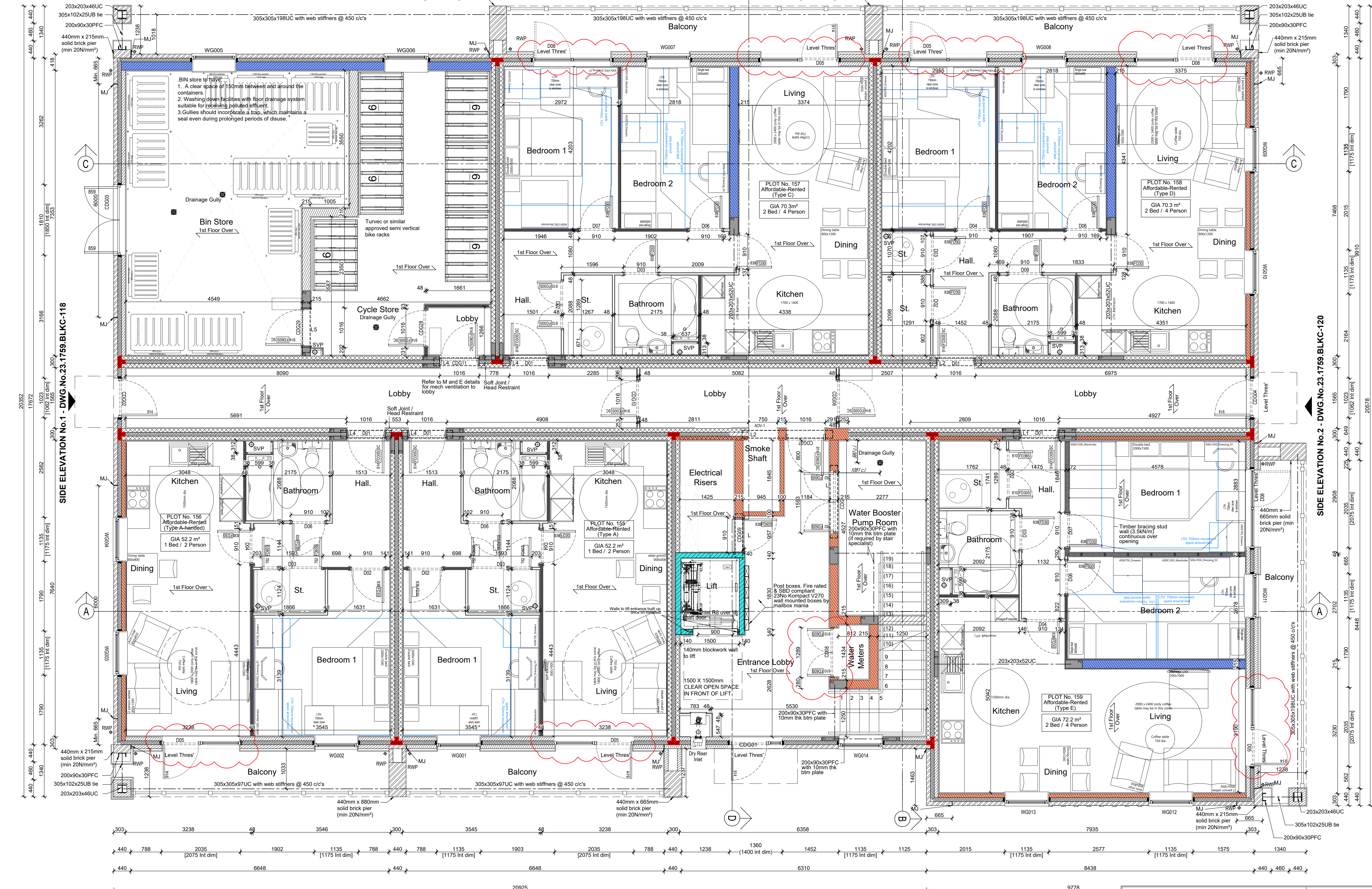




RAR-064101  
FLOOR PLAN

REAR ELEVATION - DWG.No.23.1759.BLKC-119

Rev: C7  
Status: 17-Jun-2026 17:45 WBS  
Published By: Simon Beaven, FNC Architects Ltd



GROUND FLOOR PLAN

FRONT ELEVATION - DWG.No.23.1759.BLKC-117

**GENERAL NOTES:**  
All dimensions are structural unless otherwise stated.  
All work and materials to be in accordance with Current Building Regulations, NHBC Standards & British Codes of Practice, and latest NHBC Technical Standards/Guidance Standards. This Specification to be read in conjunction with Site Specific drawings & associated David Wilson Homes Standard Details.  
Refer to latest David Wilson Homes Group General Specification and Standard Details for detailed technical requirements/specification of all building elements.  
Refer to Engineers details/drawings for slab levels, foundation details, structural details and movement joints where applicable.  
These drawings are to be read in conjunction with the Planning Approved drawings, and any discrepancies are to be immediately reported.  
All specialist supplier designs/ancillary information to be read in conjunction with these drawings.

