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All Dimensions to be checked on site any discrepancies must be reported to Oxbridge Design Detailing Services Ltd. prior to undertaking of any relevant works.
Written dimensions to be follow in preference to scaled dimensions and all figured dimensions are millimetres unless otherwise stated.

LEGEND

- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- MECHANICAL VENT
- CAVITY CLOSER
- FIRE CAVITY STOP
- 30 MINUTES FIRE RESISTING DOOR (WITH SELF CLOSING DEVICE WHERE INDICATED), INSULMESECENT STRIP AND SMOKE SEAL ON DOUBLE DOORS
- 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 GULLY

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

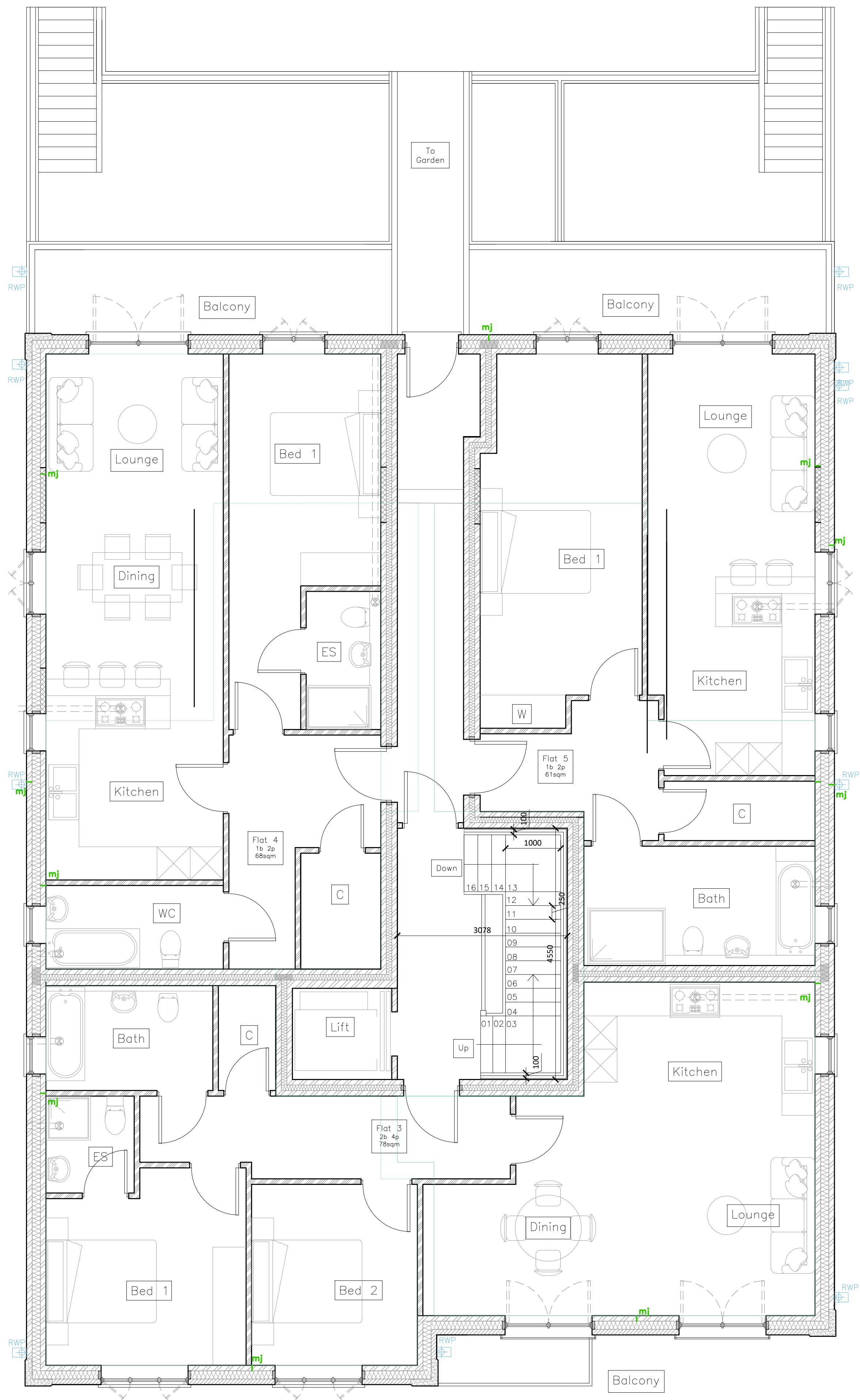
- 100mm WIDE LOAD BEARING BLOCK CELCON SOLAR HIGH STRENGTH GRADE WITH COMPRESSIVE STRENGTH OF 7.3N/mm² AND DENSITY 460kg/m³ WITH WITH PLASTER ON DABS OR BATTENS
- 100mm WIDE LOAD BEARING CELCON SOLAR GRADE BLOCK WITHCOMPRESSIVE STRENGTH OF 3.6N/mm², THERMAL CONDUCTIVITY 0.10W/mK AND DENSITY 460kg/m³ 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

A	June 2026	CF	Metal Railing to Juliet Balcony + Canopy
REV	DATE	DRAWN BY	DESCRIPTION
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 Ground Floor Plan		
DATE	SCALE	DRN	DRG NO
June 2026	1:50	CF	24_49_502
REV	SIZE		
A	A1		