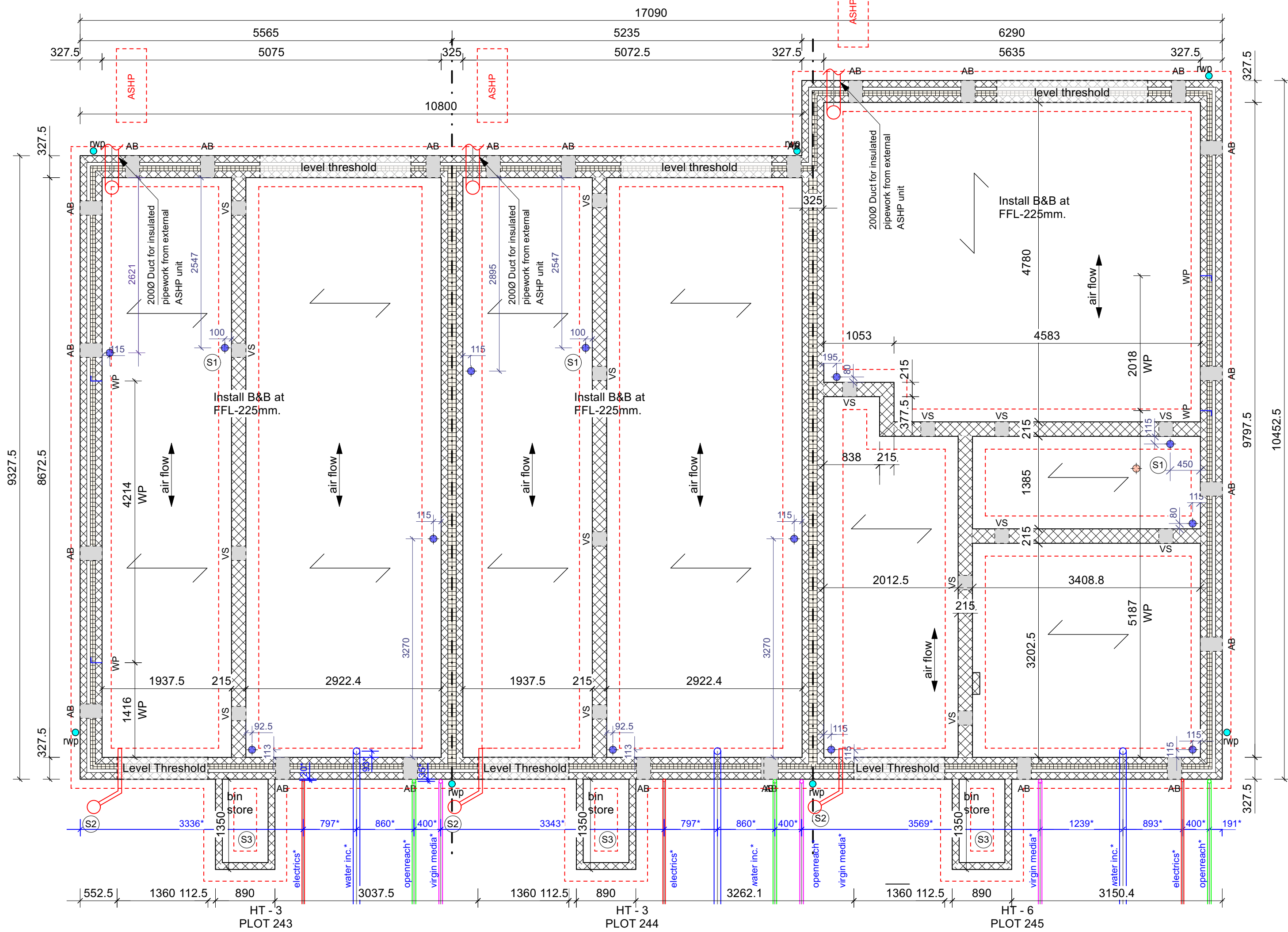
