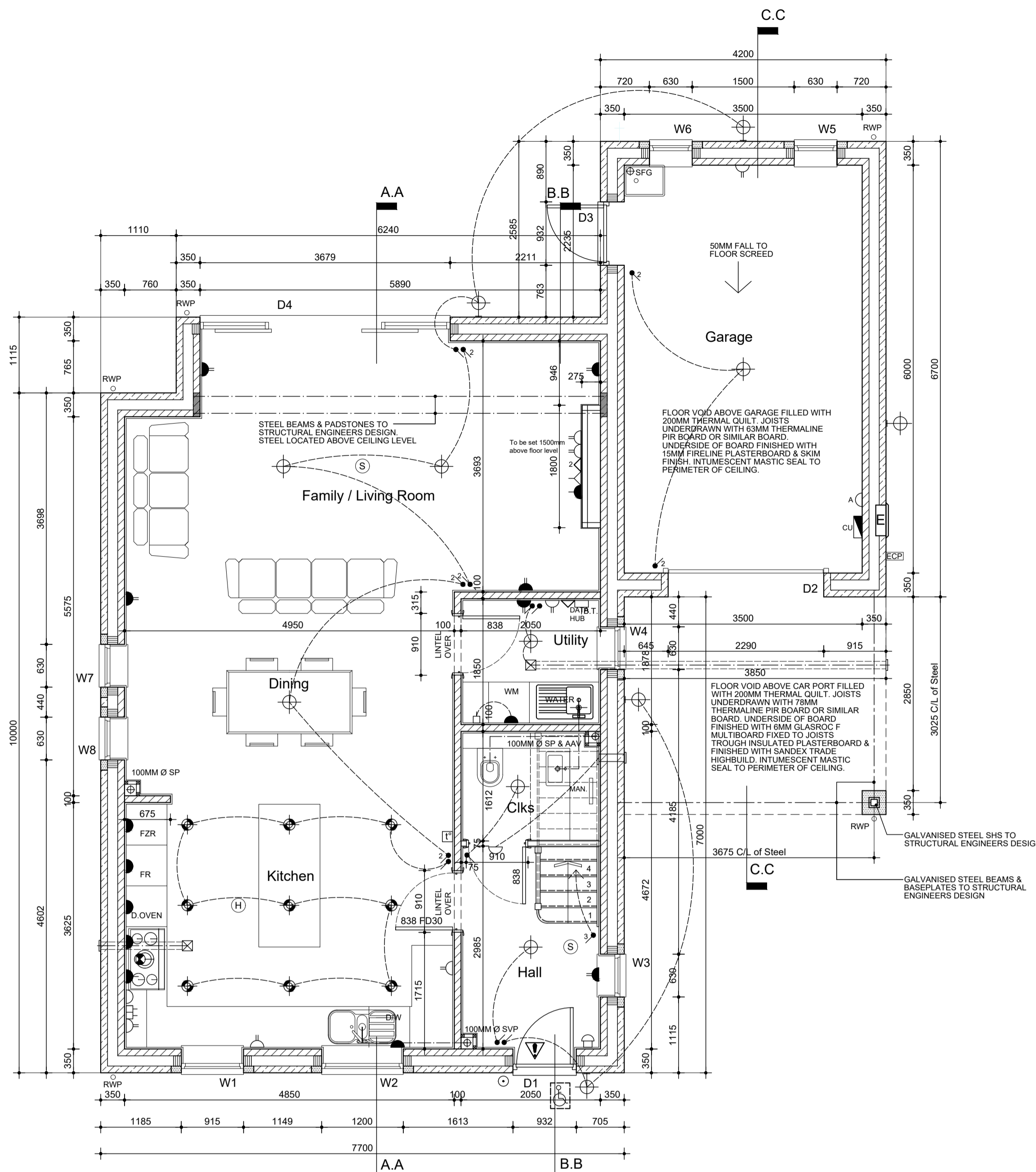


SETTING OUT PLAN



GROUND FLOOR PLAN

WINDOW SCHEDULE:-

WINDOW NO.	WINDOW SIZE & NO.
W1	915 x 1050
W2	1200 x 1050
W3	630 x 600
W4	630 x 600
OB_W5	630 x 600
OB_W6	630 x 600
W7	630 x 600
W8	630 x 600
IG_W9	915 x 1200
W10	1200 x 1350
W11	630 x 600
W12	915 x 1200
W13	630 x 600
W14 ROOFLIGHT	1140 x 1178
W15 ROOFLIGHT	1140 x 1178
OB_W16	915 x 1050
W17	1200 x 600
W18	3379 x 1050
W19 ROOFLIGHT	1140 x 1178
W20 ROOFLIGHT	1140 x 1178

