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Key

Fire Resistance

- 30min Rated Fire Wall
- 60min Rated Fire Wall
- 240min Rated Fire Wall

Fire Doors

- 30min Fire Door
- 60min Fire Door
- 240min Fire Door

- S Smoke Sealed Fire Door
- H Indicates Held Open

Means of Escape

- Travel Distance
- Disabled Refuge with EVC

Fire Fighting

- Hose Coverage

P01 First Issue	SM	HG	HG	25/06/2021
Rev Description	Dwn	Chk	Apr	Date

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Client

Clearbell



Project
85 Grays Inn Road

Document Title
6900 Fire Strategy
Basement

Scale(s) @ A2 BMJ Project Ref: [3883]

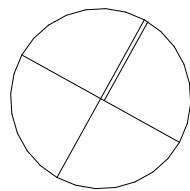
File Name
Project Originator Volume Level Type Role Number
PA01 - BMJ - ZZ - B - DR - A - 6901

Status Code
S2 Information

Revision Code
P01 Information

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60 minutes around all escape stairs and within 1m of site boundary (unless the external walls is next to a road, canal or railway line)

Disabled refuge with EVC.

Section Code
2123

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2123

UKPN Plant - 4 hours FR with FD240s smoke sealed doors

Hose distance must be no more than 45m from dry riser outlet.

Existing basement vents to be retained.
Modern requirement is 2.5% of the basement floor area, evenly distributed on all sides.

Scale



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Rev	Description	Dm	Chk	Apr

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Project
85 Grays Inn Road

Document Title
6900 Fire Strategy
Ground Floor

Scale(s) @A2 BMJ Project Ref: [3883]

File Name
Project Originator Volume Level Type Role Number
PA01 - BMJ - ZZ - 00 - DR - A - 6902

Status Code S2 Suitable for
Information

Revision Code P01 Issued for
Information

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Where there are two stairs, at least one stair needs to be separated at the ground floor level. see other stair.

Dry riser inlet required near entrance to protected stair.

Final exit to be equal to stair width 1200mm.

Building height measured to top occupied floor, 4th floor = 15.3m.

Firefighting access requirements:
1) fire escape stair
2) unvented lobby with dry riser

London Plan:
1) Evacuation lift provided on all floors where lift access is provided.

Only one FF core required since floor area is less than 900m².

Acceptable single direction of escape within 23m.

No change to existing window openings, assume to be no worse than before.

Existing basement vents to be retained.

Modern requirement is 2.5% of the basement floor area, evenly distributed on all sides.

60 minutes around all escape stairs and within 1m of site boundary (unless the external walls is next to a road, canal or railway line)

External sounder and beacons linked to internal fire alarm system.

Stair separated at ground floor.

UKPN usually require 4 hours FR. Check door requirements with UKPN.

No change to existing window openings, assume to be no worse than before.

Hose distance must be no more than 45m from dry riser outlet.

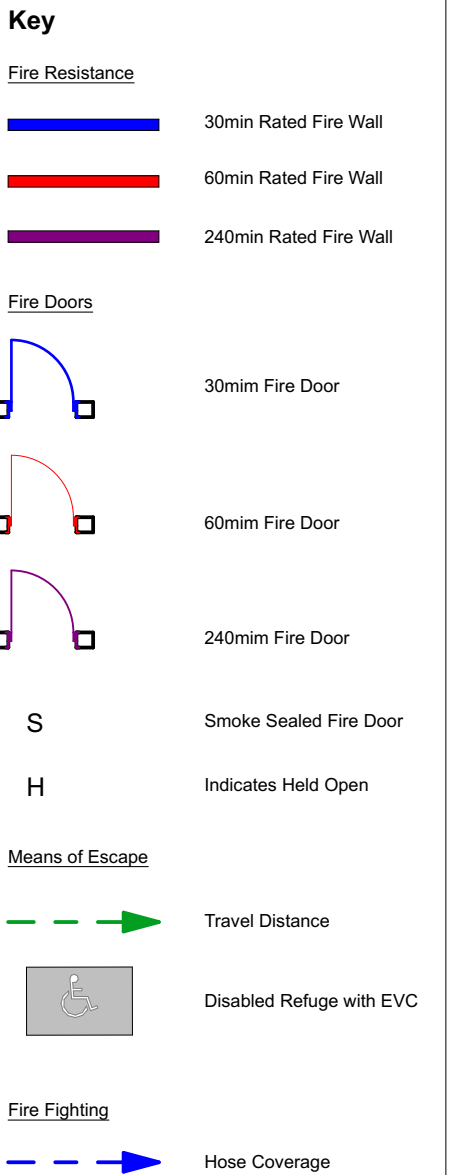
Dry riser outlet in stair lobby on all levels.

