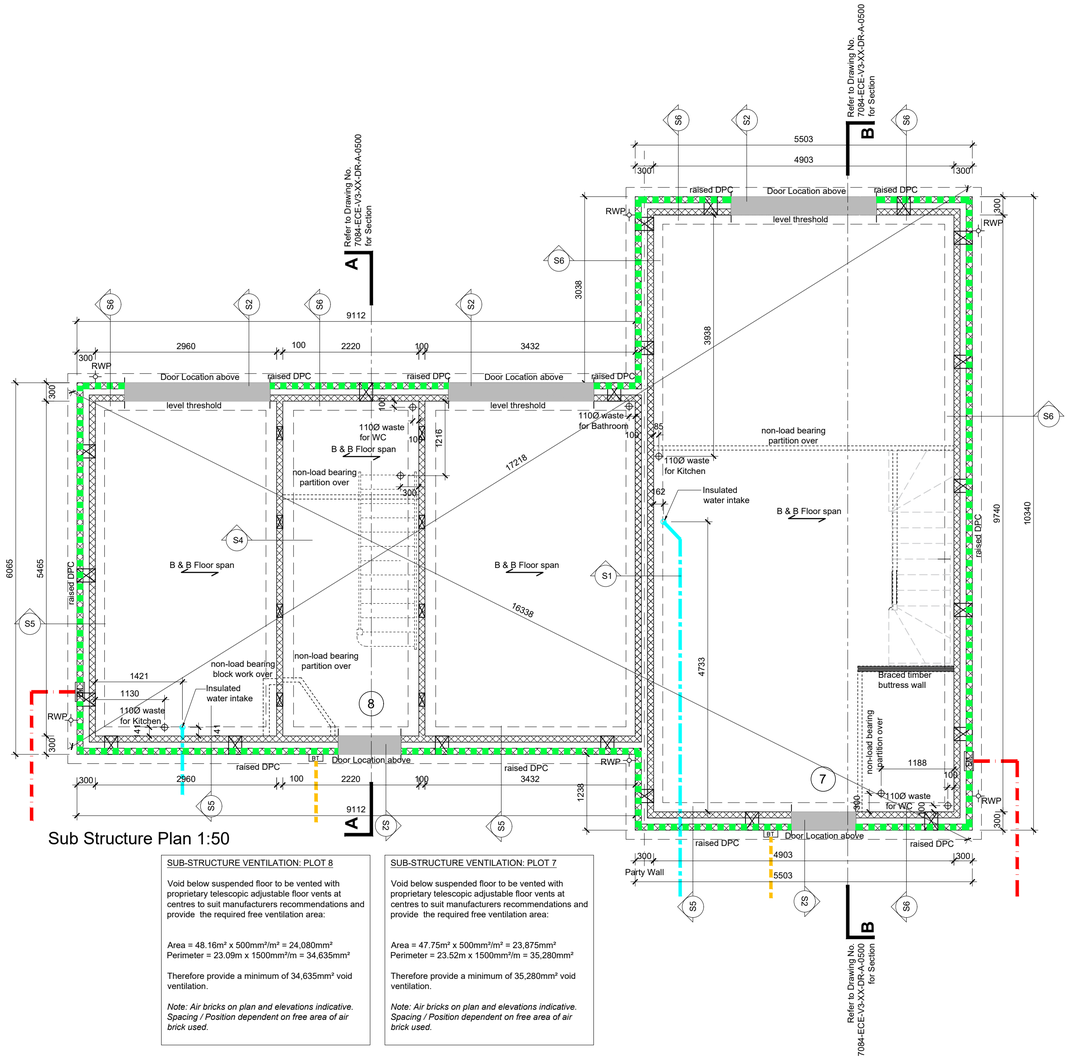


Sub Structure Plan 1:50

SUB-STRUCTURE VENTILATION: PLOT 8

Void below suspended floor to be vented with proprietary telescopic adjustable floor vents at centres to suit manufacturers recommendations and provide the required free ventilation area:

Area = 48.16m² x 500mm²/m² = 24,080mm²
Perimeter = 23.09m x 1500mm²/m = 34,635mm²

Therefore provide a minimum of 34,635mm² void ventilation.

Note: Air bricks on plan and elevations indicative. Spacing / Position dependent on free area of air brick used.

