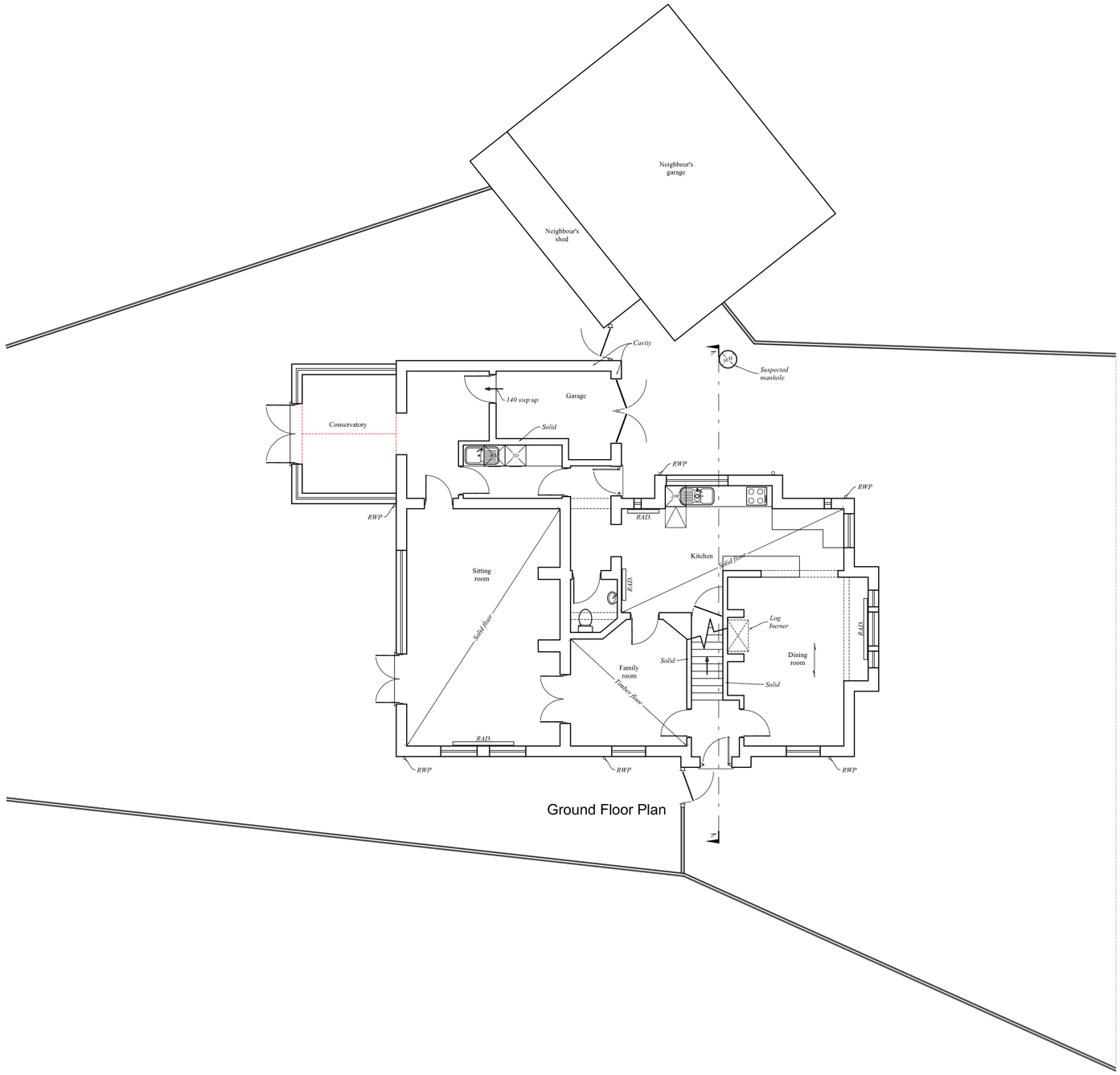
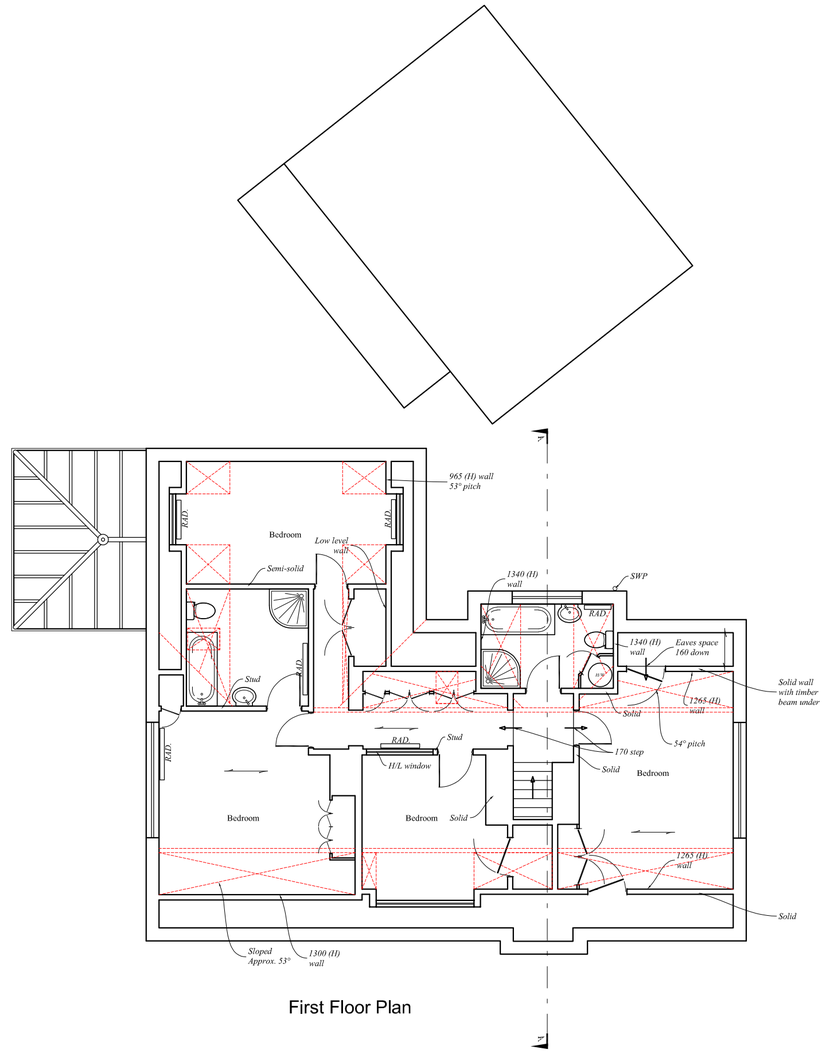


Ground Floor Plan



First Floor Plan

METRES

0 5

SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

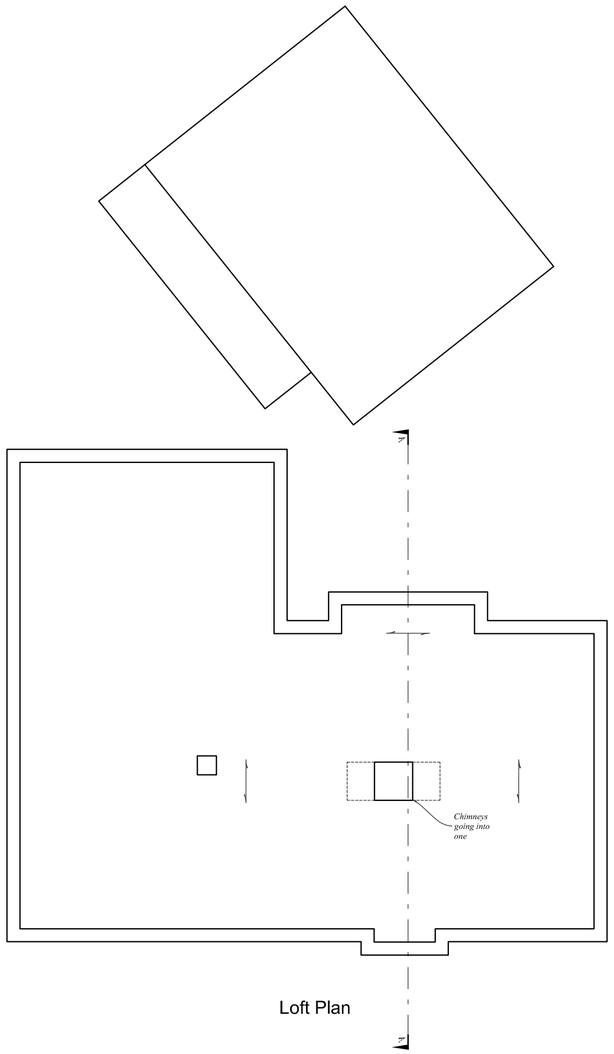
rev	date	description

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

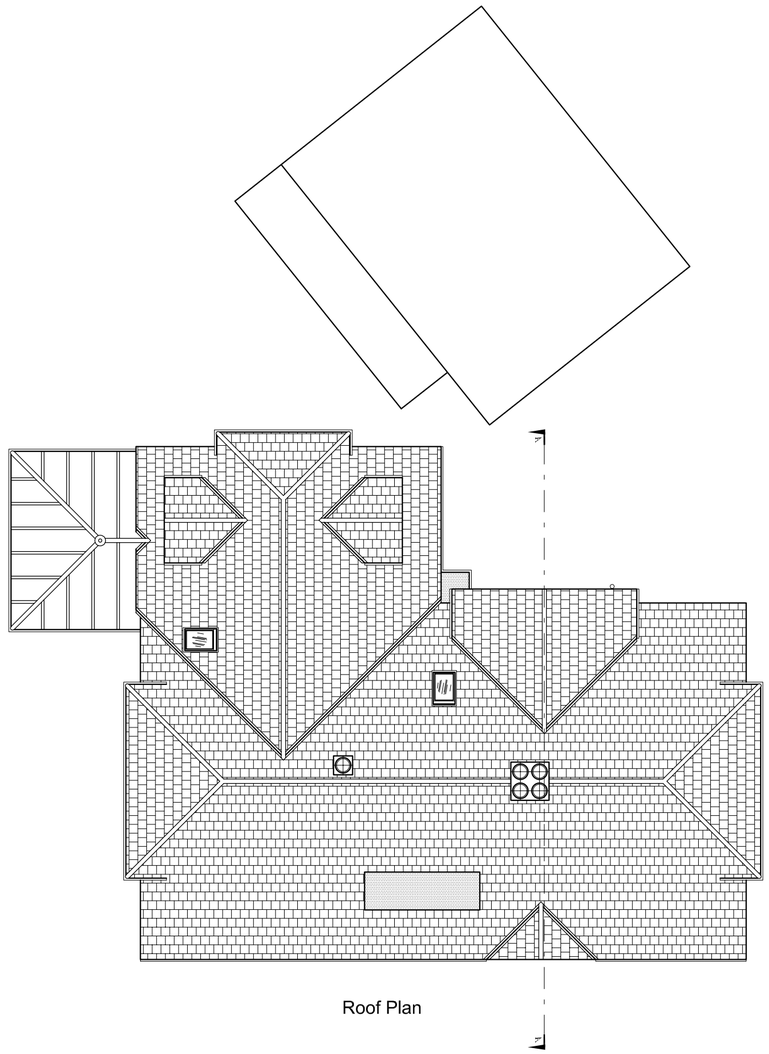
project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client: Mr & Mrs Gibbs

drawing: WORKS
PLANS EXISTING

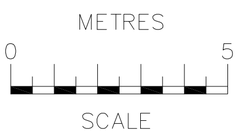
date: 01.06.21
scale @: 1:100
job no:
drwg no: BC 01
rev:



Loft Plan



Roof Plan



rev	date	description

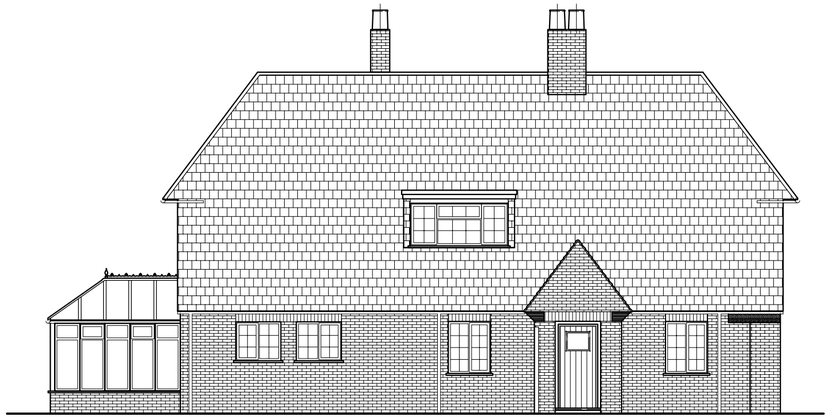
PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project
Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client Mr & Mrs Gibbs

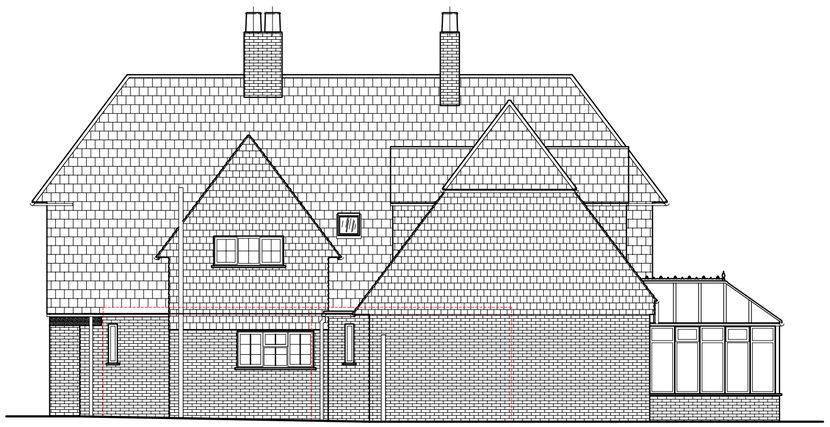
drawing
WORKS
PLANS EXISTING

date 01.06.21
scale @ 1:100
job no
drwg no BC 02
rev



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

METRES

0 5

SCALE

rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ

client: Mr & Mrs Gibbs

drawing: *WORKS*

ELEVATIONS EXISTING

date: *01.06.21*

scale @: *1:100*

job no

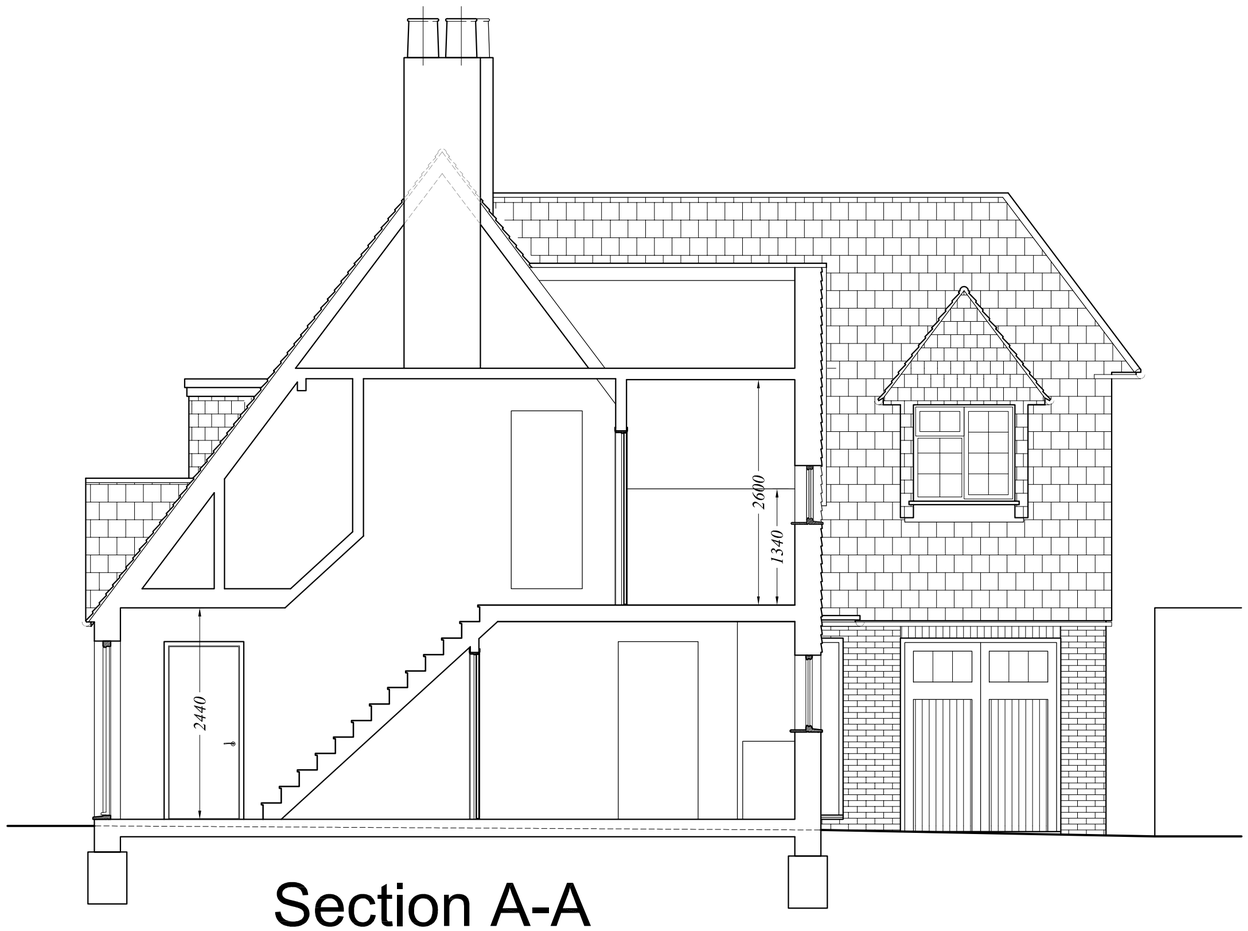
drwg no: *BC 03*

rev

METRES

0 5

SCALE



Section A-A

rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel:- 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ

