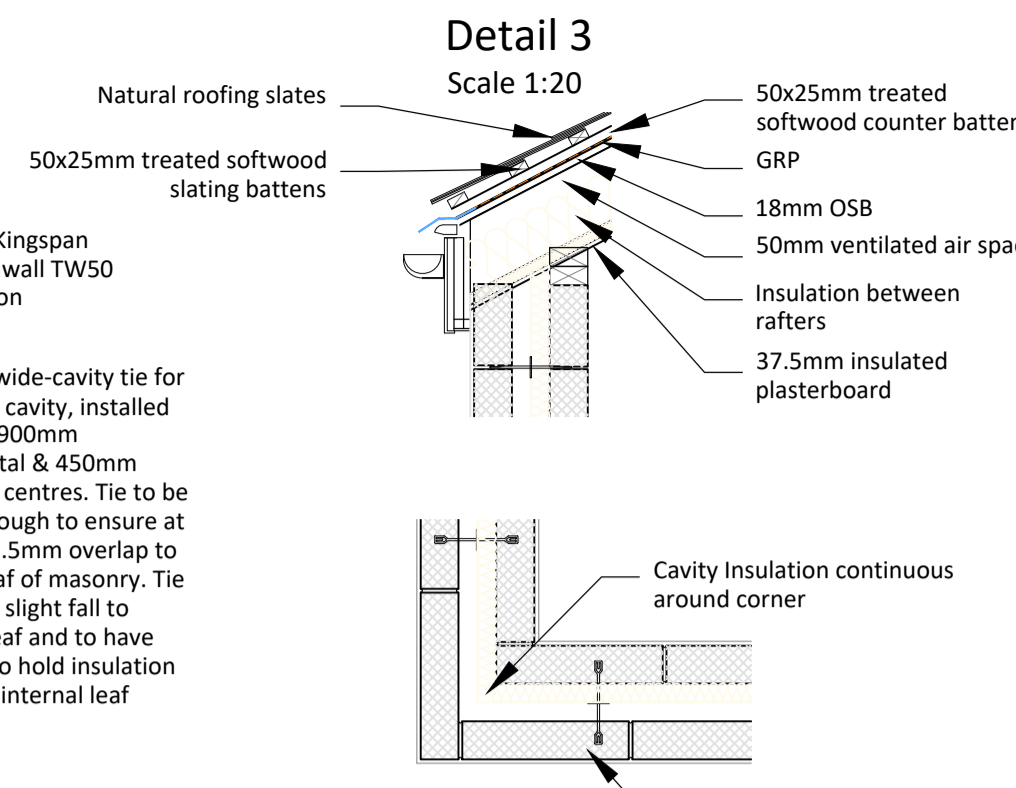


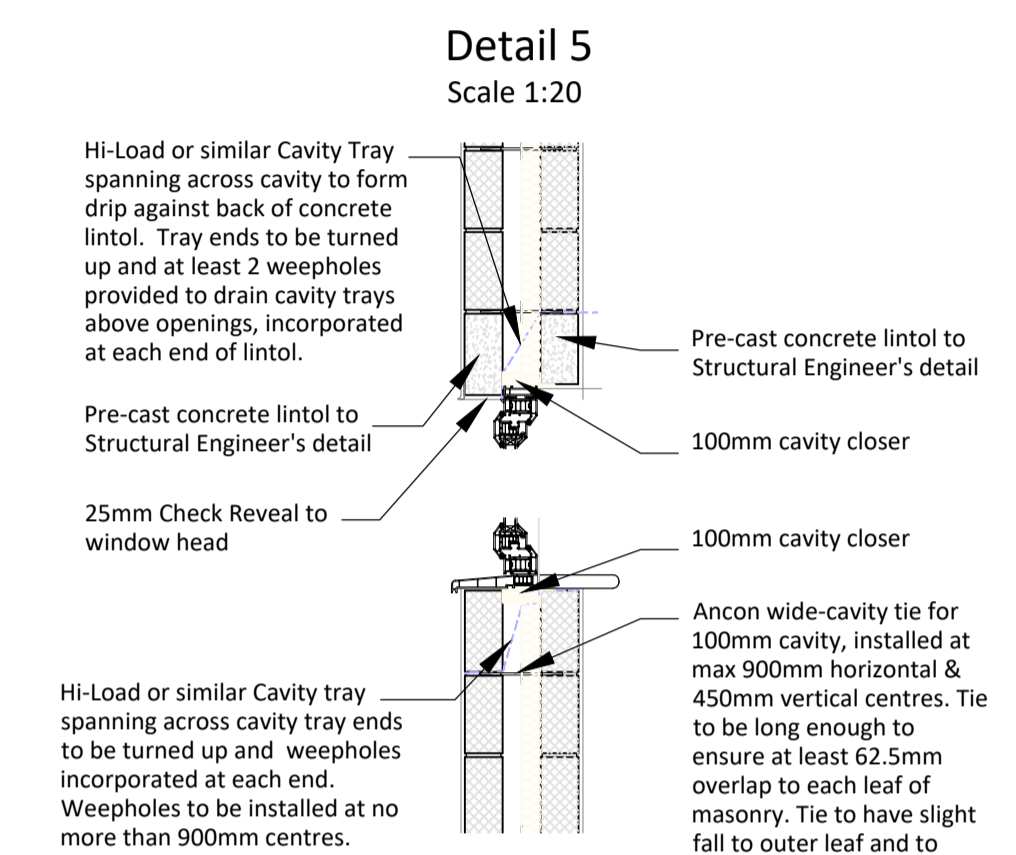
**Detail 1**  
Scale 1:20

**Detail 2**  
Scale 1:20



**Detail 3**  
Scale 1:20

**Detail 4**  
Scale 1:20



**Detail 5**  
Scale 1:20

**Detail 6**  
Scale 1:20

**General Notes**

**Background Ventilation:**  
To be provided by controllable and secure ventilation opening/openings having a total area of not less than 8000mm<sup>2</sup>, located so as to avoid draughts e.g. a trickle ventilator incorporated within all new aluminium windows or doors. Background ventilators to windows as per standard window spec should normally be sufficient to meet these targets, however, checks should be made by consulting table 1.2a of part 1, 2012 of the Building Regulations.

**Room Ventilation:**  
All rooms to have purge ventilation provided by one or more openable windows with total free ventilation area not less than 1/20th room floor area with some part of the vent opening at high level (typically 1.7m above finished floor level). All habitable rooms to have background ventilation provided by adjustable trickle ventilators in the top rails of windows to provide a minimum 8,000mm<sup>2</sup> free ventilation and 4,000mm<sup>2</sup> elsewhere. Ventilators to be reasonably secure and located typically 1.70m above finished floor level.

**Periods of Fire Resistance:**  
All elements of structure to have a minimum of one-hour period of fire resistance.

**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 the architect.

**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.

**Workmanship:**  
Workmanship of all building operation shall hereby be deemed to be specified to comply with relevant parts of BS8000, workmanship on building site, where applicable. Except where otherwise stated or contracted, workmanship shall comply with British Standards, 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 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.

**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 engineer's details and calculations, and in accordance with the relevant British Standards and Code of Practice. All new structural timbers to be in accordance with BS5268 part 2, 2002.

**All foundations to be designed by structural engineer subject to trial holes onsite and subject to the satisfaction of Building Control.**

**Electrical Installation:**  
Electrical and lighting layout to later details and drawings subject to discussions with client and approval from

