

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 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 & DPC DETAIL

NOTE 4
ROUTE SURFACE OF EXISTING DRAINAGE INVERTS ASSUMED THEREFORE LINE OF 150MM DIA PIPE ASSUMED

EXISTING DRAIN & INVERT TO SERVER TO BE CONFIRMED ON SITE. SEPARATE THAT AGREEMENT TO BE UNDERTAKEN BY CLIENT / CONTRACTOR

IF APP CABLE 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

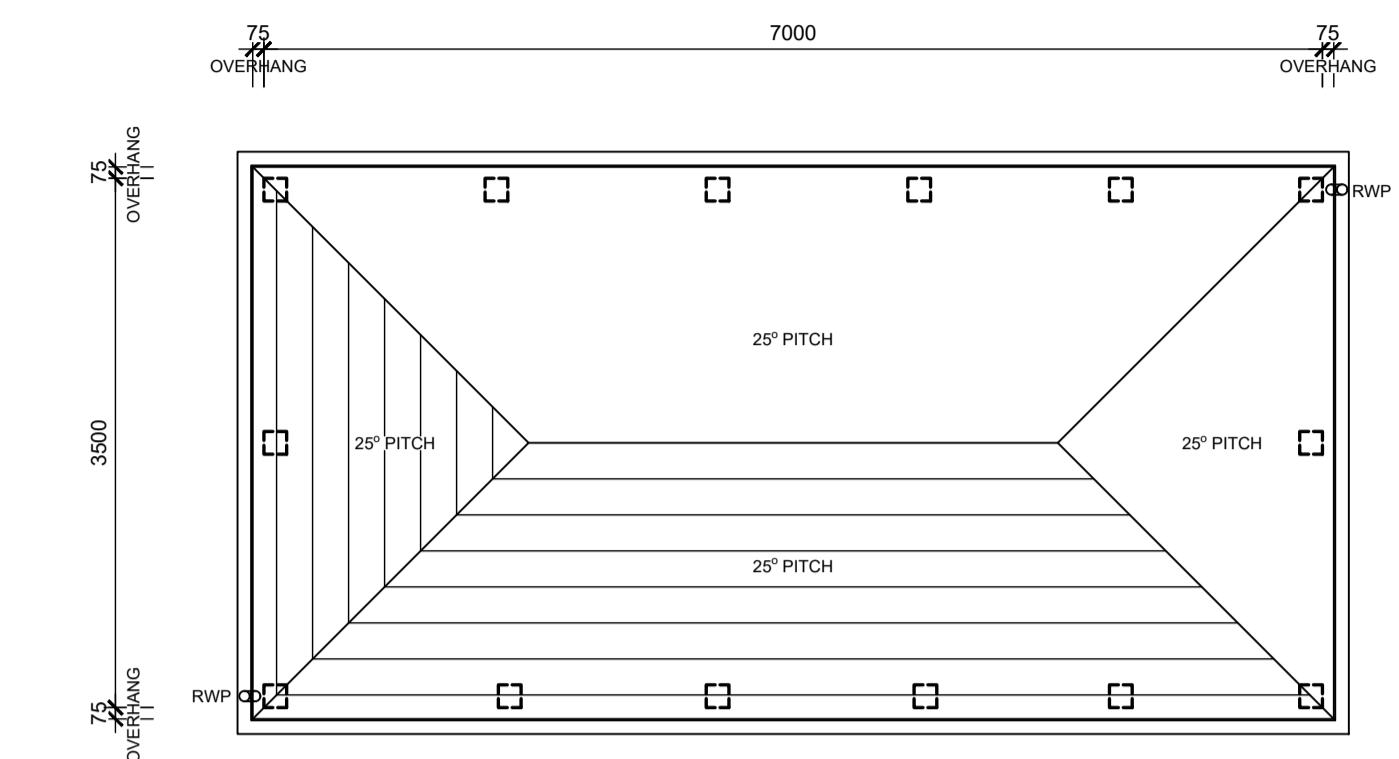
NOTE 9 - CONSTRUCTION BUILD UPS
REFER TO ASCOT DESIGN CONSTRUCTION TYPES DRAWINGS 16-001 & 16-002.