DOOR NO.	DOOR SIZE.
D1 ENTRANCE DOOR	932 x 2100
D2 GARAGE DOOR	2290 x 2250
D3 GARAGE DOOR	932 x 2100
D4 SLIDING DOORS (WITH SIDELIGHTS)	3679 x 2100
D5 SLIDING DOORS (WITH SIDELIGHTS)	3679 x 2100

▽ DENOTES TOUGHENED SAFETY GLASS TO B.S. 6206

OB: DENOTES FROSTED GLASS
 IG: DENOTES WINDOWS TO BE FITTED WITH INTERNAL GUARDINGS UP TO 110MM ABOVE F.F.L. GUARDING NOT TO ALLOW PASSAGE OF 99MM SPHERE

WINDOW MANUFACTURER PLEASE NOTE (1.3W/m²K U VALUE & G VALUE OF 0.46 BFR CERTIFICATE OR HIGHER)
 PVC-U WINDOWS TO BE FITTED WITH 24MM DIA THICKNESS (16MM AIR GAP) LOW E ARGON FILLED (HARD COAT), DOUBLE GLAZED UNITS TO BS 5713. INSTALLED IN ACCORDANCE WITH BS 8000 PART 7. TOUGHENED SAFETY GLASS TO BS 6206 1981 INSTALLED IN AREAS MARKED THUS: ▽ ON PLANS. ALL WINDOWS / DOORS TO BE DRAUGHT PROOFED.
 N.B. WHERE RECONSTRUCTED STONE SILLS ARE USED, CORRESPONDING WINDOWS TO BE MANUFACTURED WITH 90MM STUB SILL - ALL OTHER DOORS / WINDOWS TO HAVE MIN 155MM SECTION SILLS. ALL ACCESSIBLE WINDOWS TO MEET THE SECURITY MEASURES AD PART Q & TO MEET BRITISH STANDARD PUBLICATION PAS 24:2016.

WINDOW/DOOR TRICKLE VENTILATION

Room	Area (mm ²)	Window Ventilation Note:
Lounge	4000	WINDOW MANUFACTURER TO PROVIDE OVERHEAD BACKGROUND VENTILATORS TO ALL HABITABLE ROOMS. DO NOT FIT WITHIN KITCHEN, UTILITY, BATHROOM & EN-SUITE. MINIMUM 4000mm ² EQUIVALENT AREA PER ROOM.
Snug	4000	
Master suite	4000	
Bed 2	4000	
Bed 3	4000	
Bed 4	4000	

EXTRACT VENTILATION RATES

Room	Min High Rate (l/s)	Continuous Rate (l/s)
Kitchen	13	
Utility	8	
WC	6	
Bathroom	8	
En-suite 2	8	
TOTAL	43	Whole Dwelling Ventilation Rate, 4 bedrooms = 37

SETTING OUT LEGEND

⊕ SVP	DENOTES SOIL & VENT PIPE
⊕ SP	DENOTES SOIL PIPE
⊕ SFG	DENOTES SEALED FLOOR GULLY
⊕ RWP	DENOTES RAIN WATER PIPE
WATER	WATER ENTRY POINT
BT & B4m LEAD IN	BT ENTRY & B4m FIRE BRICK ENTRY POINTS
E	DENOTES WALL MOUNTED ELECTRIC METER LOCATION
AB	AIR BRICK LOCATION, MAX 450MM FROM END WALL, MAX 2M CTRS

