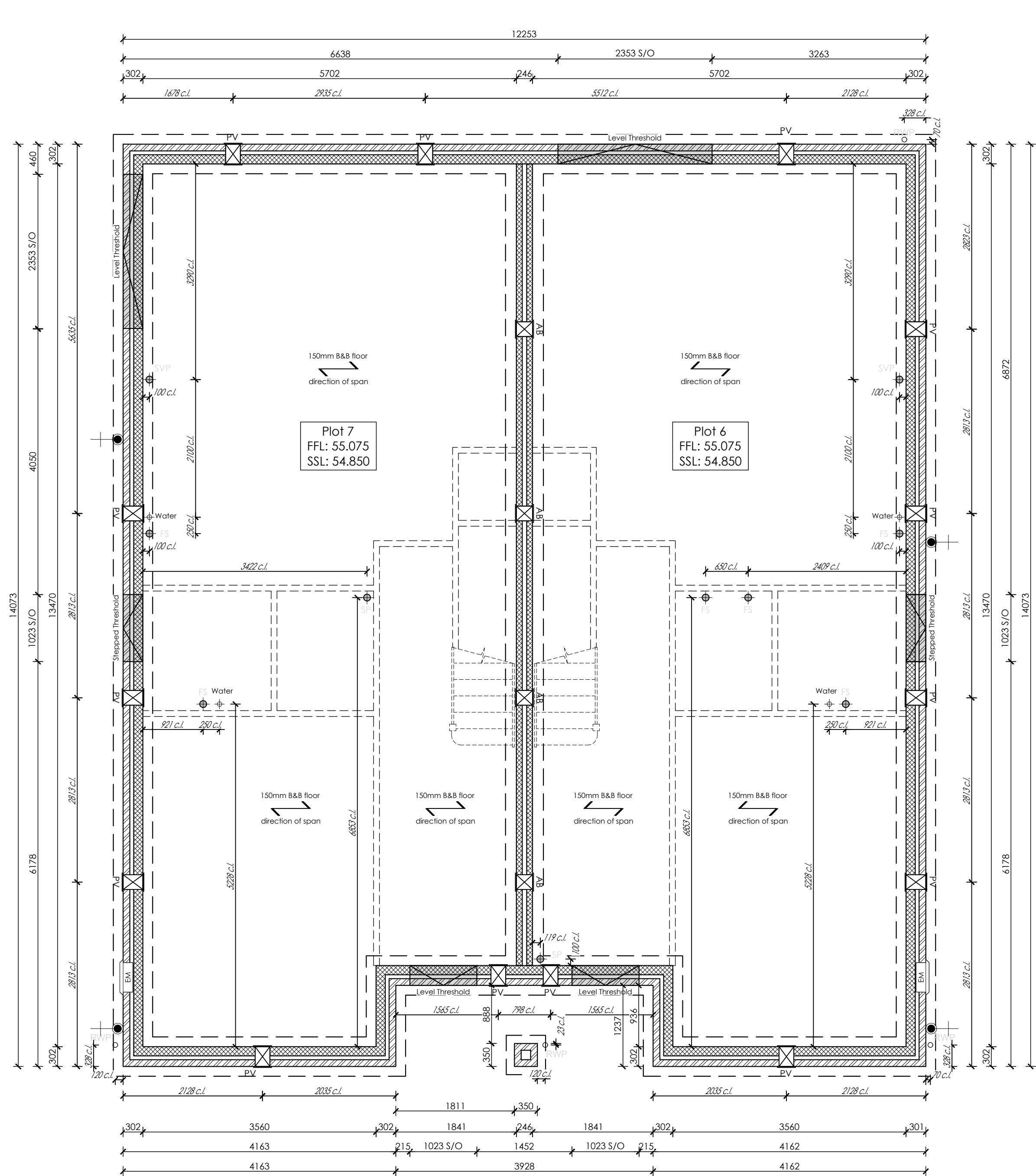
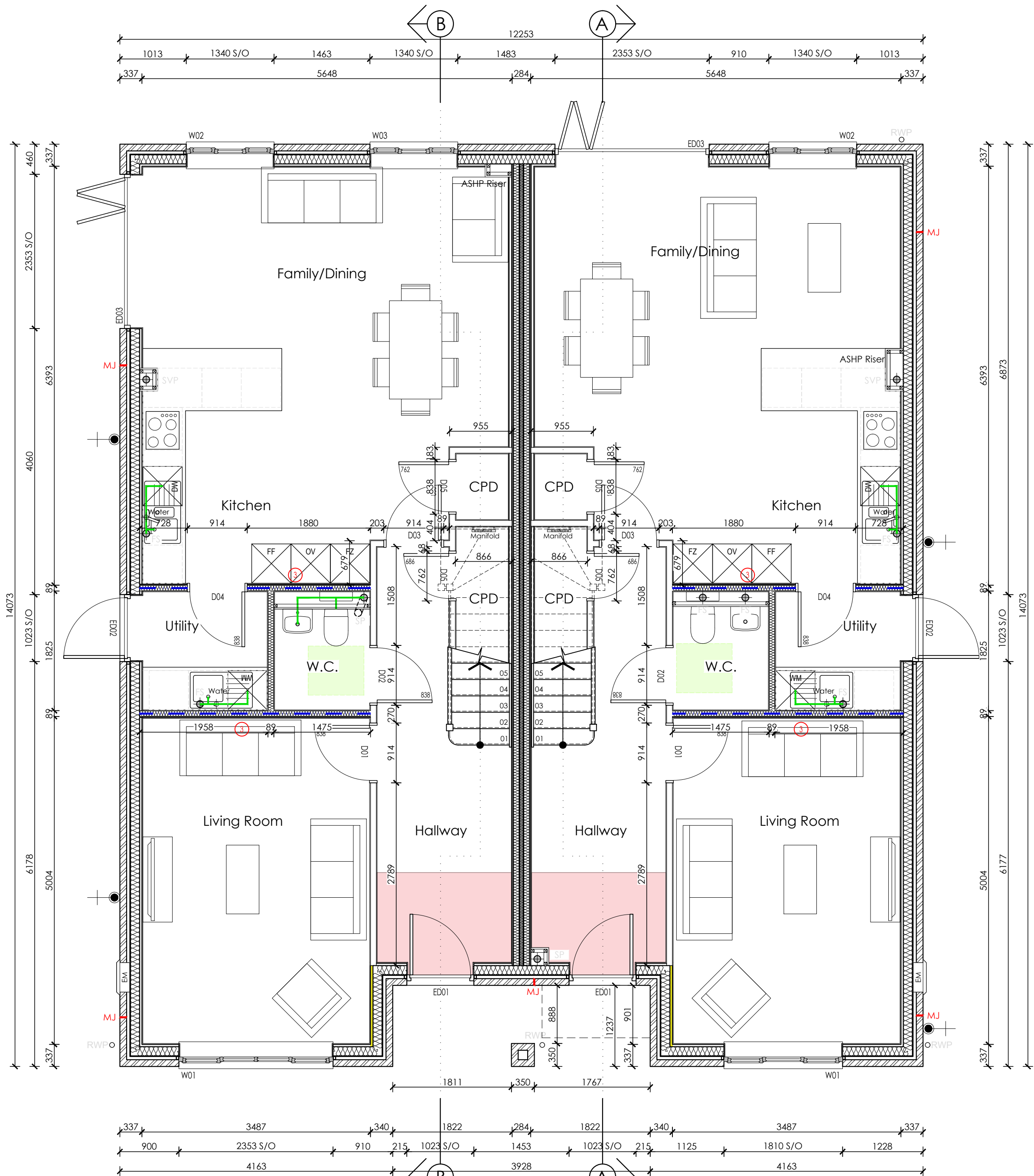


