HOSPITAL LINES STAFF HOUSING

LAWRENCE SCHOOL SANAWAR,

TENDER DRAWINGS

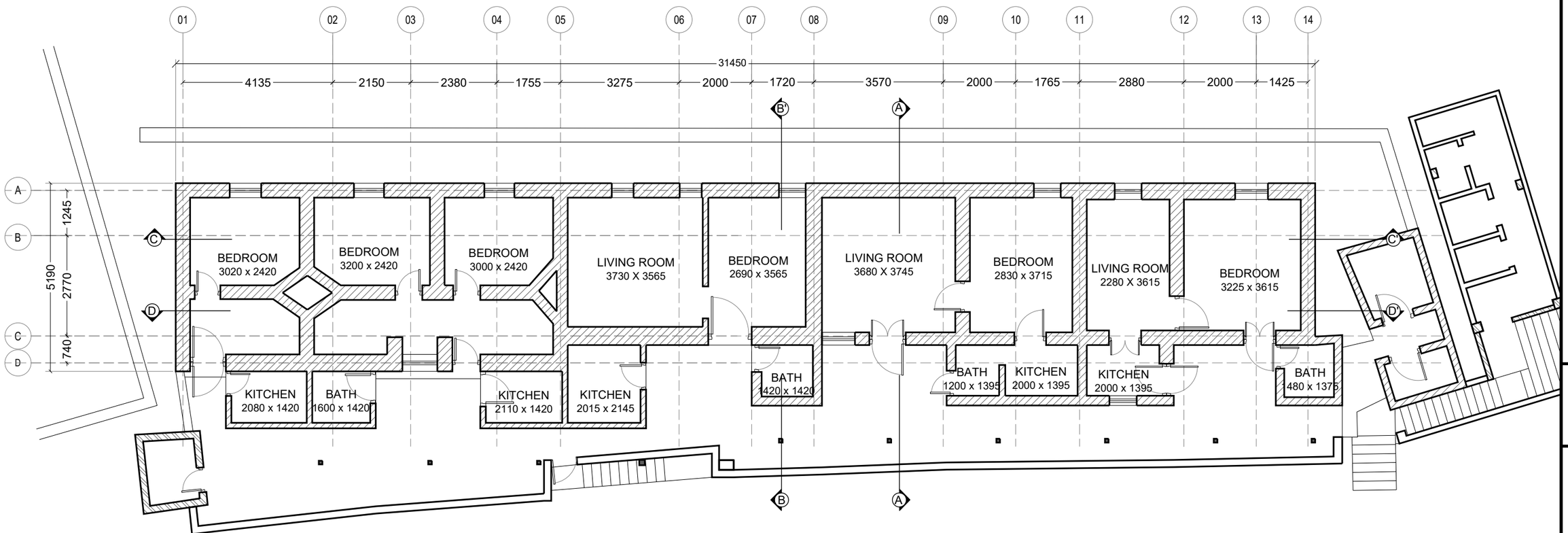
20.11.2026

LAWRENCE SCHOOL SANAWAR

AISHWARYA TIPNIS ARCHITECTS

Project Name: Hospital Lines, Lawrence School, Sanawar

Sr.No	Drawing Name	Drawing No	Drawing Scale
A. Measured Drawings			
1	Ground Floor Plan	A-1100	1:100 @ A3
2	Roof Plan	A-1101	1:100 @ A3
3	North & South Elevation	A-1102	1:100 @ A3
4	East & West Elevation	A-1103	1:100 @ A3
5	Section AA' & BB'	A-1104	1:100 @ A3
6	Section CC' & DD'	A-1105	1:100 @ A3
B. Demolition Drawings			
1	Ground Floor Plan	A-1200	1:100 @ A3
2	Roof Plan	A-1201	1:100 @ A3
3	North & South Elevation	A-1202	1:100 @ A3
4	East & West Elevation	A-1203	1:100 @ A3
5	Section AA' & BB'	A-1204	1:100 @ A3
6	Section CC' & DD'	A-1205	1:100 @ A3
C. Intervention Drawings			
1	Ground Floor Plan	A-1200	1:100 @ A3
2	Roof Plan	A-1201	1:100 @ A3
3	North & South Elevation	A-1202	1:100 @ A3
4	East & West Elevation	A-1203	1:100 @ A3
5	Section AA' & BB'	A-1204	1:100 @ A3
6	Section CC' & DD'	A-1205	1:100 @ A3
D. General Arrangement			
1	Ground Floor Plan	A-1300	1:100 @ A3
2	First Floor Plan	A-1301	1:100 @ A3
3	Roof Plan	A-1302	1:100 @ A3
4	North & South Elevation	A-1303	1:100 @ A3
5	East & West Elevation	A-1304	1:100 @ A3
6	Section AA' & BB'	A-1305	1:100 @ A3
7	Section CC' & DD'	A-1306	1:100 @ A3



GROUND FLOOR PLAN
Scale 1:100

Notes:
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4. Landscape design consultant drawing to be followed for levels.

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MEASURED DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 29/10/2026
Drawing No. A- 1100
Client LSS
Drawn Shreya Ingle
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3

Drawing
Ground Floor Plan

AISHWARYA TIPNIS ARCHITECTS
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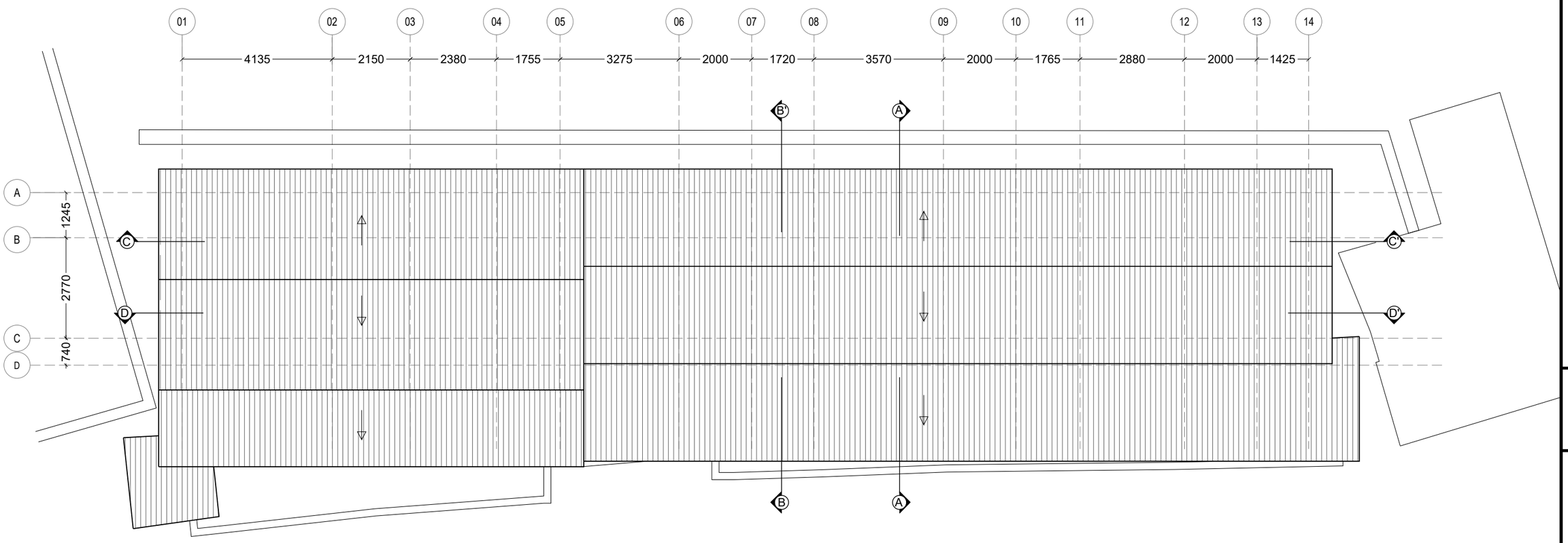

ROOF PLAN
Scale 1:100

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MEASURED DRAWINGS

FOR TENDER PURPOSES

Revisions

No.	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 29/10/2026
Drawing No. A- 1101
Client LSS
Drawn Shreya Ingle
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3
Drawing Roof Plan

AISHWARYA TIPNIS ARCHITECTS
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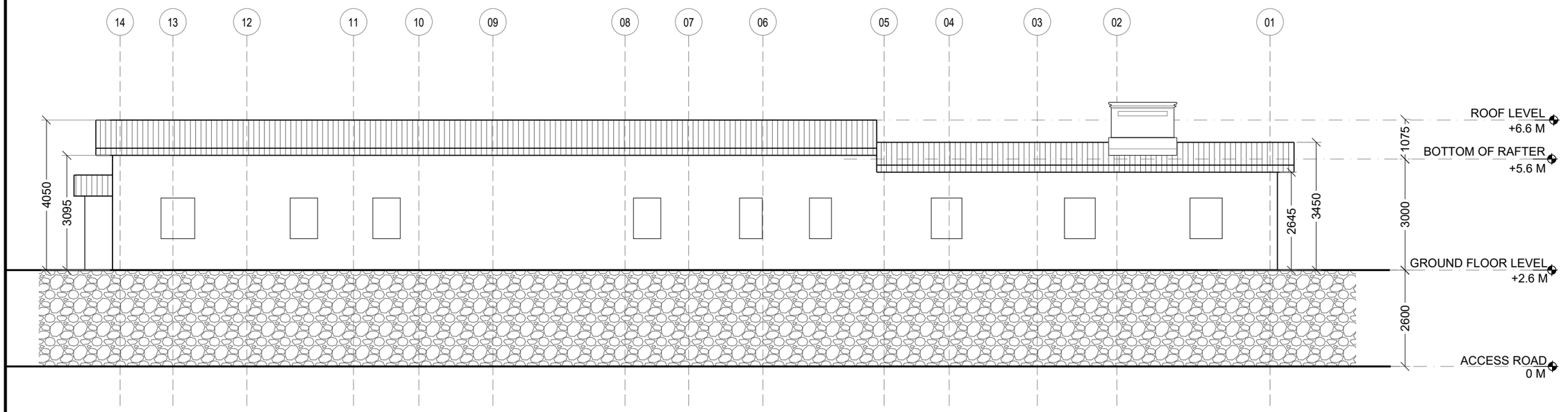
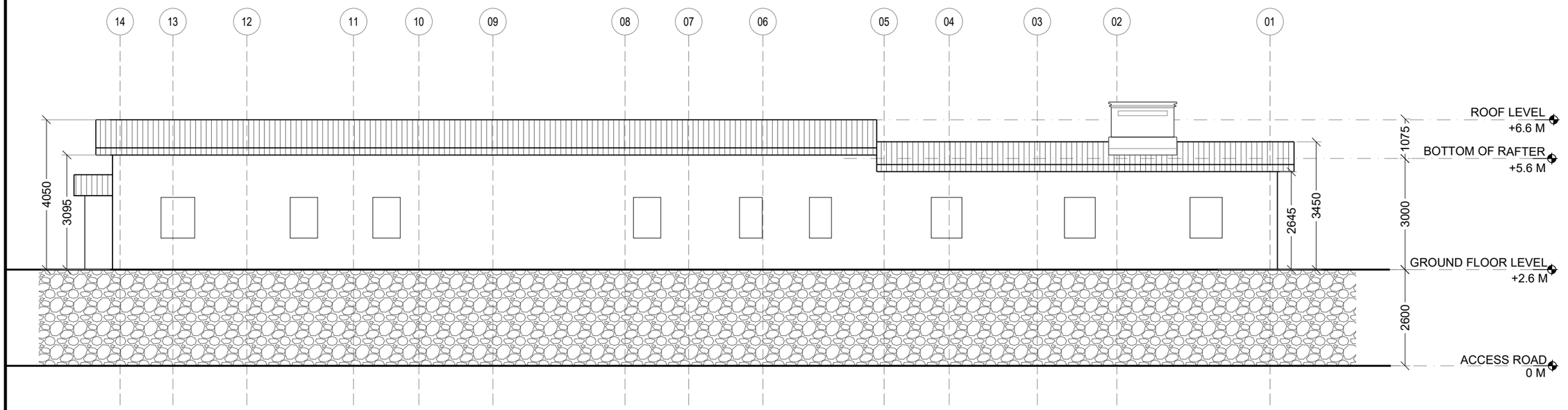


SOUTH ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100

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MEASURED DRAWINGS

FOR TENDER PURPOSES

Revisions

Sr.no	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 29/10/2026
Drawing No. A- 1102
Client LSS
Drawn Shreya Ingle
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3

Drawing
North and South Elevation

AISHWARYA TIPNIS ARCHITECTS
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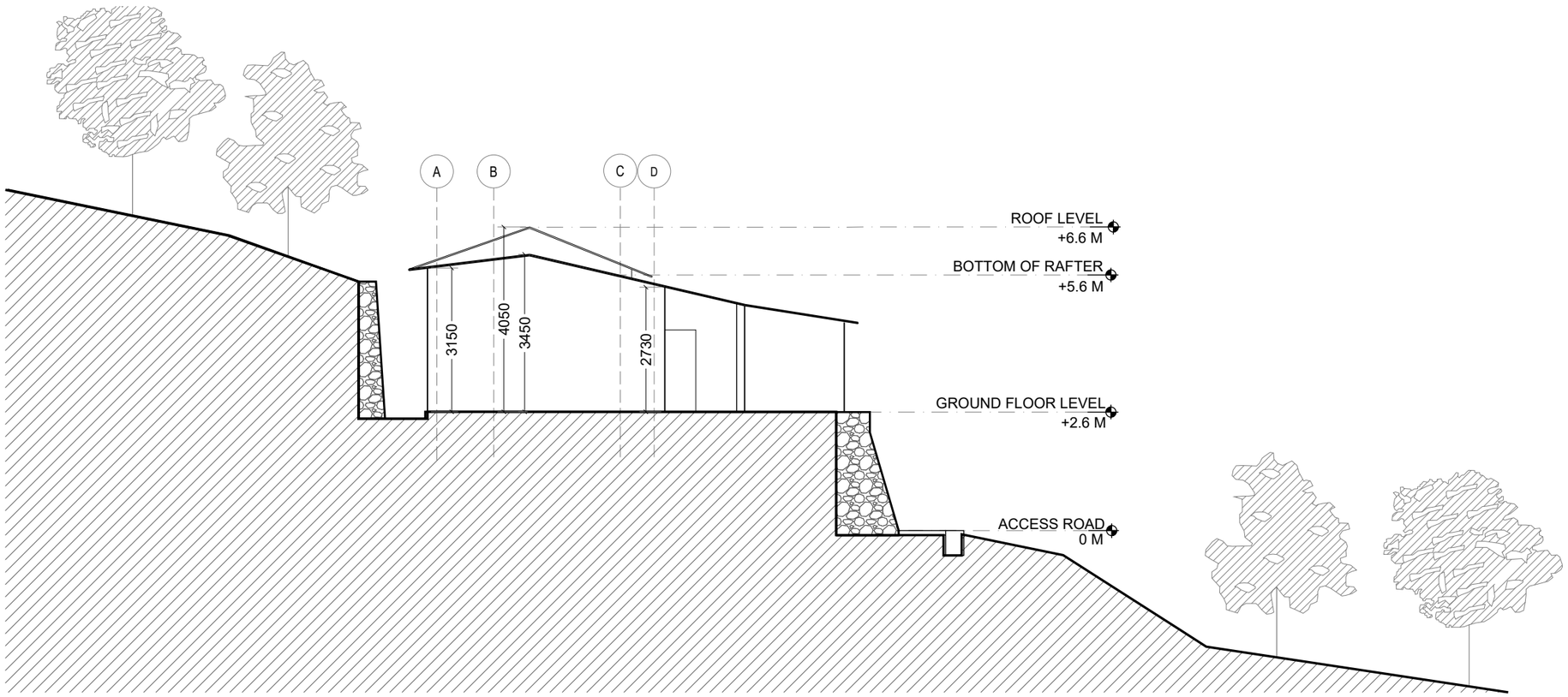
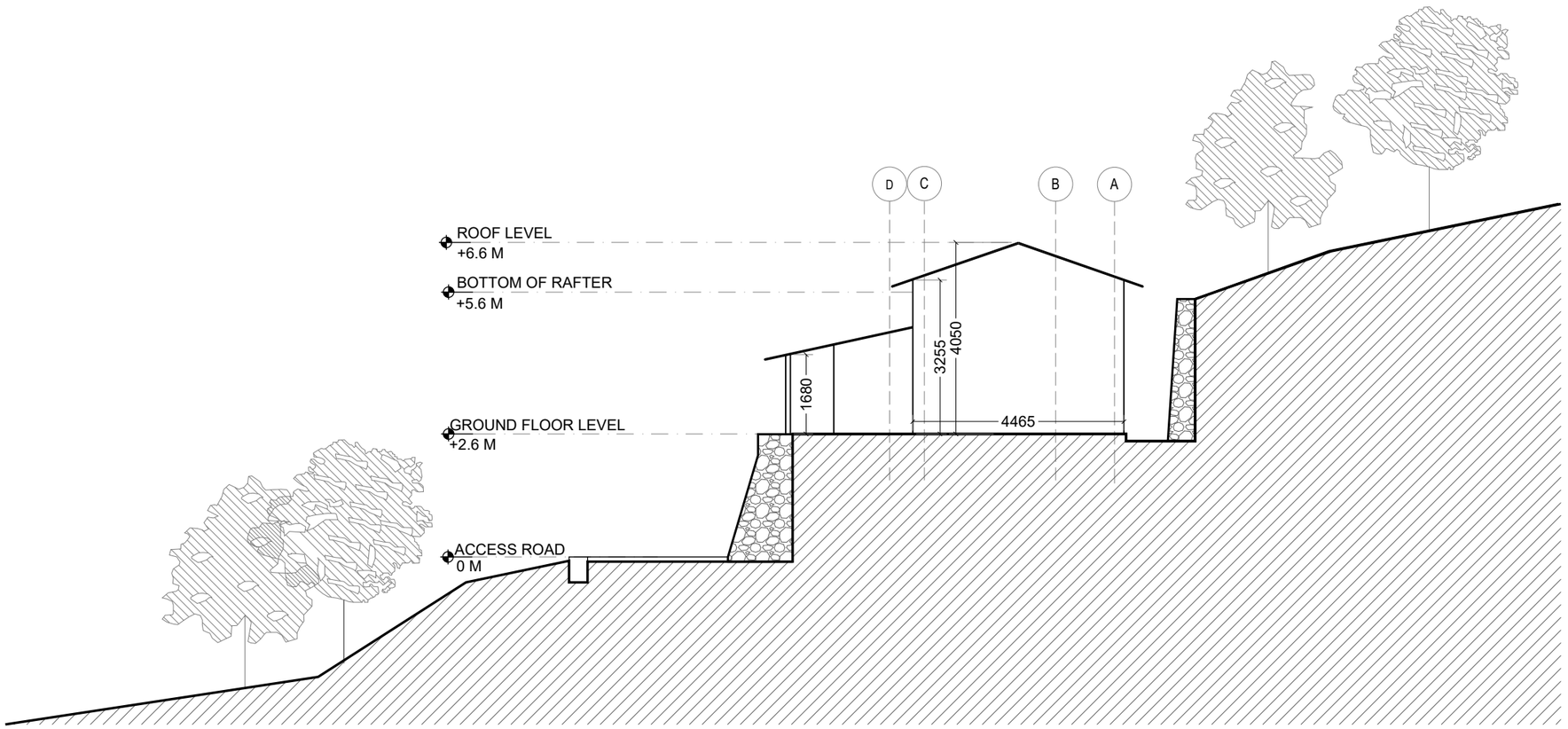


WEST ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100

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MEASURED DRAWINGS

FOR TENDER PURPOSES

Revisions

Sno	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date
29/10/2026

Drawing No.
A- 1103

Client
LSS

Drawn
Shreya Ingle

Revision
R-00

Checked
Vaibhav Jain

Scale
1:100 @ A3

Drawing
East and West Elevation

AISHWARYA TIPNIS ARCHITECTS
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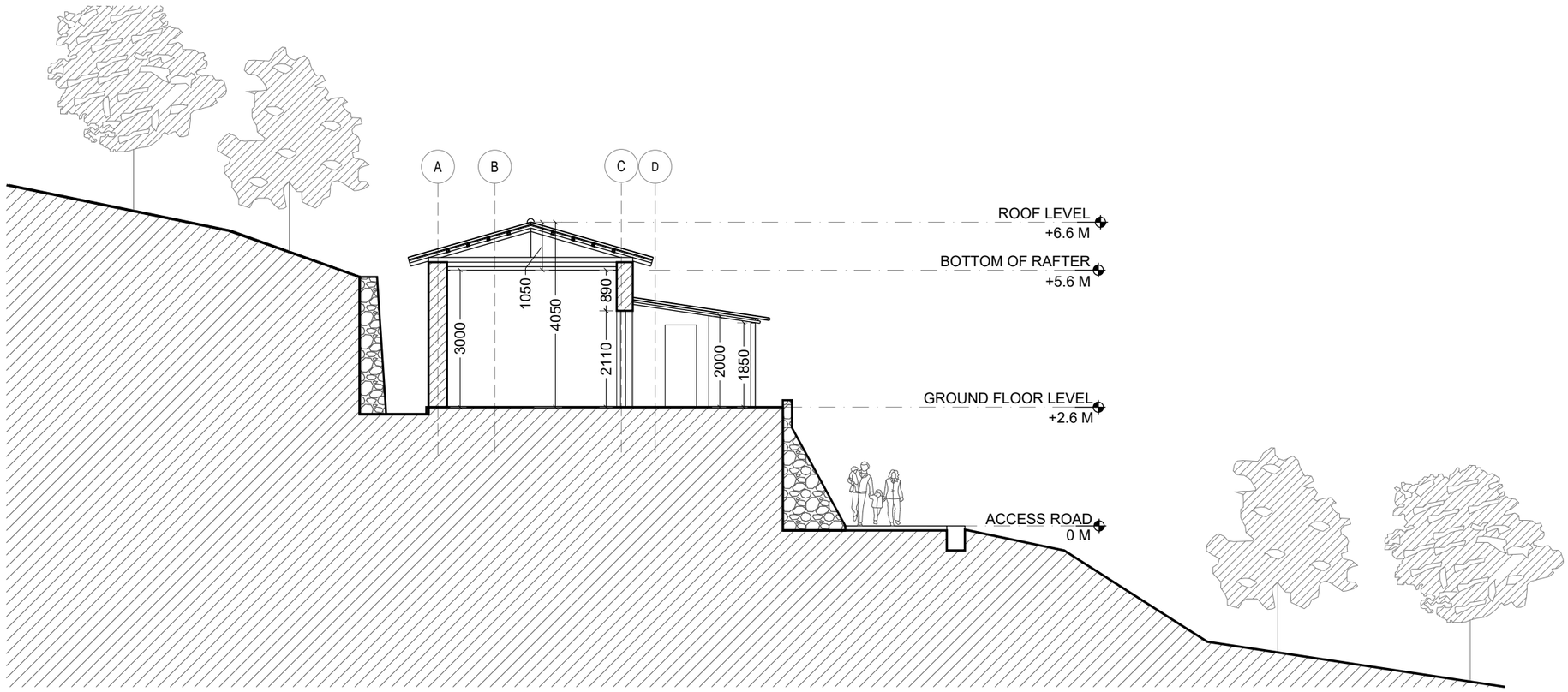
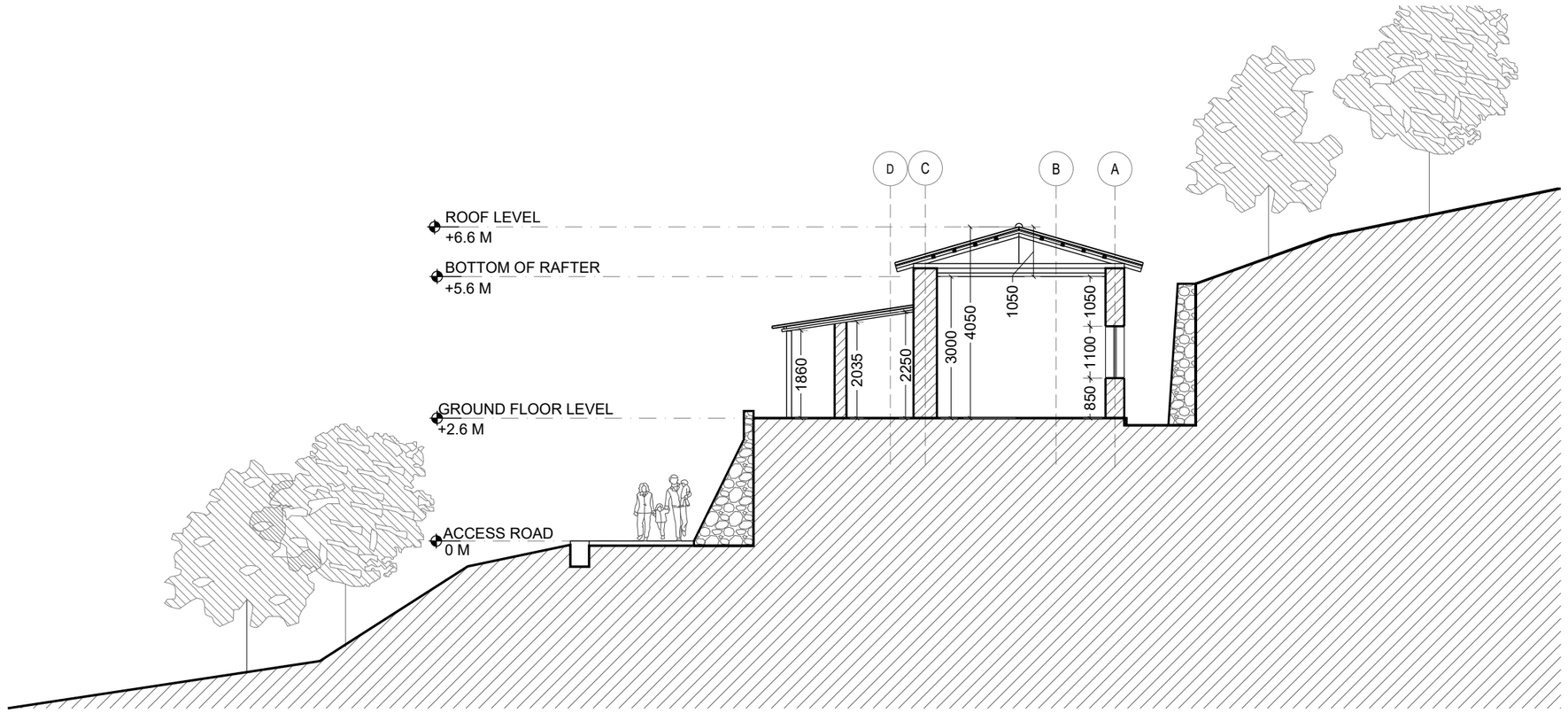


SECTION AA'
Scale 1:100



SECTION BB'
Scale 1:100

Notes:
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MEASURED DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date
29/10/2026

Drawing No.
A- 1104

Client
LSS

Drawn
Shreya Ingle

Revision
R-00

Checked
Vaibhav Jain

Scale
1:100 @ A3

Drawing
Section AA' and Section BB'

AISHWARYA TIPNIS ARCHITECTS
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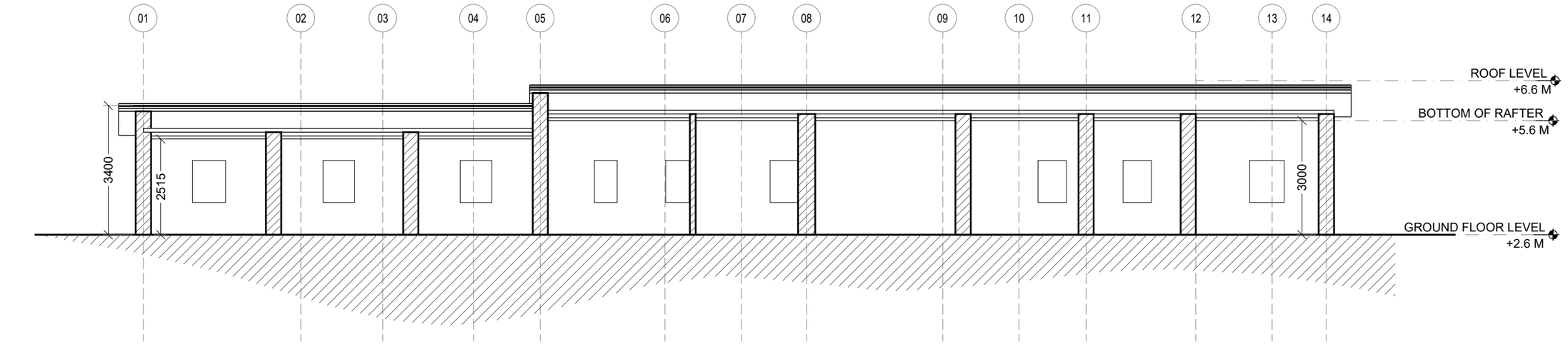
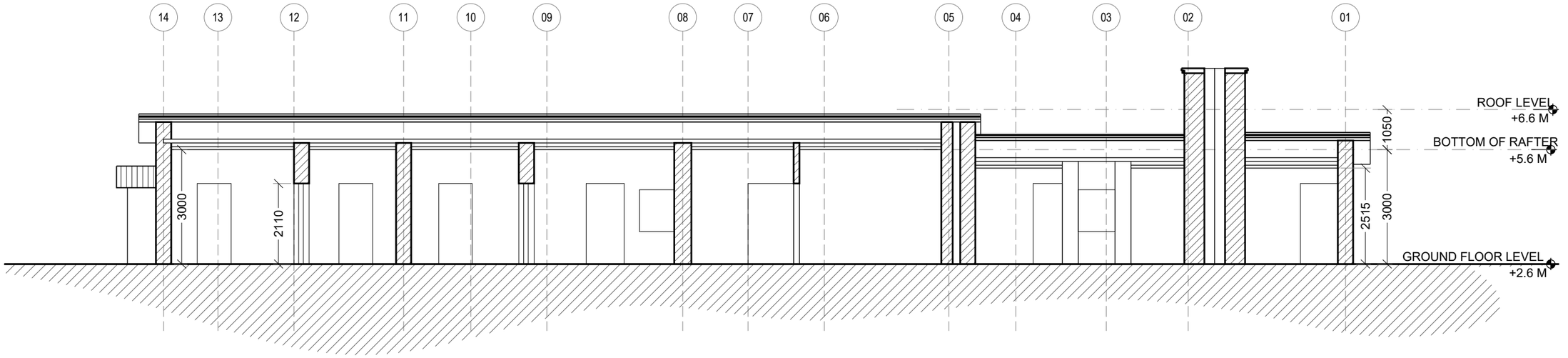


SECTION CC'
Scale 1:100



SECTION DD'
Scale 1:100

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MEASURED DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 29/10/2026
Drawing No. A- 1105
Client LSS
Drawn Shreya Ingle
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3

Drawing
Section CC' and Section DD'

AISHWARYA TIPNIS ARCHITECTS
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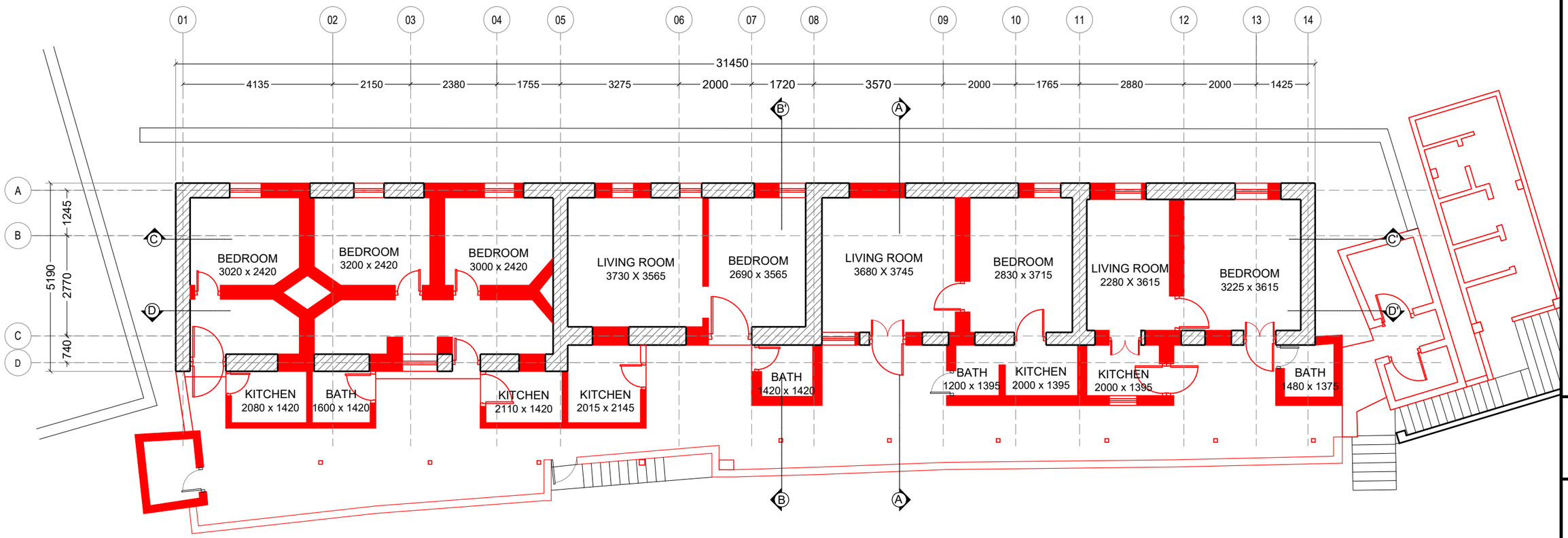
	Existing wall to be carefully dismantled. Adequate propping of the wall to be ensured before dismantling.
	Existing fabric to be carefully dismantled. Adequate propping of the wall to be ensured before dismantling.