the electrical contractor is to carry out all necessary discussions with the mechanical contractor to ensure that all mechanical wiring is allowed for. The electrical contractor to carry out all necessary design work to the incorporation of the central heating system and the location of the incoming mains electric supply as necessary. The electrical contractor is to carry out all negotiations with states electricity board. The contractor is to carry out all negotiations with cable & wireless guernsey limited for the incorporation of telephone points within the proposed works. Allow to install energy efficient light fittings (in the form of led fittings within new rooms) in accordance with the requirements of clause 1.54 of approved document part 11 (2002).

**Electrical fittings (light fittings, smoke detector etc) and conduit to be surface mounted on ceiling to avoid penetration of the fire rated ceiling lining.**

**The smoke and heat alarms should be mains-operated and conform to BS EN 14604:2005 Smoke alarm devices or BS 5446-2:2003. Fire detection and fire alarm devices for dwellings, Part 2 Specification for heat alarms.**

**Carbon monoxide alarms should comply with BS EN 50291:2001 and be powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Mains-powered BS EN 50291 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as alternative applications provided they are fitted with a sensor failure warning device. Carbon monoxide alarm to be installed no higher than 600mm above floor level.**

**Demolitions:**  
Where indicated on drawings studwork / boxing and masonry to be demolished / removed, structural engineers to be consulted prior to and masonry or elements of structure being removed.

**Surface Water Drainage:**

**Below Ground Drainage - General**  
Where new pipework or existing pipework is modified to suit new layout / works - pipe work below paved/grazed areas to have at least 600mm cover to be laid on a 150mm thick bed of gravel and the trench backfilled with selected excavated material to a minimum depth of 150mm above the crown of the pipe. Pipe work below paved/grazed areas having less than 600mm cover to be protected from damage by a reinforced concrete cover slab with a flexible filler and at least 75mm of granular material between the top of the pipe and the underside of the flexible filler below the slabs. Pipework below driveways to be surrounded with 100mm thick concrete to prevent damage from heavy vehicles.

