

Notes :  
DO NOT SCALE OFF THIS DRAWING - IF IN DOUBT ASK !!!

This drawing is the copyright of Brian R Martel MCIAT ICIOB

All dimensions are to be checked on site before the work commences be reported to Brian R Martel immediately.

Detailed and larger scaled drawings take preference over smaller scale

No guarantee will be given that the works will receive the necessary approval

All dimensions are in millimetres.

Revision	Date	Description
1	16-01-2008	drawer window increased in size to 2000mm with the previously approved sketch scheme.

**DRAINAGE :**  
All drainage is to be installed in strict accordance with the Building Regulations Approved Document Part H, and also to the satisfaction of the local Building Inspector.

**HOT WATER AND HEATING SYSTEMS :**  
The heating and hot water system shall be installed and commissioned so that it will operate efficiently for the purposes of conservation of fuel and power: a commissioning certificate shall be submitted to Building Control on completion of the work to that effect.

**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 good building practice and the current Building Regulations. Products mentioned in the notes are for identification purposes only, to indicate the type, quality and standard required.

**GENERAL :**  
All notes and specifications shall be deemed to apply where relevant, unless other notes and specifications are stipulated on the drawing.

**SMOKE AND FIRE DETECTION FOR DWELLINGS :**  
Provide and fit a smoke and fire detection system, wired up to the electric supply, with a battery back up, and in accordance with the Fire Prevention Officers recommendations. Smoke detectors should be in communal areas; the detectors must be ceiling mounted; at least 300 mm from walls and light fittings; the sensor in ceiling mounted devices is between 25 mm and 400 mm below the ceiling (25 to 150 mm in the case of heat detectors); and within 7500 mm of all habitable rooms and need to be inter-linked with each other. Provide smoke detectors at the top and bottom of the staircases, and heat detectors in kitchens. Detectors must not be fixed directly above heaters or air conditioning units, or in bathrooms, showers, cooking areas, boiler rooms or garages, or any other place where steam, condensation or fumes could give false alarms. Where more than one smoke alarm is installed they should be linked so that the detection of smoke by one unit operates the alarm signal in all of them. Smoke alarms may be interconnected using radio-links, provided that this does not reduce the lifetime or duration of any standby power supply.

**STRUCTURAL STEELWORK :**  
Provide all necessary steel beams, lintels, purlins, frames etc., to be designed and detailed by a structural Engineer, and protect with treated softwood boxing to receive 12.5 mm thick plasterboard and multi finish skim, to give a minimum of 30 minutes fire protection.

**DRAWINGS :**  
Detailed and larger scaled drawings take preference over smaller scaled drawings. DO NOT SCALE OFF THIS DRAWING - IF IN DOUBT ASK !!!

**DIMENSIONS :**  
Before the 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 immediately before the works start.

**CONTRACTOR'S RESPONSIBILITY :**  
The Contractor shall be responsible for the true and proper setting out of the works and for the correctness of the position, levels and dimensions and alignment of all parts of the works and for the provision of all necessary instruments, appliances and labour in connection therewith; if at any time during the progress of the Works any error shall appear or arise in the position, levels, dimensions or alignment of any part of the Works, the Contractor on being so notified by the Engineer shall at his own expense rectify such error to the satisfaction of the Engineer unless such error is based on incorrect data supplied in writing by the Engineer or the Engineer's representative in which case the expense of rectifying the same shall be borne by the Employer; the checking of any setting out of any line or level by the Engineer or the Engineer's representative shall not in any way release the Contractor of his responsibility for the correctness thereof and the Contractor shall carefully protect and preserve all bench-marks, sight rails, pegs and other things used in setting out the Works.

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**EXISTING ELECTRIC AND PLUMBING WORKS :**  
A survey is to be carried out on the existing electric and plumbing works, to determine the condition, before the works commence. The existing buildings wiring and plumbing is to be altered where necessary.

