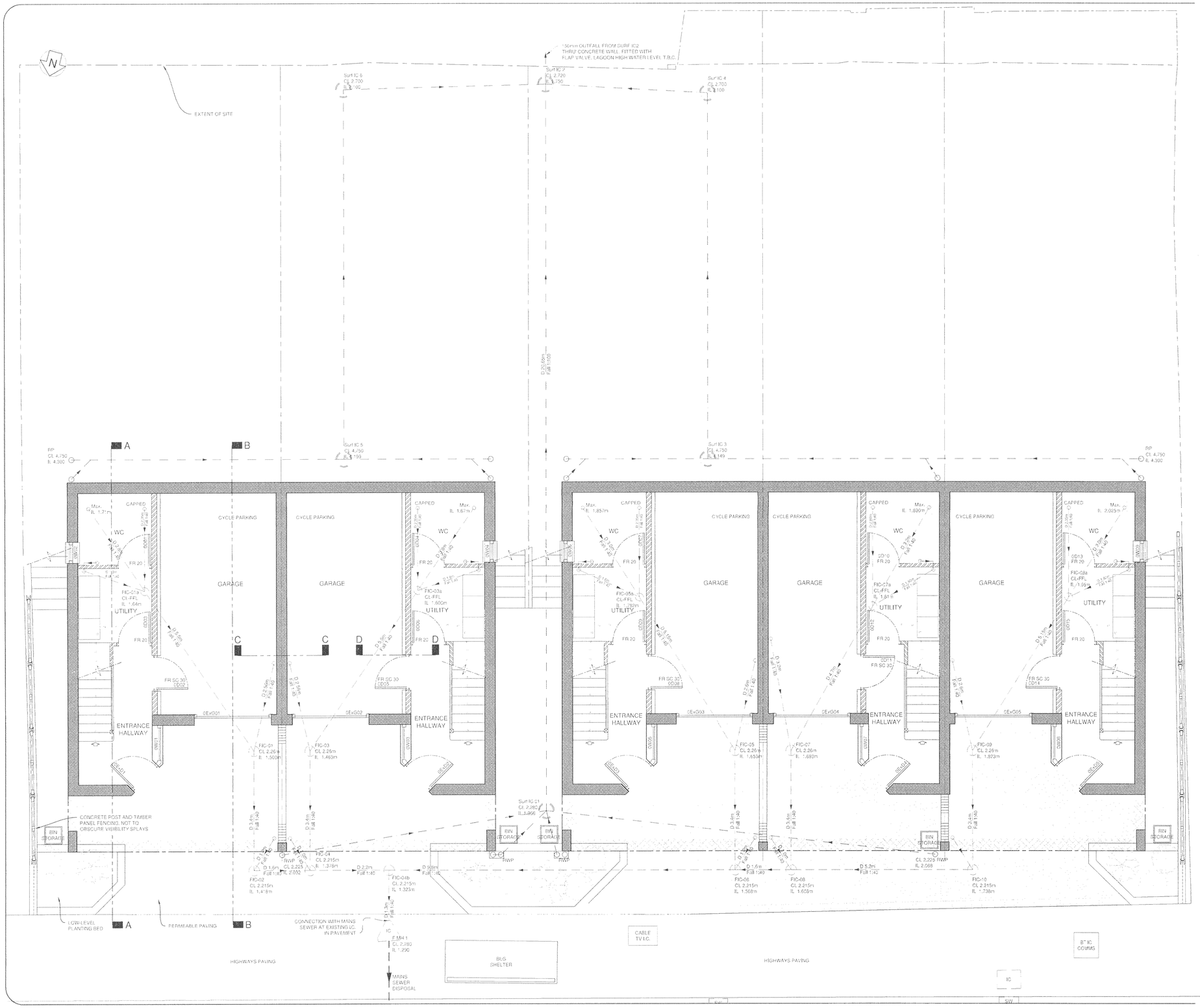

NOTES:

Above and Below ground drainage systems generally to Sections R11 and R12 of Drainage Specification.

Where pipes pass through walls, these are to be lintel'd-over.

Intumiscent collars to be fitted to soil pipes, where these pass through floors and into garage.

Smoke detection and alarm systems to be designed and installed to BS5839 Part 1 : 2002.

All exposed steel elements of structure to be protected by FR60 linings.

Stair risings:170mm, goings:253mm, pitch:34.3°, handrail height: 0.9m, max. space between ballustrades: 100mm, clear headroom: Min. 2000mm.

Ventilation provided by proprietary continuous mechanical ventilation - full specification to be provided by specialist supplier/installer - to Building Control Approval.

Nb. Trickle ventilation to window units not included in frames. Heating system to be mains gas fired boiler with possible roof mounted solar collectors.

Sun-tubes from roof to internal 'windowless' spaces.

KEY TO PLAN SYMBOLS

- PROTECTED FIRE -ESCAPE ROUTE
- PARTY / EXTERNAL WALLS (cavity - see sections)
- MASONRY INTERNAL WALL
- TIMBER STUD INTERNAL WALL
- INSULATION

REV.	DESCRIPTION	DATE
C	Drainage Details altered	2010.05.05
B	Fire-rated doors & protected route marked	2010.03.31
A	Lifetime Homes Stairways etc.	2010.01.13

NOTE: All details are indicative only. All dimensions are to be checked on site by contractors prior to commencement of works. Any discrepancies in drawings to be reported to Focus Consulting.

focus. CONSULTING

RICS

Focus Consulting
Pavilion View
19 New Road
Brighton
BN1 1UF

TEL
01273 72 33 44
FAX
01273 72 44 55
E-MAIL
brighton@focuscs.co.uk

client
Perth Securities Limited

project
5 new dwellings with garages
184 and 186 Brighton Road
Lancing, West Sussex

title
Proposed Plan - Ground Floor and front Landscaping

date	scale	drawn	checked	paper
2009.11.25	1 to 50	GB		A1

job ref.	drawing no.	rev.
B2307/09	2307_03	C