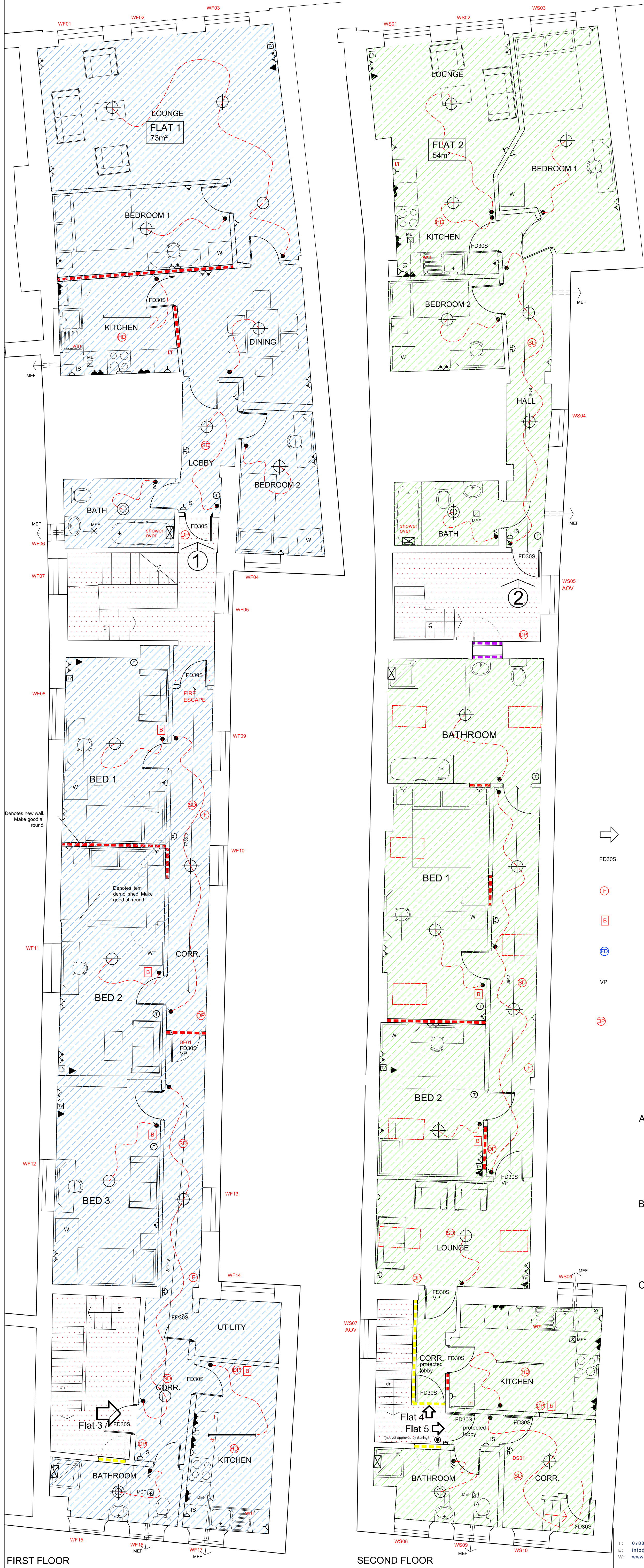


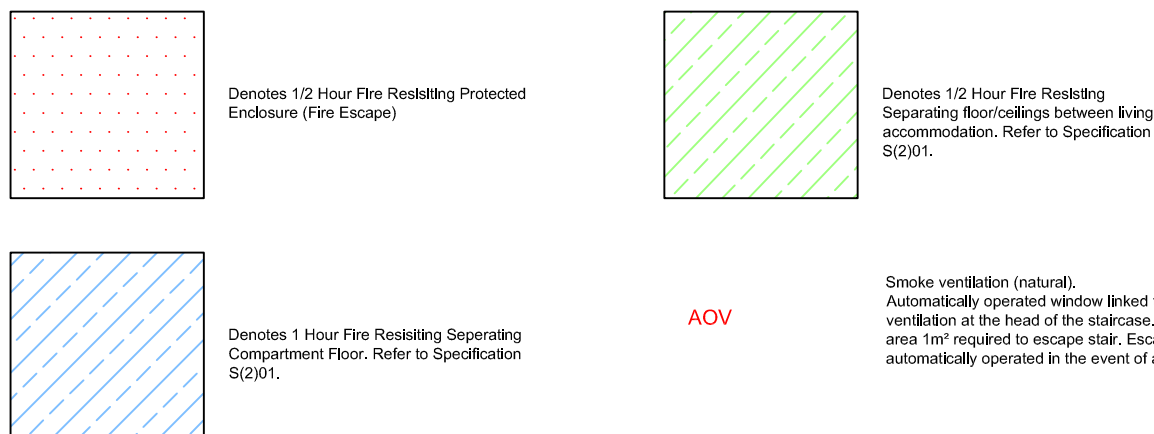


FIRE SAFETY NOTES:

