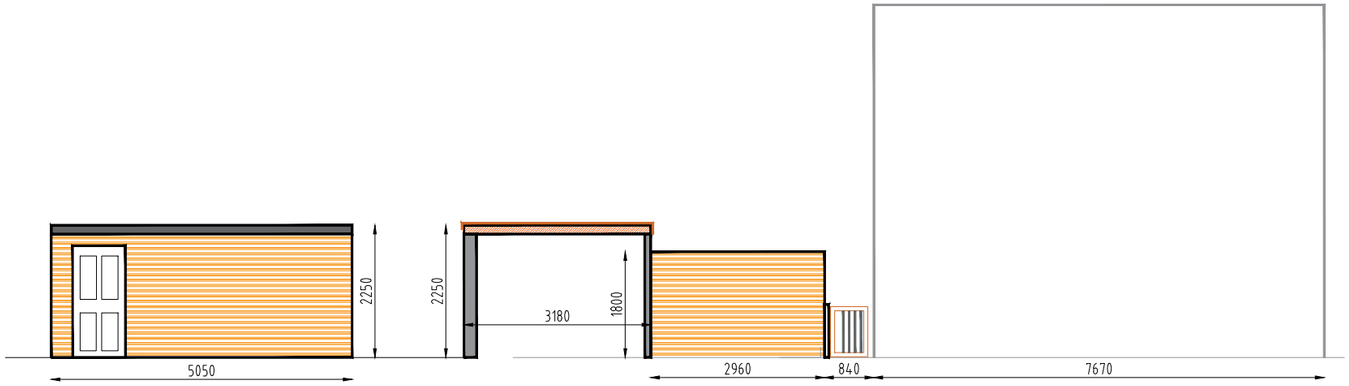
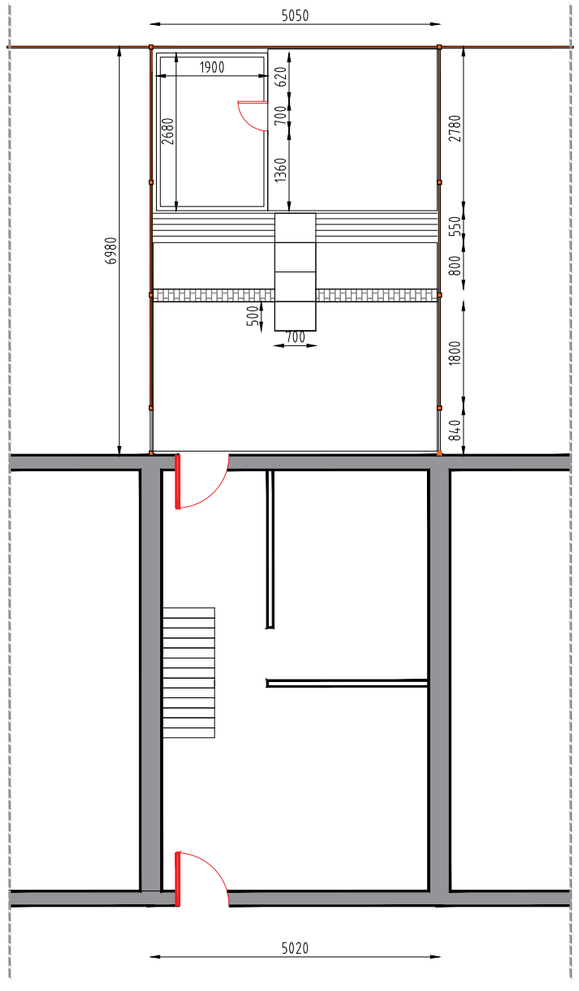
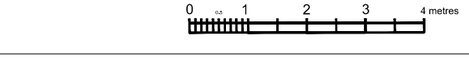


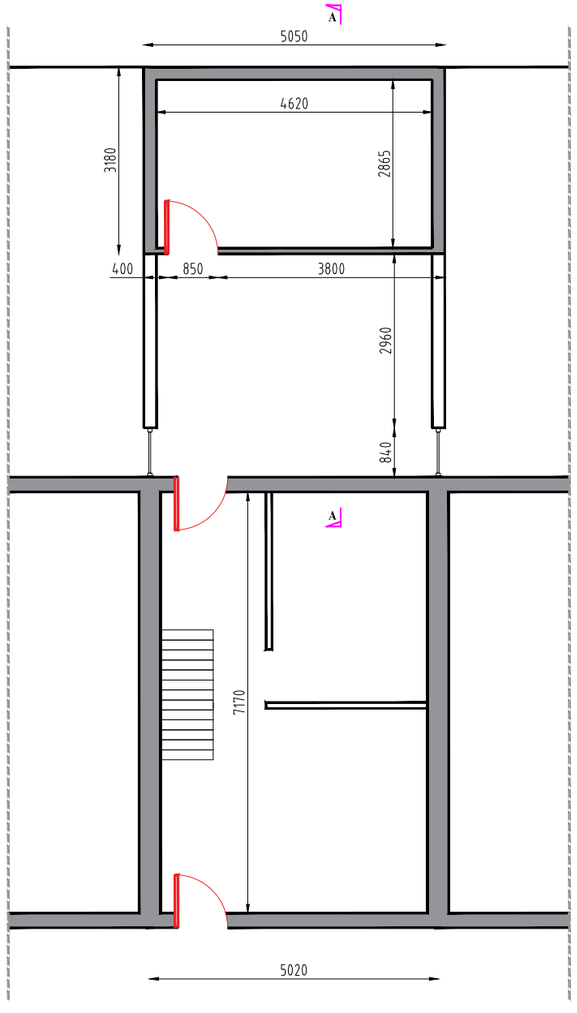
FRONT ELEVATION

SECTION A-A

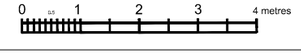


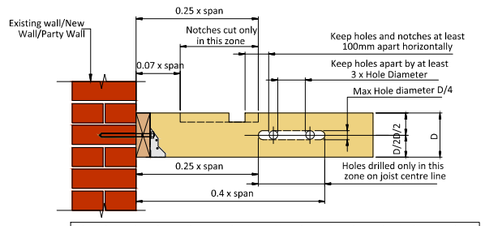
PRE-EXISTING GROUND FLOOR PLAN
(SCALE 1:100)





