



Proposed Ground Floor Plan

Pathway currently sloping with gradient awaits structural engineers advice for lowering path and retaining wall

All external doors to be powder coated aluminum with level threshold water bar and drips with associated drains

ACO drain RainTrak-O for door threshold
www.acobuildline.com.au/products/raintrak/

1.8m high Panel Fence

2 No. air source heat pumps (ASHPs) M&E to advise

Fire surround details revert to CA and client. SE to provide structural support.

ACO drain for door threshold
www.acobuildline.com.au/products/raintrak/

New fence SE to advise.

New concrete wall (rendered and painted) height to match existing i.e. minimum 1.1 metre above ground level @ 76 Mount Crescent with integrated drainage SE to advise.

External Wall Sto Rend Flex Cote System - Render system. Colour - White 102.5mm brickwork, (100mm blockwork where render is needed) 150mm partial fill cavity, 110mm thk. Xtrathem PIR insulation board, 100mm blockwork (internal) 13mm plaster, 3mm plaster skin (U-value = 0.13 W/m²K) or acceptable equivalent

Powder coated metal gates

ACO drain for door threshold
www.acobuildline.com.au/products/raintrak/

External forecourt finish : Marshalls Drivesett Savanna (www.marshalls.co.uk) or similar approved

Brick paving around the edge of the kerbs

Aquabocci Ltd. R-47 level threshold drain 66mm wide x 120mm deep channel drain to M&E approval.

Existing brickwork wall to be retained and made good.

Outline of 6000 x 5000 x 1500mm deep 150mm thk. blockwork cellular attenuation tank (PERMIVID 150 GEO textile membrane Terram T1000 or similar approve to be incorporated into structure below) SE to advise.

Notes: SPECIFICATION ON TOP OF British Gypsum WATERPROOF PLASTERED WALLS AND MOISTURE RESISTANT SCREEDED FLOORS ON GROUND FLOOR AND FIRST FLOOR. (NB. TANKING SYSTEM ALSO REQUIRED FOR LOFT ROOM WET ROOM / SHOWER ROOM)

Everbuild Aqua seal Waterproof Tanking Membrane applied in a 2-coat system by brush. Applied in conjunction with Aqua seal Tanking Primer, Aqua seal Tanking Tape and Aqua seal Tanking Drain and Reinforcing Mat, part of the Ever build Wet Room System

WETROOM AREAS: Wet room area floors and walls to ceiling IMPEY WATERGUARD WET ROOM FLOOR WATERPROOFING TANKING MEMBRANE KIT

Notes: FOUNDATION: The depth of the foundation and dimensions of the footings are to be as per Structural Engineer drawings, specification & details, and the relevant Building Control updated requirements from January / February 2024. DGC and Building Control to confirm approval on site due to existing soil conditions and proximity of trees.

INSULATION: We

Ground Floor: 150mm thk. Xtrathem PIR insulation board, 0.9mm DPM (damp proof membrane) (U-value = 0.10 W/m²K) or acceptable equivalent

First Floor: 75mm thk. Xtrathem PIR insulation board, on 0.9mm DPM (damp proof membrane) (U-value = 0.20 W/m²K) or acceptable equivalent

Walls: 150mm thk. Xtrathem PIR insulation board, 0.9mm DPM (damp proof membrane) (U-value = 0.10 W/m²K) or acceptable equivalent

Roof: 125mm thk. Xtrathem insulation board between 175x50mm C24 timber rafters and 80mm thk. below rafters (U-value = 0.11 W/m²K) or acceptable equivalent

GUNNAR'S BATHROOM: Mapei epoxy grouting for tiles on floors and walls

GROUND FLOOR Altro (to be confirmed) or 9mm tile (refer to finishes specification / client and CA to confirm) 2.5mm adhesive Mapeker grey (or colour to be confirmed by CA and Client) 2 mm RW telesales on all floors and walls OR Aqua seal tanking tape and aquarelle tuning drain and reinforcing mat (Ever build wet room system) (NB Ever build Aqua seal waterproof tanking membrane applied in a two-coat system on all walls) 85 - 65mm waterproof screed laid to falls.

Refer to Structural Engineer's drawings, details and specifications for below ground drainage.

All external doors to be powder coated aluminum with level threshold water bar and drips with associated drains.

Class: double glazed toughened safety clear glass.

