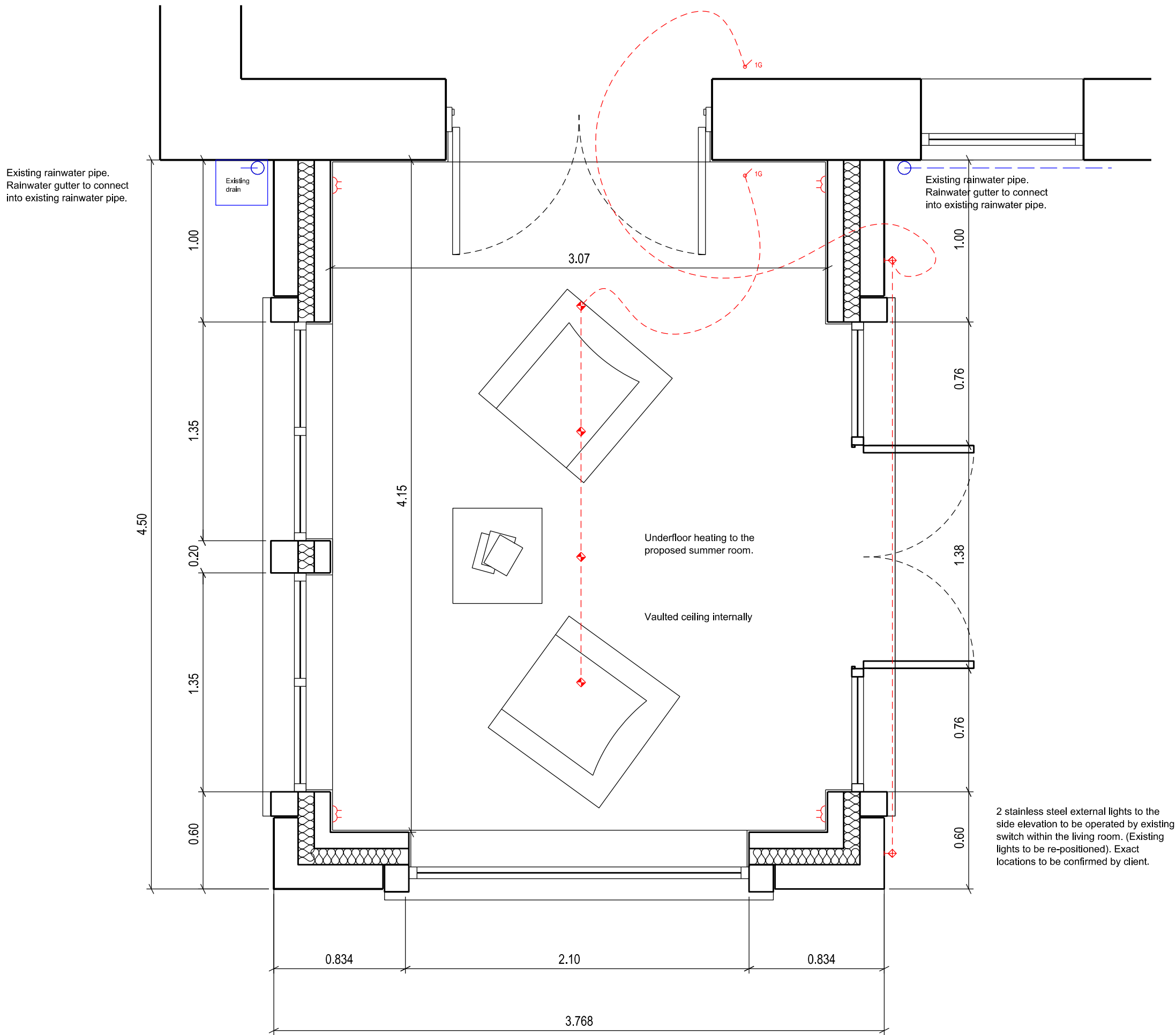
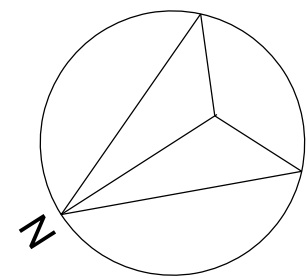


Dimensions are to be checked on site. Do not scale from drawings. Report discrepancies to the Architect.

