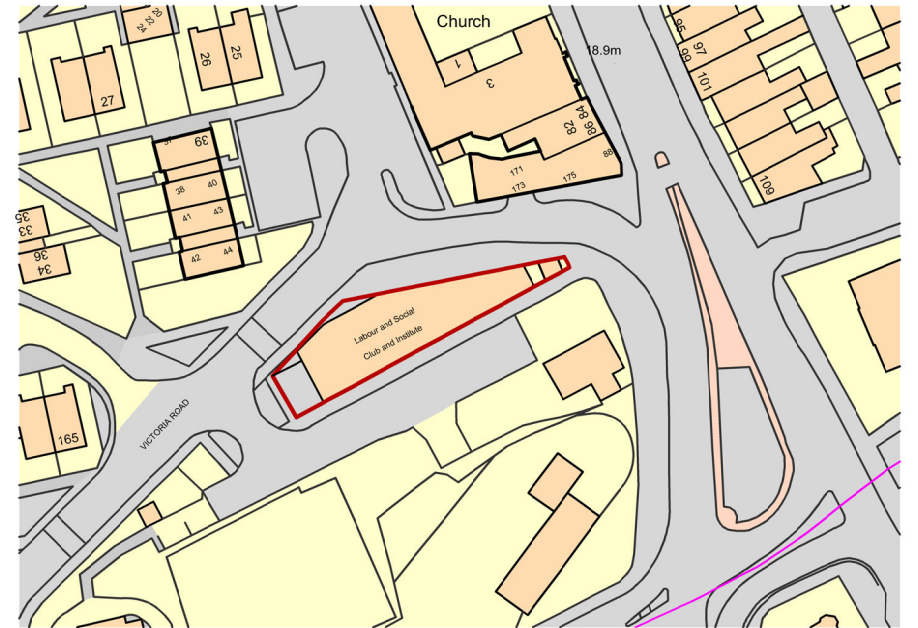




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SITE LOCATION 1:1250



FIRST FLOOR LEVEL

NARRATIVE:

- EXISTING STAIRS REMOVED SUBJECT TO BUILDING CONTROL APPROVAL.
- HATCHED LINES INDICATE WALLS/STRUCTURE TO BE DEMOLISHED SUBJECT TO ENGINEERS DETAILS.
- EXISTING STAIRCASE TO APARTMENTS.
- ALL ENSUITE, BATHROOM AND KITCHEN LOCATIONS SUBJECT TO DRAINAGE CAPACITY AND LOCATION.
- ALL LAYOUTS SUBJECT TO PLANNING, BUILDING CONTROL AND FIRE OFFICERS REQUIREMENTS.
- ALL LAYOUTS SUBJECT TO FULL STRUCTURAL AND M&E DESIGN AND SURVEYS.
- PROPOSED STAIRS ENCLOSURE SUBJECT TO PLANING AND BUILDING CONTROL APPROVAL.

BUZZERS BAR PROPOSED AREA SCHEDULE			
FIRST FLOOR LEVEL			
	GIFA SQ.M	SIZE	MIN NDCC SQ.M
APARTMENTS			
FLAT 4	40.07	1B/1 PERSON	37.00
FLAT 5	61.39	2B/3 PERSON	61.00
FLAT 6	37.42	1B/1 PERSON	37.00
HMO UNITS			
BED 9	8.33	1B/1PERSON	6.51
BED 10	11.98	1B/2PERSON	10.22
BED 11	13.21	1B/2PERSON	10.22
BED 12	13.84	1B/2PERSON	10.22
BED 13	12.32	1B/2PERSON	10.22
BED 14	12.49	1B/2PERSON	10.22
BED 15	13.09	1B/2PERSON	10.22
BED 16	13.03	1B/2PERSON	10.22
NOTE: ALL AREAS ABOVE EXCLUDE EN-SUITES			
SHARED KITCHEN/DINING/LIVING	31.74		

UNLESS STATED OTHERWISE, THE DESIGNS SHOWN ARE SUBJECT TO DETAIL SITE SURVEY AND INVESTIGATIONS AND/OR APPROVAL OF THE RELEVANT VARIOUS LOCAL AUTHORITY OFFICERS, STATUTORY UNDERTAKERS, FIRE OFFICERS AND ENGINEERS. THEY ARE PROJECT AND SITE SPECIFIC.
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DRAWING STATUS			
DRAWN BY: NJV			
SCALE: 1:125			
DATE: 100222			
A	SCHEME UPDATED	080322	NJV
B	ISSUED FOR PLANNING	280522	NJV
C	EXT STAIR & FLAT 13 INC/AMEND	280223	NJV

A3

BUZZERS BAR - SOUTH SHIELDS



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CLIENT: BEAUMONT & PARTNERS LTD
PROJECT TITLE: RESIDENTIAL DEVELOPMENT
BUZZERS BAR SOUTH SHIELDS
DRAWING TITLE: PROPOSED FIRST FLOOR

PROJECT NO: YAD 22.09
DRAWING NO: PL110
REVISION: C



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PLANNING