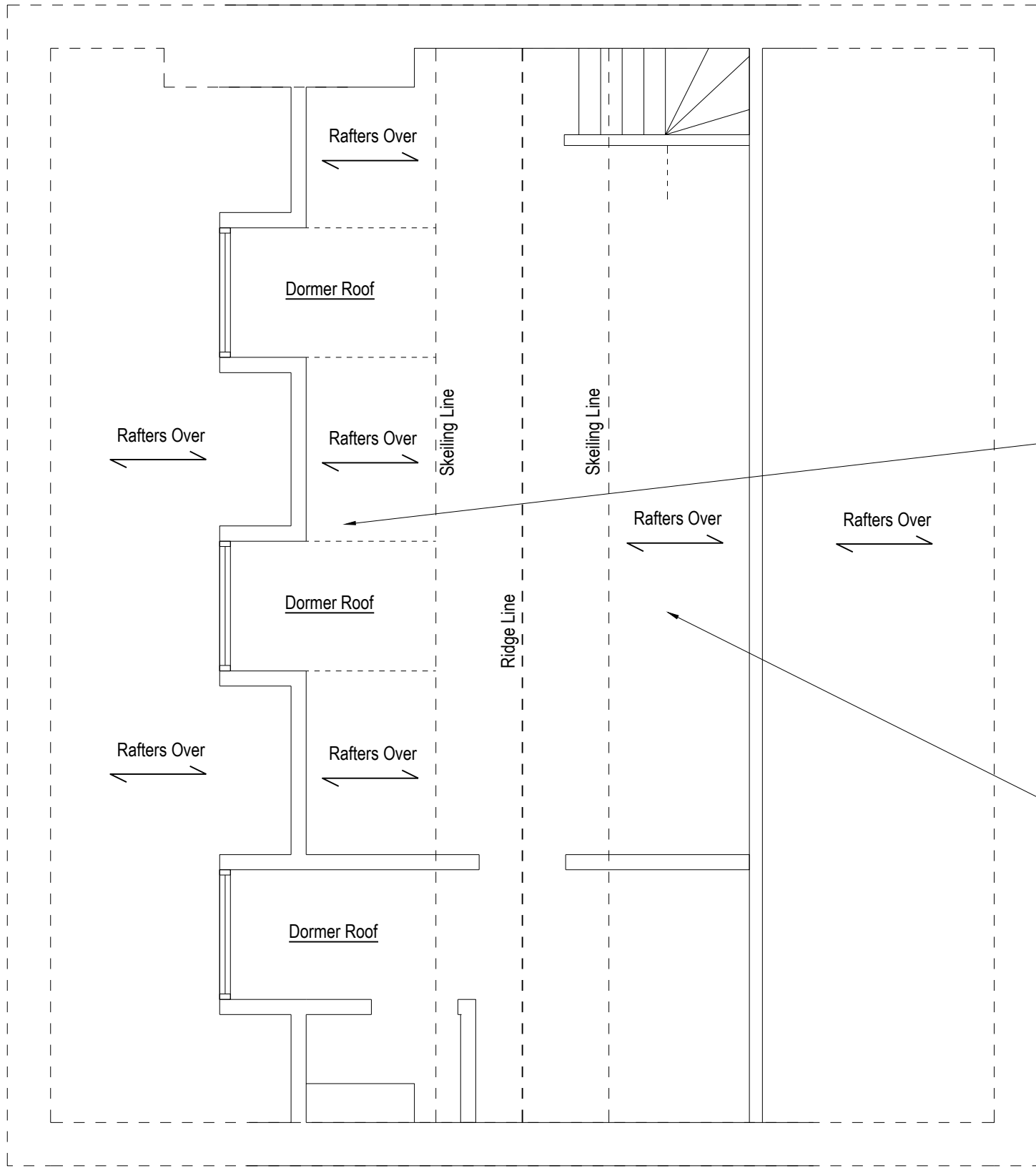
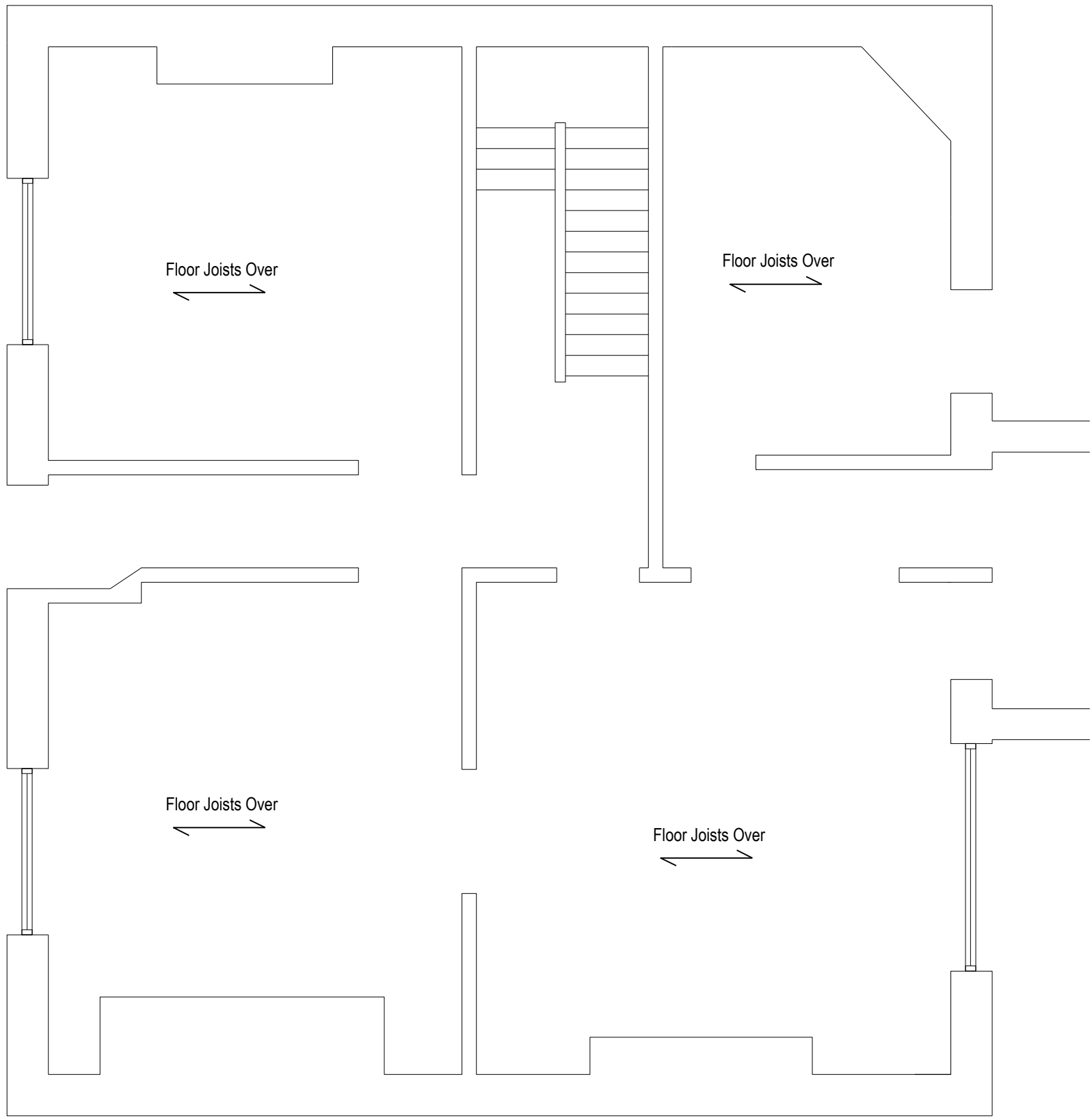
