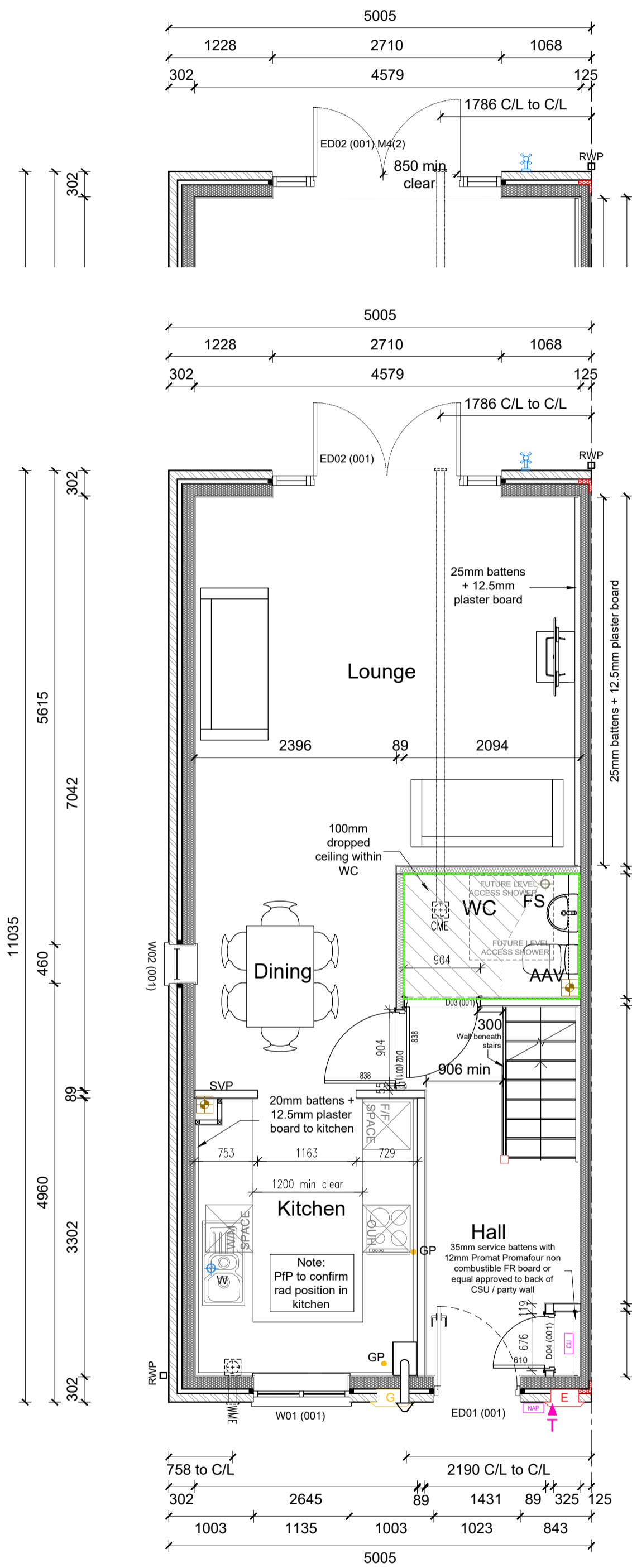
