



House Type:  
**2S3\_M4(2) - Merton**

Development:  
**RUSHBY MEADOWS**

Plots:  
AS: 7, 11, 23 & 25  
OP: 8, 10, 22 & 24

AREAS		
	m <sup>2</sup>	ft <sup>2</sup>
GROUND FLOOR	36.87	396.91
FIRST FLOOR	35.89	386.35
<b>TOTAL</b>	<b>72.77</b>	<b>783.26</b>

PART 'O' OVERHEATING	
GLAZED AREAS MOST GLAZED FACADE	
D02	1.87
W03	0.78
W06	0.92
W07	0.40
<b>TOTAL</b>	<b>3.97m<sup>2</sup></b>
<b>6.3% OF TOTAL FLOOR AREA</b>	
GLAZED AREAS MOST GLAZED ROOM	
KITCHEN DINER 15.2m <sup>2</sup>	
D02	1.87
W03	0.78
<b>TOTAL</b>	<b>2.65m<sup>2</sup></b>
<b>17.4% OF ROOM FLOOR AREA</b>	

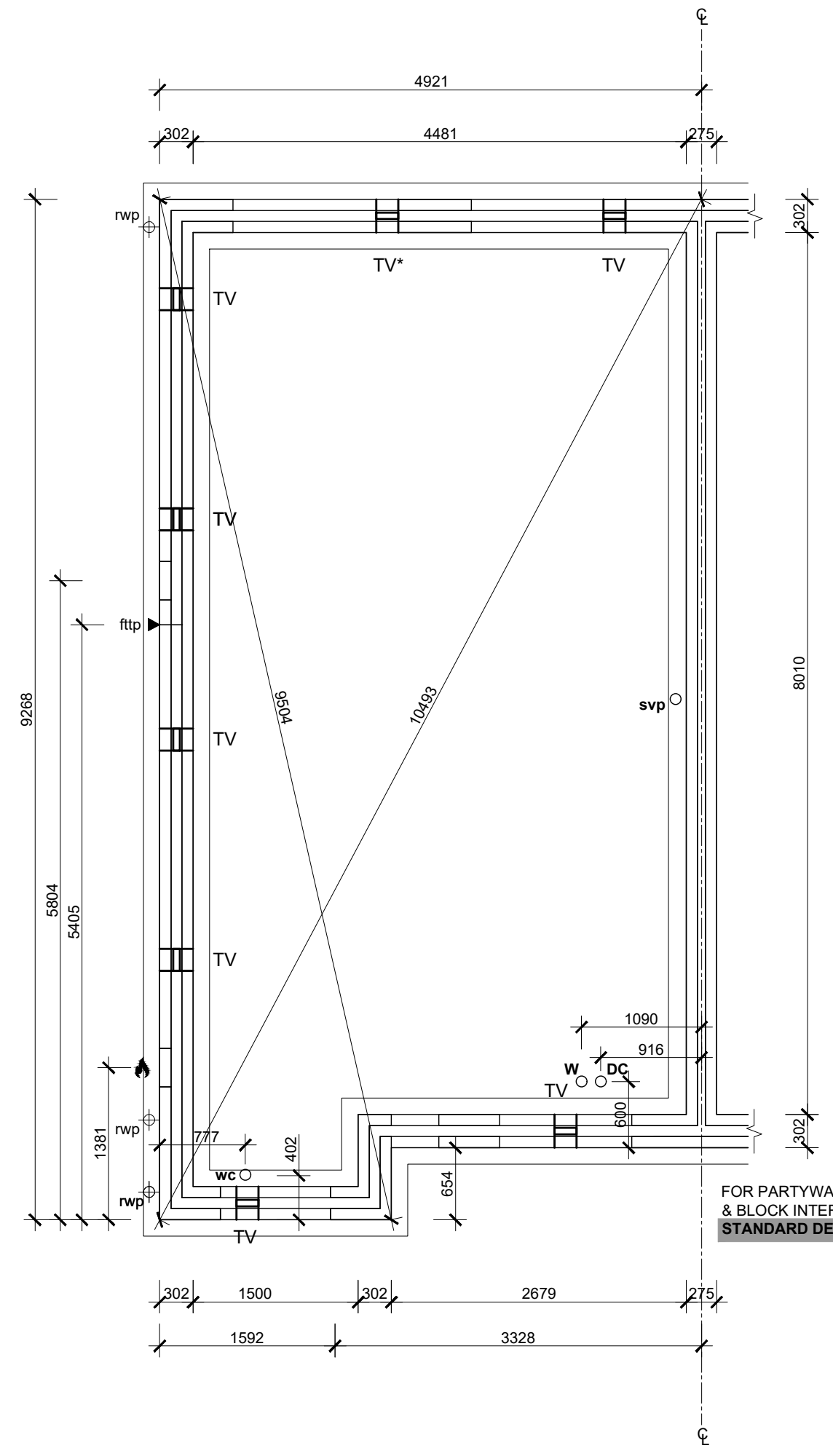
PART 'F' PURGE VENTILATION				
HABITABLE ROOM	AREA m <sup>2</sup>	OPENING NUMBER	OPENING AREA m <sup>2</sup>	OPENING % OF ROOM AREA
KITCHEN / DINING	13.16	W02	0.68	5.2%
LOUNGE		D02	2.71	
		W02	0.48	
	15.16		3.19	21.0%
BEDROOM 1		W04	0.55	
		W05	0.55	
	13.33		1.10	8.3%
BEDROOM 2		W06	0.55	
		W07	0.54	
	11.28		1.09	9.7%

OPENING SCHEDULE							
NUMBER	STRUCTURAL OPENING	GLAZING_TYPE	GLAZING AREA	STYLE	NUMBER OF_OPENINGS	OPENING AREA	ADDITIONAL
D01	942 x 2100	OBSCURE	0.09	DURHAM	1		
D02	1500 x 2100	CLEAR	1.87	PATIO DOUBLE	2	2.71	
W01	488 x 1050	OBSCURE	0.22	GEORGIAN BAR	1	0.34	
W02	915 x 1050	CLEAR	0.44	GEORGIAN BAR	2	0.68	
W03	1200 x 1050	CLEAR	0.78	PLAIN CASEMENT	1	0.48	
W04	1200 x 1200	CLEAR	0.92	GEORGIAN BAR	1	0.55	ESCAPE
W05	1200 x 1200	CLEAR	0.92	GEORGIAN BAR	1	0.55	ESCAPE
W06	1200 x 1200	CLEAR	0.92	PLAIN CASEMENT	1	0.55	ESCAPE
W07	630 x 1200	CLEAR	0.40	PLAIN CASEMENT	1	0.54	

Rev	Date	Description
Development: <b>RUSHBY MEADOWS</b>		
Plots: AS: 7, 11, 23 & 25 OP: 8, 10, 22 & 24		
House Type: 2S3_M4(2) - Merton		
Drawing: Cover Sheet		