**Drainage runs passing beneath the building to be bedded and surrounded with 100mm of gravel and the trench backfilled with selected excavated material.**

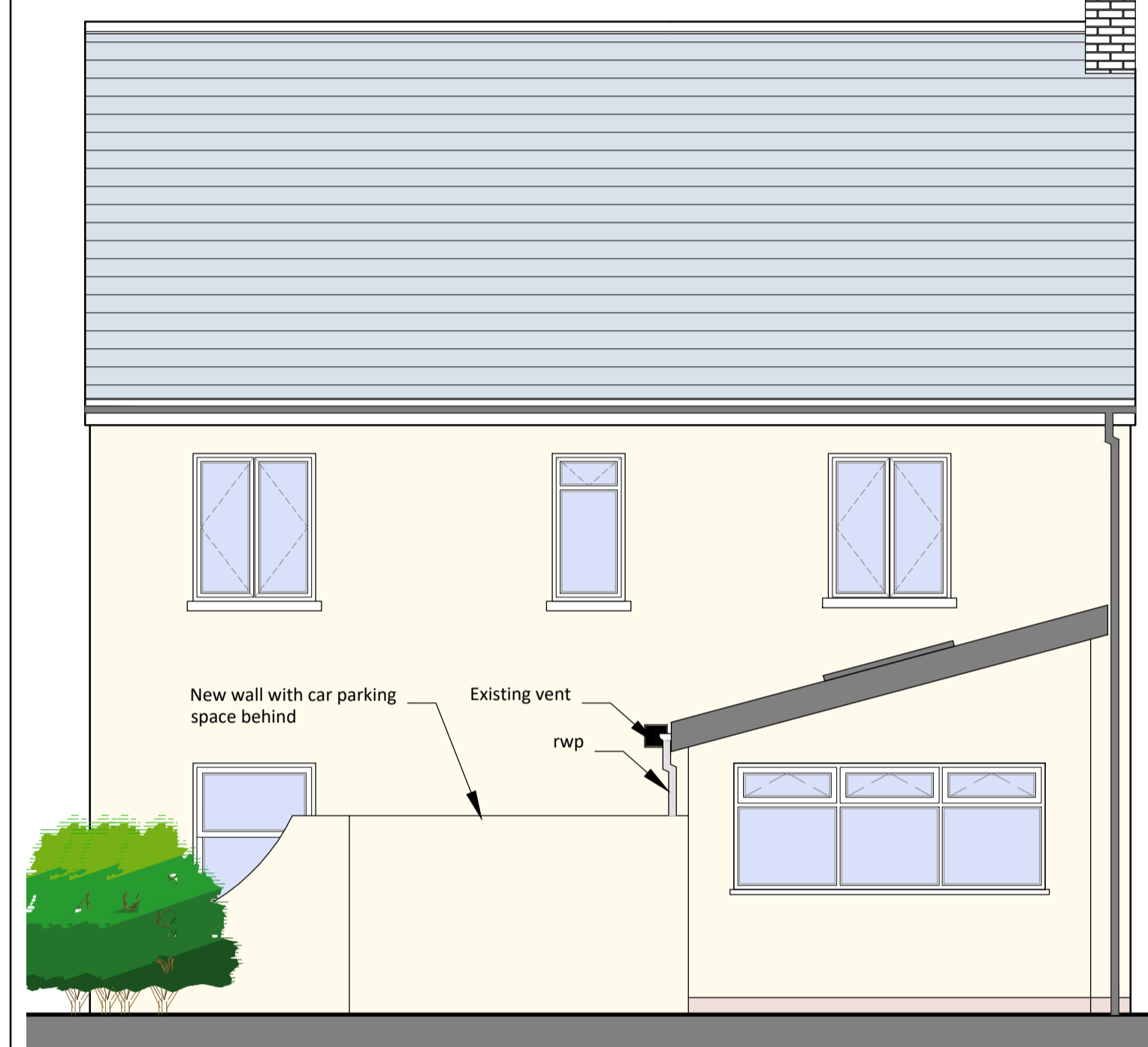
**Where the crown of the pipe is within 300mm of the underside of the slab, special protection should be provided by reinforced concrete slab on compressible material, on minimum 75mm gravel surround. Where pipe runs are installed within 1000mm of the building, bed and surround the pipe with concrete up to the underside of the foundation slab, where the distance exceeds 1000mm bed and surround pipe with concrete in accordance with diagram of part 11 of the building regulations 2002.**

**Above Ground Drainage - Surface Water**  
Rainwater goods to be White upvc to match existing installed strictly in accordance with the manufacturers instructions. Installation to comply with BS EN 6367: 1983 including stop ends internal and external angles and sealed joints.