client: Mr & Mrs Gibbs

drawing: WORKS

SECTION A-A EXISTING

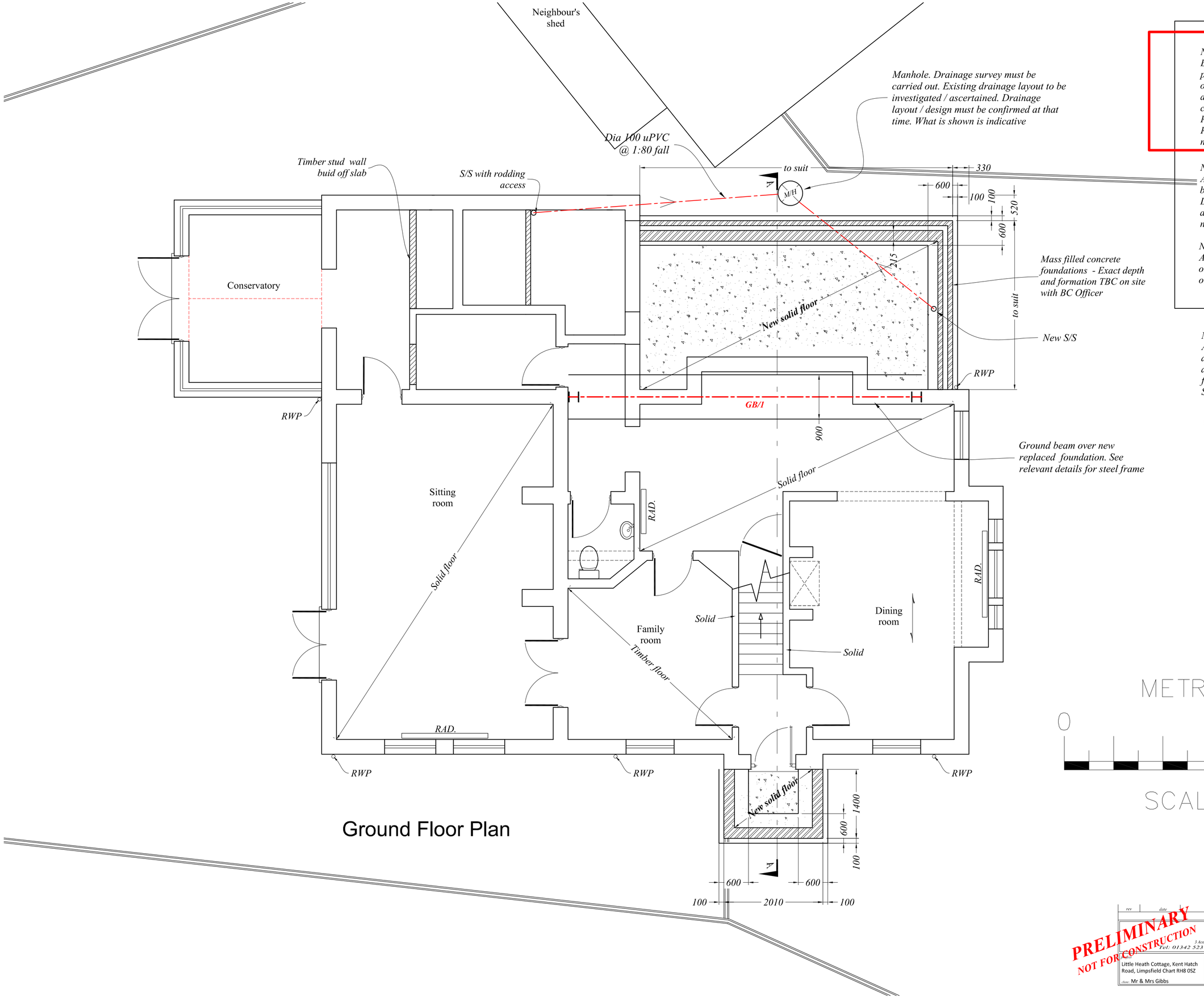
date: 01.06.21

scale @: 1:50

job no

drwg no: BC 04

rev



Ground Floor Plan

NOTE
Existing drainage is to be investigated on site as preliminary operation. Drain is shared so build over agreement must be submitted to the water authority. Inverts and condition of drains to be checked on site as preliminary operation. Replace with uPVC 100 dia if so required. Report back to RB Design if drainage layout needs to be altered.

NOTE
All structure to be set out carefully on site by professional. DO NOT SCALE OFF OF DRAWINGS. Refer back to RB Design if any measurements / clarifications are needed

NOTE
All depths and formations of foundations TBC on site with BC Officer. Drainage layout TBC on site with BC Officer.

NOTE
Any key elements of the existing structure, such as foundations and/or lintels accepting additional load, shall be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary

GB/1 UC 254x254x107

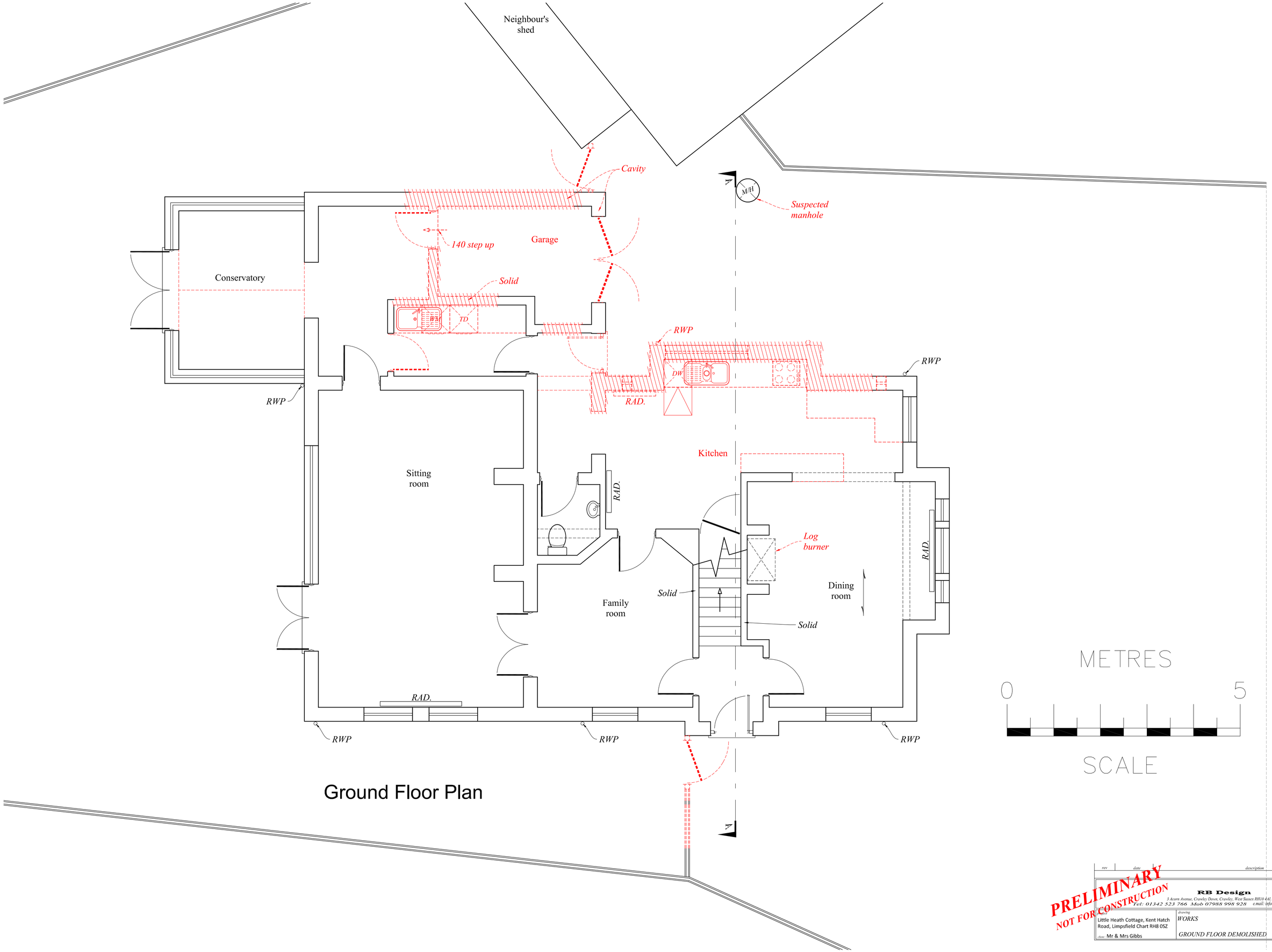
METRES
0 5
SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

rev	date	description

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ client Mr & Mrs Gibbs	drawing WORKS FOUNDATIONS	date 01.06.21 scale @ 1:50	job no drwg no BC 05 rev



Ground Floor Plan

rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

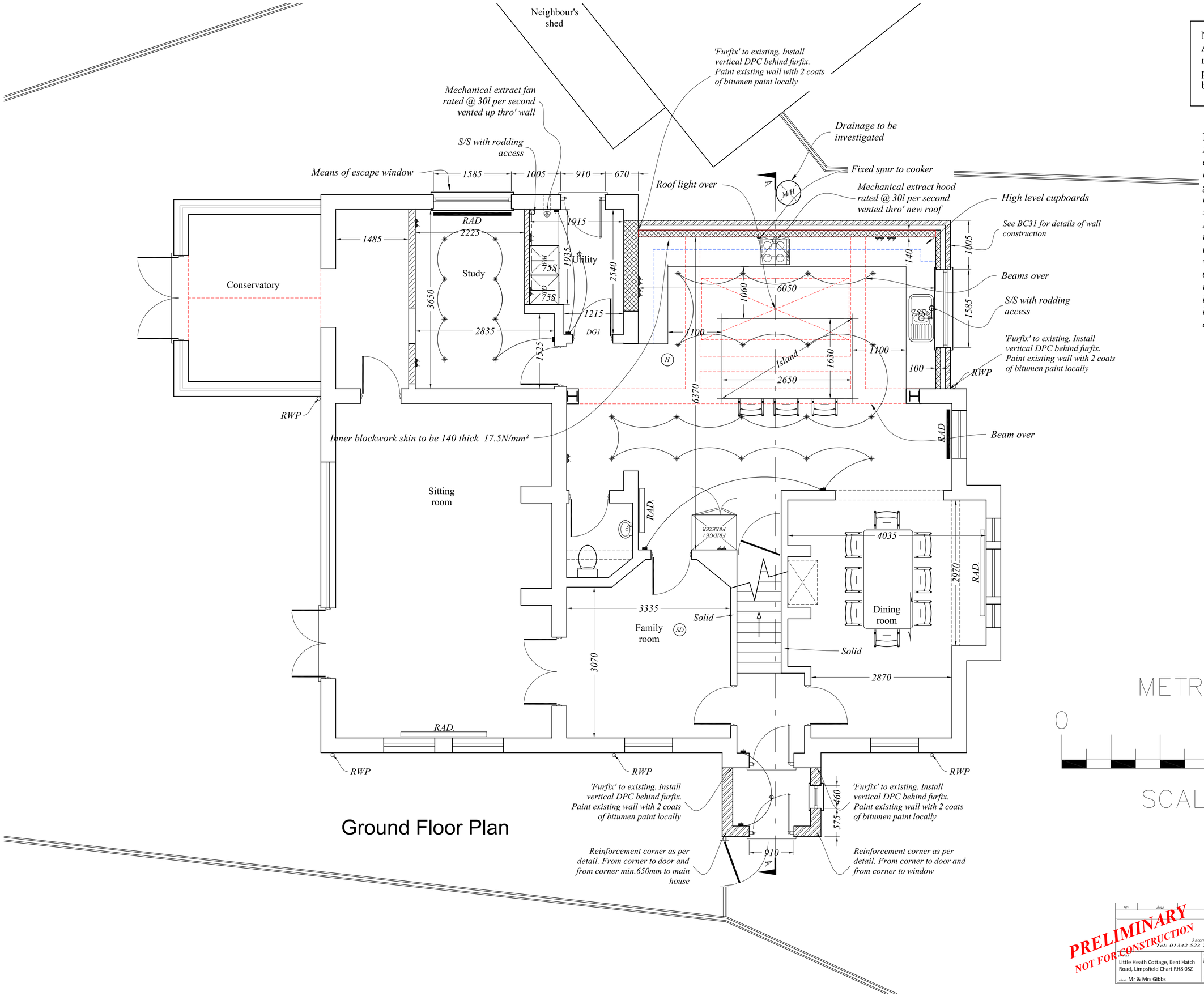
project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client: Mr & Mrs Gibbs

drawing: WORKS
GROUND FLOOR DEMOLISHED

date: 01.06.21
scale @: 1:50
job no:
dwg no: BC 06

NOTE
All windows, doors, kitchen, bathrooms, radiator positions, light switch / fittings / power socket positions etc.. to be specified by Client.

NOTE
Movement joints in the outer leaf of external walls should be provided at not more than 6.0m (or using dense aggregate gross density exceeding 1,500kg/m3 not more than 7.5m) according to NHBS standards.
Movement joints in internal walls are not normally necessary for single dwellings unless the
walls are straight and unbroken and over 6m long, in which case the block manufacturer's recommendations should be adopted. This may include the use of bed joint reinforcement in the courses above and below window openings.



Ground Floor Plan

rev	date	by	description

PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client: Mr & Mrs Gibbs
drawing: WORKS
GROUND FLOOR PLAN
date: 01.06.21
scale @: 1:50
job no:
drwg no: BC 07
rev:

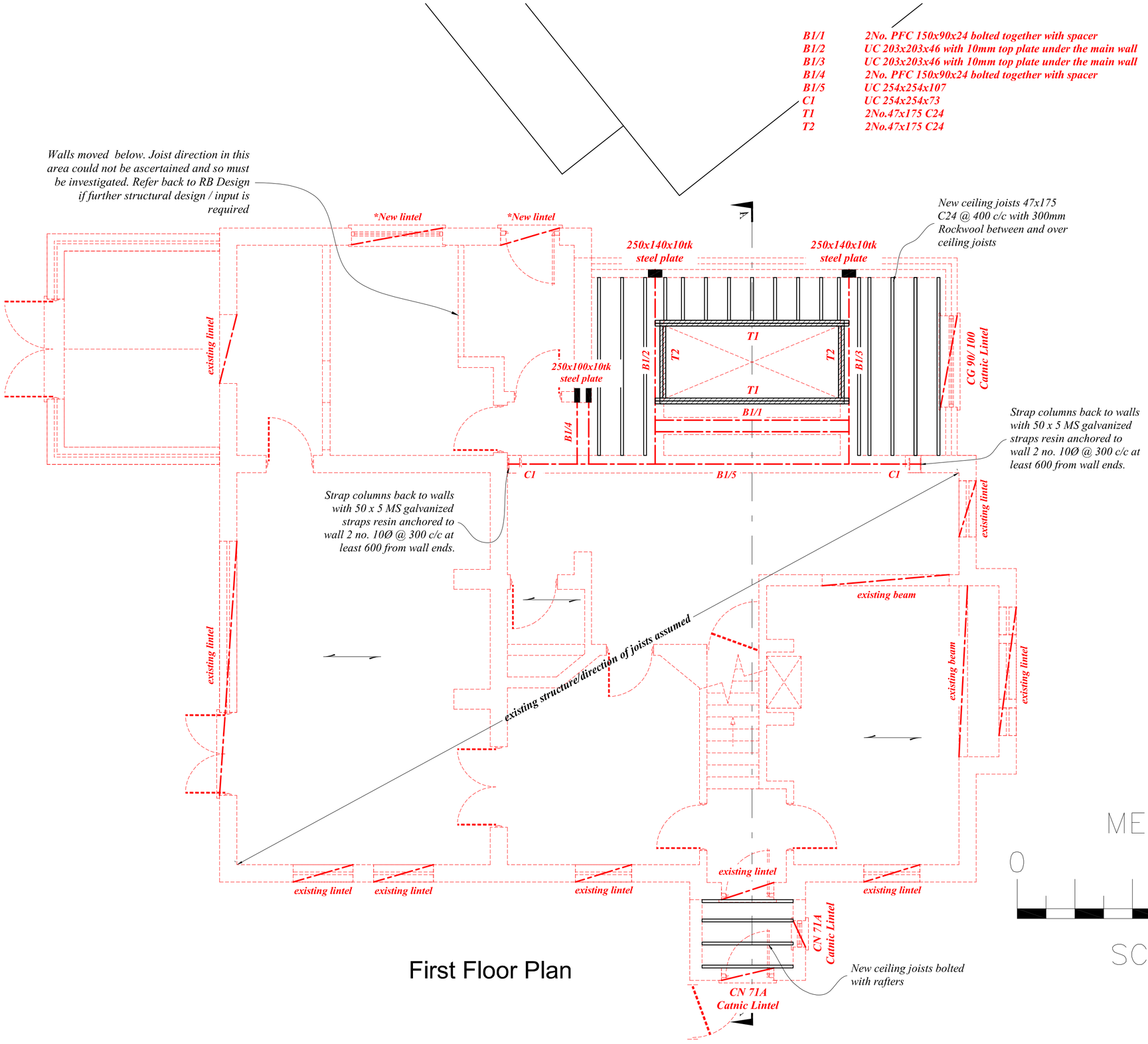
B1/1	2No. PFC 150x90x24 bolted together with spacer
B1/2	UC 203x203x46 with 10mm top plate under the main wall
B1/3	UC 203x203x46 with 10mm top plate under the main wall
B1/4	2No. PFC 150x90x24 bolted together with spacer
B1/5	UC 254x254x107
C1	UC 254x254x73
T1	2No.47x175 C24
T2	2No.47x175 C24

NOTE
All structure to be set out carefully on site by professional. DO NOT SCALE OFF OF DRAWINGS. Refer back to RB Design if any measurements / clarifications are needed

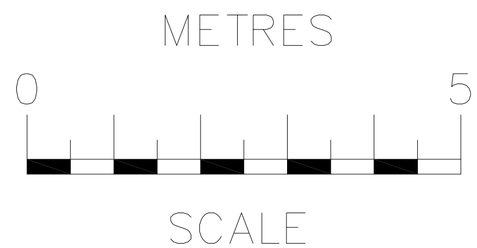
NOTE
All exposed beams to be encased in 2 layers of 12.5 plasterboard and skim. All new structure to achieve ½ hour fire resistance

***New Lintel - correct lintel must be chosen according to type of the wall construction**

***First floor structure must be opened up / investigated as preliminary operation. Refer back to RB Design as required once uncovered as certain assumptions have been made in design.**



