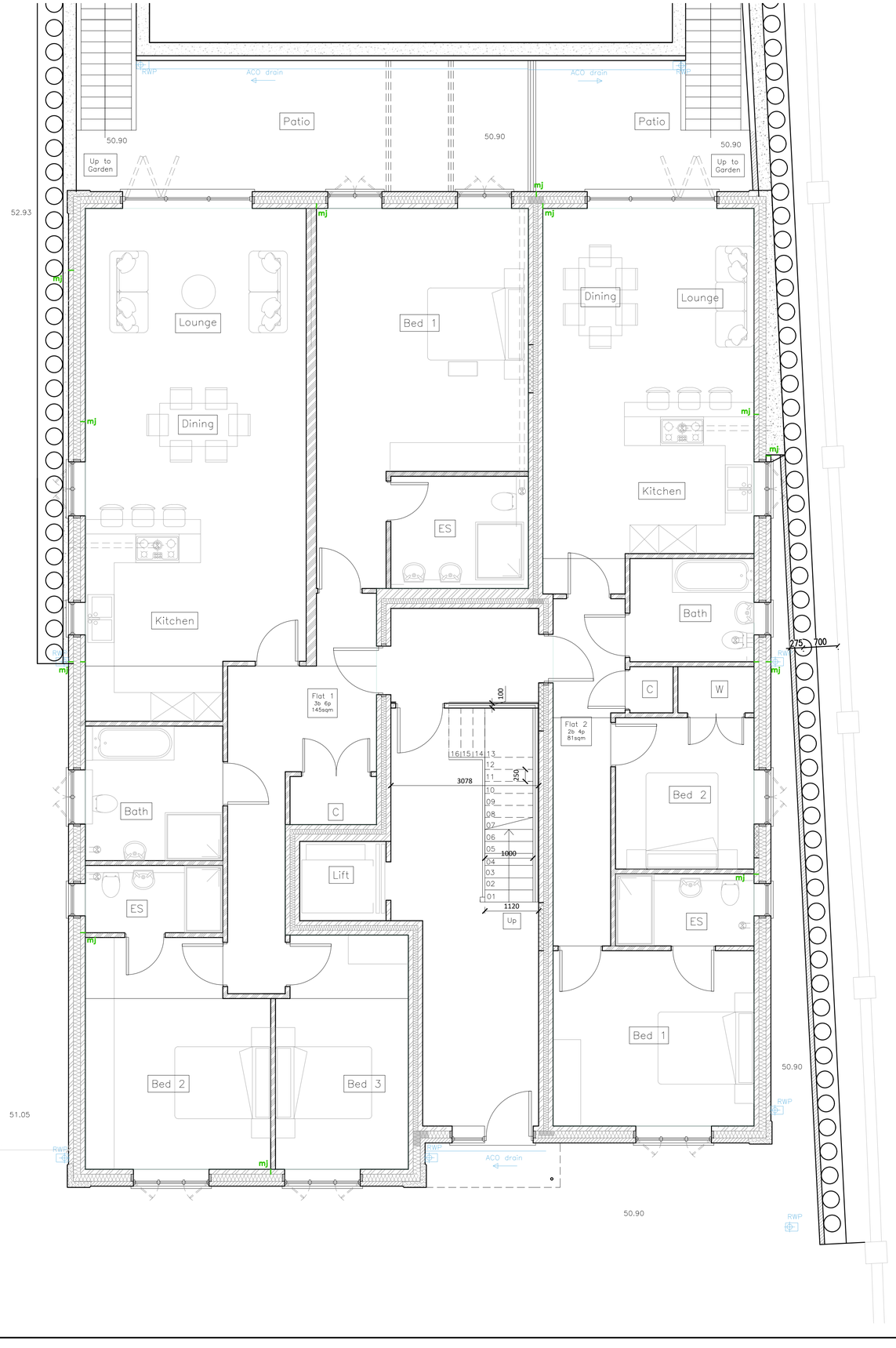

Lowered Ground Floor Plan

Scale – 1:50

LEGEND

- SD — SMOKE DETECTOR
- HD — HEAT DETECTOR
- CMD — CARBON MONOXIDE DETECTOR
- MECHANICAL VENT
- CAVITY CLOSER
- FIRE CAVITY STOP
- FD30 — 30 MINUTES FIRE RESISTING DOOR (WITH SELF CLOSING DEVICE WHERE INDICTED), INSUMESECENT STRIP AND SMOKE SEAL ON DOUBLE DOORS
- EEL — EMERGENCY ESCAPE LIGHT
- SUB STACK
- SOIL AND VENT PIPE
- RAIN WATER PIPE
- FOUL WATER RING CONCRETE MANHOLE CHAMBER
- FOUL WATER POLPROPYLENE INSPECTION CHAMBER
- SURFACE WATER RING CONCRETE MANHOLE CHAMBER
- SURFACE WATER POLPROPYLENE INSPECTION CHAMBER
- RODDING EYE ACCESS CHAMBER
- CAST CONCRETE ROAD GULLEY

