

LEGEND	
	EXISTING MASONRY WALL
	PROPOSED MASONRY WALL
	NEW PARTITION WALL REFER TO CONSTRUCTION TYPES DRAWING 16-002
	CONSTRUCTION TYPES REFERENCE INDICATED THIS. REFER DETAILS ON DRAWINGS 16-001 & 16-002
	STEEL STRUCTURE OVER TO STRUCTURAL ENGINEER'S DESIGN
	16-003 DETAIL DRAWING NUMBER INDICATED THUS
	NXX NOTE REFERENCE NUMBER

	EXISTING STRUCTURE OR FITTINGS OR SERVICES TO BE REMOVED INDICATED THUS
	SECONDARY GLAZING INDICATED THUS CLIENT TO CONFIRM MANUFACTURER AND FRAME PROFILE. FRAME COLOUR TO MATCH EXISTING GLAZED FRAME. CLIENT TO CONFIRM IF OBFSCUE GLAZING IS WANTED FOR PRIVACY.
	TAG NOTES: N201 - 50x100mm TIMBER STUD PARTITION WITH 12.5mm PLASTERBOARD ERECTED IN LINE WITH ADJACENT CHIMNEY BREAST.
	N102 - NSW ROOFLIGHT TRIMMERS TO S.E. SPEC. REFER TO DETAIL FOR KERB UPSTAND AND INSULATION.

GENERAL NOTES

NOTE 1
NEW STEELWORK AS PER S.E. DESIGN - WHERE BEARING ON EXISTING PLEASE REFER
TO NOTE 2

NOTE 2
WHERE EXTC/WALLS ARE TO TAKE ADDITIONAL LOADINGS TRIAL HOLES WILL BE
REQUIRED TO CHECK EXTF FOUNDATIONS AND CARRY OUT STRENGTHENING AS
NECESSARY. TO THE APPROVAL OF BUILDING CONTROL

NOTE 3
FURFIX OR SIMILAR STARTER FIXING JUNCTION BETWEEN NEW & EXIST TBC BY
STRUCTURAL ENGINEER. REFER TO SPECIFICATION FOR TYPICAL DPC DETAIL

NOTE 4
ROUTE/ROUTE OF EXISTING DRAINAGE INVERTS AVAILABLE THEREFORE LINE OF 150MM
DIA PIPE ASSUMED
EXISTING DRAIN & INVERT TO SERVER TO BE CONFIRMED ON SITE. SEPARATE
THAT WHICH IS AGREED TO BE UNERTAKEN BY CLIENT / CONTRACTOR

IF APP CABLE PROVIDE BUILDING CONTROL WITH A COPY OF THAMES WATER
UTILITIES BUILD OVER AGREEMENT INCLUDING ALL INFORMATION REQUIRED FOR
COMPLIANCE WITH APPENDIX 1 (SUPPLIED UNDER SEPARATE COVER)

NOTE 5 - WALL INFILL NOTE
PROPOSED SECTION OF WALL TO BE CONSTRUCTED AS PER THE ADJACENT WALLS
(INTERNAL OR EXTERNAL UNLESS NOTED OTHERWISE). ALL ADJACENT WALL SURFACES
TO BE MADE GOOD / RE-PLASTERED WHERE REQUIRED

NOTE 6 - ROOM DATA SHEETS
REFER TO ROOM DATA SHEETS FOR ADDITIONAL INFORMATION

NOTE 7 - NEW INTERNAL DOORS
INTERNAL DOOR HEIGHTS TO MATCH EXISTING ADJACENT DOORS. OPENINGS TO
BE MEASURED ON SITE PRIOR TO MANUFACTURE

NOTE 8 - FIRE SAFETY
REFER TO MARSHALL FIRE INFORMATION FOR CONFIRMATION OF FIRE STRATEGY AND
SMOKE / HEAT DETECTOR LOCATIONS

NOTE 9 - CONSTRUCTION BUILDS
REFER TO ASCOT DESIGN CONSTRUCTION TYPES DRAWINGS 16-001 & 16-002.

