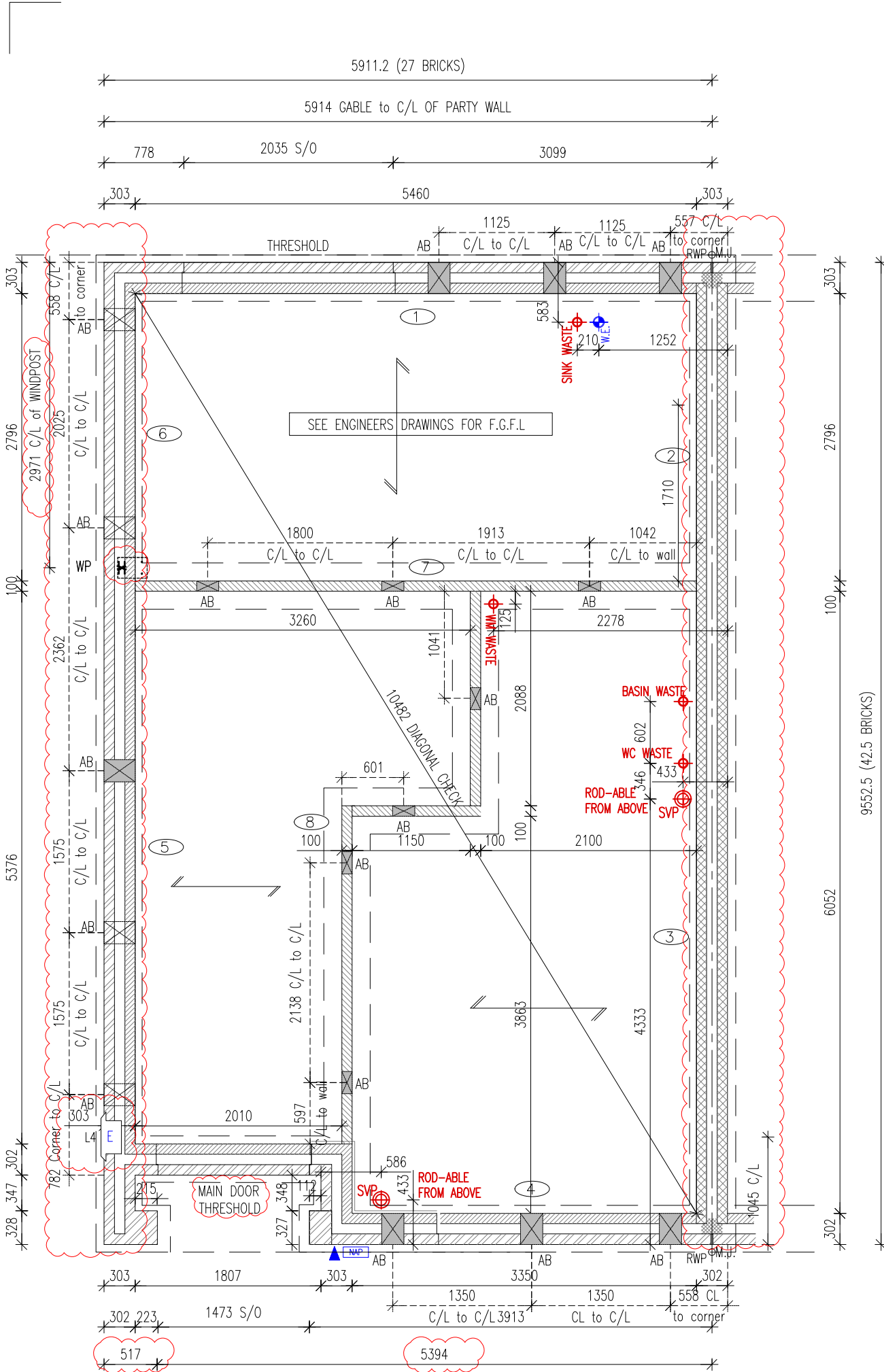
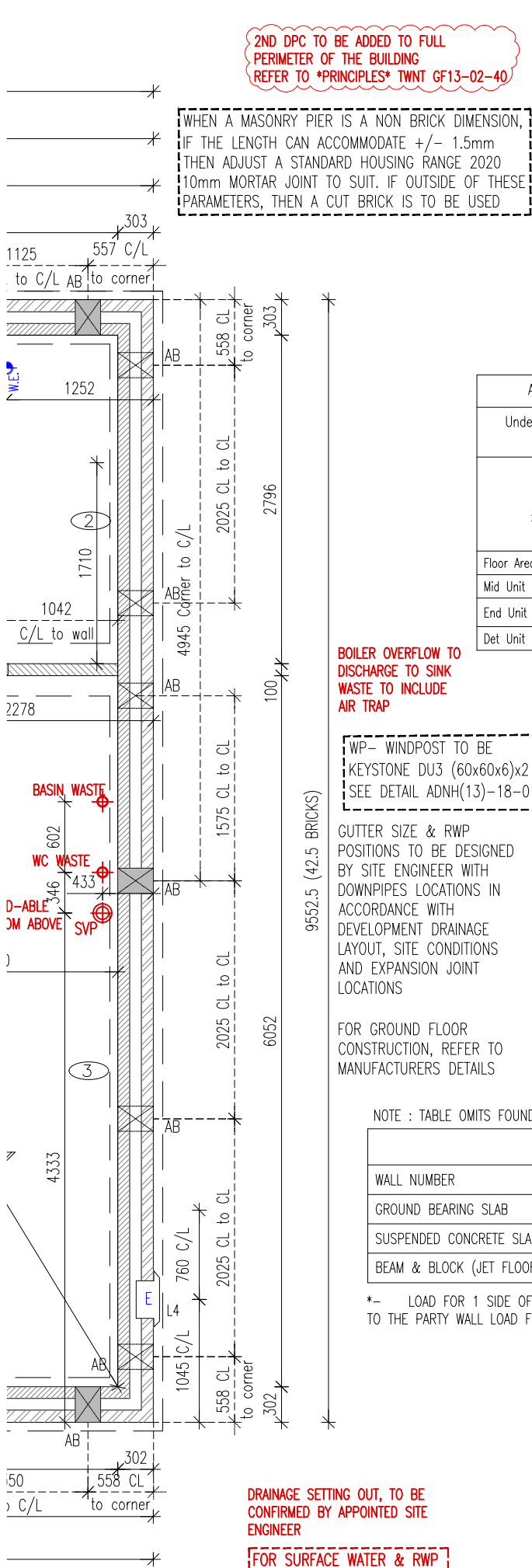




