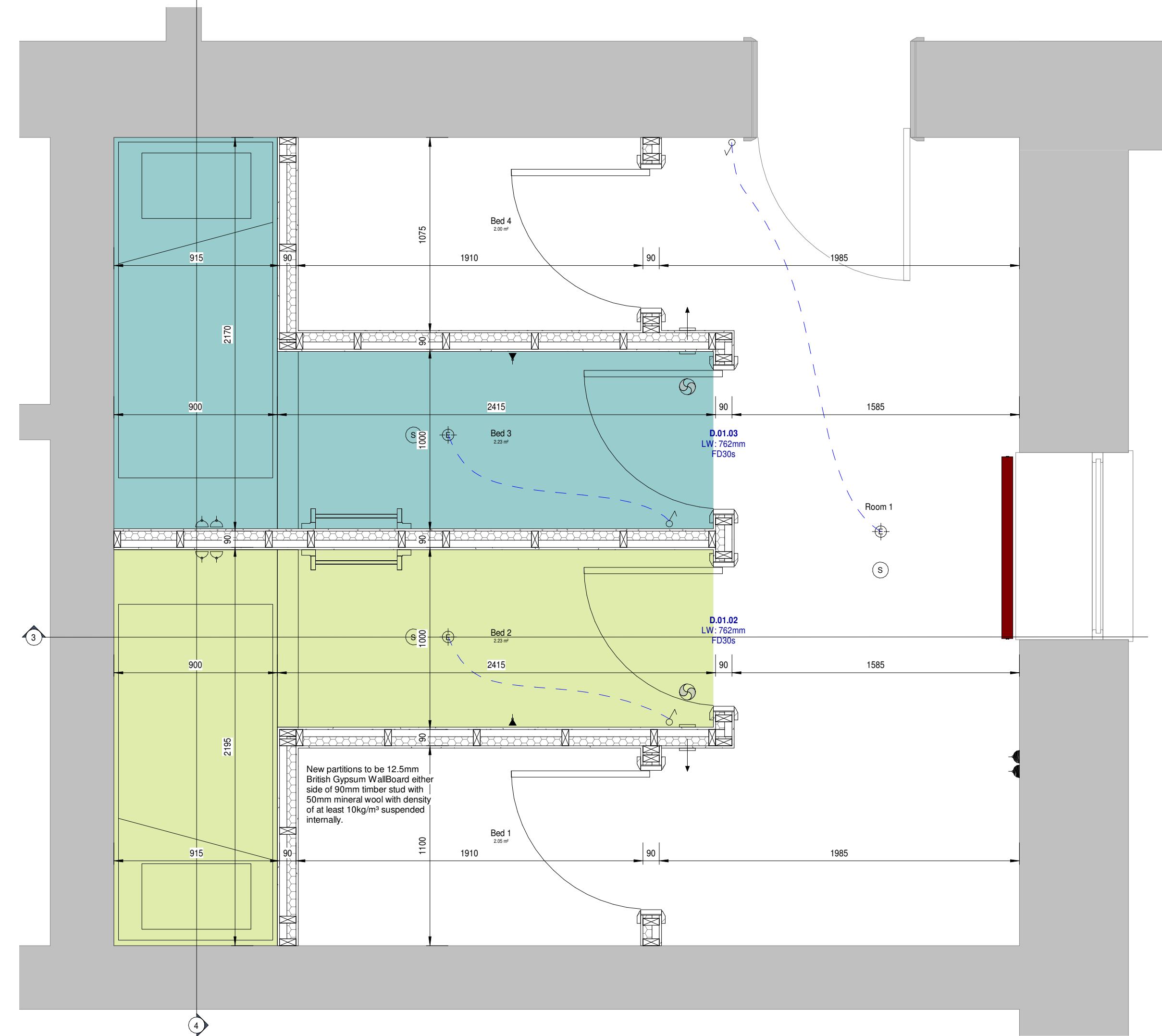
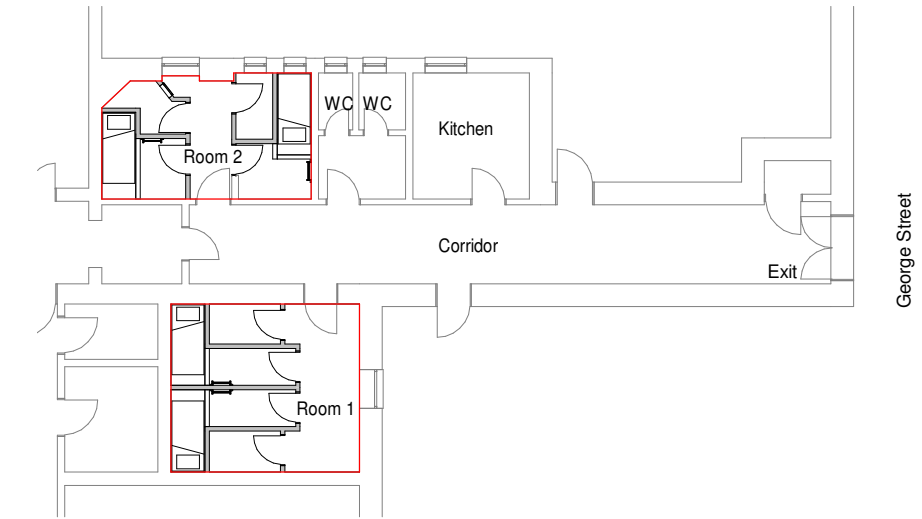


