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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, mat 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.....



**North West Elevation**



**North East Elevation**

**Sanitary Accommodation:**

Sanitary fittings throughout shall be to clients later choice of design with wastes from fittings discharging to existing foul water drainage drain system as shown, all to be carried out in strict accordance with BS 6800 parts 13 & 14. All surface exposed pipework shall be adequately boxed in and decorated to suit ensuring that all pipes are lagged with sound insulation, boxings to comprise of MDF, plasterboard or tiles etc as the case may be, incorporate all necessary access traps. All bathrooms to receive mechanical ventilation capable of extracting air at a rate of not less than 3 air changes per hour with 200 minute over-run operated via light switch, vents to be taken out to fresh air through roof and walls, providing all necessary lead flashings, sealants as required.

**Plumbing work:**

All WC sanitary waste to be 100mm diameter with 75mm traps. Baths and showers to be 40mm diameter with 75mm traps. Sinks to be 32mm diameter with 15mm traps.

Kitchen sink waste to be 40mm diameter with 15mm traps and all overflow pipes to be 19mm.

All plumbing to be carried out to client's requirements by an approved contractor such as APHC registered. Testing and commissioning certificates to be supplied to Building Control and clients on completion of works.

**Electrical work:**

All new electrical work should comply with the latest IEE Wiring Regulations and all other associated statutory regulations and the requirements of Guernsey Electricity. Electrical work must be inspected by a Guernsey Electricity Ltd Inspector for compliance with the Electricity (Guernsey) Law, 2001 and the relevant IEE Wiring Regulations.

All electrical work to be carried out to client's requirements by an approved contractor such as NICBIC registered. Testing and commissioning certificates to be supplied to Building Control and clients on completion of works.

A minimum of 25% of the lighting is to be fitted with energy efficient light fittings in accordance with Part L of the Guernsey Technical Standards. Fluorescent, LED and compact fluorescent light fittings would meet this requirement. Light fittings with traditional lamp holders would also meet this requirement providing the lamp watt low energy.

Sockets and switches will be sited at appropriate heights between 450 and 1200mm above final floor level in accordance with Part M diagram 29 of the Guernsey Technical standards. Finish to clients requirements.

**Mechanical installation:**

Mechanical including all plumbing and sanitary ware installation to be detailed by a specialist. All negotiations with utility services to be conducted by Mechanical and Electrical Engineers. Bathroom and Shower room in-suits. Mechanical extract ventilation to be provided to be linked to light switch to be capable of 3no air changes per hour, 15 litres per second to bedrooms, 30 litres per second to utility rooms, and 6 litres per second to W.C.'s all to be provided with a 15 minute over-run facility. Unit to be housed in ceiling and to vent out through roof and out through tile vent or ridge vent to match roof finish and/or through external wall - exact and most practical route to be determined on site.

Kitchen: Mechanical ventilation to be provided to kitchen in the form of a continuous ventilation extract capable of 1no air change per hour and a cooker hood ventilation system capable of rapid extract ventilation during cooking capable of not less than 30 litres per second (subject to hold 60 litres per second elsewhere), which may be operated intermittently during cooking. Unit to be taken out through ceiling and to vent out through roof via tile vent or ridge vent to match roof finish. Exact specification of the system to later detail.

General: The main contractor to allow for the incorporation of all builders work in relation to the mechanical installation to include providing all necessary duct work within the floors. The contractor is to carry out all necessary discussions with the mechanical contractor to ensure that all the mechanical wiring is allowed for. The electrical contractor is to ensure that all extract fans are wired. The electrical contractor to carry out all necessary design work to modify the existing central heating system. The Contractor is to carry out all negotiations with Cable and Wireless Guernsey for the incorporation of a telephone within the proposed extension and modifications. The electrical contractor is to incorporate all necessary conduits within rooms that require a telephone point. All proposed telephone points to be approved by the Client. Ensure all habitable rooms are provided with satellite television points. Allow to install energy efficient light fittings throughout. All in accordance with the requirement of clause 154 of Approved Document Part L1 (2002). Install smoke detectors throughout except in bathrooms to be wired to main electrical supply and fitted with battery back-up devices to be interlinked, in accordance with BS 5839-6:2004.

