

This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

100mm at original scale

**ASBESTOS CONTAINING MATERIALS**  
Due to age and type of building Asbestos Containing Materials may be present. Contractor to undertake R & D Asbestos survey in areas to have works undertaken to ascertain risk

THE CONTRACTOR & HIS SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE

**SETTING OUT OF BUILDING WORKS**  
Figured dimensions to be used in preference to scaled dimensions. Structural grid/overall layout to be set out on site 100% prior to the commencement of building operations.

In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

KEY	
RWP	Rainwater Pipe
SVP	Soil and Vent Pipe
RR	Rate of Rise Detector
S	Smoke Detector
EV	Extract Ventilation
CM	Carbon Monoxide Detector
	Span Direction
	Foul Drainage
	Surface Water Drainage

**14. New studwork walls (non-loadbearing)**  
New studwork comprising 89 X 38mm softwood studs at 400mm centres incorporating head and sole plates and intermediate noggin as necessary. Provide 50mm Isover APR 1200 insulation within cavity. Line both sides with 1no. layer 12.5mm Siniat GTEC Standard board and finish with 2.5mm Thistle Multi-Finish skim. Moisture resistance plasterboard in areas of high humidity or tilebacker board where walls are to be tiled.

All Plasterboard partitions and dry linings to be installed in strict accordance with manufacturers instruction and shall be carried out to comply with BS EN 520 and BS 8212. 1995.

**15. New studwork walls Loadbearing (shaded)**

New studwork comprising 89 X 38mm softwood studs at 400mm centres incorporating head and sole plates and intermediate noggin as necessary. Provide 50mm Isover APR 1200 insulation within cavity. Line both sides with 12mm plywood sheathing and 1no. layer 12.5mm Siniat GTEC moisture resistant plasterboard and finish with 2.5mm Thistle Multi-Finish skim or tilebacker board where walls are to be tiled.

All Plasterboard partitions and dry linings to be installed in strict accordance with manufacturers instruction and shall be carried out to comply with BS EN 520 and BS 8212. 1995.

**16. Tiling to new and existing walls:-**

Walls to receive tiling to be primed with suitable bonding primer Ardex P51 or similar approved. All in accordance with plasterboard manufacturers and bonding primer manufacturers details and to BS5385.

**17. Ground Floor Construction:**

Comprising 50mm Ecoscreed on 500 gauge Visqueen (or similar approved) separating layer between insulation and screed. 70mm Kingspan K103 insulation with 30mm insulation around perimeter of floor. PA ratio 0.5 to provide a U-value of 0.19W/m<sup>2</sup>K. 1200 gauge DPM with all joints lapped and sealed. DPM to be lapped and sealed with all new and existing adjacent wall DPCs and existing DPM to main house. All on Annandale 225mm deep beam and block floor to Structural Engineer's detail. 150mm void under with ground covering comprising min. 100mm unreinforced oversite concrete (mix ST 1 in BS8500-1:2002) laid on a compacted hardcore bed to resist moisture and prevent plant growth.

**18. Ventilation to sub-floor:**

Proprietary plastic air brick- Free area and spacing of airbricks to achieve 1500mm<sup>2</sup>m ventilation of external wall or 500mm<sup>2</sup>m<sup>2</sup> of floor area, opening area. Airbricks to be positioned in opposite faces of building, evenly spaced to ensure all areas of void beneath floor are fully ventilated. Proprietary periscope ventilators built in as work proceeds attached to every Airbrick. Cavity tray with stopped ends and weepholes over every periscope ventilator and airbrick. Cavity tray to be a minimum of 300mm longer than airbrick below and to lap over adjacent DPC by 150mm minimum.