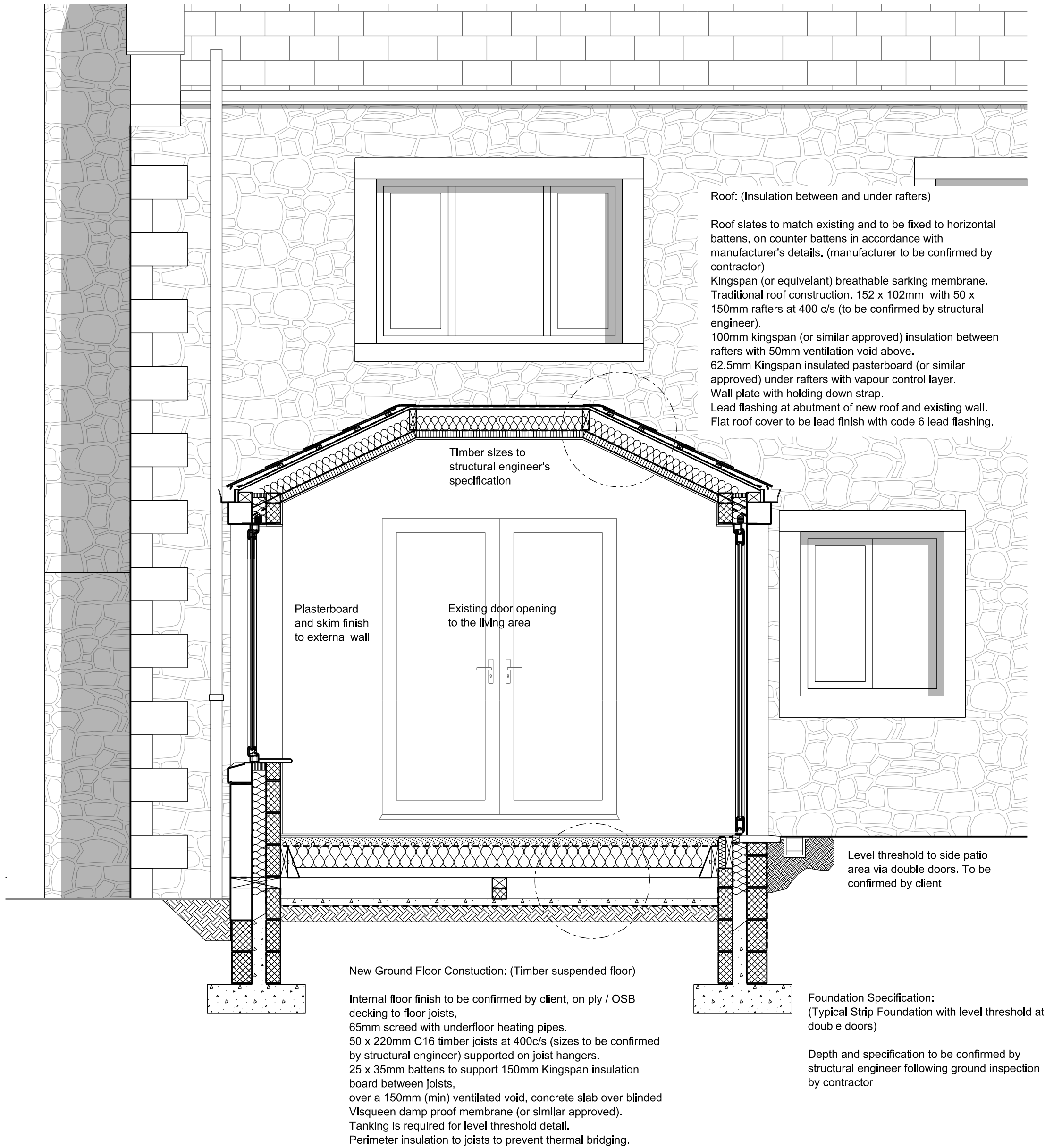


Services & Setting Out Plan

(Dimensions are to setting out)

Scale 1:25

Please note final sockets, radiators and switches are to be confirmed by the contractor and client.



Proposed Section

(Dimensions are to internal finish)

Scale 1:25

SERVICES KEY

- Electrics
- Spotlight
- Pendant ceiling light
- Wall light
- Double switched socket
- One gang light switch
- Rainwater downpipes
- Drainage connection

PLEASE NOTE:

POSITIONS OF SERVICES ARE INDICATIVE (NOT TO SCALE) PLEASE REFER TO SUB CONTRACTORS DRAWINGS FOR EXACT SIZES, LOCATIONS AND DETAILS

Some lighting may require dimmer controls, be mood lighting, spotlights, or pendant, please see key for further details. Client will confirm.

