

Proposed First Floor Plan

30 mins Fire Doors with smoke/fire seals Heat Detector (ceiling mounted) Smoke Detector (celling mounted) 60 mins Fire Compartment Walls Fire Alarm Panel Automatic Detection (ceiling mounted) interfaced with lift to drop to ground Manual Call Point interfaced with lift to drop to ground

All kitchens & Circulation spaces are fitted with statutory fire extinguishers / fire blankets to kitchens. AOV Point votes: 1 hour fire compartmentation between each floor level

Automist fire suppression system

Existing internal walls New stud partitions

> The main purpose of the lift and staircase lobby is to orevent the spread of fire and smoke from an accommodation floor to other levels via penetrations. IRE & SMOKE CONTROL CURTAIN FOR LIFT & LOBBY

The lift is sent to its safe level, ground floor in the event of an alarm, overcoming the need for a separate lobby by the installation of a fire curtain with smoke control in front of the lift door on all floors except the escape level. Thus, providing fire resistance and smoke containment in one.

The fire curtain with smoke control is a direct replacement for a non-load bearing wall and fire door which forms a lobby as it is equivalent to the same level of critical performance as the wall and door

t will have to Improve the building living, staying and working environment by removing small protective spaces

It will form part of the interactive fire safety, the Fire curtains are intelligent fire safety systems that will interact with the buildings alarm panel system in a number of different configurations in line with the building fire strategy requirements

The complete system is to be tested to BS EN 1634-11:2014 and is classified as E180 EW30 for a Single panel purtain and E120 EW30

/ Proposed Lounge 18m² ST 2.9m² roposed Kilchen 19m² posed Bed Roon 10m² Automist fire suppression system 17.3m² Staircase 2 FD30S roposed Bed Roor 9m² Automist fire suppression system 33.7m² Proposed Kitche Proposed Study 5m² Proposed Bed Room 13m² FD30S Proposed Bath Room 5m² Proposed Bath Room 5m² Proposed Bedroom 7.6m² FD30S FD30S Proposed Study area 5.4m² Sealed Void Ō Proposed Bath Room 5.5m² Proposed Lounge 17m² Automist fire uppression system 25.3m² Proposed Kitchen 8.5m² Staircase 1 **2**0

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GENERAL NOTES

All workmanship and materials to comply with Building Regulations & British Standards. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose.

The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "inspector" whether or not indicated on the drawing.

Anti-vac traps to be used to sink and whb waste pipes to horizontal drainage runs over 1.8m.

Waste pipes to be: 100mm dia. connections from wc's 32mm dla. connections from whb's with 75mm deep sealed traps each separately discharging into a 100mm dia. UPVC soil and vent

WINDOW AND EXTERNAL DOOR FRAMES
Replace existing single glazed windows as necessary with standard double glazed upva fames to achieve
1.6w/m2k with 1.6mm min air gap & inside covity face of one pane to be Pikingtons K glass or similar with 1.5mm wide d.p.c. in 8.5. 7.43 to frame prior to fining. Window opening lights to all rooms 5% min room floor area.

Drainage: to approved document H. any new underground drains in vitilied clay to BS 65 lad to BS CP 307 above ground drainage in upwc to BS 4516, Where drains are within the building they should be encased in concrete and any sub-structure taken to below drain hivert where building is within any concentration.

INTERNAL PARTITIONS

ELECTRICAL INSTALLATIONS

All writing & electrical works to be designed, installed, inspected & tested in accordance with the requirements of 85 7671, the IEE 17th ecition writing guidance & Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certifician scheme authorised by the secretary of stale.

The competent person is to send to the local Authority a "Self-certification Certificate" within 30 days of the electrical works completion. The client must receive both a copy of the Self-certification certificate & a 85 7671 Electrical Installation Test Certificate.act

Plasterboard

Non-loadbearing 65x45mm finished size softwood vertical Non-loadbearing 65x45mm finished size softwood studs at 600mm c/cs. 65 x 45 mm finished size softwood head and sole plates with two rows of intermediate noggins. 12.5mm plasterboard with skim finish to both sides. Provide 25mm sound deadening quit within stud partitioning between bathrooms and habitable.

Blockwork

Non-loadbearing 100mm block finished with 1No layer of 15mm Ducline board on 8mm dot & dab with plaster skim and paint finish. Openings for new door ways to be supported with carinc linitel 850100 or similar approved by building control. Head of new blockwork walls to be supported by galvanised steel restraint straps fixed to blockwork & concrete to both sides. Straps to be staggered on opposite sides. VENTILATION: Habitable roor

Smoke detectors installed at each floors in hall & landing areas, detectors to be permanently wired in, on a separate fused circuit and conform to BS EN 1404/2005. Alarms to be positioned max 7m from kitchen or lounge doors & max 3m from bedroom doors & a min 300mm from any light fitting. At least one head alarm to be installed in every kitchen

SMOKE DETECTION:

Smoke alarms should not be fixed next to or directly above heates or air-conditioning outlets. They should not be fixed in bathrooms, showers, cooking areas, or any other place where steam, condensation or furnes could give false alarms.

Habitable rooms to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room (replace existing windows where necessary). All other rooms to have provision for rapid ventilation by opening windows (no minimum size). Background ventilation of 8000mm2 achieved by trickle ventilators located to top frame of windows to habitable rooms and 4000mm2 to other.

Kitchen extract ventilation to atmosphere to give 60l/s or, 30l/s if a cooker hood etract is adopted.

First floor bathrooms to have mechanical extract to tile, extracting to tile vent, with min 151/s ventilation rate.

EXISTING FLOORS:All existing floors are solid concrete, all service penetrations to be fire sealed / fire collars as required

SERVICES:

All work and installations to comply with the regulations and recommendations of the respective "BOARD" or "AUTHORITY" to the satisfaction of the "Inspector". All fire strategy information indicative only and should be approval by fire consultant prior to installation.

SANITARYWARE Allow for grabrails/sanitary as necessary. ware as per DOC M diagram 21

Soil pipes and accessories to B.S. 4514.

W.C. 100 dia waste connected to existing \$ & VP.SINK
UNIT.SHOWER 76mm deep seal trops.38mm dia waste
pipe.LB 76mm deep seal trops.38mm dia waste
pipes.provide anti-syphonic traps where 50mm dia
common waste pipe is used for one or more
appliances.waste pipes to be connected to \$ & VP
Rev PLUMBING Soil pipes a

Rev C 19-12-21 Strategy updated Rev B 18-08-21 Layouts updated to as built Rev A 24-03-21 Fire strategy & notes updated

revision

drawing status BUILDING REGULATIONS

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Proposed Ground Floor Retail Units with apartments above

Proposed Layout Plans

203122/A3/3.001C date MAR
scale 1:100
drawn MH
checked

1:100 **MARCH 2021**

drawing number