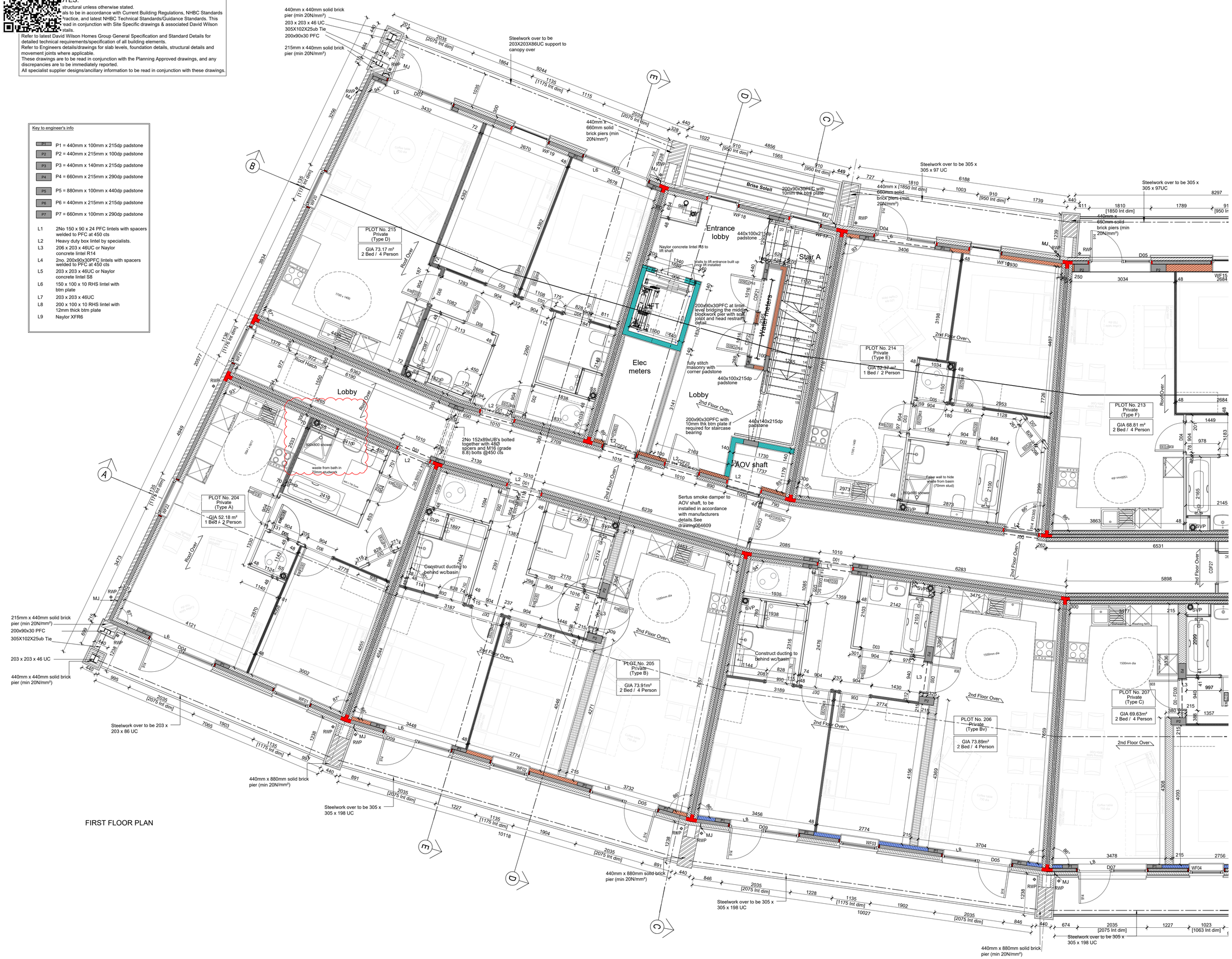
OTES.

structural unless otherwise stated.
als to be in accordance with Current Building Regulations, NHBC Standards
practice, and latest NHBC Technical Standards/Guidance Standards. This
read in conjunction with Site Specific drawings & associated David Wilson
tails.
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 100mm 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 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



FIRST FLOOR PLAN

Wall Legend

EXTERNAL WALLS

- Facing Brick colour as per Matrial 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 (7.3NN/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 7.3NN/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 Gypframe 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 butress wall comprising 38mm x 72mm C16 timber sole and head plate, lined both sides with 12mm ply and plasterboard finish - DWH detail DB-SD03-208 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
- EJ Expansion joint (see Detail 627.02. drawing No 23.1759.BLK G.064627)
- DET 064620 Detail reference

Rev	Date	Amendment	Initials
	17.07.26	Construction issue,shower put on correct visible layer	SB
C10	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	01.12.25	Lift shaft entrance amended to supplier details, cavity fire barriers made more pronounced.	SB
C5	10.11.25	Steel removed where clouded to accord with supplier drawing	SB
C4	25.10.25	Blockwork strength changed to 10.4N, as per engineer's revised mark up	SB
C3	24.10.25	Steelwork added across water riser,blockwork stregth updated, as per engineers mark up dated 24.10.25	SB
C2	21.10.25	Key updated to remove reference to concrete as client instruction.	SB
C1	09.09.25	Construction Issue	LQ

DAVID WILSON HOMES
WHERE QUALITY LIVES

Project:
NEWBURY RACE COURSE
BERKSHIRE

Client:
DAVID WILSON HOMES

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

CONSTRUCTION

Drawing no: 23.1759.BLKG.064104
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.

No. Comments