


Scale: 1:50

- Mains connected / linked Smoke Detector with battery back-up.
- SD Mains connected / linked Smoke Detector with battery back-up.
- Mains connected / linked Heat Detector with battery back-up.
- HD Mains connected / linked Heat Detector with battery back-up.
- Mains connected / linked Carbon Monoxide Detector with battery back-up.
- CO Mains connected / linked Carbon Monoxide Detector with battery back-up.
- FD30 30 min Fire Resisting Door (and sidelight).
- FD60 60 min Fire Resisting Door (and sidelight).
- FD30S 30 min Fire Resisting Door with smoke seals (and sidelight).
- FD60S 60 min Fire Resisting Door with smoke seals (and sidelight).
- [SC] Self Closer
- 30 min fire resisting construction.
- 1 hr fire resisting construction.

 30 min Fire Resistant Ceiling.

Existing ceiling construction to be under-drawn with new British Gypsum GypCeiling MF C106046. Consisting of: GypCeiling MF suspended ceiling fixed through existing ceiling to existing structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs (100kg/m3) laid over Gyproline MF5 Ceiling sections.
Refer to detail drawing.

60 min Fire Resistant Ceiling separating
Bedsets.

Existing ceiling construction to be under drawn
with new British Gypsum GypCeiling MF
G106040. Consisting of : GypCeiling MF
suspended ceiling fixed through existing
ceiling to existing structure and lined with two
layers of Glasroc F FireCease 15mm with
25mm stone mineral wool slabs (100kg/m3)
laid over Gyproframe MF5 Ceiling sections.
Refer to detail drawing.

Protected means of escape / corridor with 30 min Fire Resistant Ceiling.

Existing ceiling construction to be under-drawn with new British Gypsum GypCeiling MF C106046. Consisting of: GypCeiling MF suspended ceiling fixed through existing ceiling to existing structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs (100kg/m3) laid over Gyplframe MF5 Ceiling sections.

Refer to detail drawing.

FRG Fire Resistant Glazing. (Aa denotes integrity in minutes / Bb denotes insulation in minutes) As required. Read in conjunction with Door/Screens/Window schedule(s)

■ CB Cavity Barrier
--- Dead end distance in metres

- Proposed SVP to be boxed out in two layers of 15mm plasterboard, to be lapped, taped and staggered jointed.

--- Contractor to interrogate existing wall construction & integrity on site and (if required) carryout remedial work to achieve 60minute fire compartmentation

Fire Signage to be installed in accordance with BS5499-4:2013 (or latest relevant standards).

Emergency lighting to be provided in accordance with Building Regulations and BS 5266-1: 2016 (or latest relevant standards).

Fire alarm system to be provided in accordance with BS 5839-2017 and The Fire Precautions Regulations (Workplace) 1999 (or latest relevant standards).

All service penetrations through fire resisting construction to be sealed with appropriate material to achieve the same fire resistance specification as the construction through which they pass.

All structural steelwork to receive 1hr fire protection and in accordance with Structural Engineers details and specification.

All lockable doors in line of escape route provided with auto release linked to fire alarm system

Note: Fire safety / evacuation policy & risk assessment to be prepared by the occupier of the building.

Fire rated partitions relate to fire and smoke, door undercuts to fire rated doors are max 3mm (or as specified by the door manufacturer).

Existing fire alarm to be decommissioned and recommissioned by
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Integrated Fire & Security Systems
Mobile: 07802 938 599
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Approved Document B Volume 1: Dwellinghouses: Fire

Steel Beams / Columns:
Fully or partially obscured by studwork / concrete floors
construction to be fire protected prior to erection of other
elements.

Compartment Walls:
To be taken up to underside of roof or floor finish and fire stopped with proprietary joint filler, size to be as recommended by the manufacturer to give 30 mins fire resistance up to 5m to height of top floor from ground level or 60 mins above 5m.

Fire Resistant Walls 1:
To be taken up to underside of slab soffit finish and fire stopped with proprietary profiled filler section, size to be as recommended by the manufacturer to give required fire resistance.

