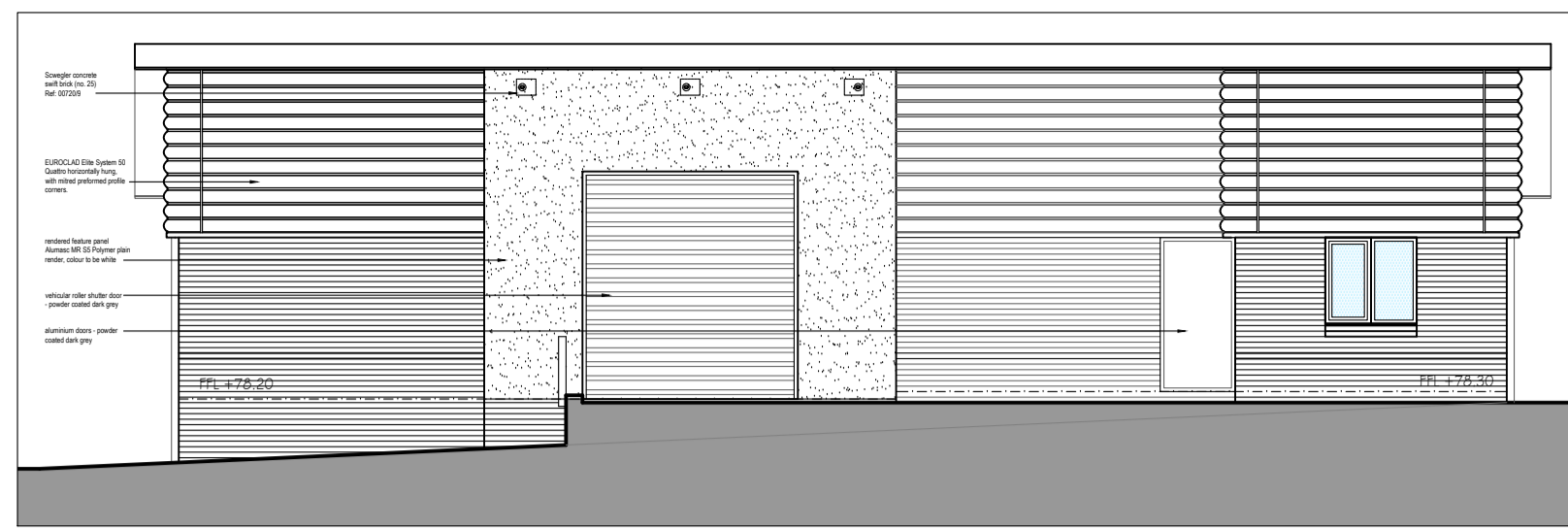
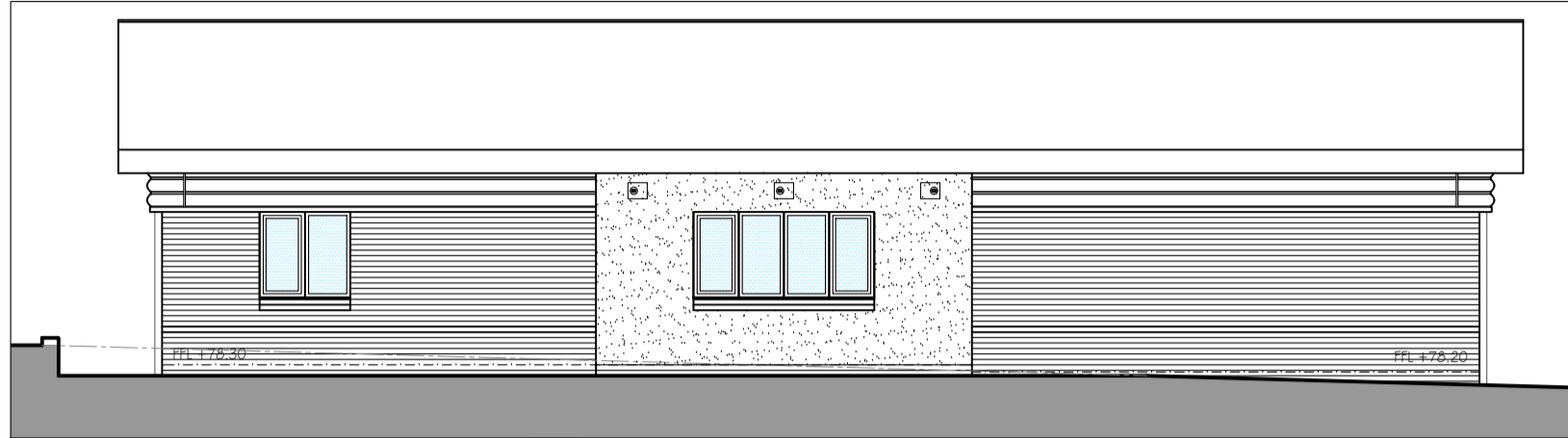