**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. Position all wall mounted switches and socket outlets for lighting and other equipment in habitable rooms, at appropriate heights between 450 mm and 1200 mm from the finished floor level, to comply with Part M of the Approved Documents.

**TILED DORMER CHEEKS CONSTRUCTION :**  
Provide ex 100 x 50 mm treated softwood grade C16 (formerly SC3) studs at 400 mm centres, with 80 mm thick Celotex Tuff-R EX300 or similar approved rigid insulation, between studs. Externally to receive 19 mm thick external quality plywood sheathing, breathable roofing underlay; ex 30 x 25 mm treated softwood vertical battens at 400 mm centres, ex 30 x 25 mm horizontal battens at the required gables; to receive verticals; colour to match the existing roof tiles. Internally to receive 12 mm thick Celotex TDS02 rigid insulation 12 mm thick full backed plasterboard, fixed with 40 mm long drywall screws at 150 mm centres, and all board joints to be covered with a self adhesive scrim; and 5 mm thick multi finish skim coat. Ensure that the dormer window is constructed off doubled up rafters, and incorporate lead flashings, sakers and aprons.

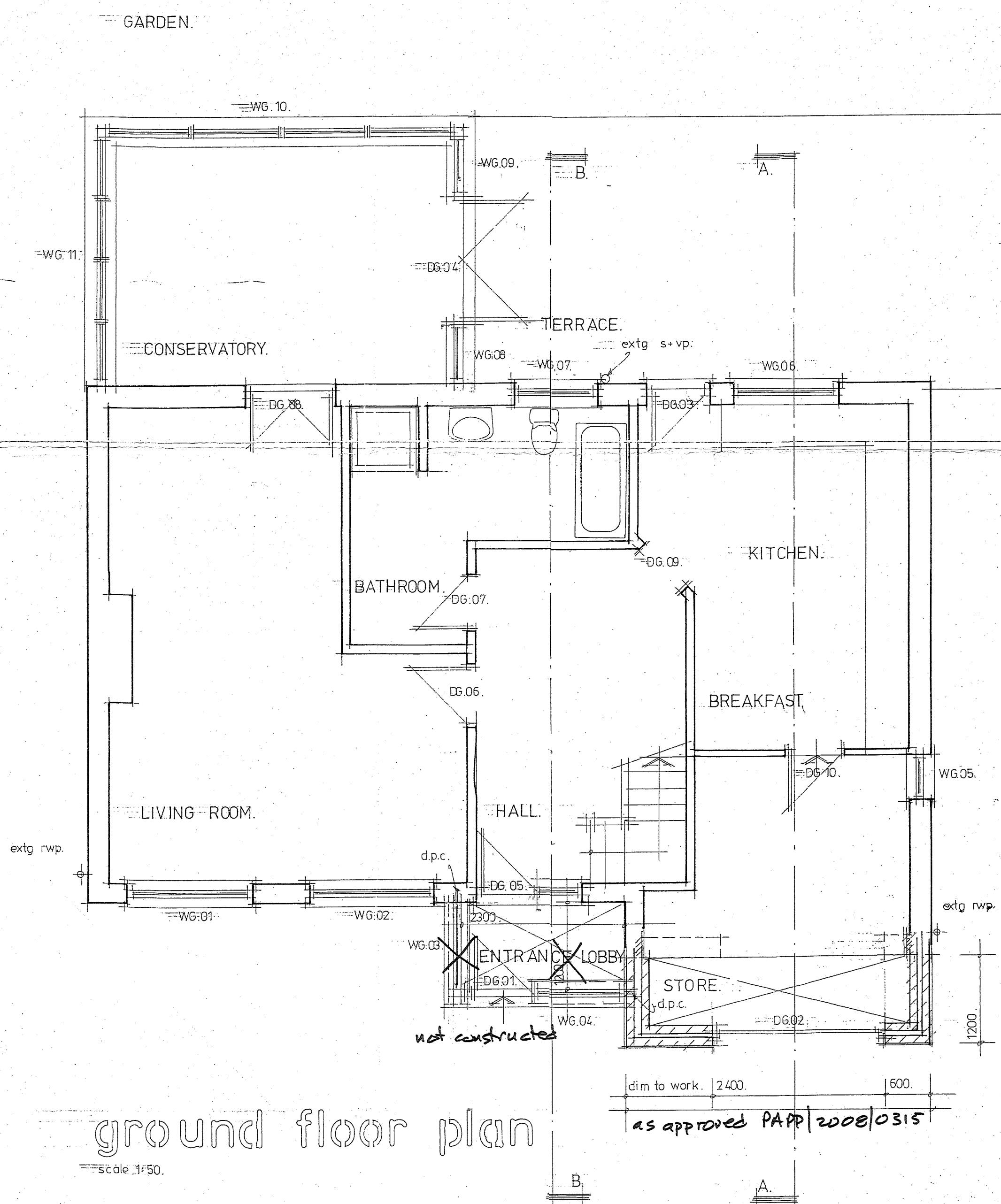
**NEW INTERNAL DOORS :**  
Provide and fit new 40 mm thick flush, panelled or glazed doors, incorporating all necessary hinges, handles, locks, etc., in a 32 mm thick softwood doorlining, size and design of doors to be to the Clients requirements. Door sizes to be 981 x 656 mm to bedrooms, living rooms and kitchens and 981 x 762 mm to w.c.'s, utility rooms and bathrooms.