**19. New external walls:**

Ventilated facade system on timber frame comprising polymeric render (StoRend Flex Cote synthetic render system installed fully to manufacturer's recommended details or equal approved compatible with board) on 10mm calcium silicate board (Siniat Blucad or equal approved) fixed to 60mm wide x 25mm deep treated timber vertical battens to allow minimum 25mm ventilation. Structural timber frame by EcoSpace comprising Breather Membrane (Reflectashield TF 0.81) fixed to 9mm OSB3 board external sheathing on external face of timber frame panel. Prefabricated timber framing panels comprising 38x140mm treated CLS with studs at 600mm centres. 120mm PIR insulation factory fitted between studs. Vapour control layer and skim coated 12.5mm plasterboard on internal face. U-value 0.18W/m<sup>2</sup>K. All in accordance with Guernsey Technical Standards.

**21. New external windows and doors:-**

Install new aluminium framed double glazed units, style as shown on elevations. Windows to be rated for severe exposure and designed manufactured and installed in accordance with relevant British Standards.

All fixings to be stainless steel to comply with BS EN ISO 3506. New windows to lounge dining and bedrooms to have trickle ventilation equal to 5000mm<sup>2</sup>. New windows and doors to achieve min. u-value of 1.60W/m<sup>2</sup>K.

Install 38x47mm treated timber batten cavity closers to all reveals. DPC to wrap face of closer and lapped into reveal. Min. U-value 1.6 W/m<sup>2</sup>K. Lintels over openings on outer leaf to SE detail and 3no.45x220mm C24 timber head to inner leaf all to SE detail.

**22. Internal doors:-**

New internal doors generally to comprise door leafs as noted set in 32mm softwood door linings with 15 x 25mm softwood stogs glued and screwed to linings. Door leafs to be fitted with 2no. 100mm stainless steel plated ball race hinges and stainless steel handles. New architraves to be fitted to client's preferred style. All products to be installed in strict accordance with manufacturers printed instructions.

All doors to receive new 100mm ball race hinges, levers, latches and strike plates. All frames and architraves to receive white satinwood finish TBC.

**23. First Floor**

Comprising 22mm Caberdeck P5 T&G chipboard flooring grade glued and screwed on 225mm Posi Joists at 400mm ctrs supported on joist hangers (to SE detail). 100mm Rockwool flexi between joists. 15mm plasterboard under with a mass per unit area of 8kg/m<sup>2</sup>.

**24. Pitched Roof**

Slate roof tiles on 40° pitch (17.5° for sunroom roof), installed in accordance with manufacturer's instructions. Ensure a minimum of two fixings for tiles in accordance with BS5534 for exposed locations. Proprietary profiled dry fix ventilated slate ridge with stainless steel screws to fix to 50x50mm treated SW ridge batten (installed to manufacturer's recommendations) to provide min. 5mm continuous ridge ventilation on tiles to match existing roof. Tiles fixed to 25x50mm treated tiling battens and counter battens (at a gauge to suit manufacturer's recommended centres) on Kingspan Nilvent or equal approved breathable sarking membrane. Horizontal lap between runs of breathable sarking membrane sealed with 75mm wide double sided acrylic adhesive tape all in accordance with manufacturer's recommended details. Roof structure comprising 197x47mm C24 rafters (to SE design) with 150mm Kingspan Kooltherm K107 insulation between ensuring a minimum 50mm air gap over. 32.5mm Kingspan K118 insulated plasterboard and 3mm skim under. U-value approximately 0.16W/m<sup>2</sup>K.

**25. Lead Flashings & Soakers:-**

Generally lead flashings and soakers to be Code 5 unless otherwise stated, and installed in accordance with BS EN 12588: 1999. All leadwork to be carried out in strict accordance with the Lead Sheet Manuals Volumes 1, 2 and 3 and all relevant codes of practice.

**26. Structural Design:-**

Structural detail information shown on this drawing is notional and is for indicative purposes only. All structural work to be carried out in accordance with Structural Engineers drawings and schedules.

**27. New foul drainage (internal):-**

New hand wash basins to connect to new soil and vent pipes as shown on the plan via new 32mmØ PVCu pipework with 32mmØ trap and 75mm depth of seal. New baths and showers to connect to soil and vent pipe as shown on the plan via new 40mmØ PVCu pipework with 40mmØ trap and 50mm depth of seal. All internal plumbing to be concealed behind new timber boxing as noted.

