

FIRE STRATEGY LEGEND

- 60Minute Fire Resisting Construction
- - - 30Minute Fire Resisting Construction
- - - - 60Minute fire rated glass & window frame (to specialist subcontractor design and specification) with windows fixed shut.
- 30Minute Fire Protected Stair Enclosure with AOV at head of each (to achieve minimum 1m² free area).
- Service Riser with fire-stopping at each floor level to achieve 60Minutes. 'Keep Locked Shut When Not In Use' signage to doors
- 60Minute fire resisting imperforate deck
- 60Minute fire resisting protected shaft
- 30Minute fire resisting protected entrance hall
- (S) Fire Doors (FD30) & Lining with Smoke Seals (S)
- (S) Fire Doors (FD60) & Lining with Smoke Seals (S) (flat doors to have Perko Chain self closers)
- (FE) Final Exit (to have manual internal door release) + no deadlock
- (EW) Egress window (window subcontractor to ensure compliance with AD Part B,1 egress window minimum dimensions)
- (FCB) Timloc Thermo-loc FR30 (CC2.4FR/125) 30minute Fire Rate cavity closer with integral DPC
- (OSCB) AIM Open State Cavity Barrier (OSCB) with intumescent strip (60min fire resistance) used vertically & horizontally
- (PWRSTOP) Timloc PWFRSTOP 60-minute fire rated Party Wall cavity stop sock with (product ref: PWFRSTOP125) faced external with DPM to back of brickwork
- (IFC) Intumescent fire collar (60min fire resistance)
- (SD) Linked smoke detector connected to mains power source.
- (HD) Linked heat detector connected to mains power source.
- (CO) Carbon monoxide detector installed at counter level (to manufacturer's recommendations)

Notes: Fire rated cavity closer to all opening to external cavity walls (windows/ doors) to provide 30min integrity and 15min insulation (to each side).

Fire Strategy General Notes:

- **Structure:** All structural elements to have 60min fire resistance (FR) (to be achieved through intumescent painted structure alone without secondary fire lining - (To Structural Engineer's design & specification) & applications checked & certified by paint manufacturer.
- **Upper Compartment Floors:** All to achieve 60min Fire Resistance compartment floors;
- All ceiling penetrations to have Fire Rated hoods to match ceiling FR;
- **Internal stair/lobby/ compartment walls:** to have 60min FR with continuous liner;
- 30min FR (Euroclass E30, I15) cavity closer's are to be provided around all external window/ door or cavity openings.
- All service penetrations through compartment floors/ walls and ceilings to have proprietary fire collars/ ablative fire batts installed to M&E consultants design/ specification to maintain fire performance of each compartment.
- All cavity walls to be fully filled with Knauf Dritherm 32 classified non-combustible EuroClass A1 mineral wool insulation. Cavity barriers are not required at head of external cavity wall.
- All fire strategy design responsibilities by client's specialist fire consultant.

NOTE: Report all errors and omissions to the Architect. All dimensions to be checked on site before fabrication.

Contractors must verify all dimensions on site before setting out, commencing work, or making any shop drawings.

- All dimensions must be checked on site
- All setting out to be checked on site
- All levels must be checked on site and their datum confirmed
- This drawing must be read in conjunction with the relevant specification clauses
- This drawing must not be used for land transfer purposes

GENERAL NOTES:

- All existing building fabric is indicative only & subject to on site investigations by Main Contractor;
- All masonry & timber stud walls to have Ancon (or similar approved) head lateral restraints suitable for the wall construction as advise and installed by the manufacturer's guidance & recommendations;
- Ceiling/ Upper Floor joists to be supported on heavy duty galvanised hangers (not built in).
- All timber/ blockwork wall setting out dimensions taken to stud/ block face.
- Base drawing 'magenta' referenced Twickenham Surveys topographic survey & measured building survey plans & elevations including (Dwg Ref 20157a) & Elevations (Dwg Ref 20157ea) for setting out purposes. Main contractor is to bring any inconsistent geographic features etc to the Architect's attention prior to construction.

STRUCTURAL ENGINEER:

ALL FOUNDATIONS, FLOOR STRUCTURE, MASONRY WALLS, STEELWORKS, LINTELS & ROOFS TO STRUCTURAL ENGINEER'S DESIGN & SPECIFICATION. S/ENG TO ADVISE UPON ADDITIONAL LOADINGS TO EXISTING FLOORS AND TO DESIGN INFILL MASONRY WALLS FOUNDATIONS TO THE EXISTING PROPERTY.

This drawing is to be read in conjunction with all other consultant drawings & specifications.

MANUAL HANDLING

ALL WORK TO BE CARRIED OUT BY COMPETENT PERSONNEL ONLY WITH APPROPRIATE TRAINING & WEARING APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT. ALL MANUAL HANDLING TO BE CARRIED OUT IN ACCORDANCE WITH HSE GUIDANCE DOCUMENT 'MANUAL HANDLING AT WORK' WITH MAXIMUM 20KG & 15KG FOR MEN & WOMEN RESPECTIVELY. ALL HIGH RISK ELEMENTS TO BE IDENTIFIED BY THE CONTRACTOR/ SUB-CONTRACTOR AND TO HAVE METHOD STATEMENTS IN PLACE AND AGREED WITH THE MAIN CONTRACTOR PRIOR TO UNDERTAKING ANY SITE WORKS.

PT1	Updated to Fire Consultant design	MAS	29/08/2025	MAS
P1	Preliminary Issue	MAS	26/08/2025	MAS

Client's Name
JP&S Investment Limited

Job Title
152-154 Uxbridge Road, Hayes

Drawing Title
Proposed Second Floor Plan FIRE STRATEGY BLOCK A

Scale
As indicated @A1

Job No
1211

Drawing No
222-A

Status
PT1

Rev
POST TENDER ISSUE

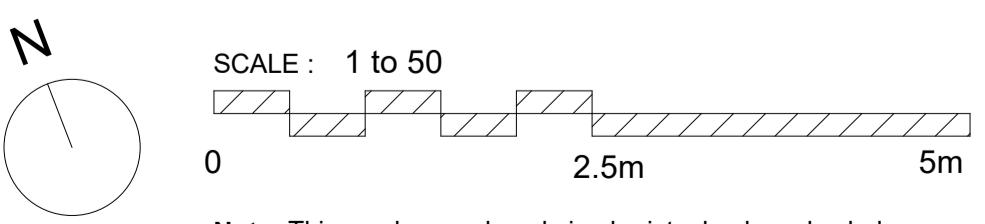
MS4

Arena Business Centre
Abey House
282 Farnborough Road
Farnborough
Hampshire
GU14 7NA

T: +44 (0)1276 402 433

M: +44 (0)77 208 3303

E: mike@ms4architects.co.uk



SCALE : 1 to 50

0 2.5m 5m

Note: This maybe a reduced sized print, check scales below

