

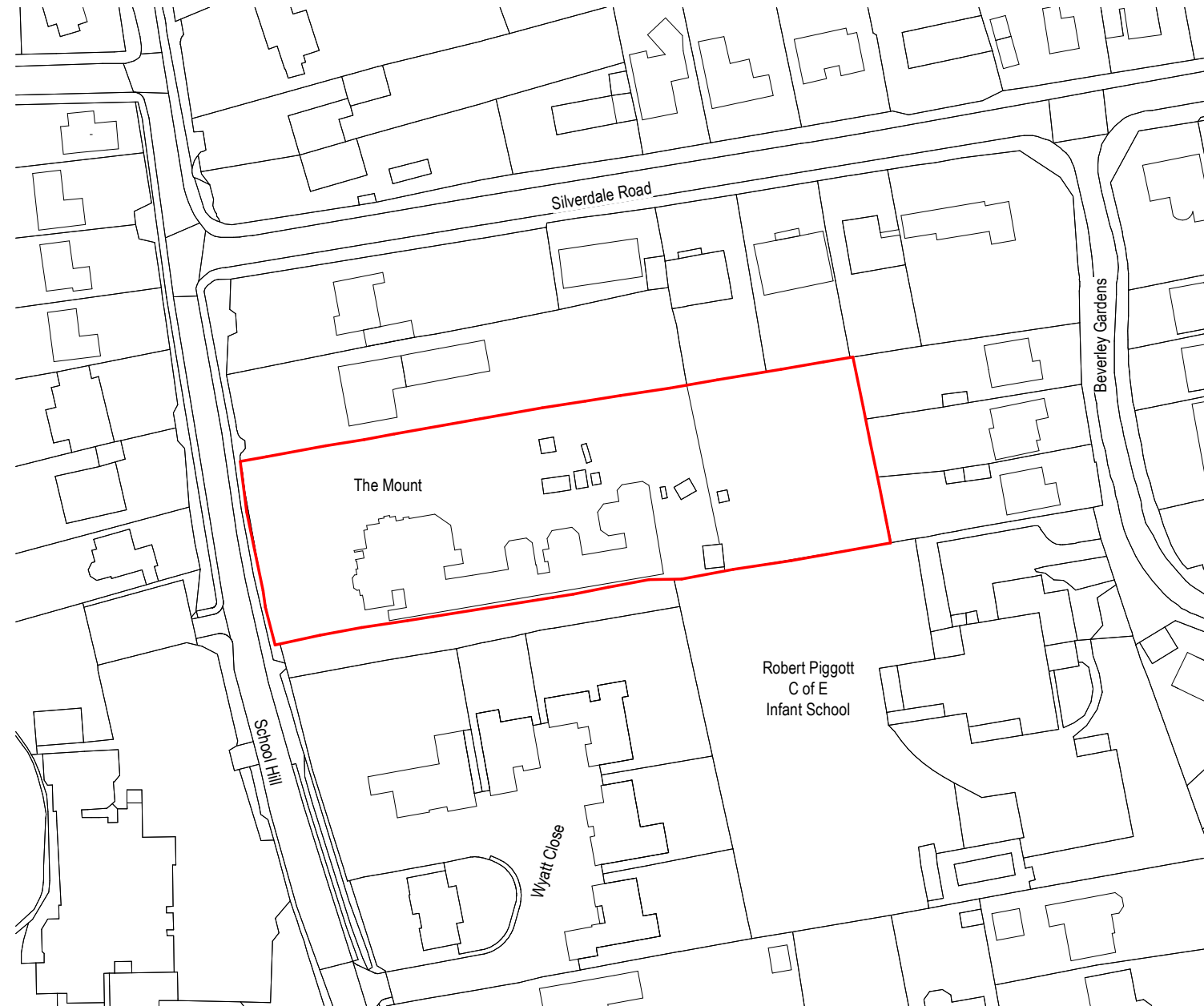
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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	3000	5000
1:200	mm	5000	8000	
1:500	M	5	15	25
1:1250	M	10	30	50 70

KEYPLAN

— Site Boundary



329

P01	Planning First Issue	TT	22.07.22
Rev	Description	By	Date
Client	Aedifica UK		
Job	The Mount, Wargrave		
Drawing	Location Plan		
BS/Ref	POZ Ref	Rev	P01
	5813-PAL-XX-XX-DR-A-1100		
Date	22.07.22	Scale	1 : 1250 @ A3
3D CoOrd	JG	2D CoOrd	TT ET
Project Status	Planning	Tender	Construction
	Design	Contract	As Built

Site Plan - Location Plan

1 : 1250



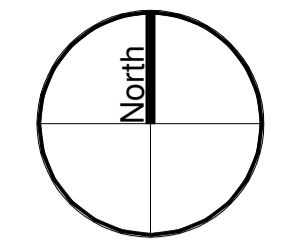
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Scale Bars TO BE USED ONLY AS GUIDANCE

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1:200	mm	0	1000	2000	3000
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KEYPLAN

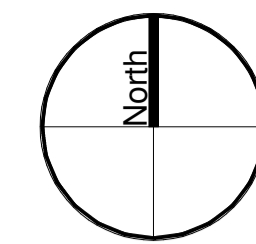
	Site Boundary
	Demolition

Demolition Plan
 1 : 500

Rev	Description	By	Date
P01	Planning First Issue	TT	22.07.22
Client: Aedifica UK			
Job: The Mount, Wargrave			
Drawing: Demolition Plan			
Factor	POZZONI Ref	P01	
5813-PAL-XX-XX-DR-A-1150			
Date	Scale	@ A1	
22.07.22	1 : 500		
Author	Job Code	Approved	
JG	TT	ET	
Phase	Tender	Construction	
Design	Contract	As Built	

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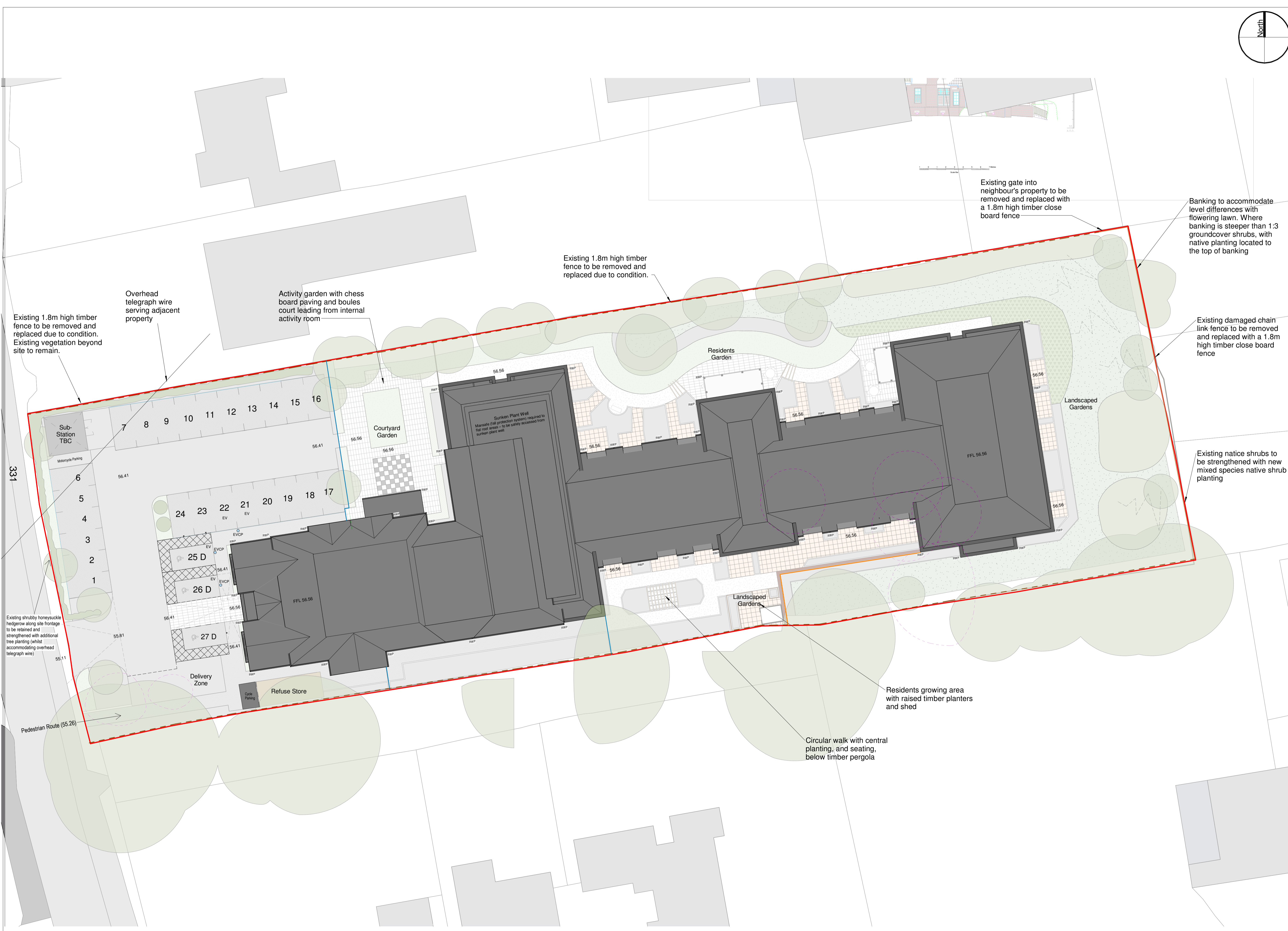
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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	0	1000	2000	3000
1:200	mm	0	1000	2000	3000
1:500	m	0	10	20	30
1:1000	m	0	10	20	30

For Landscape design, planting, external feature details and materials please see B22004.102A-DRAFT-Landscape Proposals-The Mount, Wargrave.

