

STAIR CASE DETAILS
Stairs to be constructed (and finished) in materials to Clients choice to BS 5395 & BS 585 as detailed below:-

Stair pitch not to exceed 42° and design to be based upon dimensions taken from site and drawing.
Rise and going to be level and equal to all steps and to fall within the following separate classes:-

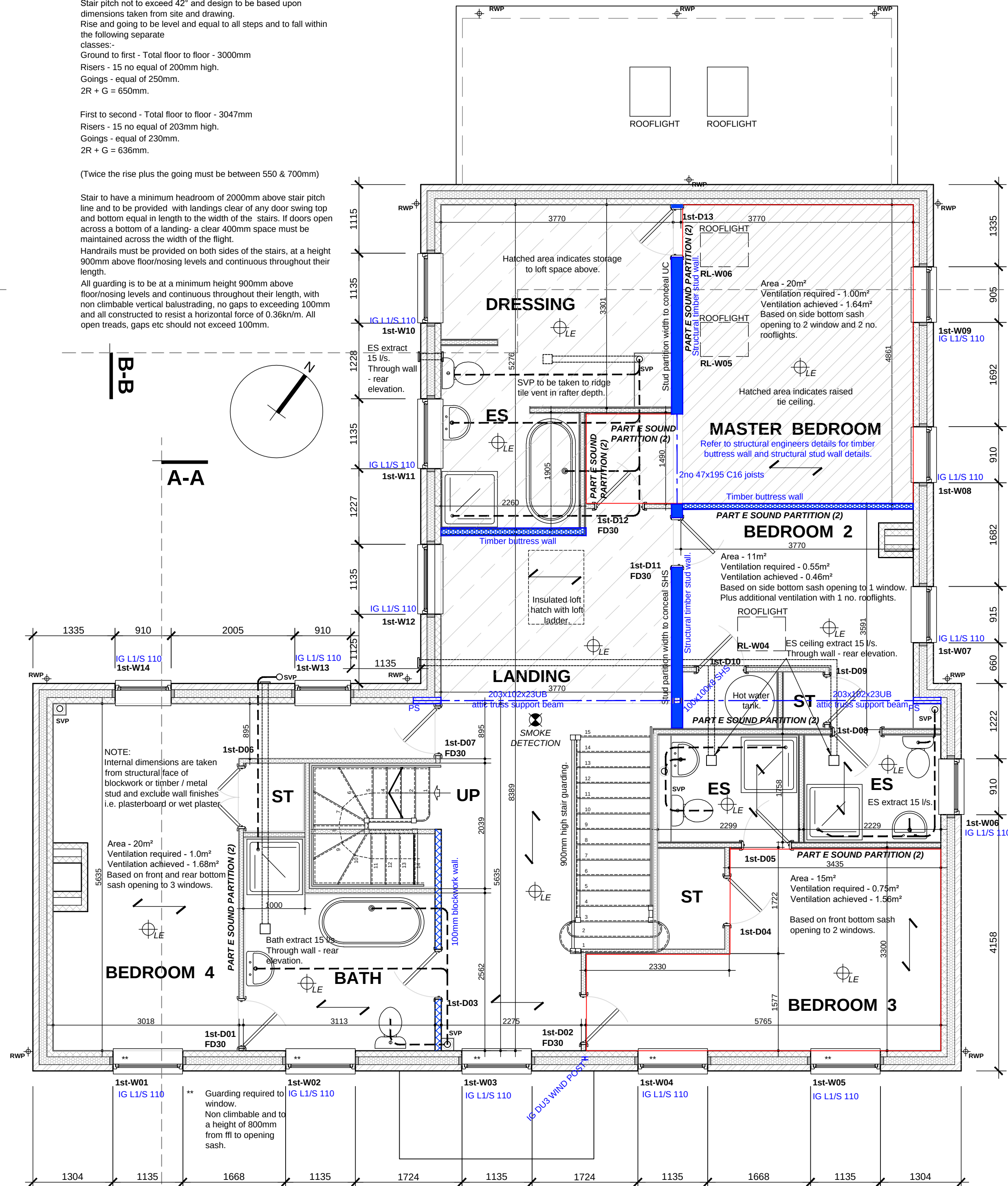
Ground to first - Total floor to floor - 3000mm
Risers - 15 no equal of 200mm high.
Goings - equal of 250mm.
2R + G = 650mm.

First to second - Total floor to floor - 3047mm
Risers - 15 no equal of 203mm high.
Goings - equal of 230mm.
2R + G = 636mm.

(Twice the rise plus the going must be between 550 & 700mm)

Stair to have a minimum headroom of 2000mm above stair pitch line and to be provided with landings clear of any door swing top and bottom equal in length to the width of the stairs. If doors open across a bottom of a landing - a clear 400mm space must be maintained across the width of the flight.

Handrails must be provided on both sides of the stairs, at a height 900mm above floor/hosing levels and continuous throughout their length.
All guarding is to be at a minimum height 900mm above floor/hosing levels and continuous throughout their length, with non climbable vertical balustrading, no gaps to exceeding 100mm and all constructed to resist a horizontal force of 0.36kN/m. All open treads, gaps etc should not exceed 100mm.

