

GENERAL NOTES:

Wall type legend to be read in accordance with the specification. Any discrepancies must be reported to HSSP Architects immediately.

Wall thicknesses shown do not allow for plaster skim finish. All dimensions are for building regulation purposes only, they should not be used for setting out.

All compartment fire walls must be suitably fire stopped at the perimeters, joints and where any penetrations occur.

Dimensions indicated are from finish to finish.

All racking and furniture shown is by others, this drawing is for reference only.

For electrical layouts please refer to full details and design by others.

These drawings form part of the fit-out package, the shell and external works are by others.

Above ground foul drainage shown is indicative only and subject to change upon receipt of the existing foundation layout.

Building Regulation Notes:

Approved Document A

All elements of structure to be fully detailed and designed by the structural engineers and / or suitable specialist. This includes the mezzanine floor and stair structures. To be in accordance with approved document A.

All elements of structure to achieve 60mins fire resistance.

Approved Document B

Emergency lighting to be fully detailed and designed by specialist in accordance with BS5266-1:2005. HSSP drawing is indicative only. Please also refer to the room data sheets.

Fire alarm and detection system to be fully detailed and designed by specialist in accordance with BS5839-1. Please also refer to the room data sheets.

Emergency signage to be fully detailed and designed by specialist in accordance with BS5499-1:2002 and 4:2003. Guidance given by the HSE, Safety Signs and Signals Guidance on Regulations, should also be referenced too.

Emergency Voice Communication (EVC) system and associated signage provision to be provided at the refuge point, in accordance with BS5839-9:2003.

A warning system for people with impaired hearing to be provided in accordance with BS5839-1:2002.

Stairs to be detailed and designed by others strictly in accordance with all associate approved documents.

Please refer to the detailed specification and room data sheets for the locking and security system design. To be fully detailed and designed by specialist.

All fire doors to comply with AD82, Appendix B and Table B1. Fire doors to have appropriate signage in accordance with BS5499-5:2002 and associated room data sheets. All fire doors to have fire strips and smoke seals. All doors on escape routes should be readily operable without the use of a key. Automatic entrance doors should be linked to the fire alarm to fail safe open on activation of the fire alarm or main failure.

The occupancy levels for the inner room scenario at ground floor do not exceed 60. The travel distances do not exceed those set out in AD82: Table 2. The door will also have a vision panel.

All compartment walls and floors are to be adequately fire stopped with suitable cavity barriers as necessary. Please refer to the specification. Cavity barriers to be included for compliance with AD82. Any openings through compartment walls, floors and other fire resistant elements to be adequately fire stopped in accordance with AD82.

Occupancy levels within this building will be approximately 15 people, therefore the numbers of escape routes, exit widths etc. are all within or better the approved documents.

The mezzanine floor will achieve 60mins FR. The structure is to be fully detailed and designed by specialist.

The building owner / end user is to carry out a continual assessment under the Regulator Reform Order (RRO).

Fire alarm and emergency lighting commissioning certificates are to be provided by client.

Areas of roof coverings that pass over compartment walls must achieve suitable fire resistance to surface spread of flame classification AA, AB or AC and be on a substrate deck of material of limited combustibility, 1500mm either side of the wall. Where double skinned insulated roof sheeting with a thermoplastic core is present, this should incorporate a band of limited combustibility at least 300mm wide centered over the compartment wall.

Where existing roof support members pass through the proposed compartment walls, fire protection will be required to these members for a distance of 1500mm either side of the wall. Note: This does not include purlins/cladding rails.

NOTE:FIRE STRATEGY IS INDICATIVE ONLY AND SHOULD BE FULLY DETAILED AND DESIGNED BY THE CONTRACTOR POST TENDER.

Approved Document F - Ventilation

By others, please refer to the specification, room data sheets and specialist engineers details and design. To be in accordance with approved document F and the relevant CIBSE guides.

Approved Document G & H

To be fully detailed and designed by others in accordance with approved document G.

All sanitary fittings to have 75mm minimum deep seal traps.