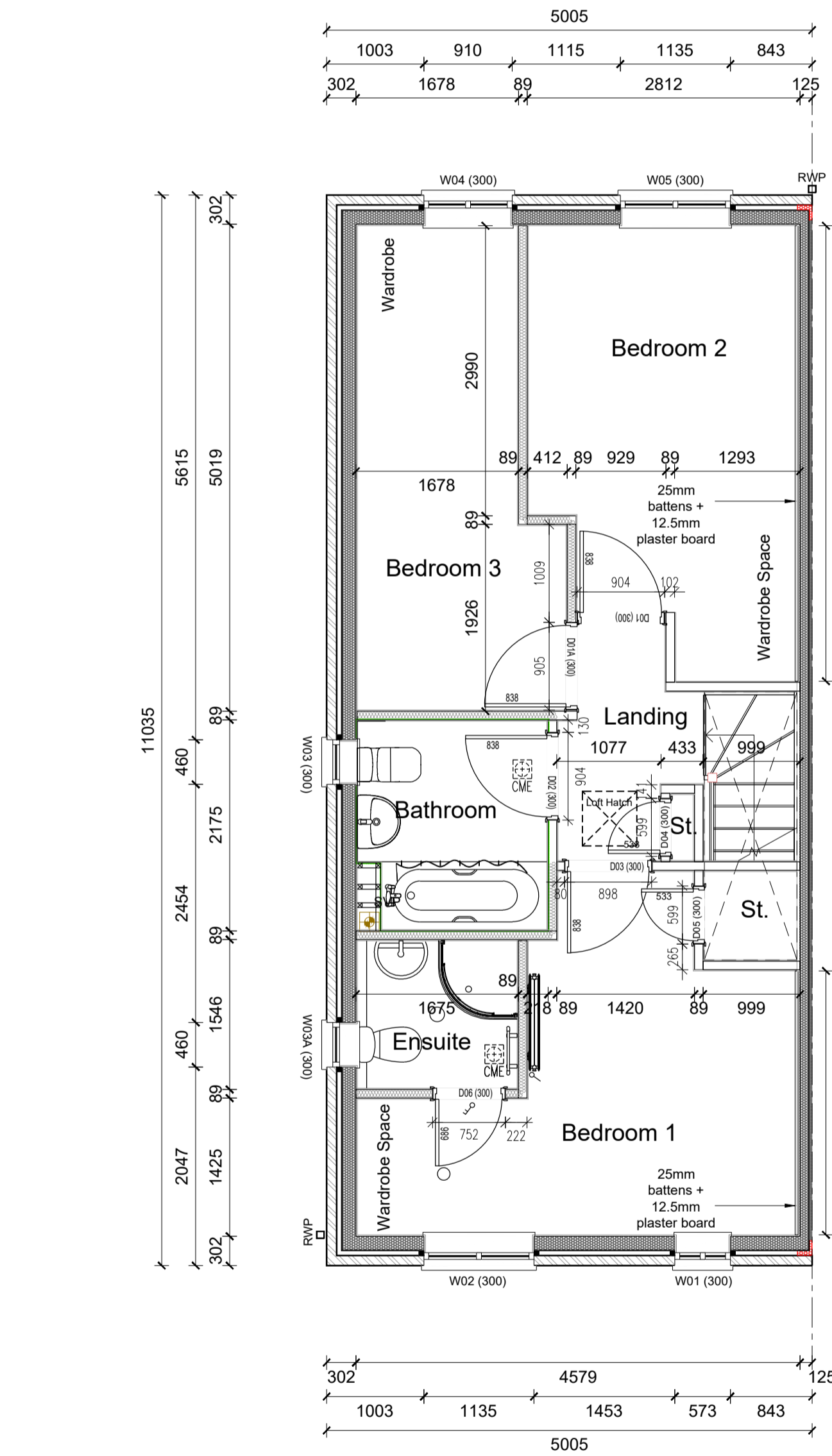


