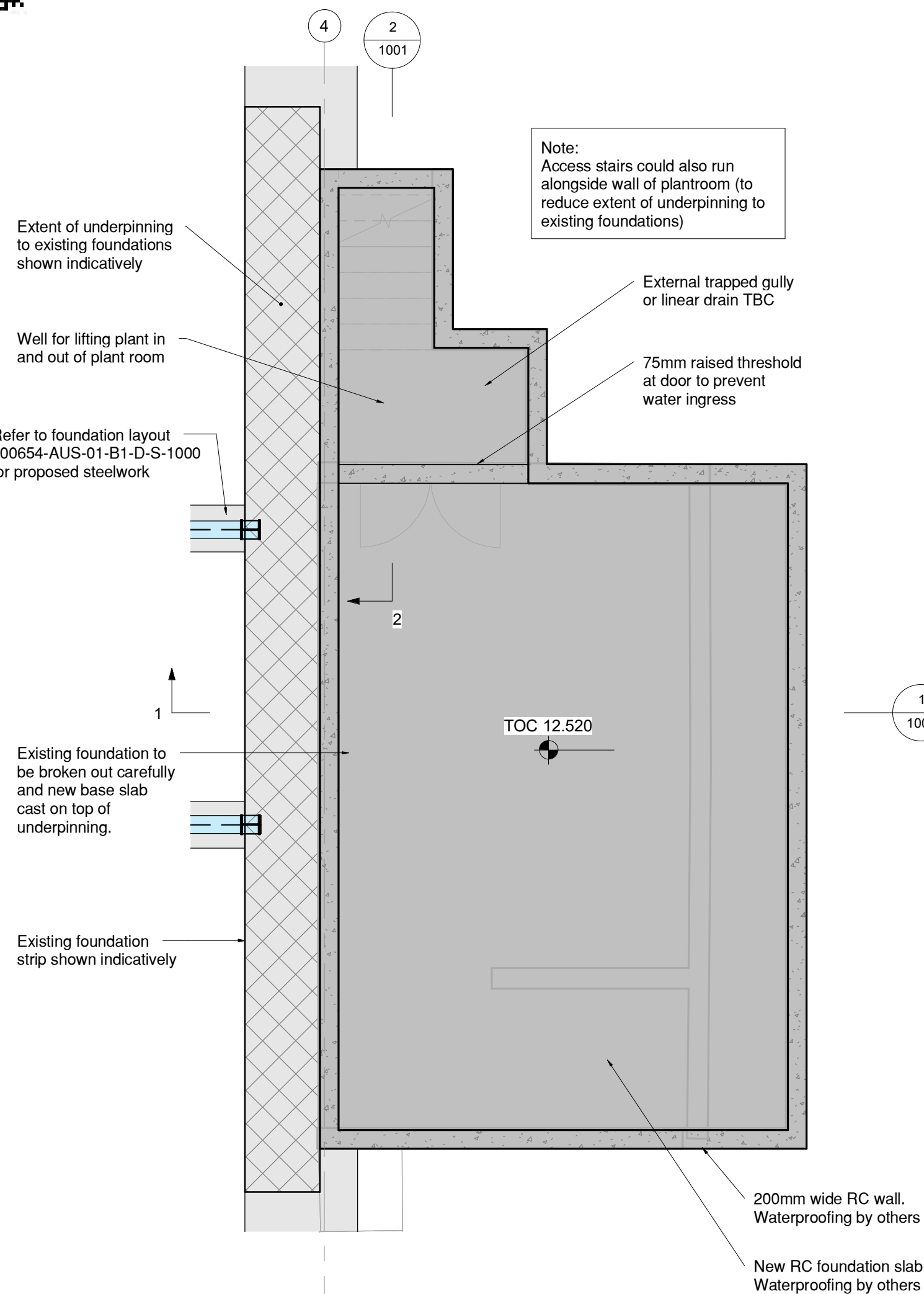
