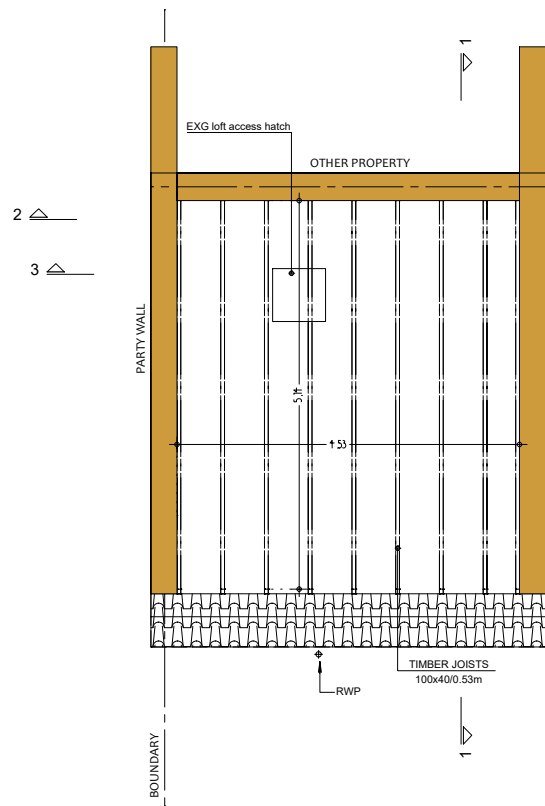
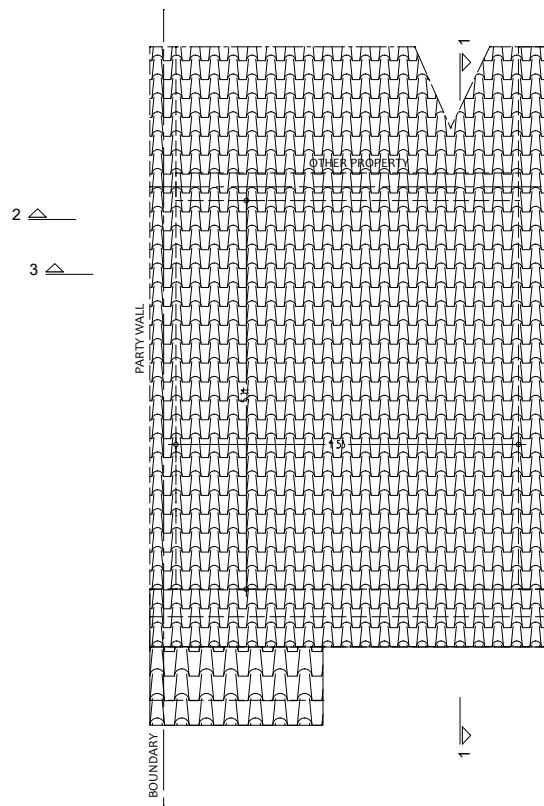
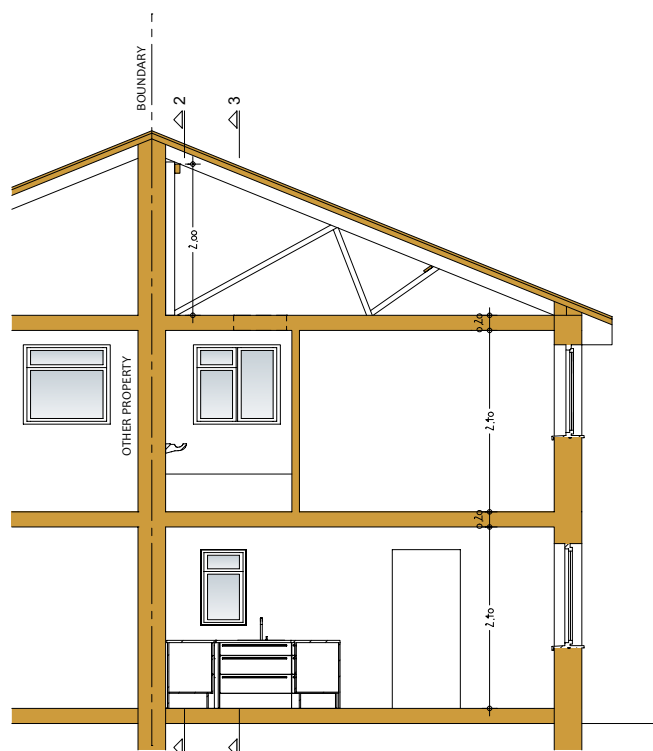




