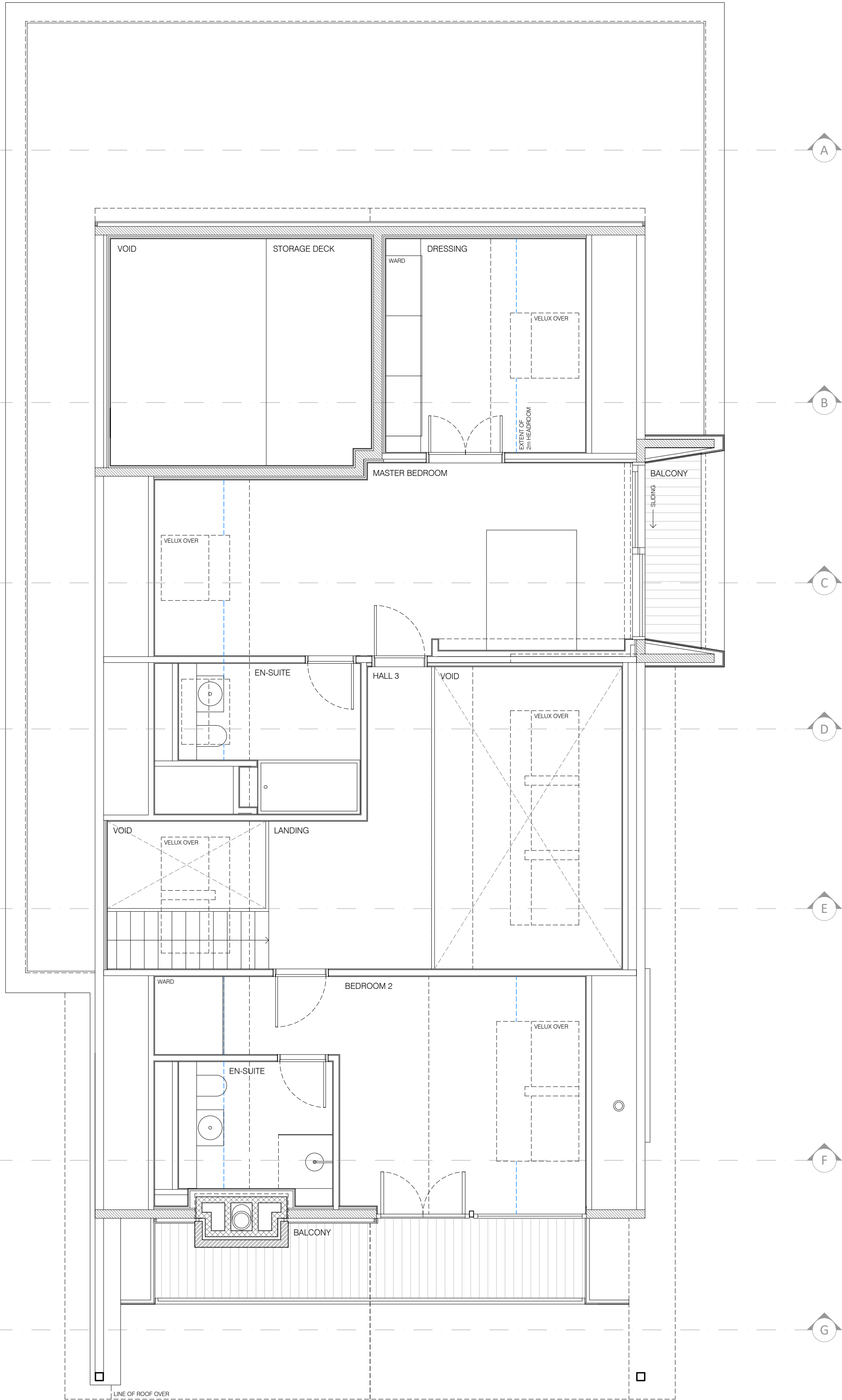


GROUND FLOOR PLAN

FLOORING - TILING THROUGHOUT, EXCEPT CONCRETE TO GARAGE & GARAGE STORES



FIRST FLOOR PLAN

FLOORING - TILING TO EN-SUITE / TIMBER ELSEWHERE

**INTERNAL STAIR GEOMETRY**  
TOTAL RISE - 2800mm (CONFIRM ON SITE PRIOR TO MANUFACTURE)  
RISE - 14 @ 200mm  
GOING - 225mm  
PITCH - 41.63°  
HEADROOM - 2000mm MIN OVER FULL EXTENT OF STAIR AND LANDINGS  
WIDTH - NO MINIMUM - 950mm SHOWN BETWEEN HANDRAIL & WALL  
(TO BE LESS THAN 1000mm SO HANDRAIL NOT REQUIRED ON WALL SIDE)

**STAIR NOTES**  
OPEN RISER STAIR - OVERLAP TREADS BY A MINIMUM OF 16mm & CONSTRUCT THE STEPS SO THAT A 100mm SPHERE CANNOT PASS THROUGH THE OPEN RISER.  
1. STAIR TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH BS 5396-1:2010 STAIRS. CODE OF PRACTICE FOR THE DESIGN OF STAIRS WITH STRAIGHT FLIGHTS AND WINGERS.  
2. TYPE OF ACTIVITY / OCCUPANCY CATEGORY TO BS6099-1: DOMESTIC.  
3. CONTRACTOR TO TAKE RECORD AND USE SITE DIMENSIONS TO ENSURE ACCURATE FABRICATION OF STAIR AND SUBMIT FABRICATION DRAWINGS FOR THE STAIR AND BALUSTRADING TO THE CONTRACT ADMINISTRATOR FOR COMMENT 7 DAYS PRIOR TO MANUFACTURE.

