

ELECTRICAL SYMBOLS KEY

- EF Ceiling mounted extract fan  
SD Smoke Detector  
CO Carbon Monoxide Detector.  
To wall - located above the height of any door or window min 150mm from ceiling.  
To Ceiling - located min 300mm from any wall.  
HD Heat Detector  
Shaver socket outlet  
im Immersion switch  
G Gas point  
Double socket outlet  
Pendant light fitting with Low Energy bulb  
Batten light fitting with Low Energy bulb  
E 28W 2D combined mains emergency fittings controlled by time delay switches  
IPX4 batten light fitting with Low Energy bulb  
Wall mounted light fitting with Low Energy bulb

- TV TV point  
BT Telephone point  
CU Consumer unit - fixed 1350mm - 1450mm from FFL  
Media Plate  
BTOR BT Open Reach Location - Refer to Trade Specification if to be utilised on site.  
Lightswitch  
Lightswitch - 2 way  
push button switch with time delay  
Extract Fan isolator switch with 'FAN' label/symbol @ H.L. centred above door  
Thermostat  
Doorbell  
Door Chime  
DES Door controlled by entry system to have tradesman access with timer  
HS Audio door entry access handset

Sockets & switches must not be located back to back each side of separating walls

FIRE STRATEGY

- Indicates final exit.  
FP Fire alarm call point  
FAP Fire alarm control panel  
 Fire exit sign with directional running man  
 Fire exit sign  
+ F Denotes control for remote opening device fitted to window CW2 at Third floor only, labelled 'Fire Service Use'

ROBUST DETAILS:

All PARTY WALLS to be constructed in strict accordance with ROBUST DETAILS E-WM-22

SEPARATING FLOORS to be constructed in strict accordance with ROBUST DETAILS E-FC-14

Sockets & switches must not be located back to back each side of separating walls

Batten lights in communal areas to be 28W 2D combined mains emergency fittings controlled by time delay switches

Kitchen to be ventilated by cooker hood extract vent providing intermittent ventilation of 30l/s minimum. Extract to be ducted through ceiling void to external wall

En-suite to be ventilated by ceiling mounted extract vent providing intermittent ventilation of 30l/s. Extract to be operated separate to light

Bathroom to be ventilated by ceiling mounted extract vent ducted through ceiling void to external wall providing intermittent ventilation of 30l/s minimum. Extract to be operated by light switch with 15mins over run.

Plumbed WM / dryer space.

Acoustic insulation provided within metal stud partitions between wet rooms and living areas, and between bedrooms

WHB, bath & WC waste to be ducted above FFL in low level boxing to svp

SVP boxed with 2x12.5mm plasterboard. Void to be packed with Fibreglass quilt insulation

Intumescent collars to be fitted to SVP when passing through separating floors or equal approved fire stopping

Boiler flue outlet to be min 300mm from door/window opening

Junction of external cavity wall with separating party walls to be closed with proprietary fire barrier or 100mm thk. mineral wall with 300mm wide vertical dpc behind

M.J indicates movement joint filled with cellular polyethylene of foam - rubber sealed with two part polysulphide to match colour of facing brickwork

RWP positions may differ from that shown. For actual location refer to site specific drainage layout

