THIS PLAN IS WAITING APPROVAL

CONSTRUCTION NOTES

[illegible] – ALL DOORS INTO THE GF AND 1ST & 2ND FLOORS TO BE 30MIN FIRE RESISTANT WITH HYDRAULIC SELF CLOSING DEVICE TO BS EN 1154. DOOR CASINGS SHOULD MEET 30 MIN FIRE RESISTANCE AND INTUMESCENT INTUMESCENT STRIPS AND COLD SMOKE SEALS.
ALL FIRE DOORS ON THE ESCAPE ROUTE SHOULD BE FITTED WITH LOCKS WHICH CAN BE OPENED FROM THE INSIDE WITHOUT A KEY E.G. THUMB LOCKS

GENERAL ARRANGEMENT – EACH BEDSIT AND LOBBY TO ALLOW ACCESS TO A CENTRAL 30MIN RESISTANT FIRE PROTECTED LOBBY.
WITH PERIMETER FIRE RESISTANCE.
A 30MIN / FIRE DETECTION ALARM SYSTEM TO COMPLY WITH BS5839 PART 6 1995 TO COVER MAIN ENTRANCE HALLS, STAIRCASES, LANDINGS.
HEAT DETECTORS LINKED INTO THE SYSTEM WILL BE INSTALLED IN EACH FLAT KITCHEN AND CONNECTED TO THE BUILDING ALARM.
BREAK GLASS ALARM POINTS SHOULD BE FITTED TO EACH FINAL EXIT DOOR AND AT EACH LANDING LEVEL. SMOKE WILL BE INSTALLED WITHIN EACH FLAT OR THE DETECTORS INCORPORATING
INTERNAL SOUNDERS SHOULD BE INSTALLED. A SOUND LEVEL THRESHOLD OF 75dBA SHOULD BE ATTAINED AT EACH BED HEAD.
ALL FINAL EXIT DOORS WILL HAVE A PROPRIETARY "FIRE EXIT" SIGN MOUNTED IN GREEN LETTERS 100MM HIGH ON A WHITE BACKGROUND TO COMPLY WITH HEALTH AND SAFETY REGS BS5499 PT1.
EMERGENCY LIGHTING TO BE INDEPENDENT MAINS WIRED ALARM SYSTEM. A PART "TYPE HEAT" DETECTOR IN EACH KITCHEN INTERLINKED TO A SMOKE DETECTOR LOCATED IN THE ENTRANCE LOBBY. THE
OPERATION OF BOTH SHOULD SET OFF THE ALARM IN BOTH. DETECTORS SHOULD NOT BE MYSELF WIRED BETWEEN FLATS.
EMERGENCY LIGHTING TO BE MAINS WIRED OR NON-MAINTAINED. SHOULD BE FITTED IN YELLOW PAINTED AREAS TO COMPLY TO BS 5266 PT1 1999.
ALL KITCHENS TO BE FITTED WITH WALL MOUNTED FIRE BLANKET
A PLASTIC WATER EXTINGUISHER TO BS 5423 TO BE WALL MOUNTED ON EACH LANDING WITH THE HANDLE 1M ABOVE FLOOR LEVEL.
ANY GAS AND ELECTRIC METERS LOCATED IN COMMON ESCAPE WAYS SHOULD BE ENCLOSED OR PROTECTED BY A 30MIN FIRE RESISTING ENCLOSURE.
ALL GAS APPLIANCES WILL BE TESTED AND INSPECTED BY GAS SAFE REGISTERED
EACH KITCHEN SHALL HAVE 4 DOUBLE SOCKETS, EACH LIVING ROOM 3 DOUBLES, EACH BEDROOM 2 DOUBLES

ALL EXITS MUST HAVE ILLUMINATED SIGNS OVER THE DOOR INDICATING [illegible] EXIT
[illegible] MUST BE IN ACCORDANCE WITH BS5499 PART 1 1994.
ESCAPE ROUTES SHOULD HAVE ADEQUATE ARTIFICIAL LIGHTING
WHICH ILLUMINATES THE ROUTE IF THE MAINS SUPPLY FAILS.
BATTERY BACK UP LIGHTING

BATHROOM & EN-SUITES

[illegible] TO HAVE 10L FLUSH CISTERN
MECHANICAL EXTRACTION WITH
15 MIN OVERRUN CONTROLLED
BY LIGHT SWITCH WITH DELAY
UNDER SEPARATE SWITCH.

