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DIMENSIONS :
Before work commences all dimensions are to be checked on site by the Building Contractor, any discrepancies between the site and these drawings, must be reported to Brian R Martel / Chartered Architectural Technologist immediately before the works start; unless otherwise stated, the set out of walls, door and window openings, heights, etc., are to structural openings, detailed and larger scaled drawings take preference over smaller scaled drawings; **DO NOT SCALE OFF THIS DRAWING - IF IN DOUBT ASK.**

STATUTORY INSPECTIONS :
The contractor **MUST** ensure that all the necessary inspections are carried out by the Building Control Surveyor appointed by Building Control at the Development and Planning Department in accordance with the statutory notifications listed on the Builders Information Sheet accompanying the Building Licence.

RESPONSIBILITY OF THE CONTRACTOR :
The Building Contractor shall be responsible for the true and proper setting out of the works and for the correctness of the position, levels, dimensions, alignment of all parts of the works and for the provision of all necessary instruments, appliances and labour in connection therewith, the Building Contractor is required to determine the positions of the existing services prior to any excavation works, the Building Contractor must notify all of the relevant statutory authorities relating to the proposed development; the Building Contractor is required to undertake their own condition inspection in order to record the condition of the exterior and interior of adjoining / connecting properties, structures or land / site in separate ownership that could be affected by the Works.

MATERIALS AND WORKMANSHIP GENERALLY :
All materials shall conform to the most current British Standard Codes of Practice, and all workmanship shall be carried out in accordance with the relevant part of BS8000 : Workmanship on the Building Site, good building practice and the Building (Guernsey) Regulations 2012; products mentioned in the notation are for identification purposes only, to indicate the type, quality and standard required, all building products and systems should be installed by properly trained and, where appropriate, certified installers to ensure that the required level of performance is achieved and in FULL accordance with manufacturers specifications or installation guidance.

DRAINAGE :
All drainage is to be installed in strict accordance with the Building (Guernsey) Regulations 2012, and must be undertaken to the satisfaction and approval of the Building Control Surveyor and any Contract Administrator appointed by the client.

TIMBER TREATMENT :
All new timbers are to be preservative treated by an approved proprietary process.

PLUMBING INSTALLATIONS :
All hot and cold water, and waste installations shall be designed and installed by properly trained and, where appropriate, certified installers to ensure that the required level of performance is achieved and in full accordance with Building Regulation requirements.

ENGINEERING DETAILS AND DESIGN :
Structural steelwork, concrete pad stones, timber rafters, trimming / trimmers, timber floor joists, reinforced concrete slab and foundations, connectors, fixings and, holding down / fixing bolts referred to on these drawings to be undertaken in full accordance with detailed design and related specification produced by qualified consulting engineers and to be undertaken in full accordance with their detailed design drawings and calculations; structural steelwork to be protected or encased to ensure a minimum of 30 minutes fire protection up to a height above ground of 5000 mm, and 60 minutes fire protection up to height above ground of 18000 mm.

THIRD PARTY PERMISSION :
Third party permission is required for building off party and / or shared party, boundary walls, etc., before work commences.

NEW WINDOWS :
Supply and fit PVCu framed, double glazed windows (colour and finish to be agreed with client), incorporating all necessary handles, locks, hinges etc., and manually controlled trickle vents in frames, where glazing in windows occurs below 800 mm from floor or ground level, and within 300 mm of doors, then provide toughened glass to comply with the Building (Guernsey) Regulations 2012; ensure that a damp proof course, or a code 4 lead flashing is provided under the cills; insulated cavity closer to be incorporated at all new window and door reveals, cills and heads, and eaves level; new glazing to be glass / air / glass with a 16 mm cavity to give a U-WiPK in accordance with BS EN673 : 1998 for 'normal' exposure conditions; u-value based upon a 4 mm thick Pilkington energisolar low emissivity glass, or equivalent to achieve minimum 2.0 W/m²K as agreed with client and the Contract Administrator, incorporate vertical damp proof course behind frames, to prevent damp / moisture from entering the building; windows to meet the security requirements of British Standards publication PAS 24:2012; frames shall be installed, and sealed against the structure to prevent the ingress of moisture / water; all fixings to be stainless steel to comply with BS6545.