New WCs to connect to new/ existing 110mmØ soil vent pipes as shown on the plan via new 100mm Ø PVCu pipework with minimum 100mmØ trap and 50mm depth of seal, run to be laid to falls min 1:40. All internal plumbing to be concealed behind new timber boxing or behind eaves studwork as relevant.

To kitchen new kitchen sink and dishwasher drain to connect to new inlet roddable gully located externally via new 40mmØ PVCu pipework with 40mmØ trap and 75mm depth of seal, minimum fall of 1:80.

External and Internal drainage to be in accordance with BS EN 752:2017 and BS EN 12056:2000 respectively. All to be installed in accordance with Part H of the Guernsey Technical Standards and manufacturers printed instructions.

Where pipe/duct runs pass through external walls below ground floor level allow for form opening providing min 50mm clearance around pipe and lintel over. Fill around pipe/duct with proprietary compressible foam to prevent ingress of gasses. Provide galvanised steel mesh coverings max aperture 6 x 6mm to both sides of wall to prevent ingress of vermin. Where soil vent pipes penetrate walls and floors allow to provide compressible collars around pipes.

**28. New foul drainage (external):-**  
Where located under paving, allow to install new stainless steel recessed pavior covers and frame with double seal. Connect inspection chambers with new 110mm dia pipework to account for change in direction. All underground drainage runs under pedestrian paths and within 1m of any buildings to be encased in min 150mm concrete and back filled. Drainage runs under parking areas to be encased in min 150mm granular fill. External and Internal drainage to be in accordance with BS EN 752:2008 and BS EN 12056:2000 respectively. All to be installed in accordance with Part H of the Building Regulations and manufacturers printed instructions.

**29. New surface water drainage:-**  
New gullies to be Polypipe UG427 roddable back inlet gullies, incorporating round polypropylene grid covers. Gullies to connect to new soakaway to further detail via new 110mmØ PVC pipe laid to min 1:100 falls. All gullies to be bedded on min 150mm concrete in strict accordance with manufacturer's and manufacturers printed instructions. All covers and frames located in pedestrian only and planting areas to be class B125. Generally all drainage runs to be surrounded in min 150mm clean granular material. Where pipe runs are located within 1000mm of buildings pipe to be surrounded in min 150mm C20 concrete and trench filled level to underside of footing with C20 concrete incorporating movement joints at each pipe joint.

External drainage to be in accordance with BS EN 752:2017 all to be installed in accordance with Part H of the Guernsey Technical Standards and manufacturers printed instructions.

**30. New rainwater goods:-**  
Install new Brett Martin PVCu gutters - Roundstyle 112mm or equal approved with 68mm round downpipes. Fascias to be 225mm PVCu/ aluminium square edge to WBP ply on cut rafter ends. Proprietary continuous eaves ventilator, to provide min. 10mm continuous ventilation; Glidevale FV100 ventilator or equal approved.

**31. Timber Boxings:-**

Timber boxings to comprise of 50 x 50mm softwood timber studs lined with 15mm paint grade MDF board. Boxings to have external corners profiled to 3mm radius pencil round, surfaces to be smoothed and prepared for paint finish. To locations of valves and taps contractor to allow for forming lockable access hatches. Boxing exposed to room to receive new softwood skirting boards to match existing. Boxing to receive new paint finish to match walls, skirtings to be painted with white gloss.

**32. Finishes:-**

**New Plaster:**

New walls/plaster finish to receive 1no. mist coat and 2no. Dulux Emulsion finish coats colour to client's requirements.

**New Render:**

StoRend Flex Cote synthetic render system (installed fully to manufacturer's recommended details).

**New Woodwork**

All new woodwork to be primed and finished with 1no. undercoat and 2no. Dulux Diamond Gloss coats, colour: white.

**33. Ventilation:-**

New extracts to be Vent Axia Lo-Carbon Silhouette 125T (or equal approved) extract system with humidistat control. Mechanical extract to provide min 15litres/s per shower appliance and 6l/s per WC with min 15 minute over run. All to be extracted externally via proprietary high level static vent/ wall vent as appropriate.