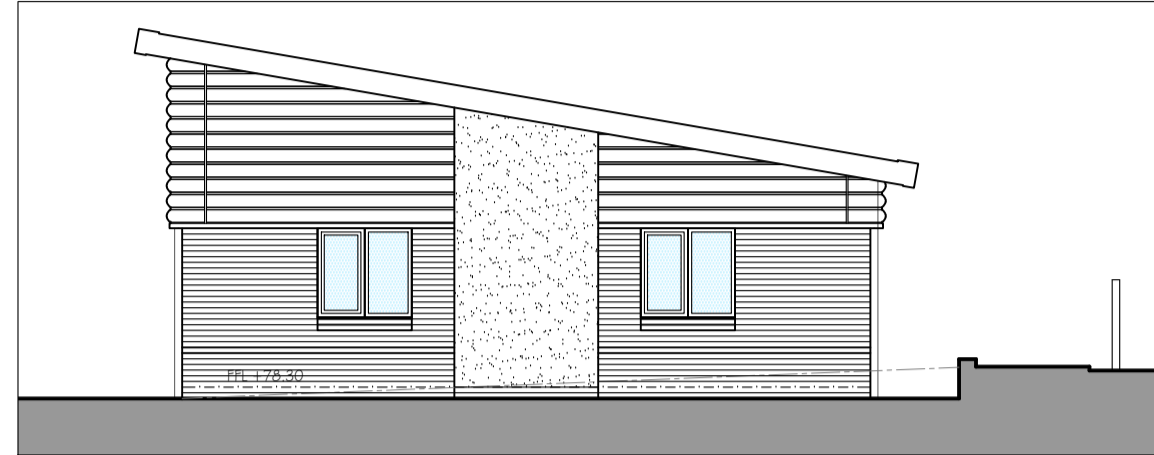
PROPOSED EAST (End) ELEVATION Scale 1:100



