



SCALE BAR

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 2ND: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

PROJECT  
**17, HIGH ELMS,  
CHIGWELL IG7 6NF,**

DRAWING TITLE  
**PROPOSED GROUND FLOOR PLAN  
SHOWING STRUCTURE ABOVE**

REF. NO. 17HE-ST02  
SCALE 1:100@A3  
DRAWN BY A.G.

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

NOTES:  
THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAWINGS 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.