NOTE 10 - FINISHED FLOOR LEVELS
REFER TO ASCOT DESIGN DRAWING 11-001, 11-002, 11-003 & 11-004

NOTE 11 - EXISTING MAIN STAIR TIMBER PANELLING
TIMBER PANELLING TO BE PROTECTED FROM DAMAGE DURING REFURBISHMENT
WORKS

PLAN NOTES

RWP = RAINWATER PIPE
SVP = SMOKE VENT
VP = VENT PIPE ONLY
SS = UNVENTED STUB STACK
AAV = STUB STACK WITH AIR ADMITTANCE VALVE
FS = FLOOR SOCKET. UNVENTED STRAIGHT FEED
G = GUTTER
FD = FLOOR OPENINGS
ESCAPE = FIRE ESCAPE WINDOW
OBSCURE = OBSCURE WINDOW
MV = MECHANICAL VENT
NU = NUMBER UNITS AS STRUCTURAL ENGINEERS DETAILS
SD = SMOKE DETECTOR - MAINS OPERATED - INTERCONNECTED AND
BATTERY BACKUP
CMD = CARBON MONOXIDE DETECTOR - MAINS OPERATED ,
INTERCONNECTED AND BATTERY BACKUP
HD = HEAT DETECTOR - MAINS OPERATED , INTERCONNECTED AND
BATTERY BACKUP
CFB = CAVITY FIRE BARRIER
FD00 = 30 MINUTE RATED FIRE DOOR
FD00+SC = 30 MINUTE RATED FIRE DOOR WITH SMOKE SEALS
FD00+SC = 30 MINUTE RATED FIRE DOOR WITH SMOKE SEALS
FD00+VP = 30 MINUTE RATED FIRE DOOR WITH VISION PANEL

NOTES:

STRUCTURAL HEIGHTS FOR EXTERNAL DOORS TO BE CONFIRMED.
ALL EXTERNAL WINDOWS OPENABLE OUTWARD. WOOD FRAMED AND
LEADED

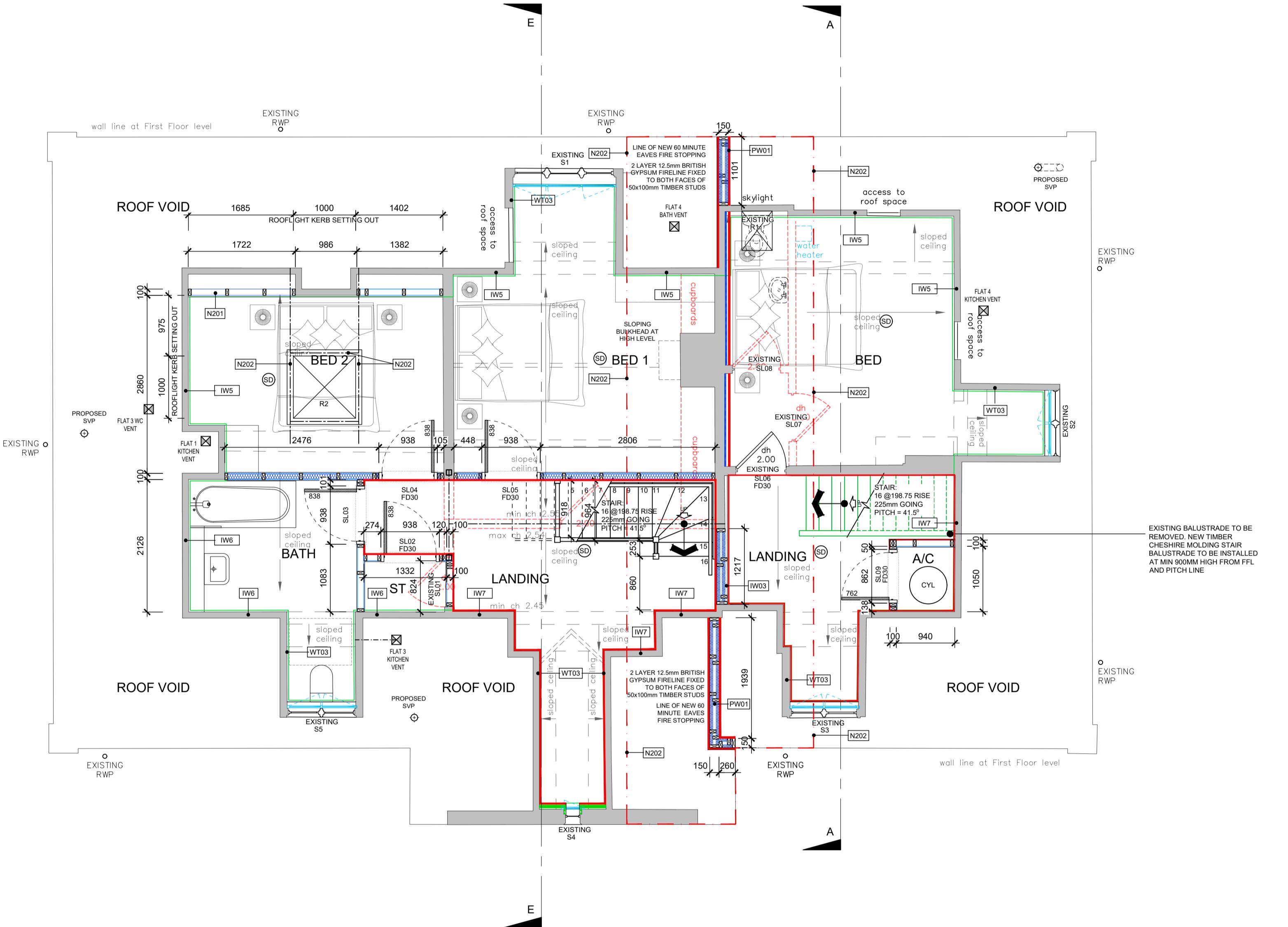
DECENTRALISED CONTINUOUS MECHANICAL VENTILATION (MV) IS TO BE
USED PROVIDED WINDOW TRickle VENTS TO ALL HABITABLE ROOMS (NOT
IN BATHROOMS, UTILITY ROOMS OR KITCHENS FROM WHICH AIR IS
EXTRACTED); CONTROLLABLE BACKGROUND TRickle VENTILATOR
MINIMUM EA 4000mm².

WHERE FIRE DOORS ARE GLAZED THE GLAZING IS TO BE HALF HOUR FIRE
RESISTING GLASS FIXED WITH APPROPRIATE DEEP HARDWOOD BEADS.

WHERE IMPACT RESISTANT WINDOW (GLAZING AND FRAME) IS TO BE
FITTED - ALL IN ACCORDANCE WITH PART N° OF THE BUILDING
REGULATIONS. ALTERNATIVELY GUARDING IS TO BE PROVIDED.

WHERE SAFETY GLASS IS TO BE FITTED TO DOORS - ALL IN ACCORDANCE
WITH PART N° OF THE BUILDING REGULATIONS.

ALL STRUCTURAL OPENINGS TO BE CHECKED ON SITE BY THE MAIN
CONTRACTOR OR THE SPECIALIST PRIOR TO WINDOW, DOOR ORDERING
AND MANUFACTURING.



DISCLAIMER NOTE
ADJACENT PROPERTIES AND BOUNDARIES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND HAVE NOT BEEN
SURVEYED UNLESS OTHERWISE STATED
ALL AREAS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE FORMING THE BASIS OF A DESIGN
DO NOT SCALE OTHER THAN FOR PLANNING APPLICATION PURPOSES
ALL DIMENSIONS MUST BE CHECKED BY THE CONTRACTOR BEFORE COMMENCING WORK ON SITE
NO DEVIATION FROM DRAWING WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF
ASCOt DESIGN