IMPORTANT: PLEASE READ CAREFULLY

- Fire safety strategy formulated by reference to bs 9999:2008 - code of practice for fire safety in the design, management and use of buildings.
- For emergency lighting, fire call points, illuminated fire exit signs and any other electrical equipment/fitings relating to fire precautions refer to mechanical and electrical installation drawings and specifications.
- Intermediate floors between commercial & residential units to provide 60 minutes fire resistance together with all supporting structure.
- All individual vertical soil stacks (i.e. not within service riser) passing through compartment floors to be fire sealed to 1/2hr FR (same as compartment floor) using intumescent sleeves to the same depth of floor & surround of pipe and filled with suitable 1/2hr intumescent collars.
- Fire safety singage to comply with bs 5499-5 : 2002.
- All glazed screens within Compartment & 1/2hr FR walls to provide minimum 30 minutes fire resistance.
- All partitions carried up to underside of structural soffit, unless otherwise noted. All partitions in A2 Bedsits to have min. 1/2 hour FR construction between living accommodation. Existing wall construction to be confirmed on-site.
- Security access control to be fully co-ordinated with specific doors & door closer system. All to be agreed with Client. Locks on final exit doors must be capable of being opened from the inside without the use of keys. It is strongly recommended that the exit door from each unit of accommodation (bedsit or flat) is also openable from the inside without the use of a removable key.
- Any service penetrations/holes in excess of 40mm dia. where passing through compartment floors/walls to be fire-stopped to the same resistance as the floor/wall with 'Rockwool Corofil' & intumescent sleeves & collars.
- Fire Doors to Stores etc to have 'Fire Door Keep Shut' circular blue sign screw fixed as set out in the relevant section of BS 5499, current revision.
- Provide escape lighting to all common escape routes to conform to BS5266:Pt 1:2005.
- Common Parts of the building to comply with the latest 'Regulatory Reform (Fire Safety) Order 2005'. Employer to carry out risk assessment, action as required and monitor.
- Call points to all common parts of the flats to comply to BS 5839:Part 2, installed to BS 5839:Part 1.
- Provide a new sprinkler system to BS 9251:2014. Components of the system should conform to BS 9252:2011. System designer is to provide a system that covers all areas of the building as required by the relevant technical standard. Refer to 827/S(2)01.

KEY:



FIRE SAFETY NOTES:

FINAL EXIT AT GROUND FLOOR LEVEL

DOORSETS PROVIDING 30 MINUTES FIRE RESISTANCE WITH SMOKE SEALS. DOORS TO BE SELF CLOSING.

MULTI-PURPOSE AFF6 6 LITRE FOAM OR 1.5KG DRY POWDER EXTINGUISHER IS REQUIRED ON EACH FLOOR ON THE ESCAPE ROUTE (SUBJECT TO RISK ASSESSMENT UNDER THE FIRE SAFETY ORDER).

FIRE BLANKET TO BS 6575 MUST BE PROVIDED IN EACH BEDSIT. THE BLANKET MUST BE MOUNTED ON THE WALL 1.5M HIGH ADJACENT TO AN EXIT DOOR AWAY FROM THE COOKING FACILITY.

DENOTES 'FIRE DOOR KEEP LOCKED' SHUT SIGNAGE 85mm DIA.

DENOTES GLAZED VISION PANELS TO DOORWAYS TO SAME FRAME RESISTANCE AS DOOR AND GIVING A MINIMUM ZONE OF VISIBILITY FROM 500MM TO 1500MM FROM FINISHED FLOOR. (INTERRUPTED VISION PANEL PERMITTED BETWEEN 800MM AND 1150MM ABOVE FFL).

MULTI-PURPOSE AFF6 6 LITRE FOAM OR 1.5KG DRY POWDER EXTINGUISHER IS REQUIRED ON EACH FLOOR ON THE ESCAPE ROUTE (SUBJECT TO RISK ASSESSMENT UNDER THE FIRE SAFETY ORDER).

PARTITION KEY:

A

New timber partitions to be constructed of 75 x 50mm studwork with horizontal noggins at 400 staggered vertical centres with with Gyproc SOUNDLOC, or similar approved, 15mm plasterboard and skim finish to either side and 25mm Isover Acoustic Partition Roll suspended within the cavity in locations shown on plans. In addition provide 18mm thick plywood reinforced zone to stud partitions from 300mm to 1500mm above FFL (for installation/fixings of sanitary ware & fixtures/fitings) to locations agreed with the Client and to suit final layouts.

B

New partition formed, 38mm x 75mm timber stud at 600mm centres with Gyproframe RB1 Resilient Bar at 600mm centres fixed to one side of the stud, 75mm Isover Acoustic Partition Roll (APR 1200) in the cavity lined with a double layer of 15mm British Gypsum Gyproc SoundBloc both sides. Minimum airborne sound insulation 43dB.