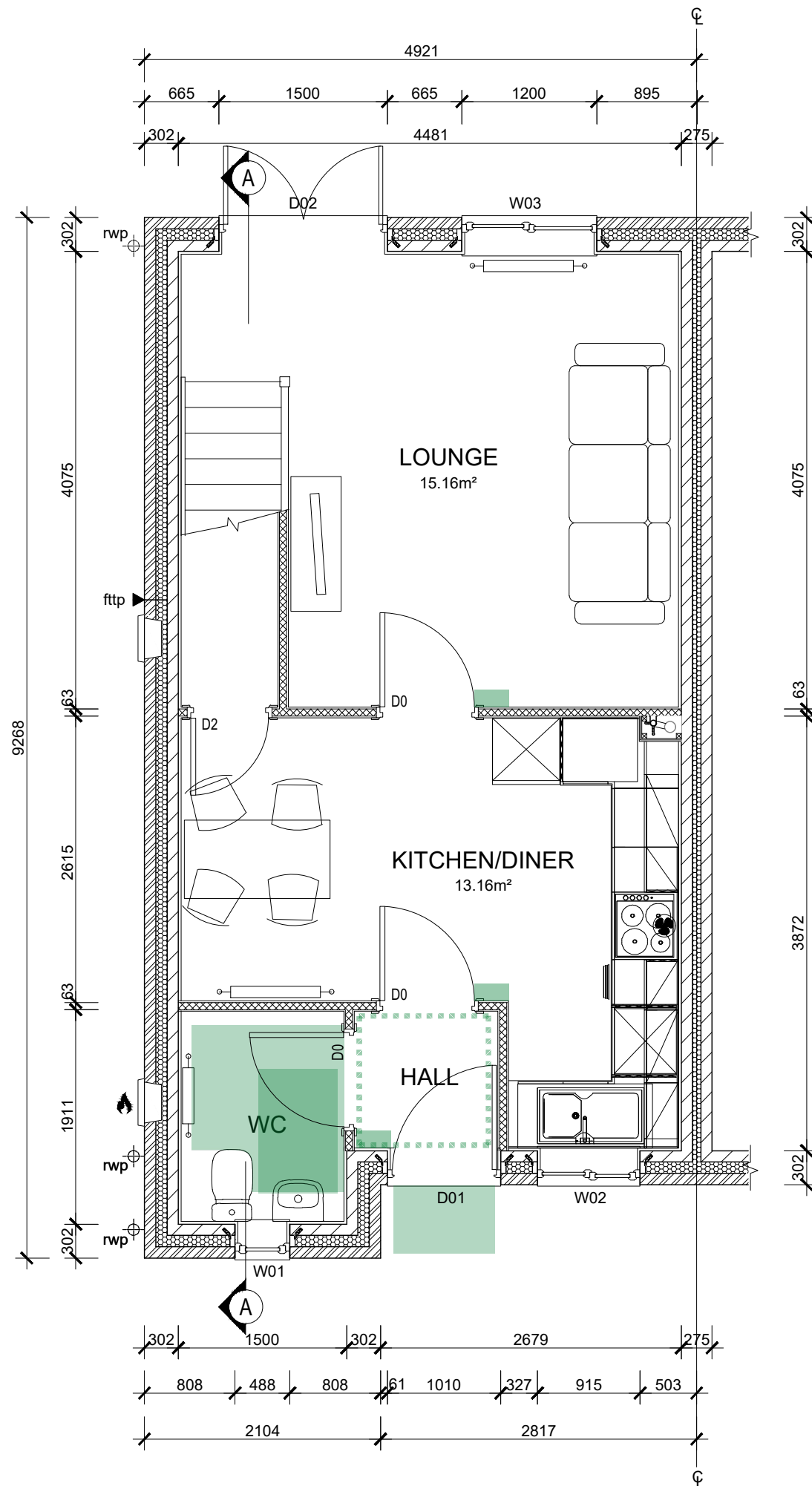


**M4(2)**  
COMPLIANT



- LEGEND**
- W WATER ENTRY POINT
  - SVP SOIL VENT PIPE
  - DC DIRECT CONNECTION
  - GAS METER
  - ELECTRICAL METER
  - FIBRE TO THE PREMISES
- HOLE IN SLAB DIMENSIONED TO CENTERS.
- BELOW SLAB VENTILATION TO BE PROVIDED
- TV TELESCOPIC VENT (6000mm<sup>2</sup>)
  - PV PIPE VENT (≈100mm $\varnothing$ )
- FOOTINGS INDICATIVE, SEE ENGINEERS LAYOUTS FOR SIZE AND SPECIFICATION.
- PRIOR TO COMMENCEMENT PLEASE REFER TO THE CONSULTANT ENGINEER SCHEDULE SPECIFIC TO THE SITE.
- PLEASE REFER TO FOUNDATION SCHEDULE FOR ANY REINFORCEMENT REQUIREMENTS AND MIX CATEGORY
- FOR TYPICAL BEAM & BLOCK EXTERNAL WALL INTERACTION, **STANDARD DETAIL EX\_101**

Rev	Date	Description
Development:		
<b>RUSHBY MEADOWS</b>		
Plots:		
		AS: 7, 11, 23 & 25 OP: 8, 10, 22 & 24
House Type:		
2S3_M4(2) - Merton		
Drawing:		
Sub Structure		
Scale: 1:50 @ A3		Date: 19.08.22
Drwg No: 196.22.2S3_M4(2).002		Rev: ---



**M4(2)  
COMPLIANT**

ALL EXTERNAL DOORS TO PROVIDE MIN. 850mm CLEAR OPENING WHEN MEASURED IN ACCORDANCE DIAGRAM 2.2 OF APPROVED DOCUMENT M VOL. 1

GLAZING TO PRINCIPLE LIVING AREA WINDOW TO START A MAX. 850mm ABOVE FFL

HATCH DENOTES 300mm NIB TO LEADING EDGE

ALL SERVICES & CONTROLS TO BE SET OUT IN ACCORDANCE WITH SECTION M4(2) 2.30 IN RELATION TO OUTLET HEIGHTS, WINDOW HANDLES, CONSUMER UNIT HEATING CONTROLS

APPROACH ROUTES & EXTERNAL COMPLIANCE ALL IN ACCORDANCE WITH M4(2) 2.1 - 2.13. TO INCLUDE 2.6 - STEP FREE APPROACH ROUTE TO THE PRINCIPLE ENTRANCE. ANY RAMPS TO COMPLY WITH 2.10 OR ANY STEPS IF REQUIRED TO COMPLY WITH 2.11. 2.12 - A MINIMUM OF 1 STANDARD LEVEL OR GENTLY SLOPING CAR PARK SPACE CAPABLE OF WIDENING TO 3.3M.

FOR FURTHER INFO OF OPTICAL NETWORK, **STANDARD DETAIL IS\_501**

ALL WET ROOM WALLS TO BE PLY LINED TO SUPPORT GRAB RAILS, SEATS & MOBILITY ADAPTIONS (1.5KN/M²)

DISPLAYING SYMPHONY KITCHEN LAYOUT **DRAWING NUMBER: 239097**

FOR PARTYWALL FIRESTOPPING **STANDARD DETAIL IP\_203**

PART M, ACCESSIBLE THRESHOLD TO REAR DOOR ACCESSIBLE THRESHOLD AT FRONT DOOR **STANDARD DETAIL EX\_104**

EXTERNAL LIGHT PROVIDED FULLY DIFFUSED WITH DUSK TO DAWN TIMER OR PIR DETECTION

900mm x 600mm MINIMUM COVERED LANDING

FOR PARTYWALL FIRESTOPPING **STANDARD DETAIL IP\_203**

**LEGEND**

- EXTERNAL WALL COMPRISED OF 102mm FACING BRICK, 100mm CAVITY, 100mm BLOCKWORK, 12.5mm PLASTERBOARD ON DABS.
- STANDARD INTERNAL PARTITION COMPRISED OF 63mm STUD AND 12.5mm PLASTERBOARD BOTH SIDES.
- STRUCTURAL BUTTRISS INTERNAL PARTITION COMPRISED OF 75mm STUD AND 9.5 PLY TO ONE SIDE, 12.5mm PLASTERBOARD BOTH SIDES. **STANDARD DETAIL IP\_202**
- KITCHEN HOB EXTRACTOR
- CEILING MOUNTED EXTRACT FAN
- RADIATOR
- TOWEL RAIL
- COMBI BOILER WITH FLUE HEAT RECOVER SYSTEM
- WASTE WATER HEAT RECOVER VERTICAL SYSTEM & SVP BOXING **STANDARD DETAIL IS\_504**