- Boundary Treatment**
- Existing Timber Fence to be replaced
 - Proposed Timber Fence
 - Proposed Metal Fence
 - 1.1m Fall Guard
 - Electric Vehicle Charging Point



Existing 1.8m high timber fence to be removed and replaced due to condition. Existing vegetation beyond site to remain.

Overhead telegraph wire serving adjacent property

Activity garden with chess board paving and boules court leading from internal activity room

Existing 1.8m high timber fence to be removed and replaced due to condition.

Existing gate into neighbour's property to be removed and replaced with a 1.8m high timber close board fence

Banking to accommodate level differences with flowering lawn. Where banking is steeper than 1:3 groundcover shrubs, with native planting located to the top of banking

Existing damaged chain link fence to be removed and replaced with a 1.8m high timber close board fence

Existing native shrubs to be strengthened with new mixed species native shrub planting

Existing shrubby honeysuckle hedgegrow along site frontage to be retained and strengthened with additional tree planting (whilst accommodating overhead telegraph wire)

Pedestrian Route (55.26)

Refuse Store

Residents growing area with raised timber planters and shed

Circular walk with central planting, and seating, below timber pergola

Site Plan
1 : 200



P04	Car parking space dimensions increased	AMS	31.10.22
P03	Updates to meet Highway Officer comments.	AMS	21.10.22
P02	Landscape Plan Update	TT	25.07.22
P01	Planning First Issue	TT	22.07.22
Rev	Description	By	Date

Client: Aedifica UK

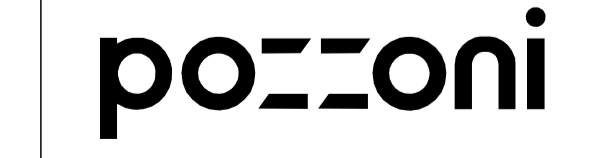
Job: The Mount, Wargrave

Drawing: Site Plan

Factor: P04 Ref: P04

Date: 22.07.22 Scale: 1 : 200 @ A1

JG	TT	ET
Planning	Tender	Construction
Design	Contract	As Built



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Ground Floor Room Schedule			
Level	Name	Area	Area ft²
00 - Ground Floor	Cafe	53 m²	567 ft²
00 - Ground Floor	Reception Desk	6 m²	65 ft²
00 - Ground Floor	Lobby	8 m²	89 ft²
00 - Ground Floor	Admin Office	17 m²	180 ft²
00 - Ground Floor	Comms	5 m²	51 ft²
00 - Ground Floor	Electrical Intake	4 m²	44 ft²
00 - Ground Floor	Office	8 m²	91 ft²
00 - Ground Floor	Main Stair	26 m²	284 ft²
00 - Ground Floor	Cinema Room	34 m²	366 ft²
00 - Ground Floor	Private Dining	19 m²	206 ft²
00 - Ground Floor	GF Quiet Lounge	21 m²	226 ft²
00 - Ground Floor	Managers Office	19 m²	202 ft²
00 - Ground Floor	Bar / Activity	50 m²	534 ft²
00 - Ground Floor	St.	2 m²	22 ft²
00 - Ground Floor	Visitors WC	3 m²	37 ft²
00 - Ground Floor	Hair Salon	27 m²	286 ft²
00 - Ground Floor	Sluice	6 m²	60 ft²
00 - Ground Floor	Nurse Office	5 m²	51 ft²
00 - Ground Floor	Medication Store	12 m²	130 ft²

Ground Floor Room Schedule			
Level	Name	Area	Area ft²
00 - Ground Floor	Waiting area	8 m²	91 ft²
00 - Ground Floor	CI St.	3 m²	30 ft²
00 - Ground Floor	Bedroom 01.	20 m²	214 ft²
00 - Ground Floor	Bedroom 02	28 m²	305 ft²
00 - Ground Floor	Assisted WC	17 m²	180 ft²
00 - Ground Floor	PPE Store.	7 m²	76 ft²
00 - Ground Floor	St.	1 m²	15 ft²
00 - Ground Floor	Store.	8 m²	90 ft²
00 - Ground Floor	Wheelchair St.	11 m²	119 ft²
00 - Ground Floor	Stair 02.	18 m²	198 ft²
00 - Ground Floor	St.	2 m²	21 ft²
00 - Ground Floor	GF Lounge	70 m²	755 ft²
00 - Ground Floor	WC	5 m²	52 ft²
00 - Ground Floor	Dining Room	54 m²	584 ft²
00 - Ground Floor	WC	4 m²	48 ft²
00 - Ground Floor	Lift 03.	3 m²	36 ft²
00 - Ground Floor	Lift Lobby	5 m²	53 ft²
00 - Ground Floor	CI St.	4 m²	47 ft²
00 - Ground Floor	Sluice	6 m²	63 ft²

Ground Floor Room Schedule			
Level	Name	Area	Area ft²
00 - Ground Floor	Stair 03.	17 m²	187 ft²
00 - Ground Floor	Store.	4 m²	43 ft²
00 - Ground Floor	GF Circulation 04.	61 m²	653 ft²
00 - Ground Floor	GF Circulation 03.	48 m²	520 ft²
00 - Ground Floor	GF Circulation 05.	22 m²	232 ft²
00 - Ground Floor	Reception	19 m²	200 ft²
00 - Ground Floor	GF Circulation 02.	31 m²	337 ft²
00 - Ground Floor	GF Circulation 01.	53 m²	570 ft²
00 - Ground Floor	Concourse	37 m²	397 ft²
00 - Ground Floor	Bedroom 03.	16 m²	169 ft²
00 - Ground Floor	Bedroom 04.	16 m²	169 ft²
00 - Ground Floor	Bedroom 05	16 m²	169 ft²
00 - Ground Floor	Bedroom 06.	17 m²	186 ft²
00 - Ground Floor	Bedroom 07.	17 m²	186 ft²
00 - Ground Floor	Bedroom 08.	17 m²	186 ft²
00 - Ground Floor	Bedroom 10.	20 m²	215 ft²
00 - Ground Floor	Bedroom 09.	20 m²	218 ft²
00 - Ground Floor	Bedroom 11.	19 m²	205 ft²
00 - Ground Floor	Bedroom 12.	20 m²	218 ft²

Ground Floor Room Schedule			
Level	Name	Area	Area ft²
00 - Ground Floor	Bedroom 14.	19 m²	205 ft²
00 - Ground Floor	Bedroom 13.	17 m²	179 ft²
00 - Ground Floor	Bedroom 15.	21 m²	221 ft²
00 - Ground Floor	Bedroom 16.	21 m²	221 ft²
00 - Ground Floor	Bedroom 17.	19 m²	206 ft²
00 - Ground Floor	Bedroom 18.	16 m²	171 ft²
00 - Ground Floor	Bedroom 19.	19 m²	205 ft²
00 - Ground Floor	Bedroom 20.	19 m²	205 ft²
00 - Ground Floor	Bedroom 21.	19 m²	205 ft²
00 - Ground Floor	Bedroom 22.	20 m²	216 ft²
00 - Ground Floor	Bedroom 23.	17 m²	186 ft²
00 - Ground Floor	Bedroom 24.	21 m²	228 ft²
00 - Ground Floor	Bedroom 25.	21 m²	228 ft²
00 - Ground Floor	Bedroom 26.	17 m²	186 ft²
00 - Ground Floor	Bedroom 27.	19 m²	209 ft²
00 - Ground Floor	Bedroom 28.	17 m²	188 ft²
00 - Ground Floor	Bedroom 29.	17 m²	188 ft²
00 - Ground Floor	Lift 01.	4 m²	48 ft²
00 - Ground Floor	Lift 02.	4 m²	48 ft²

- Activity Space
- Bedrooms
- Circulation
- Communal Bathrooms
- Day Space
- Private Bathroom
- Services
- Staff Area
- Storage

Notes
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1:200	mm	0	1000	2000	3000
1:500	m	0	10	20	30
1:1000	m	0	10	20	30

KEYPLAN



Ground Floor Plan
1 : 200

1:200 mm 0 1000 2000

P01	Planning First Issue	TT	22.07.22
Rev	Description	By	Date
Client	Aedifica UK Ltd.		
Job	The Mount, School Hill, Wargrave.		
Drawing	Proposed Ground Floor		
Factor	5813_1201	Ref	P01
Date	5813-PAL-XX-00-DR-A-1201	Scale	1 : 200 @ A1
Author	JC	Job Drawn	TT
Checked	TT	Approved	ET
Phase	Planning	Tender	Construction
Design	Contract	As Built	