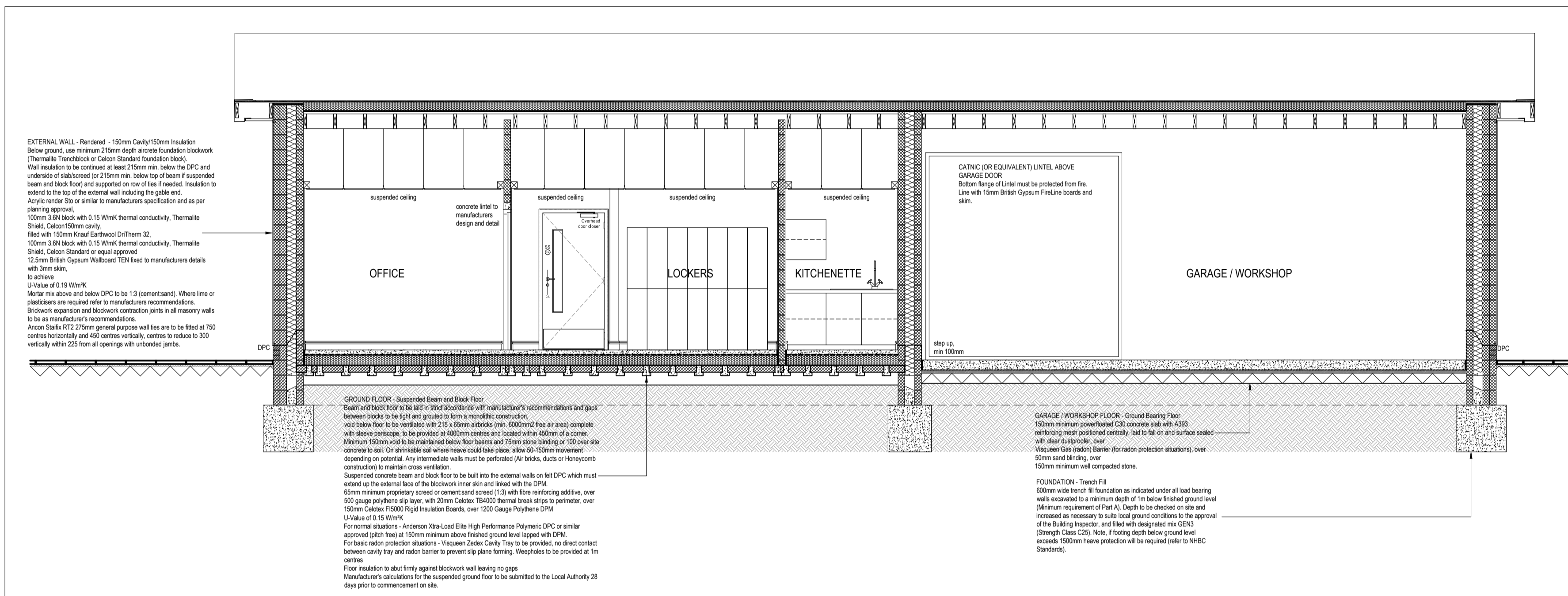
PROPOSED NORTH (Car Park) ELEVATION Scale 1:100



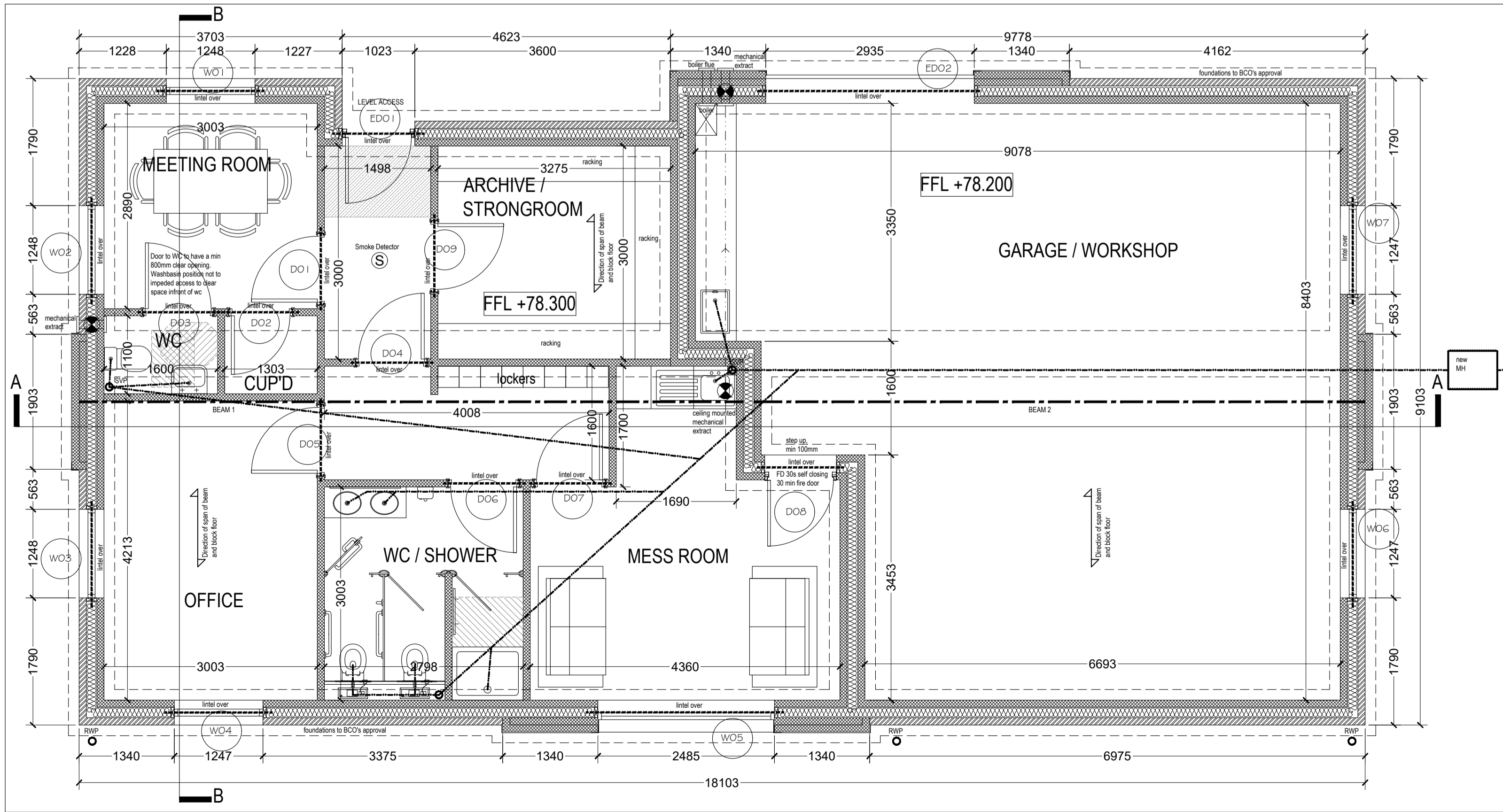
PROPOSED SOUTH (Park) ELEVATION Scale 1:100