Room 1 - Bottom Bunks - Beds 1 & 4 - Cut 1000mm above Ground Floor Level
1 : 20



Room 1 - Top Bunks - Beds 2 & 3 - Cut 2000mm above Ground Floor Level
1 : 20



Location Plan.
1 : 200

Scope of Works

- Fire Doors:** Doors highlighted as FD30s to achieve a minimum of 30 minutes fire protection and be fitted with self closing devices.
- Fire Detection System:** Install a (type - position to be confirmed) mains-operated system (with battery backup power) and to conform to LD1 standard as defined within BS 5839-1:2017. Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of systems in non-domestic premises.
- Escape Lighting:** All escape routes should have adequate artificial lighting, installation of a system of escape lighting are given in BS 5266-1:2013.
- Fire Signage:** All emergency exit signage, with graphics will be in accordance with BS 5499-10:2014. Specification for Fire Signs. All fire doors, except cupboard doors, to be fitted with a self-closing device and Fire Door Keep Shut signage. Cupboard doors to be fitted with Fire Door Keep Locked signage. Fire doors on escape routes and final exits to be readily operable without a key.
- Internal Fire Spread (Linings):** Requirement of B2 will be met if the heat released from the internal linings is restricted by making provision for them to have a resistance to ignition and a rate of fire growth which are reasonable in the circumstances. [The National classifications used are based on tests in BS 476. Reference should also be made to table A9 in appendix A]. Classification to wall and ceiling surfaces to be Class 'C' in circulation spaces and Class '1' in all other areas.
- Fire Risk Assessment:** The Regulatory Reform (Fire Safety) Order 2005 requires that the client undertake a Fire Risk Assessment upon occupation.
- Ventilation:** Within the new pods provide a Vent Axia inlet/ outlet units to provide ventilation sufficient for the floor area and use.
- Joinery:** All existing joinery that is to be retained (skirting, architraves, picture rails, window boards, doors etc) to be rubbed down, made good and finished in 3 coats of Dulux Trade High Gloss in White. Any damaged items of joinery should be repaired/ made good. If beyond economic repair then they should be replaced with new with profiles to match existing.
- Decoration:** All existing plaster to be repaired and made good where required. If required walls and ceilings to be skimmed. All walls and ceilings to be finished in 3 coats of Dulux Trade Vinyl Matt in White.

