

LEGEND	
	EXISTING MASONRY WALL
	PROPOSED MASONRY WALL
	NEW PARTITION WALL
	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

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 EXIST FOUNDATIONS AND CARRY OUT STRENGTHENING AS NECESSARY TO THE APPROVAL OF BUILDING CONTROL.
NOTE 3	FURNISH ON 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
	Q = 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	
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
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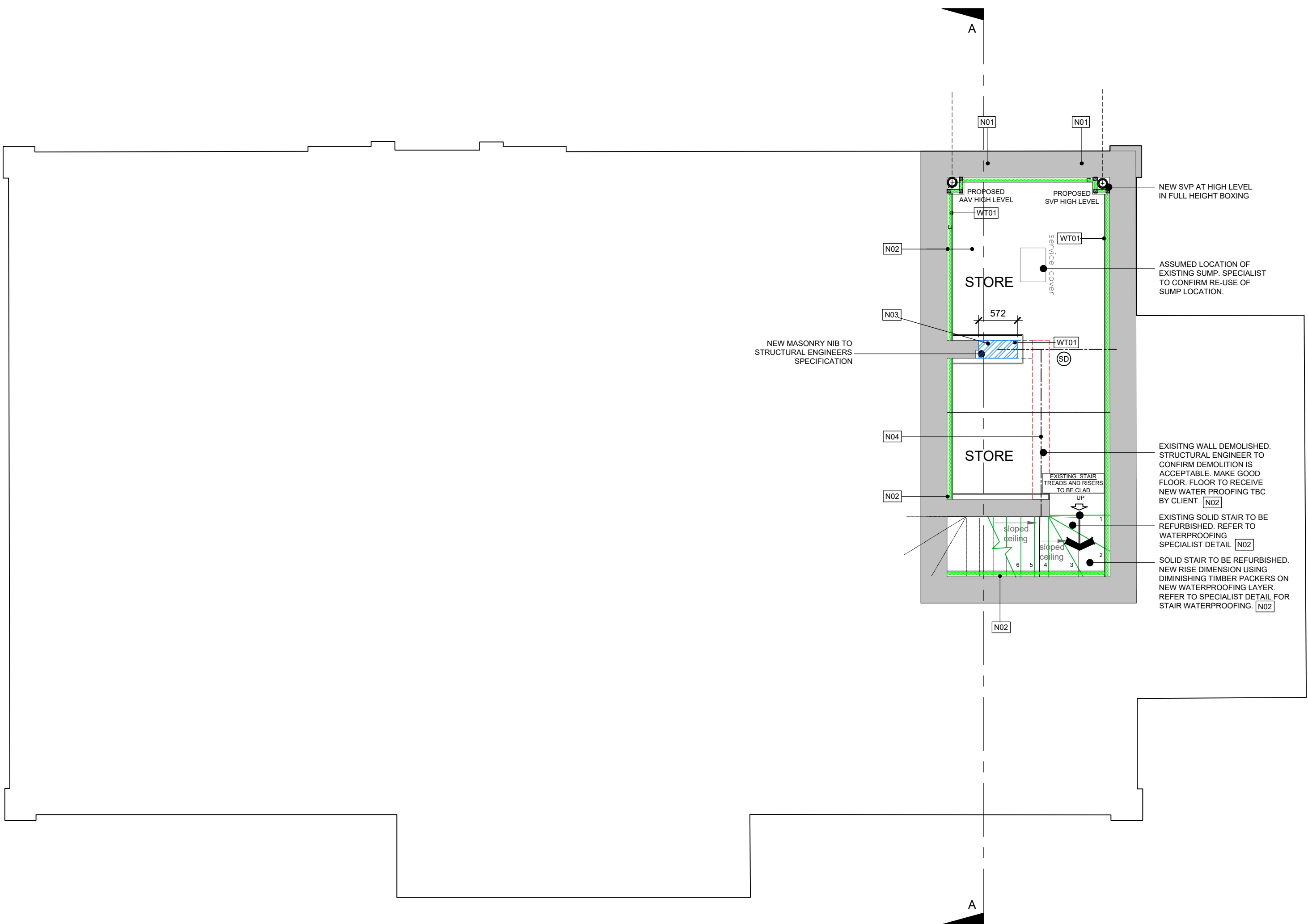
ANY WORK CARRIED OUT NEAR OR WITHIN THE ROOT PROTECTION ZONE TO BE CARRIED OUT IN ACCORDANCE WITH THE ARBORICULTURAL DRAWINGS AND METHOD STATEMENT IN ORDER TO PROTECT THE RETAINED TREES

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

----- EXISTING STRUCTURE OR FITTINGS OR SERVICES 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, 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. 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 - SCREENED / 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
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Rev	Date	Detail	Drwn	Chk
C3	07.04.26	TRICKLE VENTS OMITTED.	RS	.
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
					
100mm					
SCALE 1:50					

Status
CONSTRUCTION

ASCOT DESIGN		Timeless architecture	
HEAD OFFICE Ashurst Manor, Ashurst Park, Church Lane, Sunninghill, Ascot, SL5 8DD Tel: 01344 299 330	MANCHESTER No. 1 Booths Park, Chelford Road, Knutsford, Warrington Tel: 01565 756 147	LONDON 29 Farm Street, Mayfair, London, W1J 8JL Tel: 020 39940015	
Email: info@ascotdesign.com www.ascotdesign.com			
			

Client
MR STEVE HICKS

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	C3

Job N°	Drawing N°
25-J4803	11-001

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