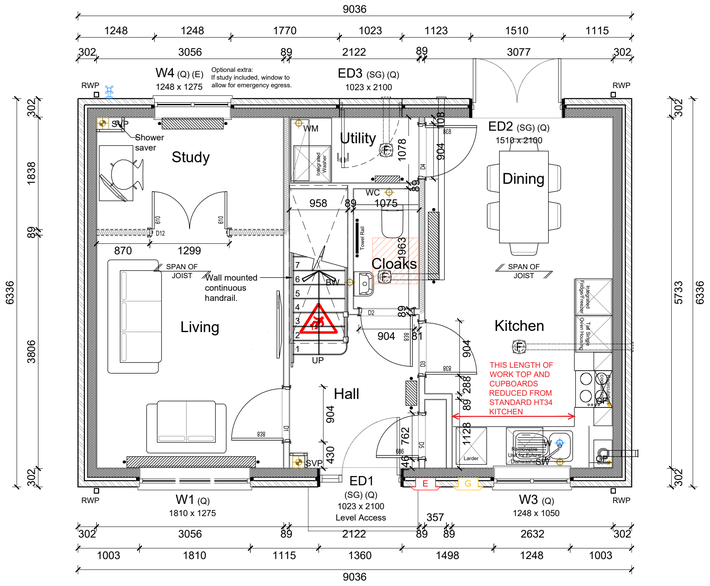
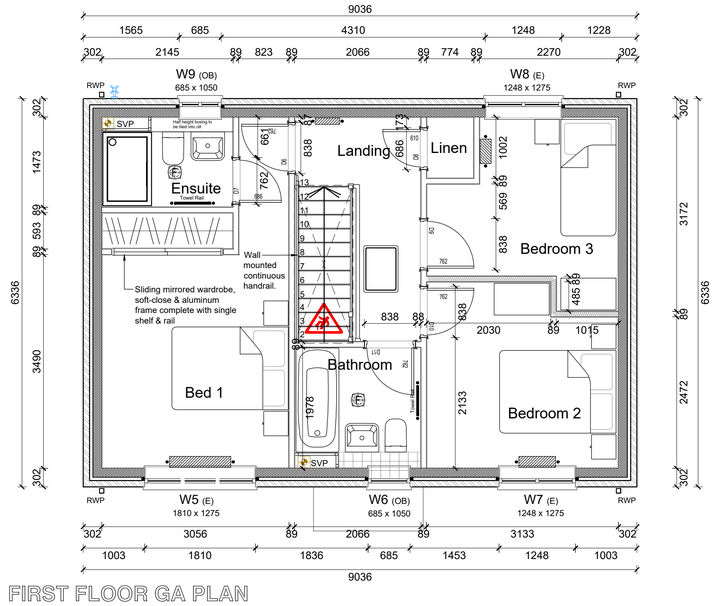
HT34A HOUSE TYPE
GENERAL ARRANGEMENT PLANS



GROUND FLOOR GA PLAN
HT34A

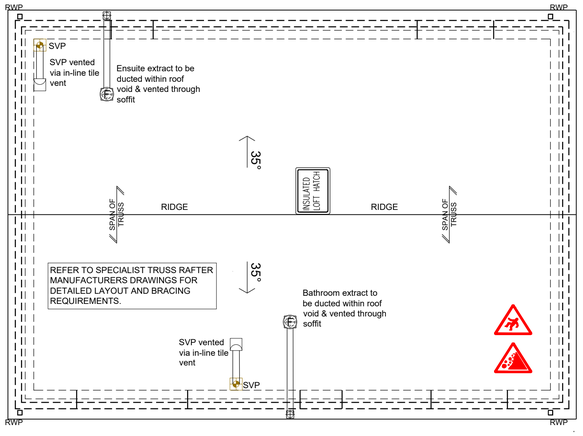


FIRST FLOOR GA PLAN
HT34A

NOTE:
REFER TO SEPARATE DRAWING BY TRUSS SUPPLIER FOR SETTING OUT, STRAPPING & CONSTRUCTION DETAILS.

PARTY WALL NOTE WHERE APPROPRIATE WALLS TO BE TAKEN UP TO UNDERSIDE OF ROOF COVERING, WITH AN ARC T-BARRIER LAID ON TOP OF CAVITY WALL.