All Mechanical extract and ventilation to comply in full with Part F of the Guernsey Technical Standards and in accordance with manufacturers written instructions.

**34. 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 BS5268. Plywood shall be WBP bonded in accordance with BS EN 6596. Nails and screws shall comply with BS1202-1:2002. 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.

**35. Electrical Installation:-**

All new and existing amended electrical systems works to be carried out to comply in full with 17th Edition of the IEE regulations 2018 BS7671:2018 and to the approval of Guernsey Electricity.

**36. Telecommunications:-**

All new and existing amended telecommunication system works to be supplied to the building to the approval of Sure Guernsey.

**New studwork walls Loadbearing shown shaded**

New studwork comprising 89 X 38mm softwood studs at 400mm centres incorporating head and sole plates and intermediate noggin as necessary. Provide 50mm Isover APR 1200 insulation within cavity. Line both sides with 12mm plywood sheathing and 1no. layer 12.5mm Siniat GTEC moisture resistant plasterboard and finish with 2.5mm Thistle Multi-Finish skim or tilebacker board where walls are to be tiled.

**New Dormer Walls:**

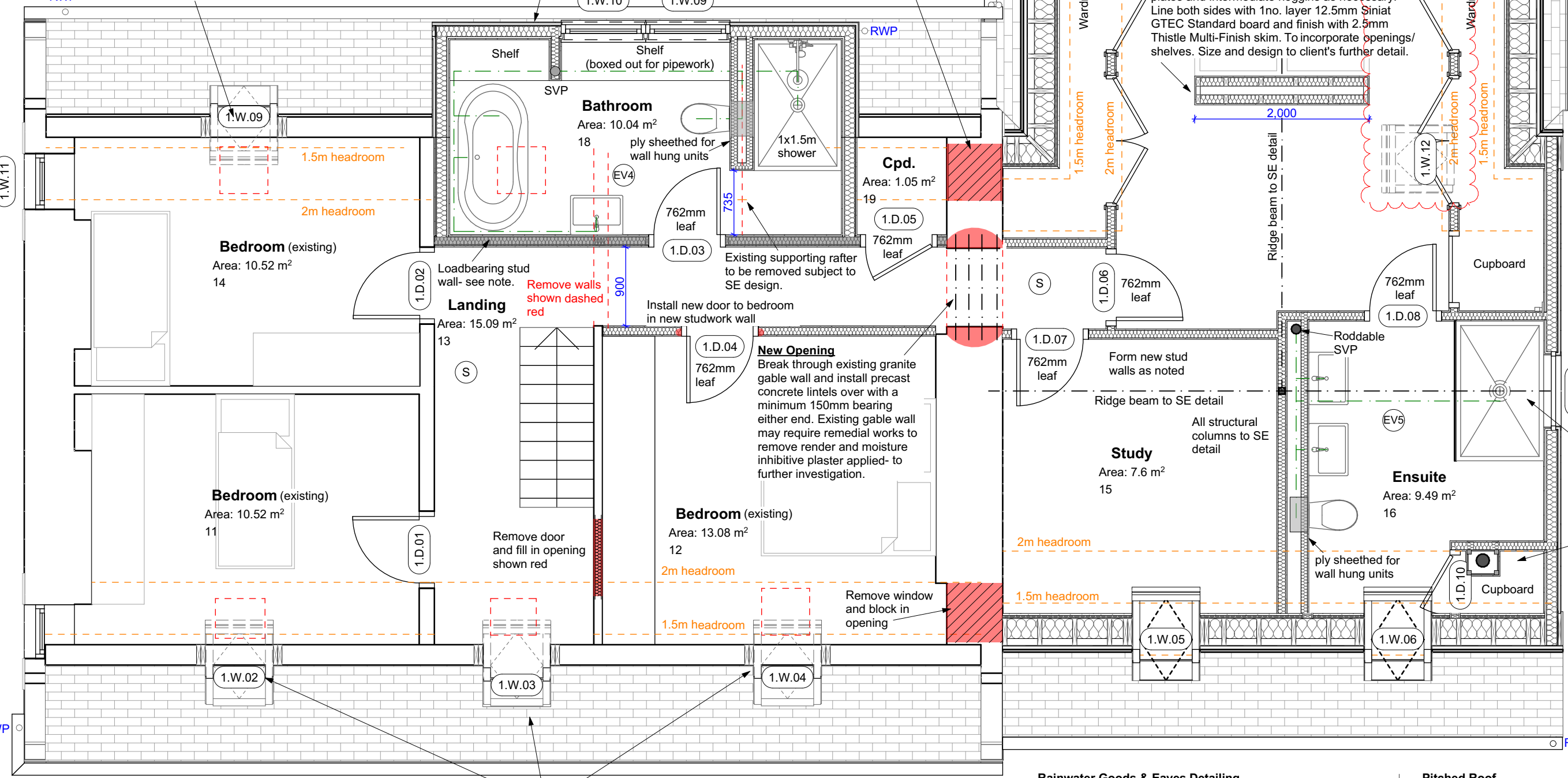
Ventilated facade system on timber frame comprising polymeric render (Weberend MT render system or equal approved compatible with board) on 10mm calcium silicate board (Siniat Blucad or equal approved) fixed to 60mm wide x 25mm deep treated timber vertical battens to allow minimum 25mm ventilation. Structural timber frame comprising Breather Membrane (Reflectashield TF 0.81) fixed to 9mm OSB3 board external sheathing on external face of timber frame panel. Timber studwork comprising 38x140mm treated CLS with studs at 600mm centres. 120mm PIR insulation between studs. OSB/ ply sheathing internally, vapour control layer and skim coated 12.5mm plasterboard on internal face. U-value 0.23W/m<sup>2</sup>K. All in accordance with Guernsey Technical Standards.

