

CONSTRUCTION NOTES

NEW TIMBER STUD PARTITIONS

All new partitions are to be constructed using 100mm x 50mm kiln dried scant timber with studs set at 400mm centres. Each side of the wall will be of 12mm plaster-board with a 3mm plaster skim finish. Placed between each stud with full depth Pilkingtons Crown or other approved sound absorption quilt.

STAIR DETAIL

Stair width = 900mm;
No. of risers = 12 @ 196mm;
No. of treads = 11 @ 230mm;
Pitch of stair not greater than 42 degrees;
No. of flights = 2.
Minimum headroom over stairs and landing to be 2000mm measured vertically from the pitchline.

NOTE: Top of staircase in relationship with the sloping side of the roof may be reduced to 1800mm minimum headroom on edge of stairs.
Nosings are to extend 16mm beyond the stair riser.
Clear unobstructed landings at the top and bottom of each flight of 900mm. Handrails positioned one side of the stair at 900mm above the pitchline. Balustrades at the first floor landing at 1100mm high and vertical balustrades set at 100mm centres.
NOTE: The exact measurement of the height and going of the stair are to be determined before manufacture of the flight and all works are to comply to Regulation K1, K2 and K3 of the Building Regulations 1998.

FIRST FLOOR PLAN OF FLOOR JOISTS

