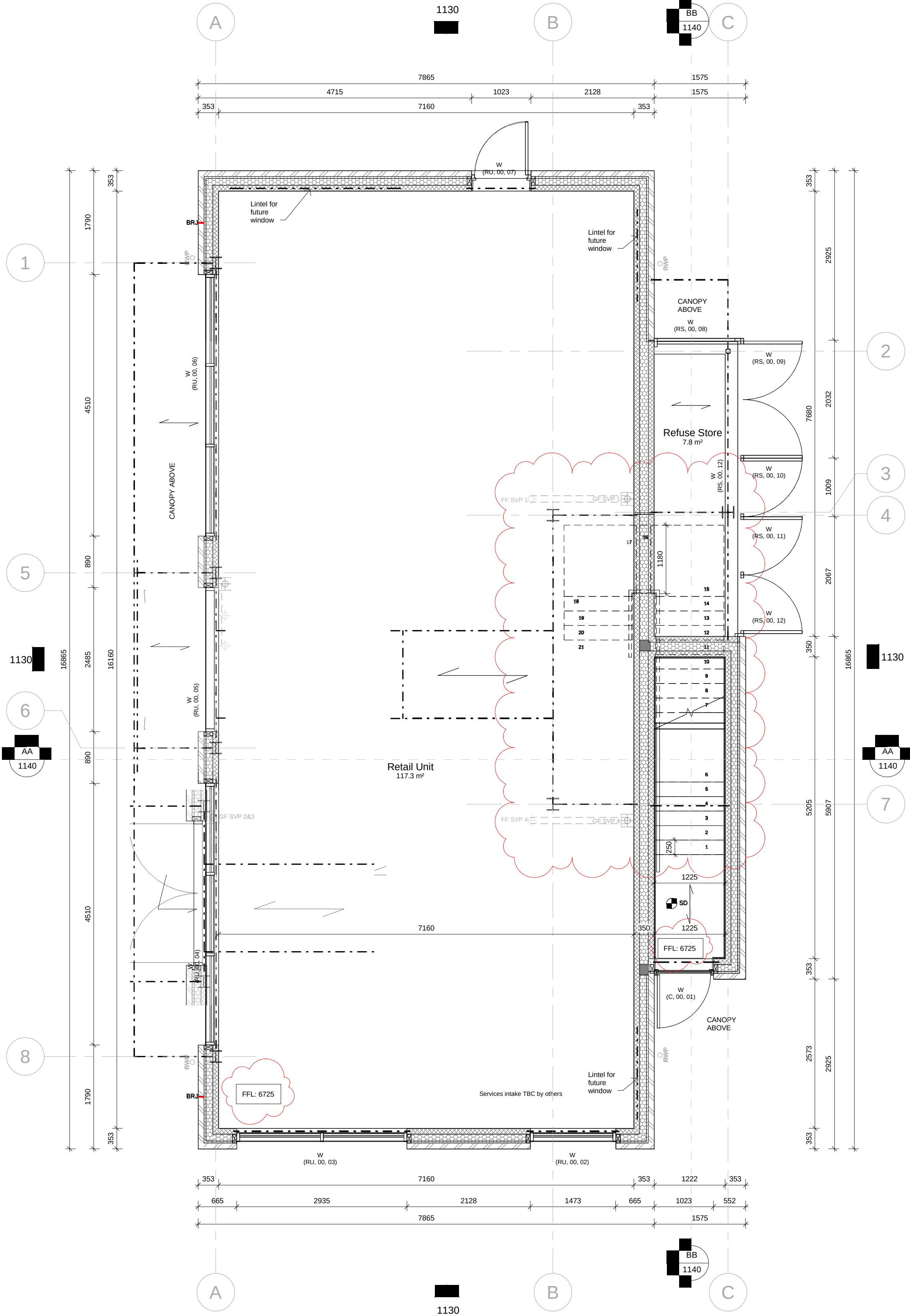
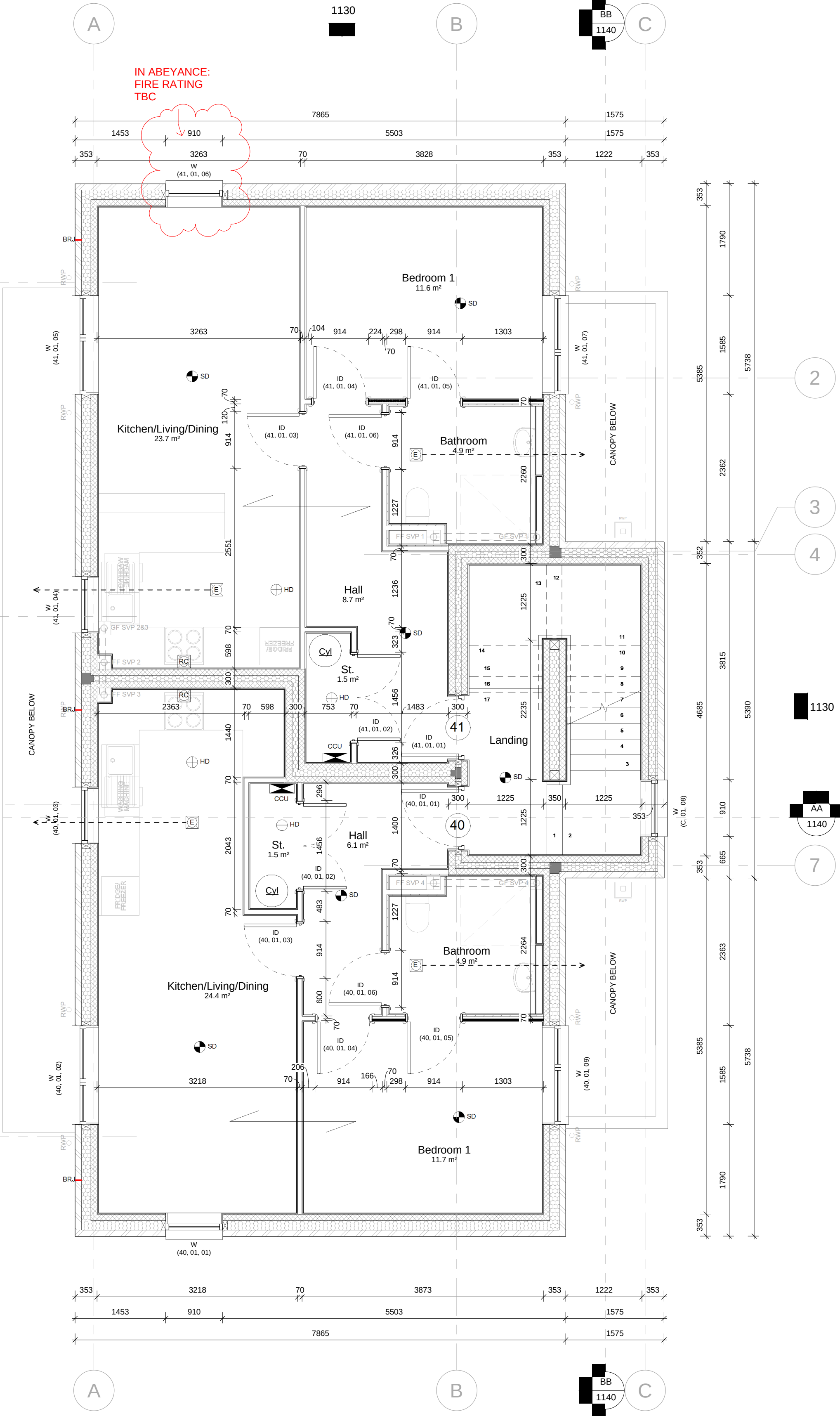




