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**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

**Site Location Plan - 1:2500**



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**JOB**  
Proposed extension and alterations & widen existing driveway entrance & convert wing to dower unit at Villa Rosa formerly Lea Hurst Summerfield Road Vale Guernsey GY3 5UH for Mr. A. Spinola

**Drawing** Working drawing - Sections, details

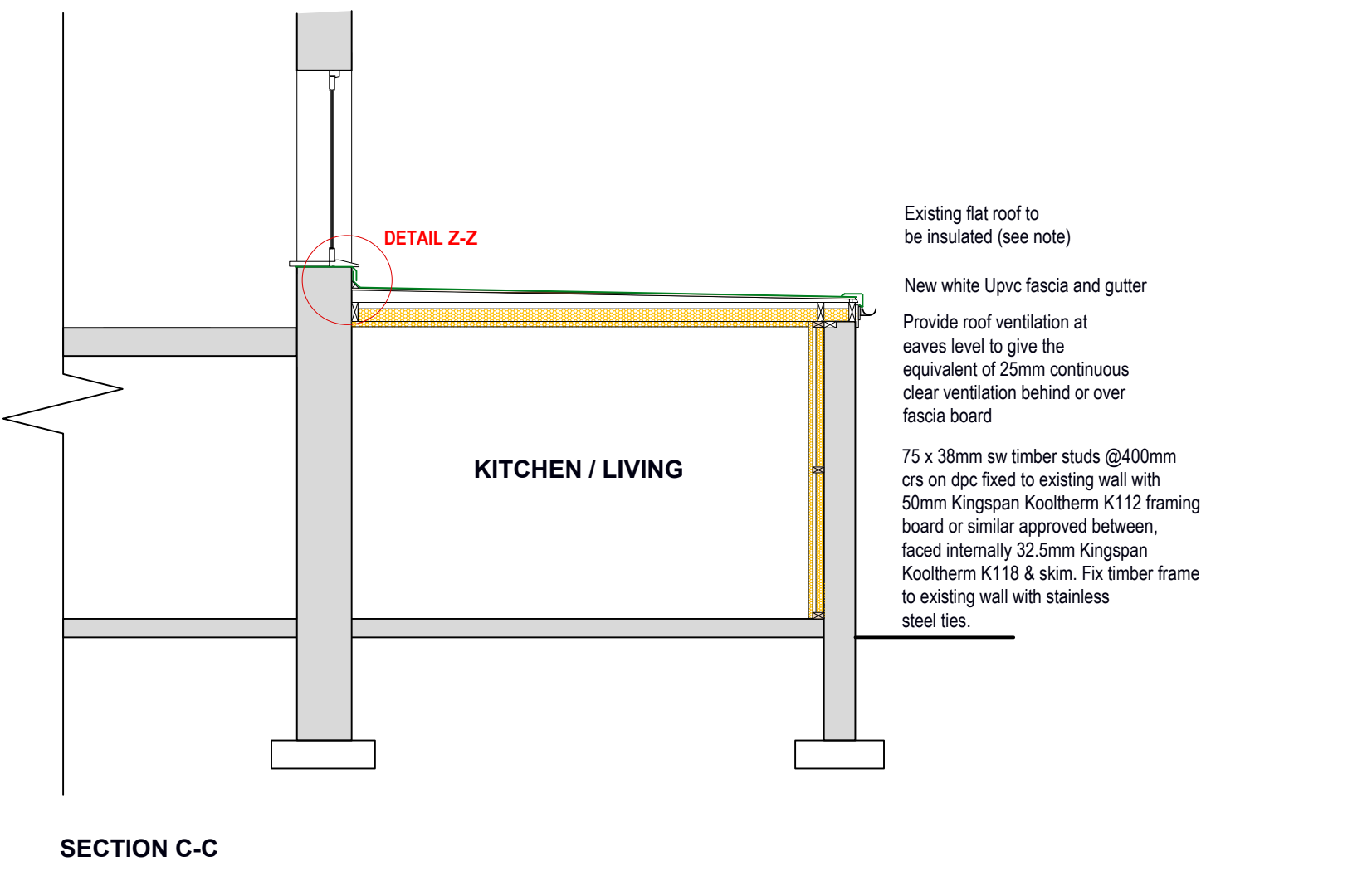
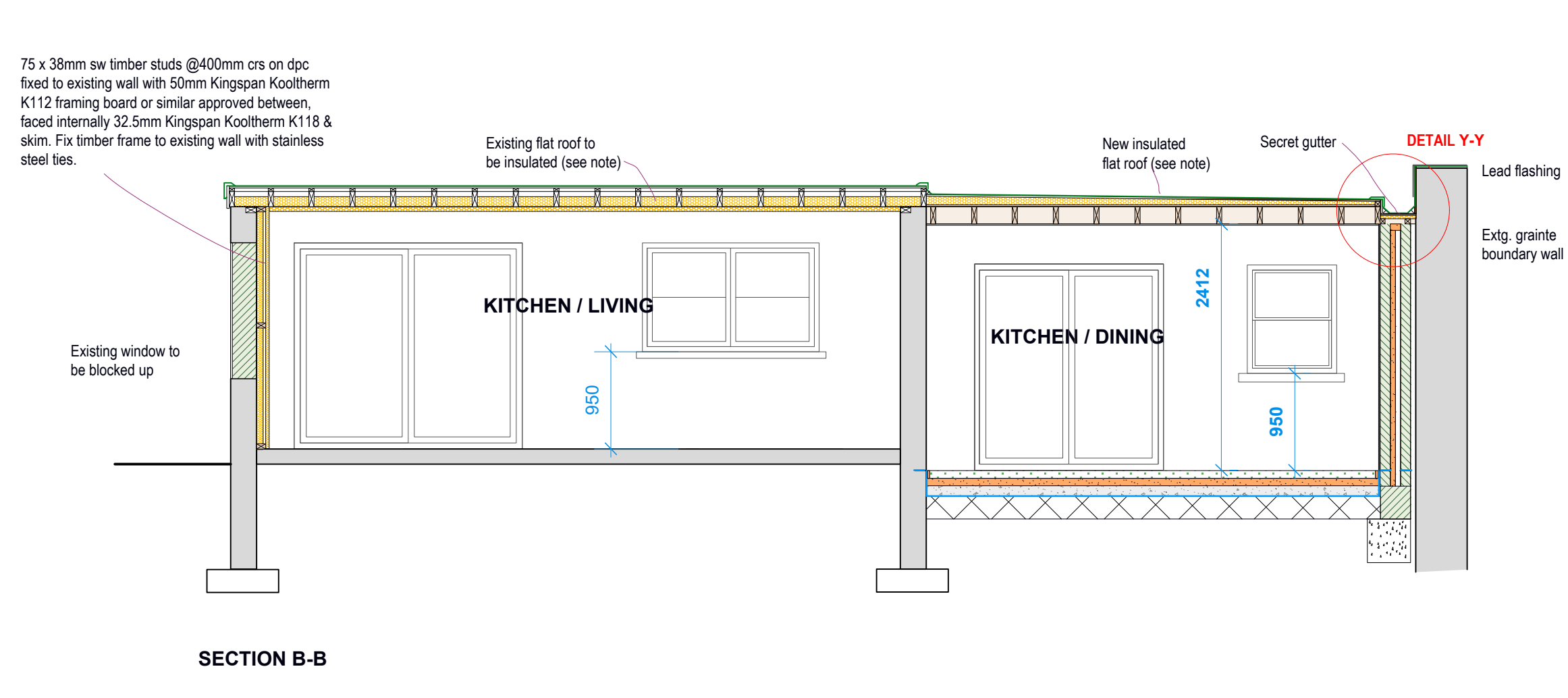
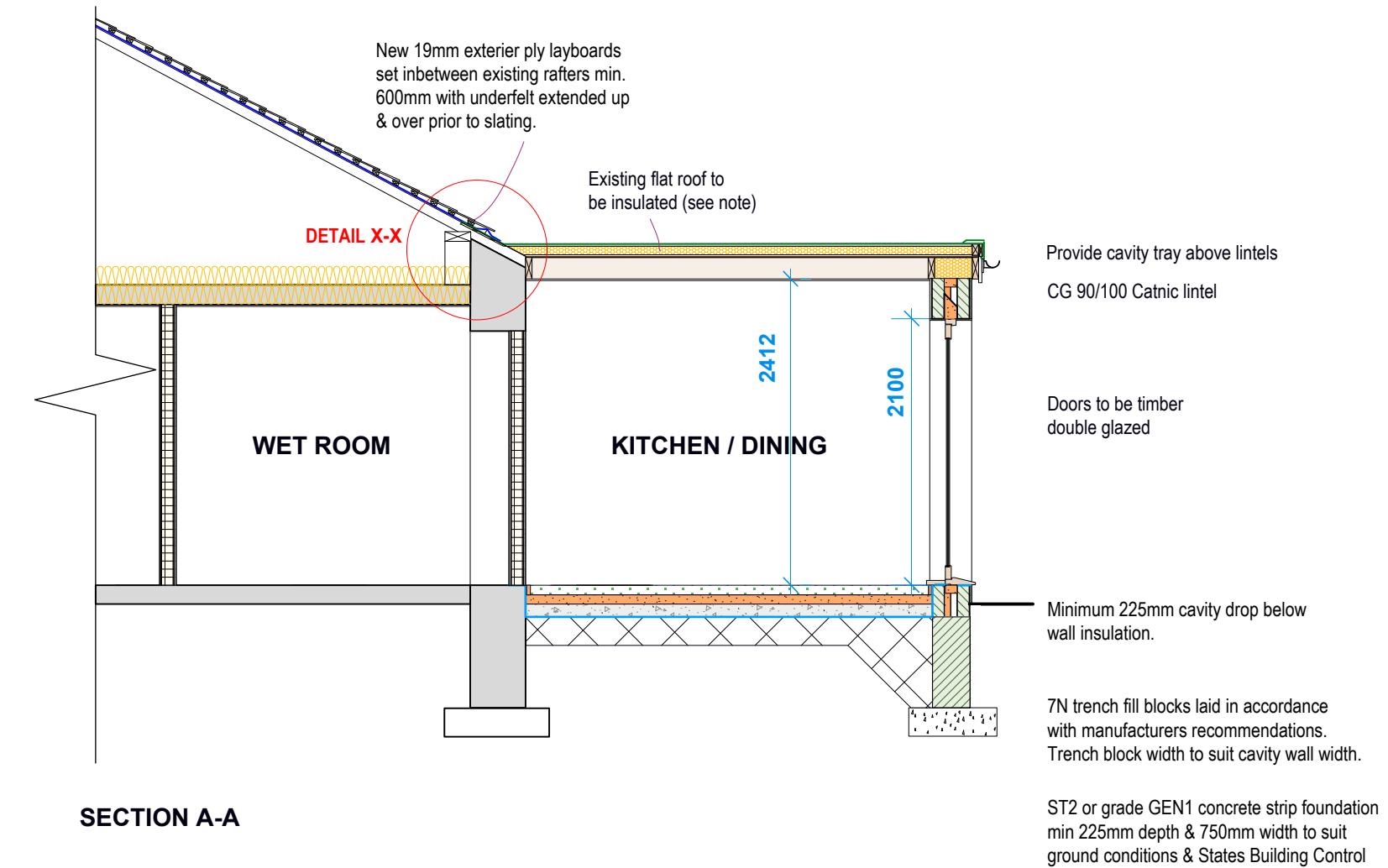
**Scale** 1:50, 1:10, 1:20

