

LEGEND	
	EXISTING MASONRY WALL
	PROPOSED MASONRY WALL
	NEW PARTITION WALL
	REFER TO CONSTRUCTION TYPES DRAWING 16-002
	CONSTRUCTION TYPES REFERENCE INDICATED THIS
	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

	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 GLAZED FRAME. CLIENT TO CONFIRM IF OBFSCUE GLAZING IS WANTED FOR PRIVACY.
	TAG NOTES:
	N201 - 50x100mm TIMBER STUD PARTITION WITH 12.5mm PLASTERBOARD ERECTED IN LINE WITH ADJACENT CHIMNEY BREAST.
	N102 NSW ROOFLIGHT TRIMMERS TO S.E. SPEC. REFER TO DETAIL FOR KERB UPSTAND AND INSULATION.

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	FURFIX OR SIMILAR STARTER FIXING JUNCTION BETWEEN NEW & EXISTING TBC BY STRUCTURAL ENGINEER. REFER TO SPECIFICATION FOR TYPICAL DPC DETAIL
NOTE 4	ROUTE SURFACE OF EXISTING DRAINAGE INVERTS AVAILABLE THEREFORE LINE OF 150MM DIA PIPE ASSUMED
	EXISTING DRAIN & 150MM INVERT TO SERVER TO BE CONFIRMED ON SITE. SEPARATE THAT REQUIREMENT 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	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 APPENDIX 1 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 = SMOKE VENT PIPE	
VP = VENT PIPE	
SS = UNVENTED STUZ STACK	
AAV = STUZ STACK WITH AIR ADMITTANCE VALVE	
FS = FLOOR SOCKET. UNVENTED STRAIGHT FEED	
GD = GUTTER DRAINS. TILED FLOOR CONNECTOR TO DRAIN	
HO = FLOOR OPENINGS	
ESCAPE = FIRE ESCAPE WINDOW	
OBSCURE = OBSCURE WINDOW	
MV = MECHANICAL VENT	
MU = MECHANICAL UNVENTED	
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	
FD30+V = 30 MINUTE RATED FIRE DOOR WITH SMOKE SEALS	
FD30+SC = 30 MINUTE RATED FIRE DOOR WITH SELF CLOSER	
FD30+V+SC = 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 (MV) IS TO BE USED PROVIDED WINDOW TRickle VENTS TO ALL HABITABLE ROOMS (NOT IN BATHROOMS, UTILITY ROOMS OR KITCHENS FROM WHICH AIR IS EXTRACTED). CONTRACT LABS BATH AND TRickle VENTILATOR MINIMUM 400mm	
IF VENTILATION CONTINUOUS MECHANICAL VENTILATION WITH HEAT RECOVERY (MVHR) 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 FITTED 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	