CONCRETE LINTELS :
Supply and fit adequately sized, reinforced concrete lintels over the new openings in the block work walls, with a minimum bearing of 150 mm at both ends; for lintels spanning up to 1200 mm then provide 100 x 100 mm reinforced concrete lintels; for lintels spanning between 1200 and 1800 mm then provide a 145 x 100 mm reinforced concrete lintel; all lintels spanning over 2400 mm long are to be detailed and designed by a qualified Consulting Engineer, and should be level and bedded on sand : cement mortar; include for combined flexible damp proof course and stepped damp proof course cavity tray with insulated cavity closer, ensure that the damp proof course / cavity tray extends a minimum of 100 mm past the ends of the lintel and finishes flush with the front edge of the external lintel, incorporate weep holes with proprietary liners at 450 mm centres above and at either end of all lintels in external walls.

CAVITY WALL CONSTRUCTION :
To comprise 100 mm thick dense concrete block external skin, 100 mm wide cavity with stainless steel double triangle wall ties, in accordance with BS442, at 600 mm horizontal centres, and 450 mm staggered centres, and at every course around door and window openings; 50 mm thick Kingspan Kooltherm, or similar approved, partial fill cavity wall insulation board, with staggered joints in cavity, ensuring a 50 mm clear cavity is maintained; 100 mm thick dense concrete block internal skin; block work to be finished externally with minimum two coats of sand : cement render with smooth finish incorporating stainless steel bell drip at damp proof course level at base of external elevations and internally with two coats sand : cement render with smooth trowelled finish; ensure 225 to 300 mm deep void maintained below the damp proof course level to accommodate mortar droppings during construction, incorporate movement joints in external leaf of block work 3000 mm from corners and at 6000 mm centres, using wall ties with 'Kincor' de-bonding sleeve at every course, allow 10 mm gap to allow for expansion of the masonry with wall ties positioned 225 mm from the de-bonding sleeve; neatly apply mastic sealant between block work panels.

FLOATING GROUND FLOOR CONSTRUCTION :
Provide 25 mm thick moisture resistant, tongued and grooved, flooring grade chipboard or plywood, with all joints glued using a waterproof PVA adhesive; provide an expansion joint of 10 mm around the edges of the room, under the skirting board; cut edges of boards at doorways or access traps to pipe work runs should be supported on preservative treated battens, provide 75 x 50 mm treated softwood battens to give a clear space of approximately 400 mm to receive, between the battens, 70 mm thick of Dow Floormate 200, or similar approved rigid insulation, comprising rigid polycyanurate foam manufactured using zero ozone depletion potential blowing agents with low global warming potential and higher weight, low emissivity composite aluminium foil facings on both sides, ensuring that all the joints are tightly butted, and installed in accordance with the specialist suppliers instructions; on 1200 gauge polythene damp proof membrane; construct new 150 mm thick reinforced concrete floor slab as detailed and designed by a qualified consulting engineer; on 1200 gauge polythene damp proof membrane; on 50 mm thick blinding off minimum 150 mm thick well compacted layers of hardcore.

DAMP PROOF COURSE :
Provide a ruberoid based, high load, damp proof course to all new walls; ensure that minimum of 150 mm is maintained between the damp proof course and external finished ground level; ensure that the damp proof course in walls adequately sealed / linked to damp proof membrane in ground floor construction.

