

## SCHEDULE OF ESSENTIAL WORKS

THE BUILDING IS TO BE INITIALLY SECURED WITH A COMPREHENSIVE SCAFFOLDING TO ALL ELEVATIONS WHICH WILL ENABLE A FULL COMPREHENSIVE SURVEY TO BE CARRIED OUT OF THE STRUCTURE PARTICULARLY THE ROOF, AND EXTERNAL WALL TREATMENT AND WILL ALSO ENABLE AN ENVIRONMENTAL SURVEY TO BE CARRIED OUT IF REQUIRED.

ALL VEGETATION GROWTH IS TO BE CAREFULLY REMOVED ENSURING MINIMAL DISTURBANCE TO MASONRY AND FEATURE CORNICES AND DETAILED WORK.

THE EXISTING DRAINAGE OUTLET(S) WITHIN THE BASEMENT AREA ARE TO BE CLEARED OUT AND REINSTATED FOR REUSE PARTICULARLY TO ENABLE WATER RUN OFF FROM THE BASEMENT FLOOR WHICH WILL BECOME EXPOSED AT SOME STAGES DURING THE WORK.

**ROOF:** THE ROOF STRUCTURE IS TO BE COMPLETELY OVERHAULED WITH ALL COVERINGS STRIPPED AND RAFTERS SAVED WHERE POSSIBLE CAREFULLY STACKED FOR REUSE. THE DEFECTIVE ROOF STRUCTURE IS TO BE REPLACED AS RECOMMENDED BY THE ENGINEERS REPORT WITH SUITABLE SIZED RAFTERS, PURLINS RIGID BEAMS ETC. TO REPLACE THE ORIGINAL 'TRADITIONAL' CONSTRUCTION, WITH ADDITIONAL LATERAL RESTRAINT STRIPS TO RAFTERS AND CEILING JOISTS AND WALL PATES ALL GUTTERING IS TO BE REPLACED/REPAIRED AS NECESSARY WITH C.I. GOODS TOWARDS THE ROOF ELEVATION. RENEW LEAD LININGS TO THE PARAPET & CORNERED FEATURE GUTTER AND REAR VALLEY GUTTER ON THE PARTY WALL POSITION. PARAPET COPINGS TO BE REPAIRED AND REPLACED AS NECESSARY AFTER INSPECTION IN AGREEMENT WITH THE L.P.A.

**FLOORS:** THE EXISTING DEFECTIVE TIMBER JOISTS AT GROUND FIRST AND SECOND FLOOR LEVEL ARE TO BE REPLACED AS RECOMMENDED BY THE ENGINEERS REPORT WITH SUITABLE 'COMPLIANT' SIZED SECTIONS WITH THE EXISTING STEEL SECTIONS AND COLUMN SUPPORTS TO BE RETAINED FOR INTERIMEDIATE NEW FLOOR BOARDING TO BE PROVIDED THROUGHOUT WITH A COMPOSITE LAMINATED BOARD TREATMENT ON TOP AS RECOMMENDED BY SPECIALIST ACoustic ENGINEER/CONSULTANT WITH PROPRIETARY SOUND DEADENING MINERAL WOOL INFILL BETWEEN THE JOISTS AND 2 LAYERS 15mm P.C. SLIM BOARD. NEW FLOOR JOISTS TO BE TIED BACK INTO THE EXTERNAL WALLS WITH PROPRIETARY GALV. M.S. RESTRAINT STRIPS TO GIVE LATERAL STABILITY TO THE MAIN STRUCTURE.

**WALLS:** ALL EXTERNAL MASONRY WALLS TO BE INSPECTED FOR DRY ROT, DAMP AND DEGRADATION, WITH ALL DEFECTIVE AREAS TO BE TREATED AND REPLACED AS NECESSARY WITH FULLY BONDED MATCHING BRICKWORK. ALL EXTERNAL WALLS TO BE LINED INTERNALLY WITH 50mm THICK GYPSUM THERMOBOARD FOR COMPLIANCE WITH CURRENT BUILDING REGULATIONS FOR CONSERVATION OF FUEL AND POWER. ALL LINTOL OVER WINDOWS AND DOOR OPENINGS TO BE REPLACED AS NECESSARY WITH EITHER PROPRIETARY STEEL CATHIC OR I.C. LINTOLS OR REINFORCED CONCRETE LINTOLS. GROUND FLOOR DEFECTIVE TIMBER BRUSSELMER AND STEEL BEAM ABOVE THE SHOP FRONTAGES TO BE REPLACED WITH MATCHING SECTION TIMBER AS RECOMMENDED IN STRUCTURAL REPORT.

