



10509-BUILDING REGULATION NOTES

1.0 GENERAL

1.1 DIMENSIONS AND 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. If in doubt consult the Architect.

1.2 SETTING OUT OF BUILDING WORKS
Structural grid/level layout to be set out on site 100% prior to commencement of building operations. The Contractor shall be responsible for any and all survey work and shall ensure any errors arising from his own inaccurate setting out.

1.3 PROPRIETARY SYSTEMS/BRANDED MATERIALS
The Contractor shall obtain the Manufacturer's correct restrictions relating to all branded materials and proprietary systems employed in the works and 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 to the Architects use on the site when so required.

1.4 WORKMANSHIP
Workmanship of all building operation shall hereby be deemed to be specified to comply with relevant parts of BS 5200:2014 Workmanship on Construction Sites and Guernsey Technical Standards, 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, planes, levels and the quality of surface finishes. The Contractor shall do everything necessary to ensure that the standard of finish, which is hereby demanded by the Contract, is achieved.

1.5 DEMOLITIONS
All demolition work generally shall be carried out to comply with BS 6187:2011. Contractor to visit site prior to the commencement of the works and ensure that the full extent of the works is fully understood. Contractor is responsible for the sequence of demolition works and provision of supports to suit new works. All debris to be removed from site to be provided by contractor. Isolate, make safe and divert services as necessary, for the proper execution of the works. Liaise with the relevant Statutory Services Authorities as necessary.

1.6 MECHANICAL AND ELECTRICAL DESIGN
Mechanical and Electrical systems: To provide, lighting, emergency lighting power, and fire alarm systems in accordance with Mechanical & Electrical engineers design and detail and to comply with relevant British Standards, IEE wiring regulations, CHSE, ICR and BSRIA technical publications and to the approval of Guernsey Electricity.

1.7 ALL TIMBER
The softwood used shall be Baltic or Canadian fir unless otherwise specified for internal work and comply with BS EN 1995:2004 and all relevant documents. Plywood shall be wip bonded in accordance with BS EN 134-2:1983. Nails and screws shall comply with BS 1218:1983. Storage of timber shall be properly stacked on site to ensure sufficient ventilation and shall be protected against rain or insect damage by suitable covers. All timber is to be double vacuum pressure impregnated by an approved process.

1.8 STRUCTURAL DESIGN
All structural work to be carried out in accordance with the Structural Engineer's drawings and schedules.

1.9 PAINTING AND DECORATING
Painting and decorating shall be carried out in colours selected by the Client from BS 4800:2011. All paints shall be of best quality and all work shall comply with BS 6100:2006.

2.4 METAL STUD PARTITIONS
New Metal Stud partitions to be constructed utilising nominal 70x50 studs at 450mm centres. Studwork to be fixed with 2 no. layers of 12.5mm Small frame board and 20mm multifoil skin both sides incorporating 50mm Gyproc Isovol 1200 insulation quilt between studs. 100mm nominal wall thickness.

2.5 CEILING
1 hour fire separation between first and ground floors to be maintained. Any holes or inadequate existing fire separation must be rectified. All fire stopping must be in accordance with manufacturers recommendations and must be appropriate for the type/size of hole. (BS6039) suspended ceiling system below to remain specification.

2.1 FIRE ALARM INSTALLATION
Install smoke heat detectors/alarm at ceiling level throughout the Ground floor retail area. All to be connected to mains and to comply with BS5839-1:2013 to specialist design. Existing building detection system to be checked, tested and repaired as required during fit out works.

2.2 FIRE EQUIPMENT
Provide fire extinguishers and fire signage in fixed positions to suit Fire Officers requirements.

2.3 FIRE SIGNAGE
Fire escape signage is to be provided throughout to detail the following:
• Fire Exit
• Instructions on how to use any fire safety equipment
• The actions to be taken in event of fire
• Information for the Fire and Rescue Service
Fire signage is to be white lettering with green backgrounds and in accordance with BS 5499-2:2013 and Guernsey Fire and Rescue Services approval. They are to be positioned so that they can be easily seen and clearly legible. Alternatively illuminated signage may be installed as part of the emergency lighting provision.

