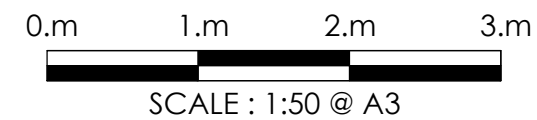


**FROGMORE (FR) - SUBSTRUCTURE PLAN**  
Scale 1:50



**SUBSTRUCTURE LEGEND**

- Telescopic Vents should be provided to whichever gives the greater opening area: 1500mm<sup>2</sup> per meter run of external wall; or, 500mm<sup>2</sup> per m<sup>2</sup> of floor area.
- Air Bricks to be within 450mm of an internal corner at max 2m ctrs'
- Concrete block wall to the strength specified by Structural Engineer.
- Sleeper wall to underside of floor beams
- Threshold floor finish to continue into doorway

**SERVICES/ PIPEWORK**

- Incoming Electric Service Duct
- Incoming Water Supply
- Incoming Telecom Service Duct
- FS - Floor Socket
- SVP - Soil Vent Pipe
- RWP - Rain Water Pipe
- SS - Stub Stack Pipe
- G - Floor Gully
- W - Incoming Water Supply

**SUBSTRUCTURE NOTES**

- 1) Voids should be ventilated by openings providing not less than 1500mm<sup>2</sup>/m run or of external wall or 500mm<sup>2</sup> per m<sup>2</sup> of floor area, which ever gives the greater opening area. A minimum 225mm away from door openings. 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.
- In accordance with Approved Document C, Building Regulations the ventilation openings provided should be not less than either 1,500mm<sup>2</sup>/m run of external wall or 500mm<sup>2</sup>/m<sup>2</sup> of floor area, whichever give the greater opening area.
- 2) Please refer to engineers drawings for structural slab levels, lintels, foundation layouts and details.
- 3) Incoming Water, Electric and BT locations are shown indicative only and to be confirmed by utilities supplier. Services to run beneath ground floor slab were 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 3:1 mortar mix ratio. Soil investigation should be referred to on each site to consider ground conditions.
- 6) Floor finish to continue into doorway.

**Notes**

- Copyright in this drawing remains the property of BM3 Architecture Limited.
- Do not scale this drawing. Work to figured dimensions only.
- Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies.

| Revision                     | Date     | By | Chkd |
|------------------------------|----------|----|------|
| C2 - Side door width updated | 14/01/26 | BG | JJ   |
| C1 - Construction Issue      | 14/11/25 | BG | JJ   |
| T1 - Tender Issue            | 05/09/25 | BG | JJ   |

**Status**

**CONSTRUCTION**

**Client**



**Project**

**BULL FIELD,  
TAKELEY,  
BISHOP'S STORTFORD, ESSEX**

**Drawing**

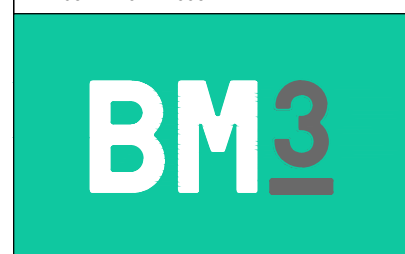
**FROGMORE (FR)  
SUBSTRUCTURE PLAN  
PLOTS 5, 9, 13, 15, 22, 64**

|                |               |
|----------------|---------------|
| Drawn by<br>BG | Checked<br>JJ |
|----------------|---------------|

|                  |                     |
|------------------|---------------------|
| Scale<br>1:50@A3 | Dated<br>2025.09.05 |
|------------------|---------------------|

|                    |                |
|--------------------|----------------|
| Job No.<br>BT-2602 | Revision<br>C2 |
|--------------------|----------------|

Drawing No.  
BT-2602-BM3-FR-3301



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1:50@A3 - Bull Field, Takeley, Essex, 01/09/25 - Sheet 02 of 02 - Sheets 02 - House - Frogmore House - The Construction Pack dated 14/01/2026 by Ben Shee