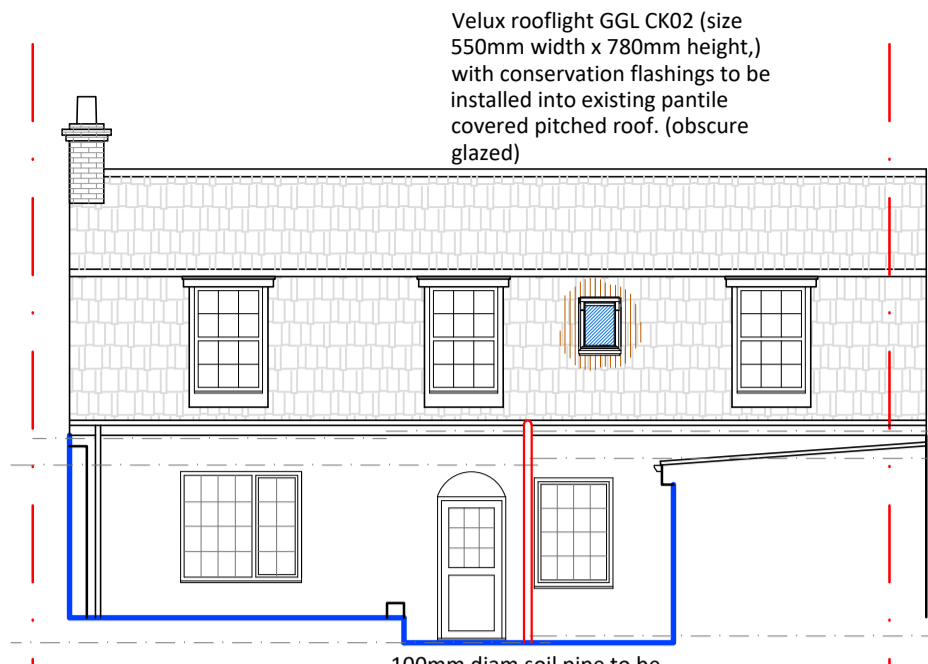
