

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

W AREA
Perimeter = 12.68m
Area = 16.46m²

12.68m x 1500mm² = 19020mm²
16.46m² x 500mm² = 8230mm²

19020mm² / 6170 = 3.08
8230mm² / 6170 = 1.33

Number of vents required = 4

C AREA
Perimeter = 5.02m
Area = 14.27m²

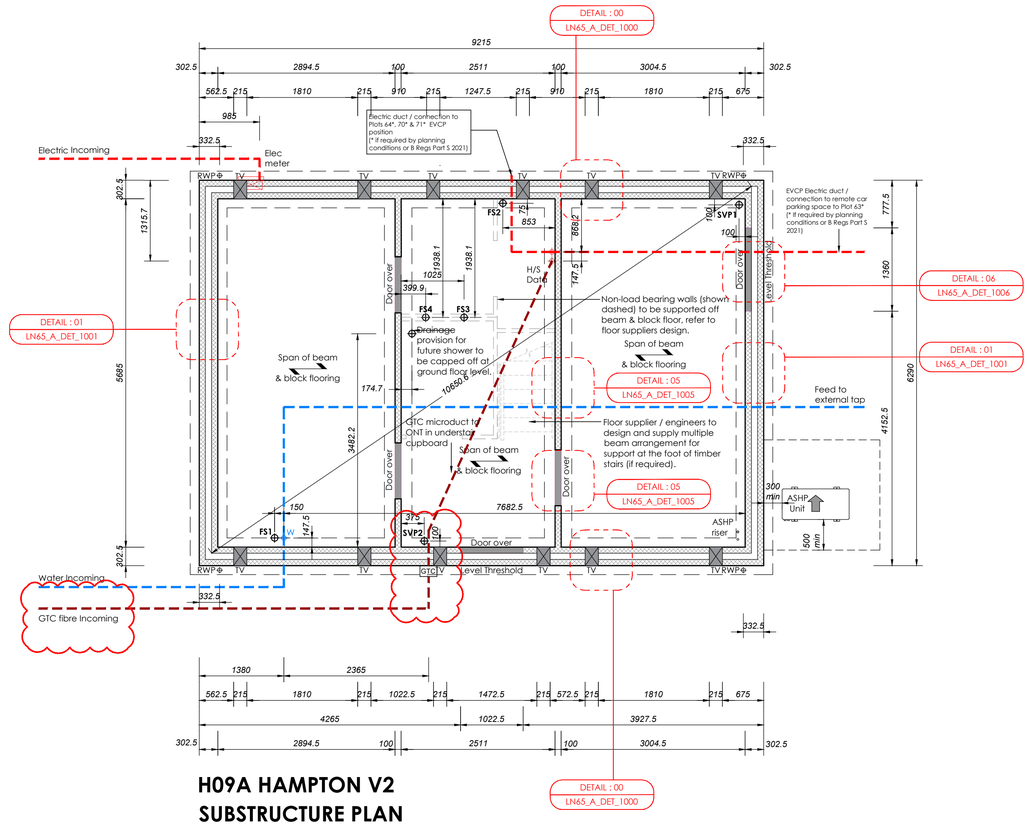
5.02m x 1500mm² = 7530mm²
14.27m² x 500mm² = 7135mm²

7530mm² / 6170 = 1.22
7135mm² / 6170 = 1.16

Number of vents required = 4

E AREA
Perimeter = 12.90m
Area = 17.08m²

12.40m x 1500mm² = 19350mm²



H09A HAMPTON V2
SUBSTRUCTURE PLAN
As: Plots 64 & 71
Opp: Plots 63 & 70

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	H098 references omitted	SW
Rev. C1	24.07.26	Construction issue	SW
Rev. C2	21.09.26	Kitchen FS1 and incoming water supply repositioned to suit kitchen supplier layout	SW
Rev. C3	09.10.26	Setting out of sleeper wall clarified	SW
Rev. C4	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

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

dandara

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DANDARA SOUTH EAST LTD.

Project:
ASHMERE
EBBSFLEET

Drawing:
HOUSETYPE H09A HAMPTON V2
Plots 63, 64, 70 & 71
SUBSTRUCTURE PLANS M4(2)

Scale:	Date:		
1:50 @ A1	FEB 2026		
Drawn By:	Checked By:	Drawing No:	Rev. No:
GM	Kog	LN65_A_HAMV2_107	C4

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.