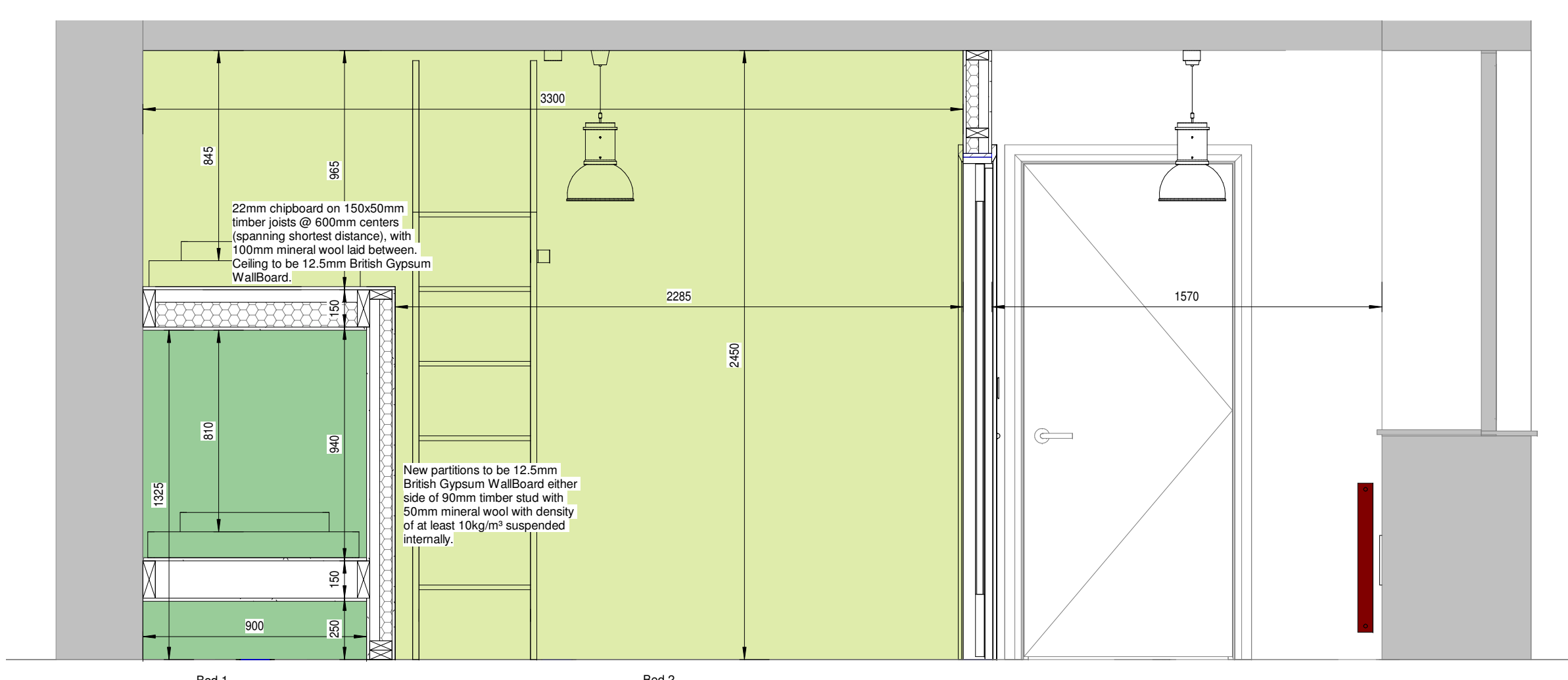
M&E Key

- ⏻ Twin switched socket outlet 13A (Proposed)
- ⏻ Twin switched socket outlet 13A (Existing)
- ⚡ Switched fuse spur for future electric panel heater
- ⌘ Vent Axia inlet/ outlet units
- ⊙ Smoke detector
- ⦿ Pendant fitting
- Ⓚ Light switch
- ▬ Existing radiators