GROUND FLOOR PLAN
Scale 1:100

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DEMOLITION DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 29/10/2026
Drawing No. A- 1200
Client LSS
Drawn Shreya Ingle
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3
Drawing Ground Floor Plan

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
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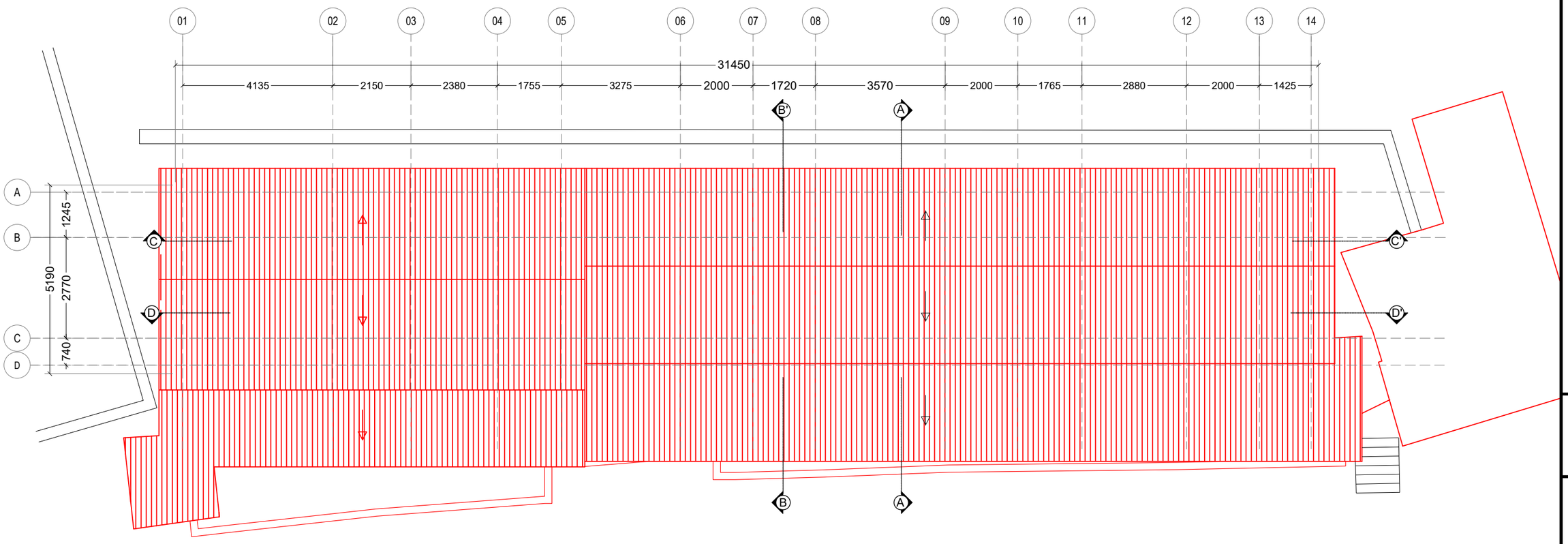

ROOF PLAN
Scale 1:100

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DEMOLITION DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

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LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 29/10/2026
Drawing No. A- 1201
Client LSS
Drawn Shreya Ingle
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3
Drawing Roof Plan

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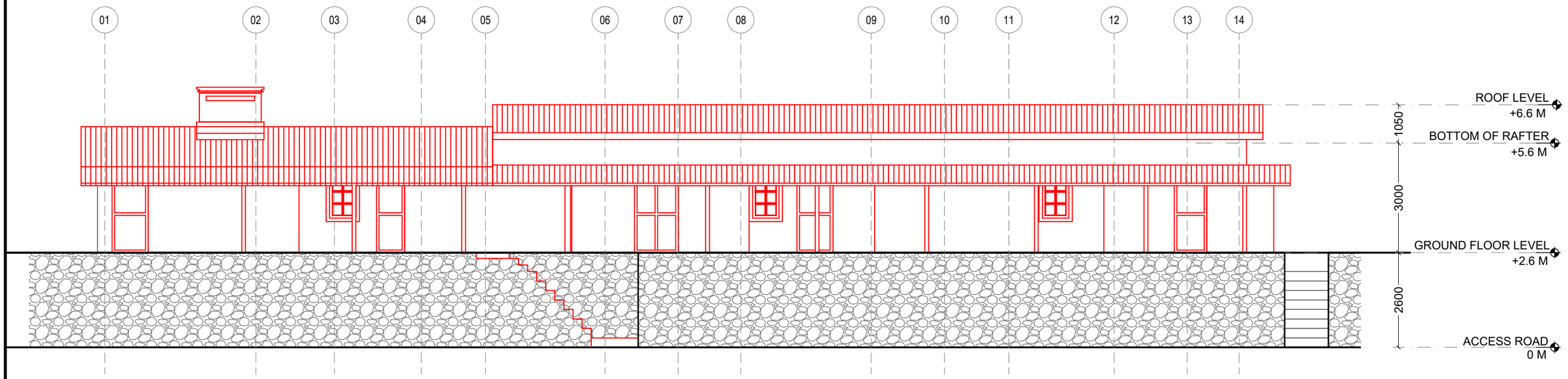
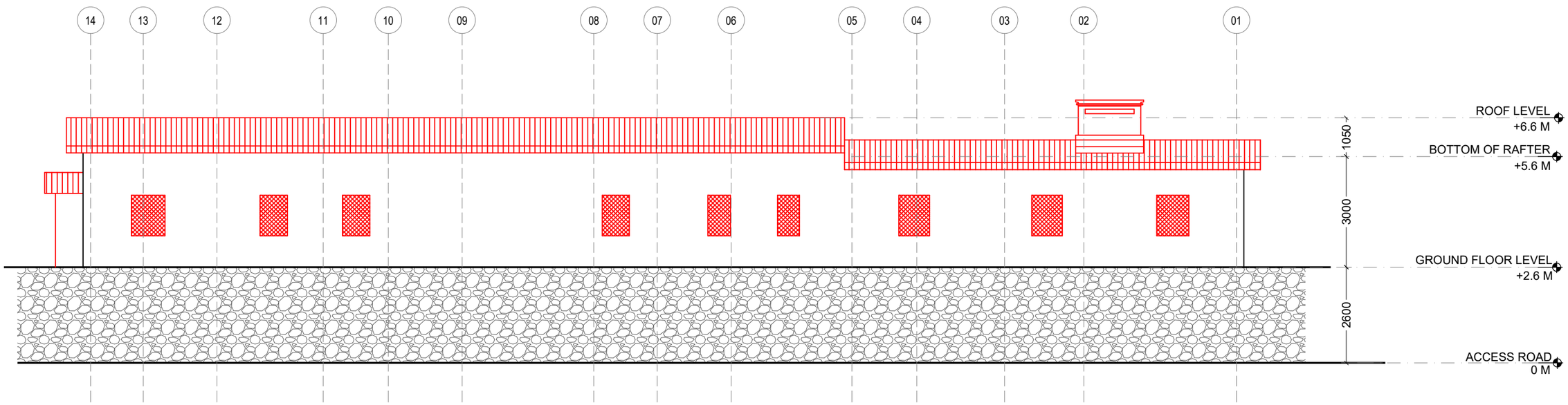


SOUTH ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100

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DEMOLITION DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 29/10/2026
Drawing No. A- 1202
Client LSS
Drawn Shreya Ingle
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3

Drawing
North and South Elevation

AISHWARYA TIPNIS ARCHITECTS
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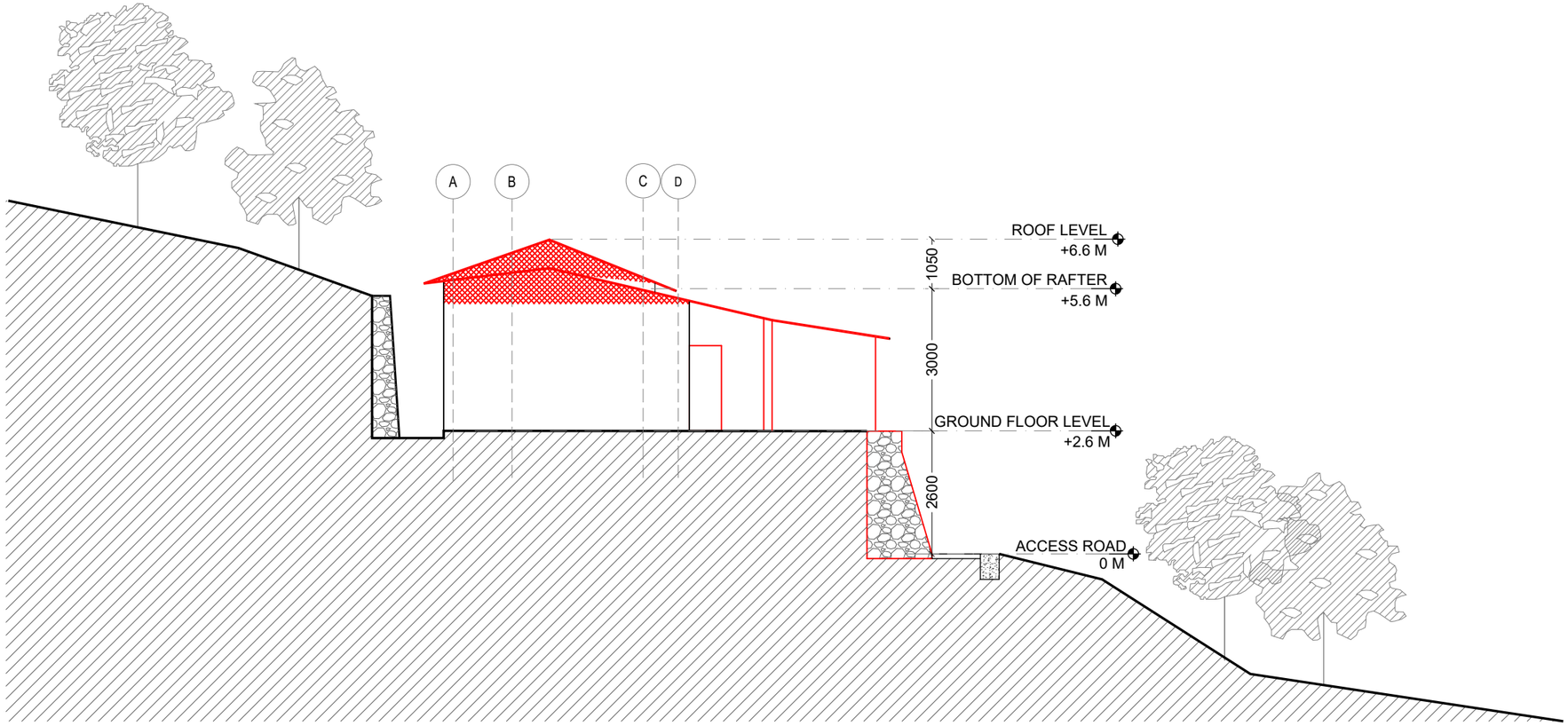
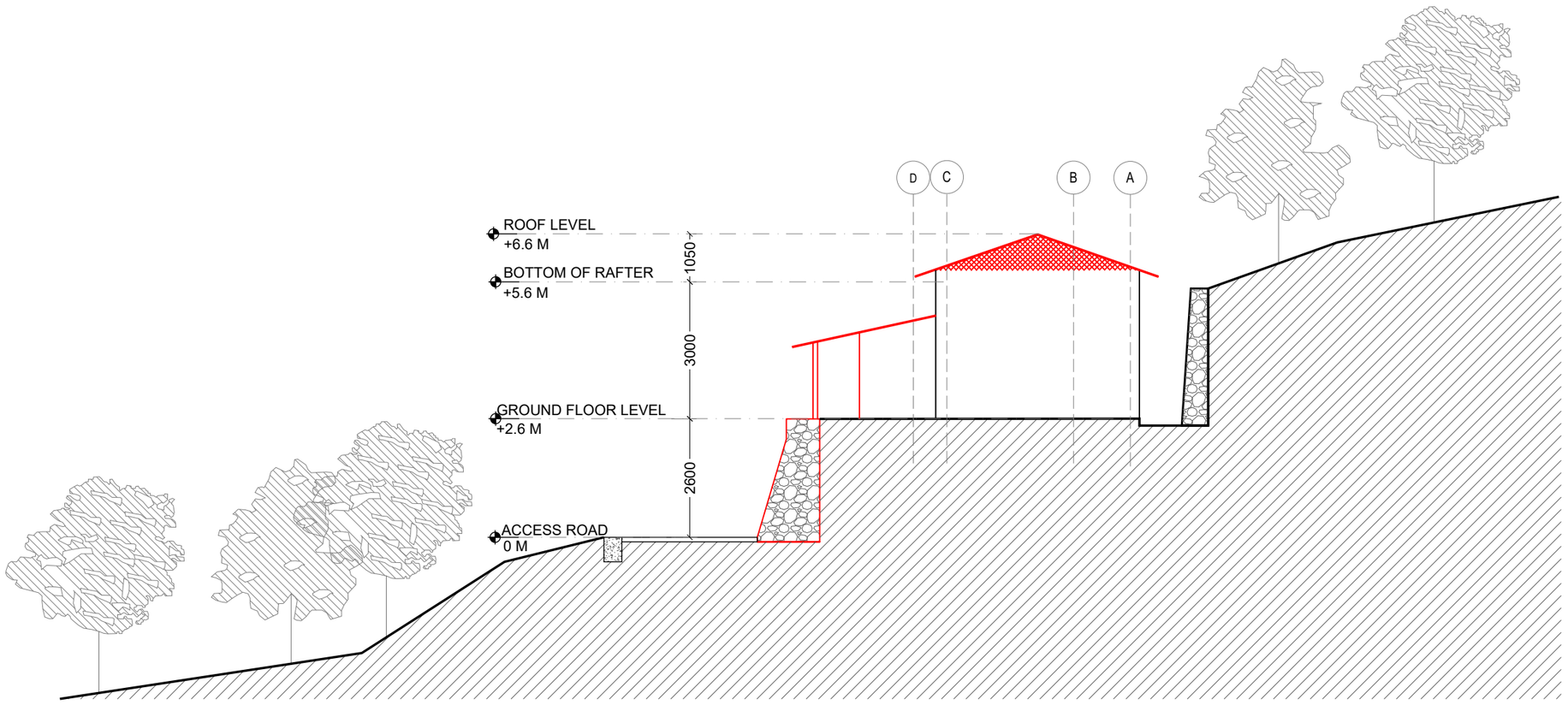


WEST ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100

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© AISHWARYA TIPNIS ARCHITECTS

DEMOLITION DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 29/10/2026
Drawing No. A- 1203
Client LSS
Drawn Shreya Ingle
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3

Drawing
East and West Elevation

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
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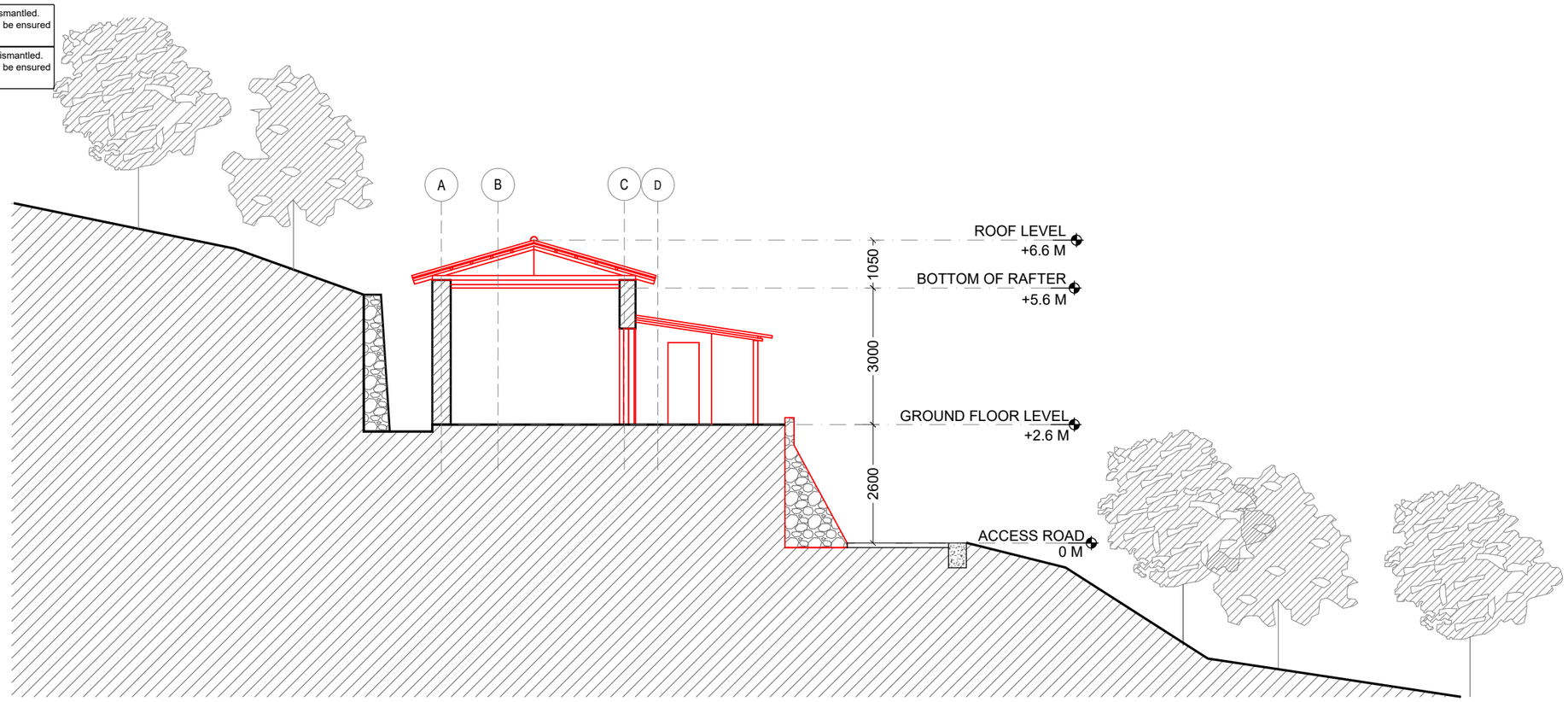
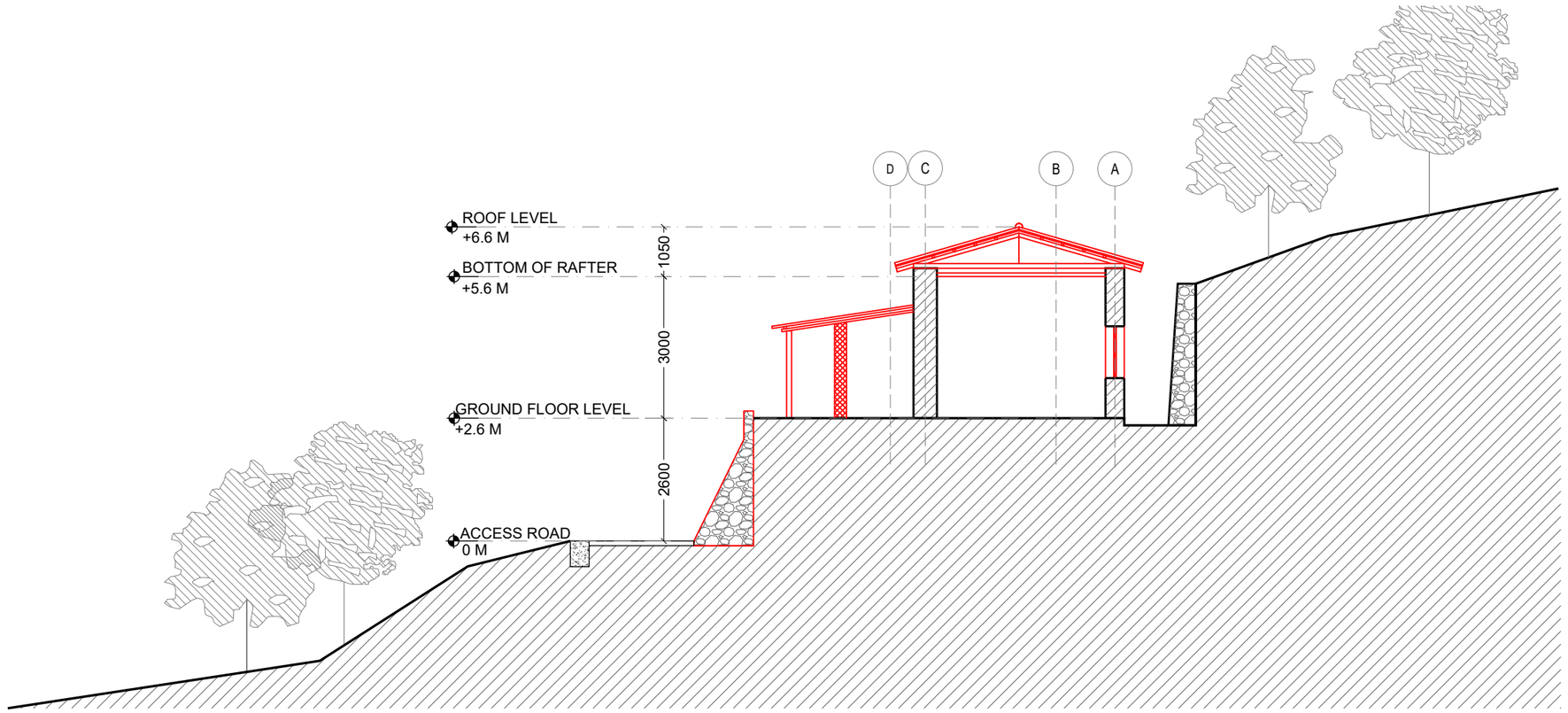


SECTION AA'
Scale 1:100



SECTION BB'
Scale 1:100

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DEMOLITION DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 29/10/2026
Drawing No. A- 1204
Client LSS
Drawn Shreya Ingle
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3

Drawing
Section AA' and Section BB'

AISHWARYA TIPNIS ARCHITECTS
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	Existing wall to be carefully dismantled. Adequate propping of the wall to be ensured before dismantling.
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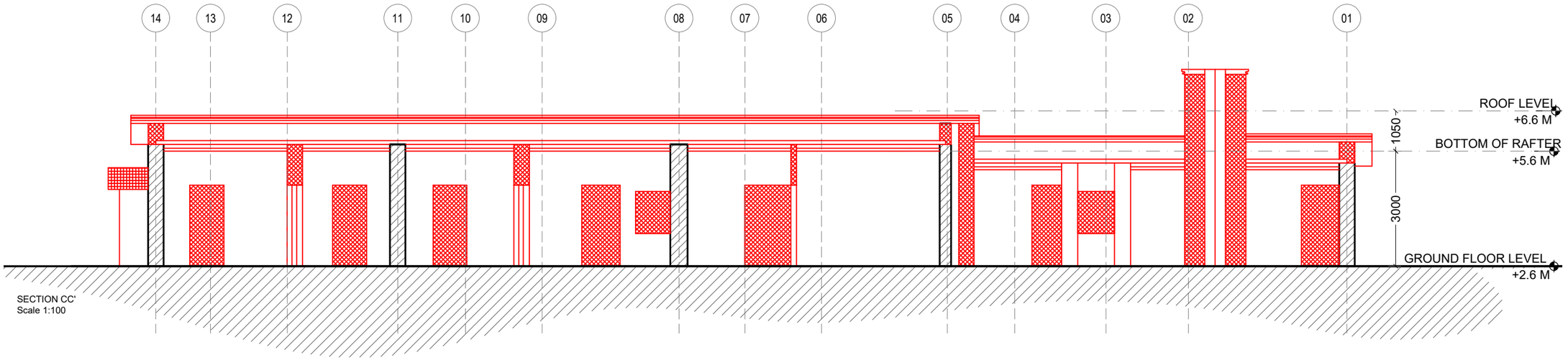
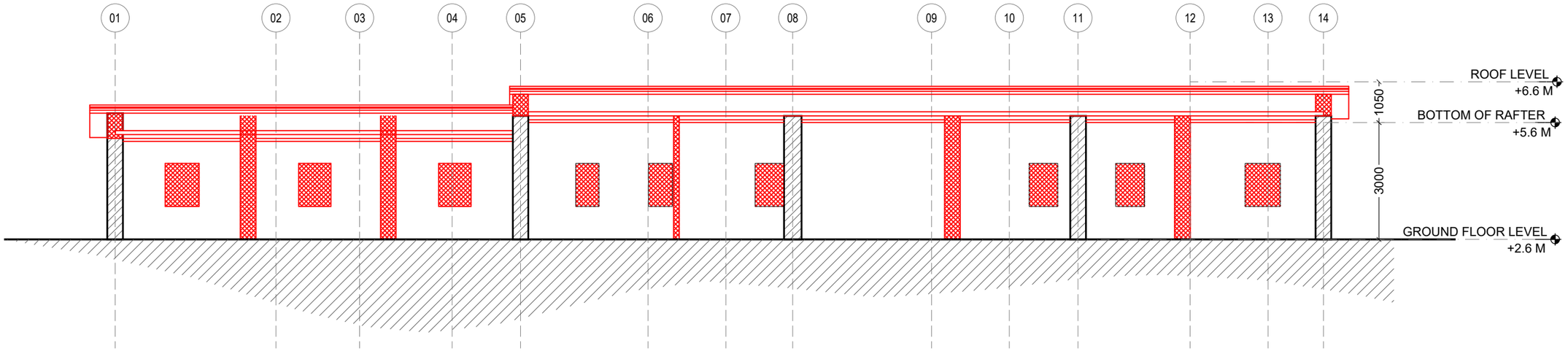


SECTION CC'
Scale 1:100



SECTION DD'
Scale 1:100

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© AISHWARYA TIPNIS ARCHITECTS

DEMOLITION DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 29/10/2026
Drawing No. A- 1205
Client LSS
Drawn Shreya Ingle
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3

Drawing
Section CC' and Section DD'

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
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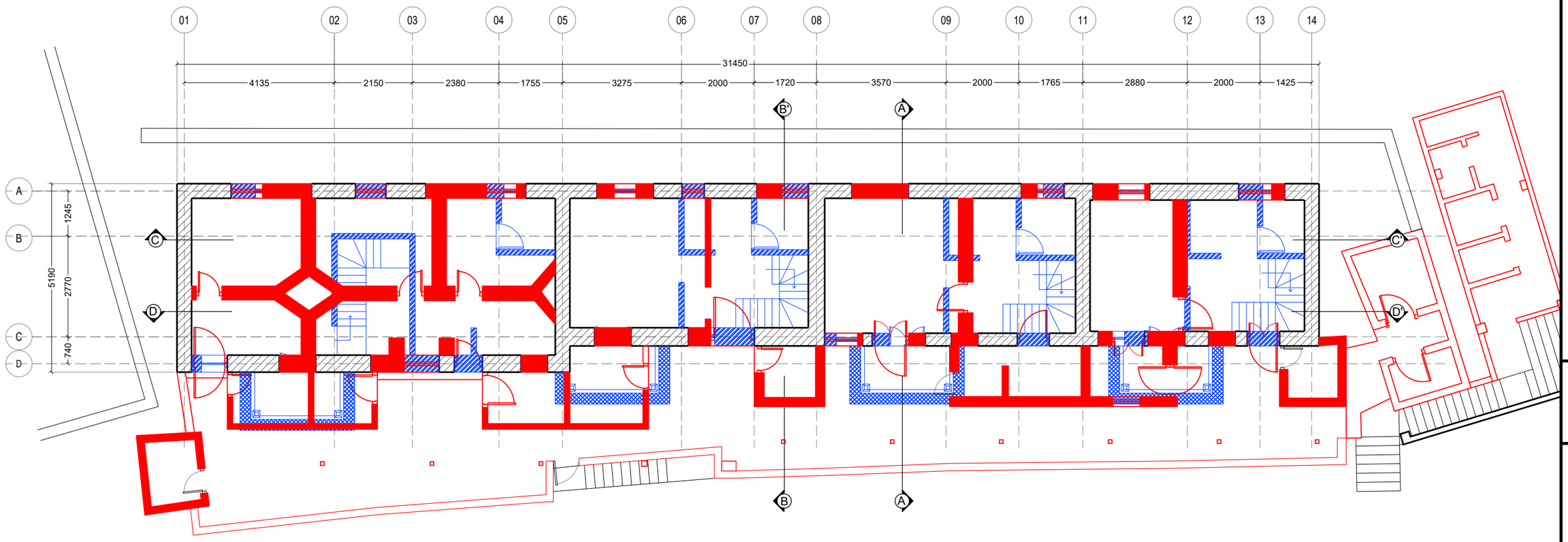
www.studioata.in

	New fabric to match existing fabric.
	Existing wall to be carefully dismantled. Adequate propping of the wall to be ensured before dismantling.
	New brickwork to match the existing masonry as per design.
	Existing fabric to be carefully dismantled. Adequate propping of the wall to be ensured before dismantling.



