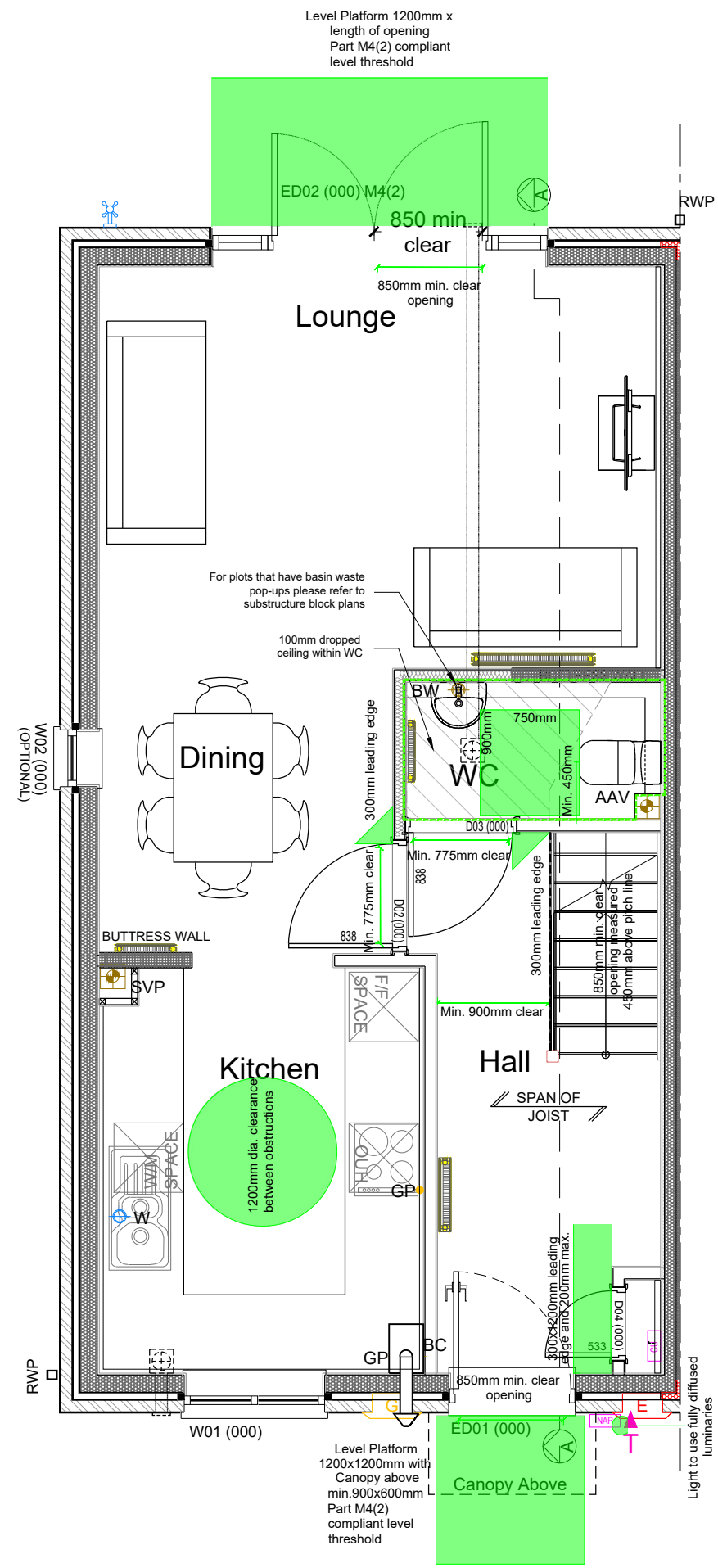
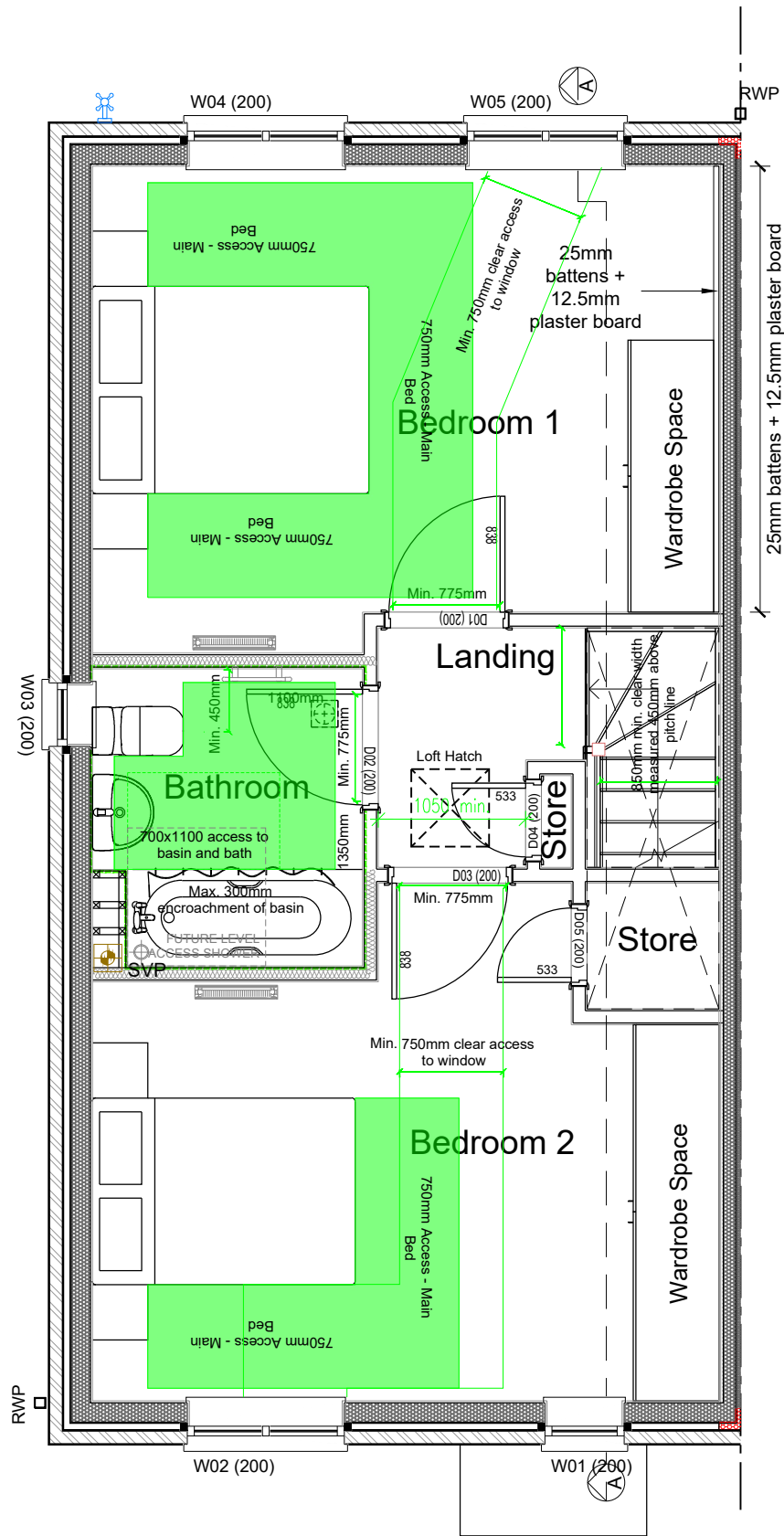


