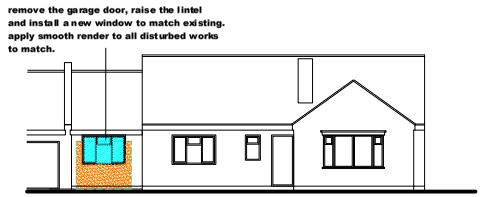
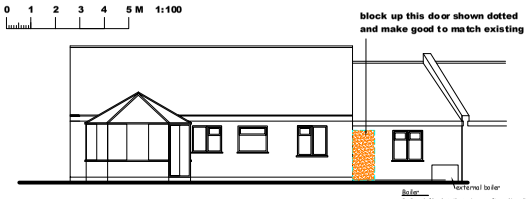
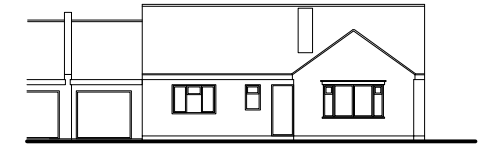


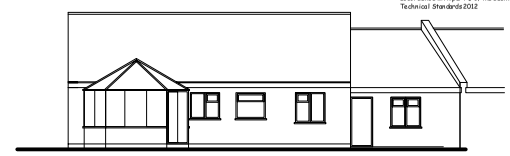
Proposed front elevation (west)



Proposed rear elevation (east)



Existing front elevation (west)



Existing rear elevation (east)

ELECTRICAL

Electrical installations
the electrical installation shall be designed and installed by a qualified contractor, in strict accordance with the requirements of the States of Guernsey Electricity Board, and the latest edition of the I.E.E. regulations.

Self-contained smoke alarms
to be positioned within 7m of the doors that lead from the kitchen/lounge and within 3m of all bedroom doors. all alarms should be fixed to the ceiling at least 300mm from any wall or light fitting. the method of fixing should be carried-out in accordance with the manufacturers instructions. the alarms will be wired to the main electrical box but capable of operating with battery backup.

Ventilation to roof void
Ensure adequate ventilation to roof void allowing min. 50mm air gap over the insulation slab. Allow 25mm ventilation gap at eaves level with grill protection to allow free flow of cross ventilation. Provide ventilation tiles to ridge at 1500 ctrs. In all cases to comply with Guernsey Technical Standard 2012 document C

Lead Flashing
New Lead flashings to suit Dormer Front (and stepped at cheek, dressed up under sarking felt on ply. Fitted by specialists in accordance with LDA

GROUND WORKS

Trial holes
Trial holes should be dug and assessed by an engineer or a building control officer to determine the type of ground condition and whether or not the designed foundations would be appropriate.

Damp proof course
Provide a bitumen-based damp course to all new walls, and cover externally with a rendered bell drip. If necessary reduce or increase the ground levels to a minimum of 150mm below dpc level

Existing services
Locate all existing services, and where necessary reposition to the clients requirements before general works commence. Allow for all new utility connections below ground level being electricity including tv and satellite.

General

Ventilation to rooms containing openable windows
Provide rapid ventilation to all habitable rooms at less than 1/2 0th of the total floor area (room area) provide background ventilation 8000mm squared. Provide background ventilation to the kitchen of 4000mm squared together with the bathroom.

Structure walls
Structure walls are to be constructed of 100x50mm studs at 400c/trs notched and spiked to sole and head plate, ensure a layer of dpc has been laid before the sole plate is secured to the floor. Provide 2 rows of noggins staggered then insulate between each stud with RW2 Rockwool quilt finish. Both surfaces to receive fire line boarding.

WINDOWS AND DOORS

Windows and Doors
External windows and doors to be white upvc double glazed with a white uPVC drip cill, ensure all units are fitted with trickle ventilation providing background ventilation of 8,000mm squared and rapid ventilation of one 20th of the floor area. The double glazed shall use low Eargon filled units incorporting 6.4mm laminated glass to the inner leaf provide insulated cavity closers at the window and door reveals

Glazing
All glazing below 800mm from the finished floor level or ground level depending on which is higher and all glazing within 300mm of a door opening to be safety glass complying in full with part N of the Guernsey Technical Standards 2012

Means of escape
Ensure that at least one window per habitable room is suitable as a secondary means of escape.
New window to have a minimum clear opening of 0.33m2 & a minimum dimension of 450mm.

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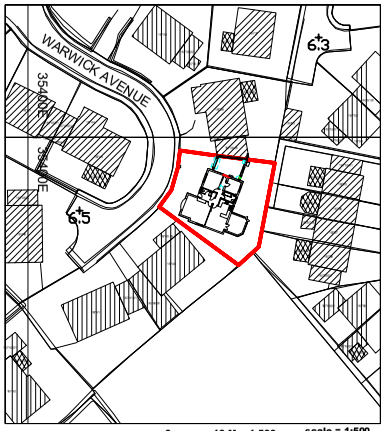
Note:
Do not scale - figured dimensions must be used in preference.

