

PLOT 210 (HT 631)  
SUBSTRUCTURE LAYOUT  
(Beam and block)

PLOT 209 (HT 631)  
SUBSTRUCTURE LAYOUT  
(Beam and block)

PLOT 208 (HT 859)  
SUBSTRUCTURE LAYOUT  
(Beam and block)

**Services Setting Out Details:**

From Face of Blockwork: SVP, WC FS, W, RWP, Kitchen Sink FS and Water Out, FS W, Kitchen Sink FS and Water Out.

From Face of Stud Wall: SVP, WC FS, W, RWP, FS W, Kitchen Sink FS and Water Out.

**ASHP Setting Out Detail:**

From Face of Blockwork: ASHP unit location.

**Refer to Specialist Joist Details**

**Substructure Legend:**

- Blockwork - 3.5x3m<sup>2</sup> / 430kg/m<sup>3</sup>
- Blockwork - 7.0m<sup>2</sup> / 650kg/m<sup>3</sup>
- Blockwork - 7.0m<sup>2</sup> / 1350-1400kg/m<sup>3</sup>
- Non Load Bearing Wall
- Reinforced Slab Wall/Column
- Location of services as indicated on drawing and within 50mm of external corners. To be located on opposite side dependent on Plot configuration. Errors within 50mm are recommended by most ground levels i.e. Paths, Patios, Terraces etc.
- Electrical Meter Box
- Soil Vent Pipe
- Water Stop Cock
- Rain Water Down Pipe
- BT Point
- Level Door Threshold
- Incoming BT Connection
- Incoming Electrical Supply
- Incoming Water Supply
- Service location are indicative only and to be resolved on site.

Refer to Site / EVC plan for charging point location

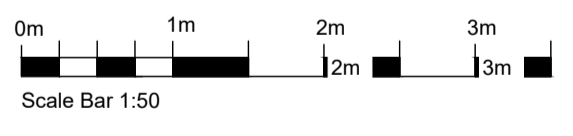
Refer to Specialist Manufacturers Drawings for Beam & Block Design

Refer to Structural Engineers Design for Footing Details

ASHP unit shown in notional location. (Position shown on External Works) Manufacturer clearances to be adhered to

For Construction Details refer to Hopkin Homes Standard Details

NOTES:  
1. DO NOT SCALE FROM THIS DRAWING  
2. FOR GENERAL CONSTRUCTION NOTES REFER TO DET. 01.02.



KEY CDMA RESIDUAL DESIGN RISKS

Notes:  
1) -

IN ACCORDANCE WITH THE CONSTRUCTION DESIGN MANAGEMENT REGULATIONS 2015, THE DOCUMENT ORIGINATOR HAS UNDERTAKEN A DESIGN RISK ASSESSMENT FOR THE ELEMENTS SHOWN ON THIS DOCUMENT, THE ABOVE ARE ONLY THE KEY RISKS THAT WERE IDENTIFIED.

Notes:  
1. Site verify all dimensions prior to construction  
2. Report all discrepancies to the Drawing Originator immediately  
3. This drawing is to be read in conjunction with all relevant documents and drawings.

Revision	Amendment	
C1	21.08.24	CONSTRUCTION ISSUE. CAD / Revit Detail References updated. TH
T2	24.04.24	TENDER ISSUE - Updated to latest HT working drawings. CA
T1	16.02.24	TENDER ISSUE - House Types Updated To Latest Client DWG & Planning Pack. RW

# CONSTRUCTION



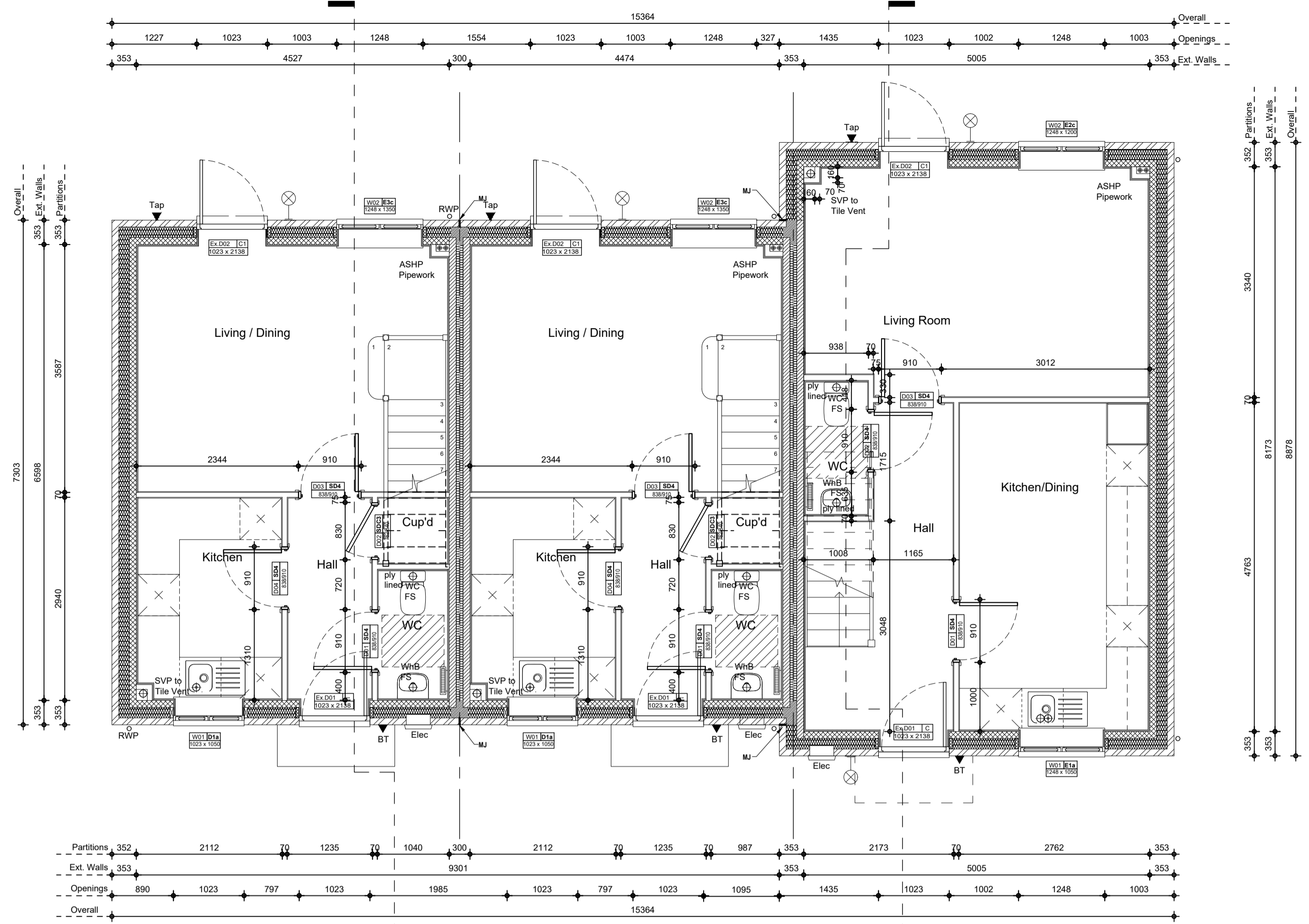
Project  
RUSHBROOKE (PHASE 1)  
BURY ST EDMUNDS, SUFFOLK

Drawing  
SUBSTRUCTURE PLAN  
PLOTS 208 - 210  
HT 631 (HA) & 859 (HA)

Drawing Area	Date
58.58 sq.m (631 sq.ft)	AUG 2023
81.84 sq.m (881 sq.ft)	

Scale	Contract No.
1:50 @ A1	23.8011
Plot Location X:Client/Hopkins Homes/23.8011 Rushbrooke, Bury St Edmunds/WORKING DRAWINGS	Dwg No. 23.8011.164
Drawn By PH	Checked By DP
	Revision C1





PLOT 210 (HT 631) GROUND FLOOR PLAN - SETTING OUT  
 PLOT 209 (HT 631) GROUND FLOOR PLAN - SETTING OUT  
 PLOT 208 (HT 859) GROUND FLOOR PLAN - SETTING OUT

**Wall Type Legend:**

**External:**

- 102.5mm Facing Brickwork
- 150mm Supull 34 Mineral Wool
- 100mm Blockwork - 3.0W/m<sup>2</sup> adglap<sup>1</sup>
- 12.5mm Gypsum Wall Board - on 'dot and dat'

**Rendered cavity wall - 302.5mm**

- 100mm Blockwork - 3.0W/m<sup>2</sup> / 140kg/m<sup>3</sup>
- 150mm Supull 34 Mineral Wool
- 100mm Blockwork 2.0W/m<sup>2</sup> / 40kg/m<sup>3</sup>
- 12.5mm Gypsum Wall Board - on 'dot and dat'

**Cladding cavity wall - 352.5mm**

- Composite Weatherboarding on tow battens
- 150mm Supull 34 Mineral Wool
- 100mm Blockwork - 3.0W/m<sup>2</sup> / 40kg/m<sup>3</sup>
- 12.5mm Gypsum Wall Board - on 'dot and dat'

**Note:** Refer to Materials Schedule for Facerock / Render / Cladding type & colour

**Internal:**

- Blockwork Party Wall (E-W-M-2) - 300mm (300mm Overall)
- 2 no. 100mm Blockwork skins - 7.3W/m<sup>2</sup> / 305-100kg/m<sup>3</sup>
- 100mm Mineral Wool - full filled cavity
- 12.5mm Plasterboard - on 'dot and dat' to each side
- 12.5mm Plasterboard - to each side

**Blockwork - Standard (150mm Overall):**

- 100mm Blockwork 3.0W/m<sup>2</sup> / 40kg/m<sup>3</sup>
- 12.5mm Plasterboard - to each side

**Partition & Boring - Standard (90mm Overall):**

- 25mm metal stud partition finished to both sides with 12.5mm plasterboard (single layer to boxing)
- 25mm quilt insulation with min. density of 10kg/m<sup>3</sup> to be fixed inside partition where shown

**Ply-lined Partition & Boring - 70mm Standard ply face (100mm Overall):**

- 70mm metal stud partition - single layer of 12.5mm Ply sheet fixed to studs to one side, finished both sides with 12.5mm plasterboard (single layer to boxing)
- 25mm quilt insulation with min. density of 10kg/m<sup>3</sup> to be fixed inside partition where shown

**Buttress Wall - 75mm (125mm overall) buttress wall:**

- 25mm timber stud partition - with single layer of 12.5mm Ply sheet fixed to both sides of stud, finished both sides with 12.5mm plasterboard
- 25mm quilt insulation with min. density of 10kg/m<sup>3</sup> to be fixed inside partition where shown

**Note:** All rooms to receive moisture resistant plasterboard

**Symbol Legend:**

- Vehicle charging point
- Consumer Unit
- Self Contained Inter-Connected Smoke Detector Alarm
- Self Contained Inter-Connected Heat Detector Alarm
- Self Contained Inter-Connected Carbon Monoxide Detector Alarm
- Switched Double Socket (Low Level 500mm from centre line to FFL)
- Switched Double Socket (High Level 150mm above kitchen counter)
- Un-switched Single Socket (Low Level 500mm from centre line to FFL)
- Un-switched Single Socket (High Level 150mm above kitchen counter)
- Appliance Grid-Switch (150mm above kitchen counter)
- Data Outlet Point
- TV Outlet Point
- 1 Way Light Switch
- 2 Way Light Switch
- 3 Way Light Switch
- 4 Way Light Switch
- High Level Isolator Switch
- Low Level Fused Isolator Switch
- Light Switch with Neon Indicator
- Recessed Down-light Fitting
- Ceiling Mounted Light Fitting
- Ceiling Pendant Light Fitting
- Loft Light Fitting
- Track Light Fitting
- External Security Wall Mounted Light Fitting
- BT Point
- 300mm Door Clearance Zone
- Master Telecom Box
- Media Plate
- 750mm Wide Access Zone
- Zoned Thermostat
- Underfloor Thermostat
- Door fit
- Ceiling Mounted Extract Fan
- Cooker Hood Recirculating Extract Fan
- Extract Fan through Wall
- Manifold
- Under Floor Heating Manifold
- External Tap