| Key to engineer's info |                                                                    |
|------------------------|--------------------------------------------------------------------|
| P1                     | P1 = 440mm x 160mm x 215dp padstone                                |
| P2                     | P2 = 440mm x 215mm x 100dp padstone                                |
| P3                     | P3 = 440mm x 140mm x 215dp padstone                                |
| P4                     | P4 = 660mm x 215mm x 290dp padstone                                |
| P5                     | P5 = 880mm x 100mm x 440dp padstone                                |
| P6                     | P6 = 440mm x 215mm x 215dp padstone                                |
| P7                     | P7 = 660mm x 100mm x 290dp padstone                                |
| L1                     | 2No 16 x 90 x 24 PFC lintels with spacers welded to PFC at 450 cts |
| L2                     | Heavy duty box lintel by specialists.                              |
| L3                     | 206 x 203 x 46UC or Naylor concrete lintel R14                     |
| L4                     | 2No 200x90x30PFC lintels with spacers welded to PFC at 450 cts     |
| L5                     | 203 x 203 x 46UC or Naylor concrete lintel S8                      |
| L6                     | 150 x 100 x 10 RHSS lintel with btm plate                          |
| L7                     | 203 x 203 x 46UC                                                   |

| Wall Legend    |                                                                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXTERNAL WALLS |                                                                                                                                                                                                                            |
|                | Facing Brick colour as per Material schedule, 100mm cavity insulated with 100mm EcoBead, 100mm aerated block inner leaf (7.3N/mm²) plasterboard on dabs                                                                    |
|                | Cladding as per material schedule on medium / dense blockwork (7.3N/mm²), 100mm cavity insulated with 100mm EcoBead, 100mm aerated block inner leaf (7.3N/mm²) plasterboard on dabs                                        |
|                | As above with 22.5N/mm² blockwork inner leaf                                                                                                                                                                               |
|                | As above with 10.4N/mm² blockwork inner leaf                                                                                                                                                                               |
|                | As above with 215mm / 10.4N/mm² blockwork inner leaf                                                                                                                                                                       |
| PARTY WALLS    |                                                                                                                                                                                                                            |
|                | 100mm high strength aggregate concrete block (7N/mm²) min 100mm Party Wall down glass mineral wool insulation 100mm high strength aggregate concrete block (7N/mm²) min 12.5mm gypsum board on adhesive dabs               |
|                | As above with 10.4N/mm² blockwork                                                                                                                                                                                          |
|                | As above with 22.5N/mm² blockwork                                                                                                                                                                                          |
| INTERNAL WALLS |                                                                                                                                                                                                                            |
|                | 100mm Blockwork walls                                                                                                                                                                                                      |
|                | 140mm 7.3N/mm² Blockwork walls                                                                                                                                                                                             |
|                | 215mm (or 100mm) / 7.3N/mm² Blockwork walls                                                                                                                                                                                |
|                | 215mm (or 100mm) / 10.4N/mm² Blockwork walls                                                                                                                                                                               |
|                | 215mm (or 100mm) / 22.5N/mm² Blockwork walls                                                                                                                                                                               |
|                | Metal stud partition, unless noted, to be British Gypsum Gyproframe 48mm "C" stud system, with studs at 400/600mm centres (Refer to construction specifications). 12.5mm Gyproc plasterboard each side with tapered edges. |
|                | Communal areas and protected halls to have 2No layers of 12.5mm FR Board                                                                                                                                                   |
|                | Bathrooms and En-suites to have MR plasterboard and additional ply where required.                                                                                                                                         |
|                | All as per David Wilson Homes specifications.                                                                                                                                                                              |
|                | As above with isover APR1200 mineral wool insulation to provide adequate sound absorption                                                                                                                                  |
|                | Timber buttress wall comprising 38mm x 72mm C16 timber sole and head plate, lined both sides with 12mm ply and plasterboard finish - DWH detail DB-S003-208 similar (insulation to voids as required)                      |
|                | Vertical cavity fire barrier                                                                                                                                                                                               |
|                | SVP 100mm soil vent pipe                                                                                                                                                                                                   |
|                | SS Stub stack with Air-admittance valve on 100mm soil pipe                                                                                                                                                                 |
|                | RWP Rainwater pipe                                                                                                                                                                                                         |
|                | MJ Movement joint                                                                                                                                                                                                          |
|                | Expansion joint (see Detail 627.02, drawing No 23.1759.BLK G.064627)                                                                                                                                                       |
|                | Detail reference                                                                                                                                                                                                           |

| Rev | Date     | Amendment                                                                                                                                        | Initials |
|-----|----------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| C7  | 17.06.26 | Construction issue - L6 lintels removed to accord with engineers mark up. Water meter doors made FD60s                                           | SB       |
| C6  | 18.03.26 | Construction issue - elec riser door moved to stair lobby                                                                                        | SB       |
| C5  | 06.03.26 | CD004,12, centralised, AOV damper size changed to match supplier, lobby introduced to elec meters. Piers removed where clouded as not necessary. | SB       |
| C4  | 06.01.26 | Construction issue - Insulation added to buttress walls and where missing to bedroom walls, wall hatch corrected to bin store                    | SB       |
| C3  | 22.12.25 | Construction issue - Lift shaft opening note added, cavity barriers made more pronounced                                                         | SB       |
| C2  | 01.12.25 | Construction issue - Lift shaft opening note added, cavity barriers made more pronounced                                                         | SB       |
| C1  | 30.10.25 | Construction issue - Concrete removed from blockwork text in wall key to client request.                                                         | SB       |

Project: DAVID WILSON HOMES WHERE QUALITY LIVES  
NEWBURY RACE COURSE

Client: DAVID WILSON HOMES (SOUTHERN)  
Drawing: GROUND FLOOR PLAN  
BLOCK C - PLOTS 155 TO 159

Drawing No: 23.1759.BLK C.064101  
Scale@A1: 1:50  
Date: June 24  
Drawn: DCR  
Checked: SB

Rev: C7  
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All dimensions and measurements to be checked on site.  
Do not scale from this drawing. This drawing is to be printed in colour.

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH  
CIVIL / STRUCTURAL ENGINEERS DRAWINGS &  
CALCULATIONS