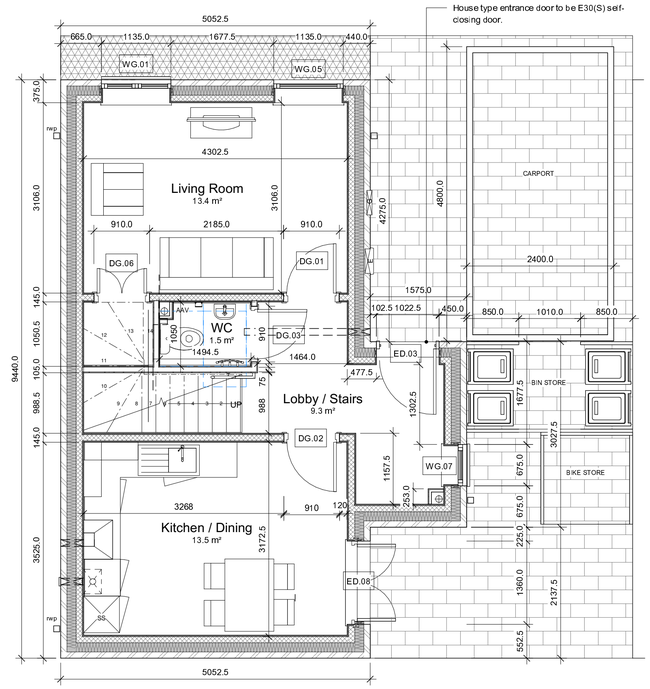
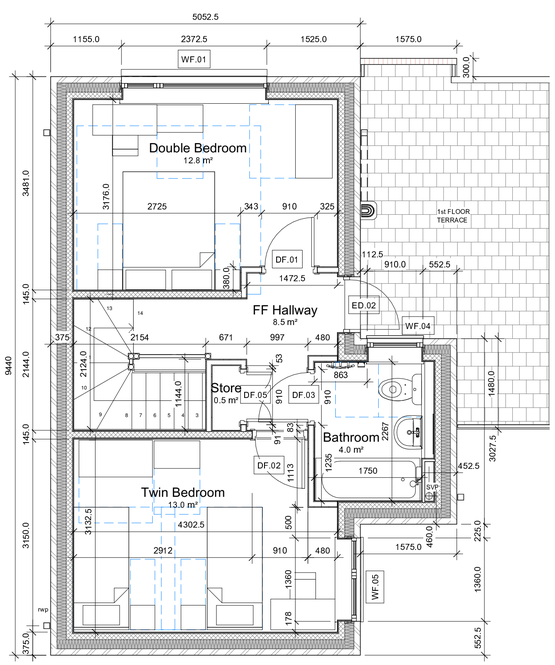


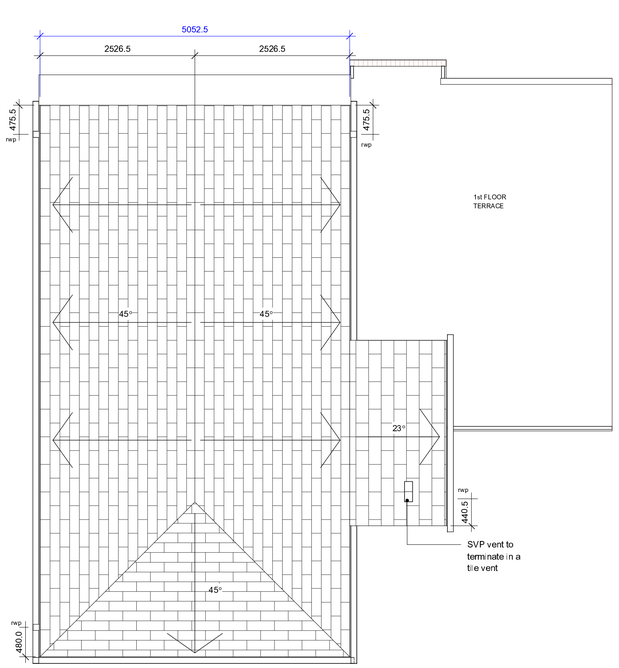
Ground Floor - G.A. Plan

1 : 50



First Floor -G.A. Plan

1 : 50



House Type B2 - Roof Plan

1 : 50

Do not scale from this drawing.
The contractor is to check all dimensions on site and report any discrepencies to MHA.
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MHA Architects is a trading name of Michael Hyde and Associates, a limited company registered in England and Wales under company number 1178091 whose registered office is at 51 Barton Arcade, Deansgate, Manchester, M3 2BJ.

