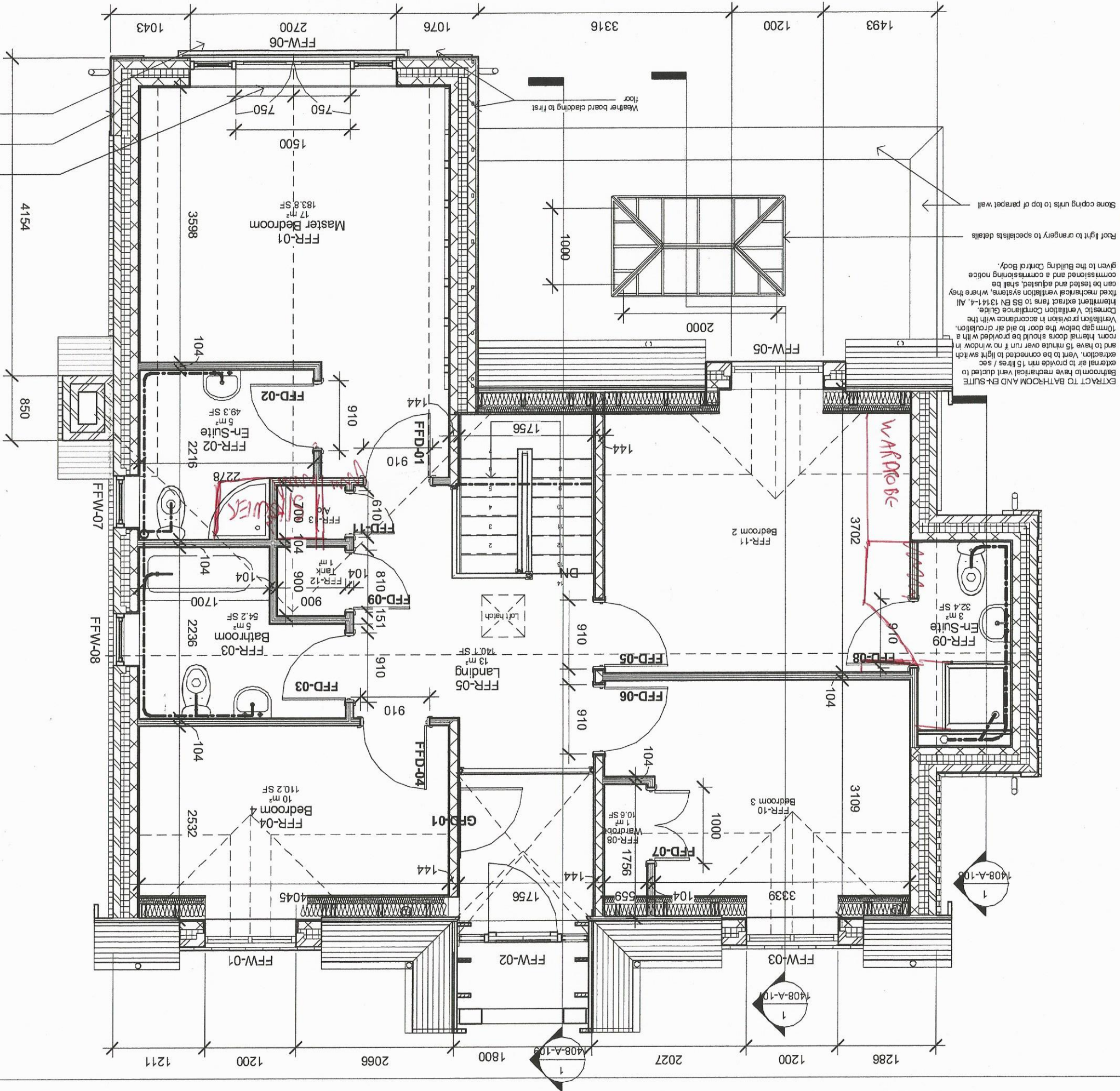




2 First Floor level

1 : 50

1

children should not readily be able to climb the guarding.
Provide balustrades to balcony with 100mm in height and capable of resisting at least the horizontal force and given in BS 6180:2011. No openings in any balustrading should allow the passage of a 100mm sphere and TRADITIONAL BALUSTRADES

Weather board cladding to first floor

Double doors to open inwards

structure as designed by a Structural Engineer.
Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all Ensure a clear width between handrails of minimum 600mm. Stairs are less than 1m wide and on both sides if they are wider. be 50mm above the pitchline, handrail to be at least one side if above pitch line of stairs and landings. handrail on staircase to width of the flight. Min 20mm headroom measured vertically should leave a clear space of at least 400mm across the full Doors which swing across a landing at the bottom of a flight should be at least as great as the smallest width of the flight exceed 42 degrees. The width and length of every landing going of tapered treads measured at narrow end. Pitch not to tread at least the same as the going on the straight. Min 50mm going 220mm. Two nosers plus one going should be between fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm min

EXTRACT TO BATHROOM AND EN-SUITE
external air to provide min 15 litres / sec
and to have 15 minute over run if no window in room. Thermal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 1314-1-4. All can be tested and adjusted. Shall be commissioned and a commissioning notice given to the Building Control Body.

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No.	Description	Date
1	Tank room amended to 900 square A/c added door structural width amended	23.10.2015

PROJECT		CLIENT	
HOUSE TYPE A		NEWFIELD HOMES	
SHEET		Project number	
FIRST FLOOR PLAN		1408	
		Scale (@ A3)	
		1 : 50	
		DRAWING NUMBER	
		1408-A-102	
		REV	
		1	

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