GROUND FLOOR PLAN
Scale 1:100

Notes:
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INTERVENTION DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 20/11/2026
Drawing No. A- 1300
Client LSS
Drawn Sanskriti Garg
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3

Drawing
Ground Floor Plan

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
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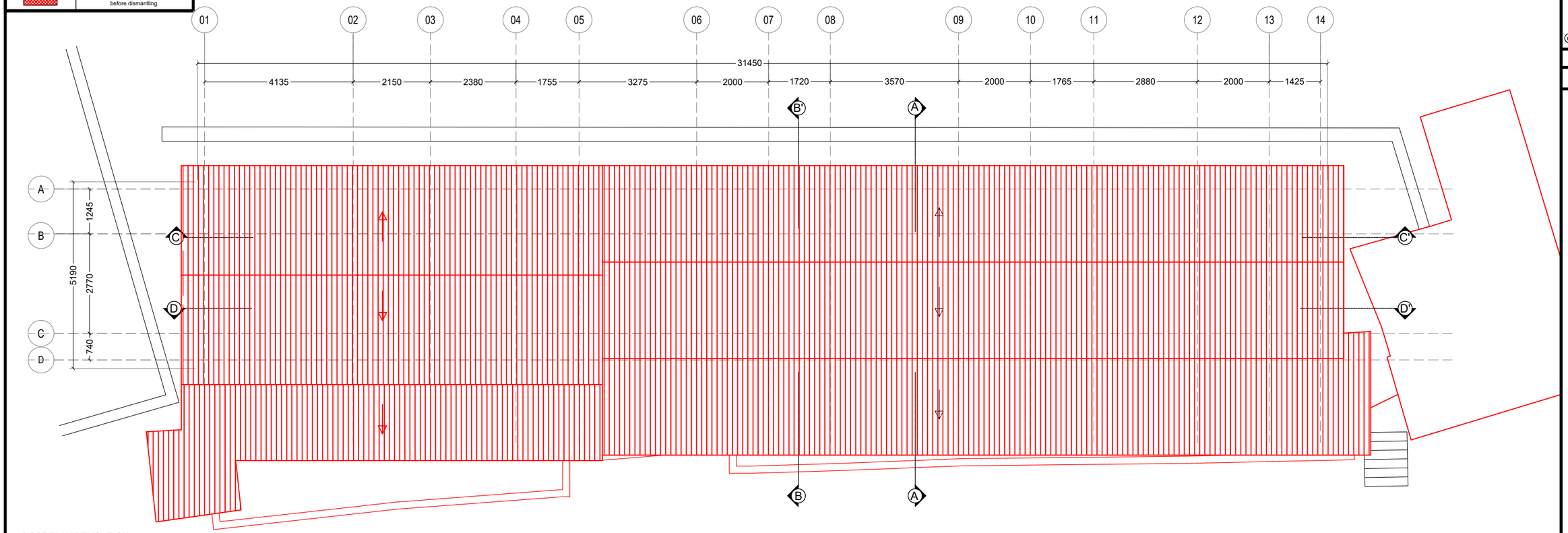
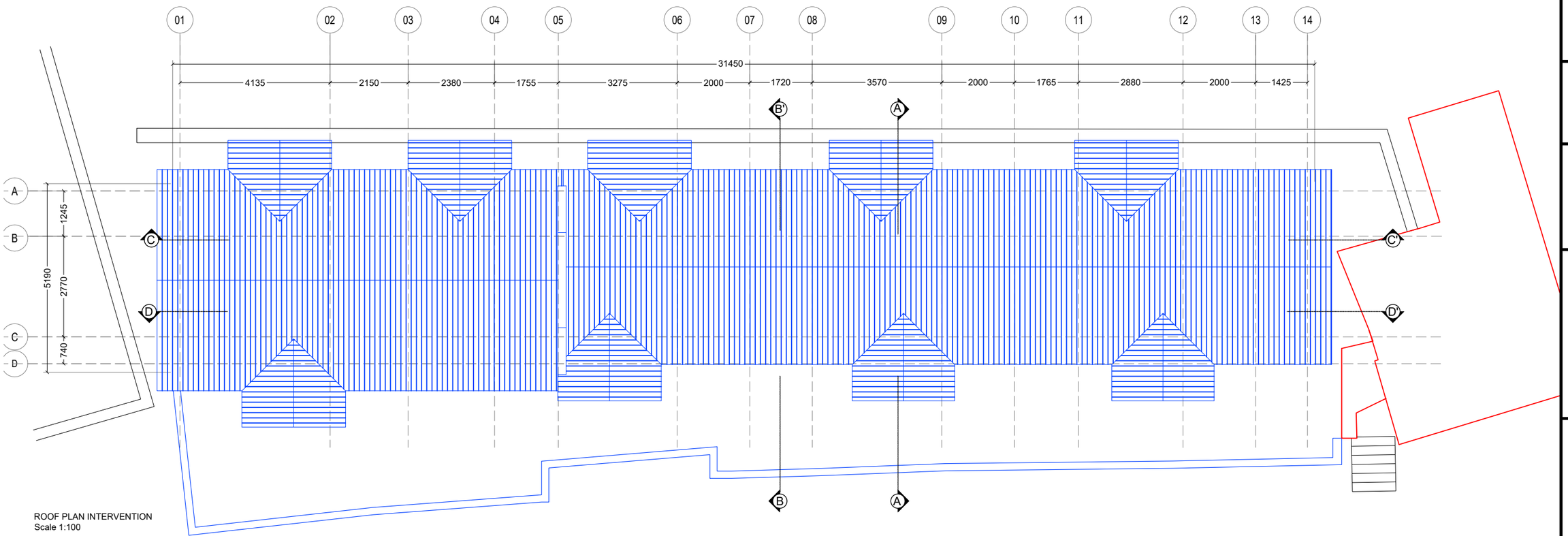
	New brickwork to match the existing masonry as per design.
	Existing fabric to be carefully dismantled. Adequate propping of the wall to be ensured before dismantling.



ROOF PLAN DEMOLITION
Scale 1:100



ROOF PLAN INTERVENTION
Scale 1:100

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and services drawings.
4. Landscape design consultant drawing to be followed for levels.

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INTERVENTION DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 20/11/2026
Drawing No. A- 1301
Client LSS
Drawn Sanskriti Garg
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3
Drawing Roof Plan

AISHWARYA TIPNIS ARCHITECTS
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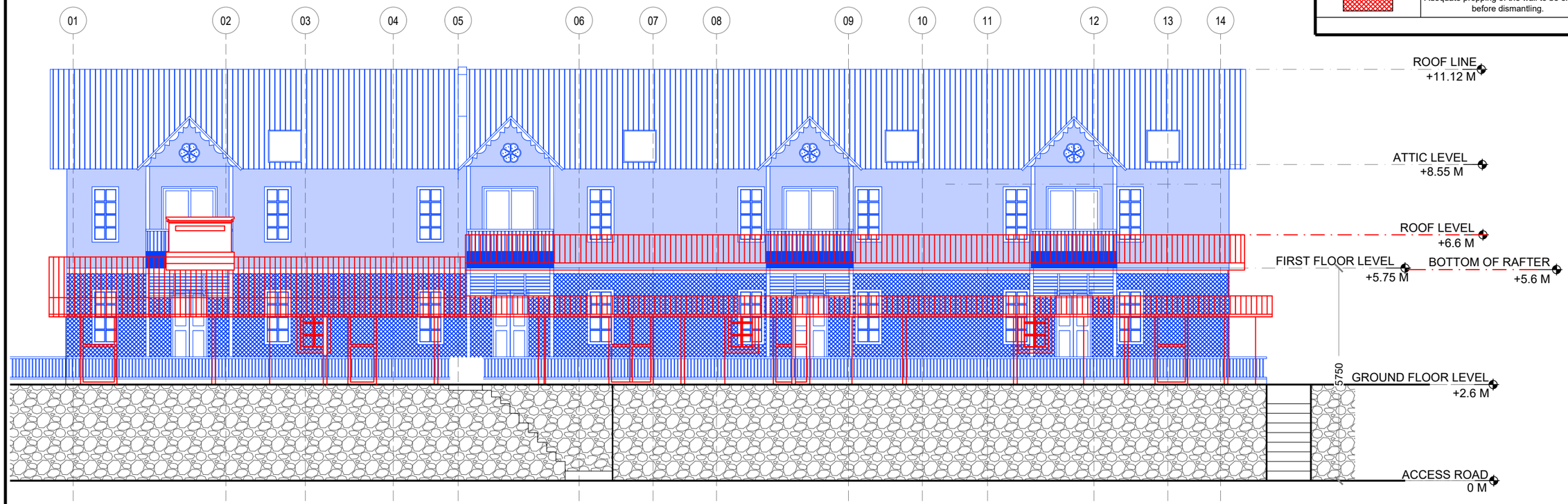
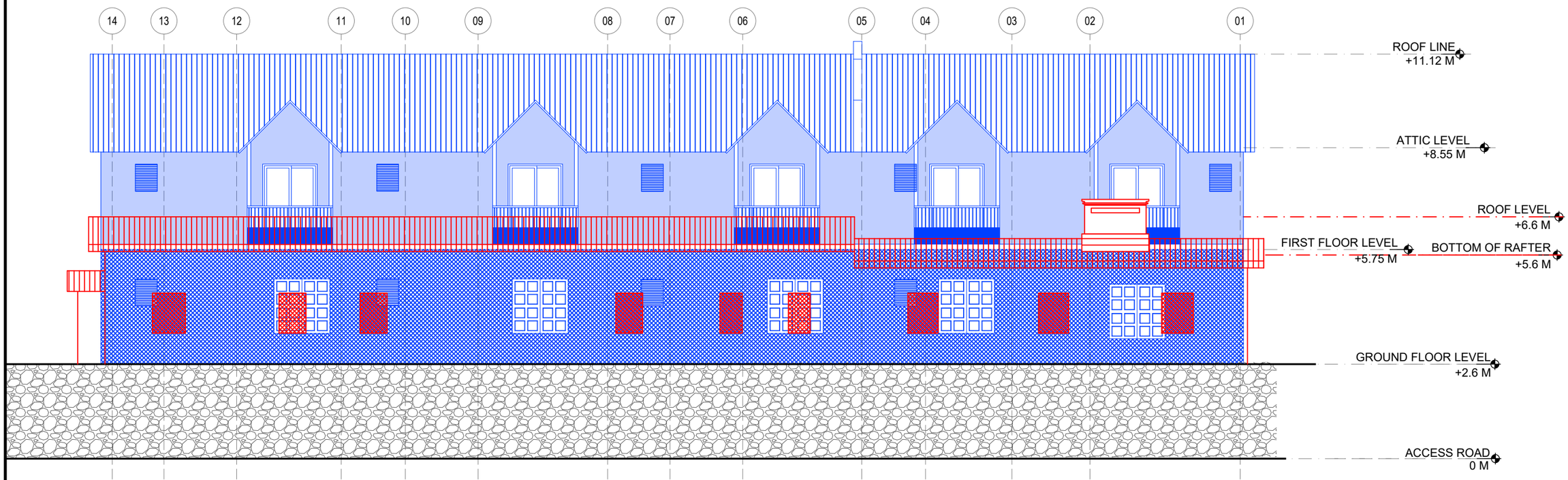
T+ 91-11-29221690 M 91-9873926615
projects@studioata.in
www.studioata.in

	New fabric to match existing fabric.
	Existing wall to be carefully dismantled. Adequate propping of the wall to be ensured before dismantling.
	New brickwork to match the existing masonry as per design.
	Existing fabric to be carefully dismantled. Adequate propping of the wall to be ensured before dismantling.



SOUTH ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100

Notes:
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3. This drawing shall be read in conjunction with relevant architectural, structural, and services drawings.
4. Landscape design consultant drawing to be followed for levels.

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INTERVENTION DRAWINGS

FOR TENDER PURPOSES

Revisions

No.	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date
20/11/2026

Drawing No.
A- 1302

Client
LSS

Drawn
Sanskriti Garg

Revision
R-00

Checked
Vaibhav Jain

Scale
1:100 @ A3

Drawing
North and South Elevation

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
Greater Kailash III, New Delhi-110048
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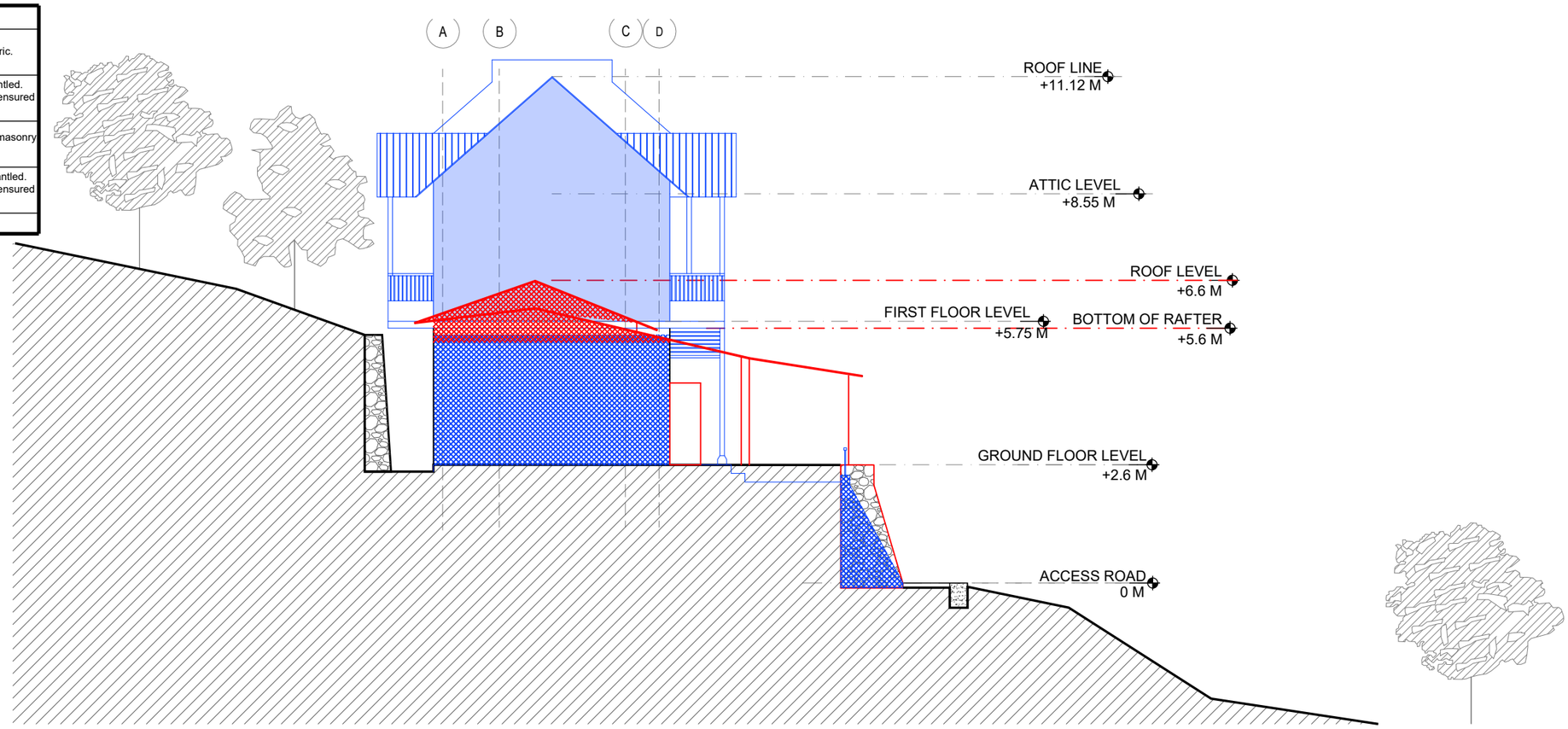
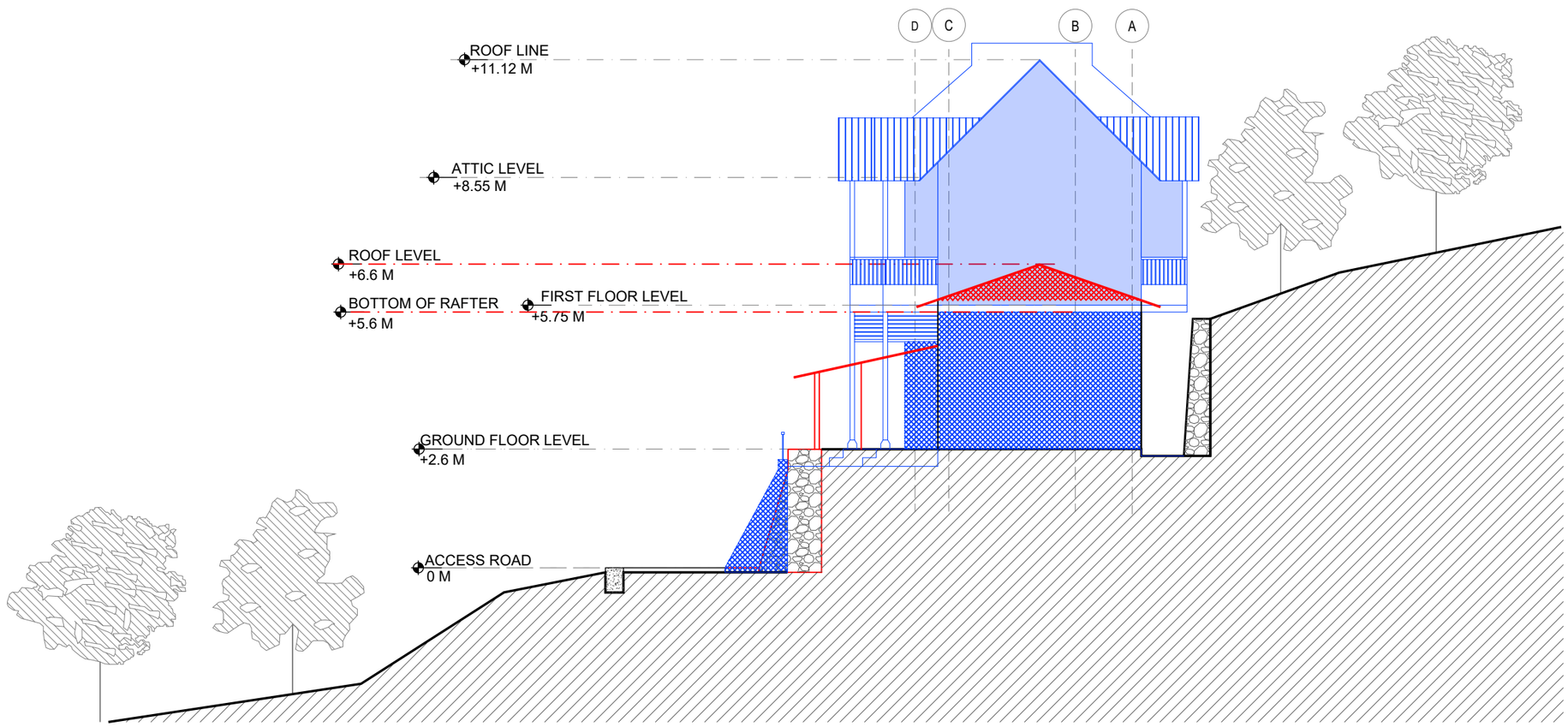
www.studioata.in

	New fabric to match existing fabric.
	Existing wall to be carefully dismantled. Adequate propping of the wall to be ensured before dismantling.
	New brickwork to match the existing masonry as per design.
	Existing fabric to be carefully dismantled. Adequate propping of the wall to be ensured before dismantling.



WEST ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100

Notes:
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3. This drawing shall be read in conjunction with relevant architectural, structural, and services drawings.
4. Landscape design consultant drawing to be followed for levels.

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INTERVENTION DRAWINGS

FOR TENDER PURPOSES

Revisions

Sno	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 20/11/2026
Drawing No. A- 1303
Client LSS
Drawn Sanskriti Garg
Revision R-00
Checked Vaibhav Jain
Scale 1:100 @ A3

Drawing
East and West Elevation

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
Greater Kailash III, New Delhi-110048
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www.studioata.in

	New fabric to match existing fabric.
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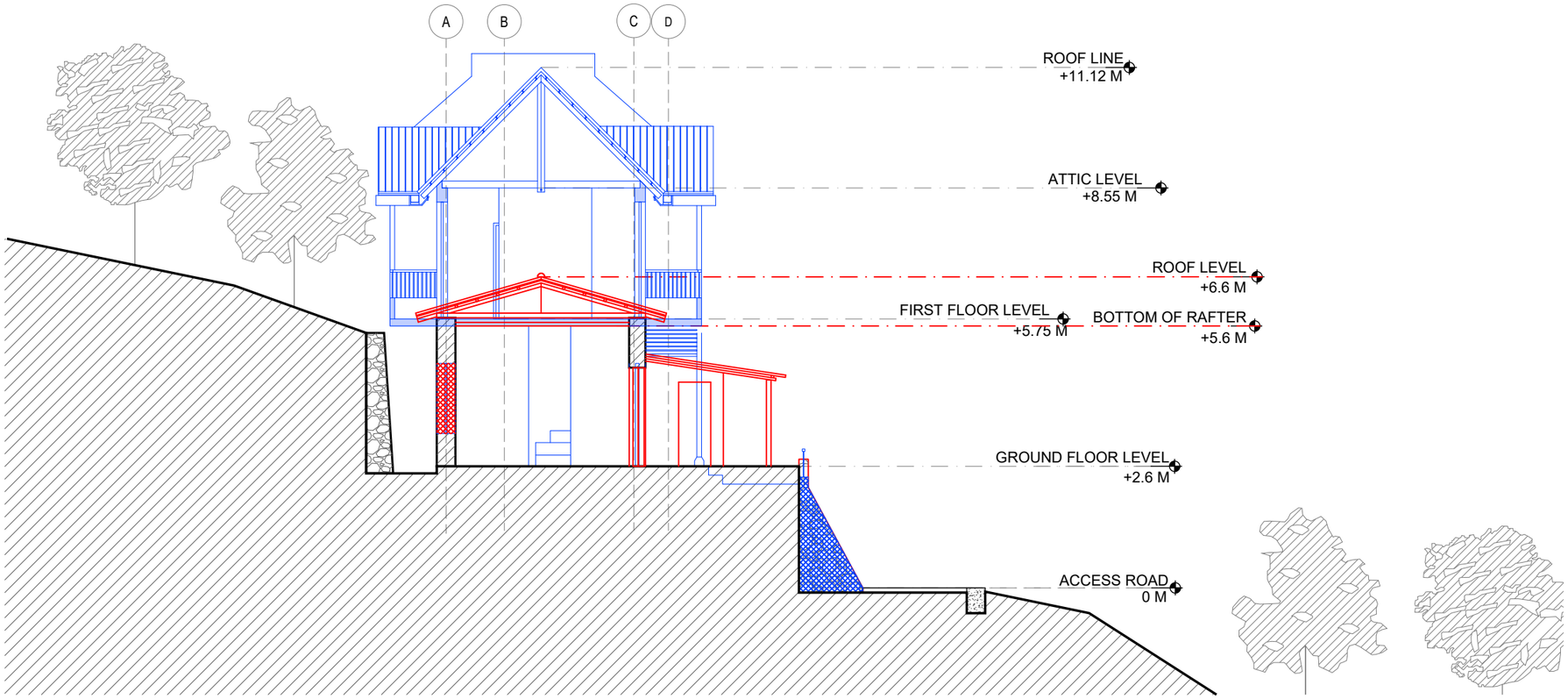
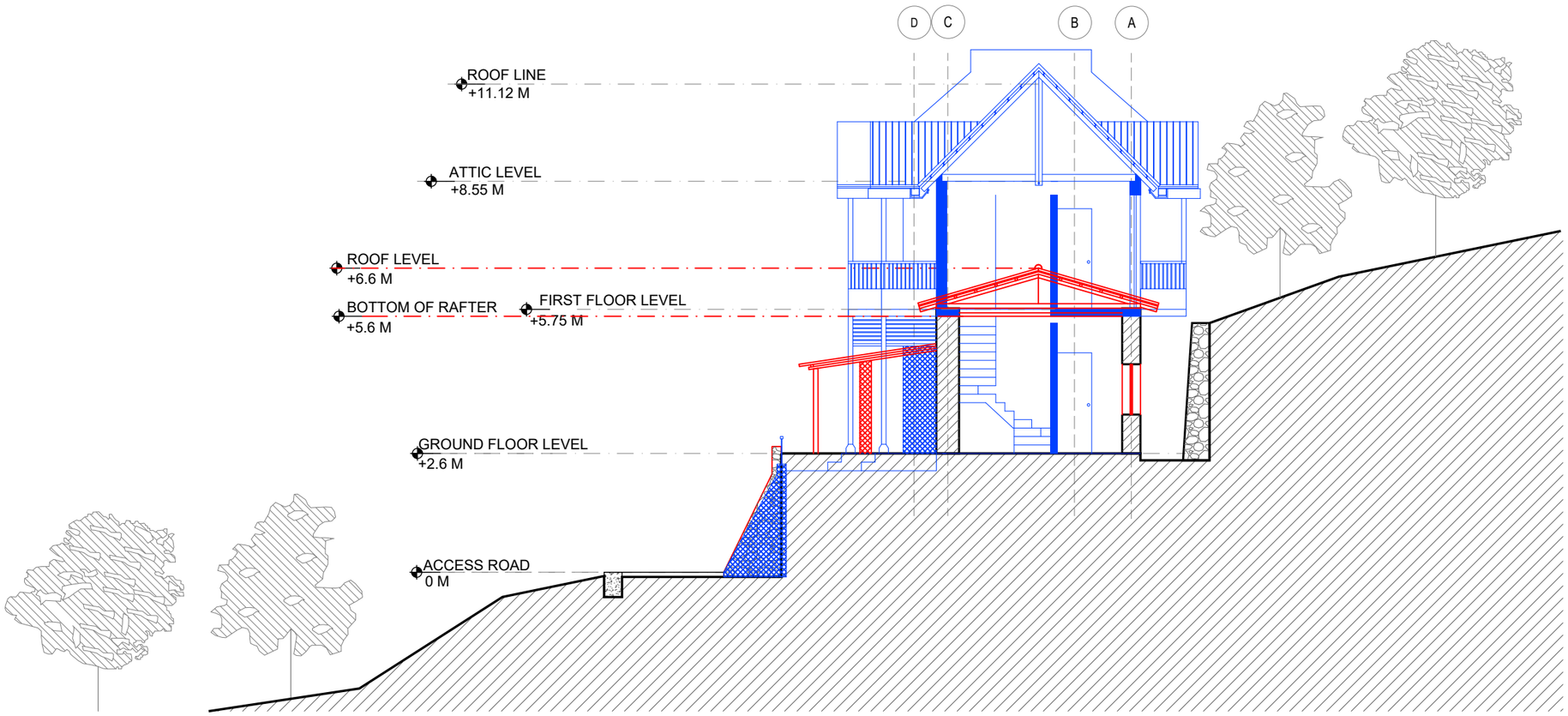
	New brickwork to match the existing masonry as per design.
	Existing fabric to be carefully dismantled. Adequate propping of the wall to be ensured before dismantling.



