

All products & elements of structure must be installed/constructed fully in accordance with manufacturers instructions, data sheets, recommendations & fixing details to meet current building regulations using techniques as advised by the Manufacturer. The above is the responsibility of the contractor on site & not the Architect. All details can be provided on request.

All new electrical work to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E. Wiring Regulations 17th Edition & amendments). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

Any information on the Architects drawings with regards to brickwork reinforcement, expansion/movement joints, wind posts, steel beams, foundations, floor slab & any other elements of structural engineering works are for guidance only & must be constructed/installed as per information provided by the Structural Engineer.

Investigate route of all services & report findings to Architect. Services will need re-routing, extended, altered & adapted to suit new layouts.

Drainage is tentative & subject to a full site investigation prior to the commencement of any works.

All dimensions to be agreed on site with Architect prior to the installation of any new works.

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**DO NOT SCALE FROM THE DRAWING**  
**USE ANNOTATED DIMENSIONS IN ALL CASES**  
**ALL DIMENSIONS TO BE CHECKED ON SITE**  
**REPORT ANY DISCREPANCIES TO ARCHITECT IN WRITING BEFORE PROCEEDING**

Door frames constructed for heavy duty use with additional wall strengthening around openings as necessary.

All dimensions to be agreed on site with Architect prior to the installation of any new works.

All drawings & specifications to be read as a whole. This drawing is for the purpose of a building control submission only. No works to commence until Building Control Approval has been obtained.

All information on this drawing to be approved by Client prior to the commencement of any works. Details can be provided on request.

Mechanical & Electrical design by others. Mechanical & Electrical drawings & specifications provided by others.

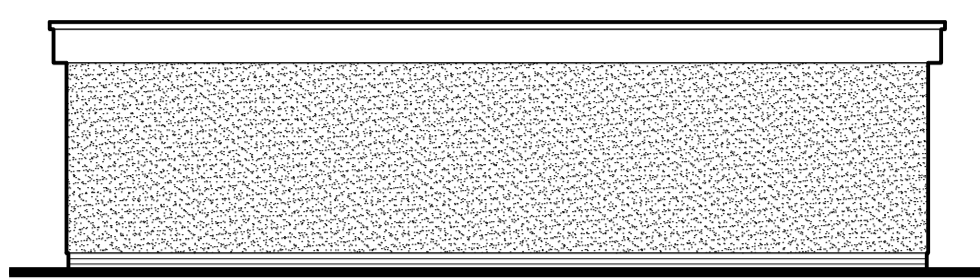
ELECTRICAL / MECHANICAL CONTRACTOR TO DETERMINE SIZE AND CAPACITY OF INCOMING MAINS SERVICES AND DETERMINE CAPACITY TO SERVICE NEW EXTENSION. FINDINGS TO BE REPORTED TO ARCHITECT.

Client to note their legal duties under the Construction (Design & Management) Regulations (CDM 2015) & refer to the HSE guide 'A short guide for clients on the Construction (Design and Management) Regulations 2015'.

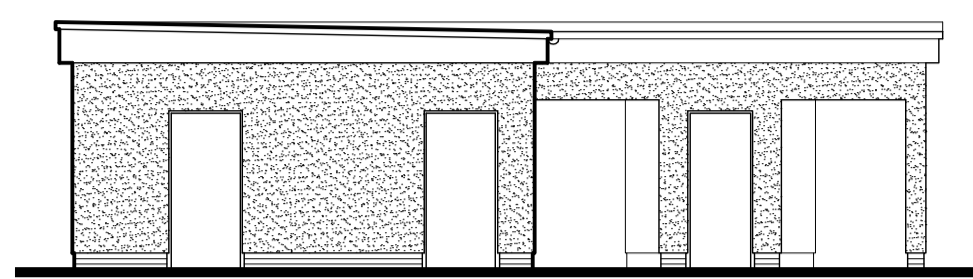
Thermal calculations must be produced prior to the commencement of any works on site to ensure the specified insulation is acceptable.

External dimensions are block to block.

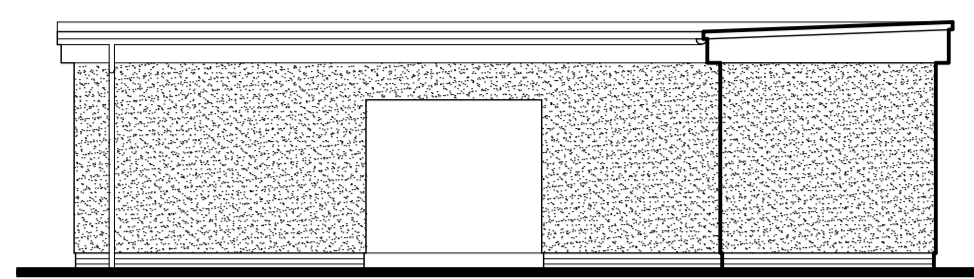
All levels TBC on site with Architect.