Section Code 2123

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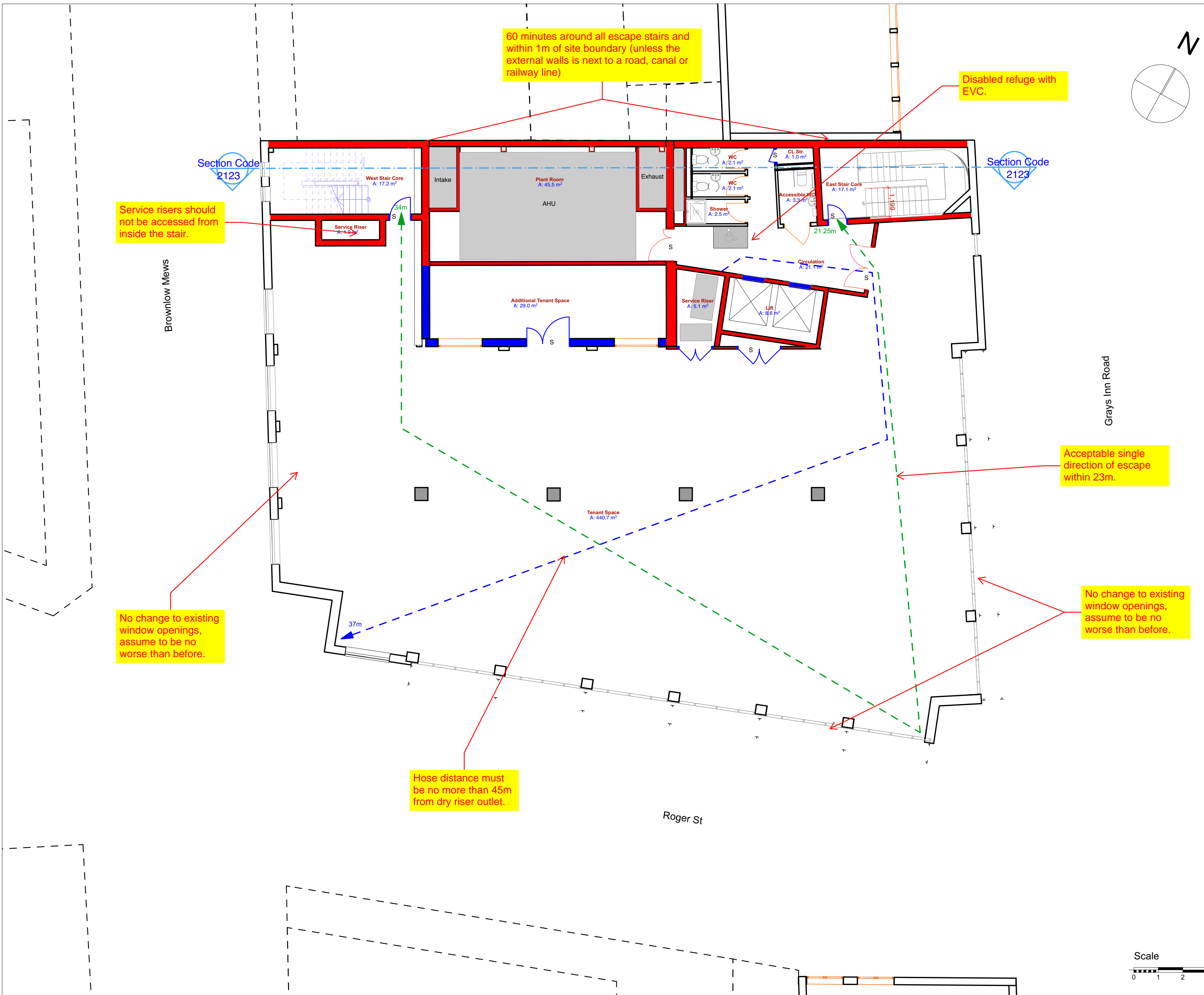
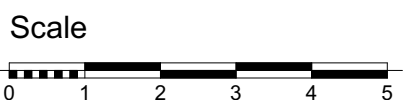
Scale(s) @A2 BMJ Project Ref: [3883]

File Name

Project	Originator	Volume	Level	Type	Role	Number
PA01 -	BMJ -	ZZ -	01 -	DR -	A -	6903

Status Code	Suitable for
S2	Information
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Means of Escape

- Travel Distance
- Disabled Refuge with EVC

Fire Fighting

- Hose Coverage

P01 First Issue	SM	HG	HG	25/06/2021
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Client
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Project
85 Grays Inn Road

Document Title
6900 Fire Strategy
Second Floor

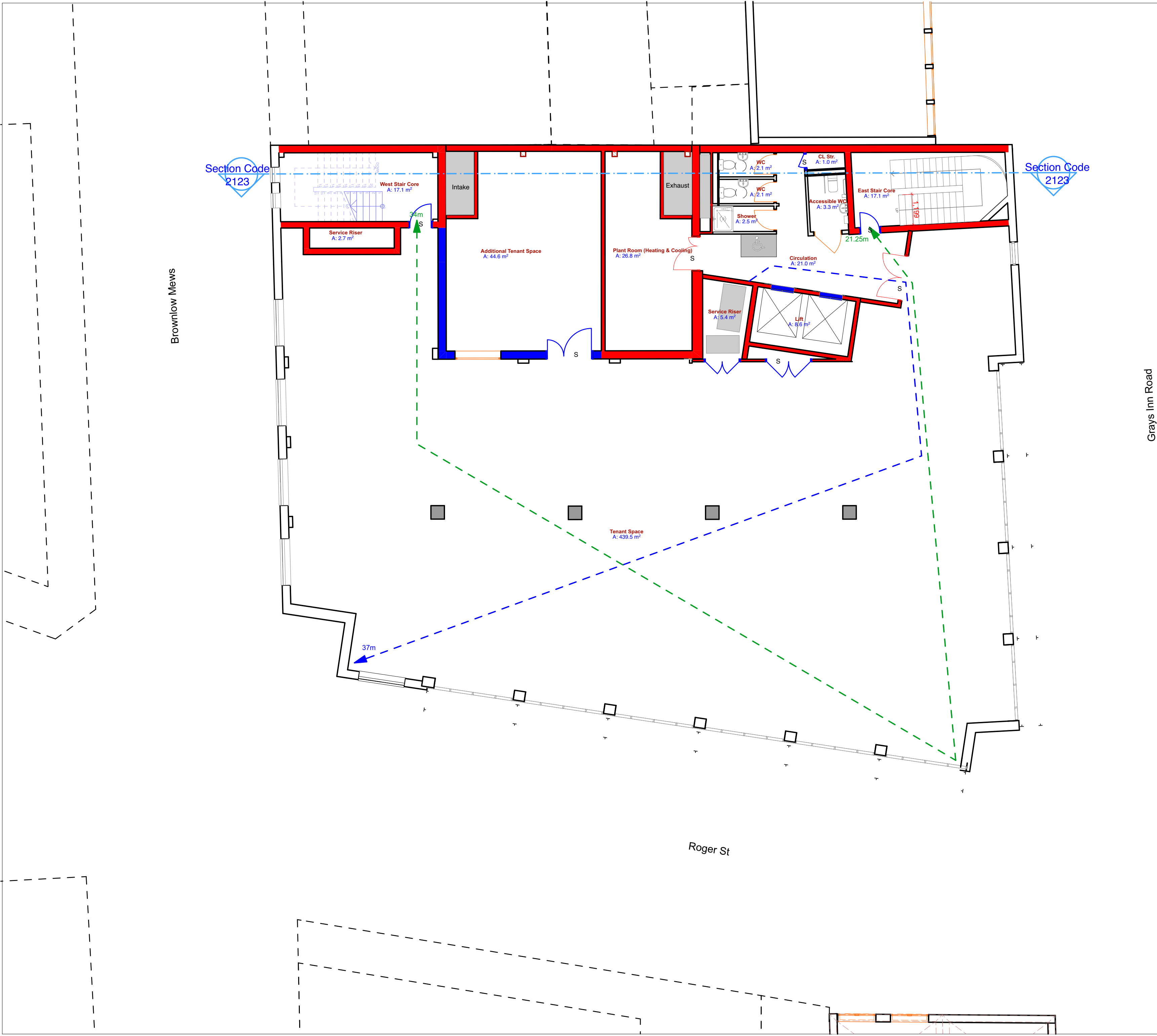
Scale(s) @ A2 BMJ Project Ref: [3883]

