

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

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:

N201 - 50x100mm TIMBER STUD PARTITION WITH 12.5mm PLASTERBOARD ERECTED IN LINE WITH ADJACENT CHIMNEY BREAKST.

N102 - NEW 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 EXISTING WALLS ARE TO TAKE ADDITIONAL LOADINGS TRIAL HOLES WILL BE REQUIRED TO CHECK EXISTING 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

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 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

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, 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 4000mm²

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 500mm 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

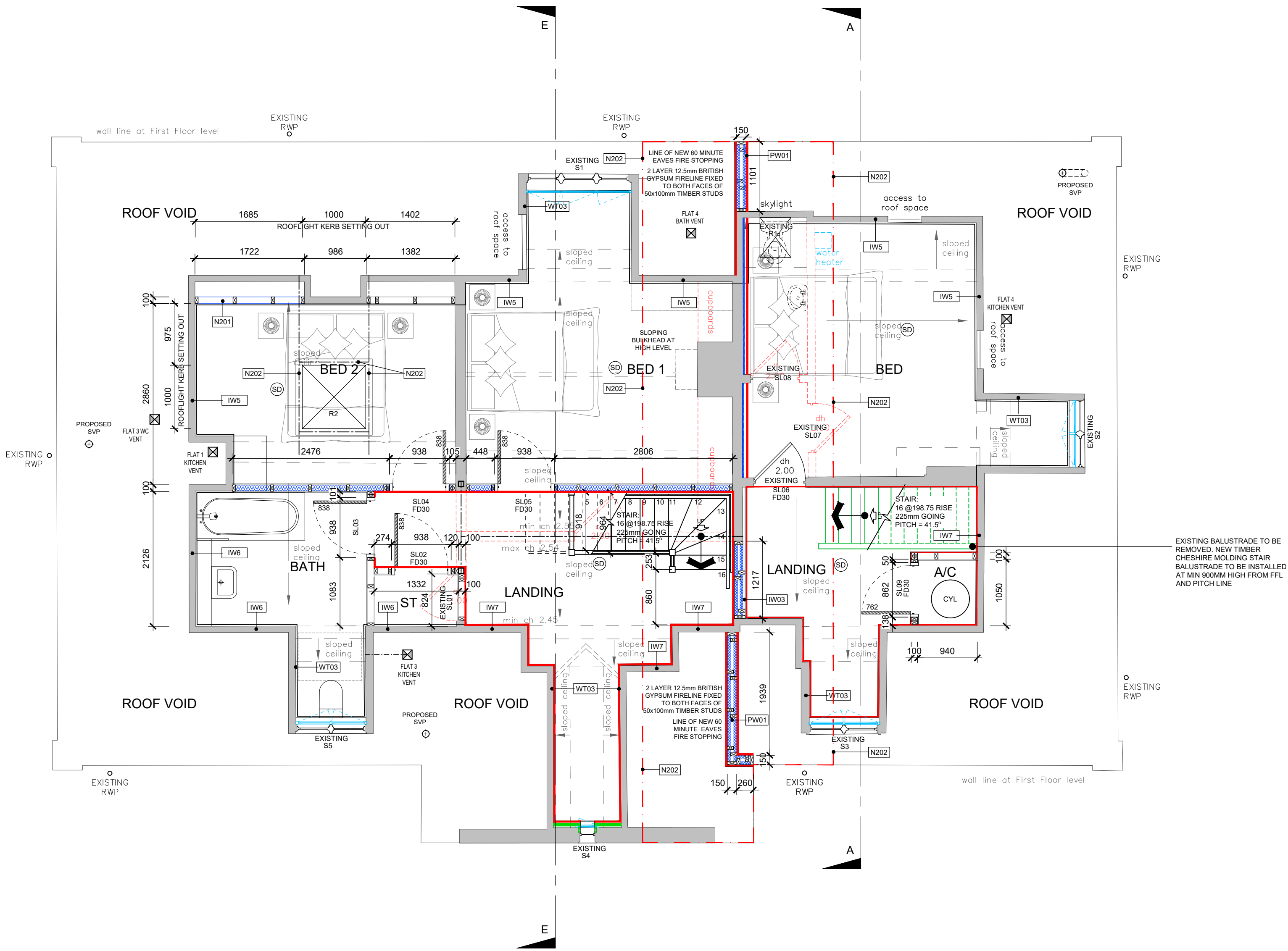
6. BED REINFORCEMENT JOINTS

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 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 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 & 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 MSE 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 - 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.

RED CHIN LINE INDICATES EXTENT OF ROOF COVERING TO BE DESIGNATED Broom(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	Dwn	Chk
C1	29.08.25	CONSTRUCTION ISSUE	RS	CH
P2	13.06.25	LINE OF EAVES FIRE STOPPING	RS	CH
P1	27.05.25	ADDED. PRELIMINARY ISSUE	RS	CH

0 1m 2m 3m 4m 5m

0 100mm

SCALE 1:50

CONSTRUCTION

ASCOT DESIGN

Timeless architecture

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f i p in y

Client

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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