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GENERAL NOTES
Figured dimensions are to be used in preference to any scaled dimensions, all contractors or sub contractors must check all dimensions on site. Any discrepancies between this drawing and site, must be made aware immediately.



Site Plan Scale: 1:2500
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*The proposals have been designed to fully comply with Policies GP8 and GP9 of the recently adopted 'Island Development Plan'. The design and specification of the building materials have been specified as such to comply with all parts of the 'Guernsey Technical Standards - The Building (Guernsey) Regulations 2012' adopted by the Building Control Department, specifically in terms of the thermal efficiency of the insulation, and fenestration - (Conservation of fuel and power), the drainage, water efficiency, materials, waste storage and disposal.

REVISIONS / AMENDMENTS
R.....04.02.20 - Variations as requested by client
B.....
C.....



- 2No. Rendered Durrum Chimneys
- Blue/Black Natural Slate roof covering
- 2No. Velux Cabrio Balcony Units - 1800 x 2500
- White upvc fascias etc.
- White upvc rain water goods
- New and Replacement White upvc triple glazed tilt and turn units
- White upvc triple glazed door units
- Smooth render finish to walls
- Remove all Georgian bars to retained existing window and door units
- *External face of entire dwelling to receive fleecer or similar approved external insulation / render system

South East Elevation



South West Elevation

General Construction notes

Setting Out of Building Works:
Structural grid/overall layout to be set out on site 100% prior to commencement of building operations. The Contractor shall be responsible for and shall entirely at his own cost amend any errors arising from his own inaccurate setting out.

Dimensions & Levels:
Figured dimensions are to be used in preference to scaled dimensions. Contractors MUST CHECK ALL dimensions and levels on site and any discrepancies must be reported to MAT Limited.

Proprietary Systems/Branded Materials:
The Contractor shall obtain the Manufacturer's printed instructions relating to all branded materials and proprietary systems employed in the works and he shall take strict precautions to ensure that their recommendations are followed. Copies of printed instructions shall be kept on site at all times and the Contractor shall produce them for the Architects use on the site when so required.

Workmanship:
Workmanship of all building operation shall hereby be deemed to be specified to comply with relevant parts of BS5699. Workmanship on Building Site, where applicable. Except where otherwise stated or contracted, workmanship shall comply with British Standard Codes of Practice. Workmanship shall be of a high standard throughout, commensurate with the nature of the works, particularly with regard to the accuracy of dimensions, lines, plans, levels and the quality of surface textures. The Contractor shall do everything necessary to ensure that the standard of finish, which is hereby demanded by the Contract, is achieved.

Statutory Approvals:
It is the responsibility of the property owner to ensure that all statutory approvals, permissions and consents are in place and still valid prior to the commencement of works. The building work/change of use should be carried out strictly in accordance with the approved drawings, and any specified Planning or Building Control conditions. Relevant Planning Approvals and Building Licenses should be issued to the main contractor and kept on site for reference. A person who proposes to carry out building work must not commence that work unless that person has given the Environment Department sufficient notice as outlined in Section 17 (Notice of commencement and completion of certain stages of building work) of the Guernsey Statutory Instrument 2012 No. 'The Building (Guernsey) Regulations, 2012. Should the development be within 5000mm from the road the Constables and Douzaine of the relevant parish will require the application for a Bourneament.

Demolition:
Remove existing walls, structures, etc no longer required. Remove all other existing structures no longer required shown dotted, etc providing all necessary temporary supports during construction works in accordance with structural engineers design and details.

Rebates:
If the building for part of it is to be demolished, or undergo major refurbishment and has been constructed prior to the year 2000, you must have a demolition / refurbishment (old 'type 31' survey conducted by a qualified and competent asbestos surveyor. No work should commence on the area until the appropriate survey has been carried out. All as required by The Health and Safety at Work (General) (Guernsey) Ordinance, 1991. More information is available from the Guernsey HSE Approved Code of Practice 'Management of Exposure to Asbestos in Workplace Buildings and Structures'. This is the responsibility of the home owner and not the contractor undertaking the site work.

Development Adjacent to Boundaries:
All development adjacent to or on the boundary of the site should be agreed with the owners of the neighbouring property prior to commencement of works.

Disturbed surfaces:
All surfaces disturbed during the construction process to be made good as required.

100mm Internal Blockwork Wall Construction (if required):
To comprise of 100mm Ronez 'KN standard dense concrete blockwork leaf. The beds and joints of blockwork to be 10mm thick and shall be raked out a full 10mm deep as work proceeds to form a key for plastering or rendering. Finish to be 5mm thick, 2 no. coats sand/cement render and 2mm Thistle multi-finish plaster to both sides. All angles, stop beads to be incorporated shall be stainless steel. All to be built off reinforced concrete slab to Structural Engineers design and details.

Cavity closers:
Kingspan Thermoblock plus (50mm) or similar cavity closers to be installed within cavities to all openings within cavity walls. Cavity closers are to be installed as per manufacturer's instructions and in line with the Guernsey technical standards.

