



Timber
AND TO BE DOUBLE VACUUM TREATED. SAWN ENDS
ARE TO BE TREATED WITH A COMPATIBLE
PRESERVATIVE. ALL JOIST HANGERS ARE TO BE
GALVANISED MILD STEEL WITH A MINIMUM
THICKNESS OF 2.5mm. JOISTS TO BE DOUBLED UP
UNDER BATHS. FOR JOISTS SPANS GREATER THAN
2.5m, SOLID BLOCKING IS TO BE INSTALLED IN
ACCORDANCE WITH THE BUILDING REGULATIONS.
PROVIDE SOLID STRUTTING UNDER ALL PARTITIONS
RUNNING AT RIGHT ANGLES TO JOISTS UNDER. ALL
DOUBLED UP JOISTS TO BE BOLTED TOGETHER USING
12mm DIA. BOLTS WITH WASHERS AT 500 CENTRES.
SOLID BLOCKING IS ALSO TO BE INSTALLED WHERE
JOISTS ARE NOTCHED INTO STEEL BEAMS OR ARE
SUPPORTED ON JOIST HANGERS. NOTCHING AND
DRILLING OF JOISTS TO BE IN ACCORDANCE WITH
N.H.B.C.
ALL STRUCTURAL ELEMENTS TO BE COVERED WITH
2NO:12.5MM FIRE LINE PLASTERBOARD & 5MM
SKIM FINISH UNDER

ALL DIMENSIONS MUST BE VERIFIED ON SITE. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL
NECESSARY SITE DIMENSIONS AND LEVELS AND FOR ALL
EXPLORATORY WORKS TO VERIFY ANY EXISTING STRUCTURE
BEFORE COMMENCEMENT OF WORKS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE
CORRECT SETTING OUT OF THE WORK ON SITE. ANY GIVEN
DIMENSION IS FOR THE CONTRACTOR'S GUIDANCE ONLY
AND SHOULD BE VERIFIED ON SITE.

NO LIABILITY OF ANY KIND IS ACCEPTED BY THE
ENGINEER FOR ANY ERROR OR OMISSION. WHERE NEW
WORK IS NEAR OR ON BOUNDARY LINE/PARTY WALL
THE PROPERTY OWNER IS TO SERVE PARTY WALL
NOTICE TO THE ADJOINING PROPERTY/LAND OWNER IN
ACCORDANCE WITH THE REQUIREMENTS OF THE "PARTY
WALL ETC" ACT 1996.

ALL DETAILS TO COMPLY WITH CURRENT BUILDING
REGULATIONS AND LOCAL AUTHORITY
APPROVALS. WORK NOT TO COMMENCE BEFORE FINAL
APPROVAL OF PLANS BY LOCAL AUTHORITY.
DRAWINGS PREPARED FROM PLANS & INFORMATION
SUPPLIED BY ARCHITECT - NO SITE SURVEY CARRIED OUT
BY THE ENGINEER.

STEEL WORKS:
All internal steel work shall be wire brushed to remove
rust and mill scale, then painted with two coats of zinc
rich primer prior to erection. Any areas damaged during
erection shall be repainted with another coat of zinc rich
primer.

REVISIONS	DATE	AUTHORITY	AMENDMENT	ALTERED BY	CHECKED BY
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PROJECT

17, HIGH ELMS,
CHIGWELL IG7 6NF,

DRAWING TITLE

PROPOSED GROUND FLOOR PLAN
SHOWING STRUCTURE ABOVE

REF. NO. 17HE-STRO2

SCALE DRAWN BY
1:100@A3
1:50@A1 A.G

TMG CONSULTANCIES
9 HAZLEWOOD CLOSE,
LONDON E5 0SW
INFO@TMGCONSULTANCIES.CO.UK
TEL : 07716178378

NOTES:
THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL
CONDITIONS ON SITE BEFORE WORKS COMMENCE, AND INFORM TMG
CONSULTANCIES LTD. IMMEDIATELY UPON DISCOVERY OF ANY ERRORS,
OMISSIONS OR DISCREPANCIES.
ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING
REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY
REQUIREMENTS. DO NOT SCALE FROM THIS DRAWING WITHOUT FIRST OBTAINING
WRITTEN AUTHORISATION FROM TMG CONSULTANCIES LTD.