**Electrical installation:**

To detail by specialist including all negotiations with States Electricity Board. All negotiations with utility services to be conducted by Mechanical and Electrical Engineers. The electrical contractor is to carry out all necessary discussions with the mechanical contractor to ensure that all the mechanical wiring is allowed for. The electrical contractor is to ensure that all extract fans are wired. The electrical contractor to carry out all necessary design work to modify the existing central heating system. The Contractor is to carry out all negotiations with Cable and Wireless Guernsey for the incorporation of a telephone within the proposed extension and modifications. The electrical contractor is to incorporate all necessary conduits within rooms that require a telephone point. All proposed telephone points to be approved by the Client. Ensure all habitable rooms are provided with satellite television points. Allow to install energy efficient light fittings throughout. All in accordance with the requirement of clause 154 of Approved Document Part L1 (2002). Install smoke detectors throughout except in bathrooms to be wired to main electrical supply and fitted with battery back-up devices to be interlinked, in accordance with BS 5839-6:2004.

**Services (General):**

All to be installed by approved specialists in accordance with relevant British Standard codes of practice. Install and modify all utility services as necessary electrical, plumbing and heating to serve new extension and alterations. Commissioning Certificates for the heating and hot water systems must be copied to Building Control on completion of the works, in accordance with Part L2 of the approved building regulation documents. Furthermore comprehensive details of the hot water storage systems, heating, ventilation, and lighting system are to be submitted to Building Control prior to these elements of the works commencing on site. Space heating controls, zone controls, timing controls and hot water systems are to be installed in strict accordance with paragraphs 136 to 145 of approved document L1 (2002). The commissioning of the heating and hot water systems shall be in strict accordance with paragraphs 147 to 15 of approved document L1 (2002). Operating and maintenance instructions for the heating and hot water systems shall be provided to the occupier in accordance with paragraph 151 of approved document L1 (2002).

**Fire alarm installation:**

Electrical contractor or specialist to supply and install approved interlinked smoke detector system/alarms, to be installed at ceiling level in the area of the Hallway, rate of rise detector in kitchen, all to be connected to mains (not batteries) and to comply with BS 5839-6:2004.

**Access panels for mechanical and electrical services:**

Provide access panels for the purpose of maintaining and servicing mechanical and electrical, position of access panels to be determined on site. All to suit client's requirements and site conditions.

**Lead flashings/soakers:**

All lead soakers to be Code 4 lead unless otherwise stated. Generally lead flashings, including stepped lead flashings to be Code 5 unless otherwise stated and installed in accordance with BS5557 Part 3:1995. All Leadwork to be carried out strictly in accordance with the Lead Sheet Manuals, volumes I and II, and all relevant codes of practice.

**Leadwork to gables:**

Provide cavity trays, lead cover flashings and soakers etc. to gable junctions. All Leadwork to be carried out strictly in accordance with the Lead Sheet Manuals, volumes I and II, and all relevant codes of practice.

**Leadwork to valleys:**

Provide code 5 lead valley on marine plywood (layboards and softwood grade C16 bling fillets. All Leadwork to be carried out strictly in accordance with the Lead Sheet Manuals, volumes I, II and III, and all relevant codes of practice.

**Lead flashings/soakers:**

All lead soakers to be Code 4 lead unless otherwise stated. Generally lead flashings, including stepped lead flashings to be Code 5 unless otherwise stated and installed in accordance with BS5557 Part 3:1995. All Leadwork to be carried out strictly in accordance with the Lead Sheet Manuals, volumes I and II, and all relevant codes of practice.

**Ducts - General:**

Lead work and installation shall be carried out to comply with BS6595. The lead sheet shall be best English Milled Lead to comply with BS1118 uniform in thickness, free from flaws, cracks or other defects. The lead shall be neatly dressed without injury to the finished surface and installed in accordance with the Lead Development Association. Leadwork to be built into blockwork shall be painted with bitumen paint both sides prior to building in. Exposed Leadwork shall be coated with approved weathering oil once before fixing and finally on completion of the work. All Leadwork to be carried out strictly in accordance with the Lead Sheet Manuals, volumes I and II, and all relevant codes of practice.

**Thermal insulation U Values:**

The thermal insulation to be determined in accordance with the Building Regulations Part L1 (2002) as follows: floors not greater than 0.25w/m<sup>2</sup>K, exposed walls not greater than 0.25w/m<sup>2</sup>K, roof no greater than 0.23w/m<sup>2</sup>K, ceiling no greater than 0.16w/m<sup>2</sup>K, Glazing throughout to be a minimum of 0.20w/m<sup>2</sup>K or better i.e. 1.2w/m<sup>2</sup>K.

