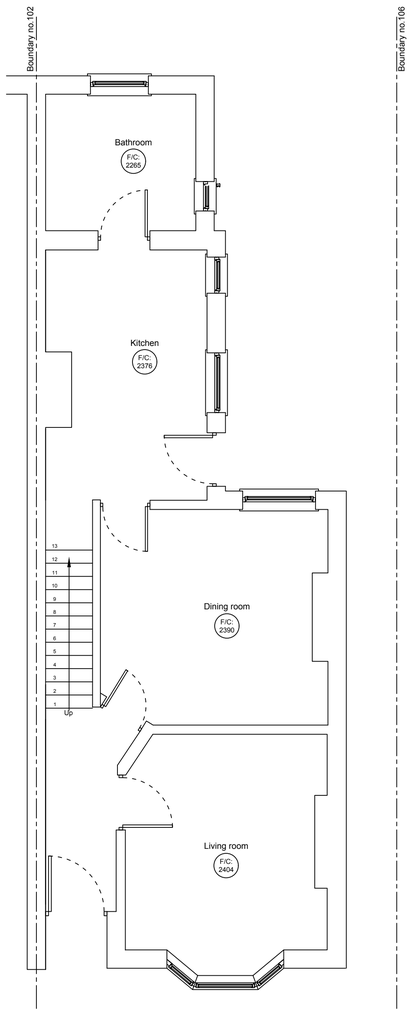
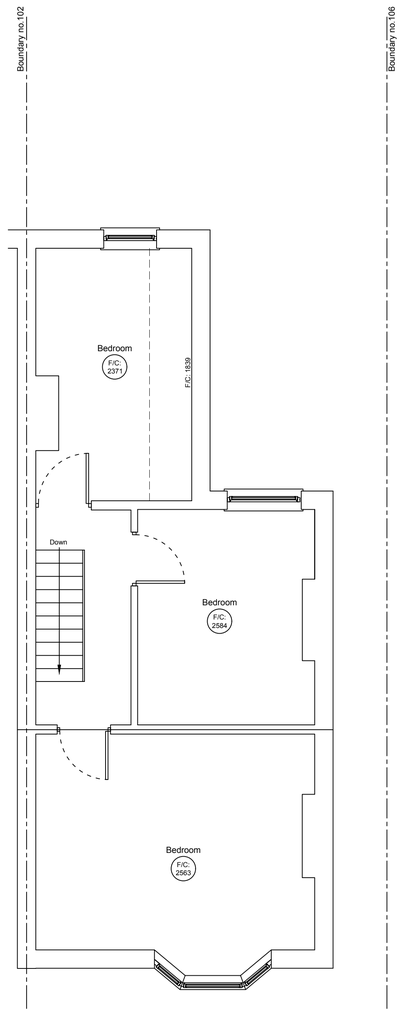


EXISTING GROUND FLOOR PLAN

SCALE 1:50



EXISTING FIRST FLOOR PLAN

SCALE 1:50

0 1.25 m 2.5 m 5 m

SCALE: 1:50

0 2.5 m 5 m 10 m

SCALE: 1:100



Front



Front



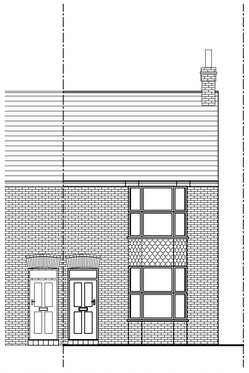
Side



Rear



Rear



EXISTING FRONT ELEVATION

SCALE 1:100



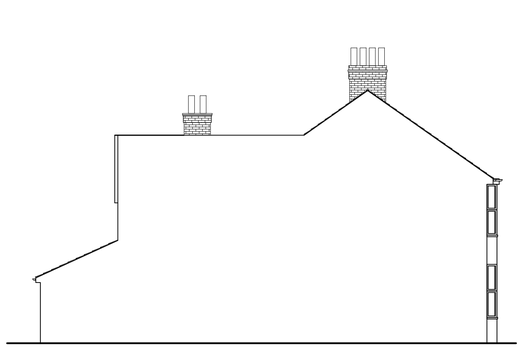
EXISTING SIDE ELEVATION

SCALE 1:100



EXISTING REAR ELEVATION

SCALE 1:100



EXISTING SIDE ELEVATION

SCALE 1:100

NOTES:

