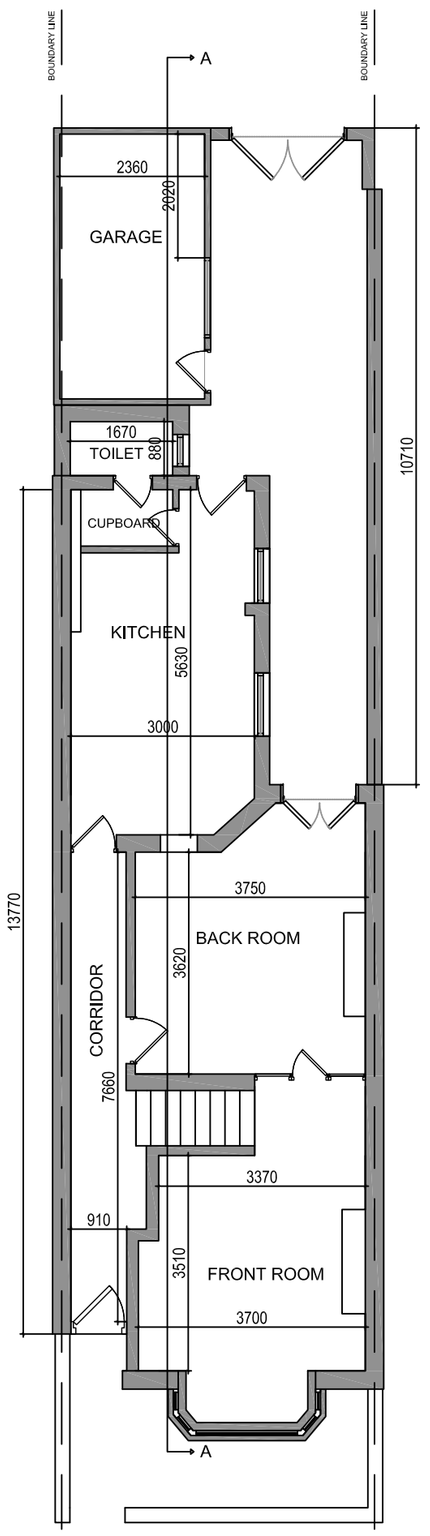
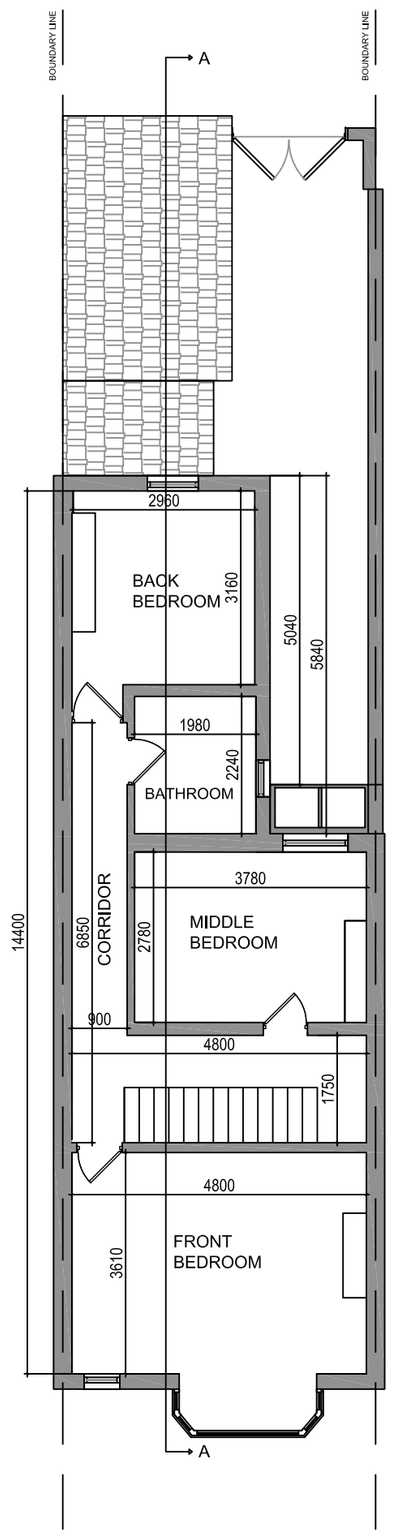
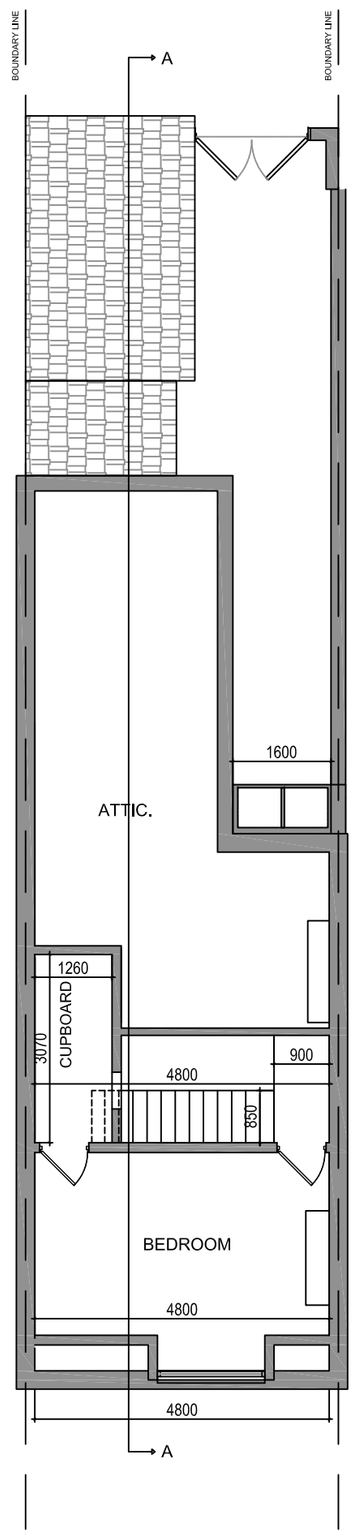