JUNCTION OF NEW BLOCK WORK WALLS TO EXISTING WALL AND CAVITY TRAY :
Supply and fit stainless steel ladder tie, plugged and screwed to the external wall, and tie with loose fit ribbed or perforated connector ties at every block course, to ensure lateral stability; include a vertical damp proof course where new external leaf of wall abuts existing stone and supply and neatly form a stepped lead cavity tray where the rear profile extends above the existing roof to the adjoining neighbouring building.

MECHANICAL EXTRACTION TO KITCHEN :
Provide mechanical extraction to the kitchen to ensure 30 litres per second extraction through the cooker extract hood, or 60 litres per second elsewhere, all to comply with the Building (Guernsey) Regulations 2012, of the current Building Regulations; unit to discharge to the external air through a wall or roof; cooker hoods should be 650 to 750 mm above the hob surface; mechanical extract terminals and extract fans should be placed as high as practicable and preferably less than 400 mm below the ceiling; mechanical supply terminals should be located and directed to avoid draughts; to ensure good transfer of air throughout the dwelling, there should be an undercut of minimum area 2600 mm in all internal doors, above the floor finish (equivalent to an undercut of 50 mm for a standard 262 mm wide door).

SMOKE ALARMS, HEAT ALARMS AND FIRE DETECTION :
Supply and fit mains operated with battery back-up interlinked smoke detectors and alarms; detectors / alarms must be ceiling mounted, at least 300 mm from walls and light fittings, preferably in the centre of the room, all installed in accordance with BS 5839 : 6 : 2004.

ELECTRICAL INSTALLATIONS :
The electrical installation shall be designed and installed by a qualified contractor, in strict accordance with the requirements of the latest edition of the I.E.E. Regulations; position all switches, sockets, telephone points, television sockets, etc between 450 mm and 1200 mm from the finished floor level, to comply with the Building (Guernsey) Regulations 2012.

NEW GUTTERS AND FASCIA BOARDS TO ROOFS :
Supply and fit new PVCu half round gutters (black or white as selected by client) at base of pitched roof slope on PVCu fascia boards with ogee moulded lower edge; provide an eaves ventilation strip either on top of the fascia board, or in the soffit to ensure the equivalent of 25 mm continuous ventilation to the roof space if a breathable roofing underlay is not being used; gutters to discharge into matching 75 mm diameter PVCu rain water down pipes and trapped PVC gullies to drain to new soakaway referred to below.

LEAD FLASHINGS AND SOAKERS :
All lead work to be comply with BS1178 and undertake in accordance with the Lead Development Association recommendations and related Codes of Practice; all lead to be cleaned and treated with two coats of patination oil upon completion; supply and fit Code 4 lead cover flashing at change in roof pitch above dormer and at base of dormer and apron dress below dormer window cills extending vertically against side and back of frames for minimum height of 50 mm; code 4 lead soakers / cover flashings also to provided at junction between roof baling and dormer cheeks, dress vertically behind timber cladding and fixed for minimum height of 150 mm; all lead aprons and cover flashings to be neatly trimmed and dressed over profile of pantries to roof slope; stepped lead damp proof course cavity tray to be built into rear gable to overlap / link with Code 5 lead capping applied to 12 mm plywood backing to weatherproof the head of the existing stone party wall at junction with adjoining barm.

