

Sub-Structure Plan

NOTES:

- THIS DRAWING MUST NOT BE SCALED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS.
- ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE "BELLWAY SPECIFICATION".
- BEAM AND BLOCK FOUNDATIONS TO STRUCTURAL ENGINEER'S SPECIALIST DESIGN.
- DATUM 1 FINISHED FLOOR LEVEL.
- 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.
- ← DENOTES BEAM & JET FLOOR BLOCK SUSPENDED GROUND FLOOR SPAN DIRECTIONS.
- VOID BELOW SUSPENDED FLOOR TO BE VENTED WITH PROPRIETARY TELESCOPIC ADJUSTABLE FLOOR VENTS AT CENTERS TO SUIT MANUFACTURERS' RECOMMENDATIONS.

DRAWING LEGEND

EF = EXTRACTOR FAN
 EV = EXTRACT VENT DUCT
 RWP = RAINWATER PIPE
 SVP = SOIL VENT PIPE
 MJ = MOVEMENT JOINT TO ENGINEERS SPEC
 EM = ELECTRICITY METER

SUBSTRUCTURE WALL LEGEND (100 mm CAVITY)
 SUB-GROUND WALL LEGEND (READ IN CONJUNCTION WITH J.N.P DRAWINGS)
 REFER TO CURRENT CONSTRUCTION SPECIFICATION FOR FURTHER DETAILS

STANDARD EXTERNAL INSULATED CAVITY WALL (BELOW GROUND)
 100mm BLOCKS (7.3N/mm²) UP TO 150mm BELOW EXTERNAL GROUND LEVEL, THEN CLASS B ENGINEERING BRICKWORK (102.5mm) TO DPC LEVEL OR 150mm ADJACENT GROUND LEVEL WHERE LOCATED IN UNDER BUILT 100mm CAVITY WITH EXPANDED POLYSTYRENE BOARD (THERMAL CONDUCTIVITY 0.038 W/m²K)
 100mm MEDIUM DENSE CONCRETE BLOCK / COURSING BRICKS (7.3N/mm²)

INTERNAL BLOCKWORK PARTITION (BELOW GROUND)
 100mm BLOCKS (7.3N/mm²) (SUSPENDED GROUND FLOOR BEAM MANUFACTURER'S COURSING BLOCKS / BRICKS AS REQUIRED)

PARTY WALL (BELOW GROUND)
 100 mm BLOCKS (7.3N/mm²)
 100 mm CAVITY WITH EXPANDED POLYSTYRENE BOARD (THERMAL CONDUCTIVITY 0.038 W/M²K)
 100 mm BLOCKS (7.3N/mm²)