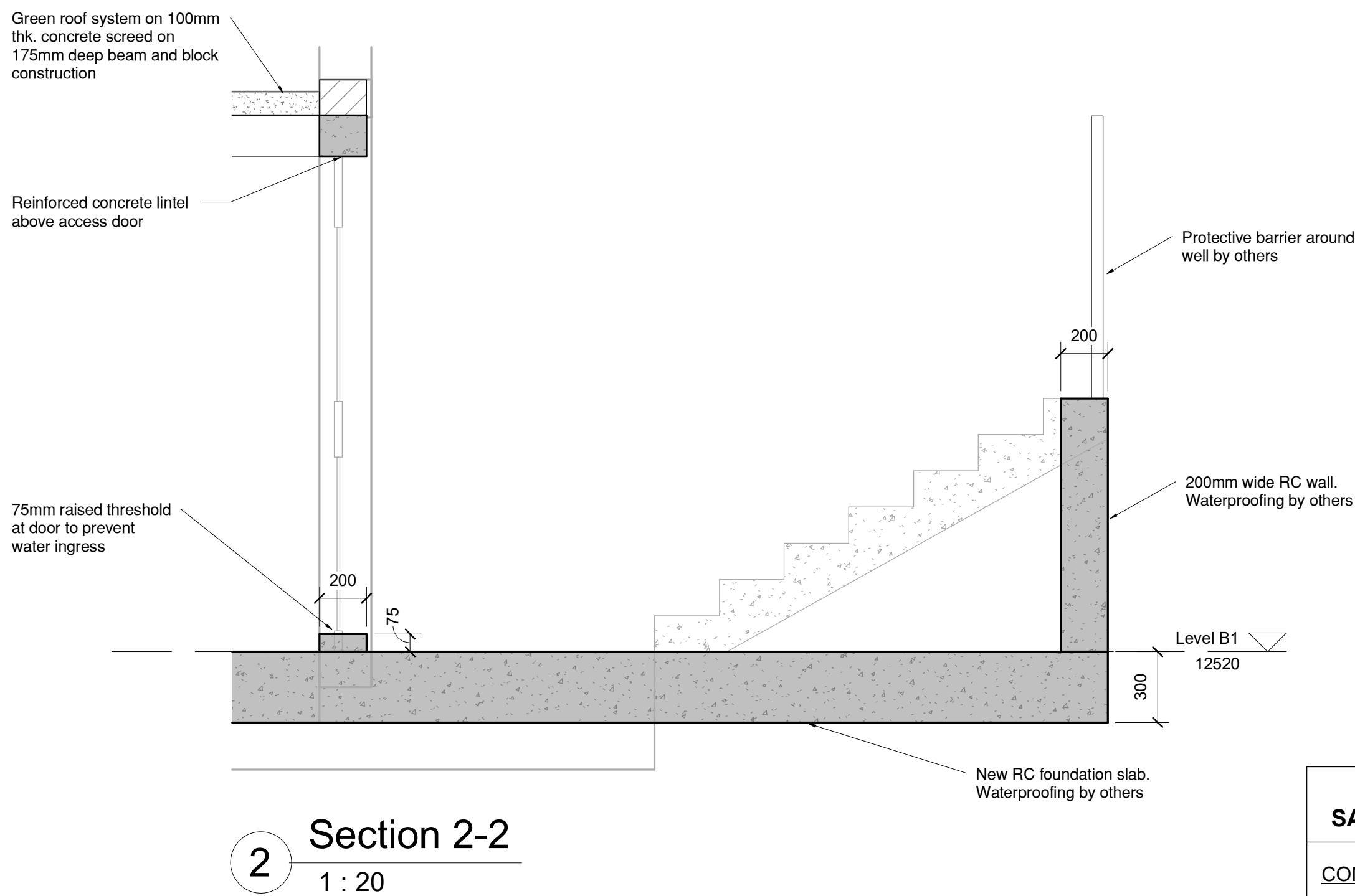