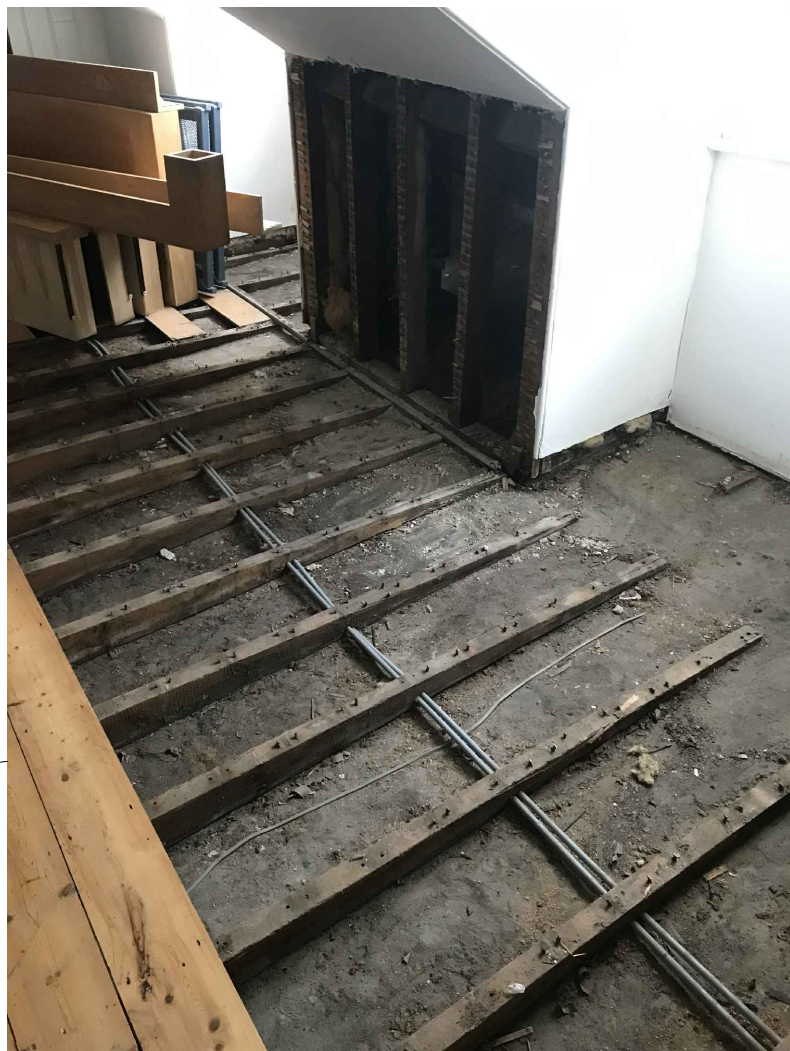




