



SEMI-DETACHED OAKHAM (OK OK) - SUBSTRUCTURE PLAN
Scale 1:50

SUBSTRUCTURE LEGEND	
TV	Teloskopic Vents should be provided to whichever gives the greater opening area: 1500mm ² per meter run of external wall, or, 500mm ² per m ² of floor area.
AB	Air Bricks to be within 450mm of an internal corner at max 2m c/s
CB	Concrete block wall to the strength specified by Structural Engineer.
SW	Sleeper wall to underside of floor beams
TF	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 ² /m run or of external wall or 500mm ² per m ² of floor area, whichever gives the greater opening area. A minimum 250mm ² opening is required for each opening. Ventilation opening 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)	In accordance with Approved Document C, Building Regulations the ventilation openings provided should be not less than either 1500mm ² /m run of external wall or 500mm ² /m ² of floor area, whichever give the greater opening area.
3)	Please refer to engineers drawings for structural slab levels, lintels, foundation layouts and details.
4)	Incoming Water, Electric and BT locations are shown indicative only and to be confirmed by utilities supplier. Services to run beneath ground floor slabs were required.
5)	Ground below suspended floor to be free of plant/free roots and treated with weed killer.
6)	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.
7)	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.

Yours faithfully,
BM3 Architecture Limited

Yours faithfully,
dandara

C1 - Construction Issue 14/11/25 BG JJ
T1 - Tender Issue 05/09/25 BG JJ
Revision Date By Chkd

Status CONSTRUCTION

Client

Project BULL FIELD,
TAKEYLEY,
BISHOP'S STORTFORD, ESSEX

Drawing SEMI-DETACHED OAKHAM

SUBSTRUCTURE PLAN

PLOTS 31, 32

Drawn by BG Checked JJ

Scale 1:50@A2 Dated 2025.09.05

Job No. BT-2602 Revision C2

Drawing No. BT-2602-BM3-OK-3800

BM3

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

SCALE : 1:50 @ A2

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