

**MEANS OF ESCAPE AND FIRE RESISTANCE**

**FIRE DOORS**  
 FORM A PROTECTED ESCAPE STAIRWAY BY PROVIDING HALF HOUR FIRE RESISTANCE TO ALL PARTITIONS AS WELL AS FLOORS AND CEILINGS ABOVE AND BELOW ROOMS. STAIRWAY TO BE PROTECTED AT ALL LEVELS AND LEADING DIRECTLY TO EXTERNAL DOOR AT GROUND LEVEL (NO INNER ROOMS ALLOWED).  
 ALL DOORS ON TO THE STAIRWAY MUST BE FD30 RATED FIRE DOORS TO BS 476-22:1987 (FITTED WITH INTUMESCENT STRIPS REBATED AROUND SIDES & TOP OF DOOR OR FRAME IF REQUIRED BY BCD). WHERE APPLICABLE, ANY GLAZING IN FIRE DOORS TO BE HALF HOUR FIRE RESISTING AND GLAZING IN THE WALLS FORMING THE ESCAPE ROUTE ENCLOSURE TO HAVE 30 MINUTES FIRE RESISTANCE AND BE AT LEAST 1.1M ABOVE THE FLOOR LEVEL OR STAIR PITCH LINE ALONG WITH SELF CLOSING DEVICES AND 25MM DOOR STOPPERS. EXISTING DOORS OF THE HALLWAY STAIRWELL TO ALL HABITABLE ROOMS INCLUDING KITCHEN TO HAVE DOORS FITTED WITH SELF CLOSING DEVICES AND 25MM DOOR STOPPERS.  
 NO GLAZING IN THE STAIRWELL, BUT WHERE FITTED THEN SHOULD BE GEORGIAN WIRED GLASS.  
 THE LOFT LOBBY, FIRST FLOOR AND GROUND FLOOR (PLUS BASEMENT, WHERE FOUND) ARE TO HAVE A SMOKE DETECTOR AT EACH OF THE LEVELS. THEY SHOULD BE MAINS OPERATED WITH BATTERY BACK UP AND BE INTER CONNECTED.  
 THE NEW JOISTS IN THE LOFT FLOOR ARE TO HAVE (E.G 150MM ROCKWOOL INSULATION) LAID ON WIRE NETTING TACKED TO THE SIDES OF THE JOISTS. FLOORING BOARDS ARE TO BE 20MM TONGUED AND GROOVED OR HAVE 3MM THICK HARDBOARD OVER STRAIGHT EDGED BOARDS.  
 FIRE RESISTANCE TO STEEL BEAMS TO BE 1 HOUR MINIMUM AND BE ACHIEVED BY INTUMESCENT PAINT  
 OR  
 2 LAYERS OF 12.5MM PLASTERBOARD WIRE BOUND AT 100MM CENTRES AND THEN 10MM THICK GYPSUM PLASTER FINISH.

**PROCEED TO CONSTRUCTION WORK ONLY AFTER BUILDING CONTROL APPROVE**

**Verify all dimension on site before ordering materials. Comply with building regulations and British codes, manufacture's and supplies recommendations**

**GENERAL NOTES**

Work to figured dimensions only. All dimensions, setting out and levels are to be verified on site with the architect prior to the commencement of any site work.

All dimensions are to be verified on site prior to the commencement of any site works. Any variations are to be recorded and reported to the engineer so that the adjustment may be made to the structural scheme if necessary.

The contractor shall be responsible for and must take all necessary precautions to ensure the stability of the existing structure and earthworks on adjoining sites during the course of the contract.

Materials and constructions are to be in accordance with the relevant British Standards and Codes of Practice.

Any services or drainage which pass through the foundation are to be encased in a flexible sleeve.

It is the responsibility of the contractor to comply with the building regulations and arrange site inspections with building control and attain a building control certificate. Building control approval should be obtained before start of construction.

The contractor to employ competent electric, plumber, gas certificate people as define by the regulations.

