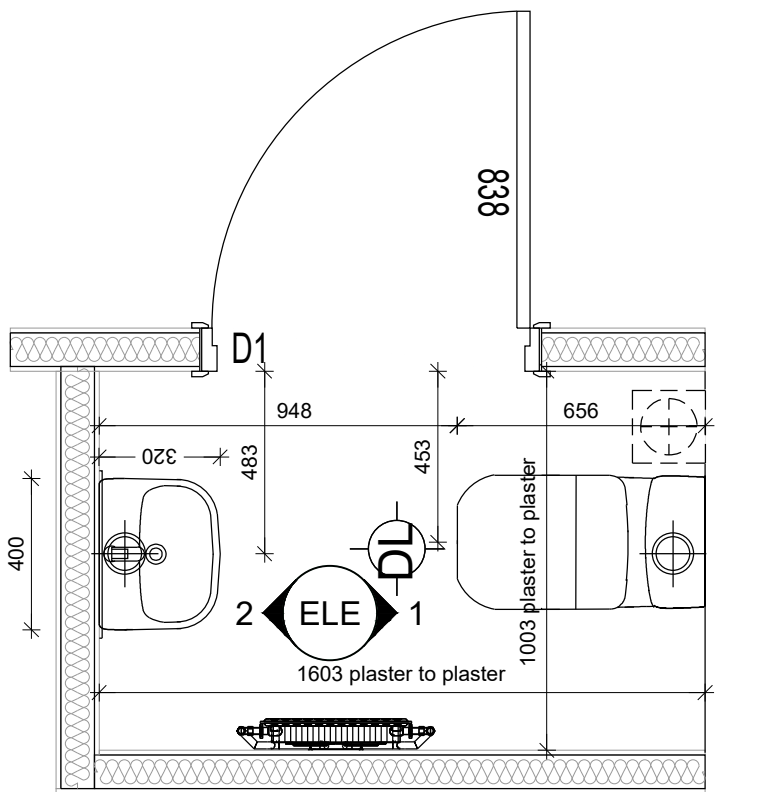
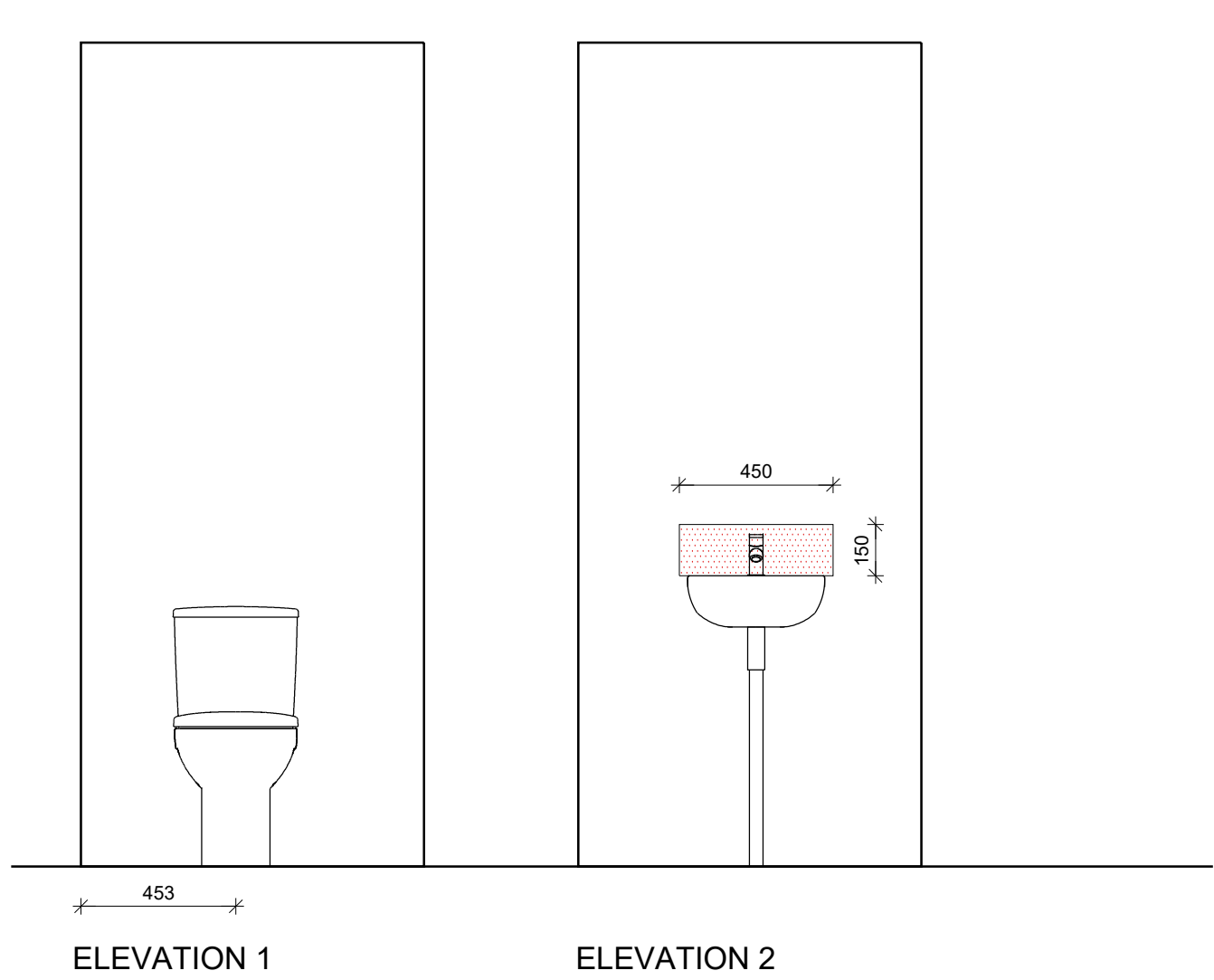


