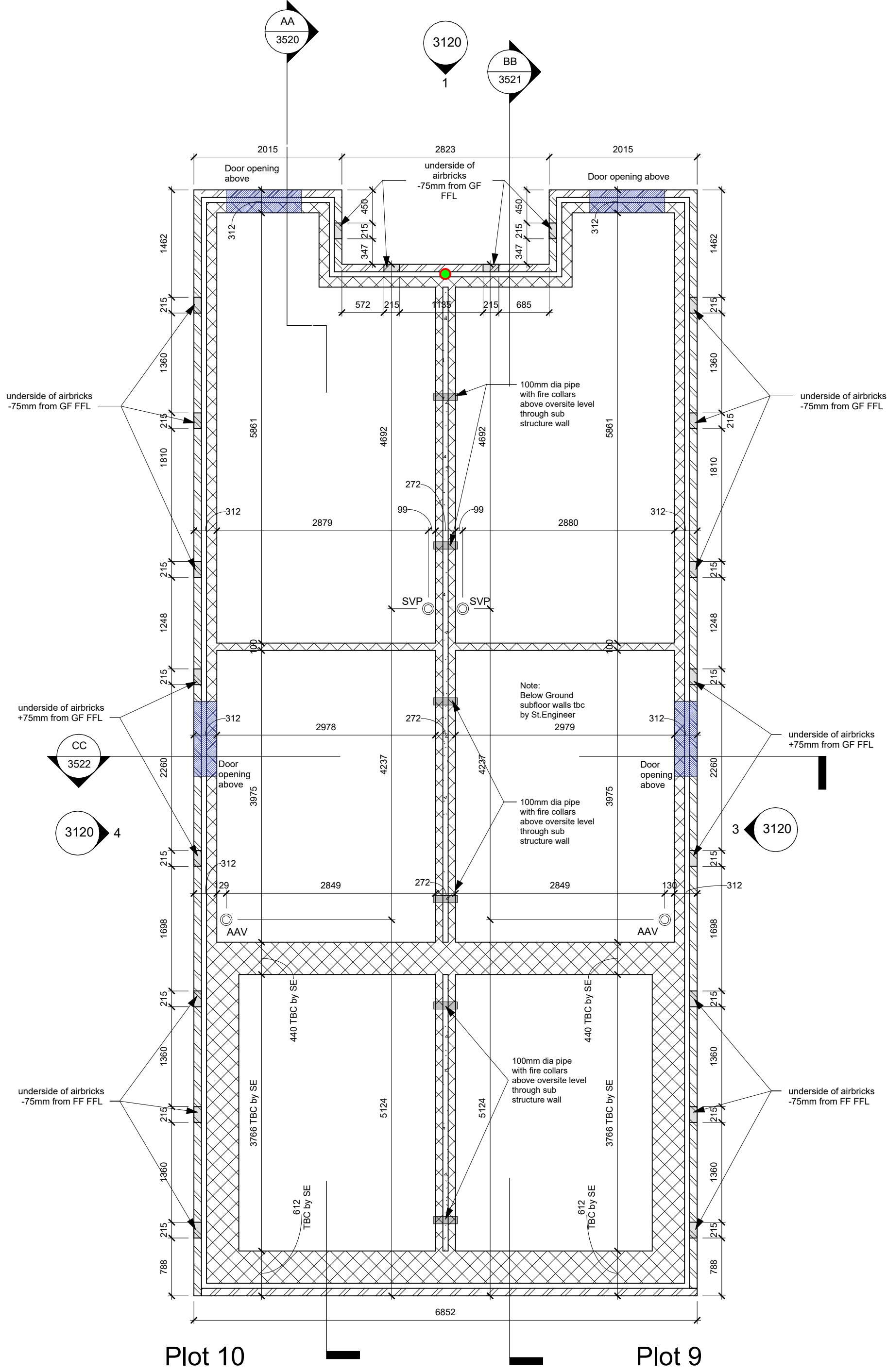
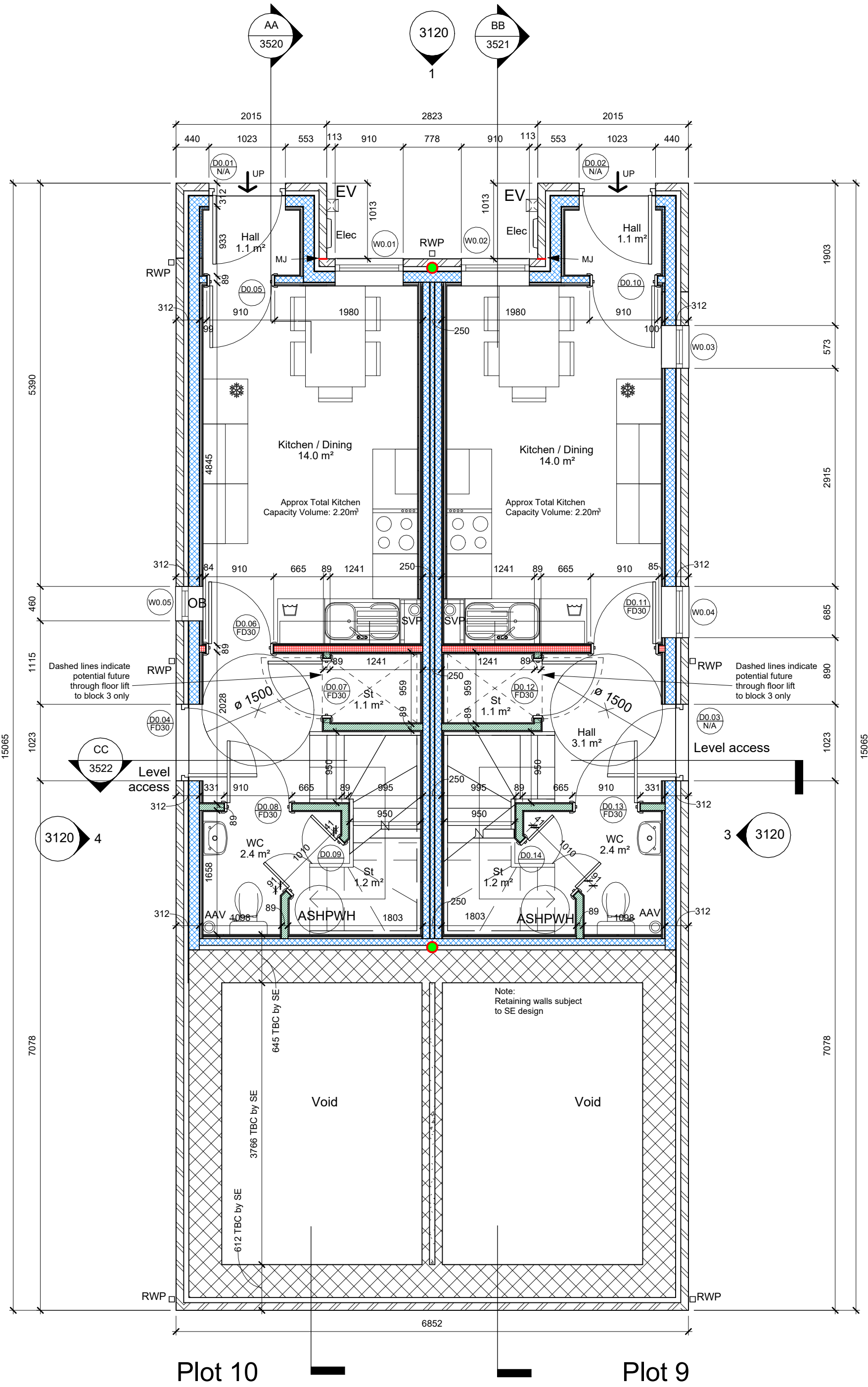




