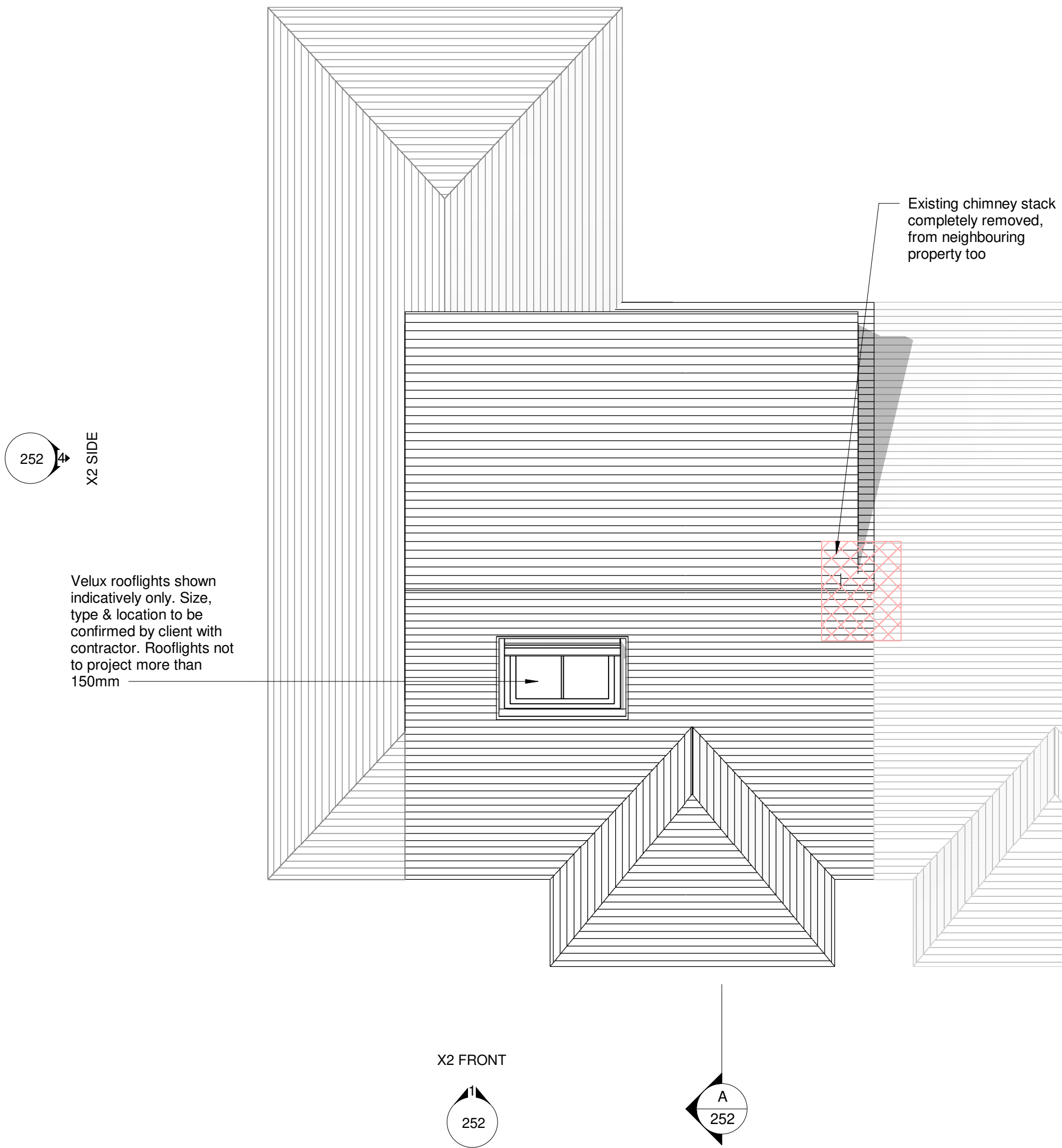


SECOND FLOOR PLAN
1 : 50



ROOF PLAN
1 : 50

STAIRCASE

- Timber framed staircase with handrails to clients approval,
Stairs: Max rise 220mm; min going 220mm min 1900mm headroom.
Newel post with handrail to manufactures details. Handrail to be min. 900mm above pitch line and landings. Line to underside of stairs with 12.5mm plasterboard and 6mm set coat.
- No timber to be within 50mm chimneys. Double floor joists under parallel partitions.
- Fitch beams to be bolted @ 600mm crs staggered, double bolted at bearing ends with M12 bolts and square plate washers.
- All structural softwood specified for dry applications (rafters, joists and studwork etc) must be stress graded when dry and include the grading mark "DRY" or "KD".
- All to Structural Engineers design & detail [TBC]

NOTE: Prior to manufacturer of staircase, a site survey / check is to be carried out by the contractor.

Notes :-

- This Drawing is to be read in conjunction with all relevant Engineer's and specialists' drawings and specifications.
- Do not scale from this drawings in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale this bar should be 50mm long @A1 or 25mm long @ A3
- Health & Safety :

NOTE:

- New Internal floor finishes to be agreed by client with contractor prior to ordering of any materials.
- Existing Room layouts are shown indicatively only.
- Dimensions shown are diagramatic as room layouts may change during construction, dimensions to be checked on site by contractor prior to ordering any materials.
- Light switches / sockets have been shown indicatively only. Actual Number of fixture & fittings are to be confirmed by client with contractor.
- NOTE - All structural information shown is indicative only and to be used as a guide only. All To Be Confirmed by Structural Engineer.**

Refer to General Notes Drawing GN01 for further Guidance.

LEGEND	
	New Walls
	Retained existing structure
	Ground level

PROPOSED SET

P1	30.12.20	ASM		Planning Issue
Ver	Date	Drawn	Eng	Amendment

127 BRIXHAM CRESCENT
RUISLIP MANOR
PROPOSED
FLOOR PLANS

Status
FOR INFORMATION
NOT FOR CONSTRUCTION

Drawn ASM	Eng NA
Scales	1:50 @ A1 1:100 @ A3
Drawing No	Ver
127-251	P1