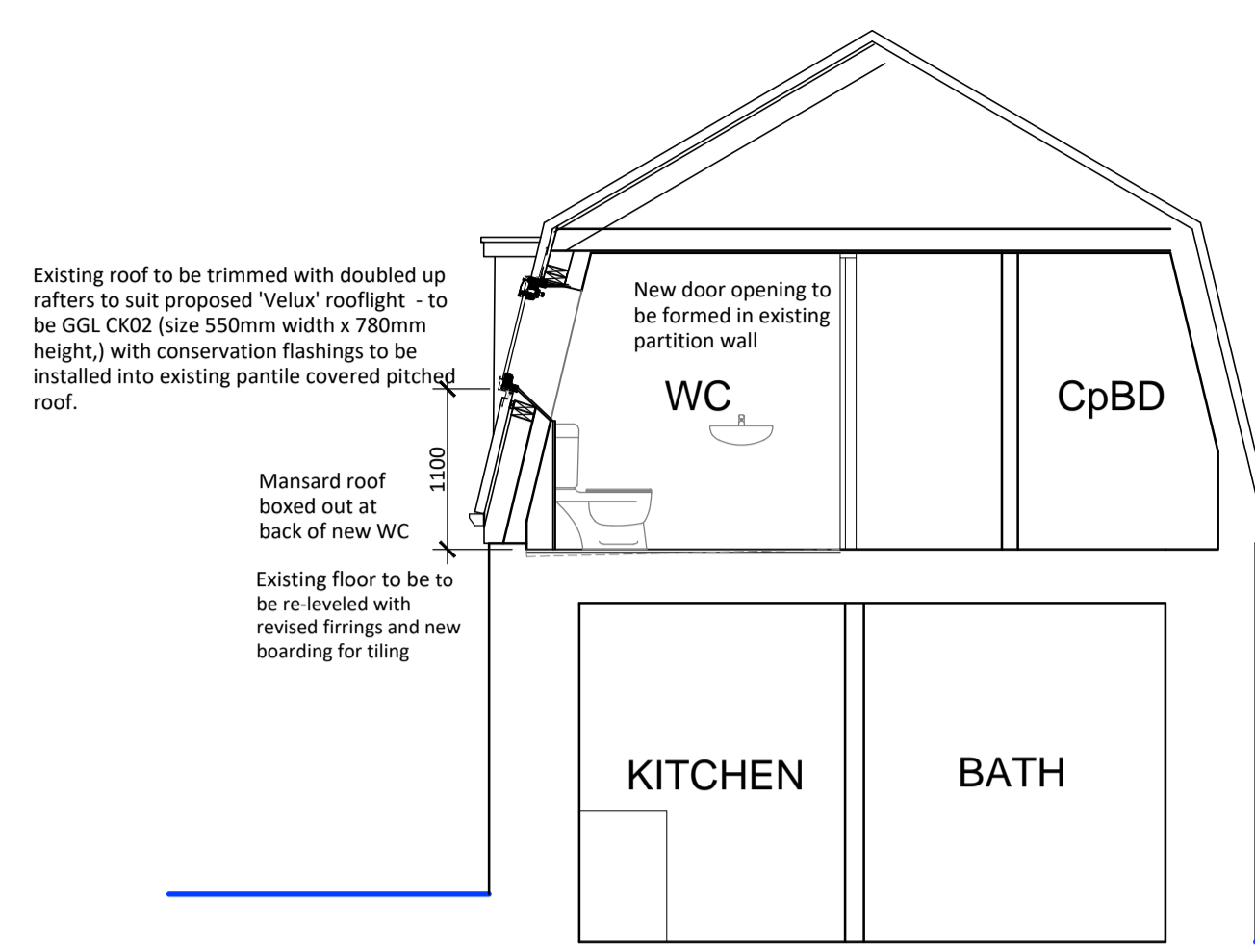