Internal Partitions Legend:

Plaster Skim | 15mm Wallboard | 75 x 50mm timber stud with acoustic quilt placed in stud zone | 15mm Wallboard | Plaster Skim

Plaster Skim | 12.5mm Wallboard | 10mm dabs | 100mm blockwork | 10mm dabs | 12.5mm Wallboard | Plaster Skim

Moisture resistant board to be fitted to all wet spaces and spaces to receive tiling - bathrooms, kitchens and WCs

External dimensions are taken from brick face unless noted otherwise.
Internal dimensions are taken from plasterboard face unless noted otherwise.

SUB-STRUCTURE NOTES:

Depth Of Foundation

Varies and is specific for site/plot based on ground condition and in accordance with Structral Engineer's drawings/specification.

Foundation Schedule

Prior to commencement refer Structural Engineer's schedule which is specific to the development site. Contact the Structural Engineer if ground conditions or depth of dig do not correspond with the Foundation Schedule.

Dimensions

All dimesions indicated on the sub-structure plan are taken from the face of blockwork.

Foundation

Refer to Structural Engineers drawings/specification.

Drainage

An drainage pipework which passes through walls are to be protected with a lintel over with a minimum 50mm clearance all round. Refer to plot drainage layout for site specific setting-out.

SUB-STRUCTURE KEY:

Electricity Meter - wall mounted; paint finish to match windows

Gas Meter - wall mounted; paint finish to match windows

Underfloor periscope vents positioned to provide 1500mm²/m air flow - provide concrete lintel where vent is situated below pc beam bearing

Underfloor vents with horizontal sleeve within cavity party walls to provide 1500mm²/m air flow - provide concrete lintel where vent is situated below pc beam bearing

150mm beam and block floor to specialist manufacturers specification min 250mm clear ventilated void below floor construction 225mm well compacted hardcore

Telescopic sub-floor ventilators places at max. 2m ctrs and within 450mm of each end of wall

110mm radius SVP/SS

Fire Strategy Notes

In accordance with guidance provided in Approved Document B (AD-B), the dwellinghouses are to be provided with a Grade D2 Category LD3 fire detection and alarm system, in accordance with BS 5839-6.

Each dwelling will be provided with a standalone fire alarm system with no interconnection between dwellings. Upon activation of a fire alarm, the occupants of the dwelling of fire origin will evacuate. This is based on the high level of compartmentation between the townhouses and the independent means of escape from each dwelling.

All window mullion and transom patterns should be designed to allow easy reach of external panes via an 'easyclean' hinge arrangement to permit safe cleaning of all upper floor windows. All hardware should permit safe cleaning of windows from within the property without putting the occupier in dangerous position to BS 8213 2004 Design for Safety in use and During the Cleaning of Windows.

House type entrance door to be E30(S) self-closing door.

Air brick

For bathroom and WC setting out please see drawing series 74XXX.

Primary facing brick type 1: Mixed

Forterra
Lindum Cottage Red Multi Brick with 10mm Yellow Light Mortar

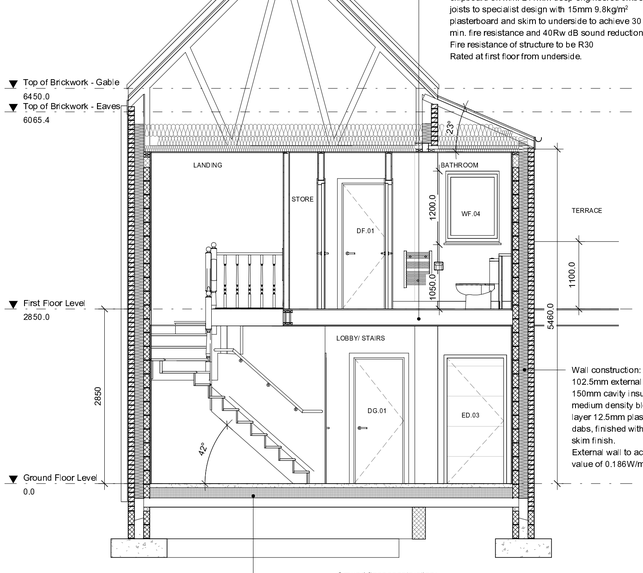
Primary facing brick type 2: Uniform

Forterra
Teviot Red with 10mm Yellow Light Mortar

Cladding

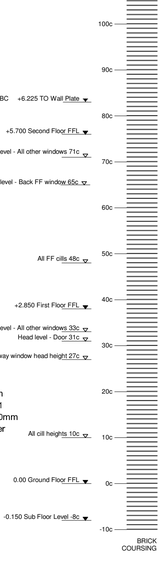
Metal shingle tile
(Applied to B2, C1 & C2)