EXISTING LOFT LEVEL



EXISTING ROOF



EXISTING SECTION 1-1

KEY TO STRUCTURAL ELEMENTS

- LXXX : LINTELS
- TPXXX : TIMBER POSTS
- FJXXX : FLOOR JOISTS
- FTXXX : FLOOR TRIMMERS
- FRJXXX : FLAT ROOF JOISTS
- FRTXXX : FLAT ROOF TRIMMERS
- RJXXX : RAFTERS
- RTXXX : RAFTER TRIMMERS
- TLXXX : TIMBER LINTELS
- TBXXX : TIMBER BEAMS
- BATXXX : TIMBER PLATES

KEY TO ABBREVIATIONS

- RWP : RAIN WATER PIPE
- SVP : SOIL VENTILATION PIPE
- FWP : FOUL WATER PIPE
- MH : MANHOLE
- TBR : TO BE REMOVED
- TBC : TO BE CHECKED ON SITE AND REPORT BACK TO ENGINEER TO VERIFY
- UNO : UNLESS NOTED OTHERWISE
- LBW : LOAD BEARING WALL
- EXG : EXISTING
- FFL : FINISH FLOOR LEVEL

GENERAL NOTES

- Refer to LABC construction details if detail not shown on the drawings or specifications
- Building control application is the responsibility of either the builder or client. Await full approval on drawings/calculations before ordering materials / commencing work.
- All materials to match existing where possible.
- Existing manholes and drains to be investigated and report back to engineer prior to commencement of works.
- Structural notes to be confirmed prior to commencing work.

STRUCTURAL NOTES (where applicable)

- BAT - where joists/rafters are supported off EXG walls provide 47mm width c24 timber plate fixed to wall using M12 chemical anchor bolts @ 400mm c/c with timber supported on galv ms joists hangers well spiked to plate, plate depth to match supported rafter/joist
- UNO all timber joists to timber joists / timber beams / steel beams with blocking to be supported by adequate joist hangers simpson strong tie or similar
- All timbers doubled up to be bolted together using M12 bolts @400 c/c + SQ washers staggered, minimum 50mm edge distance
- All steels doubled up to be bolted together using M12 bolts + 15mm tube spacers @ 0.6m ctrs
- Padstones to be precast concrete supreme concrete or similar, fck>=40MPa
- Steel beam end bearing 100mm UNO, lintels end bearing according to manufacturer details
- Lintel on existing walls 'TBC' after exposing wall
- See calculation report for structural connections
- Structural steels to be S275 grade UNO
- For welded top and bottom plates refer to SK01, DETAILS 9, 10 and 11
- Where stud walls are being built on EXG joists it is required to double up the joist or to add noggins to bridge two EXG joists or to add noggins below stud wall where stud wall runs perpendicular to the EXG joists. noggins to be at least doubled up 50mm wide C24 timbers same depth as EXG joists and to be well fixed to EXG joists. in any case this is 'TBC'
- Steel posts in traditional masonry structure to be tied to masonry with resin anchors or wall ties 'TBC'
- Steel beams sitting on masonry piers to be centered on the pier and to have end bearing across entire pier length UNO
- Concrete mix to comply to BS-8500 and BS EN 206-1:
- Report back if concrete in contact with sulphate, groundwater, acids, chlorides and other chemicals or if buried in any kind of adverse soil conditions and not specified below
- Trench fill foundations to be grade ST2, consistence class S4
- Plain ground floor slab to be grade ST2, consistence class S2
- External paths and driveways to be grade ST5 or PAV1, consistence class S2
- Reinforced concrete with 35mm concrete cover XC1 and XC2 exposure to be RC25/30, consistence class S2
- Reinforced concrete with 35mm concrete cover XC3, XC4 and XF1 exposure to be RC32/40, consistence class S2
- Reinforced concrete with 40mm concrete cover XC1 to XC4 and XF1 exposure to be RC28/35, consistence class S2

Renovations
STUDIO
93

STUDIO NINETY - THREE
DESIGN & RENOVATIONS LTD
09 Woodfield Close,
Crawley, RH10 8EW
tel: 07502469569 e-mail: nige.architect@gmail.com

