



Do not scale from this drawing
The contractor is to check all dimensions on site and report any discrepancies to the architect.
All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted

- Notes
- Key:
- 12m Escape route
 - 45m Escape route (Two alternatives)
 - Alternative escape route
 - 90 minutes fire-resistant
 - 120 minutes fire-resistant
 - 60 minutes smoke curtain
 - 60 minutes fire-resistant glazing
 - 120 minutes fire curtain
 - FD30S fire door with smoke seals
 - FD60S fire door with smoke seals
 - Access control
 - Maglock to deactivate on activation of fire alarm to allow safe passage to escape

IMPORTANT NOTES

LININGS
To comply with Approved Document B the linings to GF.01 Office are required to be classified no worse than C-s3, d2.

To comply with Approved Document B the linings to GF.03 Lost Property / Public Waiting and GF.06 Drivers Reception Waiting Area are required to be classified no worse than B-s3, d2.

For enhanced paint specification refer to NBS clause M60/150B.

INNER ROOMS
GF.06 Drivers Reception Waiting Area has become an access room to GF.13 and GF.14 and therefore must comply with Approved Document B.

ESCAPE SIGNAGE

- 1 Fire exit
LED Luminaire wall mounted above door at 2200mm AFFL.
- 1a Fire exit
LED Luminaire wall mounted above door at 2200mm AFFL.
- 1b Fire exit
LED Luminaire wall mounted above door at 2200mm AFFL.
- 2 Fire exit
Vinyl self-adhesive Photoluminescent Directional Sign at 2200mm.
- 2a Fire exit
Vinyl self-adhesive Photoluminescent Directional Sign at 1800mm AFFL.
- 2b Fire exit
Vinyl self-adhesive Photoluminescent Directional Sign at 1800mm AFFL.

To be read in conjunction with MEP Consultant's Emergency Lighting drawings.

01 Proposed Fire Strategy Pan

SCALE: 1:100

GENERAL NOTES

For details of fire alarms, fire detection, emergency lighting and all other fire related services installations please refer to MEP Consultant details and specifications.

For the avoidance of doubt it is not intended to install sprinkler installations.

Fire exits and associated signage within common parts of the building is to be installed to BS5499: Part 4: 2000 (Safety signs, including fire safety signs - Part 4 Code of Practice for escape route signing) and to comply with Health and Safety (Safety Signs and Signals) Regulations 1996.

Unless otherwise stated all doors to rooms designated as 'inner rooms' are to be fitted with vision panels of not less than 0.1m².

All walls are to extend full height upto the underside of the roof where they are to terminate with appropriate fire stopping.

Where compartment walls abut the roof they are to comply with the requirements of Diagram 30 of Part B3 of the Approved Document.

All internal partitions are to be taken full height where they are to be suitably fire stopped to satisfaction of Approved Inspector.

All internal doors designated as having a minimum period of fire resistance are to be accompanied by the relevant fire test certification to BS 476 and all such test certification must be issued to the Approved Inspectors prior to commencement.

Any internal glazed screens designated as having a minimum period of fire resistance are to be accompanied by the relevant fire test certification to BS 476 and all such test certification must be issued to the Approved Inspectors prior to commencement.

All glazing used in the construction of internal glazed screens is to be clear non-wired safety glass as indicated on Architects details.

It should be noted that any fire resistant internal glazed screens are to achieve a minimum of 30 minutes insulation and integrity as indicated on the fire strategy plan.

All fire resistant Internal door-sets are to be fitted with intumescent and smoke seals to satisfaction of Approved Inspectors.

Unless otherwise noted only those doors designated as having a minimum period of fire resistance are to be fitted with overhead door closers.

Only BWF-CERTIFIRE approved ironmongery shall be used on door-sets generally and all recessed or flush fitting ironmongery is to be fitted at the factory by the door-set manufacturers.

All doors designated as having a minimum period of fire resistance are to be fitted with acrylic signage to read:

"Fire Door Keep Shut."
or
"Fire Door Keep Locked."

Where services generally pass through walls having a designated period of fire resistance, provide mineral fibre batt and mastic firestopping fixed strictly in accordance with manufacturers recommendations to satisfaction of Approved Inspector.

Where combustible pipework over 40mm passes through elements having a designated period of fire resistance provide proprietary intumescent collars fixed strictly in accordance with the manufacturers recommendations.

Where ductwork passes through walls and floors having a designated period of fire resistant provide fire resistant dampers to MEP Consultant details and specification complete with mineral wool or similar approved firestopping around perimeter. Maximum permitted gap between damper / ductwork and partition / floor to be 50mm.

Where ducts, cable trays, trunking's and the like pass through walls having a designated period of fire resistance provide mineral fibre batt and mastic fire-stopping fixed strictly in accordance with manufacturers recommendations.

All fire-stopping works are to be certified by a licensed specialist sub-contractor and all such works are to be fully documented within the Health & Safety File.

Where holes are required through stud walls for services provide metal studs to perimeter of openings to form trimming. Size of holes is to be kept to the absolute minimum.

Where sockets and switches etc occur within metal stud partitions provide and install Hilti or similar approved acoustic / fire resistant putty pads to rear to satisfaction of Approved Inspectors

STATUTORY SIGNAGE

Specialist signage sub-contractor to allow for statutory signage in accordance with fire strategy drawings and as follows:

- Fire exit sign to be provided at designated final exit door.
- Escape door hardware to be indicated by signage as appropriate (e.g. Push bar to open, push pad to open, turn to open etc.)
- Any green emergency green break points to be indicated by signs.
- All self-closing fire resisting doors in the common parts should be conspicuously indicated on both sides at eye level with the words FIRE DOOR KEEP SHUT in white block lettering on a blue background.
- All fire doors capable of being locked shut (e.g. meter cupboards, stores etc.) should be conspicuously indicated on the external face at eye level with the words FIRE DOOR KEEP LOCKED in white block lettering on a blue background.
- Fire alarm zone plan adjacent to fire alarm panel (and any repeater panels where necessary)
- Signage to identify emergency shut-off locations
- Signs to identify any Fire Service override switches (access doors, FF lift, smoke vents etc.)
- 'No Smoking' signs are legally required under The Smoke-free (Premises and Enforcement) Regulations 2006 (building entrance)

P1	For Client approval	30/06/25	SHH	PM
Rev	Description	Date	By	Chk

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Project
TfGM
Queens Road Depot
Office & Reception Refurbishment

Drawing
Proposed Fire Strategy Plan

Scale 1:100	Drawn SHH	Date 14.01.25
Drawing Purpose FOR APPROVAL	Status S4	
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