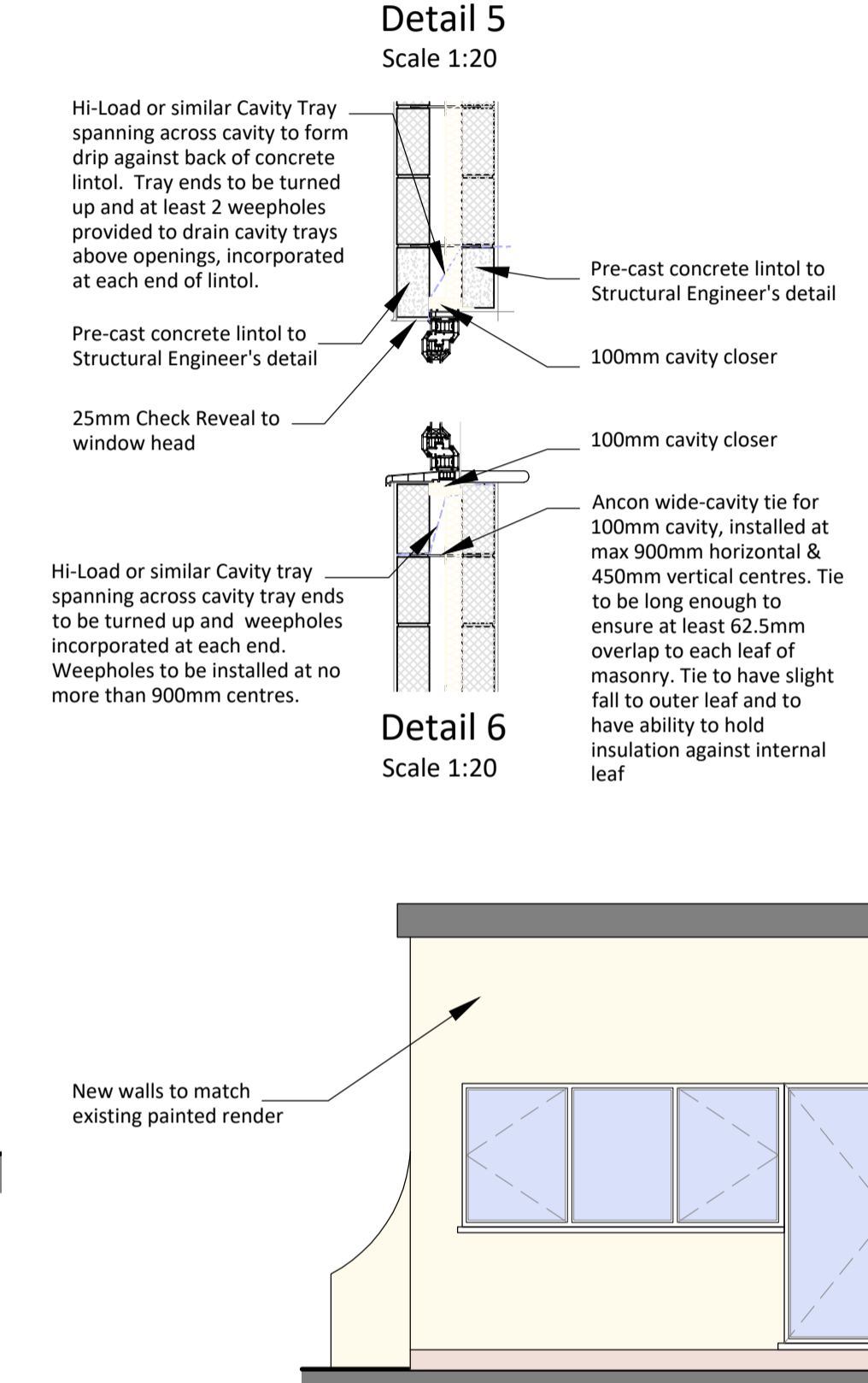
**Cavity wall construction:**  
300mm thick cavity wall to comprise of 22mm sand / cement render with additional on 100mm ronez 7 newton standard dense block work outer skin and 100mm cavity and 100mm ronez 7 newton standard dense block work inner skin. Within cavity provide 50mm 'king span kooltherm' k8 cavity insulation board leaving 50mm clear cavity. (Insulation to achieve minimum thermal conductivity of 0.020 w/m.k if other manufacturer is used). Insulation should be positioned tight against the inner leaf of the cavity wall with staggered joints. Provide insulated cavity closers to close cavity around all window and door openings. Provide stainless steel wall ties. All ties to conform to BS1243 (fig. 3). Wall ties to be positioned at 450mm centres vertically and 600mm centres horizontally or use vertical twist ties, all in accordance with BS en 854-1:2003. Wall tie positions to be staggered. Around openings wall ties to be fixed max. 225mm centres vertically and not more than 225mm from reveal face; and max. 450mm centres horizontally and not more than 225mm from reveal face. Bed joints and perp ends are to be 10 mm, and the bed joints raked back 10 mm, to provide a key for the render. All angles and stop beads to be incorporated and shall be stainless steel and suitable for the thickness of render or plaster being applied.

**External glazed doors and Windows:**  
All window and door styles and types as noted on the elevations and fitted with overnight trickle ventilators to all habitable rooms. Style as per elevation. Provide ex 25mm MDF internal sill boards. Windows to be double glazed uPVC. All fixings are to be mechanical stainless steel complying with BS6105. All glass achieving a minimum U-value of 2.0 w/m<sup>2</sup>k, (or better). Safety glazing: all glazing below 800mm 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 2012 States of Guernsey Building Regulations.