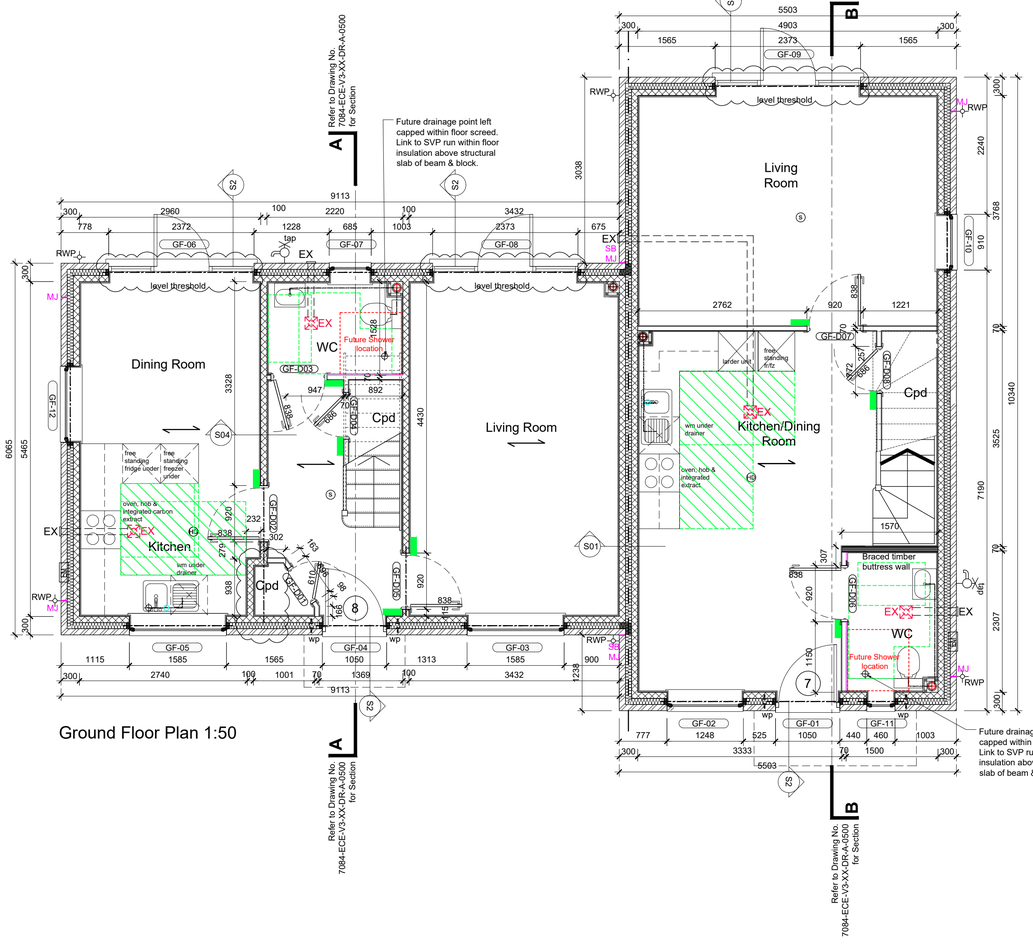
SUB-STRUCTURE VENTILATION: PLOT 7

Void below suspended floor to be vented with proprietary telescopic adjustable floor vents at centres to suit manufacturers recommendations and provide the required free ventilation area:

Area = 47.75m² x 500mm²/m² = 23,875mm²
Perimeter = 23.52m x 1500mm²/m = 35,280mm²

Therefore provide a minimum of 35,280mm² void ventilation.

Note: Air bricks on plan and elevations indicative. Spacing / Position dependent on free area of air brick used.



