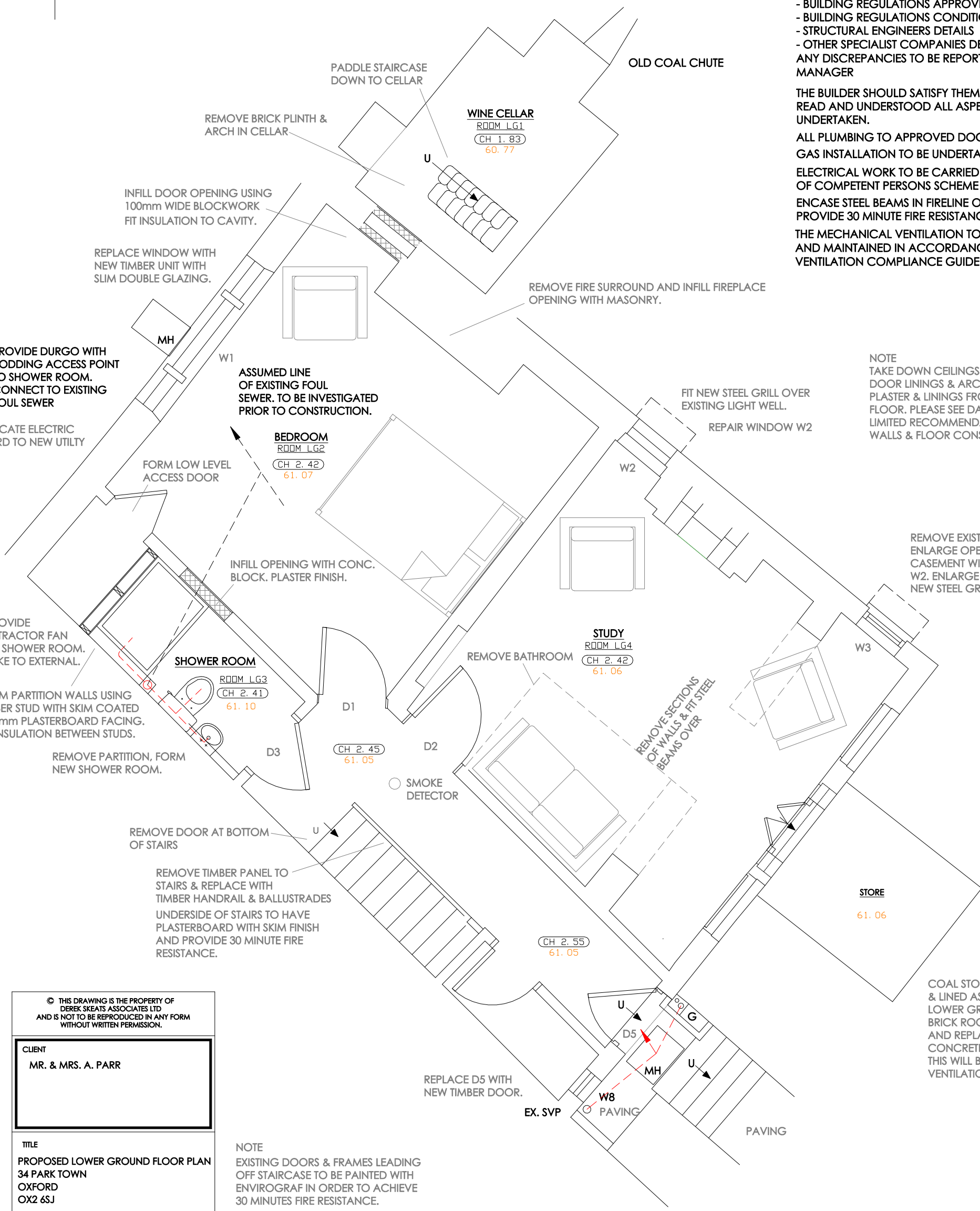
THE BUILDER SHOULD SATISFY THEMSELVES THAT THEY HAVE READ AND UNDERSTOOD ALL ASPECTS OF THE WORK TO BE UNDERTAKEN.

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.



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 LOWER GROUND FLOOR PLAN
 34 PARK TOWN
 OXFORD
 OX2 6SJ

SCALE
 1:50 - A3 SHEET

DATE
 01/03/2021

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 NES

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