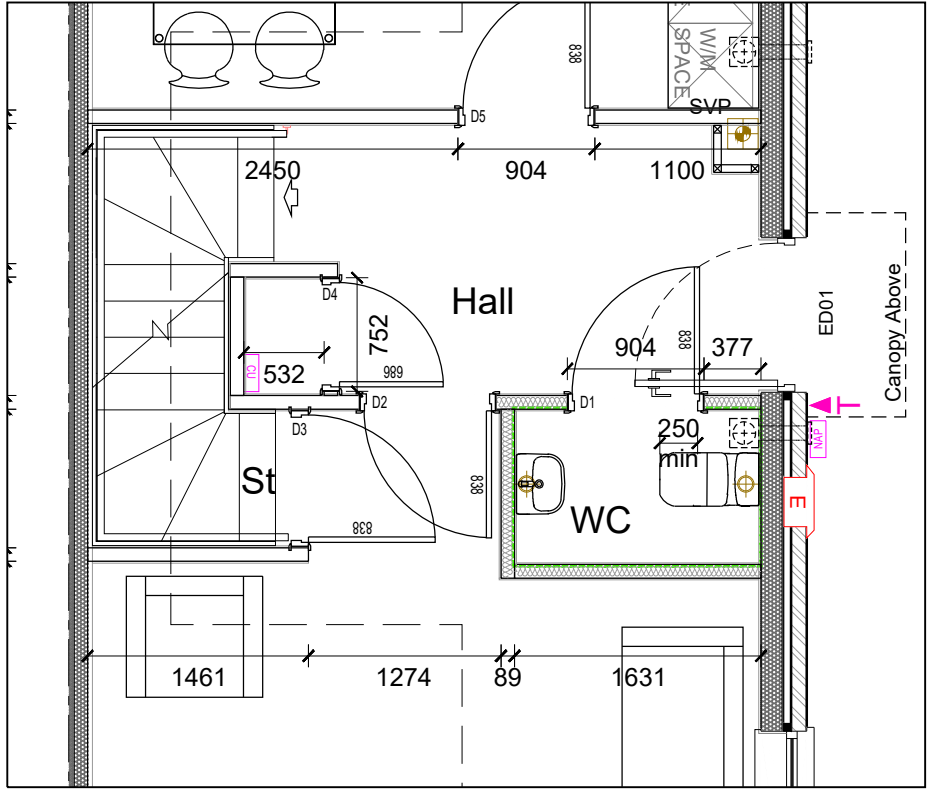
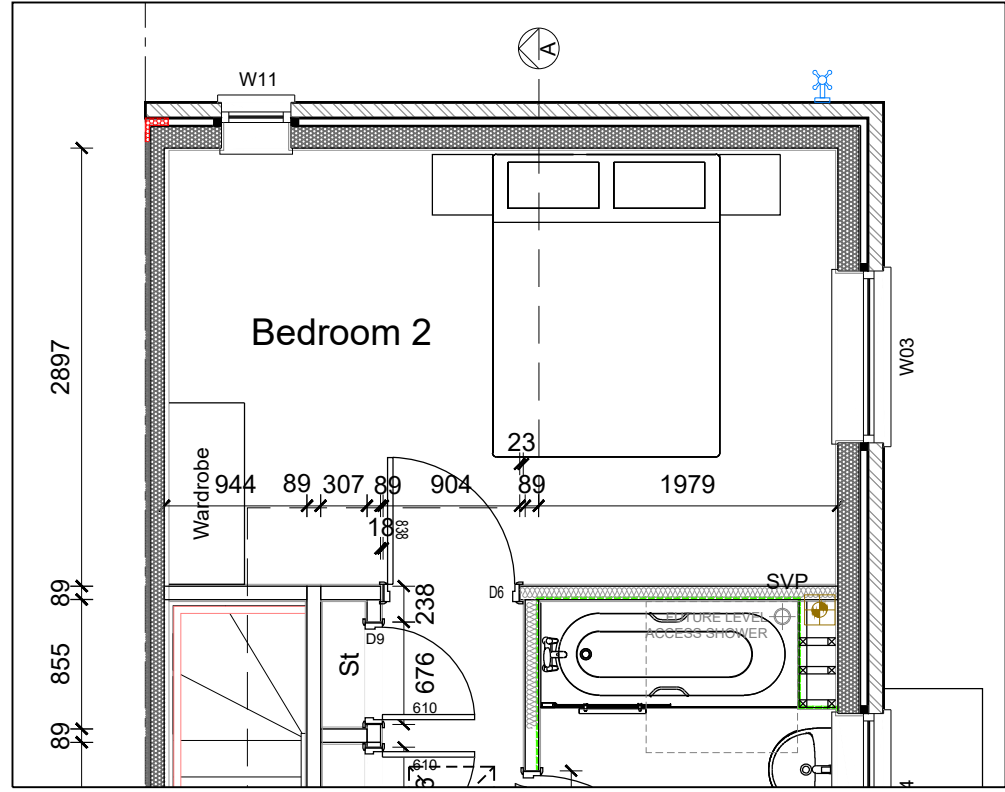


