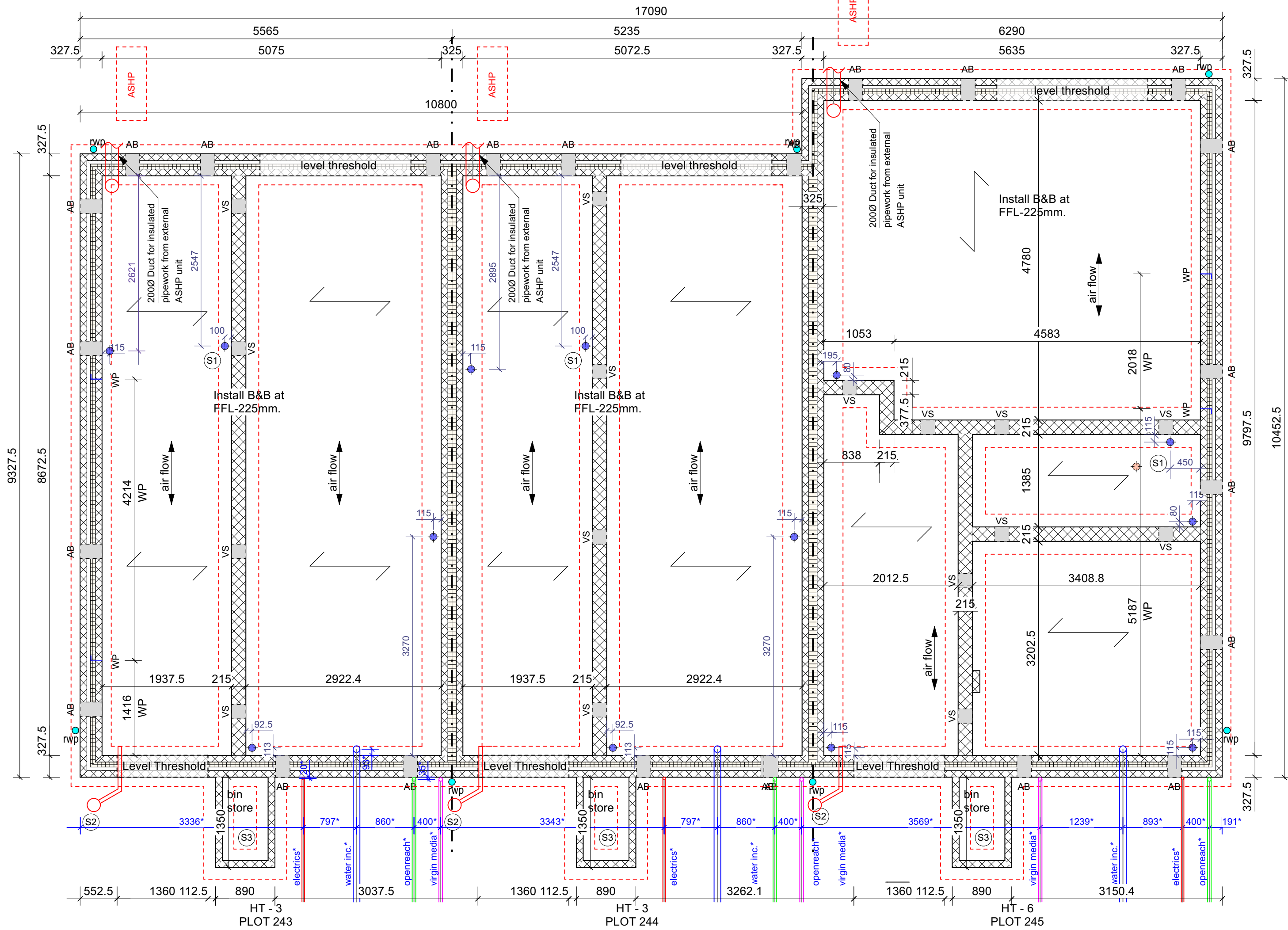
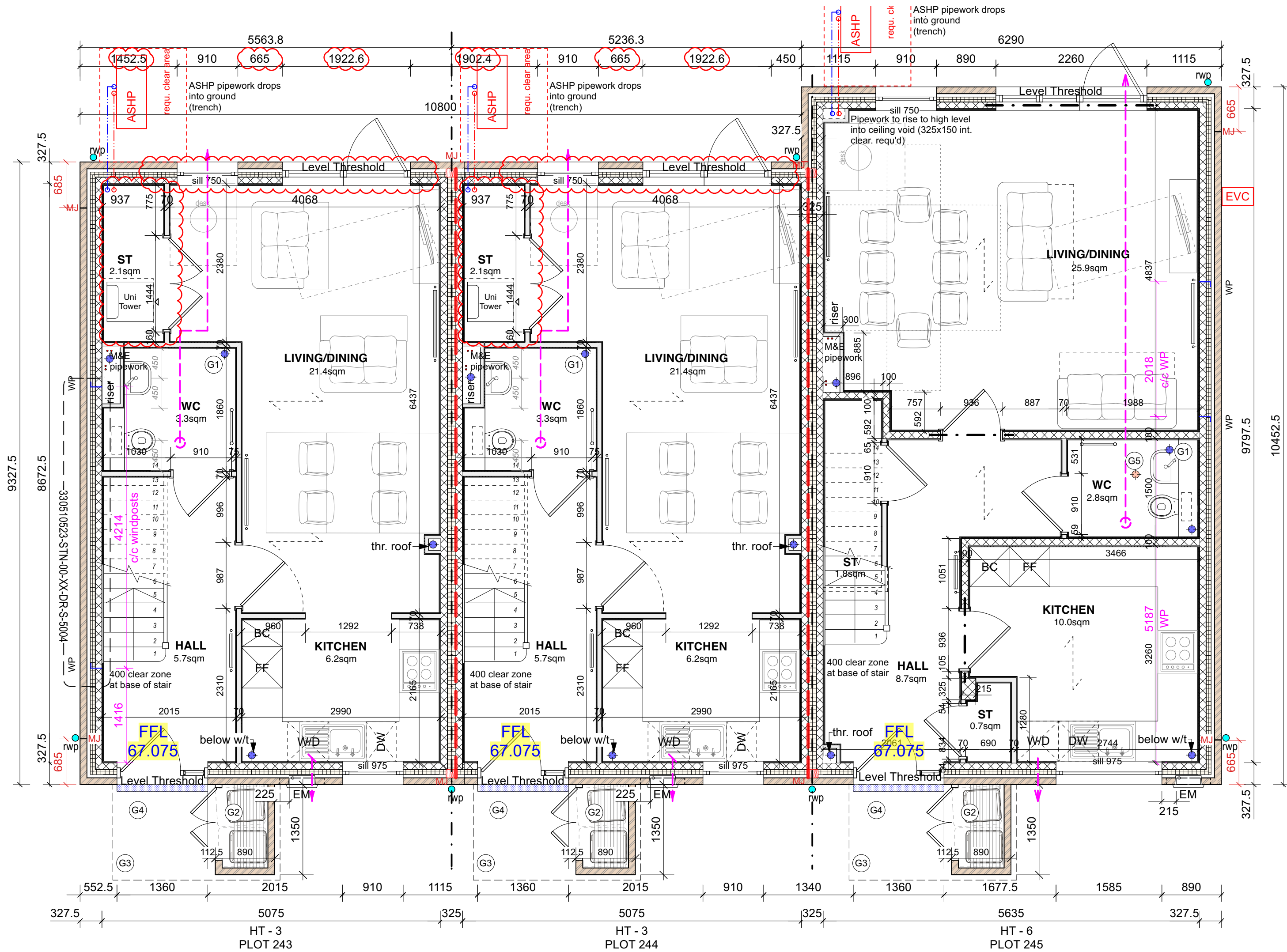


SUBSTRUCTURE



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
  - 12.5mm 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

Wates / Wokingham Borough Council

250237-KKL-CP-0314

HT3 & 6 - Plans Substr. & GF  
Plots 243,244,245

Rev Date By Ap Note

0 1000 2000 mm

P01 15/10/2025 EP RW Window amendment on GF + FF  
NY1 NY1 JY RW Spare duct removed. ASHP piping taken under ground. Wind posts taken down to foundation. Bin store foundations revised

Drawing Title

HT3 & 6 - Plans Substr. & GF

Plots 243,244,245

Drawing Number

250237-KKL-CP-0314

Revision

P01

Scale ISO A1 220123-HT3-6-Stage 4 PROPOSED.vwx LANNING

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