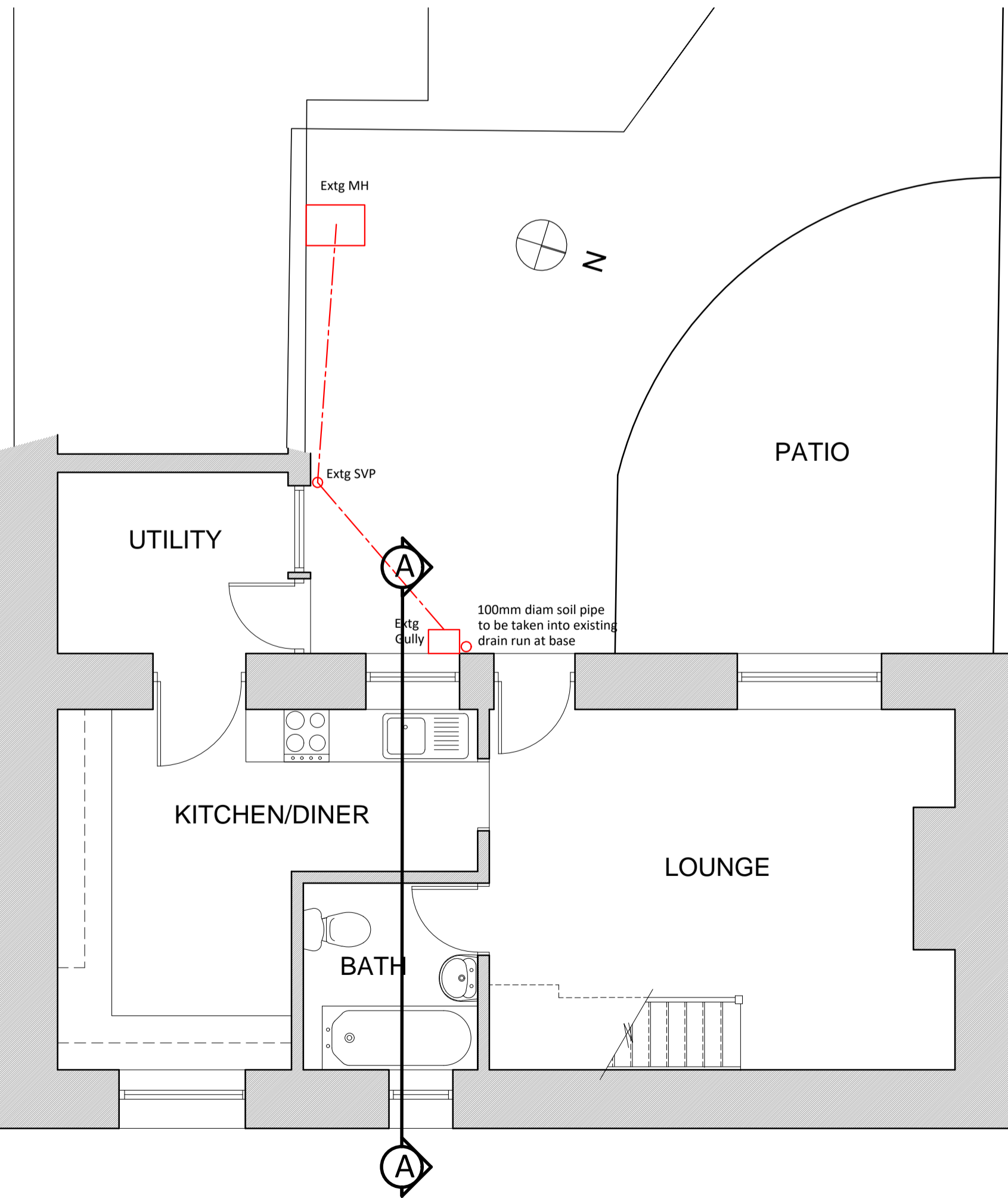
East Elevation 1:100  
(No Change)



