

| LEGEND |   |
|--------|---|
|        | EXISTING MASONRY WALL   |
|        | PROPOSED MASONRY WALL   |
|        | NEW PARTITION WALL<br>REFER TO CONSTRUCTION TYPES DRAWING 16-002                          |
|        | CONSTRUCTION TYPES REFERENCE INDICATED THUS.<br>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  
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:

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. SPALLED 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 - EXISTING EXTC/WALLS ARE TO TAKE ADDITIONAL LOADINGS TRIAL HOLES WILL BE REQUIRED TO CHECK EXTC 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 - NO CONCEALMENT OF EXISTING DRAINAGE INVERTS AVAILABLE THEREFORE LINE OF 150MM DIA PIPE ASSUMED

EXISTING DRAIN & DIA INVERT TO BE LEFT TO BE CONFIRMED ON SITE. SEPARATE THIS AGREEMENT TO BE UNDERSTOOD 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

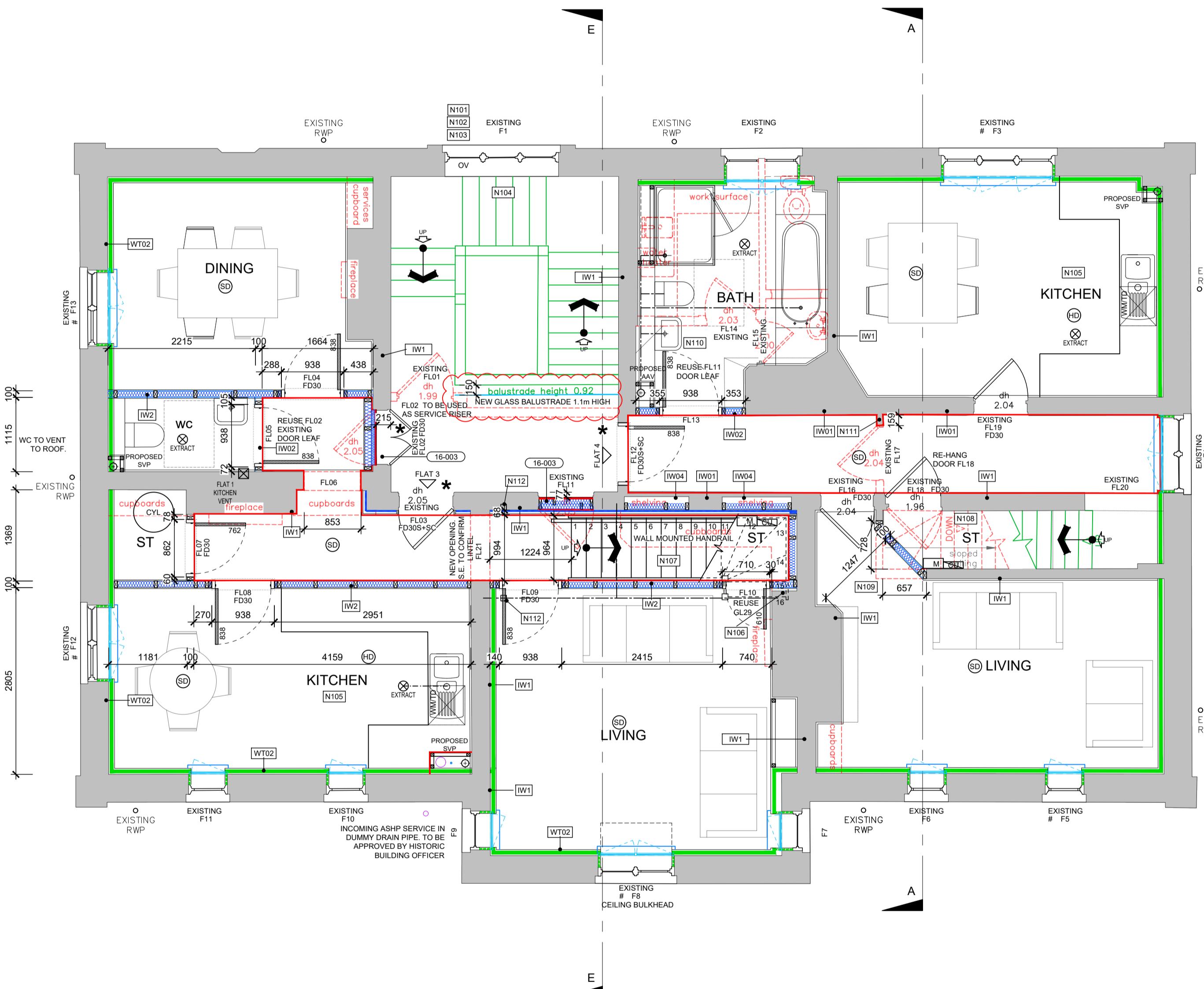
NOTE 9 - CONSTRUCTION BUILD UPS  
REFER TO ASCOT DESIGN CONSTRUCTION TYPES DRAWINGS 16-001 & 16-002.

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 = RAINFOVER PIPE  
SVP = SMOKE VENT PIPE  
VP = VENT PIPE ONLY  
SS = UNVENTED STUB STACK  
AAV = STUB STACK WITH AIR ADMITTANCE VALVE  
FS = FLOOR SOCKET. UNVENTED STRAIGHT FEED  
G = GUTTER  
FO = FLOOR OPENINGS  
ESCAPE = FIRE ESCAPE WINDOW  
OBSCURE = OBSCURE WINDOW  
MV = MECHANICAL VENT  
MU = MECHANICAL UNVENTED AS STRUCTURAL ENGINEERS DETAILS  
SD = SMOKE DETECTOR - MAINS OPERATED - INTERCONNECTED AND BATTERY BACKUP  
CMD = CARBON MONOXIDE DETECTOR - MAINS OPERATED , INTERCONNECTED AND BATTERY BACKUP  
H = 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+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.  
DECENTRALISED 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); CONTROLLABLE BACKGROUND TRickle VENTILATOR MINIMUM EA 4000mm<sup>2</sup>.  
WHERE FIRE DOORS ARE GLAZED THE GLAZING IS TO BE HALF HOUR FIRE RESISTING GLASS 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

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, 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  
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 SUBCONTRACTING, SUBDIVISION AND SUBCONTRACTING  
METHODOLOGY. SHOULD THIS NOT BE THE CASE THE CONTRACTOR'S ISSUES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.

ACDM 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

OG OBSCURE GLAZING

OF FIXED WINDOW ELEMENT

\* PERIOD DOOR TO BE RETAINED OR REUSED

FFL RELATED 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  
C2 10.12.25 GLASS BALUSTRADE ADDED. CONSTRUCTION ISSUE  
C1 29.08.25 WALL TYPES ADDED.  
P2 13.06.25 PRELIMINARY ISSUE.  
P1 27.05.25  
0 1m 2m 3m 4m 5m  
0 100mm  
SCALE 1:50  
Status CONSTRUCTION

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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 C2

Job N° 25-J4803 Drawing N° 11-003

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