**Painting and decorating:**

Painting and decorating schemes shall be carried out in colours selected by the Client. From BS4800. All paints shall be of best quality, approved by the Client / Architect / Contract Administrator. All work shall comply with BS6168. All external paintwork shall comply with BS5155. All external paintwork shall be painted with one coat weathering undercoat immediately after the primer is thoroughly dry followed by necessary top coats to client's choice.

**Structural design:**

All structural work to be carried out in accordance with the Structural Engineer's detailed drawings and schedules. All structural works listed are to be carried out strictly in accordance with Consulting Structural Engineers details and calculations, and in accordance with the relevant British standards and Code of Practice. All new structural timbers to be in accordance with BS 5268 Part 2:1991.

**Periods of Fire Resistance:**

All elements of structure to have a minimum of one-hour period of fire resistance. Where necessary fire resistance to be achieved utilizing 2 layers of 12.5mm foil backed plasterboard and Thistle multi-finish plaster alternatively 15mm thick British Gypsum 'Glasroc' 5 Gyproc encasement system and Thistle multi-finish plaster.

**Kitchen:**

Kitchen Units, fittings and appliances throughout shall be to clients later choice of design with wastes from fittings discharging to Existing foul water drainage drain system. New 110mm diameter pipe connecting into the foul water drain run as shown, all to be carried out in strict accordance with BS 6800 parts 13 & 14. All surface exposed pipework shall be adequately boxed in and decorated to suit ensuring that all pipes are lagged with sound insulation, boxings to comprise of MDF, plasterboard or tiles etc as the case may be, incorporate all necessary access traps, install mechanical ventilation as noted.

**Sanitary accommodation generally:**

All sanitary accommodation to comply in every respect with the Building Regulations, Part H Schedule 1, Approved Document, and the British Standard Code of Practice No. BS5465, Part 1:1994. All sanitary ware to be in accordance with Client's requirements.

**R.C. Beams:**

All R.C. beams to Structural Engineer's details, calculations, and recommendations.

**Rendered bell drips:**

Form external sandy cement rendered bell drip using stainless steel drip at damp proof course positions and cavity tray positions.

**Internal Finishes - General:**

All new doors, frames, architraves, skirtings, ironmongery, sills, curtain tracks, wall & floor finishes, sanitary fittings, etc. shall be to client's later specification. On completion contractors to ensure that all unwanted materials have been removed and that the site has been totally cleared of all debris and is left clean and tidy.

**Precast lintels (if required):**

All window and door openings to blockwork walls to have precast concrete lintels, to comprise 'Reinstate' pre-stressed 190 concrete lintels under internal and external block work leafs (unless otherwise stated) with a minimum bearing of 150mm. Provide a H-load preformed cloas (P.C. dressed as shown, over all openings under 2400mm. Lintels to be installed as per manufacturer's instructions. Lintels over 2400mm are to Structural Engineer's details.

**Ducts - General:**

Allow to install all necessary ducts for services such as 100mm for electric supply, 100mm for water supply, 50mm for telephony, - all of which are to be agreed and specified by the client with regards to the exact requirement and location etc.

**Lawn areas:**

Areas around the proposed construction works shown, lawn to be made good as and if required, provide new top soil as / if required. Type of lawn / grass seed to client's requirements.

**Additional Works - General:**

All additional works shall be agreed in writing and carried out in accordance with the standards as noted above and as specified by the clients. Any proportional savings and additions as a result of variations shall also be confirmed in writing by all parties concerned.

**Materials-General notes:**

Sand to be coarse sand to BS1199.  
Cement to be ordinary Portland cement to BS12.  
All softwood timber to be grade C16 or C24.  
Provide skirting and architraves to client's requirements.  
All kitchen & Utility Room units etc. to client's choice and requirements.  
All drainage to BS5512 and BS6301.  
All new electrical installations to comply in full with the latest edition of the IEE Regulations and to the approval of the States of Guernsey Electricity Board.  
All new structural steel, lintels and associated works to structural engineer's details.

This Drawing is to be read in conjunction with drawing No's: 19 - 105 - 09, 09, 10, 12 & 13



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Proposal: 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 Two)

Scale: 1:50  
Date: 23rd January 2020

No: 19 - 105 - 11