

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

EXISTING STRUCTURE OR FITTINGS OR  
SECONDARY GLAZING INDICATED THUS  
CLIENT TO CONFIRM MANUFACTURER AND  
FRAME PROFILE. FRAME COLOUR TO MATCH  
EXISTING GLAZED FRAME. 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 FIRELINE.

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. SPLAIVED 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 NIB AND MAKE GOOD PLASTER.

N112 - STEEL POST OVER SHOWN FOR COORDINATION PURPOSES.

#### 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 TRAIL HOLES WILL BE REQUIRED TO CHECK EXTG FOUNDATIONS AND CARRY OUT STRENGTHENING AS NECESSARY. TO THE APPROVAL OF BUILDING CONTROL.

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

NOTE 4 - NO CONCERN OF EXISTING DRAINAGE INVERTS AVAILABLE THEREFORE LINE OF 150MM DIA PIPE ASSUMED

EXISTING DRAIN & PUM INVERT TO BE CONFIRMED ON SITE. SEPARATE THAT THIS 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 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  
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  
SP = VENT PIPE ONLY  
SS = UNVENTED STUB STACK  
AAV = STUB STACK WITH AIR ADMITTANCE VALVE  
FS = FLOOR SOCKET / UNVENTED STRAIGHT FEED  
FO = FLOOR OPENING  
ESCAPE = FIRE ESCAPE WINDOW  
OBSCURE = OBSCURE WINDOW  
MV = MECHANICAL VENT  
MU = MECHANICAL UNVENT 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 WITH SMOKE SEALS  
FD30+SC = 30 MINUTE RATED FIRE DOOR WITH SELF CLOSER  
FD30+V = 30 MINUTE RATED FIRE DOOR WITH VISION PANEL

#### NOTES:

\*STRUCTURAL HEIGHTS FOR EXTERNAL DOORS TO BE CONFIRMED, TO SUIT THE DOOR THRESHOLD DETAIL. MASONRY UNDER THRESHOLD TO BE CUT TO SUIT.

ALL EXTERNAL WINDOWS OPENABLE OUTWARD, UPVC FRAME, DOUBLE GLAZED, ALL TO CLIENT'S CHOICE. REFER TO SPECIFICATION FOR U VALUES.

IF VENTILATION CONTINUOUS MECHANICAL VENTILATION (MEV) IS TO BE USED PROVIDED WINDOW TRICKE VENTS TO ALL HABITABLE ROOMS (NOT IN BATHROOMS, UTILITY ROOMS OR KITCHENS FROM WHICH AIR IS EXTRACTED). CONTRACTABLE BARS AND TRICKE VENTILATOR MAX 400mm

IF VENTILATION CONTINUOUS MECHANICAL VENTILATION WITH HEAT RECOVERY (MVHR) IS TO BE USED - NO TRICKE VENTS REQUIRED.

SAFETY GLASS - ALL WINDOWS WITHIN 800mm, DOORS WITHIN 1500mm AND GLAZED PANELS WITHIN 300mm OF A DOOR OPENING AND 1500mm OF THE FLOOR LEVEL ALL TO BE TOUGHENED SAFETY GLASS AND SUITABLY MARKED IN ACCORDANCE WITH BS6206

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 AND WINDOWS - 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.

ALL DOORS AND WINDOWS ARE TO BE INSTALLED IN ACCORDANCE WITH THE ADVICE STATED IN PAS 24:2012 OR ALTERNATIVELY COMPLY WITH THE REQUIREMENTS SET OUT IN APPROVED DOCUMENT Q.1 DWELLINGS - SECURITY: REGULATION Q1

