

**FLOOR CONSTRUCTION :**

REFER TO SEPARATE DRAWING BY JOIST SUPPLIER FOR FLOOR PLAN SETTING OUT & CONSTRUCTION DETAILS

**INTERNAL FLOOR CONSTRUCTION FIRST FLOOR:**

TO ACHIEVE MIN 40DB RATING  
 -22mm EGGER PROTECT T&G PARTICLEBOARD INSTALLED IN ACCORDANCE WITH EGGER ADVANCED FLOORING SYSTEM FITTING METHOD  
 -240mm DEEP SJA500/90 ENGINEERED TIMBER JOISTS AT 600mm CENTRES.  
 -15mm PLASTERBOARD (10KG/m2 MIN. MASS PER UNIT AREA).  
 FOR EXPOSED CEILING INTEGRAL GARAGE REFER TO DETAIL A/SD/S60/A/1  
 220 mm KNAUF EARTHWOOL OMNIFIT STUD ROLL (THERMAL CONDUCTIVITY 0.34W/mK) LAID BETWEEN JOIST  
 70mm CELOTEX G44000PIR INSULATION BOARD UNDER THE JOIST  
 15 mm BRITISH GYPSUM PLASTERBOARD

PRECAUTIONS IN ACCORDANCE WITH BRE BR 262. THERMAL INSULATION: AVOIDING RISKS SECTION 2.3 TO BE ADOPTED WHERE INSTALLING INSULATION AROUND ELECTRICAL FITTINGS OR OTHER SOURCES OF HEAT

**INTERNAL FLOOR CONSTRUCTION SECOND FLOOR ATTIC TRUSSES**

TO ACHIEVE MIN 40DB RATING

-22mm EGGER PROTECT T&G PARTICLEBOARD INSTALLED IN ACCORDANCE WITH EGGER ADVANCED FLOORING SYSTEM FITTING METHOD

-NOMINAL 220 mm BOTTOM CHORD TO MANUFACTURERS DESIGN

-100 mm ISOVER APR 1200 ACOUSTIC PARTITION ROLL

-15mm PLASTERBOARD (10KG/m2 MIN. MASS PER UNIT AREA).

PRECAUTIONS IN ACCORDANCE WITH BRE BR 262. THERMAL INSULATION: AVOIDING RISKS SECTION 2.3 TO BE ADOPTED WHERE INSTALLING INSULATION AROUND ELECTRICAL FITTINGS OR OTHER SOURCES OF HEAT