**REPLACEMENT WINDOWS AND DOORS :**  
Where windows are to be replaced, not repaired, then the replacement work shall comply with Parts L and N of the Approved Documents; the replacement window opening should be sized to provide at least the same potential for escape as the window it replaces; where the original window is larger than necessary for the purpose of escape, the window opening could be reduced down to the minimum size of at least 0.33 m<sup>2</sup> and at least 450 mm high and 450 mm wide, the bottom of the operable area should not be more than 100 mm above the floor.

**TIMBER STUDWORK CONSTRUCTION BETWEEN ROOM AND ROOF SPACE :**  
Provide ex 100 x 50 mm treated softwood grade C16 (formerly SC3) studs at 400 mm centres, ex 100 x 50 mm head and sole plates, with 100 mm thick Gyproc Acoustic Partition Roll (200) insulation quilt between the studs, and 12.5 mm thick plasterboard, fixed with 40 mm long drywall screws at 150 mm centres, ensure that the joints between boards are well sealed, and all board joints to be covered with a self adhesive scrim, and 5 mm thick multi finish skim to recess side of studwork only. Ensure that the studwork is built off doubled up floor joists or noggins on a timber floor.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH WORKING DRAWINGS BY BRIAN R MARTEL, AND ADDITIONAL DETAILS, DRAWINGS, ETC. AS SUPPLIED BY A STRUCTURAL ENGINEER, SPECIALISTS AND SUPPLIERS, ETC. NECESSARY FOR THE BUILDING WORKS TO COMMENCE AND PROCEED.

**NEW DOORS AND WINDOWS :**  
Provide and fit new timber, white powder coated aluminium, or PVCu framed, double glazed doors and windows, incorporating all necessary handles, locks, hinges etc., incorporating 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, and in doors within 1500 mm of the floor, then provide toughened glass to comply with Part N of the current Building Regulations. Ensure that a damp proof course, or a code 4 lead flashing is provided under the sills. Provide an insulated cavity clear of all new window and door reveals, sills and heads, and eaves level. Windows to have a minimum clear opening area of 0.33 m<sup>2</sup> and in existing openings less than 0.33 m<sup>2</sup> an assessment should be undertaken by the contractor to the stability of the lintel above the door or window. New principle entrance doors should have a minimum clear opening of 775 mm with a low threshold, and external ramp to suit the difference in levels for wheelchair access. Where a first floor window is less than 800 mm above the floor level, then suitable guarding should be provided to prevent a person falling from an open window, or provide a restricted opening device that can easily be over ridden in the event of an emergency. New glazing to be glass / air / glass with a 16 mm cavity to give 2.0 W/m<sup>2</sup>K in accordance with BS EN675 - 1998 for 'normal' exposure conditions. U value based upon 4 mm thick Pilkington EnerGKare low emissivity glass, this is an example other systems are available but must achieve 2.0 W/m<sup>2</sup>K. Ensure that at least one window to each habitable room is suitable as a secondary means of escape of at least 0.33 square metres.

