

ROOF PLAN PLOTS 152-153

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

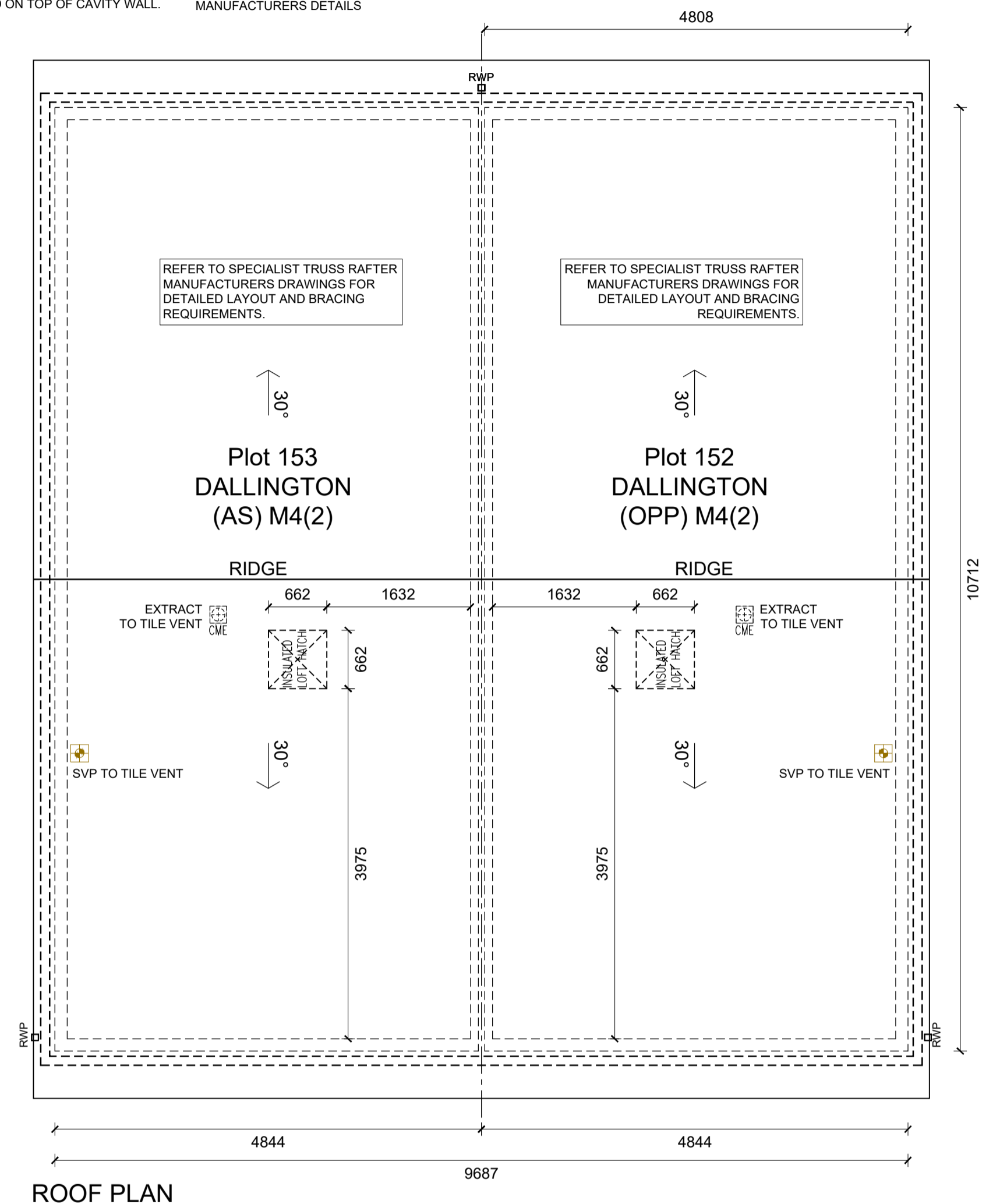
PARTY WALL NOTE WHERE APPROPRIATE
WALLS TO BE TAKEN UP TO UNDERSIDE
OF ROOF COVERING, WITH AN ARC
T-BARRIER LAID ON TOP OF CAVITY WALL.

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

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

- SUB STRUCTURE NOTES :**
- 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 POWERFLOATED 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).
 - 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.
 - CHECK SOIL REPORT FOR SPECIAL REQUIREMENTS E.G. PRECAUTIONS NECESSARY FOR SULPHATES IN SOIL, ETC.
 - 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
 - Consumer service unit
 - Network access point
 - RWP Rain water downpipe
 - Semi-recessed gas meter box
 - Semi-recessed electric meter box
 - Extract vent
 - Cavity Barrier to party wall / external wall junction - to extend to top of foundation level.
 - Air brick

- Wall Legend:**
- SUBSTRUCTURE WALLS**
- 102.5mm facing brickwork.
 - 140mm Aircrete blockwork 3.6N/mm² (450-800kg/m³, 0.15W/mk).
- 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, 38x69mm 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.
- 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) door 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.

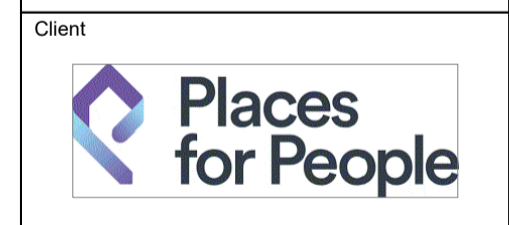
Notes
- Copyright in this drawing remains the property of BM3 Architecture Limited.
- Do not scale this drawing.
- Work to figured dimensions only.
- Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies.

IMPORTANT NOTE

Revision	Date	By	Chkd
P1	08.07.24	DA	CF

Preliminary first issue.

PRELIMINARY



Project
BURGESS HILL
FAIRBRIDGE WAY

Drawing
PLOTS 152-153
BLOCK PLANS
SHEET 2

Drawn by	Checked	
DA	CF	
Scale	Dated	
1:50@A1	08.07.24	
Job No.	Drawing No.	Revision
71978	152-153-202	P1

Birmingham Office
28 Pickford Street, Digbeth, Birmingham, B5 5QH
T: 0121 633 0000 F: 0121 633 0300 E: design@bm3.co.uk