First Floor Plan



rev	date	by	description

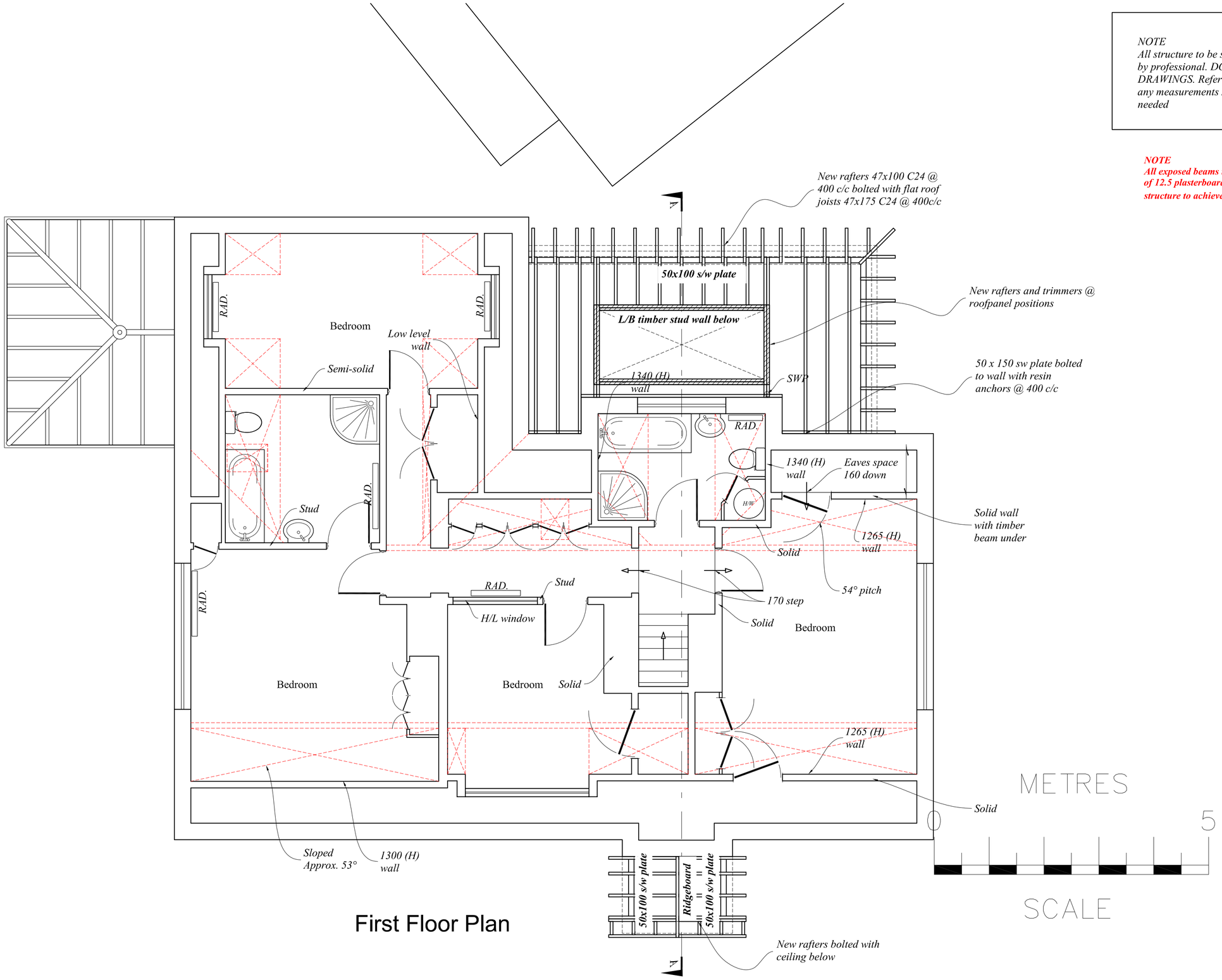
PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client: Mr & Mrs Gibbs
drawing: WORKS
1ST FLOOR STRUCTURE
date: 01.06.21
scale @: 1:50
job no:
drwg no: BC 08
rev:

NOTE
All structure to be set out carefully on site by professional. DO NOT SCALE OFF OF DRAWINGS. Refer back to RB Design if any measurements / clarifications are needed

NOTE
All exposed beams to be encased in 2 layers of 12.5 plasterboard and skim. All new structure to achieve ½ hour fire resistance



First Floor Plan

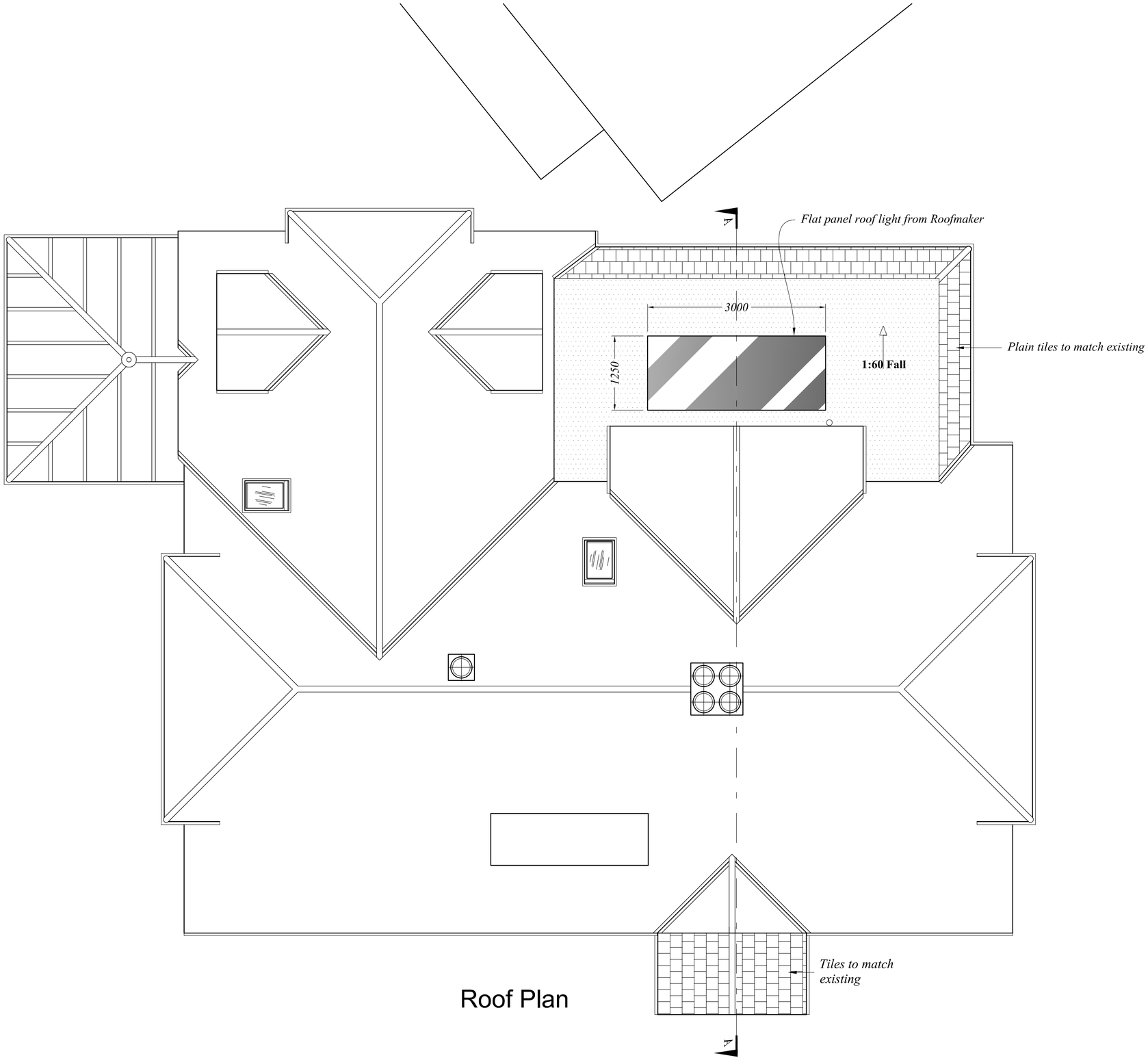
rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

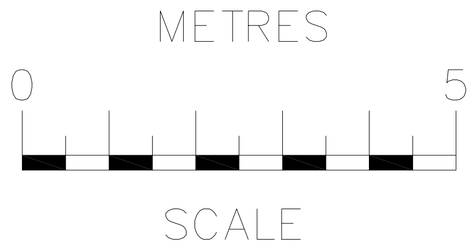
RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client: Mr & Mrs Gibbs
drawing: WORKS
1ST FLOOR PLAN
date: 01.06.21
scale @: 1:50
job no
drwg no: BC 09
rev

Flat panel roof light to be specified by client and installed as per manufacturer's instructions with correct thermal collars and flashing kits. Contractor to check with Roofmaker what flashing kits are required for each roof window (Note: where roof-lights are in close proximity to eachother, specially ordered joint flashing kit may be required)



Roof Plan



rev	date	description

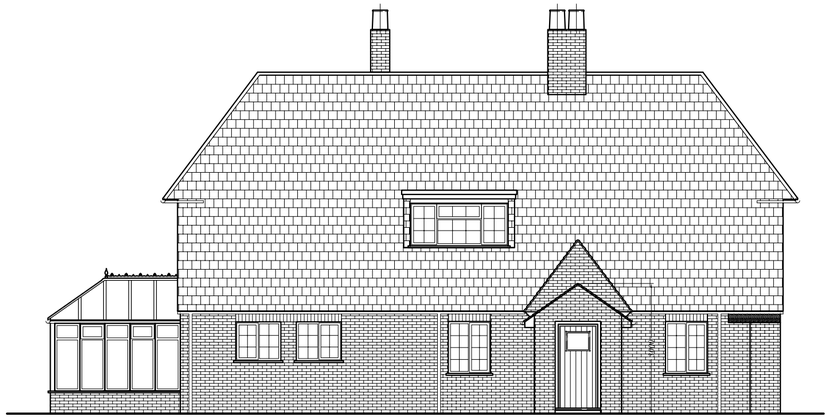
PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client: Mr & Mrs Gibbs

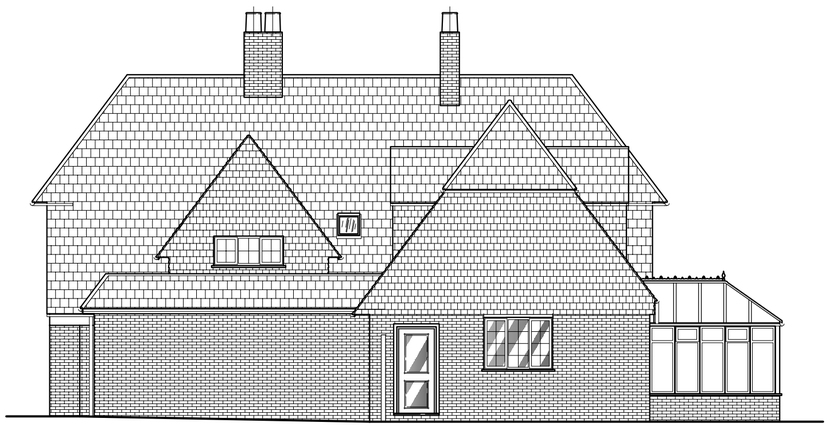
drawing: WORKS
ROOF PLAN

date: 01.06.21
scale @ A3: 1:50
job no:
drwg no: BC 10
rev:



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

METRES

0 5

SCALE

rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ

client: Mr & Mrs Gibbs

drawing: WORKS

ELEVATIONS PROPOSED

date: 01.06.21

scale @: 1:100

job no

drwg no: BC 11

rev

METRES

0 5

SCALE

SCALE 1:100

rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ

client: Mr & Mrs Gibbs

drawing: WORKS

SITE PLAN PROPOSED

date: 01.06.21

scale @

job no

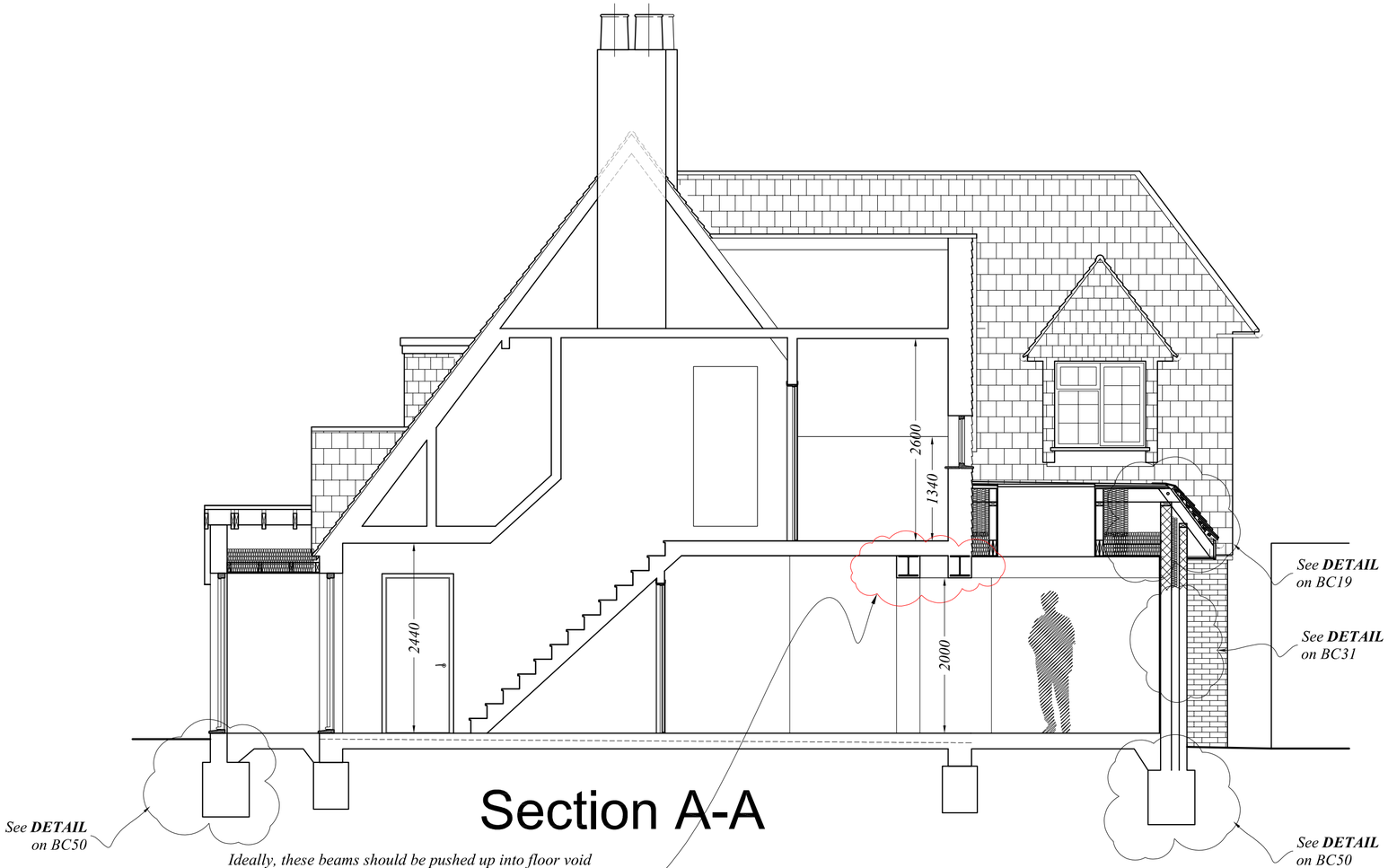
drwg no: BC 12

rev

METRES

0 5

SCALE



Section A-A

Ideally, these beams should be pushed up into floor void to maximize headroom. Feasibility study to be carried out as preliminary operation to check if this is easily achievable. Existing first floor structure to be investigated with exact joist directions and layout. Refer back to RB Design if required to discuss.

rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ

client: Mr & Mrs Gibbs

drawing: *WORKS*

SECTION A-A PROPOSED

date: *01.06.21*

scale @: *1:50*

job no:

drwg no: *BC 13*

rev:

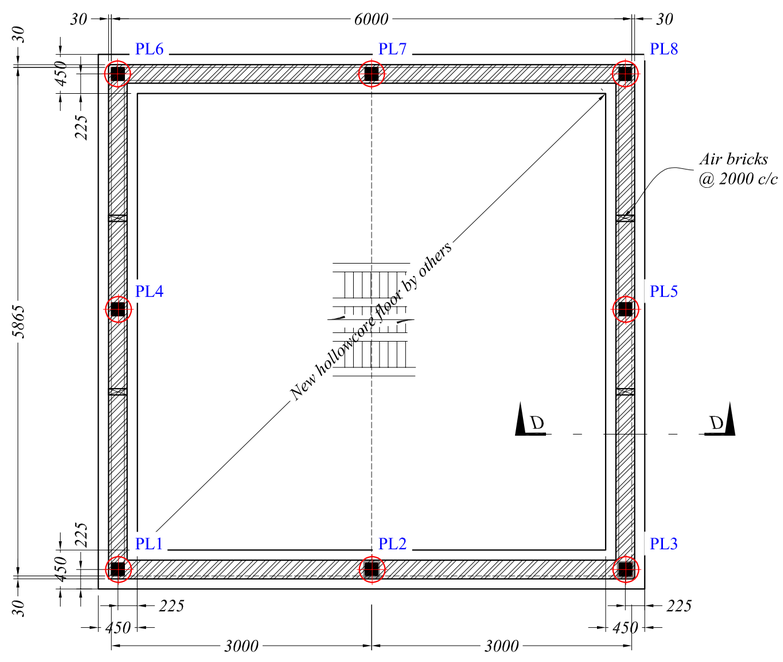
NOTE
Hollowcore floor design by others - All details to be given to BC Officer

NOTE
Piles layout must be checked and confirmed with supplier/ pile engineer. Refer back to RB Design if required

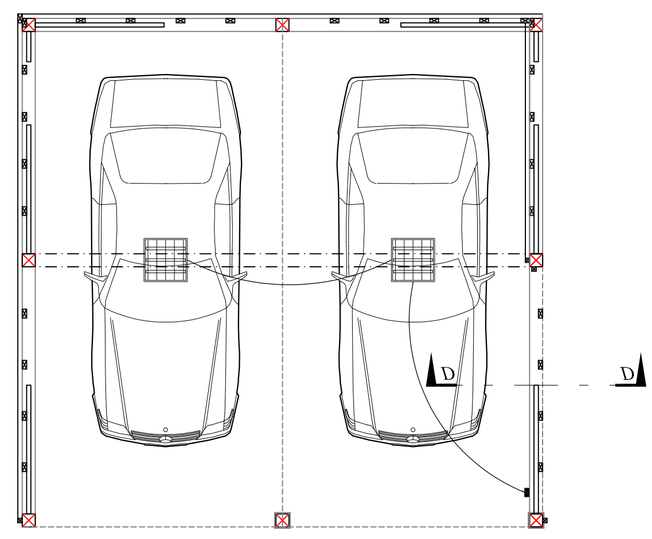
NOTE
All structure to be set out carefully on site by professional. DO NOT SCALE OFF OF DRAWINGS. Refer back to RB Design if any measurements / clarifications are needed