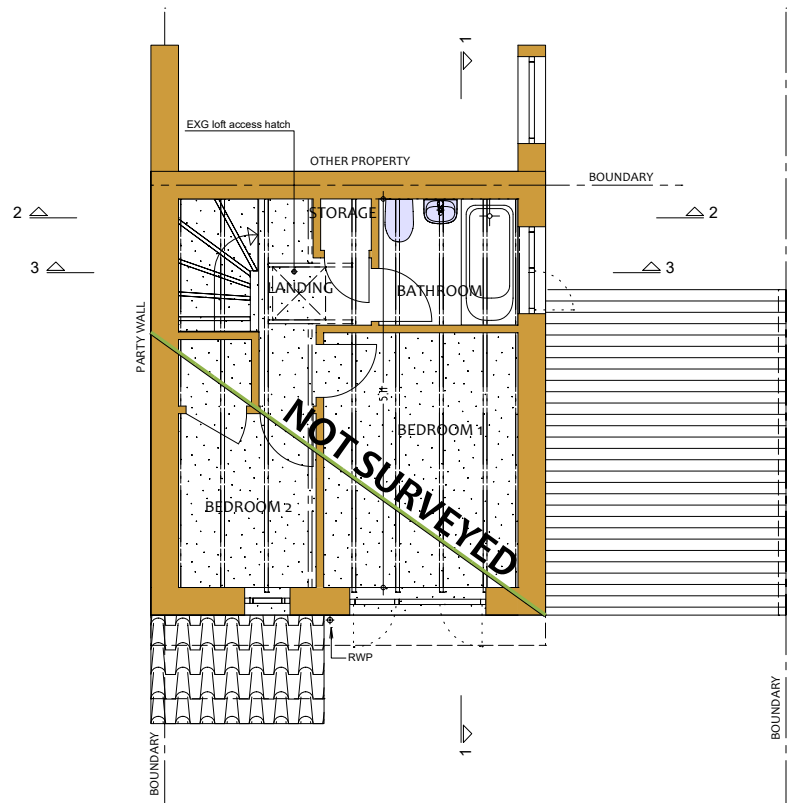
ar3
Architectural
Revisions
3rd
CIBO
The Chartered
Institute of Building

NOTES:

- This drawing is to be read in conjunction with all relevant architectural drawings, structural engineer's drawings, calculations, specifications and general information sheet.
- Do not scale from this drawing.
- All figured dimensions are to be verified on site prior to commencement of work.
- Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy and reported back altered loads are to be exposed and to engineers prior to commencement of work and as required by the building control officer.

Please be aware that site visits will incur a £250 fee.
Any alterations required will be charged as per the original fee proposal.

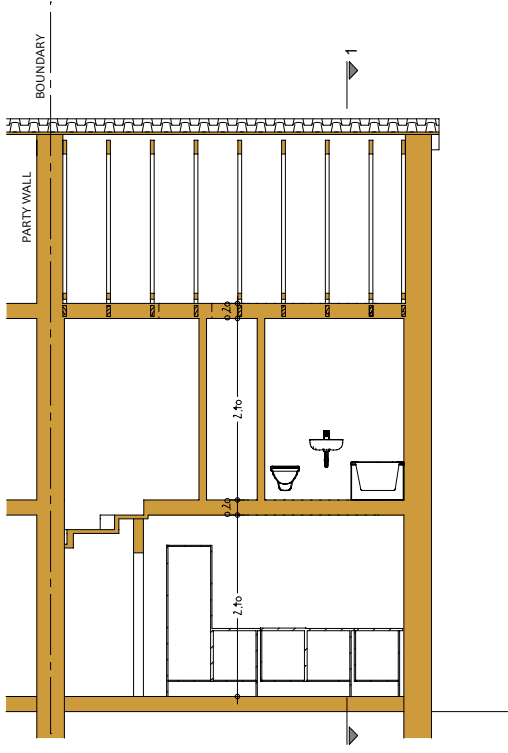
Survey drawings and information supplied by client.
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EXISTING UPPER FLOOR



EXISTING FRONT ELEVATION (WEST)