Below Ground Setting Out
1 : 50



Ground Floor Setting Out Plan
1 : 50

Area Schedule (GIA)			
Number	House Type	Level	Area
House 2 (corner plot)	3B5P	00 Ground Floor	26.5 m ²
		01 First Floor	40.1 m ²
		02 Second Floor	39.5 m ²
			106.2 m ²
House 1	3B5P	00 Ground Floor	26.5 m ²
		01 First Floor	38.8 m ²
		02 Second Floor	38.3 m ²
			103.7 m ²

Area Schedule (Gross Building)	
Level	Area
00 Ground Floor	100.4 m ²
01 First Floor	98.4 m ²
02 Second Floor	97.8 m ²
Total	296.6 m ²

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■ Drawing not to be scaled
■ Report Errors and Omissions to the Architect.
■ Check all dimensions on site
■ Drawing to be read in conjunction with the Health and Safety Plan and all relevant Risk Assessments

1:50
1:100

- External Wall 1 - 102.5mm brickwork, 60mm cavity, reflective breather membrane, 9mm outer sheathing board, 140mm TSW stud fully filled with blown fibre insulation, 9mm inner sheathing board, 25mm timber battens forming service void and 15mm foil backed plasterboard - U-value 0.16 W/m²K.
- External Wall 2 - 102.5mm brickwork, 69mm cavity, 140mm blockwork. Below DPC level.
- Party Wall - 2No. layers of 15mm plasterboard to both sides on 89mm TSW studs fully filled with insulation, either side of min. 72mm cavity fully filled with insulation - U-Value 0.0 W/m²K.
- Party Separating Wall 2 - 1layer 15mm plasterboard, 25mm timber battens with service void, 2 layers of 15mm Soundbloc plasterboard on 89mm TSW studs fully filled with mineral wool insulation, 9mm sheathing board inner lining, 54mm cavity fully filled with mineral wool insulation - U-Value 0.0 W/m²K
- 89mm stud with min. 2No. layers of 15mm plasterboard to both sides.
- 89mm stud with min. 25mm insulation, 2No. layers of 15mm plasterboard to both sides.
- 89mm stud with with min. 25mm insulation, 18mm plywood pattressing to both sides, 2No. layers of 15mm MR plasterboard to both sides.
- 89mm stud with min. 25mm insulation, 18mm plywood pattressing to bathroom side, 12.5mm MR plasterboard to both kitchen/bathroom side.
- 50mm stud with 12.5mm sound MR plasterboard boxing out to SVP.
- Party wall cavity fire stop.

Wall Types - Houses

1 : 50

A	13/02/24	ACo	Internal layouts amended. Retaining wall, external side door, and side window positions moved. Fire compartmentation shown.	CP
Rev.	Date	Dim.		Chkd.

BowkerSadler

Project
Longhurst Road, Blackley

Client
Great Places Housing Group

Drawing
Block 3 - Setting Out Plans
1

Scale	Sheet Size	Drawn	Checked	Date
1 : 50	@ A1	ACo	CP	11/01/24
Project No.	Originator	Zone	Level	Form
20-043 - BSA -				
Status	Discipline	Number	Revision	
		A - 2320	A	

Comment

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