METRES
0 5
SCALE

Unfactored reaction on piles:
1No. PL1 = 40kN
1No. PL2 = 50kN
1No. PL3 = 40kN
1No. PL4 = 125kN
1No. PL5 = 125kN
1No. PL6 = 40kN
1No. PL7 = 50kN
1No. PL8 = 40kN



FLOOR PLAN
SCALE 1:50



FLOOR PLAN
SCALE 1:50

rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

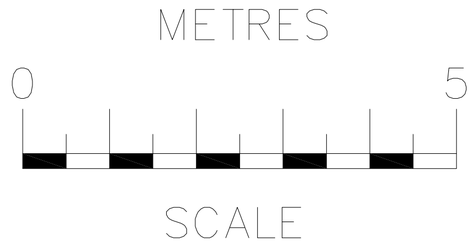
project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client: Mr & Mrs Gibbs
drawing: *WORKS* / *CARPORT PROPOSED*
date: *01.06.21*
scale @
job no
drwg no: *BC 14*

NOTE
All structure to be set out carefully on site by professional. DO NOT SCALE OFF OF DRAWINGS. Refer back to RB Design if any measurements / clarifications are needed

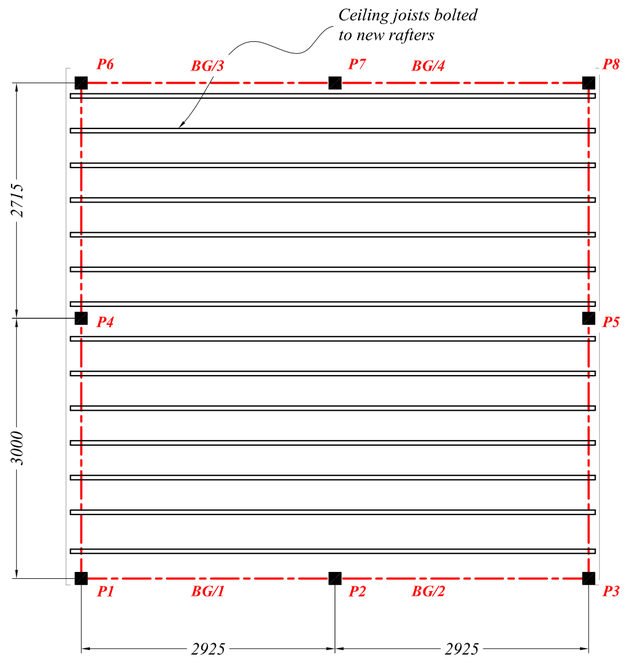
NOTE
New ceiling joists joists 75x225 C24 @ 300 c/c unless specified differently

NOTE
All structure to be set out carefully on site by professional. DO NOT SCALE OFF OF DRAWINGS. Refer back to RB Design if any measurements / clarifications are needed

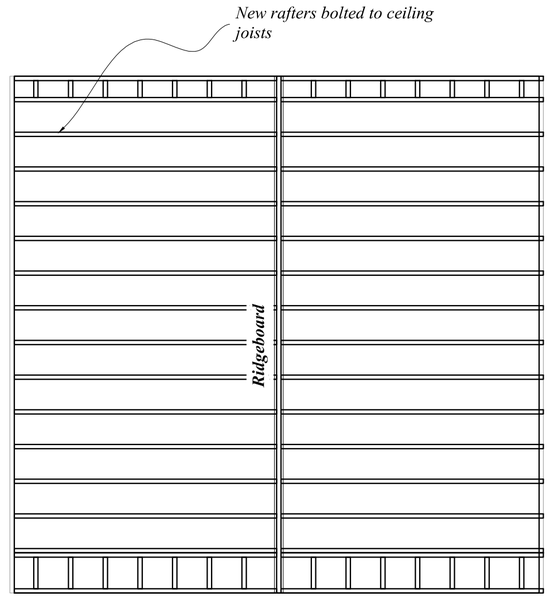
NOTE
New rafters 47x175 C24 @ 300 c/c unless specified differently



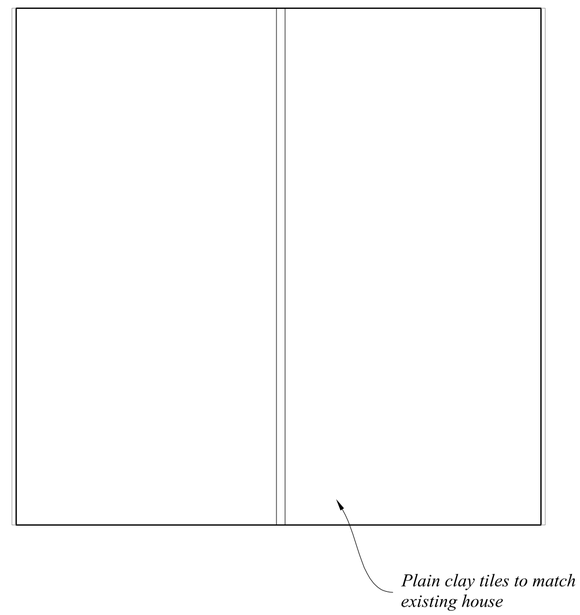
BG/1	3No. 47x200 C24 OR 150x225C24
BG/2	3No. 47x200 C24 OR 150x225C24
BG/3	3No. 47x200 C24 OR 150x225C24
BG/4	3No. 47x200 C24 OR 150x225C24
BG/5	3No. 47x200 C24 OR 150x275C24
BG/6	3No. 47x200 C24 OR 150x275C24
BG/7	3No. 47x200 C24 OR 150x275C24
BG/8	3No. 47x200 C24 OR 150x275C24
P1	150x150 C24
P2	150x150 C24
P3	150x150 C24
P4	150x150 C24
P5	150x150 C24
P6	150x150 C24
P7	150x150 C24
P8	150x150 C24



ROOF PLAN
SCALE 1:50



ROOF PLAN
SCALE 1:50



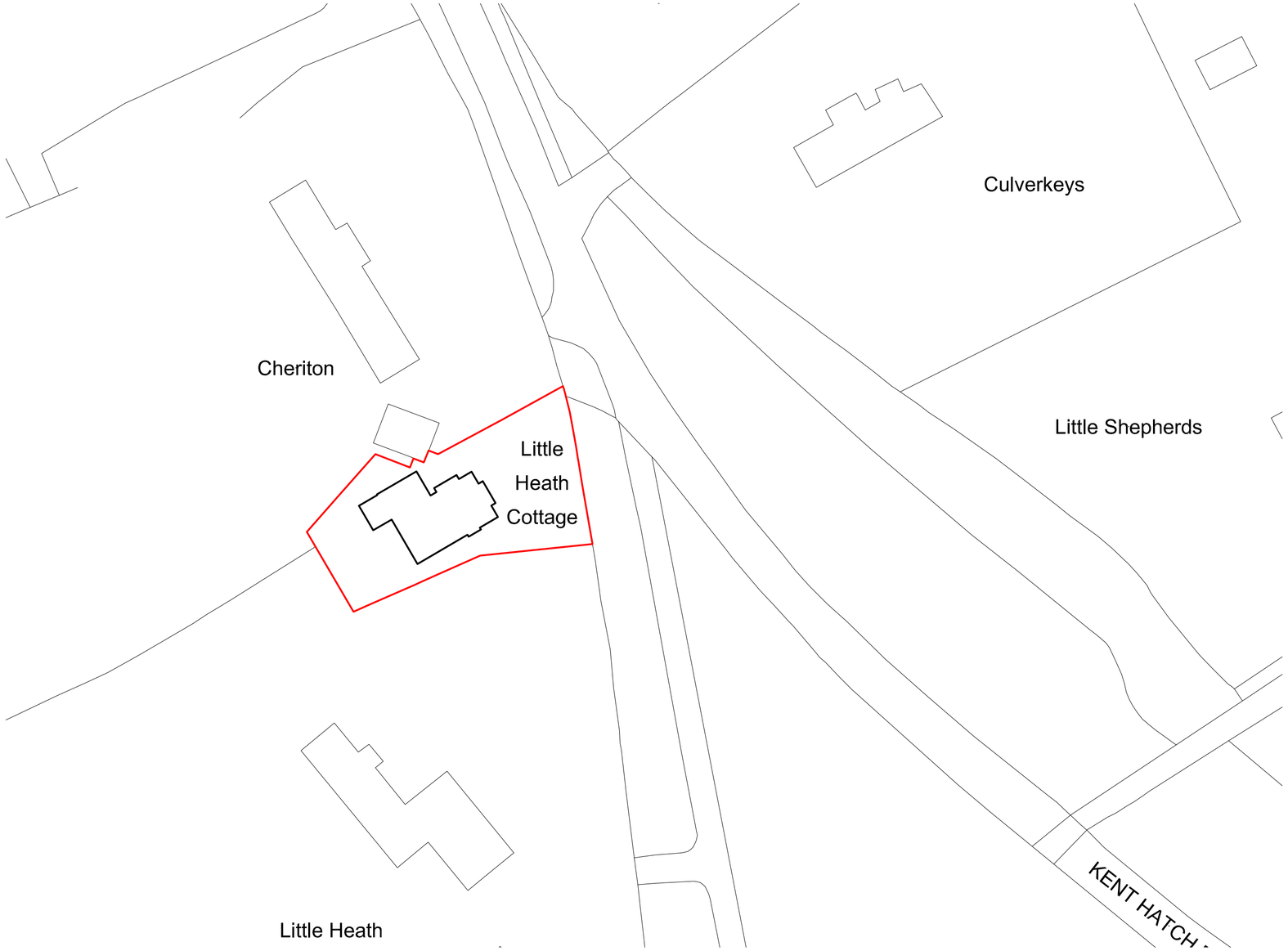
ROOF PLAN
SCALE 1:50

rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client: Mr & Mrs Gibbs
drawing: WORKS
CARPORT PROPOSED
date: 01.06.21
scale @
job no
drwg no: BC 15
rev



METRES SCALE

SCALE 1:500

METRES SCALE

SCALE 1:1250

PRELIMINARY
NOT FOR CONSTRUCTION

rev	date	description

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ

client: Mr & Mrs Gibbs

drawing: *WORKS*

LOCATION PLAN

date: *01.06.21*

scale @

job no

drwg no: *BC 17*

rev

NOTE
Contractor to carry out initial survey to determine exact lengths and positions of all structural elements prior to installation as well as opening sizes for proposed staircase, windows and doors.

NOTE
In the design of the proposed works, RB Design has had to make certain assumptions (for example the construction of existing elements and drainage runs). If it is found upon investigations that the these assumptions are incorrect, the contractor is to inform the client prior to commencing with works.

NOTE
Before any works commence, ownership of exising drainage and manholes to be determined. If owned by the Local Authority, permission must first be sought before any drainage is touched.

NOTE
The electrical installations to be in accordance with the I.E.E. Wiring Regulations 17th Edition.

NOTE
Ensure 10mm gap under WC door

NOTE
75% of lighting to be energy efficient in accordance with the Domestic Building Services Compliance Guide.
.

PRELIMINARY WORK:

- Before any structural works are undertaken, direction of joists needs to be checked. Existing structure on drawing is assumed.

- All existing structure / beams being beared onto to be opened up and checked for adequacy on site. Report back to RB Design for checking. ***TO BE VERIFIED***

NOTE:

- All new beams to be set out on site by professional. ***DO NOT SCALE OFF OF DRAWINGS.***

- All new beams to be either encased in 2 layers of 12.5 plasterboard or painted with Bitumen to achieve fire resistance

- If the specified padstones are wider than the single leaf of the cavity wall it is sitting on, rebuild wall in solid blockwork to suit

- Any steel connections not shown on the drawings to be agreed between contractor and steel fabricator based on forces shown in structural calculations

NOTE
Note: Drawings are for building control purposes only. If used as a guide to assist contractors in pricing, it is down to the contractor to ensure that all works required for the completion of the build are allowed for in their quotation and it is their sole responsibility to carry out any necessary preliminary site visits to investigate the existing structure to ensure that any prices given are fully comprehensive.

NOTE
Contractor responsible for all temporary supports and design of such. Ensure stability of the structure throughout duration of works. Temporary works to be designed and carried out to comply with British Standard 5975

NOTE
New drainage layout to be confirmed with building inspector on site

NOTE
Exact layout of electrics to be confirmed by client

NOTE
Window / door setting out dimensions show brickwork openings only

NOTE
All structure to achieve 1/2 hour fire resistance

NOTE:
Surface water to go to either existing drain or new soakaway - Space on site restricted - TBC on site with BC Officer. New soakaway, if used, to be a min. of 5 metres away from structure. Soakaway to be of hollow construction, using honeycomb brickwork, perforated concrete sections or plastic creates . Chamber size of new soakaway to be 2.05 (0.75main house +1.3garage) Metre cubed - new area of the roof. Exact details to be confirmed on site with building control inspector

NOTE
Do not scale drawings. The Contractor is to check all dimensions on site before carrying out works.
These drawings are to be read in conjunction with other consultants or utility company drawings, which should be used to verify layout, setting out, finishes etc. Any discrepancies are to be brought to the attention of the client prior to construction.

The contractor is to inform client if the existing fabric, including foundations, is opened up and found to be inadequate, unsuitable to support the proposed works, or at variance from the details shown on the drawings.

Items noted on the drawings "to be verified on site" are to be exposed by the Contractor for inspection by the Contractor at the earliest opportunity.

Do not cut any holes or chases through any structural members without first obtaining he written consent of the client.

All works to comply with the current statutory building regulations and other relevant legal requirements such as COSHH and Health & Safety at Work

The Contractor must ensure that the client has agreed all necessary Party Wall or access agreements prior to carrying out works under, on or adjacent to a Party Wall or boundary.

The Contractor is to ensure that the Building Control Officer is notified to carry out the required inspections of any work prior to covering up with finishes.

The Contractor is to ensure compliance with Building regulations and in particular where contractor revises or substitutes materials and construction

Contractor must only accept written instructions on variations to the works, Where verbal instructions are given they are to be confirmed by the client before commencing those verbal instructions

General Specifications
Structural Steelwork
1. All Materials and workmanship to be in accordance with BS5950
2. Structural Steelwork sections to be Grade S275JR for internal steel and S275J2 for external steel in accordance with EN10025: Part 2:2004
3. Bolts to be Grade 8.8 unless noted otherwise
4. Welds to be 6mm continuous fillet, unless noted otherwise
5. Contractor to verify all dimensions on site before commencing any work or making fabrication drawings which are to be issued to the engineer for approval. No dimensions are to be taken from drawings. Discrepancies are to be reported to the engineer prior to proceeding. The engineer requires 7 working days to check and make comments on any fabrication drawings.
6. Steel fabricator to design all connections for maximum moments and reactions indicated on drawings or within the calculation document issued to the contractor unless part of the engineers design brief.
7. Steelwork which is not required to be galvanised or encased in concrete to be blast cleaned/wire brushed free from mill scale, rust and other contaminants and painted with two coats of approved primer as soon as possible but no longer than 4 hours after cleaning.
8. Uncased columns and beams located within an external wall to have a minimum gap of 40mm from face of external or alternately 25mm minimum impermeable insulation from the face of the steel the external wall, unless galvanised.
9. All steel encased in concrete to be unpainted.
10. All pockets formed in brickwork or blockwork for steel beams to be made good in C35 Concrete.

11. Steels to have a minimum bearing of 100mm
12. External Steelwork and where otherwise noted to be galvanised to a minimum of 140 microns thickness unless noted otherwise and in accordance with BS728.
13. HSFG bolt connections are to be metal to metal and painted on site after the connection has been completed and load indicating washers are in their final position
Masonry
1. All Materials and workmanship to be in accordance with BS5628 Code of Practice for the Structural Use of Brickwork
2. Brickwork to have average crushing strength of 20.5N/mm2 unless noted otherwise
3. Blockwork belowground to be high density concrete blocks with a minimum compressive strength of 10N/mm2, above ground provide aerated lightweight blocks with a minimum compressive strength of 7.3N/mm2 unless otherwise
4. Mortar to be Class ii below ground and Class iii above ground unless noted otherwise.
5. 'Hyload' DPC or similar approved to all walls.
6. Wall ties to be stainless steel vertical twist type ties to comply with BS1243 at a maximum spacing of 900mm horizontally and 450mm vertically with a minimum embedment of 50mm in the mortar joint unless noted otherwise. Where cavity width is >90mm ties to be placed 450mm vertically and horizontally. Additional ties to be provided at the sides of all openings so that there is at least one tie at 300mm c/c maximum
7. Wall ties shall not slop inwards
8. Brickwork restraints to be in accordance with BS5628 PT 1 at 1200mm c/c restraints to brickwork and 1200mm c/c for vertical straps.
9. Joints to masonry to be a minimum of 6m centres for blockwork and with a minimum distance of 3m from the end of any wall in accordance with BS5628 and a maximum of 7.5m centres for brickwork.
10. At brick/block junctions, brickwork is to be block bounded into blockwork unless noted otherwise.
11. Where blocks are laid flat they are to be solid concrete blocks.
12. Lintel Bearings to be in accordance with manufacturers recommendations.
Timber
1. All Materials and workmanship to be in accordance with BS5268: Part 2 - Structural Use of Timber
2. Roof Trusses and bracing to be designed and detailed by specialist subcontractor. Trusses to be designed and fabricated in accordance with BS5268: Parts 2 & 3
3. All timbers to have a minimum grade of C16 (unless noted otherwise) and to have maximum moisture content of 18%
4. Joists to have a minimum end bearing of 50mm
5. Ends of joists built into cavity walls should not project into the cavity, and should be painted with two coats of bituminous primer
6. Multiple timber members to be bolted together at 600 staggered centres with M12 Bolts and 50x50x3mm washers unless noted otherwise.
7. No notches, holes or rebates etc. to be cut in any member without the written consent of the engineer
8. All structural timber to be adequately protected against adverse weather conditions during stacking and after erection
9. All structural timber to be treated by vacuum pressure impregnation of organic or waterborne preservative, to a dry salt retention in accordance with the manufacturer's recommendations. Type of treatment may be: - 'Tanalith', 'Celcure', 'Promtim', or other only with the prior approval of the Architect.
10. All fixings in the roof space are to be galvanised unless noted otherwise
11. Strutting Requirement
a.<2.5m non required
b.2.5m - 4.5m at mid-span
c.>4.5m at 1/3 span points

12. Where strutting is required provide solid strutting with a minimum thickness of 38mm and a depth no less than ¾ of the joist depth.
13. Strutting should be blocked solidly to perimeter walls
14. Strutting or blocking should not block the ventilation space in cold deck flat roofs
15. Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres, in accordance with CP111 Part 2.
16. Where purlins are designed to support the rafters, rafters are to be birds mouthed to the purlin.
General Specifications
Concrete
1. All Materials and workmanship to be in accordance with BS8110 parts 1 & 2 - The structural use of concrete
2. Concrete quality to be 35N/mm2 at 28 Days unless noted otherwise, Max aggregate to be 20mm, Min Cement content 330kg/m3, max water to cement ratio 0.6
3. Reinforcement to be placed in accordance with BS8110
4. Concrete cubes to be taken at 7 & 28 Days to obtain required crushing strengths
5. Concrete quality for mass concrete foundations in non aggressive soils to be 25N/mm2
6. No reinforcement to be cut displaced or omitted without prior written agreement of the engineer.
7. Cover to reinforcement to be in accordance with BS8110 Part 1 tables 3.3 & 3.4
8. Ground Slab to be blinded into 50mm of lean mix prior to reinforcement being placed in position, blinding concrete mix to be 1/10 to all reinforcement bases except for water resisting structures.
9. If no soil investigation and been carried out then sulphate - resisting cement should be used within the ground.
10. For below ground structures provide waterproof concrete installed and detailed to specialist specifications.
Concrete.