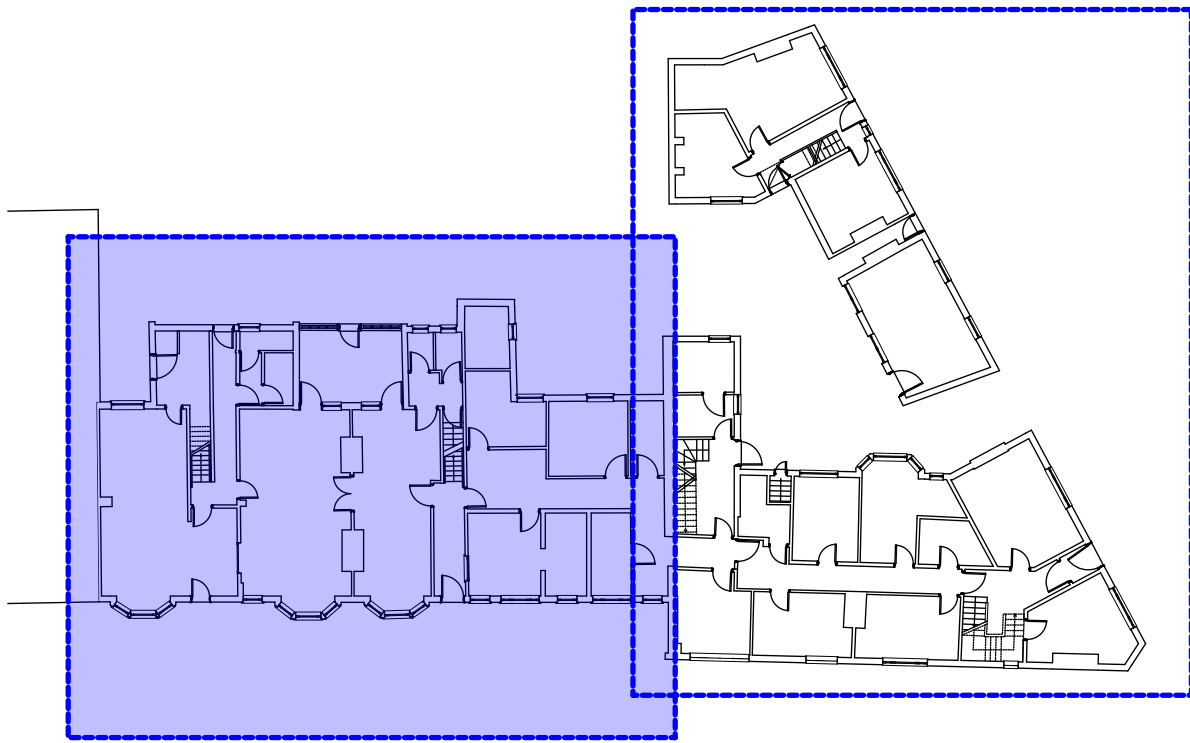
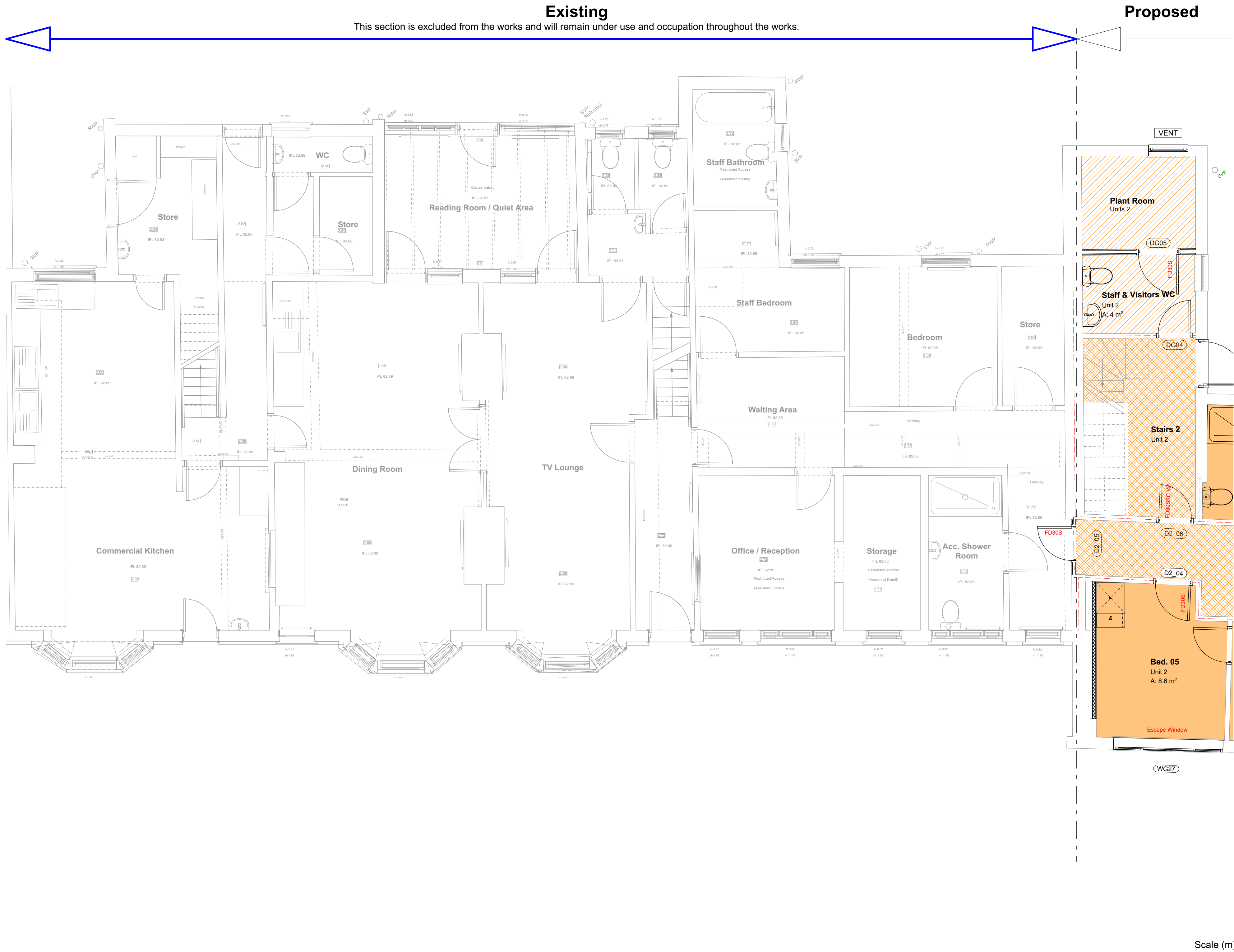
Fire Resistant Walls 2:
To be taken up through plasterboard ceiling and ceiling boarders