2.4 FIRE DOORS
All existing fire doors and frames and panic release ironmongery to be checked on site to ensure existing fire escape routes meet BS 5839-1:2013 and fire door requirements. New 120v fire rated plywood flush door, 30mm fire treated lining with 10 x 20mm intumescent strip and smoke seals. To be incorporated within new studwork walling. 4 x 25mm door stop with 15mm thick hardwood threshold.

4.1 BACKGROUND VENTILATION
To M&E consultant design.

6.1 MAIN WATER SUPPLY
To M&E consultant design.

6.1 SANITARY ACCOMMODATION
Generally all sanitary accommodation to comply in every respect with Part H of the Guernsey Technical Standards 2012 and BS 6881:1:2006. All sanitaryware to be in accordance with Client's requirements. Internal Sanitary installation to detail by specialist including all plumbing and sanitaryware. Internal plumbing to comply with BS EN 12056-2:2006.

6.1 ENERGY EFFICIENT LIGHTING
To remain an existing but any new lighting to be energy efficient and shall only accept lamps having a luminous efficacy greater than 40 lumens per watt (i.e. fluorescent tubes or compact fluorescent). Shall not use GL3 longpin lamps with bayonet cap or Edison screw bases. All lighting to be in accordance with Part L2 of the Guernsey Technical Standards 2012.

9.1 ACCESS AND FACILITIES FOR DISABLED PEOPLE
Existing disabled access ramp from street to shop floor and store area.

10.1 GLAZING TO DOORS
All glazing below 300mm is to be safety glass.

10.2 GLAZING TO CRITICAL AREAS
All glazing in critical areas (as defined in Part N of the Guernsey Technical Standards 2012) shall comply with the requirements of Section 1 (Protection against impact) of that document in addition to meeting the requirements of Part B of the Guernsey Technical Standards 2012, where appropriate.

11.1 Stair and Guarding
As existing.

12. ASBESTOS
No works are to commence on site until an appropriate Specialist asbestos survey has been carried out and results confirmed in writing. Any Asbestos Containing Material (ACM) which is identified is to be addressed in accordance with Control of Asbestos - Approved Code of Practice 2013 and in consultation with Guernsey Health and Safety Executive where appropriate. Should seek reveal any material which is suspected of being or could potentially be an ACM, works must cease immediately. The Contractor with responsibility for the site should follow emergency procedures and measures to limit any possible exposure and contain further possible escape of fibres. Work should stop immediately and the area segregated to prevent anybody else entering. Steps should be taken to ensure any exposures are kept as low as possible, the spread of contamination to other areas minimised and the contamination cleaned up. It is highly likely that a specialist contractor may need to be involved in all of these steps.

13. COORDINATION
It is important to note that the information contained within the general construction notes and associated Building Regulation Application packages are for that purpose only. Details to be in accordance with Guernsey Technical Standards 2012. Any discrepancies to be reported to relevant parties. Where materials have been specified to be utilized, the Contractor must ensure that individual elements are installed to suit the Manufacturer's exact requirements & recommendations. Contractor to check and ensure full compatibility with all materials utilized. All proprietary materials are to be obtained from an approved supplier and shall be stored and used in strict accordance with the manufacturer's directions. All dimensions indicated within the drawing package are in millimeters. All levels are in metres. Contractor to check all dimension on site. Do not scale from drawings - use figured dimensions only. All materials used externally must be of marine grade quality (i.e. for use within extreme atmospheric/weather conditions. All timber supplied must be FSC certified. All products locally sourced where necessary. The specification/general notes sheet must be read in conjunction with all Architects drawings for individual variations. Structural detail information shown within this package is notional and for indicative purposes only. Not to be used for tender or construction. All structure indicated to be subject to confirmation by Structural Engineer.

Outline schedule of works

Destructive asbestos survey to be completed and all remedial works undertaken BEFORE any works commence.

Make safe all existing services.

Demolitions

- Supply and fit protection to decorative column in middle of retail area R1.
- remove existing retail wood block flooring in R1 and R2.
- remove stud partitions forming rear corridor to create R3.
- remove existing kitchenette in R3. Remove pipe work and cap off at source.
- remove vinyl floor and skirtings to old staff room and corridor R3.
- remove down stand boxing to ventilation ducts in retail area R1 and R2.
- remove existing carpet to staff room R4 on upper level
- remove existing old post office cabinets in retail area R1 and R2.
- remove skirtings and electric trunking to R1 and R2.
- remove existing lights, fixtures and fittings to R1 and R2

All demolished materials to be separated and recycled wherever possible. Dispose to States of Guay authorised recycling or waste site.