CONTRACTOR

Drawings to be read in conjunction with all relevant contract documents, structural engineer's details and specification.

The contractor shall be responsible for all levels and dimensions. He is to take requisite levels and dimensions from site and verify those shown on drawing. Any discrepancy is to be brought to the attention of RB Design immediately.

The contractor is to comply with all statutory obligations and regulations relating to CDM, and Health and Safety.

Builder to confirm whether any existing drain located beneath or within 3m of proposed extension is a public sewer to comply with Approved Document Part H4 obtain confirmation from Thames Water Utilities Environment Agency to allow the discharging of rainwater into a surface water drain.

Air permeability and pressure Testing Reports in accordance with The ATTMA publication 'Measuring Air permeability of Building Envelopes' (ATTMA 2006.
are to be provided by builder.

Ventilation systems should be installed & commissioned in accordance with the guidance given in the 2010 edition of the Domestic Ventilation Compliance Guide. Sufficient information about ventilation system should be given to the building owner upon completion of the building work, so that the ventilation system can be operated to provide adequate air flow.

The proposed Heating & Hot water system's are to meet the requirement of 'The Domestic Heating Compliance Guide'. Energy efficient light fittings will be provided and specified in accordance with Approved Document L1.
CO2 Emission rate Calculations and EPC's for the dwelling to show that the dwellings emission rate (DER) is no greater than the Target Emissions rate (TER) using SAP 2005
Full details of water efficiency (G2) and prevention of excessive temperatures (G5) are to be provided in accordance with approved Document G.

ELECTRICAL SPECIFICATION
All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E. Wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

Provide and install electrical power and lighting circuits and their fittings. Type and positioning to be agreed with Client. Light switches and power socket outlets are to be positioned between 450mm and 1200 mm above finished floor level.
75 energy efficient lighting to be provided

Fixed external lighting should have effective control andor use efficient lamps; having lamp capacity not greater than 100 lamp-watts per light fitting alternatively lights should have lamps with a luminous efficacy greater than 45 lumens per circuit-watt. The lighting automatically switches off when there is enough daylight and they should be controllable manually as well.

HEATING SPECIFICATION

Provide and install new radiators in positions or under floor heating to be agreed with Client.

Provide and install (If required) central heating boiler with a SEDBUK rating of at least 86 .
Type and positioning to be agreed with Client.

Provide underfloor heating or Extend central heating system and install new radiators in positions to be agreed with Client.

Thermostatic radiator valves to be installed to the new radiators.

TILING SPECIFICATION
Provide and fix wall tiles with waterproof adhesive and grout. Type of tile to be agreed with Client

WINDOWS AND DOORS
Provide and install windows and doors, Manufacturers details to comply with regulation L1B and Part K (protection against impact).
Provide and fix new skirting boards architraves.
Provide and fit 762 x 1981 mm doors, hinges and door fixtures chosen by client

VENTILATION SPECIFICATION
All mechanical ventilators are to be fitted with a 20 minute overrun after the light switch has been turned off and with a 10mm air gap to bottom of doors.

All habitable room windows are to provide ventilation equivalent to 120th of the floor area.

All Habitable Room Windows: Provide and install night vent to give 8000 mm squre ventilation.

Kitchen window: provide and install night vent give 8000 mm square ventilation.

Provide and install double glazed windows and doors, with toughened safety glass to BS 6206 1981 when fitted below 800mm, measured above floor level and within 300mm of a door and to a height of 1500mm.

WALL CONSTRUCTIONS
All materials and workmanship to be in accordance with BS 5628 Code of practice.

FOUNDATION

Sub-structure to be in 215mm of engineering brickworks & 2 leafs of engineering brickworks upto DPC level.

Block work below ground to be 7.0N / mm².
Provide and fix 'Furflix' profiles at junction of new and existing walls.

Underside of foundation to obtain a minimum bearing pressure of 100 KN/m² to the satisfaction of the Local Authority Building Control Officer and the Structural Engineer.

The foundation concrete must be increased to a minimum of 300mm below the invert of the pipe and 300 mm surround to the pipe. the pipe must be sleeved with a minimum of 50mm clearance to any face of the pipe work by either low density polystyrene or UPVC sleeve.

FOUNDATION LINTELS
Provide and lay 100 x 150 mm deep reinforced concrete lintels where existing and new drainage pipes pass below new foundation work.
Provide 50 mm polystyrene between lintel and pipe casing

DAMP PROOF COURSES
Horizontal Damp Proof Course:
Flush up brick work or concrete block work with sand cement mortar to a full even bed and lay 'Hyload' damp proof course, to match wall width, a minimum 150 mm above finished ground level, in a continuous strip with 150 mm laps, and full laps at corners.
All new works are to be covered up during frost periods.

PLUMBING SPECIFICATION
All new drainage and sanitary pipework, including layout, materials, beddingsurround etc, must be discussed and approved on site by a Building Control Surveyor prior to installation. Perform air and running tests on completion of work.

Provide and install hot and cold water supplies for connection to fittings and appliances, positioning to be agreed with Client.
Fit new and existing appliances. Positioning to be agreed with Client.

Fit sink, washing machine and dishwasher with 38 diameter PVC waste pipes, with 75mm deep back inlet gully to suit ground finish.

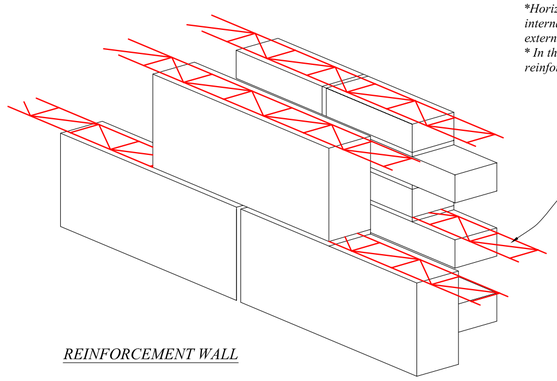
Provide and lay 100 mm diameter underground quality PVC pipe, to form under floor ventilation duct between existing and new air bricks.

PRELIMINARY
NOT FOR CONSTRUCTION

rev	date	description

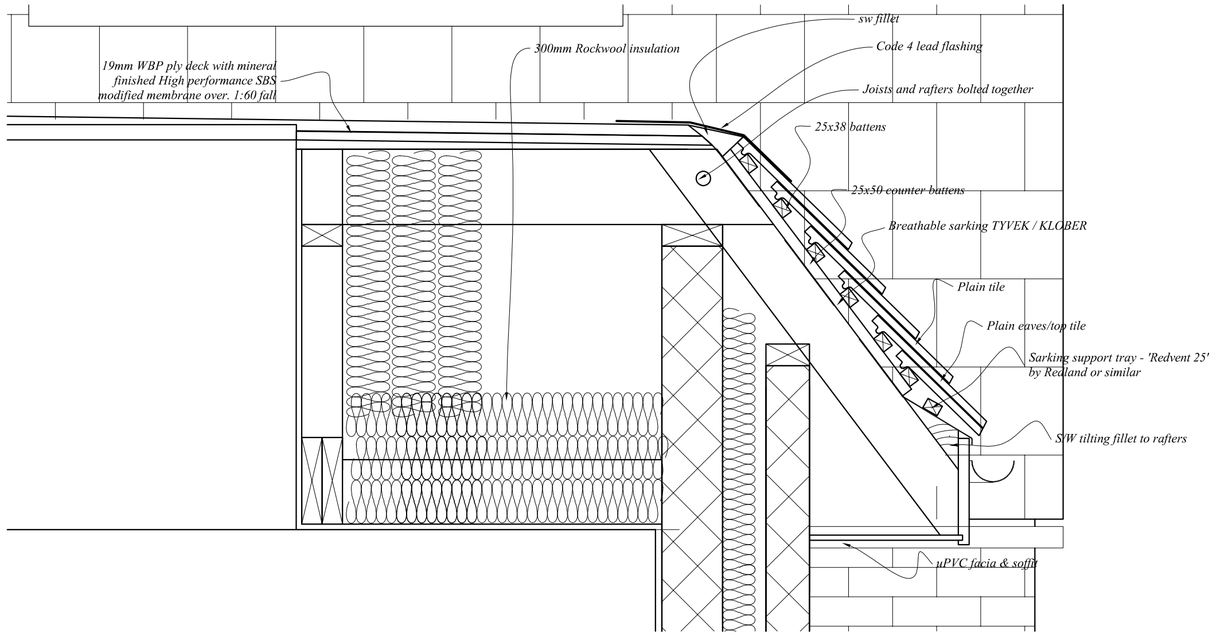
RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 email: info@rossbowditchdesign.co.uk

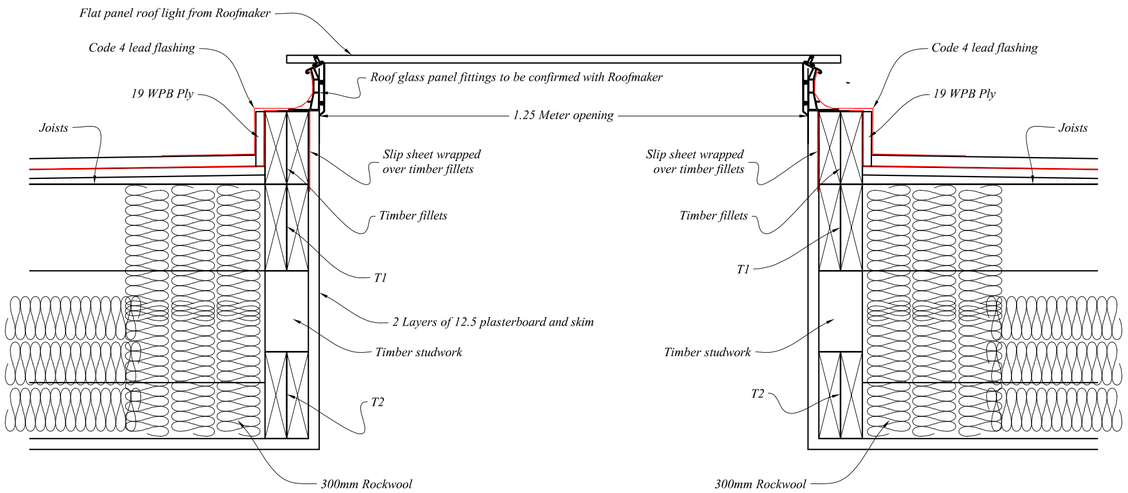
project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client: Mr & Mrs Gibbs
drawing: *WORKS* / *NOTES*
date: *01.06.21*
scale @: *1:NTS*
job no:
drwg no: *BC 18*
rev:



NOTE:
*Horizontal reinforcement placed every internal block course and every third external brick courses
* In the corners of building horizontal reinforcement must lay on each other

REINFORCEMENT WALL





rev	date	description

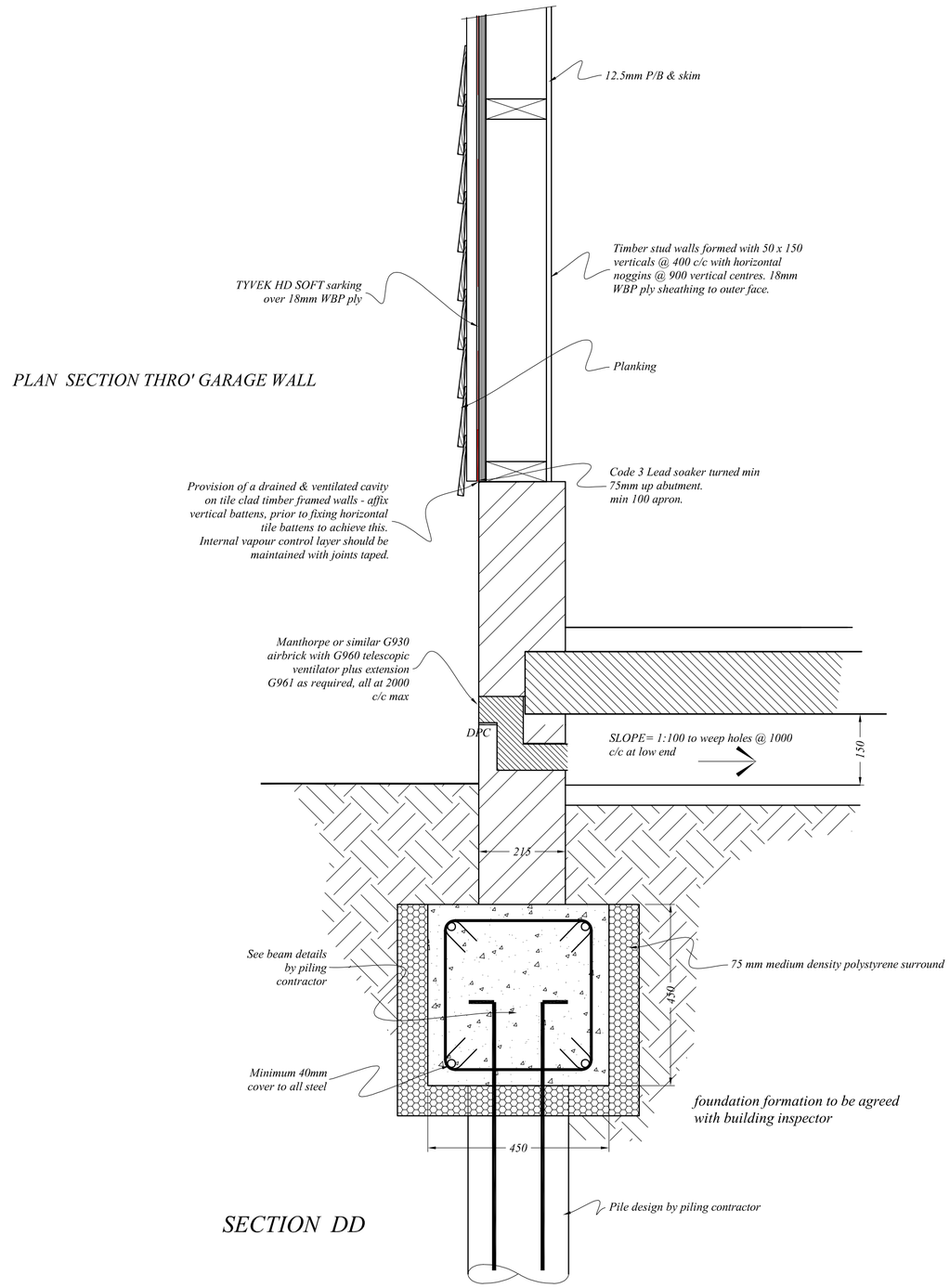
PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 email: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client: Mr & Mrs Gibbs

drawing: WORKS
DETAIL1

date: 01.06.21
scale @: 1:NTS
job no:
drwg no: BC 19
rev:



PLAN SECTION THRO' GARAGE WALL

SECTION DD

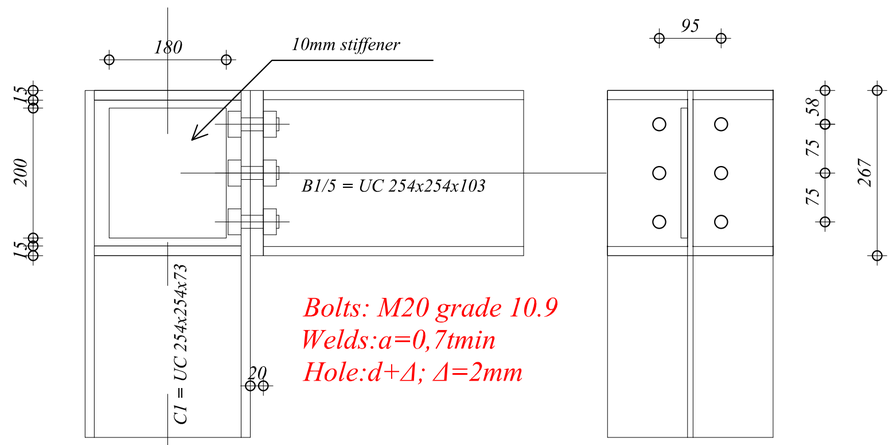
rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

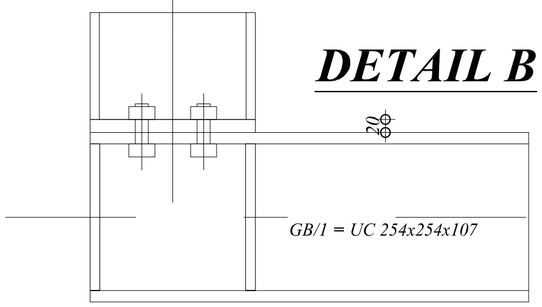
project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client: Mr & Mrs Gibbs
drawing: WORKS DETAIL2
date: 01.06.21
scale @: 1:NTS
job no
drwg no: BC 20
rev

