

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.

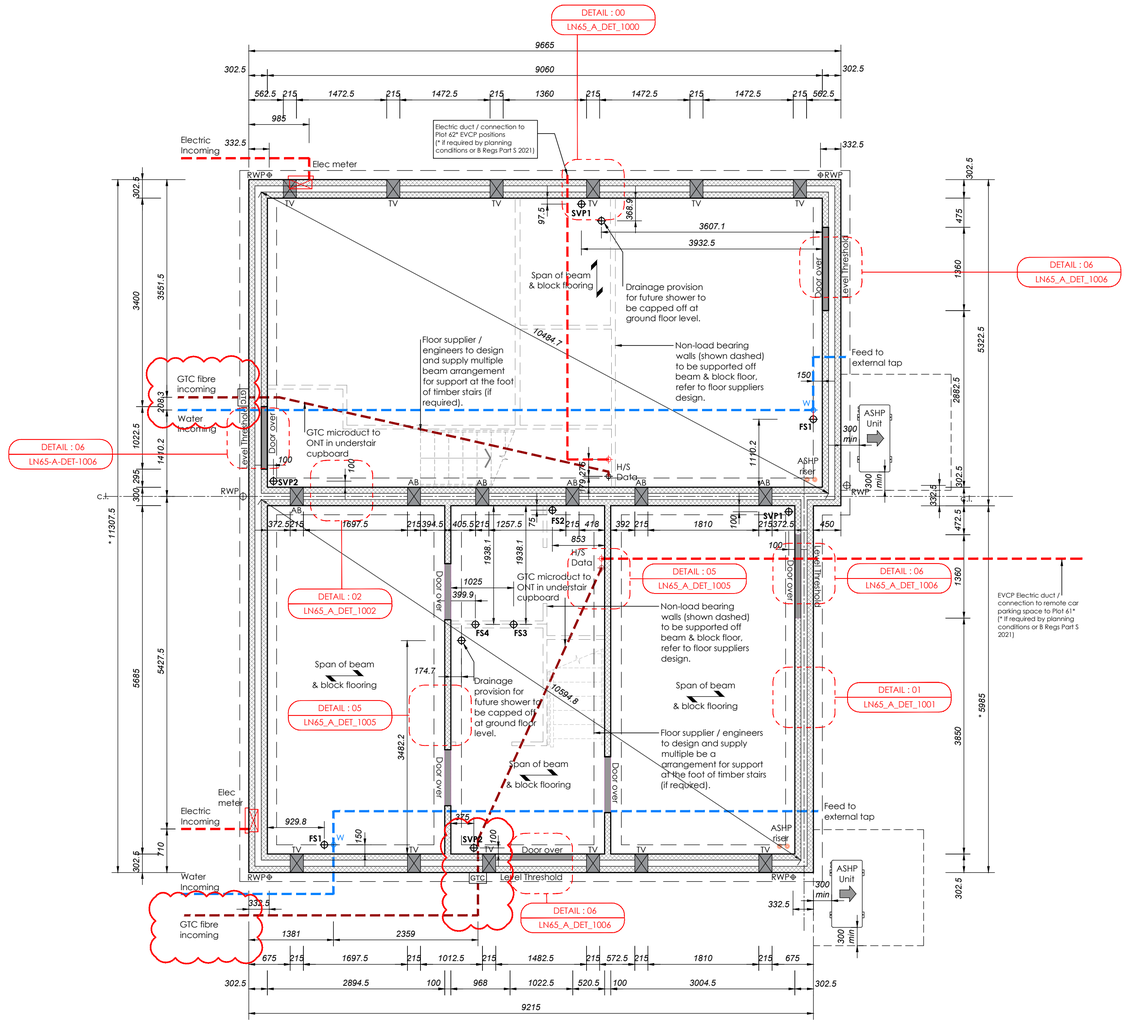
6) Floor finish to continue into doorway.

Ventilation - Calculation
Perimeter = 41.94m
Area = 94.27m²

41.94 x 1500mm² = 62910mm²
94.27m²x 500m² = 47135mm²

62910mm² / 6170 = 10.20
47135mm² / 6170 = 7.64

Number of vents required = 12



H05D BROMLEY & H09A HAMPTON V2
SUBSTRUCTURE PLAN
As: Plots 61 & 62

Rev. No.	Date.	Amendment.	Initial.
Rev. P1.	02.04.26	Preliminary issue.	GM
Rev. T1.	22.04.26	Tender Issue. Patio door thresholds to both units amended, detail refs updated	SW
Rev. T2	26.05.26	RWP sizes amended and positions adjusted	SW
Rev. C1	24.07.26	Construction issue	SW
Rev. C2	21.09.26	H09A Kitchen FS1 and incoming water supply repositioned to suit kitchen supplier layout	SW
Rev. C3	13.10.26	BT removed and replaced with GTC	Kog

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 GTC fibre (High Speed Data)
- ⊕ FS - Floor Socket
- ⊕ SVP - Soil Vent Pipe
- ⊕ SS - Stub Stack Pipe
- ⊕W - Incoming Water Supply
- GTC - Incoming GTC fibre

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

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Client:
DANDARA SOUTH EAST LTD.

Project:
ASHMERE
EBBSFLEET

Drawing:
HOUSETYPE H05D BRO & H09A HAM V2
PLOTS 61 & 62
SUBSTRUCTURE PLANS M4(2)

Scale:		Date:	
1:50 @ A1		MAR 2026	
Drawn By:	Checked By:	Drawing No:	Rev. No:
GM	Kog	LN65_A_BRO_HAMV2_103.2	C3

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.

0.m 1.m 2.m 3.m
SCALE : 1:50 @ A1