




SUBSTRUCTURE MASONRY STRENGTH LEGEND

All Substructure Blockwork to be 7.3N/m² Airedrite blocks,
and Jiffi Joints to be 3.5N/m²



Where infill blocks to beam and block floor are built into adjacent walls, the infill block is to be the same strength and density as the wall blockwork.

SUBSTRUCTURE LEGEND

	Direct Drain Connection (No.1).	} Centre line of drainage outlets to be positioned 75mm from structural wall
	Soil Vent Pipe (No.1).	


 Telescopic Air Vents to ventilate sub soil voided, to be positioned at least 2m. c/c
 AIR BRICKS NOT TO BE POSITIONED BELOW DOOR THRESHOLD (Door
 Position indicated By Dashed Lines).

DOOR THRESHOLD

	Thick dashed line denotes ACO THEX Drain Bricks [®] hidden drainage channel across width of door opening Refer to Engineers and Architects details.
	Thin dashed line indicates extent of secondary DPC stepped up to accommodate level threshold where required.

Ensure 60mm continuous cavity to substructure

HOUSETYPE COMPLY WITH

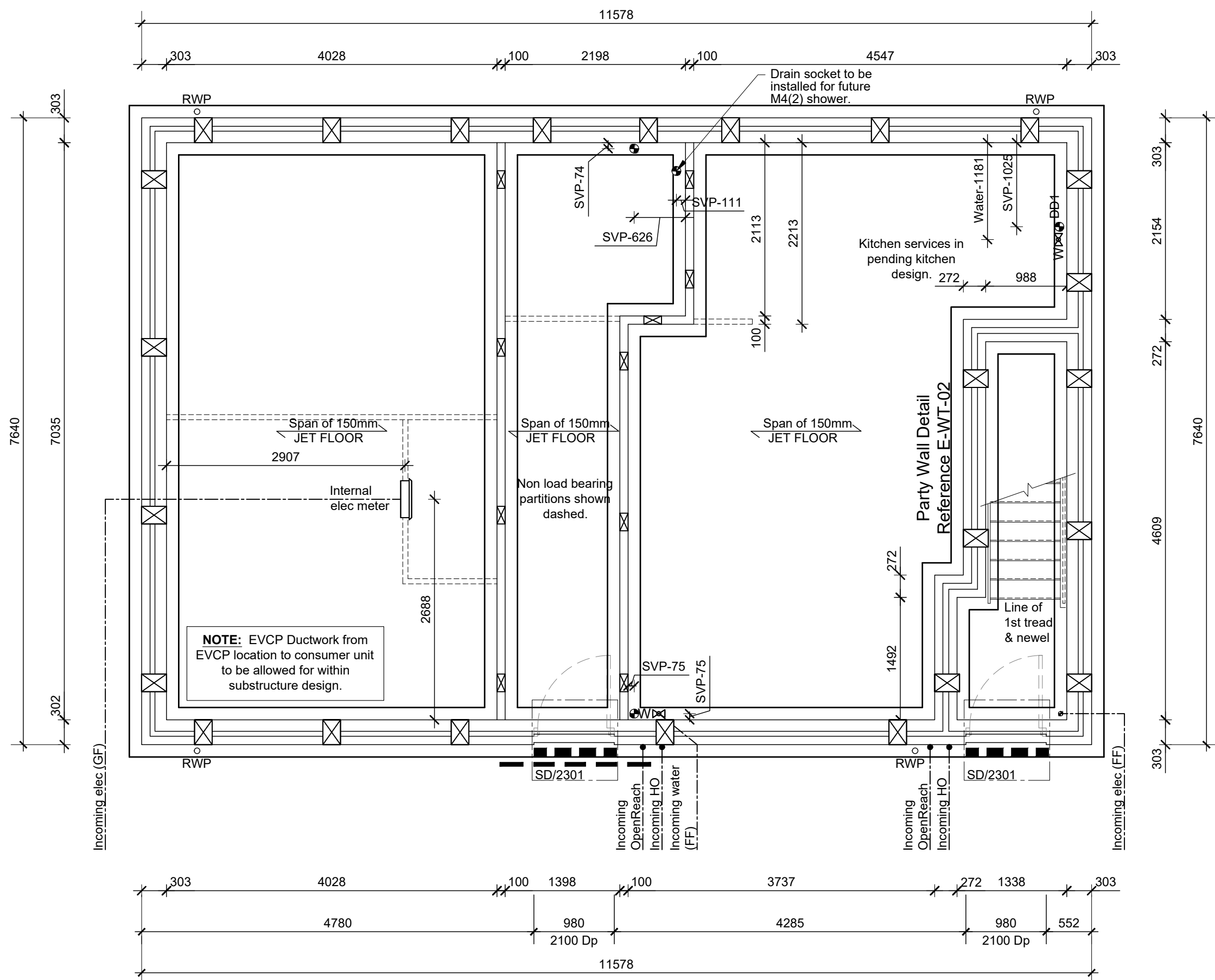
- **APPROVED DOCUMENT M4(2) (Ground Floor ONLY)**
- **NDSS**

Character Area 3 to All Plots

Affordable Housing - (AS)
105 & 106 (OPP)

Intermediate Housing - 50 & 51 (AS)
(OPP)

**HOUSEPACK TO BE FULLY REVIEWED BY
STRUCTURAL ENGINEERS.**



SUBSTRUCTURE LAYOUT

SCALE 1:50

NOTES:

All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.

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Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.

This drawing is to be read in strict conjunction with Housepacks/ Assembly Blocks, all relevant Specifications, schedules and Engineers details.

Foundations width and depth to be confirmed by Engineers drawings on a site by site basis.

RWP positions to be finalised on Architects drawings on an individual site by site basis.

Meter positions to be finalised on Architects drawings on an individual site by site basis.

B	20.01.2025	Drain socket added for M4(2) shower.	KK
A	29.11.2024	Plot numbers amended to suit revised site plan. Electric meter setting out added.	PG
-	01.07.2024	Preliminary Issue	PG
Rev	Date	Description	Init.



JOB TITLE

Himley Village
Bicester
Phase 2a

DRAWING TITLE

2 Bedroom Maisonette (AFF) Substructure Layout

Timber Frame Construction

SCALE	DATE	DRAWN
1:50 @ A1	June 2024	-
DWG NO.	REV.	
B12a-001-A-2BMAIS-SUB	B	