

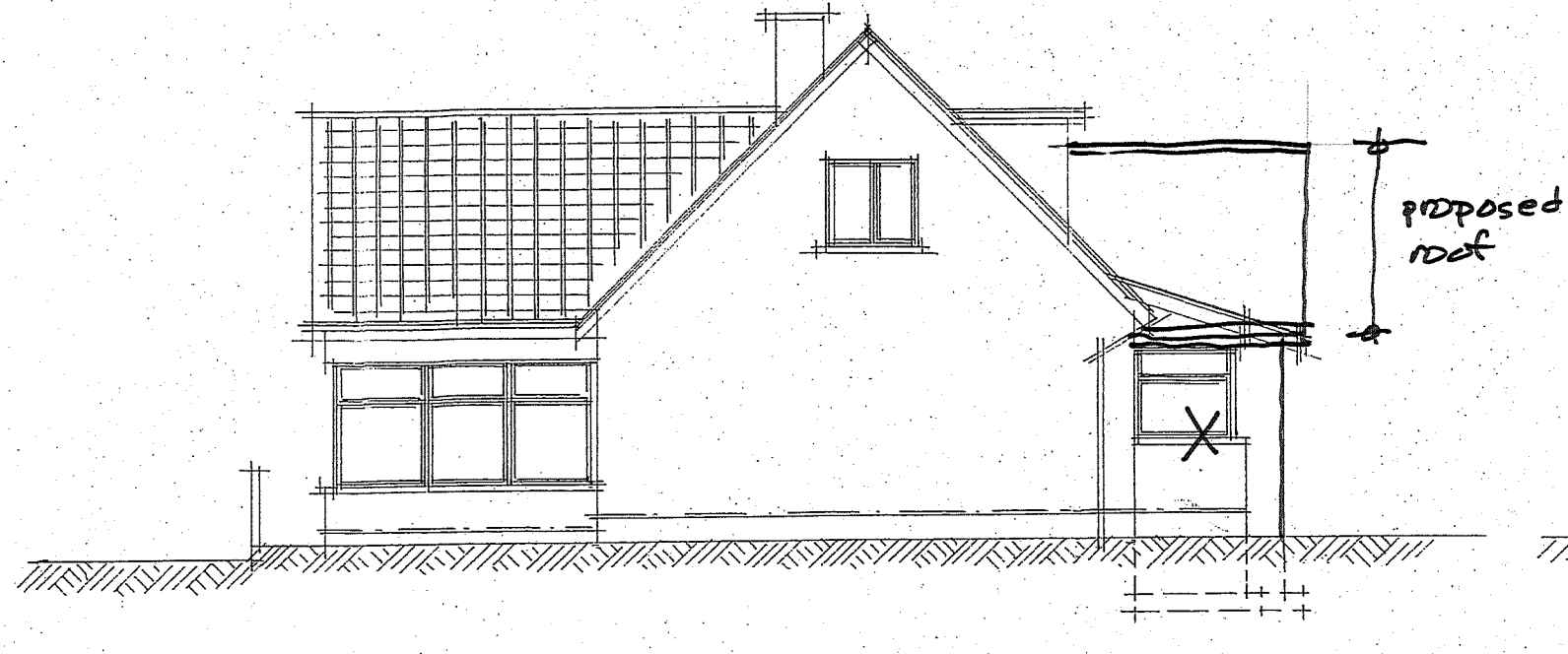
Notes :
DO NOT SCALE OFF THIS DRAWING - IF IN DOUBT ASK !!!
This drawing is the copyright of Brian R Martel MCAT/CIJOB
All dimensions are to be checked on site before the work commences, and are to be reported to Brian R Martel immediately.
Detailed and larger scaled drawings take preference over smaller scaled drawings.
No guarantee will be given that the works will receive the necessary statutory approval.
All dimensions are in millimetres.

Revision	Date	Description
A	14-01-2008	drawn with dimensions to comply with the previously approved sketch scheme.