HOLT HOUSE TYPE
GENERAL COMPLIANCE PLANS



Note:
Plots that don't have a basin waste pop-up are to have low level boxing for drainage back AAV.
Plots that have basin waste pop-up, low level boxing is not required.
Please read in conjunction with ground floor WC Layout drawing: 71978-CLOAK-150, and plot specific substructure block plans.



GROUND FLOOR M4(2) ACTIVITY ZONES
HOLT (AS)

FIRST FLOOR M4(2) ACTIVITY ZONES
HOLT (AS)

Key:			
SW	Direct drainage connection for Kitchen Sink	SS	Stub stack
BW	Direct drainage connection for Wash Hand Basin	AAV	Air admittance valve
WC	Direct drainage connection for Future Shower	W	Water entry point
FS	Direct drainage connection for boiler condensate	GP	Gas point
SVP	Soil and Vent Pipe	ET	External water tap
		ET	Telecom entry point
		CSU	Consumer service unit
		NAP	Network access point
		RWP	Rain water downpipe
		AB	Air brick
			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

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.

- 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 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 HOLT-120

- 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).

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

19.01.26

CF

JJ

Preliminary first issue.

PRELIMINARY

Client

Places for People

Project

BURGESS HILL
FAIRBRIDGE WAY

CISb Element

Drawing

HOLT GROUND & FIRST FLOOR
M4(2) COMPLIANCE PLANS

Drawn by

Checked

CF

JJ

Scale

Dated

1:50@A1

16.01.26

Job No.

Drawing No.

Revision

71978

HOLT-120

P1

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