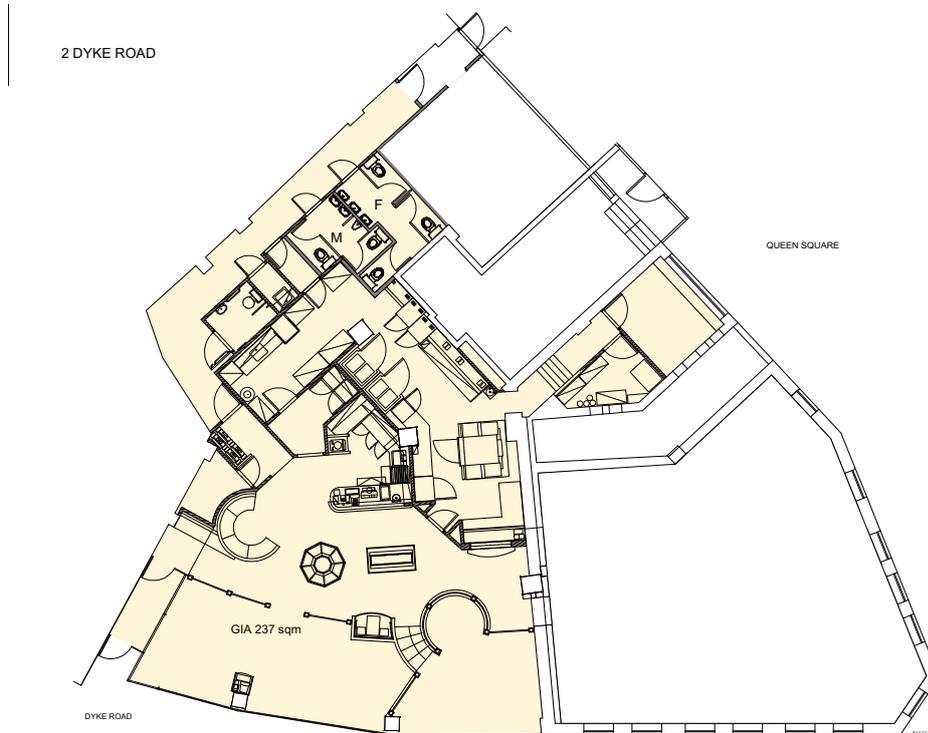




## Floor plans



4 Gloucester Passage, Brighton BN1 4AS  
e: studio@sticklandwright.co.uk  
t: 01273 364051  
Company registered in England No. 11222477

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Planned dimensions to have precedence over scaling.  
Check all site dimensions prior to construction. Refer any discrepancies found to Stickland Wright.

**Revisions:**

A 09/04/2021 Issue to client

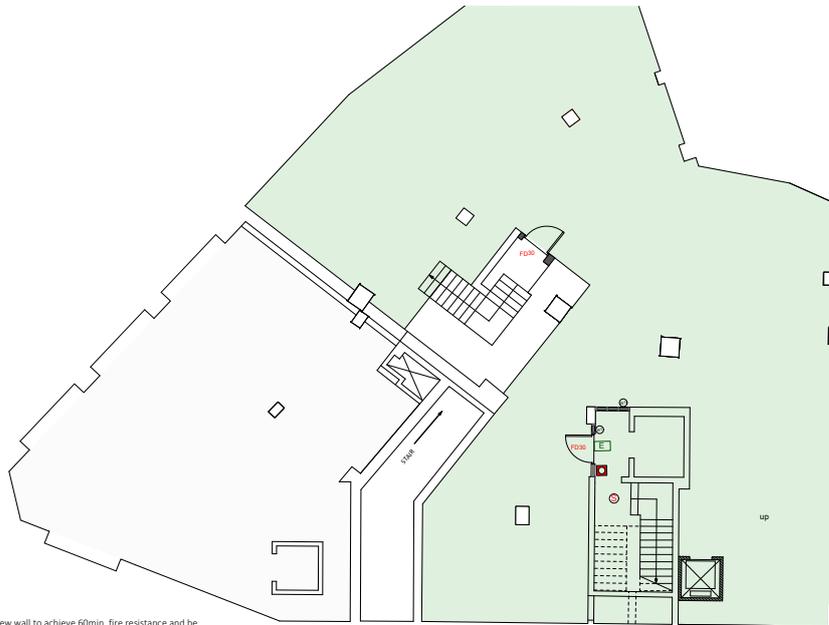
Dwg No. 20117-P-500

Drawing Title Ground Floor  
Address 2 Dyke road  
Client Baron Homes  
Scale 1:100 @ A3  
Stage -  
Drawn by JB  
Checked by NS



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**IMPORTANT DRAWING NOTE: AREAS SHOWN ARE INDICATIVE, NOT SURVEYED - ACCURACY CANNOT BE VERIFIED**



W1 - New wall to achieve 60min. fire resistance and be constructed as follows: both faces to be lined with 1no layer of 15mm thick Gyproc Fireline boards, fixed to 50x100mm TSW studs, joints taped, skimmed and painted as agreed with the employer. Mineral wool to be friction fitted between studs.

**PROPOSED LOWER BASEMENT PLAN**  
SCALE 1:100 @ A3

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**Revisions:**

A 2021-08-12 PARTITION WALL CONSTRUCTION SPEC ADDED  
B 2021-10-04 AMENDMENTS AS REQUESTED BY THE CLIENT - DASHED LINE AND WALL OMITTED

Checked

1:100 1m 2 3 4 5 6

**IMPORTANT DRAWING NOTE: DRAWINGS ARE BASED ON THIRD PARTY SURVEY DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION WORKS**

Dwg No. 21057-C-108-B

Drawing Title Proposed Lower Basement Plan  
Address 1/2 Queen Square  
Client Baron Homes  
Scale 1:100 @ A3  
Stage BR  
Drawn by ab  
Checked by ns



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**LEGEND**

- Smoke detector
- Demolition
- Fire Door
- Emergency exit signage
- Escape route
- Fire call point

**Smoke & Heat Detectors**

Automatic smoke/heat alarms and detectors are to be installed where illustrated on the plans. All to be inter-connected, mains-wired with a battery back-up, incorporate sounders, and installed in accordance with BS 5839-6:2004.

Fire detection system is to be a grade A category LD2 system as described in BS 5839-6:2013, with detectors sited in accordance with the recommendations of BS 5839-1:2017 for a category L2 system.

The existing maintenance contractor to assess the existing automatic smoke/heat detectors. Existing heat detectors to be interlinked with the new detection system. All to be mains-wired with a battery back-up, incorporate sounders, and installed in accordance with BS 5839-1.

Emergency lighting to be installed to BS5266-1 and emergency signage provided in accordance with BS5499.

All glazing in critical locations below 800mm and 1500mm to doors and +300mm adjacent to doors) to have toughened glass. Glazing and frames to be able to withstand a lateral force of 0.74kN/m, in accordance with BS 6399: Part 1.

Both, sliding doors and fixed pane windows to have the manufacture of glazing installed and be in accordance with the approved document M4 diagram 7.2, paragraph