CARDINHAM HOUSE TYPE
CLOAKROOM LAYOUT

READ IN CONJUNCTION WITH TECHNICAL SITE PLAN TO ENSURE PLOTS THAT ARE REQUIRED TO ACHIEVE M4(2) COMPLIANCE RECEIVE APPROPRIATE WALL SHEATHING / PATTERESSING TO WITHSTAND 1.5k/Nm²

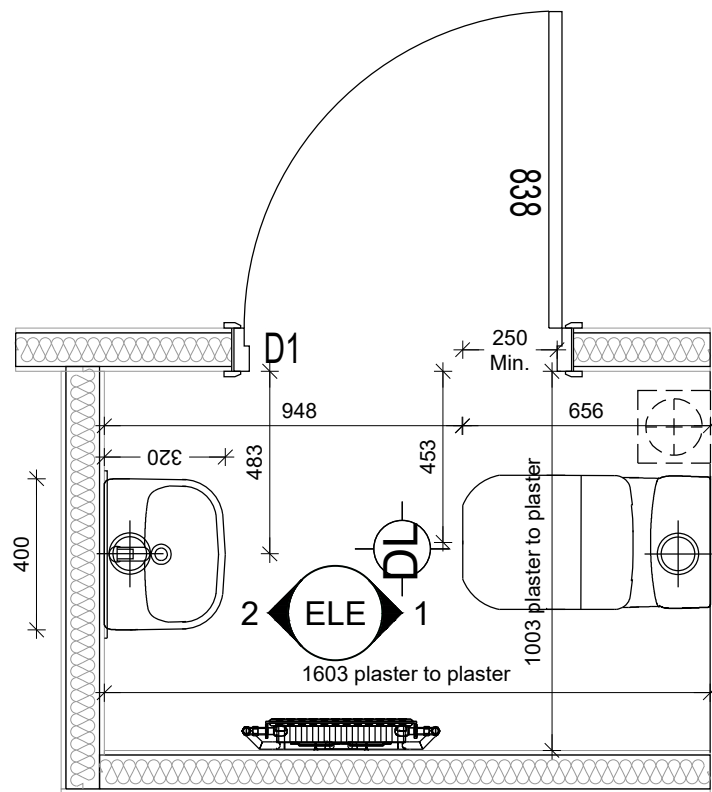
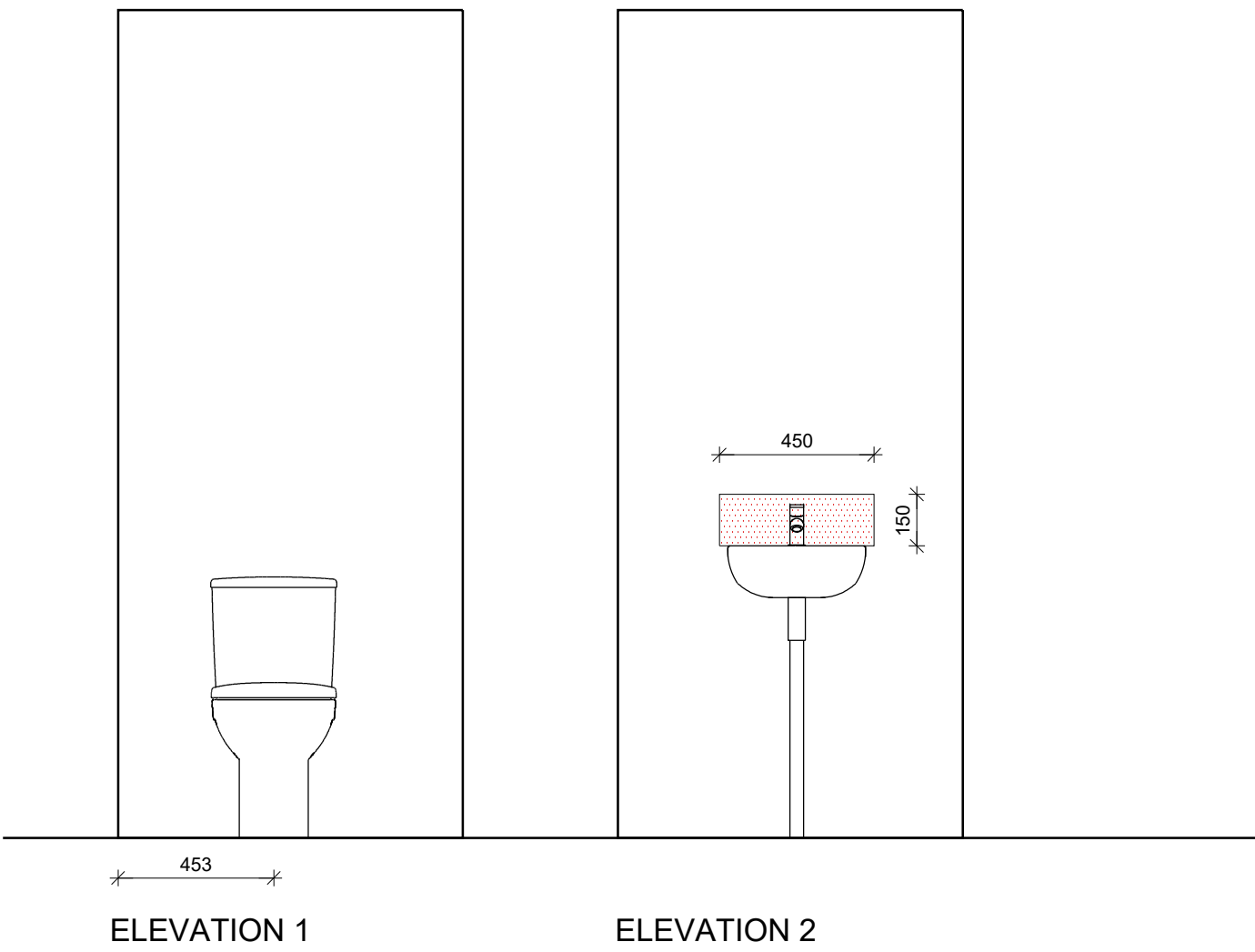


