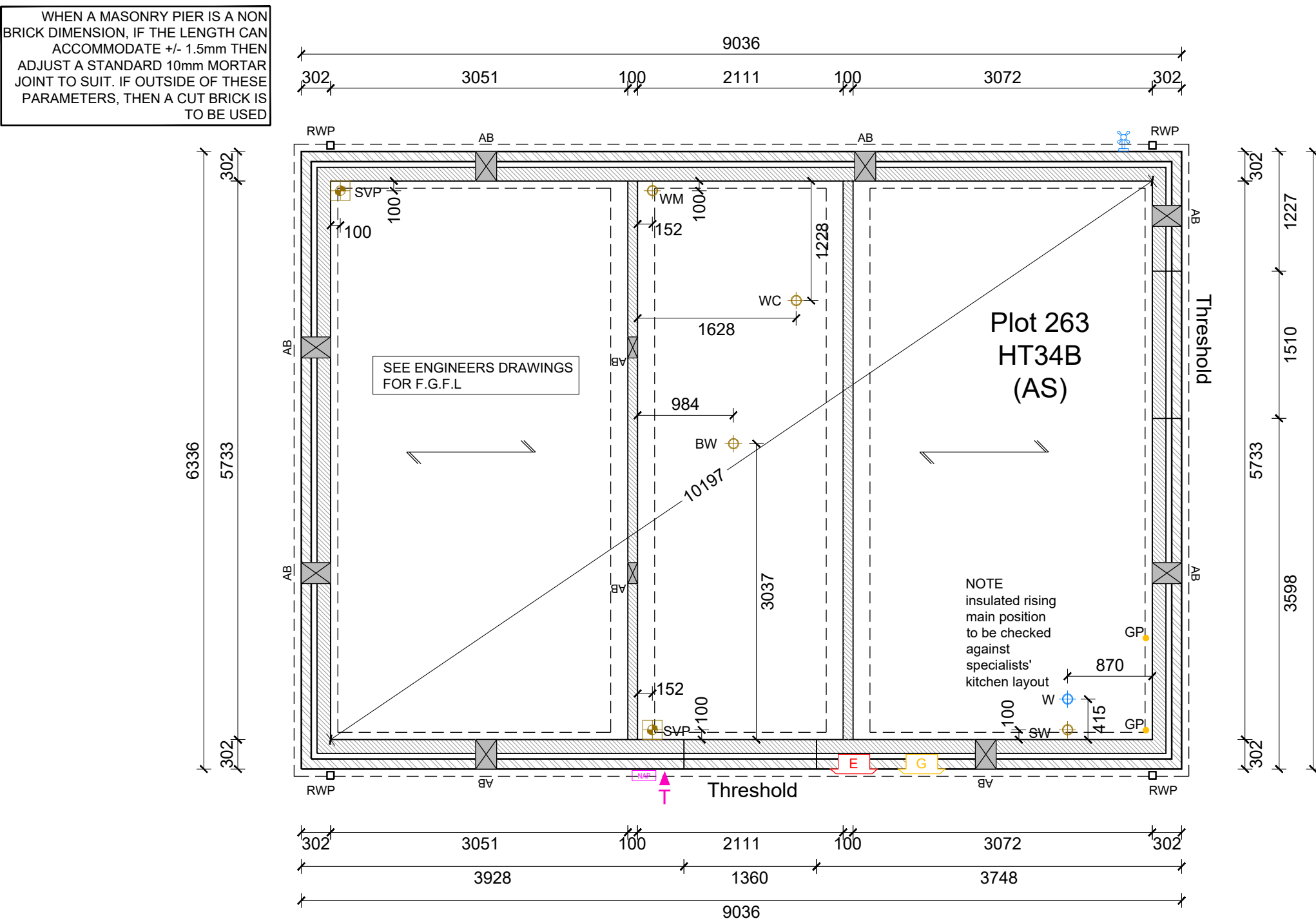


SUBSTRUCTURE BLOCK PLAN

PLOT 263



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:

SW

Direct drainage connection for Kitchen Sink

BW

Direct drainage connection for Wash Hand Basin

WC

Direct drainage connection for WC

FS

Direct drainage connection for Future Shower

BC

Direct drainage connection for boiler condensate

SVP

Soil and Vent Pipe

SS

Stub stack

AAV

Air admittance valve

W

Water entry point

GP

Gas point

ET

External water tap

TE

Telecom entry point

CS

Consumer service unit.

NA

Network access point.

RWP

Rain water downpipe

G

Semi-recessed gas meter box

E

Semi-recessed electric meter box

EV

Extract vent

CB

Cavity Barrier to party wall / external wall junction - to extend to top of foundation level.

AB

Air brick

Wall Legend:

102.5mm facing brickwork.

140mm Aircrete blockwork 3.6N/mm² (450-800kg/m³, 0.15W/mk).

Part M COMPLIANCE NOTE
Plots noted as M4(2) are required to have a front **and** rear **level threshold** and compliant rear door.
For all M4(1) plots 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 :**
- THIS DRAWING MUST NOT BE SCALED.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS
 - ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE "PROJECT SPECIFIC CONSTRUCTION SPECIFICATION".
 - BEAM AND BLOCK / RAFT FOUNDATIONS TO STRUCTURAL ENGINEER / SPECIALIST DESIGN.
 - FOR DETAILS OF CAST INSITU POWERFLOATED SUSPENDED GROUND FLOOR SLAB, SEE SPECIALIST DRAWINGS
 - 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).
 - 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.
 - CHECK SOIL REPORT FOR SPECIAL REQUIREMENTS E.G. PRECAUTIONS NECESSARY FOR SULPHATES IN SOIL ETC.
 - GAS PIPES TO RUN IN GROUND FLOOR INSULATION OR, IF GROUND FLOOR IS POWER FLOATED, WITHIN FIRST FLOOR CARCASS.

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.			

Client

Places for People

Project

BURGESS HILL
FAIRBRIDGE WAY

CISfb Element

Drawing

PLOTS 263
SUBSTRUCTURE
BLOCK PLANS

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

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