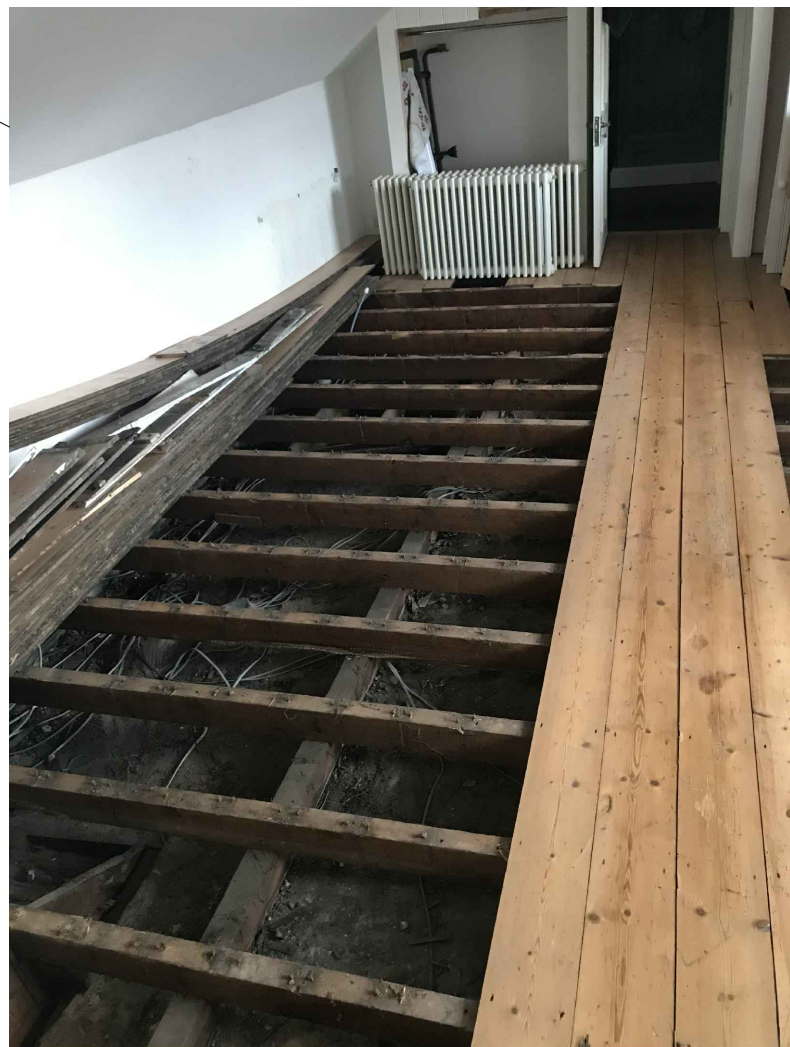
Existing Attic Floor Plan.
(Showing current layout - from planning records)
(1:50)