**ROOF**

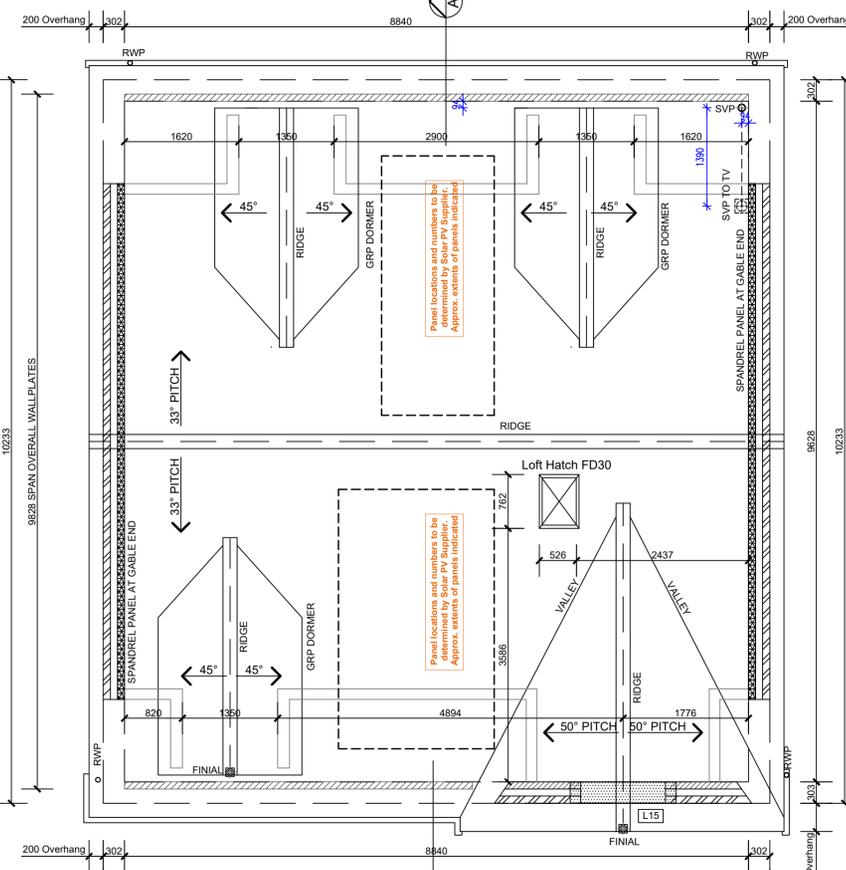
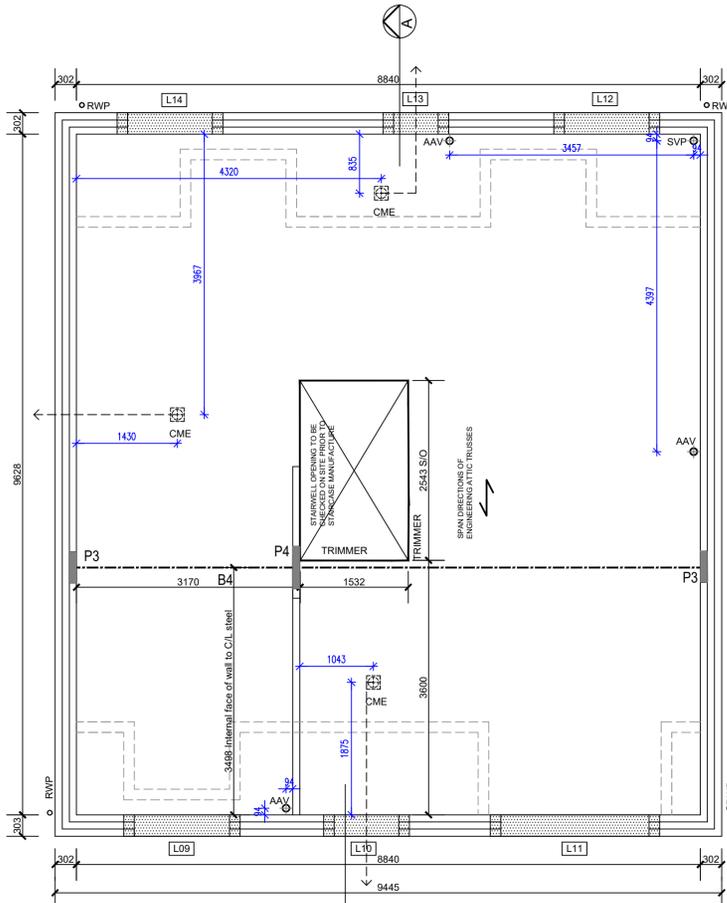
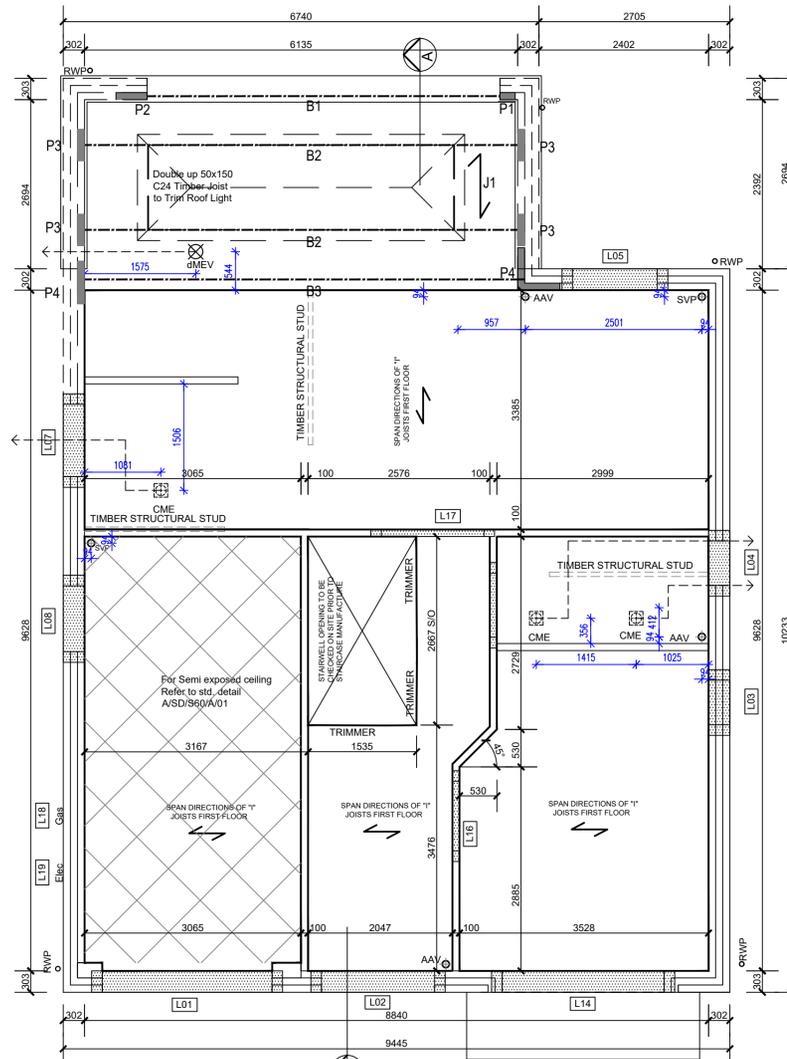
REFER TO SPECIALIST TRUSS RAFTER MANUFACTURERS DRAWINGS FOR DETAILED LAYOUT AND BRACING REQUIREMENTS. TRUSSES TO BE DESIGNED TO ACCEPT PV PANELS