**Date** Jan 2020

**Signed**

**Drawn** JF

**Dwg. No.** 6140- 07



**New floor**  
75mm sand/cement screed reinforced with D49 mesh on 500 gauge polythene separating layer on 75mm Kingspan Kooltherm K103 insulation on 100mm C35P concrete slab (To Structural Engineers details) on 1000 gauge Visqueen polythene DPM, lapped in with DPC in walls, on 30mm stone dust binding on min 225mm well consolidated hardcore. Provide 20mm Kingspan TF70 insulation upstand vertically around perimeter of ground floor.  
(U-Value 0.17/m2K)

**Foundations**  
Provide 225mm thick x 750mm wide grade ST2 or grade GEN1 concrete strip foundations, taken down to a suitable ground bearing, to be agreed on site with States Building Inspector. All foundations to be at least 600mm below ground level.

**Heating to main dwelling and dower unit**  
Provide Kingspan hot water cylinder to specialist details, rooms to be heated with electric radiators all to Guernsey electricity's later details.

**Structural work**

Civil and structural detail/information shown on this drawing is notional and is for indicative purposes only. All Structural work is to be designed, detailed and scheduled by a Structural Engineer. All Steel elements of structure are to be clad with 12.5mm Gyproc Fireline plasterboard to achieve 30min of fire protection. All steelwork below ground level is to be encased in concrete, to Structural Engineers details.

**Pitched roof above dower unit 'U' Value of 0.16**

Provide 150mm 'Isover Spacesaver' insulation between ceiling and 150mm 'Isover Spacesaver' insulation over.

**Upgrade existing Flat Roof Construction U Value 0.18 W/m2K**

G.R.P over 19mm Smart exterior ply decking on s/w firring with a 1.80 fall over existing 150 x 50mm flat roof joists @ 400mm ctrs. Provide 100mm Kingspan Kooltherm K107 between joists ensuring min. 50mm air gap over with 42.5mm Kingspan Kooltherm K118 insulation (incorporating plasterboard) to underside. Roofing felt to be dressed up over timber fillet. Flat roof to be ventilated at eaves level to give the equivalent of 25mm continuous clear ventilation behind or over fascia board and with Glidevale FV250 or similar.

**New flat roof construction thermataper**

3 Layer high performance mineral finished felt on Kingspan Themataper TT47 to a fall of 1.60 to Kingspan U-Value specifications) on 1000 gauge polythene vapour barrier on 12mm shuttering ply on 170x50mm s/w grade C24 roof joists @ 400mm ctrs with 170x50mm s/w poleplate bolted @ 600mm ctrs. Provide 12.5mm Gyproc Wallboard DUPLEX plasterboard (with integral vapour barrier) and thistle plaster and skim to form ceiling. Provide 25mm Kingspan Thermofoam TR274 insulation to perimeter upstand of flat roof to extension.

U-Value 0.18 W/m2K

**External walls**

300mm cavity wall construction to comprise of 100mm 'Ronez' dense concrete blockwork outer leaf, 50mm clear cavity, 50mm Kingspan Kooltherm K105 insulation, 100mm 'Ronez' dense concrete blockwork innerleaf. Insulation should be fixed in accordance with manufacturers instructions, to achieve a U Value 0.24w/m2K. Externally provide minimum 18mm render. Provide an internal finish of 13mm plaster board & skim. Provide weak mix concrete below ground level where applicable. Provide Thema-Close general purpose insulated cavity closures around all openings.

**Studwork walls**

Provide 100x50mm studs @ 400mm ctrs with 100mm Isover APR 1200 insulation quilt between studs where shown. 100x50mm head & sole plate and with 100x50 mm noggins staggered at half height. Double up joists under partitions where partition runs parallel to joists & noggings to be provided where partition runs at right angles to joists. Also double up joists under all baths. Provide all necessary noggins and intermediate supports as required for fixing of shelving wall units, washhand basins etc. 12.5mm GTEC dB board and thistle plaster skim to form finish to both sides. Provide 'Wed' board to bathroom sides.