Existing Ground Floor Plan.
(Showing current layout - from planning records)
(1:50)



Photograph 1
(Showing possible firings over original joists)



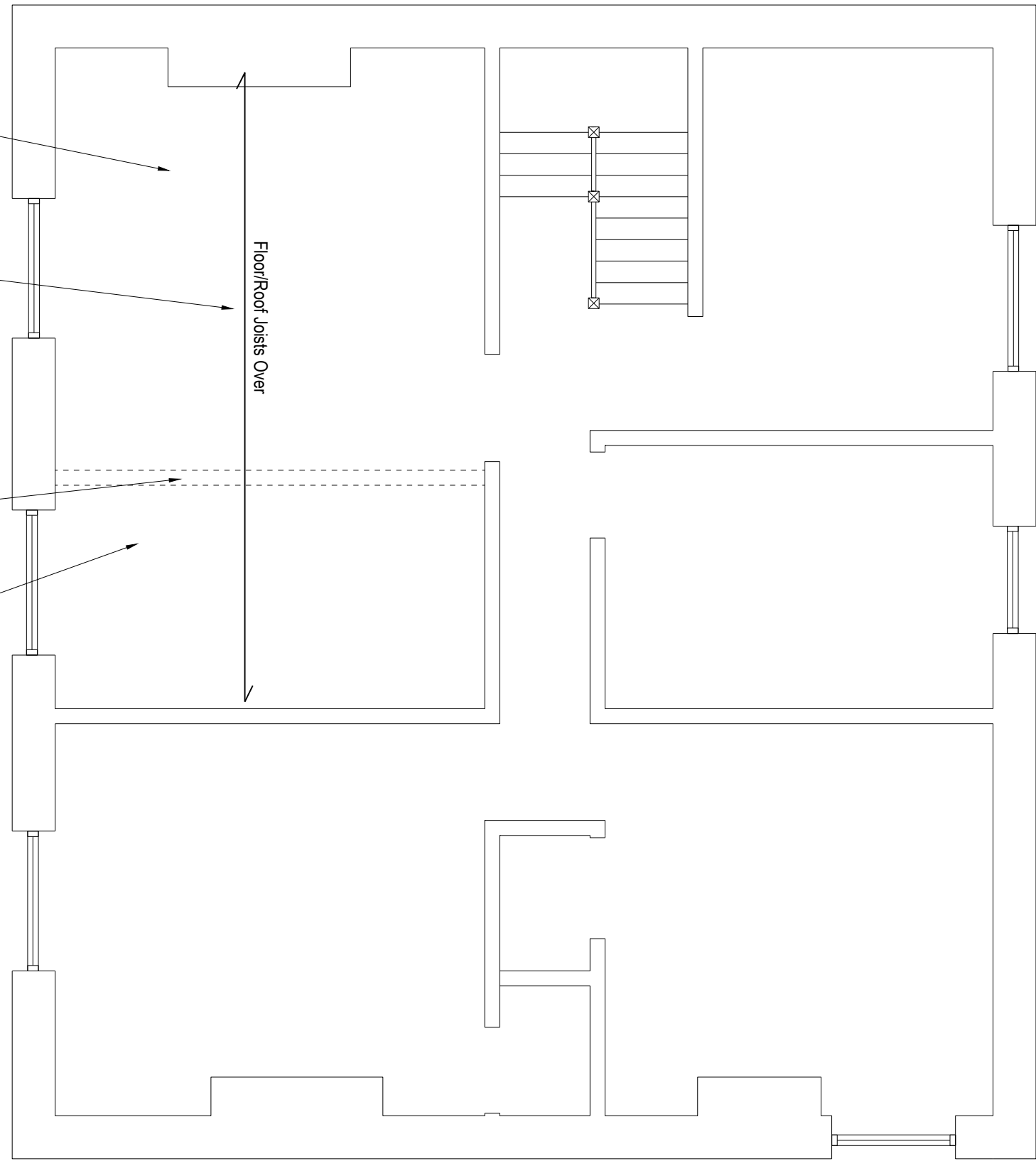
Photograph 2
(Showing possible firings over original joists)

