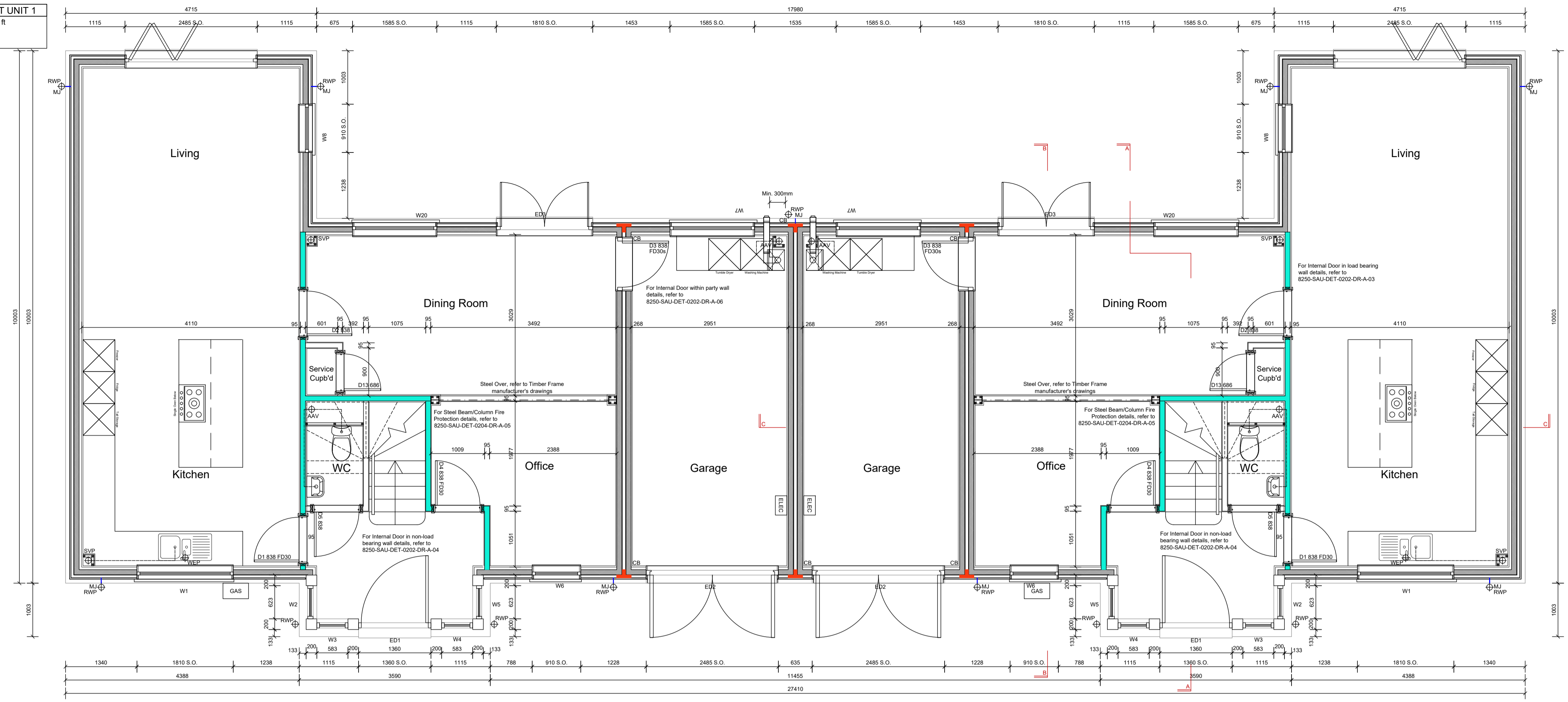