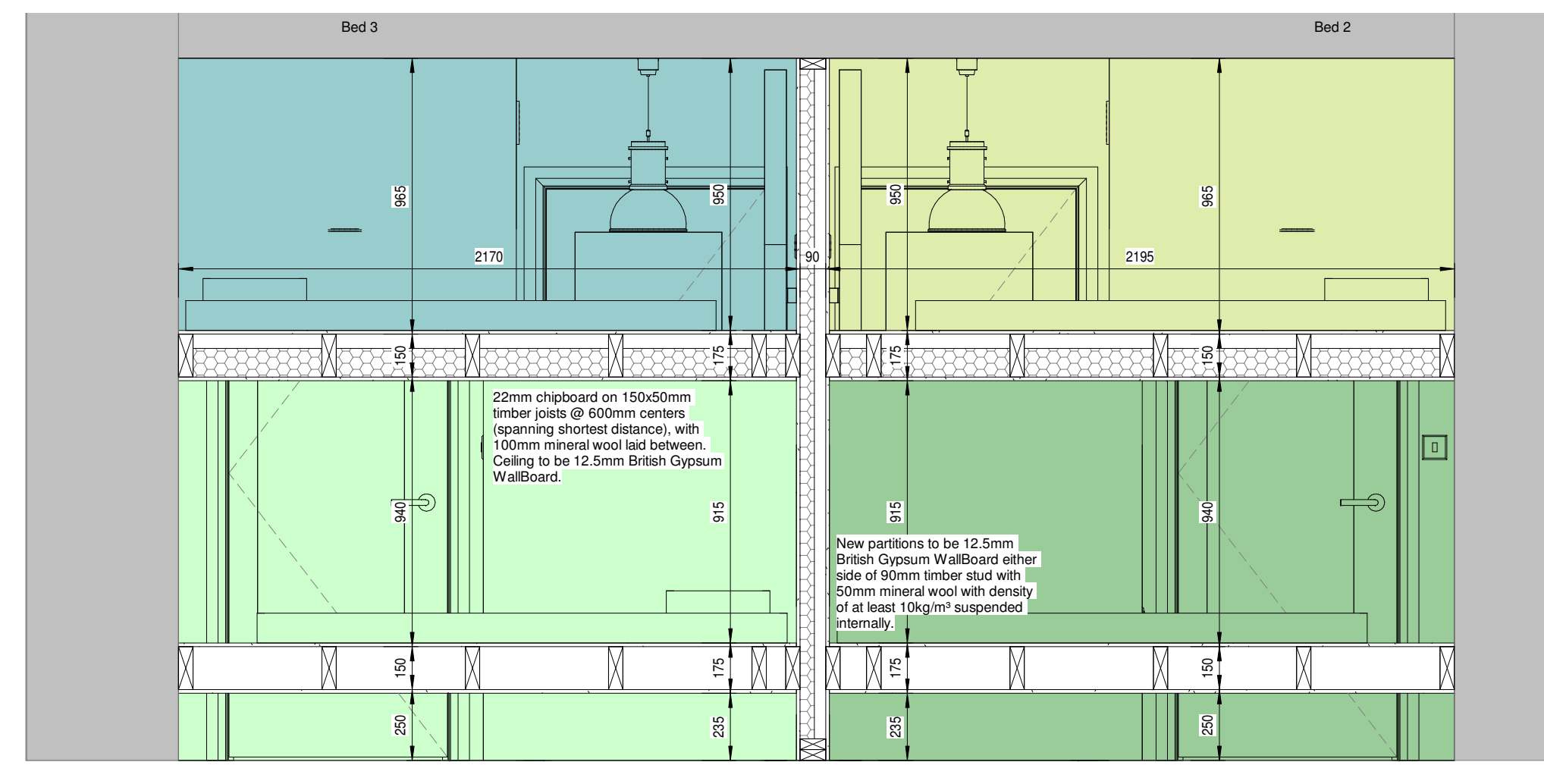
Rev	Date	Noted	By
P01	11/11/20	Detailed Drawings Issue	KM

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Project title: **Hamoaze House**
Sheet Name: **Room 1 - Beds 1-4 - Detailed Plans and Sections**
Client: **BCHA**
Drawing Ref: **2018-4DAS-DR-A-102-001** Scale @ Size As indicated @ A1
Drawn By: **KM**
Approved By: **BW**
Revision: **P01**
Date: **11th November 20**



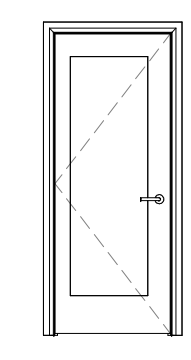
Room 1 - Section AA
1 : 20



Room 1 - Section BB
1 : 20

Room 1 Door Schedule

LOCATION	STRUCTURAL OPENING	TYPE	MANUFACTURER		DOOR LEAF				FRAME		FIRE		GLAZING		FIRE		IRONMONGERY		NOTES						
			Manufacturer	Product Reference	Door Panel Width (mm)	Door Panel Height (mm)	Thickness (mm)	Minimum Effective Clear Width	Finish: As delivered [A] Painted [P] Stained [S]	Colour/ Finish	Architrave: Timber [T] PVC [P] Aluminium [A]	Lining: Timber [T] PVC [P] Aluminium [A]	Door Stop: Timber [T] PVC [P] Aluminium [A]	Finish: As delivered [A] Painted [P] Stained [S]	Colour	Fire Rating	Door Closer: Overhead [O] Free Swing [F] Hold Open [H] Automatic [A]	Solid [S] Vision Panel [VP] Louvered [L] Fully Glazed [G]		Clear [C] Obscure [O]	Part M Compliant	Signage ref	Fire Signage	Door Bell	Letter Box
D.01.01	C	827	2036	T	TBC	762	1981	35			A		T		FD30s		G	C							
D.01.02	C	827	2036	T	TBC	762	1981	35			A		T		FD30s		G	C							
D.01.03	C	827	2036	T	TBC	762	1981	35			A		T		FD30s		G	C							
D.01.04	C	827	2036	T	TBC	762	1981	35			A		T		FD30s		G	C							



Type A

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CIAT
ARB Architects Registration Board
RIBA Chartered Practice
Do not scale for construction purposes from this drawing. ALL dimensions and levels to be checked on site and any discrepancies reported before work commences - if in doubt, PLEASE ASK.
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