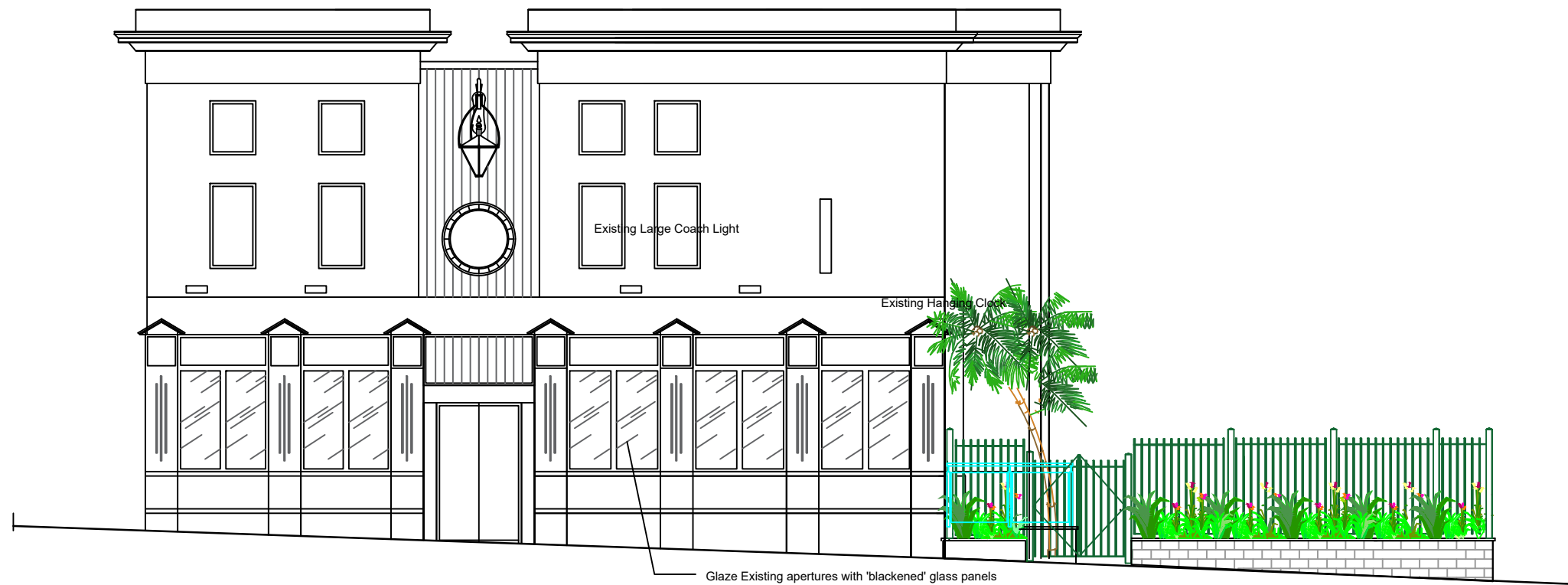


PROPOSED LAYOUT

SCALE 1_100



PROPOSED FRONT (CLAYPATH LANE) ELEVATION

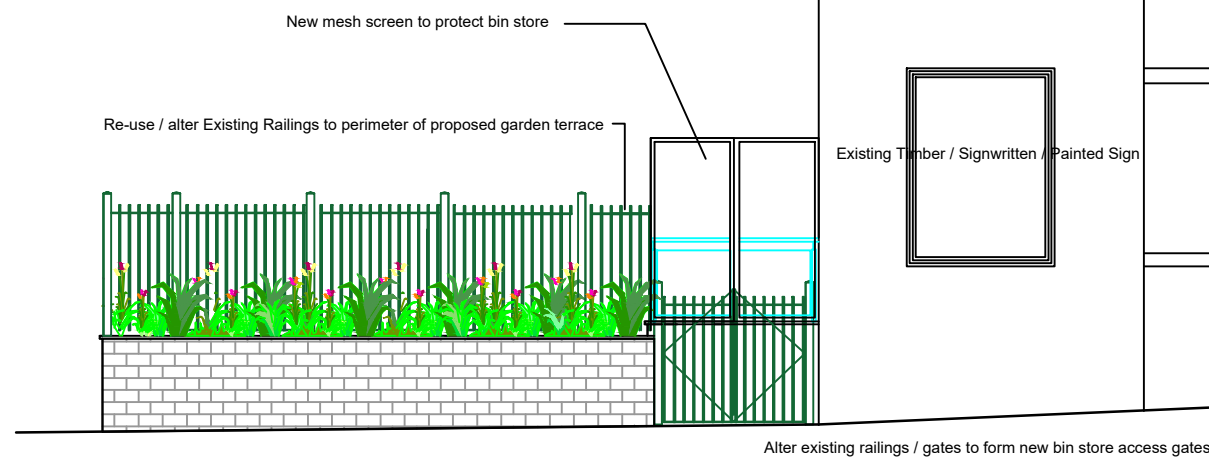
SCALE 1_100



PROPOSED SIDE (PERCY STREET) ELEVATION

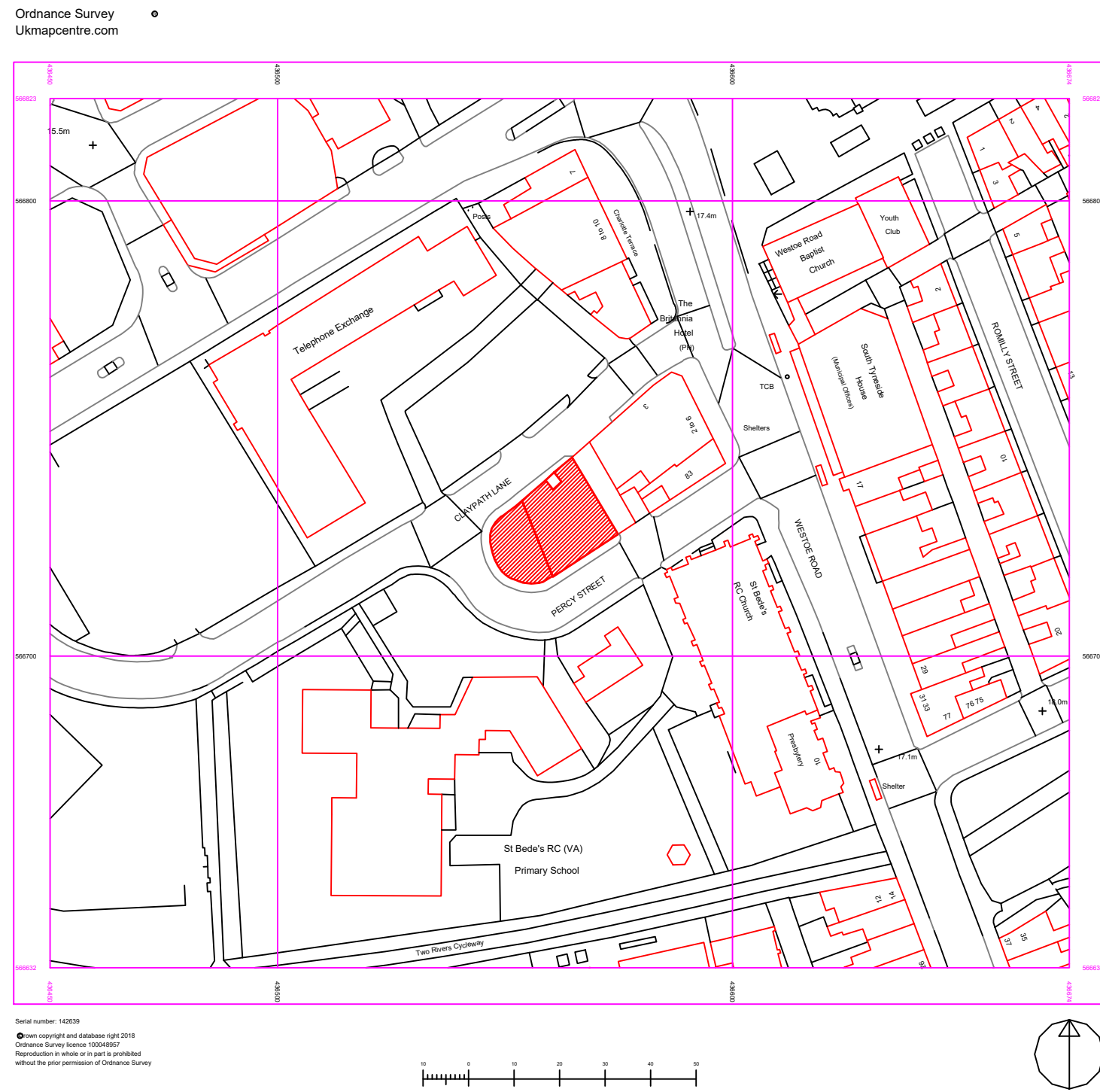
SCALE 1_100

Build new 'garden' perimeter wall to compensate for new internal levels - Reuse ex. railings to perimeter with new planters behind



PROPOSED REAR (PERCY STREET) ELEVATION

SCALE 1_100



SITE LOCATION PLAN

SCALE 1_1250

All dimensions must be checked on site and not scaled from this drawing

Any discrepancies to be reported to the supervising officer

GENERAL:

1. All works carried out to be in strict accordance with the Building Regs. 2000 inc. latest amendments to fully satisfy Building Control.
2. All contractors to fully comply with Building Regs. C of P, BS etc. to a state that all necessary Building Control and Environmental Health certificates can be obtained on completion of works.
3. All contractors are responsible for site visits, conditions and details. Site dimensions are the full responsibility of the contractor.
4. Drawings are not to contribute to 'Schedule of Conditions' or Structural Survey.

