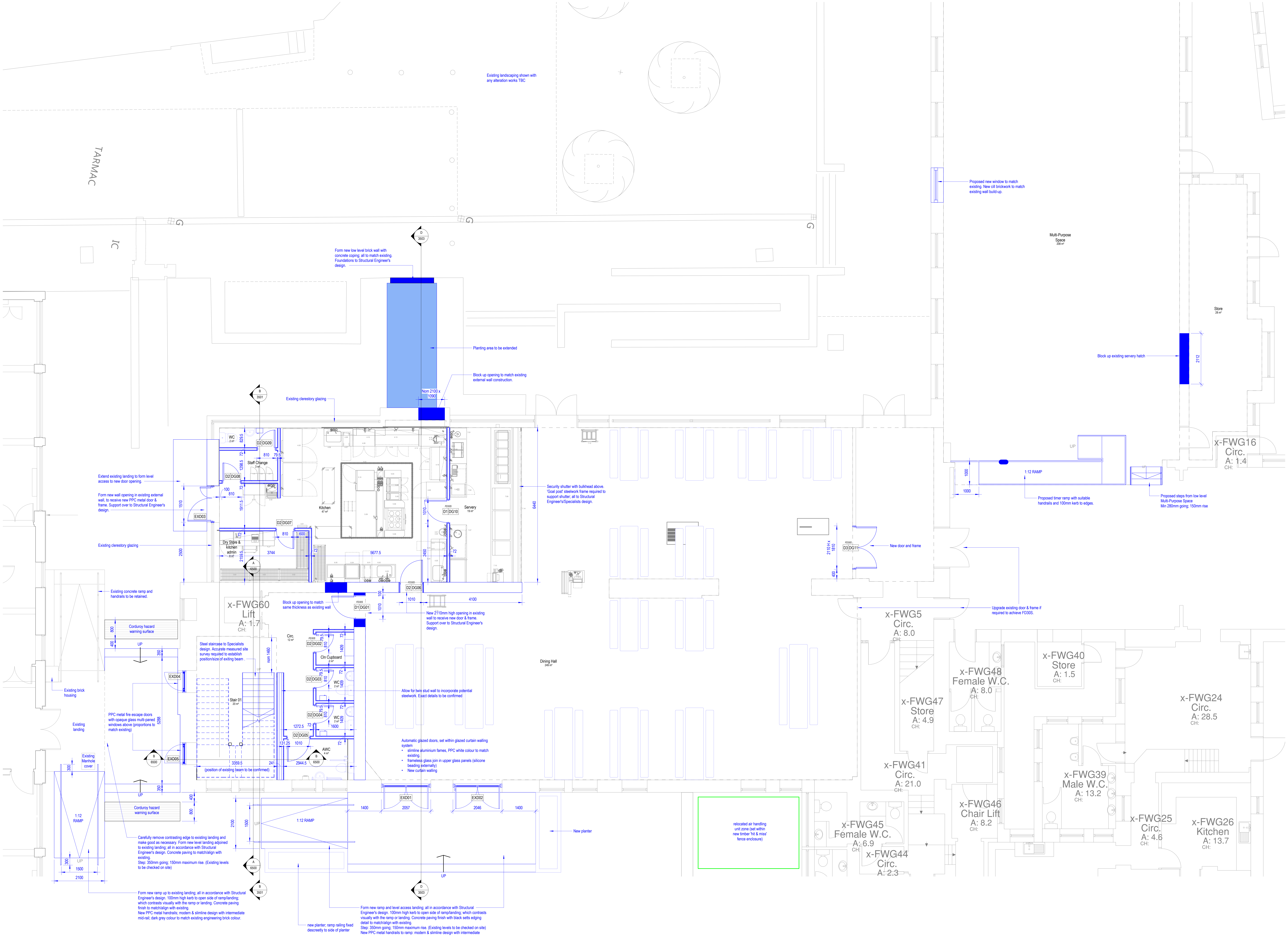
TARMAC
IC
Existing landscaping shown with any alteration works TBC
D 3503
Form new low level brick wall with concrete coping; all to match existing. Foundations to Structural Engineer's design.
Planting area to be extended
Block up opening to match existing external wall construction.
Nom 2100 x 1090
B 3501
Existing clerestory glazing
Proposed new window to match existing. New cill brickwork to match existing wall build-up.
Multi-Purpose Space 208 m²
Store 28 m²
Block up existing servery hatch
2112
WC 2 m²
D2 DG09
Staff Change 3 m²
D2 DG08
Extend existing landing to form level access to new door opening.
Form new wall opening in existing external wall, to receive new PPC metal door & frame. Support over to Structural Engineer's design.
EXD03
Kitchen 47 m²
FD30S D1 DG10
Servery 19 m²
Security shutter with bulkhead above. 'Goal post' steelwork frame required to support shutter; all to Structural Engineer's/Specialists design.
6440
D2 DG07
Dry Store & kitchen admin 8 m²
Existing clerestory glazing
A 6500
5677.5
UP
1:12 RAMP
Proposed timer ramp with suitable handrails and 100mm kerb to edges.
Proposed steps from low level Multi-Purpose Space Min 280mm going; 150mm rise
x-FWG16 Circ. A: 1.4 CH:
FD30S D3 DG11
2110 H x 1810
New door and frame
Existing concrete ramp and handrails to be retained.
FD30S D2 DG06
Block up opening to match same thickness as existing wall
FD30S D1 DG01
New 2110mm high opening in existing wall to receive new door & frame. Support over to Structural Engineer's design.
Upgrade existing door & frame if required to achieve FD30S.
x-FWG60 Lift A: 1.7 CH:
Corduroy hazard warning surface
UP
Circ. 12 m²
FD30S D2 DG02
Cln Cupboard 2 m²
D2 DG03
WC 2 m²
D2 DG04
WC 2 m²
D2 DG05
AWC 4 m²
Steel staircase to Specialists design. Accurate measured site survey required to establish position/size of exiting beam .
Stair 01 20 m²
EXD04
Existing brick housing
Existing landing
PPC metal fire escape doors with opaque glass multi-paned windows above (proportions to match existing)
5288
EXD05
B 6500
Existing Manhole cover
3359.5
(position of existing beam to be confirmed)