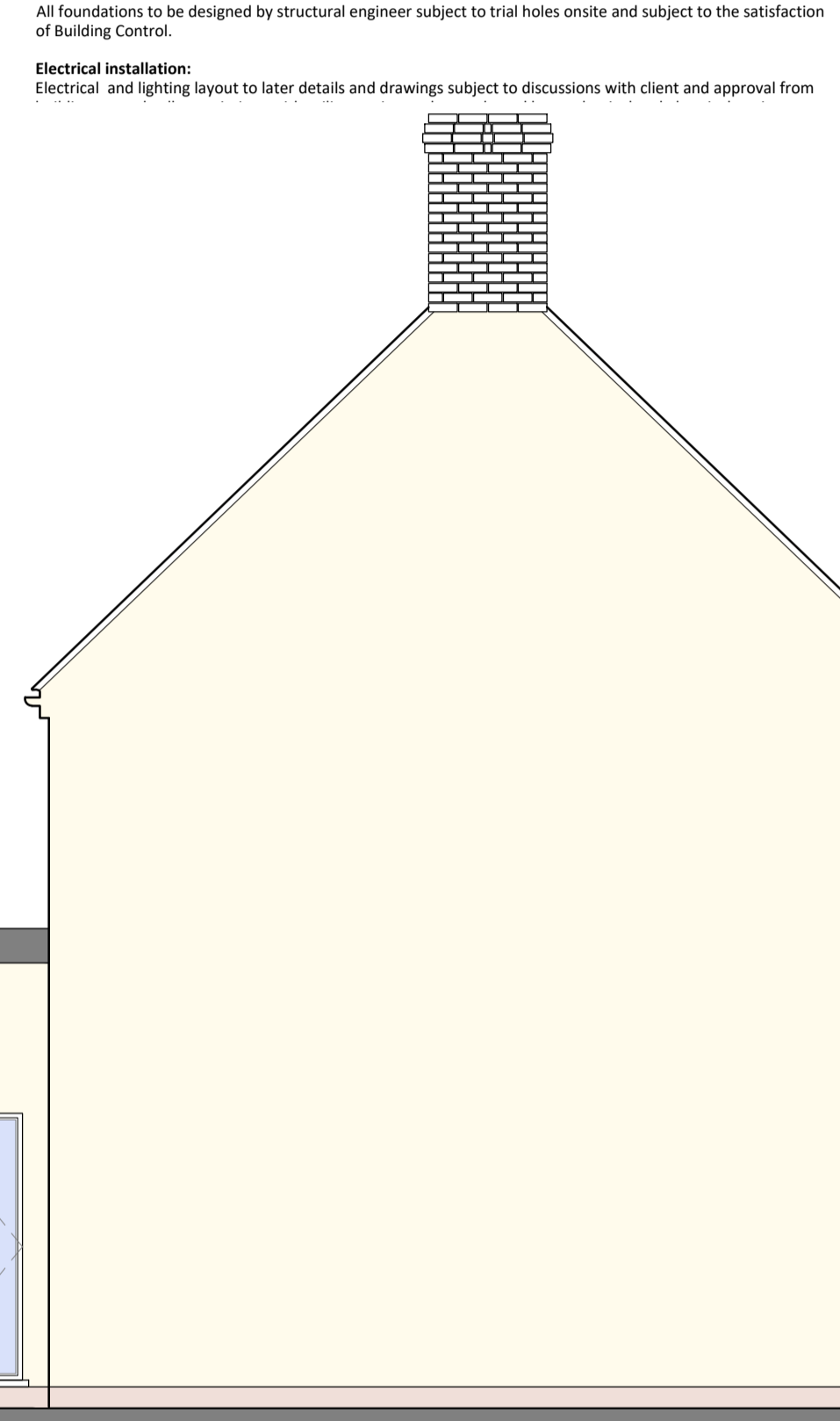
**Roof Construction:**  
Roof pitch 15 degrees; natural roofing slates over 25mm slating battens, over 25mm counter battens, over GRP, over 18mm OSB board, with 50mm ventilated air space over insulation between rafters, over 37.5mm insulated plasterboard.