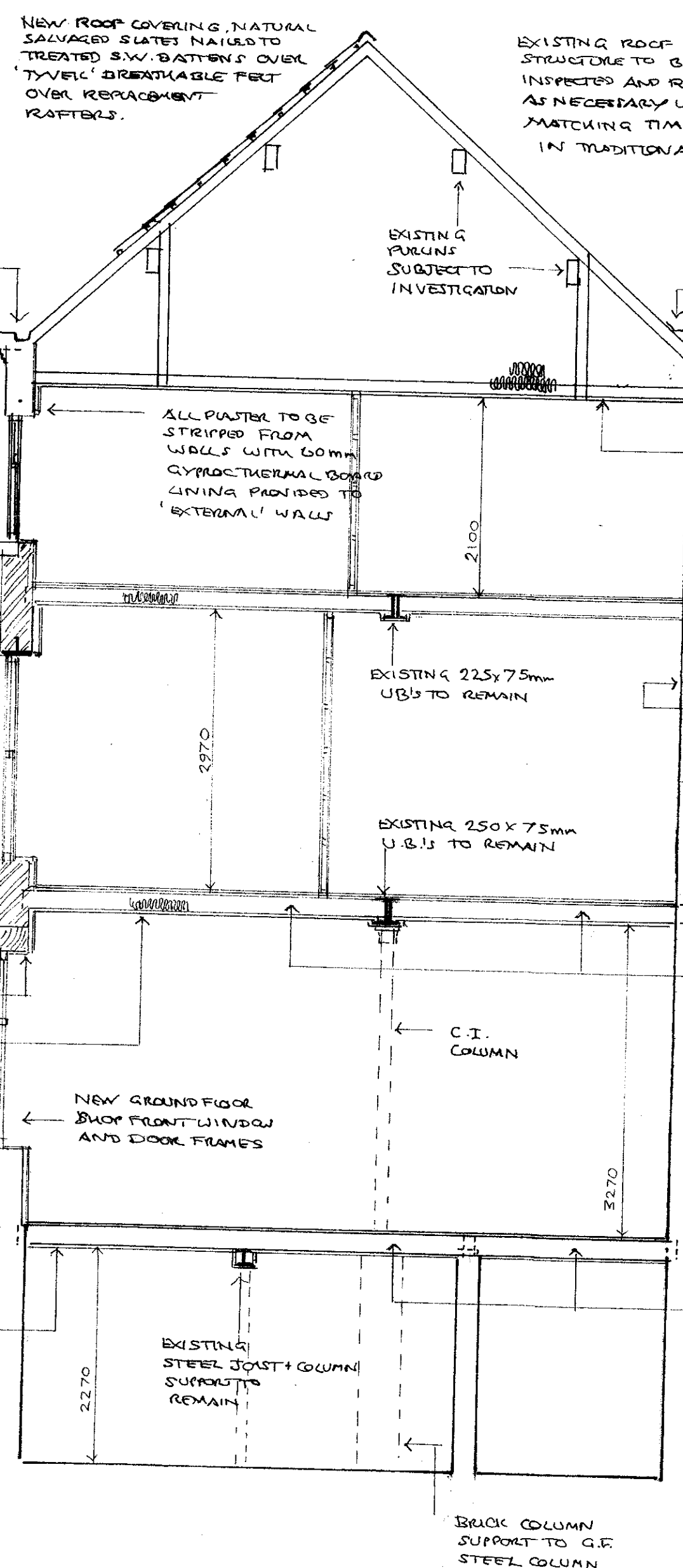
## EXTERNAL WALL TREATMENT

BRICKWORK TO THE GROUND FLOOR SHOP FRONT SHALL BE LEFT TO BE EXPOSED AND REBUILT AS RECOMMENDED BY THE ENGINEERS REPORT WITH EXISTING 'TIED' FACING TO BE AGREED WITH THE L.P.A.