SUB-STRUCTURE PLAN (END/SEMI)
EMA34 (3B5P)



DETACHED OPT.
EMA34 (3B5P)

2ND DPC TO BE ADDED TO FULL PERIMETER OF THE BUILDING REFER TO *PRINCIPLES* TWNT GF13-02-40

WHEN A MASONRY PIER IS A NON BRICK DIMENSION, IF THE LENGTH CAN ACCOMMODATE +/- 1.5mm THEN ADJUST A STANDARD HOUSING RANGE 2020 10mm MORTAR JOINT TO SUIT. IF OUTSIDE OF THESE PARAMETERS, THEN A CUT BRICK IS TO BE USED

BOILER OVERFLOW TO DISCHARGE TO SINK WASTE TO INCLUDE AIR TRAP

WP- WINDPOST TO BE KEYSTONE DU3 (60x60x6)x2 SEE DETAIL ADN(13)-18-01

GUTTER SIZE & RWP POSITIONS TO BE DESIGNED BY SITE ENGINEER WITH DOWNPipes LOCATIONS IN ACCORDANCE WITH DEVELOPMENT DRAINAGE LAYOUT, SITE CONDITIONS AND EXPANSION JOINT LOCATIONS

FOR GROUND FLOOR CONSTRUCTION, REFER TO MANUFACTURERS DETAILS

NOTE : TABLE OMITS FOUNDATION SELF-WEIGHT

EMA34 FOUNDATION LOADS KN/M. run								
WALL NUMBER	1	2	3	4	5	6	7	8
GROUND BEARING SLAB	50	60	50	50	40	50	30	40
SUSPENDED CONCRETE SLAB	60	60	50	50	40	50	40	50
BEAM & BLOCK (JET FLOOR)	60	60	60	50	50	50	40	50

*- LOAD FOR 1 SIDE OF PARTY WALL ONLY. THE LOAD SHOULD BE ADDED TO THE PARTY WALL LOAD FOR THE HOUSE TYPE ON THE OTHER SIDE.

DRAINAGE SETTING OUT, TO BE CONFIRMED BY APPOINTED SITE ENGINEER

FOR SURFACE WATER & RWP CALCULATIONS, REFER TO LAYOUT - DWG# EMA34_42

SUBSTRUCTURE BLOCKWORK HATCH (MASONRY) EXTERNAL WALLS

100mm BLOCKWORK - 3.6N/mm² AIRCRETE (600-800kg/m³, 0.15W/mk).

100mm BLOCKWORK - 7.3N/mm² AIRCRETE (600-800kg/m³, 0.15W/mk).

