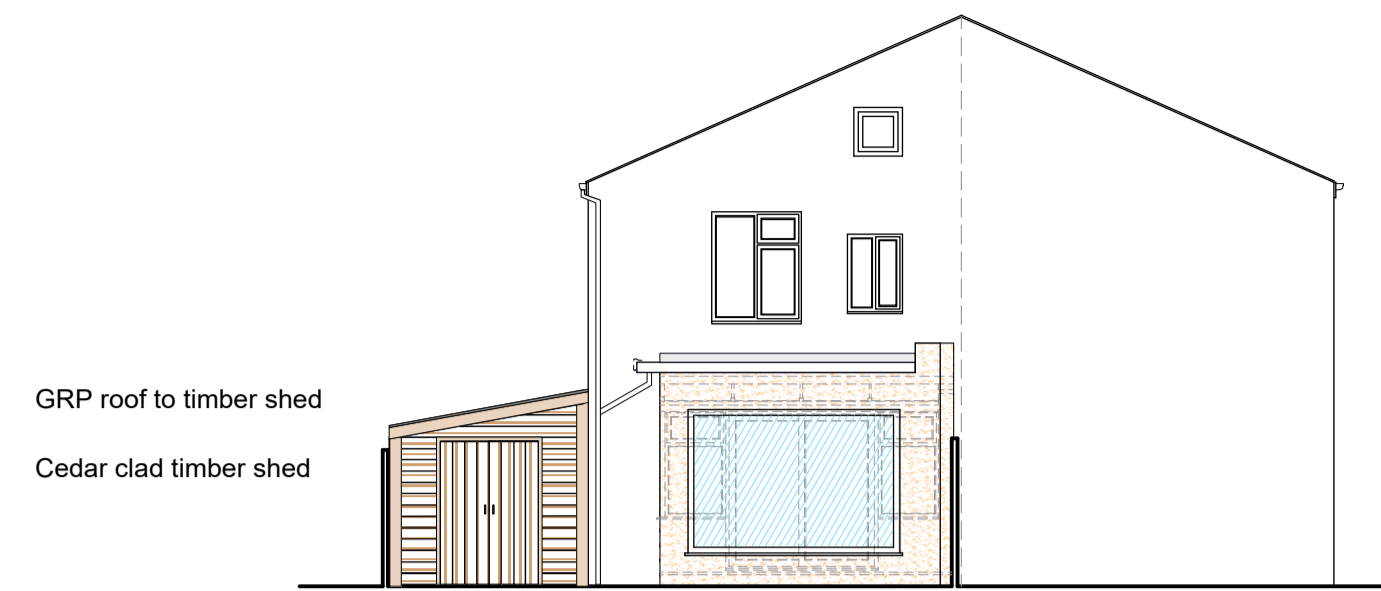


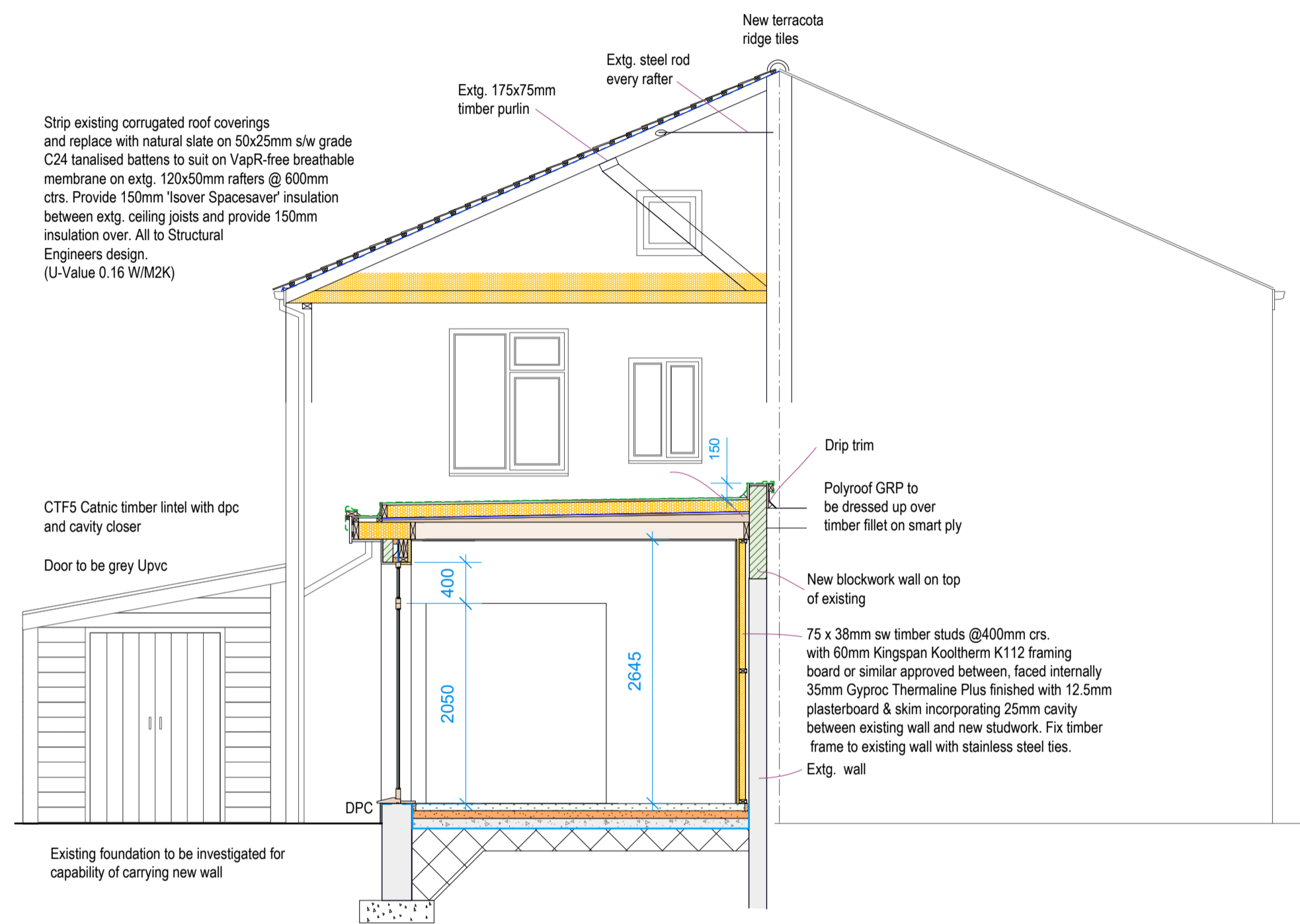
SOUTH EAST ELEVATION



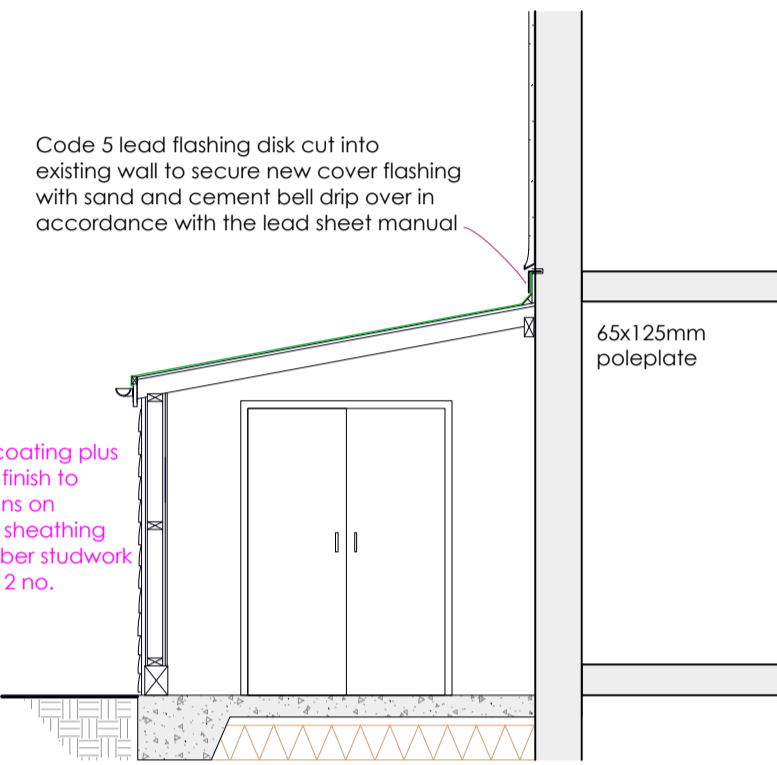
NORTH EAST ELEVATION



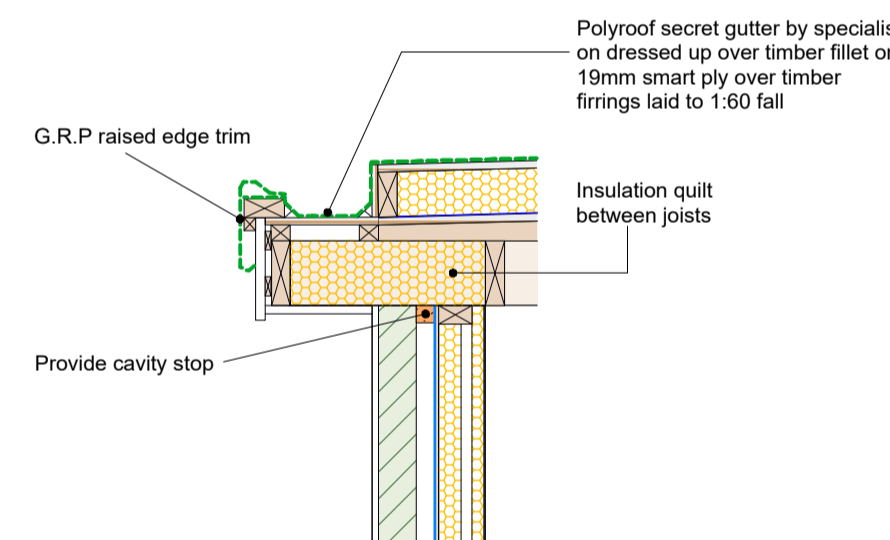
SOUTH WEST ELEVATION



SECTION A-A



SECTION B-B



FLAT ROOF GUTTER DETAIL (scale 1:20)

I WOULD LIKE TO CONFIRM THAT IN ORDER TO SATISFY POLICY GP9 OF THE ISLAND DEVELOPMENT PLAN WE HAVE TAKEN INTO CONSIDERATION THE INSULATION, DRAINAGE, WATER EFFICIENCY, MATERIALS, WASTE STORAGE AND DISPOSAL, TOGETHER WITH THE CONSERVATION OF FUEL AND POWER HAVE ALL BEEN CAREFULLY CONSIDERED.

Ventilation

All ventilation to comply with Approved Document F of the Building Regulations 2006.

All habitable rooms to be provided with a rapid ventilation opening of at least 1/20th of the floor area. Also to incorporate background ventilation of at least 80,000mm² to each dwelling by means of trickle ventilators and 2 air bricks each side of gable to suit.

Windows & doors