ALL DIMENSIONS ARE TAKEN FROM INTERNAL PLASTER, TO CENTER LINE OF APPLIANCE

KEY
Tiling area (Specification TBC by client)

CLOAKROOM PLAN & ELEVATIONS
CARDINHAM (AS)

READ IN CONJUNCTION WITH TECHNICAL SITE PLAN TO ENSURE PLOTS THAT ARE REQUIRED TO ACHIEVE M4(2) COMPLIANCE RECEIVE APPROPRIATE WALL SHEATHING / PATTERESSING TO WITHSTAND 1.5k/Nm²



ALL DIMENSIONS ARE TAKEN FROM INTERNAL PLASTER, TO CENTER LINE OF APPLIANCE

KEY
Tiling area (Specification TBC by client)

CLOAKROOM PLAN & ELEVATIONS
CARDINHAM (AS) M4(2) PLOTS ONLY

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.

- Provision for level access shower in bathroom. SVP to have boss connector in floor void to enable connection of shower waste.

READ IN CONJUNCTION WITH M4(2) COMPLIANCE PLAN CARD-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).

ABBREVIATIONS CME = CEILING MOUNTED EXTRACT FAN WME = WALL MOUNTED EXTRACT FAN G = GAS METER SVP = SOIL VENT PIPE AAV = AIR ADMITTANCE VALVE	BS = BOILER E = ELECTRIC METER GP = GAS RISER POINT RWP = RAIN WATER PIPE
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 5m³/m²h@50Pa. NOTE - WC & BATHROOMS (suite (no window) - BOOST VIA LIGHT SWITCH WITH BUILT IN HUMIDISTAT & TIMER. WC & BATHROOMS (suite (with 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 DOOR/WINDOW 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	19.01.26	CF	JJ
M4(2) notation added.			
P3	24.02.26	CF	JJ
Smaller basin shown to GF WC as instructed by RFP			
P4	11.03.26	CF	JJ
M4(2) specific plot GF WC layout added			

PRELIMINARY



Project
BURGESS HILL
FAIRBRIDGE WAY

Ci/Sb Element

Drawing
CARDINHAM HOUSE TYPE
CLOAKROOM LAYOUT

Drawn by
DA

Checked
CF

Scale
1:20@A1

Dated
15.01.25

Job No.
71978

Drawing No.
CARD-151

Revision
P4

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