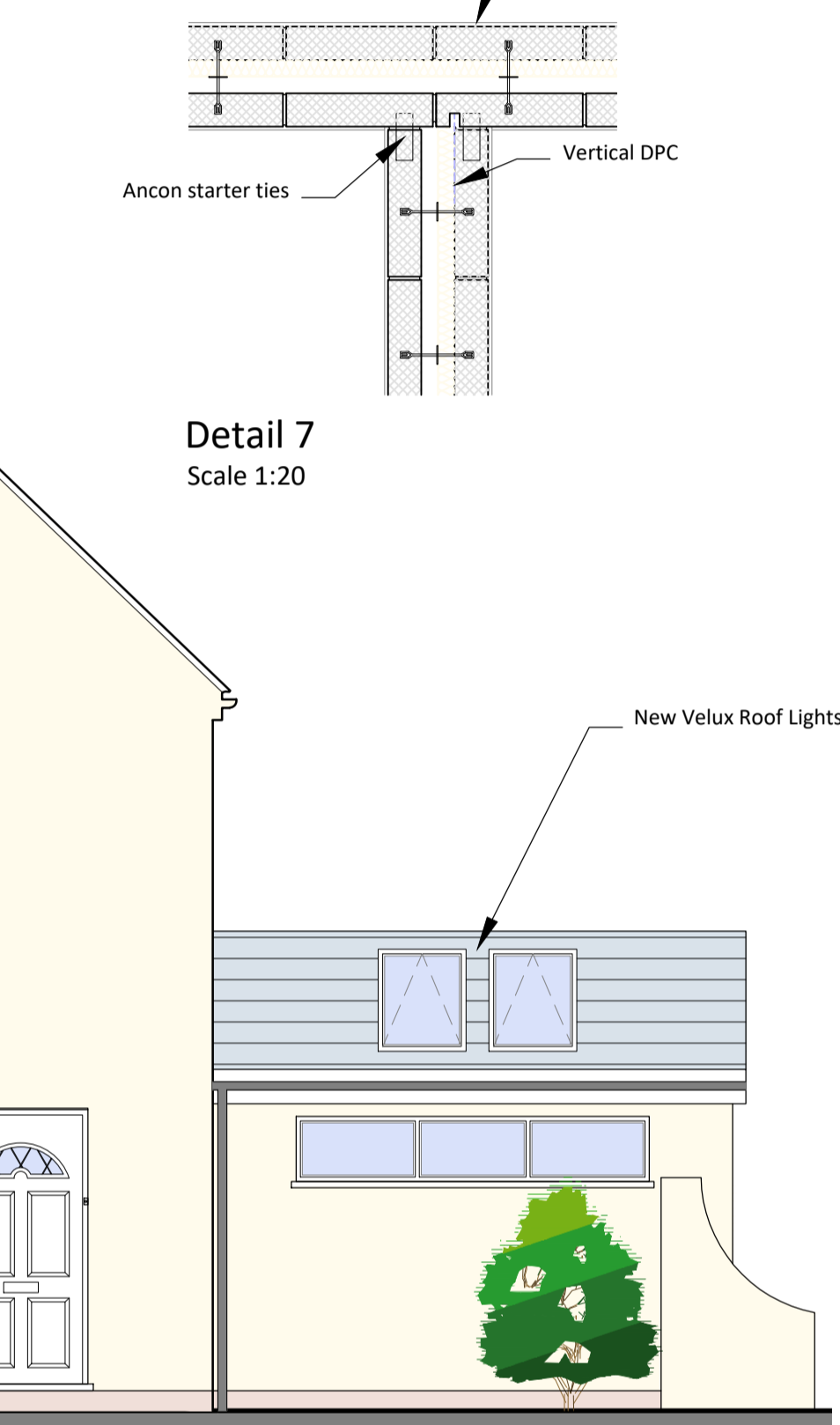
**Proposed West Elevation**  
Scale 1:50



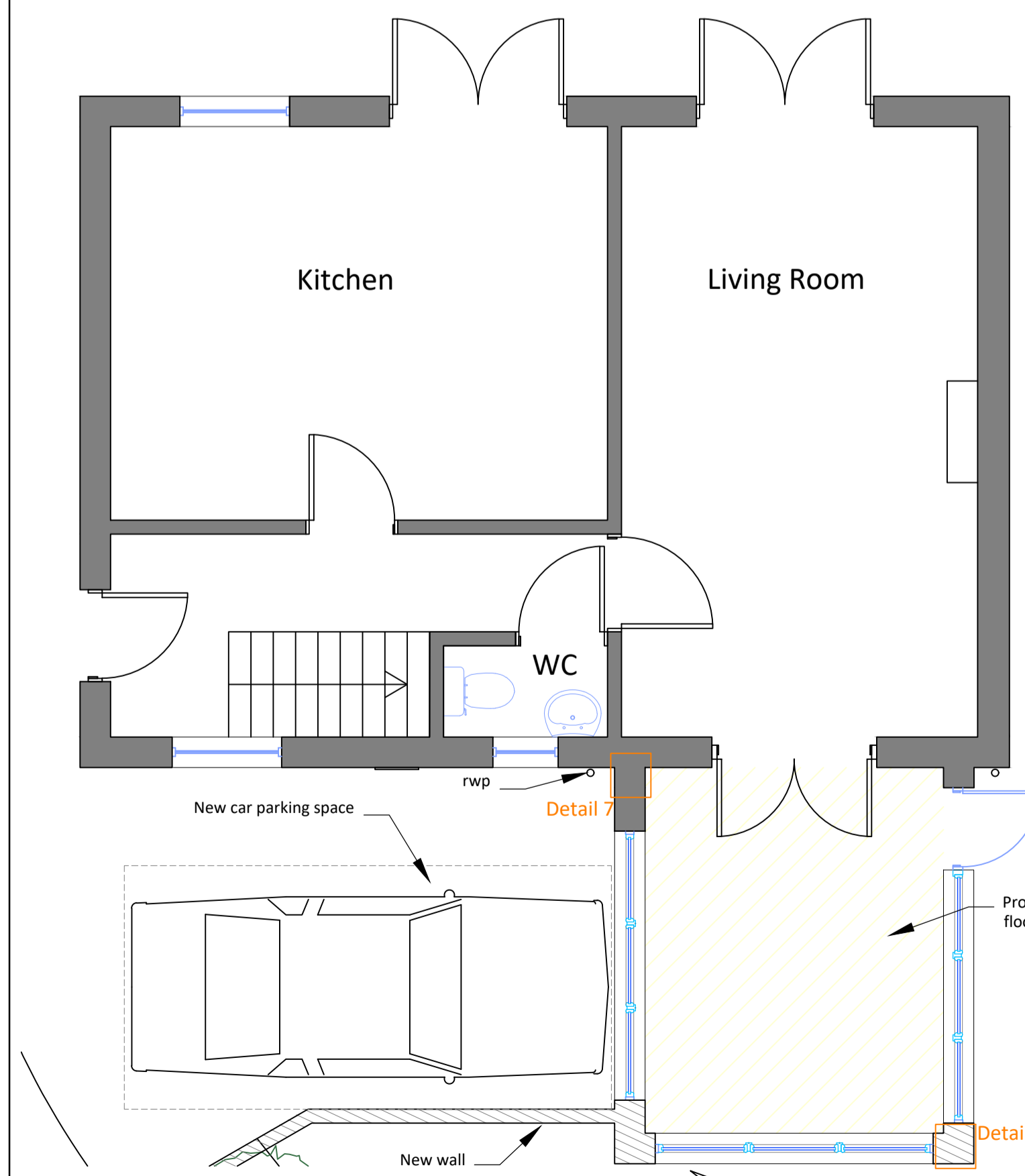
**Proposed South Elevation**  
Scale 1:50