**Rooflight 1.W.09**

Remove existing rooflight. Widen opening. Rafters and trimmers to be doubled up around opening. To be double glazed Velux rooflight MK08 780x1180mm with a head height of 2m and white polyurethane internal finish to be installed with proprietary flashing kit all to manufacturer's recommendations. Max. cill height 1.1m for means of escape in case of fire.

**Windows 1.W.09 & 10**

Install new PVCu powder coated aluminium windows to bathroom. Style as shown on elevations. Min. U-value 1.6 W/m<sup>2</sup>K.



**Flat roof construction:**  
New balcony area to be receive Millboard composite decking (to client's choice) on proprietary support pedestals. GRP roofing membrane on 18mm WBP ply deck fixed to lapped firings at a minimum gradient of 1:80 to fall to gutter on southwest elevation. All on first floor construction as noted elsewhere. 170mm Kingspan Kooltherm K7 insulation between Ecojoists with vapour control layer under. Roofing finish to be installed in strict accordance with manufacturers recommendations by specialist approved contractor.

**Parapet Wall**  
Code 5 rolled lead sheet parapet fully installed in accordance with BS EN 12588 and Lead Development Association (LDA) recommended detail with welded joints over waterproof membrane EPDM on 12mm WBP ply. Alternatively install Alumasc Skyline coping in accordance with manufacturer's recommended instructions and details.

**First Floor**  
Comprising 22mm Caberdeck P5 T&G chipboard flooring grade glued and screwed on 225mm Posi Joists at 400mm ctrs supported on joist hangers (to SE detail). 100mm Rockwool flexi between joists. 15mm plasterboard under with a mass per unit area of 8kg/m<sup>2</sup>.

**New External Walls:**  
Ventilated facade system on timber frame comprising polymeric render (Weberend MT render system or equal approved compatible with board) on 10mm calcium silicate board (Siniat Blucad or equal approved) fixed to 60mm wide x 25mm deep treated timber vertical battens to allow minimum 25mm ventilation. Structural timber frame by EcoSpace comprising Breather Membrane (Reflectashield TF 0.81) fixed to 9mm OSB3 board external sheathing on external face of timber frame panel. Prefabricated timber framing panels comprising 38x140mm treated CLS with studs at 600mm centres. 120mm PIR insulation factory fitted between studs. Vapour control layer and skim coated 12.5mm plasterboard on internal face. U-value 0.19W/m<sup>2</sup>K. All in accordance with Guernsey Technical Standards.

