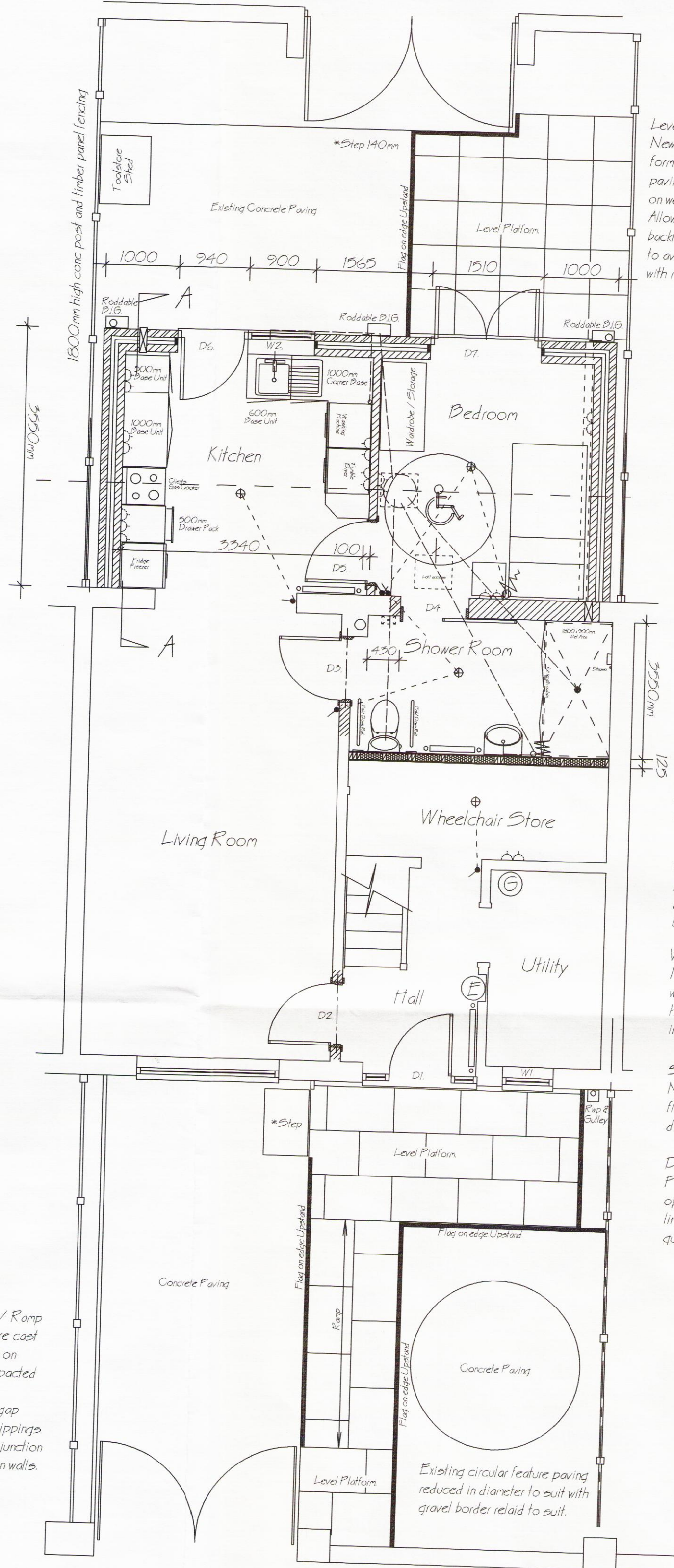


Existing Ground Floor Plan



Proposed Ground Floor Plan

Level Platform
New raised level platform to be formed from reclaimed 600 x 600mm paving slabs laid on cement / sand on well compacted crushed stone sub base. Allow for 50mm perimeter gap backfilled with limestone chippings to avoid bridging DPC at junction with main house / extension walls.

Drainage
Excavate to and expose existing drainage installation. Excavate for and provide and lay 100mm diameter approved material drains at min fall of 1 in 40 and connect to new 450mm diameter universal inspection chamber to the positions shown. New 100mm to be fitted with double sealed screw down airtight cover and frame and to be encased in 150mm concrete. All drains passing under building and less than 900mm below ground level to be encased in 150mm concrete. All drains passing thro walls to have lintol protection over. New gullies to be roddable.

Cut back left hand jamb and break through to form new door opening D4 and build up part of former door / window opening with 2 No leaves of dense concrete blockwork securely tied into the surrounding structure. Include for the removal of the existing lintol and supporting wall above new opening on 2 No 150 x 100mm reinforced precast concrete lintols with min 150mm end bearing.