It appeared that the original roof of the property may have fallen towards the rear. The joists visible in the loft space appeared to be firings to provide a level attic floor at a later date **THIS HAS NOT BEEN CONFIRMED!**

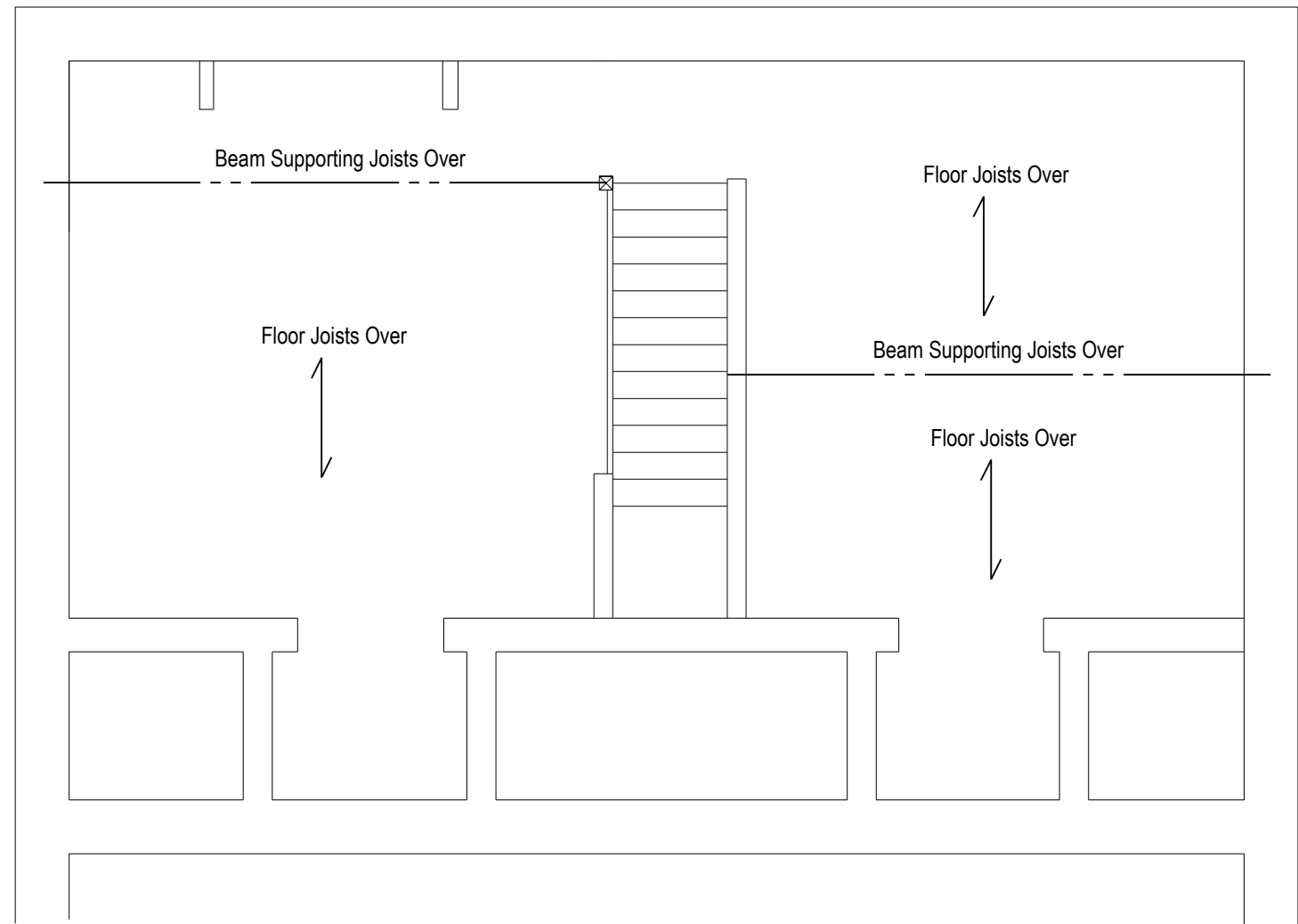
The Contractor has advised that the joists over Sitting Room spanned in the direction shown. The Contractor advised that the joists were in a single length across top of wall. **Joists were hidden and not visible at time of inspection. It has not been confirmed that this is correct!**