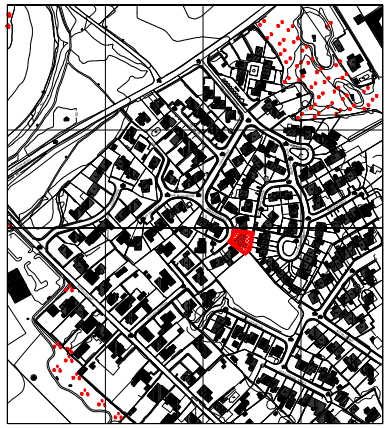
The contractor is to check all dimensions on site prior to any works commencing. Any discrepancies discovered between this drawing and site conditions must be referred to the architectural office without delay.

No guarantee will be given that the works will receive the necessary statutory approvals.

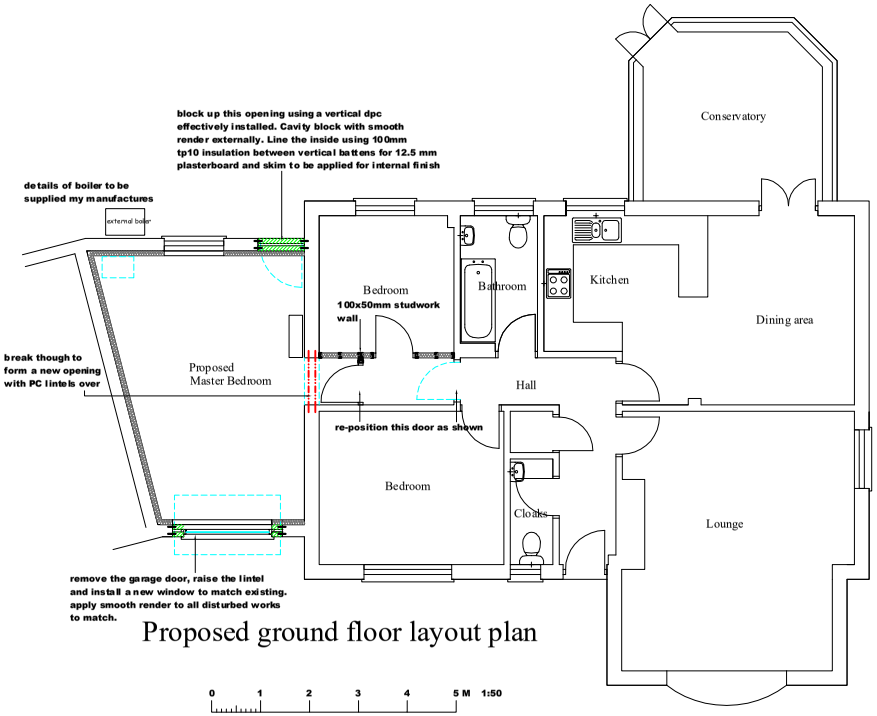
If in doubt ASK!



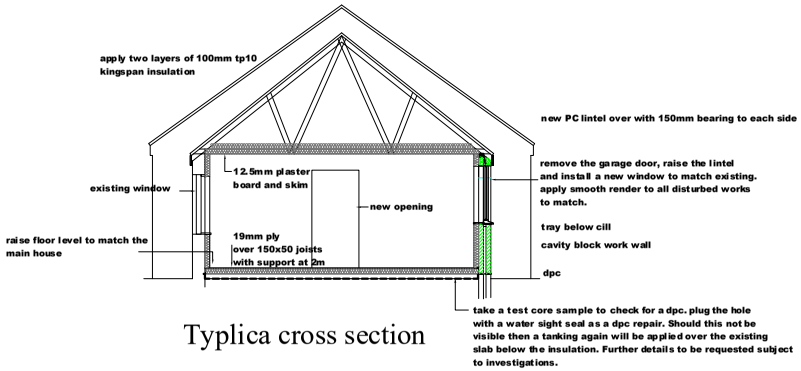
Block layout plan



Site Location Plan



Proposed ground floor layout plan



Typlica cross section

Revision:	Date:	Signed:

Jason Hobbs
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Client

Mr Martin Renouf
L'avenir
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Port Soif
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GY6 8HT

Project

Convert garage into a habitable room and change windows and doors to suit

Scale: 1:2500, 1:500 @A1 1:100, 1:50	Drawn: JRH
Checked:	Date: February 2020

Drawing No:

6012/A/1