LIGHT SWITCH CONTROL NOT MOUNTED
WITHIN 30 CM OF A WINDOW OR DOOR.

BATHROOM TO HAVE HYDROPHILIC TREATED
WASTE FITTED FOR MECHANICAL
VENTILATION.

BATHROOM SINK TO HAVE HOT
TAP ON THE RIGHT SIDE.
MANUFACTURER'S INSTRUCTIONS
BELOW TO BE FOLLOWED WITH CARE.
WC TO CONNECT INTO 100MM UPVC
SOIL STACK.

WET TRADE CONTRACTOR TO
BE MADE AWARE OF THE BATHROOM
AND KITCHEN

SANITARY WASTE TO BE
100MM DIA WASTE PIPE

EXTRACTION FANS ELECTRICALLY LINKED TO THE LIGHTS
AND RATED AT 60 LITRES/SEC TO BE FITTED
TO THE KITCHEN. [illegible]

[illegible] TREATED WORKTOPS TO BE FITTED TO KITCHEN

KITCHEN SINK TO HAVE 1 BOWL
1 1/2 TAP AND 100MM DIA
DISCHARGE PIPE WITH BULLET
BULLET DISCHARGED INTO SVP.

HEATING SPECIFICATION
ELECTRIC PANEL HEATERS TO BE SIZED IN EACH ROOM
FOR HEATING AND ELECTRIC HOT WATER SHALL BE FOR
ONLY THE KITCHEN SINK AND THE BATHROOM SINK.
SHOWER TO BE ELECTRIC ALSO

A ROOM THERMOSTAT TO BE FITTED IN THE
LOUNGE AND THE HEATERS TO HAVE AN
INDEPENDANT PROGRAMMER CAPABLE OF
MULTIPLE SWITCH ON/OFF PROGRAMMES
TO BE MADE UP FROM WITH PANEL SWITCH
STORAGE HEATERS TO BE SIZED IN ACCORDANCE WITH 15-18
HOURS PER EFFICIENCY RATING.

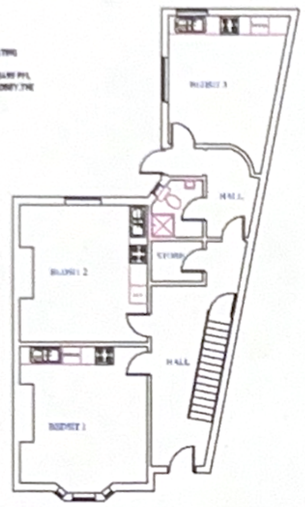
EXISTING RADIATORS AND GAS WALL STOVES
TO BE REMOVED IN FAVOUR OF ELECTRIC
EACH RESIDENT TO HAVE INDIVIDUAL PAYMENT
SUPPLY BASED OF CARD CREDIT PAY AS YOU
GO SYSTEM.
COMMUNAL SPACES TO HAVE SAME CARD
SYSTEM

PART P
ALL NOTIFIABLE ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART "P" ELECTRICAL SAFETY AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

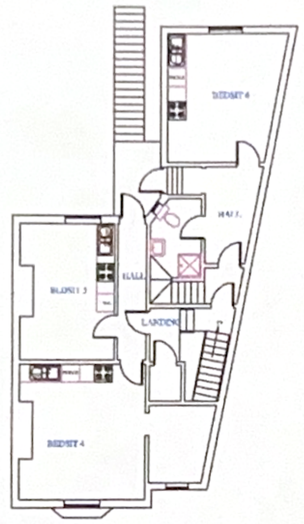
IMPORTANT NOTE
OPENING SASH WINDOWS MUST BE ESCAPE SIZE WINDOWS
I.E. CLEAR UNOBSTRUCTED OPENING OF 450MM WIDE & 450
TALL MIN.
THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE
THAN 1000MM ABOVE THE FLOOR.
GLAZING IS REQUIRED IF THE CILL FALLS BELOW 800MM
EXCEPT IN A DEEP WINDOW IT MAY BE 400MM FROM THE FLOOR