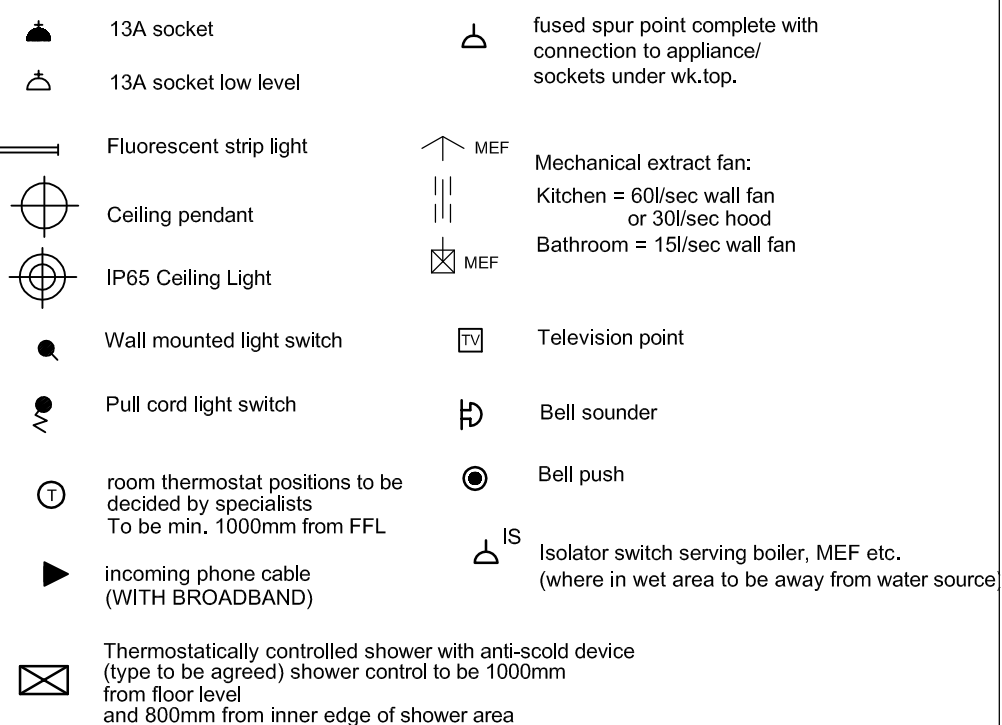
C

Existing brickwork & plastered wall infilled with one layer of 15mm British Gypsum SoundBloc board & skim finish on outer face of new brickwork. Minimum airborne sound insulation 43dB.

NEW MECHANICAL VENTILATION

Indicated thus: MEF
Provide mechanical ventilation intermittent extract to Kitchens capable of extracting at a rate not less than 60 litres per second, which may be operated intermittently in addition to natural ventilation. If using a cooker hood or located near the ceiling within 300mm of the centre-line of the space for the hob and under humidistat, control rate to be not less than 30 litres per second. Provide mechanical ventilation intermittent extract to Bathrooms, WC's & Shower rooms to provide mechanical extract ventilation capable of extracting at a rate not less than 15 litres per second, which may be operated intermittently. All of the above to be centrifugal fans fitted with anti back draught shutters. All systems to be subject to Specialist design and to comply with Approved Document 'F' of the Building Regulations.

ELECTRICAL KEY:



NOTES:

Electrical layout shown are for indicative/pricing purposes only. Exact location, sizing etc. to be to specialists design.

Schedule of Accomodation

Studio Flats	-	1 unit
2 Bed Flats	-	3 units
3 Bed Flats	-	1 units

SMOKE/ HEAT DETECTORS

Refer also to Specification S(2)01.
Self-contained interlinked fire detectors are to be positioned in all circulation areas and to be permanently wired to a separately fused circuit at the distribution board. They may operate at low voltage via a mains transformer. The wiring installation should conform to the IEE Regulations. Each alarm to be fixed to the ceiling at least 300mm from any wall or light fitting. A central position is preferable. Units designed for wall mounting to be fixed between 150 and 300mm below ceiling level. The method of fixing to be in accordance with the manufacturer's instructions. It should be possible to reach the self-contained alarms to carry out routine maintenance easily and safely. For this reason, self-contained smoke alarms should not be fixed over a stair shaft or any other opening between floors. Refer to proposed floor plans for suggested ceiling mounted locations.

- Automatic Optical Heat detector with integral 10yr lithium backup battery mains operated and linked to other detectors.
- Automatic Optical Smoke detector with integral 10yr lithium backup battery mains operated and linked to other detectors.

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Architectural Design

Rev: 0
Client: IMPACTT PROPERTIES LTD
Drawing Title: First & Second Floor Plan AS PROPOSED
Scale: 1/50
Drawn: 04/08/19
Check: 04/08/19
Revision: E

ORIGINAL DRAWING SIZE: 841 x 594 (A1)