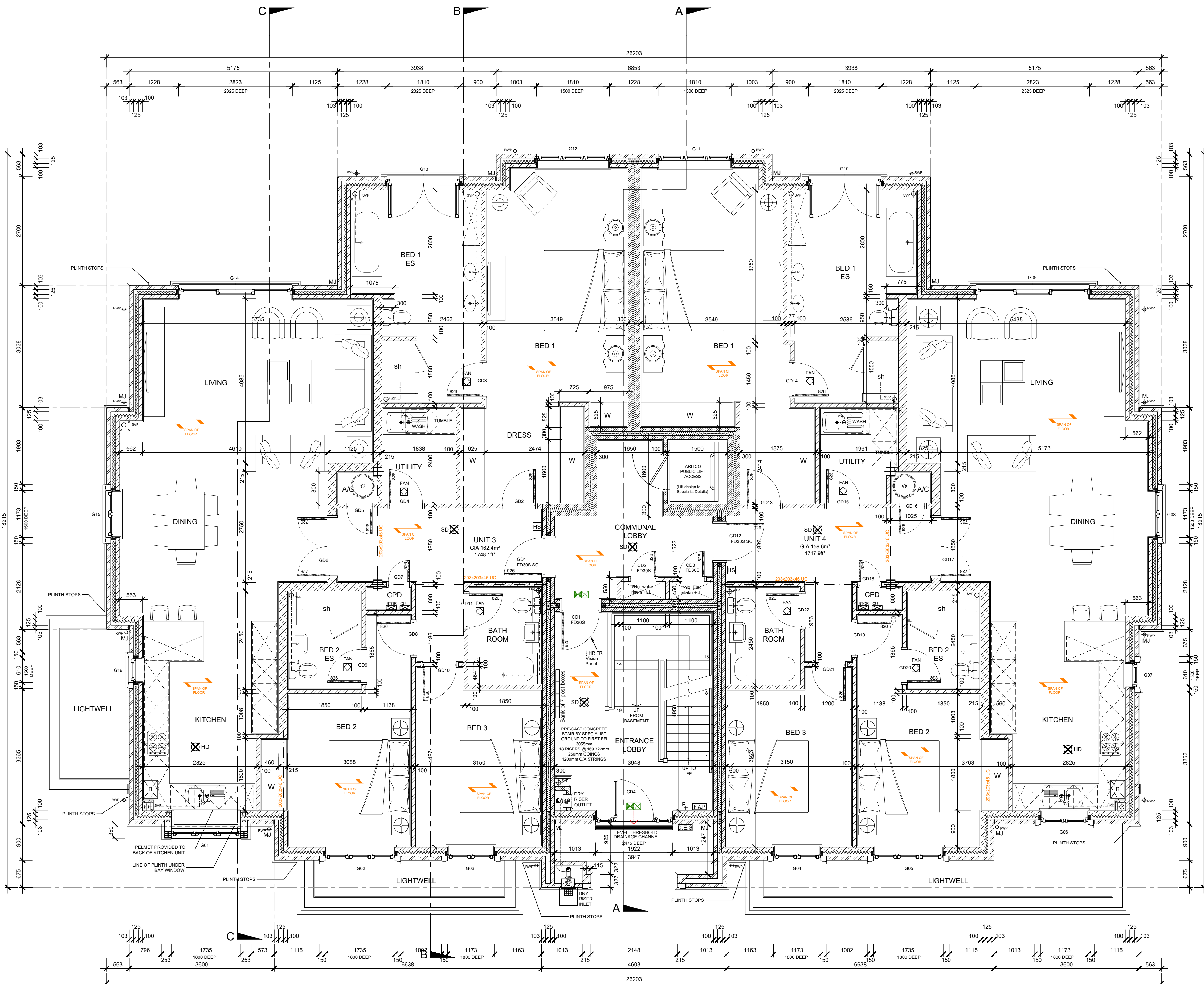
Semi-concealed Gas meter box at Ground level

Level threshold to Part M 2004 as Standard Detail

Level approach to front entrance max gradient 1:20 min 900mm width (Part M 2004)

Wall mounted handrails positioned 900mm vertically above stair pitch line to extend 300mm horizontally beyond top and bottom nosings and turned into wall or downwards to prevent snagging with clothing

Sound reverberation within communal areas to be controlled by application of KNAUF APERTURA or similar approved group supplier perforated plasterboard finish to all horizontal ceilings. All floors within communal areas to be carpeted



CD4 to be fitted with lock / latch operable from inside with thumb turn latch. Key operation from inside is not acceptable in case of emergency escape  
CD1 to have no lock fitted and to be fitted with fire rated vision panel  
CD2 & CD3 to be lockable by key and fitted with sign 'KEEP LOCKED SHUT'. Mandatory sign blue background with white lettering fitted to outside face only

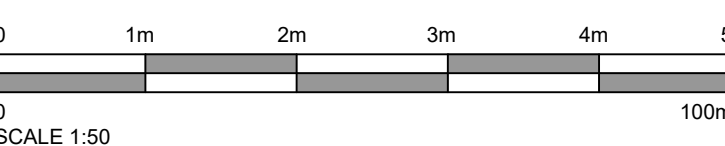
FD30S - Fire door with cold smoke seals  
FD30 - Fire door with intumescent strips fitted in door frame  
FD30S SC - Fire door with cold smoke seals and self closer

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 DECISION.  
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 DRAWINGS WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF ASCOT DESIGN.  
THE COPYRIGHT OF THIS DRAWING REMAINS WITH ASCOT DESIGN AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT.  
GROUND FLOOR SLABS, FOUNDATIONS, SUBSTRUCTURES, 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 SOIL CONDITIONS FOUND. THE RESPONSIBILITY FOR ESTABLISHING THE SOIL AND SUB-SOIL CONDITIONS RESTS WITH THE CONTRACTOR.