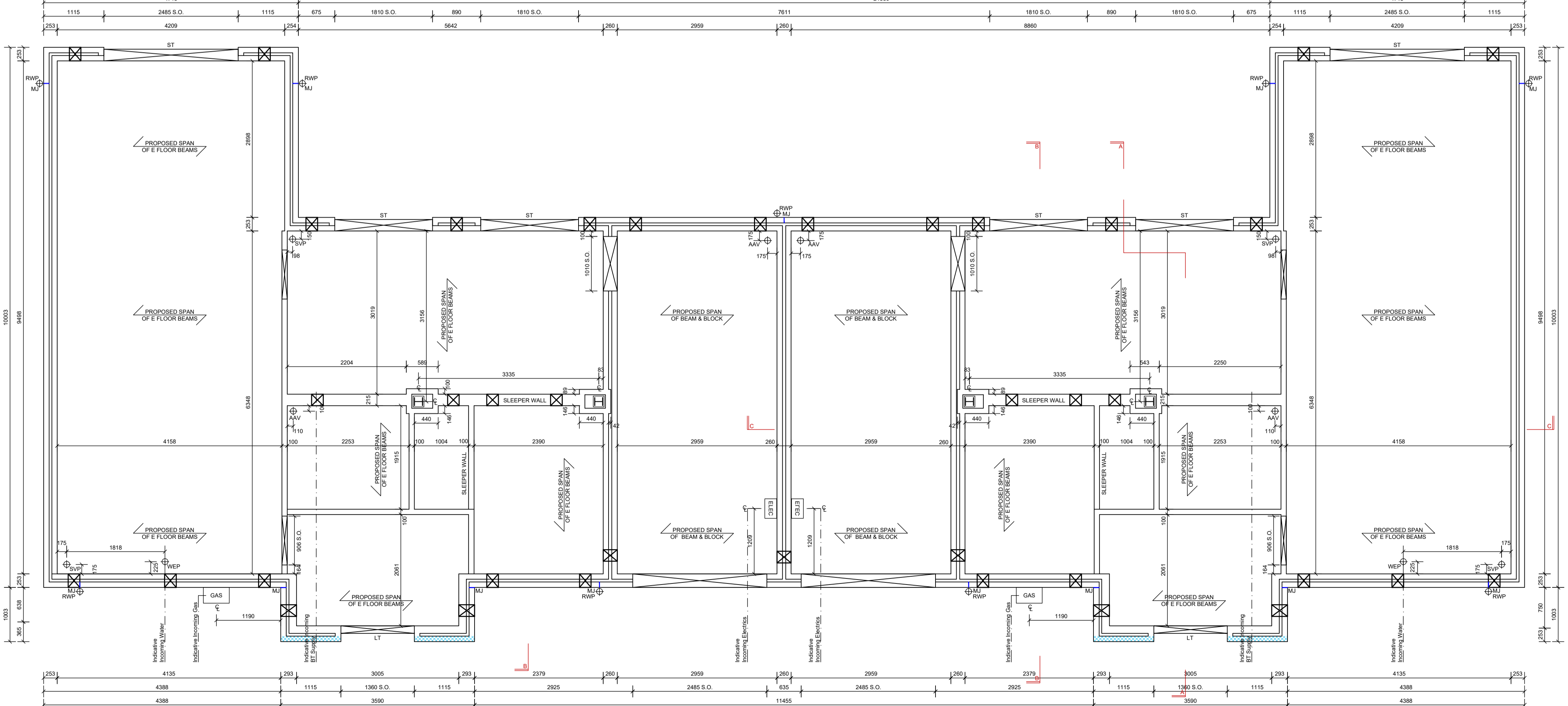