PROPOSED WEST (End) ELEVATION Scale 1:100



PROPOSED SECTION A - A Scale 1:50



PROPOSED FLOOR PLAN Scale 1:50

GENERAL NOTES - Work to New Buildings
 Contractor must carry out his statutory obligations under the Construction (Design and Management) Regulations.
 All work shall comply with the relevant Building Regulations, and the contractor shall provide the necessary notice to the Building Inspector for inspection at the required stages.
 All dimensions are to be checked by the contractor on site before work commences.
 Turf and other vegetable matter to be removed from the ground to be covered by buildings.
 All building work is to be carried out with proper materials appropriate for the circumstances in a workmanlike manner.
Contractor shall incorporate Accredited Construction Details (where applicable) as specified in SAP Build Standards. A signed copy of each ACD will be required upon issuing the final certificates. Failure to work to ACD's and other specified details will risk the project not complying with Part L, and so incur further costs.

OPENINGS
 Window & door frame units to overlap cavity by a min. 30mm
 Weep Holes to be provided at 450mm centres.
 All jambs, cills and lintels to be caulked/insulated to achieve max. linear transmittance across detail of 0.15 W/m²K. Insulation to be installed fitting tightly ensuring no gaps issuing above and below cavity tray.

DAMP PROOF COURSE
 Vapour Green GX DPC at 150mm minimum above finished ground level lapped with Vapour Green GX geomembrane with Vapour Zedex OPT stepped DPC inside cavity, all lapped and taped fully in accordance with manufacturers details.
 Provide a damp proof course to all vertical and horizontal cavity closures.

10mm MOVEMENT JOINTS
 cavity wall ties positioned 225mm each side of joint, and 225mm vertically staggered. Joint to be filled with 10mm Hydrofoel filler foam with 10x10 polyisobutylene mastic outer seal.

WINDOWS & DOORS
 All windows and doors to be aluminium and double glazed with sealed units having a minimum 20mm argon filled air gap and soft coat Low E glass. All frames are to be seated around the perimeter both internally and externally.
 Windows to achieve U-value 1.6W/m²K
 Doors to achieve U-value 1.6W/m²K
 All glazed doors, side panels and windows in critical locations as defined under the Building regulations, to have laminated safety glass to BS 6262:part 4 2005 and to BS 6206: BS EN 12600