SECTION AA'
Scale 1:100



SECTION BB'
Scale 1:100

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and services drawings.
4. Landscape design consultant drawing to be followed for levels.

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INTERVENTION DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date
20/11/2026

Drawing No.
A- 1304

Client
LSS

Drawn
Sanskriti Garg

Revision
R-00

Checked
Vaibhav Jain

Scale
1:100 @ A3

Drawing
Section AA' and Section BB'

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
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	New fabric to match existing fabric.
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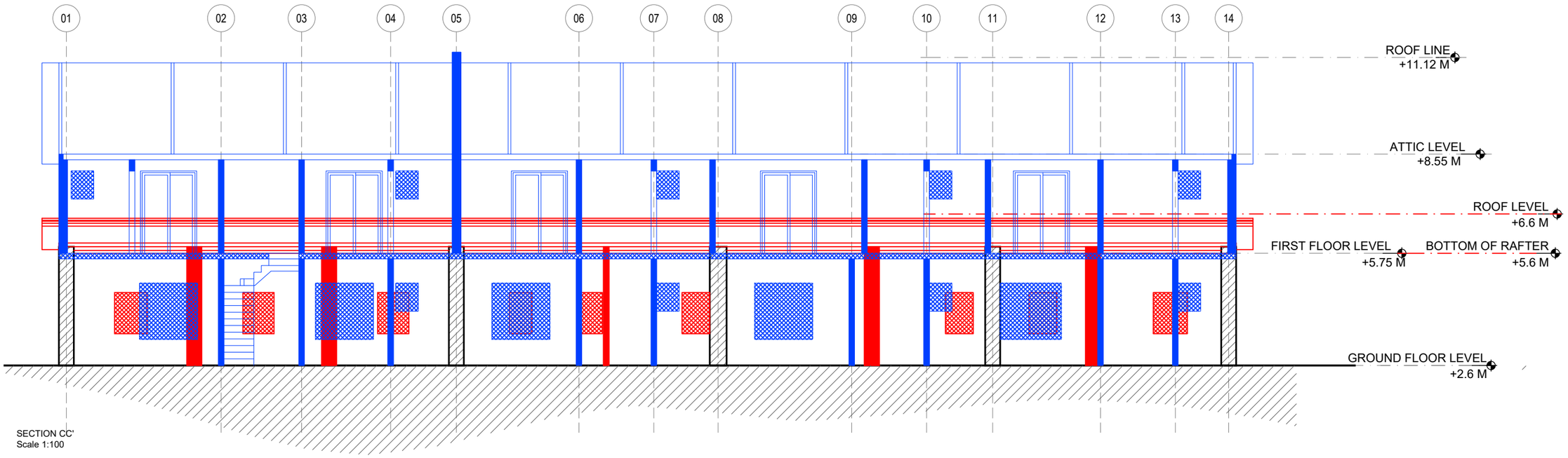
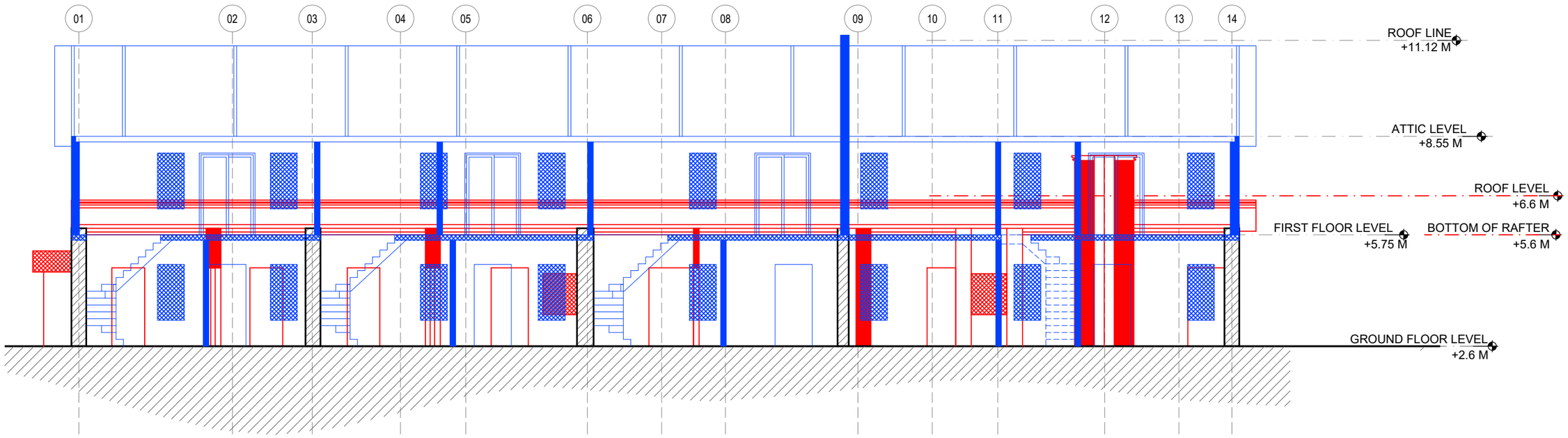
	New brickwork to match the existing masonry as per design.
	Existing fabric to be carefully dismantled. Adequate propping of the wall to be ensured before dismantling.



SECTION CC'
Scale 1:100



SECTION DD'
Scale 1:100

Notes:
1. Do not scale the drawings.
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3. This drawing shall be read in conjunction with relevant architectural, structural, and services drawings.
4. Landscape design consultant drawing to be followed for levels.

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INTERVENTION DRAWINGS

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 20/11/2026	**Drawing No.** A- 1305
Client LSS	**Drawn** Sanskriti Garg
Revision R-00	**Checked** Vaibhav Jain
Scale 1:100 @ A3	

Drawing
Section CC' and Section DD'

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
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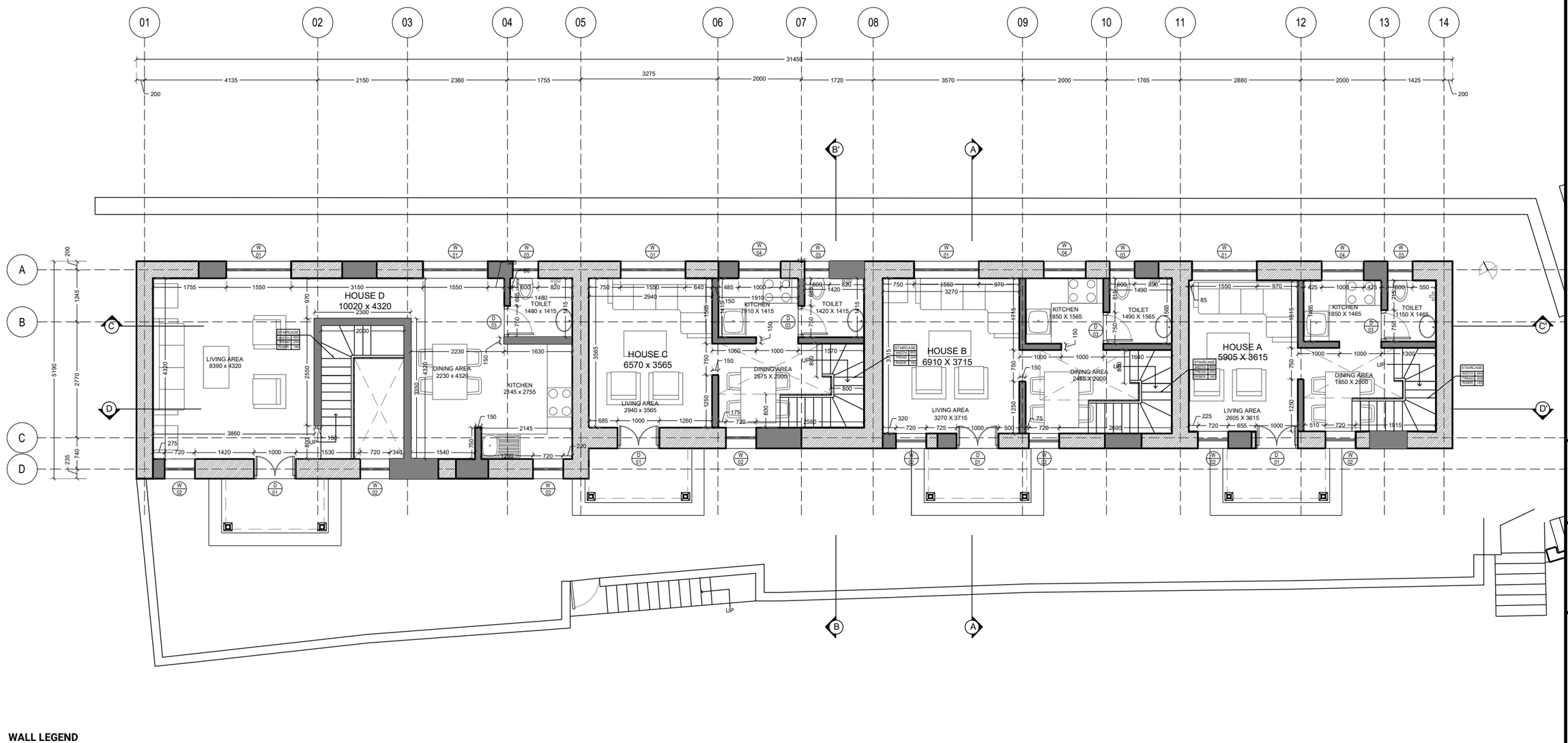
01
02
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11
12
13
14
31450
4135
2150
2380
1755
3275
2000
1720
3570
2000
1765
2880
2000
1425
200
200
B'
A
A
B
C
D
HOUSE D
10020 x 4320
LIVING AREA
8390 x 4320
DINING AREA
2230 x 4320
KITCHEN
2145 x 2755
TOILET
1480 x 1415
HOUSE C
6570 x 3565
LIVING AREA
2940 x 3565
DINING AREA
2675 X 2000
KITCHEN
1910 X 1415
TOILET
1420 X 1415
HOUSE B
6910 X 3715
LIVING AREA
3270 X 3715
DINING AREA
2485 X 2000
KITCHEN
1850 X 1565
TOILET
1490 X 1565
HOUSE A
5905 X 3615
LIVING AREA
2605 X 3615
DINING AREA
1850 X 2000
KITCHEN
1850 X 1465
TOILET
1150 X 1465
STAIRCASE
UP
5190
2770
1245
740
235
4320
2550
3350
3565
1250
1715
1615
1465
970
1550
3150
1755
2940
3270
2605
1850
2145
2230
2300
2000
1630
1570
1640
1300
1490
1565
1420
1480
1415
1910
1060
1000
800
2580
2695
1515
3860
1530
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1420
1200
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1260
1425
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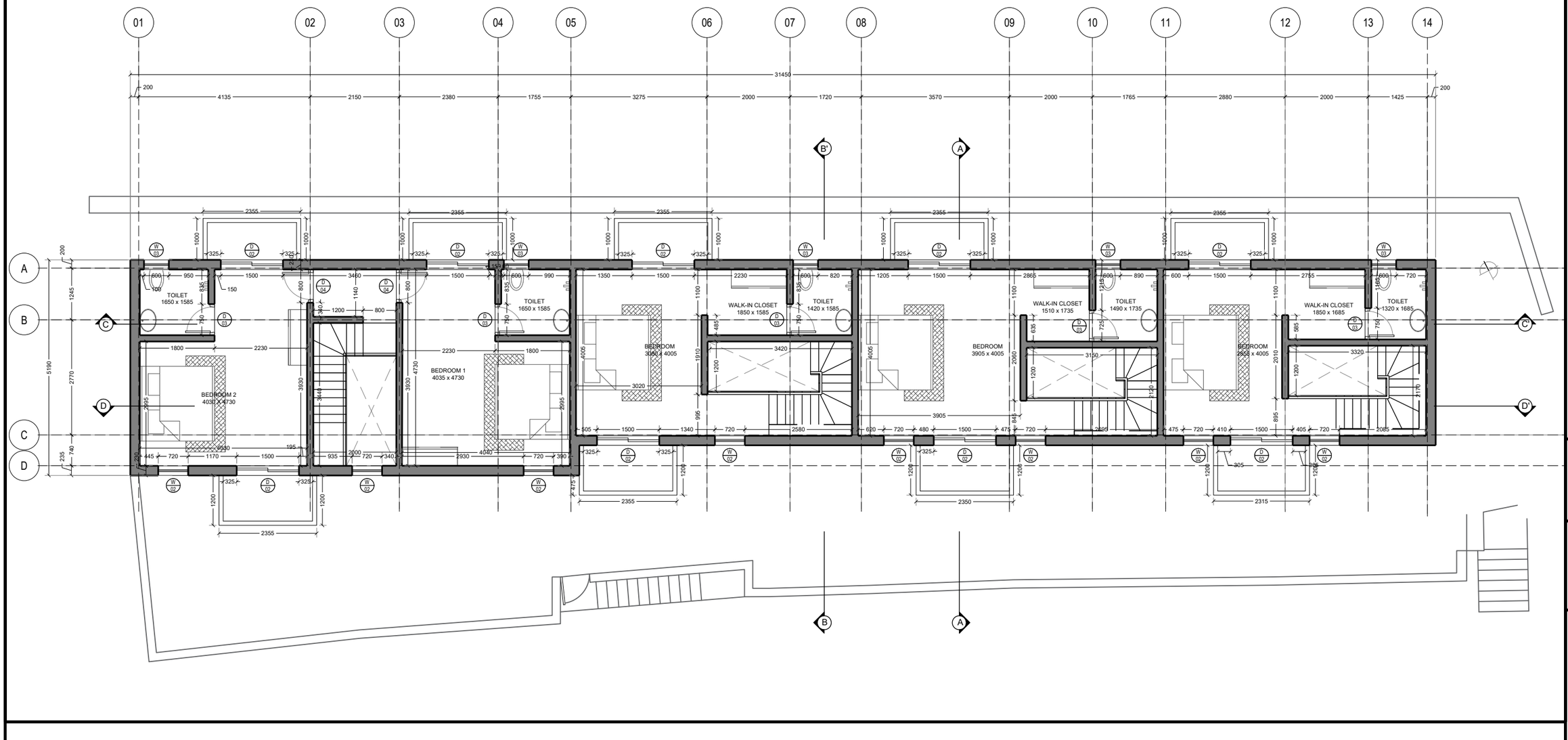
1850
2000
1415
1300
1640



All walls at first floor level are new construction,
built over the retained ground floor walls (see A-1400).

FIRST FLOOR PLAN
Scale 1:100

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and ser
vices drawings.
4. Landscape design consultant drawing to be followed for levels.

AISHWARYA TIPNIS ARCHITECTS

B. GENERAL ARRANGEMENT

FOR TENDER PURPOSES

Revisions

Consultants

Structural: TBC

MEP: TBC

Landscape: TBC

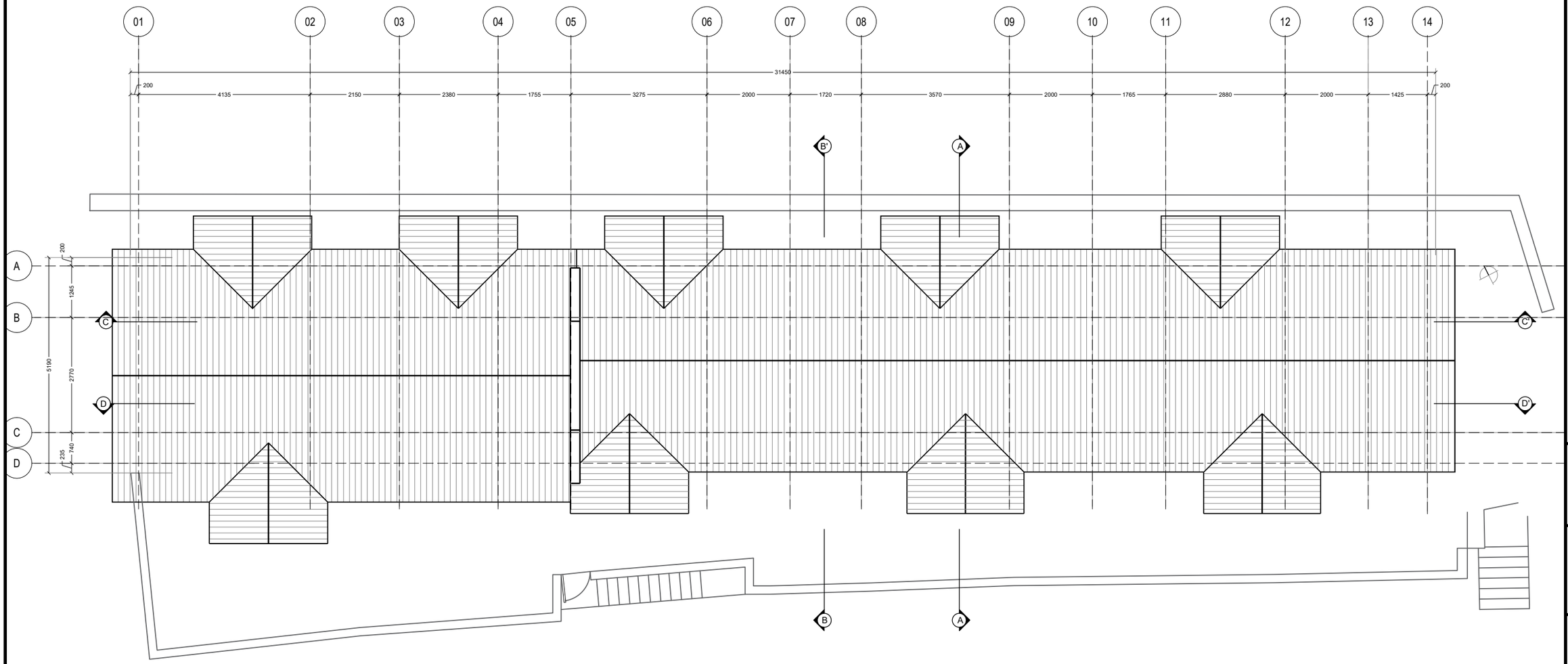
LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. A-1401
Client LSS
Drawn Zuhaib M
Revision R-01
Checked Vaibhav Jain

Scale 1:100 @ A3

Drawing First Floor Plan

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
Greater Kailash III, New Delhi-110048
T:+ 91-11-29221690 M:91-9873926616
projects@studioata.in
www.studioata.in



ROOF PLAN
Scale 1:100

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and ser
vices drawings.
4. Landscape design consultant drawing to be followed for levels.

AISHWARYA TIPNIS ARCHITECTS

B. GENERAL ARRANGEMENT

FOR TENDER PURPOSES

Revisions

Consultants

Structural: TBC

MEP: TBC

Landscape: TBC

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. A-1402
Client LSS
Drawn Zuhaib M
Revision R-01
Checked Vaibhav Jain

Scale 1:100 @ A3

Drawing Roof Plan

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
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projects@studioata.in
www.studioata.in



SOUTH ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100

Notes:
1. Do not scale the drawings.
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3. This drawing shall be read in conjunction with relevant architectural, structural, and ser
vices drawings.
4. Landscape design consultant drawing to be followed for levels.

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B. GENERAL ARRANGEMENT

FOR TENDER PURPOSES

Revisions

Consultants

Structural: TBC

MEP: TBC

Landscape: TBC

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. A-1403
Client LSS
Drawn Zuhaib M
Revision R-01
Checked Vaibhav Jain
Scale 1:100 @ A3
Drawing South & North Elevations

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
Greater Kailash III, New Delhi-110048
T:+ 91-11-29221690 M:91-9873926616
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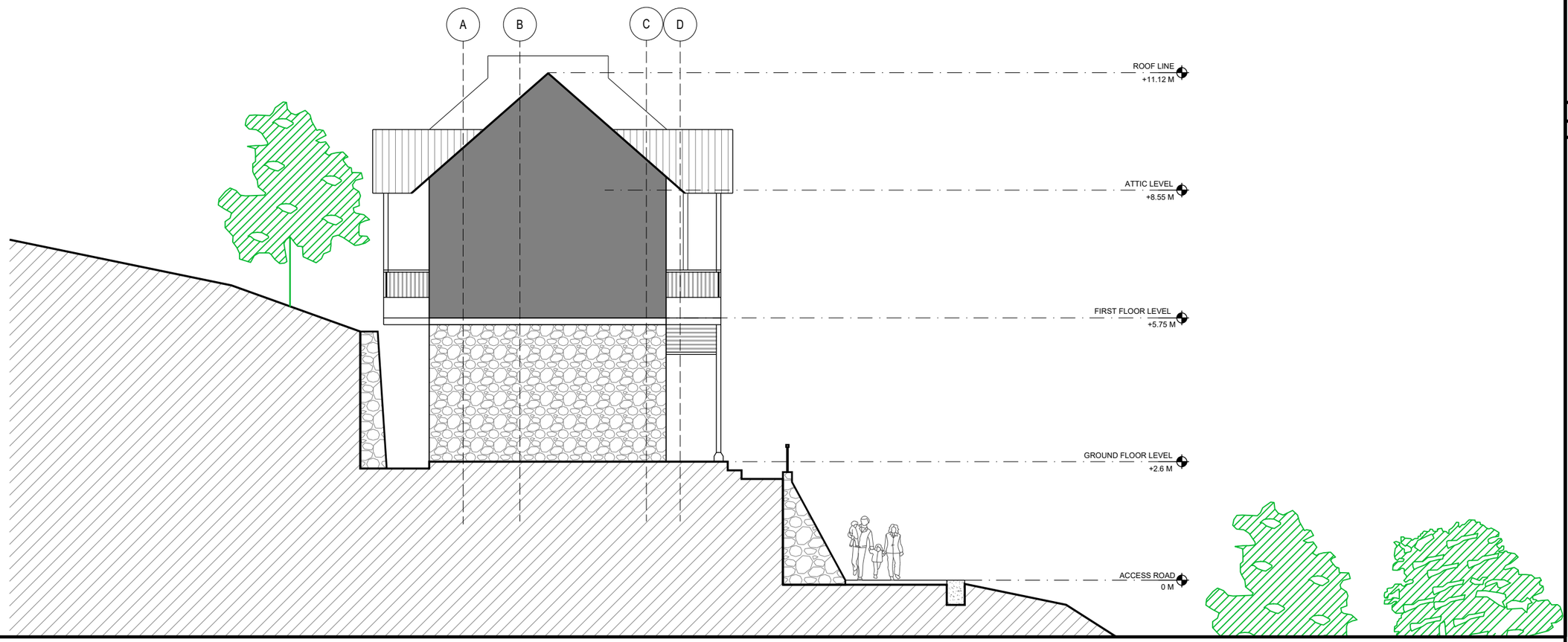
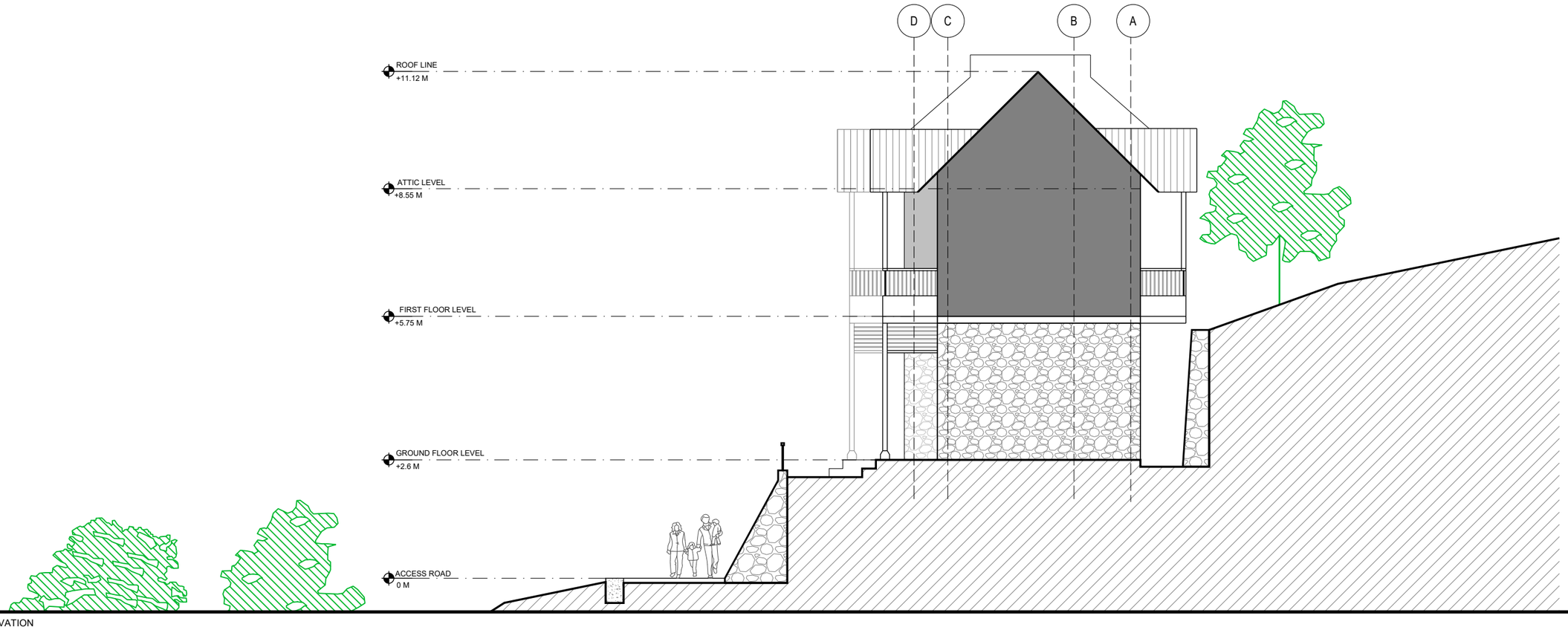
www.studioata.in



WEST ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100

Notes:
1. Do not scale the drawings.
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3. This drawing shall be read in conjunction with relevant architectural, structural, and ser
vices drawings.
4. Landscape design consultant drawing to be followed for levels.

AISHWARYA TIPNIS ARCHITECTS

B. GENERAL ARRANGEMENT

FOR TENDER PURPOSES

Revisions

Consultants

Structural: TBC

MEP: TBC

Landscape: TBC

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. A-1404
Client LSS
Drawn Zuhaib M
Revision R-01
Checked Vaibhav Jain

Scale 1:100 @ A3

Drawing
West & East Elevations

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
Greater Kailash III, New Delhi-110048
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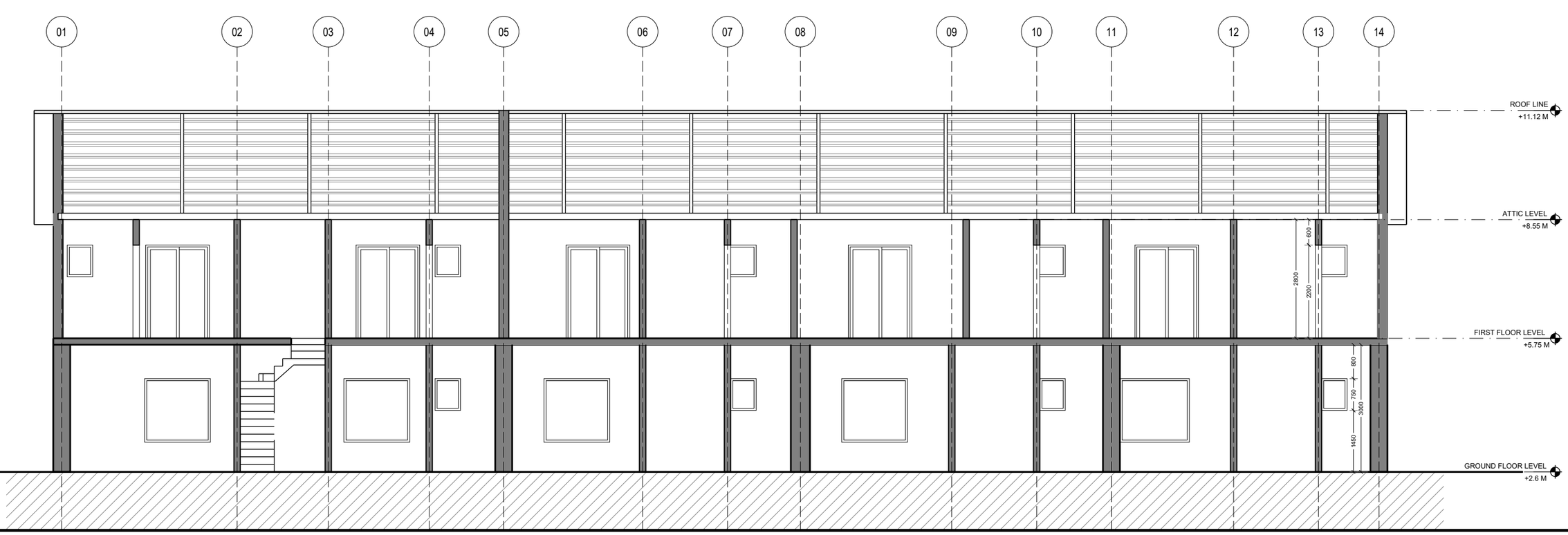
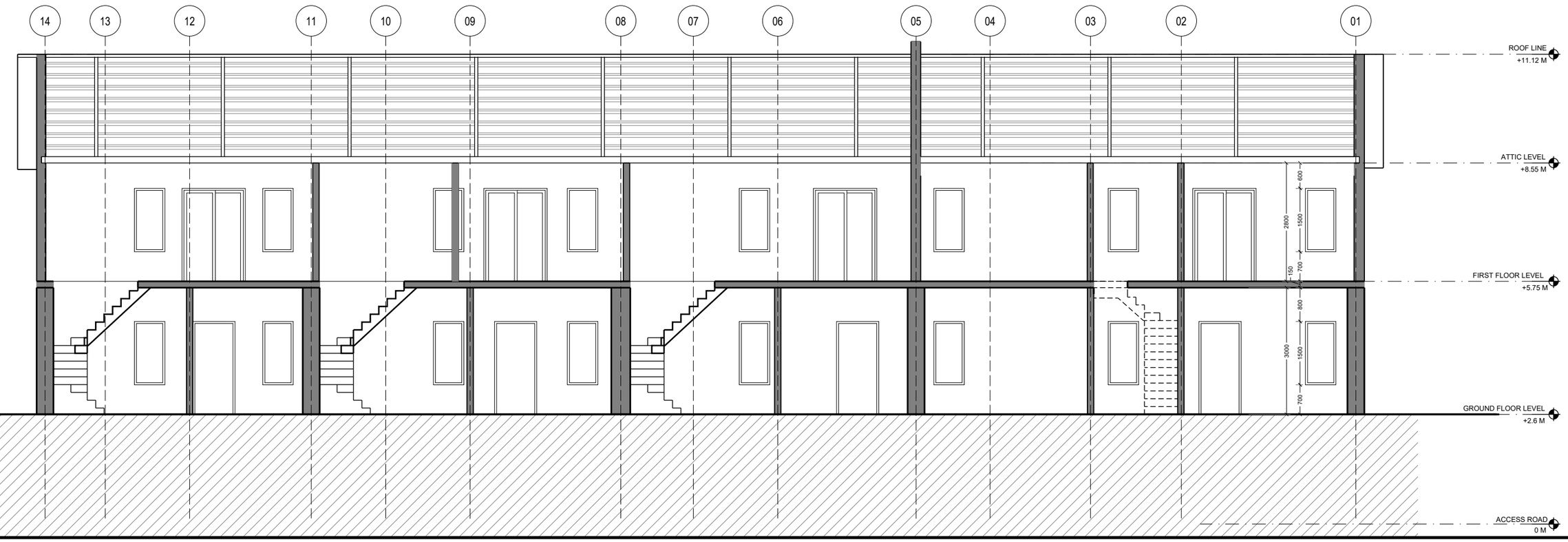


SECTION AA'
Scale 1:100



SECTION BB'
Scale 1:100

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and ser
vices drawings.
4. Landscape design consultant drawing to be followed for levels.

AISHWARYA TIPNIS ARCHITECTS

B. GENERAL ARRANGEMENT

FOR TENDER

Revisions

Consultants

Structural: TBC

MEP: TBC

Landscape: TBC

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. A-1405
Client LSS
Drawn Zuhaib M
Revision R-01
Checked Vaibhav Jain
Scale 1:100 @ A3
Drawing Sections AA' & BB'

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
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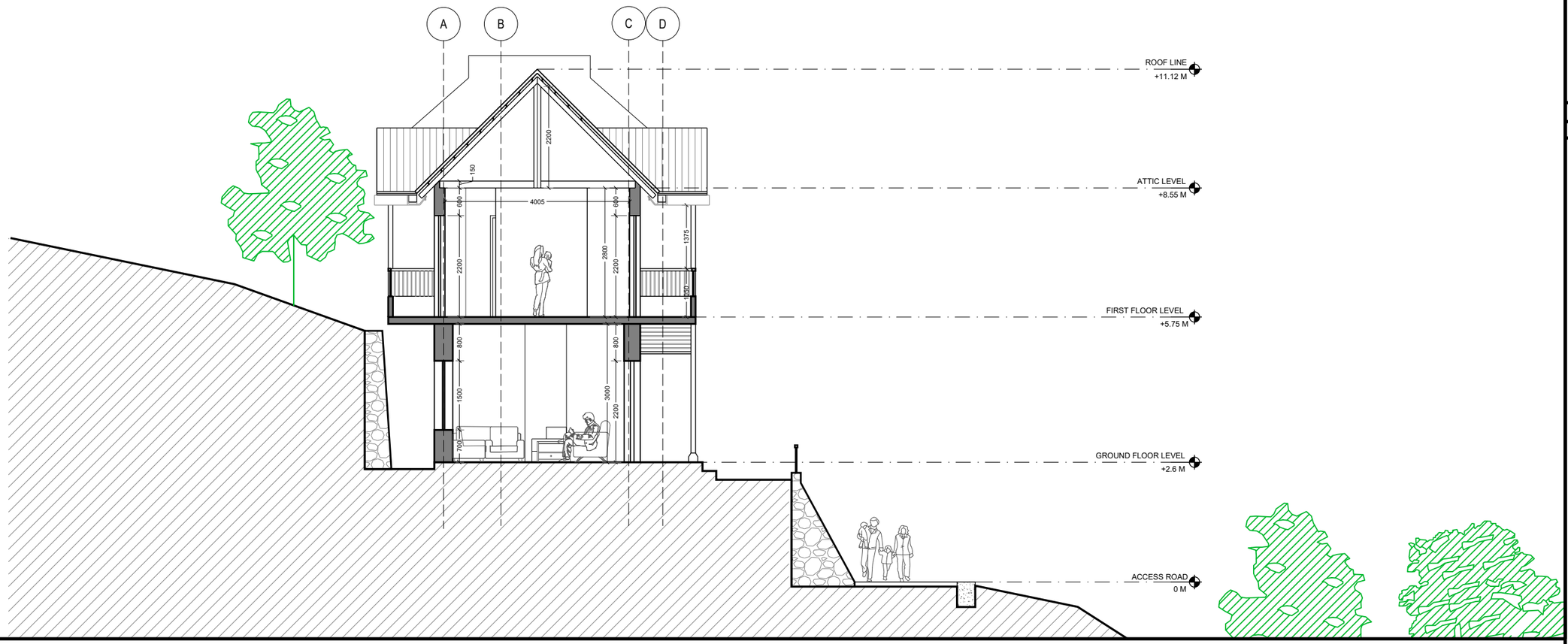
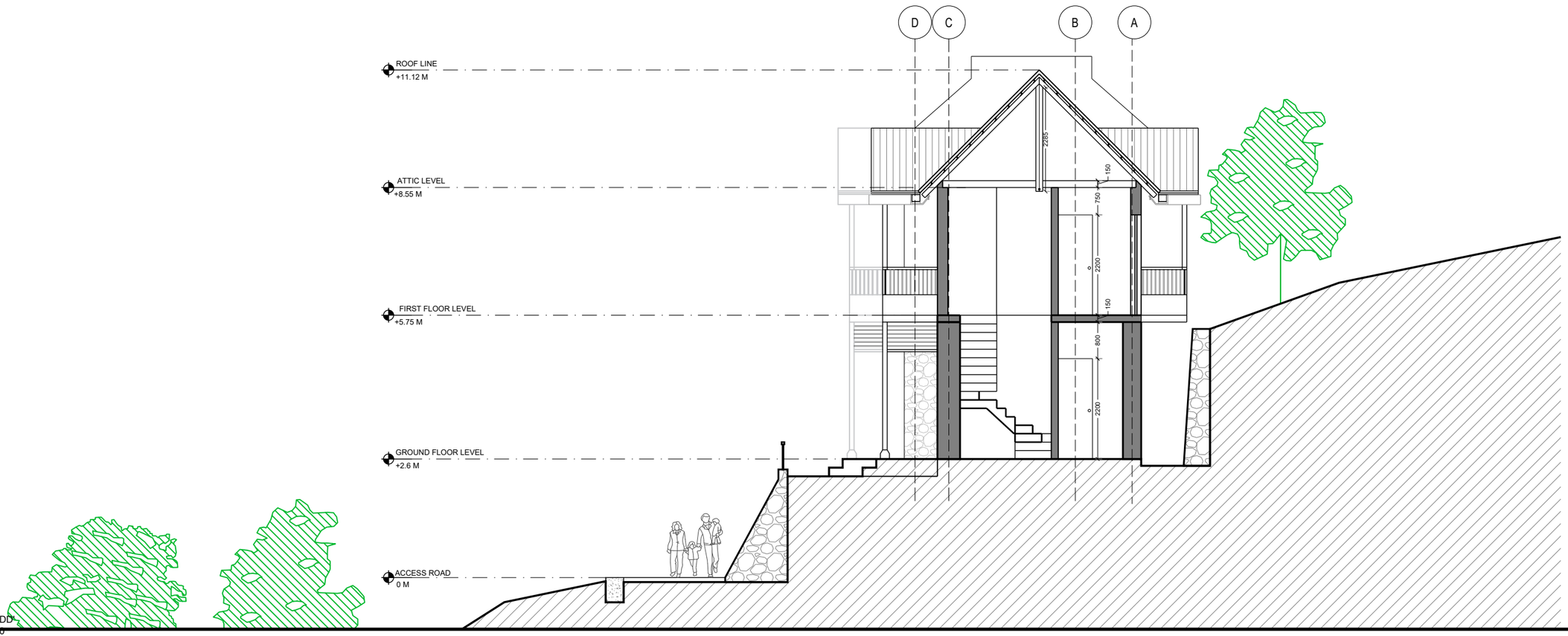


SECTION CC'
Scale 1:100



SECTION DD'
Scale 1:100

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and ser
vices drawings.
4. Landscape design consultant drawing to be followed for levels.

AISHWARYA TIPNIS ARCHITECTS

B. GENERAL ARRANGEMENT

FOR TENDER

Revisions

Consultants

Structural: TBC

MEP: TBC

Landscape: TBC

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. A-1406
Client LSS
Drawn Zuhaib M
Revision R-01
Checked Vaibhav Jain

Scale 1:100 @ A3

Drawing
Sections CC' & DD'

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II,
Greater Kailash III, New Delhi-110048
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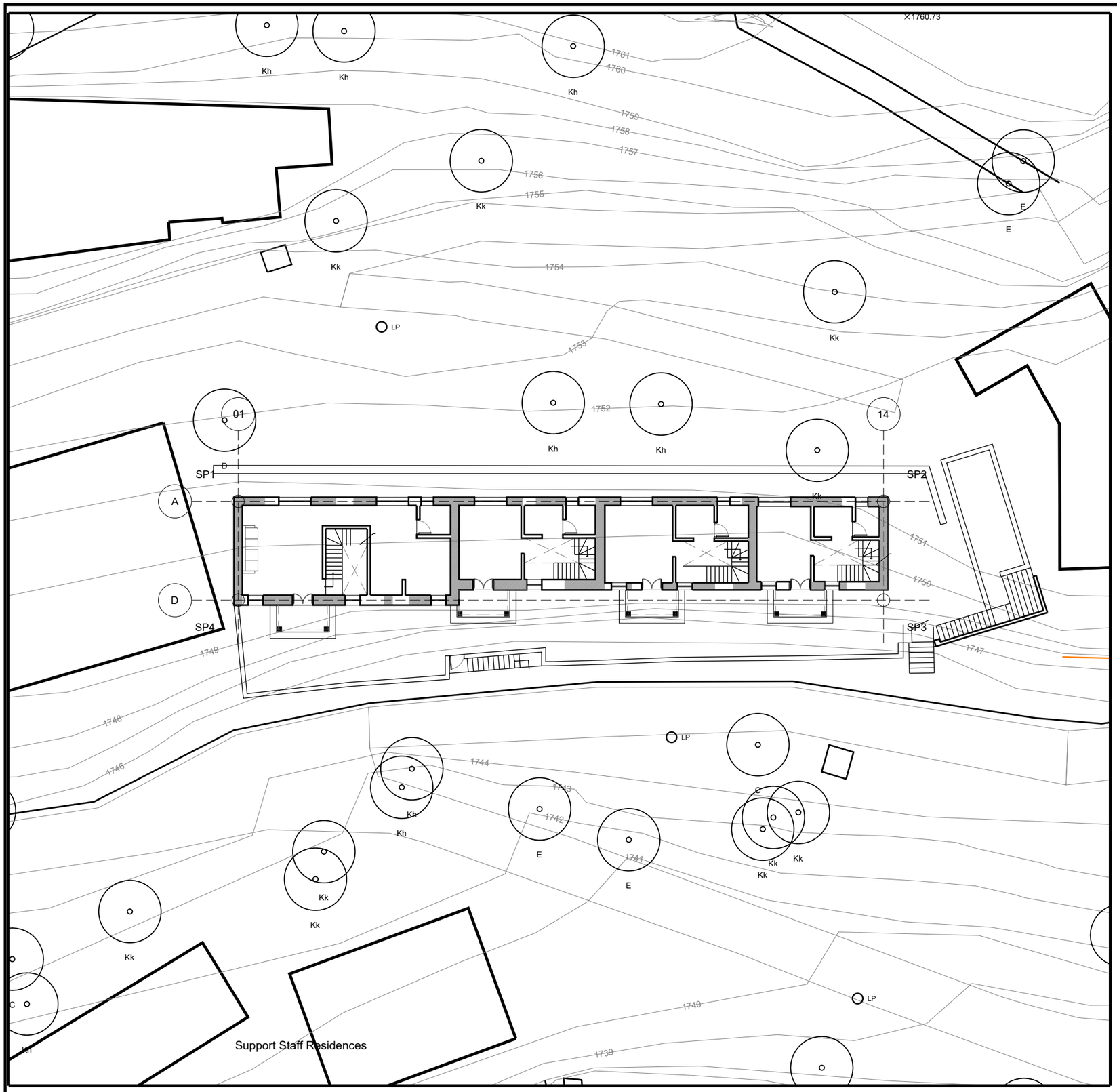

SITE PLAN & SETTING-OUT PLAN
Scale 1:200

LEGEND

- Existing building / structure (survey)
- Retaining wall (survey)
- Road / path edge
- Drain
- Contour, 5 m (RL, m)
- Contour, 1 m interval
- Tree (survey): C cheel, D deodar, E eucalyptus, Kh kharak, Kk kakkar
- Spot level (RL, m)
- LP lamp post, EP electric pole, MH
- Setting-out point / grid line

SETTING-OUT POINTS

Survey coordinates (m), campus survey grid

Point	Grid	Easting (m)	Northing (m)
SP1	01/A	965.899	617.731
SP2	14/A	993.512	603.531
SP3	14/D	991.337	599.303
SP4	01/D	963.725	613.503

LEVELS

+-0.00 (access road) = RL 1748.40

Ground floor FFL +2.60 = RL 1751.00

First floor FFL +5.60 = RL 1754.00

Attic level +8.25 = RL 1756.65

Roof line +10.67 = RL 1759.07

NOTES
1. Survey, contours, spot levels and trees from campus site survey (_ATA_LSS_STAFF_HOUSING_SitePlan_20261116).
2. Building position as placed by ATA on the survey; GF FFL taken as RL 1751.00.
3. Grid north of plans is rotated 27.2 deg from survey north.
4. Setting-out points are grid intersections (wall centre lines); verify on site against survey control before construction.
5. Outdoor patio, steps and external works to be detailed on A-1607.

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and ser
vices drawings.
4. Landscape design consultant drawing to be followed for levels.

AISHWARYA TIPNIS ARCHITECTS

B. GENERAL ARRANGEMENT

FOR TENDER

Revisions

Rev	Date	Description

Consultants

Structural: TBC

MEP: TBC

Landscape: TBC

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. A-1407
Client LSS
Drawn
Revision R-00
Checked
Scale 1:200 @ A3
Drawing Site Plan & Setting-Out Plan

AISHWARYA TIPNIS ARCHITECTS
83-D, DDA Flats, Masjid Moth Phase II, Greater Kailash III, New Delhi-110048
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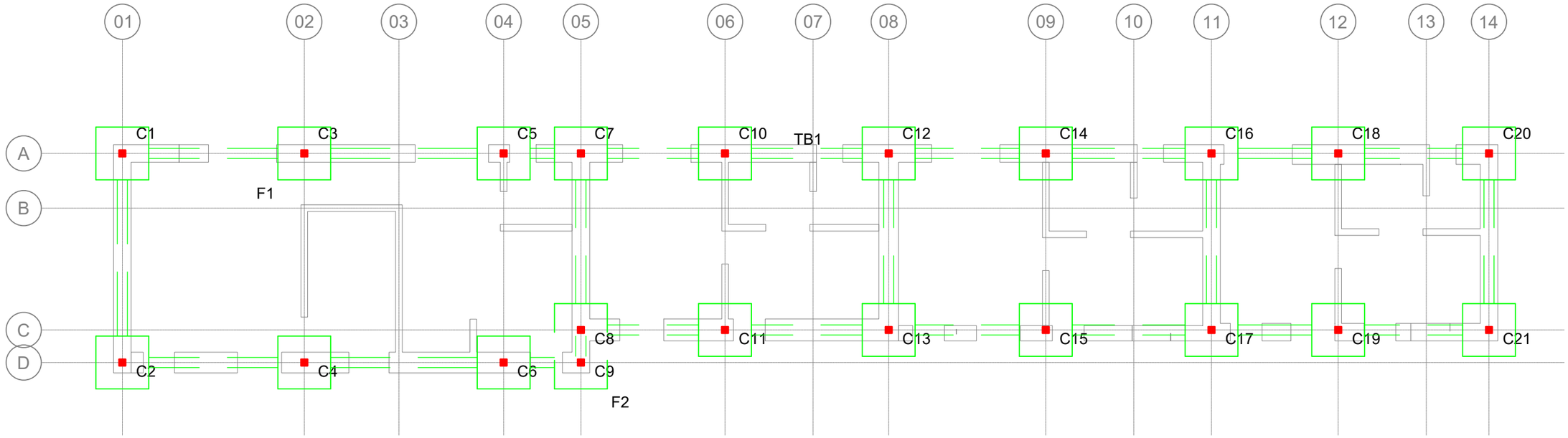

C1-C21: SHS 150x150x6 (YSt 310), base plate 300x300x20, 4 no. M20 (4.6) anchors, 40 mm grout.
F1: RC pad 1200x1200x450, M25, 12 dia @ 200 c/c both ways bottom, founding 1.5 m below NGL, SBC 13 t/m2. F2: combined pad 1200x1940x450 under C8/C9 at grid 05.
TB1: RC tie beam 230x450, M25, between footings. Trial pits before setting founding levels.

See Design Basis & Preliminary Calculations. Steel: rolled IS 2062 E250, hollow IS 4923 YSt 310.

FOUNDATION & COLUMN LAYOUT
Scale 1:100

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and services drawings.
4. Landscape design consultant drawing to be followed for levels.

AISHWARYA TIPNIS ARCHITECTS

S. STRUCTURE

FOR TENDER

Revisions

Rev	Date	Description

Consultants

Structural:

MEP:

Landscape:

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. S-1400
Client LSS
Drawn
Revision R-00
Checked
Scale 1:100 @ A3
Drawing Foundation & Column Layout

AISHWARYA TIPNIS ARCHITECTS
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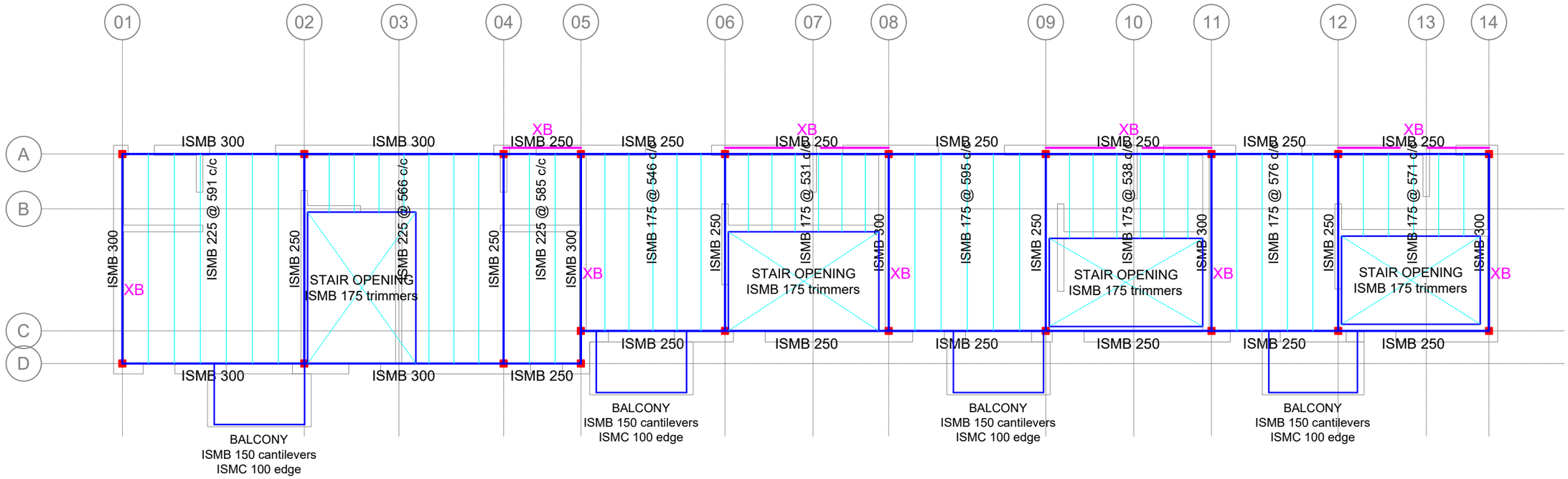

Deck: 0.8 mm galvanised profiled steel deck on joists; 125 mm overall M20 concrete with A142 mesh; tiles.
XB = X-braced bay (SHS 80x80x4). Front-line braced bays: 2 no., positions TBC in solid wall lengths.

See Design Basis & Preliminary Calculations. Steel: rolled IS 2062 E250, hollow IS 4923 YSt 310.

FIRST FLOOR FRAMING PLAN (TOP OF STEEL +5.75)
Scale 1:100

Notes:
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2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and services drawings.
4. Landscape design consultant drawing to be followed for levels.

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S. STRUCTURE

FOR TENDER

Revisions

Rev	Date	Description

Consultants

Structural:

MEP:

Landscape:

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. S-1401
Client LSS
Drawn
Revision R-00
Checked
Scale 1:100 @ A3
Drawing First Floor Framing Plan

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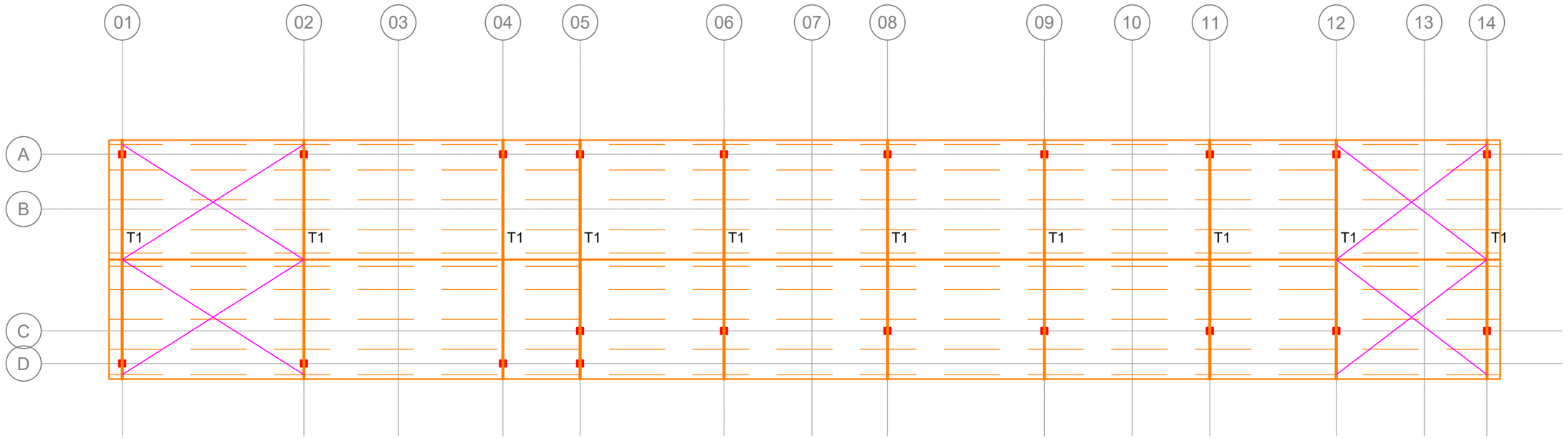

T1 = roof truss SHS 80x80x4 rafters, SHS 60x60x4 eaves tie, at every column grid. Purlins RHS 100x50x3.2 at 1.2 m on slope (dashed), sag rods at mid-span. Rafter-plane X-bracing in end bays (01-02, 12-14). Eaves struts RHS 100x50x3.2 on lines A and front. Roofing: PUF ribbed sandwich panel, 45 deg.

See Design Basis & Preliminary Calculations.
Steel: rolled IS 2062 E250, hollow IS 4923 YSt 310.

ROOF FRAMING PLAN
Scale 1:100

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and services drawings.
4. Landscape design consultant drawing to be followed for levels.

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S. STRUCTURE

FOR TENDER

Revisions

Rev	Date	Description

Consultants

Structural:

MEP:

Landscape:

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. S-1402
Client LSS
Drawn
Revision R-00
Checked
Scale 1:100 @ A3
Drawing Roof Framing Plan

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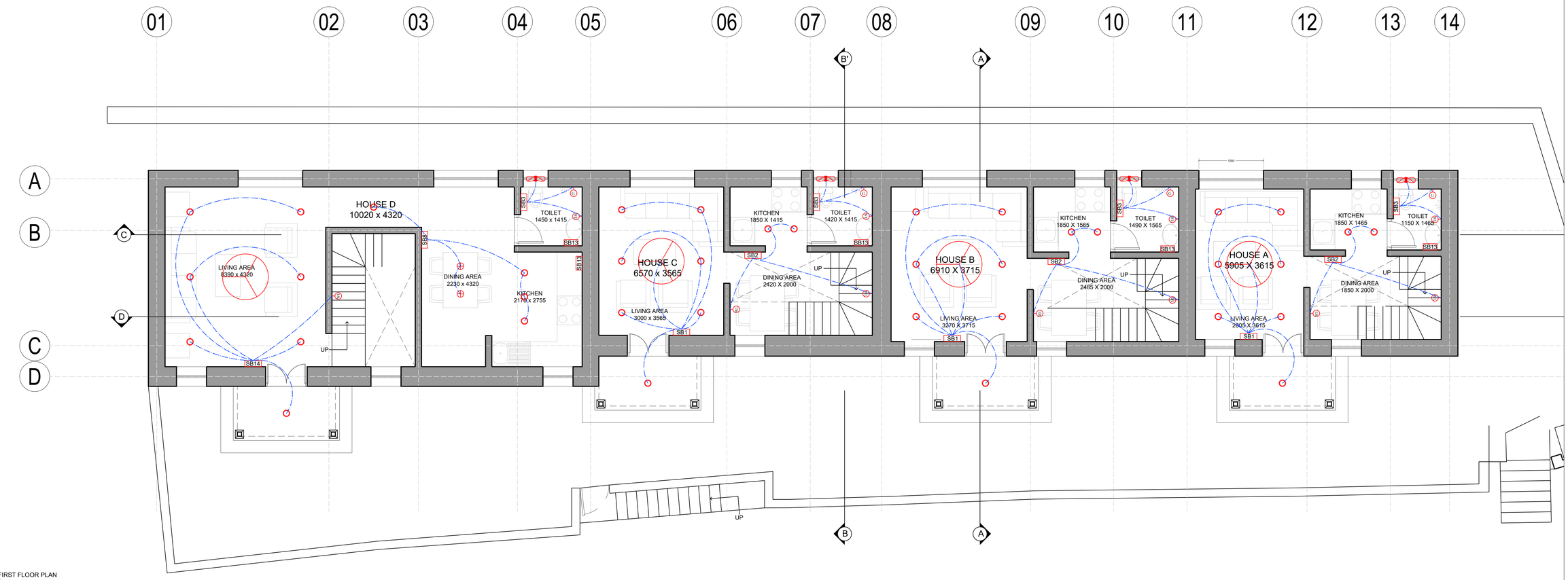
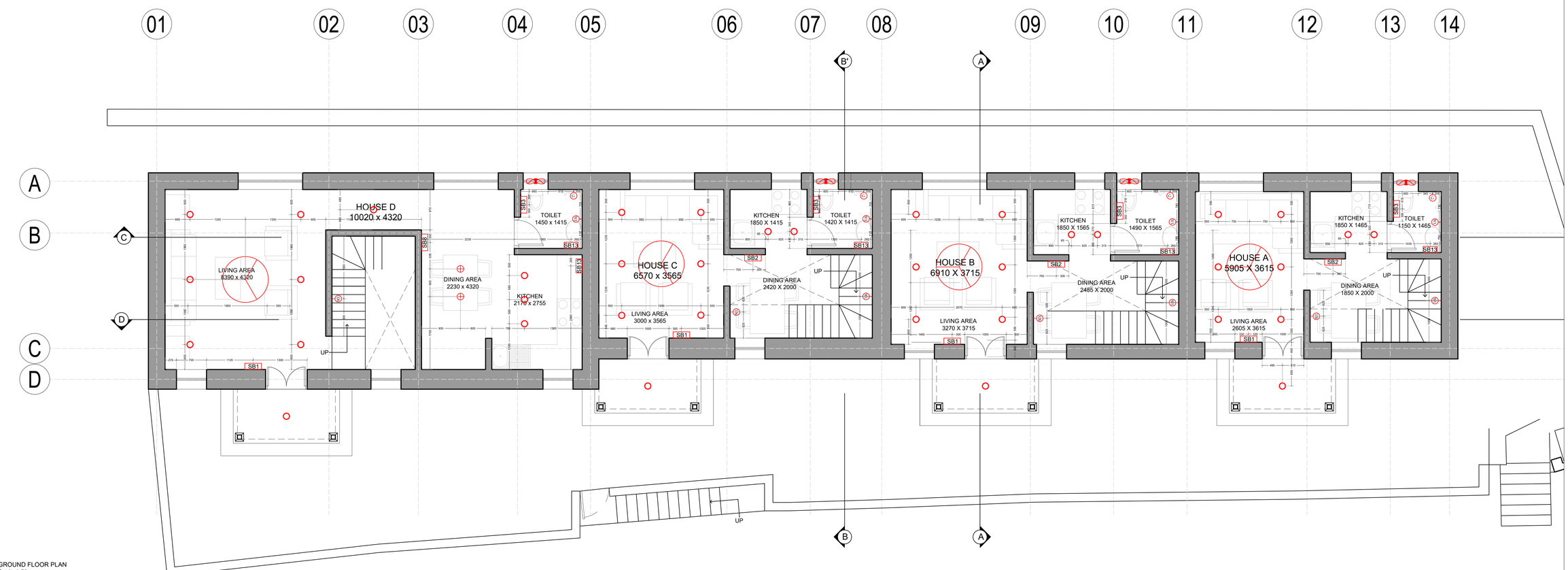


FIRST FLOOR PLAN
Scale 1:50



GROUND FLOOR PLAN
Scale 1:50

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and services drawings.
4. Landscape design consultant drawing to be followed for levels.

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B. GENERAL ARRANGEMENT

FOR TENDER PURPOSES

LEGEND

S.NO:	SYMBOL	DESCRIPTION	HT
1		RECESSED LIGHT	-
2		HANGING LIGHT	-
3		WALL MOUNTED LIGHT	2400
4		CEILING FAN	-
5		SWITCH BOARD	1200
6		EXHAUST FAN	2200
7		GEYSER	2200

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date
20/11/2026

Drawing No.
E- 1400.1

Client
LSS

Drawn
Sanskriti Garg

Revision
R-00

Checked
Vaibhav Jain

Scale
1:50 @A1

Drawing
Electrical Layout Ground Floor Plan

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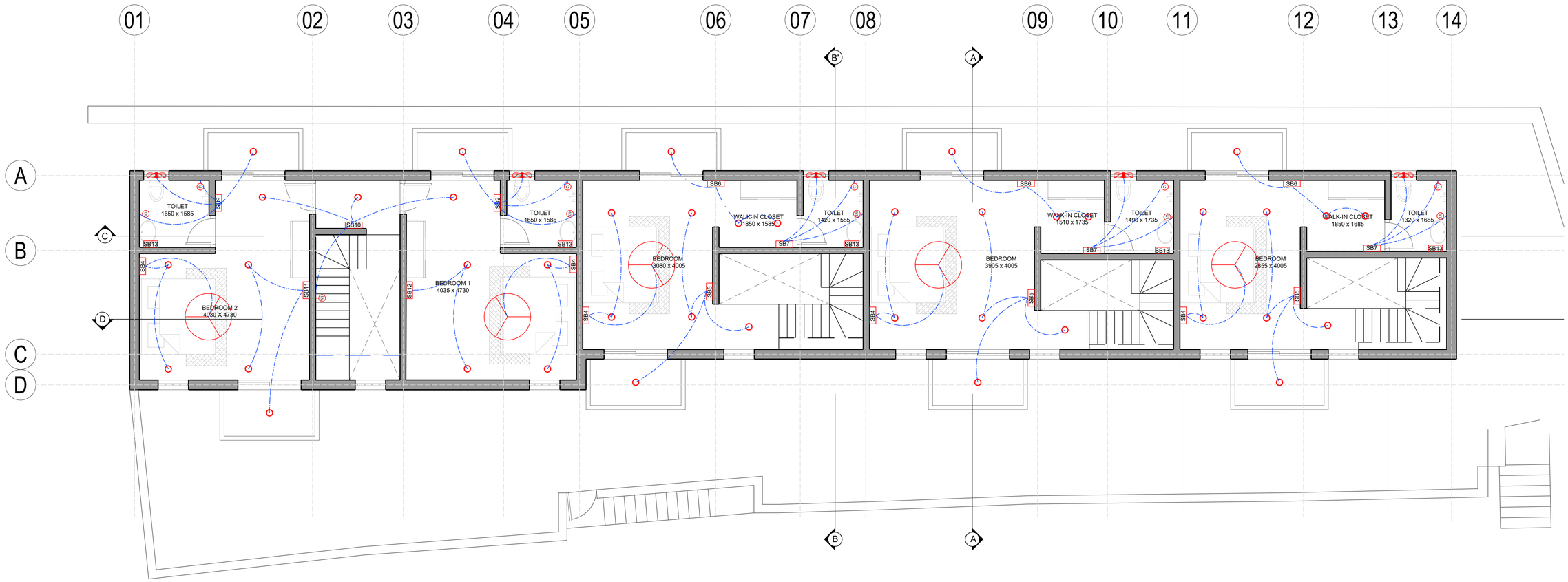

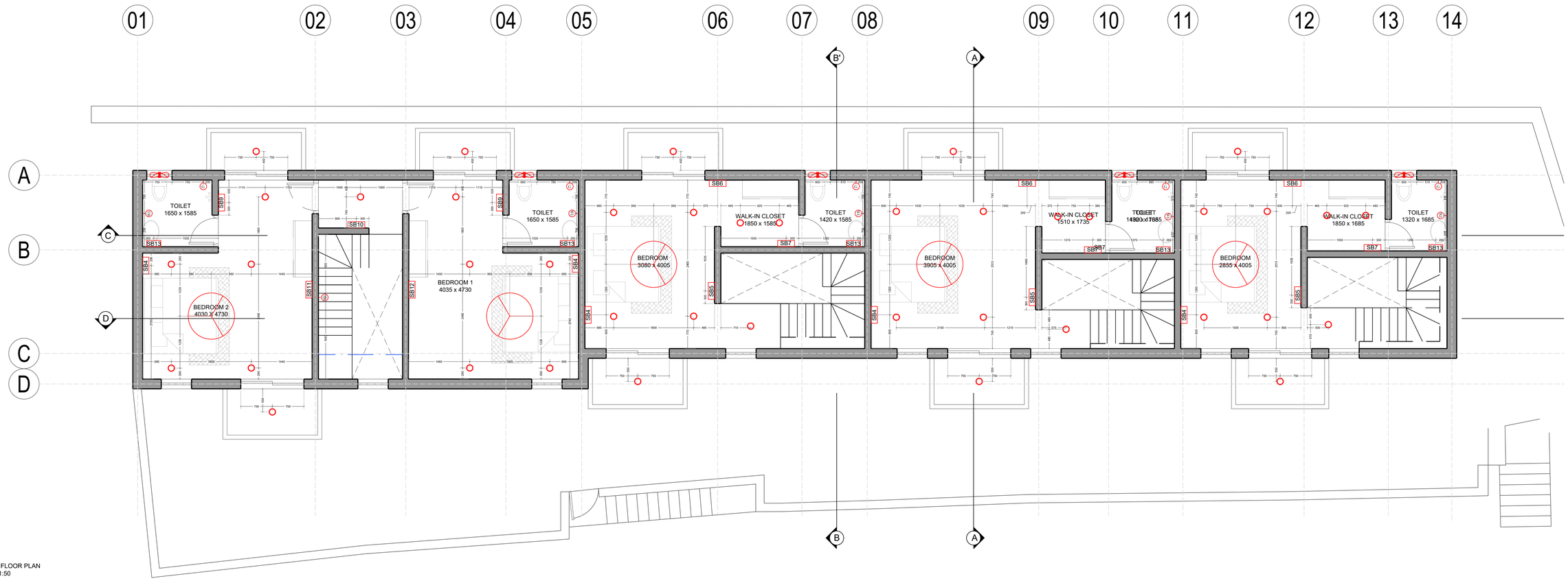

FIRST FLOOR PLAN
Scale 1:50

Notes:
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3. This drawing shall be read in conjunction with relevant architectural, structural, and services drawings.
4. Landscape design consultant drawing to be followed for levels.

© AISHWARYA TIPNIS ARCHITECTS

B. GENERAL ARRANGEMENT

FOR TENDER PURPOSES

LEGEND

S.NO:	SYMBOL	DESCRIPTION	HT
1		RECESSED LIGHT	-
2		HANGING LIGHT	-
3		WALL MOUNTED LIGHT	2400
4		CEILING FAN	-
5		SWITCH BOARD	1200
6		EXHAUST FAN	2200
7		GEYSER	2200

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date
20/11/2026

Drawing No.
E- 1401.1

Client
LSS

Drawn
Sanskriti Garg

Revision
R-00

Checked
Vaibhav Jain

Scale
1:50 @A1

Drawing
Electrical Layout First Floor Plan

AISHWARYA TIPNIS ARCHITECTS
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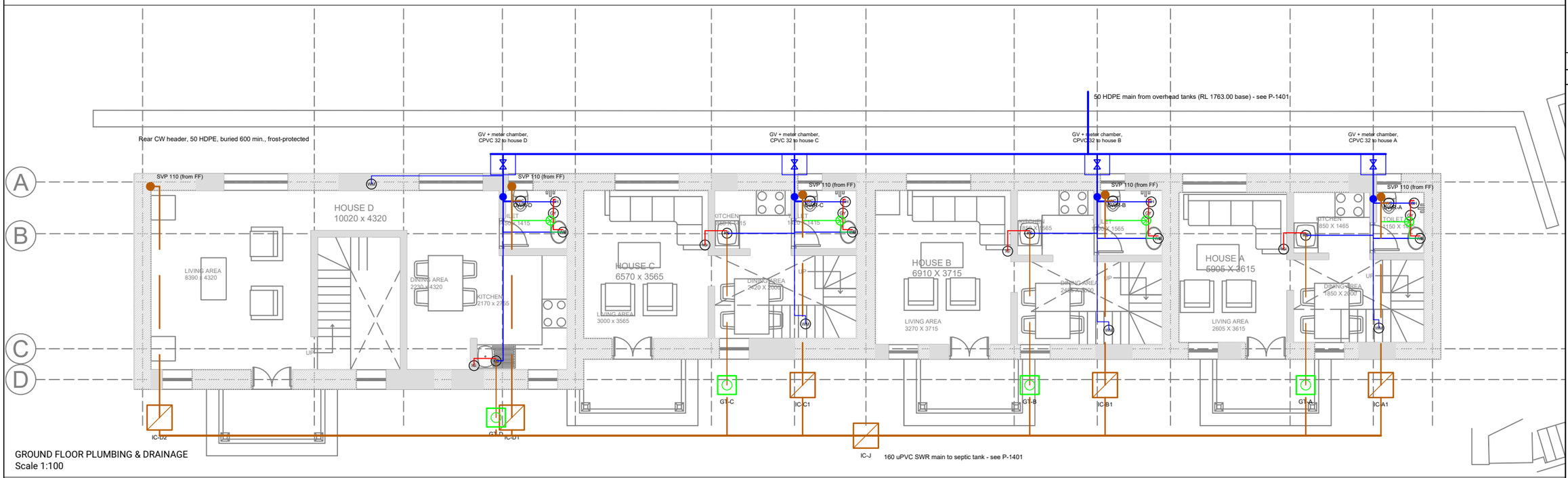
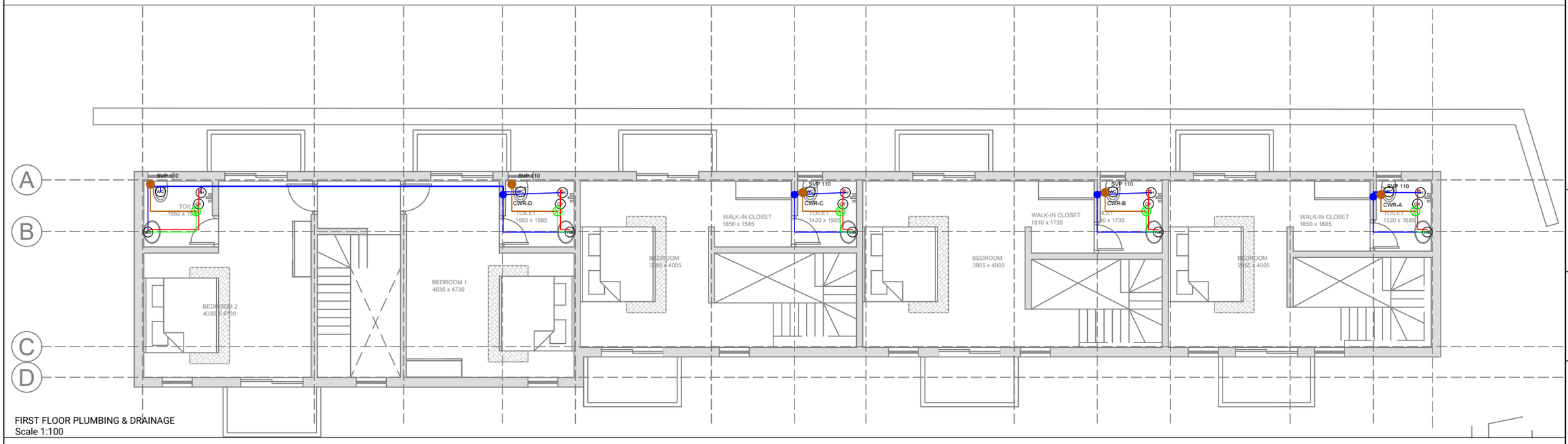


GROUND FLOOR PLUMBING & DRAINAGE
Scale 1:100



FIRST FLOOR PLUMBING & DRAINAGE
Scale 1:100

LEGEND

- Cold water, CPVC SDR 11 (IS 15778): 32 to house, 25 riser, 20/15 branches
- Hot water, CPVC SDR 11, 20/15, insulated 13 mm nitrile
- Soil, uPVC SWR 110 (IS 13592 Type B), 1:60 min.
- Below GF floor / below FF deck (in GF toilet ceiling)
- Waste, uPVC SWR 75, 1:40
- Soil and vent stack 110, vent through roof
- Floor trap 100 x 75 with grating (SS)
- Gate valve (CPVC / brass), meter at house branch
- Inspection chamber 450 x 600
- Gully trap with chamber (kitchen waste)
- WC (floor-mounted EWC, 6/3 L dual flush)
- Wash basin; SH shower mixer; KS kitchen sink; WM washing machine tap
- Geyser (GY storage 15 L, IG instant 3 L) - see E-1400

FF toilets C, B, A and House D Toilet 1 sit over the GF toilets: FF wastes run below the deck in the GF toilet ceiling (removable panel). House D Toilet 2 sits over the living room: stack boxed in the living-room corner.

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and ser vices drawings.
4. Landscape design consultant drawing to be followed for levels.

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P. PLUMBING

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

MEP: TBC (to verify & sign)

MEP: TBC

Landscape: TBC

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. P-1400
Client LSS
Drawn
Revision R-00
Checked
Scale 1:100 @ A3
Drawing Plumbing Layout - GF & FF

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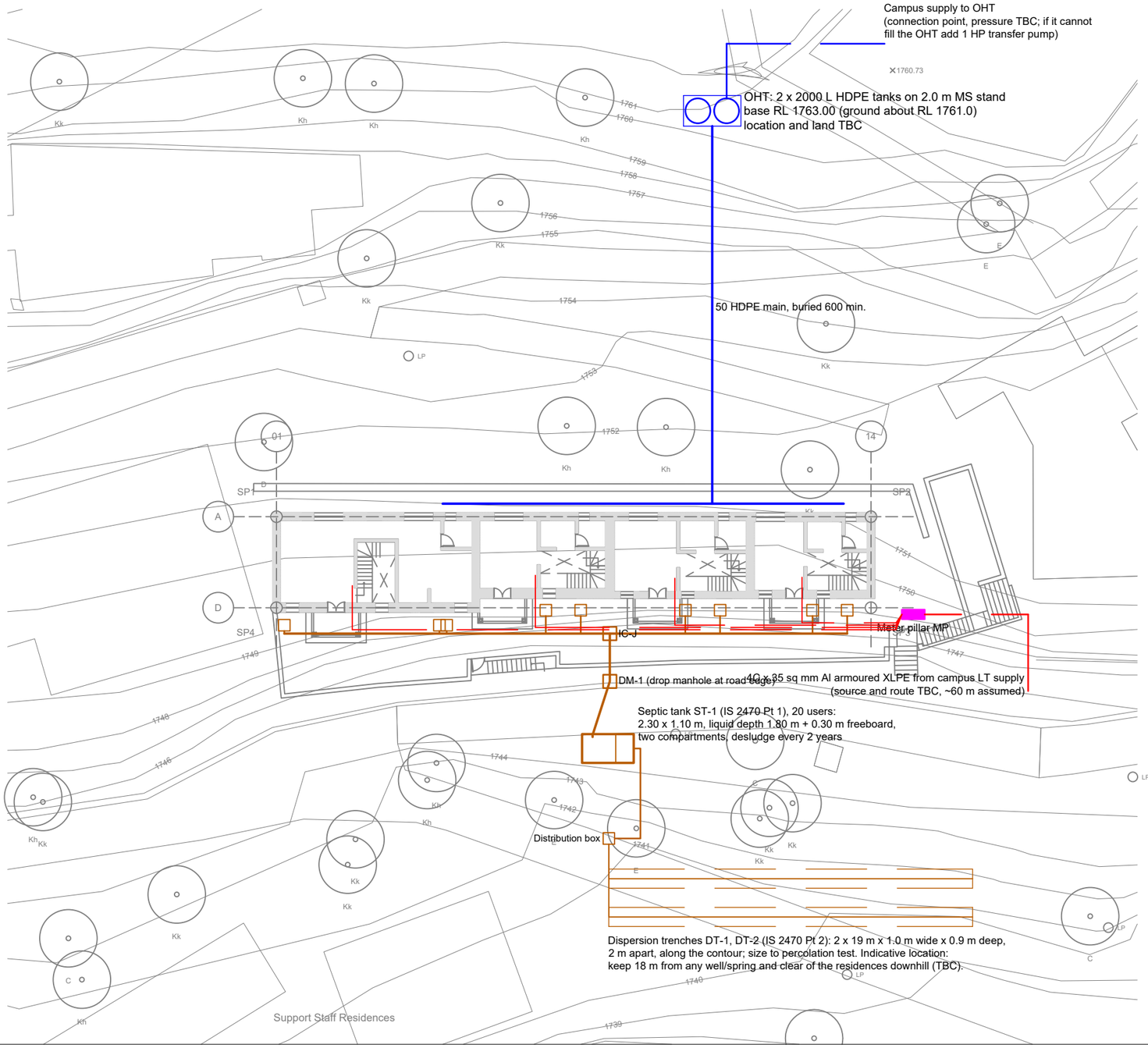

LEGEND

- Water main 50 HDPE PE100 PN10, buried 600 min.
- Drain 110 / 160 uPVC SWR
- Inspection chamber / drop manhole
- LT cables in trench (feeder, submains)
- Meter pillar MP

WATER: 17 persons x 135 lpcd = 2295 L/day; storage 4000 L (1.74 days). Peak flow 0.73 L/s (61.5 fixture units). Static head to FF shower 7.3 m, residual about 6.27 m (0.6 bar) after losses: adequate for gravity supply; check the instant geyser minimum pressure.

DRAINAGE: 17 users (20-user tank), 1836 L/day sewage. Ground falls about 7 m from the front drains to the septic tank: use a drop manhole at the road edge. Effluent loading 50 L/m2/day assumed for the granular soil - percolation test required.

Tank stand, septic tank and trench locations are indicative and need a site walk, levels and the estate's consent. On a hill slope, check that effluent will not surface on the terraces below; connection to a campus sewer or STP, if one is in reach, is preferable.

Plumbing to NBC 2016 Part 9; septic tank and effluent disposal to IS 2470 Parts 1 and 2.

SITE SERVICES PLAN
Scale 1:250

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and ser
vices drawings.
4. Landscape design consultant drawing to be followed for levels.

AISHWARYA TIPNIS ARCHITECTS

P. PLUMBING

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

MEP: TBC (to verify & sign)
MEP: TBC
Landscape: TBC

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. P-1401
Client LSS
Drawn
Revision R-00
Checked
Scale 1:250 @ A3
Drawing Site Services - Water, Drainage & Power

AISHWARYA TIPNIS ARCHITECTS
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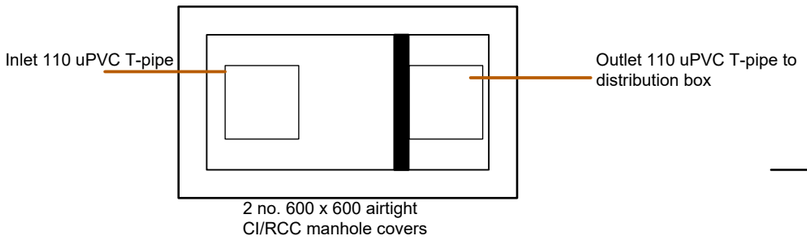
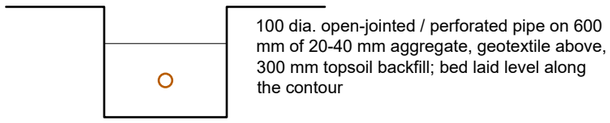
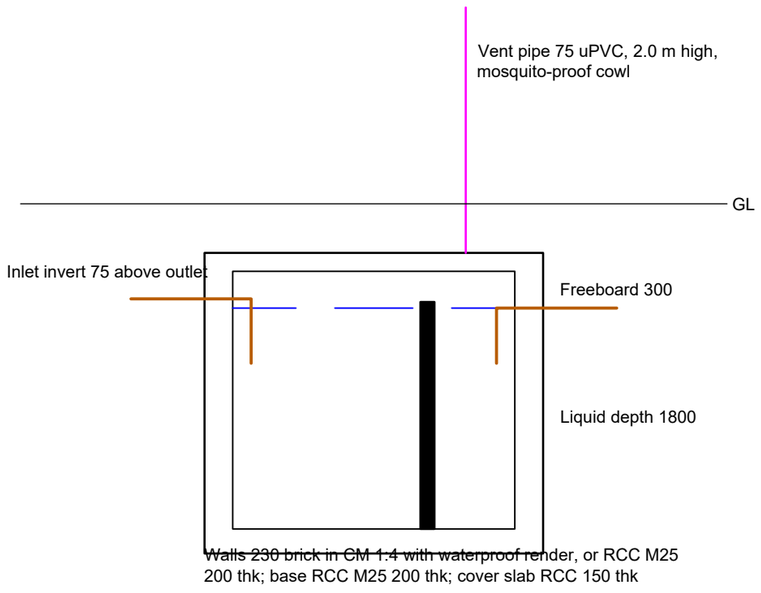
SEPTIC TANK ST-1 - PLAN (1:50)



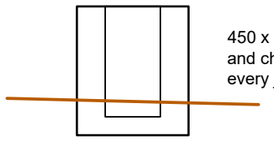
DISPERSION TRENCH - SECTION (1:50)



SEPTIC TANK ST-1 - SECTION (1:50)



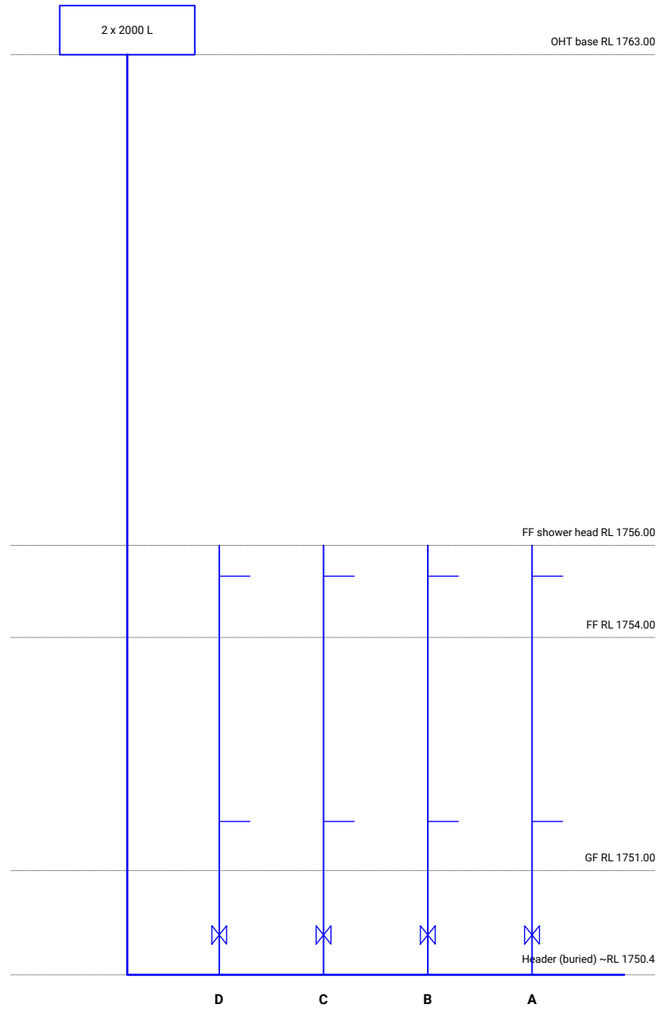
INSPECTION CHAMBER IC - SECTION (1:50)



Plumbing to NBC 2016 Part 9; septic tank and effluent disposal to IS 2470 Parts 1 and 2.

SEPTIC TANK, DISPERSION TRENCH
AND INSPECTION CHAMBER, Scale 1:50

WATER SUPPLY SCHEMATIC (NTS)



Each house: gate valve + meter at the rear header; 32 CPVC branch; 25 riser in the kitchen/toilet partition; air release valve at the OHT outlet; drain-down valve at each house for frost (vacation).

Notes:
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vices drawings.
4. Landscape design consultant drawing to be followed for levels.

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P. PLUMBING

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

MEP: TBC (to verify & sign)

MEP: TBC

Landscape: TBC

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. P-1402
Client LSS
Drawn
Revision R-00
Checked
Scale 1:50, NTS @ A3
Drawing Septic Tank, Trench & IC Details; Water Riser

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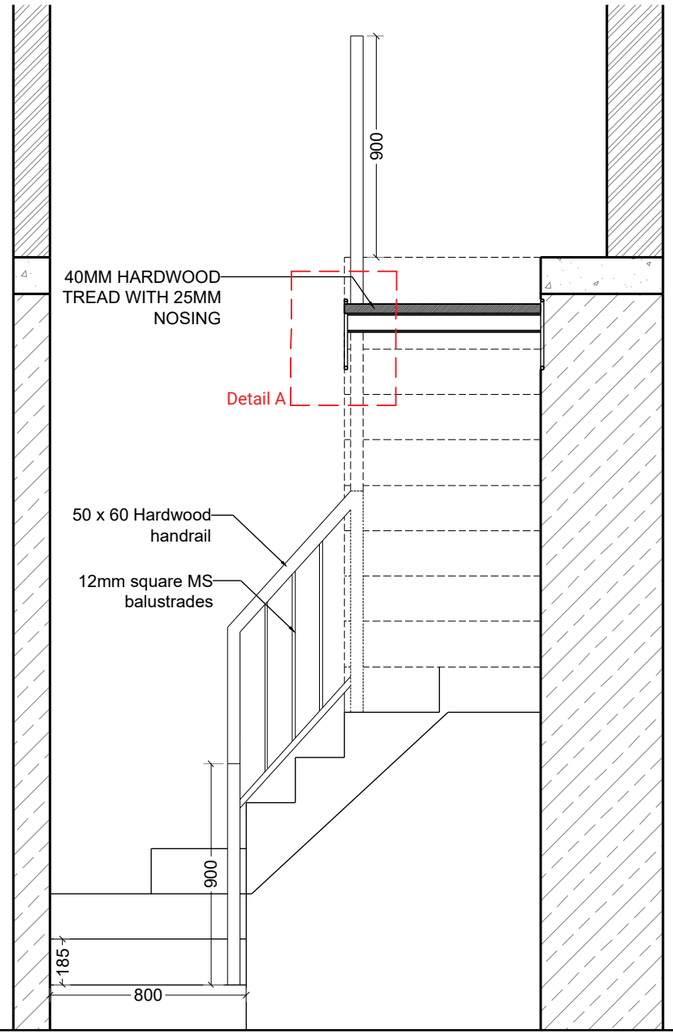
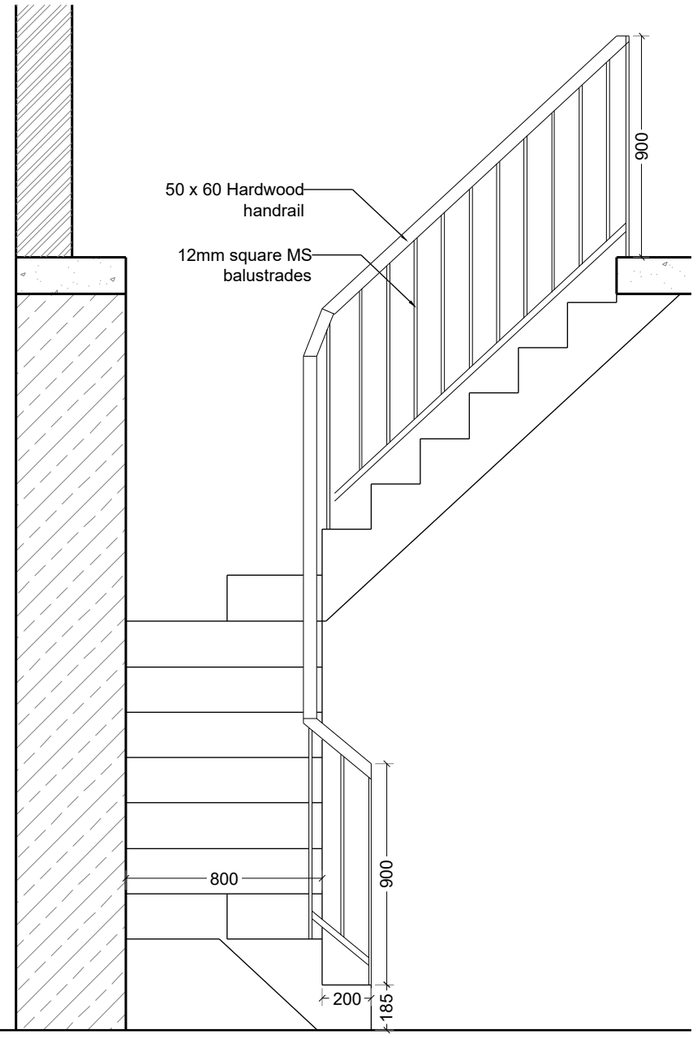
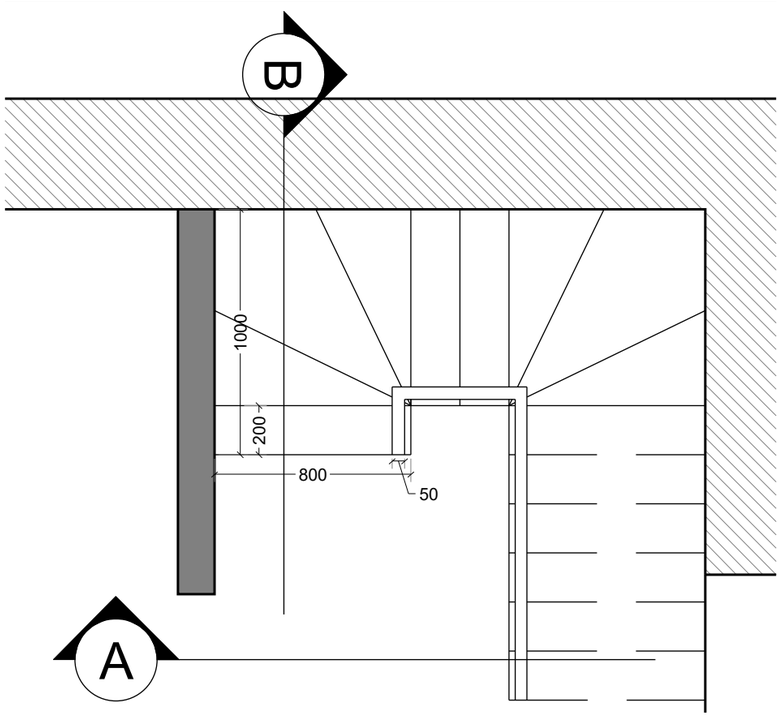


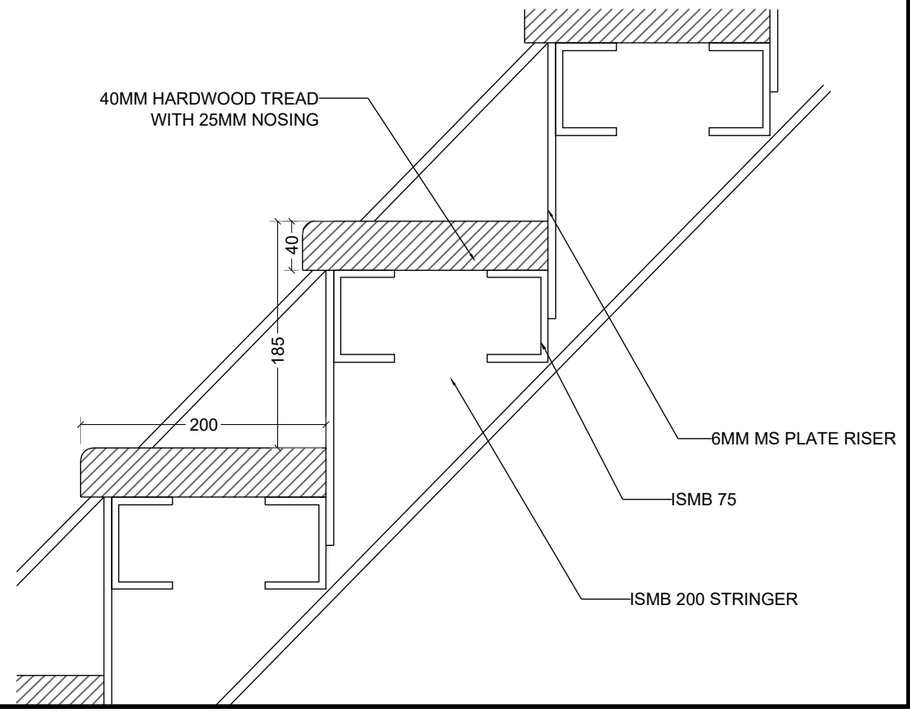
Section A
Scale 1:25



Section B
Scale 1:25



Key Plan
Scale 1:25



Detail A
Scale 1:10

Notes:
1. Do not scale the drawings.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. This drawing shall be read in conjunction with relevant architectural, structural, and ser
vices drawings.
4. Landscape design consultant drawing to be followed for levels.

AISHWARYA TIPNIS ARCHITECTS

D. DETAILS

FOR TENDER PURPOSES

Revisions

No.	Date	Description

Consultants

Structural: TBC

MEP: TBC

Landscape: TBC

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 19/11/2026
Drawing No. A-1600
Client LSS
Drawn Shreya Ingle
Revision -
Checked Vaibhav Jain
Scale 1:10, 1:25 @ A3
Drawing Staircase Details

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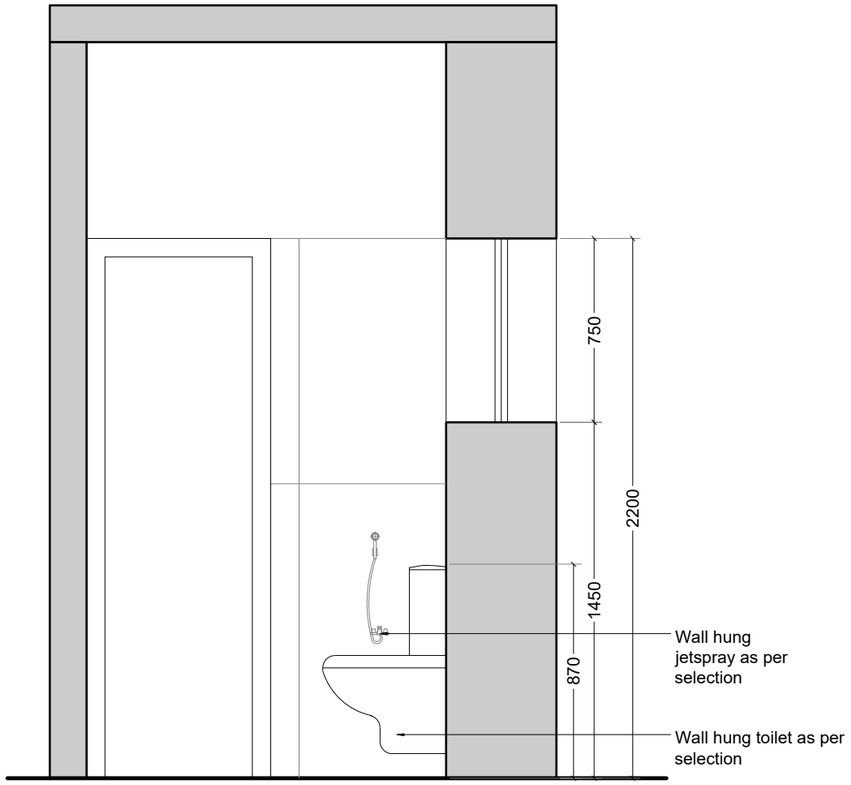
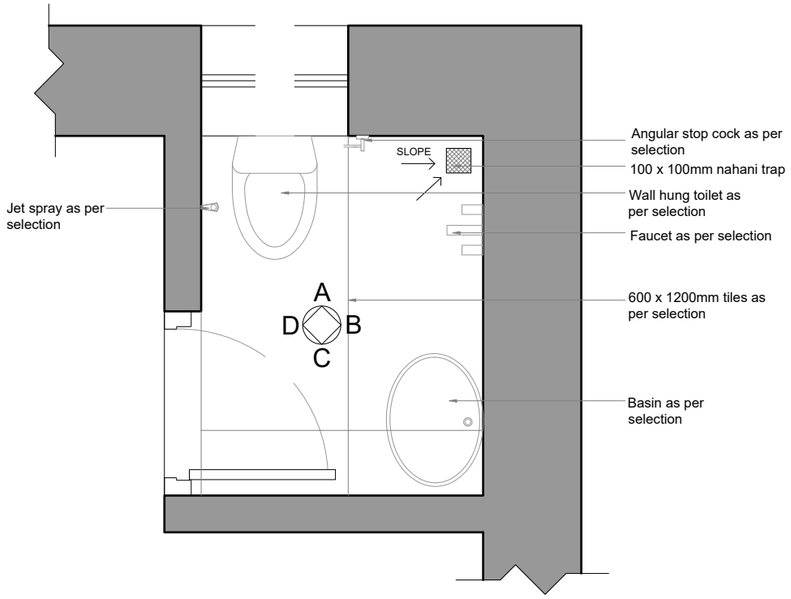
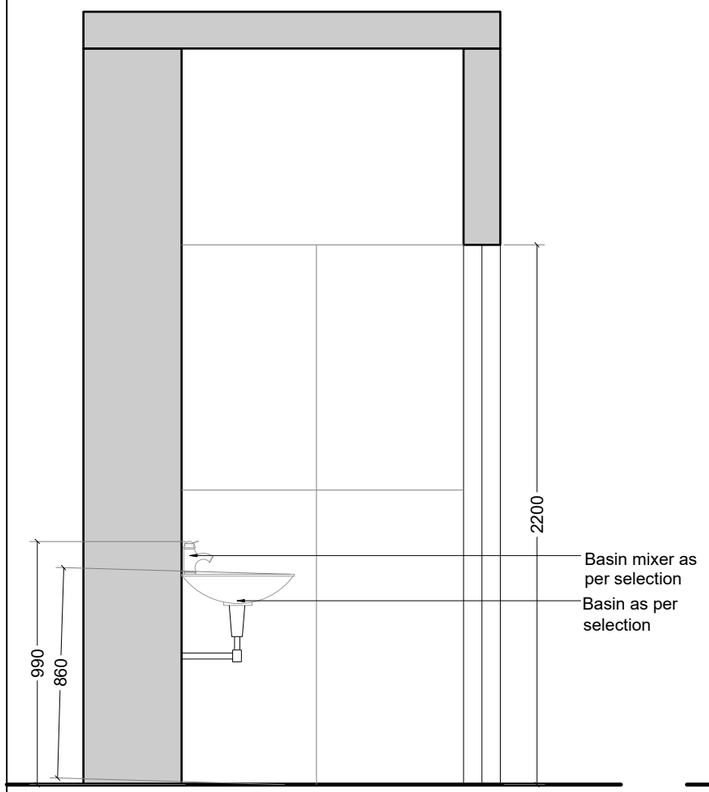


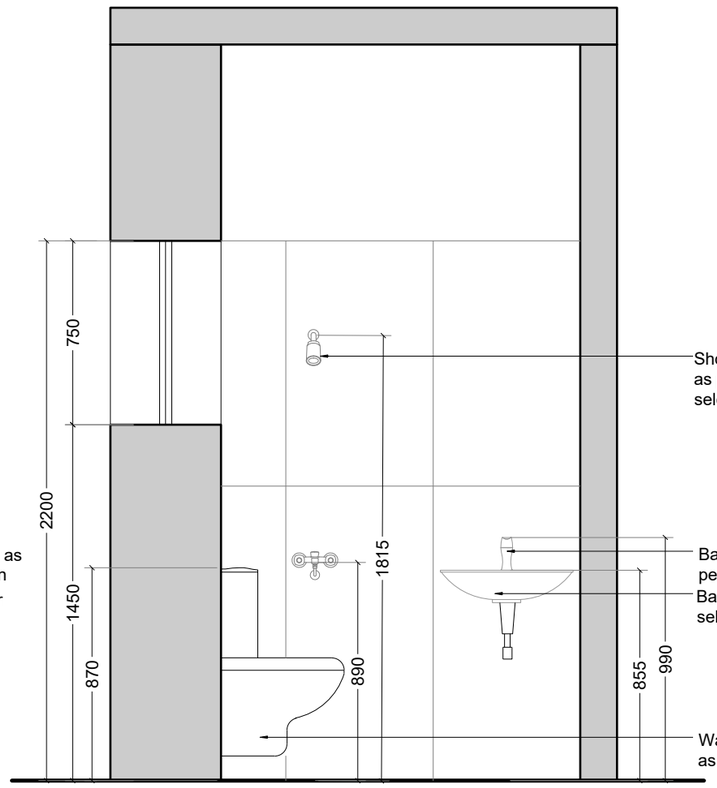
Section D
SCALE 1:25



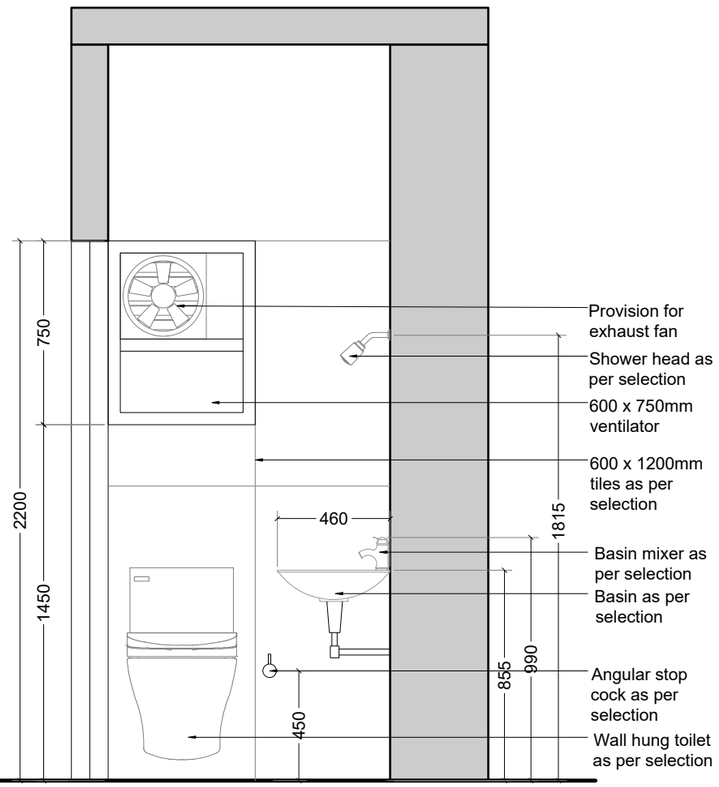
Toilet Plan
SCALE 1:25



Section C
SCALE 1:25



Section B
SCALE 1:25



Section A
SCALE 1:25

Notes:
1. Do not scale the drawings.
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3. This drawing shall be read in conjunction with relevant architectural, structural, and services drawings.
4. Landscape design consultant drawing to be followed for levels.

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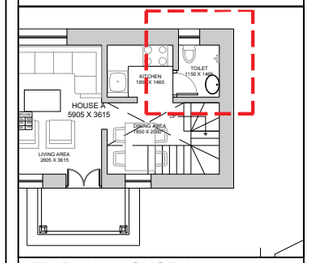
B. GENERAL ARRANGEMENT

FOR TENDER PURPOSE



KEY PLAN- HOUSE A

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 19/11/2026
Drawing No. A- 1601
Client LSS
Drawn Sanika P
Revision R-00
Checked Vaibhav Jain
Scale 1:25 @A3
Drawing Toilet Details

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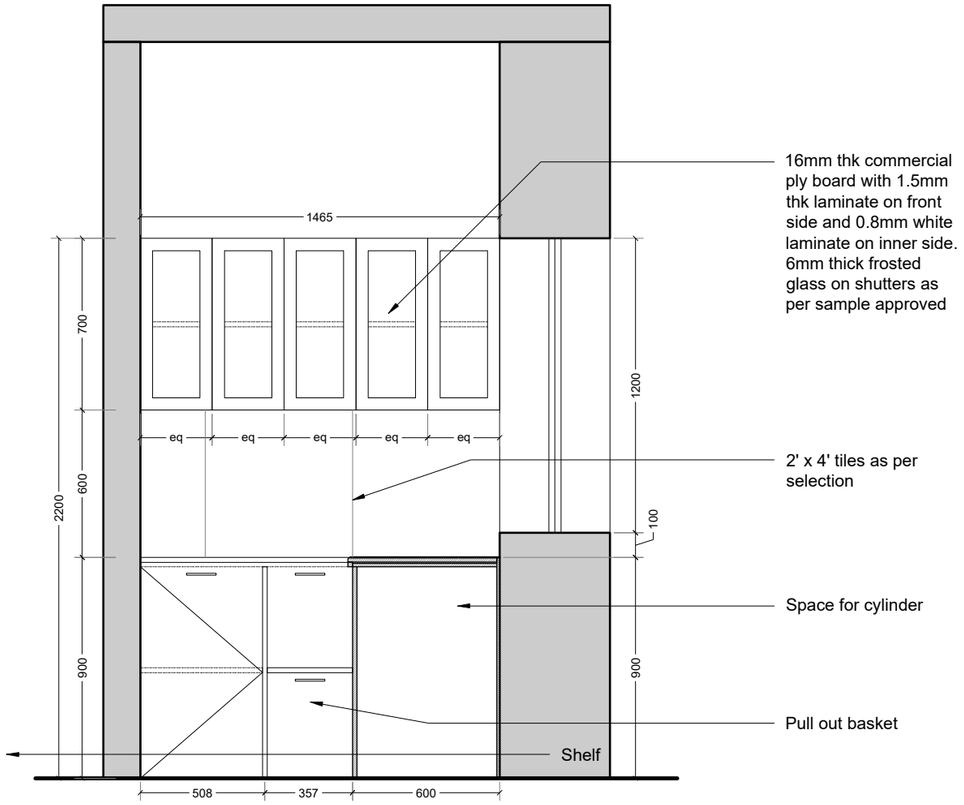
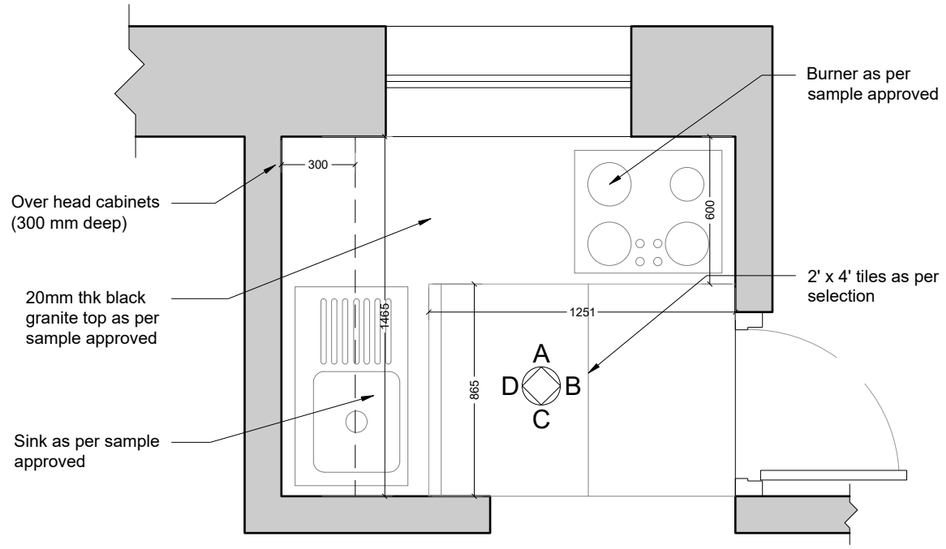


Section D
SCALE 1:25



Kitchen Plan
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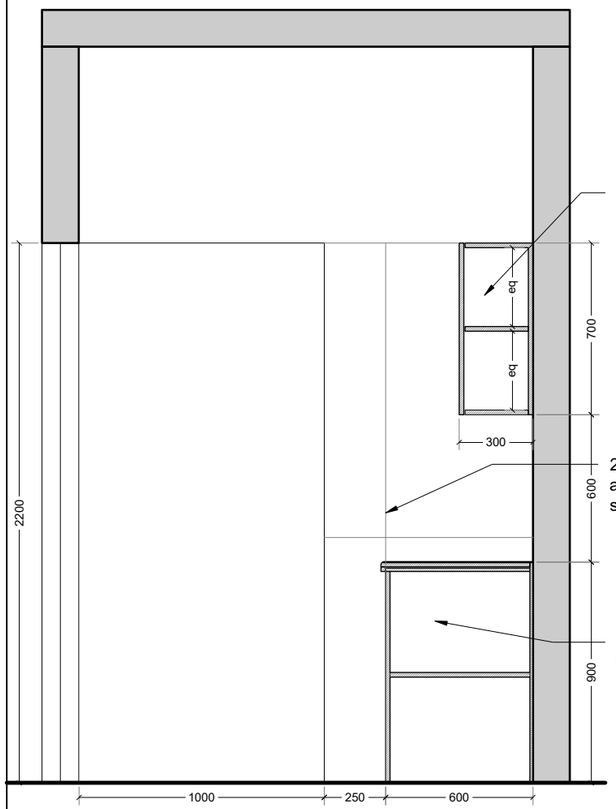

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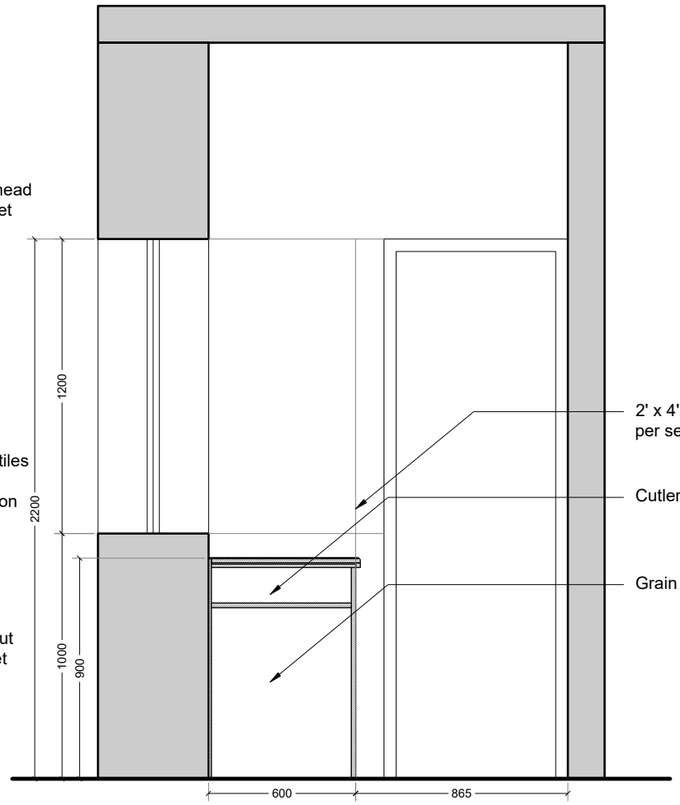

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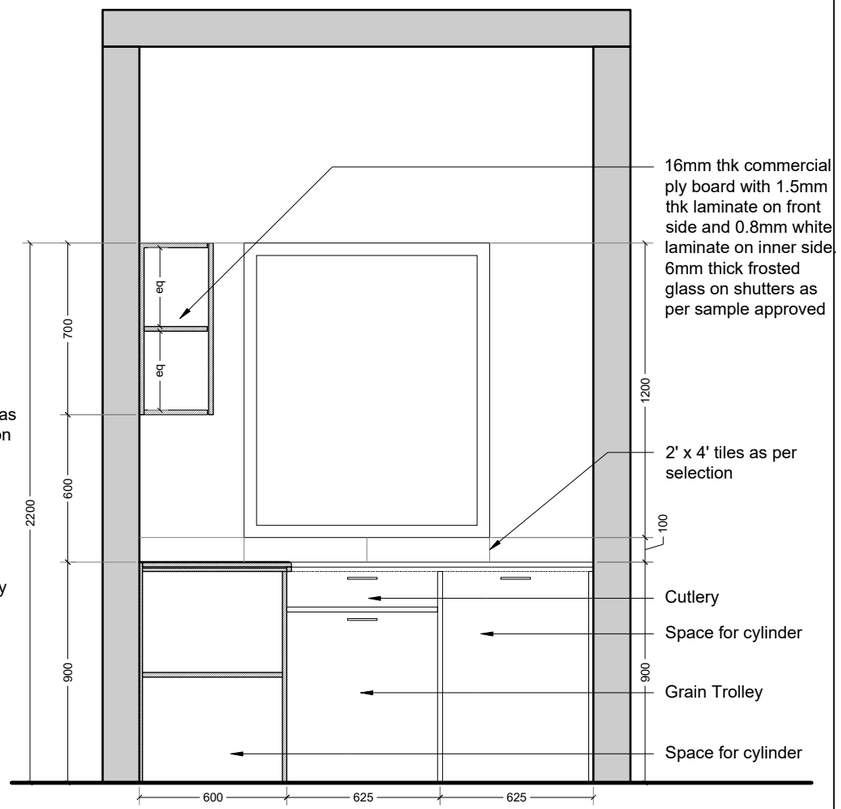

Section A
SCALE 1:25

Notes:
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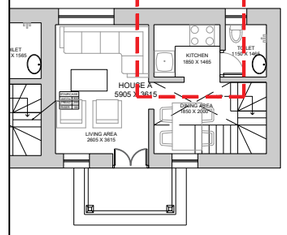
B. GENERAL ARRANGEMENT

FOR TENDER PURPOSE



KEY PLAN- HOUSE A

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 19/11/2026
Drawing No. A- 1602
Client LSS
Drawn Sanika P
Revision R-00
Checked Vaibhav Jain
Scale 1:25 @A3
Drawing Kitchen Details

