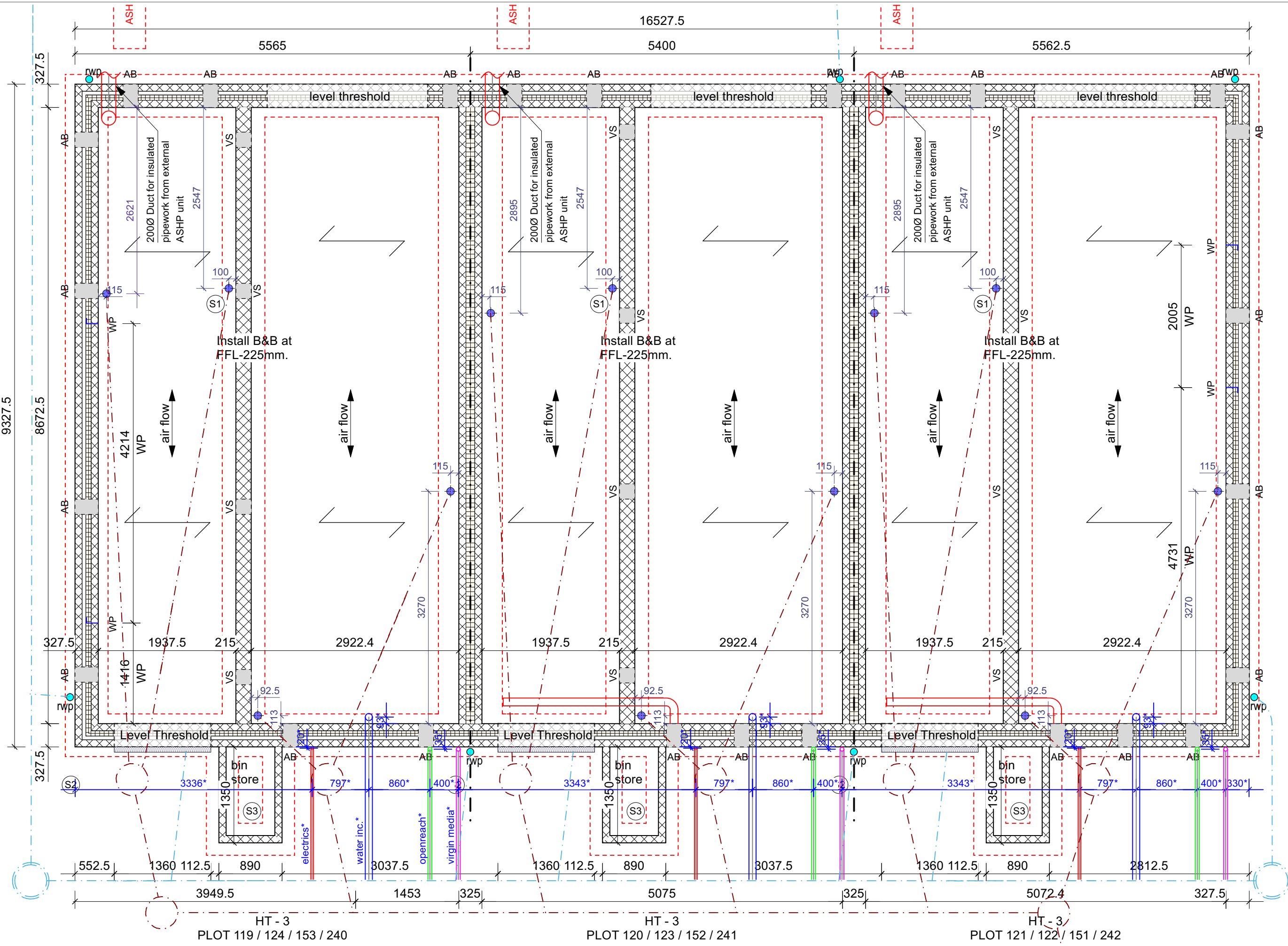




SUBSTRUCTURE

PLOT SCHEDULE: FFL

PLOT NO.	FF LEVEL
119	FFL 65.225
120	FFL 65.225
121	FFL 65.225
122	FFL 65.250
123	FFL 65.250
124	FFL 65.250
151	FFL 66.300
152	FFL 66.300
153	FFL 66.300
240	FFL 67.450
241	FFL 67.450
242	FFL 67.375

PLOT SCHEDULE

PLOT NO.	HOUSE TYPE	HANDING	TENURE
119	HT3	AS	Social Rent
120	HT3	AS	Social Rent
121	HT3	AS	Social Rent
122	HT3	AS	Social Rent
123	HT3	AS	Social Rent
124	HT3	AS	Social Rent
151	HT3	AS	Social Rent
152	HT3	AS	Social Rent
153	HT3	AS	Social Rent
240	HT3	AS	Social Rent
241	HT3	AS	Social Rent
242	HT3	AS	Social Rent

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

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 Sinat on 12.5mm dabs K10
- BIN STORE ENCLOSURE**
- 102.5mm single skin brick (multi stock / blue; refer to elevations) F10 with corduroy detail tbc
- GARDEN WALL**
- 215mm Flemish bond brick leaf (multi-stock brick) with solid header brick laid face down (blue brick) F10