Door ironmongery PAS24 security standards, automatic openers and closers to be fitted on all external doors (client to verify)

Notes: Below ground drainage required to address change in levels between 76 Mount Crescent and 72 Mount Crescent. se / Civil to advise.

Key

- Demolition
- Existing Walls
- Proposed Brickwork
- Proposed Blockwork
- Proposed Hoist Track connected to structural slab (SE to advise re. connections) above ceiling, powder coated collar required where hoist structure meets ceiling. Electrical spurs required for hoists

Notes:

SPECIFICATION ON TOP OF British Gypsum WATERPROOF PLASTERED WALLS AND MOISTURE RESISTANT SCREEDED FLOORS ON GROUND FLOOR AND FIRST FLOOR. (NB. TANKING SYSTEM ALSO REQUIRED FOR LOFT ROOM WET ROOM / SHOWER ROOM)

LIFT PIT:

Everbuild Aqua seal Waterproof Tanking Membrane applied in a 2-coat system by brush. Applied in conjunction with Aqua seal Tanking Primer, Aqua seal Tanking Tape and Aqua seal Tanking Drain and Reinforcing Mat, part of the Ever build Wet Room System

WETROOM AREAS:

Wet room area floors and walls to ceiling IMPEY WATERGUARD WET ROOM FLOOR WATERPROOFING TANKING MEMBRANE KIT

GROUND FLOOR

Altro (to be confirmed) or 9mm tile (refer to finishes specification / client and CA to confirm) 2.5mm adhesive Mapeker grey (or colour to be confirmed by CA and Client) 2 mm RW telesales on all floors and walls OR Aqua seal tanking tape and aquarelle tuning drain and reinforcing mat (Ever build wet room system) (NB Ever build Aqua seal waterproof tanking membrane applied in a two-coat system on all walls) 85 - 65mm waterproof screed laid to falls.

INSULATION:

We

GLAZING:

Triple glazed traditional looking aluminum sash windows with horns are associated ironmongery Glass to be: Product Reference: C.U in ultra-insulating glass Outer Pane, thickness: 4mm Glass: clear float with Guardian ClimaGuard A 1.1 low e coating on surface #2 Process: toughened Cavity: 12mm black steel spacer / argon gas 90% Centre pane, thickness: 0.05mm C.U in transparent film Glass: 12mm black Thermobar spacer / argon gas 90% Inner pane, thickness: 4mm Glass: clear float with Guardian ClimaGuard A 1.1 low e coating on surface #2 Process: toughened Overall thickness: 32.05mm Centre Pane U-value: 0.7 W/m²K Manufacturer: Crystal Units Ltd Web: www.crystalunits.com Email: phil@crystalunits.com Tel: +447867791388 Address: 100 West Hendon Broadway, London, NW9 7AA

Foundation:

The depth of the foundation and dimensions of the footings are to be as per Structural Engineer drawings, specification & details, and the relevant Building Control updated requirements from January / February 2024. DGC and Building Control to confirm approval on site due to existing soil conditions and proximity of trees.

RIBA Plan of Work Stage 4 - 5 Tender

Rev	Description	Date	Chkd
3	Issue For Tender	16.02.24	PH
2	Issue For Tender	30.01.24	PH
1	Issue For Tender	25.01.24	PH
0	Issue For Tender	20.11.23	PH
0	Issue For Tender	09.11.23	PH

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Client: Gunnar Nosworthy

Job Title: Proposed New Build Residential Development at 74 Mount Crescent, Warley, Brentwood CM14 5DD

Drawing Title: Proposed Ground Floor Plan

Scale: 1:50
Sheet: A0
Date: 06.02.2023
Drawn by: djm
Check by: PH
Dwg No: 1520-103A
Rev: 3



EV Charging Post: OHME HOME PRO MOUNTING POST. Ohme Home Pro mounting weatherproof post.

*EV Charger.

SKU: CP-S-RD-P-OHP
www.voltaev.co.uk/products/ohme-home-pro-mounting-post

- Automatic opening doors and windows with associated electrical fittings and connections.
- Automatic blinds with associated electrical fittings and connections.
- EV Charging Post

New boundary wall to built as per stepoc precast concrete retaining wall system painted finish (length and height to match existing) with integrated drainage. SE to advise.

STA2 98.616
EXISTING 1500 STORM SEWER

New 1200mm high treated timber fencing above 3 No. course engineering brickwork with beveled edges and suitable concrete footing. SE to advise

New 1500mm high brickwork pier with capping detail and suitable concrete footing. SE to advise