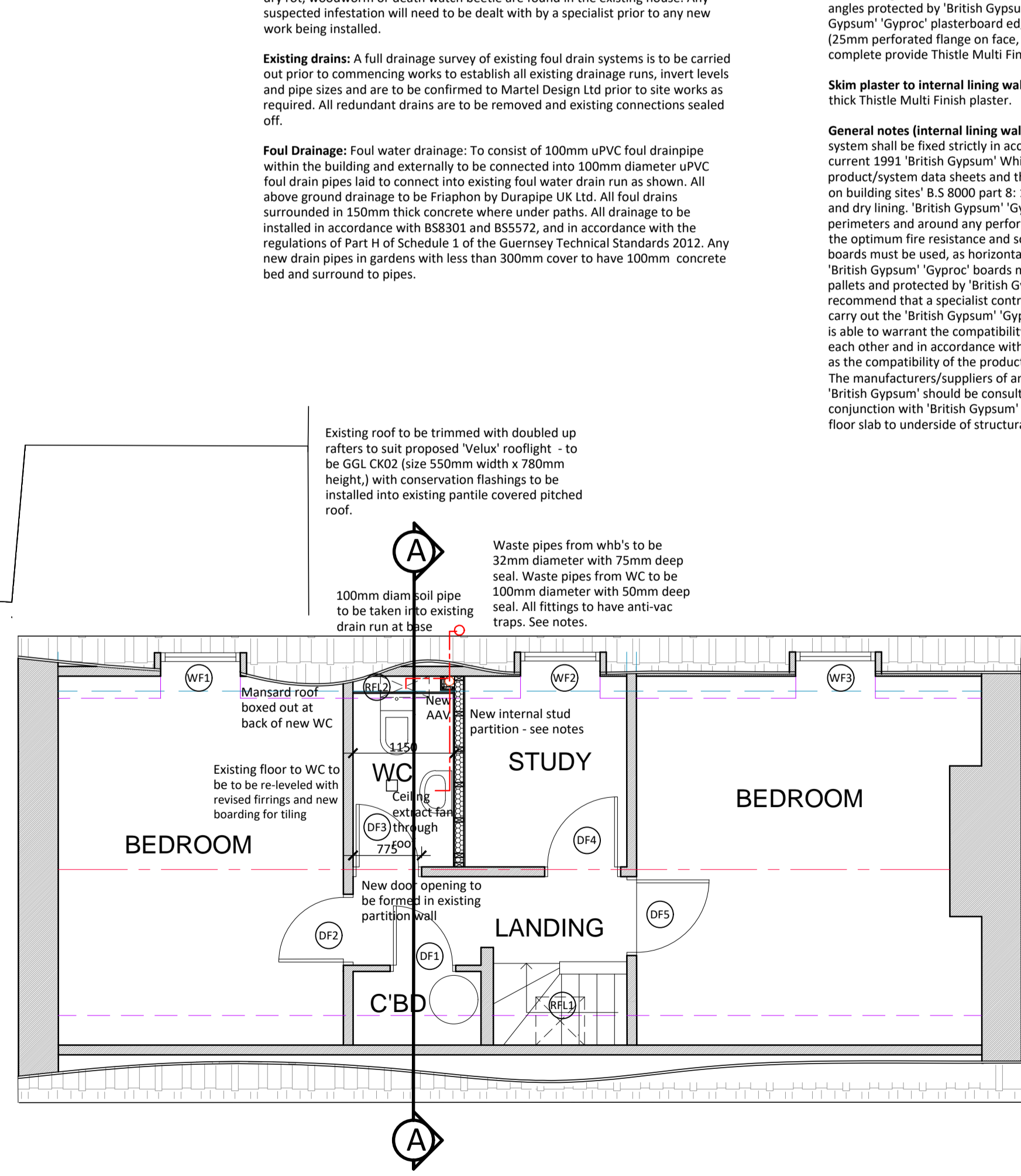
West Elevation 1:100



Section A-A 1:50



Ground Floor Plan/ Part Site Plan 1:50



First Floor Plan 1:50

**CONSTRUCTION NOTES.**

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**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 Martel Design. If in doubt consult Martel Design.

**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 Martel Design Ltd 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 BS8000: Workmanship on Building Site, where applicable. Except where otherwise stated or contradicted, 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 sealing of junctions of materials and in construction practices to prevent air leakage; 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.

**Demolition:** Remove existing roof section to form new rooflight opening. Contractor to immediately report to Martel Design Ltd and client if any wet rot, dry rot, woodworm or death watch beetle are found in the existing house. Any suspected infestation will need to be dealt with by a specialist prior to any new work being installed.

**Existing drains:** A full drainage survey of existing foul drain systems is to be carried out prior to commencing works to establish all existing drainage runs, invert levels and pipe sizes and are to be confirmed to Martel Design Ltd prior to site works as required. All redundant drains are to be removed and existing connections sealed off.

**Foul Drainage:** Foul water drainage: To consist of 100mm uPVC foul drainpipe within the building and externally to be connected into 100mm diameter uPVC foul drain pipes laid to connect into existing foul water drain run as shown. All above ground drainage to be Friapipon by Durapipe UK Ltd. All foul drains surrounded in 150mm thick concrete where under paths. All drainage to be installed in accordance with BS8301 and BS5572, and in accordance with the regulations of Part H of Schedule 1 of the Guernsey Technical Standards 2012. Any new drain pipes in gardens with less than 300mm cover to have 100mm concrete bed and surround to pipes.

Existing roof to be trimmed with doubled up rafters to suit proposed 'Velux' rooflight - to be GGL CK02 (size 550mm width x 780mm height,) with conservation flashings to be installed into existing pantile covered pitched roof.