CARDINHAM HOUSE TYPE GENERAL ARRANGEMENT PLANS

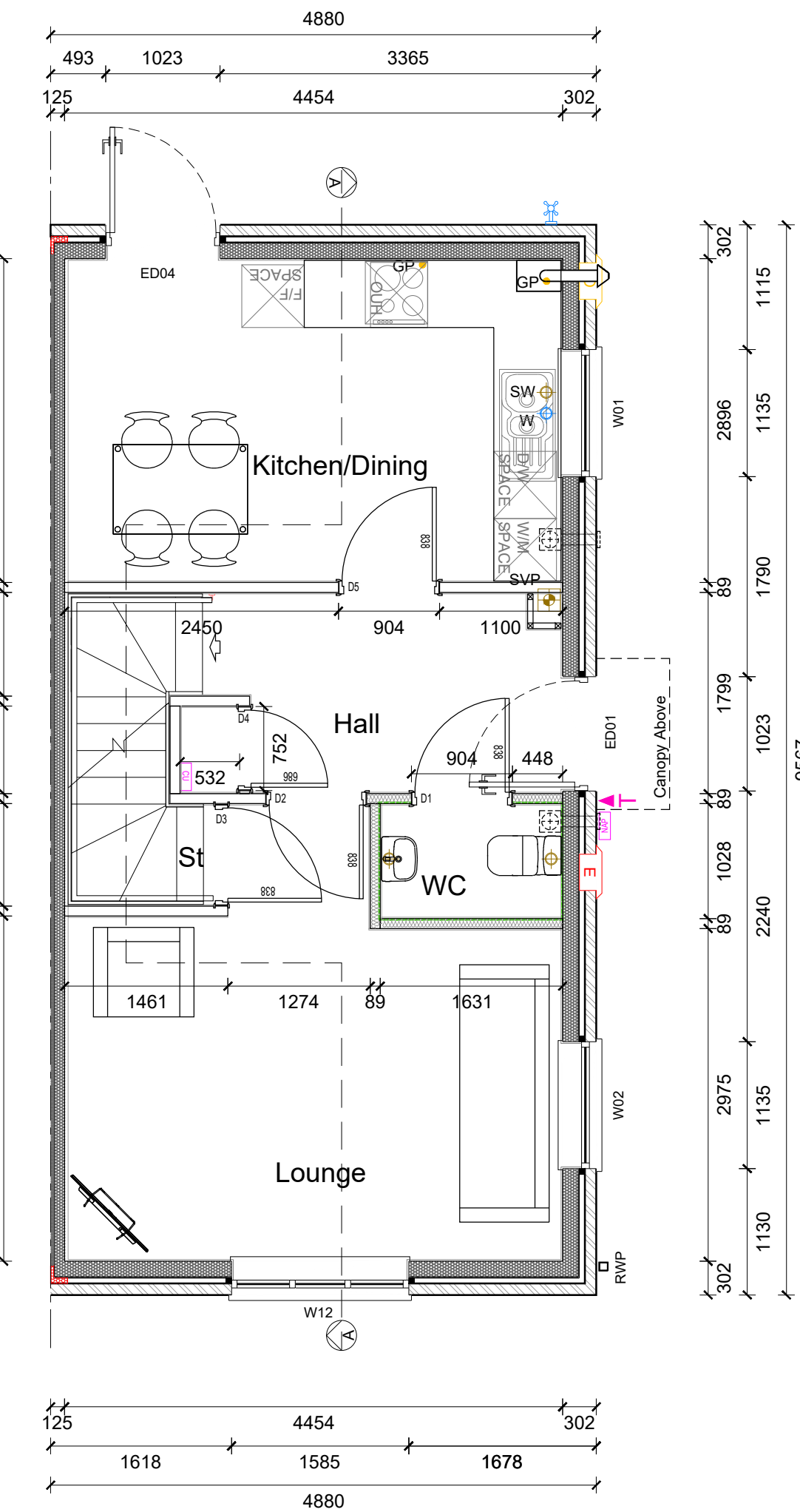


