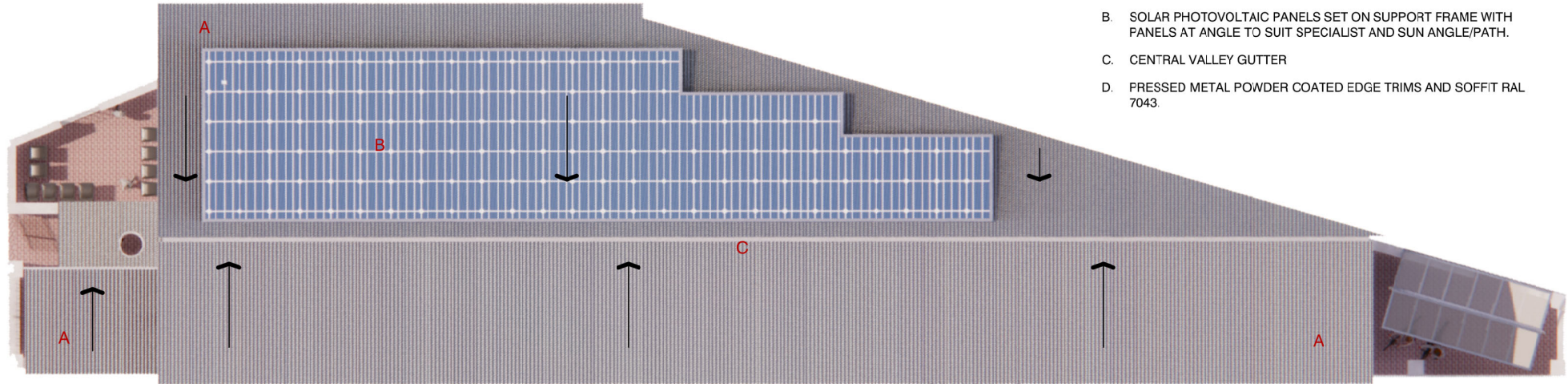




FLOOR PLAN NARRATIVE:

- A. PROPOSED NEW ENCLOSED STAIRS WITHIN SOUTH WESTERN SITE CORNER.
- B. EXISTING STAIRS EXTENDED UP TO SECOND FLOOR
- C. PROPOSED ELEVATION LINE TO MATCH EXISTING.
- 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. ACCESS HATCH TO ROOF FOR MAINTENANCE PURPOSES ONLY. SUBJECT H&S AND FIRE OFFICER APPROVAL.

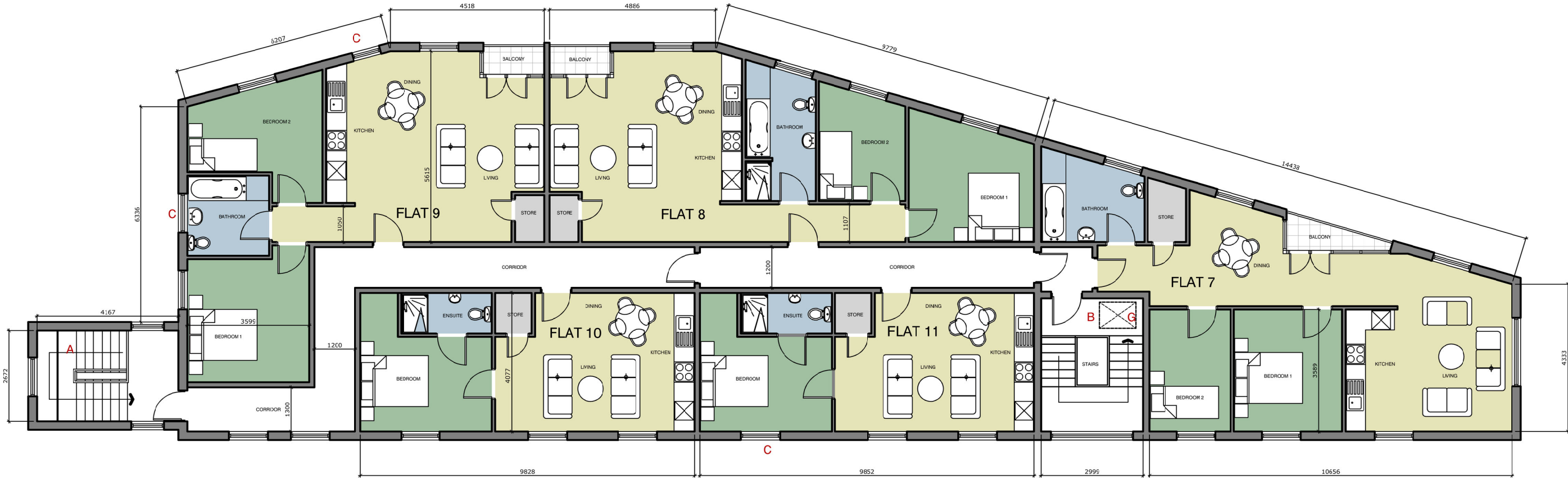
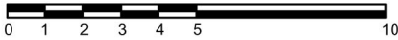
BUZZERS BAR PROPOSED AREA SCHEDULE			
SECOND FLOOR LEVEL			
	GIFA SQ.M	SIZE	MIN NDCC SQ.M
APARTMENTS			
FLAT 7	70.61	2B/3 PERSON	61.00
FLAT 8	65.88	2B/3 PERSON	61.00
FLAT 9	67.79	2B/3 PERSON	61.00
FLAT 10	40.06	1B/2 PERSON	37.00
FLAT 11	40.16	1B/2 PERSON	37.00



ROOF PLAN NARRATIVE:

- A. PROFILED METAL ROOF CLADDING - 5 DEGREE PITCH GALVANIZED.
- B. SOLAR PHOTOVOLTAIC PANELS SET ON SUPPORT FRAME WITH PANELS AT ANGLE TO SUIT SPECIALIST AND SUN ANGLE/PATH.
- C. CENTRAL VALLEY GUTTER
- D. PRESSED METAL POWDER COATED EDGE TRIMS AND SOFFIT RAL 7043.

ROOF PLAN 1:200 @A3



SECOND FLOOR LEVEL

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			
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SCALE:	1:125		
DATE:	23/02/22		
A	SCHEME COMPLETED	08/03/22	NJV
B	PLAN ENLARGED	03/05/22	NJV
C	MINOR CLIENT CHANGES	04/05/22	NJV
D	ISSUED FOR PLANNING	26/05/22	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 SECOND FLOOR
& ROOF PLAN
PROJECT NO: VAD.22.09
DRAWING NO: PL121
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