BUILDING:

1. Minimum bearing for Structural Steelwork to be 150mm.
2. All Structural Steelwork to be manufactured to BS5590 and to be fire protected to 1 hour in accordance with schedule 8/10.
3. All reinforced conc. to be in accordance with BS 8110.
4. All timber to comply with BS 5268 pt. 2. Structural timbers to be impregnated with preservative.
5. All ceilings/floors to comply with current Fire Resistance/Protection requirements all ready for finishes.
6. All glazing doors, windows to comply with Part N Building Regs. toughened glass to BS as required.
7. Remove/demolish walls where dotted to Structural Engineers requirements. Allow for propping and screening to enable safe working. Insert all steel intels, beams etc. to Structural Engineers details.
8. Structural Engineer to provide details/calculations of all structural works for approval by Building Control.
9. Details & calculations to be provided by manufacturer of staircases for approval by Building Control.

FIRE:

1. All means of escape to be to the full satisfaction of the local authority and Fire Officer. Also to comply with Reg. B1. All doors to exit routes to be panic fastenings only.
2. Emergency lighting to comply with BS 5266 pt. 1, current edition. Detail drawings by electrical contractor.
3. Fire alarm system installation to comply with BS 5839 pt. 4, current edition. Audible alarms throughout.
4. Detail drawings by electrical contractor.
5. All upholstered furniture to comply with BS 5862 1990. Ignition source 0 (cigarette test), ignition source 1, and ignition source 5 (timber crib test).
6. All curtains, drapes, tented ceilings etc. to be flame proofed to BS 3119 1959 (test method) with BS 3120 1959 and in conjunction with BS 4358 1976 test and BS 5867 pt. 2 1980 Type B test D.D.E. P.S.A. specification 7 using source 5.
7. All doors (unless otherwise stated on drawing) to be 1/2 hour fire resistant (FD30S) with overhead door closer as spec. Door frames to have 25mm fire check relates to BS 476, all complete with smoke seals and intumescent strips.
8. All fire exit signs as necessary to health & safety regulations to have green background and white 'Running Man' logo, to comply with BS.
9. Fire doors to be marked 'FIRE DOOR KEEP SHUT' in specified hardware.
10. Surface finish to public areas - Class One. To escape routes - Class 0.
11. Artificial foliagedecor items to be incombustible. Suppliers must submit certification on supply.

PLUMBING AND DRAINAGE:

1. All plumbing and drainage to strictly conform with building regs. and standards inc. all sanitary facilities to BS 6445. All basins and urinals to have 75mm deep seal and siphon traps and 50mm dia. wastes.
2. Existing & new plumbing/drainage to be fully tested and left in good working order on completion.

ELECTRICAL WORK:

1. All new and existing installations (inc. any special effects sound/light equipment) to fully comply with latest IEE Regulations and any relevant PEL of local authority requirements. Electrical and sound/light contractors are responsible for testing and checking to ensure all works are up to required standards.
2. All sound/light installation and programming to be to the satisfaction of the designer.

VENTILATION:

1. All ventilation to comply with Building Regs. AD F1 to all areas, inc. any existing areas.
2. Public areas adapted/retained to give 15 a/c per hour.
3. Internal toilet cobbles to be mechanically vented. Allow 3 air changes/hour with 15 min. overrun.
4. Kitchen ventilation to be capable of 40 a/c per hour.
5. Mechanical ventilation to be provided to new office / staff areas with adequate intake air.

CCTV:

1. CCTV to be installed to meet any requirements of the police and/or liquor licensing regulations.

B		
A	03_08_18	Railings etc added and rear elev. added . Notes added.

studio one DESIGN

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client
MR TONY SINGH_PREMIER LEISURE LTD

job title
THE MALTINGS_
9 CLAYPATH LANE
SOUTH SHIELDS
NE33 4PG

drawing title
PROPOSED EXTERNAL ELEVATIONS

scale 1_100 & 1_1250 @ A1

date JUNE 2018 drawn by

drg. no. 04	A
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