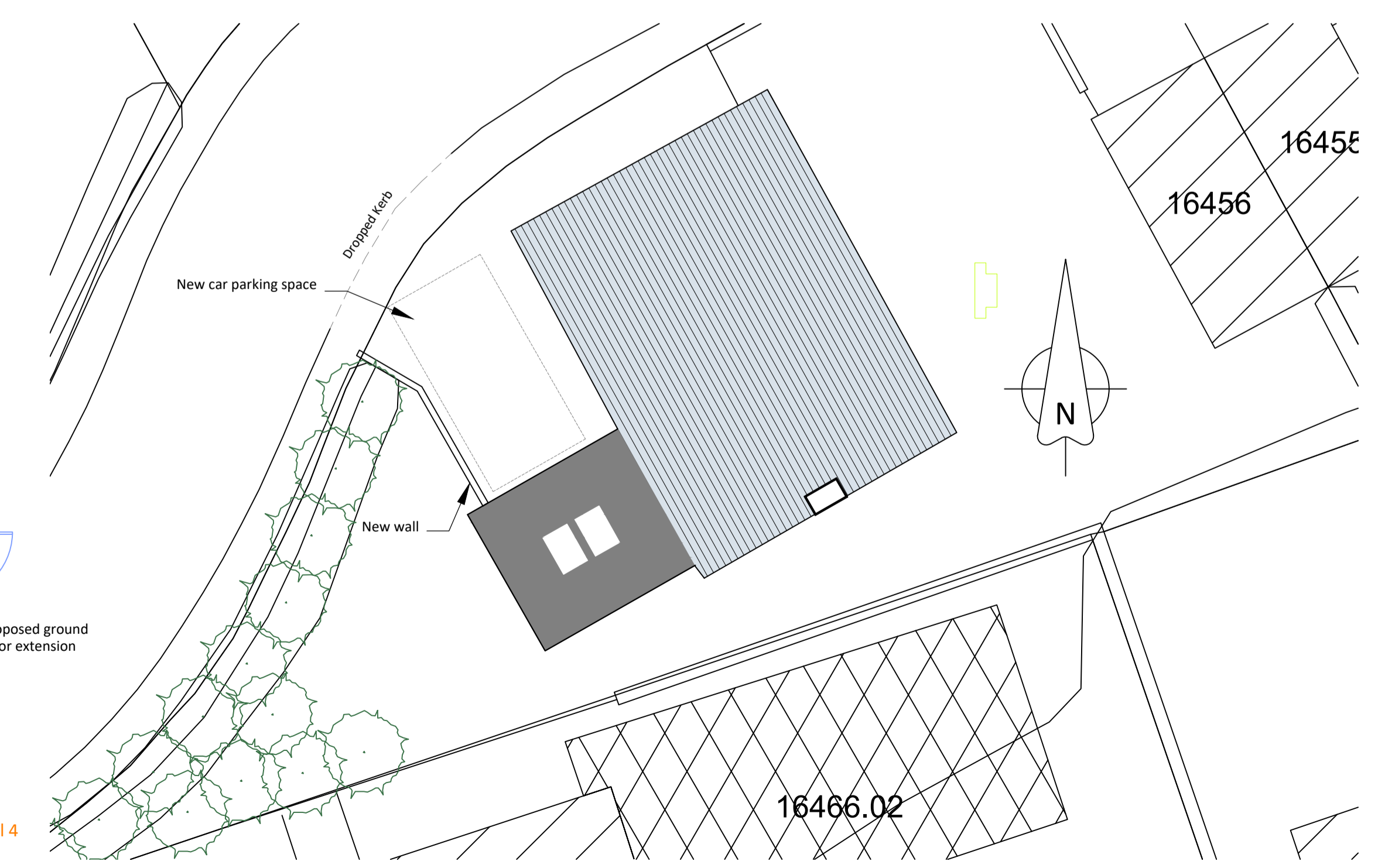
**Proposed North Elevation**  
Scale 1:50