WALL KEY

- EXTERNAL WALLS:  
102mm FACING BRICK OUTER LEAF (nominal)  
125mm CAVITY PARTIALLY FILLED WITH 75mm INSULATION.  
100mm 10.4N/mm<sup>2</sup> BLOCKWORK LGF TO 1ST.  
100mm 7.3N/mm<sup>2</sup> BLOCKWORK 1ST TO 2ND.
- EXTERNAL WALLS (TILE HUNG)  
100mm 7.3N/mm<sup>2</sup> MEDIUM DENSITY BLOCKWORK 125mm CAVITY FULLY FILLED WITH 75mm INSULATION.  
100mm 7.3N/mm<sup>2</sup> BLOCKWORK 1ST TO 2ND.
- LGF BASEMENT WALLS:  
CALTITE OR SIMILAR APPROVED CONCRETE TO STRUCTURAL ENGINEERS DESIGN AND DETAILS  
10mm CAVITY FULLY FILLED WITH 100mm INSULATION.  
100mm 10.4N/mm<sup>2</sup> LGF TO GF.
- INTERNAL WALLS:  
100mm BLOCKWORK - LGF TO 1ST TO BE DENSITY 10.4N/mm<sup>2</sup>. 100mm 7.3N/mm<sup>2</sup> BLOCKWORK 1ST TO 2ND.  
215mm BLOCKWORK WALL WITH BLOCKS LAID FLAT. LGF TO BE DENSITY 17.5N/mm<sup>2</sup>. GF TO BE 10.4N/mm<sup>2</sup>. 7.3N/mm<sup>2</sup> 1ST TO 2ND.
- MASONRY STRUCTURAL PIERS:  
75N/mm<sup>2</sup> ENGINEERING BRICK PIERS  
REFER TO STRUCTURAL ENGINEERS DRAWINGS
- PARTY WALLS:  
2x SKINS 100mm 10.4N/mm<sup>2</sup> (LGF TO 1ST) 7.3N/mm<sup>2</sup> (1ST TO 2ND) MEDIUM DENSITY BLOCK  
100mm (MIN) CAVITY INCORPORATING 100mm SUPERGLASS PARTY WALL ROLL (ROBUST DETAIL E-WM-22 (MIN. DENSITY 1350KG/M<sup>3</sup> TO 1600KG/M<sup>3</sup>))

NOTE:  
ALL MORTAR TO BE 1:1:6.  
ALL MASONRY WALLS TO BE FINISHED WITH 12.5mm PLASTERBOARD ON DABS.  
TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILED DESIGN DRAWINGS



| Rev    | Date     | Detail                           |
|--------|----------|----------------------------------|
| WIP(D) | 03/11/22 | STRUCTURAL INFO COORDINATED      |
| WIP(B) | 14/09/22 | ISSUED FOR COMMENT               |
| WIP(A) | 08/04/22 | ADJUSTED TO REFLECT S73 SCHEME   |
| WIP    | 07/04/22 | ISSUED FOR ENGINEER COORDINATION |

Status FOR COMMENT

**ASCOT DESIGN**  
Timeless architecture  
Ashurst Manor, Ashurst Park, Church Lane, Sunninghill, Ascot, SL5 7DD  
Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com  
www.ascotdesign.com