**INTERNAL DOOR SIZES:**

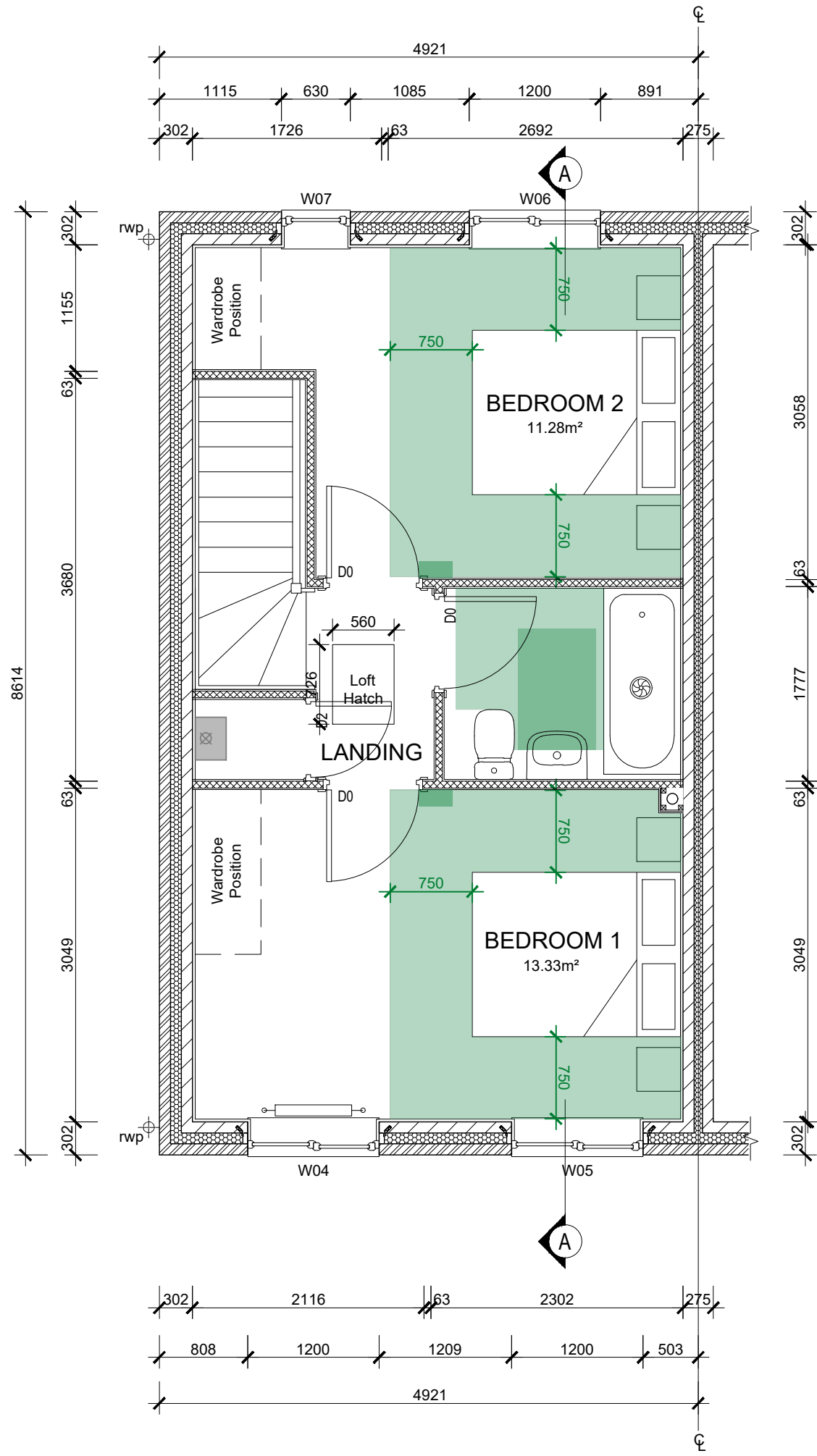
D0 - 1981mm (H) x 838mm (W)  
 D1 - 1981mm (H) x 762mm (W)  
 D2 - 1981mm (H) x 686mm (W)  
 D3 - 1981mm (H) x 610mm (W)

Rev	Date	Description
Development:		
<b>RUSHBY MEADOWS</b>		
Plots:		
		AS: 7, 11, 23 & 25 OP: 8, 10, 22 & 24
House Type:		
2S3_M4(2) - Merton		
Drawing:		
Ground Floor GA		



Scale: 1:50 @ A3	Date: 19.08.22
Drwg No: 196.22.2S3_M4(2).003	Rev: ---

**M4(2)**  
COMPLIANT



HATCH DENOTES  
300mm NIB TO  
LEADING EDGE

BATHROOM LAYOUT AND  
MOVEMENT ZONES TO  
COMPLY WITH DIAGRAM 2.7  
MINIMUM SIZE 2150mm X  
1900mm.

HATCH DENOTES  
750mm ACCESS ZONE  
TO BOTH SIDES & FOOT  
OF BEDSPACE TO  
PRINCIPLE BEDROOM

FOR PARTYWALL  
FIRESTOPPING  
STANDARD DETAIL IP\_203

**LEGEND**

EXTERNAL WALL COMPRISED OF 102mm FACING BRICK, 100mm CAVITY, 100mm BLOCKWORK, 12.5mm PLASTERBOARD ON DABS.

STANDARD INTERNAL PARTITION COMPRISED OF 63mm STUD AND 12.5mm PLASTERBOARD BOTH SIDES.

STRUCTURAL BUTTRESS INTERNAL PARTITION COMPRISED OF 75mm STUD AND 9.5 PLY TO ONE SIDE, 12.5mm PLASTERBOARD BOTH SIDES.  
**STANDARD DETAIL IP\_202**

- KITCHEN HOB EXTRACTOR
- CEILING MOUNTED EXTRACT FAN
- RADIATOR
- TOWEL RAIL
- COMBI BOILER WITH FLUE HEAT RECOVER SYSTEM
- WASTE WATER HEAT RECOVER VERTICAL SYSTEM & SVP BOXING  
**STANDARD DETAIL IS\_504**

**INTERNAL DOOR SIZES:**  
D0 - 1981mm (H) x 838mm (W)  
D1 - 1981mm (H) x 762mm (W)  
D2 - 1981mm (H) x 686mm (W)  
D3 - 1981mm (H) x 610mm (W)

Rev	Date	Description
Development:		
<b>RUSHBY MEADOWS</b>		
Plots:		
		AS: 7, 11, 23 & 25 OP: 8, 10, 22 & 24
House Type:		
2S3_M4(2) - Merton		
Drawing:		
First Floor GA		
Scale: 1:50 @ A3		Date: 19.08.22
Drwg No: 196.22.2S3_M4(2).004		Rev: ---

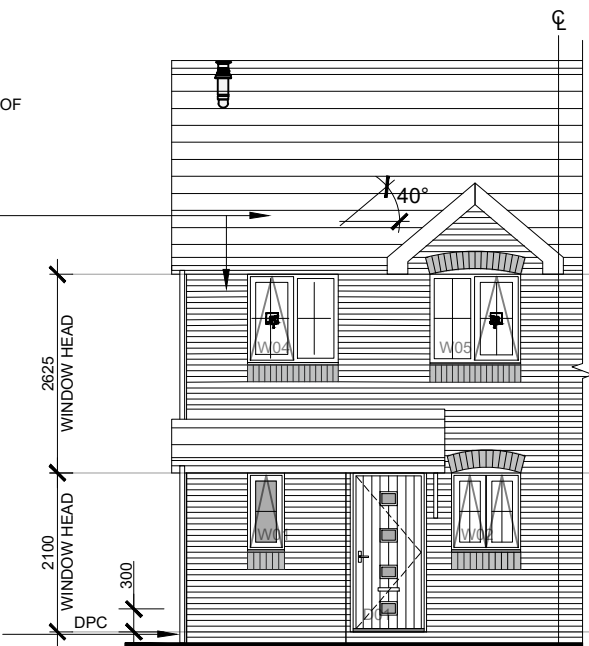
ICON DENOTES MEANS OF ESCAPE WINDOW.