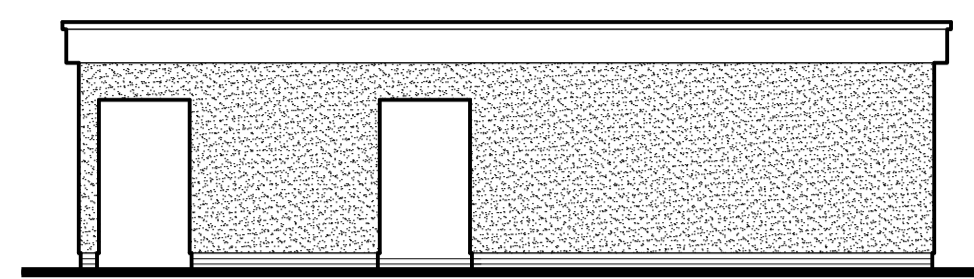
**SOUTH KIOSK**  
**SOUTH ELEVATION** 1:100



**SOUTH KIOSK** External quality painted security doors Colour TBC  
**EAST ELEVATION** 1:100



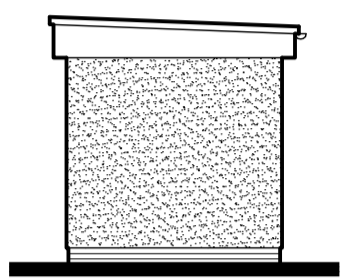
**SOUTH KIOSK**  
**NORTH ELEVATION** 1:100



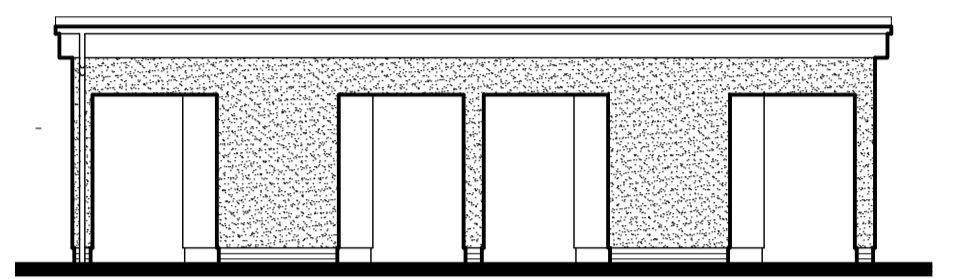
**SOUTH KIOSK**  
**WEST ELEVATION** 1:100  
Shutters not shown

Ground floor level & external ground levels TBC by others. External ground levels to either fall to gully locations or away from building. General external SW drainage by others.

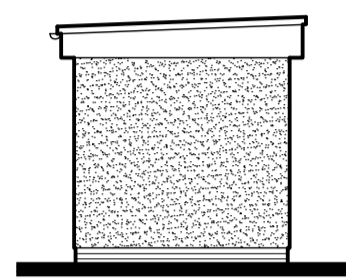
225mm Blue engineering brick plinth with render drip over. Sample to be provided for Local Authority approval.



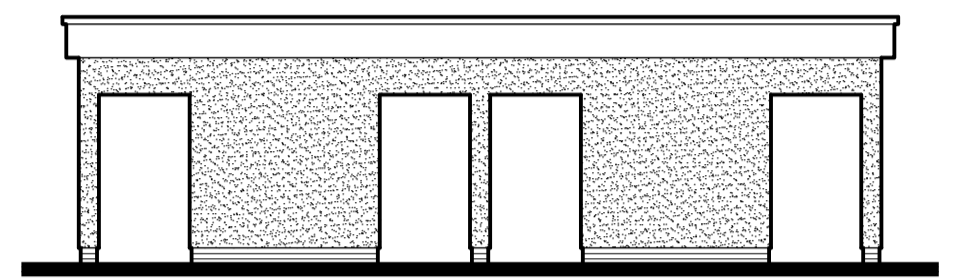
**NORTH KIOSK**  
**SOUTH ELEVATION** 1:100



**NORTH KIOSK**  
**EAST ELEVATION** 1:100



**NORTH KIOSK**  
**NORTH ELEVATION** 1:100



**NORTH KIOSK**  
**WEST ELEVATION** 1:100  
Shutters not shown

**KEY**

Locations/types of fittings shown are tentative & subject to M & E Engineers design, Building Control & Fire Officer to confirm/approve prior to the commencement of any works.

