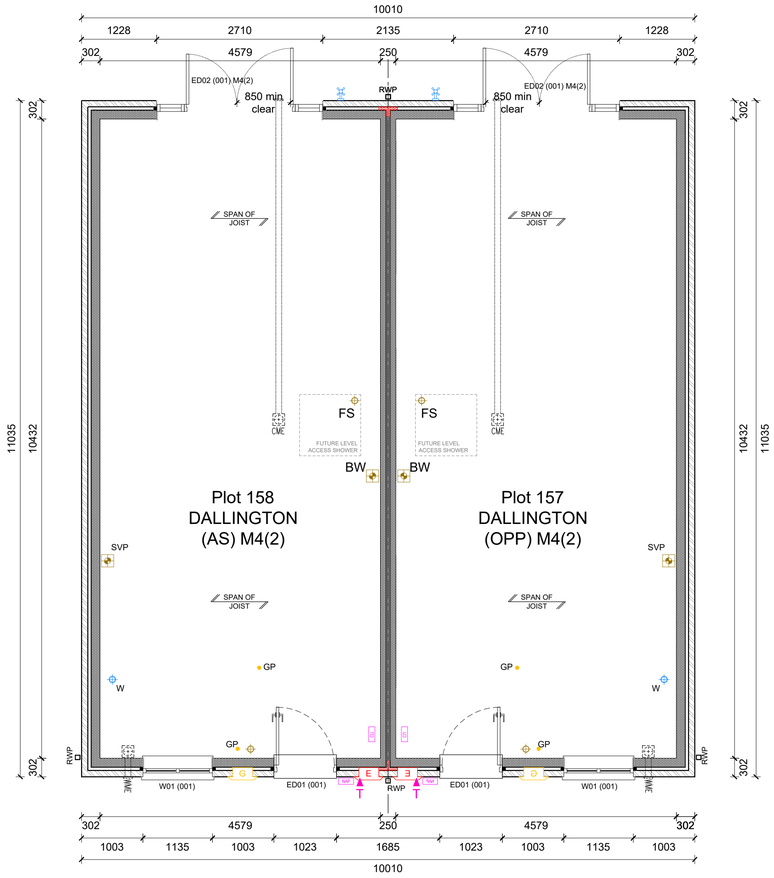
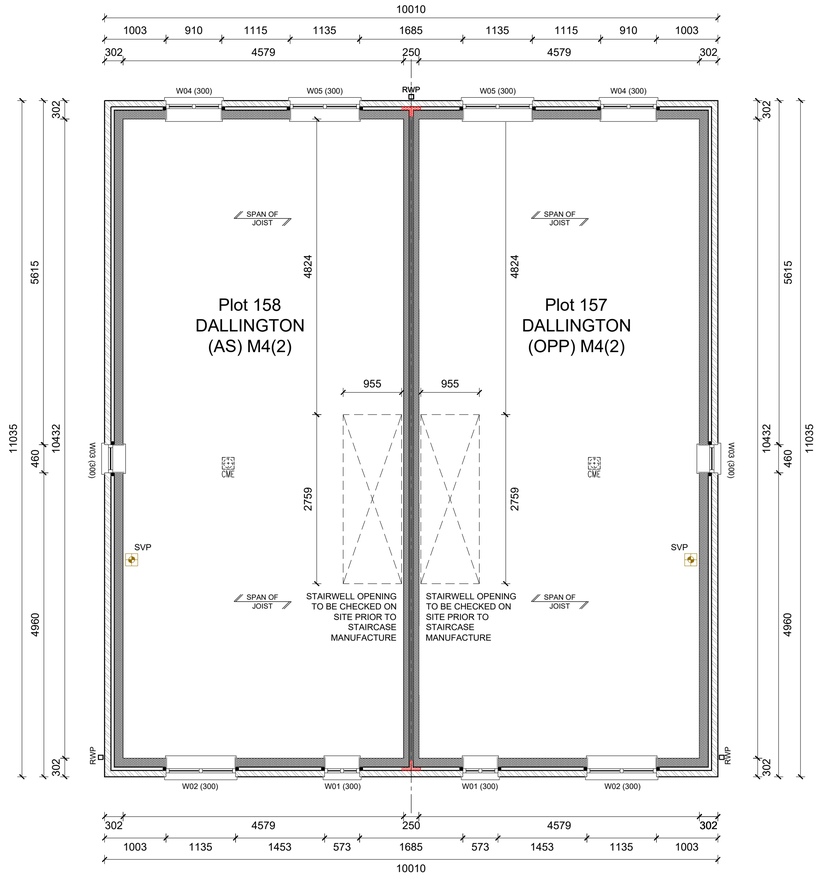


GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND & FIRST FLOOR PLAN
PLOTS 157-158

SUB STRUCTURE NOTES :

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).
7. FOUNDATION WIDTHS AND DEPTHS TO BE DETERMINED BY THE STRUCTURAL ENGINEER, BASED ON THE SITE INVESTIGATION REPORT / WALL FOUNDATION LOADS TO BE AGREED BY THE BUILDING CONTROL ENGINEER.
8. CHECK SOIL REPORT FOR SPECIAL REQUIREMENTS E.G. PRECAUTIONS NECESSARY FOR SULPHATES IN SOIL ETC.
9. GAS PIPES TO RUN IN GROUND FLOOR INSULATION OR, IF GROUND FLOOR IS POWER FLOATED, WITHIN FIRST FLOOR CARCASS.

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.

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

Revision	Date	By	Chkd
P1	08.07.24	DA	CF
Preliminary first issue.			

PRELIMINARY

Client: Places for People

Project: BURGESS HILL
FAIRBRIDGE WAY

CI/Sfb Element

Drawing: PLOTS 157-158
BLOCK PLANS
SHEET 1

Drawn by	Checked
DA	CF
Scale	**Dated**
1:50@A1	08.07.24

Job No.	Drawing No.	Revision
71978	157-158-201	P1

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