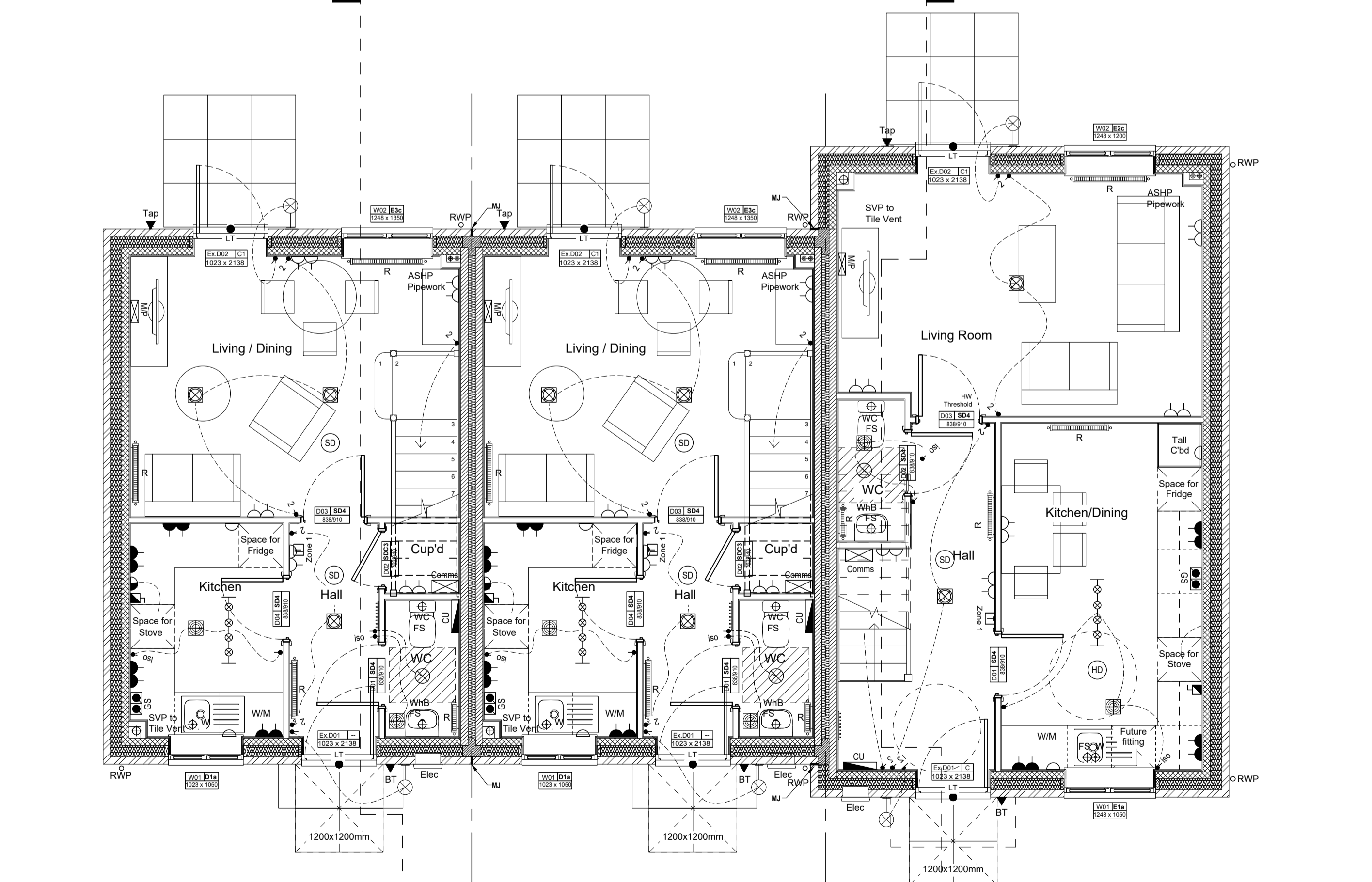
**GA Legend:**

- 300mm Door Clearance Zone
- 750mm Wide Access Zone
- Escape window
- Door FD30

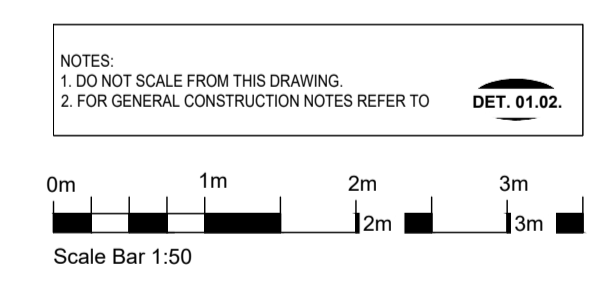
**M&E Legend:**

**Electrical:**

- Consumer Unit
- Self Contained Inter-Connected Smoke Detector Alarm
- Self Contained Inter-Connected Heat Detector Alarm
- Self Contained Inter-Connected Carbon Monoxide Detector Alarm
- Switched Double Socket (Low Level 500mm from centre line to FFL)
- Switched Double Socket (High Level 150mm above kitchen counter)
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- Un-switched Single Socket (High Level 150mm above kitchen counter)
- Appliance Grid-Switch (150mm above kitchen counter)
- Data Outlet Point
- TV Outlet Point
- 1 Way Light Switch
- 2 Way Light Switch
- 3 Way Light Switch
- 4 Way Light Switch
- High Level Isolator Switch
- Low Level Fused Isolator Switch
- Light Switch with Neon Indicator
- Recessed Down-light Fitting
- Ceiling Mounted Light Fitting
- Ceiling Pendant Light Fitting
- Loft Light Fitting
- Track Light Fitting
- External Security Wall Mounted Light Fitting
- BT Point
- 300mm Door Clearance Zone
- Master Telecom Box
- Media Plate
- 750mm Wide Access Zone
- Zoned Thermostat
- Underfloor Thermostat
- Door fit
- Ceiling Mounted Extract Fan
- Cooker Hood Recirculating Extract Fan
- Extract Fan through Wall
- Manifold
- Under Floor Heating Manifold
- External Tap



PLOT 210 (HT 631) GROUND FLOOR PLAN - G.A.  
 PLOT 209 (HT 631) GROUND FLOOR PLAN - G.A.  
 PLOT 208 (HT 859) GROUND FLOOR PLAN - G.A.



**KEY CDMA RESIDUAL DESIGN RISKS**

Notes:  
1) -

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Notes:  
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3. This drawing is to be read in conjunction with all relevant documents and drawings.

Revision	Amendment	TH	CA	TH
C1	21.08.24	CONSTRUCTION ISSUE: Ply lined, buttress walls and movement joints indicated on Plans. HT 631 - W01 changed to 1022mm wide.		
T1	24.04.24	TENDER ISSUE - Updated to latest HT working drawings.		
P1	03.11.23	PRELIMINARY ISSUE		

Refer to Structural Engineers Design for Footing Details

ASHP unit shown in national location. (Position shown on External Works) Manufacturer clearances to be adhered to

# CONSTRUCTION

**Project:**  
RUSHBROOKE (PHASE 1)  
BURY ST EDMUNDS, SUFFOLK

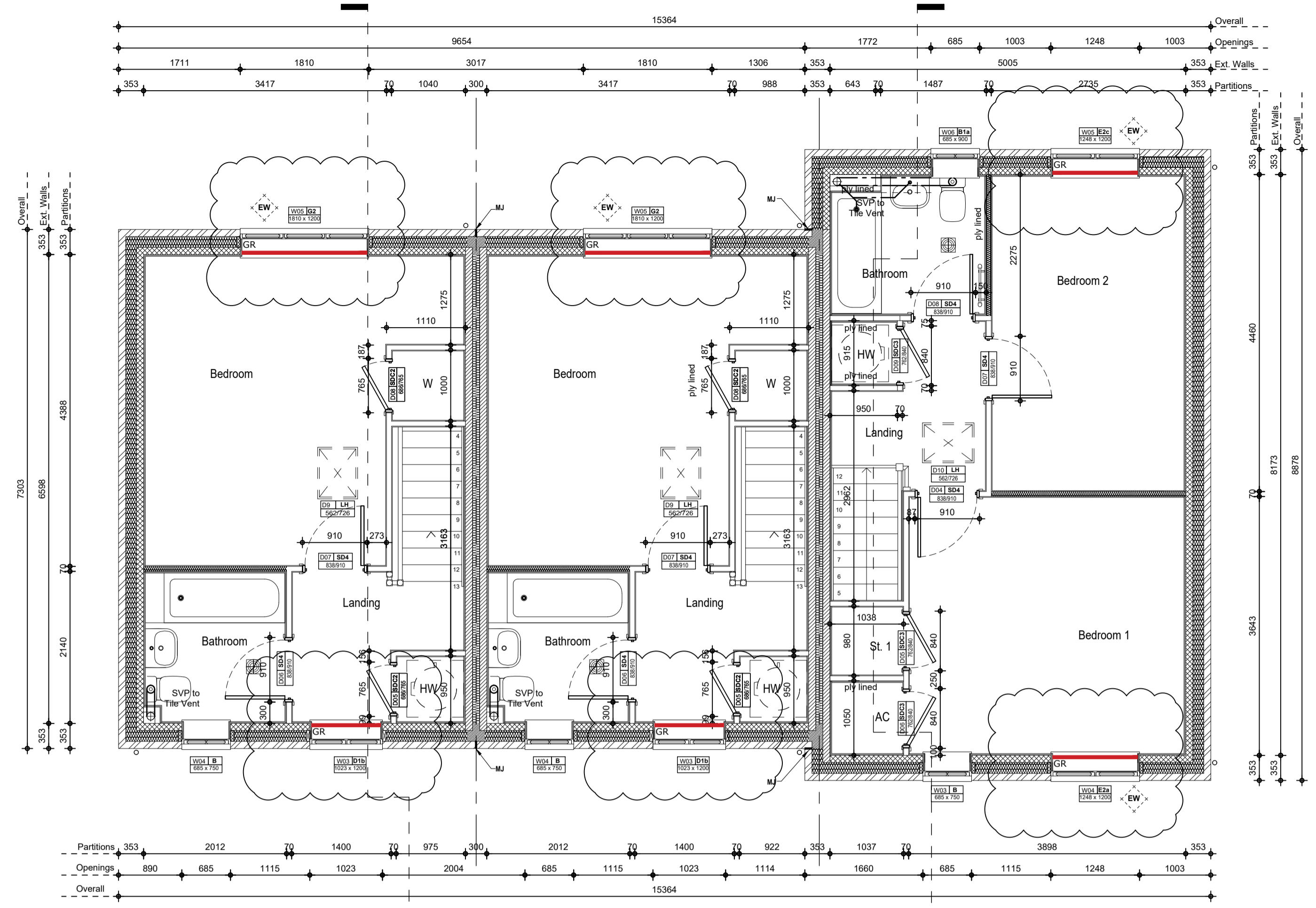
**Drawing:**  
GROUND FLOOR PLAN  
PLOTS 208 - 210  
HT 631 (HA) & 859 (HA)

Drawing Area	58.58 sq.m (631 sq.ft)	Date	AUG 2023
Drawing Area	81.84 sq.m (881 sq.ft)		

Scale	1:50 @ A1	Contract No.	23.8011
Drawn By	PH	Check No.	23.8011.264
Checked By	TH	Revision	C1

**CHBC Architecture**

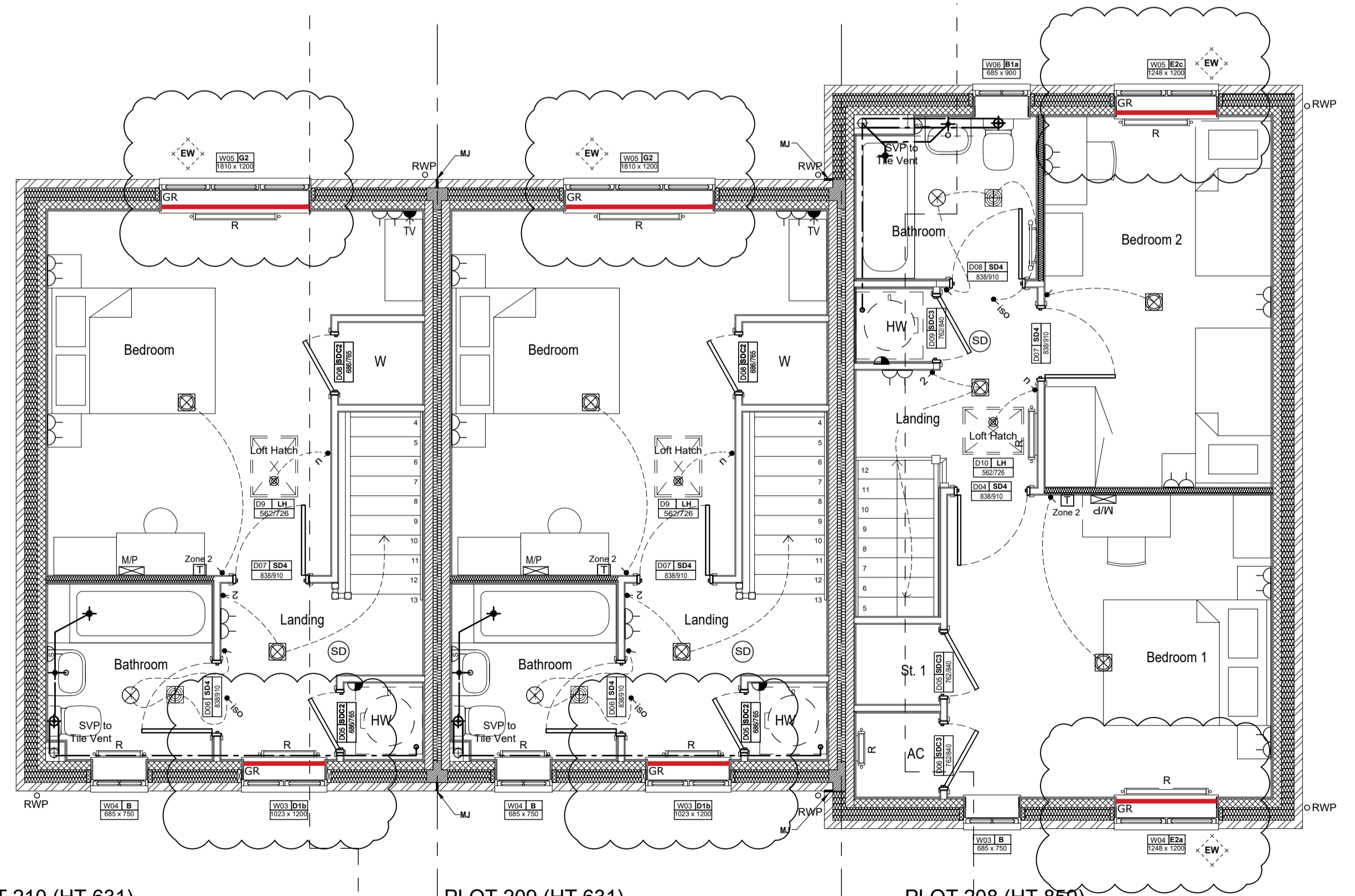
Essex Barn 24, Little Boyton Hall Farm, Chelmsford, Essex CM1 4JN. Telephone 01277 350027



