

GENERAL NOTES:

Any variation/discrepancy between the works and that shown on the drawing is to be verified with the Architect before proceeding.
The Contractor is responsible for verifying the setting-out dimensions on site and confirming a drainage connection with adequate gradient is available prior to commencement.
All works shall be carried out in a sound, neat, durable and workmanship manner and to comply with the current edition of the Building Regulations, NHBC Technical Guide, British Standards, Code of Pracities and Agreement Certificates.
Before handover the Contractor to ensure that all work is complete, services have been tested, glass, sanitaryware, floors etc are clean and swept and all builders rubbish and debris are removed. All tools, hazardous materials, which must be used, must be transported, stored and disposed of in accordance with current COSHH Regulations.

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.



A2 Original Sheet Size

NOTE:
READ INCONJUNCTION WITH BUILDING REGULATION SPECIFICATION DOCUMENT

CONSTRUCTION LEGEND
1.0 - FOUNDATIONS & GROUND FLOOR CONSTRUCTION
2.0 - EXTERNAL WALL CONSTRUCTION
3.0 - INTERNAL PARTITION CONSTRUCTION
4.0 - EXTERNAL WINDOW / DOOR & GLAZING SPECIFICATION
5.0 - INTERNAL DOOR SPECIFICATION
6.0 - STAIRCASE & RAMP SPECIFICATION
7.0 - INTERMEDIATE FLOOR CONSTRUCTION
8.0 - FLAT ROOF ROOF CONSTRUCTION
9.0 - METALWORK, LEADWORK AND FLASHING SPECIFICATION
10.0 - SURFACE WATER DRAINAGE SPECIFICATION
11.0 - FOUL DRAINAGE SPECIFICATION
12.0 - VENTILATION SPECIFICATION
13.0 - HEATING / PLUMBING SPECIFICATION
14.0 - FACILITIES FOR THE DISABLED
15.0 - ELECTRICAL SPECIFICATION
16.0 - FIRE PROTECTION SPECIFICATION
17.0 - FALL PREVENTION SPECIFICATION
18.0 - INTERNAL FINISHES SPECIFICATION
19.0 - EXTERNAL FINISHES SPECIFICATION

FIRE PROTECTION:
Provide fire detection, fire alarm & emergency lighting system to BS 5839-1:2002+A2:2008

Sprinklers to be provided to all habitable rooms and bathrooms over 5m2 designed and installed to BS 9251:2014 by and approved and accredited installer.

- Cavity Fire Barrier - All separating floors / wall junctions to have a horizontal fire barriers. Dwgs: 563_D-01, D-02 & D-03 (Ref: 3.1 & 7.4)
- 30min Fire protected elements
- 60min Fire protected elements
- 90min Fire protected elements
- 120min Fire protected elements
- Ⓢ F/A Smoke detector
- ⊕ F/A Heat detector
- AOV Openable vent at high level

FIRE STRATEGY HAS TO BE APPROVED BY THE BUILDING CONTROL OFFICER PRIOR TO STARTING ON SITE

For Information

18/12/25	I	PL	IK	Parking & refuse storage revised
26/11/24	H	PL	IK	Layout amended
08/07/24	G	PL	IK	Store usage revised
12/04/24	F	PL	IK	Cycle store layout amended
30/01/24	E	PL	IK	layout amended
28/10/21	D	PL	IK	Fire rated mailboxes added
08/09/21	C	PL	IK	New dry riser position revised
29/06/21	B	PL	IK	Switch room amended
14/06/21	A	PL	IK	Layout & annotation amended
date	rev	PL name	IK chk	note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
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PROJECT
Change of use of floors 1 to 8 from office (B1 use) to residential (C3 use) to form 56 flats and use of ground floor as residents only gym and storage area

Crown Buildings, 11, Chepstow Rd, Newport, Gwent, NP19 8WA
DRAWING TITLE
GA Ground Floor Plan as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 100	09/10/20	PL	IK
DRAWING NUMBER	REVISION		
P563	L_300	I	

CONSULTANTS NOTES:

1. FOR M & E DESIGN REFER TO **THE WILLIAMS PARTNERSHIP CONSULTING ENGINEERS** DESIGN SCHEME

2. FOR STRUCTURAL DESIGN REFER TO **CDS** STRUCTURAL DESIGN SCHEME

3. FOR FIRE STRATEGY REFER TO **FIRE SAFETY ENGINEERING CONSULTANCY** REPORT

FIRE DOORS:
FD30 - Fire door with 30min fire resistance
FD30S+SC - Fire door with 30min fire resistance, self-closing devices, intumescent strips & smoke seals
FD60S - Fire door with 60min fire resistance, intumescent strips & smoke seals