- Fire alarm sounder with visual beacon. External quality where necessary.
- Heat detector with a battery back-up connected to existing fire alarm system. Types & locations TBC & agreed with Building Control.
- Overdoor Indicator.
- Emergency light.
- Alarm pull cord with two red bangles, one at 100mm, the other at 400mm above floor level.
- Fire alarm (break glass) call point. Building Control & Fire Officer to confirm locations.

Emergency escape lighting to BS 5266 Part 1:2011

Fire alarm system to BS 5839-4 on an independent electrical circuit.

Escape and "fire exit" signage to comply with BS5444: 2006 (or current latest version).

Fire extinguishers complying with BS EN3 should be selected, installed and maintained in accordance with BS5306, Part 3 - current edition, or equivalent standard.

Client (responsible person) to carry out a fire risk assessment including measures to reduce or eliminate the risk of fire & identify persons at risk as required by The Regulatory Reform (Fire Safety) Order 2005.

Building Control & Fire Officer to confirm access & facilities required for the fire service, including water supply requirements for fire lighting.

ALL DETAILS AND FINAL LAYOUT OF FIRE ALARM, DETECTION AND EMERGENCY LIGHTING TO BE SUPPLIED BY ELECTRICAL DESIGNER FOR SUBMISSION AND APPROVAL OF BUILDING CONTROL / FIRE AUTHORITY.

All doors used for means of escape should be readily operable from the exit side without the use of a key and without having to operate more than one mechanism. Secure doors should be fitted with a panic fastening conforming to BS 5725 Part 1 with method of operation clearly indicated as "Push Bar to Open".

All new door & window ironmongery to be confirmed by Client, check standard door frame dimensions prior to forming openings (refer to door & window schedule).

ALL WALL AND CEILING FINISHES TO ACHIEVE THE FOLLOWING CLASSIFICATION OF FIRE SPREAD: (To be confirmed & agreed with Building Control & Fire Officer)

CIRCULATION SPACES	CLASS 0
ROOMS OVER 30MSQ.	CLASS 1
ROOMS UNDER 30 MSQ.	CLASS 3

Exitex MNK20 or similar disabled threshold. Check entrance threshold detail with door manufacturer.

Ramp / footpath, 50mm non-slip wheelchair friendly block pavements on 50mm sharp sand/cement bedding on min. 150mm D.O.T. type 1 sub-base compacted hardcore. Pin curbs to perimeter of paved areas on foundation with concrete haunching. Include 400mm wide paving around perimeter of building.