PLOT 210 (HT 631)  
FIRST FLOOR PLAN - SETTING OUT

PLOT 209 (HT 631)  
FIRST FLOOR PLAN - SETTING OUT

PLOT 208 (HT 859)  
FIRST FLOOR PLAN - SETTING OUT



PLOT 210 (HT 631)  
FIRST FLOOR PLAN - G.A.

PLOT 209 (HT 631)  
FIRST FLOOR PLAN - G.A.

PLOT 208 (HT 859)  
FIRST FLOOR PLAN - G.A.

### Guarding to Windows / Overheating:

Denotes possible fixed guarding to opening, 3No. Bars Required, if opening required under Part 'O' requirements.

Denotes possible fixed guarding to opening, 2No. Bars Required, if opening required under Part 'O' requirements.

Denotes possible fixed guarding to opening, 1No. Bars Required, if opening required under Part 'O' requirements.

**NOTE:** Windows used for means of escape and overheating should have fixed guarding that meets the requirements of Approved Document 'K' & 'O'. Approved Document 'O' requires an increased guarding of 1.1m, whereas the maximum height to the bottom of the operable area of an escape window in Approved Document 'B' is 1.1m. The Approved Document 'O' FAQ (Q16) released by DLHC introduces a build tolerance on the guarding height of +0/-100mm, as such guarding within this tolerance is accepted by the NHBC. Guarding which exceeds 1.1m where the window is intended to be used for means of escape will not be accepted.

#### Wall Type Legend:

**External:**

- 102.5mm Facing Brickwork
- 150mm Supafil 34 Mineral Wool
- 100mm Blockwork - 1.80mm<sup>2</sup> / 40kg/m<sup>2</sup>
- 12.5mm Gypsum Wall Board - on 'set and dat'

**Rendered cavity wall - 352.5mm**

- 100mm Blockwork - 1.80mm<sup>2</sup> / 40kg/m<sup>2</sup>
- 150mm Supafil 34 Mineral Wool
- 100mm Blockwork - 1.80mm<sup>2</sup> / 40kg/m<sup>2</sup>
- 12.5mm Gypsum Wall Board - on 'set and dat'

**Cladding cavity wall - 352.5mm**

- Composite Weatherboarding on low battens
- 150mm Supafil 34 Mineral Wool
- 100mm Blockwork - 1.80mm<sup>2</sup> / 40kg/m<sup>2</sup>
- 12.5mm Gypsum Wall Board - on 'set and dat'

**Note:** Refer to Materials Schedule for Facerbrick / Render / Cladding type & colour

**Internal:**

- Blockwork Party Wall (E-WM-23) - 350mm (350mm Overall)
- 2No. 100mm Blockwork skins - 7.30mm<sup>2</sup> / 305-100kg/m<sup>2</sup>
- 100mm Mineral Wool - full filled cavity
- 12.5mm Plasterboard - on 'set and dat' to each side
- Blockwork - Standard (150mm Overall)
- 100mm Blockwork - 1.80mm<sup>2</sup> / 40kg/m<sup>2</sup>
- 12.5mm Plasterboard - to each side

**Partition & Boring - Standard (90mm Overall):**

- 25mm metal stud partition finished to both sides with 12.5mm plasterboard (Single layer to boxing)
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**Buttress Wall - 75mm (125mm overall):**

- 25mm timber stud partition - with single layer of 12.5mm Ply sheet fixed to both sides of stud, finished both sides with 12.5mm plasterboard
- 25mm quilt insulation with min. density of 10kg/m<sup>3</sup> to be fixed inside partition where shown

**Note:** We note to receive moisture resistant plasterboard

#### Symbol Legend:

Refer to Site / EVC plan for charging point location

- Electrical Meter Box
- SVP - Soil Vent Pipe
- FS - Soil Floor Socket
- RWP - Rain Water Down Pipe
- W - Water Stop Cock
- BT - BT Point
- LT - Level Door Threshold
- BT-ET - Incoming BT Connection
- W-W - Incoming Water Supply
- E-E - Incoming Electrical Supply
- MJ - Movement Joint - All to Structural Engineers specification

**Radiators:** Ensure that Radiators are located as per the heating layout, any discrepancies to be reported to Architects before installation.

- Radiator
- Towel Rail

#### GA Legend:

- 300mm Door Clearance Zone
- 750mm Wide Access Zone
- Escape window
- Door FD30

#### M&E Legend:

**Electrical:**

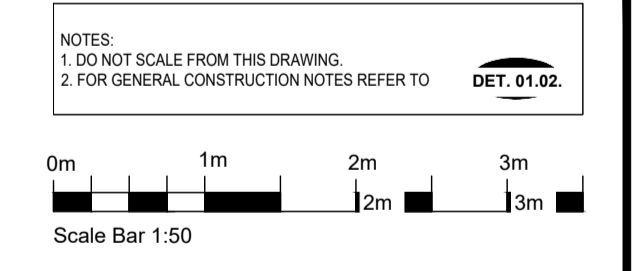
- Consumer Unit
- Self Contained Inter-Connected Smoke Detector Alarm
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- Self Contained Inter-Connected Carbon Monoxide Detector Alarm
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- Appliance Grid-Switch (150mm above kitchen counter)
- Data Outlet Point
- TV Outlet Point
- 1 Way Light Switch
- 2 Way Light Switch
- 3 Way Light Switch
- 4 Way Light Switch
- High Level Isolator Switch
- Low Level Fused Isolator Switch
- Light Switch with Neon Indicator
- Recessed Down-light Fitting
- Ceiling Mounted Light Fitting
- Ceiling Pendant Light Fitting
- Loft Light Fitting
- Track Light Fitting
- External Security Wall Mounted Light Fitting
- BT - BT Point

**Mechanical:**

- Ceiling Mounted Extract Fan
- Cooker Hood Recirculating Extract Fan
- Extract Fan through Wall
- Manifold
- Under Floor Heating Manifold
- Tap
- External Tap

Refer to Structural Engineers Design for Footing Details

ASHP unit shown in notional location. (Position shown on External Works) Manufacturer clearances to be adhered to



KEY CDM RESIDUAL DESIGN RISKS	
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Notes:	
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Revision	Amendment
C2	10.01.25 Window guarding added. Bedroom access zones removed, some ply lining removed.
C1	21.08.24 CONSTRUCTION ISSUE: Ply lined, buttress walls and movement joints indicated on Plans. Loft hatch size revised. HT 631-W03 changed to 1023mm wide.
T1	24.04.24 TENDER ISSUE - Updated to latest HT working drawings.
P1	03.11.23 PRELIMINARY ISSUE

## CONSTRUCTION

**HOPKINS HOMES**

Project: RUSHBROOKE (PHASE 1)  
BURY ST EDMUNDS, SUFFOLK

Drawing: FIRST FLOOR PLAN  
PLOTS 208 - 210  
HT 631 (HA) & 859 (HA)

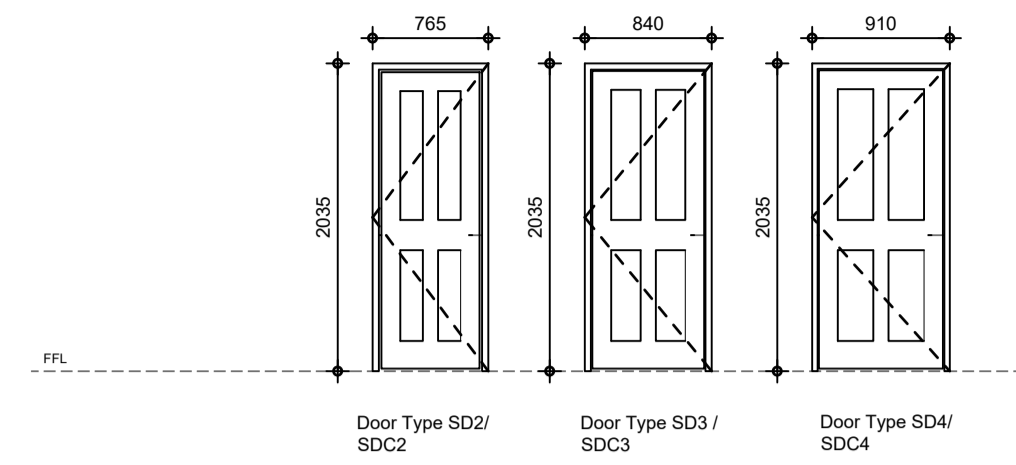
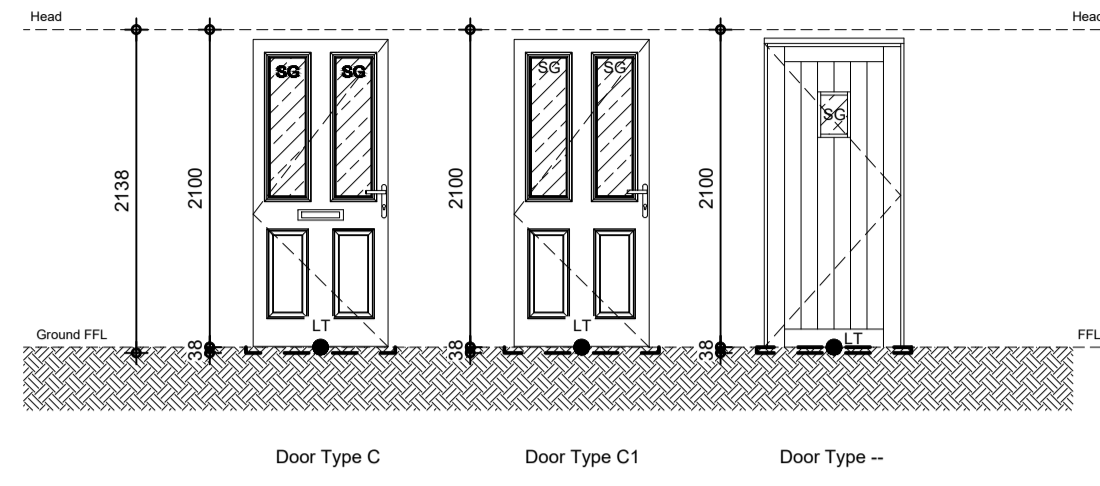
Drawing Area	58.58 sq.m (631 sq.ft)	Date	AUG 2023
Drawing Area	81.84 sq.m (881 sq.ft)		

Scale: 1:50 @ A1

Contract No.	23.8011
Draw No.	23.8011.264.1
Drawn By	PH
Checked By	TH
Revision	C2

**CHBC Architecture**

Essex Barn 24, Little Boynor Hall Farm, Chelmsford, Essex CM1 4JA. Telephone 01277 350027



### External Door Schedule - HT 631 (Plots 209 & 210)

Door No.	Door Type	Room	Description	Structural Opening	Steel Lintel Width	U-Value	Level Threshold	Safety Glazing	Glass Type	Part Q	SBD	Flat Brick Feature Lintel	Arched Brick Feature Lintel	Slanted Brick Lintel	Fanlight	Door Leaf Colour	Post flap label	Viewer
01	--	Entrance / Hall	-	1023(w) x 2138(h)	1350	1.0	■	■	Obscure Glass	■	■						■	■
02	C1	Living Room	-	1023(w) x 2138(h)	1350	1.0	■	■	Clear Glass	■	■							