GROUND FLOOR GA PLAN

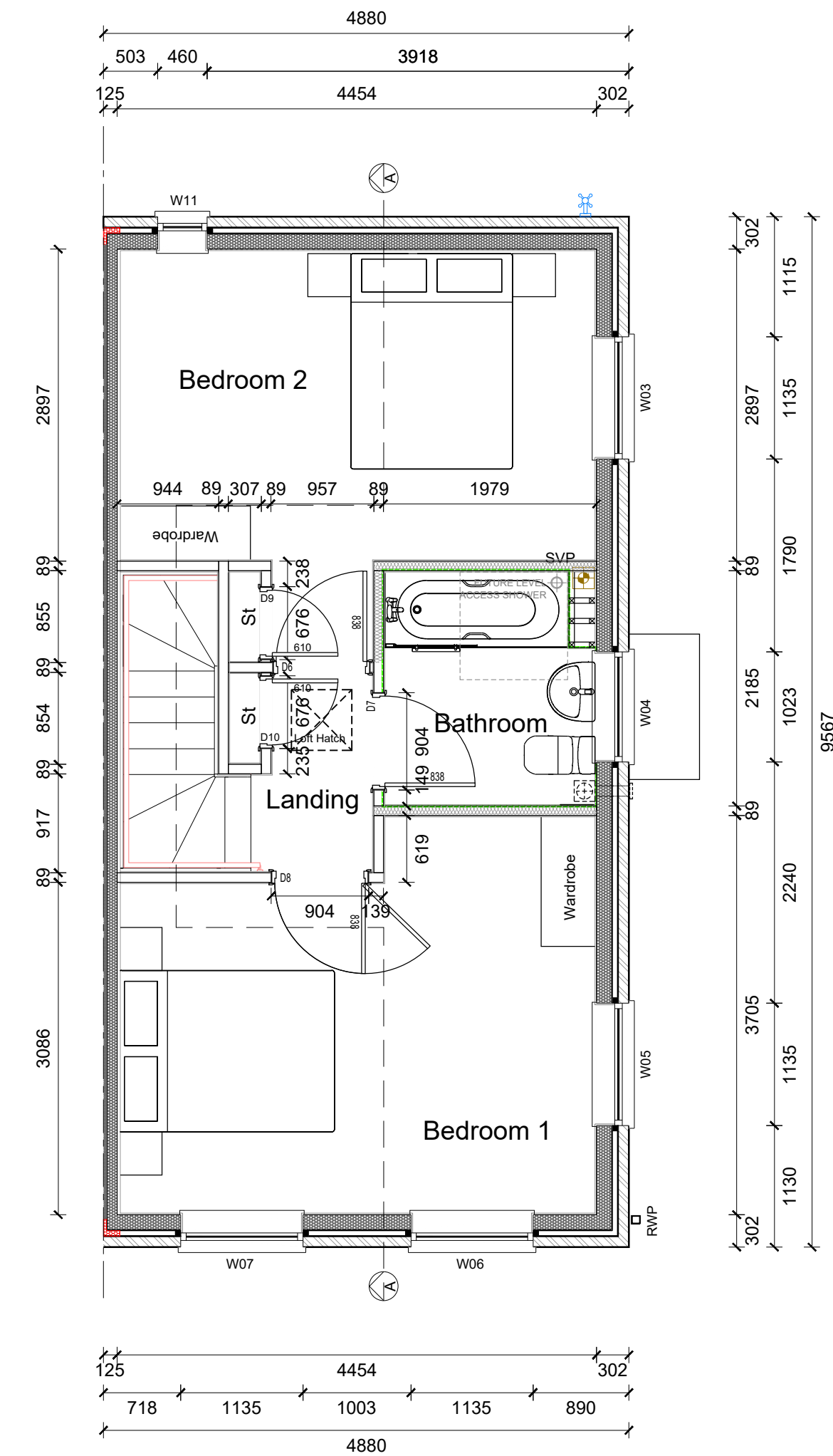
M4(2) VARIANT CARDINHAM (AS)