Window to be grey powder coated aluminium double glazed, casement window. U Value of 1.6w/m²k. Style as per elevations. All windows in habitable rooms to have a minimum clear openable width and height of 450mm and minimum clear opening area of 0.33m².

Doors to be grey Upvc

Safety glazing

All glazing to comply with Approved Document N of the Building Regulations 2000, in particular Diagram 1 "Critical Locations in Internal & External Walls". All glazing between finished floor level and 800mm above that level and between finished floor level and 1500mm above that level in a door or a side panel within 300mm of a door should be safety glazing to comply with BS 6206:1981.

Air Tightness

Ensure insulation continuity and airtightness at design stage, construction stage and provide a pre-completion test by an accredited body to be carried out with certificates forwarded to Building Control demonstrating EST "Good Practice" air permeability to 5m³ (l/m²) at 50pa, to comply with the Building Regulations.

Leadwork

Leadwork is to be carried out in minimum Code 5 lead, unless otherwise noted (i.e Code 3 for lead soakers). All leadwork is to be carried out in strict accordance with the Lead Sheet Association's manuals volumes I, II, III, and BS1178. All exposed leadwork is to be treated with patination/weathering oil, applied once before fixing and finally upon completion, in accordance with manufacturer's written instructions. Leadwork built into blockwork shall be painted with bitumen paint on both sides prior to building in.

Lighting to extension

Energy efficient light fittings to be fitted within extensions to satisfy Table 4 of Part L of 2002 building regulations.

New flat roof construction

Polyroof GRP fibreglass on 19mm Smart plywood upper surface over 120mm Kingspan ThermoRoof IR26 zero ODP fixed with low profile oval head screw fixings @ 200mm ctrs around board edges and at 300mm ctrs along any intermediate supporting timbers on 1000 gauge polythene vapour control layer over 19mm 1&C Plywood decking over s/w firings @400mm ctrs with a 1:60 fall on 170x 50mm s/w grade C24 roof joists at 400mm ctrs with a 170 x 50mm s/w poleplate bolted @ 600mm ctrs. Provide 13mm plasterboard and skim to form ceiling. U - Value 0.18 W/m²k.