New internal Partitions to be formed from 100 x 50mm thick sw studs and nogginns plated both sides with 12.5mm plasterboard and skim (12mm Knauf Aqua Panel boarding to Shower room faces) and skim coat plaster finish with fibreglass quilt insulation infill.

Water Closet
New Water closet to be Telford's classic low level white vitreous china pan and cistern complete with seal connected to new drain via 100mm diameter UPVC branch waste and branch connector.

Wash Hand Basin
New Wash Hand Basin to be Aqua 510 or equal wall mounted basin fitted with lever handled pillar taps & installed at a height to suit client. Basin to have 75mm deep seal anti vac trap and to discharge to new drainage installation via 32mm diameter UPVC branch waste / adaptor.

Shower Base
New shower base to be 1800 x 900mm Wet area formed integrally within floor slab with top cleansing shower trap discharging to new drain via 38mm diameter UPVC Waste pipe and adaptor.

Door Opening D2 & D3
Provide temp propping and support and carefully break thro to form new opening supporting wall over on 150 x 100mm pre cast reinforced concrete lintol with min 150mm end bearing provide and fix 840mm wide internal quality door and rebated sw frame.

Level Platform / Ramp
New raised level platform / Ramp formed from 50mm thick pre cast concrete paving slabs laid on cement / sand on well compacted crushed stone sub base. Allow for 50mm perimeter gap backfilled with limestone chippings to avoid bridging DPC at junction with main house / extension walls. Max gradient 1:12.

Electrical Alterations
All electrical alterations covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self certification scheme (eg BRE Certification, BS, Elecca, NICEIC, or NAPIT CERTIFICATION) Prior to completion an appropriate BS7671 electrical installation certificate must be provided by the competent person.

Mechanical Ventilation
Vent Axia Solo SELV 12H humidistat controlled mechanical extractor fan with min extraction rate 10L/s to be fitted to new Shower Room. Fan to be wall mounted and vented to outside via 100mm diameter pvc ducting routed across Bedroom at high level / thro rear wall and fitted with draught proof cowl externally.

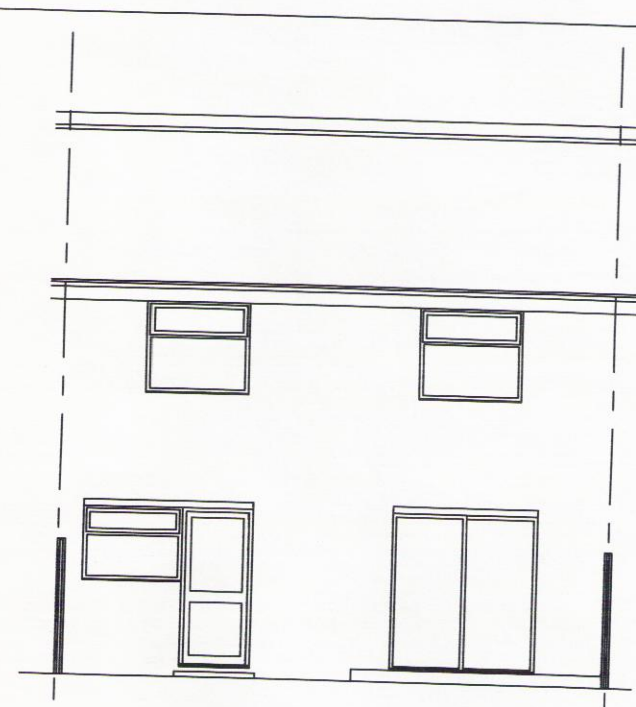
Floor Finishes
Shower Room: Polyole HYDRO non slip sheet vinyl 100%. Colour to owners choice.
Bedroom & Kitchen: Marley Vylon or equal 2mm thick vinyl tiles Colour to Owners choice.

Fire Protection
All elements of structure to be min half hour fire resistant. All joints between fire separating elements and pipework penetrating the structure to be suitably fire stopped.