Ground Floor Plan 1:50

INTERNAL DOOR SCHEDULE - PLOTS 7 & 8							
DOOR REF	LOCATION	DOOR LEAF SIZE W x H (H) = Pair (mm)	STRUCTURAL OPENING - W x H (mm)	LINTEL - Subject to Structural Engineers checking & approval for loadings.	OVERALL LENGTH (mm)	FIRE DOOR	COMMENTS
GF-D01	CUPBOARD	610 x 1981	700 x 2040	No - Metal stud	N/A	NO	
GF-D02	KITCHEN	838 x 1981	920 x 2040	Yes - BOX 100	2350	NO	
GF-D03	WC	838 x 1981	920 x 2040	No - Metal stud	N/A	NO	
GF-D04	CUPBOARD	686 x 1981	770 x 2040	No - Metal stud	N/A	NO	
GF-D05	LIVING ROOM	838 x 1981	920 x 2040	Yes - BOX 100	1200	NO	
GF-D06	WC	838 x 1981	920 x 2040	No - Metal stud	N/A	NO	
GF-D07	LIVING ROOM	838 x 1981	920 x 2040	No - Metal stud	N/A	NO	
GF-D08	CUPBOARD	686 x 1981	770 x 2040	No - Metal stud	N/A	NO	
FF-D09	BEDROOM 2	838 x 1981	920 x 2040	No - Metal stud	N/A	NO	
FF-D10	BEDROOM 3	838 x 1981	920 x 2040	No - Metal stud	N/A	NO	
FF-D11	BATHROOM	838 x 1981	920 x 2040	No - Metal stud	N/A	NO	
FF-D12	MASTER BEDROOM	838 x 1981	920 x 2040	No - Metal stud	N/A	NO	
FF-D13	CUPBOARD	610 x 1981	700 x 2040	No - Metal stud	N/A	NO	
FF-D14	CUPBOARD	686 x 1981	770 x 2040	No - Metal stud	N/A	NO	
FF-D15	BATHROOM	838 x 1981	920 x 2040	No - Metal stud	N/A	NO	
FF-D16	MASTER BEDROOM	838 x 1981	920 x 2040	No - Metal stud	N/A	NO	
FF-D17	CUPBOARD	686 x 1981	770 x 2040	No - Metal stud	N/A	NO	
FF-D18	BEDROOM 2	838 x 1981	920 x 2040	No - Metal stud	N/A	NO	
FF-D19	BEDROOM 3	838 x 1981	920 x 2040	No - Metal stud	N/A	NO	
FF-D20	CUPBOARD	2x 610 x 1981	1380 x 2040	No - Metal stud	N/A	NO	

Notes to door schedule:

1. External door leaf(s) size is dependent on information supplied by client approved manufacturer.
2. All safety glazing to comply with approved document part K4 section 5.1 to 5.8 & diagram 5.1 for glazing to critical locations.
3. Structural opening dimensions to internal door heights is taken from f.f.l.
4. All cills and jambs to doors to be positioned within openings to ensure minimum 30mm overlap over adjacent cavity closer to prevent cold bridging.
5. All cills to doors to be sized to ensure adequate provision for weather drip.
6. All doors and glazed elements to be powder upvc double glazed hermetically sealed type.
7. Principal entrance doors to comply with approved document part M2 section 6 for means of access.
8. Internal doors to entrance / principal storey to comply with approved document part M4(1) table 1.1 for circulation requirements.
9. Openable doors and windows to all habitable rooms to have an equivalent minimum openable area of 1/20th of the habitable room floor area.
10. Lintels to all openings are to be galvanised steel cavity type with insulated centres - all as manufacturers schedule(s). Lintels to have minimum 150mm end bearing where possible with cavity trays with stop ends above all lintels.
11. Full architraves to be provided wherever possible.
12. 35mm thick internal doors.
13. 44mm thick fire check doors. Specified fire resistance refers to complete door set as tested and approved by manufacturer.

NHBC Notes:

Each new house on this development is required as a minimum, to comply with Building Regulation Part R1 (in- building physical infrastructure) to have a conduit installed through the external wall in the location of the intended entry point for future broadband cabling. A suitable external cover capping or temporary seal should be provided foe installations that have not advanced to a stage where a permanent cover plate/ network termination equipment is in place at the time of the building control final inspection.

Fire detection notes:

Mains operated fire detection with battery back-up with visual and audible signal of power failure to min grade as noted in table 1 BS 5839 part 6 2019.

- **Affordable rent 2 storey** - category D1 - LD2 (tamper proof detection with detection located in hall, landing, principal room and heat detector in kitchen)
- **Private owner occupier 2 storey plots** - category D2 - LD2 (user replaceable batteries with detection located in hall, landing, principal room and heat detector in kitchen)

Plots 7 & 8 designated as Approved Document Part M4 section 2 accessible and adaptable dwellings.

LEGEND

- FD30 Fire Door
- FD30S Fire Door with Self Closer
- CB Cavity Barrier location
- EX Extractor fan
- CHR Cooker hood recycling fan
- BF Bolier flue
- WM Space for Washing Machine under
- fr/fz Space for Fridge or Freezer
- wp Wind Post
- Anc Space for Ancillary item under.
- OBS Obscure glazed window
- External tap

KITCHEN NOTES:
Layout is indicative - Refer to to specialist Kitchen design drawings for design / setting out