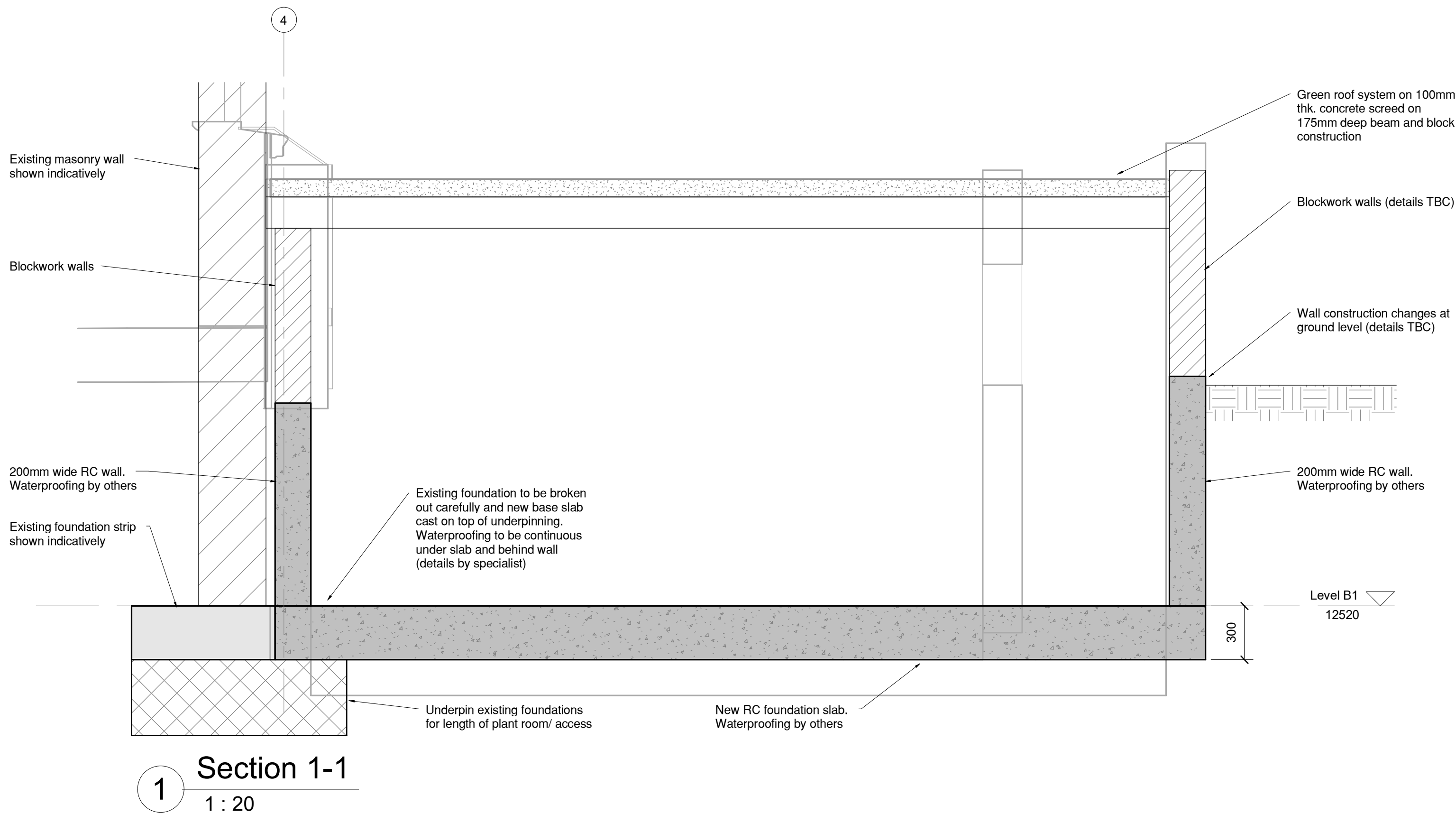