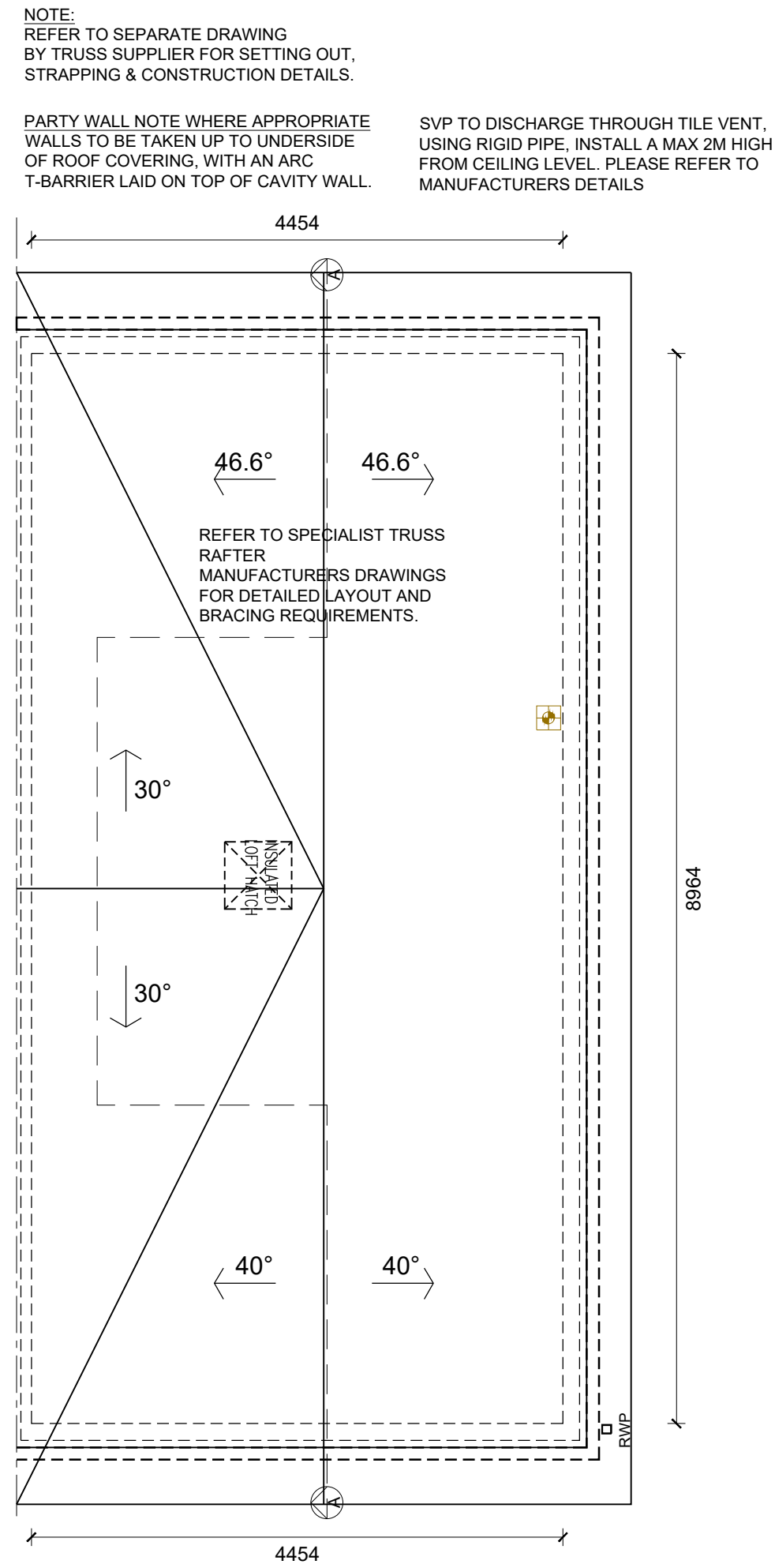
FIRST FLOOR GA PLAN
M4(2) VARIANT CARDINHAM (AS)