### External Door Schedule - HT 859 (Plot 208)

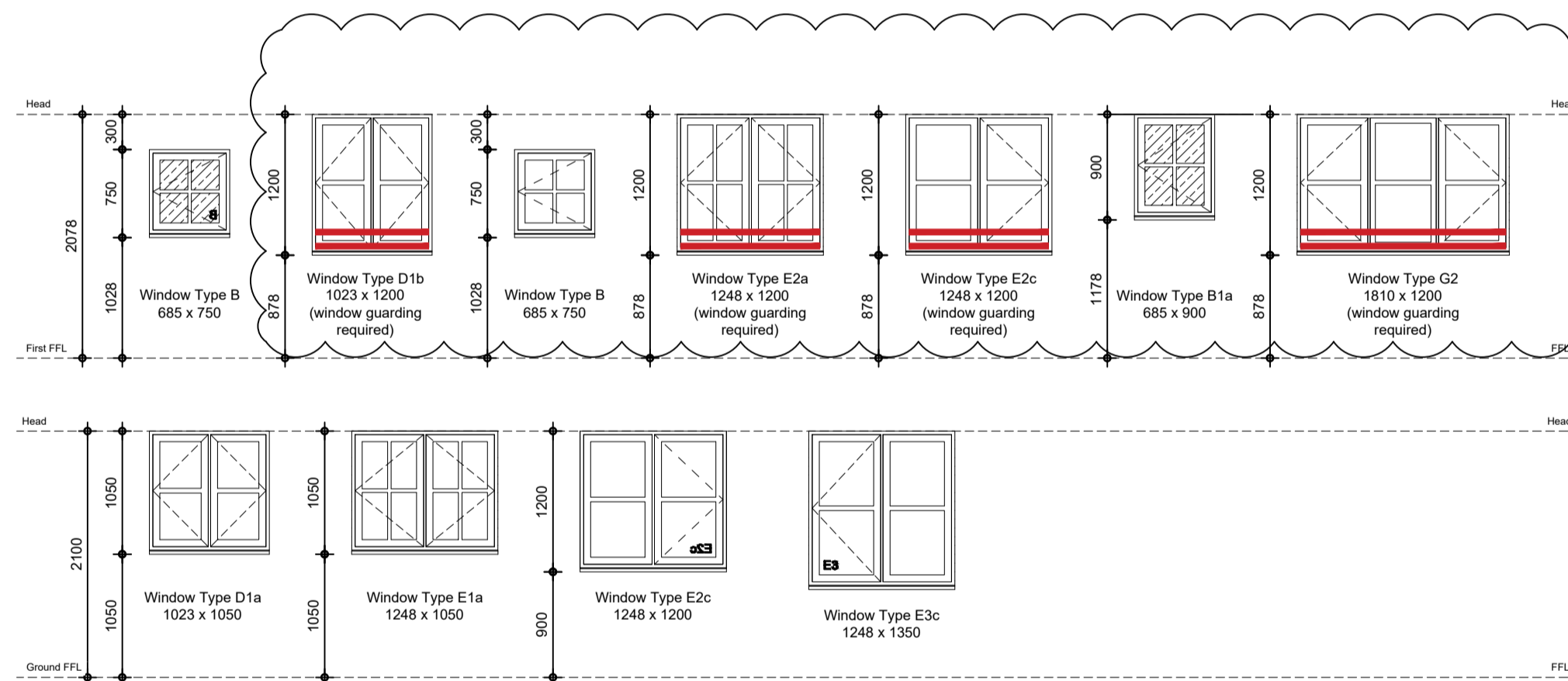
Door No.	Door Type	Room	Description	Structural Opening	Steel Lintel Width	U-Value	Level Threshold	Safety Glazing	Glass Type	Part Q	SBD	Flat Brick Feature Lintel	Arched Brick Feature Lintel	Slanted Brick Lintel	Fanlight	Door Leaf Colour	Post flap label	Viewer
01	C	Entrance / Hall	-	1023(w) x 2138(h)	1350	1.0	■	■	Obscure Glass	■	■						■	■
02	C1	Living Room	-	1023(w) x 2138(h)	1350	1.0	■	■	Clear Glass	■	■							

### Internal Door Schedule - HT 631 (Plots 209 & 210)

Door No.	Door Type	Room/ Location	Description	Structural Opening	Structural Lintel Width	Door Leaf Size	Door Lining Width mm	Wall type	Hardwood Threshold	FD30	Comments
Ground Floor											
01	SD4	W.C.	Internal Single Door	910(w) x 2035(h)		838mm Single Leaf	95	Partition			
02	SDC3	Cupboard	Internal Single Cupboard Door	840(w) x 2035(h)		762mm Single Leaf	95	Partition			
03	SD4	Living / Dining	Internal Single Door	910(w) x 2035(h)		838mm Single Leaf	95	Partition			
04	SD4	Kitchen	Internal Single Door	910(w) x 2035(h)		838mm Single Leaf	95	Partition			
First Floor											
05	SDC2	H.W.	Internal Single Door	765(w) x 2035(h)		686mm Single Leaf	95	Partition			
06	SD4	Bathroom	Internal Single Door	910(w) x 2035(h)		838mm Single Leaf	95	Partition			
07	SD4	Bedroom	Internal Single Door	910(w) x 2035(h)		838mm Single Leaf	95	Partition			
08	SDC2	Wardrobe	Internal Single Cupboard Door	765(w) x 2035(h)		686mm Single Leaf	95	Partition			
FF-Ceiling Height											
09	LH	Bedroom	Loft hatch	562(w) x 726(l)							

### Internal Door Schedule - HT 859 (Plot 208)

Door No.	Door Type	Room/ Location	Description	Structural Opening	Structural Lintel Width	Door Leaf Size	Door Lining Width mm	Wall type	Hardwood Threshold	FD30	Comments
Ground Floor											
01	SD4	Kitchen	Internal Single Door	910(w) x 2035(h)		838mm Single Leaf	95	Partition			
02	SD4	W.C.	Internal Single Door	910(w) x 2035(h)		838mm Single Leaf	95	Partition			
03	SD4	Living Room	Internal Single Door	910(w) x 2035(h)		838mm Single Leaf	95	Partition			
First Floor											
04	SD4	Bedroom 1	Internal Single Door	910(w) x 2035(h)		838mm Single Leaf	95	Partition			
05	SDC3	Store 1	Internal Single Door	840(w) x 2035(h)		762mm Single Leaf	95	Partition			
06	SDC3	A/C	Internal Single Door	840(w) x 2035(h)		762mm Single Leaf	95	Partition			
07	SD4	Bedroom 2	Internal Single Door	910(w) x 2035(h)		838mm Single Leaf	95	Partition			
08	SD4	Bathroom	Internal Single Door	910(w) x 2035(h)		838mm Single Leaf	95	Partition			
09	SDC3	H.W.	Internal Single Door	840(w) x 2035(h)		762mm Single Leaf	95	Partition			
FF-Ceiling Height											
10	LH	Landing	Loft hatch	562(w) x 726(l)							



### Guarding to Windows / Overheating:

Denotes possible fixed guarding to opening. 3No. Bars Required: if opening required under Part 'O' requirements. GR

Denotes possible fixed guarding to opening. 2No. Bars Required: if opening required under Part 'O' requirements. GR

Denotes possible fixed guarding to opening. 1No. Bars Required: if opening required under Part 'O' requirements. GR

**NOTE:** Windows used for means of escape and overheating should have fixed guarding that meets the requirements of Approved Document 'K' & 'O'. Approved Document 'O' requires an increased guarding of 1.1m, whereas the maximum height to the bottom of the openable area of an escape window in Approved Document 'B' is 1.1m. The Approved Document 'O' FAQ (Q16) released by DLHC introduces a build tolerance on the guarding height of +0/-100mm, as such guarding within this tolerance is accepted by the NHBC. Guarding which exceeds 1.1m where the window is intended to be used for means of escape will not be accepted.

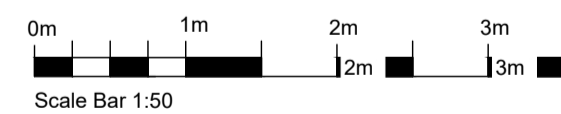
### Window Schedule - HT 631 (Plots 209 & 210)

Ref.	Type	Room	Structural Opening	U-Value	Structural Lintel Width	Glass Type	Safety Glazing	Trickle Vent	Part Q	Stone Sub-Cill	Timber Sub-Cill	Escape Window	Flat Brick Feature Lintel	Arched Brick Feature Lintel	Extended Arched Brick Feature Lintel	Slanted Brick Feature Lintel - 215mm High	Extended Slanted Brick Feature Lintel - 215mm High	Slanted Brick Feature Lintel - 300mm High	Extended Slanted Brick Feature Lintel - 300mm High	Topped Brick Detail	Handle Height - M4(1)	Handle Height - M4(1)	Window Guarding Rail
Ground Floor																							
01	D1a	Kitchen	1023(w) x 1050(h)	1.4	1323	Clear Glass	■	■															
02	E3c	Living Room	1248(w) x 1350(h)	1.4	1548	Clear Glass	■	■					■										
First Floor																							
03	D1b	Landing	1023(w) x 1200(h)	1.4	1323	Clear Glass			■														2 No.
04	B	Bathroom	685(w) x 750(h)	1.4	985	Obscure Glass																	2 No.
05	G2	Bedroom	1810(w) x 1200(h)	1.4	2110	Clear Glass	■																2 No.

### Window Schedule - HT 859 (Plot 208)

Ref.	Type	Room	Structural Opening	U-Value	Structural Lintel Width	Glass Type	Safety Glazing	Trickle Vent	Part Q	Stone Sub-Cill	Timber Sub-Cill	Escape Window	Flat Brick Feature Lintel	Arched Brick Feature Lintel	Extended Arched Brick Feature Lintel	Slanted Brick Feature Lintel - 215mm High	Extended Slanted Brick Feature Lintel - 215mm High	Slanted Brick Feature Lintel - 300mm High	Extended Slanted Brick Feature Lintel - 300mm High	Topped Brick Detail	Handle Height - M4(1)	Handle Height - M4(1)	Window Guarding Rail	
Ground Floor																								
01	E1a	Kitchen	1248(w) x 1050(h)	1.4	1548	Clear Glass	■	■																
02	E2c	Living Room	1248(w) x 1200(h)	1.4	1548	Clear Glass	■	■					■											
First Floor																								
03	B	Bedroom 1	685(w) x 750(h)	1.4	985	Clear Glass			■														2 No.	
04	E2a	Bedroom 1	1248(w) x 1200(h)	1.4	1548	Clear Glass	■	■																2 No.
05	E2c	Bedroom 2	1248(w) x 1200(h)	1.4	1548	Clear Glass	■	■																2 No.
06	B1a	Bathroom	685(w) x 900(h)	1.4	985	Obscure Glass																		2 No.

NOTES:  
1. DO NOT SCALE FROM THIS DRAWING.  
2. FOR GENERAL CONSTRUCTION NOTES REFER TO DET. 01.02.



KEY CDM RESIDUAL DESIGN RISKS


Notes:  
1) --

IN ACCORDANCE WITH THE CONSTRUCTION DESIGN MANAGEMENT REGULATIONS 2015, THE DOCUMENT ORIGINATOR HAS UNDERTAKEN A DESIGN RISK ASSESSMENT FOR THE ELEMENTS SHOWN ON THIS DOCUMENT, THE ABOVE ARE ONLY THE KEY RISKS THAT WERE IDENTIFIED.

Notes:  
1. Site verify all dimensions prior to construction.  
2. Report all discrepancies to the Drawing Originator immediately.  
3. This drawing is to be read in conjunction with all relevant documents and drawings.