PARTY WALL NOTE WHERE APPROPRIATE  
 WALLS TO BE TAKEN UP TO UNDERSIDE OF ROOF COVERING AND A NON COMBUSTIBLE MATERIAL LAID BETWEEN TOP OF WALL AND UNDERSIDE OF FELT, AND BETWEEN FELT AND UNDERSIDE OF TILE.

WALLPLATES - 100x50mm TANALISED S.W. FIXED AT 2m CENTRES WITH GALVANISED M.S. STRAPS

SPANDREL PANELS AS SEPARATING PARTY WALL TO BE DESIGNED BY TRUSS MANUFACTURER IN ACCORDANCE WITH BELLWAY DETAILS A/SD/S80/A/12&13&14&15

SPANDREL PANEL AT GABLE END TO BE DESIGNED BY TRUSS MANUFACTURER IN ACCORDANCE WITH BELLWAY DETAILS A/SD/S80/A/16 & 17



Drawings not to be scaled.  
 Work to figured dimensions only.  
 All dimensions to be checked on site, and any discrepancies reported to the Architect immediately

All drawings are to be read in conjunction with the BELLWAY Company Specification and Project Specifications, Company Standard Details and with the current Building Regulations and Codes of Practice.

It is the Contractor's responsibility to ensure that all works are carried out in accordance with the same.

All concrete work to be carried out in accordance with BS EN 1992-1-1:2004.

All brickwork and blockwork to be carried out in accordance with BS EN 1996-1-2:2005.

All structural steelwork to be carried out in accordance with BS EN 1993-1-1:2005 Steelwork to be Grade S275.

All structural timber to be used in accordance with BS EN 1995-1-1:2004 and is to be preservative treated in accordance with BS4072.

All plumbing to be in accordance with BS6700, BS EN 12056, BS6465:Part 1 and BS6367.

All glass falling within critical zones as defined by Part N of the Building Regulations is to be toughened or safety glass in accordance with BS EN 12600

All building works to be undertaken in accordance with Robust Enhanced Accredited Details.



62 Well Lane  
 Horsell  
 Woking  
 Surrey  
 GU21 4PS

Telephone: 01483 763028  
 e-mail info@wadp.co.uk



REGENT'S GATE  
 VIRGINIA WATER SOUTH

THE AUGUSTA  
 FF, SF Joist Layout &  
 Roof Layout

1:50 @ A1

MARCH 2024

DK

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