Waste pipes from whb's to be 32mm diameter with 75mm deep seal. Waste pipes from WC to be 100mm diameter with 50mm deep seal. All fittings to have anti-vac traps. See notes.

Existing floor to WC to be to be re-levelled with revised firings and new boarding for tiling

New door opening to be formed in existing partition wall

New internal stud partition - see notes

Existing floor to be re-levelled with revised firings and new boarding for tiling

Existing floor to be re-levelled with revised firings and new boarding for tiling

**Air Admittance Valves:** Install new AAV to new toilet - location as indicated on plan. Ensure all necessary access traps are provided where bends are situated within the AAV. AAV manufactured to BS EN 12280. All valves should be stored/installed in an upright position. AAV to be boxed in internally with sw framing and finished with plasterboard and skim. Boxing to formed using 25 x 25mm battens and board finish with a mass of 15kg/m2 and line duct with 25mm of mineral wool insulation. 25mm deep ventilation gap to be provided at top of boxing to AAV.

**Rainwater Pipes and Gutters:** All existing gutters and rainwater pipes to be inspected and any damaged items to be replaced with new to match. Positions as indicated on drawings.

**100mm internal studwork partitions (126mm o/a thickness):** 100 x 50mm sw grade C16 timber studs at 400mm vertical centres. 100 x 50mm sw timber sole and head plates and mid rails - fixed between verticals. Partitions to include 100mm 'British Gypsum' 'Isowood APR 1200' sound insulation quilt (or similar approved) between framing. Partitions to be finished with one layer of 12.5mm plasterboard (10kg/m2 density) - or moisture resistant plasterboard to shower/ensuite/bathroom areas - and skim coat plaster finish to each side. Floor joists to be double up where partitions run parallel to joists and noggin to be provided where partitions runs at right angles to joists. Where stud partitions are built off solid floors a damp proof course is to be provided between the floor & the sole plate. Where tiling is required studs to receive 12mm plywood sheathing and 10mm 'wed-tile backer board' or similar approved.

**Joining and finishing to Gyproc tapered edge boards to internal lining walls:** 'British Gypsum' 'Gyproc' tapered edge boards to be jointed by the 'British Gypsum' 'Gyproc' 'Speedtape' mechanical jointing system with all board joints and internal angles reinforced with 'British Gypsum' 'Gyproc' joint tape and all external angles protected by 'British Gypsum' 'Gyproc' drywall angle bead with 'British Gypsum' 'Gyproc' plasterboard edge bead at all visible unjointed abutments (25mm perforated flange on face, filled and finished.) When jointing procedure is complete provide Thistle Multi Finish plaster.

**Skim plaster to internal lining walls:** Plastering to internal render shall be 2mm thick Thistle Multi Finish plaster.

**General notes (Internal lining walls):** All 'British Gypsum' 'Gyproc' products and system shall be fixed strictly in accordance with printed recommendations of the current 1991 'British Gypsum' White book and in accordance with current product/system data sheets and the general recommendations of 'Workmanship on building sites' B.S.8000 part 8: 1989' Code of practice for plasterboard partitions and dry lining. 'British Gypsum' 'Gyproc' sealant must be used at all abutments, perimeters and around any perforation of the systems as minute air paths reduce the optimum fire resistance and sound insulation of the systems. Storey height boards must be used, as horizontal joints are not permitted below ceiling level. All 'British Gypsum' 'Gyproc' boards must be delivered and stored on site on timber pallets and protected by 'British Gypsum' 'Gyproc' plastic hoods. We would recommend that a specialist contractor recognised by 'British Gypsum' should carry out the 'British Gypsum' 'Gyproc' systems described above. 'British Gypsum' is able to warrant the compatibility of its products when used in conjunction with each other and in accordance with 'British Gypsum' published recommendations, as the compatibility of the products is monitored and tested on an ongoing basis. The manufacturers/suppliers of ancillary materials or system not supplied by 'British Gypsum' should be consulted for the specification of their products used in conjunction with 'British Gypsum' systems. Partitions to be taken from structural floor slab to underside of structural slab above.