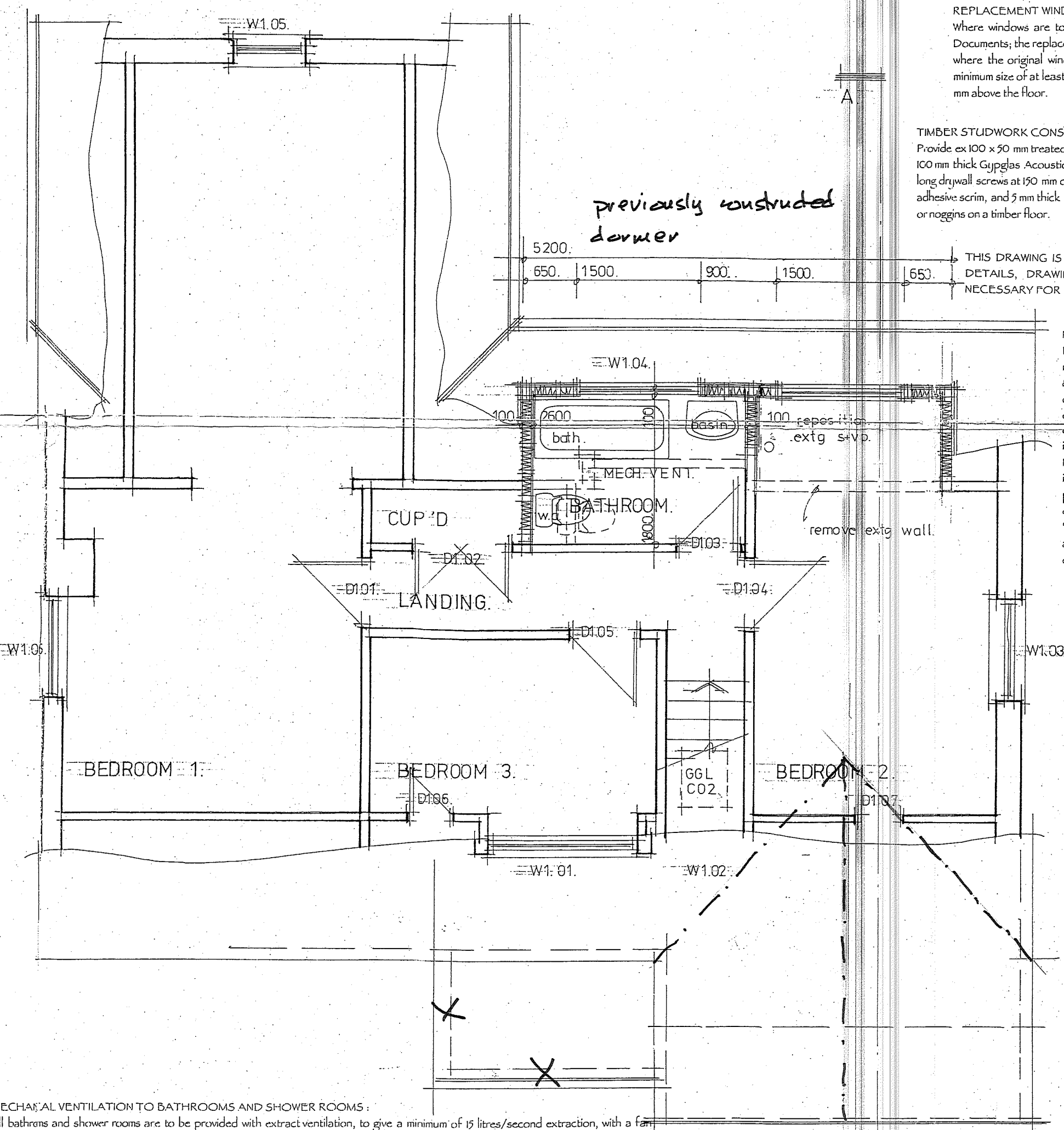
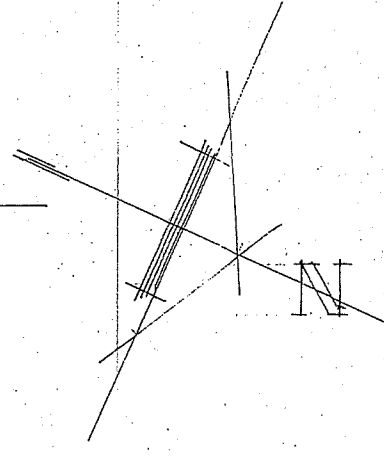


