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This drawing is not to be scaled. Use written dimensions only.

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 - Workmanship and materials are to be in accordance with all relevant British Standards, Codes of Practice, Agreement Certificates and manufacturer's written instructions that are current at the commencement of the Works. All materials and components are to be utilised strictly in accordance with the manufacturer's written instructions.
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Doors & Ironmongery
Supply and fix 3No Certifire Accredited FD30s factory painted door sets (Door Leaf 926x1980mm) each with 200x1450mm high vision panels D47,D48 and D49. Fire resisting glazing, beading and pinned with intumescent Glass Pyroguard (Clear) Ironmongery to be satin stainless steel. Ironmongery to be Certifire Approved Ironmongery and must be compatible with the door manufacture for fire certification. All to be fitted by Q Mark Certified Installer or similar Third party Accreditation Installer
Pair and half double ball bearing butt hinges (3x Grade 13 fire door hinges per leaf) with intumescent pads
SDS Fire rated overhead door closers, with adjustable power 2-4 satin stainless steel SKU 24045 with back check
SDS Mortice Box Latch light spring satin stainless steel SKU 78010
Pair of lever handles SDS round rose lever 19mm sprung 99922
Kick plates either side of door leaf 900x 200mm high
Door Stop SKU 88201
Fire Door keep Shut Sign

Existing Lift in Store Off 00 /37
Disconnect all electrical services and allow for strip out and removal of complete lift insulation

New 30 min Fire Resisting Partitions (2.20m high) 42m2
Supply and erect timber stud partitions consisting of 89x38mm CLS Softwood C16 framing including studs @ 450mm max, head and sole plates and noggings between studs. Framing lined with one layer of 15mm Gyproc Wallboard each side. Timber stud fixings at abutments to structure fixed at 600mm Ctrs. Screw boards with 40mm British Gypsum Drywall screws securely to timber stud supports around the perimeter of the board and inter mediate stud positions at 300mm max Ctrs, external corners reduce fixings to 200mm Ctrs. Screw positions not to be less than 13mm from cut edges and 10mm from bound edges , do not break paper or Gypsum core. Jointing apply Gyproc Easifill 60 to bed Gyproc joint tape and apply a second coat of Gyproc Easifill . Apply Gyproc Drywall primer to walls ready to receive final decoration
NB if partition is required to have a 40 Rw (dB) sound insulation 25mm Isover Acoustic Partition Roll is to be fitted between studs
Lobby A 5 l/m overall door opening
Lobby B / 4 l/m overall door openings

Strip Out Lobby B (Including Lift)

Demolition / Strip out

Disconnect all services prior to commencing work in the Corridor and Proposed Lobby Areas A & B where works are to be carried out

Break out and remove stud partitions shown in red dashed line including doors and frames.

Break out and remove ceiling construction including joists and timber boarding to Corridor in areas shaded red.

Strip out and remove all redundant services.

Proposed Layout Lobby B

SCALEBAR (Meters)



Lining to Bulkhead over Stairs 6m2 (end of 00/ 37 Corridor)
Construct upstands to ceiling to form 30 min fire resistant bulkhead

60 min Fire Resisting Lift Infill Floor (2m2)
Supply and lay 145x44mm C24 floor joists @ max 600mm Ctrs over Lift Opening 1295x1450mm. to form floor
Supply and fix on top of joists either 22mm T&G flooring grade chipboard or OSB 3.
Supply and fix 2 layers of 15mm wallboard to underside of joists
Decorate ceiling with one mist coat and two full coats of matt emulsion to new ceiling .

Works to Existing 30 and 60 min Fire Resisting Compartment Walls

Cut inspection holes both sides of Compartment walls identified on the drawings to establish thickness and type of plasterboard in locations as instructed by the Contract Administrator and fully reinstate after inspection.

Allow for:-

7No Basement, 8No Ground Floor inspection holes in 30min partitions and

10No Basement, 5No Ground Floor inspection holes in 60min partitions

Where plasterboard thickness complies with required standard allow for the temporary removal of skirtings to ensure that all joints and junctions with adjoining structure and other air paths are sealed properly. Apply a continuous sealant bead to clean dry dust free surfaces leaving no gaps. After application of sealant , bulk fill gaps between floor and underside of plasterboard using Gyproc joint compound. Reinstate skirtings and leave ready for redecoration.

Where compartment walls are identified as being non compliant with the required fire rating allow for the temporary removal of surface mounted conduit, cables including fire alarm cables,junction boxes, wall mounted light fittings and vertical pipe drops etc and timber skirting allow for the complete over lining of the wall face which may be just one or two faces.

Provisional allowance of 125m2 for 12.5 mm Gyproc Wallboard Extra Over cost /m2 for a) 15mm Wallboard

b) 12.5mm Gyproc Fireline
Decorate with one mist coat and two coats Dulux Trade matt emulsion. On completion refix services and skirtings

Upgrade Existing Corridor Ceilings 30 min FireResisting

Allow temporary removal of all services fixed to underside of ceiling to allow

for supply and underlining with 12.5mm wallboard all joints and junctions with walls to be taped and sealed. Decorate with one mist coat and two coats of Dulux Trade matt emulsion.

Refix services as required on completion.

Provisional allowance 64m2

Supply and fix 22mm T&G Chipboard or OSB 3 Floor Boarding on top of joists

Provisional allowance of 25m2

Corridor Floor

Allow for the replacement of damaged ply flooring 22mm T&G ply and decorate with either Flints Theatre Black paint or Mylands matt black stage high obliteration paint .

Provisional Allowance 10m2

New 30 min Fire Resisting Ceilings

Supply and lay 145x44mm ceiling joists @ max 450mm Ctrs over Lobbies A and B including new

Dressing Room

Supply and fix 22mm T&G Chipboard or OSB 3 Floor

Boarding on top of joists

Supply and line underside of joists with 15mm wallboard. Tapered edged boards to be taped and jointed.

Decorate ceiling with one mist coat and two full coats of matt emulsion to new ceiling .

Lobby A and Corridor 10m2

Lift 2m2

Strip Out Lobby A

Proposed Layout Lobby A

Proposed F/R Ceiling Lobby A

Area Of Works (shaded red)

scale 1:200



A Dressing Room and Door D50 Omitted PH 19/03/25

Rev. Initials Date

Drake & Kannemeyer LLP
CHARTERED SURVEYORS

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Regulated by RICS

Client

Royal Academy of Dramatic Art

Job Title

Fire and Compliance Upgrade Project

16 Chenies Street, London WC1E 7EX

Drawing Title

Works To GF Escape Corridor and Lobbies

Scale Date Drawn

1:50, 1:200@A1 Feb 2024 PH

Job No. Drawing No. Status

224-11-02 PL-004 PLANNING /LISTED

Revision BUILDING

Revision

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