Ensure a minimum of 40 RW dB is achieved within studwork walls  
Min. mass per unit area of plasterboard to be 10kg/m2 (i.e 12.5mm GTEC dB board)  
Min. density of mineral wool to be 10kg/m3, min. thickness 100mm

**Wall Ties**

Wall ties to be positioned @ 450mm ctrs vertically and 600mm ctrs horizontally staggered and 300mm ctrs around all openings, in accordance with BS EN 845-1:2003.

**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 'Bar' 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.

**Water efficiency**

New dwellings are to comply with the water performance targets set out in Regulation 23 of the Building (Guernsey) Regulations 2012. The potential consumption of wholesome water by persons occupying a dwelling must not exceed 125 litres per person per day. Refer to attached Water Use Calculator For New Dwellings calculation. Appliances and fittings are to be selected to the specification below and Water Use Calculation in order to comply.

Wc's are to be fitted 4/2.6 litre dual flush cisterns.  
Tap fittings (excluding kitchen/utility) to be max. 4 litres/min flow rate.  
Baths to be max 118 litre capacity.  
Shower valves to be max 6litres/min flow rate.  
Washing machines to use no more than 7.5litres/Kg dry load.  
Dishwasher to use no more than 12litres/place setting.

**Leadwork**

Leadwork is to be carried out in minimum Code 5 lead, unless otherwise noted (i.e Code 3 for lead speakers). 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.

**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 6206:1991.

**Sockets and switches**

Sockets and switches to be located between 450mm and 1200mm above FFL in dower unit to comply with Part M of the Building Regulations.

**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/(h.m2) at 50pa, to comply with the Building Regulations.

**Electrical work**

Survey to be carried out on existing electrics to determine their condition. Existing electrics in main house to be altered as required, to be looked at in more detail at a later date. Proposed extension electrics as required to be looked at in more detail at a later date.

**Lighting to extension**

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

**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.

Bathrooms to be provided with extract ventilation to give minimum 3 no. air changes per hour with fan wired in to light switch to give 20 minute over run. Minimum rate of extract 15 litres/second. Unit to be housed at high level on external wall and to vent out through air brick. Alternatively unit to be housed in ceiling and to vent up through roof and out through the vent or ridge vent to match roof finish as shown.

Kitchen to be mechanically ventilated by means of a cookerhood extracting at a rate of not less than 30 litres per second operated intermittently with cooking and a rate of not less than 60l/s if not sited over hob.

**Hot water temperature limitations**

The maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to (48°C) by a device that conforms to ASSE 1070 or CSA B125.3. The water heater thermostat shall not be considered a control for meeting this provision.

Showers and tub-shower combinations in buildings shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection. These valves shall conform to ASSE 1016 or ASME A112.18.1(CSA B125.1. Gang showers, when supplied with a single temperature-controlled water supply pipe, shall be controlled by a mixing valve that conforms to ASSE 1069. Handle position stops shall be provided on such valves and shall be adjusted per the manufacturer's instructions to deliver a maximum mixed water setting of 120°F (49°C). The water heater thermostat shall not be considered a suitable control for meeting this provision.

**Draught proofing**

To avoid excess moisture transfer to roof voids, gaps and penetrations for pipes and electrical wiring should be filled and sealed; This is particularly important in areas of high humidity, EG, bathrooms & kitchens. An effective draught seal should be provided to loft hatches to reduce inflow of warm air and moisture.

**Windows & doors**

Window to be painted timber double glazed, casement and sliding sash windows. 'U' Value of 1.6w/m2K. Style as per elevations. All windows in habitable rooms to have a minimum clear operable width and height of 450mm and minimum clear opening area of 0.33m2.

Doors to be painted timber double glazed.

