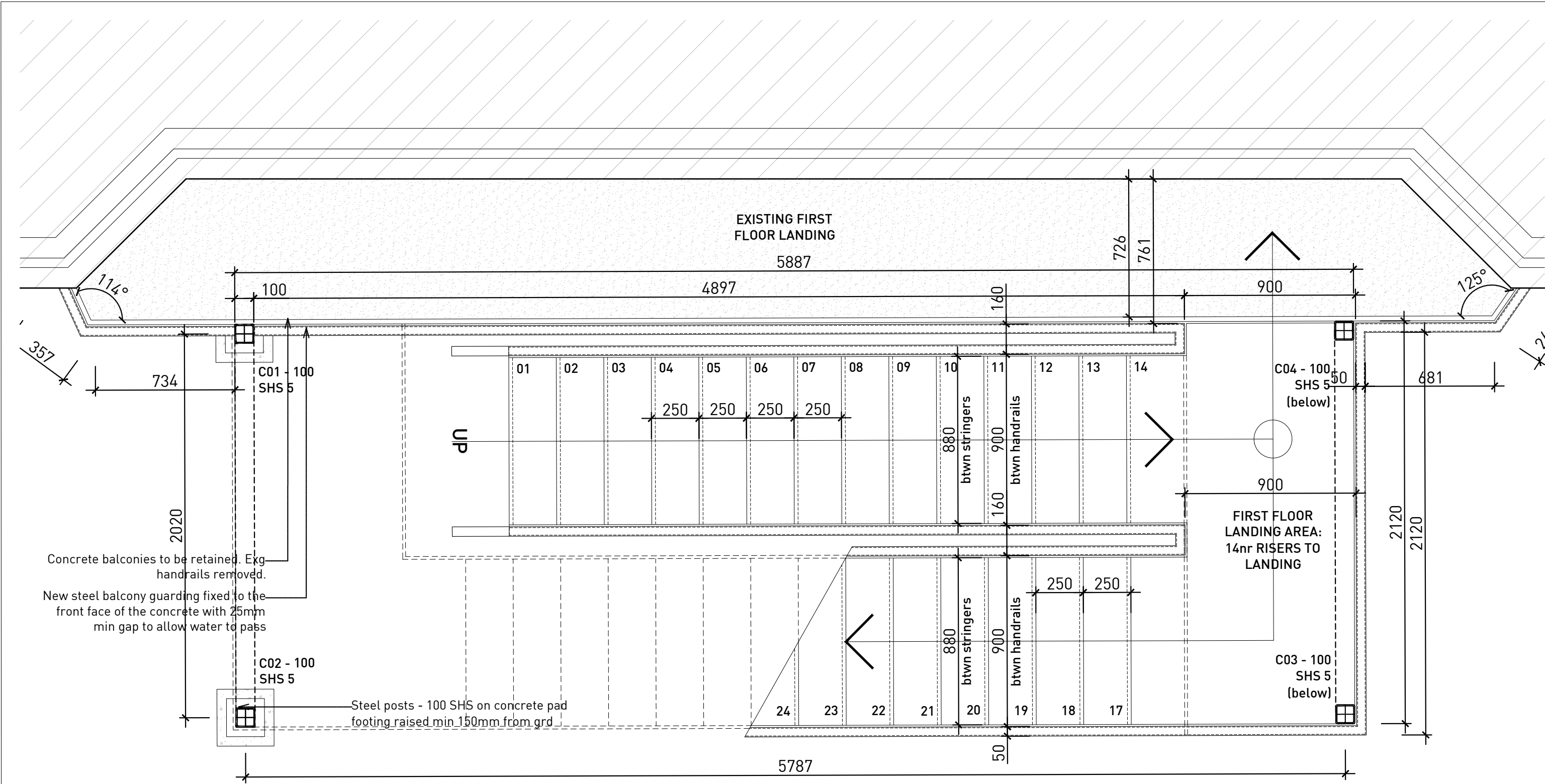
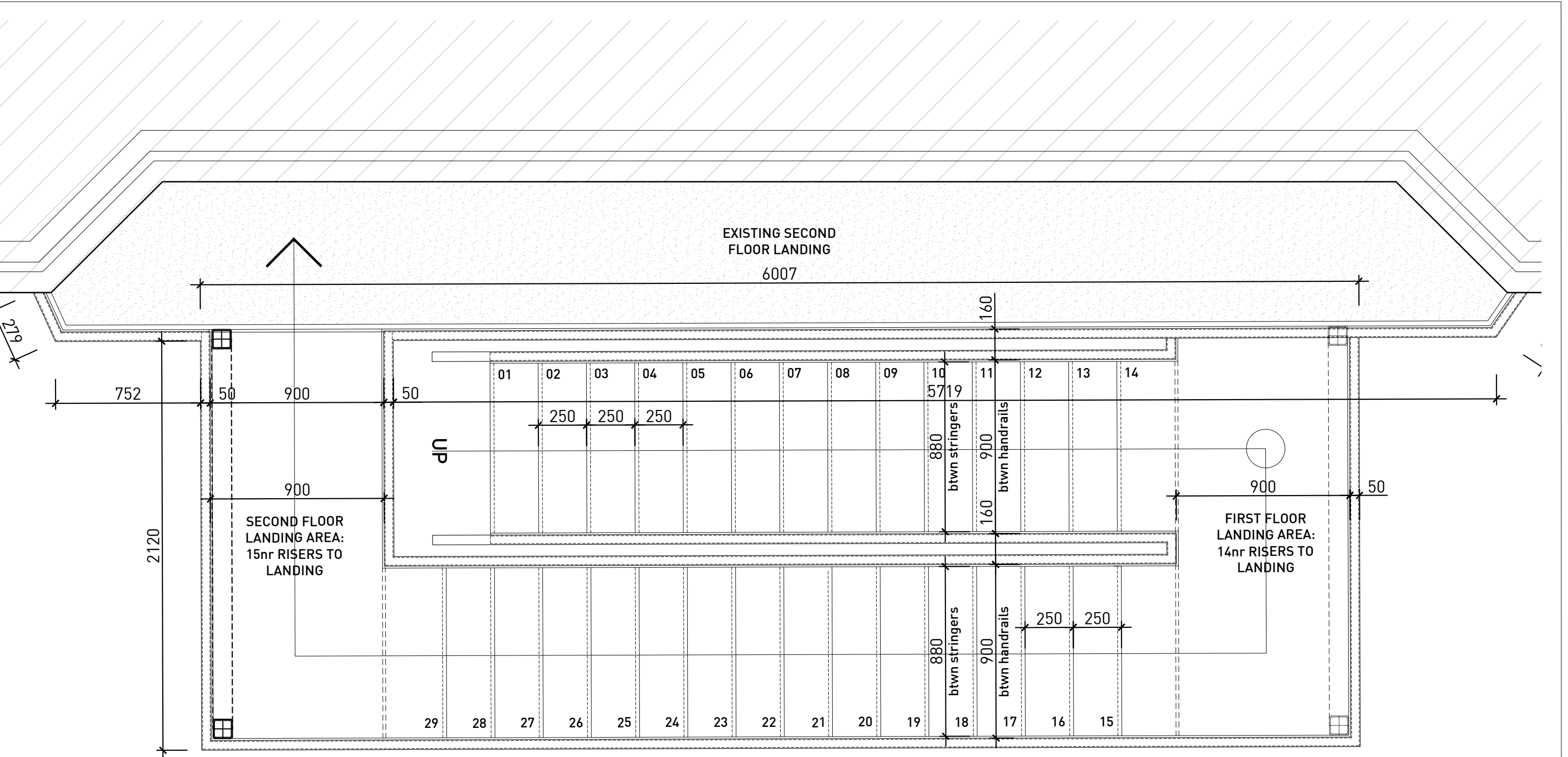