External wall

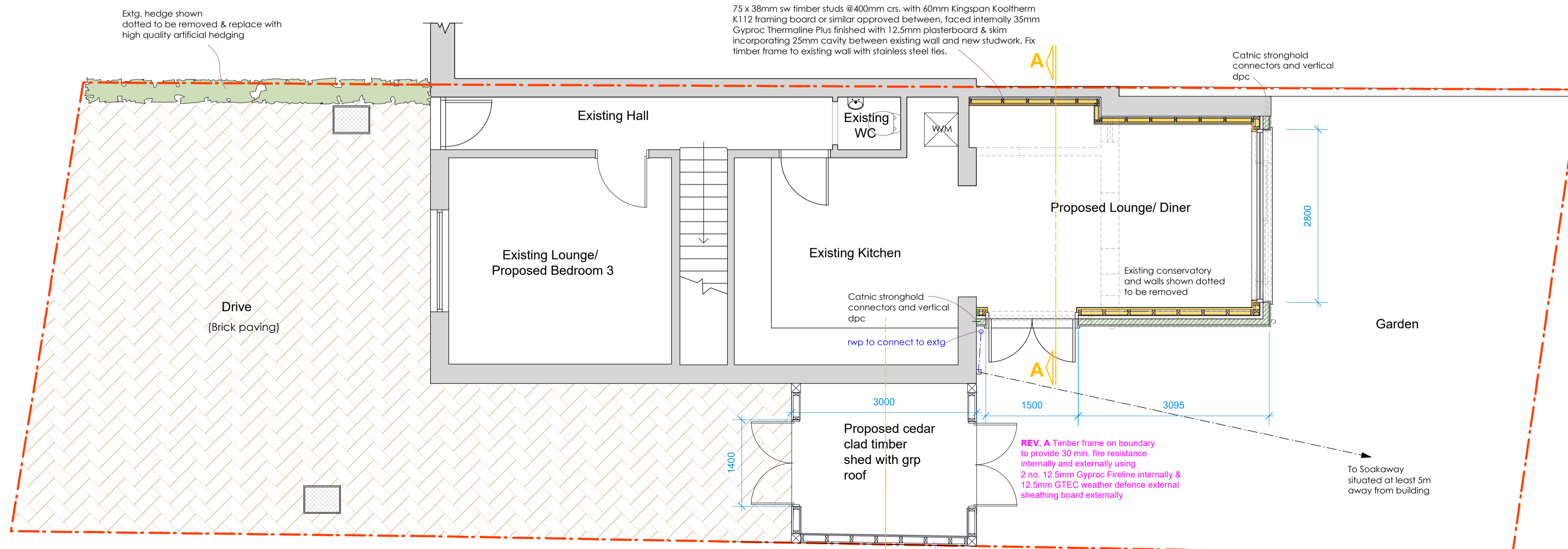
Cavity wall construction to comprise of 100mm 'Ronal' dense concrete blockwork outer leaf, 50mm clear cavity, Kingspan nivent breathable membrane on 9mm OSB, 89mm CLS treated timber framing with 60mm Kooltherm K118 insulated plasterboard between. Provide 32.5mm Kingspan Kooltherm K118 insulated plasterboard internally with 3mm skim. Insulation should be fixed in accordance with manufacturers instructions, to achieve a U Value of 0.22 w/m²k. Provide vapour barrier to interior face of stud and externally provide 3 coat & cement render on stainless steel renderlath render carrier on Hyload DPC. Provide Thermo-Close general purpose insulated cavity closures around all openings.

Wall Plate

Provide 100 x 50mm s/w grade C16 wallplate secured to top of innerleaf of cavity wall, bolted @ 900mm ctrs with 12mm dia. bolts and 'Bat' straps @ 900mm ctrs fixed to at least 3 courses of blockwork.

Differential Settlement

Where new cavity walls abut existing walls, provide 'Catnic' stronghold wall connectors, provide mastic seal to external leaf.



PROPOSED GROUND FLOOR PLAN

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The copyright of this drawing is vested in the architects.

NOTES
Any discrepancies found on this drawing must be reported to the architects immediately.
Figured dimensions to be used in preference to scaled dimensions.
Contractors must check all dimensions on site prior to commencement of work.

REVISIONS			
No.	Date	Description	Drawn
A	21.2.20	Amendments made to B. Control	JT
B	Feb	Amendments made to Planning req	JT



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JOB	Proposed extension and alterations at Pre du Coin Route des Coutanchez St. Peter Port Guernsey GY1 2TX for Miss L. Coleman & Mr. J. Marquand
Drawing	Working drawing- Floor plan, elevations & details
Scale	1:50, 1:100, 1:20
Date	
Signed	
Drawn	JT
Dwg. No.	6146-03B