We have not conducted a thorough inspection of the existing foundation, lintels, and masonry. Our assumption is that the additional loading can be supported by the existing structure. However, it is essential for the main contractor/client to assess the condition of the existing walls, lintels, and foundations before commencing construction. If there are any uncertainties or concerns, please promptly inform the structural engineer for further evaluation and guidance.

Safe bearing capacity of soil is 100 kN/m2, if it is less than 100 kN/m2 immediately inform to structural engineer. Depth of foundation and type of foundation should be reviewed by geotechnical expert.

Depth of foundation should be approved by building control officer. if foundation is near to tree depth of foundation as per NHBC guidelines.

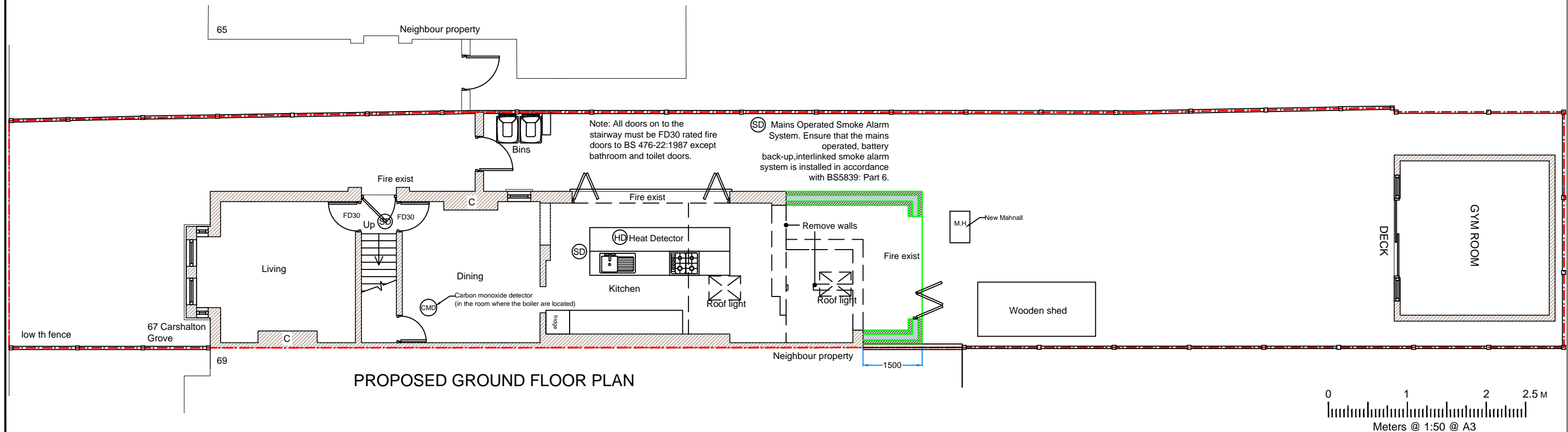
Depth of foundation should be decided considering depth of adjacent existing structure foundation or minimum 1.2m. Contractor to ensure adequate support to the adjacent structure and foundation before start of construction.

Whenever we removed any load-bearing continuous wall at any floor or non-load-bearing masonry wall from any floor and that is not supported by steel beam on drawing then report back to structural engineer.

Lateral stability of the structure is responsibility of the builder by providing lateral and diagonal ties as per approved document.

Concrete ground bearing slab joints  
 Contraction joints: max 3.0m  
 Expansion joints: max 25.0m  
 Isolation joints: around all columns.

**All proposed materials to match existing**



**PROPOSED GROUND FLOOR PLAN**

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Agent  
 E. mail: office@drawnhouse.co.uk  
 Mob: +44 7999 329377

Key:  
 - existing  
 - proposed

Project name:  
 67 Carshalton Grove,  
 Sutton, SM1 4LZ

Title: **PROPOSED GROUND FLOOR PLAN**

Project number: **8905**

Drawn: **AN**

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