CONCRETE INTER-LOCKING ROOF TILES AND FACING BRICKS TO L.A. APPROVAL.

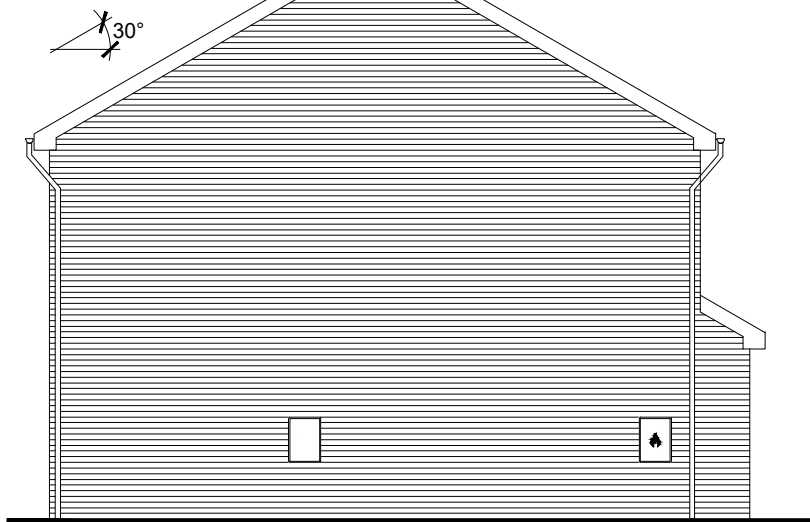
2 COURSE DEEP STRING COURSE IN CONTRASTING BRICK.

PLINTH COURSE IN CONTRASTING BRICK.

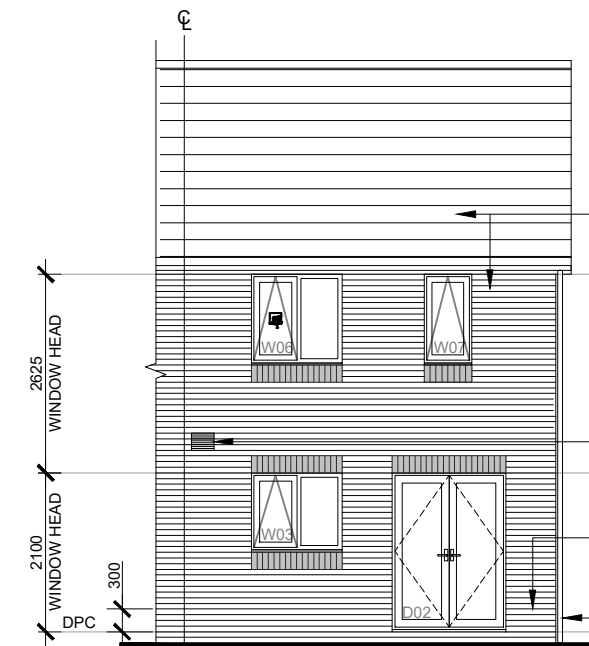
GREY HATCH DENOTES CONTRASTING BRICKWORK.



**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**

CONCRETE INTER-LOCKING ROOF TILES AND FACING BRICKS TO L.A. APPROVAL.

BRICK ON EDGE HEADS AND CILLS IN CONTRASTING BRICK TO DETAIL.

COOKER HOOD EXTRACT OUTLET.

PLINTH COURSE IN CONTRASTING BRICK.

GREY HATCH DENOTES CONTRASTING BRICKWORK.

**ROOF ARRANGEMENT TYPE B**

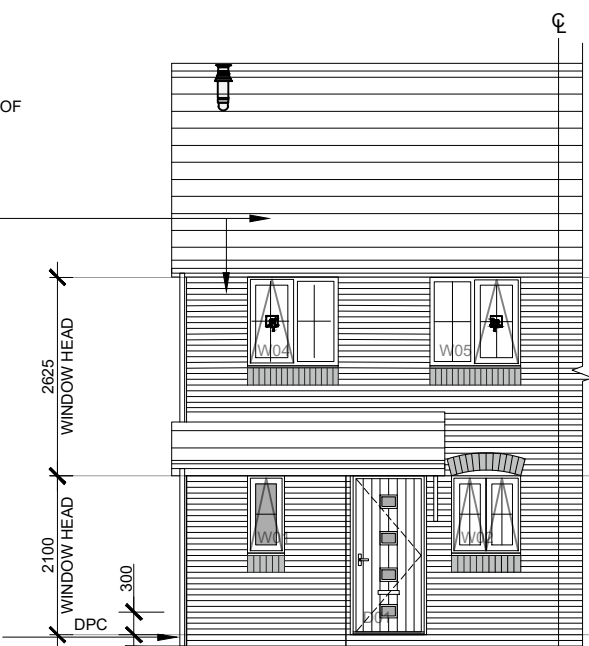
ICON DENOTES MEANS OF ESCAPE WINDOW.

CONCRETE INTER-LOCKING ROOF TILES AND FACING BRICKS TO L.A. APPROVAL.

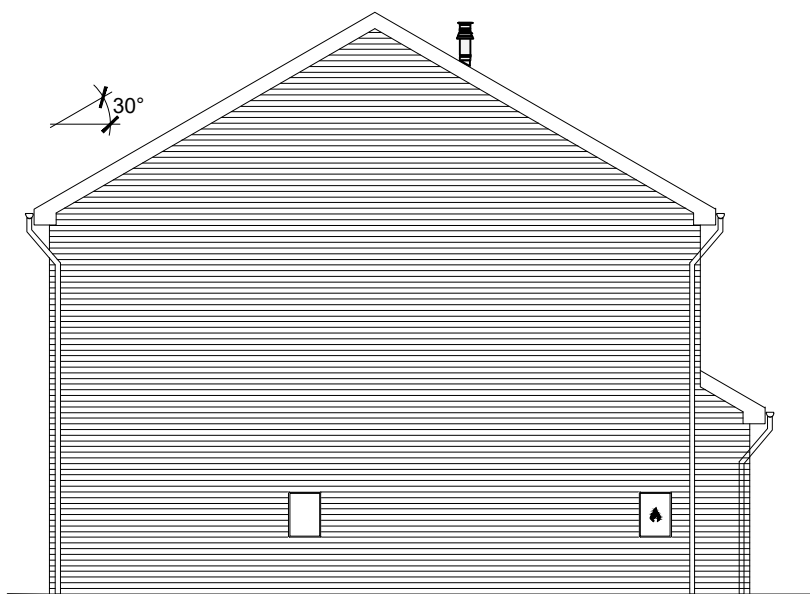
2 COURSE DEEP STRING COURSE IN CONTRASTING BRICK.

PLINTH COURSE IN CONTRASTING BRICK.

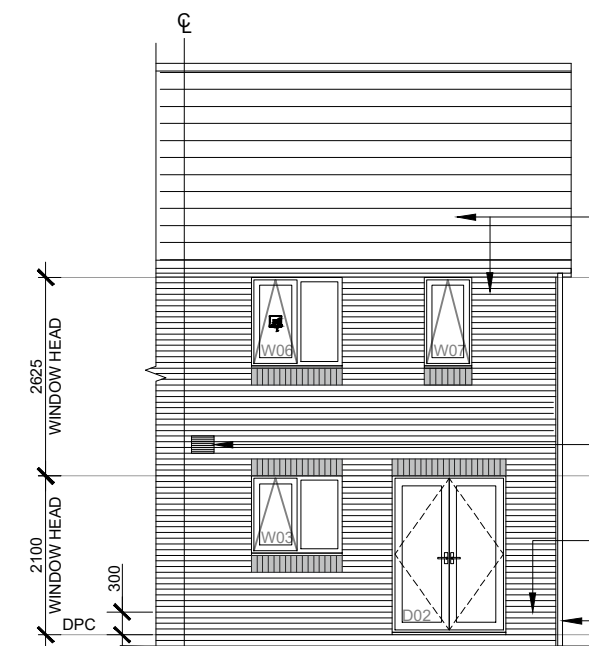
GREY HATCH DENOTES CONTRASTING BRICKWORK.