File Name
Project Originator Volume Level Type Role Number
PA01 - BMJ - ZZ - 02 - DR - A - 6904

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Means of Escape

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Project

85 Grays Inn Road

Document Title

6900 Fire Strategy
Third Floor

Scale(s) @A2

BMJ Project Ref: [3883]

File Name

Project Originator Volume Level Type Role Number
PA01 - BMJ - ZZ - 03 - DR - A - 6905

Status Code

Suitable for

S2

Information

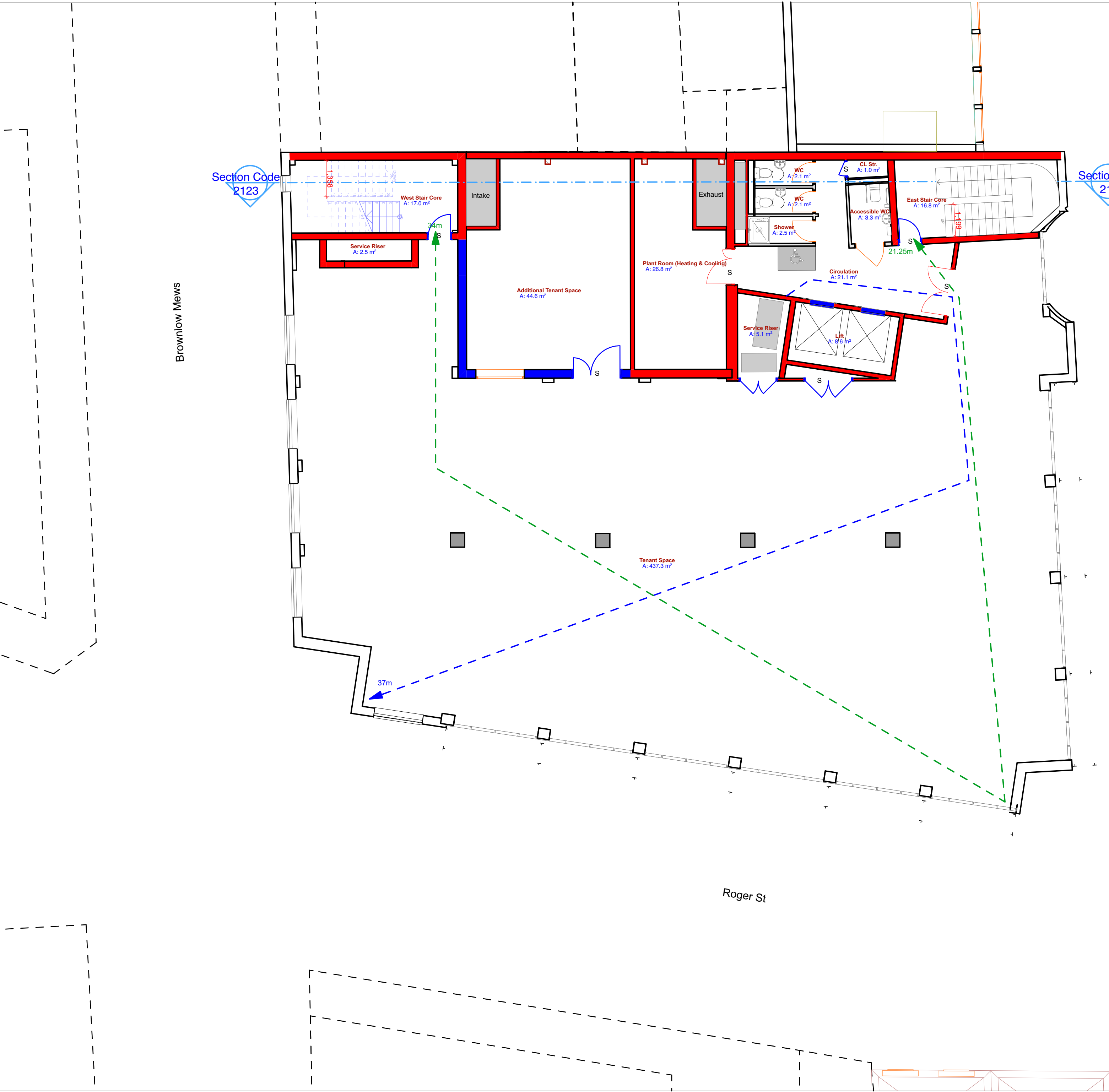
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Fire Fighting

- Hose Coverage

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Rev	Description	Dm	Chk	Apr

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Project

85 Grays Inn Road

Document Title

6900 Fire Strategy
Fourth Floor

Scale(s) @A2

BMJ Project Ref: [3883]

File Name

Project Originator Volume Level Type Role Number
PA01 - BMJ - ZZ - 04 - DR - A - 6906

