

LEGEND

EXISTING MASONRY WALL

PROPOSED MASONRY WALL

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

CONSTRUCTION TYPES REFERENCE INDICATED THUS
REFER DETAILS ON DRAWINGS 16-001 & 16-002

STEEL STRUCTURE OVER TO STRUCTURAL ENGINEER'S DESIGN

DETAIL DRAWING NUMBER INDICATED THUS

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 EXIST'G WALLS ARE TO TAKE ADDITIONAL LOADINGS TRIAL HOLES WILL BE REQUIRED TO CHECK EXIST' FOUNDATIONS AND CARRY OUT STRENGTHENING AS NECESSARY. TO THE APPROVAL OF BUILDING CONTROL.

NOTE 3
FURFILL TO 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. NEW INTERNAL PRIVATE FLAT DOORS TO BE 4 PANEL DOORS TO MATCH EXISTING. NEW INTERNAL COMMUNAL DOORS TO BE 6 PANEL DOORS TO MATCH EXISTING FIRST FLOOR LANDING & PANEL DOORS.

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 PANNELLING
TIMBER PANNELLING 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

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

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 TIMBER WINDOW FRAMES. CLIENT TO CONFIRM IF OBSCURE GLAZING IS WANTED FOR PRIVACY.

TAG NOTES:

N101 - TOP LIGHTS OF EXISTING WINDOW F1 TO BE REFURBISHED/ADJUSTED TO BE BOTTOM HUNG AND OPEN OUTWARDS. ACTUATORS TO BE FIXED TO THE TOP LIGHTS TO FUNCTION AS OPENING VENTS OPERATED BY FIREMANS SWITCH.

N102 - CLIENT TO MEASURE CILL HEIGHT OF EXISTING STAIR WINDOW F1 TO FROM PITCH LINE AT OPENABLE LIGHTS. 800mm MINIMUM REQUIRED.

N103 - REFER TO M&E CONSULTANTS INFORMATION FOR OV SPECIFICATION.

N104 - 1m2 SMOKE VENTILATION REQUIRED IN COMMUNAL STAIR. REFER TO MARSHALLS FIRE STRATEGY.

N105 - KITCHEN LAYOUT INDICATIVE ONLY. REFER TO KITCHEN SUPPLIERS DRAWINGS AND SPECIFICATION.

N106 - MAKE GOOD WHERE REQUIRED AT INTERFACE BETWEEN NEW STAIR AND EXISTING CHIMNEY BREAST.

N107 - NEW STAIR TO BE UNDER DRAWN WITH ONE LAYER 15mm FIBRELINE.

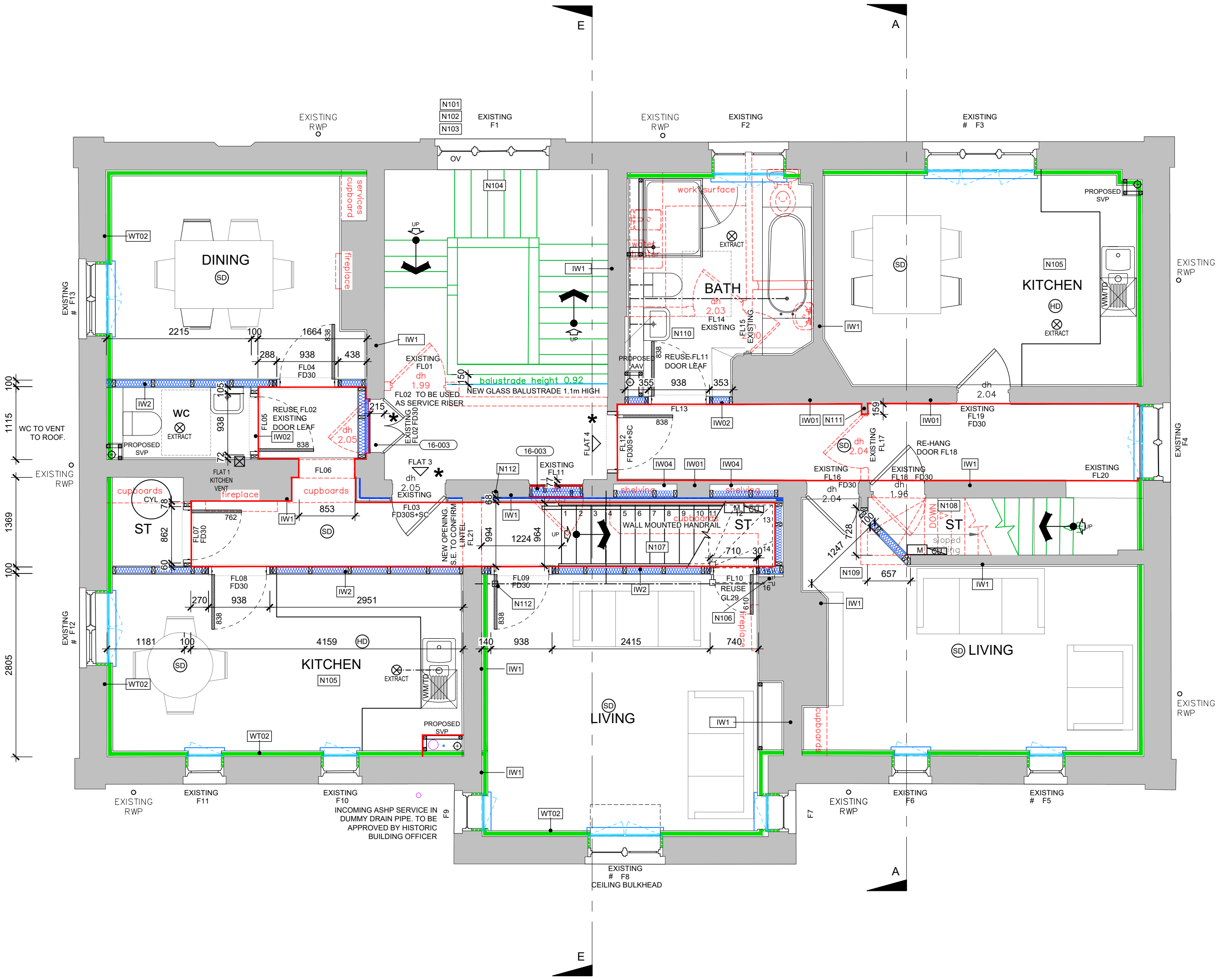
N108 - EXISTING SECONDARY STAIR TO BE REMOVED. FLOOR ZONE TO BE INFILLED TO STRUCTURAL ENGINEERS RECOMMENDATIONS.