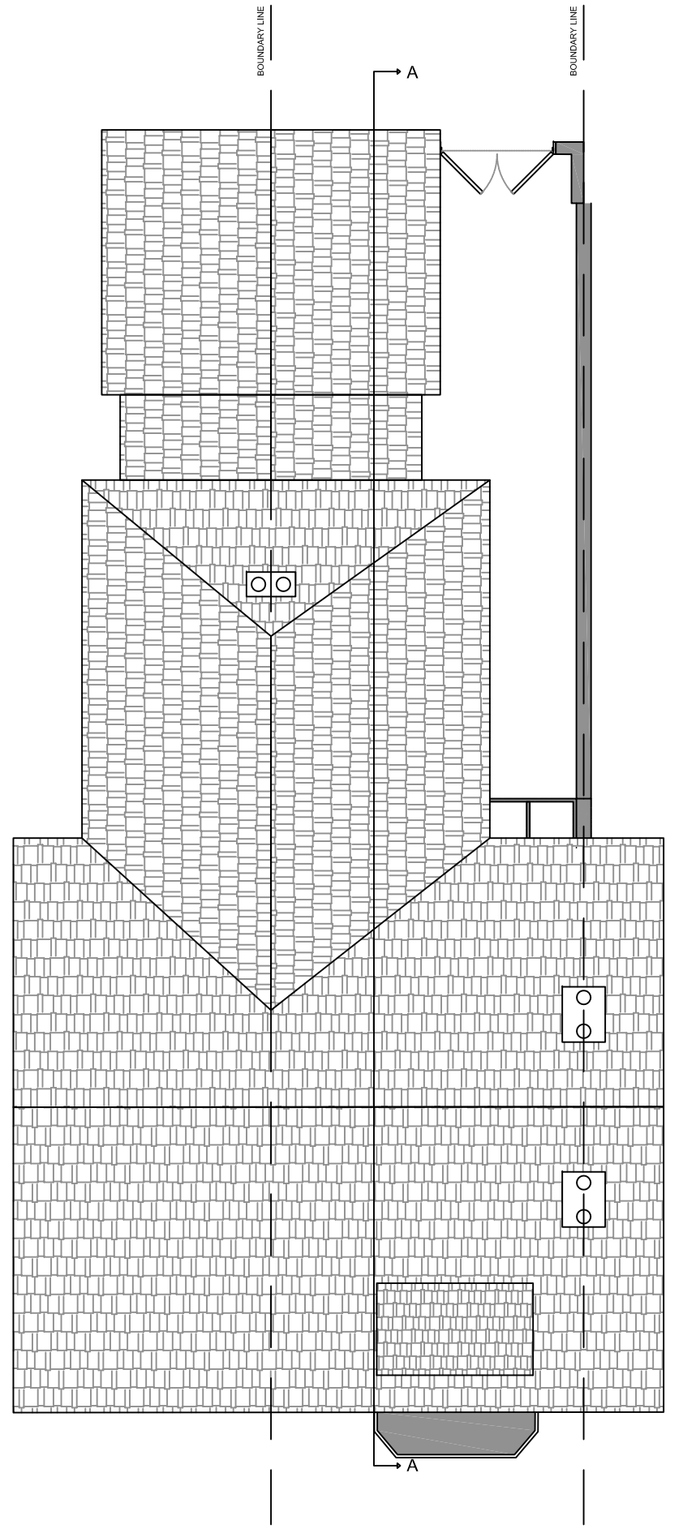
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN

GENERAL SPECIFICATION NOTES:

ALL WORKS TO BE CARRIED OUT TO THE SATISFACTION OF THE L.A. BUILDING INSPECTOR.

PARTY WALL ACT
The owner should they need to do so under the requirements of the Party Wall Act 1996 has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:

- Support of beam
- Insertion of DPC through wall
- Raising of wall or cutting of projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party wall agreement is to be in place prior to start of works on site.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²

Purge ventilation - Windows/rooflights to have openable area in excess of 1/20th of the floor area, if the window opens more than 30° or 1/10th of the floor area if the window opens less than 30°

Internal 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..

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings).
MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonized European product should have a CE marking.

1:50 SCALE BAR 0 0.5 1 1.5 2 2.5m

1:100 SCALE BAR 0 1 2 3 4 5m

No construction or fabrication work to be started until these calculations and drawings have been approved by the Building Control

Only Figured Dimensions to be used.
All dimensions to be checked on site.
All materials and workmanship to comply with current British Standards and Codes of Practice.
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Client:

Job Title:
6 Osborne St
Leek ST13 6LJ

Drawing Title:
EXISTING FLOOR PLANS

Scale: 1:100 @A2
Date: JUN 2019
Drawn: HD.

Drawing Number: 01
rev: