



- KEY:**
- D1 Door number.
  - W1 Window number.
  - FD30s 1/2 hour 30/30 door and frame with intumescent fire and smoke seals complete with self-closer.
  - FD60s 1 hour 60/60 door and frame with intumescent fire and smoke seals complete with self-closer.
  - VP 6mm gwpp glazed vision panel (1/2 hour fire res. where required)
  - S.C. Self Closing Device DDA Compliant
  - F.F.F. Door free from lockable fasteners.
  - P.B. Panic bar fastening with 'push bar to open' sign.
  - N3 'Fire door keep locked' sign on outside of door
  - N5 'Fire escape keep clear' sign.
  - N6 'Fire door keep shut' sign to both sides.
  - E Emergency exit sign.
  - B Fire alarm break glass point.
  - W Fire extinguisher (water/CO2/or blanket)
  - IP Fire alarm control panel
  - VJ Vertical joint
- Note: ALL fire exit and fire safety signage to BS 5499:2000  
ALL doors to be 826mm unless otherwise stated refer to door schedule

**EXTERNAL WALL CONSTRUCTION**  
Generally, cavity walls construction, to comprise of 102.5mm facing brickwork to various heights refer to elevations for exact locations, normally 100mm cavity although various cavity sizes depending upon wall construction with a lean mix fill sloping towards ground level. 100mm dense concrete block inner leaf, height to vary depending upon elevational finishes, nominal height generally 2250mm a.f.f.i.

Refer to Elevations for exact location and extent of cladding materials.

Built up cladding to consist of a 32mm deep profiled HPS200 coated steel cladding with 140mm thick insulation and white enamelled profiled steel lining sheets with steel spacers. All fixed horizontal sheeting rails.

All other areas to be Kingspan composite panel thickness to be as manufacturers specification (assumed 80mm) fixed to vertical sheeting rails at regular centres.

All overall cladding thickness to achieve a U-value of 0.32 w/m2.k

ALL Structural steelwork to fire boundary walls to be provided with a fire retardant finish to achieve a minimum of 1hr fire protection to under side of haunch.

**INTERNAL OFFICE CONSTRUCTION**  
Generally, walls to be 100mm blockwork to struct. eng. design unless shown otherwise and to be plastered internally to office accommodation, built to height as shown on sections.

First Floor construction to consist of a 200mm thick precast floor plank provided with a 75mm thick cement screed finish suitable to receive specified floor finish. All design to achieve the required superimposed loads required within the clients specification to structural engineers details.

Internal Demountable partitions to form individual offices, comprising of 70mm wide metal stud partition system finished with 15mm thick plasterboard to both sides prepared to receive a skim finish. All voids to be filled with Acoustic sound deadening mineral wool insulation. Partitions to be taken generally a 100mm above the ceiling height unless otherwise stated.

Compartment wall to first floor area to comprise of a 90mm wide metal stud partition system spanning between main steelwork. Finished with 2no. layers of 12.5mm thick plasterboard to both sides prepared to receive a skim finish. All voids to be filled with Acoustic sound deadening mineral wool insulation. Compartment wall to be taken up to underside of roof covering and fire stopped.

**SUSPENDED CEILING**  
Suspended ceiling generally throughout office & circulation areas to achieve class '0' spread of flame. Light diffusers to have min. classification of the lower surface TP(A).

Generally ceiling height to be 2.700 a.f.f.i. Toilet areas to be 2.400 a.f.f.i. provided with a moisture resistant tile to clients specification.

**MECHANICAL VENTILATION (office area)**  
Office ventilation and heating system to be design by M & E specialist

**MECHANICAL VENTILATION (toilet area)**  
Extractor fan fixed to ceiling with pvc duct through external wall and terminating in weatherproof grille to match cladding/blockwork colour, wired into lighting circuit with run over to provide 6 air changes per hour. Where vents pass through 1/2 hour ceilings include fire intumescent grills vents to be on time switch.

To be read in conjunction with M & E specialist details

**ABOVE GROUND DRAINAGE**  
All wastes to be upvc with 32mm dia. to basins and 40mm to urinals, all to be connected into 100mm dia. soil pipe generally via 75mm deep sealed traps. Include for 100mm dia. waste to wc's, where 2no. 32mm wastes are connected together increase size to 50mm dia. Rodding points to be installed at all changes in direction and to ends of runs.

