

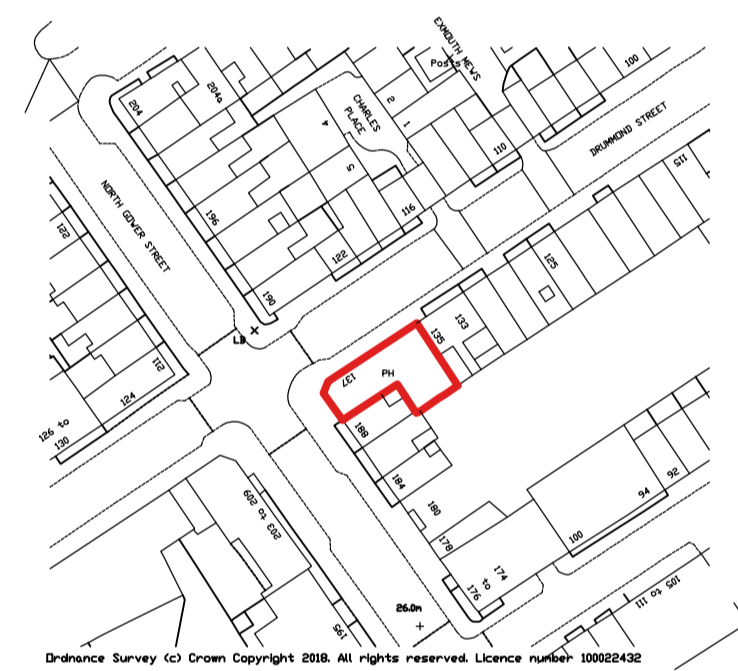
This drawing is the property of Tibbatts Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied either wholly or in part without the consent in writing of Tibbatts Design Ltd.  
**All dimensions to be checked on site before commencement of any work or manufacturing drawings. This drawing is to be read in conjunction with the specification when existing. Use figured dimensions only, do not scale from this drawing.**

**General Notes**  
 All Tibbatts Design Ltd drawings to be read in conjunction with other Architectural, Structural/Civil Engineering, Mechanical & Electrical Consultants and all other specialist Contractor/Suppliers drawings for the General Envelope. Fit out areas and associated services.  
 The Principal Contractor or his appointed Specialist Sub Contractors are to familiarise themselves, where appropriate, with the site and measure all areas affecting their works. All dimensions and levels to be checked on site by Contractor prior to commencement of work or the manufacture of any off site components or fixtures. Where dimensions are shown these are subject to final verification by the Contractor or appointed Sub Contractor.  
 Any dimensional discrepancies or non-availability of selected materials must be notified immediately in writing to the appropriate Designer. All dimensions to be recorded in minutes unless specifically stated otherwise. All works are to be carried out by recommended/competent installation Contractors to Manufacturers instructions/recommendations. All materials & workmanship are to comply with British Standards and E.C. codes current at the commencement of the works. Contractor is to ensure that all the works are in compliance with BS, E.C., Building Control, Fire Authority and all other Statutory requirements where applicable.

**Standard Notes applicable to development**  
 All works to comply with the following statutory requirements:  
 • Building Regulations  
 • Fire Precautions Act  
 • BS5266 Suspended Ceiling Installations  
 • BS5266 Glazing

Frames to be robust and good quality throughout.  
 Structural Design/Calculations to be prepared by approved appointed Specialist Consultant.  
 Mechanical/Electrical services Design/Calculations to be prepared by approved appointed Specialist Consultant.  
 Surface spread of frame rating to all internal finishes - walls/ceilings to comply to BS476.  
 Laminated SSP to be class O finish on class O not substrate.  
 Fire characteristics for furniture, fabrics & floor finishes to be submitted independently for approval.  
 Upholstered seating to be fireproofed to BS582 Part 2 (1992). Filling, where applicable, should be in combustion modified heat resistant foam and all usage should be marked on appropriate items.  
 Doorsets to comply with specified fire resistances. All fire resistant doors to be defined and tested to show compliance with BS476 Part 2 (1987) and other relevant parts of BS476.  
 Door fire protection (smoke) shall comply with the requirements of BS476 and be fully certified.  
 Safety glass and manifestation - glazing to be toughened/laminated and kite marked in accordance with current relevant BS.

**Design Safety Guidelines**  
 Timber to be certified as being from a sustainable source.  
 All materials/finishes to be robust, easily cleaned & maintained.  
 No micro fibrous materials to be used.  
 Formwork/panels to be avoided in materials which can emit toxic or irritants under general usage.  
 Refrigerants and other despoiling materials including those containing CFC's are to be avoided.  
 Timber is to be treated to minimise invertebrate attack, loss of structural strength from sunlight, fire, insect, vermin or moisture.  
 Treatments to be fully compliant with non poisonous & health affecting requirements.  
 All paints and solvents should wherever possible be workshop applied.  
 Water based products should be specified if applicable.



**1** Location Plan  
 Scale 1:1250



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**2** Site Plan  
 Scale 1:500

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 Drawing Title  
**Locationa and Site Plans**

Date  
**27/07/18**  
 Scale  
**as noted at A1**

Drawn by  
**LM**  
 Job No.  
**2031**

Revisions	Description	Date

Drawing Number **2031 - 101**