Revision	Amendment	TH
C2	10.01.25 Window guarding added. Schedules updated.	TH
C1	21.08.24 CONSTRUCTION ISSUE. General updates to Schedule. HT 631 - W01 & W03 changed to 1023mm wide.	TH
T1	24.04.24 TENDER ISSUE - Updated to latest HT working drawings.	CA
P1	19.12.23 PRELIMINARY ISSUE	TH

## CONSTRUCTION



**HOPKINS HOMES**

Project:  
**RUSHBROOKE (PHASE 1)  
BURY ST EDMUNDS, SUFFOLK**

Drawn:  
**SCHEDULES  
PLOTS 208 - 210  
HT 631 (HA) & 859 (HA)**

Building Area:  
**58.58 sq.m (631 sq.ft)  
81.84 sq.m (881 sq.ft)**

Date:  
**AUG 2023**

Scale:  
**1:50 @ A1**


Contract No:  
**23.8011**

Draw No:  
**23.8011.264.2**

Drawn By:  
**PH**

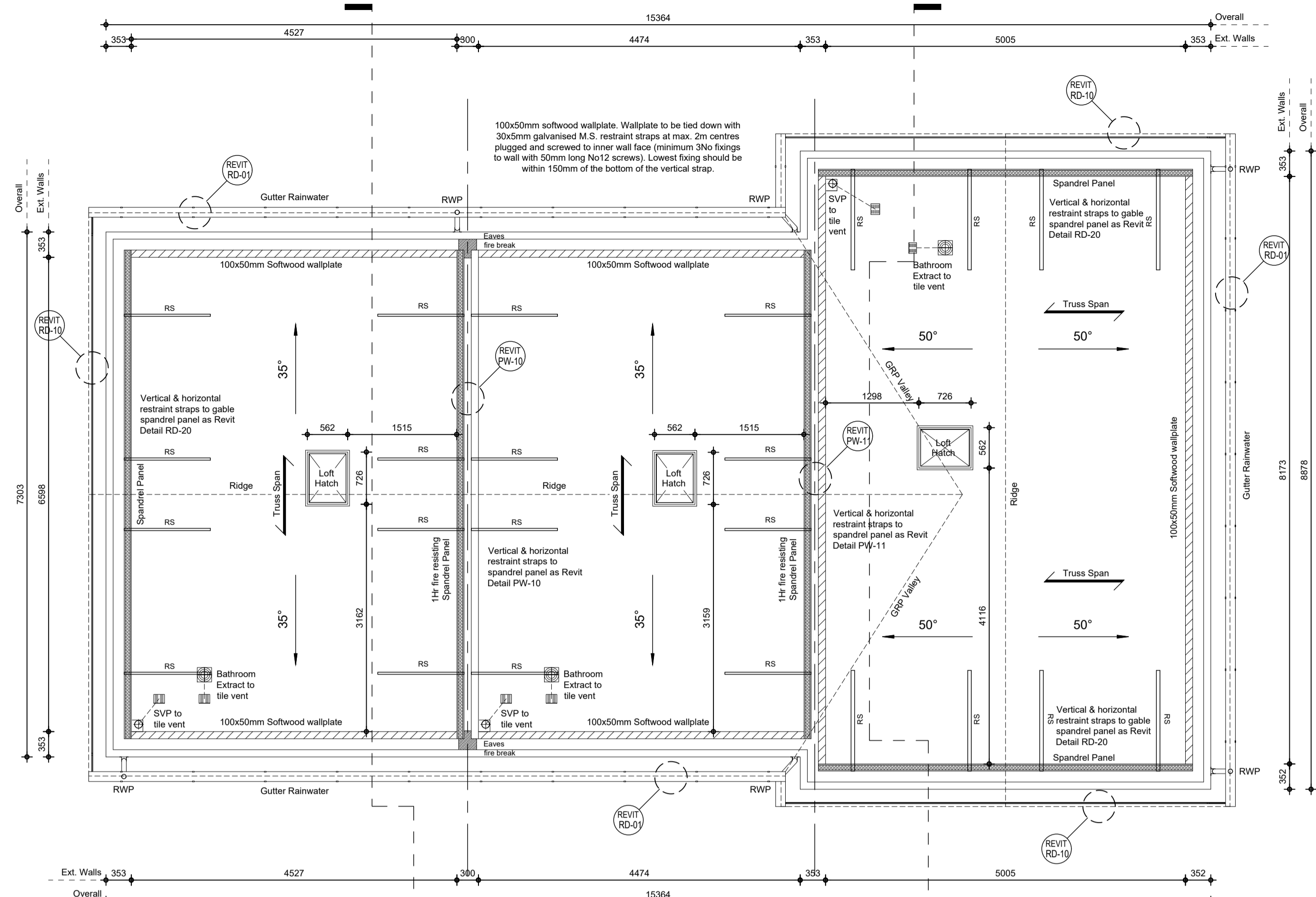
Checked By:  
**TH**

Revision:  
**C2**



**CHBC Architecture**

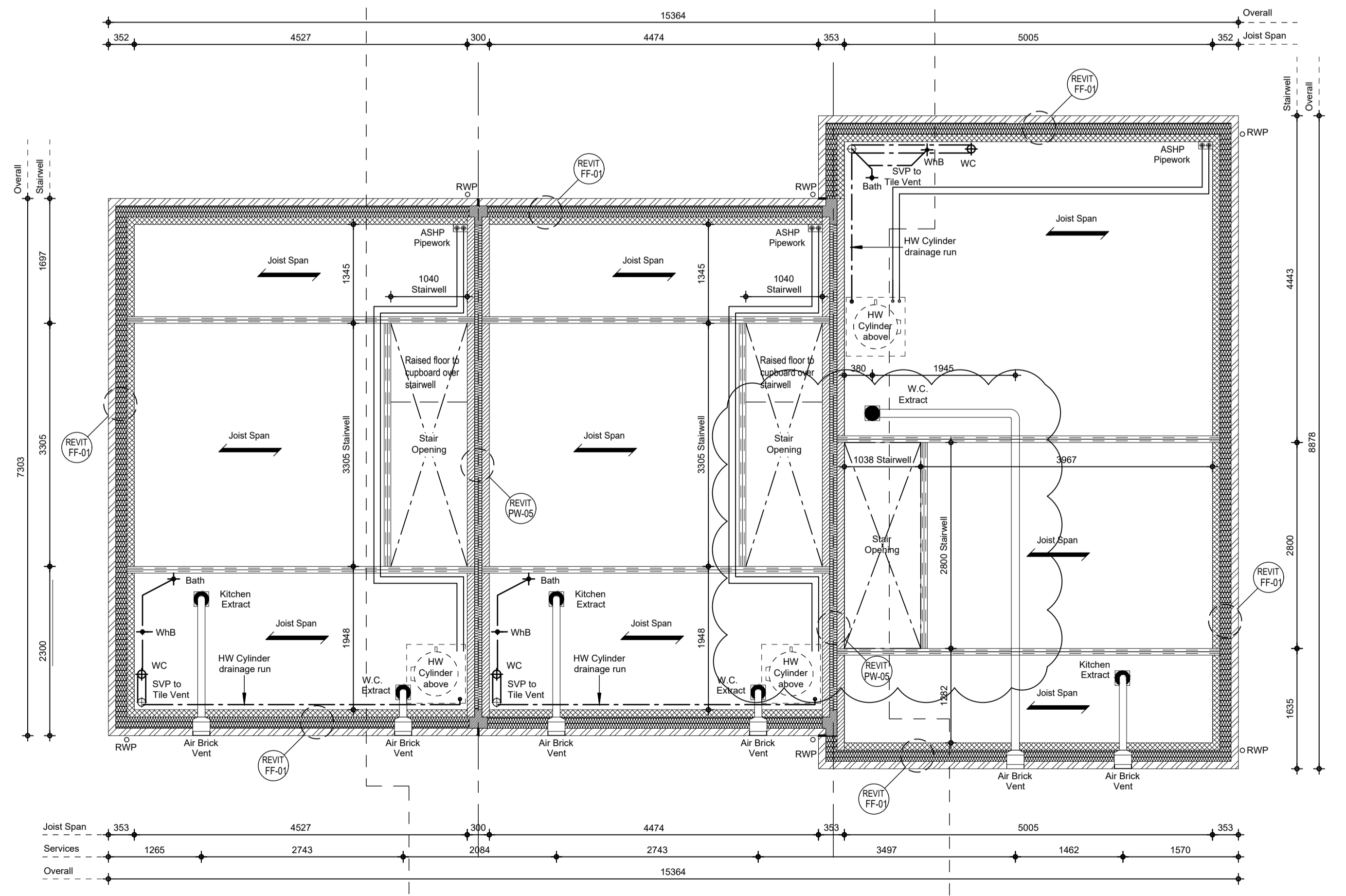
Essex Road 34, Little Blyton Hall Farm, Chelmsford, Essex CM1 4JA, Telephone 01277 350027



PLOT 210 (HT 631)  
ROOF LAYOUT

PLOT 209 (HT 631)  
ROOF LAYOUT

PLOT 208 (HT 859)  
ROOF LAYOUT



PLOT 210 (HT 631)  
JOIST LAYOUT - FIRST FLOOR

PLOT 209 (HT 631)  
JOIST LAYOUT - FIRST FLOOR

PLOT 208 (HT 859)  
JOIST LAYOUT - FIRST FLOOR

**Wall Type Legend:**

**External:**

- 102.5mm Facing Brickwork
- 150mm Supafill 34 Mineral Wool
- 100mm Blockwork - 1.80mm<sup>2</sup> adglite
- 12.5mm Gypsum Wall Board - on 'dot and dat'

**Rendered cavity wall - 302.5mm**

- 100mm Blockwork - 1.80mm<sup>2</sup> / 140g/m<sup>2</sup>
- 150mm Supafill 34 Mineral Wool
- 100mm Blockwork - 2.80mm<sup>2</sup> / 40g/m<sup>2</sup>
- 12.5mm Gypsum Wall Board - on 'dot and dat'

**Cladding cavity wall - 352.5mm**

- Composite Weatherboarding on low battens
- 150mm Supafill 34 Mineral Wool
- 100mm Blockwork - 1.80mm<sup>2</sup> / 40g/m<sup>2</sup>
- 12.5mm Gypsum Wall Board - on 'dot and dat'

**Blockwork - 7.20mm<sup>2</sup> / 60g/m<sup>2</sup>**

**Note:** Refer to Materials Schedule for Facebrick / Render / Cladding type & colour

**Internal:**

- Blockwork Party Wall (E-AM-21) - 300mm (300mm Overall)
- 2 no. 100mm Blockwork skins - 7.20mm<sup>2</sup> / 35-100g/m<sup>2</sup>
- 100mm Mineral Wool - full filled cavity
- 12.5mm Plasterboard - on 'dot and dat' to each side
- 12.5mm Plasterboard - to each side

**Partition & Boiling - Standard (150mm Overall):**

- 100mm Blockwork - 1.80mm<sup>2</sup> / 40g/m<sup>2</sup>
- 12.5mm Plasterboard - to each side

**Partition & Boiling - Standard (90mm Overall):**

- 25mm metal stud partition - finished to both sides with 12.5mm plasterboard (single layer to boxing)
- 25mm quilt insulation with min. density of 10kg/m<sup>3</sup> to be fixed inside partition where shown

**Ply-lined Partition & Boiling - 70mm Standard ply sec (150mm Overall):**

- 70mm metal stud partition - single layer of 12.5mm Ply sheet fixed to studs to one side, finished both sides with 12.5mm plasterboard (single layer to boxing)
- 25mm quilt insulation with min. density of 10kg/m<sup>3</sup> to be fixed inside partition where shown

**Buttress Wall - 75mm (125mm overall):**

- 75mm timber stud partition - with single layer of 12.5mm Ply sheet fixed to both sides of stud, finished both sides with 12.5mm plasterboard
- 25mm quilt insulation with min. density of 10kg/m<sup>3</sup> to be fixed inside partition where shown

**Note:** See notes to receive moisture resistant plasterboard

**Symbol Legend:**

- Electrical Meter Box
- Level Door Threshold
- Incoming BT Connection
- Incoming Water Supply
- Incoming Electrical Supply
- Movement Joint - All to Structural Engineers specification
- Radiator
- Towel Rail

**GA Legend:**

- 300mm Door Clearance Zone
- 750mm Wide Access Zone
- Escape window
- Door FD30

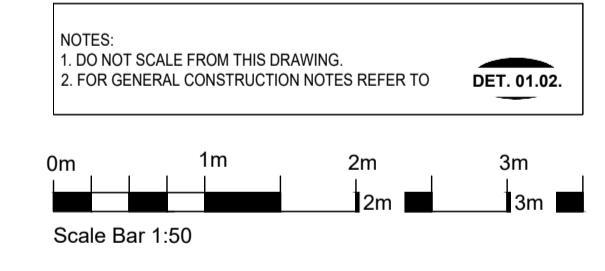
**M&E Legend:**

**Electrical:**

- Consumer Unit
- Self Contained Inter-Connected Smoke Detector Alarm
- Self Contained Inter-Connected Heat Detector Alarm
- Self Contained Inter-Connected Carbon Monoxide Detector Alarm
- Switched Double Socket (Low Level) 500mm from centre line to FFL
- Switched Double Socket (High Level) 150mm above kitchen counter
- Un-switched Single Socket (Low Level) 500mm from centre line to FFL
- Shaver Point
- Fused Spur
- Cooker Spur
- Towel Rail Spur
- Appliance Grid-Switch (150mm above kitchen counter)
- Data Outlet Point
- TV Outlet Point
- 1 Way Light Switch
- 2 Way Light Switch
- 3 Way Light Switch
- 4 Way Light Switch
- High Level Isolator Switch
- Low Level Fused Isolator Switch
- Light Switch with Neon Indicator
- Recessed Down-light Fitting
- Ceiling Mounted Light Fitting
- Ceiling Pendant Light Fitting
- Loft Light Fitting
- Track Light Fitting
- External Security Wall Mounted Light Fitting
- BT Point
- Master Telecom Box
- Media Plate
- Zoned Thermostat
- Underfloor Thermostat
- Door fit

**Mechanical:**

- Ceiling Mounted Extract Fan
- Cooker Hood Recirculating Extract Fan
- Extract Fan through Wall
- Under Floor Heating Manifold
- Tap
- External Tap



**KEY CDMA RESIDUAL DESIGN RISKS**

Notes:

- 1) -

IN ACCORDANCE WITH THE CONSTRUCTION DESIGN MANAGEMENT REGULATIONS 2015, THE DOCUMENT ORIGINATOR HAS UNDERTAKEN A DESIGN RISK ASSESSMENT FOR THE ELEMENTS SHOWN ON THIS DOCUMENT, THE ABOVE ARE ONLY THE KEY RISKS THAT WERE IDENTIFIED.