NEW GLASS FIBRE WARM UNVENTED FLAT ROOF CONSTRUCTION :
Provide a Polyroof 185, cold-applied, reinforced flexible polyester resin, flat roof system comprising a base coat and a top coat, by Polyroof Products, with a 20 year durability rating by the British Board of Agrément, and a 20 year insurance backed guarantee; 18 mm thick external quality, tongued and grooved plywood, on at least 150 mm thick Kingspan, or similar approved rigid insulation boards; for boards over 50 mm thick fixing should be with suitable low profile oval head screw fixings, placed at 200 mm centres around the board edges and at 300 mm centres along any intermediate supporting timbers; board fixings should be staggered and not less than 50 mm from board edges and not less than 50 mm from board corners, fixings should penetrate supporting timbers by a minimum depth of 35 mm; ensuring that the long edges follow the length of the joists, bed boards onto twin mastic beads wide enough to accommodate two boards butted side by side, on a foil vapour control layer, with a vapour proof non-setting gun grade mastic sealant applied continuously to the upper surfaces of all joists / noggin / firings corresponding with board edges to provide continuity of foil vapour control layer; on 18 mm thick moisture resistant, tongued and grooved plywood, on ex 50 mm thick treated softwood grade C16 (formerly SC3) firings to fall 1 in 60; on ex 200 x 50 mm treated softwood grade C16 (formerly SC3) flat roof joists at 400 mm centres; provide 12.5 mm thick plasterboard with an integral vapour control barrier and multi finish skim to the underside of the joists; flat roof joists are to be supported off standard joist hangers, fixed to ex 200 x 50 mm treated softwood grade SC3 pole plates, bolted to wall at 900 mm centres using 12 mm diameter bolts, where the new flat roof joists are parallel to the new cavity wall construction, then provide a 100 mm thick insulated upstand between the top of the block wall and the underside of the plywood decking; ensure that the insulation is central over the junction between the cavity insulation and the block wall, to prevent cold bridging. **DO NOT INCORPORATE ANY ADDITIONAL INSULATION WITHIN OR UNDER THE ROOF CONSTRUCTION WITHOUT A SPECIALIST UNDERTAKING A DEW POINT CALCULATION;** all to be detailed and designed by a qualified consulting engineer, and may be the subject of change from indicated.

NEW QUANTUM ELECTRIC STORAGE HEATERS :
Provide new Quantum electric storage heaters, the size and position of the heaters is determined by the floor area of the room, number and construction of external walls, to be designed by a specialist supplier as quality and quantity depends on suitable operative skills and product familiarity; ensure that no objects are closer than 300 mm in front, 100 mm either side and 250 mm above the units; ensure that the supporting floor is capable of bearing the weight of the unit of 177 kg; the installation of this appliance should be carried out by a competent electrician and be in accordance with National Electrical Codes (NEC) and local codes.

ELECTRIC PANEL AND / OR STORAGE HEATERS :
Provide electric panel heaters in the bedrooms, featuring highly accurate electronic thermostats, to be wired up to an individual fused spur point, in main living areas, fan storage heaters or combination storage heaters can be used, size and output of the panel heaters is determined by the floor area of the room, number and construction of external walls, to be designed by a specialist supplier as quality and quantity depends on suitable operative skills and product familiarity.

ELECTRIC HEATING / COMBINATION SUPER HEATER BOILER :
Provide a 12kW 1500 x 550 mm diameter 220 litre Heat Store, 12kW 1670 x 550 mm diameter 290 litre Eco Store, or 18kW 2120 x 550 mm diameter 300 litre, cylinder to be a specialist suppliers details and design as quality of application of these materials depends on suitable operative skills and product familiarity; provide a separate electric supply to the cylinder from the super heat tariff meter in the consumer unit; allow at least 300 mm working pace around the cylinder; cylinders to be thermostatically controlled; commissioning certificates will be required for the controlled appliances prior to completion.

GENERAL NOTES :
DO NOT SCALE OFF THIS DRAWING - IF IN DOUBT ASK!!
This drawing as an instrument of service, is the property of Brian R Martel MCIAT

All dimensions are to be checked on site by the Contractor, sub-Contractor, Contract Administrator, and / or builder, before the work commences, and any discrepancies found to be relevant must be reported to Brian R Martel MCIAT immediately

Detailed and larger scaled drawings take preference over scaled drawings
Drawings and details supplied by Consulting Engineers, Mechanical and Electrical Engineer's, etc., may supersede the details indicated on these drawings

No guarantee will be given that the works will receive the necessary statutory approvals
All dimensions are in millimetres, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed

This drawing may need to be read in conjunction with other drawings supplied by Brian R Martel, and / or other specialists in association with these works