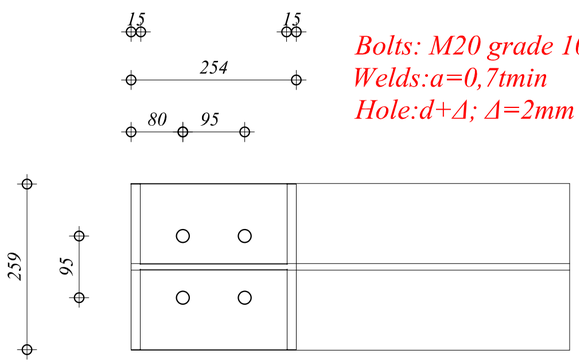
DETAIL A



Bolts: M20 grade 10.9
Welds:a=0,7tmin
Hole:d+Δ; Δ=2mm

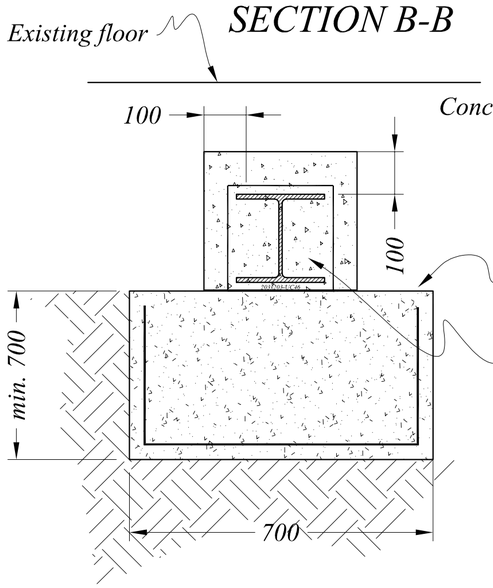
DETAIL B





Bolts: M20 grade 10.9
Welds:a=0,7tmin
Hole:d+Δ; Δ=2mm

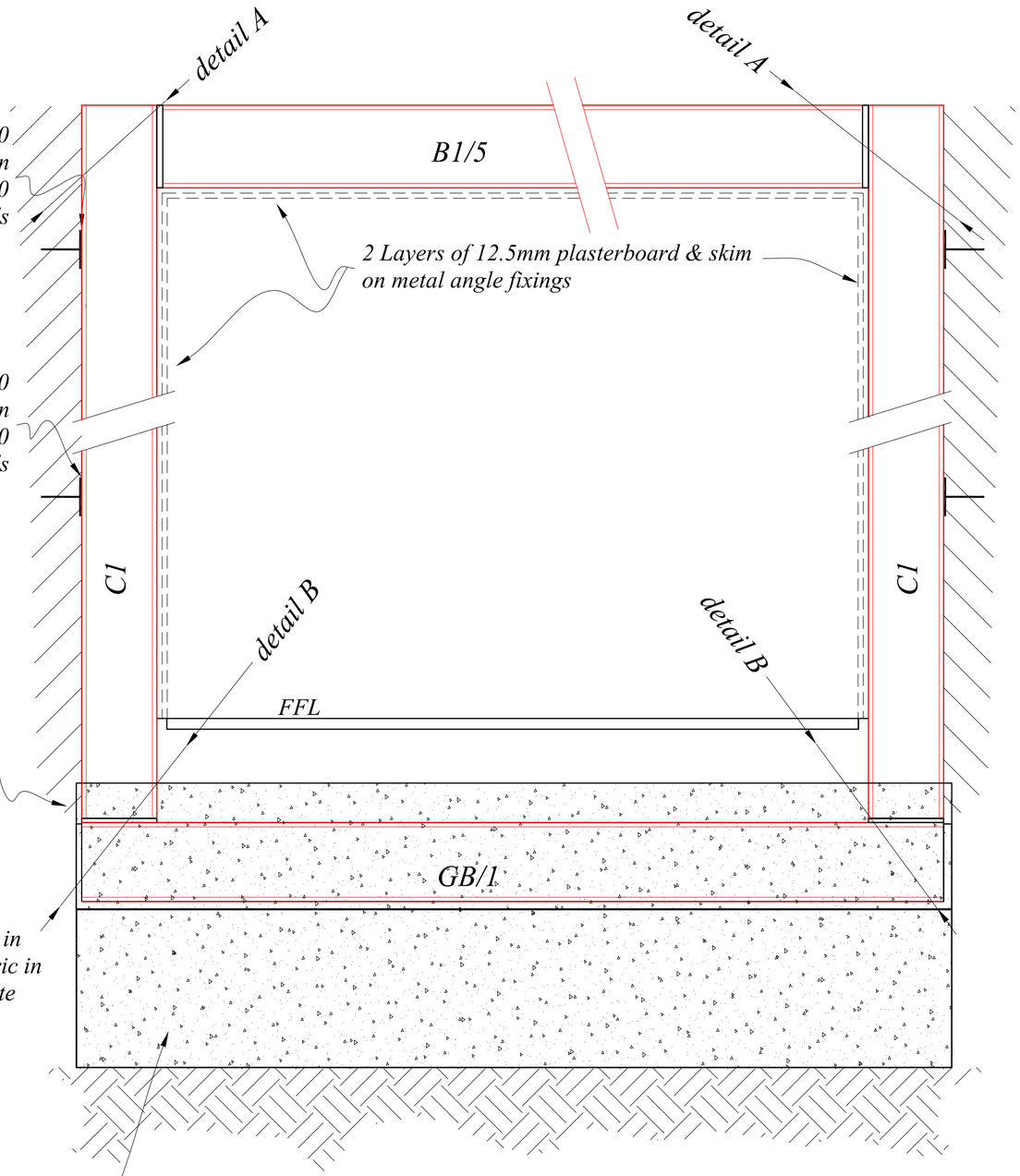
SECTION B-B



Concrete surround to columns

reinforcement

GB/1 wrapped in D49 mesh fabric in C30/37 concrete surround



Strap columns back to walls with 50 x 5 MS galvanized straps resin anchored to wall 2 no. 10Ø @ 300 c/c at least 600 from wall ends

2 Layers of 12.5mm plasterboard & skim on metal angle fixings

Strap columns back to walls with 50 x 5 MS galvanized straps resin anchored to wall 2 no. 10Ø @ 300 c/c at least 600 from wall ends

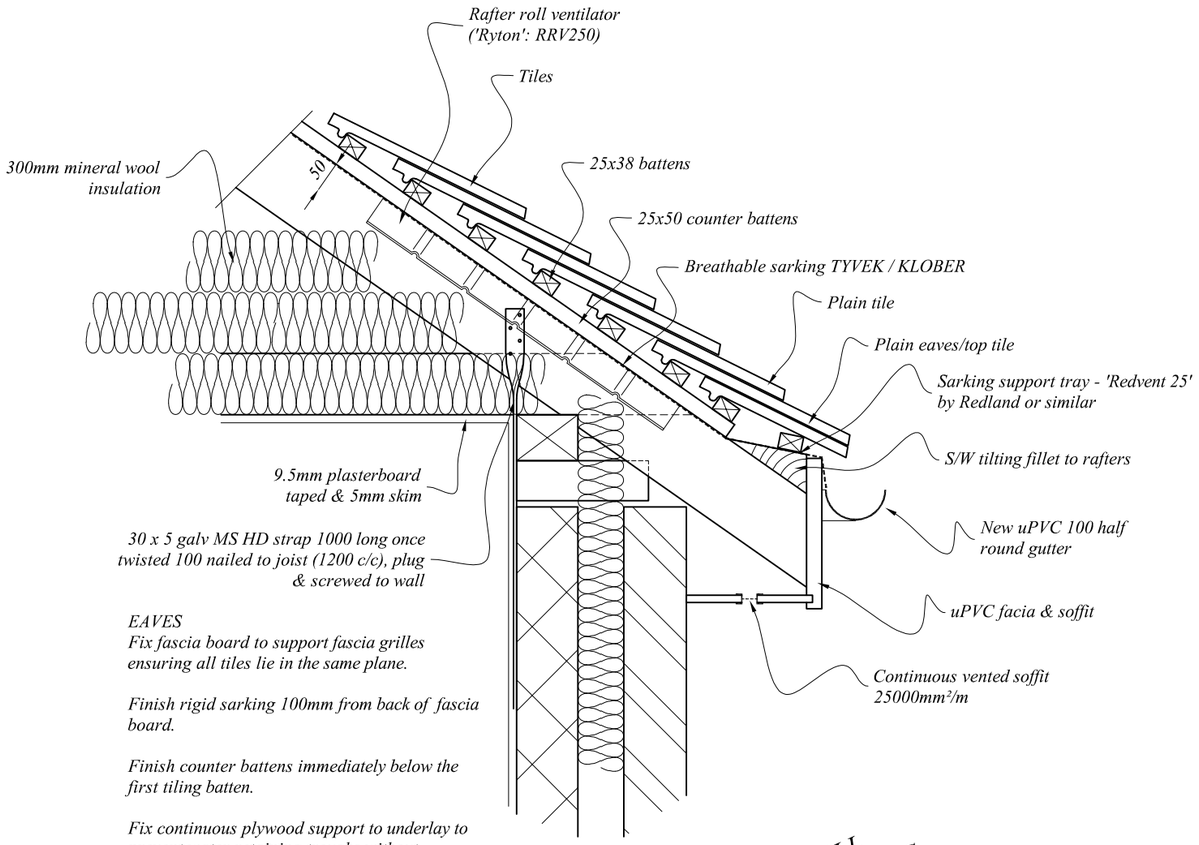
Check condition of existing foundation with BC Officer. If inadequate, add new concrete under beam as detailed.

rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project: Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ
client: Mr & Mrs Gibbs
drawing: WORKS DETAIL3
date: 01.06.21
scale @: 1:NTS
job no
drawing no: BC 21
rev



EAVES
Fix fascia board to support fascia grilles ensuring all tiles lie in the same plane.

Finish rigid sarking 100mm from back of fascia board.

Finish counter battens immediately below the first tiling batten.

Fix continuous plywood support to underlay to prevent water retaining troughs without restricting rear air grilles of fascia vent.

Fix not less than 325mm width of TYVEK HD soft sarking underlapping first width of underlay and dress over fascia vent ensuring a clear air path is maintained between underlay and gutter.

Fix all tiles in eaves course and eaves/top tiles with tails projecting 50mm over gutter.

NOTE: FOR WALL CONSTRUCTION DETAILS SEE DRG. No. **BC31**

VERTICAL SECTION THRO' EAVES TO MAIN ROOF (PLAIN TILES)

rev	date	description

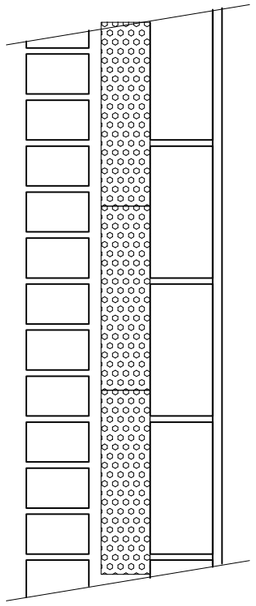
PRELIMINARY
NOT FOR CONSTRUCTION

A3

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

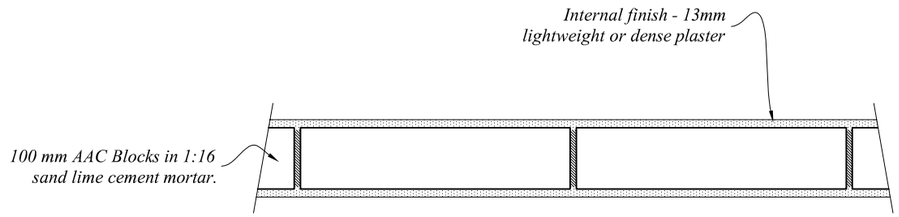
project	drawing	date	job no
Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ	WORKS EAVES DETAILS	01.06.21	
client Mr & Mrs Gibbs		scale @ A3	drwg no BC28 rev

DO NOT SCALE DIMENSIONS OFF DRAWING, CALCULATE FROM DIMENSIONS SHOWN OR REFER TO OFFICE

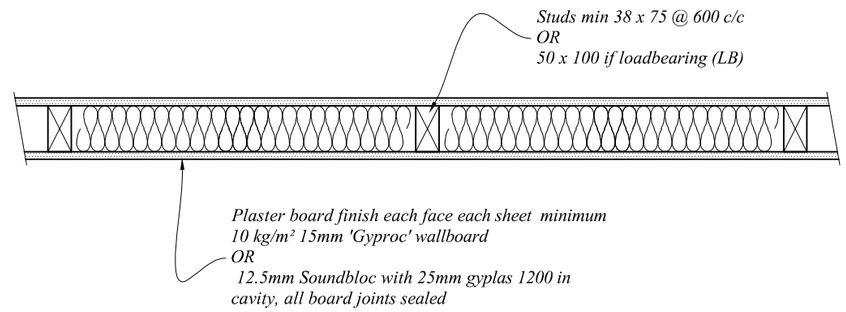


VERTICAL SECTION THRO' CAVITY WALL

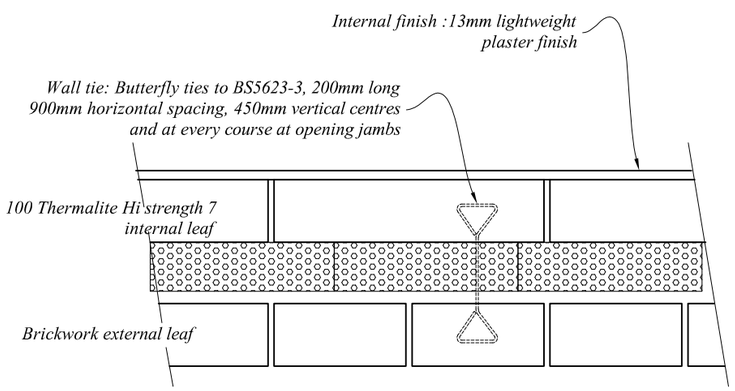
CONSTRUCTION:
102 Brick
100 cavity with 90 Kooltherm K106 Cavity Board with a 10mm residual cavity
100 Thermalite Hi strength 7
13mm Lightweight plaster finish
U=0.16



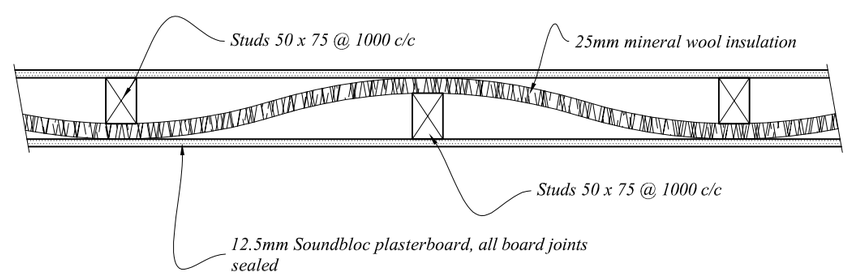
TYPICAL PLAN SECTION THROUGH INTERNAL BLOCKWORK WALL



TYPICAL INTERNAL PARTITION (PLAN SECTION)



TYPICAL PLAN SECTION THRO' CAVITY WALL



TYPICAL SOUND INSULATED INTERNAL PARTITION (PLAN SECTION)

rev	date	description

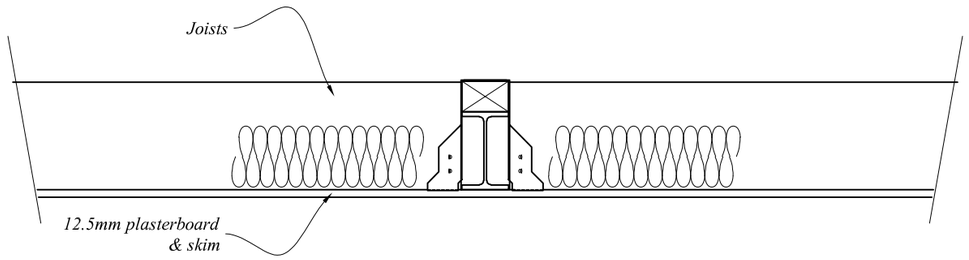
PRELIMINARY
NOT FOR CONSTRUCTION

A3

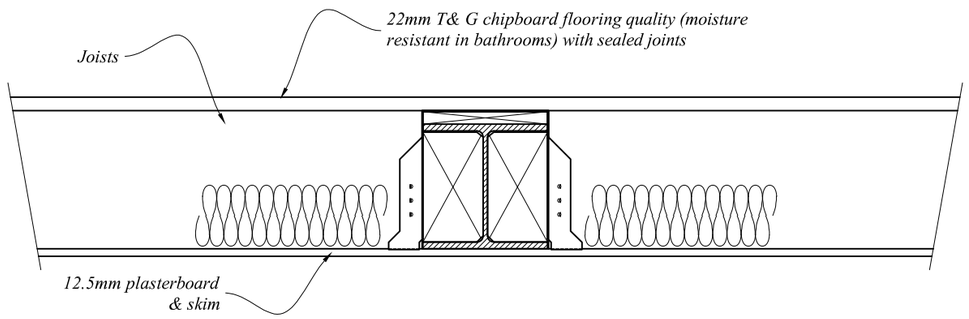
RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project	drawing	date	job no
Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ	WORKS TYPICAL WALLS AND PARTITION DETAILS	01.06.21	
client : Mr & Mrs Gibbs		scale @ A3	drwg no BC31 rev

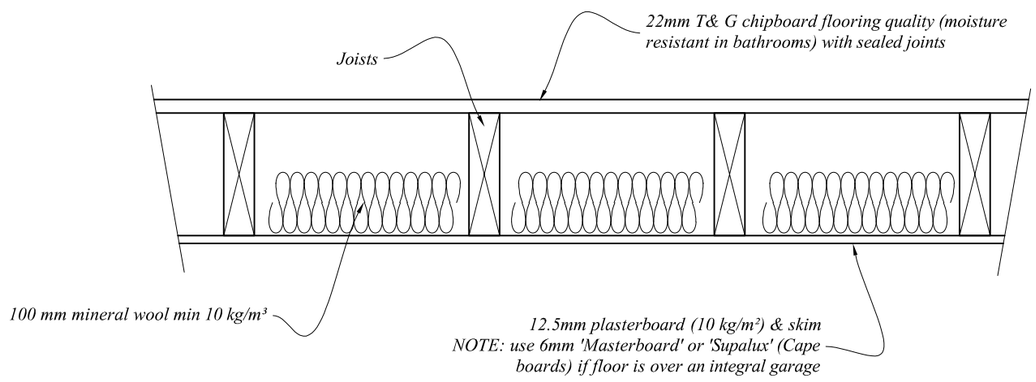
DO NOT SCALE DIMENSIONS OFF DRAWING, CALCULATE FROM DIMENSIONS SHOWN OR REFER TO OFFICE