LINTELS TO BE PROTECTED WITH
2 LAYERS OF 12.5MM THICK PYROGARD
TO GIVE 30MINS PROTECTION

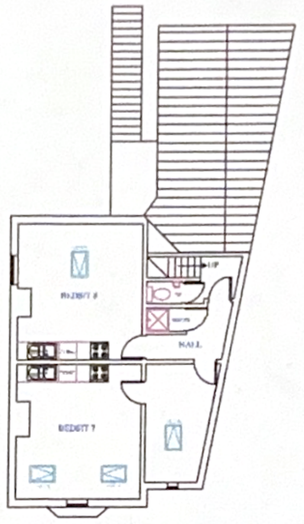
FIRE PROTECTION BETWEEN FLOORS
SOUND PROOFING BETWEEN FLOORS AND PARTY WALLLS



EXISTING GROUND FLOOR PLAN - SCALE 1:100



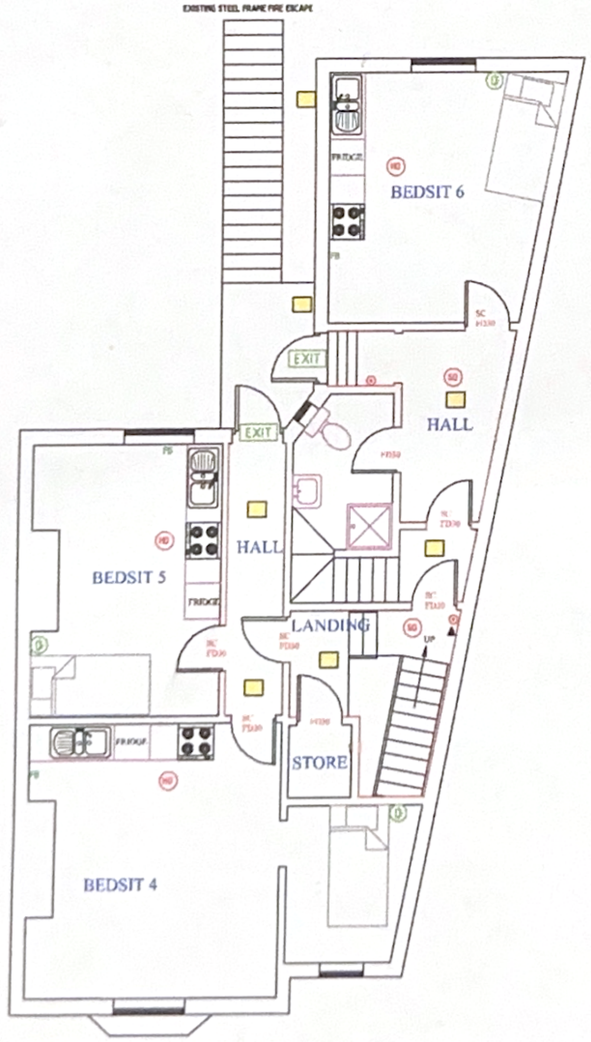
EXISTING FIRST FLOOR PLAN - SCALE 1:100



EXISTING 2nd FLOOR PLAN - SCALE 1:100

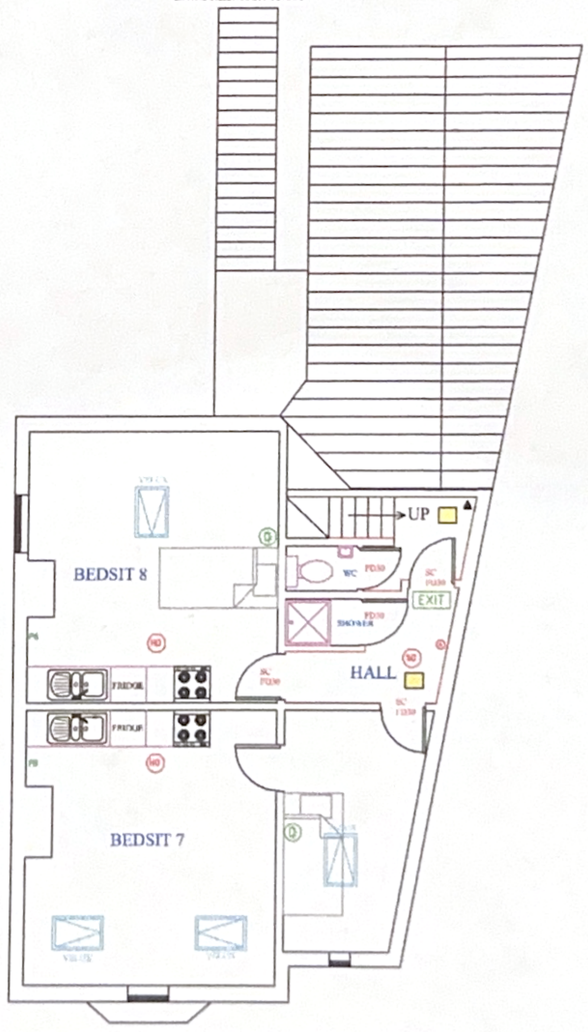
PROPOSED GROUND FLOOR PLAN - SCALE 1:50

EXISTING STEEL FRAME FIRE ESCAPE



PROPOSED FIRST FLOOR PLAN - SCALE 1:50

EXISTING STEEL FRAME FIRE ESCAPE



PROPOSED 2nd FLOOR PLAN - SCALE 1:50

The proposal is to bring this existing bedsit dwelling up to current building regs specifications, there is no request for change of use as it is already an HMO
All work will be carried out in accordance with Building Regulations and all materials used will be of good quality and to current B.S. specifications.

CONSTRUCTION NOTES

HMO – REQUIREMENTS

EMERGENCY LIGHTING SHOULD BE PROVIDED TO THE COMMON ESCAPE ROUTE AND TO EACH FLAT LOBBY, TO COMPLY WITH THE REQMTS OF BS 5266 Pt 1 1999.
30A FIRE DETECTION AND ALARM SYSTEM SHOULD BE PROVIDED, TO COMPLY WITH THE REQUIREMENTS OF BS 5839 Pt 6 1995 TO COVER THE COMMON ESCAPE ROUTE, AND TO BE INTERLINKED TO HEAT DETECTION WITHIN THE FLAT LOBBIES IN ACCORDANCE WITH BS 5839 Pt 1 1988. BREAK GLASS CALL POINTS ARE REQUIRED AT EACH LANDING LEVEL AND AT ALL EXITS FROM THE BUILDING. ALARM SOUNDERS SHOULD PROVIDE A MIN SOUND LEVEL OF 75dB AT EACH BED HEAD. ALL SOUNDERS OR THE SYSTEM SHALL BE ACTIVATED UPON THE DETECTION OF A FIRE.