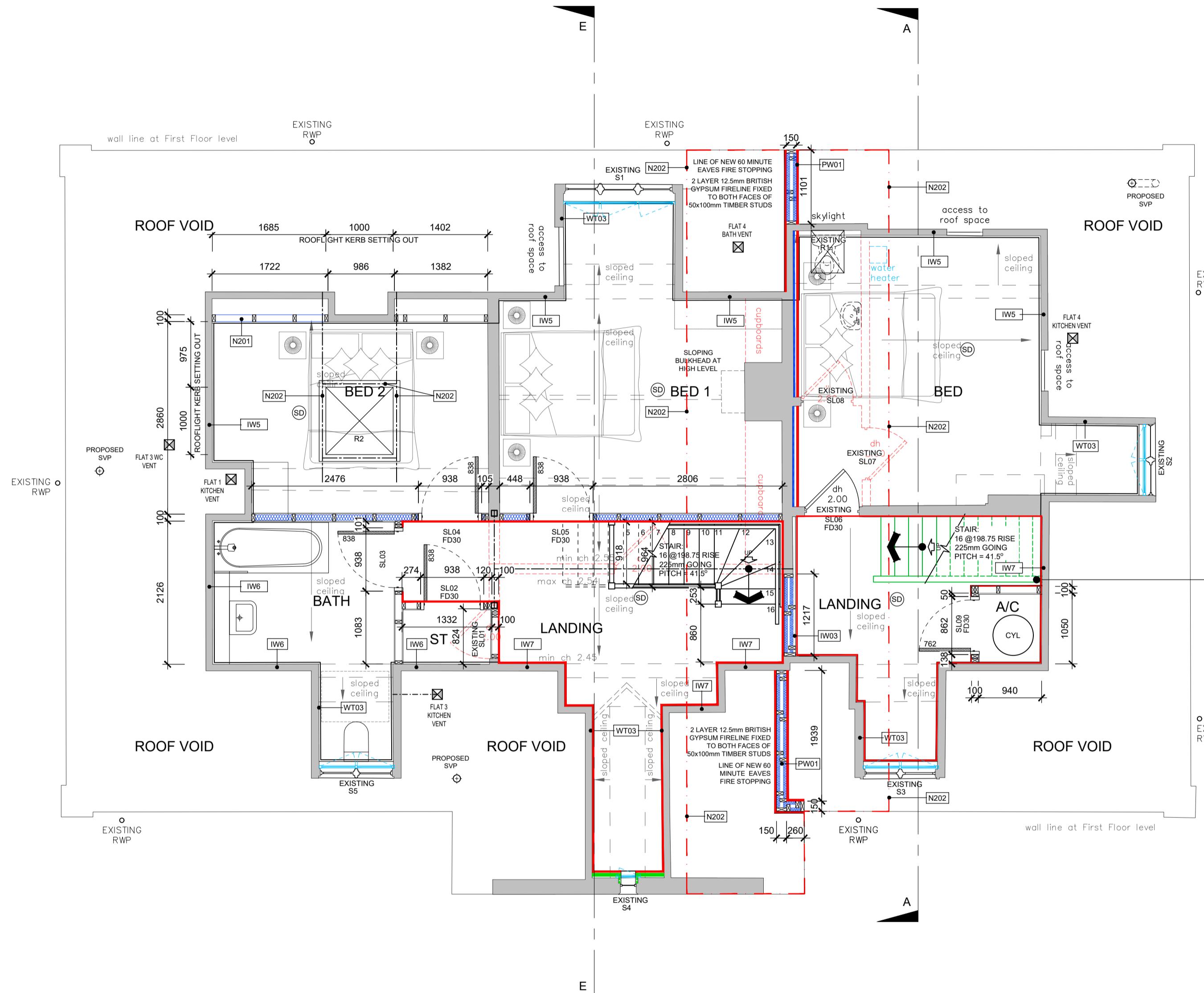
NO WORKS TO COMMENCE UNTIL THE ENGINEERS HAS CONFIRMED THE FOLLOWING
1. STEEL BEAMS & PADSTONES SIZES
2. FLOOR SPANS
3. LINTELS
4. MOVEMENT JOINTS
5. MASONRY STRENGTHS
6. BED REINFORCEMENT JOINTS

UNDERFLOOR HEATING TO BE DESIGNED AND INSTALLED BY SPECIALIST SUPPLIER
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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
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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 Deviations FROM DRAWING WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DESIGNER.
THE COPYRIGHT OF THIS DRAWING RESTS WITH ASCOT DESIGN AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE PRIOR WRITTEN CONSENT OF THE DESIGNER.
GROUNDS, 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. THE CONTRACTOR IS RESPONSIBLE 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 UNDERSTANDING THAT THE CONTRACTOR IS COMPETENT TO CARRY OUT SUB-CONTRACTING AND THAT THE CONTRACTOR IS COMPETENT TO USE THE APPROPRIATE CONSTRUCTION METHODS AND METHODOLOGY. SHOULD THIS NOT BE THE CASE THE CONTRACTOR'S 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 ESCREED WINDOW

OG OBSCURE GLAZING

FG 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/STYLING/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.

RED CHIN LINE INDICATES EXTENT OF ROOF COVERING TO BE DESIGNATED PROOF(14) FOR AT LEAST 1500mm EITHER SIDE THE COMPARTMENT WALL. FIRE STOPPING IN LINE OF COMPARTMENT WALL TO BE TAKEN TO UNDERSIDE OF ROOF COVERING

Rev	Date	Detail	Drawn	Chk
C1	29.08.25	CONSTRUCTION ISSUE	RS	CH
P2	13.06.25	LINE OF EAVES FIRE STOPPING ADDED	CH	RS
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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MR STEVE HICKS

Project Title

THE MOAT HOUSE, BIGGS LANE,
ARBORFIELD, WOKINGHAM RG29LN

Drawing Title

PROPOSED SECOND FLOOR PLAN

Scale 1:50@ A1 Date MAY 2025 Drawn RJS Rev C1

Job N° 25-J4803 Drawing N° 11-004

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