

EXISTING MASONRY WALL

PROPOSED MASONRY WALL

NEW PARTITION WALL

CONSTRUCTION TYPES REFERENCE INDICATED THUS

DETAIL DRAWING NUMBER INDICATED THUS

NOTE REFERENCE NUMBER

LEGEND

REFER TO CONSTRUCTION TYPES DRAWING 16-002

STEEL STRUCTURE OVER TO STRUCTURAL ENGINEER'S DESIGN

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
FURFUR 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 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

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

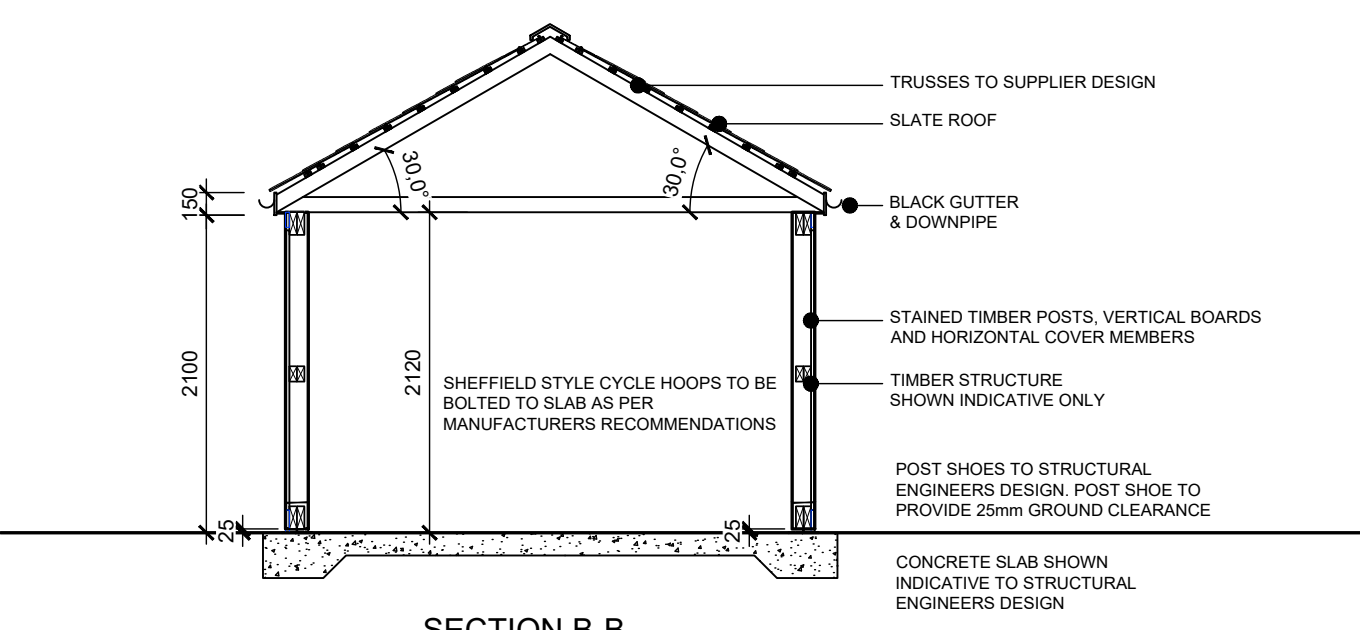
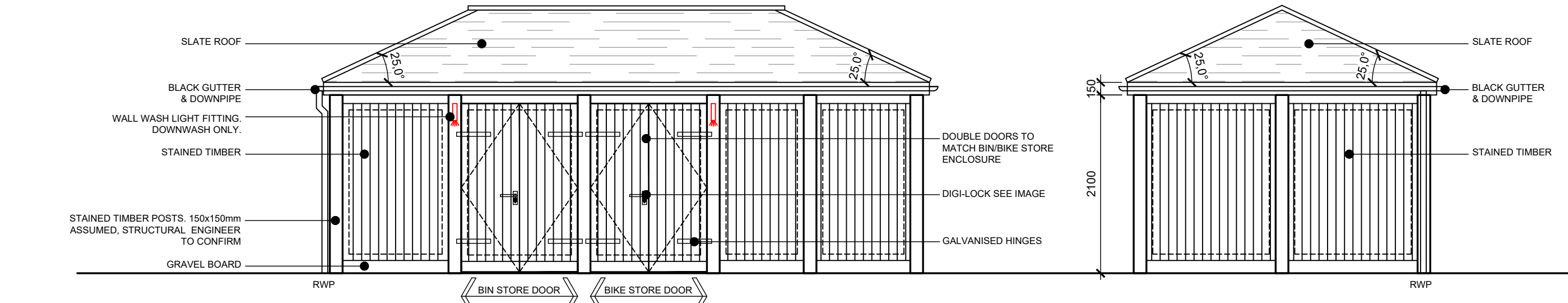
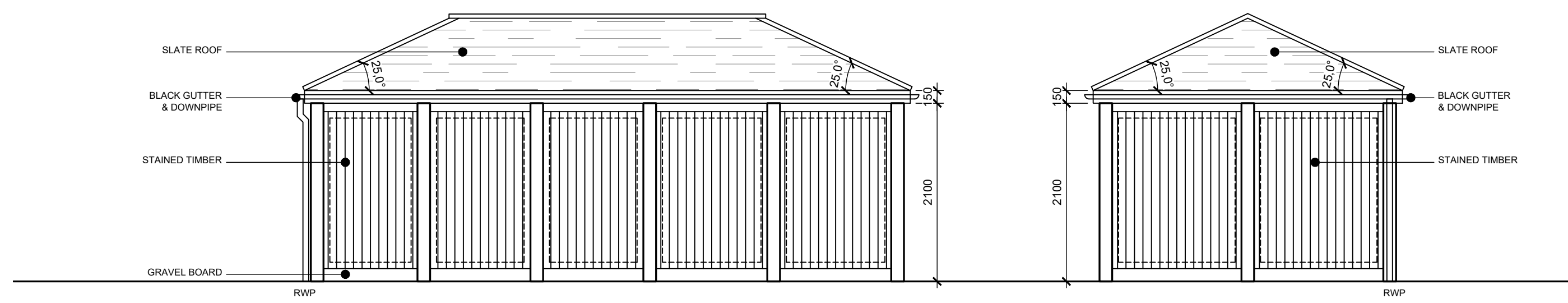
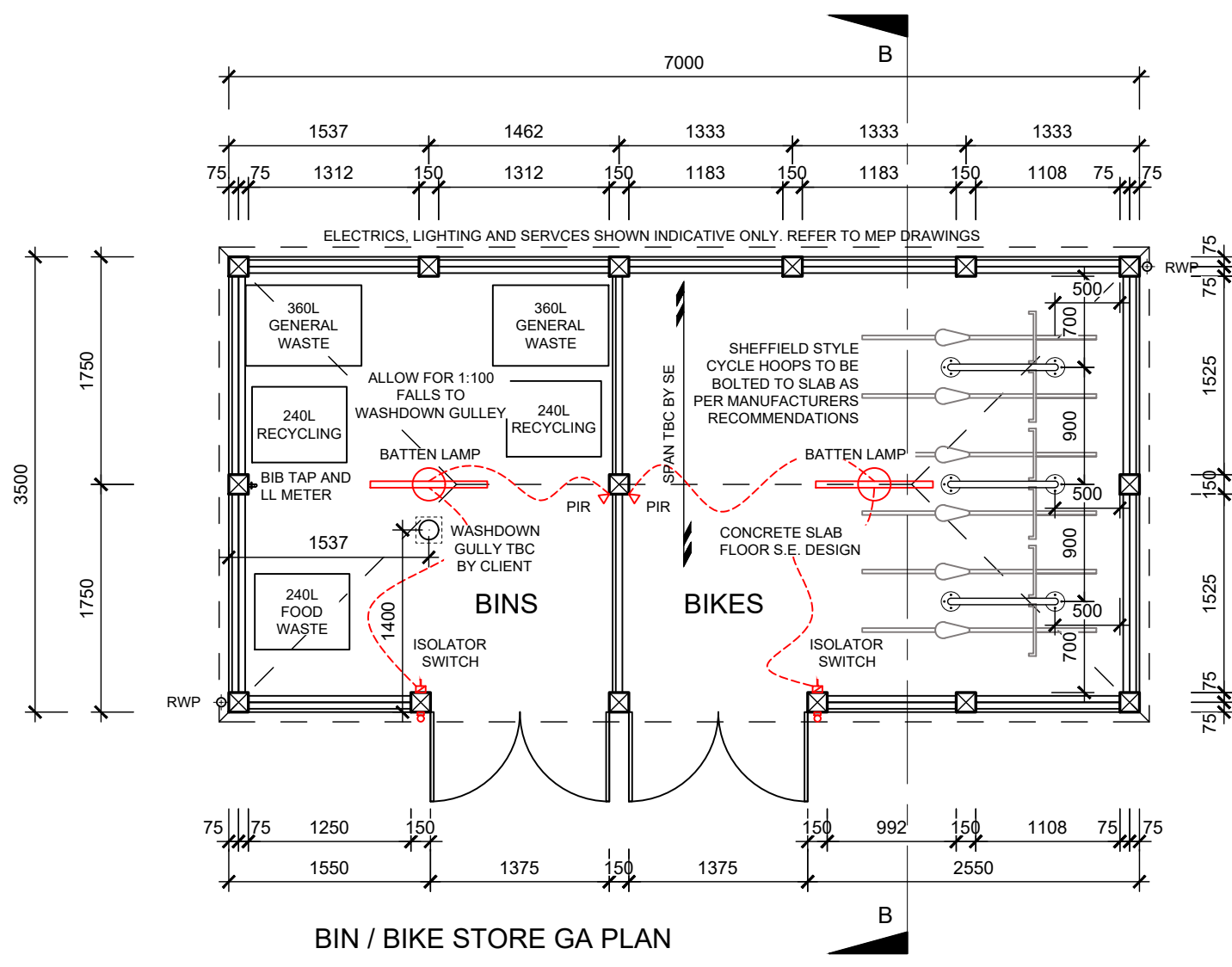
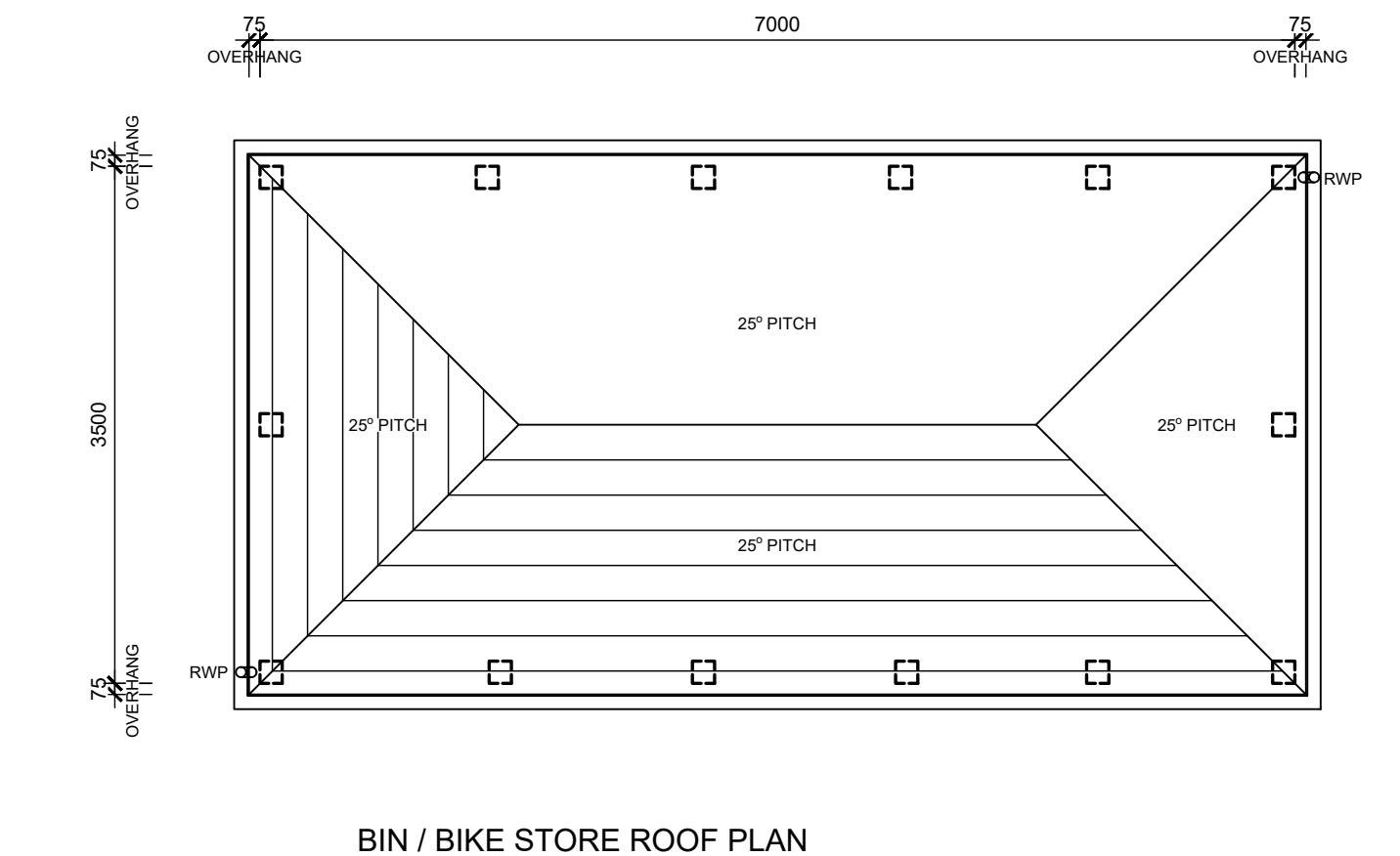
6. BED REINFORCEMENT JOINTS

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

NOTE: REFER TO PROJECT ENGINEERS DESIGN AND DETAILS FOR REQUIRED HEAVE MITIGATION MEASURES



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 UNDERSTANDING 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 - 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 C2
Date 10.12.25
C1 29.08.25
P1 27.05.25

Detail ACCESS CONFIRMED. CONSTRUCTION ISSUE PRELIMINARY ISSUE

Dwn RS
RS
RS

Chk RS
RS
CH

0 1m 2m 3m 4m 5m

0 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, Cheshire
Tel: 01565 756 147

LONDON
29 Farm Street,
Mayfair,
London,
W1J 8RL
Tel: 020 39940015

Email: info@ascotdesign.com
www.ascotdesign.com

f

ig

p

in

y

Client

MR STEVE HICKS

Project Title

THE MOAT HOUSE, BIGGS LANE, ARBORFIELD, WOKINGHAM RG29LN

Drawing Title

BIN & BIKE STORE PLANS ELEVATIONS AND SECTION

Scale

1:50@ A1

Date

MAY 2025

Drawn

RJS

Rev

C2

Job N°

25-J4803

Drawing N°

11-006

The Copyright in this document and design is confidential to and the property of Ascot Design Limited.