GROUND FLOOR GA PLAN
CARDINHAM (AS)



FIRST FLOOR GA PLAN
CARDINHAM (AS)



ROOF PLAN
CARDINHAM (AS)

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 pattering and timber noggin supports fixed within studs to ensure the pattering finishes flush with studwork allowing finished plasterboard to plasterboard dimensions remain.

NOTE - The loading for strengthened walls is considered suitable for many types of adaptations but additional localised strengthening maybe required of adaptations are fitted that impose high point loads.

- Level / step free access to front door. Canopy over front door and rear door 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 - Kitchen / Dining door to be fully glazed*
- Kitchen Dining door to provide a clear opening of 850mm.
- Provision for level access shower in bathroom. SVP to have boss connector in floor void to enable connection of shower waste.

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 CARD-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
FAÇADE 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	20.12.23	DA	CF
Preliminary first issue.			
P2	06.02.24	DA	CF
Windows & external doors added to plans.			
P3	30.04.24	DA	CF
Lounge window changed to W12			
P4	16.09.24	DA	CF
Boler position updated.			
P5	15.10.24	DA	CF
Service void added to kitchen.			
P6	16.01.25	DA	CF
Bathroom and Cloakroom amended as per client request.			
P7	10.03.24	DA	CF
Service void removed from kitchen as per client request.			
P8	19.01.26	CF	JJ
M4(2) notation added			
P9	18.02.26	CF	JJ
First floor M4(2) variant added as requested by client.			
P10	24.02.26	CF	JJ
Smaller basin shown to GF WC as instructed by client			
P11	11.03.26	CF	JJ
M4(2) GF variant added for GF WC door setting out as per client instruction			

PRELIMINARY

Client



Project
BURGESS HILL
FAIRBRIDGE WAY

CiSfb Element

Drawing
CARDINHAM
GROUND, FIRST AND ROOF
GENERAL ARRANGEMENT PLANS

Drawn by DA	Checked CF	
Scale 1:50@A1	Dated 20.12.23	
Job No. 71978	Drawing No. CARD -100	Revision P11

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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 IN SITU POWERFLOORED SUSPENDED GROUND FLOOR SLAB, SEE SPECIALIST DRAWINGS.
6. DATUM 1 (MASONRY CONSTRUCTION ONLY) = FINISHED FLOOR LEVEL TOP OF FLOATING SLAB, SUSPENDED SLAB/RAFT FOUNDATION TO BE LEVEL WITH DPC (INSULATION POSITIONED UNDER SLABS).