SUBSTRUCTURE NOTES

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

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.

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.

SUBSTRUCTURE LEGEND

- TV — Telescopic vents @ 1800mm c/c maximum
- AB — Air bricks @ 1800mm c/c maximum
- Concrete brickwork - 22N/mm² min.
- 100mm - 7.3N/mm²
- 140mm - 7.3N/mm²
- 140mm - 8.7N/mm²
- 140mm - 10.4N/mm²
- Engineering Brick - 75N/mm²
- Threshold floor finish to continue into doorway

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

Ventilation - Calculation
Perimeter = 94.11m
Area = 334.27m²

94.11m x 1500mm² = 114165mm²
334.27m² x 500mm² = 167135mm²

114165mm² / 6000 = 19.0
167135mm² / 6000 = 27.8

Number of vents required = 28

Rev. No.	Date.	Amendment.	Initial.
P1	02.4.26	Preliminary Issue	PH
P2	21.4.26	Solid brick piers added to entrance and block thicknesses revised to suit structural engineers requirements.	PH
T1	22.4.26	Tender issue	PH
T2	26.5.26	Blockwork thickness & block strengths updated to accord with Structural Engineers mark-ups 29.4.26.	PH
T3	19.6.26	RWP added adjacent to Plot 039 front entrance door.	PH
C1	24.7.26	Construction issue	PH
C2	27.7.26	Additional blockwork walls indicated around lift pit, in accordance with the Structural Engineers latest details.	PH
C3	26.8.26	Sleeper wall added below water tank	SW
C4	28.8.26	Blockwork wall adjacent to lift pit amended	SW
C5	02.10.26	Plot 39 water supply location updated, door ED11 and adjacent RWP repositioned	SW
C6	13.10.26	BT removed and replaced with GTC	Kog



PLOT LOCATION PLAN - N.T.S

PLOT SCHEDULE
(SHOWING HANDING)
AS DRAWN = 038 - 050

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:
APARTMENT BLOCK 2
SUBSTRUCTURE PLAN

Scale:		Date:	
1:50 @ A1		FEB 2026	
Drawn By:	Checked By:	Drawing No:	Rev. No:
PH	Kog	LN65-A-FB2-121	C6

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

SUBSTRUCTURE PLAN