LEGEND

- EXISTING MASONRY WALL
- PROPOSED MASONRY WALL
- NEW PARTITION WALL. REFER TO CONSTRUCTION TYPES DRAWING 16-002
- IW04 — CONSTRUCTION TYPES REFERENCE INDICATED THUS. 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

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 TRIAL HOLES WILL BE REQUIRED TO CHECK EXT 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 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

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 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
- 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.

ALL EXTERNAL WINDOWS OPENABLE OUTWARD, WOOD FRAMED AND LEADED

DECENTRALISED CONTINUOUS MECHANICAL VENTILATION (dMEV) 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.

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 - 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

EXISTING STRUCTURE OR FITTINGS OR SEVICES TO BE REMOVED INDICATED THUS

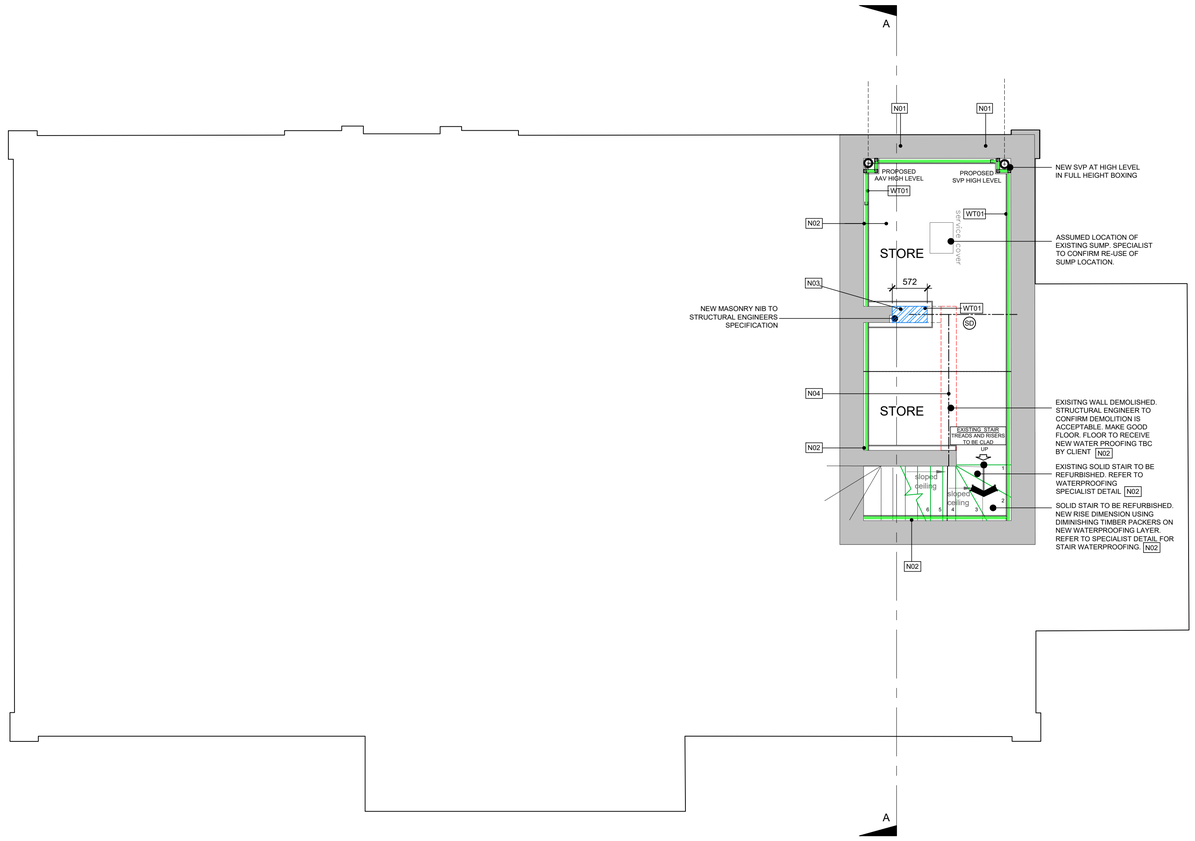
TAG NOTES:

N01 - THE TWO HIGH LEVEL VENTILATION AIR BRICKS ARE TO BE INSPECTED FOR BLOCKAGES.

N02 - ALL WATERPROOFING IS TO BE TO SPECIALIST DESIGN AND SPECIFICATION

N03 - PROPOSED MASONRY WALL NIB TO STRUCTURAL ENGINEERS SPECIFICATION.

N04 - PROPOSED STEEL BEAMS TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.



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, SUB-STRUCTURES, 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 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 ONSITE."

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 THAT 100mm.
- **OG** WINDOW TO BE OBSCURE GLAZED.
- **OV** OPENING VENT OPERATED BY FIREMANS SWITCH. REFER TO M&E 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

Rev	Date	Detail	Dwn	Chk
C2	10.12.25	PLANNING ISSUE.	RS	
C1	29.08.25	CONSTRUCTION ISSUE	RS	CH
P2	13.06.25	BASEMENT REVERTS TO STORE. LIGHTWELL DELETED.	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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Project Title
THE MOAT HOUSE, BIGGS LANE, ARBORFIELD, WOKINGHAM RG29LN

Drawing Title
PROPOSED BASEMENT FLOOR PLAN

Scale	Date	Drawn	Rev
1:50@ A1	MAY 2025	RJS	C2

Job N°.	Drawing N°.
25-J4803	11-001

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