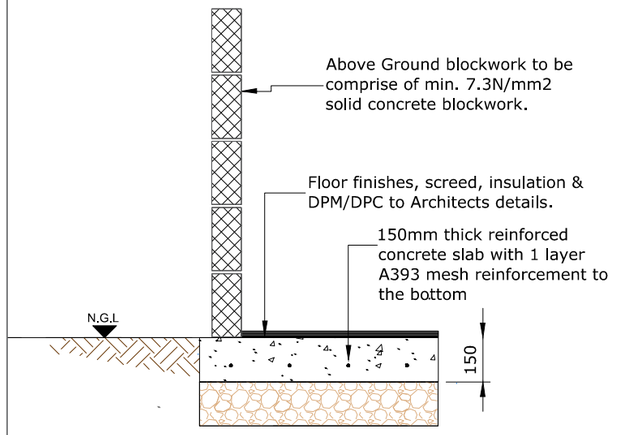
EXISTING GROUND FLOOR PLAN
(SCALE 1:100)



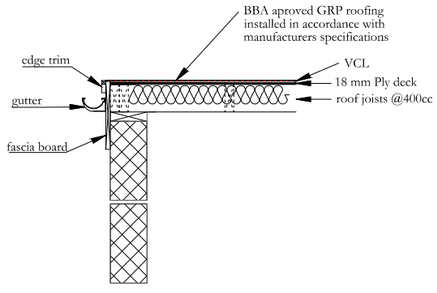


Location and maximum diameter of holes and location and maximum depth of notches in timber floor and roof beams up to 250mm in depth, in accordance with BS 5268: Part 2: Clause 14.9 and the Building Regulations.

NOTCHES AND HOLES IN TIMBER JOISTS DETAIL
SCALE 1:20



150mm CONCRETE SLAB SECTION DETAIL
SCALE 1:20



EXTERNAL WALL/ ROOF DETAIL
SCALE 1:16

GENERAL NOTES

THIS DRAWING AND THE INFORMATION CONTAINED IS THE PROPERTY OF DELTA DESIGN AND IS NOT TO BE COPIED OR PUBLISHED WITHOUT THEIR WRITTEN CONSENT.

1. ALL DIMENSIONS ARE IN MILLIMETRES (mm). ALL LEVELS ARE IN METRES (m). A.O.D UNLESS NOTED OTHERWISE.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE CALCLATIONS REPORT. IT IS THE RESPONSABILITY OF CLIENT AND CONTRACTOR TO ENSURE ALL ASSUMPTIONS MADE ARE CORRECT PRIOR TO START OF CONSTRUCTION.
3. PRIOR TO COMMENCEMENT OF ANY WORK ON SITE, LOCAL AUTHORITIES APPROVAL MUST BE ACHIEVED.
4. ALL TEMPORARY WORKS FOR THE STRUCTURAL WORK TO BE CLIENT/CONTACTORS RESPONSIBILITY.
5. ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE
6. FLOOR AND ROOF JOISTS TO HAVE NOGGINGS AT 600CC FOR LATERAL SUPPORT
7. JOISTS UNDER STUD WALLS, AROUND STAIRS & VELUX TO BE DOUBLED
8. AVOID COLD BRIDGING AT ALL TIME
9. ALL PROPRIETARY EQUIPMENTS TO BE INSTALLED STRICTLY ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS
10. DUE TO UNAVAILABILITY OF GROUND INVESTIGATION REPORT. CONSERVATIVE GROUND PARAMETERS CONSIDERED.
    - 10.1.1.1. GROUND HAS BEARING CAPACITYOF AT LEAST 100kN/m2
    - 10.1.1.2. THERE ARE NO TREES THAT COULD AFFECT THE FOUNDATIONS DEPTH.
    - 10.1.1.3. GROUND WATER AT DEPTH NOT AFFECTING FOUNDATION.

NOTES TO BUILDING OWNER

PARTY WALL ect. Act 1996 building owner has legal duty to serve party wall notices to neighbours under the party wall ect. act 1996. Written notice must be given to adjoining owners prior to start of work on site, two months notice for works to party wall or party structure, one month's notice for all other works.

HEALTH AND SAFETY GENERALLY. All works to be carried out in accordance with the Health and Safety ACT and Dam Regulations 2007 and prevailing Health and Safety requirements in force at the time of the works.

BOUNDARIES building owner is advised to ensure that the position of the boundary (line of junsction) is confirmed / agreed with the adjoining owner/s before constructing any structure.

CLIENT:

GIORGOS VEIZI

DRAWING TITLE:

PRE-EXISTING AND EXISTING PLANS

Rev:	Date:	Description:	
-	-	-	
Drawn By:			
E.M.			
	Date:	Customer:	Materials:
	01/02/2024		
Scales/Size:	Drg Status:	Drg No:	Revision:
AS SHOWN		THU-2024-1	

Address: 57 Dukes Avenue, Grays Essex, RM17 5AG