Allow for twin stud wall to incorporate potential steelwork. Exact details to be confirmed
Dining Hall 249 m²
Automatic glazed doors, set within glazed curtain walling system
• slimline aluminium fames, PPC white colour to match existing.
• frameless glass join in upper glass panels (silicone beading externally)
• New curtain walling
x-FWG5 Circ. A: 8.0 CH:
x-FWG40 Store A: 1.5 CH:
x-FWG48 Female W.C. A: 8.0 CH:
x-FWG47 Store A: 4.9 CH:
x-FWG24 Circ. A: 28.5 CH:
x-FWG41 Circ. A: 21.0 CH:
x-FWG39 Male W.C. A: 13.2 CH:
x-FWG46 Chair Lift A: 8.2 CH:
x-FWG45 Female W.C. A: 6.9 CH:
x-FWG44 Circ. A: 2.3
x-FWG25 Circ. A: 4.6 CH:
x-FWG26 Kitchen A: 13.7 CH:
UP
1:12 RAMP
Corduroy hazard warning surface
1:12 RAMP
UP
1500
2100
EXD01
EXD02
1400
2057
2046
1400
relocated air handling unit zone (set within new timber 'hit & miss' fence enclosure)
New planter
A 6500
B 3501
D 3503
UP
Carefully remove contrasting edge to existing landing and make good as necessary. Form new level landing adjoined to existing landing; all in accordance with Structural Engineer's design. Concrete paving to match/align with existing.
Step: 350mm going; 150mm maximum rise. (Existing levels to be checked on site)
Form new ramp up to existing landing; all in accordance with Structural Engineer's design. 100mm high kerb to open side of ramp/landing; which contrasts visually with the ramp or landing. Concrete paving finish to match/align with existing.
New PPC metal handrails; modern & slimline design with intermediate mid-rail; dark grey colour to match existing engineering brick colour.
new planter; ramp railing fixed descreetly to side of planter
Form new ramp and level access landing; all in accordance with Structural Engineer's design. 100mm high kerb to open side of ramp/landing; which contrasts visually with the ramp or landing. Concrete paving finish with black setts edging detail to match/align with existing.
Step: 350mm going; 150mm maximum rise. (Existing levels to be checked on site)
New PPC metal handrails to ramp: modern & slimline design with intermediate mid-rail; dark grey colour to match existing engineering brick colour.