Dotted line indicates approximate position of studwork wall removed by others in 2017/2018. Wall was considered to be non-load bearing by others.

The Contractor has advised that cracking appeared in the attic upon removal of the wall and that gaps appeared between the skirting boards to the dormers and the knee walls and the floor boards, suggesting that the structure had dropped. This has not been independently verified. The purpose of the works is to resupport the attic floor joists and original roof elements along the line of the wall to prevent further movement occurring.



Existing First Floor Plan.
(Showing current layout - from planning records)
(1:50)



Existing Part Basement Floor Plan.
(Showing layout)
(1:50)

General Notes

1. The existing structure is to be exposed by the Contractor to confirm that the span directions, wall and foundation construction, adequacy of bearings at supports, etc. are as shown and to confirm the correctness of any assumptions made by the Engineer before ordering any materials or commencing works on site.
2. All dimensions to be checked on site. All details and dimensions relating the sub-contractors or suppliers work must be checked and agreed between the subcontractors or supplier and the general contractor.
3. Steelwork to have two coats of red oxide primer generally and to have two further coats of bitumen paint where supported at external walls unless indicated otherwise.
4. All internal steelwork subject to fire regulations to have min 30 min fire protection to Architect's specification or to comply with Building Regulations.
5. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and the specification, where applicable.
6. Works to comply with current Codes of Practice, British Standards and Building Regulations.
7. Contractor to provide all necessary vertical and lateral restraint strapping in order to comply with The Building Regulations.
8. Any discrepancies are to be reported to the Structural Engineer immediately for comment.
9. The BCO is to confirm the adequacy of the existing structure to comply with the assumptions/conclusions reached in the supporting calculations. If in doubt, refer to Structural Engineer.
10. If in doubt about any detail, refer to Structural Engineer.

Rev.	Date:	Description
-	-	-

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Project Details:

12 River Road
Littlehampton
West Sussex

Client:

G. Andrews

Drawing Title:

Existing Floor Plans

Project No:	Drawing No:	Revision:
19072	01	-
Scale:	Drawn By:	RCW
As Shown@A1	Date:	Mar 19
	Engineer:	RCW
	Checked By:	-