THE COPYRIGHT OF THIS DRAWING RESTS WITH ASCOT DESIGN AND MAY NOT BE REPRODUCED IN ANY FORM
WITHOUT THE PRIOR WRITTEN CONSENT OF ASCOT DESIGN
GROUND FLOOR SLABS, FOUNDATIONS, SUB-STRUCTURES, ETC. ALL WORK BELOW GROUND LEVEL IS SHOWN
PROVISIONALLY. INSPECTION OF GROUND CONDITIONS IS ESSENTIAL PRIOR TO WORK COMMENCING.
REASSESSMENT IS ESSENTIAL WHEN THE GROUND CONDITIONS ARE APPARENT. AND REDESIGN MAY BE
NECESSARY IN THE LIGHT OF GROUND CONDITIONS ENCOUNTERED.
THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING THE SOIL AND
SUB-SOIL CONDITIONS RESTS WITH THE CONTRACTOR

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS:
THE DETAILS UPON THIS DRAWING HAVE BEEN PREPARED ON THE
UNDERSTANDING THAT THE CONTRACTOR IS COMPETENT TO CARRY OUT
SUB-CONTRACTING, SUB-CONTRACTORS AND THE CONTRACTOR'S
METHODOLOGY SHOULD THIS NOT BE THE CASE THE CONTRACTOR'S
ISSUES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER
IMMEDIATELY.

A CDM PRINCIPAL DESIGNER HAS BEEN APPOINTED. A PRINCIPAL
CONTRACTOR IS TO BE APPOINTED BY THE CLIENT TO COORDINATE THE
CONSTRUCTION PHASE OF A PROJECT WHERE IT INVOLVES MORE THAN
ONE CONTRACTOR ON SITE."

**THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE PERFORMANCE
SPECIFICATION NOTES AND CONSULTING ENGINEERS DESIGN, DETAIL
AND DRAWINGS.**

WINDOWS & DOORS

RES ALL FIRST AND SECOND FLOOR WINDOW OPENINGS BELOW 800mm
TO HAVE SURFACE MOUNTED RESTRICTIONS FITTED TO PREVENT
OPENING MORE THAN 100mm.

OG WINDOW TO BE OBFSCUE GLAZED.

OV OPENING VENT OPERATED BY FIREMANS SWITCH.
REFER TO M&E DRAWINGS AND SPECIFICATION.

ESC ESCRECEMENT

OG OBSCURE GLAZING

FG FIXED WINDOW ELEMENT

PD PERIOD DOOR TO BE RETAINED OR REUSED

FFL RELATES TO TOP OF FINISHED STRUCTURE - SCREED / CHIPBOARD
ACTUAL FFL WILL DEPEND ON STONE/TILE/CARPET WHICH ARE TO BE
CONFIRMED BY CLIENT.

ALL DIMENSIONS ARE TAKEN TO MASONRY STRUCTURE / PLINTH UNO

PLANNING CONDITION 5 - INSULATION LOCATIONS:

TI THERMAL INSULATION REFER TO
CONSTRUCTION TYPES DRAWING 16-001

AI ACOUSTIC INSULATION REFER TO DETAILS

FI FIRE INSULATION REFER TO DETAILS.

RC RED CHIN LINE INDICATES EXTENT OF ROOF
COVERING TO BE DESIGNATED AS ROOF (14)
FOR AT LEAST 1500mm EITHER SIDE THE
COMPARTMENT WALL. FIRE STOPPING IN
LINE OF COMPARTMENT WALL TO BE TAKEN
TO UNDERSIDE OF ROOF COVERING
TO UNDERSIDE OF ROOF COVERING
TO UNDERSIDE OF ROOF COVERING

REFER TO LARGE SCALE DETAILS FOR
SECONDARY GLAZING DETAILS

Rev C2 Date 10.12.25 Detail PLANNING ISSUE
C1 29.08.25 CONSTRUCTION ISSUE
P2 13.06.25 LINE OF EAVES FIRE STOPPING
P1 27.05.25 ADDED PRELIMINARY ISSUE

0 1m 2m 3m 4m 5m

0 100mm

0 100mm</