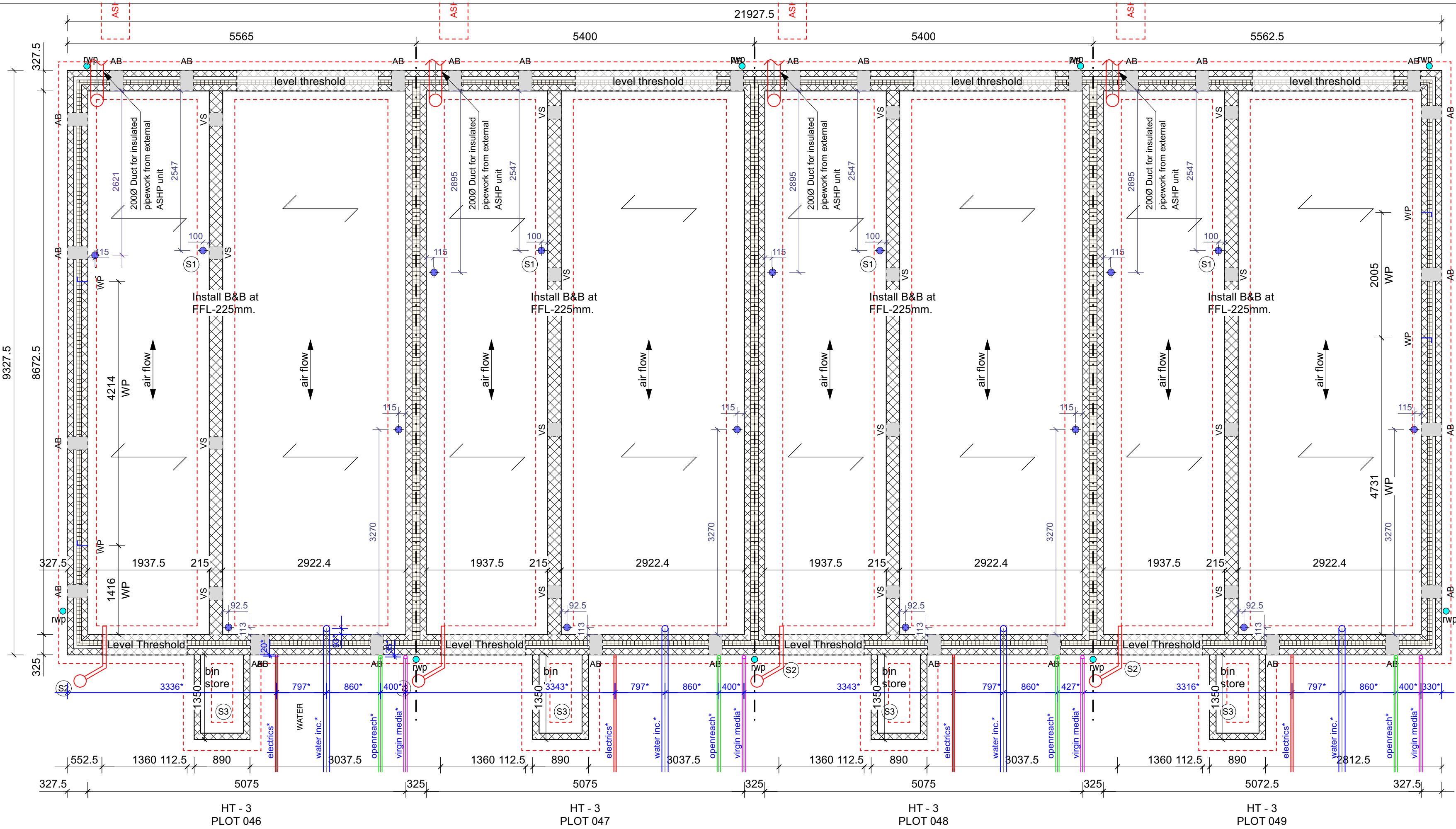
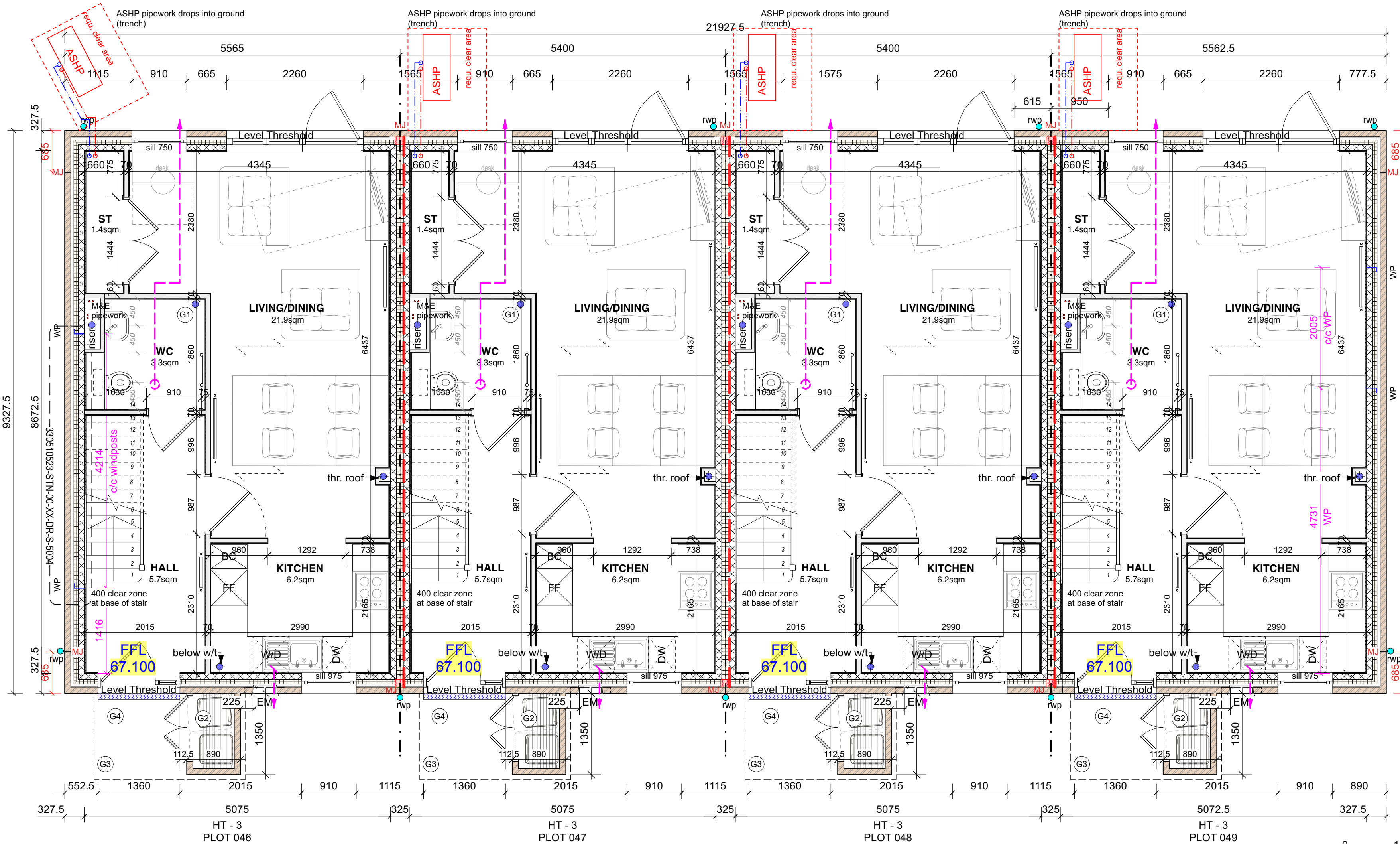


SUBSTRUCTURE



FIRST FLOOR



PLOT SCHEDULE

PLOT NO.	HOUSE TYPE	HANDING	TENURE
46	HT3	AS	Sale
47	HT3	AS	Sale
48	HT3	AS	Sale
49	HT3	AS	Sale

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

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 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
 - 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**refer to Designbrook information**
- ASHP pipework in floor below**
 - ASHP pipework in ceiling above**refer to Designbrook information**
- span direction of b&b floor**
 - span direction of joists / trusses above**refer to Stantec information**
- Below ground surface drainage**
 - Below ground foul drainage**refer to Stantec information**

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



Project: Gorse Ride - S73
Client: Wates / Wokingham Borough Council

Scale: 1:50
Paper Size: A1
Filename: 220123-HT3-6-Stage 4 EXISTING .vwx
Drawing Number: 250237-KKL-HT3-0307

Rev: 15/10/2025
Date: 2025
By: AP
Note: 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

Revision: HT3 v2 - Plans Substr. & GF
Plots 46-49

Revision: P01