

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

LEGEND

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'G FOUNDATIONS AND CARRY OUT STRENGTHENING AS NECESSARY. TO THE APPROVAL OF BUILDING CONTROL.

NOTE 3

FURFILL 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

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 PANNELLING

TIMBER PANNELLING TO BE PROTECTED FROM DAMAGE DURING REFURBISHMENT WORKS

GENERAL NOTES

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

O = 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, 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 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 4000mm<sup>2</sup>

IF VENTILATION CONTINUOUS MECHANICAL VENTILATION WITH HEAT RECOVERY (MHR) IS TO BE USED - NO TRICKLE 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

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 FIRELINE.

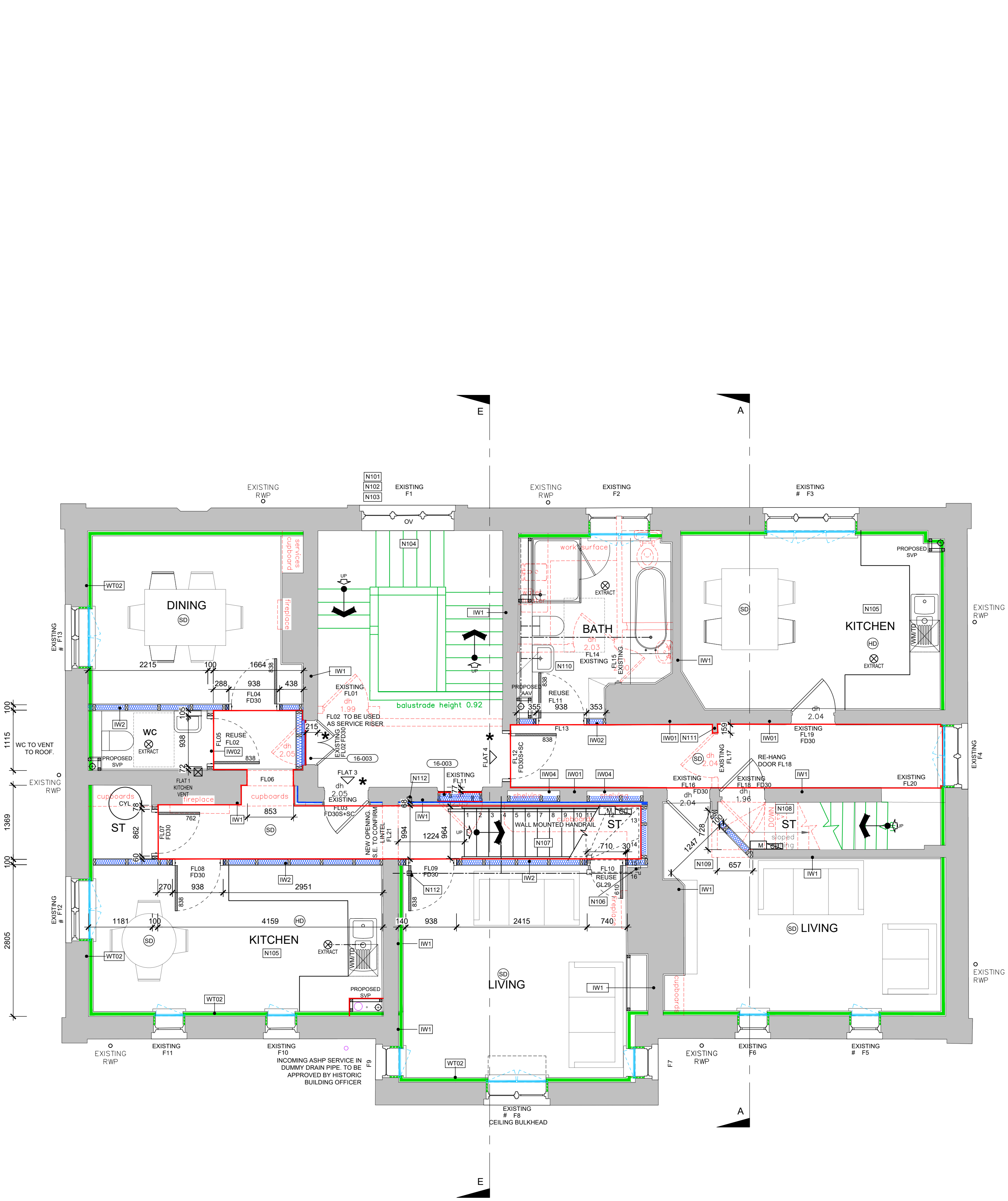
N108 - EXISTING SECONDARY STAIR TO BE REMOVED. FLOOR ZONE TO BE INFILLED TO STRUCTURAL ENGINEERS RECOMMENDATIONS.

N109 - FLAT 4 EXISTING STAIR PARTITION TO BE PARTIALLY DEMOLISHED. 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.



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.

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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.

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

C1

23.08.25

CONSTRUCTION ISSUE

RS

CH

P2

13.08.25

WALL TYPES 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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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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