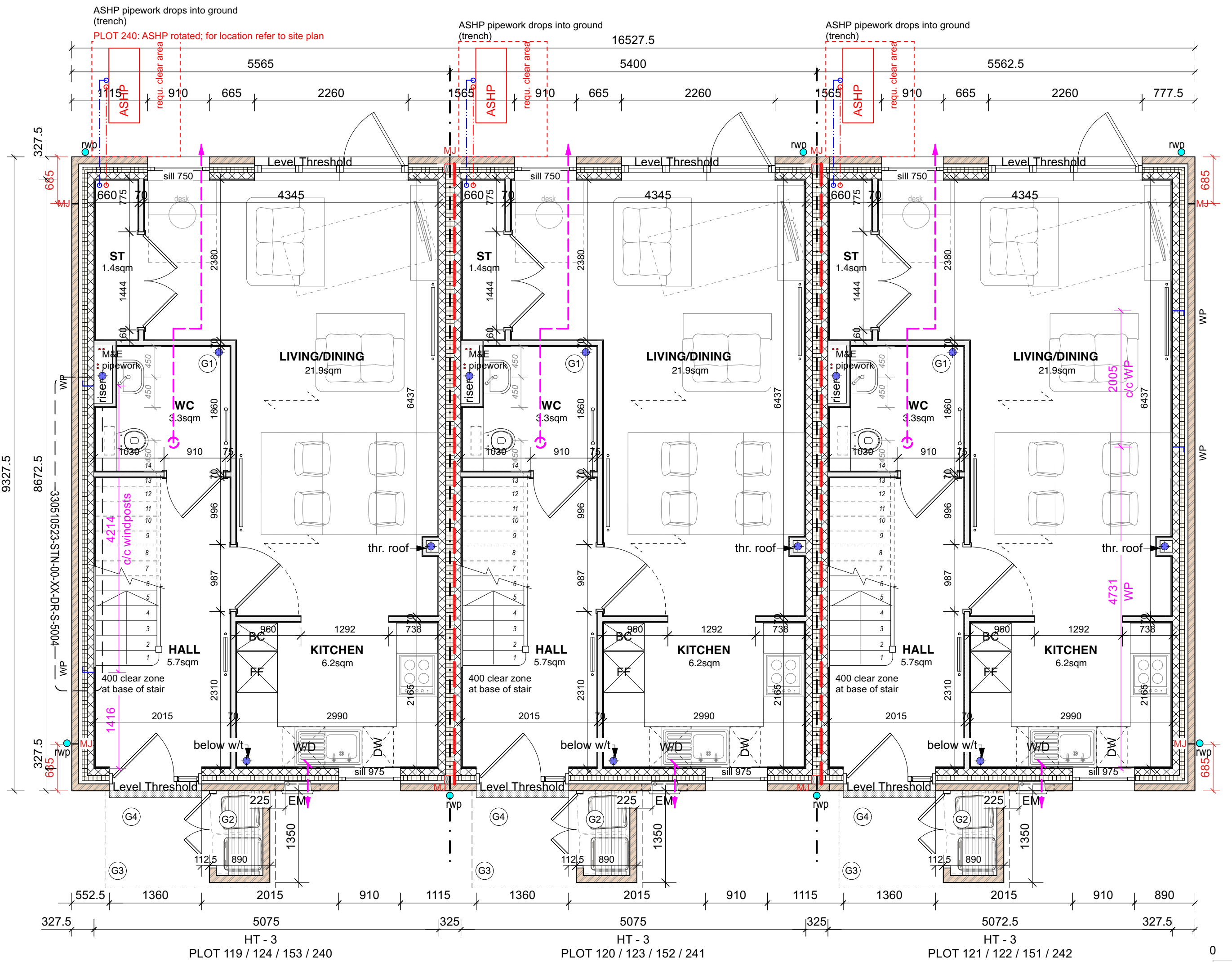
Refer to elevations for locations of corduroy detail

- 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 Sinat on dabs to both sides K10 / Sinat pack
- INTERNAL PARTITION**
- 140mm medium dense blockwork (1450kg/m3) F10, to SE specification
 - 12.5mm Plasterboard and skim by Sinat on dabs to both sides K10 / Sinat pack
- INTERNAL PARTITION**
- 100mm medium dense blockwork (1450kg/m3) F10, to SE specification
 - 12.5mm Plasterboard and skim by Sinat on dabs to both sides K10 / Sinat pack
- INTERNAL PARTITION**
- Non-loadbearing 70mm or 100mm metal partition system with 12.5mm Plasterboard and skim by Sinat on both sides. Between bedrooms or rooms containing a WC to incorporate 20mm Isover acoustic partition roll (upr 1200). Refer to Sinat pack
 - 30 REI fire rated partition/ceiling (3-storey houses)
 - 30 R / 15 EI fire rated partition/ceiling (2-storey houses and bungalows)
 - 60 REI minutes fire rated compartment
- WIND POSTS**
- refer to drawing 330510523-STN-00-XX-DR-S-5004
- AB / SV**
- 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 b&b floor
 - span direction of joists / trusses above
 - Below ground surface drainage
 - Below ground foul drainage

Annotation Ground Floor

- (G1) drain capped to u/s screed for future use
- (G2) Bin store:
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

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



GROUND FLOOR

APPROVED APPLICATION



Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Services

Project
Gorse Ride - S73

Client
Wates / Wokingham Borough Council

P01 15/10/2025 EP RW Updated for NMA
NY1 NY1 JY RW Spare duct removed. Foul and surface water drainage added. ASHP piping taken under ground. Wind posts taken down to foundation. Bin store foundations revised. Vent posts removed and replaced with pipe extended telescopic vent.

Rev Date By Ap Note

Drawing Title
HT3 v1 - Plans Substr. & GF

Drawing Number
Plots 119-124,151-153, 240-242

250237-KKL-HT3-0303

Revision
P01

Scale
1:50

Paper Size
ISO A1

Filename
220123-HT3,6-Stage 4 EXISTING .vwx

Planning
PLANNING

Copyright
Do not scale this drawing

Check all dimensions and levels on site