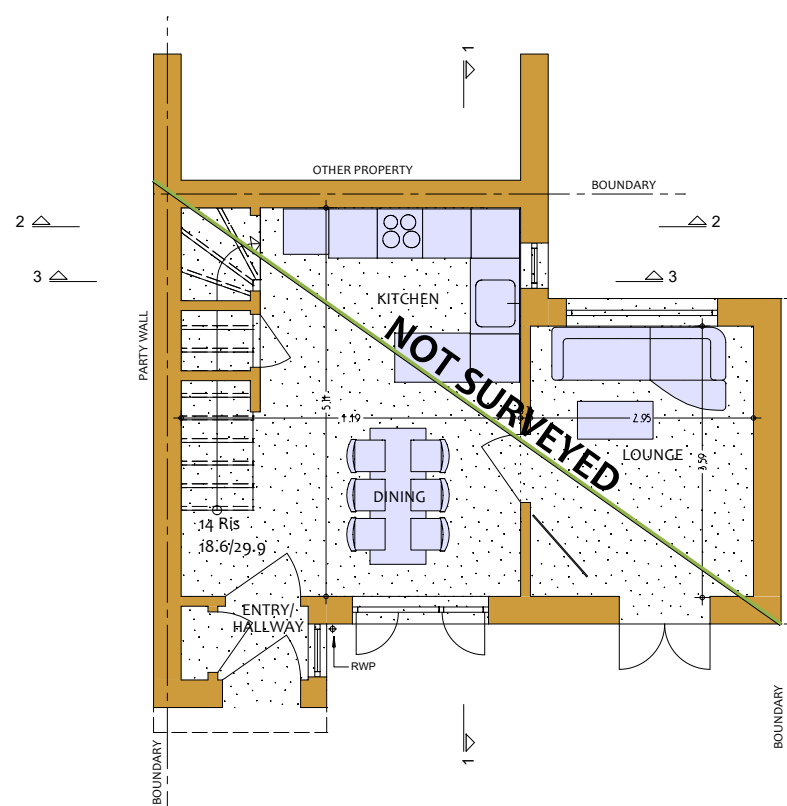
EXISTING SECTION 2-2

STRUCTURAL TIMBERS FOR LOFT FLOOR

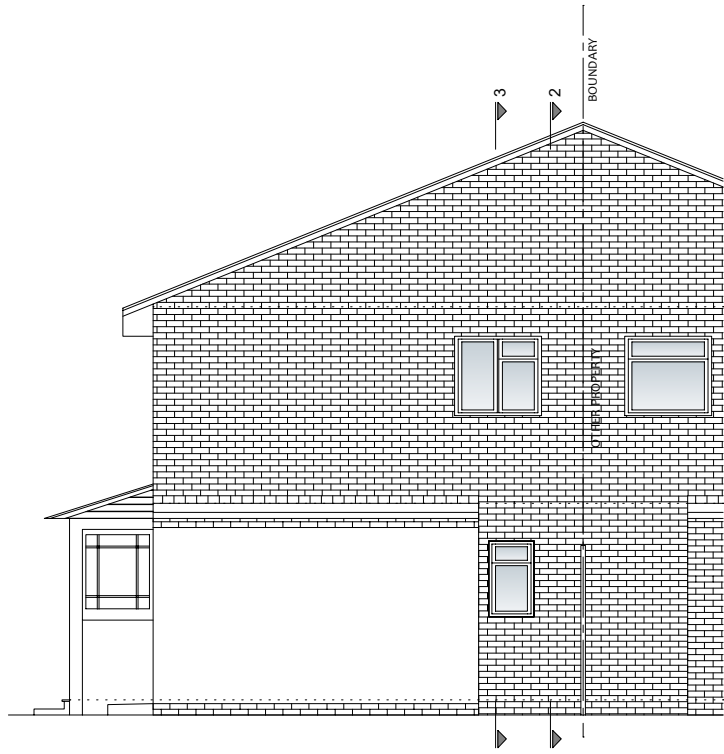
- 10x145mmx47mm C24 BOLTED (M12) + 10mmx140mm FLITCH PLATE

NOTES

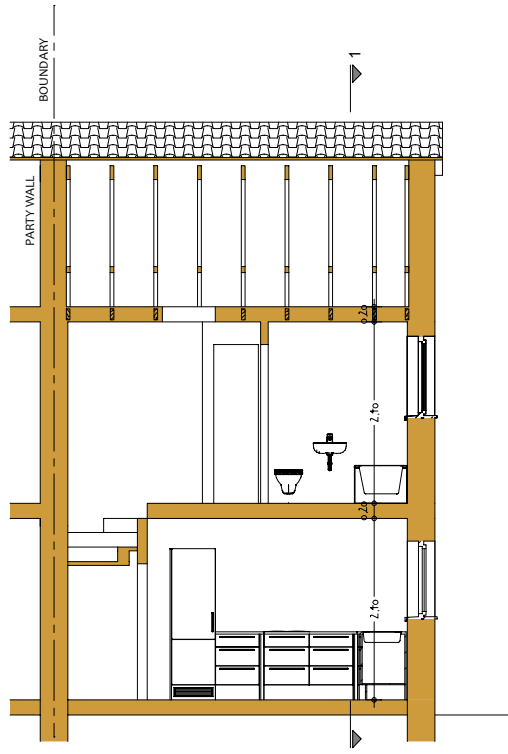
- N1 - FLOOR JOISTS DIRECTION TBC
- N2 - NEW FLOOR LEVEL TO MATCH EXISTING
- N3 - NEW ROOFING TILES AND BRICKS TO MATCH EXISTING



EXISTING GROUND FLOOR



EXISTING SIDE ELEVATION (SOUTH)



EXISTING SECTION 3-3

CLIENT:	TIMOTHY HODGKINSTON	
ADDRESS:	59 SWANN WAY, BROADBRIDGE HEATH, HORSHAM, RH12 3NQ	
PROJECT:	DORMER LOFT CONVERSION	
PROJECT No	0078	
DRAWING	CERTIFICATE of LAWFULNESS (plans/elevations/sections)	
DRAWING No	CL.02	
DRAWING TITLE	EXISTING FLOOR PLANS, ELEVATIONS & SECTIONS	
DATE:	FEBRUARY 2026	REVISION: /
SCALE:	1:100 @ A2	