Every effort has been undertaken to ensure that the drawings supplied are to the scale noted, no guarantee can be given that the printing process provides the exact scaled drawings, any discrepancies must be reported to Brian R Martel immediately

PLANNING CONDITIONS :
Once the development has been authorised by the granting of the planning permission, the development must be carried out and completed in every detail, in accordance with the written application, plans and drawings as approved; no variations to the development, amounting to development, may be made without the permission of the Development and Planning Authority

The development, as approved, must be begun within three years from the date of the 'notification of grant of planning permission'

The development, as approved, and all the operations which constitute or are incidental to that development, must be carried out in compliance with all such requirements of the The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Development and Planning Authority, and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Development and Planning Authority when approving those plans; for the purpose of securing that the building regulations are complied with

It is important to note the expiry date of the Notification of Grant of Planning Permission, as this terminates the approval; two approved documents from both Planning Service and Building Control, need to be valid otherwise the proposed development cannot be commenced, even if the Building Licence expiry date is later than the Planning Permission expiry date; if this is the case then a new Planning application is required to enable the works to commence

BUILDING LICENCE CONDITIONS :
Under The Building (Guernsey) Regulations, 2012, a person who proposes to carry out building work must give the Department notice of the proposed commencement date of certain stages of the work before commencing that work

Where building work has commenced, but is stopped for a period of more than one year, the Department may, under The Building (Guernsey) Regulations, 2012, at any time before work is recommenced, give notice to the person to whom the licence was granted, that the licence is no longer valid

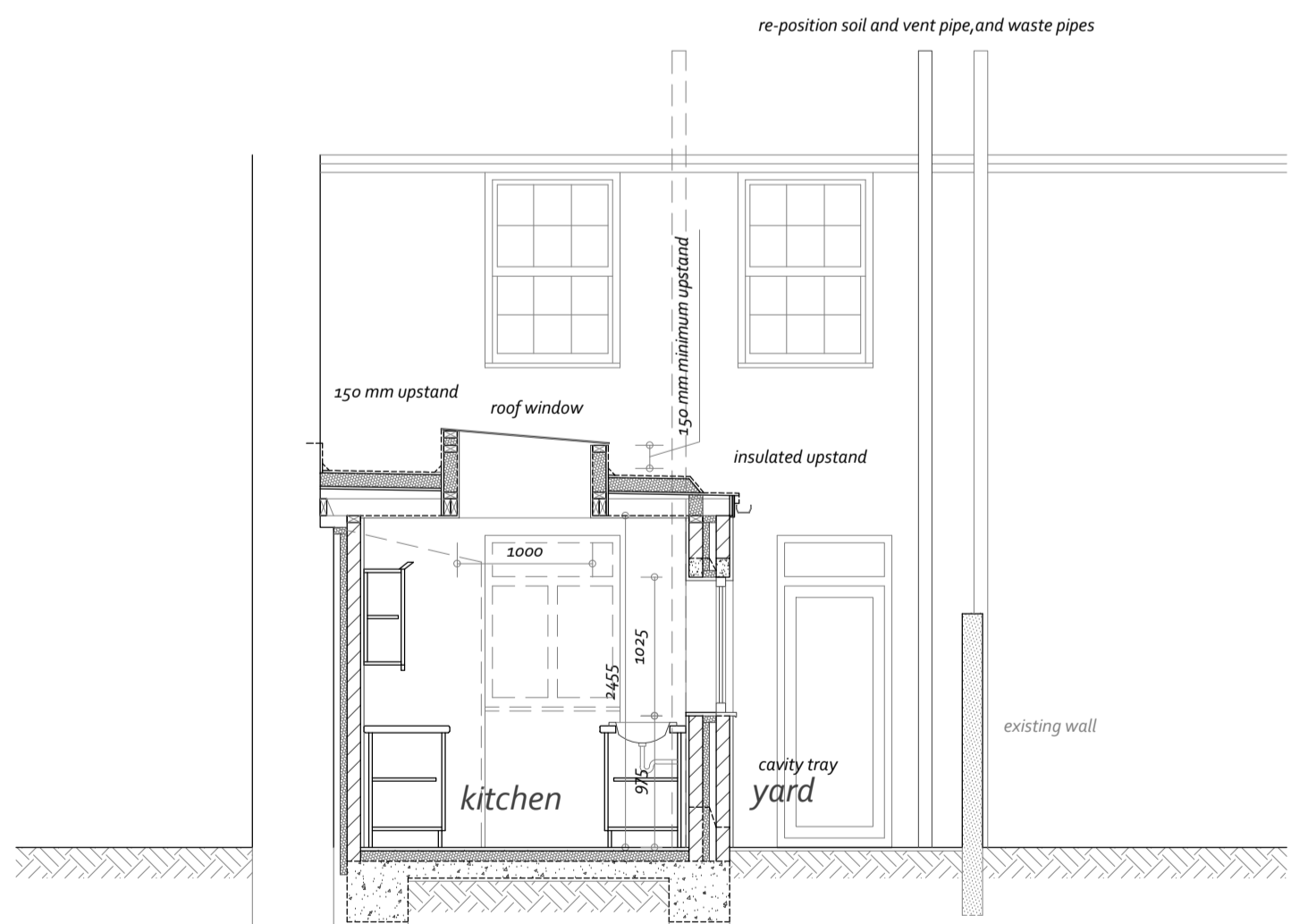
The Building Control Division must be notified by the client / builder / contractor when reaching the stages of work specified on the Builders Information Sheet, which accompanies the Building Licence and Approved Plans