Please note:
Soldier course brick type to match perpendicular stretcher brick as noted on corresponding elevation.



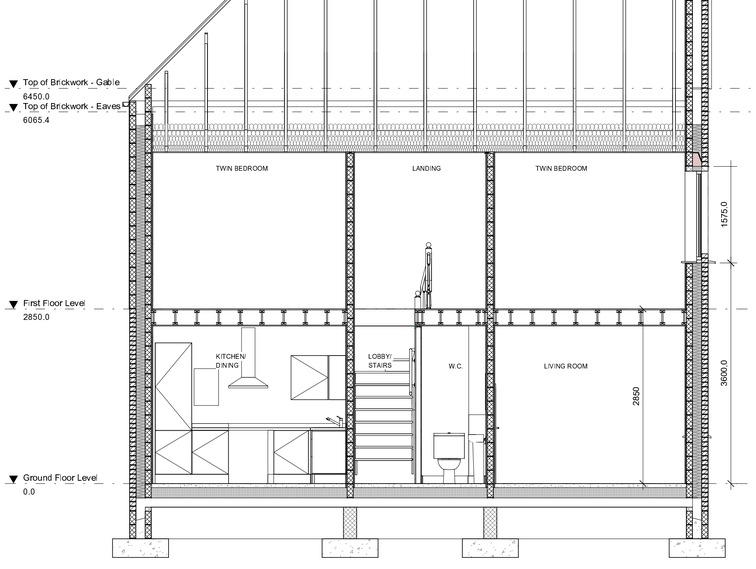
Section A-A

1 : 50



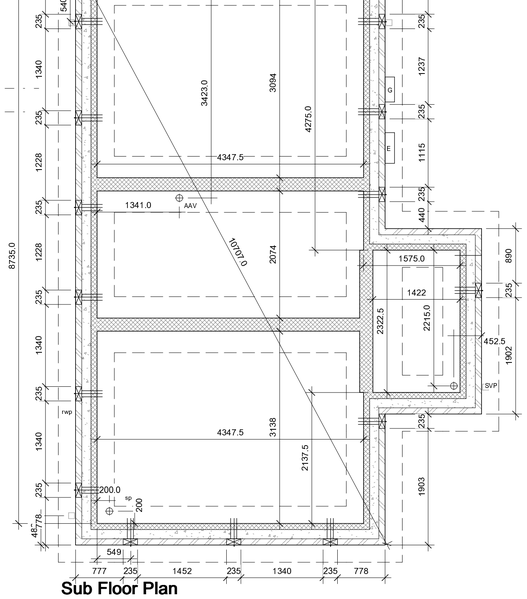
Brick Coursing

1 : 50



Section B-B

1 : 50



Sub Floor Plan

1 : 50

Front GA Elevation

1 : 100

Rear GA Elevation

1 : 100

Left GA Elevation

1 : 100

Right GA Elevation

1 : 100

REV	DATE	DESCRIPTION	DRN	CHK
P1	2020-12-18	Issued to planning	JJC	JL

CLIENT: Engie

PROJECT TITLE: Abbeydale Housing Development
Rochdale

TITLE: House Type B2 - General Arrangement

SUITABILITY	MHA PROJECT REFERENCE
For Information	1EG06
DRAWN / CHECKED	INITIAL ISSUE DATE / SCALE
KR / AC	05 2020 / As indicated @ A1

DRAWING ID

Project	Originator	Volume	Level	Type	Role	Number	Status	Revision
JR008616	MHA	B2	XX	DR	A	00212	S2	P1

mha ARCHITECTS
51 Barton Arcade
Deansgate
Manchester
M3 2BJ
t +44 (0)161 834 1018
f +44 (0)161 834 4798
e contact@mhaarchitects.com
w www.mhaarchitects.com