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BIM 980 - The Mount/5813-POZ-XX-00-DR-A-1201
22/07/2022 15:24:14

- Activity Space
- Bedrooms
- Circulation
- Communal Bathrooms
- Day Space
- Private Bathroom
- Services
- Staff Area
- Storage

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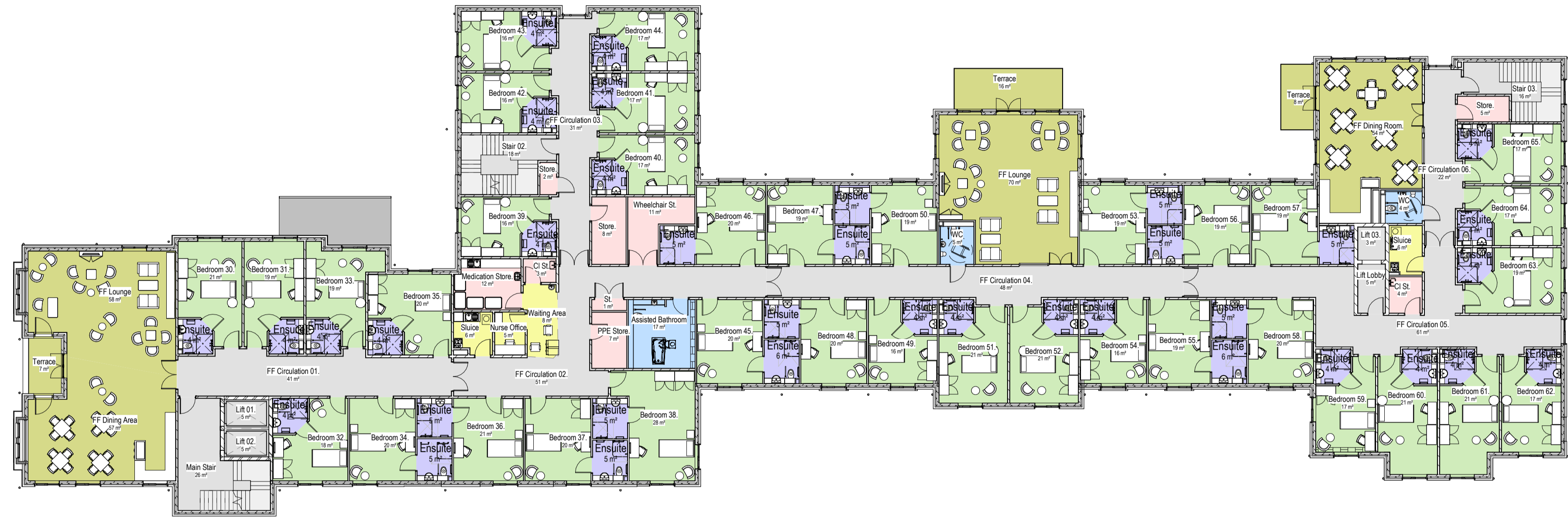
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1:500	m	0	5	10	15	20
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KEYPLAN

First Floor Room Schedule			
Level	Name	Area	Area ft²
01 - First Floor	FF Lounge	58 m²	622 ft²
01 - First Floor	FF Dining Area	57 m²	614 ft²
01 - First Floor	Main Stair	26 m²	284 ft²
01 - First Floor	FF Circulation 01.	41 m²	443 ft²
01 - First Floor	Bedroom 30.	21 m²	227 ft²
01 - First Floor	Bedroom 31.	19 m²	209 ft²
01 - First Floor	Lift 01.	5 m²	50 ft²
01 - First Floor	Bedroom 32.	18 m²	195 ft²
01 - First Floor	Bedroom 33.	19 m²	208 ft²
01 - First Floor	Bedroom 35.	20 m²	216 ft²
01 - First Floor	Bedroom 34.	20 m²	214 ft²
01 - First Floor	Bedroom 36.	21 m²	226 ft²
01 - First Floor	Bedroom 37.	20 m²	214 ft²
01 - First Floor	Bedroom 38.	28 m²	304 ft²
01 - First Floor	Assisted Bathroom	17 m²	180 ft²
01 - First Floor	Wheelchair St.	11 m²	119 ft²
01 - First Floor	Store.	8 m²	90 ft²
01 - First Floor	Medication Store.	12 m²	130 ft²
01 - First Floor	Sluice	6 m²	60 ft²
01 - First Floor	Nurse Office	5 m²	51 ft²
01 - First Floor	Bedroom 39.	16 m²	169 ft²
01 - First Floor	Stair 02.	18 m²	198 ft²
01 - First Floor	Bedroom 42.	16 m²	169 ft²
01 - First Floor	Bedroom 43.	16 m²	169 ft²
01 - First Floor	Bedroom 44.	17 m²	186 ft²
01 - First Floor	Bedroom 41.	17 m²	186 ft²
01 - First Floor	Bedroom 40.	17 m²	186 ft²
01 - First Floor	PPE Store.	7 m²	76 ft²
01 - First Floor	FF Circulation 02.	51 m²	550 ft²
01 - First Floor	St.	1 m²	15 ft²
01 - First Floor	Bedroom 45.	20 m²	218 ft²
01 - First Floor	Bedroom 46.	20 m²	215 ft²
01 - First Floor	Bedroom 47.	19 m²	205 ft²
01 - First Floor	Bedroom 48.	20 m²	218 ft²
01 - First Floor	Bedroom 50.	19 m²	201 ft²
01 - First Floor	FF Lounge	70 m²	755 ft²

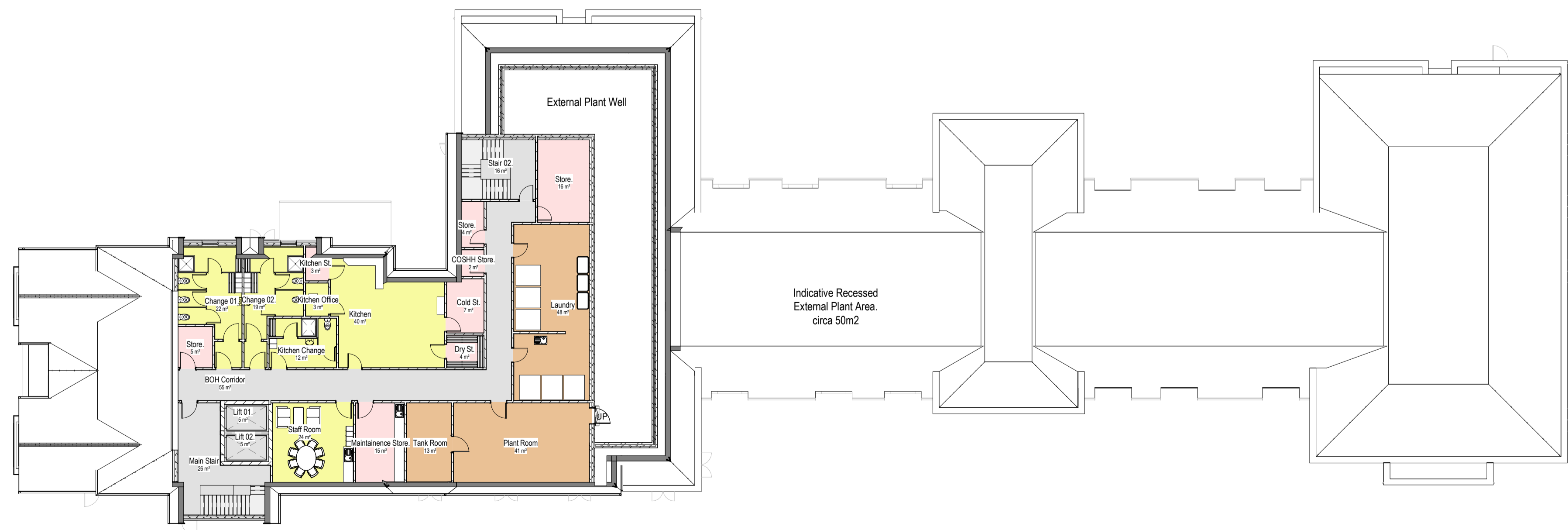
First Floor Room Schedule			
Level	Name	Area	Area ft²
01 - First Floor	WC	5 m²	52 ft²
01 - First Floor	Bedroom 49.	16 m²	176 ft²
01 - First Floor	Bedroom 51.	21 m²	221 ft²
01 - First Floor	Bedroom 52.	21 m²	221 ft²
01 - First Floor	Bedroom 53.	19 m²	202 ft²
01 - First Floor	Bedroom 54.	16 m²	169 ft²
01 - First Floor	Bedroom 55.	19 m²	205 ft²
01 - First Floor	Bedroom 56.	19 m²	205 ft²
01 - First Floor	Bedroom 58.	20 m²	215 ft²
01 - First Floor	Bedroom 57.	19 m²	202 ft²
01 - First Floor	Lift 03.	3 m²	36 ft²
01 - First Floor	Lift Lobby	5 m²	53 ft²
01 - First Floor	Bedroom 59.	17 m²	186 ft²
01 - First Floor	FF Dining Room.	54 m²	584 ft²
01 - First Floor	Stair 03.	16 m²	176 ft²
01 - First Floor	Store.	5 m²	51 ft²
01 - First Floor	Bedroom 65.	17 m²	188 ft²
01 - First Floor	Bedroom 64.	17 m²	188 ft²
01 - First Floor	Bedroom 63.	19 m²	209 ft²
01 - First Floor	FF Circulation 05.	61 m²	653 ft²
01 - First Floor	FF Circulation 06.	22 m²	232 ft²
01 - First Floor	WC	4 m²	48 ft²
01 - First Floor	Sluice	6 m²	63 ft²
01 - First Floor	Cl St.	4 m²	47 ft²
01 - First Floor	Bedroom 60.	21 m²	227 ft²
01 - First Floor	Bedroom 61.	21 m²	228 ft²
01 - First Floor	Bedroom 62.	17 m²	186 ft²
01 - First Floor	Store.	2 m²	21 ft²
01 - First Floor	Cl St.	3 m²	30 ft²
01 - First Floor	FF Circulation 03.	31 m²	336 ft²
01 - First Floor	FF Circulation 04.	48 m²	520 ft²
01 - First Floor	Lift 02.	5 m²	50 ft²
01 - First Floor	Waiting Area	8 m²	91 ft²
01 - First Floor	Terrace	7 m²	72 ft²
01 - First Floor	Terrace	16 m²	176 ft²
01 - First Floor	Terrace	8 m²	86 ft²