ALL BLOCKWORK BELOW GROUND TO BE 3.5N CONCRETE UNLESS STATED OTHERWISE

CONSTRUCTION LEGEND

	EXTERNAL WALL: 100MM NATURAL STONE, 150MM CAVITY WITH 100MM PIR CAVITY INSULATION, 100MM THERMAL BLOCKS TO INNER LEAF - 7.2N TO GROUND FLOOR (U VALUE OF 0.19W/m ² K) & 3.6N TO GROUND FLOOR (U VALUE OF 0.11W/m ² K) LINED WITH 12.5MM BRITISH GYPSUM WALLBOARD ON DABS WITH SKIM FINISH.
	INTERNAL BLOCKWORK WALLS 100MM LOADBEARING / NON LOAD BEARING WALLS TO BE CONSTRUCTED USING 100MM LIGHTWEIGHT BLOCKS - 7.2N TO GROUND FLOOR (U VALUE OF 0.19W/m ² K) & 3.6N TO GROUND FLOOR (U VALUE OF 0.11W/m ² K) LINED BOTH SIDES WITH 12.5MM BRITISH GYPSUM WALLBOARD ON DABS WITH SKIM FINISH.
	SOUND INSULATED NON LOAD BEARING TIMBER STUD PARTITION WALLS TO BE CONSTRUCTED USING 75x50MM TIMBER STUDS & LINED WITH 12.5MM BRITISH GYPSUM WALLBOARD WITH SKIM FINISH. PROVIDE MOISTURE RESISTANT PLASTERBOARD TO WET AREAS. 75MM MINERAL WOOL INSULATION (MIN. 10KG/M ³ DENSITY) INSERTED BETWEEN STUDS.
	SOUND INSULATED STRUCTURAL STUD PARTITION WALLS TO STRUCTURAL ENGINEERS SPECIFICATION, LINED BOTH SIDES WITH 12.5MM BRITISH GYPSUM WALLBOARD WITH SKIM FINISH. 75MM MINERAL WOOL INSULATION (MIN. 10KG/M ³ DENSITY) INSERTED BETWEEN STUDS.
	DENOTES TOUGHENED SAFETY GLASS TO DOORS AND WINDOWS.
	PART M ACCESS (FRONT ENTRANCE DOOR): LEVEL, RAMPED OR STEPPED APPROACH TO DWELLING TO COMPLY WITH PART M OF BUILDING REGS.

SERVICES KEY

	3 4 LIGHT SWITCH		SHAVER SOCKET
	WIRING FOR ENERGY EFFICIENT PENDANT LIGHT		SECURITY ALARM PANEL
	WIRING FOR ENERGY EFFICIENT DOWNLIGHTER		CONSUMER UNIT
	WIRING FOR EXTERNAL WALL LIGHT WITH REPEATED SWITCH		DOOR BELL CHIMES
	HIGH LEVEL SINGLE SOCKET		DOOR BELL PUSH SWITCH
	LOW LEVEL SINGLE SOCKET		ELECTRIC CAR CHARGING POINT
	HIGH LEVEL DOUBLE SOCKET		TV BATTERY PACK
	LOW LEVEL DOUBLE SOCKET		BATT
	IP65 RATED LOW LEVEL DOUBLE SOCKET		CONTINUOUS CEILING MOUNTED MECHANICAL EXTRACT
	TV AERIAL POINT		CONTINUOUS WALL MOUNTED MECHANICAL EXTRACT
	DATA HUB		COOKER HOOD EXTRACT UNIT TO BE INSTALLED
	DATA POINT & NUMBER OF POINTS		UNDERFLOOR HEATING MANIFOLD
	HIGH LEVEL FUSED SPUR		THERMOSTAT
	LOW LEVEL FUSED SPUR		TOWEL RAIL
	SMOKE DETECTOR		EXTERNAL TAP
	HEAT DETECTOR		

ELECTRICAL INSTALLATION

TO COMPLY WITH APPROVED DOCUMENT M - 2004 EDITION: PART M1, SECTION 8 & APPROVED DOCUMENT P - 2004 EDITION.

APPROPRIATE HEIGHTS FROM FINISHED FLOOR LEVEL.	TYPE OF ELECTRICAL OUTPUT.
450MM	SOCKETS, T.V. POINTS, TELEPHONE JACK POINTS.
1200MM	LIGHT SWITCHES, DOORBELLS.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
 PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

HODSON Homes

HODSON HOMES LIMITED
 20 WOOD BEECH GARDENS
 CLAYTON-LE-WOODS
 CHORLEY
 PR6 7FH

PROJECT
 Residential Development at
 Fish House Lane, Chipping.
 Plot 2

DRAWING TITLE
 Setting Out Plan & Ground Floor Plan.

DATE	SCALE	DRAWN	DRWG No.	REV
Sept 2023	1:50 @ A1	SDH	PL02/W01	