KEY TO FLOOR PLANS

- Facing brickwork (to Local Planning Authority approval)
- Standard Blockwork. 7.3N compressive strengths as specified by Structural Engineer.
- High strength Blockwork. 10N ompressive strengths as specified by Structural Engineer.
- Medium density solid block work 1350Kg/m³ - 1600Kg/m³ (Hemlite) (**Party wall**) in accordance with Robust Detail (**E-WM-28**)
- Non-load bearing block partition
- 70mm Non-load stud partition (50mm Stud, 12.5mm Plasterboard each side & 25mm APR 1200 insulation)
- Timber buttress wall as SE details (12.5mm Plasterboard each side & APR 1200 insulation)
- 12mm ply sheathing to face of studs
- Lintel above to Structural engineer's specification
- Air brick with periscope ventilators to provide min. 1500mm² ventilation per metre run of wall.
- Span of precast concrete beam and block floor structure over.
- Span of precast concrete floor structure over.
- Span of timber roof structure over.
- Steel beam to Structural Engineer's design and detail.
- EP Egress Panel
- MJ Movement join to Structural Engineer's design and detail.
- RWP Rain water downpipe
- Rising water main
- 110Ø drain point
- SVP Soil and vent pipe
- Consumer service unit with lockable door
- HUB Telephone and data distribution box.
- SC Stopcock
- EX Ceiling mounted extract duct and grill
- Wall mounted MEV extract
- Balanced flue boiler
- BF Boiler flue
- GM Gas - Semi recessed meter box
- SM Electric - Submain meter box or semi recessed meter box
- EM Electric - Wall mounted or semi recessed meter box
- Cavity Barrier
- Approved Document Part M4 Section 2 Clear Zone
- Approved Document Part M4 Section 2 Nib to Leading Edge (300mm min)

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

MAINS SERVICE ROUTES

- GAS
- ELECTRIC
- WATER
- TELECOM

Beam & block floor system and foundations to structural engineer and specialist design. Foundation widths and depths to be determined by the structural engineer, based on the site investigation report / wall foundation loads to be agreed by the building control engineer.
Check soil report for special requirements e.g. precautions necessary for sulphates in soil etc.

Void below suspended floor to be vented with proprietary telescopic adjustable floor vents at centres to suit manufacturers recommendations and provide free ventilation area of 1500mm² per meter run of wall or 500mm²/m² of floor area which ever is greater.

Important Notes:

1. For site setting out see site setting out drawings by others
2. This drawings is to be read strictly in accordance with the Structural Engineers details. All structural information indicated is provided by the Structural Engineer as received. ECE accepts no responsibility for any structural information indicated or errors contained therein
3. Extent and location of internal load bearing walls to be confirmed by Structural Engineer
4. Dimensions are measured to the structural face of walls/LB partitions, i.e. plasterboard finishes are ignored.
5. Kitchen & Utility Room layouts are indicative (including services layouts) and subject to detailed design by the kitchen supplier
6. Stair layout indicative and subject to detailed design by specialist supplier including confirmation of structural openings

Rev	Date	Revision Details	Dr	Ch
C10	15.05.23	Rear patio doors amended to single door with sidelights & plot 8 Cpd to hall updated to as built site information.	NB	NS
C9	15.02.23	FF-D20 added & door FF-D17 adjusted to 686 leaf to internal door schedule.	NS	SW
C8	01.12.23	Kitchen layouts updated.	AD	SW
C7	31.10.22	Further detail references added.	AD	CB
C6	28.10.22	Raised DPC amended.	AD	JB
C5	17.10.22	Sub Structure raised DPC noted to rear and sides in line with comments on adjusted external ground levels & note re future shower drain point on GF.	AD	NS
C4	06.10.22	Future shower drain added.	AD	NS
C3	15.08.22	Stairs & drainage amended. Buttress wall added.	AD	CB
C2	21.06.22	Wind posts added. Dimensions adjusted.	AD	CB
C1	04.05.22	Construction Issue	CB	CB
T3	25.03.22	Plot 08 ground floor walls amended from 215mm to 100mm.	CB	CB
T2	10.03.21	Amended to M4(2) requirements	CB	CB
T1	31.12.21	Tender Issue	AD	CB
P1	01.12.21	Preliminary Issue	AD	CB

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Client's Name
Brookworth Homes Ltd

Job Title
Land West of Common Road, Sissinghurst, Kent

Drawing Title
Plot 7 & 8
Sub Structure & Ground Floor Plan

Scale
1:50 @ A1 / 1:100 @ A3
metres 1 2 3 4 5

Drawn AD | Checked CB | Date 01.12.21

Job No | Drawing No | Rev
7084-ECE-V3-ZZ-DR-A-0100 C10

Status
CONSTRUCTION

CAD Plot date: 16/05/2023 - 09:17:40 — 7084 - plots 7 & 8.dwg