Wall Plates and Pole plates:
Wall plates are to be 100x500mm C24 pressure treated timber secured to top of inner leaf of cavity blockwork with 12mm dia. bolts @ max. 900mm centres and 30x5mm galvanised steel wall plate straps @ max. 900mm centres fixed to at least 3 courses of blockwork.
Pole plates are to be 200x50mm unless otherwise noted. C24 pressure treated s/w to be fixed with 12mm dia. Chemfix bolts @ max. 750mm centres or to Structural Engineer's details.

Lateral restraints:

Where floor joists run parallel to external walls provide 30x5mm galvanised steel restraint straps at not more than 2000mm centres, straps should be carried over at least three joists in accordance with Diagram 15 of Part A of the Guernsey Technical Standards. Where rafters run parallel to a separating or gable end wall provide 30x5mm galvanised steel restraint straps at not more than 2000mm centres, straps should be carried over at least three rafters. Straps must be turned over uncut block and solid 100x50mm noggin should be provided between rafters in accordance with Diagram 16 of Part A of the Guernsey Technical Standards. All lateral restraint between first floor structures and exterior walls and between pitched roof rafters and exterior walls are to comply with Part A of the Guernsey Technical Standards and in accordance with BS 8103-3:1996. All too Structural engineers design and detail.

Damp proof courseing:
DPC is to be positioned min. 150mm above proposed external ground levels. DPC is to be linked and sealed to DPM membranes and / or waterproofing membranes. Waterproof barrier to be 1000 gauge polythene damp proof membrane or similar approved. All joints and service entries are to be sealed. Hybrid Cavity trays are to be installed horizontally above all points where the cavity is bridged, including openings for windows, cavity fire barriers etc. Keep trays clear of mortar droppings. Cavity trays are to be 225mm deep unless otherwise noted, cavity trays are to be positioned min. 150mm above proposed external ground levels. Stop ends should be provided where trays are not continuous. All membranes to be installed in accordance with manufacturer's written instructions and details.

Safety glazing (Glazing in General):
All glazing below 600mm from finished floor level or ground level depending on which is higher to be safety glass to comply in full with part N of the 1992 States of Guernsey Buildings Regulations. All glazing in entrance doors, screens etc. to be in safety glass, comprising of two skins of 4mm tempered toughened safety glass, inside pane of double-glazing to be 4mm thick Pilkington K Glass low emicity, 16mm cavity filled with Argon gas, 4mm thick clear to outer pane. All glazing below 600mm from finished floor level or ground level depending, which is higher to be safety glass to comply in full with Part N of the Building Regulations. All glass in entrance doors and screens to be in safety glass comprising of two skins of 4mm tempered toughened safety glass. All glass to achieve a minimum of U-Value= 2.0W/m²K, or better (i.e. 1.2W/m²K).

Means of escape:
One window to each habitable room shall be suitable for means of escape. Window manufacturer to ensure that the escape windows to Bedrooms will have a minimum clear opening of 0.33m² clear dimensions when open must comply with at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through, the bottom of the operable area should not be more than 100mm above floor level) and the window or door should enable the person escaping to reach a place free from danger from fire.

Internal doors and finishes:
All doors to be 165mm x 190mm except to sanitary accommodation to be 665mm x 190mm (where indicated). Doors shall be to clients later choice of design. All doors to be incorporated within 25mm softwood door frame, installed within structural opening. Door frames to receive 32mm x 12mm softwood door stops glued screwed and nailed to frame. Provide 12mm hardwood threshold strip to base of all doors all to receive Dsmo Oil finish or similar approved. Provide softwood 100mm x 22mm skirting and 515mm x 22mm softwood architraves to clients choice / requirements.

Damp proof courses and cavity trays:
All windows and doors to have vertical and horizontal damp proof courses to comply with BS 143 and BS5399. All walls to have damp proof course at base. Damp proof courses shall be laid in mortar as for blockwork, with 100mm laps in length and full laps at angles and in accordance with Appendix C of BS143.

Existing drains:
A full drainage survey of both foul and surface water systems is to be carried out prior to commencing works to establish all existing drainage runs, remove all existing redundant and cap off as necessary.

Soil & vent pipe:
All 100mm upvc Soil & vent pipes to be wrapped in insulation and boxed in for full height as required. Where soil and vent pipe is taken up through roof provide the vent or ridge vent to match roof finish as shown. Soil and vent pipes within 3000mm of a door or window ensure they terminate minimum 900mm above head of window or door or rooftop, therefore vent pipe to fixed alongside rafters where required as shown New SS VP and Stub Pipe to be fitted with Air Admittance Valve - where indicated if required.

