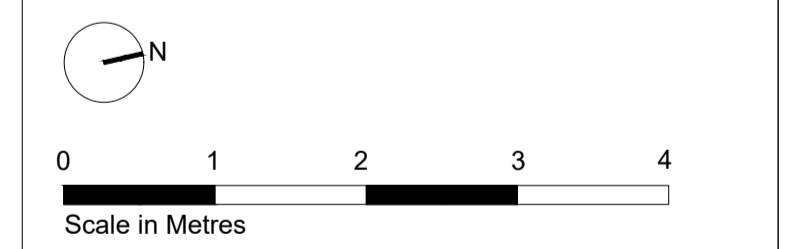


- GENERAL NOTES :**
- All materials and workmanship to be of a high standard.
 - This drawing is the copyright of Innes Associates. It must not be copied or reproduced without permission.
 - The design is based on survey information provided by others, dimensions to existing structures should be checked on site prior to construction.
 - Do not scale this drawing. If in doubt, ask.
 - This drawing must be read in conjunction with all relevant drawings and documents by architect and design team. Any discrepancy is to be reported to the Architect.
 - All dimensions in millimetres unless otherwise noted.
 - All structural, M&E and landscape information is indicative. Refer to consultant's drawings and specifications for proposals relevant to each discipline.

- KEY**
- 1 Gate
 - 2 Bike Store (4 no. bike spaces - 2 wall mounted brackets)
 - 3 Planter
 - 4 Brick paving, frost resistant in light grey tone complementing brick cladding to walls
 - 5 Exposed concrete slab
 - 6 White clad timber guarding in frame to form lockable maintenance access gate
 - 7a Fixed guardrail
 - 7b Folding guardrail
 - 8 Roof Access Hatch and ADV
 - 9 Aluminium glazed doors
 - 10 Photovoltaic Panels
 - 11 Fall prevention lanyard rail
 - 12 Pocket Doors
 - 12a Pocket Doors (fire resistant)
 - 13 Coating
 - 14 Metal balustrade
 - 15 Brick facing wall
 - 16 Aluminium rainscreen cladding
 - 17 Ballast roof
 - 18 Heat pump
 - 19 Fixed Aluminium windows
 - 20 Decorative aluminium panel
 - 21 Operable aluminium panel
 - 22 Fixed aluminium panel
 - 22a Access Control System

- M&E Items:**
- 23 Rain Water Pipes (Insulated)
 - 24 Rain Water Outlet
 - 25 Soil Vents Pipes
 - 26 Overflow Spout
 - 27 Hot Water Cylinder
 - 28 Radiator
 - 29 External Rain Water Pipe
 - 30 Electrical Riser
 - 31 Water Riser
 - 32 Electrical Service Head
 - 33 Landlord's electricity meters
 - 34 Incoming services rise and offset from below bridge
 - 35 Air Source Heat Pump Pipes
 - 36 Distribution board
 - 37 Channel drain in paving
 - 38 Surface water drainage pump located beneath slab
 - 39 Foul drainage pump located beneath slab
 - 40 New combined sewer discharge manhole
 - 41 Ventilation termination

P2	Planning Issue - amendments	07.01.21	NK
P1	Planning Issue	18.10.19	JM
REV	DESCRIPTION	DATE	DRAWN



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TITLE Lower Ground Floor Plan Proposed		
PROJECT NO 115	DRAWING NO 02 01	REVISION P2
PROJECT 7-9 Frederick Street		
CLIENT Brighton & Hove City Council		
SCALE 1:50	SIZE A1	STAGE PLANNING
DATE MAR 2017	DRAWN BY NK	CHECKED BY CR