NOTE 10 - FINISHED FLOOR LEVELS
REFER TO ASCOT DESIGN DRAWING 11-001, 11-002, 11-003 & 11-004

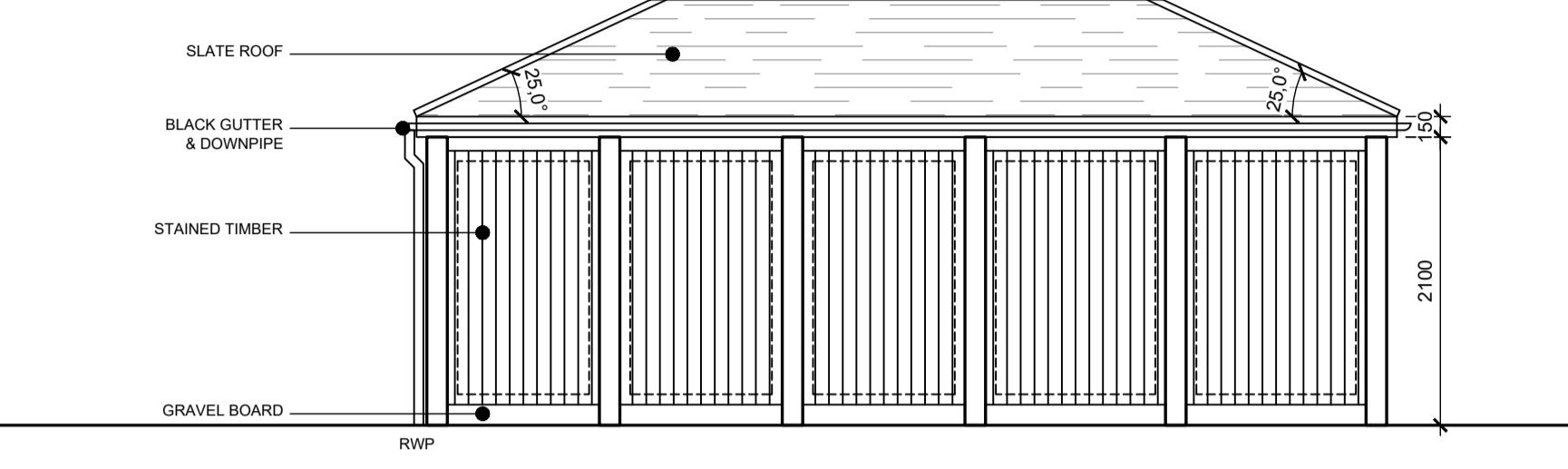
NOTE 11 - EXISTING MAIN STAIR TIMBER PANELLING
TIMBER PANELLING TO BE PROTECTED FROM DAMAGE DURING REFURBISHMENT WORKS

PLAN NOTES

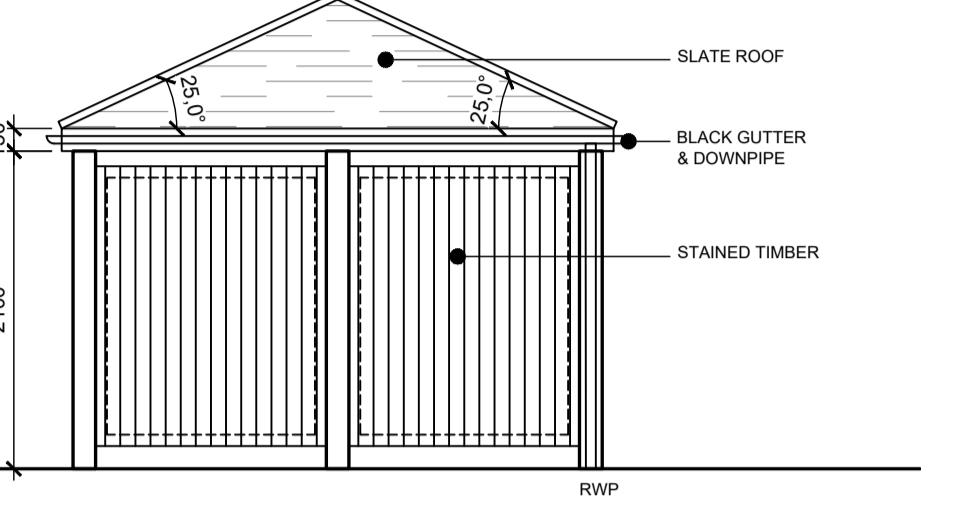
RWP = RAINWATER PIPE
SV = SINK VENT
VP = VENT PIPE ONLY
SS = UNVENTED STUB STACK
AAV = STUB STACK WITH AIR ADMITTANCE VALVE
FS = FLOOR SOCKET, UNVENTED STRAIGHT FEED
G = GROUT LINE, TILED FLOOR CONNECTOR TO DRAIN
FD = FLOOR OPENINGS
ESCAPE = FIRE ESCAPE WINDOW
OBSCURE = OBSCURE WINDOW
MV = MECHANICAL VENT
NU = NOT UNDERTAKEN 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+V = 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