1. Do not scale from drawings
2. All dimensions to be checked on site by builder before commencing construction.

   All measured surveys have been taken using predominantly internal face to face dimensions. Any overall dimensions stated on the drawings are to be taken as approximate only, as the wall thicknesses have been estimated using approximate dimensions. Therefore, new wall locations that are shown to line up with existing are to be taken in preference to a dimension if there is a small discrepancy. However, all dimensions are to be checked for accuracy against indicated new wall locations, openings etc. & any major dimensional discrepancies are to be reported to The Building Agent for assessment prior to implementing the works.
3. The Party Wall etc. Act 1996 May be applicable to this project. Please contact R.B.Designs Ltd for advise on this matter.
4. The Standard Assessment Procedure (SAP) May be applicable to this project. Please contact R.B.Designs Ltd for advice on this matter.
5. The main contractor is in the absence of specification, to use the principles of sound building construction. All materials are to be fixed strictly in accordance with manufactures instruction or recommendations and conform to the relevant British Standards or code of practice. All insulation and sealing is to be installed in accordance with "Accredited Construction Details".
6. CDM Regulations 2015 are applicable to this project. Please contact R.B.Designs Ltd for advice on this matter.
7. Full Planning and Building Regulations approval should be obtained before works are commenced on site, any work undertaken prior to obtaining approval shall be at the builders/clients risk.
8. Assumptions made in relation to floor spans or the nature of the existing structure must be checked and established by the builder prior to ordering structural sections.
9. This drawing to be read in conjunction with all relevant Engineers, and specialist contractor's drawings, specifications, instructions etc.
10. All existing services are to be located and protected as necessary by the contractor prior to the commencement of the works.
11. **Structural timbers**

    All structural timbers to C16, C24 or CLS unless specified otherwise.
12. **Structural sections**

    The contractor is to be responsible at all times for the overall safety of the works and existing structures. The contractor is to provide props, struts, scaffolding and shores as necessary to ensure the overall stability of the existing structure during the alteration work. Contractor is to ensure that all existing brickwork and superstructure is adequately pinned and propped before forming new openings. Contractor to ensure that all brickwork above new beams is packed adequately and wedged before moving props. All brickwork to be pinned up off top flanges of beams in 1:3 sand/cement mortar. All supporting brickwork piers should be rebuilt in Class B Engineering Brickwork with 1:3 sand/ cement mortar mix. All steelwork to be sat on 225mm deep concrete padstones. All steelwork to be erected in accordance with BS5531 'Erecting Steelwork Frames' and all connections to be in accordance with BS5950: part 2: section All steelwork to be galvanised to BS729 or blast cleaned at works and to have two coats of zinc phosphate primer. R.S.J's/beams, designed by engineer, to be nogged and plasterboarded to provide 1/2 hour fire resistance. All steel sections to be encased with 1x15mm Fireline Gypliner encase system, 2 layers of 12.5mm Fireline for beams requiring 1 hour fire resistance, all joints to be staggered by min. 600mm and treated using Gyproc joint tape bedded in Gyproc joint cement.

    All steels to be grade S355 inless specified otherwise.

REV	DESCRIPTION	DATE

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www.rb-designs.co.uk
01306 740997

CLIENT: Jyothi Joy

PROJECT: 104 Crawley Road, Horsham, RH12 4DT, Loft Conversion

TITLE: Existing Plans and Elevations

SCALE @ A1	DRG. No.
1:50 & 1:100	25/033-01
DATE: 11.03.25	REVISION:
DRAWN BY: TB	CHECKED BY: