



General Notes:
 All information including schedules, specifications, layouts and detail drawings are for Byelaws purposes only and are not for construction issues.
 All details are to be read in conjunction with relevant Structural Engineer and Mechanical Engineer information.
 All dimensions are to be confirmed with the contractor.
 Locations and routes for all Mechanical, Electrical and Plumbing items are shown in this drawing for the purposes of Byelaws approval and are to be confirmed by the M&E designer / contractor / installer.
 Positions of smoke and heat detectors shown on plan are indicative. Exact position to be co-ordinated with lighting layouts and relevant by-law requirements.
 All dimensions shown are to structure, unless otherwise stated.

Walls and floors within residences to provide a minimum 40_{min} + C₁ dB airborne sound rating indicated thus: -

Guarding to be provided to new openings where opening is less than 800mm above FFL on upper floors. Glazing which is less than 800mm above FFL to provide containment.
 Houses - Entrance storey WVC, and general access is to be made no worse than the existing situation.
 Smoke alarms to be installed in all ground floor habitable rooms, all bedrooms, circulation spaces and other areas where a fire might start, and heat detector in kitchen adjacent to cooking facilities.
 Structure generally requires 30 minutes fire resistance.
 30min resistance indicated thus: FD30 = 30min fire doors.
 Fire / heat detector and alarm as necessary: FD = smoke detector / alarm, HD = heat detector / alarm, CM = carbon dioxide detector / alarm.

DPCs & Structure:
 All external door & window openings are to have new / replacement horizontal & vertical DPCs.
 All external door, window & other openings are to have lintels designed by the Structural Engineer. Where necessary the SE is to confirm the structural stability of masonry around openings.
 These drawings should be read in conjunction with the Building Bye Law Approved specification document.

General Bye Law Notes

Legend:
 - - - - - Foul drain - existing
 - - - - - Foul drain - new
 - - - - - Surface drain - existing
 - - - - - Surface drain - new

Refer to Structural Engineers drawings for foul & surface drainage design.

DIMENSIONS:
 EXACT FINAL STRUCTURAL DIMENSIONS TO NEW LININGS, WALLS & ASSOCIATED OPENINGS ETC ARE ALL SUBJECT TO SITE CHECKING POST DEMOLITIONS. PRIOR TO INSTALLATION, NEW LININGS ARE TO BE STRAIGHT & PLUMB AND ARE NOT TO FOLLOW DEVIATIONS IN THE EXISTING STRUCTURE (SUBJECT TO APPROVAL).

FOUL DRAINAGE:
 As Engineers design & survey information.

SURFACE WATER DRAINAGE:
 As Engineers design & survey information.

ALL DRAINAGE SUBJECT TO FINALISED SITE SETTING OUT & SHOWN HERE INDICATIVELY ONLY.

Ground Floor Plan - Part One

1:50

Note:
 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.

Rev	Amendments	Date
C	Revised to current Client requirements.	29.01.2020
D	Revised to current Client requirements.	07.02.2020
E	Revised to current Client requirements.	12.02.2020
F	FFLs to top of screed confirmed.	11.03.2020
G	General revisions as highlighted to date.	01.04.2020
H	Foul drain proposals revised for consideration.	02.06.2020
J	Wine & Play rooms adjusted. General setting out reviewed & adjusted. Revised drainage added. General amendments highlighted in red.	30.06.2020
K	General amendments / revisions highlighted in red.	29.07.2020
L	Kitchen, boot utility & wine room furniture revised. West BBQ area revised. IDG/04 relocated. Playroom window reverted to existing.	11.11.2020

Rev	Amendments	Date	Status
C	Revised to current Client requirements.	29.01.2020	
D	Revised to current Client requirements.	07.02.2020	
E	Revised to current Client requirements.	12.02.2020	
F	FFLs to top of screed confirmed.	11.03.2020	
G	General revisions as highlighted to date.	01.04.2020	
H	Foul drain proposals revised for consideration.	02.06.2020	
J	Wine & Play rooms adjusted. General setting out reviewed & adjusted. Revised drainage added. General amendments highlighted in red.	30.06.2020	
K	General amendments / revisions highlighted in red.	29.07.2020	
L	Kitchen, boot utility & wine room furniture revised. West BBQ area revised. IDG/04 relocated. Playroom window reverted to existing.	11.11.2020	

CONSTRUCTION

GODELARCHITECTS
 1a Clusseau Street - La Rue de la Vallée - St Mary - Jersey - JE3 301
 Tel: 01 534 480050 - www.godelarchitects.com - enquiry@godelarchitects.com

Job Title: Les Nouettes
 Drawing: Proposed Ground Floor Plan - Sheet 1 of 2
 Scale: A1 1:50
 Drawn: RobB
 Checked: FG
 Date: July 2019
 Job No: 1229
 Dwg No: 201
 Rev: L