**Revision**

Revision	Amendment	TH	CA	TH
C2	10.01.25	HT 859 Stair opening changed to 1038mm as joint & stair manufacturers drawing.		TH
C1	21.08.24	CONSTRUCTION ISSUE. CAD / Revit Detail References updated. Loft hatch size revised.		TH
T1	24.04.24	TENDER ISSUE - Updated to latest HT working drawings.		CA
P1	03.11.23	PRELIMINARY ISSUE		TH

Refer to Structural Engineers Design for Footing Details

ASHP unit shown in national location. (Position shown on External Works) Manufacturer clearances to be adhered to

# CONSTRUCTION

**Project:**  
RUSHBROOKE (PHASE 1)  
BURY ST EDMUNDS, SUFFOLK

**Drawing:**  
JOIST & ROOF PLAN  
PLOTS 208 - 210  
HT 631 (HA) & 859 (HA)

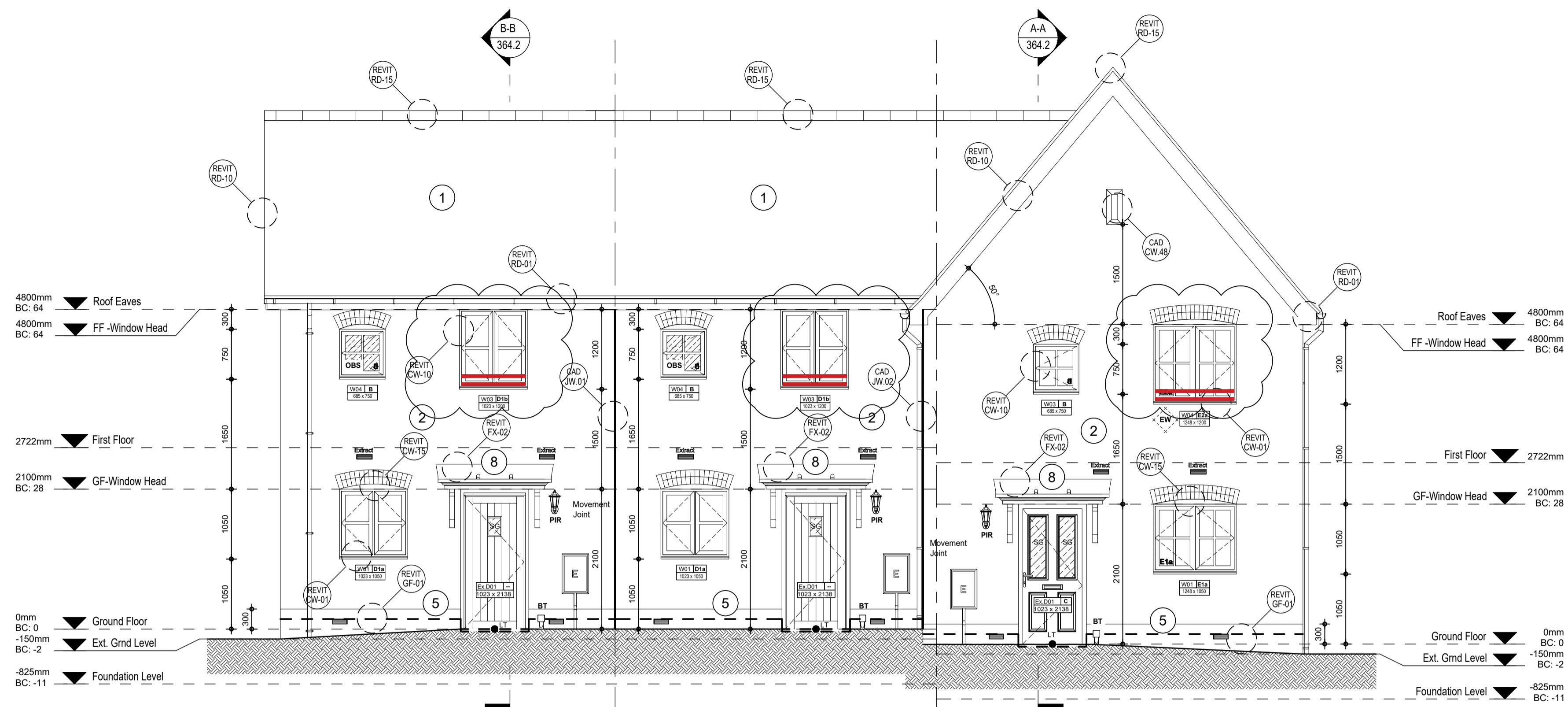
Building Area	58.58 sq.m (631 sq.ft)	Date	AUG 2023
Plot Area	81.84 sq.m (881 sq.ft)		

Scale: 1:50 @ A1

Contract No.	23.8011
Draw No.	23.8011.264.3

Drawn By: PH  
Checked By: TH

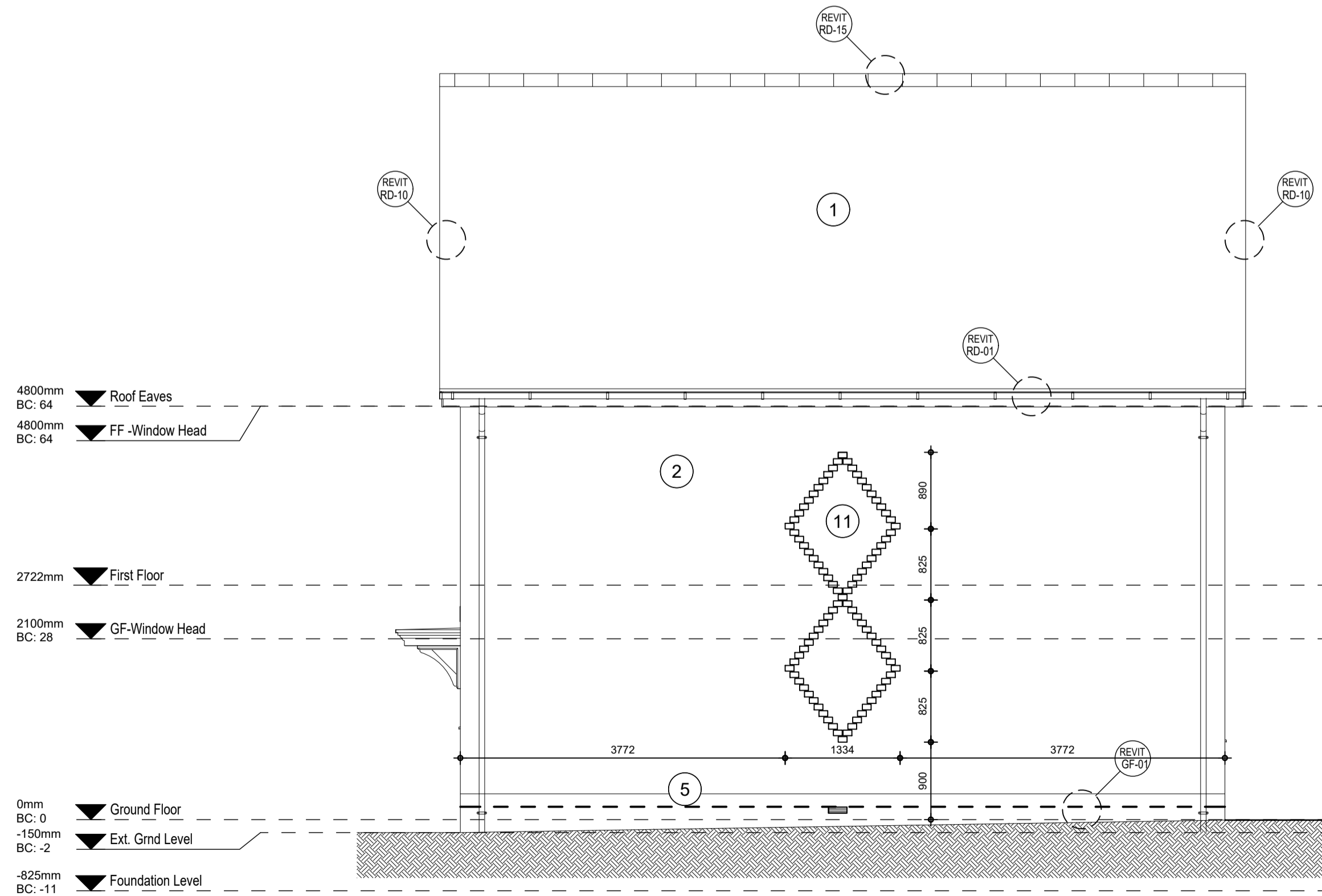
Essex Barn 24, Little Boynor Hall Farm, Chelmsford, Essex CM1 4JA. Telephone 01277 350027



PLOT 210 (HT 631)  
FRONT ELEVATION  
(FFL = 44.125)

PLOT 209 (HT 631)  
FRONT ELEVATION  
(FFL = 44.125)

PLOT 208 (HT 859)  
FRONT ELEVATION  
(FFL = 43.900)



PLOT 208 (HT 859)  
SIDE ELEVATION  
(FFL = 43.900)

**Guarding to Windows / Overheating:**

Denotes possible fixed guarding to opening.  
3No. Bars Required, if opening required under Part 'O' requirements.

Denotes possible fixed guarding to opening.  
2No. Bars Required, if opening required under Part 'O' requirements.

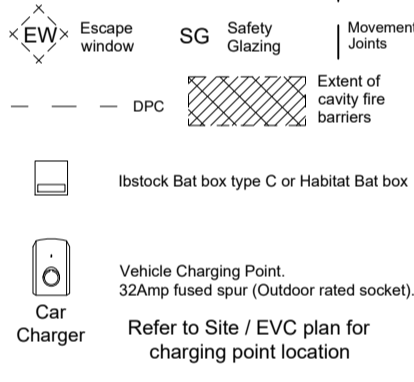
Denotes possible fixed guarding to opening.  
1No. Bars Required, if opening required under Part 'O' requirements.

**NOTE:** Windows used for means of escape and overheating should have fixed guarding that meets the requirements of Approved Document 'K' & 'O'. Approved Document 'O' requires an increased guarding of 1.1m, whereas the maximum height to the bottom of the openable area of an escape window in Approved Document 'B' is 1.1m. The Approved Document 'O' FAQ (Q16) released by DLHC introduces a build tolerance on the guarding height of +/-100mm, as such guarding within this tolerance is accepted by the NHBC. Guarding which exceeds 1.1m where the window is intended to be used for means of escape will not be accepted.

**Materials Legend:**

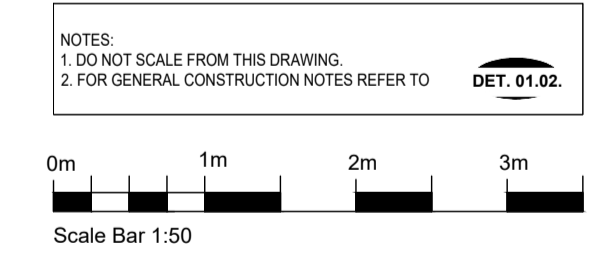
1	Floor Tile
2	Facing Brick Finish
3	Weatherboarding Finish
4	Render Finish
5	Plaster - Finish/Painted Block
6	Plaster - Projected
7	Quoins
8	Chimney
9	Chimney
10	Quoins around windows
11	Clapnet Work

**Elevation Legend:**



**NOTES:**  
1. DO NOT SCALE FROM THIS DRAWING.  
2. FOR GENERAL CONSTRUCTION NOTES REFER TO DET 01.02.  
3. REFER TO THE ENGINEERING DRAWINGS FOR FOUNDATION DESIGN & STRUCTURAL DETAILS.  
4. REFER TO SPECIALIST MANUFACTURERS DRAWINGS FOR JOIST & TRUSS DETAILS.  
5. REFER TO SPECIALIST MANUFACTURERS DRAWINGS FOR KITCHEN DETAILS.