Consequential improvements of a buildings thermal performance will be required when building work is undertaken on its external envelope, as outlined in The Building (Guernsey) Regulations, 2012; where at least 50% of the surface of an individual thermal element is being renovated or replaced, or 25% of the total building envelope is being renovated or replaced, the thermal elements must achieve the u-values to comply with the relevant building regulation

It is the responsibility of the property owner to ensure that all the necessary inspections are carried out by the Development and Planning Authority's Building Control Surveyors; the statutory notifications are listed on the Builders Information Sheet; the Development and Planning Authority will be unable to issue a completion certificate for these controlled building works if the property, the Development and Planning Authority will need to declare on the immunity Certificate, any outstanding matters and where life safety issues are identified, enforcement action may be taken

The client, the clients representative, main contractor, sub contractor's, etc. must satisfy themselves that they do not need any other permissions, consents or approvals under any other legislation or from any persons by virtue of contractual or other rights in order to carry out the building works or material changes of use

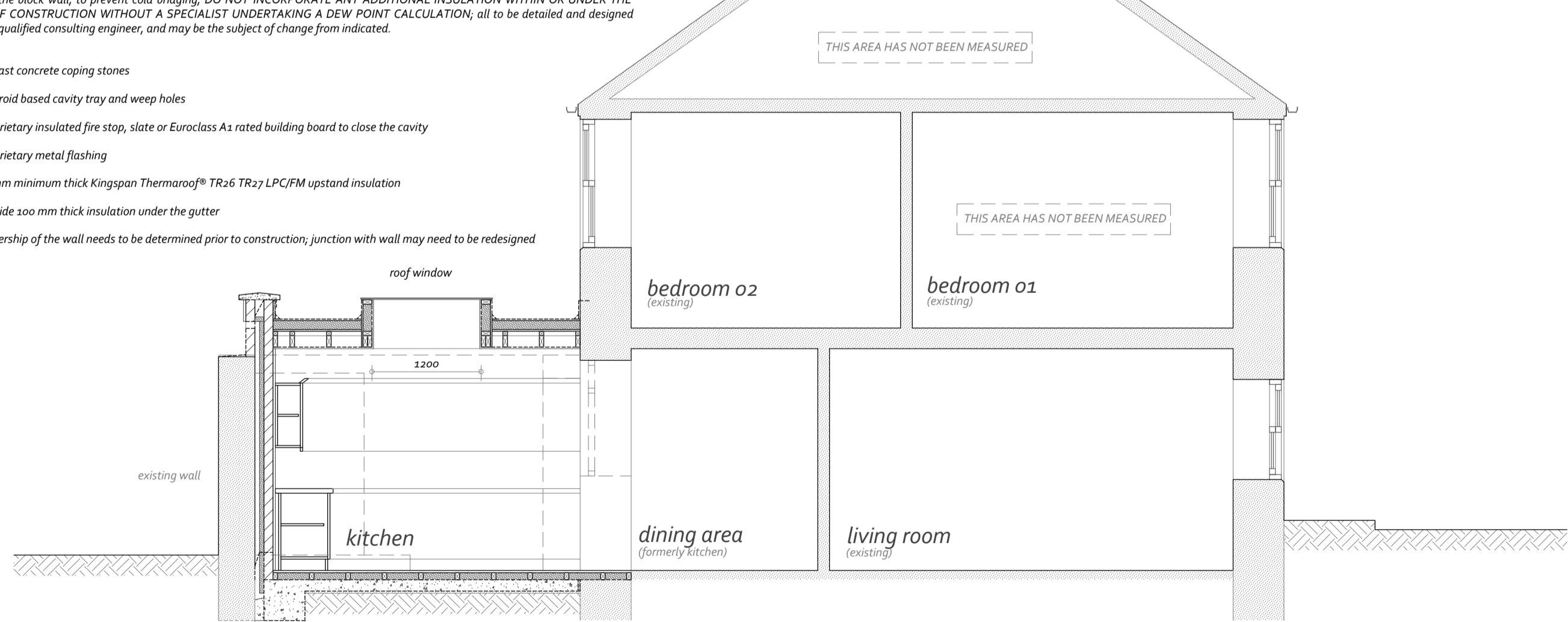
REVISIONS :



section a-a

scale : 50 @ A1

concrete floor slab to be detailed and designed by a qualified consulting engineer



section b-b

scale : 50 @ A1

FLOATING GROUND FLOOR CONSTRUCTION :