Rev:	Date:	Amendment:	Initial
P1	26.06.24	PRELIMINARY ISSUE	JP
P2	27.08.24	House type layout redesigned as per ST3 application.	JP
P3	04.10.24	Ground floor cupboard added, understairs cupboard adjusted for UFH manifold, plot 7 SP position updated.	JP
P4	09.10.24	Plot 7 Kitchen/Lounge/Dining updated to clients comments.	JP
T1	01.11.24	TENDER ISSUE.	JP
T2	08.11.24	Electric meter repositioned and gas meter added.	JP
T3	11.11.24	FFL & SSL's updated to civil engineers layout.	JP
T4	11.12.24	Boiler & gas meter removed for ASHP.	JP
T5	07.01.25	Updated to clients comments, party wall updated to comply with Robust Detail E-WT-2.	JP
T6	28.01.25	Updated to clients comments.	JP
C1	31.01.25	CONSTRUCTION ISSUE	JP
C2	13.02.25	Updated to latest bathroom layouts.	JP
C3	24.03.25	38mm service zone added to wall legend, 38mm service zone indicated to living room.	JP
C4	15.04.25	Entrance mat well shown.	CA
C5	02.05.25	Brick pier position adjusted to clients comments.	JP
C6	29.05.25	Party wall key updated, service zone added to party wall, plot 06 family room layout updated, ASHP risers added.	JP
C7	12.09.25	Racking walls updated to Pinewoods designs.	JP



