

- Notes:
1. Drawings must not be scaled and any discrepancies must be reported immediately.
 2. The drawing is to be read in conjunction with all other relevant project drawings and schedules.
 3. Dimensions indicated are structural.
 4. Drawing must be printed in colour to ensure all elements are clearly identified.

Dimension Plan Key

- External Wall: Sashier Bond 75mm cavity:
102.5mm Sashier Bond facing brickwork
75mm min. clear cavity
100mm Celotex CW4000 insulation
140mm dense blockwork (compressive strength of 7.3N/mm²)
15mm service zone (with 15mm plaster dab)
52.5mm Celotex PL4040 (40mm + 12.5mm) with 3mm plaster skim finish
- External Wall: Sashier Bond 97.5mm cavity:
102.5mm Sashier Bond facing brickwork
97.5mm min. clear cavity
100mm Celotex CW4000 insulation
140mm dense blockwork (compressive strength of 7.3N/mm²)
15mm service zone (with 15mm plaster dab)
52.5mm Celotex PL4040 (40mm + 12.5mm) with 3mm plaster skim finish
- External Wall: Soldier Course 75mm cavity:
102.5mm Pricessed Soldier brickwork
75mm min. clear cavity
100mm Celotex CW4000 insulation
140mm dense blockwork (compressive strength of 7.3N/mm²)
15mm service zone (with 15mm plaster dab)
52.5mm Celotex PL4040 (40mm + 12.5mm) with 3mm plaster skim finish
- External Wall: Retaining wall 75mm cavity:
300mm concrete retaining wall
75mm min. clear cavity
100mm Celotex CW4000 insulation
140mm dense blockwork (compressive strength of 7.3N/mm²)
15mm service zone (with 15mm plaster dab)
52.5mm Celotex PL4040 (40mm + 12.5mm) with 3mm plaster skim finish
- External Wall: Retaining wall 97.5mm cavity:
300mm concrete retaining wall
97.5mm min. clear cavity
100mm Celotex CW4000 insulation
140mm dense blockwork (compressive strength of 7.3N/mm²)
15mm service zone (with 15mm plaster dab)
52.5mm Celotex PL4040 (40mm + 12.5mm) with 3mm plaster skim finish
- External Wall: Blockwork 75mm cavity:
100mm blockwork
75mm min. clear cavity
100mm Celotex CW4000 insulation
140mm dense blockwork (compressive strength of 7.3N/mm²)
15mm service zone (with 15mm plaster dab)
52.5mm Celotex PL4040 (40mm + 12.5mm) with 3mm plaster skim finish

All Internal Dimension to block face

- External Wall to porch:
102.5mm Sashier Bond facing brickwork
Clear cavity, size varies
102.5mm Sashier Bond facing brickwork
- Party wall: E-WM-20_300mm
100mm blockwork (density 1550 to 1600kg/m³)
100mm fully filled cavity with insulated mineral wool with a maximum density of 40kg/m³
100mm blockwork (density 1550 to 1600kg/m³)
- Party wall: E-WM-20_395mm
140mm blockwork (density 1550 to 1600kg/m³)
140mm fully filled cavity with insulated mineral wool with a maximum density of 40kg/m³
140mm blockwork (density 1550 to 1600kg/m³)
- Party wall: E-WM-20_395mm
140mm blockwork (density 1550 to 1600kg/m³)
115mm fully filled cavity with insulated mineral wool with a maximum density of 40kg/m³
140mm blockwork (density 1550 to 1600kg/m³)
- Internal wall: timber stud
89mm timber studs
- Movement joints - All positions to be confirmed with Structural Engineer & Warranty Provider prior to Construction

- SVP Soil vent pipe
- SS Sub stack
- FG Floor gully
- FS Floor socket
- RWP Rainwater pipe
- ES Ducted incoming electrical supply TBC
- WS Ducted incoming water supply TBC
- BT Ducted incoming BT supply TBC
- WM Water main (in abeyance)
- SWM Sprinkler water main (in abeyance)
- ACO drain gully. Indicating location only, size TBC

Indicates 190mm layer of 25mm lower Acoustic Partition Roll (APR1000) insulation batts installed to all walls between sanitary accommodation and a habitable room, and between any bedroom and a habitable room.

Indicates 18mm plywood reinforced zone between all stud partitions from 200mm to 1800mm above finish floor level within bathrooms to permit future installation of grab rails, and from 1200mm to 2000mm above finished floor level to allow for the installation of wall units. Provide additional nogging as required to secure fixing of plywood.

Additional localised 18mm plywood battens are to be installed wherever electrical accessories are also fixed between stud walls, positions to be agreed on site. A minimum 15mm battens are to be installed to a lounge wall (position to be agreed with Client) for future fixing of a flat screen TV.

Diagrammatic line indicating possible future installation of a ceiling / soffit mounted track hoist. Underside of intermediate floors to be designed to accommodate loadings to be confirmed by Client.

C3	Issued For Construction	MR	KL	16.07.26
C2	Wall construction amended to Contractors / SE specification	MR	KL	27.06.26
C1	Issued For Comment	HJ	KL	15.11.24
Rev.	Description	Drawn	Check	Date

CONSTRUCTION

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Project
Springfield Rise, Treham

Client
Pendragon Contractors

Drawing No
Block A & B Flats

LGf & UGF Dimension Plans

Job No.	Orig.	Zone	Level	Type	Role	Description	Status	Rev.
4159	PEN	ZZ	ZZ	DR	A	2401	B1	C3

Scale
1 : 50 @ A0 Nov 24

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise.

Upper Ground Floor

Lower Ground Floor