All dimensions to be checked on site and any discrepancies to be referred to the architect before proceeding.

All levels to be checked on site.

All component sizes should be checked on-site prior to ordering.

Proposed services will need to be reviewed in relation to the existing services e.g radiators / switches. New services in certain locations may not be required.

ALL STRUCTURAL ELEMENTS ARE TO BE DESIGNED TO THE STRUCTURAL ENGINEER'S SPECIFICATION PLEASE REFER TO STRUCTURAL ENGINEER'S DRAWINGS

Part L1B - Conservation of fuel and power

Extended areas:

All extended areas of the property to meet the required standards for new thermal elements and they will need to meet the following U-Values:

Wall - 0.28
Pitched roof - insulation at rafter level - 0.18
Floors - 0.22

Part L1B - Conservation of fuel and power

Replaced thermal elements:

All replaced thermal elements e.g external walls (rendering), windows, external doors and roof should be improved to achieve a minimum U-value as below:

Wall - cavity insulation 0.55
Wall - external or internal insulation 0.30
Pitched roof - insulation at rafter level - 0.18
Floor - 0.25

Part F1 - Ventilation

To either provide trickle ventilators on windows, or use background / intermittent ventilation. The minimum sizes to be adopted are as follows:
- habitable rooms: 5000mm² equivalent area
- kitchen, utility and bathroom - 2500mm² equivalent area

Internal Walls:

The internal wall between the living room and proposed extension, will be plasterboarded and skimmed.

External Walls:

New proposed external walls to continue in the same material, 150mm Stonework on outer leaf to match existing elevations, 100mm full fill cavity Kingspan insulation (or similar approved) or 50mm clear cavity and 50mm insulation or equivalent to achieve required U-Value, 100mm blockwork inner leaf, 12.5mm plasterboard and 3mm skim.

Cavities to be closed at all eills, reveals to and over all openings and all roof wall junctions. Insulated cavity barriers with 30mins fire resistance, Kingspan thermabate cavity closers (or similar approved), Existing and proposed cavities are to be continuous.

Ancon wall ties or similar approved to BS5628 minimum of 2.5 ties per sq.m. Maximum horizontal spacing 750mm. Maximum vertical spacing 450mm.

Roof: (Insulation between and under rafters)

Roof slates to match existing and to be fixed to horizontal battens, on counter battens in accordance with manufacturer's details. (manufacturer to be confirmed by contractor)
Kingspan (or equivalent) breathable sarking membrane. Traditional roof construction, 152 x 102mm with 50 x 150mm rafters at 400 c/s (to be confirmed by structural engineer).
100mm Kingspan (or similar approved) insulation between rafters with 50mm ventilation void above.
62.5mm Kingspan insulated plasterboard (or similar approved) under rafters with vapour control layer.
Wall plate with holding down strap.
Lead flashing at abutment of new roof and existing wall.
Flat roof cover to be lead finish with code 6 lead flashing.

Ancon wall ties or similar approved to BS5628 minimum of 2.5 ties per sq.m. Maximum horizontal spacing 750mm. Maximum vertical spacing 450mm.

Electrical work:

All electrical work is required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that either:-
- An electrical Installation certificate issued under a Competent Person Scheme has been issued; or
- Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience, relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
Lighting will be low-e LED spotlights.

Windows & Doors:

Any glazing which is within 800mm above FFL (critical glazing location) needs to be toughened glass.
Lintel sizes and specification to be provided by Structural Engineer.
Drainage:
There will be no change to the foul drainage.
The existing drain will remain as existing.
The rainwater goods will drain into the existing drain shown on the plan.
The Structural Engineer will specify pipework sizes, gradients etc if required.

PLEASE NOTE:

All proposed improvements to the U-Values are the minimum to meet the Building Regulations for improving existing buildings, and the extension is assessed as a new thermal element. There are other variations to achieve the required U-Value, however these will need assessing based on cost for the client. There may be flexibility with Building Control if the cost outlays the longterm payback.

Additional Information:

Heating to the proposed extension will be an electric underfloor heating system.

PROJECT NAME VILLA ROSA		
DRAWING NAME PROPOSED SERVICES & SETTING OUT		
PROJECT NO. 69.19	STATUS BUILDING REGULATIONS	DATE OCT 19
		SIZE A1
		SCALE 1:50
		DRAWING NO. 06