TYPICAL SECTION THRO' BEAM



TYPICAL SECTION THRO' BEAM



TYPICAL NEW TIMBER FLOOR SECTION

rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

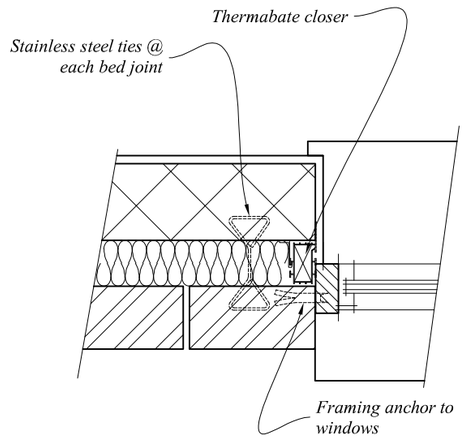
A3

RB Design

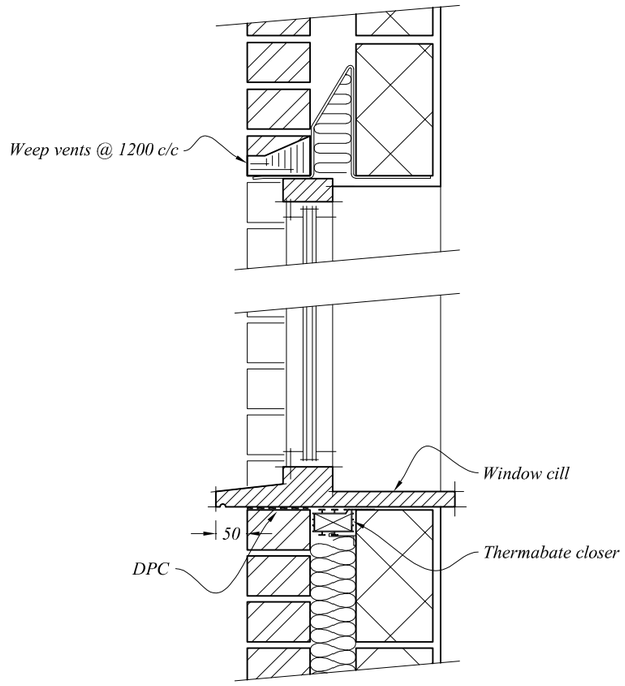
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project	drawing	date	job no
Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ	WORKS TYPICAL NEW TIMBER FLOOR SECTION & BEAM DETAILS	01.06.21	
client: Mr & Mrs Gibbs		scale @ A3	drwg no BC31 rev

DO NOT SCALE DIMENSIONS OFF DRAWING, CALCULATE FROM DIMENSIONS SHOWN OR REFER TO OFFICE

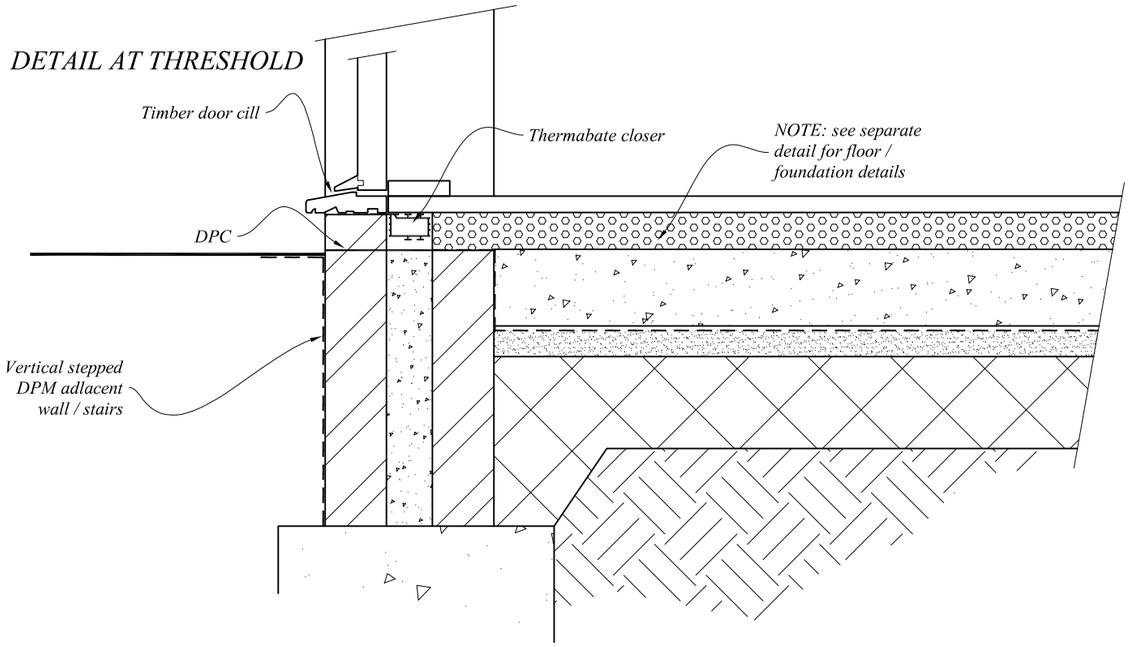


DETAIL AT JAMB



DETAIL AT WINDOW CILL & HEAD

DETAIL AT THRESHOLD



rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

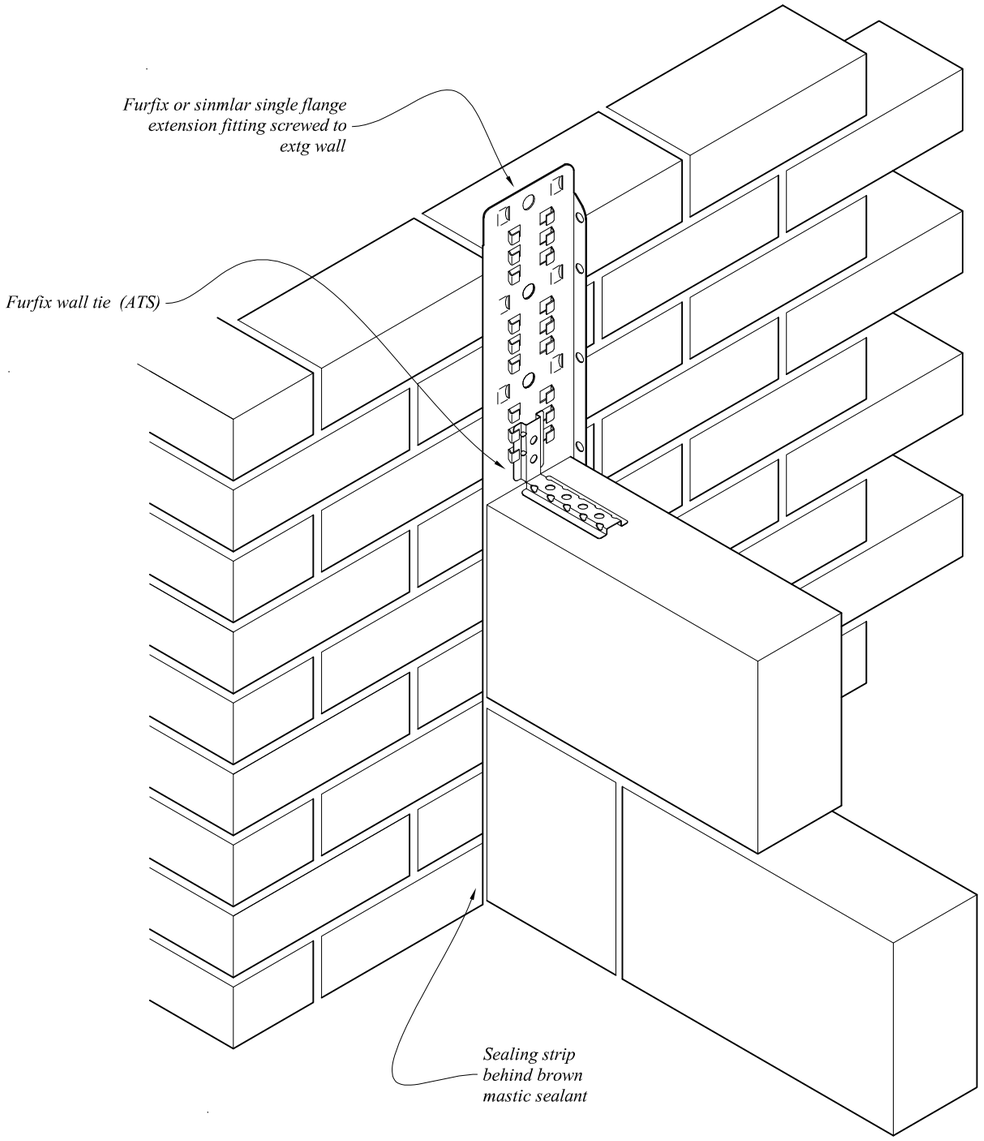
A3

RB Design

3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

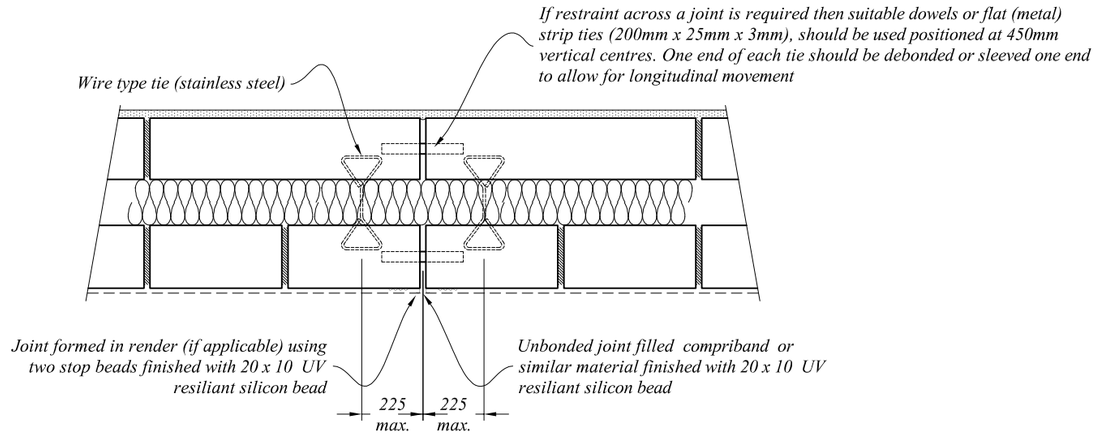
project	drawing	date	job no
Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ	WORKS TYPICAL TRESHOLD, WINDOW CILL & JAMB DETAILS	01.06.21	
client Mr & Mrs Gibbs		scale @ A3	drwg no BC33 rev

DO NOT SCALE DIMENSIONS OFF DRAWING, CALCULATE FROM DIMENSIONS SHOWN OR REFER TO OFFICE

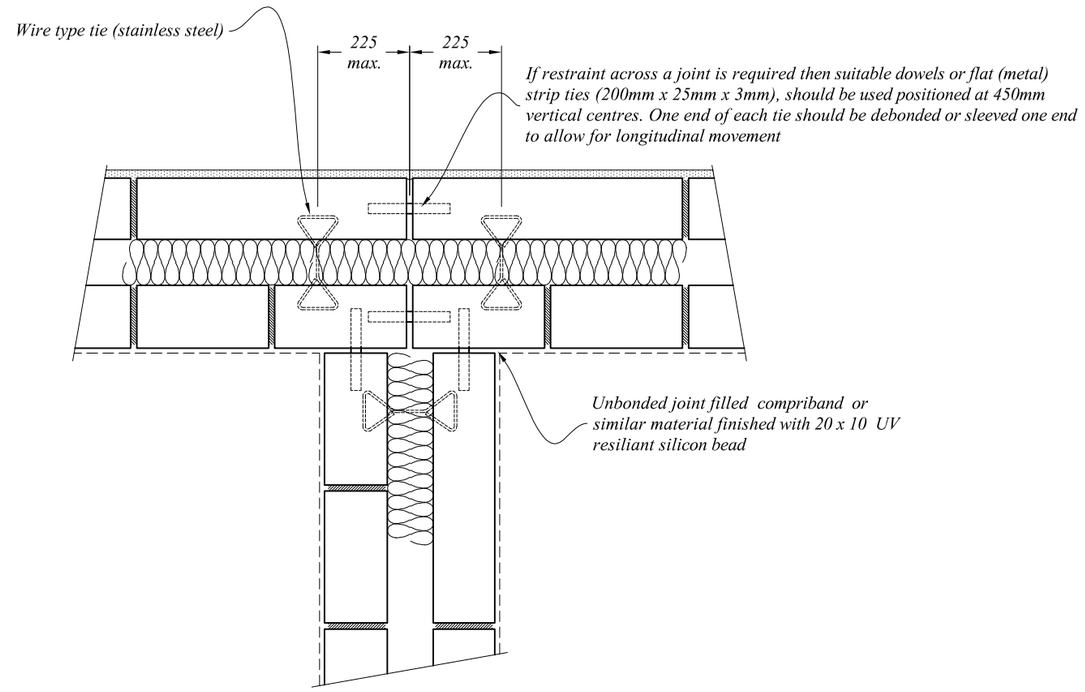


TYPICAL WALL ABUTMENT TO EXTG

NOTE: FOR WALL CONSTRUCTION DETAILS SEE DRG. No. **BC31**



PLAN SECTION THROUGH BRICK CAVITY WALL
SHOWING MOVEMENT JOINT IN STRAIGHT WALL



PLAN SECTION THROUGH BRICK CAVITY WALL
SHOWING MOVEMENT JOINT IN 'T' JUNCTION

rev	date	description

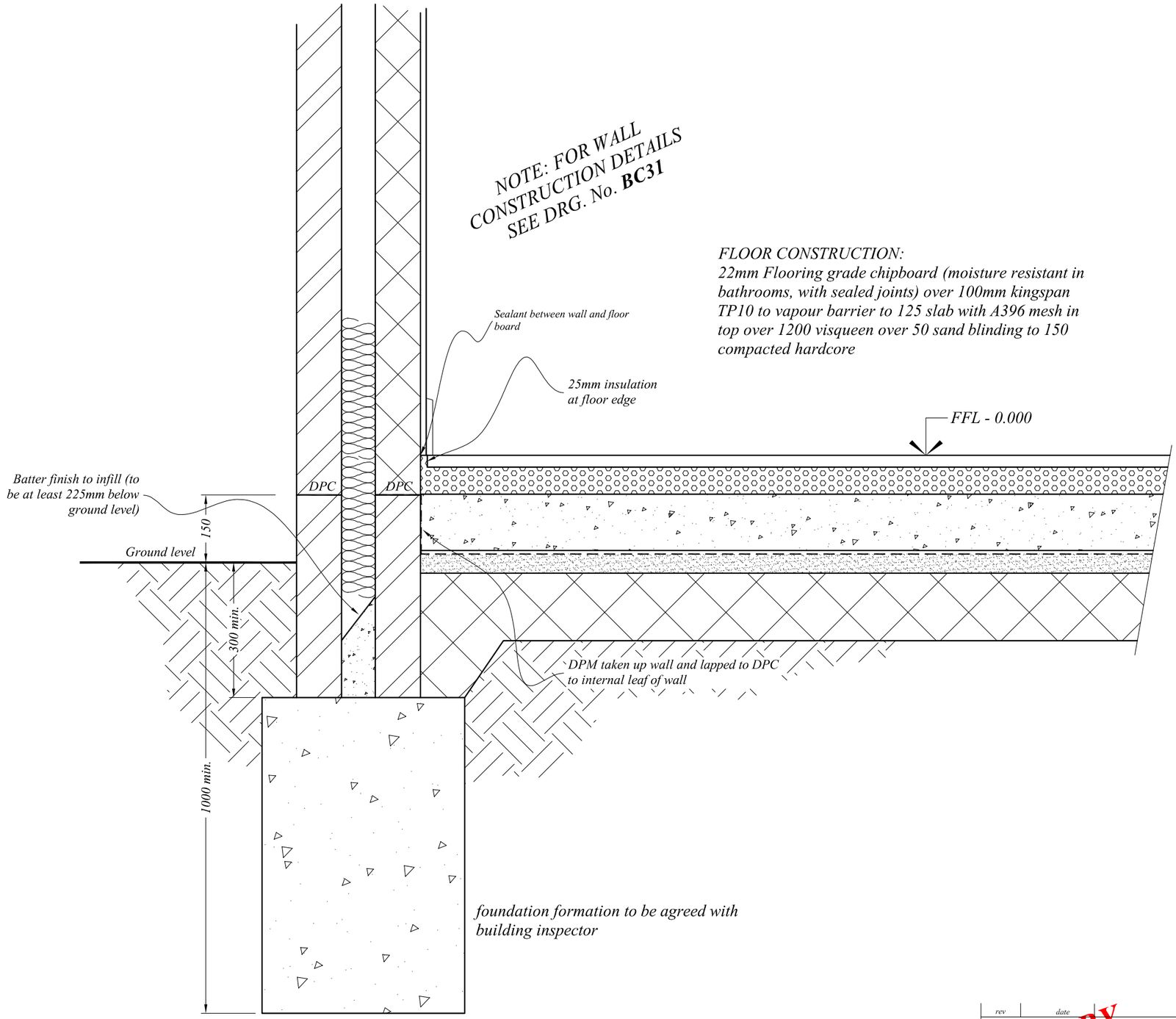
PRELIMINARY
NOT FOR CONSTRUCTION

A3

RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project	drawing	date	job no
Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ	WORKS TYPICAL CAVITY WALL JOINT DETAILS	01.06.21	
client : Mr & Mrs Gibbs		scale @ A3	drwg no BC34 rev

DO NOT SCALE DIMENSIONS OFF DRAWING, CALCULATE FROM DIMENSIONS SHOWN OR REFER TO OFFICE



SECTION CC

rev	date	description

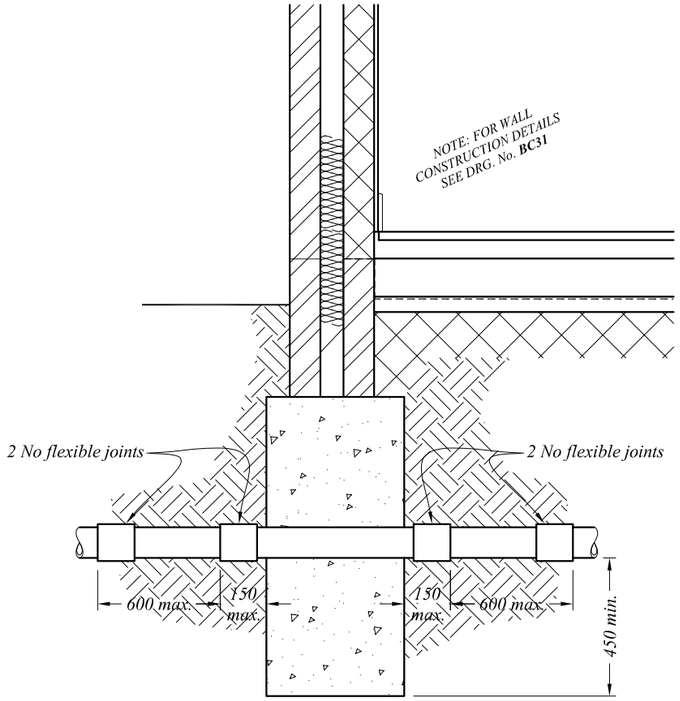
PRELIMINARY
NOT FOR CONSTRUCTION

A3

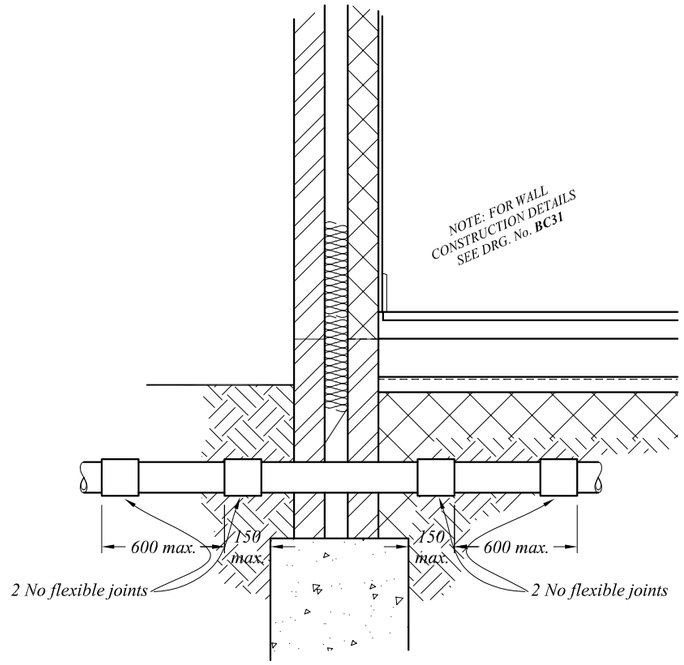
RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project	drawing	date	job no
Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ	WORKS TYPICAL SECTION - FOUNDATIONS & CONCRETE FLOOR	01.06.21	
client Mr & Mrs Gibbs		scale @ A3	drwg no BC50 rev