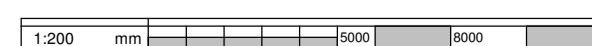
First Floor Plan
1 : 200



Second Floor Room Schedule			
Level	Name	Area	Area ft²
02 - Second Floor	COSHH Store.	2 m²	24 ft²
02 - Second Floor	Stair 02.	16 m²	174 ft²
02 - Second Floor	Lift 01.	5 m²	50 ft²
02 - Second Floor	Staff Room	24 m²	262 ft²
02 - Second Floor	Laundry	48 m²	520 ft²
02 - Second Floor	Kitchen Change	12 m²	130 ft²
02 - Second Floor	Maintenance Store.	15 m²	158 ft²
02 - Second Floor	Plant Room	41 m²	442 ft²
02 - Second Floor	Tank Room	13 m²	145 ft²
02 - Second Floor	Store.	5 m²	56 ft²
02 - Second Floor	Change 01.	22 m²	242 ft²
02 - Second Floor	Change 02.	19 m²	209 ft²
02 - Second Floor	Kitchen Office	3 m²	29 ft²
02 - Second Floor	Kitchen St.	3 m²	28 ft²
02 - Second Floor	Dry St.	4 m²	47 ft²
02 - Second Floor	BOH Corridor	55 m²	589 ft²
02 - Second Floor	Kitchen	40 m²	432 ft²
02 - Second Floor	Cold St.	7 m²	79 ft²
02 - Second Floor	Store.	4 m²	41 ft²
02 - Second Floor	Store.	16 m²	168 ft²
02 - Second Floor	Stair 02.	Redundant Room	
02 - Second Floor	Lift 02.	5 m²	50 ft²
02 - Second Floor	Main Stair	26 m²	284 ft²



Second Floor Plan
1 : 200



P01	Planning First Issue	TT	22.07.22
Rev	Description	By	Date
Client	Aedifica UK Ltd.		
Job	The Mount, School Hill, Wargrave.		
Drawing	Proposed First and Second Floor		
Ref	5813 1202	Ref	P01
Ref	5813-PAL-XX-ZZ-DR-A-1202		
Date	22.07.22	Scale	1 : 200
Author	JC	Drawn	TT
Checked	ET	Approved	ET
Phase	Planning	Tender	Construction
	Design	Contract	As Built

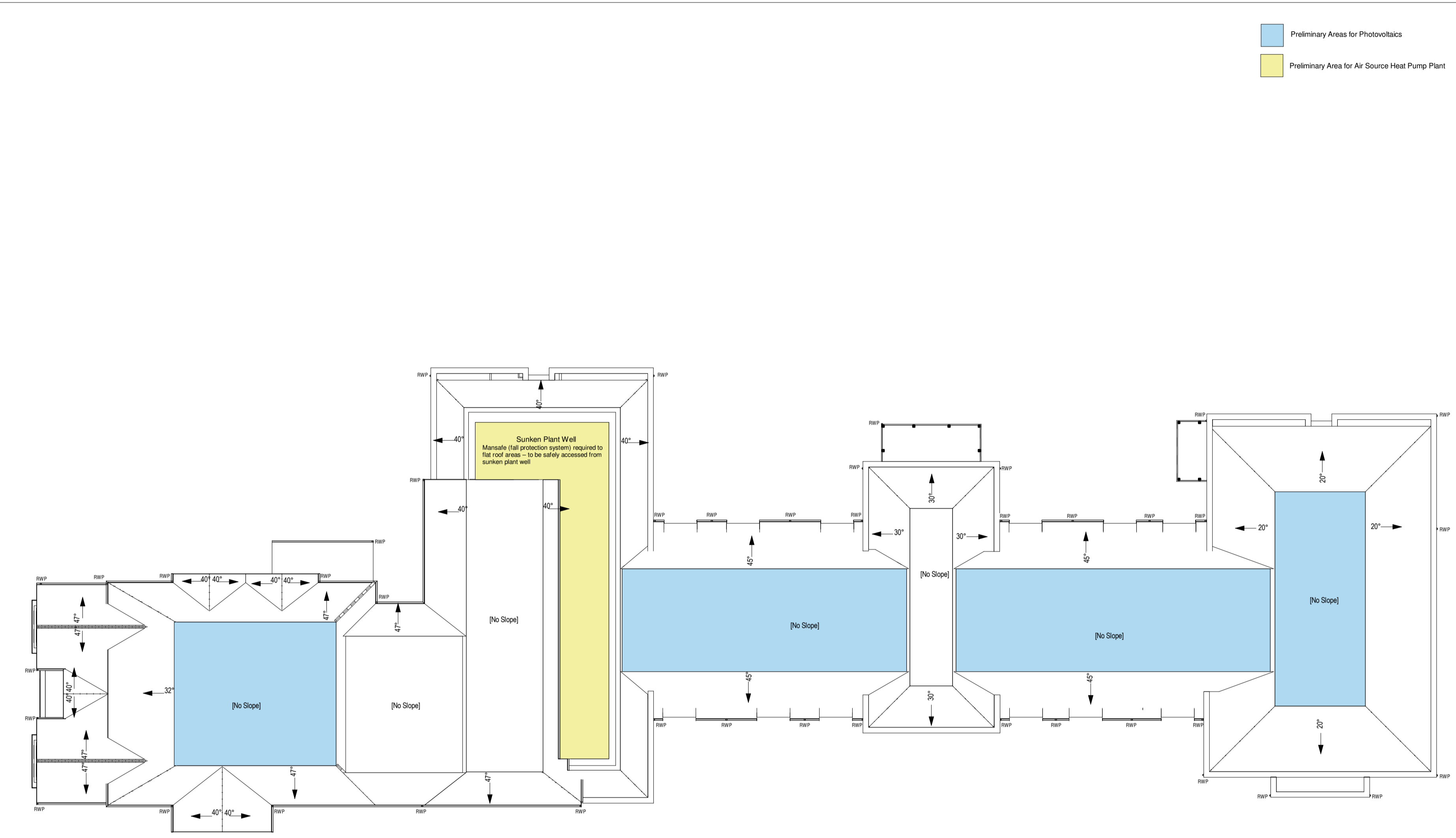
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Proposed Roof Plan
1 : 200



- Preliminary Areas for Photovoltaics
- Preliminary Area for Air Source Heat Pump Plant

Notes

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1:200	mm	0	5000	10000	
1:500	M	0	5	15	25
1:1250	M	0	10	30	70

KEYPLAN

Rev	Description	By	Date
P01	Planning First Issue	TT	22.07.22

Client:	Aedifica UK Ltd.		
Job:	The Mount, School Hill, Wargrave.		
Drawing:	Proposed Roof Plan		
Ref:	5813_1203	Rev:	P01
Ref:	5813-PAL-XX-RF-DR-A-1203		
Date:	22.07.22	Scale:	1 : 200 @ A2
Project Status:	JC	TT	ET
	Planning	Tender	Construction
	Design	Contract	As Built

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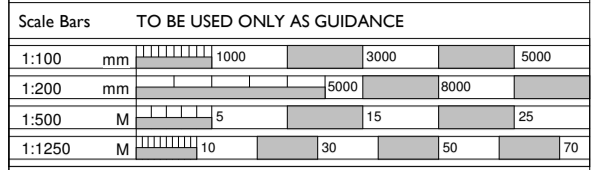
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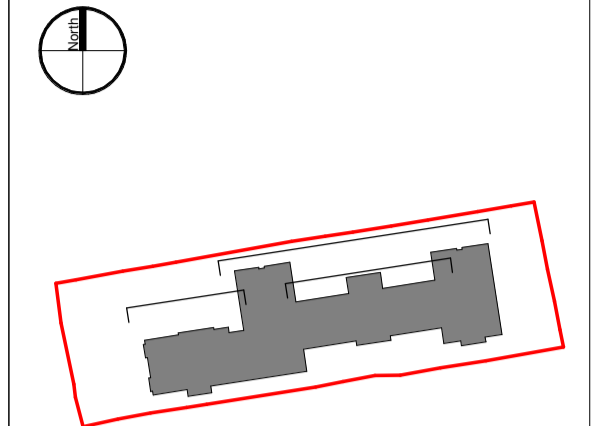
Material Keynote	
Key Value	Keynote Text
01	Facing Brickwork - Colour Light Red Multi Brick.
02	Facing Brickwork Soldier - Colour Light Red Multi Brick 1 Course
03	Facing Brickwork - Colour Dark Red Smooth Faced.
04	Facing Brickwork Soldier - Colour Dark Red Smooth Faced 1 Course
05	Feature Brickwork - Colour Light Red Smooth Faced.
06	Feature Brickwork Soldier - Colour Light Red Smooth Faced 1 Course
07	Pattern Brickwork - Colour Light Red Decorative Pattern Brick.
08	Soldier Course - 3 Course Soldier Course to match Light Red Multi Brick.
09	Recessed Brick - Recessed Brick Panel to match Light Red Multi Brick- 15mm minimum Recess.
10	Recessed Brick - Recessed Brick Panel to match Dark Red Smooth Faced Brick - 102.5mm minimum Recess.
11	Flint Panel - Colour Grey.