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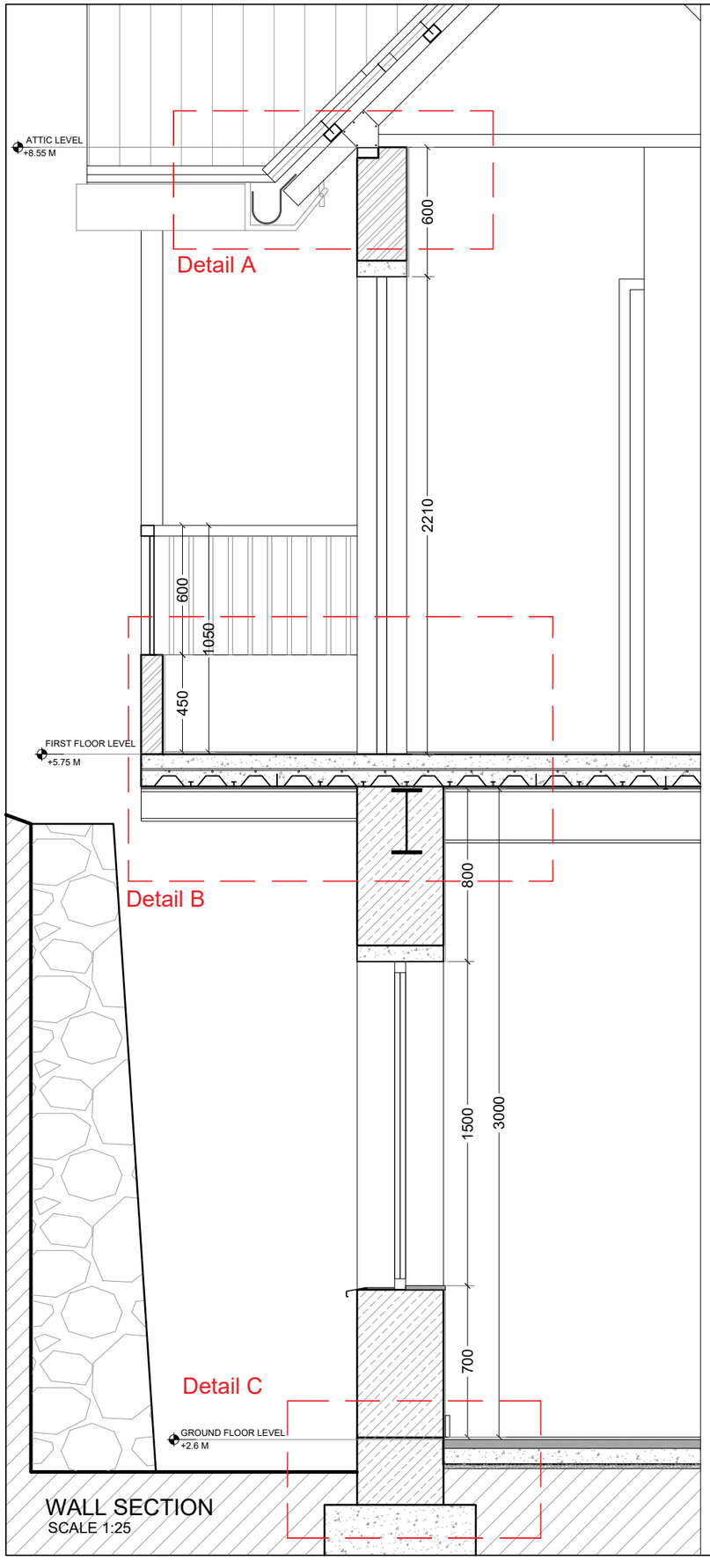
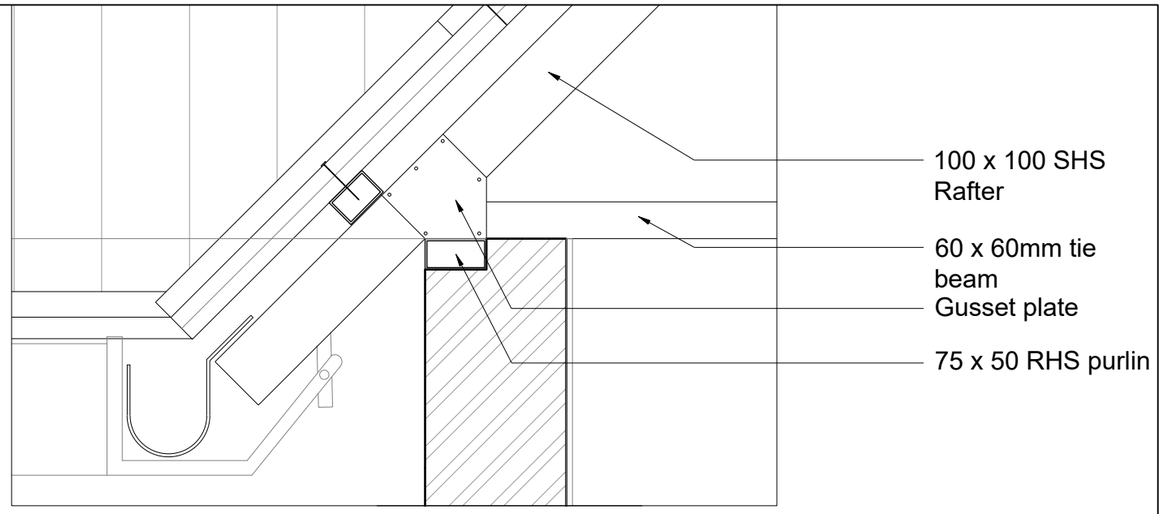
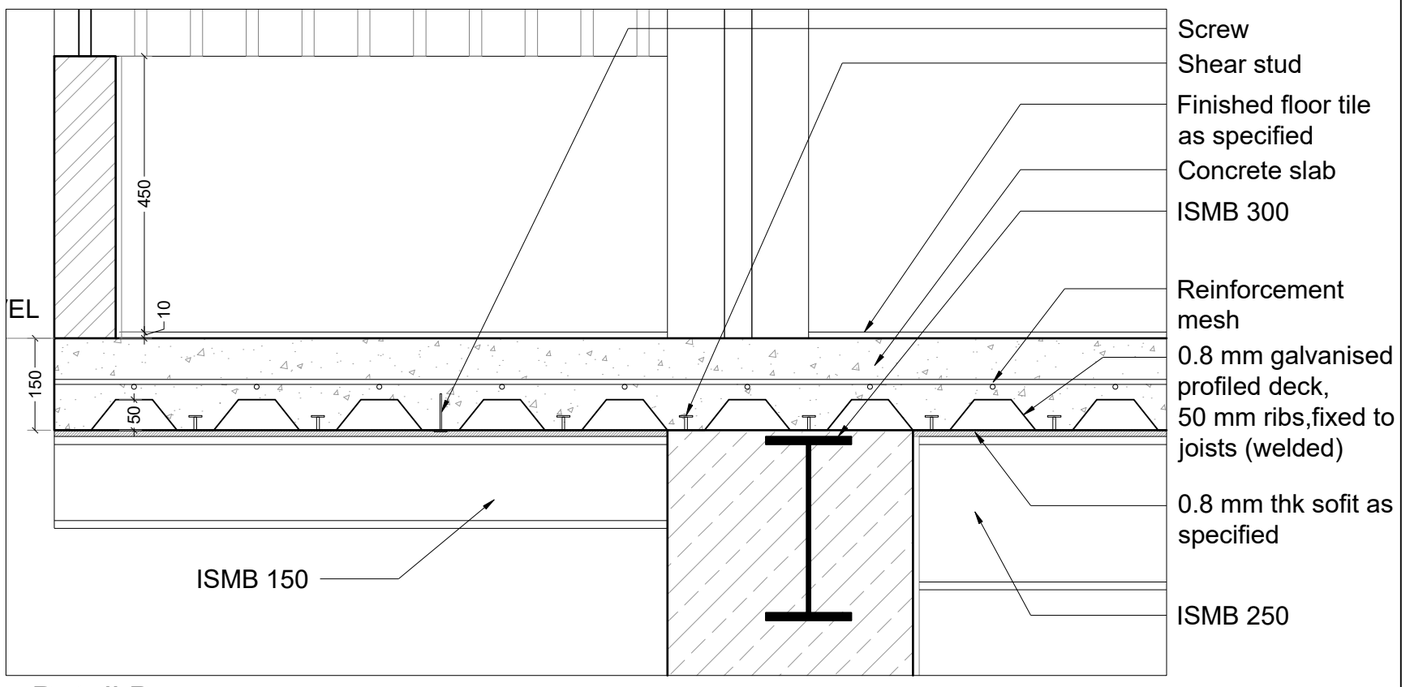


WALL SECTION
SCALE 1:25



Detail A
SCALE 1:10



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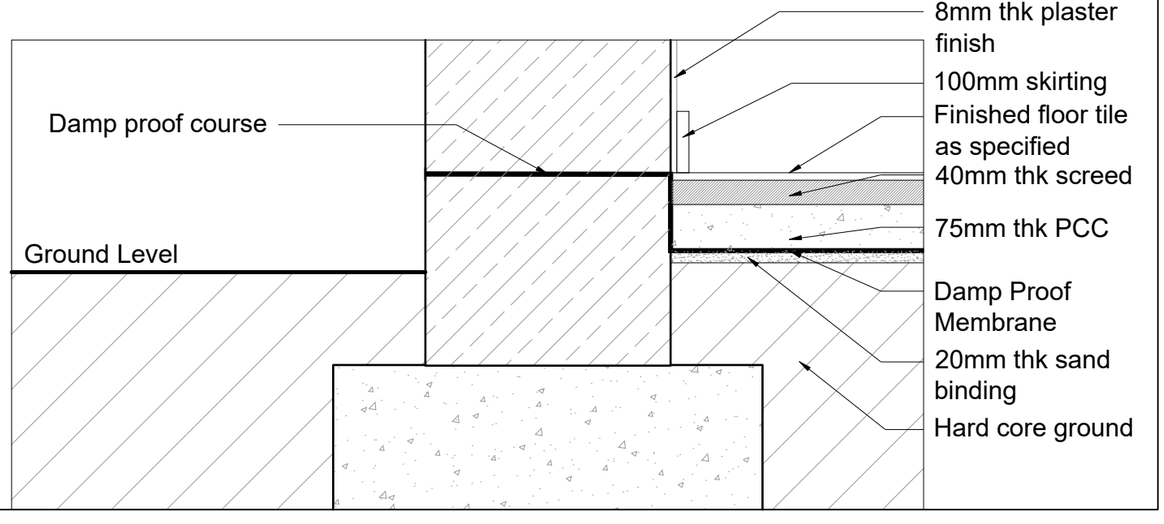
SCALE 1:10



Detail C
SCALE 1:10

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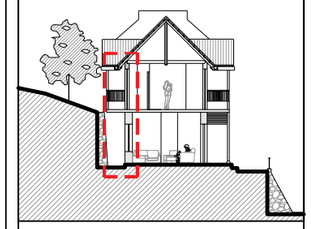
B. GENERAL ARRANGEMENT

FOR TENDER PURPOSE



KEY SECTION AA'

Revisions

Rev	Date	Description

Consultants

Auditorium

Lighting

MEP

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 19/11/2026
Drawing No. A- 1603
Client LSS
Drawn Sanika P/Shreya I
Revision R-00
Checked Vaibhav Jain

Scale 1:25, 1:10 @A3

Drawing Wall Section Detail

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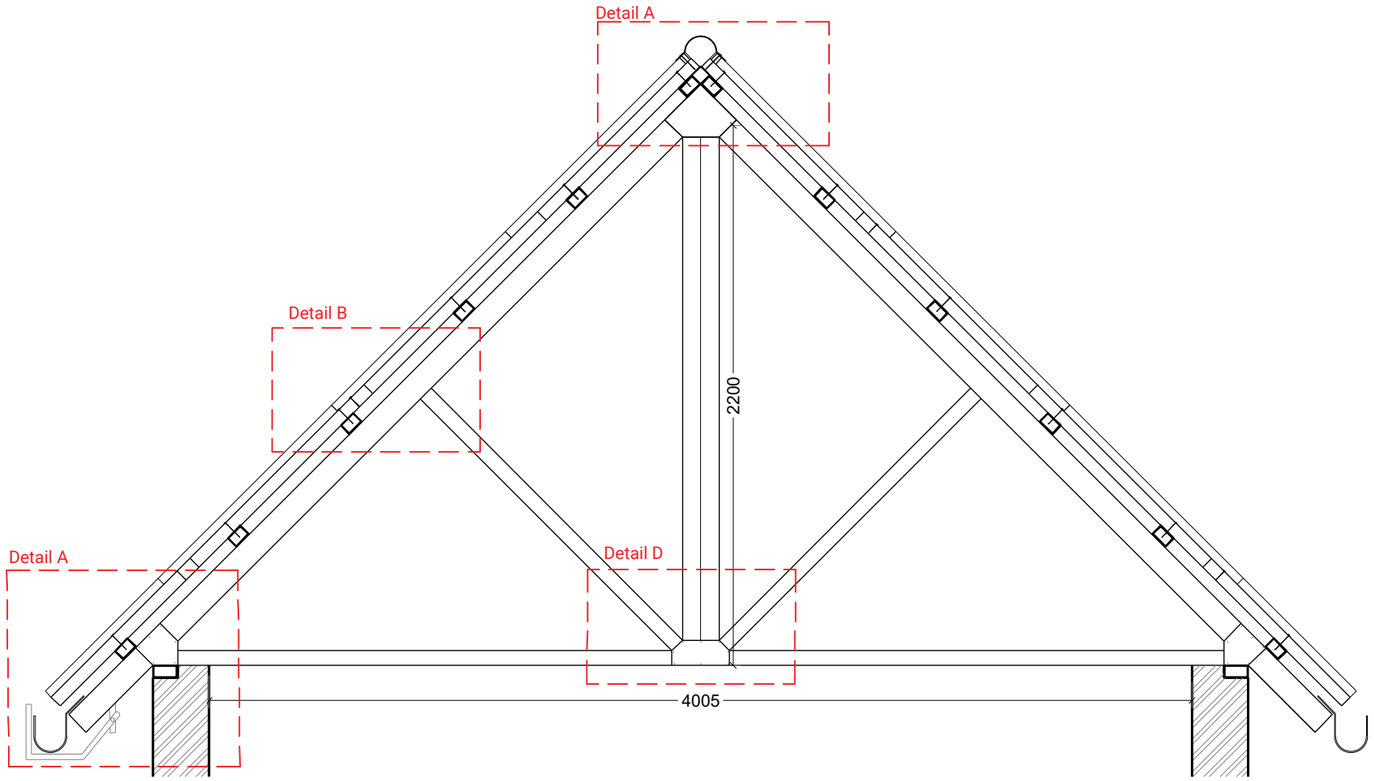
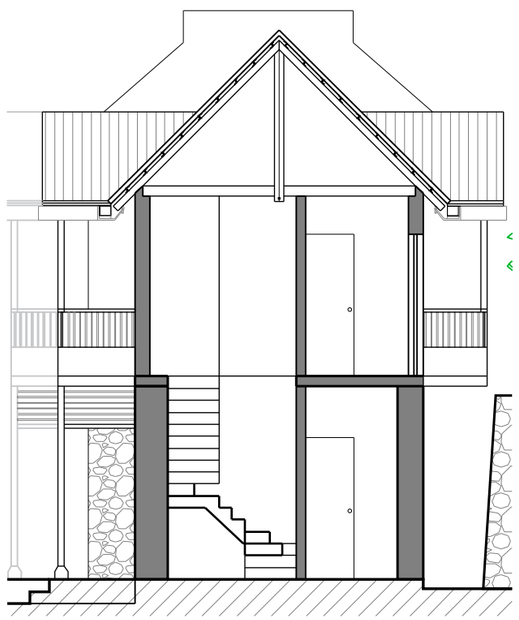
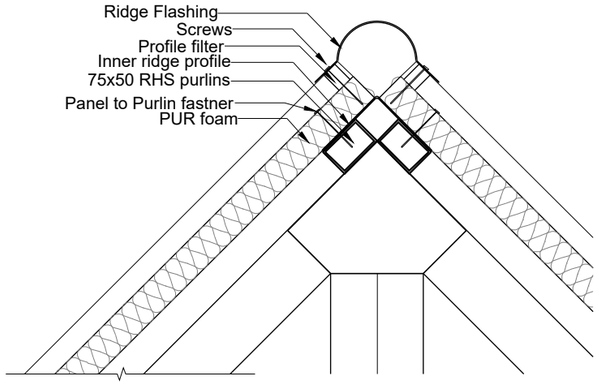


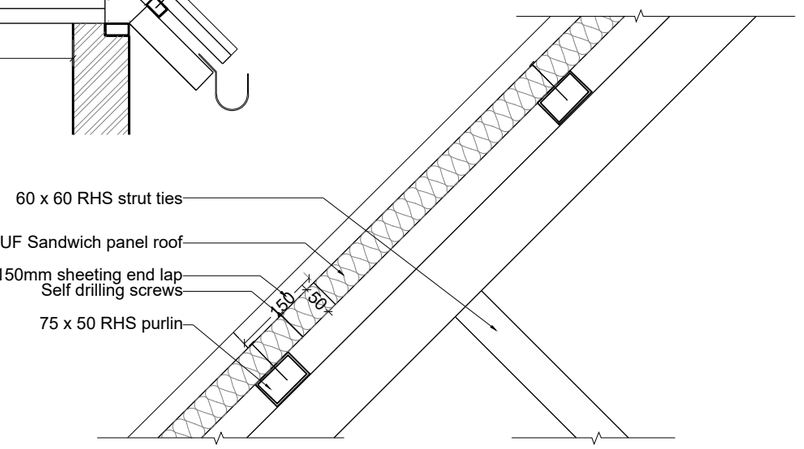
Roof Section
Scale 1:25



Key Section
NTS



Detail C
Scale 1:10



Detail B
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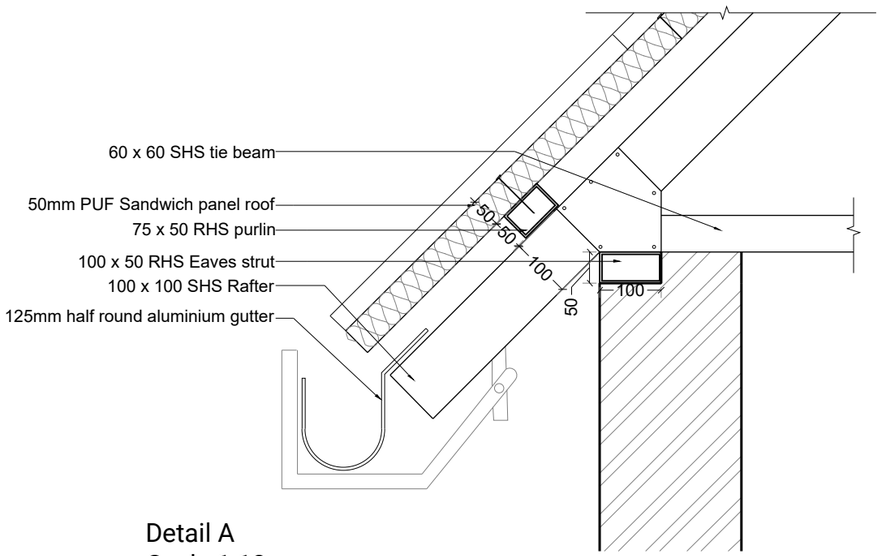

Detail A
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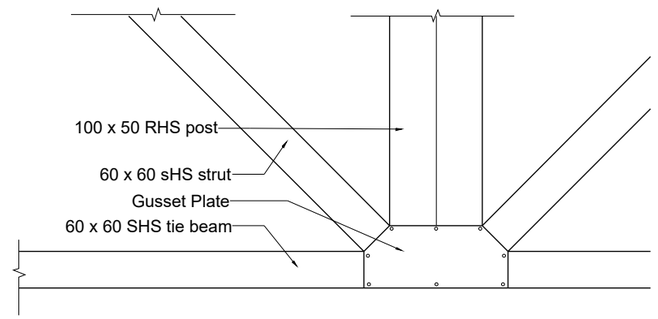

Detail D
Scale 1:10

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AISHWARYA TIPNIS ARCHITECTS

D. DETAILS

FOR TENDER ONLY

Revisions

Rev	Date	Description

Consultants

Structural: TBC

MEP: TBC

Landscape: TBC

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 19/11/2026
Drawing No. A-1604
Client LSS
Drawn Shreya Ingle
Revision -
Checked Vaibhav Jain

Scale 1:10, 1:25 @ A3

Drawing Roof Details

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ROOM FINISHES (all four houses; areas approximate, from plans)

Code	Space	Houses	m²	Floor	Skirting / dado	Walls	Ceiling	Notes
G01	Living and dining	A, B, C, D	66.5	T6 on adhesive over 40 screed, DPM and 75 PCC on soling	100 T6 tile skirting	Retained stone: 3-coat lime plaster (NHL 3.5), finish W1. New partitions: lime-cement 1:1:6 plaster, W1	Exposed steel joists and galvanised profiled deck soffit, painted W2; conduits run on joists, painted to match	Rear ground is above GF level: DPM under floor and a rear perimeter drain (X14). DB in living
G02	Kitchen	A, B, C, D	14.2	T6, as G01	100 T6 skirting; T3 dado 600 above counter, 750 behind hob	As G01; washable mineral silicate paint W1 in place of limewash above the dado	As G01	Fit-out K1. Units scribed to walls, not chased in; ventilated behind
G03	Toilet, GF	A, B, C, D	8.1	T2 on 2-coat cementitious waterproofing (300 upstand, 1800 in shower), falls 1:60 to floor trap	T1 full height 2100 in shower, 1200 elsewhere	Behind tiles on retained stone: NHL 5 lime render. Above tiles: mineral silicate paint W1	Removable moisture-resistant access ceiling (cement board / Al clip-in) at 2400, W2: hides FF drains	Fit-out T1. Door undercut 20 mm for exhaust make-up air
G04	Stair hall and passage, GF	A, B, C, D	19.7	T6 at foot of stair; stair as fit-out ST1	100 T6 skirting	As G01	As G01	Under-stair cupboard with washing machine point (C, B, A)
F01	Bedrooms	A, B, C, D (D has 2)	71.3	T4 on 125 mm concrete over 0.8 mm profiled metal deck (structural), with 3 mm acoustic underlay	75 T4 tile skirting, cut from plank	New FF walls: lime-cement plaster, W1 (finish to suit the FF wall type once fixed)	Underside of PUF roof panel, factory liner W2; exposed trusses and purlins M1. No false ceiling	Optional roof window (mood board item 8) over each bed, 600 x 1200: TBC with roof plan
F02	Walk-in closets	A, B, C	8.7	T4, as F01	75 T4 tile skirting	As F01	As F01	Fit-out WR1
F03	Toilets, FF	A, B, C, D (D has 2)	12.3	T2 on liquid PU membrane over the deck concrete (turned up 300; 1800 in shower), falls to floor trap	T1 as G03	Mineral silicate paint W1 above tiles	Underside of roof, as F01; exhaust fan high on rear wall	Wastes drop below the deck into the GF toilet ceiling (P-1400). Fit-out T1
F04	Stair landing, FF	A, B, C, D	31.1	T4, as F01	75 T4 tile skirting	As F01	As F01	Balustrade ST1 around the stair opening
F05	Balconies	4 no. (front)	11.3	T5 on 40 screed and PU membrane over the steel balcony deck, fall 1:80 out to a drip	100 T5 upstand	External face X05	Soffit: C1 fibre cement, painted W3	Railing and screen X09

MATERIAL AND COLOUR PALETTE

Code	Item	Specification / colour	Where used
W1	Internal limewash	Fat-lime limewash, 3-4 coats, natural lime white with a touch of yellow ochre (close to RAL 9001)	Internal walls on lime plaster
W2	Soffit / ceiling white	Off-white RAL 9010, matt; PU finish on steel per structural spec	GF joist and deck soffits, FF roof liner
W3	External walls	Lime plaster, limewash or mineral silicate paint, cream RAL 9001	FF walls and gables outside (as renders)
S1	Stone base	Retained local grey random rubble, cleaned and repointed in NHL 3.5 lime mortar; new infill in matching salvaged stone	GF walls outside
R1	Roof sheet	PUF sandwich panel, ribbed PPGI 0.5 mm outer skin, RAL 3009 Oxide red; matching ridge and flashings	Main roof, dormer and porch roofs
J1	Door stain	Dark walnut stain + exterior matt PU; sampled against A1 so the front doors and windows read as one dark joinery colour (renders). Flush-door laminate matched to it	Front entrance doors and frames; laminate tone for D2, D3
A1	Aluminium / metal joinery	Polyester powder coat, RAL 8019 Grey brown (dark, as the joinery in the renders), matt, 60-80 micron, Qualicoat Class 2 or AAMA 2604 for hill UV	Windows, balcony doors, ventilators, bargeboards, fascia, band, balconies, louvres
H1	Hardwood natural	Seasoned teak or sal, clear matt PU	Stair treads and handrail only (staircase brief: steel clad with timber)
M1	Internal metalwork	RAL 7021 Black grey, matt	Exposed trusses and purlins (FF), stair stringers and balusters, ironmongery, curtain rods
M2	External metalwork	RAL 8019 Grey brown, powder-coated / PU (same colour as A1)	Gutters, downpipes, boundary railing, external MS
T6	Floor tile, GF	600 x 600 matt glazed vitrified tile, Somany / Kajaria mid-range, warm grey stone look, on polymer adhesive	GF floors and skirting
F1	Rough Kota	40 mm rough-finish Kota stone (salvaged paving reused where sound)	Front patio only
T1	Wall tile	Matt glazed ceramic 300 x 600, warm white	Toilet walls
T2	Toilet floor tile	Anti-skid matt porcelain 300 x 300, slate grey, R11	Toilet floors
T3	Kitchen dado	Glazed ceramic 75 x 300 subway, off-white, handmade look	Kitchen back-splash
T4	Wood-look plank	Matt porcelain plank 200 x 1200, mid-oak, R10, 2 mm joints	FF bedrooms, closets, landings
T5	External tile	Anti-skid porcelain 600 x 600, grey stone look, R11, frost-resistant	Balconies
G1	Granite	18 mm honed black granite with 40 mm built-up front edge	Kitchen counters, internal window sills
L1	Laminate	1 mm matt laminate, warm white, on BWP ply	Kitchen shutters, wardrobes
C1	Fibre cement	8-12 mm fibre cement board / weatherboard, pre-finished or painted W3 / A1	Gable infill, eaves and balcony soffits

DOORS AND WINDOWS (sizes and numbers: A-1500)

Code	Item	Construction and finish	Ironmongery
D1	Entrance door, 2-leaf	45 mm solid hardwood (deodar or sal) panelled leaves, upper glazed panels with 6 mm toughened glass and glazing bars, hardwood frame 125 x 65; J1 exterior PU	Mortise lock with lever handles, 4 SS ball-bearing hinges per leaf, tower bolts, door stop, EPDM seals, weather bar; all M1 matt black
D2	Internal doors (bedrooms, closets, D stair hall)	35 mm flush door, BWP plywood core (IS 2202 Pt 1), 1 mm walnut-tone matt laminate both faces to match J1, sealed edges with PVC lipping; WPC frame 100 x 60	Lever handle on rose, mortise latch (privacy lock to bedrooms), 3 SS hinges, door stop; M1
D3	Toilet doors	30 mm flush door, BWP (marine-grade) plywood core, laminate both faces as D2, all edges sealed; WPC frame; 20 mm undercut	Privacy indicator bolt, lever handle, 3 SS hinges; M1
D4	Balcony doors	Powder-coated aluminium French doors (A1), standard profile, double-glazed 5-12-5 toughened with applied glazing bars, to match W1; EPDM seals, drained sill	Multipoint lock, lever handles, aluminium hinges, drip; M1
W1	Windows (new and replacement)	Powder-coated aluminium (A1) side-hung casements, standard (not thermally broken) profile, double glazed 4-12-4, applied glazing bars to match the renders; EPDM seals; fixed with SS fixings to a sub-frame in the opening	Friction stays, espagnolette handles M1; aluminium-framed insect screens
W2	Existing timber windows	Replaced by W1 in the same openings, keeping the opening size and glazing-bar pattern; record each window before removal (photo + measured sketch)	-
W3	Toilet ventilators	Powder-coated aluminium frame (A1) with fixed glass louvres and exhaust fan panel	Fixed
SL	Sills	Internal: 18 mm granite G1, edge-polished. External: pressed aluminium sill A1 with drip, over the stone sill where one exists	-

EXTERNAL FINISHES

Code	Element	Specification
X01	Roof	R1 PUF sandwich panel roof (thickness per roof spec, 50 mm min. recommended for Sanawar), ridge, verge and eaves flashings to match
X02	Gables, dormers, porch	Decorative bargeboards in 3 mm laser-cut aluminium with scalloped edge and cast-aluminium finials (mood board items 1, 7), A1; gable infill C1 fibre cement weatherboard, W3, with round aluminium louvred vent, A1 (renders)
X03	Fascia and eaves soffit	Aluminium fascia 200 deep, A1; C1 fibre cement soffit painted W3, with insect-mesh vents
X04	Rainwater goods	125 mm half-round gutters and 75 mm downpipes, PPGI/aluminium, M2; discharge to surface drains (not in MEP scope)
X05	Upper walls	W3 on 3-coat lime plaster; no cement render on the retained masonry
X06	Stone base (GF)	S1. Clean with low-pressure water and soft brushes, rake out cement pointing, repoint slightly recessed in lime; no sealers or water repellents
X07	Floor band	Folded aluminium band 150 deep at FF level, A1, with weathered top (renders)
X08	Plinth	Stone plinth band, repointed in lime; DPC check where floors are relaid
X09	Balconies	Railing: 40 x 40 aluminium or MS box balusters at 100 clear max., 50 x 100 box top rail at 1000 high, A1; aluminium slatted louvre screen under balconies (renders), A1; posts SHS 150 MS, A1 (structural to confirm)
X10	Front patio and plinth protection	F1 rough Kota 40 mm on 75 PCC (salvaged paving reused where sound); plinth protection 600 wide at 1:40 away from the walls
X11	Steps	Dressed local stone treads 50 mm with sawn nosings, on PCC
X12	Boundary railing	MS flats 50 x 8 at 100 c/c on stone coping, M2 (renders)
X13	Retaining walls	Existing dry/random rubble: rebuild loose sections, repoint in lime where mortared; keep planting
X14	Rear perimeter drain	Open stone-lined drain 300 wide along line A, falling to the site drains, to keep ground water off the retained walls

INTERIOR FIT-OUT

Code	Item	Specification
ST1	Staircases (4)	Steel ISMC 150 stringers (structural S-1403), M1. Treads 40 mm H1 hardwood with 25 mm nosing and anti-slip grooves (kept as the stair brief: steel clad with timber), closed 6 mm MS plate risers, M1. Balustrade: 12 mm square MS balusters at 100 clear max., M1, with H1 hardwood handrail 50 x 60 at 900 (mood board item 9). Same balustrade around FF stair openings at 1000.
K1	Kitchens (4)	Base units 18 mm BWP ply (IS 710) carcass with L1 shutters, soft-close hardware, M1 handles. G1 granite counter at 850, SS sink (P-1400). Wall storage as open 18 mm BWP ply shelves with L1 laminate on powder-coated MS brackets, M1, on new partitions only (resin anchors if on stone). T3 back-splash. Chimney on CH point (E-1400).
WR1	Wardrobes (closets; D bedrooms)	18 mm BWP ply carcass, L1 finish inside, hanging rails and shelves; open fronts in closets, laminate-faced shutters in House D bedrooms; loft shelf above.
T1	Toilet fit-out (9)	Floor-mounted EWC, wall-hung basin, shower mixer and health faucet (P-1400, Indian mid-range brands or equal). 8 mm toughened glass fixed shower screen 900 x 2000 in matt black profile. Mirror 600 x 750, 5 mm, with L4 light over (E-1401). SS 304 accessories: towel rail 600, 2 robe hooks, paper holder, soap dish, corner shelf.
LT	Light fittings	L1 to L7 per E-1401; bodies matt black or dark bronze to match M1.
SW	Switches and sockets	Modular plates, matt off-white on lime walls; surface boxes where a chase is not possible (E-1400).
CR	Curtain rods	19 mm MS rods with finials, M1, on brackets fixed to the window head or steel, not into weak stone joints.
UB	Under-stair cupboards (C, B, A)	BWP ply shutters with L1 finish, louvred for the washing machine.

GENERAL NOTES

1. Lime only on retained stone, inside and out: no cement plaster, cement pointing, acrylic paints or sealers. Mineral silicate paint where a washable finish is needed.
2. Samples and mock-ups for approval before ordering: limewash colour W1/W3, A1 powder-coat colour on an aluminium section, R1 roof colour, T6 and T4 tiles, flush-door laminate, and one aluminium window beside the stained front door, to match their colours.
3. Fixings into stone: stainless steel with resin anchors, into stone not joints; keep to the column chases where possible.
4. Floor build-ups: FF = 0.8 mm profiled metal deck + 125 mm concrete + tile (structural); keep tile + adhesive within 45 mm.
5. Solid timber only in the front entrance doors and frames (J1) and in stair treads and handrails (H1). Other doors are flush plywood on WPC frames; windows, balcony doors, ventilators and all external trims are powder-coated aluminium, fibre cement or steel.
6. Aluminium windows are standard profiles with double glazing: expect some winter condensation on frames; keep trickle vents and exhaust fans running.
7. Brands named are for quality level only; equal and approved alternatives acceptable.

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AISHWARYA TIPNIS ARCHITECTS

C. SCHEDULES

FOR TENDER PURPOSES

Revisions

Rev	Date	Description

Consultants

Structural: TBC

MEP: TBC

Landscape: TBC

LAWRENCE SCHOOL SANAWAR
Staff Housing

Date 16/11/2026
Drawing No. A-1501
Client LSS
Drawn
Revision R-00
Checked
Scale As noted @ A3
Drawing Finishes Schedule

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