**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**

CONCRETE INTER-LOCKING ROOF TILES AND FACING BRICKS TO L.A. APPROVAL.

BRICK ON EDGE HEADS AND CILLS IN CONTRASTING BRICK TO DETAIL.

COOKER HOOD EXTRACT OUTLET.

PLINTH COURSE IN CONTRASTING BRICK.

GREY HATCH DENOTES CONTRASTING BRICKWORK.

**ROOF ARRANGEMENT TYPE A**

Rev Date Description

Development:  
**RUSHBY MEADOWS**

Plots: AS: 7, 11, 23 & 25  
OP: 8, 10, 22 & 24

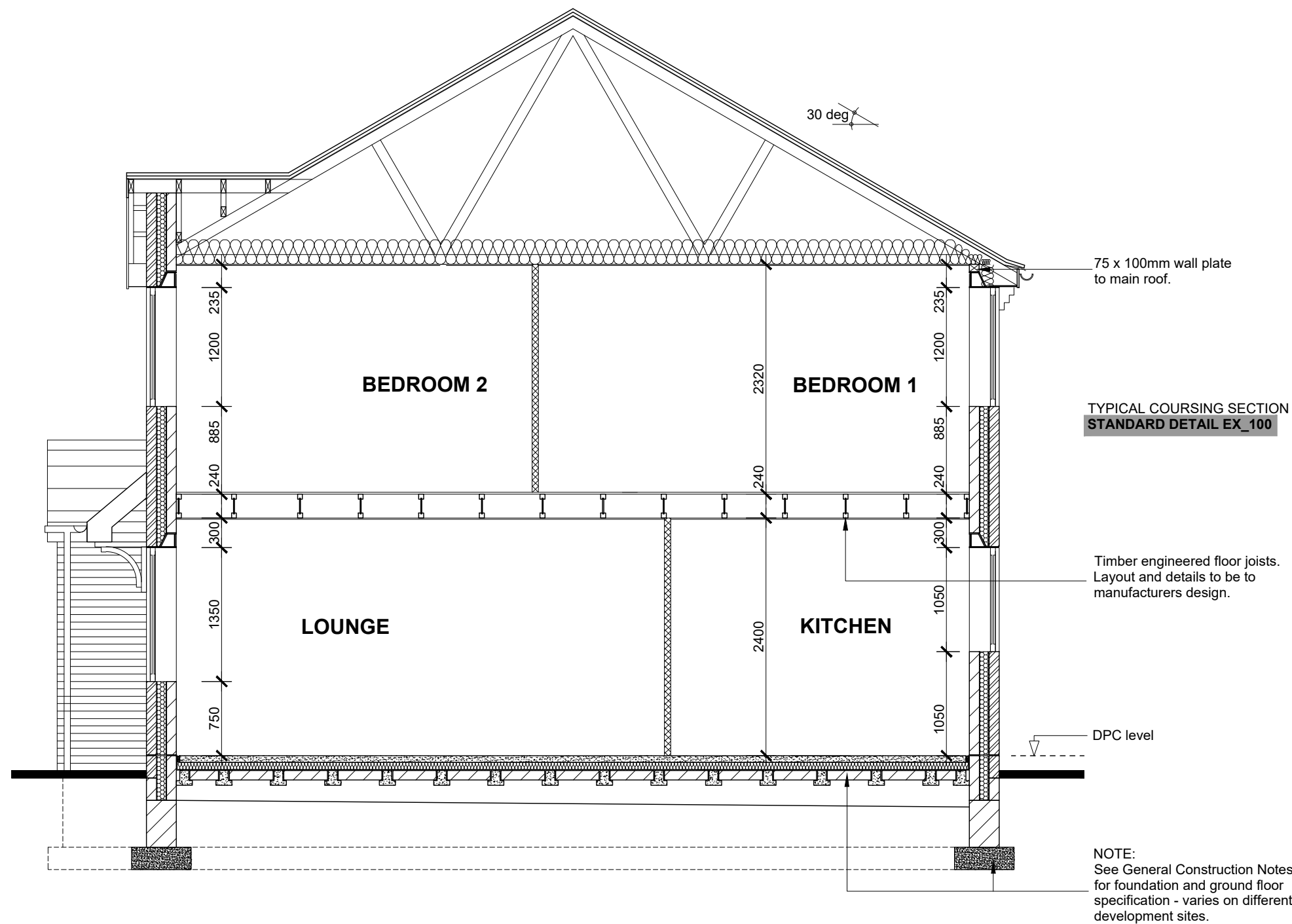
House Type: 2S3\_M4(2) - Merton

Drawing: Elevations




Scale: 1:100 @ A3 Date: 19.08.22

Drwg No: 196.22.2S3\_M4(2).005 Rev: ----

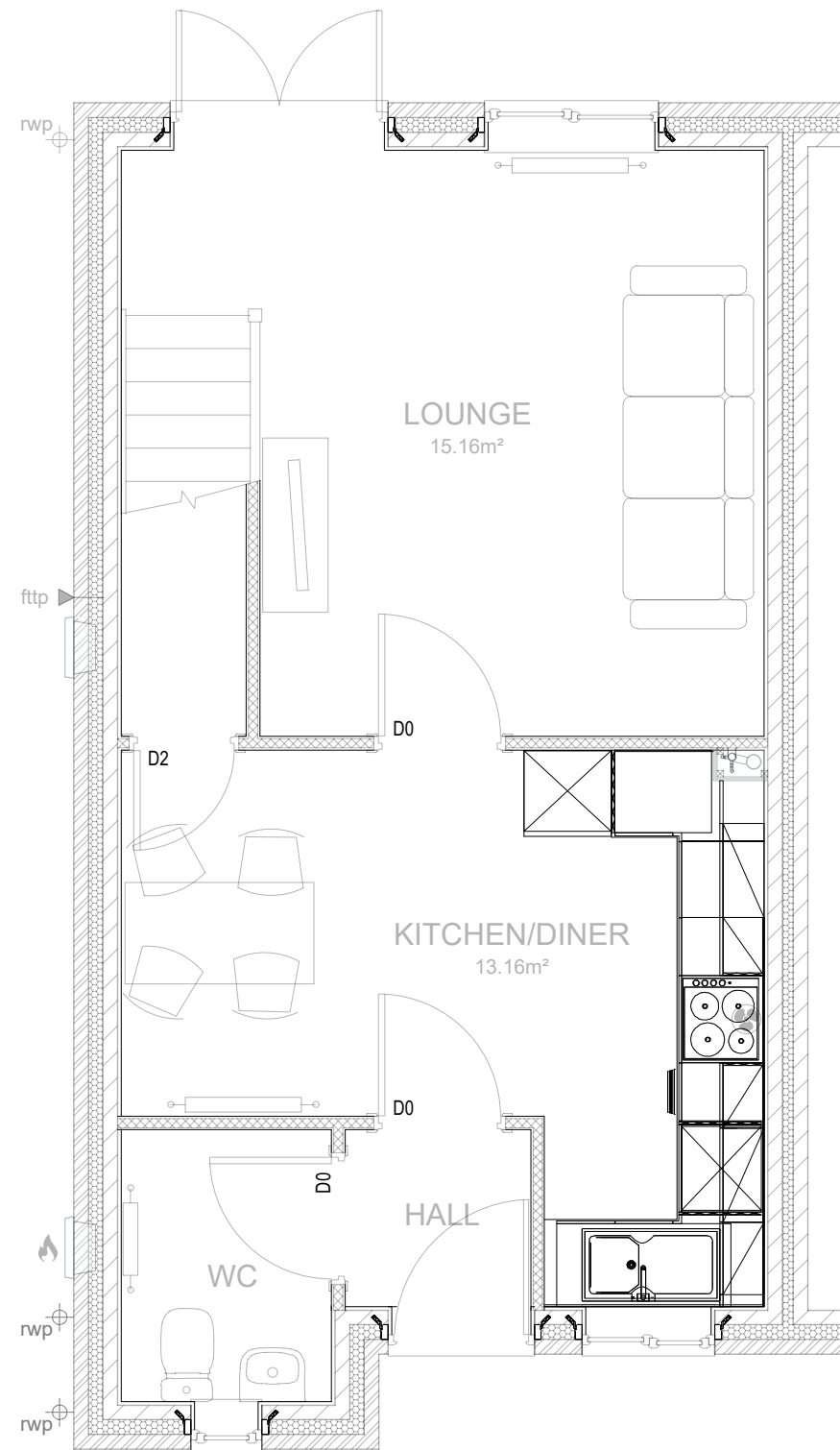


**SECTION A-A**

Rev	Date	Description
Development:		
<b>RUSHBY MEADOWS</b>		
Plots:		
		AS: 7, 11, 23 & 25 OP: 8, 10, 22 & 24
House Type:		
2S3_M4(2) - Merton		
Drawing:		
Section A		
		
Scale: 1:50 @ A3		Date: 19.08.22
Drwg No: 196.22.2S3_M4(2).006		Rev: ----



**M4(2)**  
COMPLIANT