Status Code

S2

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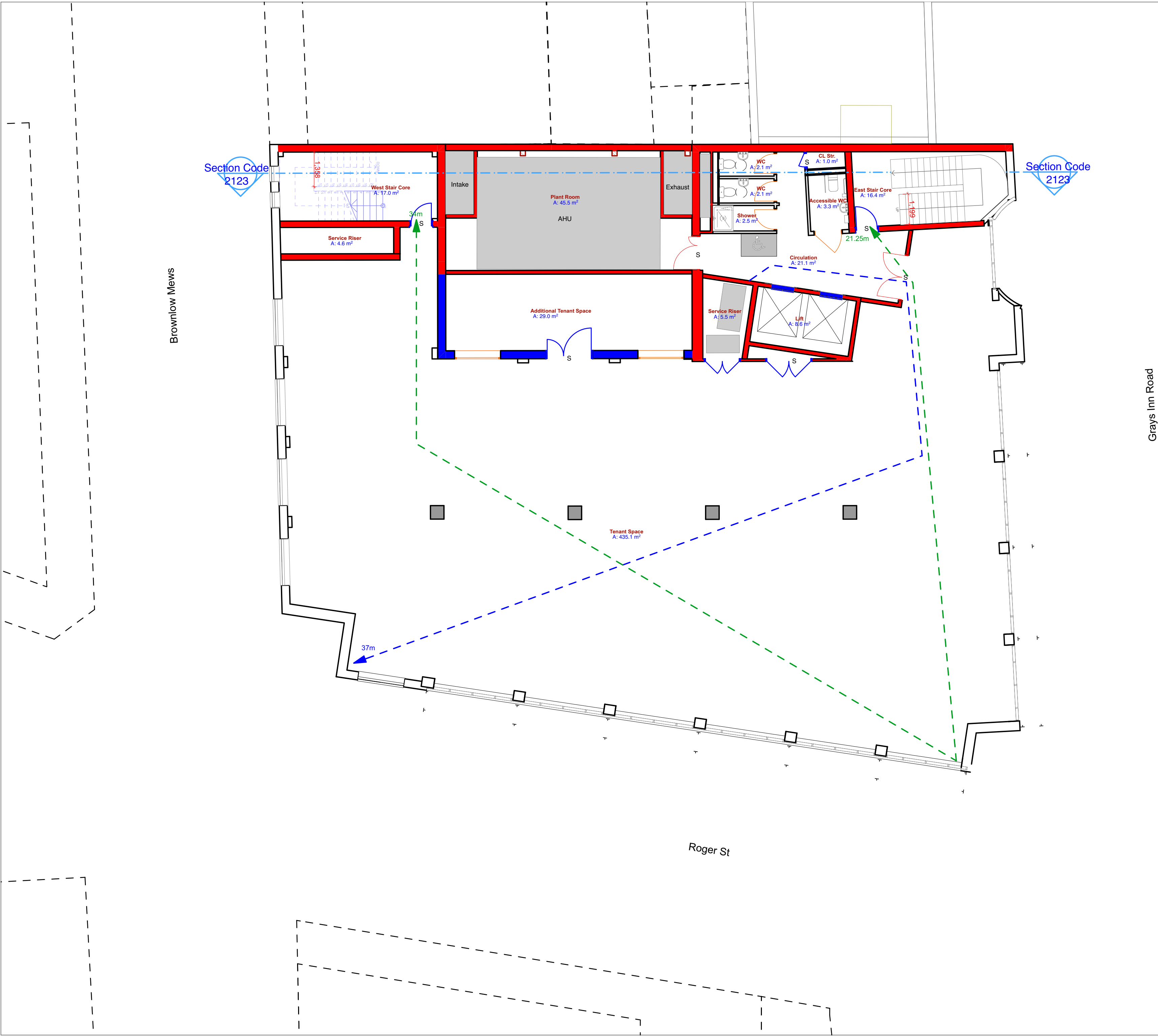
Revision Code