Material Keynote	
Key Value	Keynote Text
12	Roof Tile - Colour Dark Grey Slate Effect.
13	Fascia and Soffits - Colour Black.
14	Rainwater Goods - Half Round Gutters and Round Downpipes. Material TBC. Colour Black.
15	Window Header - Soldier Course Brickwork to match light Red Multi Brick.
16	Windows - UPVC Flush Casement Window. Grey.RAL Colour TBC.
17	Doors - UPVC Flush Casement Window. Grey. RAL Colour TBC
18	Windows - UPVC Flush Casement Window with Opaque Glazing. Grey. RAL Colour TBC.
19	Timber Fence - Close Board Fencing - Colour TBC.
20	Railing - Colour Black Metal Railing.
21	Window Surround - Colour Grey Zinc Effect.
22	Glazing - Frameless Glazed Balcony with Dark Grey Stainless steel Top Rail
23	Coping - Colour Dark Grey Capping to Parapett.

Notes
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KEYPLAN



Proposed North Elevation 01

1 : 100



335



Proposed North Strip Elevation 01

1 : 100



Proposed North Strip Elevation 02

1 : 100

P01	Planning First Issue	TT	22.07.22
Rev	Description	By	Date
Client	Aedifica UK		
Job	The Mount, Wargrave		
Drawing	Proposed North GA Elevations		
Factor	P5813 1351	Ref	P01
Date	5813-PAL-XX-XX-DR-A-1351	Scale	As indicated @ A1
Date	04/08/22	Scale	As indicated @ A1
Author	JG	TT	ET
Phase	Planning	Tender	Construction
Phase	Design	Contract	As Built



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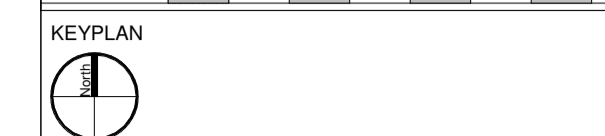
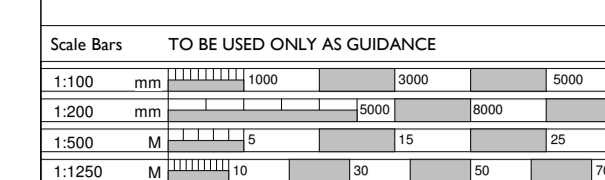
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Material Keynote	
Key Value	Keynote Text
01	Facing Brickwork - Colour Light Red Multi Brick.
02	Facing Brickwork Soldier - Colour Light Red Multi Brick 1 Course
03	Facing Brickwork - Colour Dark Red Smooth Faced.
04	Facing Brickwork Soldier - Colour Dark Red Smooth Faced 1 Course
05	Feature Brickwork - Colour Light Red Smooth Faced.
06	Feature Brickwork Soldier - Colour Light Red Smooth Faced 1 Course
07	Pattern Brickwork - Colour Light Red Decorative Pattern Brick.
08	Soldier Course - 3 Course Soldier Course to match Light Red Multi Brick.
09	Recessed Brick - Recessed Brick Panel to match Light Red Multi Brick- 15mm minimum Recess.
10	Recessed Brick - Recessed Brick Panel to match Dark Red Smooth Faced Brick - 102.5mm minimum Recess.
11	Flint Panel - Colour Grey.

Material Keynote	
Key Value	Keynote Text
12	Roof Tile - Colour Dark Grey Slate Effect.
13	Fascia and Soffits - Colour Black.
14	Rainwater Goods - Half Round Gutters and Round Downpipes. Material TBC. Colour Black.
15	Window Header - Soldier Course Brickwork to match light Red Multi Brick.
16	Windows - UPVC Flush Casement Window. Grey RAL Colour TBC.
17	Doors - UPVC Flush Casement Window. Grey. RAL Colour TBC
18	Windows - UPVC Flush Casement Window with Opaque Glazing. Grey. RAL Colour TBC.
19	Timber Fence - Close Board Fencing - Colour TBC.
20	Railing - Colour Black Metal Railing.
21	Window Surround - Colour Grey Zinc Effect.
22	Glazing - Frameless Glazed Balcony with Dark Grey Stainless steel Top Rail
23	Coping - Colour Dark Grey Capping to Parapett.

Notes
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
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Proposed South Elevation 01
1 : 100



Proposed South Elevation 02
1 : 100



Proposed South Elevation 03
1 : 100

P01	Planning First Issue	TT	22.07.22
Rev	Description	By	Date
Client	Aedifica UK		
Job	The Mount, Wargrave		
Drawing	Proposed South GA Elevations		
Factor	P5813 1352	Ref	P01
Date	07/14/22	Scale	As indicated @ A1
Author	JG	TT	ET
Phase	Planning	Tender	Construction
	Design	Contract	As Built

pozzoni

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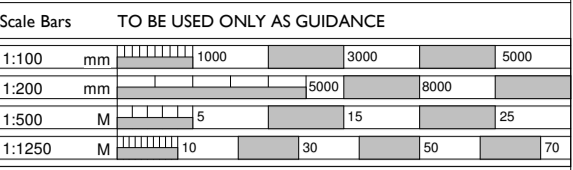
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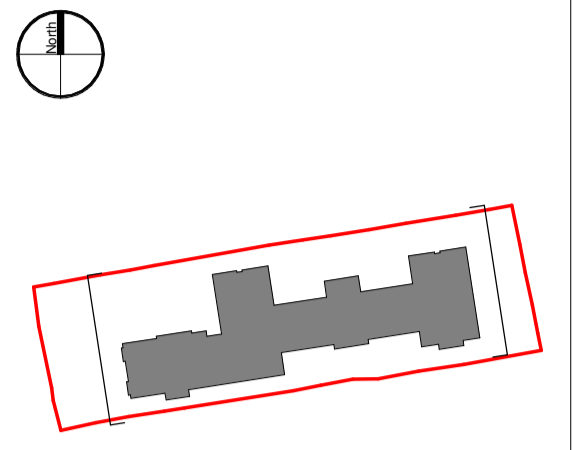
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Key Value	Keynote Text
01	Facing Brickwork - Colour Light Red Multi Brick.
02	Facing Brickwork Soldier - Colour Light Red Multi Brick 1 Course
03	Facing Brickwork - Colour Dark Red Smooth Faced.
04	Facing Brickwork Soldier - Colour Dark Red Smooth Faced 1 Course
05	Feature Brickwork - Colour Light Red Smooth Faced.
06	Feature Brickwork Soldier - Colour Light Red Smooth Faced 1 Course
07	Pattern Brickwork - Colour Light Red Decorative Pattern Brick.
08	Soldier Course - 3 Course Soldier Course to match Light Red Multi Brick.
09	Recessed Brick - Recessed Brick Panel to match Light Red Multi Brick - 15mm minimum Recess.
10	Recessed Brick - Recessed Brick Panel to match Dark Red Smooth Faced Brick - 102.5mm minimum Recess.
11	Flint Panel - Colour Grey.

Material Keynote	
Key Value	Keynote Text
12	Roof Tile - Colour Dark Grey Slate Effect.
13	Fascia and Soffits - Colour Black.
14	Rainwater Goods - Half Round Gutters and Round Downpipes. Material TBC. Colour Black.
15	Window Header - Soldier Course Brickwork to match light Red Multi Brick.
16	Windows - UPVC Flush Casement Window. Grey. RAL Colour TBC.
17	Doors - UPVC Flush Casement Window. Grey. RAL Colour TBC.
18	Windows - UPVC Flush Casement Window with Opaque Glazing. Grey. RAL Colour TBC.
19	Timber Fence - Close Board Fencing - Colour TBC.
20	Railing - Colour Black Metal Railing.
21	Window Surround - Colour Grey Zinc Effect.
22	Glazing - Frameless Glazed Balcony with Dark Grey Stainless steel Top Rail
23	Coping - Colour Dark Grey Capping to Parapett.