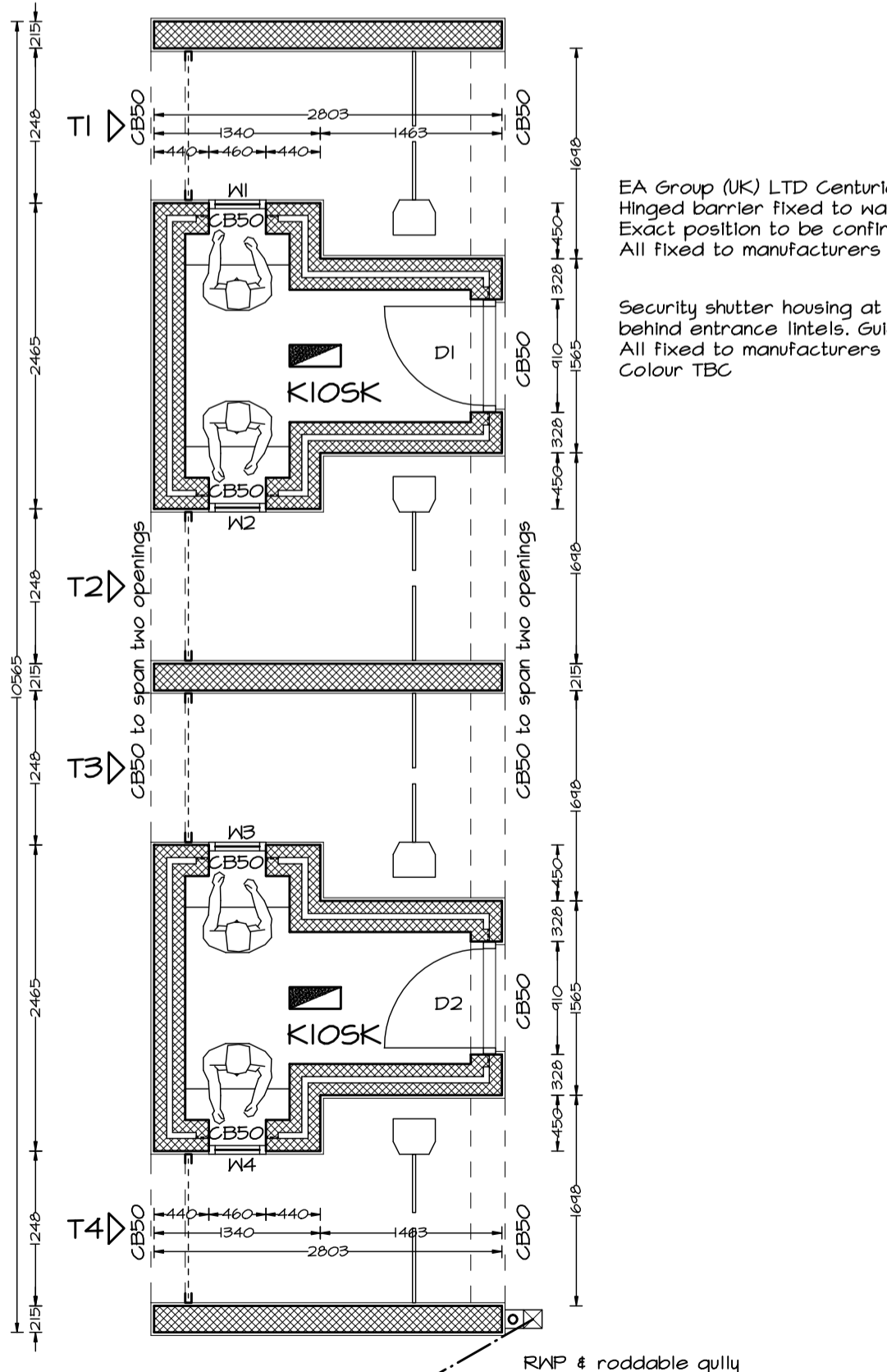
Provide level access to all entrances with min. 1500 x 1500mm level platforms.

Any ramps to have mid point level platforms as necessary to suit max. gradients.

Going of flight	Max gradient	Max. rise
10m	1:20	500mm
5m	1:15	333mm
2m	1:12	167mm

For goings between 2m & 10m interpolate between the max. gradients, 1:14 for a 4m going or 1:19 for a 4m going.

Structural Engineer to confirm lintels shown. Birtley lintels with 150mm end bearings where possible. 100mm block to end of lintels on the 215mm gable walls to allow encasing end of lintel with a block/ender finish or install reinforced concrete Naylor RB lintels subject to further discussion. Structural Engineer to advise on any reduced end bearings & any works required to prevent wind uplift.



**NORTH KIOSK** 1:50

Indicator-bolts must be capable of being operated with a closed fist & doors must allow for emergency access should a user collapse and become trapped inside the cubicle - blocking the door from opening.

Refer to Doc M Diagram 21 for ambulant disabled cubicle grab rails.