New Works

R1 and R2 - retail area
Floor - new thin screed and non slip vinyl. Altro K30 Grey.
Walls - Paint - white eggshell
Ceiling - Existing plasterboard ceiling
Skirtings - new covered vinyl

Door GD 1 - new FD 30-30 TN2 vision panels solid core fire door. 3no. SS hinges, half height as kick plates both sides. Hold open device linked to fire alarm. Intumescent strip and smoke seals. Overhead closer. 300 high SS pushplate/pull handles.

Door GD 11 and GD 12 - existing fire doors
Door GD 13 - as existing
Door GD 14 - main painted timber entrance door - Apply opaque film to 3 fan lights prior to plasterboard bulkhead down to bottom of fan light for ceiling. Patch repair and redecorate with white glass paint.
Door GD 15 - existing glass door.

R3 - storage area
Floor - New non slip vinyl Altro K30 Grey. Provide yellow cross hatch inlay vinyl to protected route as indicated on plan.
Walls - Paint - white eggshell
Ceiling - Existing plasterboard ceiling
Skirtings - new covered vinyl
3 steps up to R4 - replace vinyl treadriser. Handrail as existing.

Door GD 2 - as existing
Door GD 3 - fit new FD 30-30 TN2 vision panels to existing door or replace door with new TN2 FD 30-30 painted solid core fire door. Re-use ironmongery.

R4 - wc and lobby
Floor - as existing
Walls - white eggshell
Ceiling - as existing
Skirtings - as existing

R5 - existing disabled wc
Floor - as existing
Walls - decorate white eggshell
- single tile splashback between existing basin and mirror
Ceiling - as existing
Skirtings - as existing

R6 - existing lobby
Floor - as existing
Walls - as existing
Ceiling - as existing
Skirtings - as existing

Doors GD 4,5,6 - as existing

R7 - staff rest room
Floor - New non slip vinyl. Altro K30 Grey. Provide yellow cross hatch inlay vinyl to protected route as indicated on plan.
Walls - Paint - white eggshell
Ceiling - Existing plasterboard ceiling
Skirtings - new covered vinyl

Door GD 9 and GD 10 - fit new FD 30-30 TN2 vision panels to existing door or replace door with new TN2 FD 30-30 painted solid core fire door. Re-use ironmongery.

R8 - existing lobby
Floor - as existing
Walls - as existing
Ceiling - as existing
Skirtings - as existing

R9 - existing lobby
Floor - as existing
Walls - as existing
Ceiling - as existing
Skirtings - as existing

Works to external envelope - tbc by client.
Mechanical and Electrical design - by others.

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Important Note:
Figured Dimensions where shown should be used in all circumstances. Where no dimensions exist or if any discrepancies are found report to Architects.
DO NOT scale from electronic or hard copy drawings.
Electronic files must be checked against a hardcopy of the drawing.
The Contractor must check all dimensions & levels on site and any discrepancies found, reported to the Architects.
The information shown on the drawing should be referred to for architectural design only. Civil, Structural, Building Services and other specialist information shown on this drawing is notional and for indicative purposes only. Refer to specialist/consultant drawings.

Digimap Ref: 29
Status
Planning

Revisions		
A	Aug 21	Amend notes to suit client comment 2-8-21
B	5-8-21	Add furniture layout
C	Sept 21	omit reference to new suspended ceiling

project
Alterations to
16-18 Smith Street
St Peter Port
for
Sandpiper CI Ltd

title
Proposed

scale see drawing

date July 2021 **drawn** AJM

drawing number 10509-S1-01

revision C

Lovell Ozzanne & Partners Ltd, Chartered Architects and Surveyors
Island House, Grande Rue, St Martin, Guernsey, GY4 6RU
Tel. 01481 235397 Fax 01481 237740
E-Mail admin@lovellozanne.com Web www.lovellozanne.com

APPROXIMATE CHECK MEASURE BASED ON DWG DRAWING PROVIDED BY OTHERS. THIS IS NOT A SURVEY PLAN.

PROPOSED PLAN : scale 1- 50 at A1

Schedule of works subject to detailed site condition check and client layout detail requirements.