



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!

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.

- 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) FOR E-WM-30, REFER TO SITE SPECIFICATION.
- 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.

- 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.

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	57.47	500	28735	6450	5
Mid Unit Ext Wall	n/a	1500	n/a	6450	n/a
End Unit Ext Wall	22.79	1500	34185	6450	6
Det Unit Ext Wall	31.06	1500	46590	6450	7

NOTE : TABLE OMITTS FOUNDATION SELF-WEIGHT

EMA42 FOUNDATION LOADS KN/M. run

WALL NUMBER	1	2	3	4	5	6
GROUND BEARING SLAB	40	50	40	40	40	40
SUSPENDED CONCRETE SLAB	40	60	40	40	50	50
BEAM & BLOCK (JET FLOOR)	40	60	40	40	50	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.

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
- ▲ = NETWORK ACCESS POINT
- = CONSUMER SERVICE UNIT
- ⊕ = DIRECT DRAINAGE CONNECTION
- WASTE

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

REV	DATE	DESCRIPTION OF REVISION	DRAWN	CHECKED
C02	05.12.25	Compliance amended to M4(1)	MS	SN
C01	17.10.25	STATUS TO CONSTRUCTION; RH Gable opt. reinstated; P.58/59 Handing updated	SN	LE
T04	24.09.25	Wind post omitted & Buttress added in lieu; Drainage run omitted; RH gable option omitted	SN	LE
T03	18.08.25	Plots updated on title block	SN	LE
T02	19.06.25	Sub-structure legend updated	CC	LE
T01	22.04.25	STATUS TO TENDER	CC	LE
P01	31.03.25	Gas meter & Gas point omitted	CK	LE

Status: **CONSTRUCTION**

NDSS Compliance: ADM Compliance Level: **COMPLIANT M4(1)**

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Project No: **23/1024**

Drg No: **EMA42 - 21P2 - 11 - C02**

Project: **Grange Farm, WD (Phase 2)**

Drwg Title: **BITTESFORD (4B6P) SUB-STRUCTURE PLAN**

AS PLOT/S: 59-RH, 96-LH, 147-LH, 165-DET

OPP PLOT/S: 58-RH, 93-DET, 97-LH, 120-DET, 130-DET, 148-LH, 151-DET

Scale: 1:50 @ A3 Date: Jan 2025
Drawn By: CC Checked By: RB

Client: **Taylor Wimpey**
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LH SEMI OPT. EMA42 (4B5P)
RH END/SEMI OPT. EMA42 (4B5P)

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

LH SEMI OPT. EMA42 (4B5P)

FOR SURFACE WATER & RWP CALCULATIONS, REFER TO LAYOUT - DWG# EMA42_42

DRAINAGE SETTING OUT, TO BE CONFIRMED BY APPOINTED SITE ENGINEER

FOR GROUND FLOOR CONSTRUCTION, REFER TO MANUFACTURERS DETAILS