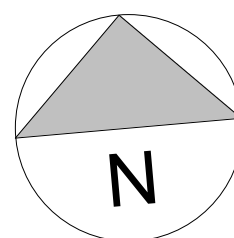
External Plant Room Layout

1 : 50



0m 2.5m 5m

1:50



NOTES:

- All dimensions are in millimetres. All levels are in metres.
- This drawing is not to be scaled, use figured dimensions only.
- This drawing is to be read in conjunction with all other relevant Architect's, Engineer's and specialist's drawings, details and relevant Health and Safety plans (as appropriate)
- For site setting out, refer to Architect's drawings
- All DPCs, DPMs, insulations, Radon protections and finishes to Architect's details

CONCRETE NOTES:

- All concrete works shall be carried out in accordance with BS EN 1992. Materials used in the works shall be new, of the qualities specified. Plain concrete in foundations shall be placed in direct contact with the bottom of the excavation, the concrete being deposited in such a manner as not to be mixed with the earth.
- The bottom of the excavations for reinforced concrete works shall be covered with a blinding layer of C8/10 GEN1 concrete not less than 50mm thk. with a smooth surface.
- Specification of concrete mixes to comply with BS EN 206. No concrete shall be mixed or placed while the temperature is below 1 °C on a rising thermometer or 2 °C on a falling thermometer.
- Newly placed concrete shall be protected by approved means from frost, rain, sun and drying winds.
- Reinforcement to be inspected and approved by the Engineer before concrete casting commences (min. 24 hour notice).
- Reinforced concrete to be grade RC28/35 unless noted otherwise.
- Reinforcement to receive 40mm cover throughout unless noted otherwise.
- All reinforcement to the grade B500B in accordance with BS4449:2005.
- Reinforcement to be suitably lapped in accordance with BS8666:2005 with min. lap lengths 40 x bar diameter (H10 = 400mm).
- Mesh reinforcement to BS4483:2005 and grade 500. Mesh to receive flying ends for lapping purposes, min. 450mm mesh lap.

MASONRY:

- All blockwork to be min. 7N dense block, with mortar designation (iii/M4). Below ground mortar to be designation (ii/M6).
- Wall ties to be provided in accordance with BS EN 845-1:2003 at max. 750mm horizontal and 450mm vertical centres, staggered in alternative rows. Additional ties are to be provided around all openings at 225mm vertical centres and max. 150mm from opening. Ties to be stainless steel or non-ferrous in areas of severe exposure. Ties are to be Type 2 Ancon Stafix RT2 or similar approved.

Detailed structural design subject to further exploratory works/intrusive investigations (following safe removal of asbestos), confirmation of proposed load path and existing structure.

Detailed scope of remedial works to existing structure (including crack stitching to masonry walls and repairs to first floor slab) to be finalised following further site investigations.

CDM BOX SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

CONSTRUCTION

Demolition works only to proceed following approval of temporary works installation, in accordance with temporary works design.

Demolition works to be undertaken in a controlled top-down manner, by an experienced and competent demolition contractor following a detailed method statement.

Contractor to be aware of potential asbestos within the existing building. Seek approval from the specialist prior to undertaking any intrusive works.

Contractor to ensure existing structures are not undermined during any excavations works, all underpinning to be constructed in accordance with the specified sequencing.

The ground investigation report (Ref:784-B071864, by Tetra Tech) states that groundwater was encountered between 2.77m and 3.43m below existing ground level. Also, elevated concentrations of potential contaminants have been recorded from soil samples taken from site when compared to a public open space end user scenario.

MAINTENANCE/CLEANING

Overgrown vegetation to be managed as part of routine maintenance, to avoid future damage to structure.

DECOMMISSIONING/DEMOLITION

Structural steelwork members/floors/roof/loadbearing masonry walls are not to be removed/modified without written permission from a suitably qualified structural engineer.

P01	RIBA Stage 3 Co-ordination Issue	AW	10/09/25	JR
Revision	Description	Checked	Date	Drawn



Job Title
EDUCATION LIBRARY & RESOURCE CENTRE

Drawing Title
EXTERNAL PLANT ROOM LAYOUT

Scale
As indicated

Job No
100654

Drawing No
1001

BIM Level 2 File Name:
100654-AUS-01-B1-D -S - 1001

Work Stage RIBA Stage 3	Status S1	Rev P01
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