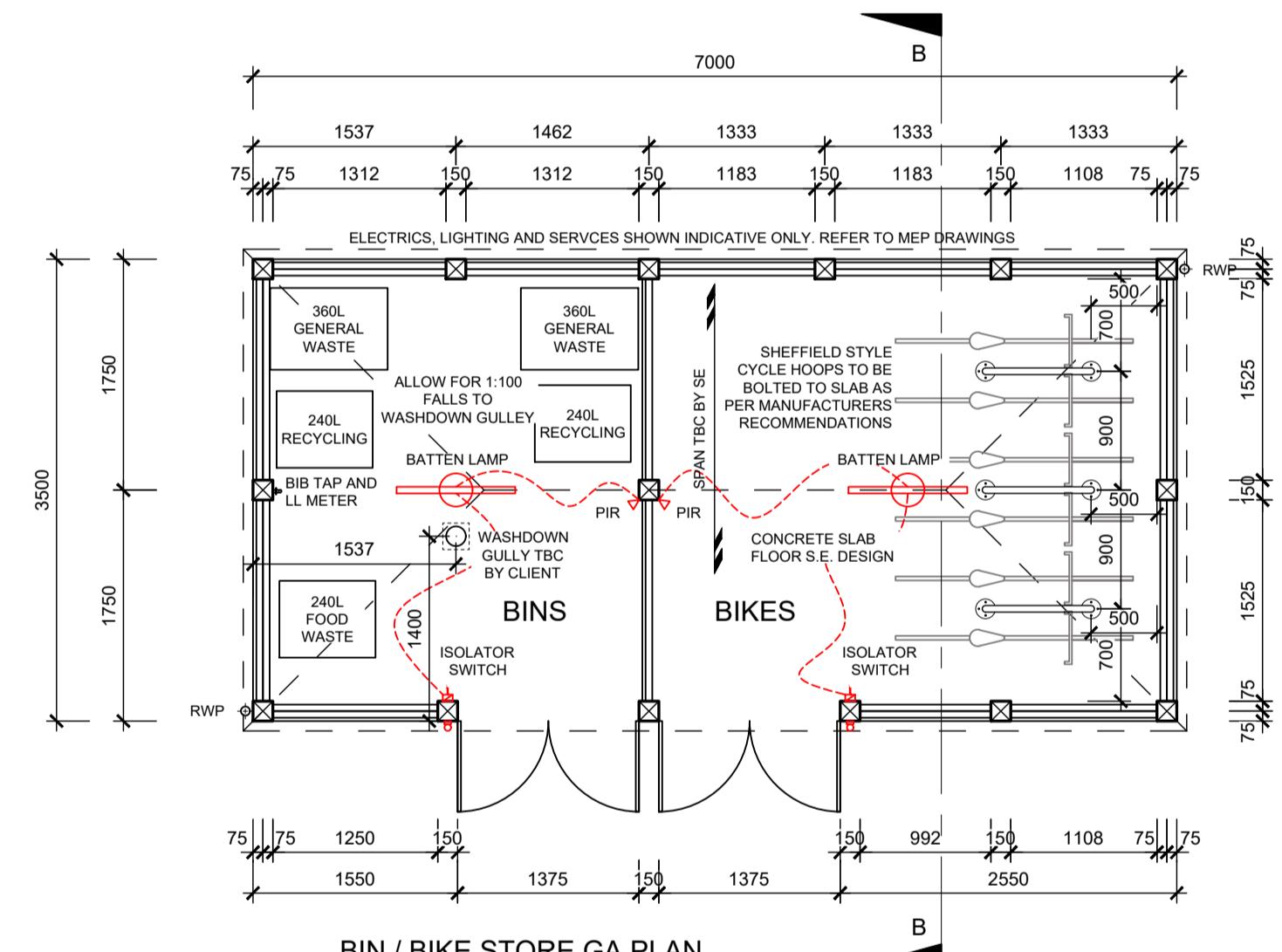
BIN / BIKE STORE ROOF PLAN



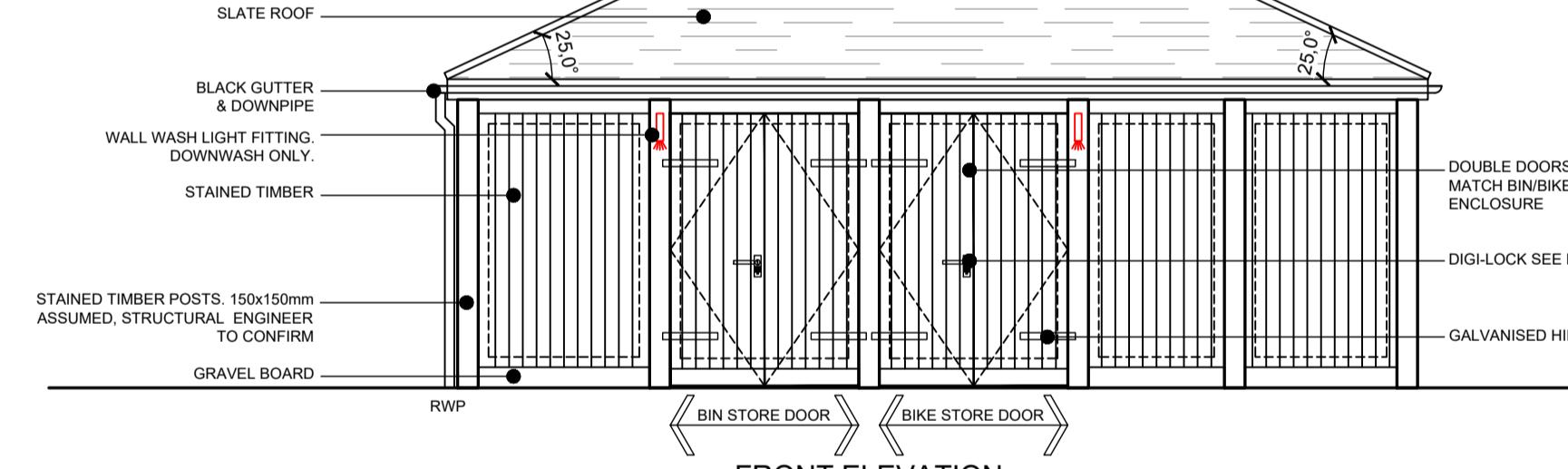
REAR ELEVATION



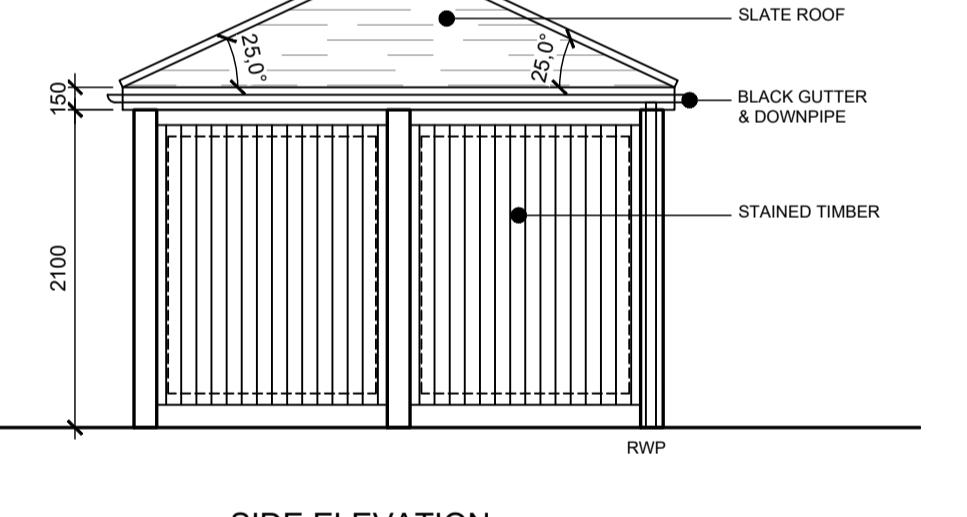
SIDE ELEVATION



BIN / BIKE STORE GA PLAN



FRONT ELEVATION



SIDE ELEVATION

Rev	C2	Date	10.12.25	Detail	ACCESS CONFIRMED, CONSTRUCTION ISSUE	Draw	RS	Chk	RS
P1		Date	29.08.25	Detail	PRELIMINARY ISSUE	Draw	RS	Chk	RS