Ground Floor Plan
1 : 50



First Floor Plan
1 : 50

Note:
100% of lights to be low energy light fittings to be provided in accordance with Part L1A
Smoke detectors to be positioned minimum 300mm from light fittings, minimum 3m from habitable rooms and with 7m of kitchen and utility rooms.
External energy efficiency lighting requires a photocell/PIR with lamp capacity max 150W or lamps only having a luminous efficacy >40lm/circuit watt should be adopted
Internal energy efficient lighting which only take lamps having a luminous efficacy >40lm/circuit watt. -Refer to plans for positions which equate to 100% of lights.
Mechanical extract fittings are indicative only - for full details of extract for system 1 intermittent extract fans and background ventilators - refer to A.D Part F and M&E drawings.

MHA PI cover excludes any fire design or fire advice in any way connected with the combustibility, or fire performance of composite, insulated or aesthetic purpose panels used for the attachment, insulation or the external cladding of any building, and/or any claim relating to the fire safety of a building, of any height. Any fire design and advice will need to be provided by specialist Fire Consultant and appointed direct by the client. This drawing was prepared as construction based on Building Regs Approved Documents and cannot be relied upon as part of a fire strategy for the building. This drawings need to be reviewed by a specialist Fire Consultant to prepare their own Fire strategy/ Fire Report for the design based on their specialist expertise.