00 - Ground Floor - Adaptations Copy 1

1 : 50

Notes

The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
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Scale Bars TO BE USED ONLY AS GUIDANCE

1:5	mm	50	150	250
1:10	mm	100	300	500
1:20	mm	500	800	
1:50	mm	500	1500	2500

GENERAL NOTES:

DRAWING BASED ON SURVEY INFORMATION PROVIDED BY SCHOOL.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO NEW WORKS COMMENCING.

ADAPTATIONS KEY:

New construction (masonry or stud wall), doors, sanitaryware & vanity units (vanity units design principal to match existing)

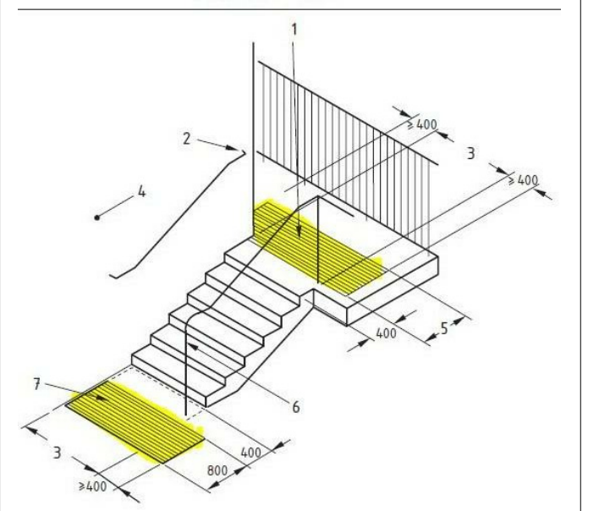
External elements U-value requirement: **TBC**

New stud wall, see proposed wall build-up:

Sound: Rw 58RwdB

System Reference: Q606A063S
Stud Type: 70 AS 50 AcouStud @ 600mm ctrs.
Insulation: 25mm Isover Acoustic Partition Roll
Fire Rating: 120 mins integrity & insulation
Max Height: 4700mm
Duty Rating: Severe
System: GypWall Robust

Lining: 1 x 12.5mm SoundBloc inner each side
1 x 15mm DuraLine outer each side
Finish: 2mm Thistle multifinish skim each side
Width: 131mm
Allow for a 25mm head deflection



- Ramp surface to be slip resistant and of a colour that contrasts visually with that of the landing.
- 100mm high kerb to open side of ramp/landing; which contrasts visually with the ramp or landing.
- Materials for treads should not present a slip hazard
- Corduroy hazard warning surface to be provided at top and bottom landings.
- Handrails to be gripped easily, comfortable to the touch and provide good forearm support.
- Handrail to extend 300mm minimum horizontally beyond top and bottom of ramp/flights.
- Handrail to contrast visually with the background.
- Handrail to be slip reisistant and not cold to the touch
- Handrail to terminate in a way that reduces the risk of clothing being caught
- Handrail to be circular (32 to 50mm diameter) or non-circular (50mm wide and 39mm deep) having rounded edges with a minimum 15mm radius.
- Handrail to protrude no more than 100mm into the surface of the ramp or stepped access
- 50 to 75mm clearance between handrail and any adjacent wall surface.
- Provide a clearance of at least 50mm between a cranked support and the underside of the handrail.
- All nosings to be made apparent by means of a permanantly contrasting material 55mm wide on both the tread and the riser.
- The projection of a step nosing over the tread below to be not more than 25mm.
- Handrails to be spaced away from the wall and rigidly supported in a way that avoids impeding finger grip
- Guarding Height: 900mm to Ramp/Steps; 1100mm to Landings
- Guarding to resist as a minimum, the loads given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1.

Rev	Description	By	Date
T01	TENDER ISSUE	DY	08.03.21

Client: Xaverian College

Job: Xaverian College, Firwood Works

Drawing: Proposed GA Adaptations - Ground Floor

POZ Ref. 5023_2003 Rev T01
BS.Ref PAL-00-00-DR-A-2003
Date 10/02/21 Scale As indicated @ A0
3D CoOrd - 2D CoOrd DY Approved SWG

Project Status			
	Planning	▶ Tender	Construction
	Design	Contract	As Built

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