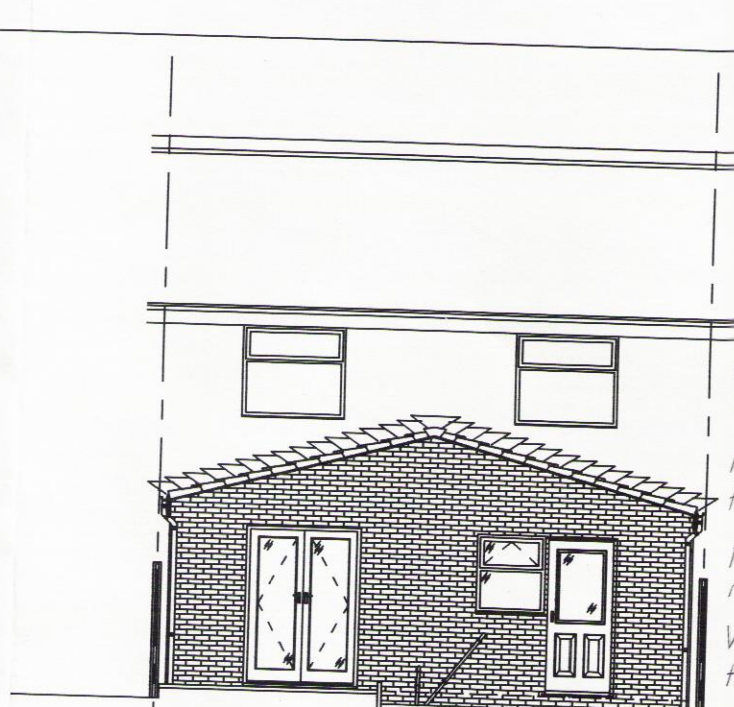
All works to comply with the current Building Regulations and subsequent amendments and to be to the satisfaction of the District Building Control Officer.

AMENDED PLANS

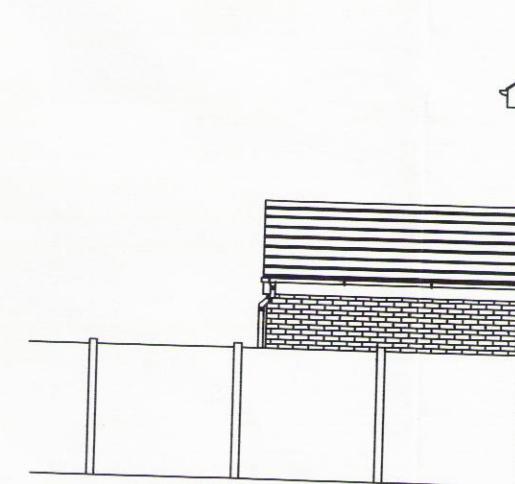
REC'D BY DATE



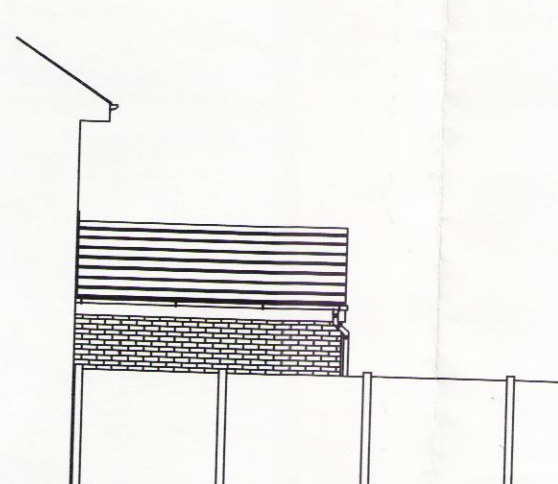
Existing Rear Elevation



Proposed Rear Elevation



Proposed Gable Elevation



Proposed Gable Elevation

Pitched Roof Construction
New pitched roof to be formed as follows: Marley or equal concrete roof tiles to match existg on 38 x 25mm treated sw battens on reinforced Breathable underfelt on purpose made treated sw trusses manufactured by specialists and installed and braced in accordance with their design calculations with 9.5mm plated and skim soffit with 270mm Rockwool or equal and approved fibreglass insulation on quilt 100mm between joists and R60mm sloped to be vented by breathable felt with eaves closed.

Fascias and soffits to be Marley or equal white UPVC. Roof pitch to be 15 degrees.
Rain Water Goods
Gutters to be 100mm diameter black UPVC.
Deepflow rainwater pipe to 68mm diameter black UPVC.

Lintols to be Galnic 3 course combined galvanized lintols with min 150mm end bearing.

Facing Brickwork
Facing Brickwork to be good quality face brick to closely match existing and must be agreed on site prior to use.

Damp Proof Course
DPC to be a min of 150mm above Ground level.

2 No courses 2nd class engineering brickwork or Trench Blocks below ground level, cavity to be filled with weak mix concrete to ground level.

