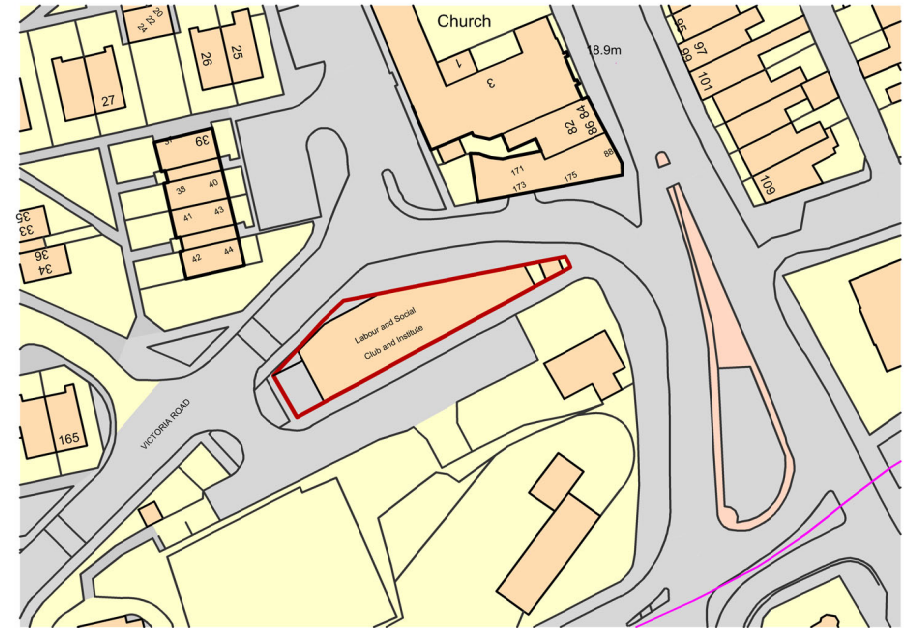
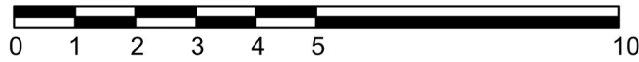




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SITE LOCATION 1:1250



GROUND FLOOR LEVEL

NARRATIVE:

- A. EXISTING STAIRS REMOVED SUBJECT TO STRUCTURAL DESIGN AND BUILDING CONTROL APPROVAL.
- B. HATCHED LINES INDICATE WALLS/STRUCTURE TO BE DEMOLISHED SUBJECT TO ENGINEERS DETAILS.
- C. EXISTING MAIN ENTRANCE TO BE MAIN APARTMENT ENTRANCE.
- D. ALL ENSUITE, BATHROOM AND KITCHEN LOCATIONS SUBJECT TO DRAINAGE CAPACITY AND LOCATION.
- E. ALL LAYOUTS SUBJECT TO PLANNING, BUILDING CONTROL AND FIRE OFFICERS REQUIREMENTS.
- F. ALL LAYOUTS SUBJECT TO FULL STRUCTURAL AND M&E DESIGN AND SURVEYS.
- G. PROPOSED EXTERNAL STAIRS ENCLOSURE SUBJECT TO PLANNING APPROVAL.
- H. NEW STAIRS UNDER EXISTING LEADING TO BASEMENT LEVEL.
- I. MAIN PARTY WALL BETWEEN HMO AND APRTMENT AREAS TO BE DOUBLE LAYER SOUND BLOCK AND MINERAL WOOL INSULATION ALL TO APPROVED DOCUMENTS.

BUZZERS BAR PROPOSED AREA SCHEDULE			
GROUND FLOOR LEVEL			
	GIFA SQ.M	SIZE	MIN NDCC SQ.M
APARTMENTS			
FLAT 1	38.22	1B/1 PERSON	37.00
FLAT 2	37.42	1B/1 PERSON	37.00
FLAT 3	60.73	2B/3 PERSON	61.00
HMO UNITS			
BED 1	8.33	1B/1PERSON	6.51
BED 2	11.98	1B/2PERSON	10.22
BED 3	13.21	1B/2PERSON	10.22
BED 4	13.84	1B/2PERSON	10.22
BED 5	12.32	1B/2PERSON	10.22
BED 6	12.49	1B/2PERSON	10.22
BED 7	13.09	1B/2PERSON	10.22
BED 8	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:	090222		
A	SCHEME UPDATED	090322 NJV	NJV
B	ISSUED FOR PLANNING	290522 NJV	NJV
C	EXTERNAL STAIR AND FLAT 5 ALTERED	290223 NJV	NJV

A3

BUZZERS BAR - SOUTH SHIELDS



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PLANNING