Compartment Wall, Floors and Fire Resisting Ducting:
All penetrations should be adequately protected by sealing or fire resistance of the element through which the objects pass is not imposed.

Fire Detection Systems:
All new dwelling houses to be provided with a fire detection and fire alarm system in accordance with the recommendations of 6.2004 to at least a Grade D Category LD3 standard. The smoke and heat alarms should be mains operated and have a standby power supply such as a battery and conform to BS EN 14604:2005, Smoke alarm devices or BS 5446 - 2:2003, Fire detection and fire alarm devices for dwellings/houses, Part 2. Specification for heat alarms, respectively. Positions shown are indicative only and it is the Contractor's responsibility to determine final fixing positions and agree them with the Architect and Building Control prior to installation.

Positioning of Smoke and Heat Alarms:
Smoke alarms to be positioned within circulation spaces between sleeping spaces and where fires are most likely to start (e.g. Kitchens and Living Rooms etc.). Where more than one alarm is installed they are all to be linked so that all alarms activate simultaneously. Smoke alarms/detectors are to be sited within 7.5m of a door to every habitable room and be ceiling mounted at least 300mm from walls and light fittings. The sensor in ceiling - mounted devices is to be between 25mm and 600mm below the ceiling or 25mm to 150mm in the case of heat detectors or alarms.

Power Supplies:
The power supply for a smoke alarm system is to be connected to the dwellinghouse's main supply and comprise of an auxiliary power supply / back up



Floor Plan Layout - Key

Scale: NTS

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Rev	Date	Drawn	Note
P02	01/04/2022	KRJ	Fire strategy updated
T01	02/07/2024	KRJ	Updated to show two phases (phase 1 the Cottage & End of Terrace) (phase 2 refurbishment of the remainder) Drawing updated to "Tender" status