NO WORKS TO COMMENCE UNTIL THE ENGINEERS HAS CONFIRMED THE FOLLOWING

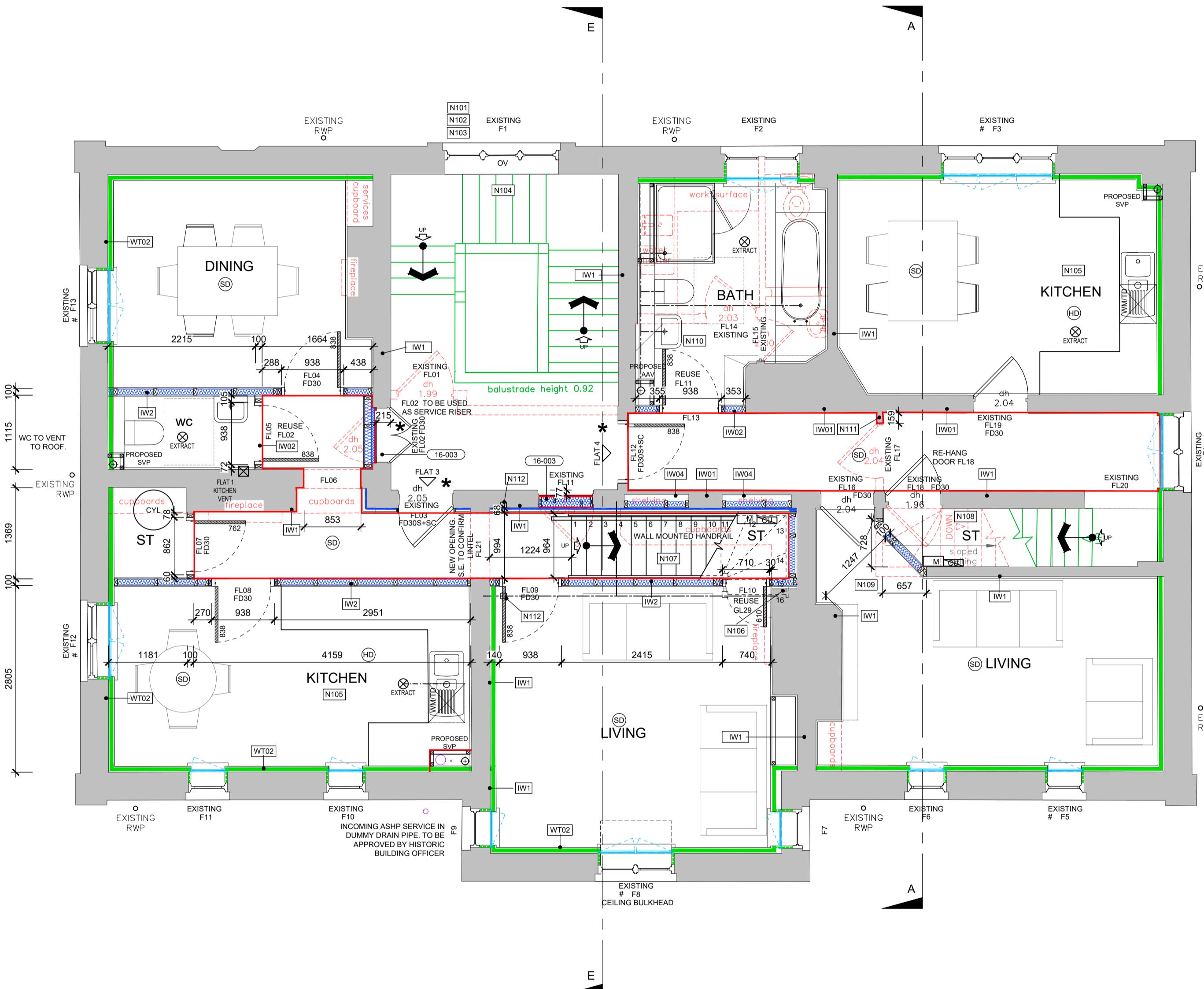
1. STEEL BEAMS & PADSTONES SIZES
2. FLOOR SPANS
3. LINTELS
4. MOVEMENT JOINTS
5. MASONRY STRENGTHS
6. BED REINFORCEMENT JOINTS

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



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.  
GROUNDS 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 GROUND CONDITIONS ENCOUNTERED.  
SUB-SOIL CONDITIONS RESTS WITH THE CONTRACTORS.

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 AND THAT THE CONTRACTOR IS COMPETENT TO  
METHODLOGY. 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  
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 OBSCURE GLAZED.

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

ESC - EGRESS WINDOW

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  
C1 29.08.25 CONSTRUCTION ISSUE  
P2 13.08.25 WALL TYPES ADDED.  
P1 27.05.25 PRELIMINARY ISSUE

0 1m 2m 3m 4m 5m  
0 100mm

0 2805  
1369  
1115

SCALE 1:50

#### CONSTRUCTION

**ascot design**  
Timeless architecture

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f i p in

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 C1

Job N° 25-J4803 Drawing N° 11-003

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