LEGEND

EXISTING MASONRY WALL

PROPOSED MASONRY WALL

NEW PARTITION WALL.
REFER TO CONSTRUCTION TYPES DRAWING 16-002

IW04 — CONSTRUCTION TYPES REFERENCE INDICATED THUS.
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

GENERAL NOTES

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

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

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

NOTE 4
NO EVIDENCE OF EXISTING DRAINAGE INVERTS AVAILABLE THEREFORE LINE OF 150MM DIA PIPE ASSUMED.
EXISTING DRAIN & RUN INVERT TO SEWER TO BE CONFIRMED ON SITE - SEPARATE THAMES WATER AGREEMENT TO BE UNDERTAKEN BY CLIENT / CONTRACTOR

IF APPLICABLE, PROVIDE BUILDING CONTROL WITH A COPY OF THAMES WATER UTILITIES BUILD OVER AGREEMENT INCLUDING ALL INFORMATION REQUIRED FOR COMPLIANCE WITH APPENDIX 1 (SUPPLIED UNDER SEPARATED 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
NEW 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 BUILD-UPS
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 = SOIL VENT PIPE
VP = VENT PIPE ONLY
SS = UNVENTED STUB STACK
AAV = STUB STACK WITH AIR ADMITTANCE VALVE
FS = FLOOR SOCKET. UNVENTED STRAIGHT FEED
G = GULLEY TRAP FOR TILED FLOOR CONNECTOR TO DRAIN
FO = FLOOR OPENINGS
ESCAPE = FIRE ESCAPE WINDOW
OBSCURE = OBSCURE WINDOW
MV = MECHANICAL VENT
MJ = MOVEMENT JOINT 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
FD30 = 30 MINUTE RATED FIRE DOOR *RATING AS SHOWN ON PLAN
FD30*S = 30 MINUTE RATED FIRE DOOR WITH SMOKE SEALS
FD30*SC = 30 MINUTE RATED FIRE DOOR WITH SELF CLOSER
FD30*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 (dMEV) IS TO BE USED PROVIDE 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.

NO WORKS TO COMMENCE UNTIL THE ENGINEERS HAS CONFIRMED THE FOLLOWING

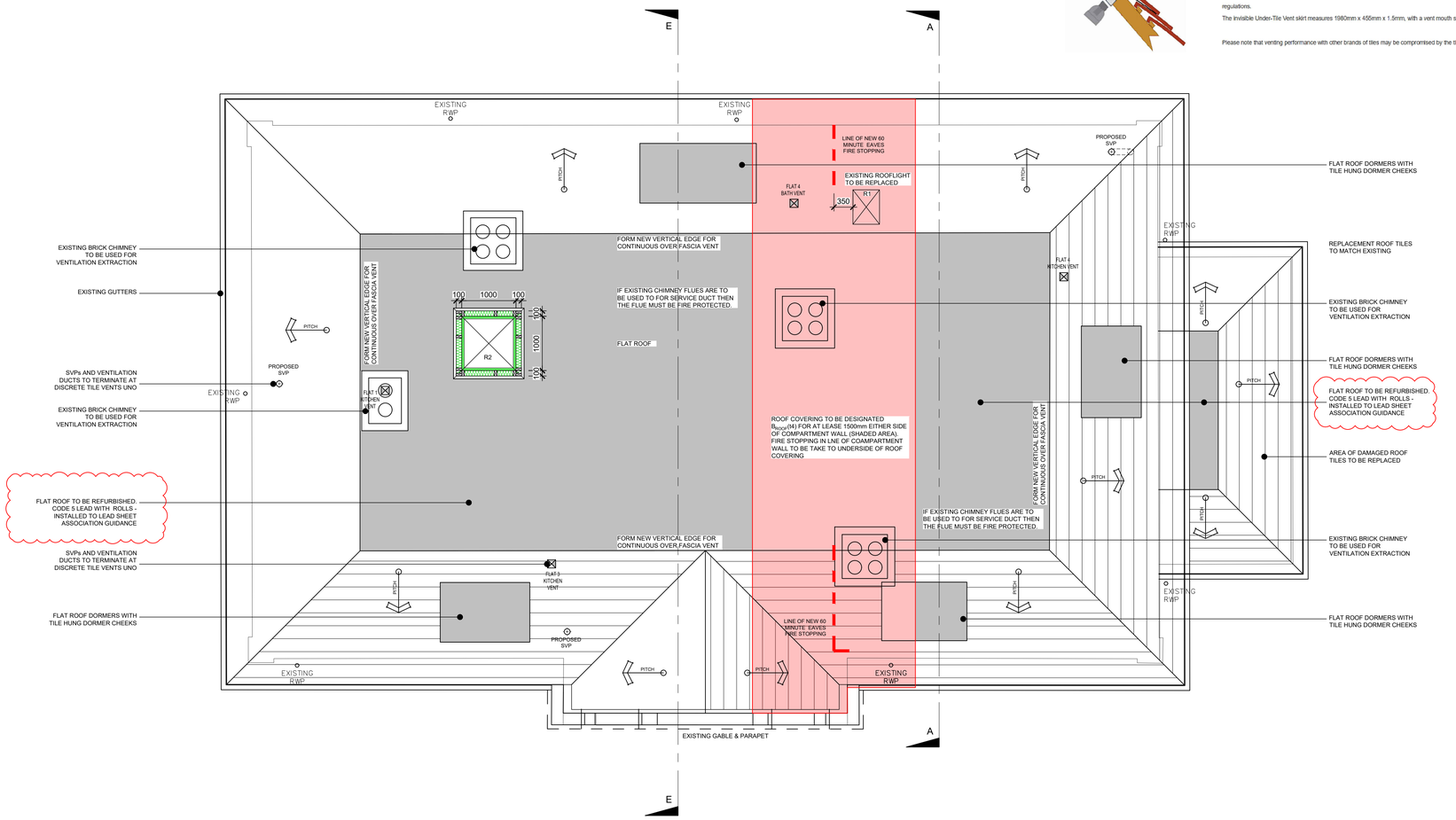
1. STEEL BEAMS & PADSTONES SIZES
2. FLOOR SPANS
3. LINTELS
4. MOVEMENT JOINTS
5. MASONRY STRENGTHS
6. BED REINFORCEMENT JOINTS