SU1 SETTLEMENT UNIT 1  
 GIA: 195 sqm, 2097 sq ft  
 AS: 22, 23  
 OPP:



GROUND FLOOR PLAN  
 PLOT 23

PLOT 22



SUBSTRUCTURE PLAN  
 PLOT 23

PLOT 22

- NOTES**
- This drawing to be read in accordance with the specification/Bills of Quantities and related drawings.
- No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies.
- Scale bar 100mm at 1:1
- SUBSTRUCTURE NOTES**
- Dashed foundation widths are shown as indicative only. Refer to structural engineers site specific foundation plans.
  - Foundation depths to be agreed on site with the local building inspector and to conform to NHBC requirements.
  - Refer to ground investigation report to establish if radon or any gas measures are required prior to commencement of any site works.
  - Drawing to be read in conjunction with coordinated site setting out plan by civil engineer.
  - Provide concrete inlets over drains where passing through walls.
- Location of airbricks as indicated on drawings at max. 3000mm centres and within 450mm of internal corners. Air bricks to be located on opposite sides dependent on plot configuration. Ensure airbricks are a min. of 300mm away from Semi-enclosed gas meter boxes.
- Wall mounted internal Electric Meter Box. To be located between 1.2m & 1.5 m above FFL.
- Unit-box Gas Meter.
- Position of Direct Connection (DC), Sub stack with Air Admittance Valve (AAV) or SVP
- Position of water entry point
- Position of Rain Water Pipe
- Show location of Secondary DPC
- WALL CONSTRUCTION LEGEND - HOUSES**
- External walls - Where shown are to consist of:**
- Weatherboard Cladding, in accordance with the External Materials Schedule. On 250mm vertical battens and 250mm counter battens. All over a Breather Membrane.
  - Fixed to a Timber Frame Comprising 90mm OSB, 50mm stud with 90mm ACT15 Hybris insulation between the studs and a Vapour Control Layer on the inside face.
  - 25mm battens providing service void and finished with 15mm feature plasterboard to provide 30 minutes fire protection
- External walls - Where shown are to consist of:**
- 100mm Brickwork in accordance with the External Materials Schedule, with 50mm cavity, with a Breather Membrane over the face of the Brick OSB.
  - Fixed to a Timber Frame Comprising 90mm OSB, 50mm stud with 90mm ACT15 Hybris insulation between the studs and a Vapour Control Layer on the inside face.
  - 25mm battens providing service void and finished with 15mm feature plasterboard to provide 30 minutes fire protection
- Party walls in accordance with Robust Detail E/W/2 - Where shown are to consist of:**
- 60mm Cavity fully filled with mineral wool insulation.
  - 90mm OSB sheathing fixed to a Timber Frame comprising of 90mm studs, fully fixed with insulation between the studs and a Vapour Control Layer on the inside face.
  - 25mm battens providing service void and finished with 15mm feature plasterboard to provide 60 minutes fire protection
- Internal Wall - Non Load Bearing Studwork:**
- 40x50mm timber studs at 600mm OC fixed with 12.5mm plasterboard lining & 3mm skim to both sides. Void between studs fully filled with mineral insulation (min. 10kg/m<sup>3</sup>).
- Internal Wall - Fire Walls:**
- Fully fill between the 40x50mm timber studs with insulation (min. 10kg/m<sup>3</sup>). To achieve a min. 30 minute fire rating across the wall structure, face with 15mm fireline plasterboard lining to both sides with 3mm skim finish. Any penetrations through this wall should not compromise the fire rating, see detail 8250-SAU-DET-0206-DR-A-03.
- Internal Wall - Load Bearing Studwork:**
- Fully fill between the 40x50mm timber studs with insulation (min. 10kg/m<sup>3</sup>). To achieve a min. 30 minute fire rating across the wall structure, face with 15mm fireline plasterboard lining to both sides with 3mm skim finish. Any penetrations through this wall should not compromise the fire rating, see detail 8250-SAU-DET-0206-DR-A-03.
- Position of Movement Joint Location indicative only - refer to Structural Engineers designs.
- CAVITY BARRIER - FIRE STOP**
- SEPARATING WALL TO EXTERNAL WALL, REFER TO DETAIL 8250-DET-0204-DR-A
- SERVICES BOXING LEGEND**
- SVP and boxing shown as thus to be full height unless AAV. To consist of 38 x 38 mm sw timber batten framed construction and finished with 2x12.5mm plasterboard. SVP to be wrapped with 25mm mineral wool insulation quilt. Refer to 8250-DET-0207-DR-A-01 for information.
- Dashed line indicates location of the drainage run, refer to M&E designs for further information.
- Services boxing shown as thus to be half height or to suit window cill. to consist of 38 x 38 mm sw timber batten framed construction and finished with 1x12.5mm plasterboard.
- WALL PENETRATIONS:**
- Install cavity trays (with stop ends) and weep holes @ 450mm max. c/c to all penetrations through external cavity walls, incl. boiler flues, ventilation ducts, etc.
- PARTY WALL PENETRATIONS:**
- All penetrations through party walls must meet BS2776 Part 1 integrity of party wall and should either be fixed with an incombustible sleeve or pass through an incombustible batten. These should be installed in accordance with the manufacturer's instructions. See detail 8250-SAU-DET-0205-DR-A-02 for further information.
- THIS WORKING DRAWING IS TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES, MECHANICAL ENGINEER'S AND STRUCTURAL ENGINEER'S SPECIFICATION & DESIGNS**
- THIS DRAWING SHOULD BE PRINTED IN COLOUR**

- C7 Floor layouts amended as per client comments 05/10/21 BW  
 C6 Gas meter box locations on plot 23 moved, load bearing walls coordinated with latest S.E. and Timber frame information 07/10/21 BW  
 C5 Substructure around the sway frame amended 16/12/20 BW  
 C4 Movement joints amended as per latest S.E. mark-up 01/12/20 BW  
 C3 Ground floor service cupboard added. Plasterboard specification amended 20/11/20 BW  
 C2 Detail references added/amended 12/11/20 BW

# CONSTRUCTION

Project  
**NORTHAW HOUSE**  
 COOPERS LANE  
 NORTHAW

Title  
**SETTLEMENT UNIT 1 PLOT 22-23**  
**SUBSTRUCTURE & GROUND FLOOR**  
**PLANS**

|                        |          |            |
|------------------------|----------|------------|
| Scale                  | Date     | 11/09/2020 |
| 1:50                   | A1       |            |
| 1:100                  | A3       |            |
| Drawn                  | Checked  | DR         |
| BW                     |          |            |
| Drawing Number         | Revision |            |
| 8250-SAU-SU1-0002-DR-A | C7       |            |

**Saunders**  
 Architecture + Urban Design