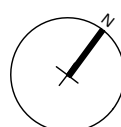
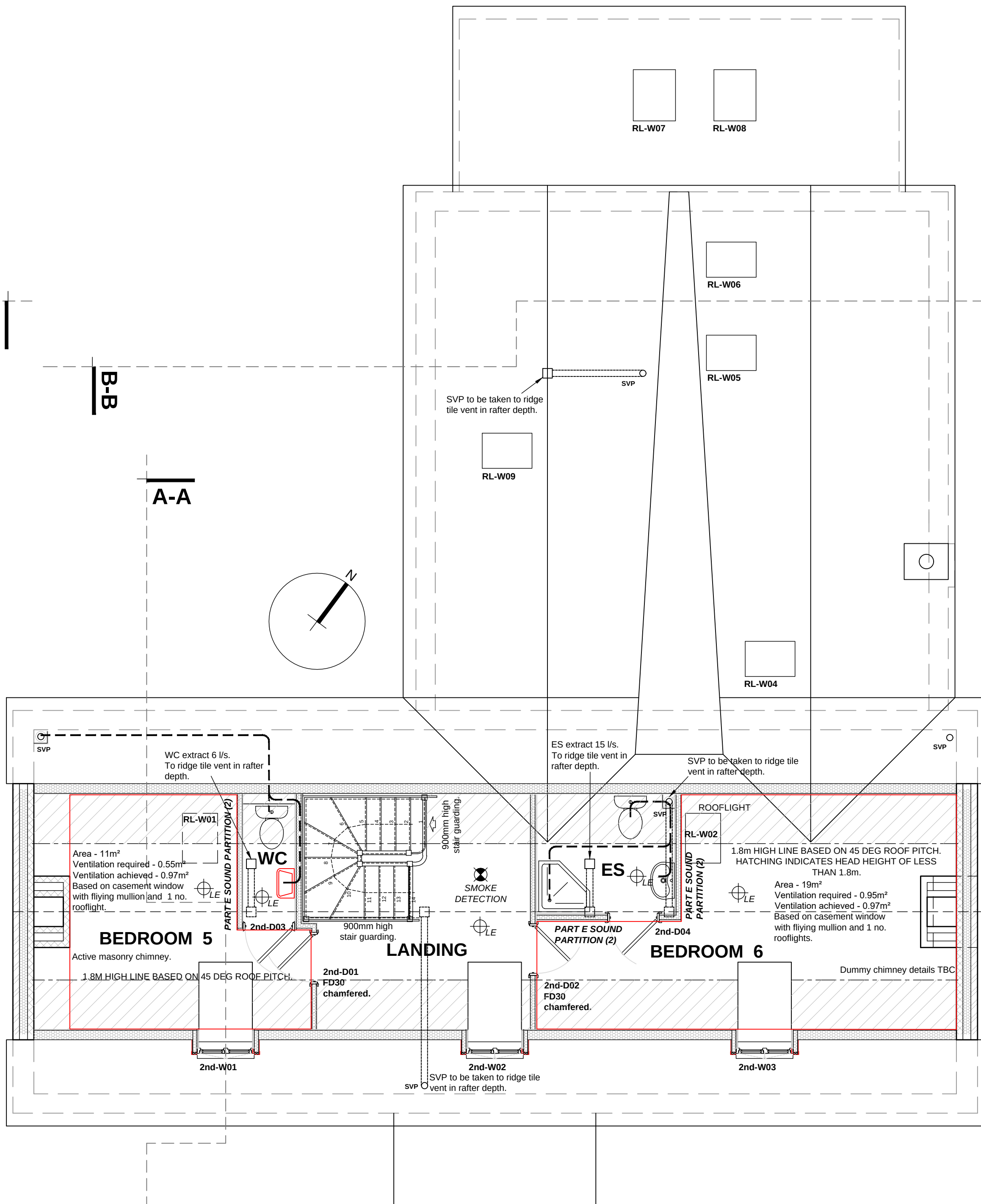


First Floor Plan
Scale 1:50

A-A

Second Floor Plan
Scale 1:50

A-A



SCALE 1 : 50
SCALE 1 : 1
0m 0.5m 1m 2m 3m 4m 5m
0m 10mm 20mm 40mm 60mm 80mm 100mm

DO NOT SCALE THIS DRAWING. THE CONTRACTOR IS DEEMED TO HAVE CHECKED ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO OGLESBY & LIMB LTD.
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Ref.	Date	Description	Initial
D	23.09.15	DISCHARGE OF PLANNING CONDITIONS Rooflight 03 omitted from bed 6. Rooflight 09 added to store over master bedroom en suite.	rcw
C	02.07.15	UPDATED IN ACCORDANCE WITH REVISED STRUCTURAL ENGINEERS DETAILS	rcw
B	10.06.15	Structural engineers details added in blue	rcw
A	29.01.15	BUILDING REGULATION ISSUE	rcw
pr2	22.01.15	DRAFT BUILDING REGULATION ISSUE	rcw
pr1	18.12.14	Client amendments	rcw

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O&L

Client:
Mr P & Mrs H Coleman

Project:
**Proposed residential development at
89 High Road
Weston, Spalding
Lincolnshire, PE12 6RA**

Drawing Title:
**First & Second Floor Plans
General Arrangement Layouts
as proposed**

**BUILDING REGS APPLICATION &
DISCHARGE OF PLANNING CONDITIONS**

Date:	Dec. 2014	Scale:	as shown @ A1
Drawn by:	RCW	Checked by:	AJO

Drawing Number:	A1048 - 31	Rev:	D
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