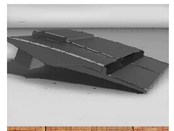
UNDERFLOOR HEATING TO BE DESIGNED AND INSTALLED BY SPECIALIST SUPPLIER

ANY WORK CARRIED OUT NEAR OR WITHIN THE ROOT PROTECTION ZONE TO BE CARRIED OUT IN ACCORDANCE WITH THE ARBORICULTURAL DRAWINGS AND METHOD STATEMENT IN ORDER TO PROTECT THE RETAINED TREES

REFER TO CIVIL ENGINEERS DRAWINGS FOR SITE LEVELS, SETTING OUT AND DRAINAGE STRATEGY

REFER TO COMBINED SERVICES DRAWINGS BY SERVICES CONSULTANT FOR LINTEL LOCATIONS, DUCTING AND SERVICE ROUTES





SEMI-VISIBLE VENT

In-Tile (hidden design)

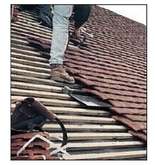
The Tudor IN-TILE Vent is a low profile polycarbonate/polypropylene design, manufactured exclusively for Tudor Roof Tiles by industry renowned Hambleside Danelaw Ltd. of Northampton.

Each unit provides a free vent area of 6,100 mm2, and is suitable for soil and mechanical venting pipe systems where an external pressure test is not required.

Each unit is able to be covered with tiles using a good grade building adhesive as described in the fixing guide. This is done on site during the roofing work so as to use tiles taken from the batch supplied. This ensures minimal visibility.

Simple to Install (even retrospectively)
Semi visible
New Build or Renovation
6,100 mm² per unit venting
Can be used with any brand of clay plain tiles

The semi-visible In-Tile Vent measures 310mm x 330mm. Supplied complete with fitting instructions.



INVISIBLE VENT

Under-Tile (patented design)

Tudor have patented a unique UNDER-TILE venting system, designed to complement the company's range of hand made clay tiles and fittings. The system has been developed with the co-operation of County Planning Building Control.

A unique feature of Tudor roof tiles is the large degree of cross camber. The venting system takes advantage of this feature, with an average gap between the top tile and the pair beneath of approximately 6mm tapering to nothing, giving a venting space of 480mm² per tile.

For 12 Tudor peg or plain tiles this provides a total of approximately 9,000mm².

Suitable for soil and mechanical venting pipe systems where an external pressure test is not required.

Simple to Install
Completely invisible Under-Tile Design
New Build or Renovation
9,000 mm² Minimum per unit Venting
New Design Accepts "warm roofing" Installation

For the purpose of roof space, mechanical and soil pipe venting, the system is deemed to comply with relevant building regulations.

The invisible Under-Tile Vent skirt measures 1980mm x 405mm x 1.5mm, with a vent mouth sized at 265mm x 42mm.

Please note that venting performance with other brands of tiles may be compromised by the tile flatness.

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS:
THE DETAILS UPON THIS DRAWING HAVE BEEN PREPARED ON THE UNDERTAKING THAT THE CONTRACTOR IS COMPETENT TO CARRY OUT SUCH WORKS UTILIZING TRADITIONAL DETAILS AND CONSTRUCTION METHODOLOGY. SHOULD THIS NOT BE THE CASE THE CONTRACTORS 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 ONSITE."

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

WINDOWS & DOORS

RES ALL FIRST AND SECOND FLOOR WINDOW OPENINGS BELOW 800mm TO HAVE SURFACE MOUNTED RESTRICTIONS FITTED TO PREVENT OPENING MORE THAT 100mm.
OG WINDOW TO BE OBSCURE GLAZED.
OV OPENING VENT OPERATED BY FIREMANS SWITCH. REFER TO M&E DRAWINGS AND SPECIFICATION.
ESC EGRESS WINDOW
OBSCURE GLAZING
FIXED WINDOW ELEMENT
* 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:

THERMAL INSULATION REFER TO CONSTRUCTION TYPES DRAWING 16-001
ACOUSTIC INSULATION REFER TO DETAILS
FIRE INSULATION REFER TO DETAILS.

Rev	Date	Detail	Drwn	Chk
C2	10.12.25	FLAT ROOF CHANGED TO LEAD.	RS	-
C1	29.08.25	CONSTRUCTION ISSUE	RS	CH
P2	13.06.25	FIRE STOPPING ADDED.	RS	CH
P1	27.05.25	PRELIMINARY ISSUE	RS	CH

0 1m 2m 3m 4m 5m
0 100mm
SCALE 1:50

Status: CONSTRUCTION

ASCOT DESIGN
Timeless architecture

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www.ascotdesign.com

Client: MR STEVE HICKS

Project Title: THE MOAT HOUSE, BIGGS LANE, ARBORFIELD, WOKINGHAM RG29LN

Drawing Title: PROPOSED ROOF PLAN

Scale	Date	Drawn	Rev
1:50@ A1	MAY 2025	RJS	C2

Job N°.	Drawing N°.
25-J4803	11-005