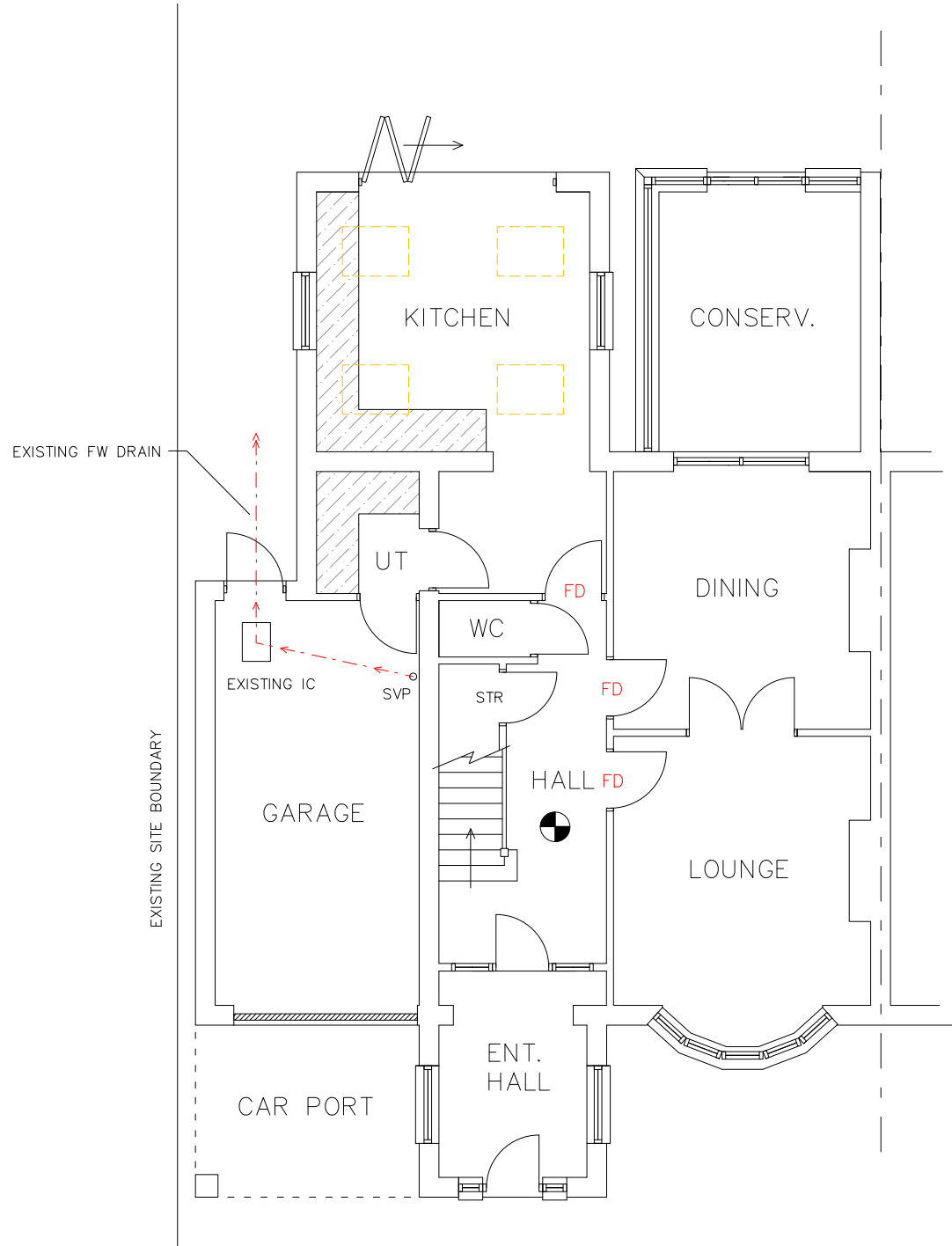
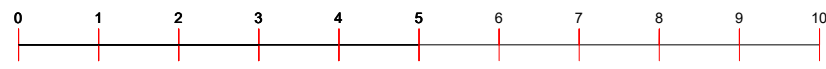




PROPOSED GROUND FLOOR PLAN



Metres @ 1:100 A3

NOTE:  
NEW STAIRCASE AS INDICATED COMPRISING 13No. RISERS (TO BE CONFIRMED ON-SITE), MIN TRED 220mm & 220mm MAX RISER MAX PITCH OF STAIRS TO BE 42°. 0/ALL WIDTH OF STAIRS TO BE 850mm (CLEAR). ENSURE MIN 2000mm CLEAR HEADROOM ABOVE PITCH LINE OF STAIR. NEW HANDRAIL 900mm ABOVE TREAD PITCH TO FLIGHT.

