

PLOT LOCATION PLAN - N.T.S

SUBSTRUCTURE NOTES

In accordance with Approved Document C, Building Regulations the ventilation openings provided should be not less than either : 1,500mm²/m run of external wall or 500mm²/m² of floor area, whichever 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.

1) Telescopic vents and air bricks are shown indicatively only. They are to be placed @ 1800 c/c maximum however not directly placed under floor beam bearings and positioned not more than 450mm from ends of the wall and a minimum 225mm away from door openings.

2)Please refer to engineers drawings for structural slab levels, lintels, foundation layouts and details.

3)Incoming Water, Electric, Data and BT locations are shown indicatively only and are to be confirmed by the utilities supplier. Services to run beneath ground floor slab where required

4)Ground below suspended floor to be free of plant/tree roots and treated with weed killer.

5) All below DPC brickwork to be the same as facing brickwork with a 3:1mortar mix ratio. Refer to soil investigation report for ground conditions.

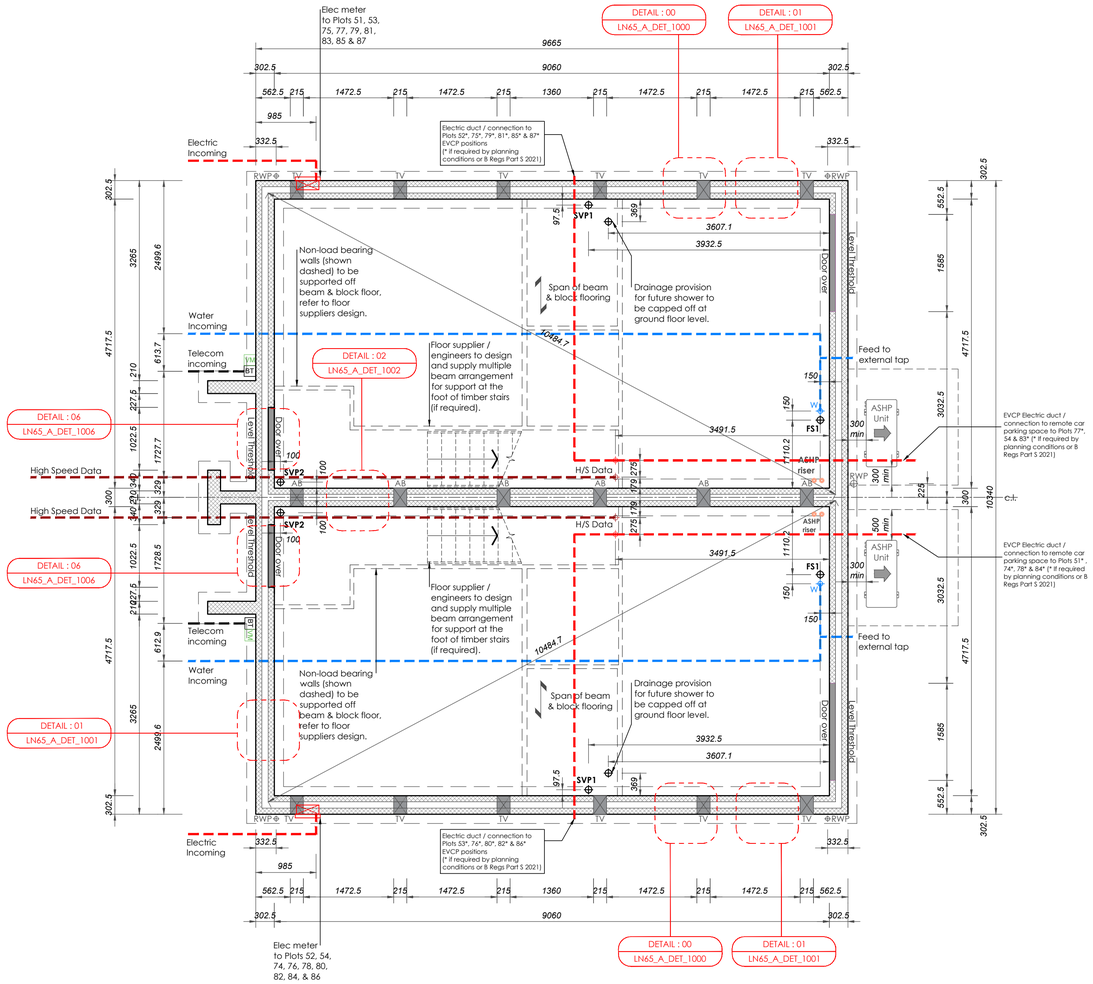
6) Floor finish to continue into doorway.