ASHP unit shown in notional location. (Position shown on External Works) Manufacturer clearances to be adhered to



**KEY CDM RESIDUAL DESIGN RISKS**

Notes:  
1) -

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2. Report all discrepancies to the Drawing Originator immediately.  
3. This drawing is to be read in conjunction with all relevant documents and drawings.

Revision	Amendment	TH	TH	CA	TH
C2	10.01.25	Window guarding added.			
C1	21.08.24	CONSTRUCTION ISSUE CAD / Revit Detail References updated. Movement joints added. HT 631 - W01 & W03 changed to 1023mm wide.			
T1	24.04.24	TENDER ISSUE - Updated to latest HT working drawings.			
P1	03.11.23	PRELIMINARY ISSUE			

**CONSTRUCTION**

**HOPKINS HOMES**

**Project:**  
RUSHBROOKE (PHASE 1)  
BURY ST EDMUNDS, SUFFOLK

**Drawing:**  
FRONT & SIDE ELEVATIONS  
PLOTS 208 - 210  
HT 631 (HA) & 859 (HA)

<b>Plotting Area:</b> 58.58 sq.m (631 sq.ft) 81.84 sq.m (881 sq.ft)	<b>Date:</b> AUG 2023
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**Scale:** 1:50 @ A1

**Contract No:** 23.8011

**Plot No:** 23.8011.364

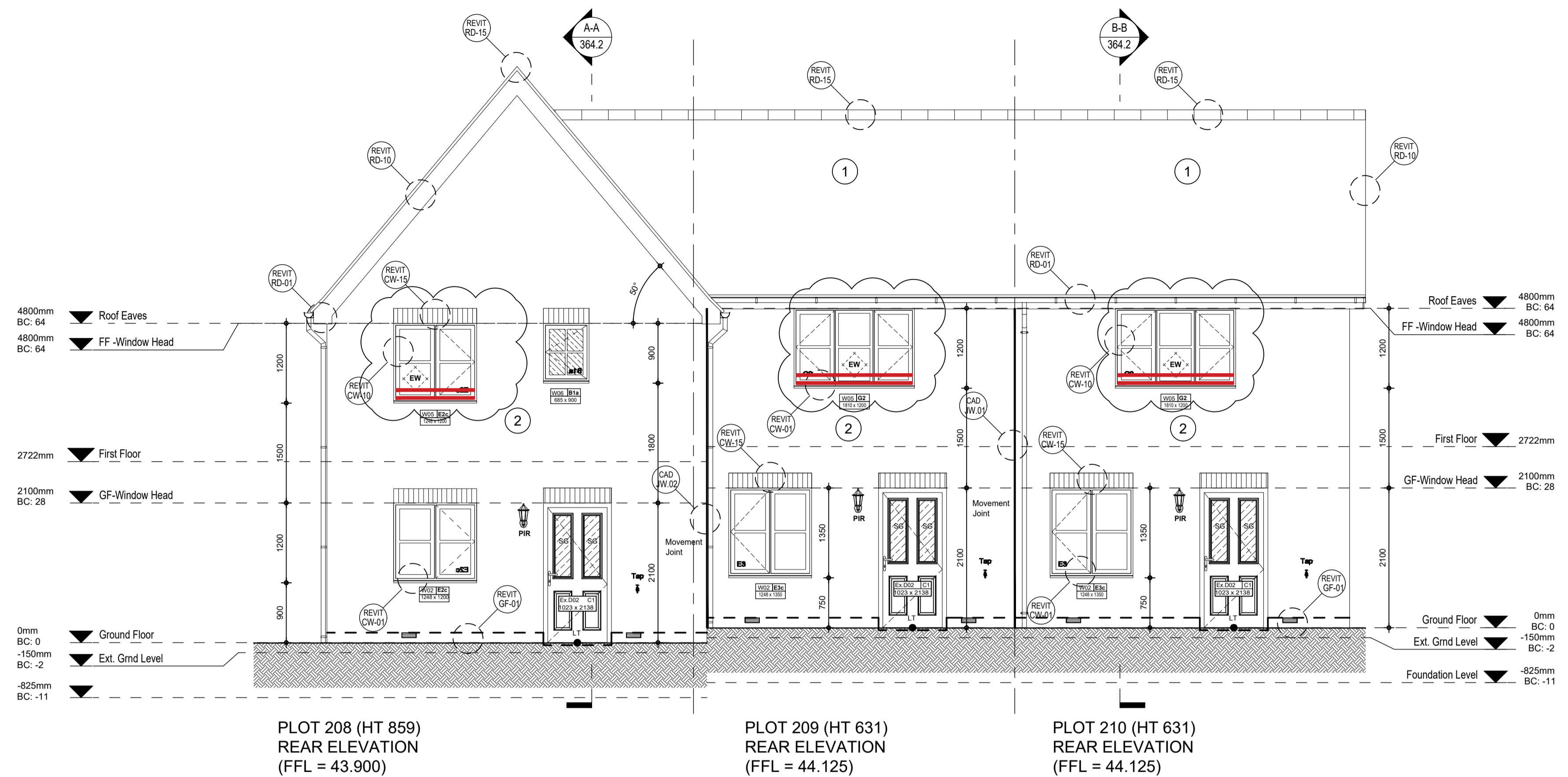
**Drawn By:** PH

**Checked By:** TH

**Revision:** C2

**CHBC Architecture**

Essex Barn 24, Little Boynor Hall Farm, Chelmsford, Essex CM1 4JN. Telephone 01277 350007



**Guarding to Windows / Overheating:**

Denotes possible fixed guarding to opening.  
3 No. Bars Required, if opening required under Part 'O' requirements.

Denotes possible fixed guarding to opening.  
2 No. Bars Required, if opening required under Part 'O' requirements.

Denotes possible fixed guarding to opening.  
1 No. Bars Required, if opening required under Part 'O' requirements.

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**Materials Legend:**

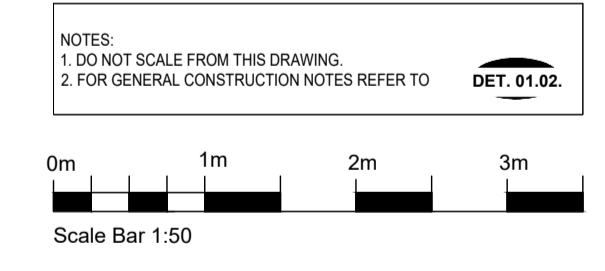
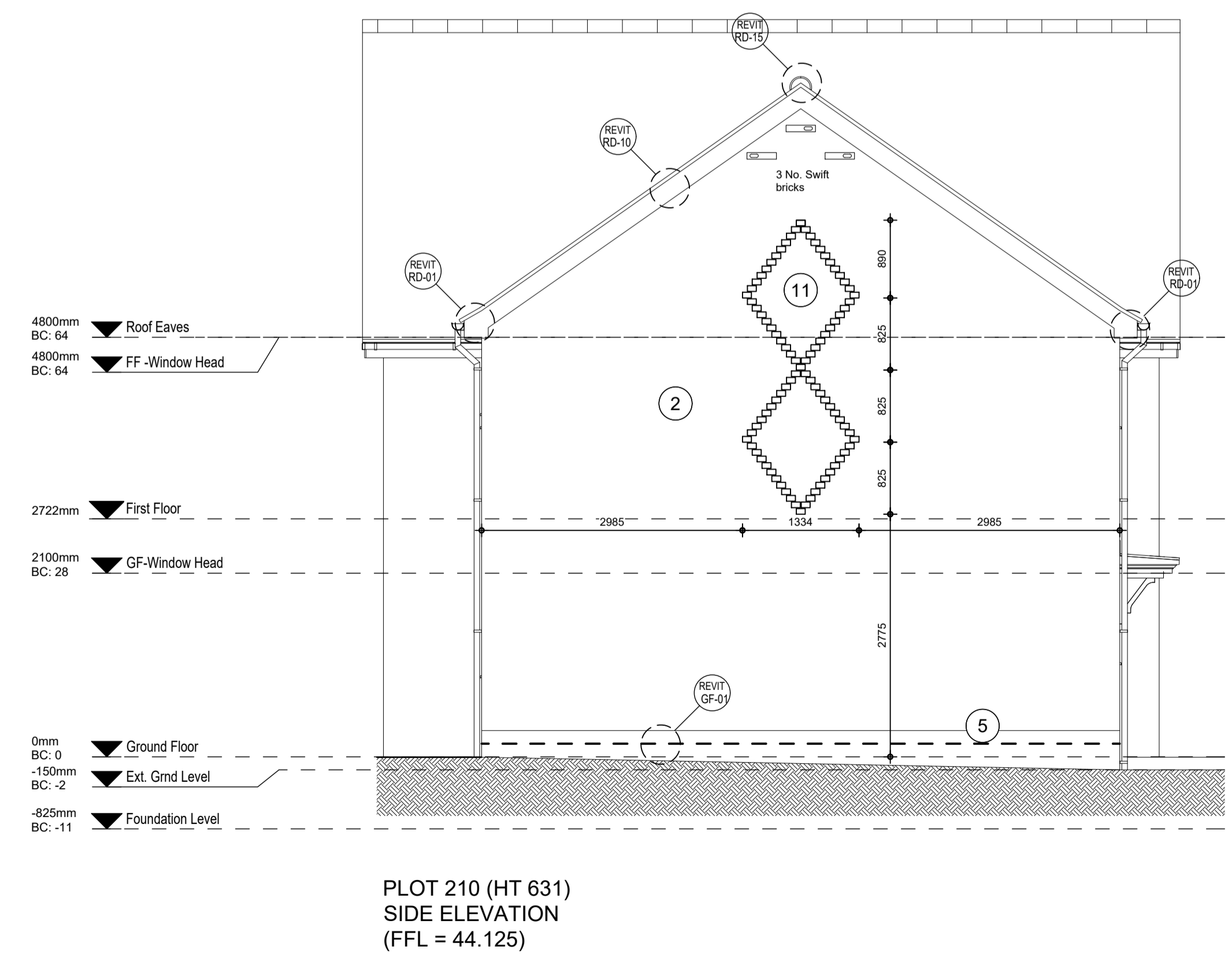
1	Roof Tile
2	Facing Brick Finish
3	Weatherboarding Finish
4	Render Finish
5	Plaster - Finish/Painted Block
6	Plaster - Projected
7	Quoins
8	Chimney
9	Chimney
10	Quoins around windows
11	Clapnet Work

**Elevation Legend:**

	Escape window		Safety Glazing		Movement Joints
	DPC		Extent of cavity fire barriers		Ibstock Bat box type C or Habitat Bat box
	Vehicle Charging Point 32Amp fused spur (Outdoor rated socket).		Car Charger Refer to Site / EVC plan for charging point location		

**NOTES:**  
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2. FOR GENERAL CONSTRUCTION NOTES REFER TO DET 01.02.  
3. REFER TO ENGINEERING DRAWINGS FOR FOUNDATION DESIGN & STRUCTURAL DETAILS.  
4. REFER TO SPECIALIST MANUFACTURERS DRAWINGS FOR JOIST & TRUSS DETAILS.  
5. REFER TO SPECIALIST MANUFACTURERS DRAWINGS FOR KITCHEN DETAILS.

ASHP unit shown in notional location. (Position shown on External Works) Manufacturer clearances to be adhered to



**KEY CDMA RESIDUAL DESIGN RISKS**

Notes:  
1) -

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**Notes:**  
1. Site verify all dimensions prior to construction.  
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3. This drawing is to be read in conjunction with all relevant documents and drawings.