NOTE: FOR WINDOW AND DOOR SCHEDULES SEE DRAWING 24_49_118+24_49_119

NOTE: FOR GENERAL CONSTRUCTION NOTES SEE DRAWING **24_49_112**

NOTE: ALL DIMENSIONS ARE TO EXTERNAL BRICK FACE OF MAIN BUILDING LINE

NOTE: CAVITY WALL LEAVES ARE TO BE TIED TOGETHER WITH STAINLESS STEEL WALL TIES AT 750mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY WITH STAGGERED CENTRES

MASONRY WALL LEGEND ABOVE EXTERNAL GROUND FLOOR LEVEL

- 100mm WIDE LOAD BEARING BLOCK CELCON SOLAR HIGH STRENGTH GRADE WITH COMPRESSIVE STRENGTH OF 7.3N/mm² AND DENSITY 460kg/m³ WITH WITH PLASTER ON DABS OR BATTENS
- 100mm WIDE LOAD BEARING CELCON SOLAR GRADE BLOCK WITHCOMPRESSIVE STRENGTH OF 3.6N/mm², THERMAL CONDUCTIVITY 0.10W/mK AND DENSITY 460kg/m³ WITH PLASTER ON DABS OR BATTENS
- 100mm WIDE LOAD BEARING CELCON SOLAR GRADE BLOCK WITHCOMPRESSIVE STRENGTH OF 10.4N/mm², THERMAL CONDUCTIVITY 0.10W/mK AND DENSITY 460kg/m³ WITH PLASTER
- 100mm NON LOAD BEARING STUD WALL WITH 47x95mm TIMBER STUDS AT MAX. 400mm CENTRES, 1 LAYER 12.5mm ACOUSTIC RATED PLASTERBOARD, MIN. 11kg/m², EACH SIDE AND MIN. 50mm ROCKWOOL FLEXI BETWEEN
- 150mm LOAD BEARING STUD WALL WITH 50x150mm TIMBER STUDS AT MAX. 400mm CENTRES, 1 LAYER 12.5mm ACOUSTIC RATED PLASTERBOARD, MIN. 11kg/m², EACH SIDE AND MIN. 150mm ROCKWOOL FLEXI BETWEEN
- 100mm WIDE FACING BRICKWORK

NOTE: INDICATIVE DRAINAGE LAYOUT DISPLAYED. ALL DRAINAGE DETAILS TO BE IN ACCORDANCE WITH SPECIALISTS DRAWINGS.

NOTE: ALL SWITCHES AND SOCKETS IN HABITABLE ROOMS ON ALL FLOORS SHOULD BE POSITIONED BETWEEN 450mm AND 1200mm FROM FFL.

NOTE: ELECTRICAL CONSUMER UNIT TO BE POSITIONED BETWEEN 1350mm AND 1450mm FROM FFL.

NOTE: ELECTRICAL PLANS DEMONSTRATE INDICATIVE POSITIONS OF ELECTRICAL ITEMS, EXACT POSITION TO BE CONFIRMED ONSITE BY CLIENT

SMOKE VENTILATION TO INTERNAL CORRIDOR TO BE TO SPECIALIST DESIGN AND DETAILS

ALL DRAINAGE AND SERVICES PASSING THROUGH WALLS AND FLOORS ARE TO BE 1 HOUR FIRE SEPARATED BETWEEN COMPARTMENT LINES

REV	DATE	DRAWN BY	DESCRIPTION
A	June 2026	CF	Metal Railing to Juliet Balcony + Canopy

SCALE 1:50 — 0m 1m 2m 3m 4m

Oxbridge Design
& DETAILING SERVICES
The Studio, at 114 High Street, Chalgrove, OX44 7ST
T. 01895 255791
E. info@oxbridgedesign.co.uk
W. www.oxbridgedesign.co.uk

CLIENT: Twiglets Developments

PROJECT: 72 Harefield Road, Uxbridge, Middx, UB8 1PL

TITLE: Variation of Planning Application
Lower Ground Floor Plan

DATE	SCALE	DRN	DRG NO	REV	SIZE
June 2026	1:50	CF	24_49_501	A	A1