Notes
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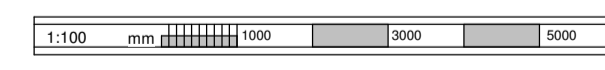
KEYPLAN



Proposed East GA Elevation
1 : 100



Proposed West GA Elevation
1 : 100



Rev	Description	By	Date
P01	Planning First Issue	TT	22.07.22
Client: Aedifica UK			
Job: The Mount, Wargrave			
Drawing: Proposed East & West GA Elevations			
Factor	POZ Ref	Rev	P01
5813-PAL-XX-XX-DR-A-1353			
Date	Scale	@ A1	
22.07.22	As indicated		
Prepared by	Job Drawn	Approved	
JG	TT	ET	
Project Stage	Tender	Construction	
Design	Contract	As Built	



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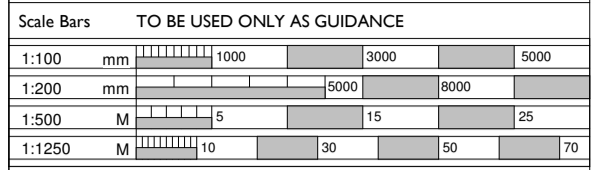
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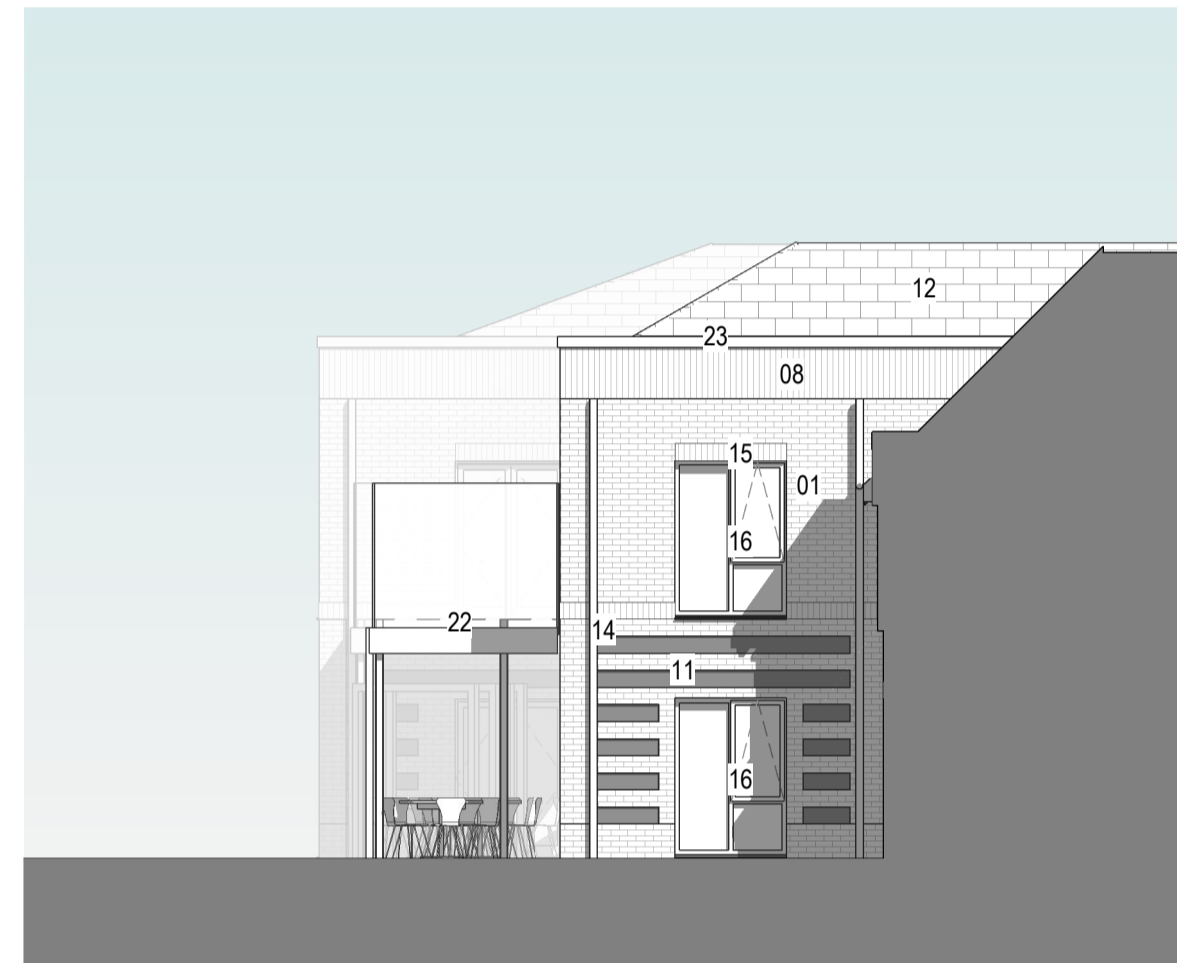
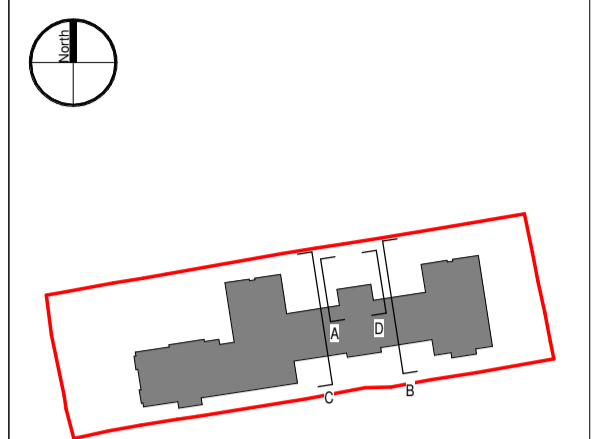
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Key Value	Keynote Text
01	Facing Brickwork - Colour Light Red Multi Brick.
02	Facing Brickwork Soldier - Colour Light Red Multi Brick 1 Course
03	Facing Brickwork - Colour Dark Red Smooth Faced.
04	Facing Brickwork Soldier - Colour Dark Red Smooth Faced 1 Course
05	Feature Brickwork - Colour Light Red Smooth Faced.
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19	Timber Fence - Close Board Fencing - Colour TBC.
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22	Glazing - Frameless Glazed Balcony with Dark Grey Stainless steel Top Rail
23	Coping - Colour Dark Grey Capping to Parapett.