**LEGEND**

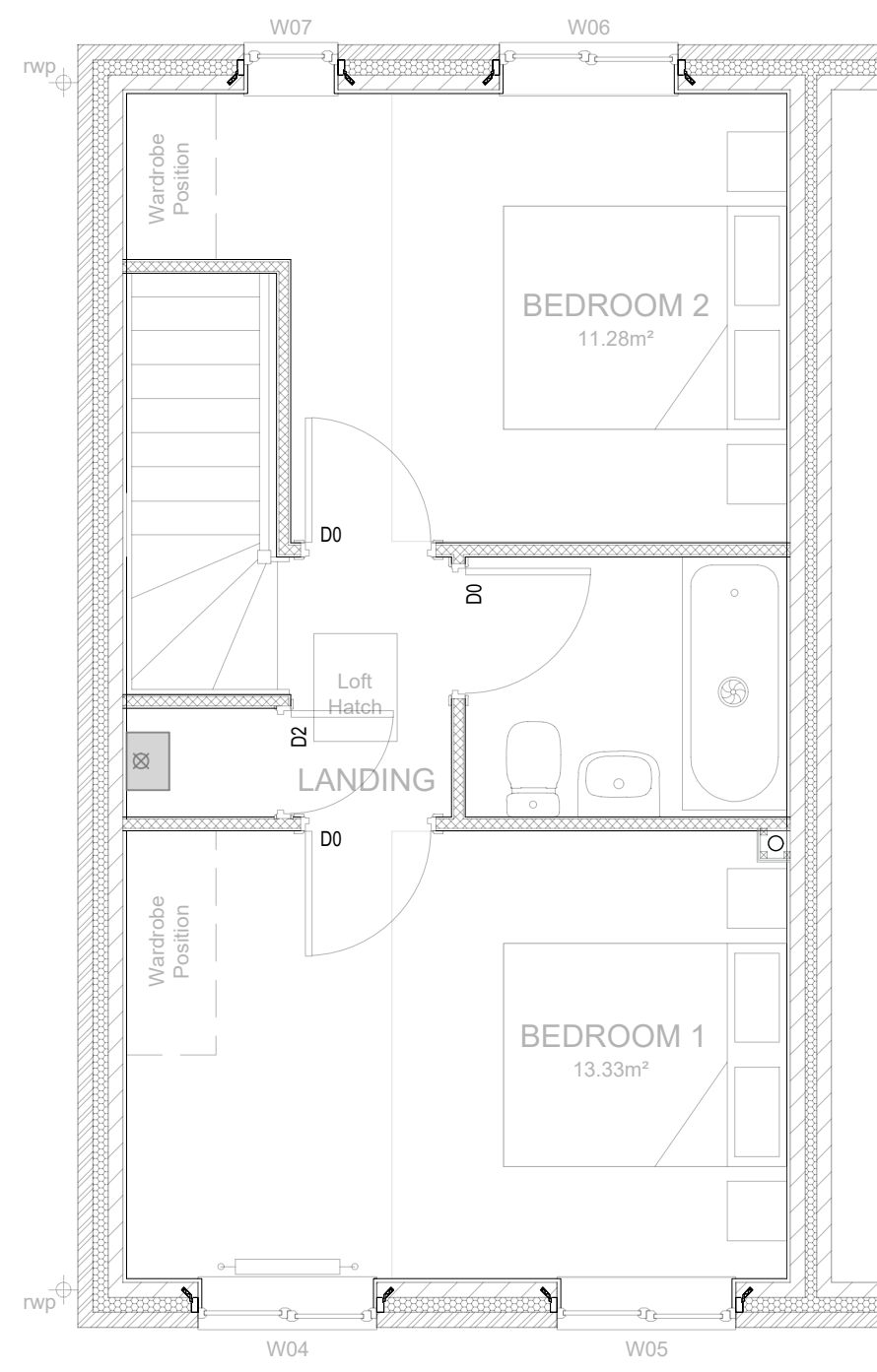
- SINGLE SOCKET
- DOUBLE SOCKET
- EXTERNAL SOCKET
- SOCKET IN B/UNIT
- SOCKET ABV W/UNIT
- SHAVER POINT
- ISOLATION SWITCH ASHP
- SPUR POINT
- h/l HIGH LEVEL
- LIGHT SWITCH
- WALL LIGHT
- WALL LIGHT WITH PIR
- PENDANT LIGHT
- DOWNLIGHT
- \*P\* PELMET LIGHT
- SMOKE DETECTOR
- HEAT SENSOR
- CO DETECTOR
- TV POINT
- TELEPHONE POINT
- ELECTRIC SHOWER
- HEATING ZONE STAT
- DOOR BELL
- COOKER SWITCH
- COOKER SPUR POINT
- KITCHEN HOB EXTRACTOR
- CEILING EXTRACT FAN
- CONSUMER UNIT
- ONT OPTICAL NETWORK TERMINATION
- MEDIA PLATE
- NETWORK WIRING PATCH
- FIBRE TO THE PREMISES ENTRY POINT
- ELECTRIC METER
- EV CHARGE POINT INDICATIVE, SEE ELECTRIC VEHICLE CHARGE POINT LAYOUT FOR PLOT SPECIFIC LOCATION.

Rev	Date	Description
Development:		
<b>RUSHBY MEADOWS</b>		
Plots:		
		AS: 7, 11, 23 & 25 OP: 8, 10, 22 & 24
House Type:		
2S3_M4(2) - Merton		
Drawing:		
Ground Floor Electrical		