**GLAZING NOTES**  
STAIR & LANDING GLAZING (BALUSTRADE WITH HANDRAIL TO TOP) TO BE 400-1000mm ABOVE PITCH LINE/LANDING. CONSTRUCT TO ENSURE THAT A 100mm SPHERE CANNOT PASS THROUGH ANY OPENING, AND TO PREVENT CHILDREN FROM READILY BEING ABLE TO CLIMB.  
GLAZING TO RESIST AS A MINIMUM, THE LOADS GIVEN IN BS EN 1991-1-1 WITH ITS UK NATIONAL ANNEX AND PD 6688-1-1.  
IF GLAZING IS GLAZED TO BE AS K4 SECTION 5 NOTES ON AN2020, AND TO REMAIN IN SITU IF PANEL FAILS IN ACCORDANCE WITH BS 6180:2001 8.5.2.

GROSS INTERNAL AREAS	
GROUND FLOOR (EXCLUDING GARAGE & COVERED TERRACE)	111.23m <sup>2</sup>
GARAGE (INCLUDING PLANT ROOM & STORE 1)	81.81m <sup>2</sup>
FIRST FLOOR (EXCLUDING VOIDS & BALCONY)	80.30m <sup>2</sup>
STORAGE DECK	6.50m <sup>2</sup>
TOTAL	280.04m <sup>2</sup>

LEGEND	
	CARBON MONOXIDE DETECTOR AS DWG AN0103
	HEAT ALARM AS DWG AN0102
	SMOKE ALARM AS DWG AN0102
	EXTRACT FAN AS DWG AN0102
	EXTENT OF 2m HEADROOM
	DOWNSTAND - 15mm WALLBOARD ON SW FRAMING
	LINE OF 22mmØ BOILER CONDENSATE PIPE
	LINE OF DISCHARGE PIPE D1 & CE FROM HOT WATER CYLINDER (SIZED AS TABLE 3.2 TO APPROVED DOCUMENT G8)
	LINE OF 32/40/50mmØ ABOVE GROUND FOUL DRAINAGE PIPE
	LINE OF 110mmØ ABOVE GROUND FOUL DRAINAGE PIPE

DESIGN HAZARD IDENTIFICATION & RISK ASSESSMENT (SEE WARNING TRIANGLES);  
REFER ALSO TO STRUCTURAL INSULATED PANELS (SIP) MANUFACTURERS DESIGNERS RISK ASSESSMENT

WARNING RISK P1  
CAROZ HEAVY STRUCTURAL COMPONENTS

CONTRACTOR TO INCLUDE METHOD STATEMENT FOR HOW TIMBER KIT, ROOF TRUSSES, STEEL BEAMS, LARGE WINDOW/DOOR COMPONENTS ARE HANDLED / INSTALLED SAFELY WITHIN CONSTRUCTION PHASE HEALTH & SAFETY PLAN.

WARNING RISK P2  
WORK OVER OPENINGS

ENSURE APPROPRIATE ACCESS & PROTECTION IN PLACE (TO AVOID FALLING THROUGH). SCHEDULE EARLY INSTALLATION OF FLOORING.

WARNING RISK P3  
VOID

PUT IN PLACE TEMPORARY PROTECTION AND SAFE ACCESS TO FIRST FLOOR UNTIL STAIR IS INSTALLED.

WARNING RISK P4  
WORKING AT HEIGHT OVER VOID

ENSURE APPROPRIATE ACCESS & PROTECTION IN PLACE AND ALL BEST PRACTICE FOLLOWED.

WARNING RISK P5  
WORKING AT HEIGHT

ENSURE APPROPRIATE ACCESS & PROTECTION IN PLACE AND ALL BEST PRACTICE FOLLOWED.

WARNING RISK P6  
RISK OF FALL FROM 1ST FLOOR OPENINGS

ENSURE APPROPRIATE ACCESS & PROTECTION IN PLACE AND ALL BEST PRACTICE FOLLOWED.

READ IN CONJUNCTION WITH NOTES ON AN SERIES DWGS & ENGINEERS DWGS.

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client	David & Gillian Newton
project	Low Meadow, Pendleton
	Floor Plans
title	as Proposed
scale	1:50 @ A1 / 1:100 @ A3
drawn	RP
AL(0)10	I