SLEEPER WALL
 MEDIUM DENSE CONCRETE BLOCK (7.3N/mm²)
 TO UNDERSIDE OF SUSPENDED GROUND FLOOR BEAMS

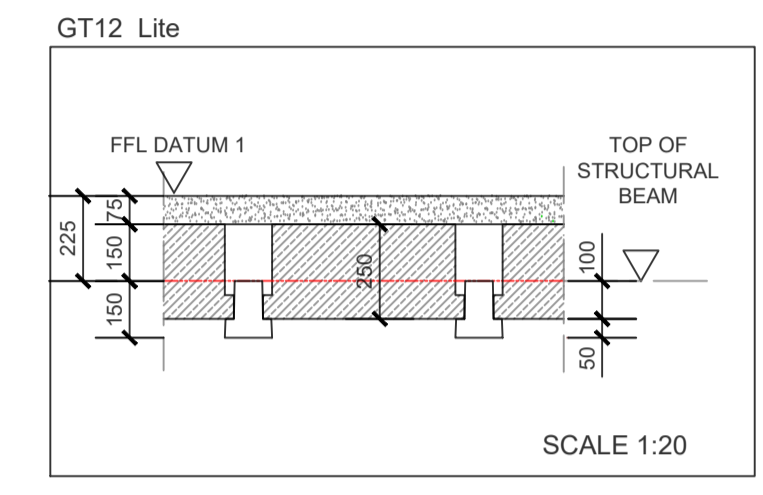
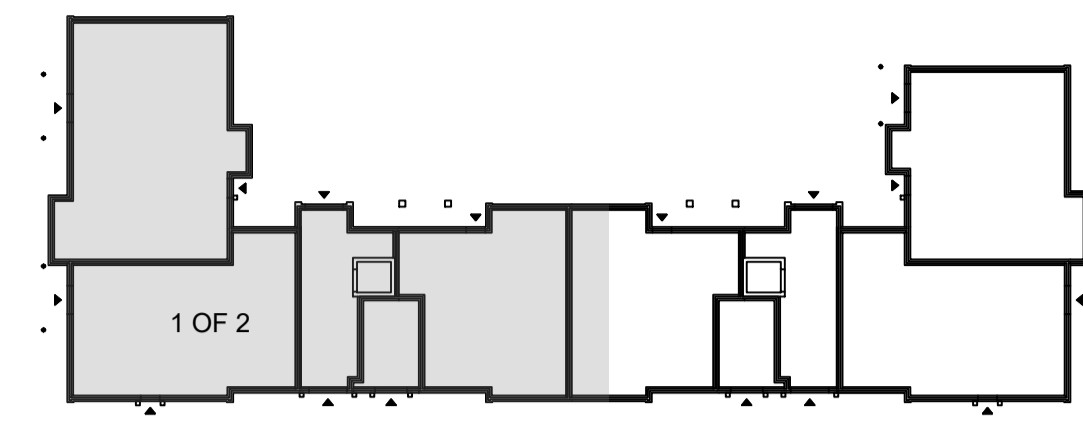
GAS MEMBRANE REQUIRED:
 MIN 200g DPM REINFORCED DPM REQUIRED TO JET FLOOR SYSTEM WITH JOINTS & PENETRATIONS SEALED AND UNDER FLOOR VENTING. ALL TO BE DESIGNED AND INSTALLED BY A COMPETENT SUBCONTRACTOR IN ACCORDANCE WITH BISON DETAILS. INSTALLATION VERIFICATION PROVIDED.

☒ INDICATES LOCATION OF PROPRIETARY TELESCOPIC ADJUSTABLE FLOOR VENTS AND RYTONS PUFV AIR BRICKS (450mm FROM CORNER - INTERNAL), TO MAINTAIN 1500mm² /m RUN CLEAR AIR PATH.
 CAVITY TRAYS TO BE LOCATED OVER EACH CRANKED VENTILATOR. POSITIONS INDICATIVE ONLY.
 VENTS MUST NOT BE LOCATED DIRECTLY BELOW FLOOR BEAMS.

☒ ALL FOUNDATIONS DETAILED ARE FOR INDICATIVE PURPOSES ONLY. PLEASE REFER TO STRUCTURAL ENGINEERS DESIGNS FOR FURTHER DETAILS.

☒ INDICATES LOCATION OF INTUMESCENT AIR BRICKS, TO MAINTAIN 1500mm² /m RUN CLEAR AIR PATH.

DRAWING TO BE READ IN CONJUNCTION WITH J.N.P GROUP CONSULTING ENGINEERS



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RIBA CHARTERED PRACTICE
 NUMBER 20001159

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.

WADP

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REGENT'S GATE
 VIRGINIA WATER SOUTH

APARTMENTS BLOCK 1
 Sub-Structure Plan
 1 OF 2

1:50 @ A1 50mm @ A1

April 2024

DK

WADP-243_BLOCK 1_ T6

FOR TANKING AND RAISED DPC LOCATION & PLEASE REFER PLEASE REFER TO CIVIL ENG. DRAWINGS. FOR TANKING AND RAISED DPC STANDARD DETAILS REFER TO DRAWINGS: A/SD/S10/B/12, A/SD/S10/B/22, A/SD/S10/B/38, A/SD/S10/B/39, A/SD/S10/B/41