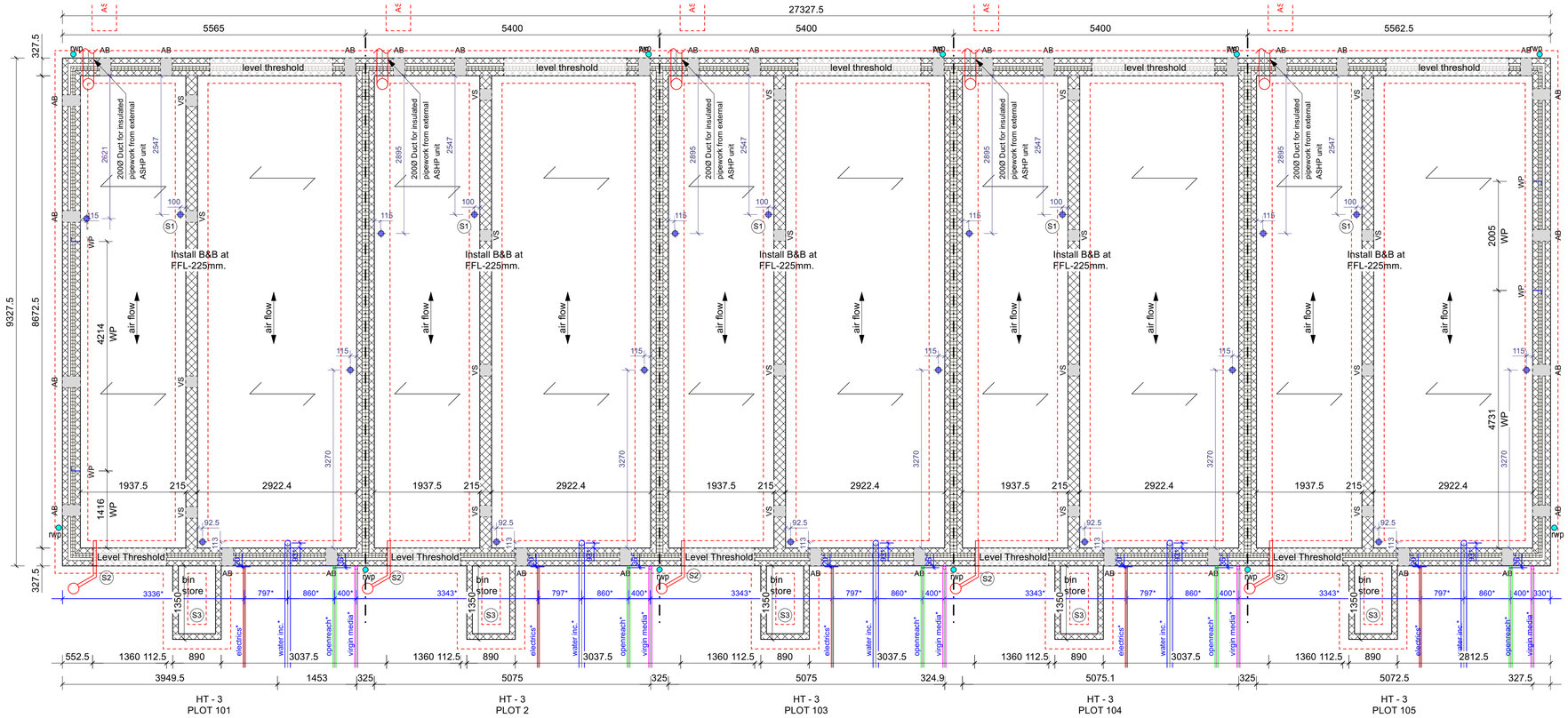
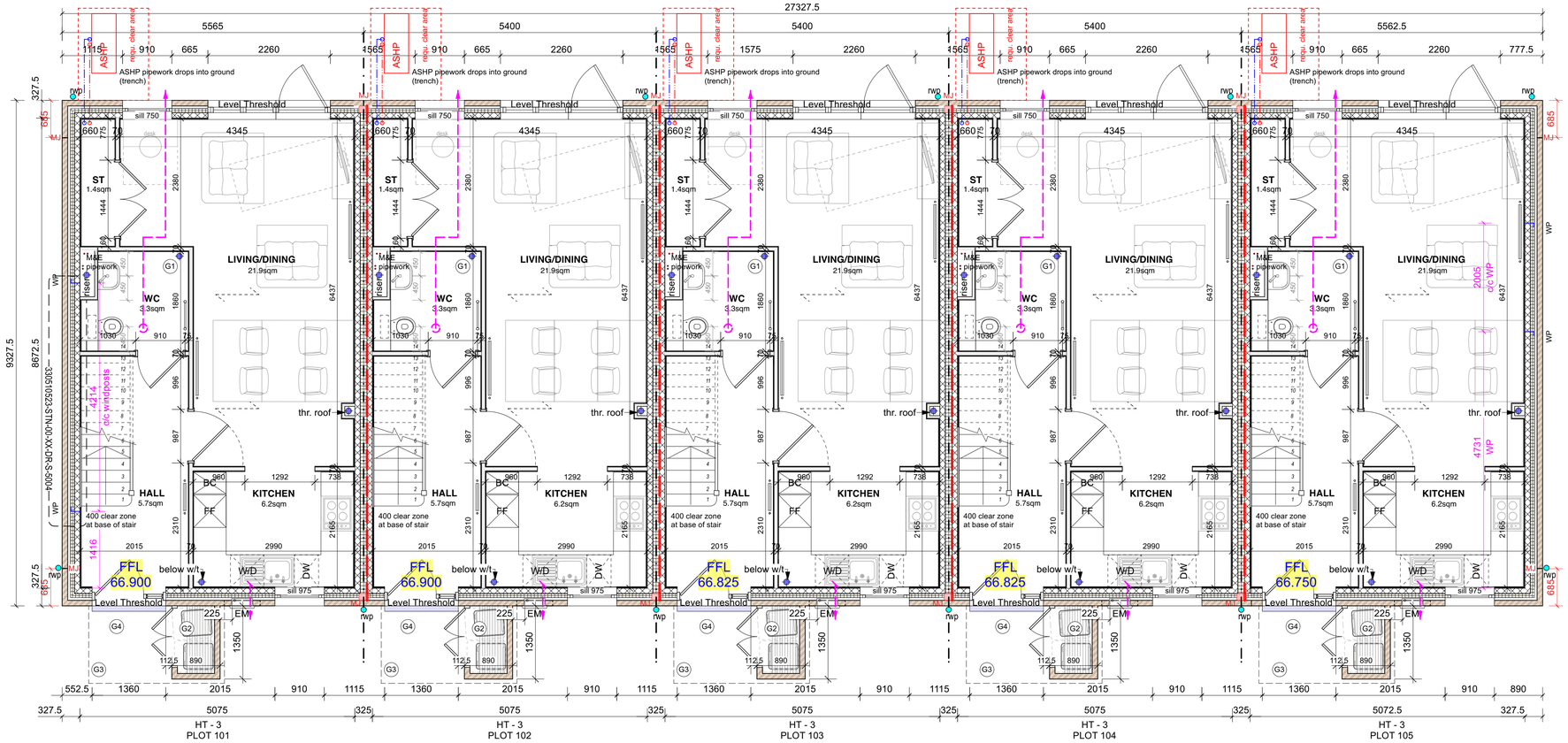


SUBSTRUCTURE



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

PLOT SCHEDULE

PLOT NO.	HOUSE TYPE	HANDING	TENURE
101	HT3	AS	Sale
102	HT3	AS	Sale
103	HT3	AS	Sale
104	HT3	AS	Sale
105	HT3	AS	Sale

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
Not-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 25mm Isover acoustic partition roll (apr 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

AB / SV — Substructure AB: AirBrick as specified / Ventilation to sleeper walls 150mm openings
Superstructure: to provide a minimum of 4000mm2 equivalent free area / t/o brick in line with window head

MJ — 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
— refer to Designbrook information

span direction of b&b floor
span direction of joists / trusses above

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)

APROVED APPLICATION

0 1000 2000 mm

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

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Project: Gorse Ride - S73
Client: Wates / Wokingham Borough Council
Drawing Title: HT3 v3 - Plans Substr. & GF Plots 101-105
Drawing Number: 250237-KKL-HT3-0311
Scale: 1:50 | Paper Size: ISO A1 | Filename: 220123-HT3,6-Stage 4 EXISTING .vwx | Purpose/Status: PLANNING | Revision: P01

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