Waste pipe diameters :
wash hand basin and bidet 50mm minimum,
sink, bath and shower 40mm minimum,
W.C. 100mm minimum.
Urinals 65mm

Suitable materials for sanitary pipework include:
Copper (to BS 416 & BS EN 877) PVCu (to BS EN 1329), ABS (to BS EN 1455), Galvanised Steel (to BS 3668), others may be appropriate for use, note that not all are appropriate for trade effluents

All waste pipes to connect internally to the Discharge Stack separately. Discharge Stacks should be ventilated and must terminate with a suitable durable cage 900mm minimum above window heads. Discharge Stacks connected to drains liable to surcharge require a 50mm ventilation pipe above the likely level of flood. Discharge bend must be of minimum radius 200mm at centreline of stack.

Workmanship to be accordance with BS 8000 pt 13: Code of practice for above ground drainage

For an occupancy level of 12 staff, there is provision for the following sanitary ware:

Male: 2 wc, 3 whb & 1 urinal
Female: 3 wc's & 3 whb's
Unisex: 4 wc's & 4 whb's
DDA: 2 no.

Approved Document J

Heating and cooling strategy to be confirmed. Details to follow.

Approved Document K

All stairs, ladders and walkways by others and to be detailed and designed in accordance with approved document K and BS5395-3 or BS 4211.

Minimum headroom of 2m top to be achieved for all stairs. The minimum width of the stairs between handrails to be at least 1000mm. All landings must be kept clear of obstructions.

Handrails to be detailed and designed by the the contractor in accordance with ADK1.

Mezzanine guarding to be in accordance with ADK2 diagram 3.1 and BS EN 1991-1-1 and be fully detailed and designed by others. The minimum height should be 1100mm.

New glazing in critical locations to be provided in accordance with Guidance in BS 6206 and ADK4.

Manifestation to be provided to any full height glazed screens between 850mm and 1000mm and 1400-1600mm above floor level. Minimum standards in K4 for door manifestation and vision lines to be achieved.

Provision must be made within the building management plan to address the risk to occupants from impact with a vehicle where a vehicle enters the building. To be provided by the client.

Approved Document L2

SBEW calculation is to be provided by others to demonstrate that the conditioned space within the building's BER is better than or equal to the TER. The SBEW calculation must include the actual tested air permeability rate. Only the conditioned space need comply, therefore where the conditioned space floor area is less than 500m² then a default value of 15m²/(m²) v@ 50 Pa may be used within the calculation.

Lighting, heating, ventilation and air conditioning systems are to be fully detailed and designed by others in accordance with the Non-Domestic Building Services Compliance Guide. Commissioning certificates are to be provided on completion. Further details to be provided by specialist M&E consultants, please also refer to the room data sheets and project specification.

Consideration should be given to the use of energy saving controls to all new installations.

The ceiling between the trade area and mezzanine floor storage to achieve a u-value of at least 0.25W/m²K. Compliance to be demonstrated within the SBEW calculations.

On completion, a notice confirming that the new fixed building services have been commissioned in accordance with CIBSE Commissioning Code M and that the installations are found to operate in reasonable accordance with the design, must be provided.

Approved Document M

Accessible reception counter is to be provided. This is to be fully detailed and designed by others in accordance with approved document M and BS8300.

Two fully accessible and inclusive WC's have been provided, one is accessible from the corridor and the other is accessed externally, both have been shown as 1500mm wide therefore not for public use. To be detailed and designed, including relevant switches, emergency controls and lighting, in accordance with ADM and BS8300.

All doors to achieve the minimum clear opening width set out in ADM Table 2. They can be operated using a closed fist and do not require a force greater than 30N to open. All doors achieve a minimum of 300mm to the leading edge with suitable vision panels provided where required (please refer to the door details for further information). Finishes to the doors, architraves and walls to achieve sufficient colour contrast. Colour contrasting finishing schemes are to be provided for approval. All in accordance with ADM and BS8300.

Refreshment / kitchen facility is to be provided by others and fully detailed and designed to be accessible, all in accordance with ADM and BS8300.

All switches, outlets, controls and aids to communication by others in accordance with ADM and BS8300.

NOTE:It is the responsibility of the user / building owner to ensure they fulfil their obligations under The Equality Act. The Access Strategy is to be provided by the client / end user and include the details for the future lift and refuge provision should it be required in the future.

+4885 to match existing ridge height

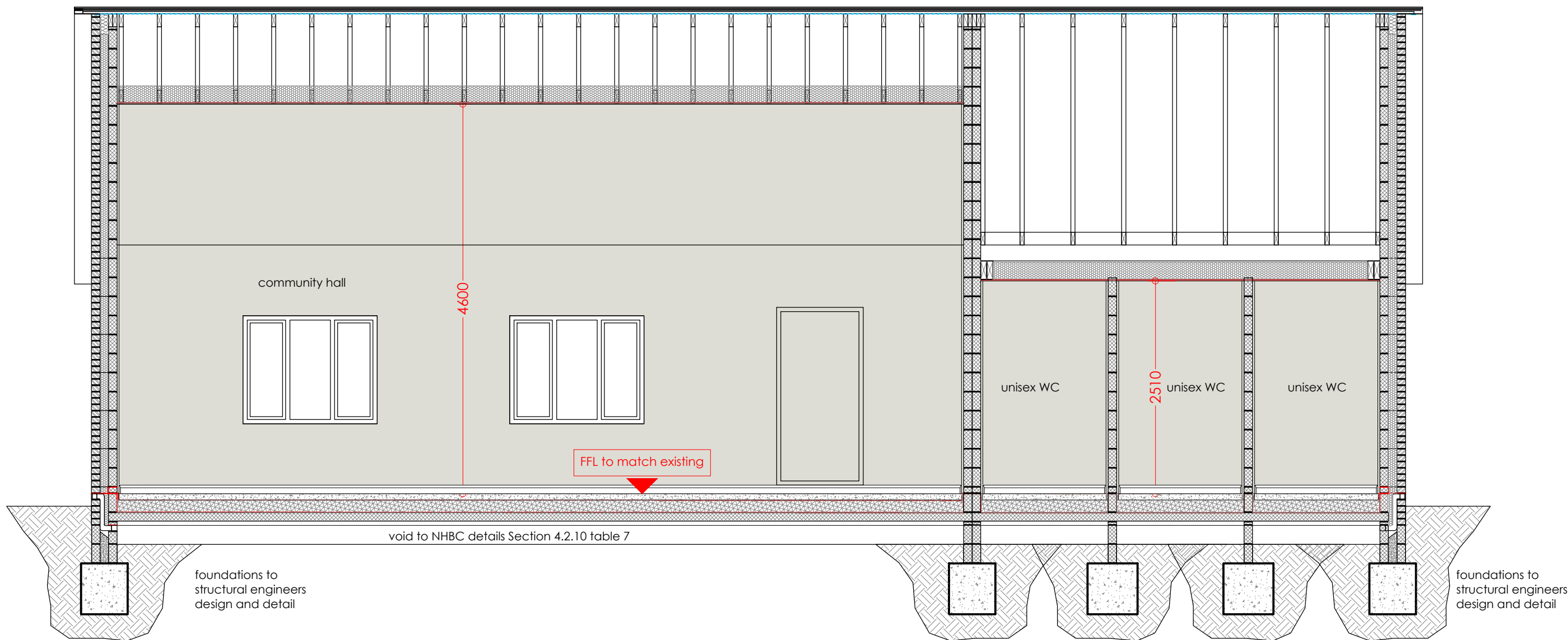
+2850 to match existing wall plate height
+2475 to match existing eaves height