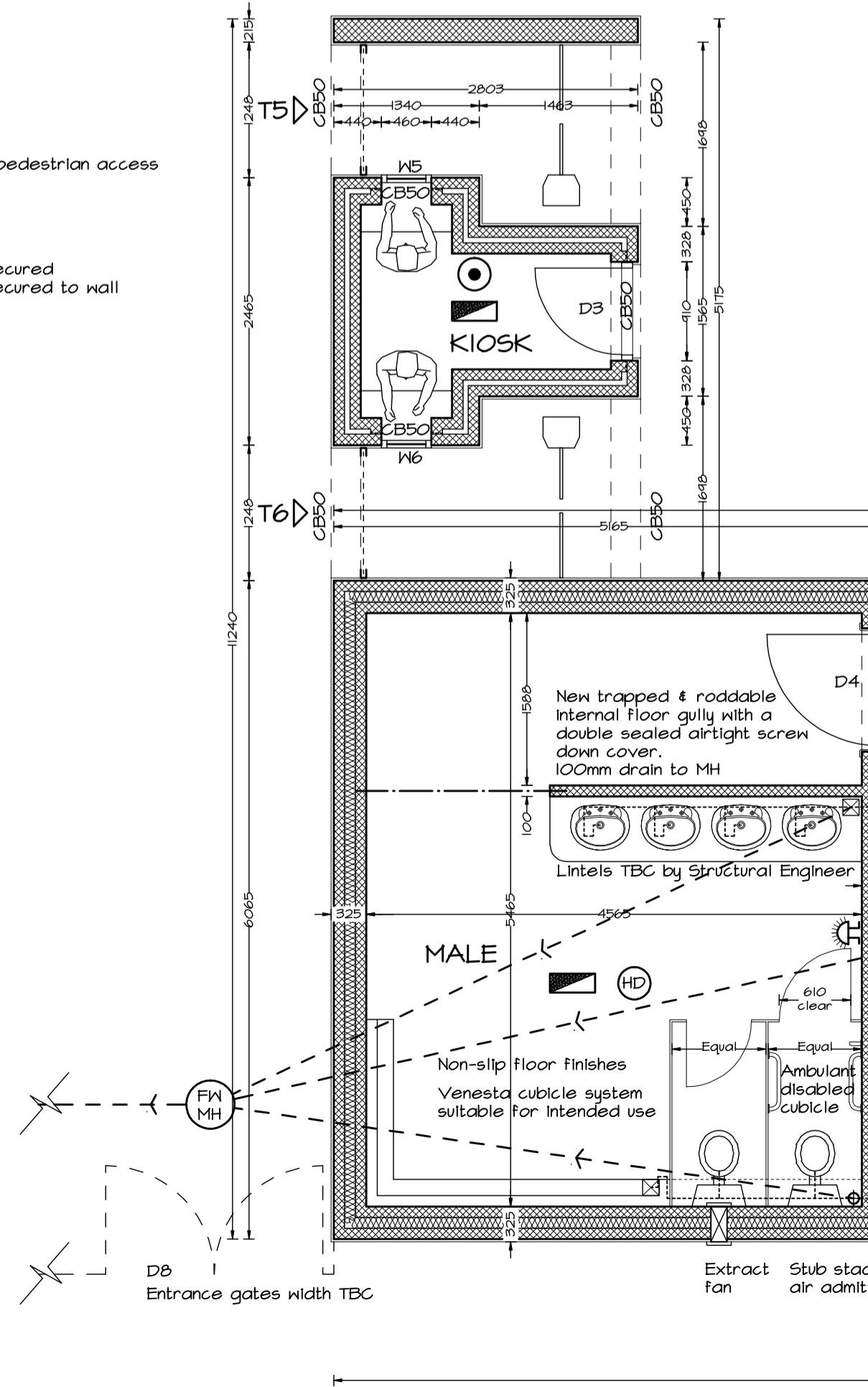
450mm min manoeuvring space within each cubicle.

Vandal proof fittings (steel) & concealed cistern system.

Non-slip Altro safety flooring all areas & to run up wall with a shaped cove former under & finished with a capping seal/strip or captile strip. Cove former with back trimmed to allow cut edge to fit flush to wall. Full sheets only & all joints welded.

Turnstile manufacturer & design must be selected prior to the commencement of any works on site to establish fixing requirements & ensure dimensions shown are feasible. Accessible entry details TBC by Client & agreed with Building Control.

Payment hatch with safety glass - details TBC.



**SOUTH KIOSK & WC BLOCK** 1:50

Drainage subject to Northumbrian Water approval & carried out in accordance with their details & specification.

All altered drainage to the satisfaction of the Local Authority Building Control Inspector.

Any field drain or silt trap requirements TBC by others.