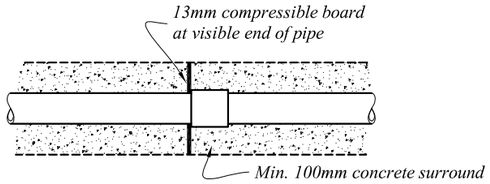
DO NOT SCALE DIMENSIONS OFF DRAWING, CALCULATE FROM DIMENSIONS SHOWN OR REFER TO OFFICE



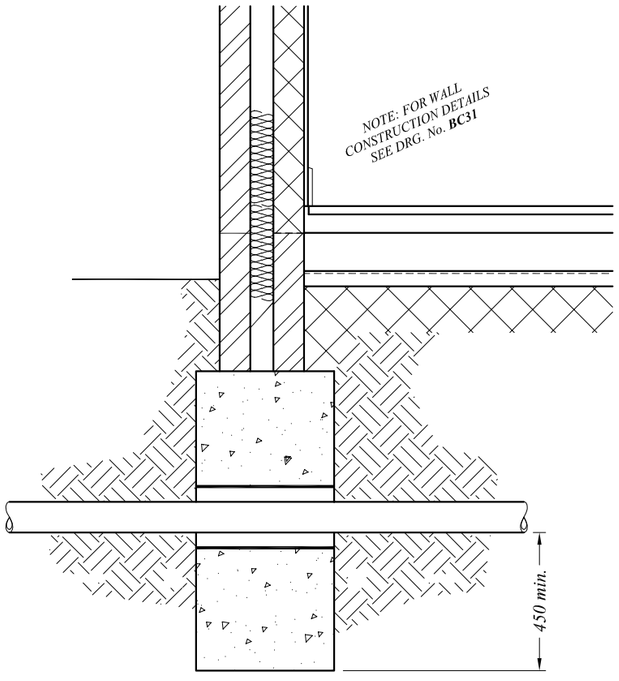
DRAINS THRO' FOOTING



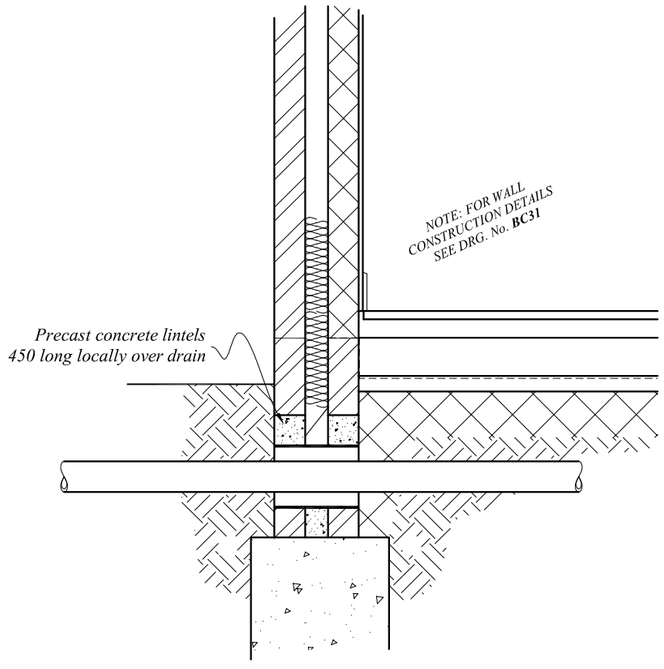
DRAINS THRO' WALL



EXISTING DRAINS IN CONCRETE SURROUND



DRAINS THRO' FOOTING
(ALTERNATIVE SLEEVED DETAIL)



DRAINS THRO' WALL
(ALTERNATIVE SLEEVED DETAIL)

NOTE: SEE DRG. No. **BC50** FOR FLOOR CONSTRUCTION DETAILS

rev	date	description

PRELIMINARY
NOT FOR CONSTRUCTION

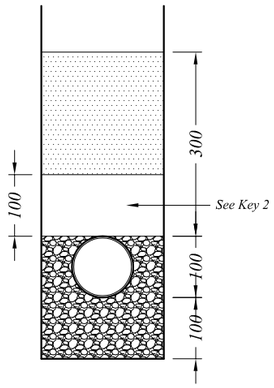
A3

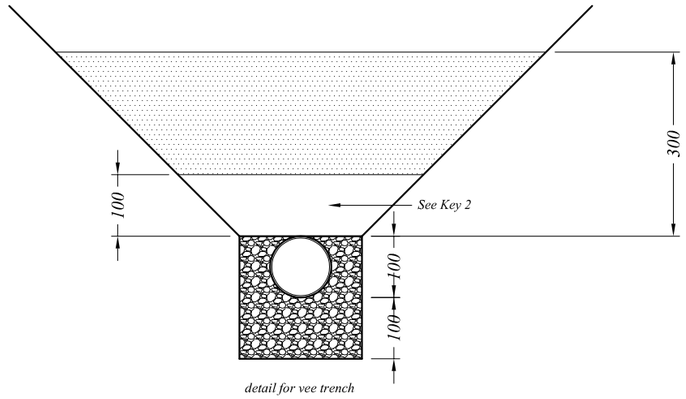
RB Design
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project	drawing	date	job no
Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ	WORKS DRAINAGE DETAILS	01.06.21	
client Mr & Mrs Gibbs		scale @ A3	drwg no BC51 rev

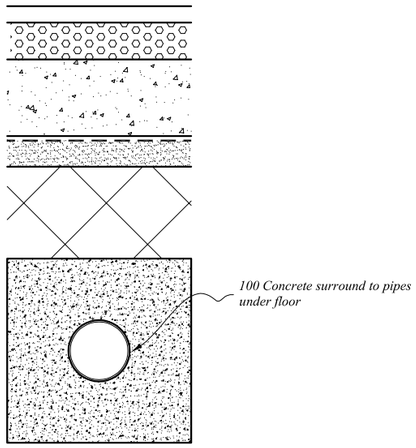
DO NOT SCALE DIMENSIONS OFF DRAWING, CALCULATE FROM DIMENSIONS SHOWN OR REFER TO OFFICE

Bedding for flexible pipes



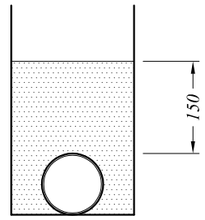


detail for vee trench



Drainage Under Floors

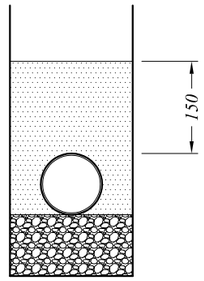
Bedding for rigid pipes



Class D: Bedding factor 1.1

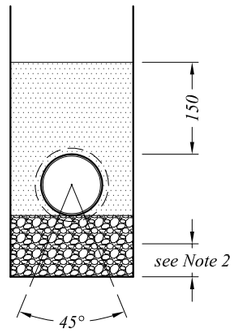
high standard of workmanship required

not to be used unless accurate hand trimming by shovel is possible



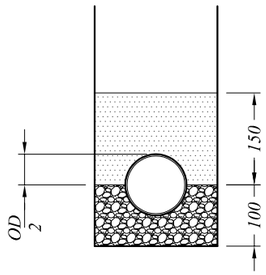
Class N: Bedding factor 1.1

where accurate hand trimming is not possible Class N is an alternative to Class D



Class F: Bedding factor 1.5

generally in all soil conditions



Class B: Bedding factor 1.9

generally suitable in all soil conditions.

granular fill to half depth of pipe

KEY

1 Selected fill: free from stones larger than 400mm lumps of clay over 100mm, timber, frozen, material, vegetable matter.

2 Granular material: should conform to BS 882: 1983 Table 4 or BS 8301: 1985 Appendix D. Compaction fraction > 0.3 for Class N >0.2 for Class Class F and B.

3 Selected fill or granular fill from stones larger than 40mm

Notes

1 Provision may be required to prevent ground water flow in trenches with Class N, F or B type bedding

2 Where there are sockets these should be not less than 50mm above the floor of the trench.

rev	date	description

PRELIMINARY
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3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project	drawing	date	job no
Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ	WORKS UNDERGROUND DRAINPIPE DETAILS	01.06.21	
client Mr & Mrs Gibbs		scale @	drwg no BC53 rev

DO NOT SCALE DIMENSIONS OFF DRAWING, CALCULATE FROM DIMENSIONS SHOWN OR REFER TO OFFICE

GENERAL NOTES
Site inspection by a competent person is required for all areas where new structure bears on existing. The Engineer to be informed where beams bear on existing areas which after opening up on site are revealed to be other than brickwork or where the brick and mortar are of poor quality. Beams are not to bear on existing lintels without inspection and confirmation of the adequacy of the lintel to support the loads.

All existing structure to be opened up and capacity determined as a preliminary operation on site. The contractor shall take full responsibility for loading to structures which is are not included in this drawing.

All structural works to be agreed with Building Inspector and or the Engineer before covering up.

Drawings do not include those required for temporary supports .The contractor to ensure stability of the building and adequate temporary supports for the building at all times.

Allowable Ground Bearing Pressure at Foundation formation is assumed to be 100KN/m².

All steel S275 (gr43C).

Concrete to mass concrete bases to be ST2.

All timbers tanalised grade C16 unless shown otherwise.

PRELIMINARY OPERATIONS:
Inspect existing foundation and advise engineer, allow inspection of same by local authority inspector and engineer.
Inspect existing water mains, identify route and inspection to ascertain condition.
Electrical circuits & consumer unit to be inspected by a certified electrician, advise client of condition and requirements for expansion to suit new circuits required.
Existing heating & hot water system to be inspected by a qualified plumber, advise client of condition and requirements for expansion to suit new works.

FIRE & SMOKE DETECTION
Supply and fix new linked, mains powered optical smoke alarms to BS 5446 Pt1 with secondary power backup to BS 5839 Pt 6 on each landing. and a suitable heat detector in the kitchen.

BUILDING REGULATIONS
Contractor to ensure the requirements of the building regulations are met including access to inspector by BLA Inspector

PARTY WALL
The contractor to liase with client regarding any requirements under the Party Wall Act.

GAS
All gas works to be carried out by GAS SAFE installer

GROUND FLOOR NOTES:
All light switches, power outlets and door handles must be located at a height between 450mm & 1200mm above FFL.
All doors to habitable rooms to be 838mm (2' 9") leaf width and provide a clear opening of not less than 750mm.
All external doors to be supplied with flush thresholds and to be 838mm (2' 9") leaf width and provide a clear opening of not less than 775mm.

ELECTRICAL NOTES:
All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 . The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works. To comply with Part P of the building regulations.

HEATING & HOT WATER SYSTEM NOTES
All new heating systems must be fitted with appropriate temperature zone controls i.e. room thermostats and/or thermostatic radiator valves or any other suitable temperature sensing devices.
A suitable timing device should be provided to control the periods when the heating system operates. Separate timing controls should be provided for space heating and water heating.
Hot water storage vessels should meet the insulation requirements of BS 1566, BS 699, BS 3198 or BS 7602 (as appropriate)

PUBLIC SEWER NOTES
Where the invert of the sewer is less than or equal to 1.5m below finished ground level, any proposed foundations are to be a minimum of 0.6m from the public sewer.
Where the invert of the sewer is greater than 1.5m below finished ground level, any proposed foundations are to be a minimum of 1.0m from the public sewer.
Where the public sewer is less than or equal to 1.5m deep, no structure shall be built within 1.0m of the public manhole structure

WINDOW NOTES:
All windows to be D/G low e, gas filled, 16mm gap, 6mm pane, toughened glass to BS 6206 class C below 800 Class B in doors and door panels below 1500. U = 1.6 max.
All cills to overhang by 50mm minimum.
All windows to habitable rooms to have minimum opening casement 0.33m² and at least 450 wide x 450 high and 1/20th floor area. Trickle vents to have an equivalent ventilator area of 5000mm² min. and the overall background ventilation should comply with the table below.

EQUIVALENT VENTILATOR AREAS FOR DWELLINGS

Total floor area (m²)	No. of bedrooms				
	1	2	3	4	5
<= 50	25000	35000	45000	45000	55000
51-60	25000	30000	40000		
61-70	30000	30000	30000		
71-80	35000	35000	35000		
81-90	40000	40000	40000		
91-100	45000	45000	45000		
> 100	Add 5000mm² for every additional 10m² floor area				

KITCHEN NOTES:
All kitchen units and appliances are shown to indicate the general layout and configuration of services only. Exact sizing & specification of units and appliances should be undertaken using measured site dimensions and is the responsibility of the client or their appointed contractor.

BATHROOM / WC NOTES:
All sanitary ware is shown to indicate the general layout and configuration of services only. Exact sizing & specification should be undertaken using measured site dimensions and is the responsibility of the client or their appointed contractor.

STAIRCASE NOTES
Timber stairs constructed by specialist with risers & goings as dimensioned.
The contractor to check all dimensions on site prior to fabrication of the staircase.
Ensure an absolute minimum headroom of 2000mm above nosings.
Rise and going as drawing with a minimum width between handrails of 775mm.
To comply with BS 5395.
All tapered treads to have a minimum going of 50mm.
Constructed from seasoned softwood (or as specified by client), treads to be 25mm thick with rounded nosings and small scotia under.
Wedge blocked, screwed & glued 38mm prepared SW strings rebated for plaster where required.
The construction of stairs and balusters should not leave a gap through which a 100mm dia. sphere could pass.
Newel posts prepared 100 x 100mm with moulded capping to match existing .
Balusters and handrail to match existing or as clients specification.
All to be prepared for varnish, wax or paint as required.
Handrail to be continuous on one side placed on the outer edge of tapered stairs and to be positioned 900-1000mm vertically above the pitch line or landing floor.
An artificial light to be provided above the stairwell with two way switch at top and first floor.

SUPPLIERS DETAILS
INSULATION: specified as **'Kingspan'** (tel: 01544 388 601)

CONCRETE LINTELS: specified as **'Tarmac Concrete'** (tel: 01903 716 181, 754 131)

STEEL LINTELS: specified as **'Catnic Ltd.'** (tel: 0292 033 7900)

BLOCKWORK: specified as **'Celcon'** (tel: 01732 886 333)

ROOF-LIGHTS & ROOF-DOMES: specified as **'Colt' / 'Loft Shop'** (tel: 0870 604 0404)

CAVITY TRAYS: specified as **'Cavity Trays Ltd.'** (tel: 01935 474 769)

JOIST HANGERS & TIMBER CONNECTORS: specified as **'Simpson Strong-tie'** (tel: 01827 255 600)

Key to Symbols
- H — Heat Detector
- SD — Smoke Detector
- Wall Uplighter
- External Light
- Pendant Light
- Halogen Downlight
- Bulkhead Light
- Deck / Floor Light
- Light Switch (Single)
- Light Switch (Double)
- Light Switch (Triple)
- Light Switch (Pull cord)
- 13A Socket (Single)
- 13A Socket (Double)
- Shaver Socket
- Extractor
- Tap (External)
- BIG — Back Inlet Gulley
- SC — Stop cock
- Flourescent tube
- Flourescent tubes x 3
- LE — Low energy light fitting
- CU — Consumer Unit
- GAS — Gas Meter
- ELE — Electricity Meter
- BOILER — Boiler
- PHW — Pressurised H/W Tank
- H/W — Hot Water Tank
- CWT — Cold Water Tank

Key to walls
- Brickwork wall
- Blockwork wall
- Studwork wall with insulation
- Studwork wall without insulation
- Demolished wall
- Existing wall
- Hidden wall or wall on floor below

NOTES
Any discrepancies are to be brought to the attention of the Client prior to construction.

Do not scale drawings. The Contractor is to check all dimensions on site before carrying out works.

The Contractor is to inform the Client if the existing fabric, including foundations, is opened up and found to be inadequate, unsuitable to support the proposed works, or at variance from the details shown on the drawings.

Items noted on the drawings "to be verified on site" are to be exposed by the Contractor for inspection by the Client or Building Control Officer contract at the earliest opportunity.

Do not cut any holes or chases through any structural members without first obtaining he written consent of the Client.

The Contractor is to ensure that the Building Control Officer is notified to carry out the required inspections of any work prior to covering up with finishes. The Contractor shall be liable for any costs where subsequent opening up is required due to lack of invitation to the Building Control Officer to inspect.

The Contractor is to ensure compliance with Building regulations and in particular where Contractor revises or substitutes materials and construction.

rev	date	description

RB Design A3
3 Acorn Avenue, Crawley Down, Crawley, West Sussex RH10 4AL
Tel: 01342 523 766 Mob 07988 998 928 e.mail: info@rossbowditchdesign.co.uk

project	drawing	date	job no
Little Heath Cottage, Kent Hatch Road, Limpsfield Chart RH8 0SZ	WORKS	01.06.21	
client: Mr & Mrs Gibbs	GENERAL NOTES	scale @ @ A3	drwg no BC 99 rev

DO NOT SCALE DIMENSIONS OFF DRAWING, CALCULATE FROM DIMENSIONS SHOWN OR REFER TO OFFICE DRAWINGS FOR BUILDING CONTROL PURPOSES ONLY