2.2 - EXISTING EXT. WALLS
- - - - - PART L - EXISTING WALL UPGRADE

DRAINAGE LEGEND:
- - - - - FOUL DRAINAGE RUN - EXISTING
- - - - - FOUL DRAINAGE RUN - PROPOSED

PARKING:
- 56 No Standard Spaces
- 4 No Motorcycles Spaces
- 20 No Cycles Spaces

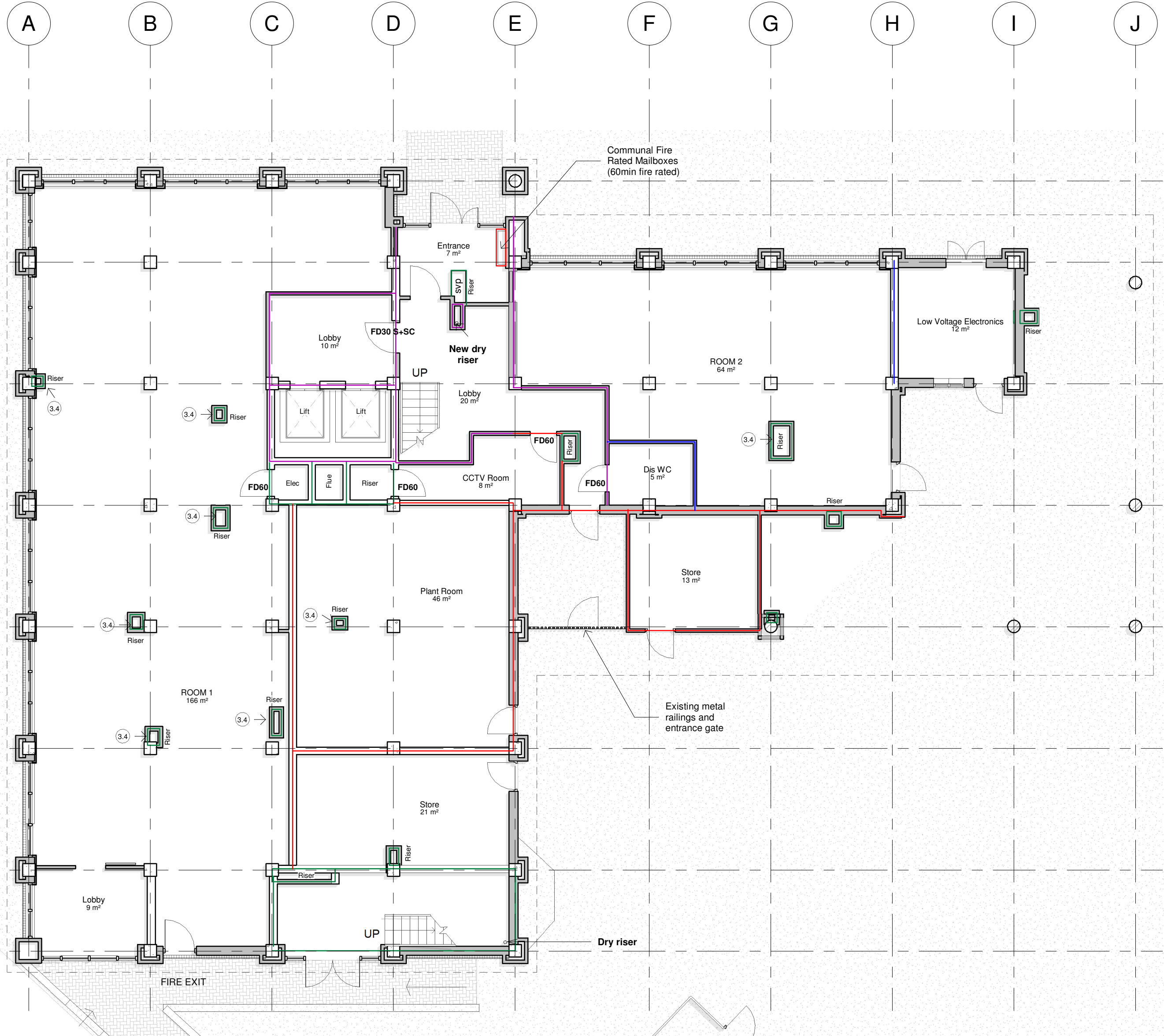
FIRE STOPPING CLOSURE DETAILS:

3.1a – Install Pyroplex 120 minute Fire Rated Expanding Foam between aluminium window and new separating wall (Ref: 3.1) as required. Maximum gap 30mm. Mastic junction between new separating wall and all around window frames, cills, head and jambs with Sikasil®-670 Fire sealant (120 min rated). Refer to drawing P563_D-02. Typical closure plan detail at compartment wall & external cladding junction.

3.1b - Install Knauf Deflection Head Fire Seal detail between separating wall (Ref: 3.1) and floor filled with flexible cavity stop with 120 fire resistance. Refer to drawing P563_D-03. Typical detailed section through compartment floor & separating walls.

3.4 – Services penetrations through the separating floor and walls:
All service risers to be closed at floor levels in approved fire rated construction – Refer to drawing P563_D-04. Typical detail at service penetrations through compartment floor.

7.4 – Install Rockwool Firepro horizontal cavity stop/fire barrier all around the gap between the existing concrete floor slab edge and the existing external cladding to provide 90 minutes fire integrity between all floors. Refer to drawing P563_D-01. Typical section through external wall & floor junction.



GA Ground Floor Plan as Proposed
1 : 100