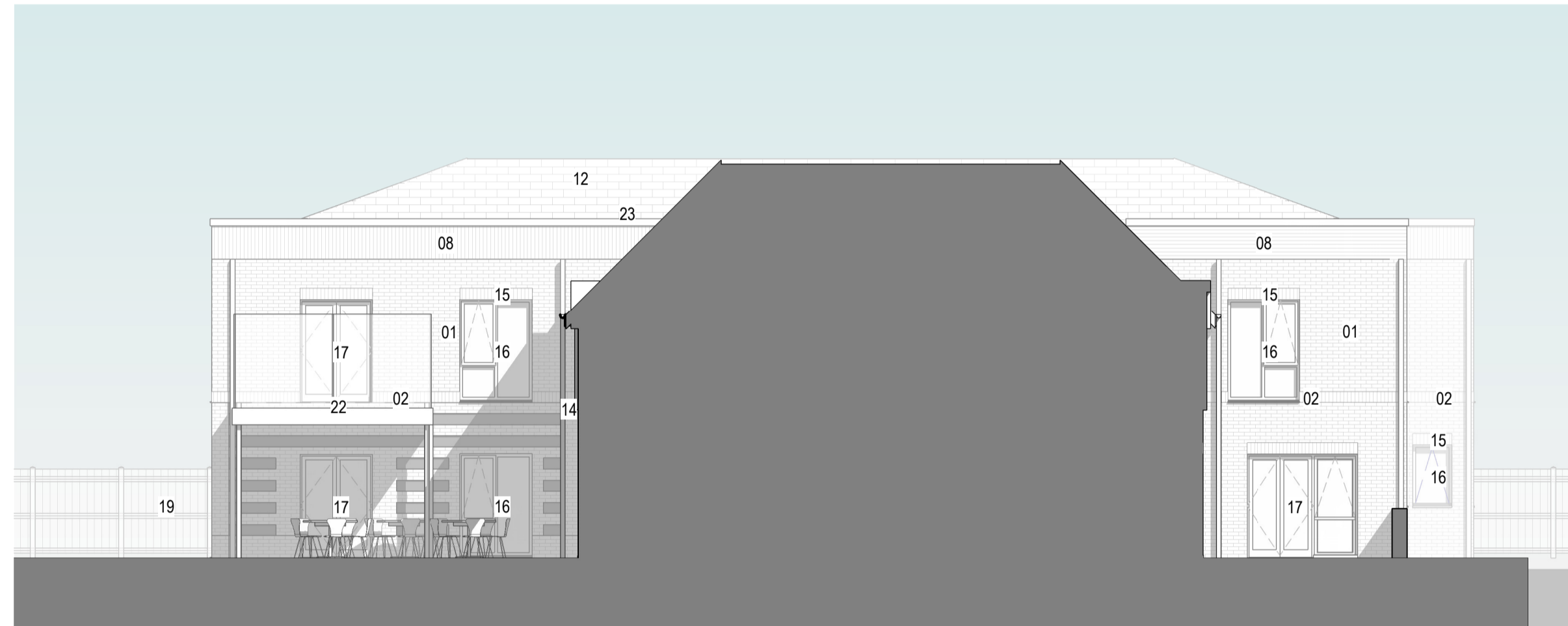
Notes
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
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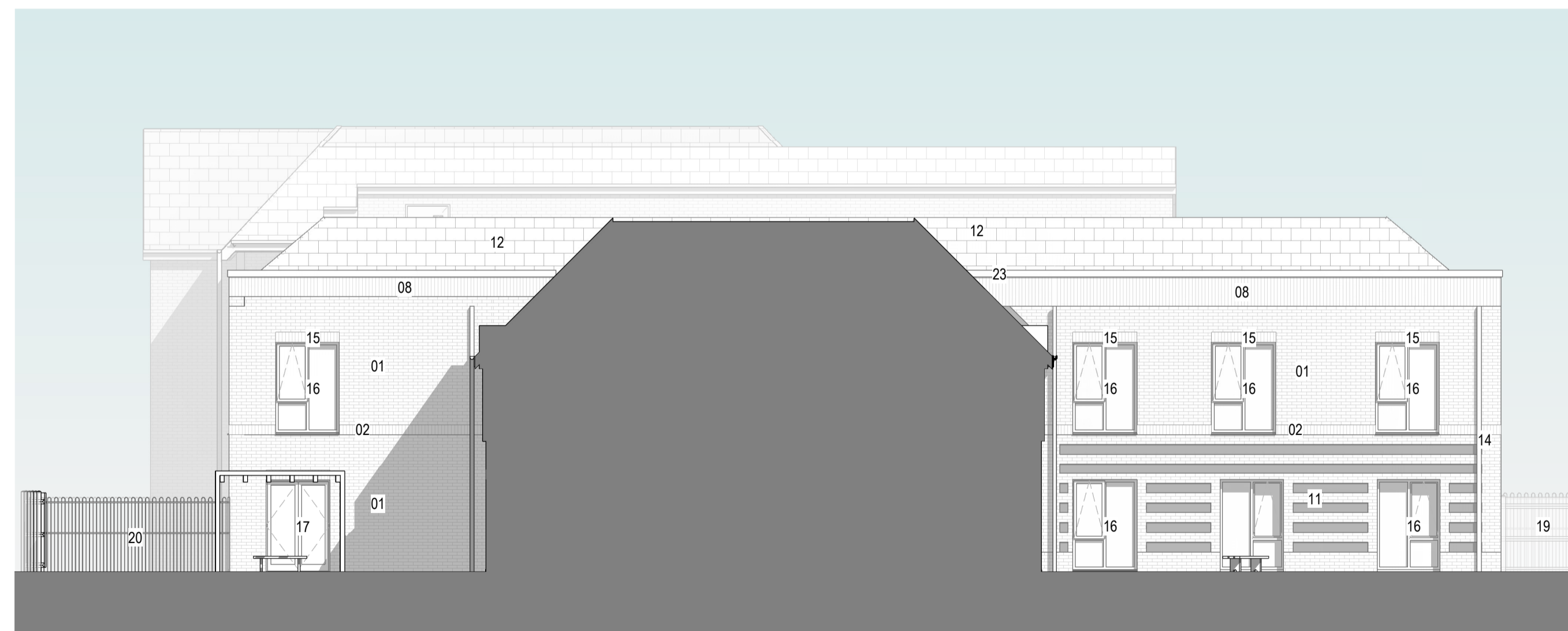
KEYPLAN



Courtyard Elevation A
1 : 100



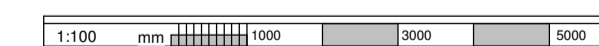
Courtyard Elevation B
1 : 100



Courtyard Elevation C
1 : 100



Courtyard Elevation D
1 : 100



P01	Planning First Issue	TT	22.07.22
Rev	Description	By	Date
Client	Aedifica UK		
Job	The Mount, Wargrave		
Drawing	Proposed GA Courtyard Elevations		
Factor	POZ Ref	Ref	P01
Date	5813-PAL-XX-XX-DR-A-1354	Scale	As indicated @ A1
22.07.22	JG	TT	ET
Planning	Tender	Construction	
Design	Contract	As Built	

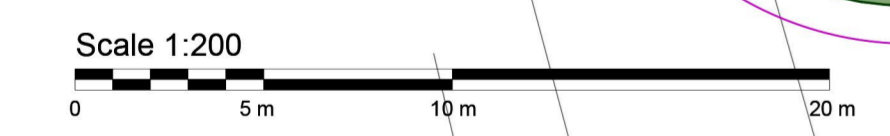


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Key			
	Existing trees and vegetation to be retained with Root Protection Areas indicated		Existing 1.8m high timber close board fence retained and repaired where required
	Existing tree to be removed		Proposed 1.8m high metal vertical railing with secure gates for maintenance access
	Proposed ornamental tree		Proposed 1.8m high timber close board fence
	Proposed native species tree		Proposed retaining wall
	Proposed specimen shrubs		Proposed 1.1m high guard rail located to top of retaining wall
	Proposed low/medium height shrub/herbaceous planting		Proposed asphalt
	Proposed mixed species native shrub planting		Proposed block paving
	Proposed low evergreen hedgerow		Proposed resin bound surfacing
	Proposed native species hedgerow		Proposed private patios
	Proposed amenity/mown grass (Frequently mown)		Proposed feature paving
	Proposed flowering lawn		Proposed boules court
			Proposed raised timber planters
			Proposed fixed timber seat with armrests and backrests
			Proposed non-fixed seating area with tables
			Proposed timber pergola
			Proposed / existing slopes
			Proposed shed
			Proposed gazebo / summerhouse

Typical Species Lists for Proposed Planting Types

- | | | | |
|--|--|---|---|
| <p>Ornamental Trees:</p> <ul style="list-style-type: none"> Amelanchier 'Robin Hill' Betula 'Jacquemontii' <p>Native Trees:</p> <ul style="list-style-type: none"> Acer campestre Betula pendula Carpinus betulus <p>Low/Medium Height Shrub and Herbaceous planting:</p> <ul style="list-style-type: none"> Bergenia purpurea Echinacea purpurea Carex elata 'Aurea' Ceanothus 'Blue Mound' Cornus 'Mid Winter Fire' Cornus 'Siberica' Crococsmia 'George Davidson' Euonymus 'Emerald Gaiety' | <ul style="list-style-type: none"> Geum 'Mai Tai' Geranium 'Johnsons Blue' Hebe rakaiensis Hebe 'Midsummer beauty' Heuchera 'Palace Purple' Hemerocallis 'golden Chimes' Hydrangea macrophylla Lavandula vera Liriope muscari Lonicera nitida 'Maigreen' Polystichum setiferum Prunus 'Kojono-mai' Rudbeckia 'Goldstrum' Rosmarinus 'Miss Jessopps Upright' Santolina chamaecyparissus Sedum 'Herbstfreude' Sarcococca humilis Spiraea 'Goldflame' | <ul style="list-style-type: none"> Stipa gigantea Viburnum tinus 'Eve Price' Vinca minor <p>Proposed mixed species native planting:</p> <ul style="list-style-type: none"> Cornus sanguinea Corylus avellana Ligustrum vulgare Viburnum opulus <p>Proposed low evergreen hedgerow:</p> <ul style="list-style-type: none"> Euonymus 'Jean Hugues' <p>Proposed native species hedgerow:</p> <ul style="list-style-type: none"> Cornus sanguinea Corylus avellana Ligustrum vulgare Viburnum opulus | <p>Proposed amenity lawn:</p> <ul style="list-style-type: none"> PM120 Slowgrowth by DLF seeds <p>Proposed flowering lawn:</p> <ul style="list-style-type: none"> EL1 Flowering Lawn Mixture by Emorsgate Seeds |
|--|--|---|---|

A Proposed revised following coordination with project Ecologists
 Letter Revision OT 19-07-2022
 By Date

the landscape partnership
 www.thelandscapepartnership.co.uk

Project: **The Mount, Wargrave**

Drawing: **Landscape Proposals**

Status: **Planning**

Bedford	01234 261315	<input checked="" type="checkbox"/>
Woodbridge	01394 380509	<input type="checkbox"/>
London	020 3092 4141	<input type="checkbox"/>
Norwich	01603 230777	<input type="checkbox"/>