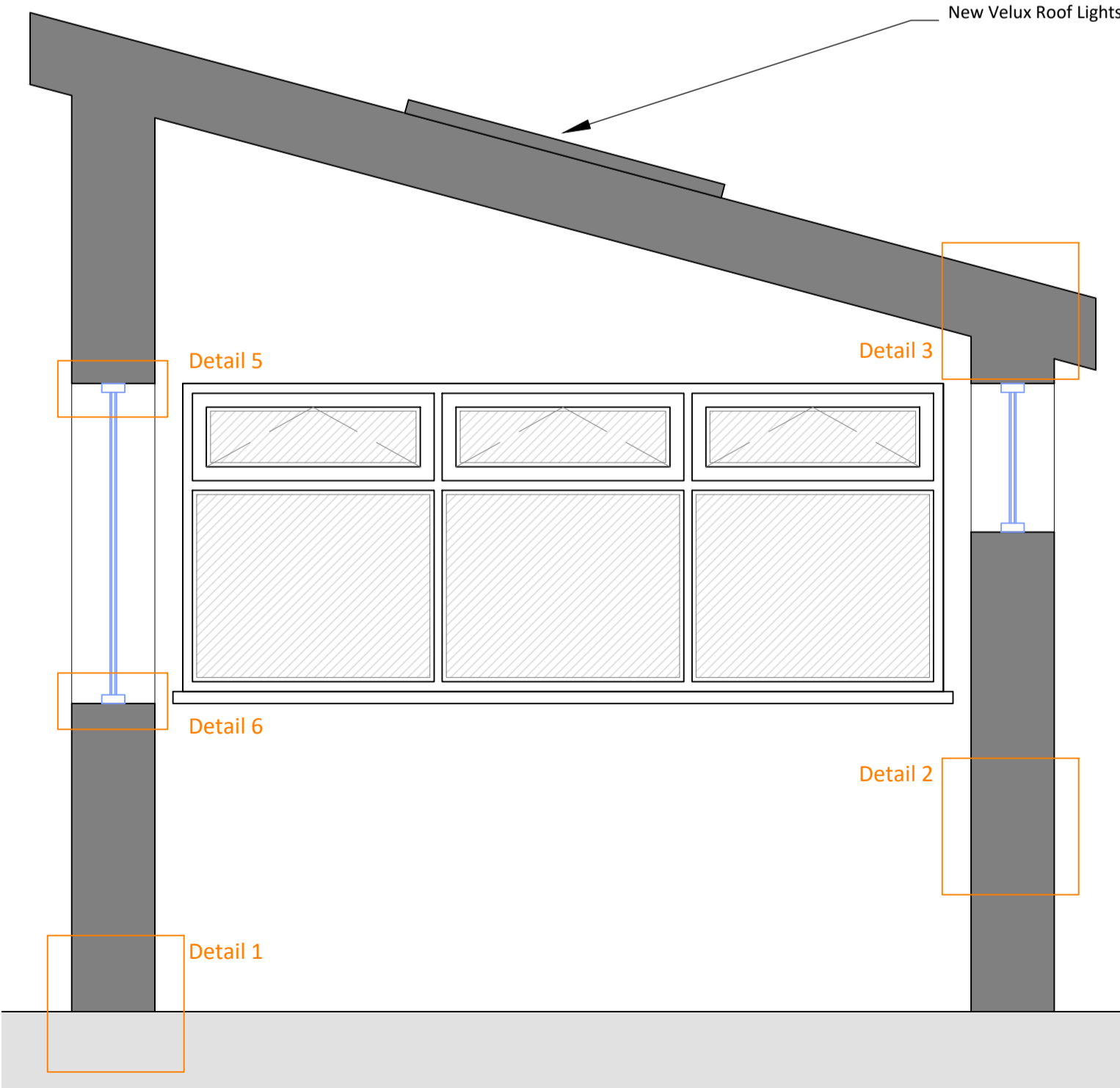
**Detail 7**  
Scale 1:20



**Proposed Ground Floor Plan**  
Scale 1:50



**Proposed Site Plan**  
Scale 1:100



**Proposed Section A-A**  
Scale 1:20

REVISION	DATE

**PROJECT**  
Proposed Sun Room Extension and Additional Parking Space at Kaikala

**TITLE**  
Proposed Plans, Elevations, Site Plan and Details

DRAWING NUMBER	REVISION
G4544 01 02	-

**SCALE**  
1:20, 1:50, 1:100

**DATE**  
29/06/2020

**DRAWN BY**  
JR

**FILE NAME**  
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