**New 'Velux' rooflights:** Roof to be trimmed with min 150 x 50mm trimmers to suit proposed 'Velux' rooflights. Provide doubled up rafters to the side of the 'Velux' rooflights. Proposed 'Velux' rooflights to be GGL CK01 throughout (size 550mm width x 700mm height,) with conservation flashings to be installed into existing pantile covered pitched roof. All with polyurethane frame Thermo Star Option, incorporating 24mm double glazing comprising 4mm float inner with Low-E coating, minimum 16mm argon gas filled cavity, 4mm toughened outer pane. To provide U-value of minimum 1.6 W/m2K to comply with Guernsey Technical Standard Document L1. All to manufacturers instructions and details. (Obscure glazing to Clients choice)

**Internal doors and finishes:** All door to WC to be 686mm x 1981mm. All doors to be incorporated within 32mm hardwood or softwood treated doorframe, installed within structural opening. Provide 12mm hardwood threshold strip to base of all doors. Provide Hardwood or softwood skirting and architrave's to clients requirements.

**All 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 w.b.p (water boil proof) or marine bonded in accordance with BS5656. 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.

**Existing roof construction:** Existing roof to be made good where new rooflights have been installed. Include for reusing existing pantiles where possible. All new/existing tiles to be installed in full accordance with BS 5534 with all single lap tiles will have to be mechanically fixed with either a clip or a nail. Existing roof structure to be inspected by structural engineer for suitability for adaptation work. Include for removing existing plasterboard finish between existing rafters and exposing all existing timbers. Carry out full inspection of all existing timbers, battens and roofing membrane. Include for replacing any defective timbers and making good to any defects in the roofing membrane.

**Sanitary Fittings:** Sanitary fittings throughout shall be to clients later choice of design with wastes from fittings discharging to existing foul water drainage drain system via existing SVP's. Waste pipes from whb's to be 32mm diameter with 75mm deep seal. Waste pipes from WC to be 100mm diameter with 50mm deep seal. All fittings to have anti-vac traps. All in accordance with Guernsey Technical Standard Document H. 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 15 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.

**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. Mechanical extract ventilation to be provided as follows: Toilet 6 litres per second W/C (with or without a window); Unit to be housed in ceiling and to vent out through roof vent as shown. The contractor is to carry out all necessary boxing of pipework and soil and waste pipe work as necessary to consist of 25 x 25mm softwood treated battens to be lined with either 18mm wbp plywood or 12.5mm 'British Gypsum' 'Gyproc' plasterboard and Thistle multi-finish plaster finish as necessary. The Contractor should include for all necessary access panels within boxings to be secured with dome headed screws.

**Electrical installation:** 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 for. Allow to install energy efficient light fittings throughout comprising of fire rated downlighters throughout habitable areas being low voltage down lighters to sanitary areas - IP65 fitted with 11 watt GU10 lamps, in accordance with the requirement of Guernsey Technical Standard Part L1 (2012). Note: All electrical light switches and socket outlets are to be installed in a zone between 450mm and 1200mm above floor level to comply with Clause 8.3 of Guernsey Technical Standard Document M. All mechanical/electrical information shown on this drawing is notional and is for indicative purposes only. Refer to later mechanical and electrical engineers submission drawings and specification.

**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 BS5628: Part 3: 1985. 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.

**Leadwork - General:** Lead work and installation shall be carried out to comply with BS5915. The lead sheet shall be best English Milled Lead to comply with BS1178 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, II and III, and all relevant codes of practice.

**Painting and decorating:** Painting and decorating schemes shall be carried out in colours selected by the Client/Architect from BS4800. All paints shall be of best quality, approved by the Architect. All work shall comply with BS6150. All external paintwork shall comply with BS6150. All external paintwork shall be painted with one coat weathering undercoat immediately after the primer is thoroughly dry.