Notes

- This drawing is the copyright of MH Architects Ltd
- Do not scale this drawing except for Local Authority planning purposes
- All dimensions must be checked on site by the contractor prior to commencement of works

Client Approval

A - Approved	
B - Approved with comments	
C - Do not use	

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
P01	Preliminary Issue	EA	06/04/22	MW	06/04/22
P02	Building Regulations Issue	EA	10/05/22	MW	10/05/22
P03	Building Regulations Issue	EA	13/06/22	MW	13/06/22
P04	Design Development	EA	04/07/22	MW	04/07/22
C01	Construction Issue	EA	13/10/22	MW	13/10/22

SUPERSTRUCTURE LEGEND

External Wall Construction

Brick Faced Wall
102.5mm Facing Brick to Planning Authority Approval to 3 CRS Below Finished G.L.
150mm fully filled insulation
100mm Blockwork medium density block inner leaf to Structural Engineer's approval.
12.5mm Plasterboard on dabs
Brick Type 1: WIENERBERGER Chartham Red Multi. Standard brick unless annotated otherwise.
Brick Type 2: Contrasting brick WIENERBERGER Sawston Buff.

Where metal cladding finish: Standing seam zinc cladding fixed to 18mm plywood sheets on 50x38mm SW timber battens fixed through breather membrane onto 100mm medium density block (in lieu of external leaf brickwork) to Structural Engineer's approval.

Party Walls
2 leaves 100mm concrete block (min density 1450kg/m³) to Structural Engineer's approval
100mm cavity filled with Isover RD insulation
Walls lined with 12.5mm Gyproc Wallboard on dabs

Partition Walls
70mm Non-loadbearing proprietary metal frame system with 12.5mm Gyproc Wallboard each side to achieve 30min fire protection
All WC/ bathrooms and kitchens to be provided with 18mm ply sheating prior to fixing moisture resistant plasterboard. 25mm Isover mineral wool quilt to opposing wet rooms/bedrooms
Loadbearing masonry walls to be constructed to Structural Engineer's specification
Lined with 12.5mm Gyproc Wallboard on dabs each side
All to Structural Engineer's approval.

NOTE:
7.5N/mm² compressive strength blockwork is only required at ground and first floor level.

Abbreviations

Full Height Downpipe	Low Height Downpipe	Full Height Downpipe	Low Height Downpipe
LE	LE	LE	LE

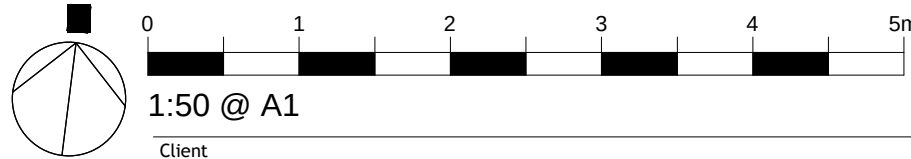
General Items

Soil Waste Pipe - Gully / SS / SVP / AAV	Floor Gully (CHECK ONSITE FOR CLEARANCE AROUND FLOOR BEAMS) / Stub Stack / Vent Pipe / Air Admittance Valve
RWP	GAS
ELEC	Location of Meter Boxes
ELEC	Universal Gas meter boxes (wall mounted)
ELEC	Flush mounted ELEC meterbox
ELEC	Location of internal Electric Meter Box
SD	Approx. location of Consumer Unit
SD	300mm from corner and 1350-1450mm above FFL - Refer to M&E Consultant drawings
SD	Smoke & Heat Detectors
SD	Extract point for Mechanical Ventilation/Re-circulating Cooker hood
SD	Span direction of Floor Joists or Rafters Above
SD	Polythene sleeved mineral wool flexible cavity barrier
SD	Location of Brickwork Movement Joint in superstructure (expansion) - to Structural Engineer's details
SD	Location of Wind Posts to Structural Engineer's Specification
SD	Location of Steel Above to Structural Engineer's Specification
SD	Location of Girder Truss Above to Structural Engineer's Specification

NOTE:
BRJ and WP LOCATION IN ABEYANCE, SUBJECT TO CO-ORDINATION WITH STRUCTURAL ENGINEER.

Note:
FFL and SSL subject to planning approval
All structure sizes, types and final alignment TBC with Structural engineer's drawings and specifications.

Ground Floor Retail Unit is shown as shell only, without finishes.



Client

Job title

Hamlet Homes

Sheltered Housing Development
Elm Grove, Hayling Island
Hampshire

Job No.

19-030

Drawing title

General Arrangement
Ground Floor
& First Floor Plan

Drawn	Date	Checked	Date	Scale
EA	23/02/22	MW	23/02/22	@ A1

Pro.	Org.	Zone	Type	Level	Role	No.	Suitability	Rev.
EGV	MHA	FB	01	DR	A	1121	S0	C01

Purpose of Issue

CONSTRUCTION

Ground Floor: Bicentennial Building
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