DALLINGTON HOUSE TYPE GENERAL ARRANGEMENT PLANS EN-SUITE VARIANT

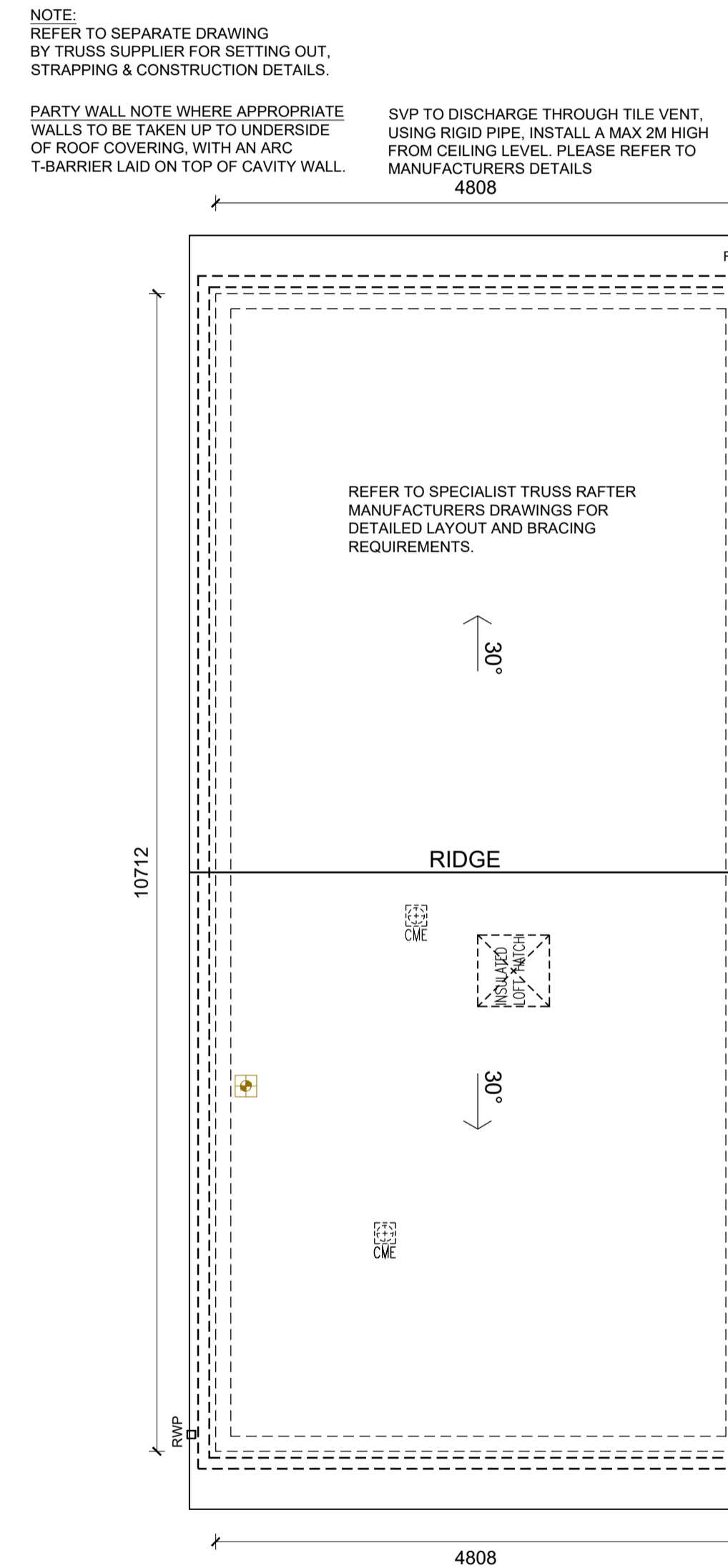
GROUND FLOOR GA PLAN
M4(2) OPTION
DALLINGTON (AS)



GROUND FLOOR GA PLAN
DALLINGTON (AS)



FIRST FLOOR GA PLAN
DALLINGTON (AS)



ROOF PLAN
DALLINGTON (AS)

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
4808

REFER TO SPECIALIST TRUSS RAFTER
MANUFACTURERS DRAWINGS FOR
DETAILED LAYOUT AND BRACING
REQUIREMENTS.

Key:		Wall Legend:		EXTERNAL WALLS		PARTY WALLS		INTERNAL WALLS		
SW	Direct drainage connection for Kitchen Sink	SS	Stub stack	102.5mm facing brickwork.	102.5mm facing brickwork to LA approval. 50mm cavity, 9mm timber sheathing board, 140mm timber stud, insulation between studs, 15m plasterboard	Robust Detail E-WT-02	Robust Detail E-WT-02	Stud partition - 114mm o/a thickness. Comprising 89x38mm timber stud with 12.5mm wallboard either side	30 mins. fire resistance stud partition As above details but fill cavity with Knauf Earthwool Acoustic Roll insulation or equal approved (16kg/m ³) between studs.	
BW	Direct drainage connection for Wash Hand Basin	AAV	Air admittance valve	140mm Aircrete blockwork 3.6N/m ² (450-800kg/m ³ , 0.15W/mk)	Render to LA approval. 140mm Aircrete blockwork 3.6N/m ² (450-800kg/m ³ , 0.15W/mk). 50mm cavity, 9mm timber sheathing board, 140mm timber stud, insulation between studs, 15m plasterboard	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	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/m ³) between studs.	Stud partition - M4(2) plots ONLY Comprising 89x38mm timber stud with plywood sheathing or patressing to achieve 1.5kN/m ² to inner side of WC / bathroom etc. with 12.5mm wallboard either side		
WC	Direct drainage connection for WC	W	Water entry point	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.		NOTE: for full specification please refer to BM3 detail drawings, timber frame manufacturer drawings and the Robust Details Handbook.				
FS	Direct drainage connection for Future Shower	GP	Gas point							
BC	Direct drainage connection for boiler condensate	ET	External water tap							
SVP	Soil and Vent Pipe	EW	Extract vent							
		CP	Cavity Barrier to party wall / external wall junction - to extend to top of foundation level.							
		TE	Telecom entry point							
		CS	Consumer service unit.							
		NA	Network access point.							
		RWP	Rain water downpipe							
		AB	Air brick							