Foul water drainage:

To connect into new and existing foul water internal drainage system to suit new construction works. To consist of 100mm upvc foul drippings within the building externally to be connected into new 100mm diameter upvc foul drain pipes @ 150 falls as shown (150 fall min) to connect into existing main drain foul water drainage system. All foul drains surrounded in 150mm thick concrete. A drain survey is recommended prior to commencing any works on site to establish the exact position, inverts and size of drainage. All drainage to be installed in accordance with BS EN 2005-1993, BS EN 152-1996-1998, BS EN 12056-2002, BS EN 1251-1996, BS EN 1254-1998, BS EN 1295-1998, BS EN 1329-2000, BS EN 1401-1998, BS EN 1505-2001, BS 52915, BS EN 11959-2003, BS 2000-1993, BS EN 12056-2000, and BS EN 12385-2002, and in accordance with the regulations of Part H of Schedule 1 of the Building Regulations 2000 (2002 EDITION). *Where drainage runs are less than 300mm below ground, the pipes are to be protected from damage by a reinforced concrete cover slab with a flexible filler and at least 70mm of granular material between the top of the pipe and the underside of the flexible filler below the slabs - refer to diagram 11 from Approved Document H.

Inspection chamber construction (if required):
Inspection chambers to be used to a depth of 1200mm. Inspection chamber - 450mm diameter upvc inspection chamber base & shaft as required, 150mm concrete bed and surround, 150mm concrete cover slab with 450mm diameter light duty covers and frames. Manhole - 1200mm diameter upvc manhole base, pre-cast concrete chamber & shaft rings, 225mm concrete bed and surround. Choice between installation of inspection chamber and manhole to be determined by invert depth, to be determined on site, all to manufacturer's instructions and recommendations. Where manholes or inspection chambers are in driveways or roads use 450mm diameter heavy-duty covers and frames, all to local Building Control requirements. (Cover and invert levels are approx. exact depth to be determined by drain falls). Frames should also be recessed design to allow for brick paving etc. *Refer to Table 12 note 7 of Approved Document H.


Surface water drainage:
Rain water pipes to be connected into 100mm diameter upvc surface drain pipes laid to fall 1:50 as shown to connect into existing system as shown and noted. All surface water drains surrounded in 150mm thick slings. All drainage to be installed in accordance with BS EN 152-1996-1998, BS EN 12056-2002, BS EN 1295-1998, BS EN 1502-1998, BS EN 12056-2000, and in accordance with the regulations of Part H of Schedule 3 of the Building Regulations 2000 (2002 EDITION).

Surface water inspection chamber construction (if required):
Inspection chambers - 450mm diameter upvc inspection chamber base & shaft as required, 150mm concrete bed and surround, with 450mm diameter light duty covers and frames, where inspection chambers are in driveways, paths or roads use 450mm diameter heavy duty covers and frames, all to satisfaction of the local authority / Building Control.


Soakaway (if required):
Soakaway shall be designed by Structural Engineer to establish exact size and construction required. Checks to be made to ascertain the permeability of the ground in the area, all to local Building Control requirements. Ensure slab top is minimum 500mm below finished ground level, subject to engineers design allow for new chamber to be 1500mm deep from invert level of lowest incoming pipe. Soakaway to consist of Watley Waterco 250 cells (W.P.S. 250) 1200mm long x 800mm wide x 230mm high wrapped in geotextile membrane backfilled with minimum 150mm granular fill on 100mm thick sharp sand base - all in accordance with manufacturer's recommendations and specifications etc. - subject to confirmation of supplier and structural engineer. Provide heavy duty cover and frame. Ensure slab top is minimum 500mm below finished ground level. Contractor to carry out permeability test on site - do trial hole approx. 1000mm² fill with water and measure depth of water every forty five minute intervals to establish length of time required for water to disperse. All drainage to be installed in accordance with BS EN 152-1996-1998, BS EN 12056-2002 & 2003, BS EN 1295-1998, BS EN 1502-1998, BS EN 12056-2000, and in accordance with the regulations of Part H of Schedule 3 of the Building Regulations 2000 (2002 EDITION). BRE DISTEST 365 - Soakaway Design 1991 - ISBN 1 85009 524 5. Ensure data results from permeability tests are issued to Building Control as and when available.

RI timber:
The softwood used shall be Baltic or Canadian fir unless otherwise specified for internal work and sound Redwood for external work, and comply with BS5266. Plywood shall be w.p. water bot proof or marine bonded in accordance with BS6566. Nails and screws shall comply with BS1202 and BS1210 respectively. Storage of timber shall be properly stacked on site to ensure sufficient ventilation and shall be protected against rain or inclement weather by suitable covers. All timber is to be double vacuum pressure impregnated by an approved process.

This Drawing is to be read in conjunction with drawing No's: 19 - 105 - 09, 09, 11, 12 & 13



Matt's Architectural Technology Limited
Registration Number: E343B
Registered Address: Unit 9, Les Caches, Business Park, St. Martin, Guernsey.
Mobile Number: 07161 115171
Telephone Number: 01481 235419
Email: mdg@mat.gg



Proposed: Proposed Replacement Roof Structure to Create Additional Habitable Accommodation along with Various Internal Alterations

Project Address: Beauvoir, Rue Des Monts, St. Sampson, Guernsey, GY2 4HT

Client's Name: Mr. T. Whitby

Drawing: Detailed Working Drawing Elevations (Sheet One)

Scale: 1:50

Date: 23rd January

No: 19 - 105 - 10A