



PROPOSED FIRST FLOOR PLAN



Fire Alarm Wired Automatic Opening Vents for fire fighting access above staircase. Min. 1m2 area. To be linked to local GF & FF stair/corridor smoke detectors and possess a manual override control switch at entrance level for use by the fire service.

FA	FIRE ALARM PANEL		BREAK GLASS	VP	VISION PANEL
	INTERFACE UNIT	E	EMERGENCY LIGHTING	FD30 SC	30 MINUTE FIRE DOOR WITH SELF CLOSER
	SOUNDER		ILLUMINATED EMERGENCY EXIT SIGN	AFFF	AFFF FOAM FIRE EXTINGUISHER
	DETECTOR - SMOKE		FIRE ESCAPE SIGN		FOAM FIRE EXTINGUISHER
	DETECTOR - HEAT	N1	GENERAL FIRE NOTICE	DP	DRY POWER EXTINGUISHER
	CARBON DIOXIDE EXTINGUISHER	N3	FIRE DOOR KEEP SHUT NOTICE	W	WATER TYPE 9 LITRES
FIRE ALARM KEY					

SECURITY MEASURES:
Doors & windows to meet Building Regulations Part Q standards: Letter Plates are not to be more than 260 x 40mm in size. The property dwellers are to be able to directly see callers at the main entrance door;- where there are no clear glazed windows directly adjacent to the door, the door is to be either clear glazed or provided with a door viewer.
Any pane of any glazing which, if broken, would permit someone to insert their hand and release the internal locking device should be a minimum of class P1A in accordance with BS EN 356:2000. The main door is to be provided with a door chain or a door limiter. Any new ground floor door and window frames are to be mechanically fixed to the wall structure in accordance with manufacturer instructions.

COMMISSIONING AND INSTALLATION CERTIFICATES MUST BE PROVIDED TO ASCENT BUILDING CONTROL UPON COMPLETION OF WORKS FOR THE EMERGENCY LIGHTING AND ALARM/SMOKE DETECTION SYSTEMS.

AT THE COMPLETION OF CONSTRUCTION, SOUND TESTS IN ACCORDANCE WITH APPROVED DOCUMENT E ARE TO BE CARRIED OUT BETWEEN THE AND FLATS ABOVE AND BELOW AND BETWEEN ADJACENT FLATS AT FLOOR/WALL JUNCTIONS.

AN ELECTRICAL TESTING CERTIFICATE IS TO BE PROVIDED TO THE BUILDING CONTROL DEPARTMENT PRIOR TO THE COMPLETION OF THE WORKS

A 'WHOLESOME WATER CALCULATION' FOR THE PROPERTY IS TO PROVIDED TO LA BUILDING CONTROL AFTER INSTALLATION OF ALL WATER USING DEVICES BY THE PERSON CARRYING OUT THE WORK. FIGURES WILL NEED TO BE COLLECTED FROM THE MANUFACTURER'S DOCUMENTATION, INCLUDING (WHERE PRESENT): WC's, BIDETS, WASHING MACHINES, SHOWERS, WATER SOFTNERS, WASTE DISPOSAL UNITS, EXTERNAL TAPS,

THE MAXIMUM WATER CONSUMPTION PER PERSON PER DAY IS NOT TO EXCEED 125 LITRES.

THE AREAS THROUGHOUT TO BE PROVIDED WITH A FIRE ALARM SYSTEM IN ACCORDANCE WITH BS5839 PART 1 2017, FIRE SAFETY:- ALL FIRE DOORS TO BE PROVIDED WITH SMOKE SEALS. INSTALL EMERGENCY LIGHTING SYSTEM TO BS5266 PART 1, 2011 WITH SIGNS MARKING ALL EXIT ROUTES TO BS5499 PART 1, 2002.

AN INDEPENDENT SMOKE/HEAT ALARM SYSTEMS ARE ALSO TO BE PROVIDED FOR THE FLAT. DETECTORS IN THE VICINITY OF THE SHOWER/BATHROOMS ARE TO BE OF AN OPTICAL TYPE TO MITIGATE FALSE ALARMS.

SAP CALCULATIONS ARE TO BE PROVIDED FOR EACH FLAT PRIOR TO THE COMPLETION OF WORKS. ENERGY PERFORMANCE CERTIFICATES TO BE SUBMITTED TO BUILDING CONTROL PRIOR TO THE OCCUPATION OF THE FLAT.

ALL EXTERNAL WINDOWS IN FLAT AREAS TO BE PROVIDED WITH DOUBLE GLAZING OR SECONDARY GLAZING (as specified in the planning permission) TO ACHIEVE A MINIMUM U VALUE OF 1.4 W/m2K.

High Speed Internet Access.
The developer is to ensure that In-Building physical Infrastructure is provided for the future installation of high speed electronic communications network capable of delivering broadband access to each property with minimum speeds of at least 30Mbps.
Ducts or conduits are to be installed from a point outside the buildings which gives easy access for high-speed communication cables, optics and wires so that they can be easily bought into the building in the future.
Ducting/Conduits are to be provided for the access points to the building and network termination points within each property.
It is not a requirement to provide any cabling either within the building or external or site wide infrastructure.

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The Drawing Room Architects

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Job Title:-
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Client:-
RAVI SAIGAL

Dwg Title:-
Building Control Drawing

Date:-
January 2023

Scale:-
1:100 1:150

Dwg No:-
3891-03

Size:-
A1

Rev
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