SECURITY & SAFETY
 Ground floor and other easily accessible windows should be secure windows in accordance with PAS24:2012 (alternative similar or better standards outlined in Part Q1 of UK Building Regs). The same windows should also have key-operated locking, except where the window forms an escape route from a first floor bedroom. In this case the outer pane should be 6.4mm laminated glass and no locking handle fitted.
 First floor windows to bedrooms should have an opening casement fitted with egress hinges giving at least 0.33m² (450x750mm) clear escape route. The bottom of the opening being no higher than 1100mm from the finished floor level.
 Where opening lights open over pathways, restrictors are to be fitted.
 Air transfer between rooms to be provided by undercutting doors by 10mm clear of floor finish.
 Window manufacturer to assess handings and note the sizes given are actual brickwork opening sizes and should allow approx 10mm tolerance to structural opening.
 Main entrance door to provide way of seeing callers by either a door viewer or an area of clear glazing within the door or adjacent to the doorway. Do not use a peephole or door chain or door limiter.
 All easily accessible doorsets that provide access to a dwelling or a building containing a dwelling should be secure doorsets in accordance with PAS24:2012 (alternative similar or better standards outlined in Part Q1 of UK Building Regs).

STRUCTURAL STEELWORK
 Fabrication of steelwork to be in accordance with BS 5950:Part 2. All steelwork to be to engineers specifications and of grade S355. Steelwork to be hot blasted and treated with suitable primer.
 All steelwork to be to engineers specifications
 Contractor responsible for the erection of steelwork to ensure the stability of the structure at all times during erection, and for any temporary bracing and struts required.
 Appropriate blue brick padstones are to be provided with a minimum beam bearing of 100mm.

CENTRAL HEATING SYSTEM
 Ensure gas boiler is correct efficiency required by SAP spec as per SEDBUK 2009 standard (not SEDBUK 2005)

PART G2 MANDATORY WATER EFFICIENCY COMPLIANCE
 Part G2 will be satisfied if it can be demonstrated that the estimated consumption of wholesome water (Potable water as described under Water Supply (Water Quality) Regulations 2000 (SI 2000/3184) or Private Water Supplies Regulation 2009 (SI 2009/3101)) in both hot and cold water applications does not exceed **125 litres per person per day**

Maximum Fittings Consumption

Water Fitting	Maximum Consumption
WC	6/4 litres dual flush or 4.5 litres single flush
Shower	10 l/min
Bath	165 litres
Basin taps	8 l/min
Sink taps	8 l/min

FIRE STRATEGY FOR COMMERCIAL PREMISES
 Detection
 Fire Detection and Alarm systems to be designed & installed to meet criteria laid out in BS 5839 Pt1:2013
 Signage
 All Emergency Escape signage to be designed by specialists and fitted in order to satisfy the criteria laid out in BS 5499 Pt4:2013
 Lighting
 Emergency Lighting to be supplied and fitted in accordance with requirements laid out in BS 5266 Pt1:2011 and included to all open plan areas over 60m², all windowless area and to toilet accommodation if greater than 8m². In addition, the escape route should be illuminated to facilitate safe egress.
 Fire Fighting Equipment
 Fire extinguishers to be supplied to meet the requirements laid out in BS EN 3 and BS 7863

INTERNAL LIGHTING - 100% Fixed Fittings Energy Saving
 In areas affected by building work, 100% of light fittings to be low energy.
 Low energy lighting must have a lumens efficiency equal to or greater than 45 lumens per circuit-watt and a total output greater than 400 lamp lumens, eg. fluorescent lamps and LED lamps (tungsten spot lights and halogen lamps are not low energy).
 Fittings are to be agreed with Building Inspector.

EXTERNAL LIGHTING
 Where fixed external lighting is installed, all lamps to be compact fluorescent and automatically controlled so as to switch off when daylight is sufficient and to have the following characteristics either:
 - lamp capacity not greater than 100 lamp-watts per light fitting and all lamps automatically controlled so as to switch off after the area lit by the fitting becomes unoccupied.
 - lamp efficacy greater than 45 lumens per circuit-watt and light fittings controllable manually by occupants.

PART M - ACCESS TO AND USE OF BUILDINGS
 Provide disabled threshold and level access to front door from parking area, gradient not to exceed not to exceed 1:20. Paths to be not less than 900mm wide.
 Main entrance door must provide min clear opening width of 800mm between face of open door and face of stop. Depending on type of door to be fitted, contractor must check overall opening dimension required to achieve this.
NOTE: timber mobility frames usually require a 950mm overall opening, and PVCu 1023mm. Rear door to be 910mm overall opening, unless used as principal entrance.
 Surface to be firm and even and any path to be not less than 900mm wide.
 Ground floor internal doors are to be 830mm wide, and first floor doors may be 762mm wide. Ground floor WC must have an unobstructed clearance of 1000mm wide and 750mm deep in front of the WC pan, with an outward opening door.
 Electrical sockets/switches and consumer units to be positioned between 450 and 1200mm from the finished floor.

ELECTRICAL WORK
 All electrical work in non-fire areas to be carried out by a competent person registered with a Part P (P1) compliant scheme. Electrical certificate to be submitted to building control on completion of works.

PART R - HIGH SPEED COMMUNICATIONS INFRASTRUCTURE
 Provide infrastructure to allow for future connection to High Speed Electronic Communications Networks.
 At least one network termination point should be identified within each dwelling or building unit. Suitable ducting should be provided to connect all such network termination points to an appropriate access point most likely on external wall.
 Exceptions are:
 - Isolated buildings where it is unlikely that physical connection to networks can be made
 - Where listed or planning status preclude

Accredited Construction Details (ACD)

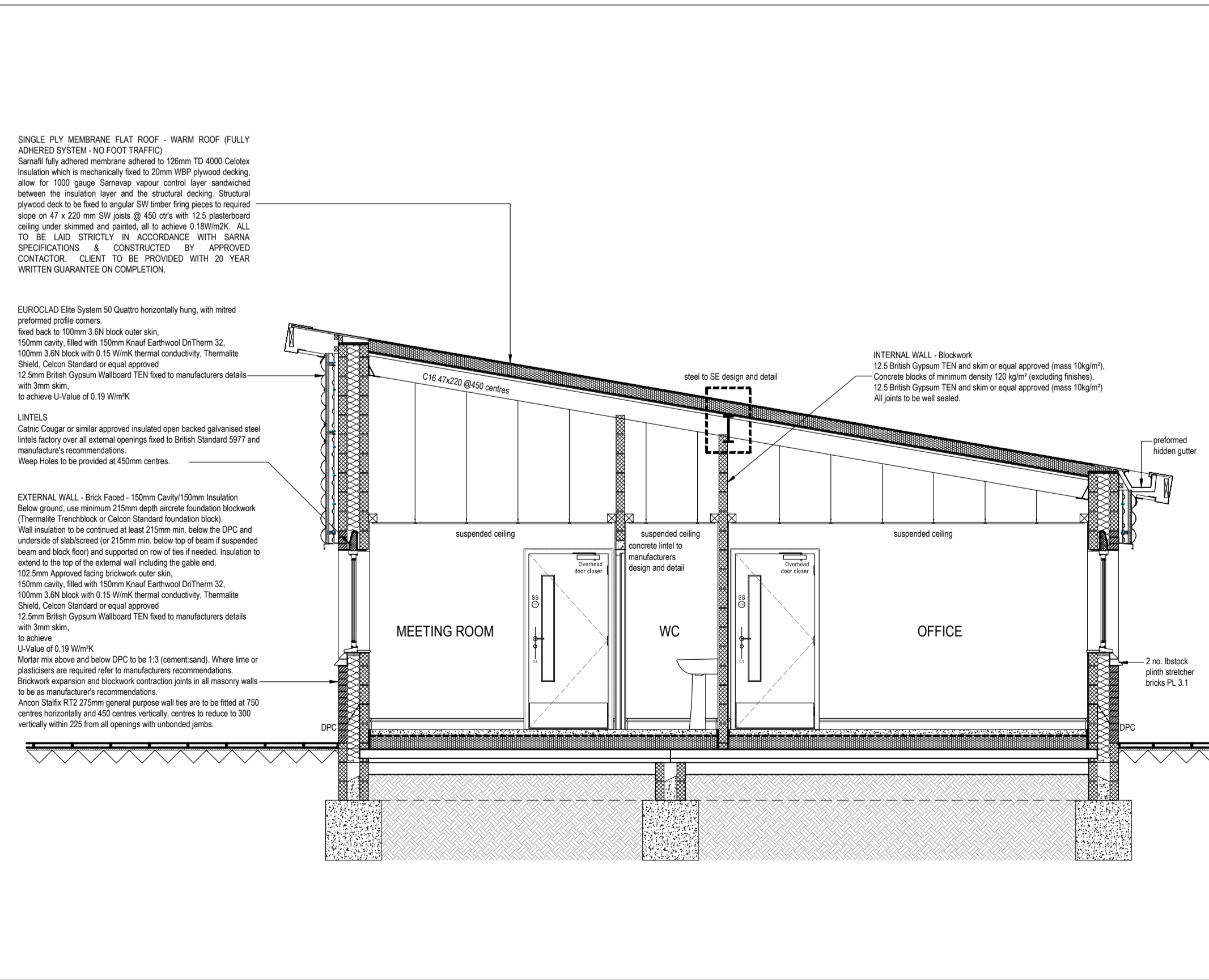
Incorporate thermal performance and air barrier continuity features outlined in the following ACD's (where applicable). A signed copy of each ACD will need to be required upon issuing the final certificates.

MCI-RE-01	pitched roof eaves
MCI-RE-02	pitched roof, eaves
MCI-RF-01	timber flat roof, overhanging eaves and verge
MCI-RG-02	pitched roof, gable
MCI-RG-03	pitched roof, gable
Aircrete CD0019	party wall, in-situ concrete ground bearing floor
Aircrete CD0020	party wall, roof, insulation at ceiling
Aircrete CD0021	party wall, roof, insulation at rafter
Aircrete CD0024	external masonry cavity wall, concrete ground bearing floor
Aircrete CD0025	external masonry cavity wall, independent lintel
Aircrete CD0027	external masonry cavity wall, sill
Aircrete CD0028	external masonry cavity wall, jamb
Aircrete CD0029	external masonry cavity wall, intermediate timber floor within dwelling
Aircrete CD0031	pitched roof, gable, insulation at ceiling level
Aircrete CD0034	pitched roof, eaves, insulation at rafter
Aircrete CD0035	external masonry cavity wall, normal corner
Aircrete CD0036	external masonry cavity wall, inverted corner

Additional Information Checklist

The additional information below can be found in the Information package which is to be read in conjunction with this drawing package.

SAP/SBEM Calculations	Additional information can be found in the construction information package	✓
Water Efficiency Calculations	Additional information can be found in the construction information package	✓
Structural Design & Calculations	Additional information can be found in the construction information package	✓
CDM Regulation compliance	Additional information can be found in the construction information package	✓
Accredited Construction Details	Additional information can be found in the construction information package	✓
RobustDetails Party Wall Details		



PROPOSED SECTION B - B Scale 1:50

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Notes:
 This drawing is to be read in conjunction with all relevant drawings and specifications.
 Do not scale from this drawing. Use figure dimensions only. All details and dimensions to be checked on site. All best and dimensional discrepancies are to be brought to the immediate attention of HSSP architects.
 Responsibility cannot be accepted for alterations or other omissions from this drawing without prior authorisation of HSSP architects.
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 Prior to any works commencing on site, the engineer is to be contacted regarding the current status, location or appropriate operation of the drawing.
 If a conflict of legal liability or professional liability arises as a result of the design, the responsibility and liability to the client of HSSP architects and all other parties of the appropriate fitness for purpose of the design, all relevant obligations and liabilities shall be determined and resolved and verified on site through specific verbal or written communication.
 The engineer is to be read in conjunction with these specifications, requirements and standard engineering details.

NOTE:
 DRAWINGS TO BE READ IN CONJUNCTION WITH ALL HSSP DRAWINGS AND CONSULTANTS INFORMATION

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hsssp architects

Pera Innovation Park, Nottingham Road
 Melton Mowbray, LE13 0PB

Telephone: 01664 563 288 Fax: 01664 503 360
 E-Mail: info@hssparchitects.co.uk Web: www.hssparchitects.co.uk

Proposed New Maintenance Building & New Car Park
 Park House, Stamford Street, Glenfield
 For Glenfield Parish Council

Tender - Plan, Elevations and Sections - Maintenance Building

Scale	Drawn	Checked	Date
Varies	SG	NC	February '18
Drawing No:			Revision:
7406-05-010			T1

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