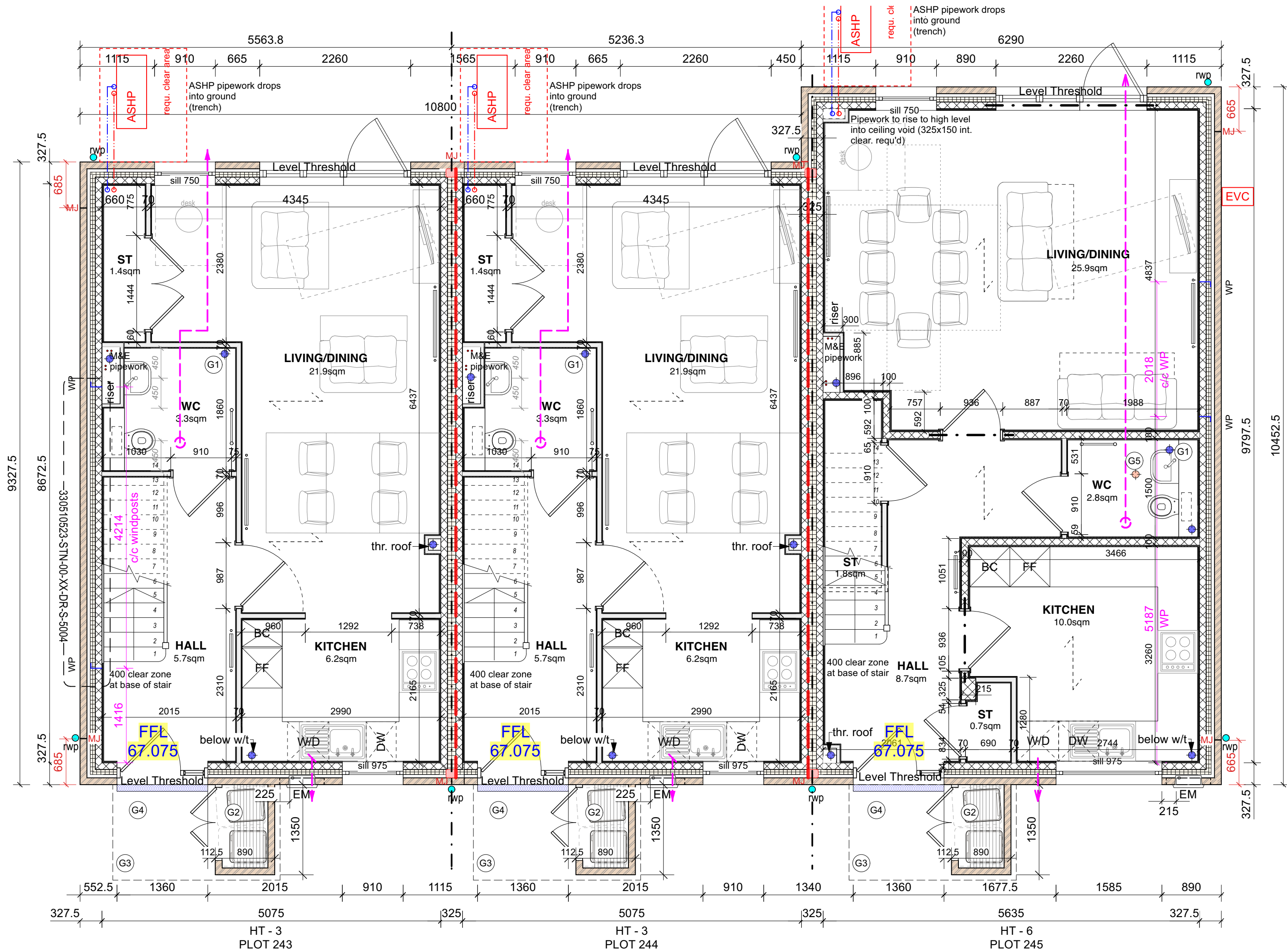