Revision	Amendment	TH
C2	10.01.25 Window guarding added.	TH
C1	21.08.24 CONSTRUCTION ISSUE. CAD / Revit Detail References updated. Movement joints added.	TH
T1	24.04.24 TENDER ISSUE - Updated to latest HT working drawings.	CA
P1	03.11.23 PRELIMINARY ISSUE	TH

**CONSTRUCTION**



**Project:**  
RUSHBROOKE (PHASE 1)  
BURY ST EDMUNDS, SUFFOLK

**Drawing:**  
REAR & SIDE ELEVATIONS  
PLOTS 208 - 210  
HT 631 (HA) & 859 (HA)

Dwelling Area	Date
58.58 sq.m (631 sq.ft)	AUG 2023
81.84 sq.m (881 sq.ft)	

**Scale:** 1:50 @ A1

**Control No:** 23.8011

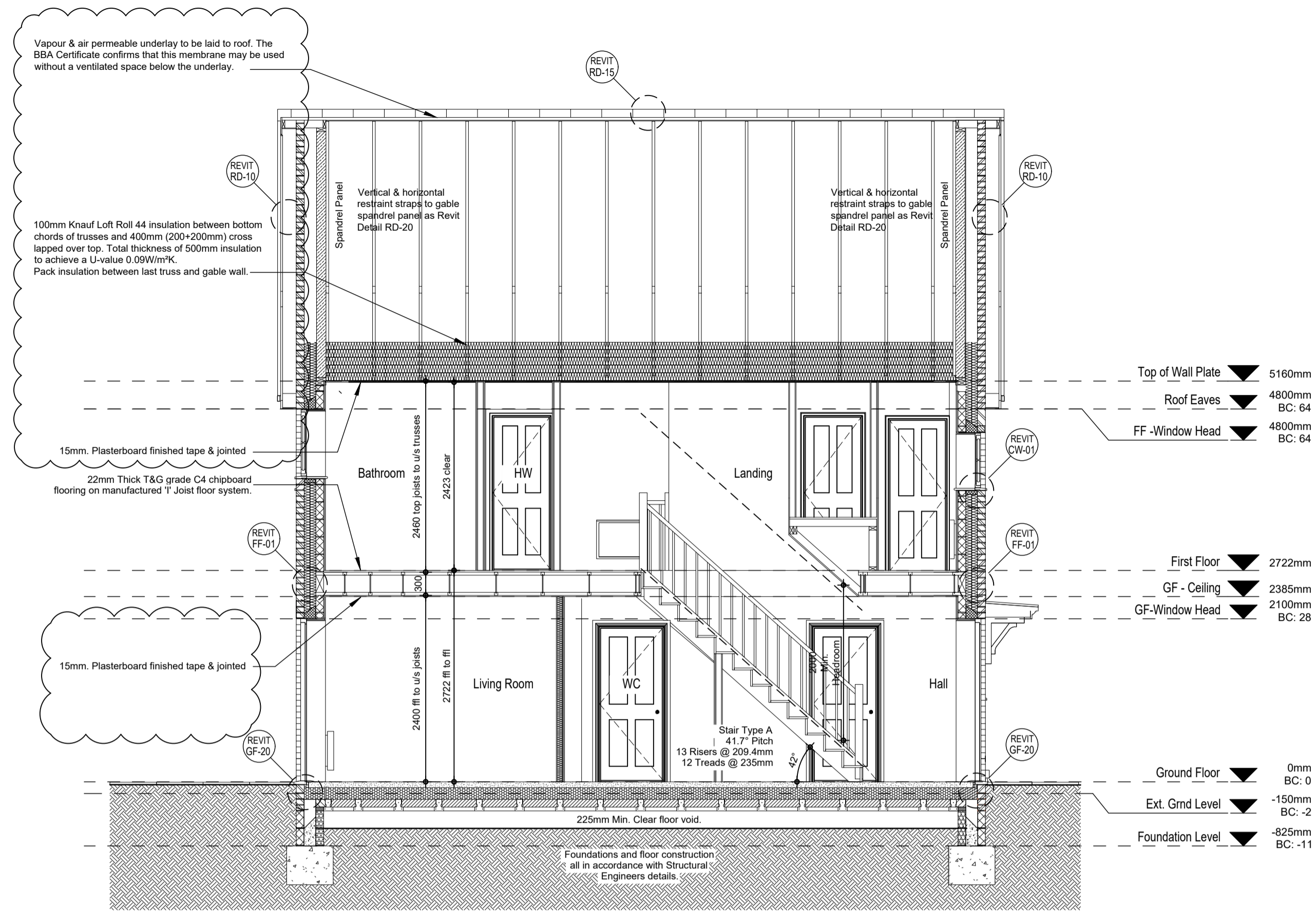
**Draw No:** 23.8011.364.1

**Drawn By:** PH

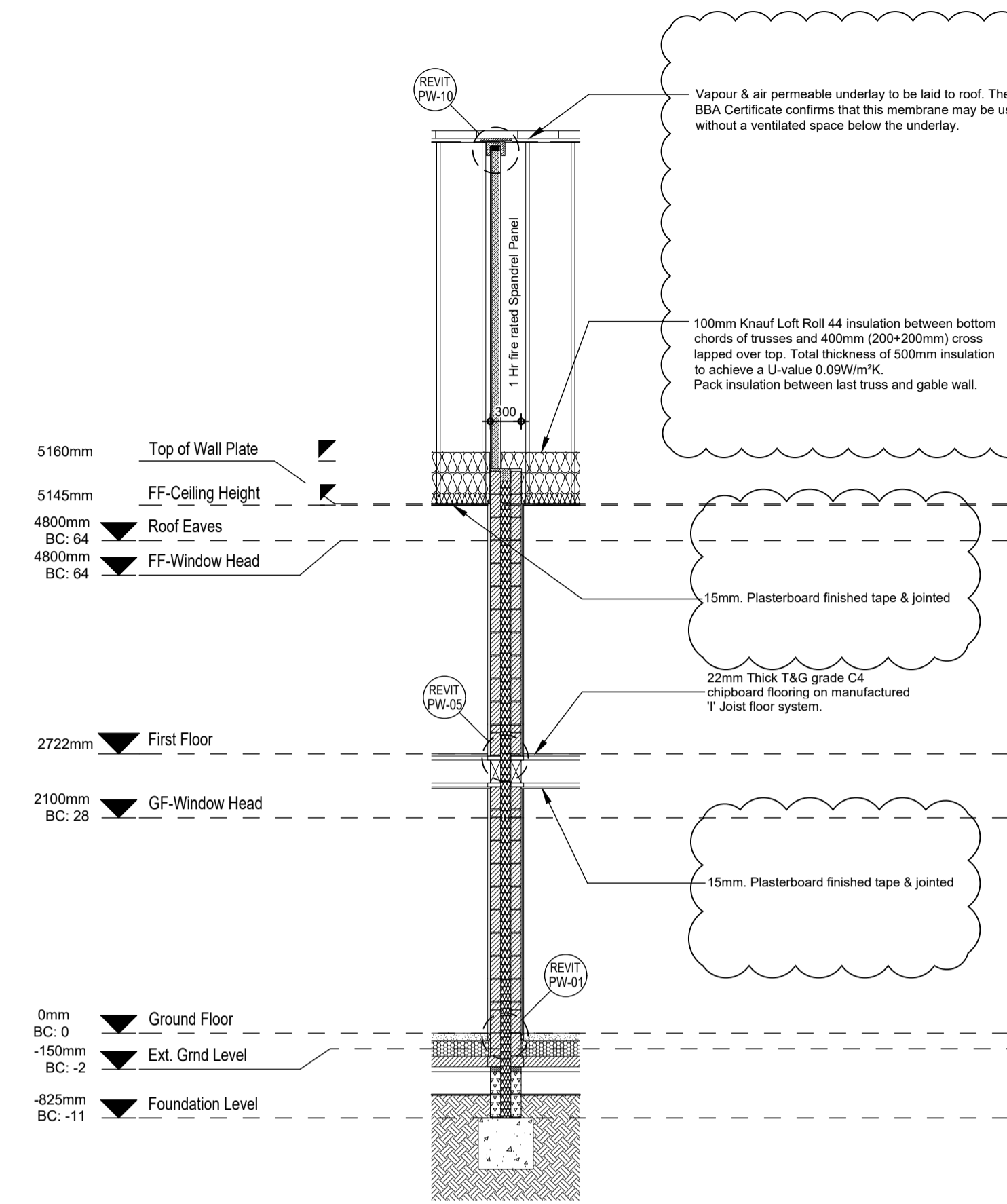
**Checked By:** TH

**Revision:** C2

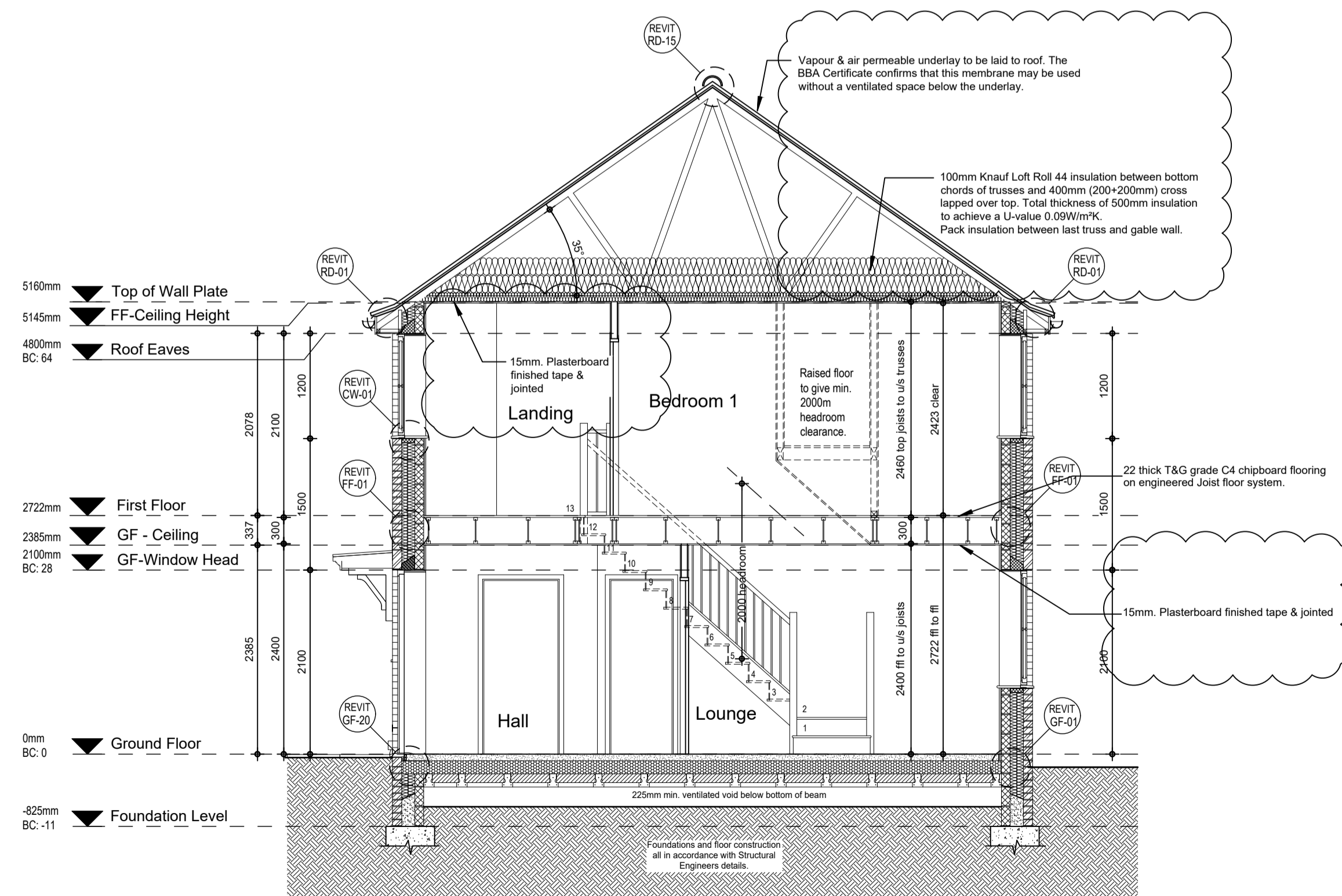




SECTION A-A (HT 859)

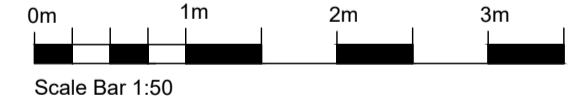


TYPICAL SECTION PARTYWALL  
Between Plots 209-210 Only  
Scale 1:50



SECTION B-B (HT 631)

NOTES:  
1. DO NOT SCALE FROM THIS DRAWING  
2. FOR GENERAL CONSTRUCTION NOTES REFER TO DET. 01.02.



KEY CDMA RESIDUAL DESIGN RISKS

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2. Report all discrepancies to the Drawing Originator immediately  
3. This drawing is to be read in conjunction with all relevant documents and drawings.

Revision	Amendment	
C1	21.08.24	CONSTRUCTION ISSUE. CAD / Revit Detail References & notes updated. TH
T1	24.04.24	TENDER ISSUE - Updated to latest HT working drawings. CA
P1	03.11.23	PRELIMINARY ISSUE. TH

CONSTRUCTION



Project  
RUSHBROOKE (PHASE 1)  
BURY ST EDMUNDS, SUFFOLK

Drawings  
SECTIONS  
PLOTS 208 - 210  
HT 631 (HA) & 859 (HA)

Building Area 58.58 sq.m (631 sq.ft)	Date AUG 2023
81.84 sq.m (881 sq.ft)	

Scale 1:50 @ A1	Contract No. 23.8011
File Location X:\Clients\Hopkins Homes\23 8011 Rushbrooke, Bury St Edmunds\WORKING DRAWINGS	Draw No. 23.8011.364.2

Drawn By PH	Checked By TH	Revision C1
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