ground floor plan  
Scale 1:50

**LIFT AND COVER GARAGE DOOR AND FRAME :**  
Provide and fit a Henderson, or similar approved product, remote controlled, electronically operated up + over garage door to be to the clients choice of design and colour; within an ex 75 mm thick door frame. Provide a reinforced concrete or steel lintel over the openings, to Structural Engineer's details and design if necessary; provide a minimum of 225 mm bearing at each end of door opening.

**ROLLER SHUTTER GARAGE DOOR AND FRAME :**  
Provide and fit a Henderson, or similar approved supplier, remote controlled, electronically operated roller shutter garage door to be to the clients choice of design and colour; constructed from 52 mm or 77 mm high foam insulated slats rolling up around an octagonal drum, ensuring roller doors open vertically within an ex 75 mm thick door frame; provide a reinforced concrete or steel lintel over the openings, to Structural Engineer's details and design if necessary; provide a minimum of 225 mm bearing at each end of door opening; the motor for the roller shutter door is to be housed within the octagonal drum for quiet door operation.

**EXISTING SERVICES :**  
Locate existing services, and if necessary reposition to the Clients requirements, before general work commences.

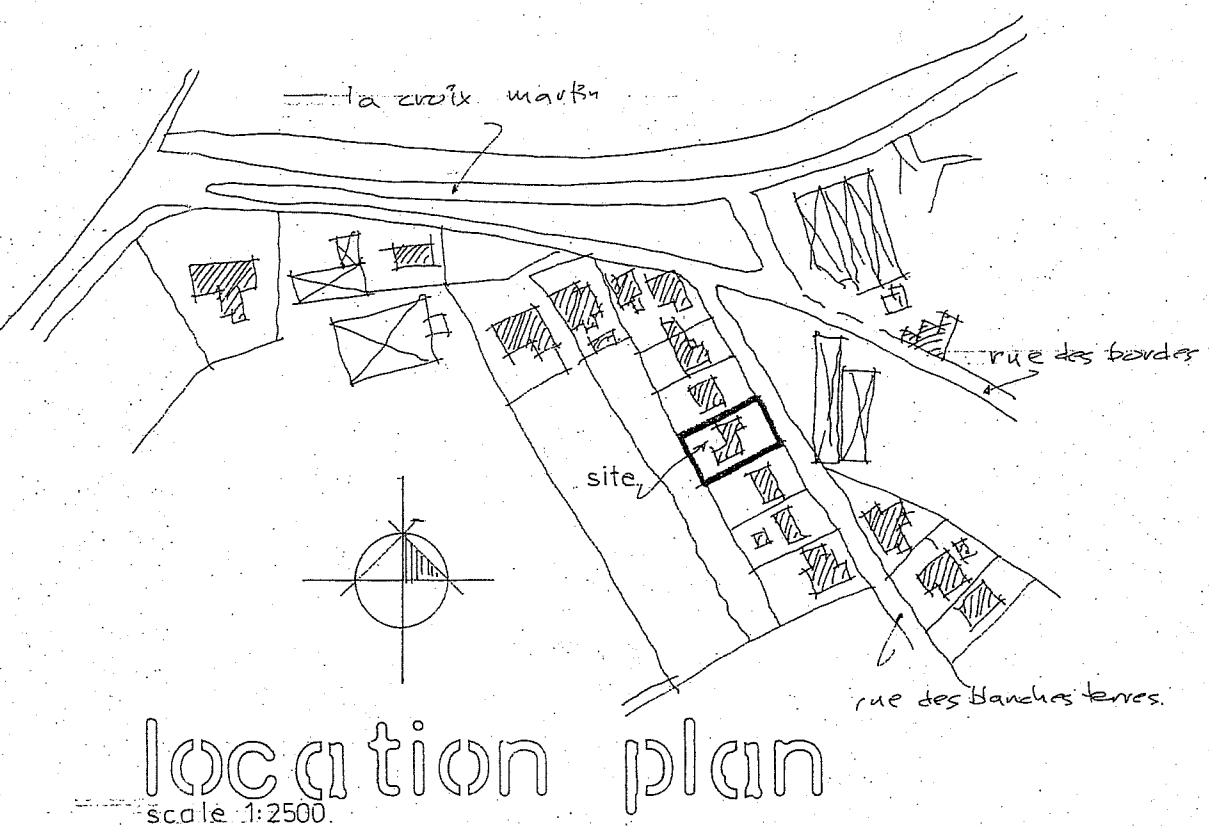


first floor plan  
Scale 1:50

**MECHANICAL VENTILATION TO BATHROOMS AND SHOWER ROOMS :**  
All bathrooms and shower rooms are to be provided with extract ventilation, to give a minimum of 15 litres/second extraction, with a fan wired in the light switch, to give a 20 minute over run unit to discharge to the external air through a wall or roof, all to comply with Approved Document Part F, of the current Building Regulations.