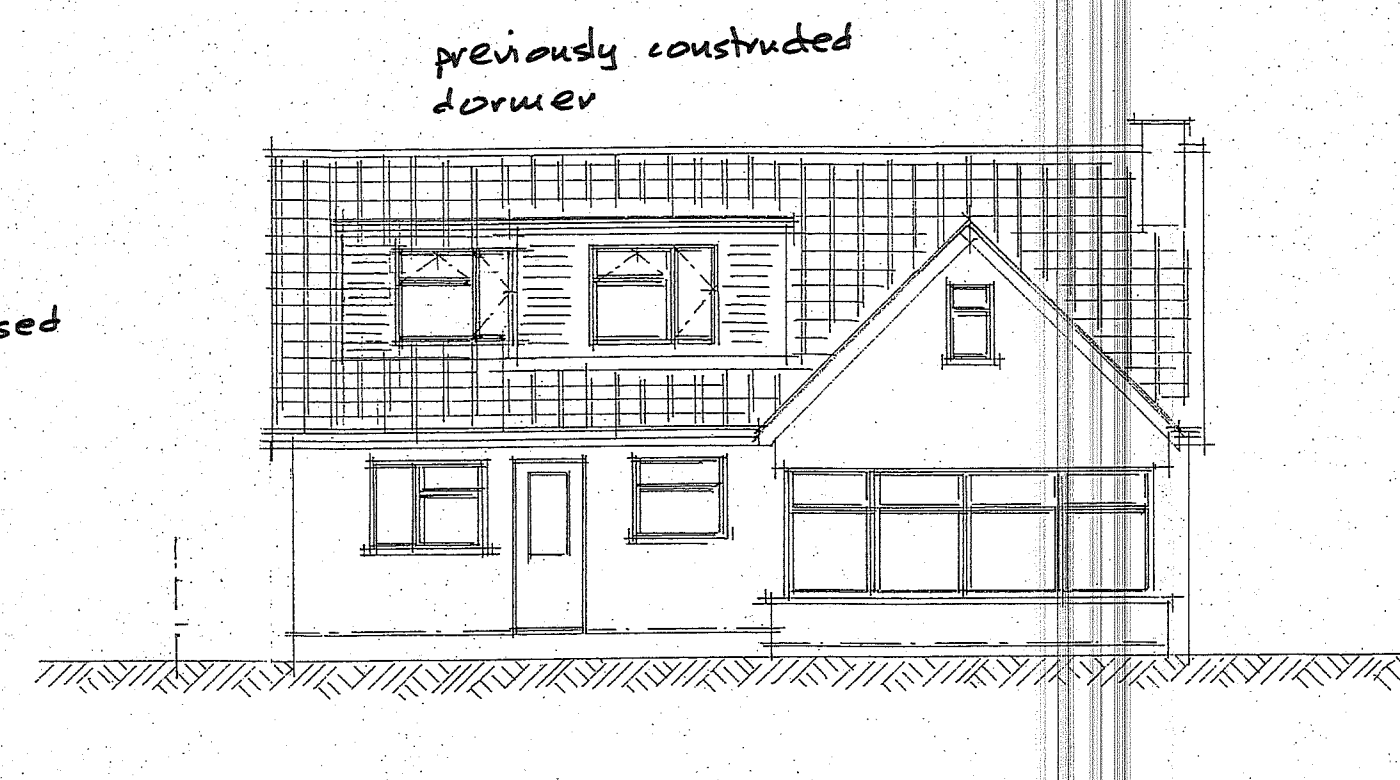
CONDITIONAL APPROVAL
(see Permit for details)
ISLAND DEVELOPMENT LAWS
01 FEB 2008
NMB
DEVELOPMENT CONTROL



north · east elevation
scale 1:100



south · east elevation
scale 1:100



south · west elevation
scale 1/100

NEW INTERLOCKING TILE ROOF CONSTRUCTION :
Provide new 418 x 332 mm, red-brown Redland Regent concrete through-coloured interlocking tiles, or similar approved tiles; minimum pitch of 17.5°, and maximum pitch of 44°; on ex 30 x 25 mm treated softwood horizontal battens at the required gauge; on a breathable roofing underlay on ex 190 x 50 mm treated softwood grade C16 (formerly SC3) rafters at 400 mm centres; rafters are to be fixed to 132 mm thick treated softwood ridge purlins, and fix to installed over ex 100 x 30 mm treated softwood wall plate/batten to top of wall; rafters to be fixed to diameter bolts at 900 mm centres, and fixed down using BAT strips at 900 mm centres; provide ex 200 x 30 mm treated softwood grade C16 (formerly SC3) ceiling joists at 400 mm centres; provide and fit all necessary ridge tiles.

