



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 = 440mm x 100mm x 215dp padstone
P2 = 440mm x 215mm x 100dp padstone
P3 = 440mm x 140mm x 215dp padstone
P4 = 660mm x 215mm x 280dp padstone
P5 = 880mm x 100mm x 440dp padstone
P6 = 440mm x 215mm x 215dp padstone
P7 = 660mm x 100mm x 280dp padstone

- L1 2No 150 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 RHS lintel with btm plate
L7 203 x 203 x 46UC
L8 200 x 100 x 10 RHS lintel with 12mm thick btm plate
L9 Naylor XFR6

NOTE
Dry risers to be designed and installed in accordance with BS 9990
Access for the fire appliance should be gained to within 18m of the dry riser-breaching inlet, with appropriate signage in accordance with BS 5499 part 5, visible to the fire brigade and sited as close as possible to the position of the dry rising main.
Landing valves should be provided at each floor level (including the ground floor)
Rising main and fittings should be of galvanised wrought steel and a minimum 100mm diameter for single outlets at each floor.
Specialist supplier to provide details to NHBC for assessment prior to commencement to enable formal consultation with the Fire Authority to be undertaken.

GROUND FLOOR PLAN

This drawing is to be read in conjunction with all relevant Specifications, schedules and Engineers details.

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 blown 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
Party walls to be constructed in strict accordance with Robust Standard detail E-WM-22	
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
	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
	EJ Expansion joint (see Detail 627.02, drawing No 23.1759.BLK G.064627)
	Detail reference

C10	17.07.26	Construction issue, shower put on correct visible SB layer	SB
	23.06.26	Construction issue, doors made FD60 where clouded to accord with revised fire engineering	SB
C9	13.05.26	Construction issue, additional RWP added for upper floors	SB
C8	24.04.26	Lobby removed from elec riser	SB
C7	19.12.25	Lintel refs updated, wall to bathroom shown as 70mm stud.	SB
C6	04.12.25	Steel plate note added	SB
C5	01.12.25	Lift shaft entrance amended to supply details, cavity fire barriers made more pronounced.	SB
C4	25.10.25	Blockwork strength changed to 22.5N, as per engineer's revised mark up	SB
C3	24.10.25	Steelwork added across water riser, blockwork strength updated, as per engineers mark up dated 24.10.25	SB
C2	21.10.25	Additional clims added where clouded, key updated to remove reference to concrete as client instruction.	SB
C1	09.09.25	Construction Issue	LQ
Rev	Date	Amendment	Initials

DAVID WILSON HOMES
WHERE QUALITY LIVES

Project:
NEWBURY RACE COURSE
BERKSHIRE

Client:
DAVID WILSON HOMES

Drawing:
GROUND FLOOR SETTING OUT PLAN
BLOCK G PLOTS 194 TO 229 SHEET 1 OF 2

Drawing no:
23.1759.BLK.G.064102

Rev:
C10

Scale/A1: 1:50

Date: JUNE 24

Drawn: SB

Checked: _

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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.