Scale: 1:50 @ A3	Date: 19.08.22
Drwg No: 196.22.2S3_M4(2).007	Rev: ---

**M4(2)**  
COMPLIANT







FOR PARTYWALL  
FIRESTOPPING  
STANDARD DETAIL IP\_203

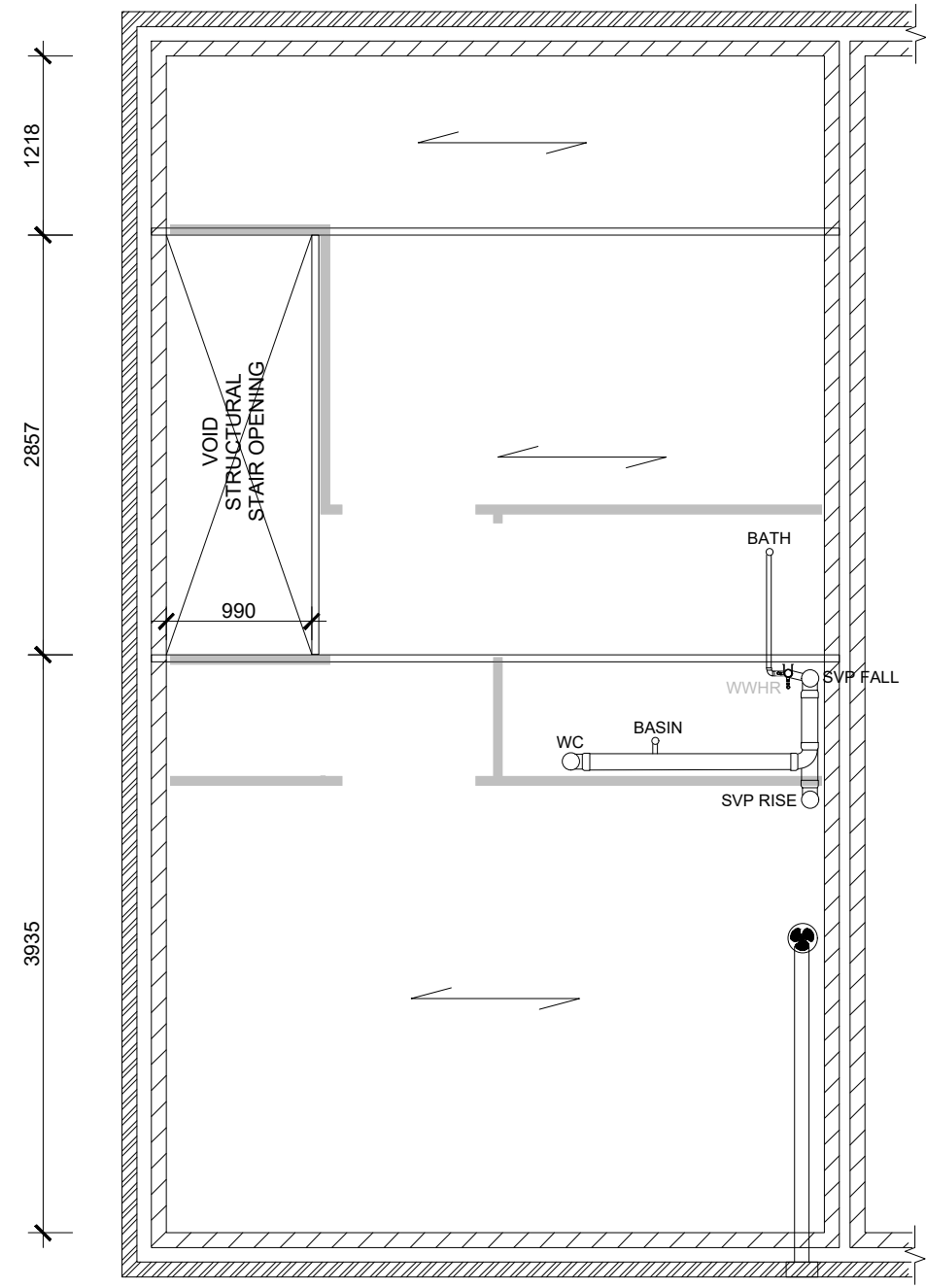
LEGEND	
	SINGLE SOCKET
	DOUBLE SOCKET
	EXTERNAL SOCKET
	SOCKET IN B/UNIT
	SOCKET ABV W/UNIT
	SHAVER POINT
	ISOLATION SWITCH ASHP
	SPUR POINT
	h/l HIGH LEVEL
	LIGHT SWITCH
	WALL LIGHT
	WALL LIGHT WITH PIR
	PENDANT LIGHT
	DOWNLIGHT
	*P* PELMET LIGHT
	SMOKE DETECTOR
	HEAT SENSOR
	CO DETECTOR
	TV POINT
	TELEPHONE POINT
	ELECTRIC SHOWER
	HEATING ZONE STAT
	DOOR BELL
	COOKER SWITCH
	COOKER SPUR POINT
	KITCHEN HOB EXTRACTOR
	CEILING EXTRACT FAN
	CONSUMER UNIT
	OPTICAL NETWORK TERMINATION
	MEDIA PLATE
	NETWORK WIRING PATCH
	FIBRE TO THE PREMISES ENTRY POINT
	ELECTRIC METER
	EV CHARGE POINT INDICATIVE, SEE ELECTRIC VEHICLE CHARGE POINT LAYOUT FOR PLOT SPECIFIC LOCATION.


Rev	Date	Description
Development:		
<b>RUSHBY MEADOWS</b>		
Plots:		
		AS: 7, 11, 23 & 25 OP: 8, 10, 22 & 24
House Type:		
2S3_M4(2) - Merton		
Drawing:		
First Floor Electrical		
Scale: 1:50 @ A3		Date: 19.08.22
Drwg No: 196.22.2S3_M4(2).008		Rev: ---



**M4(2)**  
COMPLIANT

- LEGEND**
- JOIST LAYOUT INDICATIVE ONLY,  
PLEASE REFER TO MANUFACTURE  
DESIGN FOR MORE DETAIL
- FOR TYPICAL FLOOR JOIST  
EXTERNAL WALL INTERACTION,  
**STANDARD DETAIL FJ\_300**
- INTERNAL PARTITIONS ABOVE
-  KITCHEN HOB EXTRACTOR  
DUCTING THROUGH FLOOR
  -  JOIST VOID TERMINATES AT  
AIR BRICK.
  -  CEILING MOUNTED EXTRACT  
FAN DUCTING THROUGH  
FLOOR JOIST VOID  
TERMINATES AT AIR BRICK.
- FOR TYPICAL CORE HOLE DRILLING  
HEIGHTS, DUCTING & EXTRACT  
LOCATIONS,  
**STANDARD DETAIL EX\_106**
-  WASTE WATER HEAT  
RECOVER VERTICAL  
SYSTEM & SVP  
**STANDARD DETAIL IS\_504**



Rev	Date	Description
Development:		
<b>RUSHBY MEADOWS</b>		
Plots:		
		AS: 7, 11, 23 & 25 OP: 8, 10, 22 & 24
House Type:		
2S3_M4(2) - Merton		
Drawing:		
Indicative Joist Layout		
		