INTERNAL WALLS

100mm BLOCKWORK - 3.6N/mm² AIRCRETE (600-800kg/m³) FOR INTERNAL LOAD BEARING WALLS

PARTY WALLS

100mm BLOCKWORK - 3.6N/mm² AIRCRETE (600-800kg/m³, 0.15W/mk). REFER TO SITE SPECIFICATION.

Approved Document C - Under floor ventilation requirements					
Under floor ventilation to be provided to suit the greater of the air calculations: By floor area or by External wall length					
Measure	M ² or M	Unit mm ²	Total Air Req mm ²	Manthorpe Vent size mm ²	Min. Vents Req
Floor Area	47.48	500	23740	6450	4
Mid Unit Ext Wall	n/a	1500	n/a	6450	n/a
End Unit Ext Wall	20.54	1500	30810	6450	5
Det Unit Ext Wall	28.82	1500	43230	6450	7

SUB-STRUCTURE LEGEND

ABBREVIATIONS

E = ELECTRIC METER

RWP = RAIN WATER PIPE

L# = LINTEL REFERENCE

SVP = SOIL VENT PIPE

RE = RODDING EYE

LEGEND

▲ = TELECOM ENTRY POINT

◆ = WATER ENTRY POINT

NAP = NETWORK ACCESS POINT

CU = CONSUMER SERVICE UNIT

WASTE = DIRECT DRAINAGE CONNECTION

SUB-STRUCTURE DETAILS

Foundations (Jetfloor)	EM-FD21-01-10, 11, 30, 31
Jetfloor system details / Integral garages	EM-GF21-02-01, 02, 04, 05, 07, 10, 13
Future accessible shower provision	EM-GF21-02-74
Service entry details	EM-FD21-01-70

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 "TW NATIONAL 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).
- FOUNDATIONS
- 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.
- INDICATES REFERENCE TO WALL NUMBER AND FOUNDATION LOADS.
- 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 INTEGRAL GARAGE TYPE, WITHIN FIRST FLOOR CARCASS.

AB DENOTES LOCATION OF TELESCOPIC UNDERFLOOR AIR BRICKS.

AB DENOTES LOCATION OF ADDITIONAL TELESCOPIC UNDERFLOOR AIRBRICKS TO EXTERNAL WALLS WHEN A BASIC RADON OR OTHER GAS MEMBRANE IS INSTALLED. VENTILATION REQUIREMENT TO BE ADJUSTED TO SUIT SITES WITH MORE SEVERE CONTAMINATION OR REQUIREMENTS. AIRBRICK VENTILATION FOR RADON OR OTHER GAS POSITIONED IN EXTERNAL WALLS AT MAX. 2.0M C/C AND 450MM FROM EXTERNAL CORNERS IN ADDITION TO THE STANDARD VENTILATION/AIRBRICKS CALCULATED.

ALL DIMENSIONS FOR SERVICES HAVE BEEN MEASURED FROM THE EXTERNAL WALL LINE.

Status:

CONSTRUCTION

NDSS Compliance: ADM Compliance Level:

COMPLIANT M4(2)

Mark Reeves Architects

5 Northfields Prospect, Putney Bridge Road, London, SW18 1PE
Tel: 020 8874 0484 Email: mail@mrarchitects.co.uk

Project No:

23/1024

Drg No:

EMA34 - 21P2 - 11 - C02

Project:

Grange Farm, WD (Phase 2)

Drwg Title:

KEEFORD (3B5P)

SUB-STRUCTURE PLAN

AS PLOT/S:

60, 67-DET, 126, 149, 174, 180
OPP PLOT/S:

61, 127, 150, 175, 181

Scale: 1:50 @ A3

Date: Jan 2025

Drawn By: CC

Checked By: RB

Client:

Taylor Wimpey

Taylor Wimpey UK Ltd
Gate House, Turnpike Road,
High Wycombe, Bucks HP12 3NR
Tel 01494 558323 Fax 01494 885663
www.taylorwimpey.com

C02	20.11.25	Air bricks to semi detached plots amended	SN	LE
C01	13.10.25	STATUS TO CONSTRUCTION	JF	LE
T03	24.09.25	Wind Post added to Gable wall; Plots updated on title block; 'Main door' threshold label added; 2nd DPC note added; Drainage run omitted	SN	LE
T02	19.06.25	Sub-structure legend updated; Dims amended	CC/SN	LE
T01	22.04.25	STATUS TO TENDER	CC	LE
P01	31.03.25	Gas meter & Gas point omitted	CK	LE
REV	DATE	DESCRIPTION OF REVISION	DRAWN	CHECKED