VELUX GGL C02 ROOF WINDOW :
Provide new centre pivot velux roof window type GGL C02 (780 x 550 mm), complete with doubled up rafters to sides of opening, and trimmers at top and bottom of opening. Include all necessary integral flashings compatible with the required roof finish; ensure that soffit is horizontal and lower soffit is vertical allow air movement across the window to help prevent the risk of condensation.

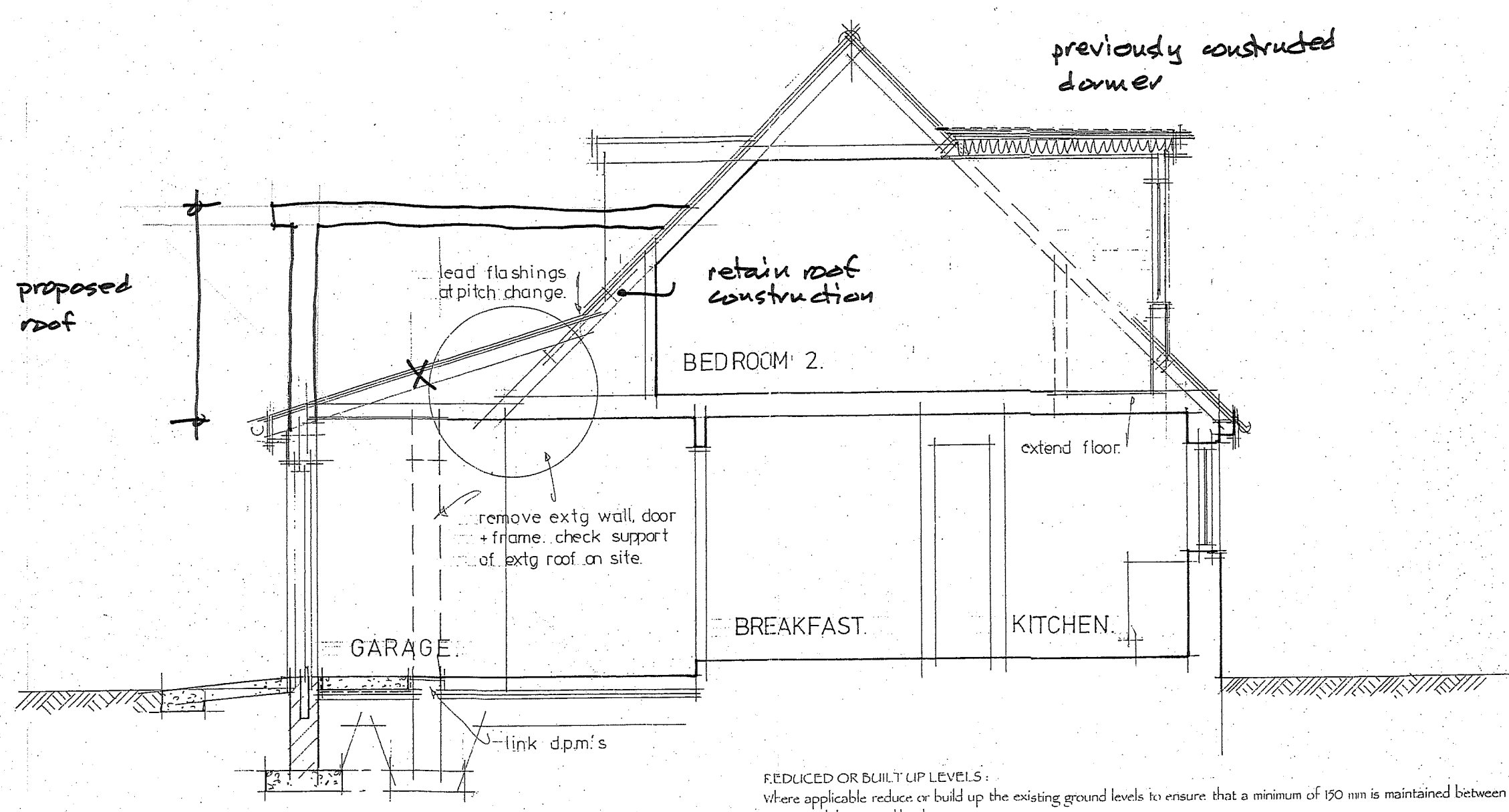
LEAD FLASHINGS AND SOAKERS :
Provide code 4 lead flashings, dressed over upstand of code 3 lead soakers, and wedged and pointed 25 mm into block work, and covered with a rendered bell drip. Provide two thin coats of penetration oil to all finished surfaces, to suppliers details and application.