Client GAVACAN HOMES

Project Title  
**25 DENE RD  
NORTHWOOD  
HA6 3BX**

Drawing Title  
**GROUND FLOOR  
GENERAL ARRANGEMENT**

Scale 1:50 @ A1 Date April 2022 Drawn MJD

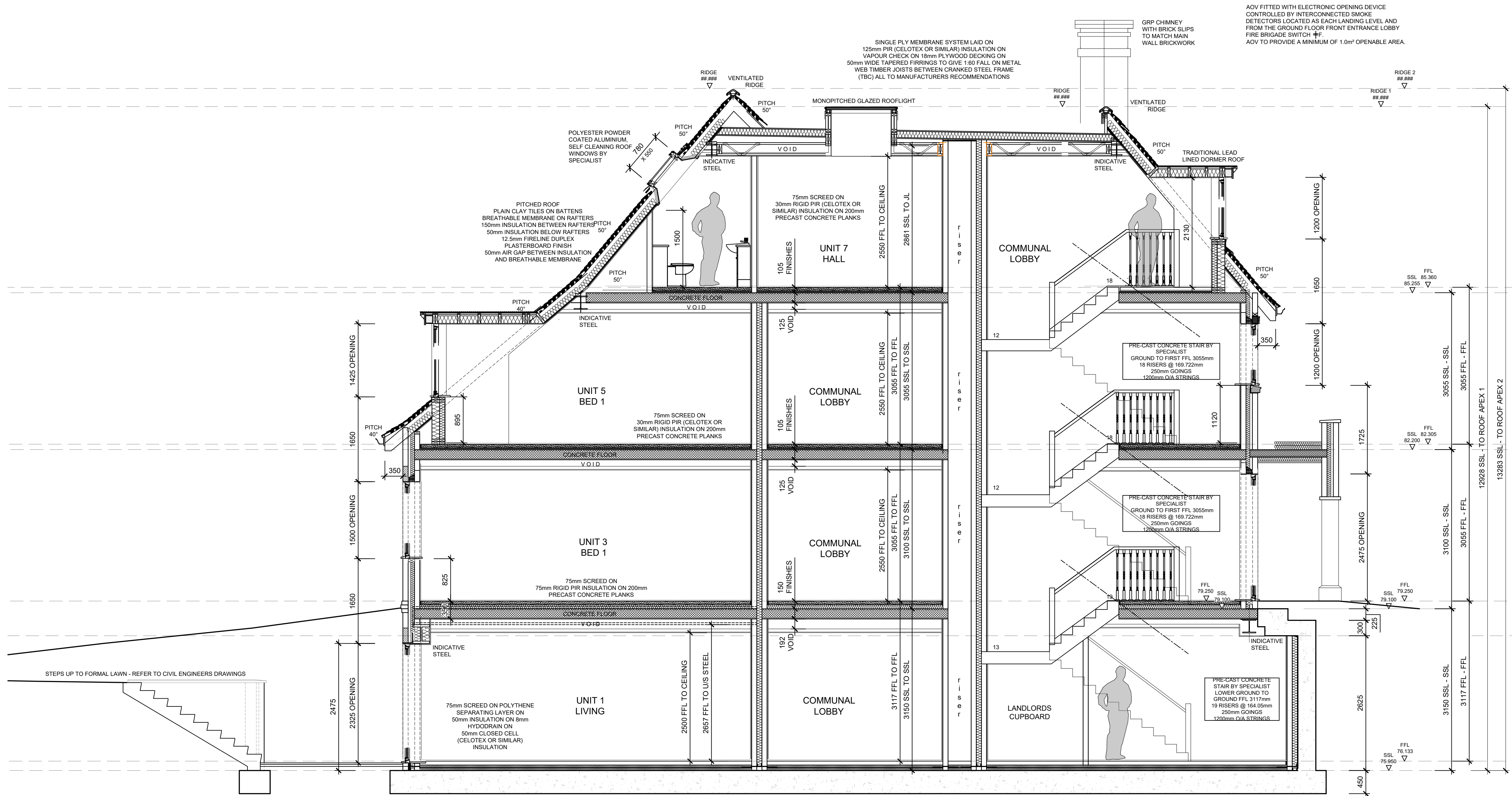
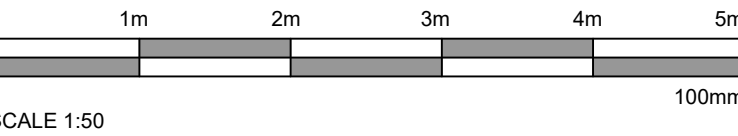
Drawing N°. 22-J3990 - 100 Rev WIP(D)

The Copyright in this document and design is confidential to and the property of Ascot Design Limited.

GROUND FLOOR PLAN



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 DECISION.  
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 REMAINS WITH ASCOT DESIGN AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT.  
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 SOIL CONDITIONS FOUND. THE RESPONSIBILITY FOR ESTABLISHING THE SOIL AND SUB-SOIL CONDITIONS RESTS WITH THE CONTRACTOR.



SECTION A-A

| Rev    | Date     | Detail   |
|--------|----------|--|
| WIP(D) | 03/11/22 | STRUCTURAL INFO COORDINATED  |
| WIP(C) | 29/09/22 | ISSUED FOR COMMENT   |
| WIP(B) | 14/09/22 | ISSUED FOR COMMENT   |
| WIP(A) | 21/04/22 | ADJUSTED TO INCREASE FLOOR TO CEILING HEIGHTS TO REFLECT CLIENT COMMENTS |
| WIP    | 20/04/22 | ISSUED FOR ENGINEER COORDINATION   |

Status FOR COMMENT

**ASCOT DESIGN**  
Timeless architecture

Ashurst Manor, Ashurst Park, Church Lane, Sunninghill, Ascot, SL5 7DD  
Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com  
www.ascotdesign.com

f i p in y

Client GAVACAN HOMES

Project Title  
25 DENE RD  
NORTHWOOD  
HA6 3BX

Drawing Title  
SECTION AA  
GENERAL ARRANGEMENT

Scale 1:50 @ A1 Date Oct 2021 Drawn MJD

Drawing N°. 22-J3990 - 130 Rev WIP(D)

The Copyright in this document and design is confidential to and the property of Ascot Design Limited.