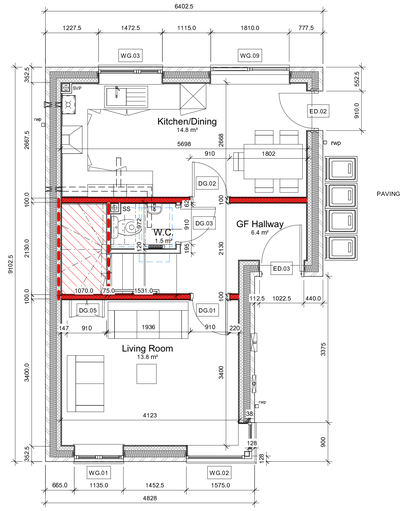
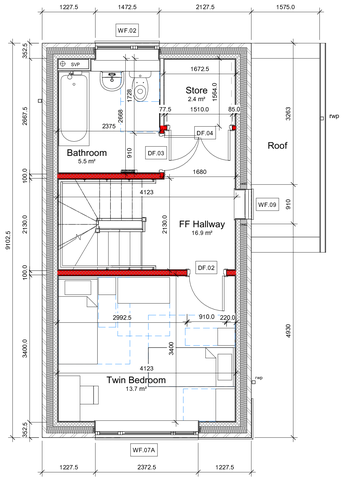
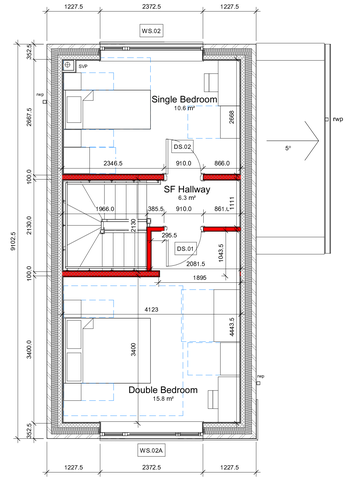


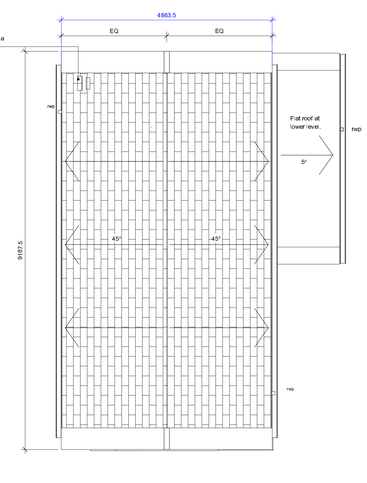
Ground Floor - G.A. Plan
1 : 50



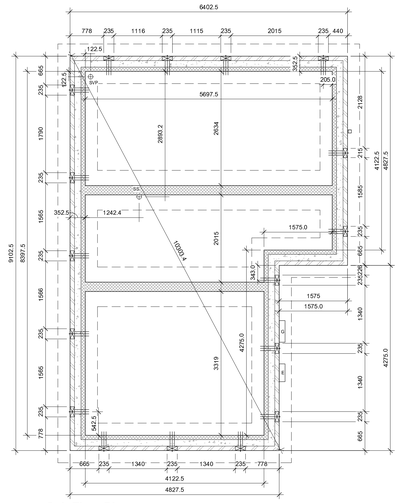
First Floor - G.A. Plan
1 : 50



Second Floor - G.A. Plan
1 : 50



House Type A1 - Roof Plan
1 : 50



Sub Floor Plan
1 : 50

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 cavity | 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

All dimensions are taken from brick face unless noted otherwise.

SUB-STRUCTURE NOTES:

Depth Of Foundation

Varies and is specific for steeped based on ground condition and in accordance with Structrual 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 and / or depth of dig do not correspond with the Foundation Schedule.

Dimensions

All dimensions 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 perspex+ 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 150mm clear ventilated void below floor construction
- 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 connection to neighbouring dwellings. The system will allow for the occupants of the dwelling at 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 operations 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.

- 30 minute Fire Resisting Partition, all doors except DG.03 to be min. EI30 rated.
- Partitions to under stair store to be 30 minute Fire Resisting Partitions
- 30 minute Fire Door in section cut
- 30 minute Fire Resisting Ceiling to under stair store

All joints including any penetrations are to be fully sealed with intumescent mastic sealant.

- Air brick

For bathroom and WC setting out please see drawing series 7400XX.

Primary facing brick type 1: Mixed
Forterra
Cheshire Cottage Red Multi Brick with 10mm Yellow Light Mortar

Primary facing brick type 2: Uniform
Forterra
Tevid Red with 10mm Yellow Light Mortar

Cladding
Metal shingle tile
(Applied to house types A2, B2 and C2)

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

Section A-A
1 : 50

Section B-B
1 : 50

Section C-C
1 : 50

Front GA Elevation
1 : 100

Rear GA Elevation
1 : 100

Left GA Elevation
1 : 100

Right GA Elevation
1 : 100

P3	2021-03-01	Windows revised, brick course added to gable walls	JJC JL
P2	2021-02-02	Windows updated to reflect manufacturer review.	JJC JL
P1	2020-12-18	Issued to planning	JJC JL
REV	DATE	DESCRIPTION	DRN CHK

CLIENT
Enge

PROJECT TITLE
Abbeydale Housing Development
Rochdale

TITLE
House Type A1 - General Arrangement

SUITABILITY	MHA PROJECT REFERENCE
For Information	1EG01
DRAWN / CHECKED	INITIAL ISSUE DATE / SCALE
LM / AC	05 / 2020 — As indicated @ A0

DRAWING ID

Project	Originator	Volume	Level	Type	Role	Number	Status	Revision
JR008616	MHA	A1	XX	DR	A	00210	S2	P3

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Do not scale from this drawing.
The contractor is to check all dimensions on site and report any discrepancies to MHA.
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