- THIS DRAWING MUST NOT BE SCALED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS
- ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE "PROJECT SPECIFIC CONSTRUCTION SPECIFICATION"
- BEAM AND BLOCK / RAFT FOUNDATIONS TO STRUCTURAL ENGINEER / SPECIALIST DESIGN.
- FOR DETAILS OF CAST INSITU POWERFLAOTED SUSPENDED GROUND FLOOR SLAB, SEE SPECIALIST DRAWINGS.
- 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).

M4(2) COMPLIANCE.

NOT ALL PLOTS OF THIS HOUSE TYPE ARE REQUIRED TO MEET M4(2) COMPLIANCE.

PLEASE REFER TO TECHNICAL SITE PLAN WHICH IDENTIFIES PLOTS THAT ARE TO ACHIEVE M4(2) COMPLIANCE

- All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m². Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls. This can be achieved by the addition of plywood patressing & timber noggin supports fixed within studs to ensure the patress finishes flush with studwork allowing finished plasterboard to plasterboard dimensions remain.
- Level / step free access to front door. Canopy over front door and rear doors. Compliance met with level access thresholds, for external levels refer to Civil Engineers drawings/ information
- Canopy over front door to be minimum 900mm wide x 600mm deep.
- Glazing to the principal window of the principal living area starts a maximum of 850mm above finished floor level. Compliance met with fully glazed French doors and side lights - refer to plot specific elevations.
- French doors to have unequal door leafs. Main (leading) opening door leaf to provide a clear opening of 850mm. Compliance met with unequal door leafs noted above to any M4(2) designated plots.
- Provision for level access shower in GF WC. Drainage pop up to be installed and capped off for future use if required.

Services and Controls

To assist people that have reduced reach, services and controls should comply with all of the following:

- Consumer units are mounted so that the switches are between 1350mm and 1450mm above finished floor level.
- Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above finished floor level and a minimum of 300mm (measured horizontally) from an inside corner.
- The handle to at least one window in the principal living area is located between 450mm and 1200mm above finished floor level, unless the window is fitted with a remote opening device that is within this height range.
- Handles to all other windows are located between 450mm and 1400mm above finished floor level unless the window is fitted with a remote opening device that is within this height range.
- Either;
 - Boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or
 - Separate controllers (wired or wireless) are mounted elsewhere in an acceptable location within the same height range.

Controls that are part of a radiator or cooker hood are exempt from these provisions.

READ IN CONJUNCTION WITH M4(2) COMPLIANCE PLAN DALL-120

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	02.02.24	DA	CF
P2	06.02.24	DA	CF
P3	25.06.24	DA	CF
P4	16.09.24	DA	CF
P5	15.10.24	DA	CF
P6	13.11.24	DA	CF
P7	16.01.25	DA	CF
P8	14.01.26	CF	JJ
P9	19.01.26	CF	JJ

Client

Places for People

Project
BURGESS HILL
FAIRBRIDGE WAY

CISb Element

Drawing
DALLINGTON
GROUND, FIRST AND ROOF
GENERAL ARRANGEMENT PLANS

Drawn by	Checked
DA	CF

Scale	Dated
1:50@A1	02.02.24

Job No.	Drawing No.	Revision
71978	DALL-100.1	P9

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