Ventilation - Calculation
Perimeter = 40.01m
Area = 88.20m²

40.01 x 1500mm² = 60015mm²
88.20m² x 500m² = 44100mm²

60015mm² / 6170 = 9.73
44100mm² / 6170 = 7.15

Number of vents required = 12



H05A & H05A BROMLEY & H05A & H05B BROMLEY SUBSTRUCTURE PLAN

As: Plots 51 & 52, 53 & 54, 74 & 75, 76 & 77, 78 & 79, 80 & 81, 82 & 83, 84 & 85 and 86 & 87

0.m 1.m 2.m 3.m

SCALE : 1:50 @ A1

Rev. No.	Date.	Amendment.	Initial.
Rev. P1.	02.04.26	Preliminary issue.	GM
Rev. T1.	22.04.26	Tender Issue. Detail refs updated	SW
Rev. T2	26.05.26	EVCP cable route to Plot 54 clarified. RWP size amended and position adjusted	SW
Rev. C1	24.07.26	Construction issue	SW

SUBSTRUCTURE LEGEND

- TV — Telescopic Vents should be provided to whichever gives the greater opening area: 1500mm² per meter run of external wall; or, 500mm² per m² of floor area. To be at max 1.8m ctrs'
- AB — Air Bricks to be within 450mm of an internal corner at max 1.8m ctrs'
- 7.3N/mm² concrete blocks with GEN 3 infill **OR** 7.3N/mm² aerated trench blocks (300w x 440l x 215h).
- Sleeper wall to underside of floor beams
- Threshold floor finish to continue into doorway
- ∗ Not a brick dimension

SERVICES/ PIPEWORK

- Incoming Electric Service Duct
- Incoming Water Supply
- Incoming Telecom Service Duct
- Incoming High Speed Data
- FS - Floor Socket
- SVP - Soil Vent Pipe
- SS - Stub Stack Pipe
- W - Incoming Water Supply
- VM Virgin Media

Construction

KEY CDM RESIDUAL DESIGN RISKS

Notes:
1) Contamination, noise nuisance and protection from falling

IN ACCORDANCE WITH THE CONSTRUCTION DESIGN MANAGEMENT REGULATIONS 2015, THE DOCUMENT ORIGINATOR HAS UNDERTAKEN A DESIGN RISK ASSESSMENT FOR THE ELEMENTS SHOWN ON THIS DOCUMENT. THE ABOVE ARE ONLY THE KEY RISKS THAT WERE IDENTIFIED.

Notes:
1. Site verify all dimensions prior to construction
2. Report all discrepancies to the Drawing Originator immediately
3. This drawing is to be read in conjunction with all relevant documents and drawings

dandara

CHBC Architecture
Mill House Barn, Mill Lane, Hartford End, Chelmsford, Essex, CM3 1JZ. Telephone 01277 355007
Suite 4, Newmarket House, Fordham Rd, Snailwell, Newmarket, CB8 7NB. Telephone 01638 663838

Client:
DANDARA SOUTH EAST LTD.

Project:
ASHMERE
EBBSFLEET

Drawing:
HOUSETYPE H05A & H05B BROMLEY
Plots 51 - 54 & 74 - 87.
SUBSTRUCTURE PLANS M4(2)

Scale:	Date:
1:50 @ A1	MAR 2026

Drawn By:	Checked By:	Drawing No:	Rev. No:
GM	Kog	LN65_A_BRO_103	C1

THIS DRAWING IS A COPYRIGHT
All dimensions to be checked on site or in the workshop before work commences. Only figured dimensions to be worked to. Any discrepancies to be reported to the drawing originator.