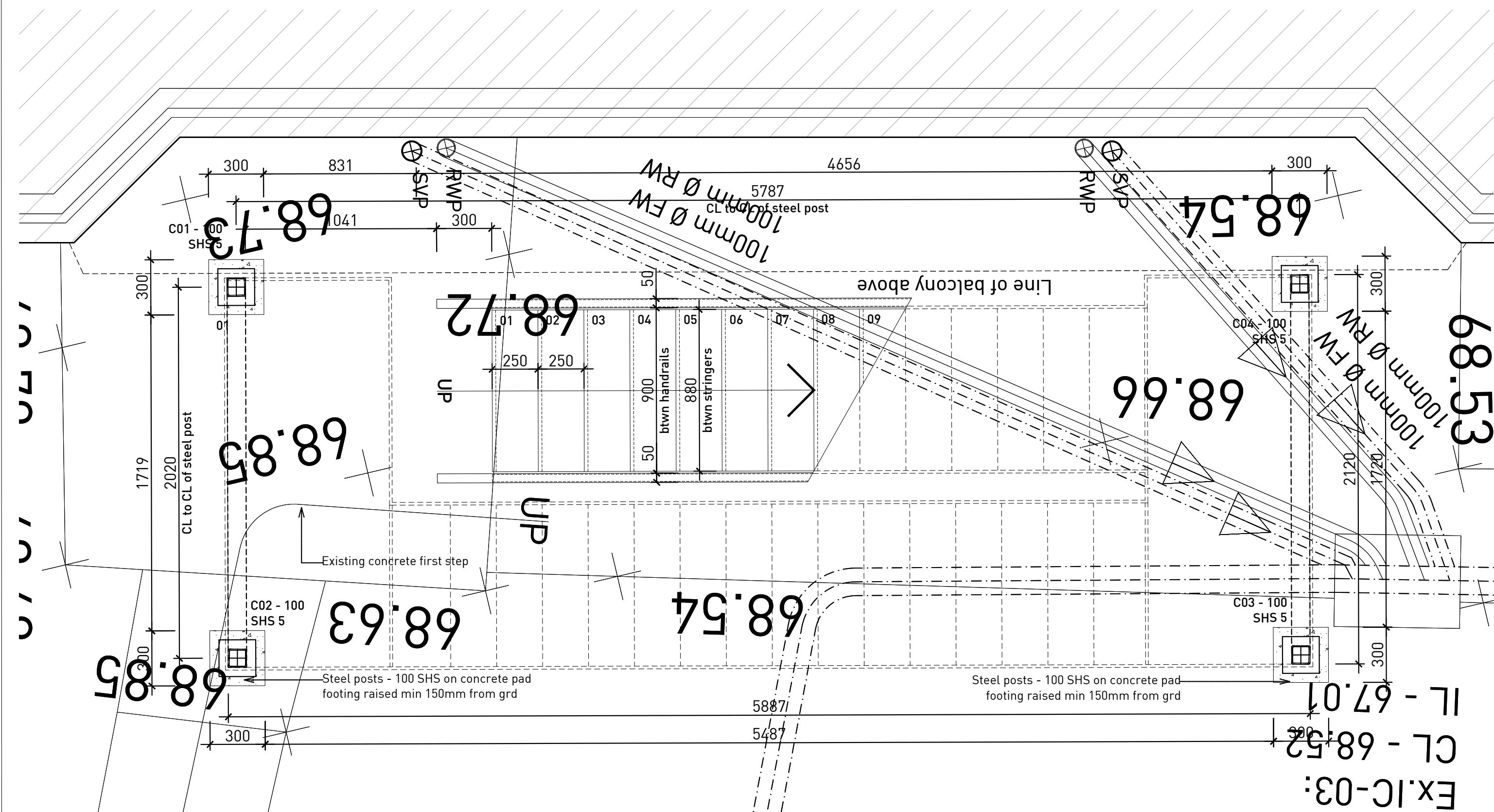
PROPOSED FIRST FLOOR PLAN - STAIRCASE-2

1:20 @ A1 / 1:40 @ A3



PROPOSED FIRST FLOOR PLAN - STAIRCASE-2

1:20 @ A1 / 1:40 @ A3



PROPOSED GROUND FLOOR PLAN - STAIRCASE-2

1:20 @ A1 / 1:40 @ A3

STAIRCASE SPECIFICATION:

Treads:

Diamond chequer plate treads 4.5mm thickness.

Min 50mm drop down at leading edge and 50mm upstand to the rear.

270mm going / 250mm treads (20mm nosing / overlap) / 179mm riser.

Bottom treads to all stairs - concrete formed insitu step(s) to take out the difference in levels of the stairs.

Stringers:

250 x 15mm stringers

Guarding - stairs:

40 x 40mm vertical posts

40 x 12mm bottom rail

12mm vertical balusters

50 x 12mm convex handrail

Guarding - balconies:

40 x 40mm vertical posts

40 x 12mm bottom rail

12mm vertical balusters

50 x 12mm convex handrail

250 x 15mm plate to the face of the concrete balconies - centred on slab.

Structural supports:

100 SHS steel posts to structural engineers design. Size to be finalised.

Finish of the steel:

Galvanised steel finish throughout.

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Do not scale from this drawing
All dimensions to be checked on site
Any discrepancies shall be immediately notified to the Architect in writing.

NOTES

1. ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS, AND OR DETAILS DETERMINED ON SITE, AND THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.

3. WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

EXISTING STRUCTURE / BUILDING - SHADED GREY SOLID HATCH

CDM NOTES:

C1. DEMOLITION WORKS ARE TO BE CARRIED OUT IN A CAREFUL MANNER THAT TAKES CARE TO NOT DAMAGE ANYTHING BEING RETAINED. WORKS TO BE CAREFULLY UNDERTAKEN BY A SUITABLY COMPETENT PERSON.

C2. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT HSE REQUIREMENTS AND COM 2015 REGULATIONS - ALL DOMESTIC PROJECTS NOTIFIABLE ENSURE THE BUILD HAS A SUITABLE CONSTRUCTION HEALTH AND SAFETY PLAN IN PLACE AND THAT ALL PEOPLE WORKING ON THE WORKS ARE COMPETENT.

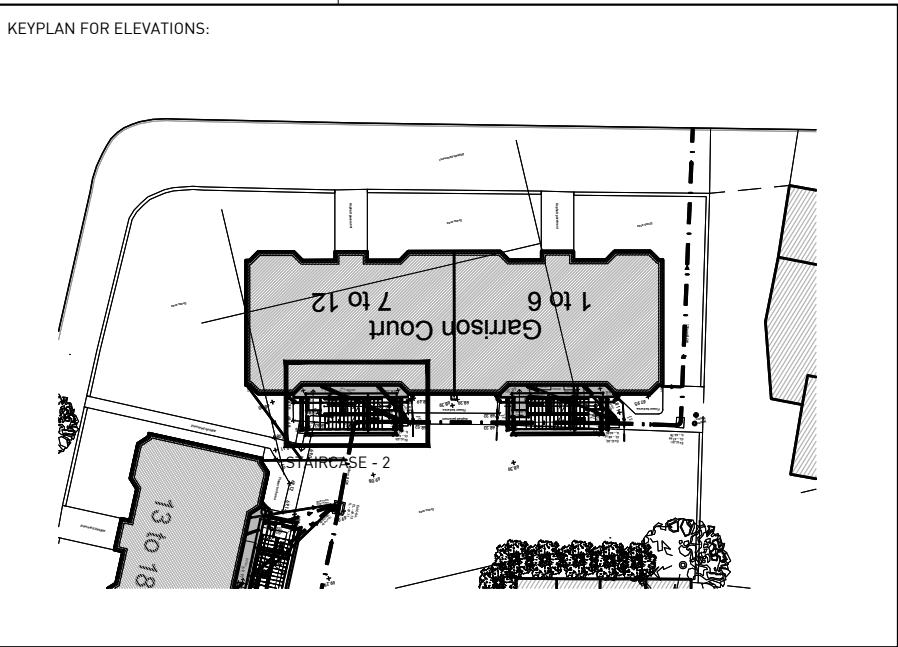
C3. ALL FLOOR, WALL AND ROOF ELEMENTS ARE TO BE PROPPED / BRACED AS REQUIRED TO ENSURE THE STABILITY AND SAFETY OF THE SITE / PERSONS - TO BE IN PLACE DURING THE WORKS UNTIL THE NEW WORKS COMPLETED ARE SAFE TO REMOVE. TEMPORARY WORKS ARE TO BE DESIGNED BY A SUITABLY COMPETENT PERSON AND METHOD STATEMENTS SUBMITTED AS REQUIRED TO ARCHITECT.

C4. PROVIDE SUITABLE SCAFFOLDING DECKS AND WORKING PLATFORMS. ENSURE MATERIALS STORED ABOVE GROUND LEVEL ARE PROVIDED WITH SUITABLE SUPPORT AND NOT OVERLOADED. ENSURE ANY NEW DECKS ARE DESIGNED APPROPRIATE TO THE WORKS INVOLVED.

C5. ENSURE SAFE LIFTING PROCEDURES ARE IN PLACE FOR DELIVERY AND MOVING OF MATERIALS AND DURING INSTALLATION OF STRUCTURAL MEMBERS, ALL CRANE AND MACHINE OPERATIVES TO BE SUITABLY COMPETENT.

Scale bar - 1:20 @ A1 / 1:40 @ A3:

0 1 2



NO.	DATE	REVISIONS
T01	26.01.2026	INITIAL ISSUE OF INFORMATION

Project	2601 - New External Escape Stairs		
Client	Hazelwood Homes Developments Ltd		
Location	Flats 1 to 30, Garrison Court, Mount Garrison, Hitchin		
Title	DETAILED DESIGN Prop Stair Plans - Staircase 2		
Status	RIBA Stage 4	Scale	1:20 @ A1
Drawn	SD	Checked	SD
Revision	T01	Date	26.01.2026
26010200AL002			