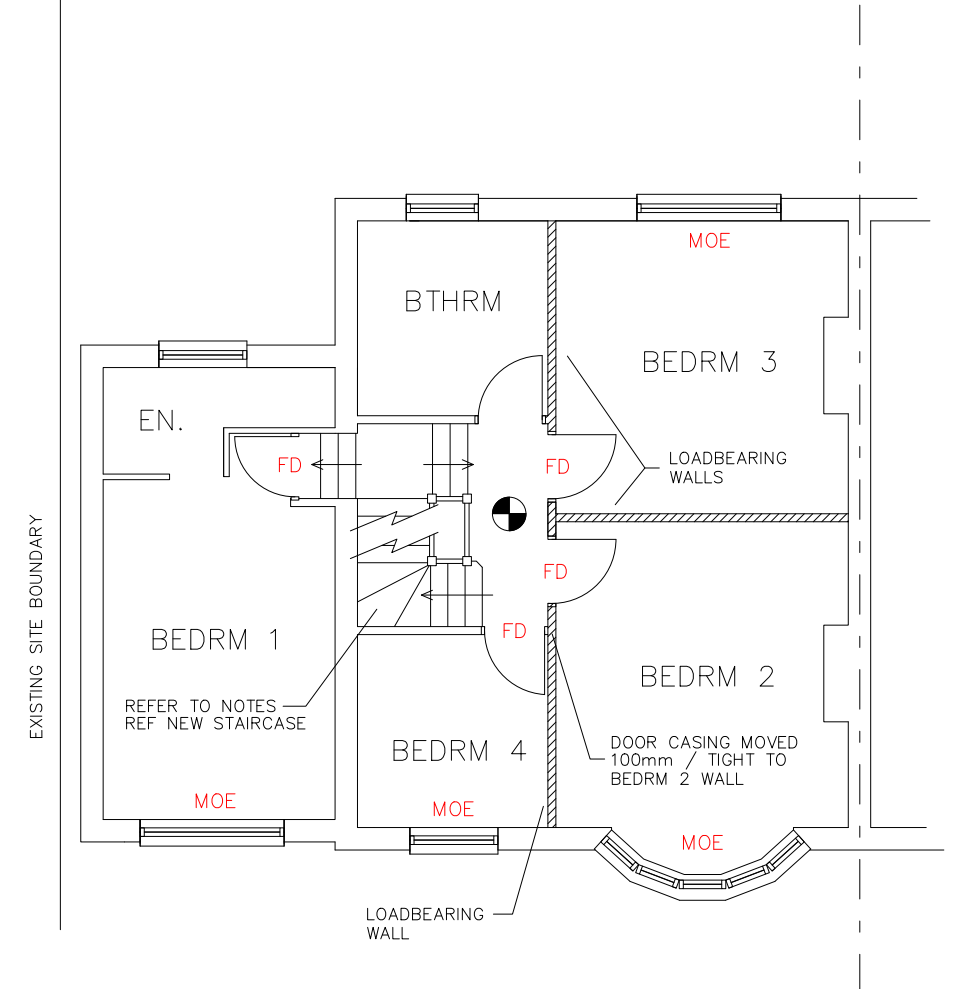
HANDRAIL / BALLUSTRADING TO BE MINIMUM HEIGHT OF 900mm ABOVE FFL

VERTICAL BALLUSTERS TO BE FIXED SO THAT A 100mm SPHERE CANNOT PASS BETWEEN

DESIGN OF BALLUSTERS TO CLIENTS PREFERENCE, T.B.C IN DUE COURSE

ALL VERTICAL BALLUSTERS AND GUARDING TO THE STAIRWAY AND BALCONY AREAS TO BE CONSTRUCTED SO THAT CHILDREN WILL NOT READILY BE ABLE TO CLIMB UP IT

MOE = MEANS OF ESCAPE WINDOW (SEE SPEC)  
ALL NOTED 'HABITABLE / BEDROOM' WINDOWS ARE TO FACILITATE MEANS OF ESCAPE. WINDOWS TO PROVIDE AN UNRESTRICTED OPENABLE AREA OF 0.33m MIN AND ARE TO BE AT LEAST 450mm WIDE x 450mm HIGH. THE BOTTOM OF THE OPENING SHOULD BE NO MORE THAN 1100mm FROM FFL (NOTED - 'MOE')



PROPOSED FIRST FLOOR PLAN

- MOE MEANS OF ESCAPE WINDOW (SEE SPEC)
- FD HOUR HALF FIRE RESISTING DOOR WITH BAT WING HINGES AND INTUMESCENT SMOKE SEAL TO PERIMETER
- ⦿ DENOTES MAINS WIRED SMOKE DETECTION / FIRE ALARM WITH BATTERY BACK UP PROVIDE SAME TO FIRST FLOOR LANDING (INTERLINKED) CONFORMING TO BS 5839: Pt 6

|                                                                    |                                          |                        |
|--------------------------------------------------------------------|------------------------------------------|------------------------|
| TITLE<br>PROPOSED EXTENSION & ALTERATIONS.<br>PROPOSED FLOOR PLANS |                                          |                        |
| SITE ADDRESS                                                       | 136 LEICESTER ROAD, GROBY LEICS, LE6 0DP | FOR: MR & MRS M O'SHEA |
| SCALE 1:100 @ A3                                                   |                                          | DRG. No. 001/5.        |
| DATE DEC 2025                                                      |                                          |                        |