P01

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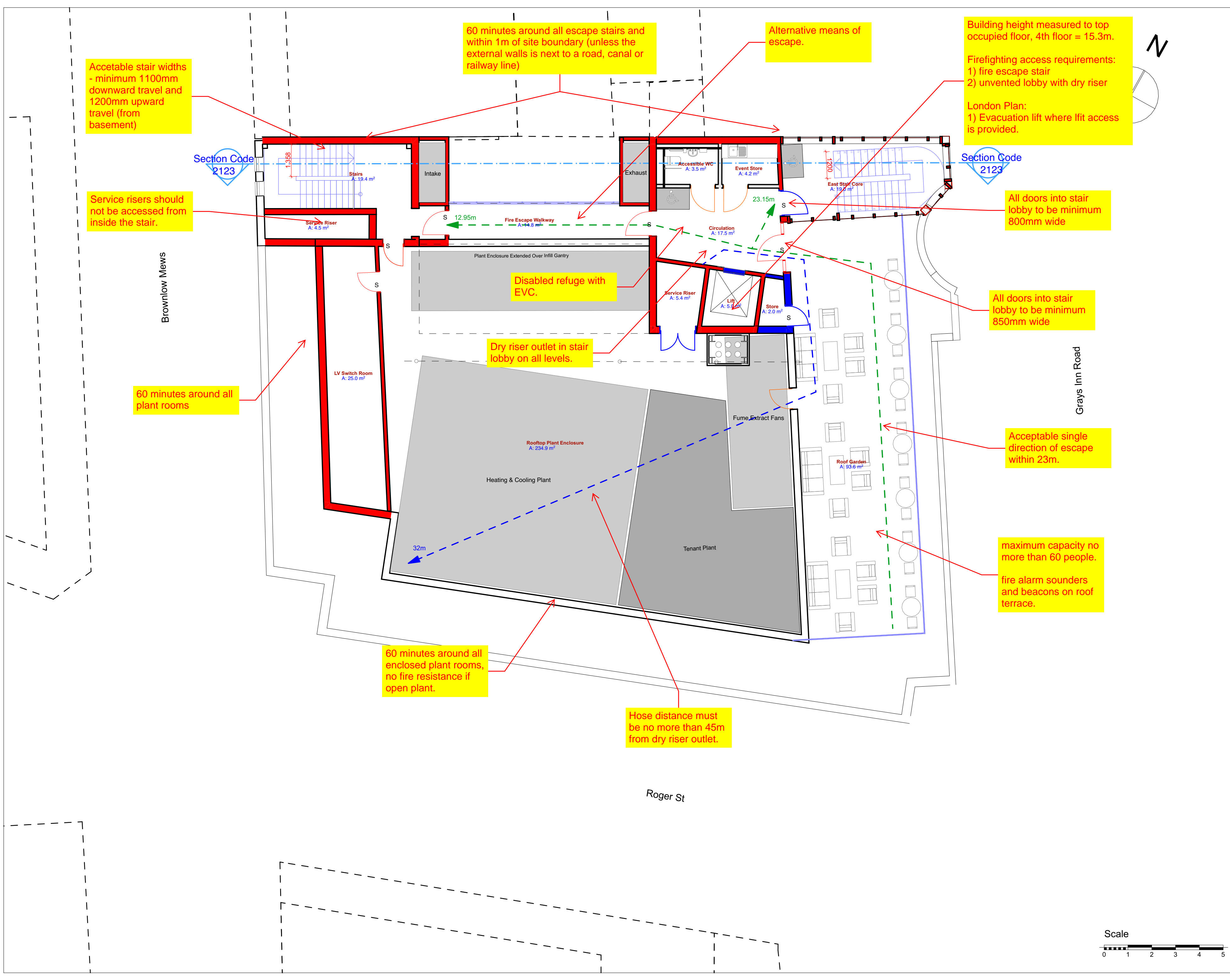
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Fire Fighting

- Hose Coverage

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P01	First Issue	SM	HG	HG	25/06/2021

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Project
85 Grays Inn Road

Document Title
6900 Fire Strategy
Fifth Floor

Scale(s) @ A2
BMJ Project Ref: [3883]

File Name
Project Originator Volume Level Type Role Number
PA01 - BMJ - ZZ - 05 - DR - A - 6907

Status Code
S2

Revision Code
P01

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Key

Fire Resistance

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- 240min Rated Fire Wall

Building height measured to top occupied floor, 4th floor = 15.3m.

