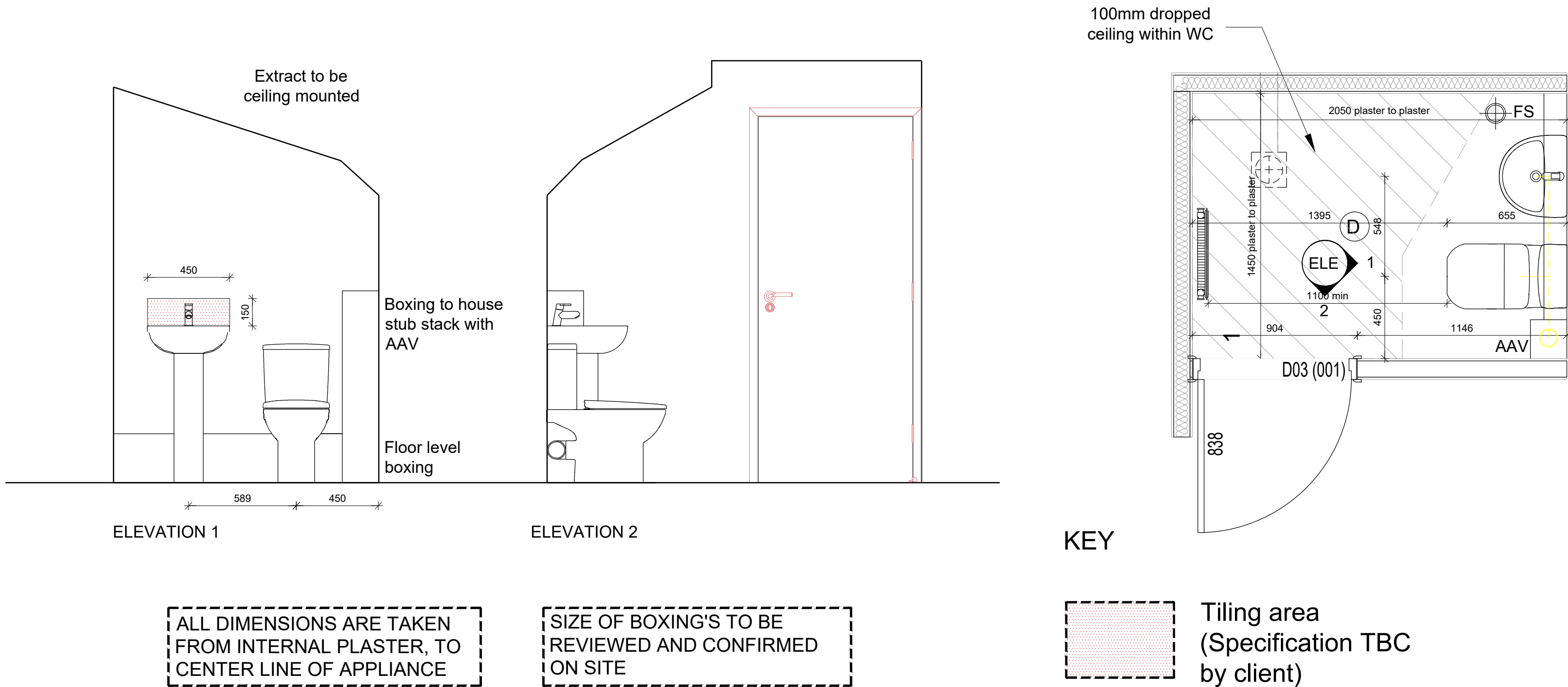


DALLINGTON HOUSE TYPE
CLOAKROOM LAYOUT



CLOAKROOM LAYOUT & ELEVATIONS
DALLINGTON (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 pattressing & timber noggin supports fixed within studs to ensure the pattress 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.

- 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).

ABBREVIATIONS	
CME = CEILING MOUNTED EXTRACT FAN	BLR = BOILER
WME = WALL MOUNTED EXTRACT FAN	E = ELECTRIC METER
G = GAS METER	GR = GAS RISER PIPE
SVP = SOIL VENT PIPE	RWP = RAIN WATER PIPE
AAV = AIR ADMITTANCE VALVE	
APPROVED DOCUMENT PART G (2009 EDITION) REQUIREMENTS:	
a) THERMOSTATIC MIXING VALVE DEVICE TO BE FITTED TO BATH IN ACCORDANCE WITH APPROVED DOCUMENT G (Apr 2010)	
b) WATER USAGE WILL NOT EXCEED 125 LITRES PER PERSON PER DAY TO COMPLY WITH APPROVED DOCUMENT G (Apr 2010)	
VENTILATION REQUIREMENTS	
SYSTEM 3 TO BE VIA DECENTRALISED CONTINUOUS MECHANICAL EXTRACT FANS TO COMPLY WITH APPROVED DOCUMENT F, TABLE 5.1b.	
AIR LEAKAGE RATES TO BE SET AT A DEFAULT OF 5m ³ /m ² /h@50Pa.	
NOTE: WC & BATHROOMS SUITE (no window) - BOOST VIA LIGHT SWITCH WITH BUILT IN HUMIDISTAT & TIMER.	
WC & BATHROOMS SUITE (w/ window) - BOOST VIA BUILT IN HUMIDISTAT & TIMER PLUS MANUAL BOOST SWITCH (NOT LIGHT SWITCH)	

CO-ALARM, TO BE MOUNTED BETWEEN 1-3m FROM THE EDGE OF THE FUEL BURNING APPLIANCE. ALARM NOT TO BE FITTED IN A STORE/CUPBOARD, DIRECTLY ABOVE A SINK/COOKER OR NEXT TO A DOWNWINDOW OR ANYWHERE THAT COULD BE AFFECTED BY DRAUGHTS. NOTE: IN ALL CASES LOCATIONS TO BE AGREED WITH THE GAS SAFE REGISTERED ENGINEER.

- 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	15.01.25	DA	CF
Preliminary first issue.			
P2	14.01.26	CF	JJ
M4(2) compliance notation added			

PRELIMINARY

Client



Project
BURGESS HILL
FAIRBRIDGE WAY

Client Element

Drawing
DALLINGTON HOUSE TYPE
CLOAKROOM LAYOUT

Drawn by

DA

Checked

CF

Scale

1:20@A1

Dated

15.01.25

Job No.

71978

Drawing No.

DALL-151

Revision

P2

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