PLOT 7 - SUBSTRUCTURE PLAN

PLOT 6 - SUBSTRUCTURE PLAN



PLOT 7 - GROUND FLOOR PLAN

PLOT 6 - GROUND FLOOR PLAN

WALL LEGEND	
	EXTERNAL WALL: BRICKWORK 351.5mm overall thickness comprising 102.5mm facing brickwork, 50mm cavity, 9mm OSB Sheathing, 140mm insulated timber panel with 120mm cavity insulation to achieve a U value of 0.022W/m ² K, 35mm Service Zone Void and 12.5mm Gyproc wallboard achieving a U Value of 0.19 W/m ² K.
	EXTERNAL WALL: WEATHERBOARD 9mm thick Cedar Lap weatherboard on 50 x 25mm treated S.W. battens fixed to external wall comprising 100mm Plasmor Stranlite 4.2N/mm ² blockwork (Density 1350 - 1450kg/m ³), 50mm cavity, 9mm OSB Sheathing, 140mm insulated timber panel with 120mm cavity insulation to achieve a U value of 0.022W/m ² K, 35mm Service Zone Void and 12.5mm Gyproc wallboard achieving a U Value of 0.19 W/m ² K.
	EXTERNAL WALL: BRICKWORK 351.5mm overall thickness comprising 102.5mm facing brickwork, 50mm cavity, 9mm OSB Sheathing, 140mm insulated timber panel with 120mm cavity insulation to achieve a U value of 0.022W/m ² K, 38mm Service Zone Void and 12.5mm Gyproc wallboard achieving a U Value of 0.19 W/m ² K.
	EXTERNAL WALL: WEATHERBOARD 9mm thick Cedar Lap weatherboard on 50 x 25mm treated S.W. battens fixed to external wall comprising 100mm Plasmor Stranlite 4.2N/mm ² blockwork (Density 1350 - 1450kg/m ³), 50mm cavity, 9mm OSB Sheathing, 140mm insulated timber panel with 120mm cavity insulation to achieve a U value of 0.022W/m ² K, 38mm Service Zone Void and 12.5mm Gyproc wallboard achieving a U Value of 0.19 W/m ² K.
	PARTY WALL: BETWEEN DWELLINGS 309mm overall thickness, 2no. leaves comprising of 12.5mm Gyproc wallboard achieving a U Value of 0.19 W/m ² K, 19mm Gyproc Wall Plank, 89mm insulated timber panel with mineral wool insulation to clients specification, 9mm OSB sheathing & 50mm cavity with 60mm mineral wool insulation to clients specification. Additional 35mm Service Zone Void and 12.5mm Gyproc wallboard where services are located.
	INTERNAL WALL: LOAD-BEARING STUD 196.5mm overall thickness comprising 2no. layers of 12.5mm Gyproc wallboard, 9.5mm sheathing, 140mm insulated timber stud, 9.5mm sheathing and 12.5mm Gyproc wallboard.
	INTERNAL WALL: TIMBER STUD 114mm overall thickness timber stud partition comprising 89 x 38mm CLS timber studs with 12.5mm wallboard (moisture resistant wallboard to be used in wet areas E.G. Bathroom etc.) either side (min 9.8kg/m ² nominal). Tape & Joint finish.
	BUTTRESS WALL 138mm overall thickness buttress wall comprising 89 x 38mm CLS timber studs with 12mm plywood both sides and 12.5mm wallboard (moisture resistant wallboard to be used in wet areas E.G. Bathroom etc.) either side (min 9.8kg/m ² nominal). Tape & Joint finish.
	Stud walls where indicated to receive 25mm lower APF 1200 acoustic mineral fibre insulation to achieve sound reduction of 40dB. Locations indicated on drawings.
	Stud walls with 9mm plywood within stud to both or one side. Number location indicates side of wall ply is required.
	Stud walls with 9mm plywood fixed to face of stud to both or one side. Number location indicates side of wall ply is required.
	Movement joint to structural engineers details.