SVP TO DISCHARGE THROUGH TILE VENT, USING RIGID PIPE, INSTALL A MAX 2M HIGH FROM CEILING LEVEL. PLEASE REFER TO MANUFACTURERS DETAILS



ROOF PLAN
HT34A

Structural Opening Schedule

Opening reference	Opening size	Lintel type	Lintel size
W1 (Q)	1810 x 1275	TBC	TBC
W2 (SG) (Q)	337 x 2100	TBC	TBC
W3 (Q)	1248 x 1050	TBC	TBC
W4 (Q) [(E) see notes]	1248 x 1275	TBC	TBC
W5 (E)	1810 x 1275	TBC	TBC
W6 (OB)	685 x 1050	TBC	TBC
W7 (E)	1248 x 1275	TBC	TBC
W8 (E)	1248 x 1275	TBC	TBC
W9 (OB)	685 x 1050	TBC	TBC
ED1 (SG) (Q)	1023 x 2100	TBC	TBC
ED2 (SG) (Q)	1510 x 2100	TBC	TBC
ED3 (SG) (Q)	1023 x 2100	TBC	TBC
Electric + Gas meter box	345 Overall	Meter Box Lintel	TBC

(Q) Ensure compliance with the requirements of the Approved Document Q
(SG) Safety glass to windows & doors in accordance with Approved Document K4, Diagram 5.1 Critical Glazing locations in internal and external walls
(OB) Obscure glazing (G) Guarding required
(+) Optional window / meter box
FOR LINTEL REFS, REFER TO MANUFACTURERS SCHEDULE

EXTERNAL WINDOW / DOOR SCHEDULE
HT34A

Internal Opening Schedule

Opening reference	Door size	Structural opening	Lintel type	Lintel size
D1	838 x 1981	904 x 2100	None-studwork	-
D2	838 x 1981	904 x 2040	None-studwork	-
D3	838 x 1981	904 x 2040	None-studwork	-
D4	838 x 1981	904 x 2040	None-studwork	-
D5	686 x 1981	762 x 2040	None-studwork	-
D6	762 x 1981	838 x 2040	None-studwork	-
D7	686 x 1981	762 x 2040	None-studwork	-
D8	610 x 1981	686 x 2040	None-studwork	-
D9	762 x 1981	838 x 2040	None-studwork	-
D10	762 x 1981	838 x 2040	None-studwork	-
D11	762 x 1981	838 x 2040	None-studwork	-
D12 (+)	2 x 610 x 1981	1299 x 2040	None-studwork	-

(m) Modified door (FD30) 20mins fire door (+) Optional door

WINDOWS AND DOORS SCHEDULED TO COMPLY WITH APPROVED DOCUMENT Q ARE TO MEET WITH PAS24:2012 AND FITTED TO THE STRUCTURE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

FRONT DOORS ARE TO BE PROVIDED WITH LETTER PLATES WITH AN APERTURE OF NOT MORE THAN 260mm X 40mm AND LOCATED TO HINDER ANY ATTEMPT TO REMOVE KEYS EITHER BY HAND OR BY TOOL AND ARE ALSO TO BE PROVIDED WITH AN ADEQUATE VIEWER, AND DOOR CHAIN.

PLEASE REFER TO APPROVED DOCUMENT Q OF THE BUILDING REGULATIONS FOR FURTHER INFORMATION.

INTERNAL DOOR SCHEDULE
HT34A

REAR FRENCH DOORS TO HAVE A HANDLE ON BOTH SIDES OF EACH DOOR TO ALLOW THEM TO BE OPENED SIMULTANEOUSLY ACHIEVING A MINIMUM OF 850MM CLEAR OPENING

Q - PART Q COMPLIANCE
DOORSETS AND WINDOWS TO BE DESIGNED IN ACCORDANCE WITH PAS24:2012 OR AS DEFINED IN APPENDIX B TO COMPLY WITH APPROVED DOCUMENT PART Q: 2015.

REFER TO DETAILS FOR CHECK REVEAL WINDOW DETAILS.

PROVIDE 1100mm GUARDING HEIGHT TO THE FIRST FLOOR WINDOWS IN ACCORDANCE WITH PART O. WHERE THE OPENING SITS BELOW THE 100mm SITE TOLERANCE, SEPARATE GUARDING IS TO BE PROVIDED. (WHERE PART O COMPLIANCE IS REQUIRED)

DIMENSIONS SHOWN TO EXTERNAL DOORS AND WINDOWS ARE FOR THE CHECK REVEAL S/O

OBSCURE GLAZING TO BE 'STIPPOLYTE PATTERN'

TRICKLE VENTILATION BASED ON SYSTEM 3 - DMEV SYSTEM

NOT ALL WINDOWS ARE REQUIRED FOR EVERY HOUSE TYPE - PLEASE REFER TO PLOT SPECIFIC BLOCK PLANS AND BLOCK ELEVATIONS

Key:

- SW Direct drainage connection for Kitchen Sink
- BW Direct drainage connection for Wash Hand Basin
- WC Direct drainage connection for WC
- FS Direct drainage connection for Future Shower
- BC Direct drainage connection for boiler condensate
- SVP Soil and Vent Pipe
- SS Stub stack
- AAV Air admittance valve
- W Water entry point
- GP Gas point
- External water tap
- Telecom entry point
- CU Consumer service unit.
- NAP Network access point.
- RWP Rain water downpipe
- G Semi-recessed gas meter box
- E Semi-recessed electric meter box
- Extract vent
- Cavity Barrier to party wall / external wall junction - to extend to top of foundation level.
- AB Air brick

Wall Legend:

SUBSTRUCTRE WALLS
- 102.5mm facing brickwork.
- 140mm Aircrete blockwork 3.6N/mm² (450-800kg/m³, 0.15W/mk).

Part M COMPLIANCE NOTE
Plots noted as M4(2) are required to have a front **and** rear **level threshold** and compliant rear door.
For all M4(1) plots level thresholds required to front doors only with the exception of where stepped access is provided to the front door therefore level access is required at the rear door. Refer to Civil Engineers levels drawing for M4(1) plots requiring the above.

EXTERNAL WALLS
NOTE: Timber frame construction TBC by specialist manufacturer
- 102.5mm facing brickwork to LA approval. 50mm cavity, 9mm timber sheathing board, 140mm timber stud, insulation between studs, 15m plasterboard
- Render to LA approval, 140mm Aircrete blockwork 3.6N/mm² (450-800kg/m³, 0.15W/mk). 50mm cavity, 9mm timber sheathing board, 140mm timber stud, insulation between studs, 15m plasterboard

PARTY WALLS
NOTE: Timber frame construction TBC by specialist manufacturer
- Robust Detail E-WT-02 One side:12.5mm plasterboard, 19mm plasterboard, 38x89mm timber stud with mineral wool batts or quilt between studs, 9mm sheathing board to cavity side, 54mm cavity fully filled with Party Wall roll

NOTE:
for full specification please refer to BM3 detail drawings, timber frame manufacturer drawings and the Robust Details Handbook.

INTERNAL WALLS
NOTE: Timber frame construction TBC by specialist manufacturer
- Stud partition - 114mm o/a thickness. Comprising 89x38mm timber stud with 12.5mm wallboard either side
- Acoustic stud partition - 114mm o/a thickness - (40 Rw dB min.) As above details but with 50mm Knauf Earthwool Acoustic Roll insulation or equal approved (16kg/m³) between studs.
- 30 mins. fire resistance stud partition As above details but fill cavity with Knauf Earthwool Acoustic Roll insulation or equal approved (16kg/m³) between studs.

1. THIS DRAWING MUST NOT BE SCALED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS
3. ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE 'PROJECT SPECIFIC CONSTRUCTION SPECIFICATION.
4. BEAM AND BLOCK / RAFT FOUNDATIONS TO STRUCTURAL ENGINEER / SPECIALIST DESIGN.
5. FOR DETAILS OF CAST INSITU POWERFLOATED SUSPENDED GROUND FLOOR SLAB, SEE SPECIALIST DRAWINGS.
6. DATUM 1 (MASONRY CONSTRUCTION ONLY) = FINISHED FLOOR LEVEL. TOP OF FLOATING SLAB, SUSPENDED SLAB AND RAFT FOUNDATION TO BE LEVEL WITH DPC (INSULATION POSITIONED UNDER SLABS).

Notes
- Copyright in this drawing remains the property of BM3 Architecture Limited.
- Do not scale this drawing. Work to figured dimensions only.
- Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies.

IMPORTANT NOTE
FACADE TREATMENT INDICATED ON THIS DRAWING IS INDICATIVE ONLY. PLEASE REFER TO PLOT SPECIFIC BLOCK PLANS AND BLOCK ELEVATIONS FOR EXTERNAL WALL TREATMENTS / MATERIALS

Revision	Date	By	Chkd
P1	15.07.24	CF	JJ
Preliminary first issue.			
P2	30.07.24	DA	CF
Electrical cupboard depth increased by 100mm.			
P3	26.11.24	DA	CF
First floor bedroom 1 internal wall to align with the ground floor wall. Ensuite size slightly decreased.			

PRELIMINARY

Client
Places for People

Project
BURGESS HILL
FAIRBRIDGE WAY

CiSfb Element

Drawing
HT34A GROUND, FIRST AND ROOF GENERAL ARRANGEMENT PLANS

Drawn by	Checked
CF	JJ
Scale	Dated
1:50@A1	15.07.24
Job No.	Drawing No.	Revision
71978	HT34A-100	P3

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