SUBSTRUCTURE



GROUND FLOOR



Annotation Substructure

- S1 drain capped to u/s screed for future use
- S2 Ground vent box; refer to drwg. 700399-KKL-ZZ-00-DR-A-1206
- S3 foundation to bin store: refer to SE drawing STN-00-XX-DR-S-5003

\*Services:  
for details of services and dimensions  
please refer to DesignBrook Ltd drawings

Annotation Ground Floor

- G1 drain capped to u/s screed for future use
- G2 Bin store:  
Timber door set;  
Shelving for rec. bags above bins.  
Refer to drwg. 700399-KKL-ZZ-00-DR-A-2105
- G3 Porch & Level Access  
Canopy size appr. 2565mm x 1430mm
- G4 Threshold drain
- G5 appr. location of rodding eye in floor;  
refer to Stantec drawing STN-00-00-DR-D-5100 for connection  
and to KK drawing KKL-ZZ-00-DR-A-1207 for  
detail/specification

EVC Electr. vehicle charger (no duct requ'd  
to plots with on-plot parking)

PLOT SCHEDULE

| PLOT NO. | HOUSE TYPE | HANDING | TENURE         |
|----------|------------|---------|----------------|
| 243      | HT3        | AS      | Shd. Ownership |
| 244      | HT3        | AS      | Shd. Ownership |
| 245      | HT6        | AS      | Shd. Ownership |

KEY to plan drawings

- SUBSTRUCTURE**
- 100mm concrete blockwork (compressive strength to SE design) F10
  - 50mm cavity
  - 75mm insulation F30
  - 100mm concrete blockwork (compressive strength to SE design) F10
- EXTERNAL WALL**
- 102.5mm brick (multi stock / blue; refer to elevations) F10
  - 50mm cavity
  - 75mm insulation F30
  - 100mm Aerated Concrete blockwork (compressive strength to SE design) F10
  - 12.5mm Plasterboard by Siniat on 12.5mm dabs K10
- BIN STORE ENCLOSURE**
- 102.5mm single skin brick (multi stock / blue; refer to elevations) F10 with cordury detail tbc
- GARDEN WALL**
- 215mm Flemish bond brick leaf (multi-stock brick) with solid header brick laid face down (blue brick) F10
- Refer to elevations for locations of cordury detail**
- PARTY WALL CONSTRUCTION**
- 100mm medium dense blockwork F10
  - 125mm insulation (full fill) F30
  - 100mm medium dense blockwork F10
  - 12.5mm plasterboard and skim by Siniat on dabs to both sides K10 / Siniat pack
- INTERNAL PARTITION**
- 140mm medium dense blockwork (1450kg/m3) F10, to SE specification
  - 12.5mm Plasterboard and skim by Siniat on dabs to both sides K10 / Siniat pack
- INTERNAL PARTITION**
- 100mm medium dense blockwork (1450kg/m3) F10, to SE specification
  - 12.5mm Plasterboard and skim by Siniat on dabs to both sides K10 / Siniat pack
- INTERNAL PARTITION**
- Non-loadbearing 70mm or 100mm metal partition system with 12.5mm Plasterboard and skim by Siniat on both sides. Between bedrooms or rooms containing a WC to incorporate 50mm Isover acoustic partition roll (upr 1200). Refer to Siniat pack
  - 30 REI fire rated floor/partition/ceiling (3-storey houses)
  - 30 R / 15 EI fire rated floor/ceiling (2-storey houses and bungalows)
  - 60 REI minutes fire rated compartment
- WIND POSTS**
- refer to drawing 330510523-STN-00-XX-DR-S-5004
- Substructure: AB: AirBrick as specified / Ventilation to sleeper walls 150mm openings**
- Superstructure: to provide a minimum of 4000mm2 equivalent free area / to brick in line with window head
- MOVEMENT JOINTS**
- note: Locations are subject to approval from the Structural Engineer
- Soil + vent pipe / stub stack; details to M&E drawings and specification
  - Extract Ductwork in Floor Joist/Ceiling void - Circle indicates grille in ceiling
  - NB: Locations are subject to approval from the M&E Engineers for external wall penetration details refer to drawings 700399-KKL-ZZ-00-DR-A-2102 and 2103
- steelwork / heavy duty lintel - refer to SE drawings and details in conjunction with specialist's design**
- Indicates trimmer in floor OR timber girder truss to roof within ceiling void; no downstand within the room - to specialist design and detail**
- padstones - refer to SE details; top = u/s of steels = u/s of truss = 2570 above FFL**
- Heating pipework in floor below**
- Heating pipework in ceiling above**
- ASHP pipework in floor below**
- ASHP pipework in ceiling above**
- span direction of bbb floor**
- span direction of joists / trusses above**
- Below ground surface drainage**
- Below ground foul drainage**

Sanitary Information: refer to drawing series 700399-KKL-ZZ-DR-A-7400  
Kitchen Information: refer to supplier's drawing (Symphony Kitchens)



Chartered Architects  
Chartered Building Surveyors  
Interior Designers  
CDM Services

Client: Wates / Wokingham Borough Council  
Project: Gorse Ride - S73  
Drawing Title: HT3 & 6 - Plans Substr. & GF Plots 243,244,245  
Drawing Number: 250237-KKL-CP-0313

P01 15/10/2025 EP RW Updated for NMA  
NY1 NY1 JY RW Spare duct removed. ASHP piping taken under ground. Wind posts taken down to foundation. Bin store foundations revised

Rev Date By Ap Note  
HT3 & 6 - Plans Substr. & GF Plots 243,244,245  
Drawing Number  
250237-KKL-CP-0313  
Revision  
P01

0 1000 2000 mm