

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.

0mm 50mm

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

|          |     |      |     |                                    |
|----------|-----|------|-----|------------------------------------|
| 31/07/26 | J   | PL   | IK  | Cross corridor fire door added     |
| 08/06/26 | I   | PL   | IK  | Layout amended                     |
| 26/11/24 | H   | PL   | IK  | Layout amended                     |
| 27/06/24 | G   | PL   | IK  | Protected lift lobby added         |
| 07/03/24 | F   | PL   | IK  | Disabled refuge removed            |
| 30/01/24 | E   | PL   | IK  | Flat layouts & smoke vents amended |
| 27/10/21 | D   | PL   | IK  | Annotation amended                 |
| 08/09/21 | C   | PL   | IK  | New dry riser position revised     |
| 29/06/21 | B   | PL   | IK  | Layout & annotation amended        |
| 22/06/21 | A   | PL   | IK  | Layout & annotation amended        |
| date     | rev | name | 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 Fifth Floor Plan as Proposed

|         |          |          |            |
|---------|----------|----------|------------|
| SCALE   | DATE     | DRAWN BY | CHECKED BY |
| 1 : 100 | 09/10/20 | PL       | IK         |

|                |          |
|----------------|----------|
| DRAWING NUMBER | REVISION |
| P563           | J        |

- CONSULTANTS NOTES:**
- FOR M & E DESIGN REFER TO **THE WILLIAMS PARTNERSHIP CONSULTING ENGINEERS** DESIGN SCHEME
  - FOR STRUCTURAL DESIGN REFER TO **CDS STRUCTURAL** DESIGN SCHEME
  - 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

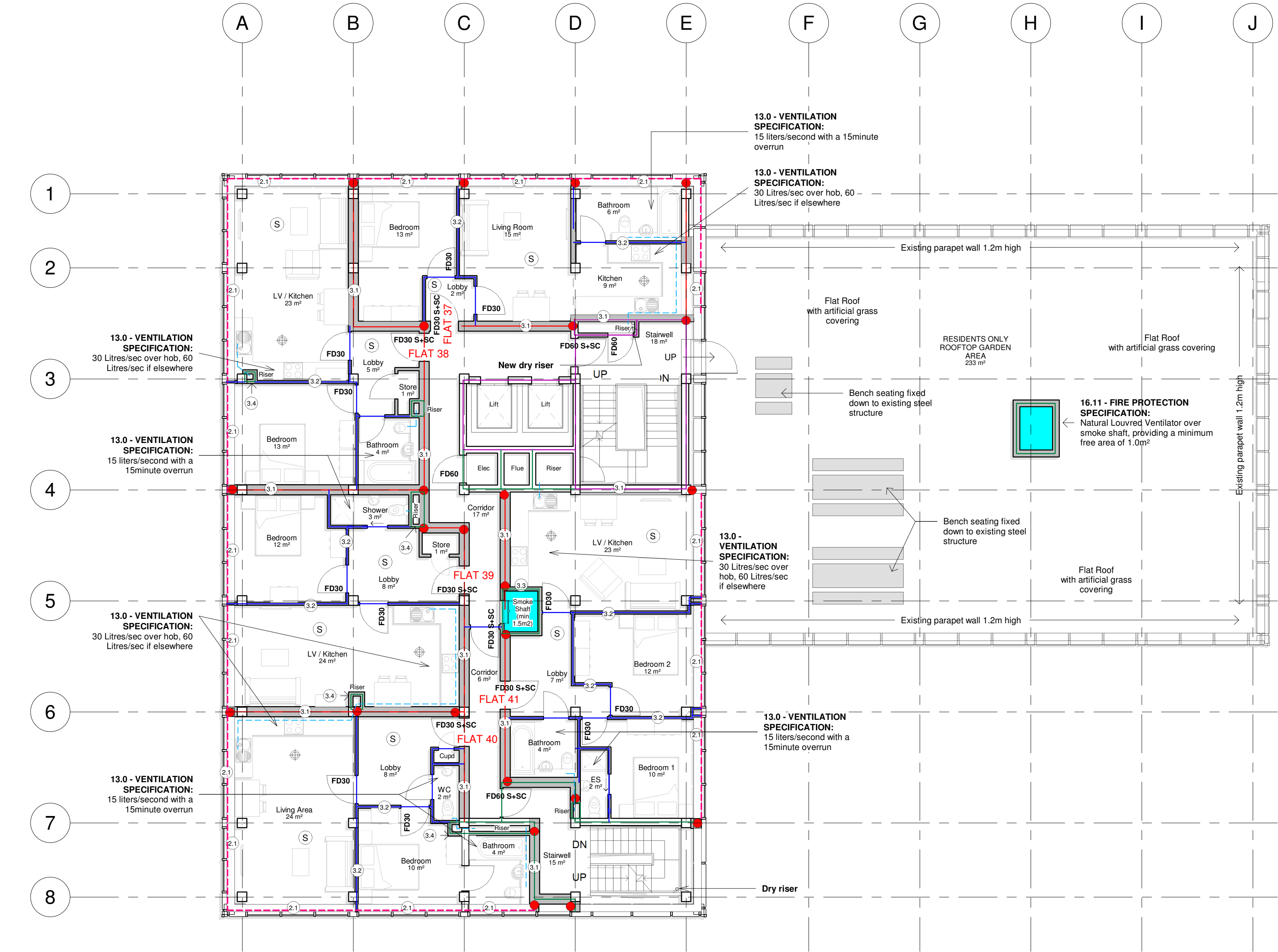
FIRE STOPPING CLOSURE DETAILS:

**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 Fifth Floor Plan as Proposed  
1 : 100