Job No. **B22004**

Dwg. No. **102A**

Scale **1:200@A1**

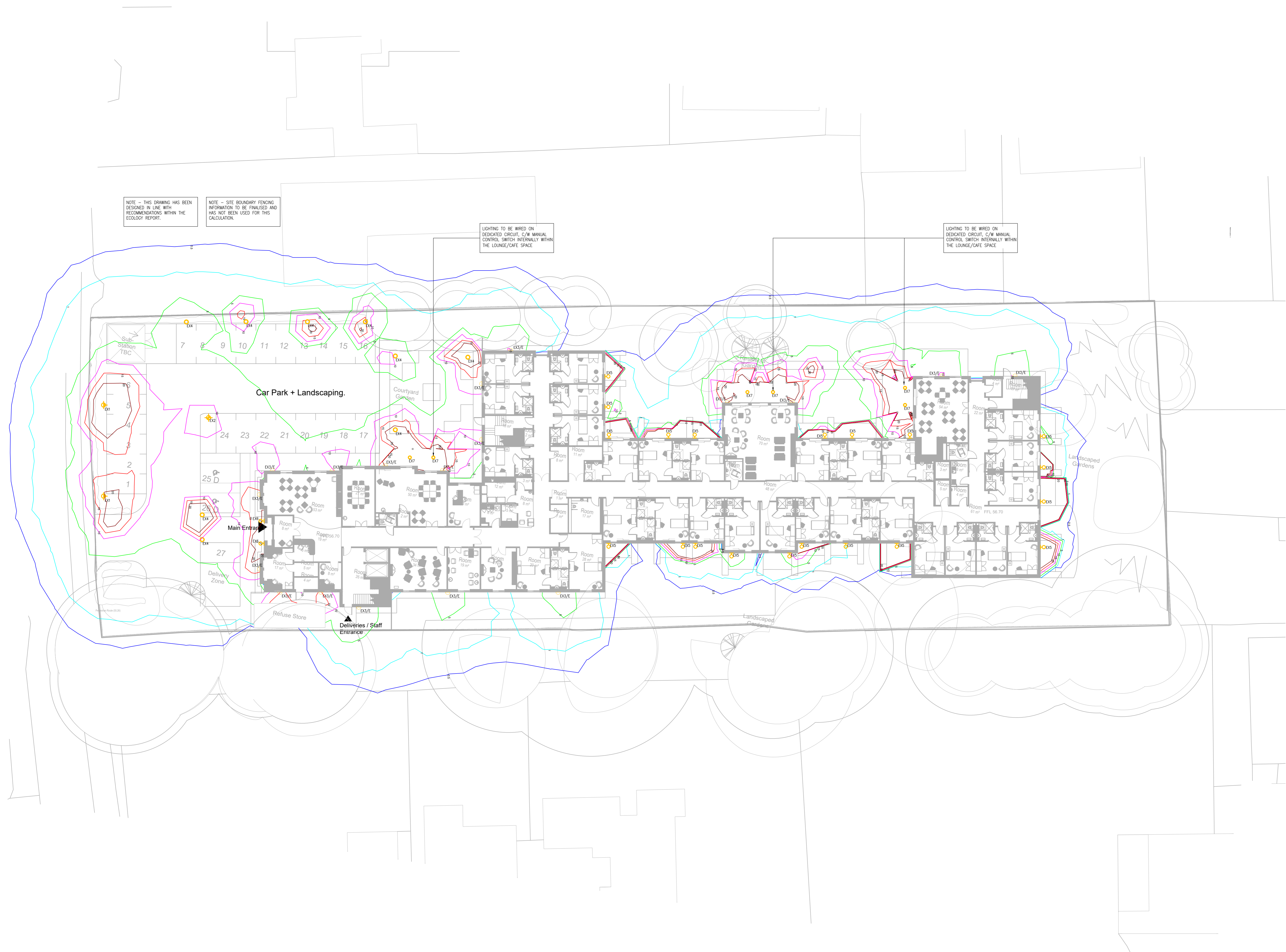
Drawn **RG**

Checked **OT**

Date **22.06.2022**

Do not scale off drawing. All dimensions & Levels are to be checked on site. Any discrepancies must be reported to the landscape architect immediately.
 Copyright THE LANDSCAPE PARTNERSHIP LTD

North



NOTE - THIS DRAWING HAS BEEN DESIGNED IN LINE WITH RECOMMENDATIONS WITHIN THE ECOLOGY REPORT.

NOTE - SITE BOUNDARY FENCING INFORMATION TO BE FINANCED AND HAS NOT BEEN USED FOR THIS CALCULATION.

LIGHTING TO BE WIRED ON DEDICATED CIRCUIT, C/W MANUAL CONTROL SWITCH INTERNALLY WITHIN THE LOUNGE/GATE SPACE.

LIGHTING TO BE WIRED ON DEDICATED CIRCUIT, C/W MANUAL CONTROL SWITCH INTERNALLY WITHIN THE LOUNGE/GATE SPACE.

LUMINAIRE SCHEDULE		
REF		PICTURE
EX1	THORN LIGHTING AVENUE F2 LED ASYMMETRICAL 21W, 3000K, IP66, IK08, LED LANTERN WITH ASYMMETRIC 'FW' BEAM DISTRIBUTION, MOUNTED ON 4M COLUMN. SUFFIX E DENOTES 3HR EMERGENCY VERSION.	
EX2	THORN LIGHTING AVENUE F2 LED SYMMETRICAL 21W, 3000K, IP66, IK08, LED LANTERN WITH SYMMETRIC BEAM DISTRIBUTION, MOUNTED ON 4M COLUMN. SUFFIX E DENOTES 3HR EMERGENCY VERSION.	
EX3	THORN LIGHTING EYEKON LED 11W 3000K LED BULKHEAD LUMINAIRE WITH VISOR, WALL MOUNTED @2.5M (UNLESS STATED OTHERWISE ON DRAWING). SUFFIX E DENOTES 3HR EMERGENCY VERSION.	
EX4	THORN LIGHTING D-CO LED BOLLARD 14W 3000K LED BOLLARD LUMINAIRE 1M IN HEIGHT. SUFFIX E DENOTES 3HR EMERGENCY VERSION.	
EX5	THORN LIGHTING CESAR DOWN LIGHTER 6W 3000K IP65 LED WALL MOUNTED DOWN LIGHT.	
EX6	THORN LIGHTING CESAR DOWN LIGHTER 16W 3000K IP65 LED WALL MOUNTED DOWN LIGHT.	
EX7	DIVA LIGHTING PLUTO LED IP65 DOWNLIGHT 11W 3000K IP65 LED RECESSED DOWNLIGHT	

	LINE DENOTES 0.5 LUX
	LINE DENOTES 1 LUX
	LINE DENOTES 5 LUX
	LINE DENOTES 10 LUX
	LINE DENOTES 15 LUX
	LINE DENOTES 20 LUX
	CALCULATED SITEWIDE UOLR - 0.11

- NOTES:
- THIS DRAWING ILLUSTRATES OUTLINE DESIGN INTENT ONLY. IT IS SUBJECT TO DESIGN DEVELOPMENT & COORDINATION.
 - THIS DRAWING IS NOT TO BE SCALED.
 - ALL DIMENSIONS STATED IN mm.
 - LOCATION OF COLUMNS TO BE CO-ORDINATED WITH EXTERNAL FINISHES.
 - FINAL SETTING OUT DETAILS TO BE ADVISED BY ARCHITECT / LANDSCAPE ARCHITECT.
 - LUMINAIRES SHALL BE CONTROLLED VIA A COMBINATION OF PHOTOCELL, TIME CLOCK & PIR CONTROLS. THE TIME SWITCH SHALL SWITCH OFF THE LIGHTS BETWEEN 23:00PM & 6:00AM.

THE CONCEPTUAL DESIGN DOCUMENTATION IS BASED ON PERFORMANCE DUTIES WHICH REPRESENT AN AGREED SERVING STRATEGY AND THE MINIMUM PERFORMANCE STANDARDS TO BE ACHIEVED. THE DRAWINGS PRODUCED BY HARNISS ARE INTENDED TO STEER THE O&B CONTRACTOR TOWARDS AN APPROPRIATE SOLUTION TO MEET THE EMPLOYERS REQUIREMENTS AND THUS PROVIDE GUIDANCE AS TO THE DESIGN INTENT. ANY SIZES SHOWN ON THESE INTENT DRAWINGS ARE INDICATIVE AND ONLY FOR THE PURPOSE OF IDENTIFYING INITIAL SPATIAL COORDINATION WITH THE BUILDING ARCHITECTURE. THE DESIGN AND BUILD CONTRACTOR MUST SATISFY THEMSELVES THAT THE SOLUTIONS OFFERED BY THEM, BASED ON THE DESIGN INTENT, CAN BE ACHIEVED WITHIN THE PROJECT CONSTRAINTS. THE DESIGN AND BUILD CONTRACTOR IS REQUIRED UNDER THE CONTRACT TO SUBMIT DRAWINGS AND TECHNICAL SUBMITTALS FOR ALL ASPECTS OF THEIR DETAILED DESIGN FOR REVIEW AND COMMENT PRIOR TO COMMENCEMENT OF THE WORKS.

P1	21.06.22	ISSUED FOR PLANNING	GC
REV	DATE	DETAILS OF REVISION	BY

HARNISS CONSULTING
www.harniss.co.uk
1 Winkley Wood Avenue,
Kettering, Northants, NN14 1UQ
Tel: 01933 656850
Email: info@harniss.co.uk

CLIENT
ADIFICA UK LTD

PROJECT
PROPOSED CARE HOME
THE MOUNT
WARGRAVE

DRAWING TITLE
ELECTRICAL SERVICES
EXTERNAL LIGHTING STRATEGY

Issue Status

PLANNING ISSUE		
Scale	Original Size	Date Created
1:200	A0	JUNE 2022
Drawn	Engineer	Checked
GC	GC	MR
Job No.	Drawing No.	Rev
1991	E-900	P1