Floor Construction
Later levelling screed on 50mm cement / sand floor screed on 100mm C20/20 mix concrete floor slab on 125mm Kingspan Thermalfloor TFF70 insulation Boards on 1200g visqueen DPM on 150mm well compacted sand blinded hardcore. Floor slab to have 19mm EPS insulation to perimeter edges.

Foundations
New concrete strip foundations size & depth to suit ground conditions and to be agreed on site with the district Building Control Officer. Min size 600mm x 200mm x 1 metre depth.

Proposed Section A - A

AMENDED PLANS

REC'D BY DATE

1. GENERAL
ALL WORK TO CONFORM TO BUILDING REGS. 1985 & SUBSEQUENT AMENDMENTS & TO THE SATISFACTION OF THE L.A.B.S.

DO NOT SCALE FROM DRAWINGS- ALL DIMENSIONS IN MILLIMETERS.
SETTING OUT TO BE CHECKED BY CONTRACTOR ANY DISCREPANCY REPORTED TO SUPERVISING OFFICER. PARTY WALL CONSENT TO BE OBTAINED FROM ADJOINING OWNER. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE SPECIFICATION AND SCHEDULE OF WORKS PROVIDED BY THE AGENCY. THE CONTRACTOR SHALL MAKE NO VARIATIONS WITHOUT PRIOR CONSENT FROM THE AGENCY.
HABITABLE ROOMS TO HAVE A MIN 2300MM CEILING HEIGHT ANY ALTERATIONS TO SPECIFIED MATERIALS TO BE AGREED WITH AGENCY SERVICES

2. DRAINAGE
ALL EXISTING DRAINS TO BE GRUBBED UP AND REMOVED WHERE NECESSARY.
ALL DRAINS UNDER BUILDING OR LESS THAN 900MM BELOW G.L. TO BE ENCASED IN 150MM CONCRETE.
DRAINS TO BE 100MM DIA. APPROVED MATERIAL AT GRADIENT 1:40
MANHOLES TO BE 225MM CLASS B ENGINEERING BRICK ON 150MM 1:2:4 CONCRETE BASE WITH 1/2 ROUND S.G.S.W. CHANNELS, 1:3 CEMENT/SAND BENCHING, LIGHTWEIGHT GALV. STEEL COVER & FRAME.
GUTTERS TO BE 75MM 1/2 ROUND P.V.C. R.W.P.'s TO BE MIN 63MM ROUND UNLESS STATED OTHERWISE.

3. TIMBER
ALL TIMBERS BUILD IN TO RECEIVE 2 No. COATS PRESERVATIVE.
TO BE SOUND & FREE FROM INSECT ATTACK ALL SIZES TO MEET REGULATIONS.
ALL NEW TIMBER SKIRTING TO BE FIXED ON TREATED TIMBER CONTINUOUS GROUND BATTENS WITH PLASTER STOPPED OFF ABOVE FLOOR & AIR SPACE BEHIND.

4. PROTECTION
ALL ELEMENTS OF STRUCTURE TO HAVE MIN 1/2 H.V. FIRE RESISTANCE.
PRIVATE AREAS TO HAVE CLASS 1 SPREAD OF FLAME FIRE DOORS TO BE 1/2 H.V. SELF CLOSING WITH 25MM STOPS (WHERE APPLICABLE)
5. D.P.C.'s
HESSIAN REINFORCED BITUMEN OR APPROVED HYLOAD LEDCORE, POLYTHENE TO B.S. 747 INSERTED 150MM ABOVE GROUND LEVEL TO ALL NEW WALLS LAPPED & BONDED. INJECTED D.P.C. TO ALL EXISTING GROUND FLOOR WALLS TO MANUFACTURER'S SPECIFICATIONS D.P.M.'s TO ALL HEADS JAMBS, CILLS, CAVITY ENDS & CLOSURES.

6. SERVICES
GAS, WATER, ELECTRICITY TO BE PROVIDED & INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SERVICE AUTHORITIES. CONTRACTOR TO NOTIFY ABOVE FOR PROGRESS INSPECTIONS.

AMENDED PLANS

REC'D BY DATE 17/5/16



The City of Liverpool

Adult Services.

AGENCY SERVICES SECTION

Venmore Mews
Venmore Street
Liverpool L5 1UL.

Project
Proposed Ground floor Bedroom & Shower Room Adaptations for R.D.P.

Drawing
23 Broomhill Close, Liverpool L27 1XT.

Scale 1: 50 & 100
Drawn N Harrison
Date March 2016
Status AS/NH 71-15/16

Revision A March 2016
A1 Extension width reduced and roof altered to double pitch to comply with adjoining owners request.