**INTERNAL LIGHTING :**  
Reasonable provision should be made for dwelling occupiers to obtain the benefits of efficient lighting. A way of showing compliance with the requirement would be to provide at a reasonable number of locations, where lighting can be expected to have most use, fixed lighting that only be lamps having a luminous efficiency greater than 40 lumens per circuit Watt. Reasonable minimum number of locations of 1 for 1 to 3 rooms created; 2 for 4 to 6 rooms created; 3 for 7 to 9 rooms created; 4 for 10 to 12 rooms created; halls, stairs and landings count as one room; garages, lifts and outhouses are excluded.

**EXTERNAL LIGHTING :**  
External lighting includes lighting in porches, but not in garages and carports. When providing external lighting, reasonable provision should be made enable effective control and / or the use of efficient lamps. A way of showing compliance when providing external lighting would be to install systems that : automatically extinguish when there is enough daylight, and when not required at night; or have sockets that can be used with lamps having an efficiency greater than 40 lumens per circuit Watt (fluorescent or compact fluorescent lamp types).



location plan  
Scale 1:2500

Client	Mr J and Mrs C Brockley		
Project	Proposed extensions and alterations at Les Canetons, Rue des Blanches Terres, St Saviour's, Guernsey		
Drawing	Working drawing Ground + first floor plans		
Scale	1:50	DRAWN	bn
			DATE 26.09.2007
<b>Brian R Martel</b> MCIAT ICIOB			
Chartered Architectural Technologist Incorporated of the Chartered Institute of Building established 1934			
Vandale - Route de Rosqueline - Les Issues - St Pierre du Bois - Guernsey - GY7 9HT Telephone 01481 267252 - Facsimile 01481 268189 Mobile telephone 07781 563657 e-mail brmartel@guj.net			
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