**Internal Finishes - General:** All new doors, frames, architraves, skirtings, ironmongery, sills, curtain tracks, wall & floor finishes, sanitary fittings, etc. shall be to clients 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.

**Hot Water:** Hot water to be provided by existing electric immersion cylinder.

**Natural Stone Pavings to Patio:** Make good to existing paving where new SVP connection installed.

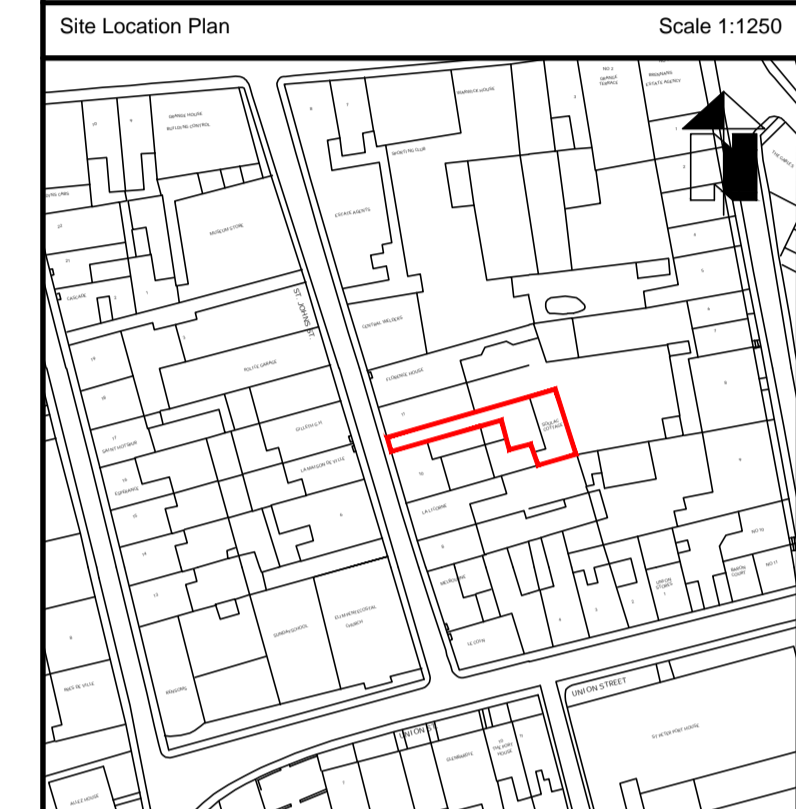
**Fixings:** All external fixings to be marine grade stainless steel Grade A4-316 (if not available inform CA). All fixings for fascia/soffit, cladding (subject to CA approval), gutter fixings, rainwater pipe fixings, brackets for aerials, satellite dishes, flue cages etc.

**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.

**Existing services:** The contractor is to carry out a full detection survey of all existing services within area of works and to record all service locations. No excavation is to be carried out until the survey has been completed and the contractor has confirmed that no services to the dwelling will be compromised by work. All existing service locations are to be confirmed to Architect prior to site works as required.

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**NOTES**  
CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES DISCOVERED BETWEEN THIS DRAWING AND SITE CONDITIONS MUST BE REFERRED TO 'MARTEL DESIGN LTD' FOR CLARIFICATION PRIOR TO CARRYING OUT ANY WORK



Rev.	Details	Date	Dm.

**MARTEL DESIGN LTD**  
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Civil · Structural · Building Engineering

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Director: Paul Martel MCAT MCIB MCAB

Project:  
**Proposed Alterations at:-  
Soulac Cottage  
St John Street  
St Peter Port  
Guernsey**

Client:  
**Mr & Mrs Leggett**

Title:  
**Planning/Building Control -  
Floor Plan & Elevations**

Scale: 1:100 / 1:500

Date: July 2021	Dm: Paul Martel
Ref No: <b>21-1030</b>	Drg No: <b>02</b>