BELOW GROUND LEGEND

	EXTERNAL WALL BELOW GROUND 301.5mm overall thickness comprising 102.5mm facing brickwork, 99mm cavity and 140mm Plasmor Stranlite 7.3N/mm ² blockwork (Density 1350 - 1450kg/m ³).
	SUB-STRUCTURE DWARF WALL comprising 2no. leaves of 100mm Plasmor Stranlite 7.3N/mm ² blockwork (Density 1350 - 1450kg/m ³), collar jointed in acc. with structural engineer's requirements. Total thickness: 215mm Note: dashed lines indicate locations of load bearing blockwork above
	SUB-STRUCTURE DWARF WALL comprising 1no. leaves of 100mm & 1no. leaves of 140mm Plasmor Stranlite 7.3N/mm ² blockwork (Density 1350 - 1450kg/m ³), collar jointed in acc. with structural engineer's requirements. Total thickness: 255mm Note: dashed lines indicate locations of load bearing blockwork above

Note: **ALL** blockwork below structural slab level to have a strength of 7.3 N/mm², in acc. with Structural Engineer's req's.

150mm B&B floor
direction of span

Beam and Block Structural Floor (refer to design by specialist), comprising:
150mm thick beam & block floor system at c/c's & to setting out as manufacturer's req's.
Min. 65mm sand/cement screed floor finish, on continuous membrane & 100mm insulation.

FOUNDATION AND SLAB SETTING OUT NOTES:

- This drawing to be read in conjunction with details & construction specification, structural & consulting engineer's drawings & details.
- Refer to development engineer's & specialist calculations & details for design of suspended ground floor construction.
- All foundations shown are indicative only. Refer to structural engineer's calculations & details for design, size & depth of foundations & for positions of all expansion joints.
- Non-loadbearing walls to be built off of precast floor.
- Proprietary precast floors are to be laid in accordance with manufacturer's design details, Manufacturers & suppliers of beam & block floors to have relevant BBA certificate.
- Floor manufacturer to allow nominal 20x200mm (unless otherwise noted) openings in floor for service penetrations.
- All blockwork to be 'keyed in' throughout at perimeters & where different walls / block types meet.

GENERAL LEGEND

Floor joist over	Span direction of engineered joists at first floor
	SVP terminating through roof with tile vent
	Mechanical extract duct terminating through roof with tile vent
	Mechanical extract position on ceiling
	Indicates Egress window for fire escape. Refer to window schedule.
	Obscure glazing to window. Refer to window schedule.
	Mat well to clients specification.

This Drawing to be read in conjunction with technical specifications summary, structural and consulting engineers drawings and details. Refer to Manufacturers Design and details. Ensure that all party walls are fire stopped and that the wall plate is stopped either side of party walls.

DRAINAGE LEGEND

	Rainwater Pipe
	Soil Pipe venting to outside through roof
	Soil Pipe terminating with AAV at first floor
	Air admittance valve fitted to top of soil pipe
	Stub Stack
	Floor Socket
	Plumbing above floor level
	Plumbing within floor void

DRAINAGE NOTES:

- Where rainwater pipes do not have dimensions shown, their centre point is to be set out from the adjacent wall in accordance with manufacturer's bracket req's.
- Where foul drainage points do not have dimensions shown, their centre point is to be 100mm from the adjacent wall.
- All drainage setting out dimensions are to the centre line of the component / fitting.

SERVICES LEGEND

	Incoming water supply location with stopcock
	External Tap
	Mains Water Intake
	Gas Mains Intake.
	Electric Mains Intake.
	BT Intake.
	BT terminal mounted on wall. Refer to M&E consultants drawings for setting out.

CONSTRUCTION

CHBC Architecture

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Client:
TROY HOMES

Project:
LODGE COURT
TURNPIKE LANE, ICKLEFORD
HITCHIN, SG5 3UZ

Drawing:
HOUSE TYPE 06 & 07
Substructure & Ground Floor Plans
Plots 06 & 07

Scale: 1:50 @ A1
Date: June 2024

Drawn By: Checked By: Drawing No: Rev:
JP DP TH152_A_PL_06-07_001 C7

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All dimensions to be checked on site or in the workshop before work commences.
Only figured dimensions to be worked to.
Any discrepancies to be reported to the drawing originator.