**MAIN STAIRCASE**  
Ambient disabled staircase constructed of mild steel pan and string staircase with insitu concrete treads to form main staircase with tubular handrails and matching tubular handrails to both sides. Goings to be min. 250mm (with nosings of contrasting brightness) and risers to be 22no. equal risers of 168.1mm to achieve a total rise of 3.700m. Handrail to be min. 900mm above stair pitch and 1100mm above landings.

**GENERAL NOTES**  
Glazing to critical locations to be safety glass and is to satisfy the test requirements of class C or class B of BS 6206, as required.

Emergency lighting to be provided throughout escape corridors, open plan offices, exits (internally & externally), disabled wc's, reception areas to BS 5266:1988. To be battery operated and switched on by mains failure. Including ALL internal rooms/toilets with no external window.

Automatic fire alarm system (to units with office only) throughout to BS 5839:1988

Include for all the necessary grab rails etc to comply with Part M of the current Building Regulations also allow for 1.0m wide door set to disabled wc.

Wall ties to be stainless steel safety type, length to be advised by engineer. To be spaced at 450mm centres vertically, 900mm centres horizontally, staggered with proprietary insulation retaining clips. To be 225mm vertically at columns and reveals.

Tying of blockwork to steelwork to str. engs. design and detail.

Damcor or similar approved insulated dpc's to all external openings where required.

All ground floor openable windows to have restrictor stays limiting openable width to 150mm.

Bitumen coat columns/steel where exposed in cavity walls.

All main entrance doors are to have level threshold with ramped approach, and achieve a min 800mm clear opening to comply with part M of the Building Regulations

All communal & access doors to be provided with a visually contrasting pull handle & overhead door closer with a max opening force of 30N to comply with part M of the Building Regulations

All personnel escape doors are to have level thresholds, & a max 1 in 12 external ramp

PLEASE NOTE REFER TO STRUCTURAL STEELWORK DRAWINGS FOR SIZES AND EXACT SETTING OUT OF STEELWORK.

**Legend:**

Wall indicated this to be constructed of 100mm thick fairfaced blockwork prepared to receive either a painted or plaster finish. Refer to finishes schedule for location.

Wall hatched thus indicates extent of 140mm thick fairfaced blockwork prepared to receive either a painted or plaster finish. Refer to finishes schedule for location.

Walls indicated extent of full height partition to consist of a 70mm metal stud at regular centres finished both sides with a single layer 15mm thick SoundBloc board to achieve a 47db rating prepared to receive specified finish.

All voids to be provided with 25mm thick acoustic insulation to partition manufacturers recommendations

Compartment Walls to Construction areas to consist of a 92mm metal stud at regular centres finished both sides with a 2no. layer 15mm thick SoundBloc board to achieve a 56db rating prepared to receive specified finish.

All voids to be provided with 75mm thick acoustic insulation to partition manufacturers recommendations.

- All Steelwork sizes and specifications will be specified by the Structural engineer
- Compartmental walls to consist of 2no. 100mm thick Blockwork as Structural engineers specification. All blockwork to comply with Health & Safety 20kg manual handling requirements

REV	AUTHOR	DATE	DESCRIPTION
A	AS	Aug 08	G.L. altered to latest rail sizes. Structural window openings added
B	AS	Sept 08	Wall thickness amended and comments made by occupier
C	AS	Sept 08	Amended to latest fitout information
D	AS	Oct 08	Engineering areas added
E	AS	Nov 08	Internal screens added, student entrance enlarged
F	AS	Nov 08	Hair Salon door relocated
G	AS	Jan 09	Nursery details added
H	AS	Jan 09	Nursery Toilet enlarged to be suitable for wheel access
J	MT	Apr 09	As Built Issue

REV	AUTHOR	DATE	DESCRIPTION

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**contact**

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**project**

VOCATIONAL EDUCATION CENTRE  
TEWKESBURY BUSINESS PARK  
TEWKESBURY, GLOUCESTERSHIRE  
for  
GLOUCESTERSHIRE COLLEGE

**drawing**

OVERALL GROUND  
FLOOR PLAN  
5782 / 200  
Revision: J

AUTHOR AS  
DATE APR 08  
SCALE 1/125 @ A1

AS BUILT

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