BATH BY BREAK GLASS CALL POINT AND DETECTION HEAD. IN ADDITION A MAINS WIRED SMOKE DETECTION SYSTEM TO BS 5446 Pt1 1990 WILL BE REQUIRED WITHIN EACH FLAT, A PART TYPE HEAT DETECTOR TO BS 5446 SHALL BE PROVIDED WITHIN EACH KITCHEN AREA, INTERLINKED TO THE SMOKE DETECTOR IN EACH LOBBY.
30A WALL MOUNTED FIRE BLANKET SHOULD BE PROVIDED IN EACH KITCHEN, AND A 9 LITRE WATER EXTINGUISHERS ARE TO BE WALL MOUNTED, WITH THE HANDLE AT 1M ABOVE FLOOR LEVEL, IN THE GROUND FLOOR LOBBY AND THE FIRST FLOOR LANDING.
ENTRANCE DOORS TO EACH FLAT AND ALL FINAL EXIT DOORS ARE TO BE FITTED WITH LOCKS, WHICH CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF A KEY.
WHERE FIRE DOORS ARE FITTED, IT IS RECOMMENDED THAT COMPLETE DOOR SETS WITH FRAMES ARE FITTED RATHER THAN ATTEMPTING TO MODIFY EXISTING LININGS, AS THIS OFTEN LEADS TO AN UNSATISFACTORY LEVEL OF PERFORMANCE BEING ACHIEVED.

EACH KITCHEN SHALL HAVE 4 DOUBLE SOCKETS, EACH LIVING ROOM 3 DOUBLES, EACH BEDROOM 2 DOUBLES

KEY TO LEGEND
- HALF HOUR FIRE RESISTANCE
- FD30 SC HALF HOUR FIRE DOOR WITH SELF CLOSE MECHANISM
- HD HEAT DETECTION TO BS5839
- SD SMOKE DETECTION TO BS 5839
- BREAK GLASS CALL POINT
- 9 LITRE WATER EXTINGUISHER
- FB FIRE BLANKET
- EMERGENCY LIGHTING
- CONTROL PANEL
- KLS KEEP LOCKED SHUT
- BED HEAD ALARM SOUNDER

IF THERE IS A DISCREPENCY BETWEEN STUCTURAL CALCS AND THE PLAN THEN YOU SHOULD GET IN TOUCH TO CLARIFY CORRECT INFO

PLAN REVISION 'A'

SCALE 1:50 @ A1 | SHEET 1 OF 1

Disclaimer
The information on this plan is dimensionally and technically correct to the best of the draughtsmans knowledge who takes no responsability for any errors detected after Building and Planning Control approval.

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