N109 - FLAT 4 EXISTING STAIR PARTITION TO BE PARTIALLY DEMOLISHED. SPRAYED STUD PARTITION TO BE INSTALLED. REFER TO PLAN FOR SETTING OUT.

N110 - FLAT 4 BATHROOM BASIN TO BE SETOUT TO AVOID CLASHING WITH OPENING DOOR.

N111 - RETAIN EXISTING PARTITION WALL N1B AND MAKE GOOD PLASTER.

N112 - STEEL POST OVER SHOWN FOR COORDINATION PURPOSES.



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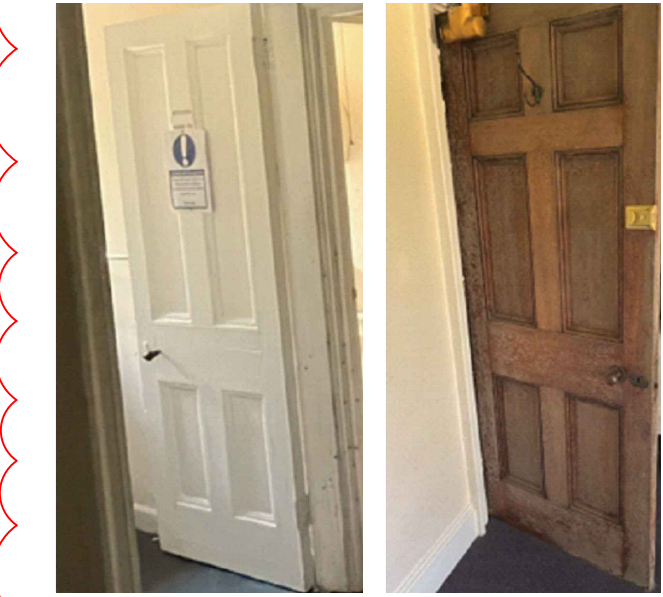
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PRIVATE
INTERNAL
PROPOSED INTERNAL DOOR STYLES

FLAT
ENTRANCE

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, SUBSTRUCTURES, ETC. ALL WORK BELOW GROUND LEVEL IS SHOWN PROVISIONALLY. INSPECTION OF GROUND CONDITIONS IS ESSENTIAL PRIOR TO WORK COMMENCEMENT.

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.

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 ON SITE.

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 THAN 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 - **SCREENED / 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	Drawn	Chk
C4	14.04.26	Typical Internal Door Styles Added.	RS	CH
C3	07.04.26	Trickle Vents Omitted.	RS	CH
C2	10.12.25	Glass Balustrade Added.	RS	CH
P2	29.08.25	Construction Issue	RS	CH
P1	13.06.25	Wall Types Added.	RS	CH
	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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Client

MR STEVE HICKS

Project Title

**THE MOAT HOUSE, BIGGS LANE,
ARBORFIELD, WOKINGHAM RG29LN**

Drawing Title

PROPOSED FIRST FLOOR PLAN

Scale

1:50@ A1

Date

MAY 2025

Drawn

RJS

Rev

C4

Job N°

25-J4803

Drawing N°

11-003

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