FFL to match existing

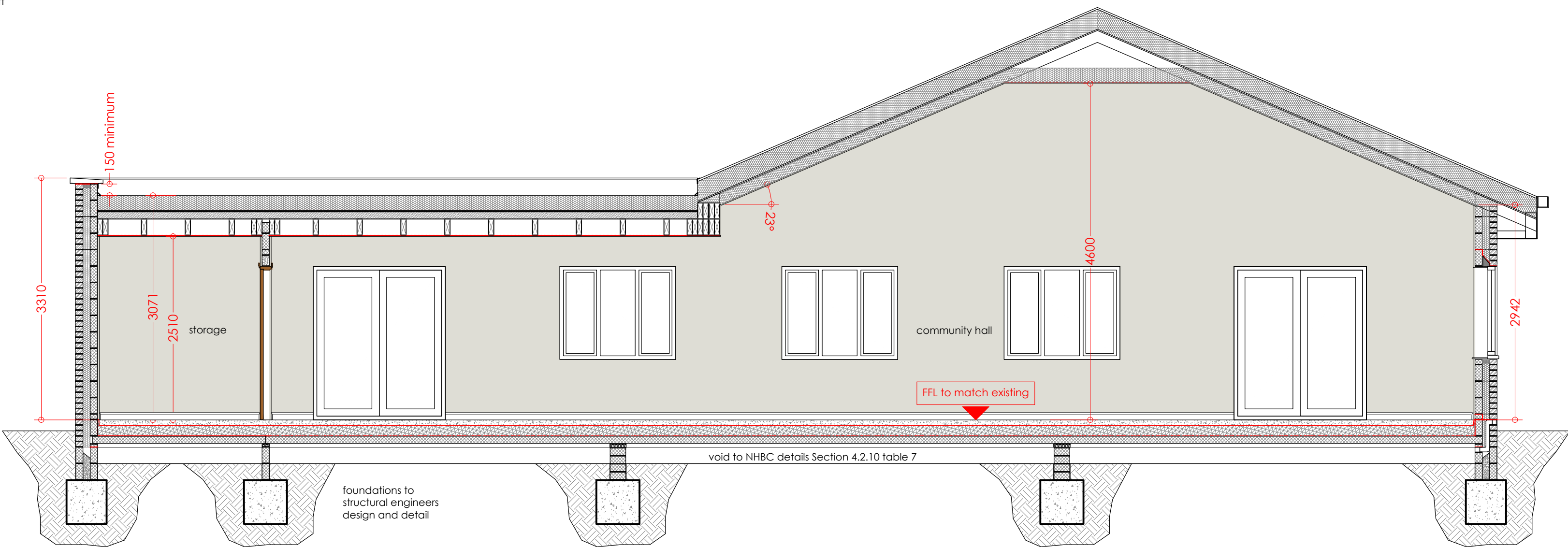
Roller Shutter by specialist
Air tightness design and detail to be provided by roller shutter specialist

foundations to structural engineers design and detail

Section B



Section C



Section D



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Notes:
This drawing is to be used in conjunction with all relevant drawings and specifications. Do not scale from this drawing, the figures dimensions only. All levels and dimensions to be checked on site. All level and dimensional discrepancies are to be brought to the immediate attention of HSSP Architects Ltd. Responsibility cannot be accepted for alterations outside deviation from the design without prior authorisation of HSSP Architects Ltd.
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Please to any works commencing on site, the engineer is to be contacted regarding the current status, revision or regulatory approval of the drawings.
All work to be to the entire satisfaction of the HSE or Local Authority not withstanding anything drawn or specified on these drawings. All watermain and sewerage to be the best of their respective kind and all work to be contained or checked and verified on the before specific areas of work are commenced.
This drawing is to be used in conjunction with client specific site requirements and structural engineers design.

Legend:

- none rated Partition
- Class A Partition
- Class B Partition
- Class C Partition
- Class D Partition
- Class E Partition
- Ceiling mounted smoke detector
- Ceiling mounted heat detector
- Carbon Monoxide Detector
- Proposed steel beams to be detailed and specified by the structural engineer, including padstones. Blockwork specification locally to be confirmed by the structural engineer.
- Wall mounted extract fan
- Ceiling mounted extract fan
- Ridge vent
- Fonterra 374 rectangular air brick with cavity sleeve and internal metal grille. 10,250mm² EA. Colour Red.
- Primary means of escape
- Secondary means of escape
- Loft hatch
- Span of Rafter / Ceiling Joists
- Span of solid floor joists
- Span of engineered floor joists
- Span of Beam & Block floor
- Fire stopping
- Soil vent pipe
- Sealed outlet
- Drainage duct
- Foul drainage
- Storm drainage
- Rain water pipes
- In-coming services

Classification of Linings

Small rooms of maximum internal floor area of 4m²	D-s3-d2
Garages (as part of a dwellinghouse) of maximum floor area of 40m²	D-s3-d2
Other rooms (including garages)	C-s3-d2
Other Circulation Spaces within a dwelling	C-s3-d2
Other circulation spaces (including common areas of blocks of flats)	B-s3-d2

T1 230315 SG issued for review and comment

Revision Notes:
Drawing Status.

TENDER

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Project:
Proposed Extensions and Alterations to Jubilee Hall
Stadon Road, Anstey
For Anstey Parish Council

Title:
Proposed Sections - Sheet 2

Scale:	Drawn:	Checked:	Date:
1:50	SG	HC	March '23
Drawing No:	Revision:		
7728-04-009	T1		

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