NEW GLASS FIBRE COLD FLAT ROOF CONSTRUCTION (CELOTEX INSULATION) :
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 30 year durability rating by the British Board of Agrement, and a 20 year insurance backed guarantee; on 19 mm thick external quality plywood; on ex 30 mm thick treated softwood grade C16 (formerly SC3) battens to fall 30 mm in 3000 mm; on ex 190 x 30 mm treated softwood grade C16 (formerly SC3) flat roof joists at 400 mm centres; provide 100 mm thick Celotex Extra-RXR3000 rigid insulation boards between the joists and ensure that a 50 mm wide ventilated airspace above the boards by fixing battens to the inside face of the joists so that the bottom of the batten is 50 mm below the top of the joists, or use the Celotex insulation clip to support the insulation boards; fix 35 mm thick Celotex tuff-R GA3000 to the underside of the joists to receive 12.5 mm thick foil backed plasterboard and 5 mm thick multi finish skim to the underside of the joists.

TIMBER STUDWORK CONSTRUCTION BETWEEN ALL ROOMS :
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 Gypglos Acoustic Partition Roll (2200) insulation quilt between the studs, and 12.5 mm thick plasterboard, fixed with 40 mm long drywall screws at 190 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 both sides of studwork. Ensure that the studwork is built off a damp proof course on a concrete floor slab, or doubled up floor joists or noggin on a timber floor. Fill all gaps around internal walls to avoid air paths between rooms.

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 Gypglos Acoustic Partition Roll (2200) insulation quilt between the studs, and 12.5 mm thick plasterboard, fixed with 40 mm long drywall screws at 190 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 room side of studwork only. Ensure that the studwork is built off a damp proof course on a concrete floor slab, or doubled up floor joists or noggin on a timber floor.