**Rooflights 1.W.12 & 13**  
To be double glazed Velux rooflights Integra MK04 780x980mm electrically operated with a white polyurethane internal finish to be installed with proprietary flashing kit all to manufacturer's recommendations. Rafters and trimmers to be doubled up around opening.

**New studwork walls**  
New studwork comprising 89 X 38mm softwood studs at 400mm centres incorporating head and sole plates and intermediate noggin as necessary. Provide 50mm Isover APR 1200 insulation within cavity. Line both sides with 1no. layer 12.5mm Siniat GTEC Standard board and finish with 2.5mm Thistle Multi-Finish skim. Moisture resistance plasterboard in areas of high humidity or tilebacker board where walls are to be tiled.

**Glass screen** in front of 11x1.6m shower tray centred with high level fixed circular window 1.W.07 over 2m cill height.

**Flue**  
Separation of flue from combustible material to comply with GTS Part J and BS EN 1856-1:2003 to incorporate non-combustible plate with spacer by using manufacturer's proprietary fire stop components. All to manufacturer's detail.

**Rooflights 1.W.05 & 1.W.06**  
To be double glazed Velux rooflights MK08 780x1400mm with a head height of 2m and white polyurethane internal finish to be installed with proprietary flashing kit all to manufacturer's recommendations. Max. cill height 1.1m for means of escape in case of fire.

**Rainwater Goods & Eaves Detailing**

Install new Brett Martin PVCu gutters (colour TBC) - Roundstyle 112mm or equal approved with 68mm round downpipes. Seamless powder coated aluminium fascias and ventilated soffits fixed to WBP ply on cut rafter ends. Proprietary continuous eaves ventilator, to provide min. 10mm continuous ventilation; Glidevale FV100 ventilator or equal approved.

**Pitched Roof**

Slate roof tiles (style TBC) on 40° pitch, installed in accordance with manufacturer's instructions. Ensure a minimum of two fixings for tiles in accordance with BS5534 for exposed locations. Proprietary profiled dry fix slate ridge with stainless steel screws to fix to 50x50mm treated SW ridge batten (installed to manufacturer's recommendations) to provide min. 5mm continuous ridge ventilation on tiles to match existing roof. Tiles fixed to 25x50mm treated tiling battens (at a gauge to suit manufacturer's recommended centres) tightly fixed to rafters to prevent water penetration at fixing points. Microporous breather membrane underlay: Tyvek 'Supro' or equal approved with 150mm lap at ridge both sides with all edges sealed fully in accordance with manufacturer's recommendations. Roof structure comprising 200x50mm C24 rafters (to SE design) with 150mm Kingspan Kooltherm K107 insulation between ensuring a minimum 50mm air gap over. 32.5mm Kingspan K118 insulated plasterboard and skim under. U-value approximately 0.16W/m<sup>2</sup>K.

**Rooflights 1.W.02, 03 & 04**

Remove existing rooflights shown dashed. Widen opening to accommodate larger rooflights. Rafters and trimmers to be doubled up around opening. To be double glazed Velux rooflights MK08 780x1180mm with a head height of 2m and white polyurethane internal finish to be installed with proprietary flashing kit all to manufacturer's recommendations. Max. cill height 1.1m for means of escape in case of fire.

Rev A 2no. Rooflights added to Master Bedroom. ELC 08/10/20	Work Stage
Purpose of Issue	04
<b>BUILDING CONTROL</b>	Stage
Project	
<b>Jeralie La Mazotte, Vale, Guernsey</b>	
Client	
Mr J & Mrs N Norris	
Layout Title	
<b>First Floor Plan</b>	
Drawn by	
<b>ELC</b>	
Drawing Number	
<b>021-4-003</b>	
Revision	
<b>A</b>	