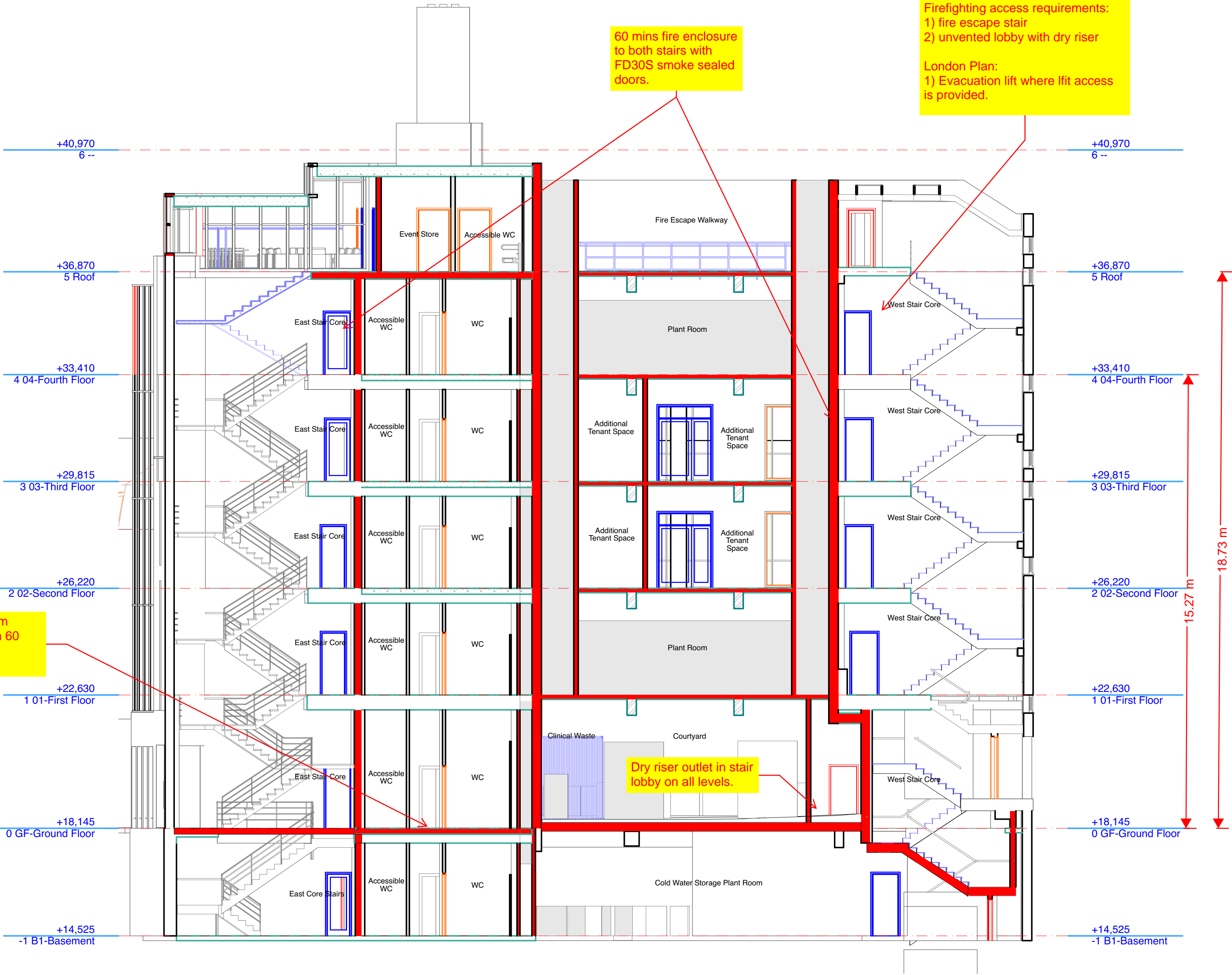
Firefighting access requirements:
1) fire escape stair
2) unvented lobby with dry riser

London Plan:
1) Evacuation lift where lift access is provided.

60 mins fire enclosure to both stairs with FD30S smoke sealed doors.

Basement fire separated from ground and upper floors with 60 mins FR.

Dry riser outlet in stair lobby on all levels.



P01 First Issue	SM	HG	25/06/2021
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Project
85 Grays Inn Road

Document Title
6900 Fire Strategy
Section 2123

Scale(s) @A2 BMJ Project Ref: [3883]

File Name
Project Originator Volume Level Type Role Number
PA01 - BMJ - ZZ - 05 - DR - A - 6908

Status Code S2 Suitable for Information

Revision Code P01 Issued for Information