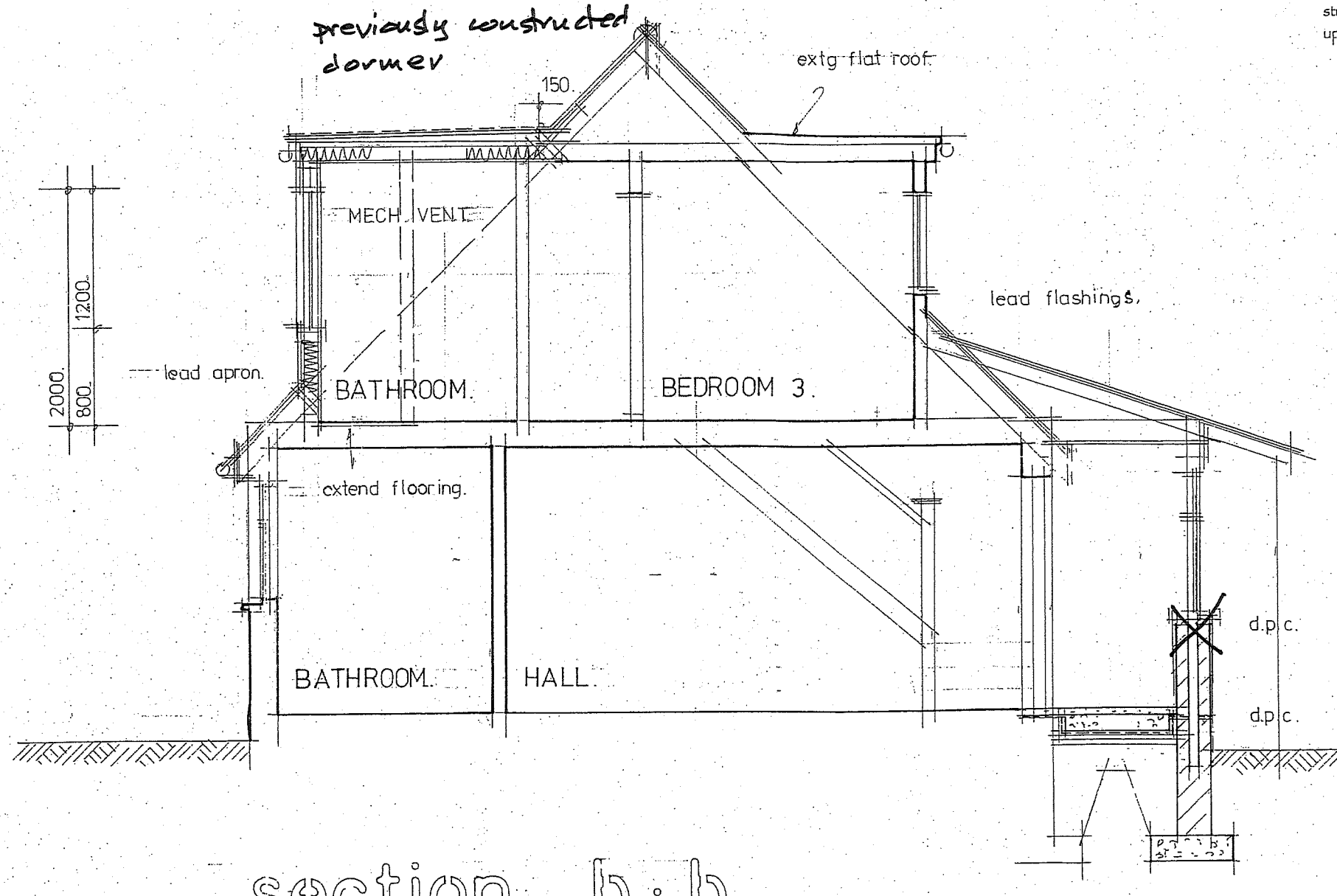
TIMBER STUDWORK CONSTRUCTION BETWEEN HABITABLE ROOMS AND BATHROOMS / UTILITY ROOMS :
Provide ex 100 x 50 mm treated softwood grade C16 (formerly SC3) studs at 400 mm centres, ex 100 x 50 mm head and sole plates, with 100 mm thick Gypglos Acoustic Partition Roll (2200) insulation quilt between the studs. Fix 12.5 mm thick plasterboard and multi finish skim to room side of studwork, and 10 mm thick Luxboard, or similar approved product, mechanically fixed to bathroom / utility side of studwork, to receive tiles to clients choice. Ensure that the studwork is built off a damp proof course on a concrete floor slab, or doubled up floor joists or noggin on a timber floor.



section a · a
scale 1:50

GARAGE FLOOR CONSTRUCTION :
125 mm thick power float finished reinforced concrete slab, with A42 reinforcement mesh in the top of the slab, to Structural Engineer's details and design; on 1200 gauge polythene damp proof membrane; on 50 mm thick blinding to 225 mm maximum layers of compacted hardcore.

REDUCED OR BUILT UP LEVELS :
Where applicable reduce or build up the existing ground levels to ensure that a minimum of 150 mm is maintained between damp proof course and the ground levels.



section b · b
scale 1:50

Client	Mr J and Mrs E Brackley		
Project	Proposed extensions and alterations at Les Canetons, Rue des Blanches Terres, St Saviour's, Guernsey		
Drawing	Working drawing, Elevations + sections a-a + b-b.		
Scale	1:100 + 1:50	Drawn	lm
		Date	26.09.2007

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