Provide 25 mm thick moisture resistant, tongued and grooved, flooring grade chipboard or plywood, with all joints glued using a waterproof PVA adhesive; provide an expansion joint of 10 mm around the edges of the room, under the skirting board; cut edges of boards at doorways or access traps to pipe work runs should be supported on preservative treated battens, provide 75 x 50 mm treated softwood battens to give a clear space of approximately 400 mm to receive, between the battens, 70 mm thick of Dow Floormate 200, or similar approved rigid insulation, comprising rigid polycyanurate foam manufactured using zero ozone depletion potential blowing agents with low global warming potential and higher weight, low emissivity composite aluminium foil facings on both sides, ensuring that all the joints are tightly butted, and installed in accordance with the specialist suppliers instructions; on 1200 gauge polythene damp proof membrane; construct new 150 mm thick reinforced concrete floor slab as detailed and designed by a qualified consulting engineer; on 1200 gauge polythene damp proof membrane; on 50 mm thick blinding off minimum 150 mm thick well compacted layers of hardcore.

this line is 100 mm long at the original drawing size of A1

Client	Mr S Bhagg	
Project	Proposed single storey extension to provide a new kitchen and internal alterations at Omar : a Little St John's Street, St Peter Port, Guernsey, GY1 3PR	
Drawing	Planning Permission and Building Licence drawings Sections a-a and b-b	
Scale	1 : 50 @ A1	
Drawn	lmm	
Date	February 2020	
Brian R Martel Chartered Member of the Chartered Institute of Architectural Technologists established 1994		
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Drawing number	4109.02.02	Revision