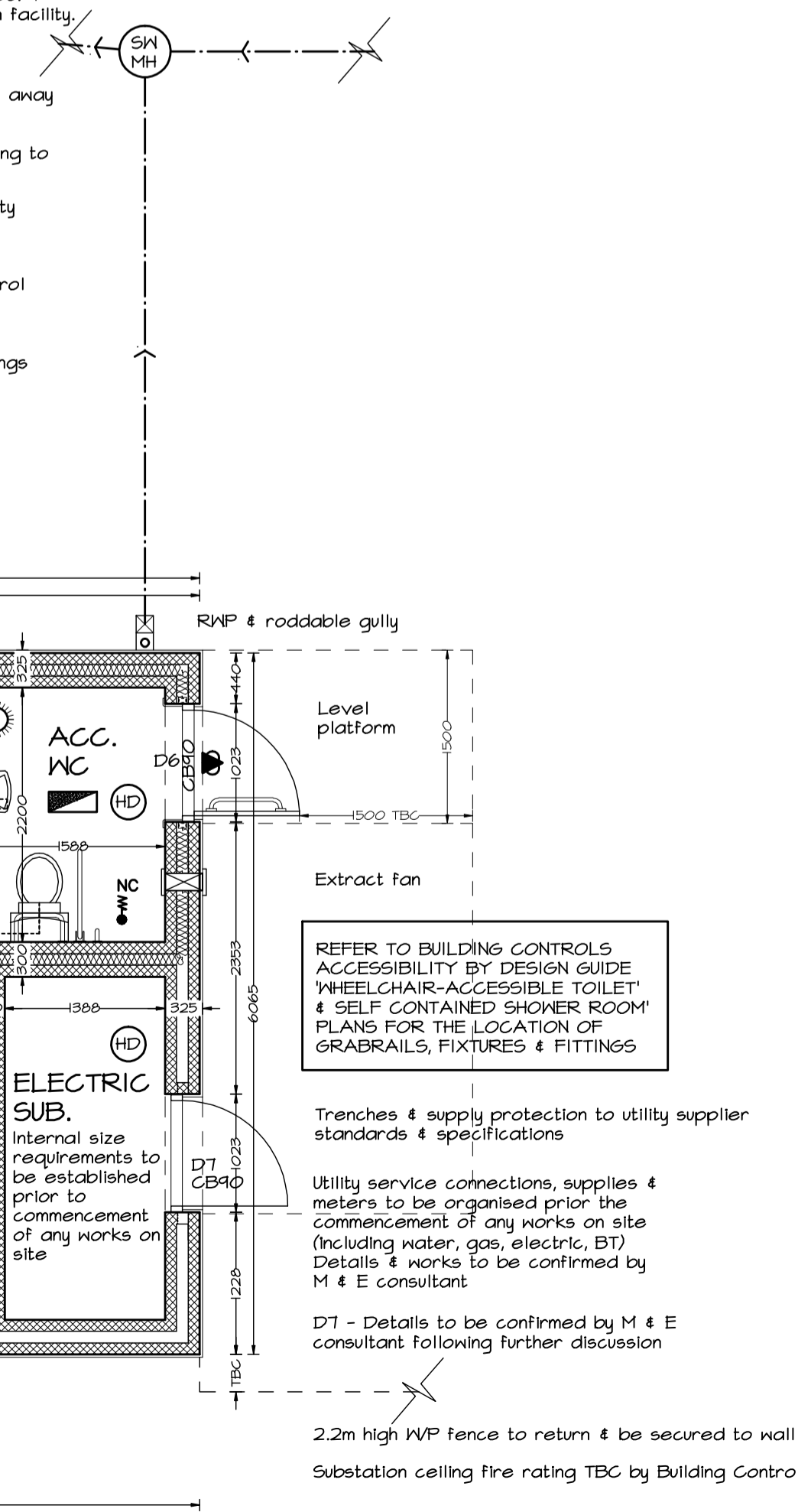
Any manholes & covers within vehicle zones to be heavy duty & suitable for vehicular use. All gullies to be roddable.

New FN & SN drainage connected to existing drainage system. Invert level & location of existing drain/manhole to be established prior to commencement of any works on site.

NC extract fans to give a capacity of 30ltr/sec. & linked to light switch with an adjustable overrun facility. Extract fan locations to be confirmed on site.

Proposed external ground levels to either fall away from building or to new gully positions. General external drainage by others. Level platforms with slight fall away from building to allow water run off.

All doors to be external quality painted security doors, including frame. Details TBC following further discussion. All door design requirements including glazing, door swing & ironmongery TBC by Building Control. Kiosk doors to be operable from the inside without the use of a key. Level entrance threshold to all doors. Include door opening painted timber reveal linings & architraves where necessary.



- C 26/05/16 AA Electric substation door relocated
- B 26/05/16 AA Drawing amended
- A 23/05/16 AA Elevations added

**WearmouthArchitectural design**

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CLIENT  
STELLA PROPERTY INVESTMENTS

PROJECT  
PROPOSED TURNSTILE HOUSING & WC BLOCK, SOUTH SHIELDS FC, SHAFESBURY AVENUE, NE32 3UP

TITLE  
PROPOSED PLANS & ELEVATIONS

SCALE 1:50/100 @ A1 DATE MAY 2016  
DRAWING No 3177 / 01C