0 1m 2m 3m 4m 5m
0 100mm

SCALE 1:50

Status CONSTRUCTION

ascot design
Timeless architecture

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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

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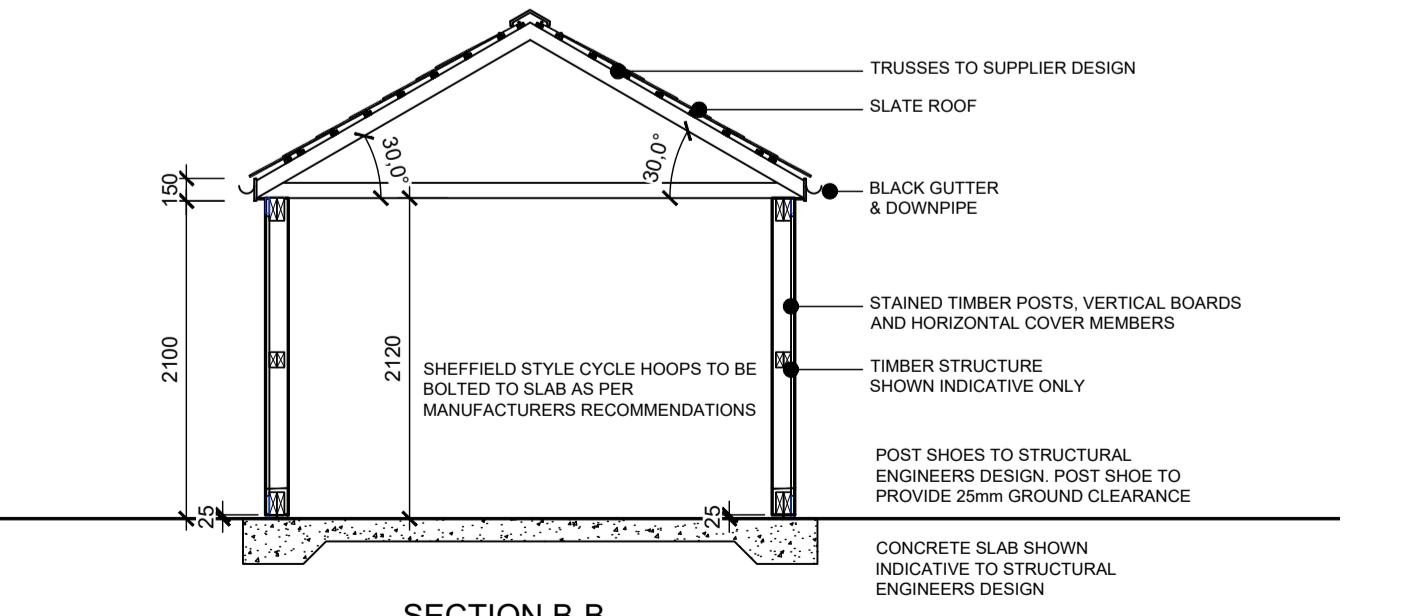
NO WORKS TO COMMENCE UNTIL THE ENGINEERS HAS CONFIRMED THE FOLLOWING
1. STEEL BEAMS & PADSTONES SIZES
2. FLOOR SPANS
3. LINTELS
4. MOVEMENT JOINTS
5. MASONRY STRENGTHS
6. BED REINFORCEMENT JOINTS

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



SECTION B-B

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.
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.
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 GROUND CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING THE SOIL AND
SUB-SOIL CONDITIONS RESTS WITH THE CONTRACTORS.

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS:
THE DETAILS UPON THIS DRAWING HAVE BEEN PREPARED ON THE
UNDERSTANDING THAT THE CONTRACTOR IS COMPETENT TO CARRY OUT
SUB-CONTRACTING, SUB-CONTRACTORS AND THE CONTRACTOR'S
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 OBFUSCATED 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 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 LINE