Scale: 1:50 @ A3		Date: 19.08.22
Drwg No: 196.22.2S3_M4(2).009		Rev: ----

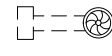
**M4(2)  
COMPLIANT**

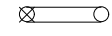
**LEGEND**

TRUSS LAYOUT INDICATIVE ONLY,  
PLEASE REFER TO MANUFACTURE  
DESIGN FOR MORE DETAIL


FOR TYPICAL EAVES DETAIL,  
**STANDARD DETAIL RT\_400**

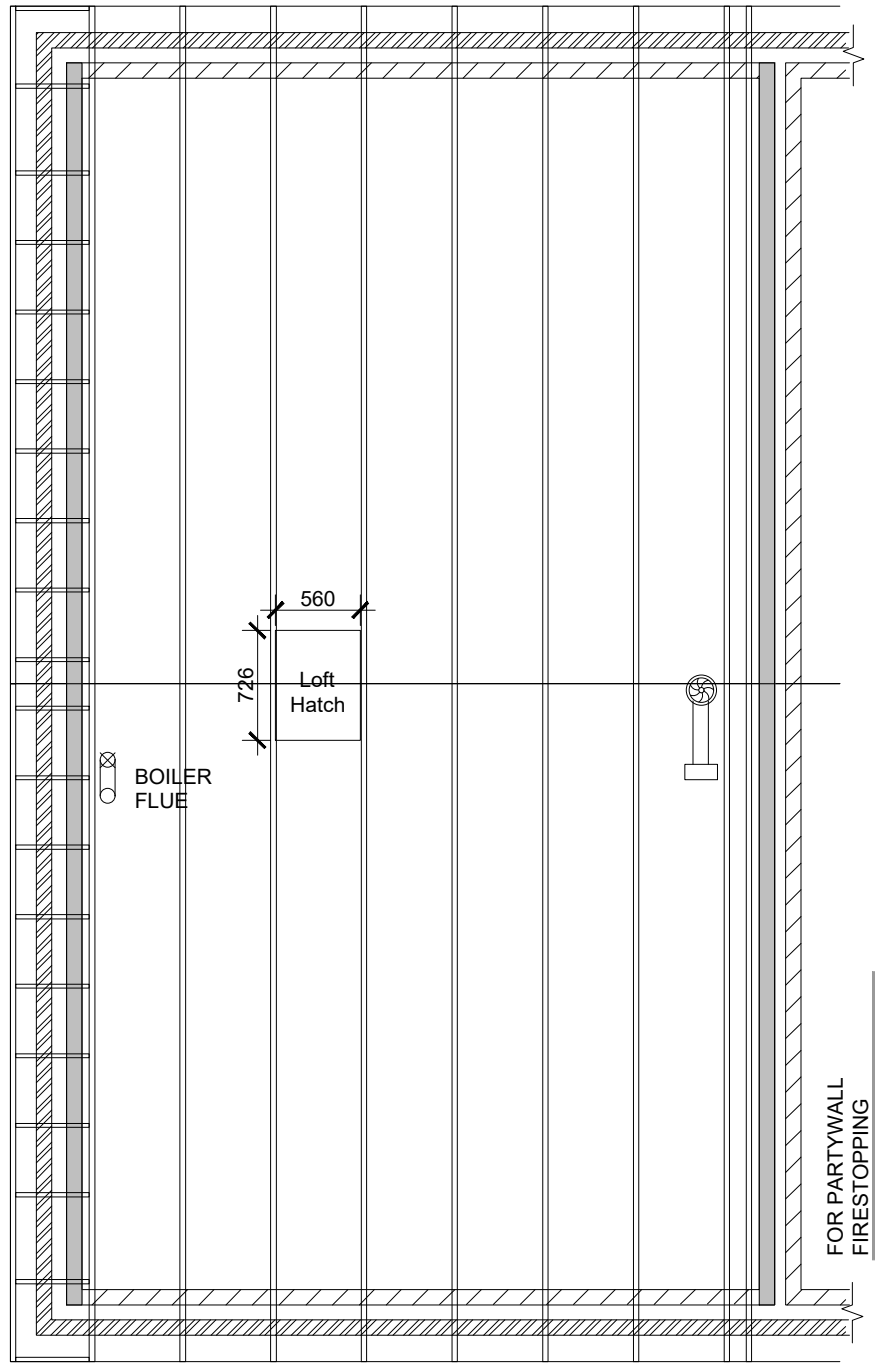
FOR TYPICAL TRUSS OVERHANG,  
**STANDARD DETAIL RT\_401**

 CEILING MOUNTED  
EXTRACT FAN DUCTING  
THROUGH LOFT VOID  
TERMINATES AT TILE  
VENT.

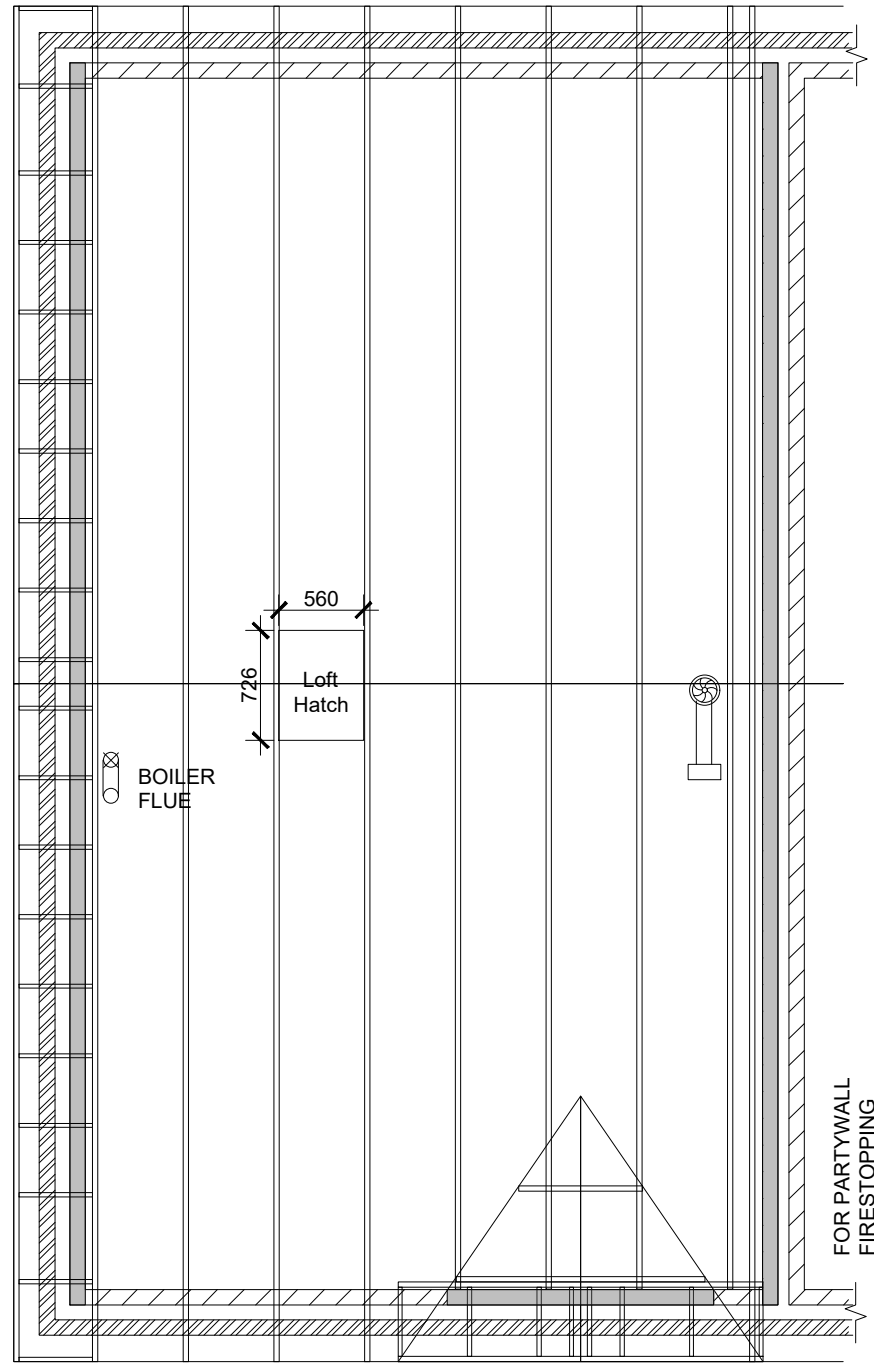
 BOILER FLUE DUCTING  
THROUGH LOFT VOID  
3m LENGTH MAXIMUM.  
TERMINATES THROUGH  
TILE FLASHING KIT.

FOR TYPICAL CORE HOLE  
DRILLING HEIGHTS, DUCTING &  
EXTRACT LOCATIONS,  
**STANDARD DETAIL EX\_106**


 SPANDREL PANEL  
INDICATIVE PLEASE  
REFER TO TRUSS  
LAYOUT.



**ROOF TYPE A**



**ROOF TYPE B**

Rev	Date	Description
Development:		
<b>RUSHBY MEADOWS</b>		
Plots:		
		AS: 7, 11, 23 & 25 OP: 8, 10, 22 & 24
House Type:		
2S3_M4(2) - Merton		
Drawing:		
Indicative Rafter Layout		
		
Scale: 1:50 @ A3		Date: 19.08.22
Drwg No: 196.22.2S3_M4(2).010		Rev: ---