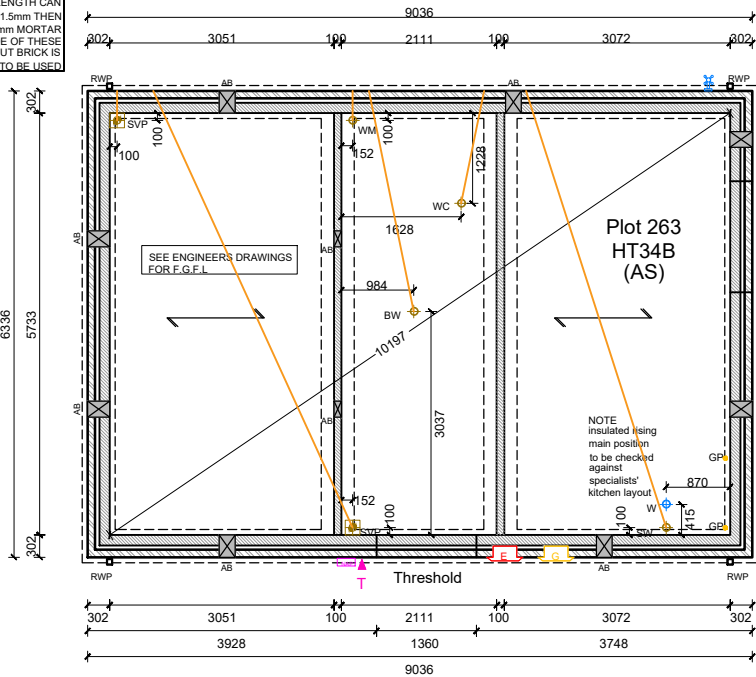


SUBSTRUCTURE BLOCK PLAN
PLOT 263

WHEN A MASONRY PIER IS A NON BRICK DIMENSION, IF THE LENGTH CAN ACCOMMODATE +/- 1.5mm THEN ADJUST A STANDARD 10mm MORTAR JOINT TO SUIT. IF OUTSIDE OF THESE PARAMETERS, THEN A CUT BRICK IS TO BE USED



All masonry below DPC to be in accordance with BS EN 771. Brickwork to be durability designations F2, S2 to BS EN 998-2:2016 Specification for mortar for masonry, Part 2: Masonry mortar. All sub structure blockwork to be in accordance with BS EN 1996-2:2006 Eurocode 6 - Design of masonry structures -- Part 2: Design considerations, selection of materials and execution of masonry and NHBC technical standards. Minimum requirements of blockwork to not be less than 1500kg/m³ or 7.3N/mm². Lean mix infill to be used in accordance with standards; at least 225mm below DPC level. All substructure lintels to be 100 x 75mm pre-stressed concrete lintels. Location to be co-ordinated with individual plot drainage.

Substructure blockwork to be either Aircrete or lightweight aggregate blocks. Refer to Structural Engineers' Foundation Design for detailed information.

Any drains passing under building to be encased in 150mm granular fill. Where drains pass through walls, they are to be bridged with p.c. lintels. Ensure that the lintels clear the pipework by 50mm. Rigid board cut around pipework to prevent ingress of cavity fill.

Exact drainage positions to be checked against specified sanitary fittings. **NHBC Standards States, Chapter 5.2.10 (b).** Ventilation of Under Floor Voids Voids should be ventilated by openings providing not less than 1500mm² per metre run or of external wall or 500mm² per m² of floor area, which ever gives the greater opening area. Ventilation openings should be provided on at least two opposite sides. Where this is not possible, effective cross ventilation from opposite sides should be provided by a combination of opening and air ducts. See vent schedule.

Key:		Wall Legend:	
SW	Direct drainage connection for Kitchen Sink	SS	Stub stack
BW	Direct drainage connection for Wash Hand Basin	AAV	Air admittance valve
WC	Direct drainage connection for WC	W	Water entry point
FS	Direct drainage connection for Future Shower	GP	Gas point
BC	Direct drainage connection for boiler condensate	ET	External water tap
SVP	Soil and Vent Pipe	TE	Telecom entry point
		CSU	Consumer service unit
		NA	Network access point
		RWP	Rain water downpipe
		AB	Air brick
			Semi-recessed gas meter box
			Semi-recessed electric meter box
			Extract vent
			Cavity Barrier to party wall / external wall junction - to extend to top of foundation level.
			Part M COMPLIANCE NOTE Pits noted as M4(2) are required to have a front and rear level threshold and compliant rear door. For all M4(1) pits level thresholds required to front doors only with the exception of where stepped access is provided to the front door therefore level access is required at the rear door. Refer to Civil Engineers levels drawing for M4(1) plots requiring the above.

SUB STRUCTURE NOTES :	
1. THIS DRAWING MUST NOT BE SCALED.	6. DATUM 1 (MASONRY CONSTRUCTION ONLY) = FINISHED FLOOR LEVEL. TOP OF FLOATING SLAB. SUSPENDED SLAB AND RAFT FOUNDATION TO BE LEVEL WITH DPC (INSULATION POSITIONED UNDER SLABS).
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS.	7. FOUNDATION WIDTHS AND DEPTHS TO BE DETERMINED BY THE STRUCTURAL ENGINEER, BASED ON THE SITE INVESTIGATION REPORT / WALL FOUNDATION LOADS TO BE AGREED BY THE BUILDING CONTROL ENGINEER.
3. ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE PROJECT SPECIFIC CONSTRUCTION SPECIFICATION.	8. CHECK SOIL REPORT FOR SPECIAL REQUIREMENTS E.G. PRECAUTIONS NECESSARY FOR SULPHATES IN SOIL ETC.
4. BEAM AND BLOCK / RAFT FOUNDATIONS TO STRUCTURAL ENGINEER / SPECIALIST DESIGN.	9. GAS PIPES TO RUN IN GROUND FLOOR INSULATION OR, IF GROUND FLOOR IS POWER FLOATED, WITHIN FIRST FLOOR CARCASS.
5. FOR DETAILS OF CAST INITU POWERFLOATED SUSPENDED GROUND FLOOR SLAB, SEE SPECIALIST DRAWINGS.	

Notes
- Copyright in this drawing remains the property of BM3 Architecture Limited.
- Do not scale this drawing.
- Work to figured dimensions only.
- Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies.

IMPORTANT NOTE

Revision	Date	By	Chkd
P1	18.06.24	CF	JJ
Preliminary first issue.			
P2	09.07.24	CF	JJ
House type change from HT34A to HT34B as client instruction			
P3	25.11.24	DA	CF
Sleeper wall amended. Additional sleeper wall added.			

PRELIMINARY

Client

Project
BURGESS HILL
FAIRBRIDGE WAY

CISb Element

Drawing
PLOTS 263
SUBSTRUCTURE
BLOCK PLANS

Drawn by CF	Checked JJ	
Scale 1:50@A1	Dated 28.06.24	
Job No. 71978	Drawing No. 263-200	Revised P3

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