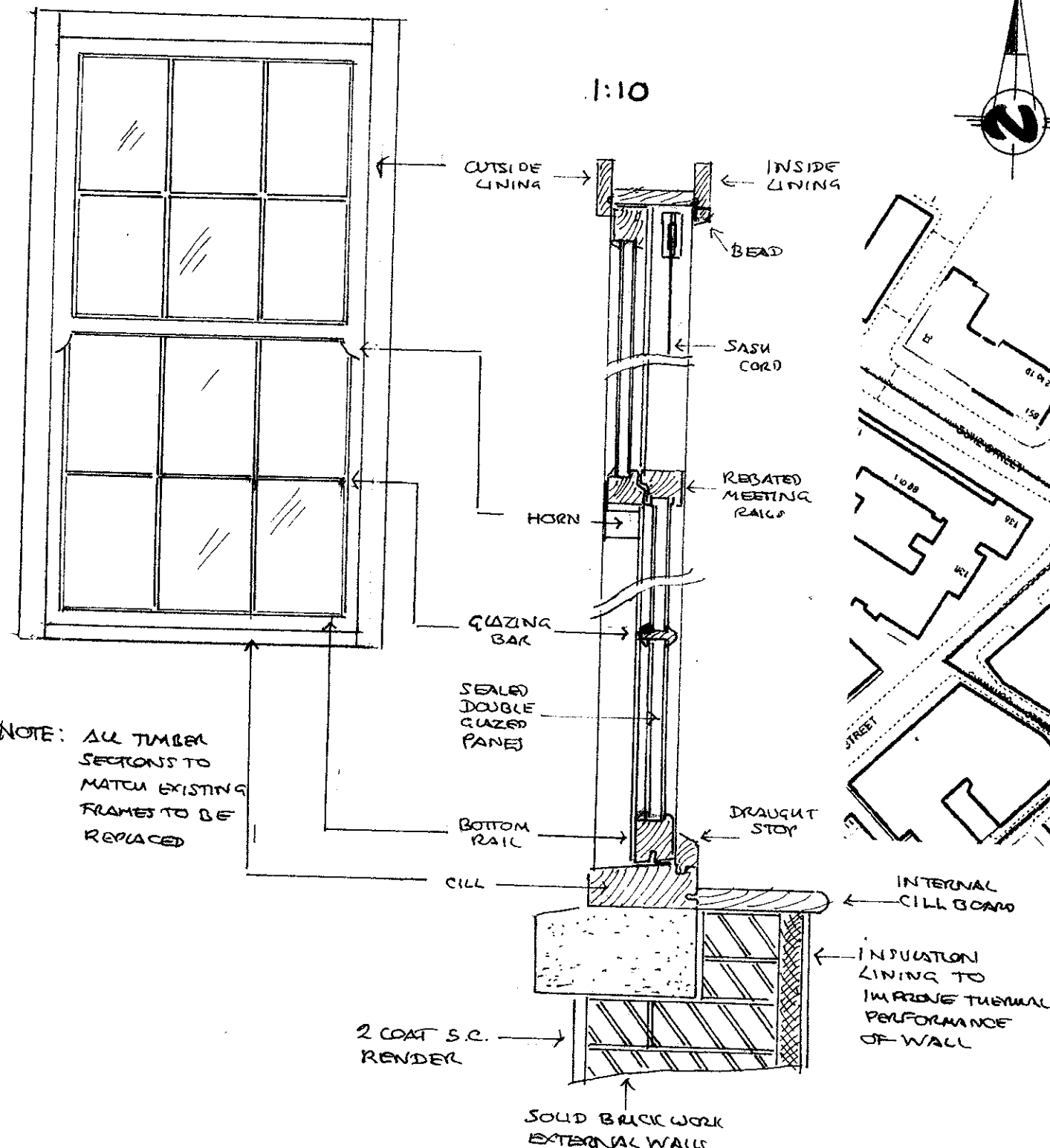
ALL RENDERED ELEVATIONS TO BE COMPLETELY EXAMINED TO DETERMINE SUITABILITY FOR RETENTION (SUBJECT TO REPORT) REGARDING DECORATIVE FEATURE WINDOW HEADS, WHERE NECESSARY REBUILT TO BE STRIPPED OFF AND WALLS REFINISHED WITH 2 COAT SAND CEMENT LIME RENDER WITH SMOOTH FINISH 2 COAT MINERAL BASED PAINT FINISH TO BE APPLIED SUBJECT TO AGREEMENT WITH THE L.P.A.

SHOP FRONTAGE FACIAL AND FLUENTS TO DUKE ST ELEVATION TO BE REPLACED WITH MATCHING DESIGN TIMBER CONSTRUCTION WITH REPLACEMENT LEAD CAPPING TO FACIAL DISTINGUISH MASONRY. A NEW SINGLE LEAF BRICK FACING IS TO BE CONSTRUCTED AGAINST THE REAR GABLE (MASONRY) WALL FULLY TIED INTO THE EXISTING BRICKWORK WITH BUTTERFLYING. ALL TO BE BUILT OFF NEW FOUNDATIONS. BRICKWORK TO BE SUBJECT TO L.P.A. APPROVAL.

## SECTION



1:20



NOTE: ALL TIMBER SECTIONS TO MATCH EXISTING FRAMES TO BE REPLACED

## WINDOWS AND DOORS

ALL EXISTING DEFECTIVE TIMBER WINDOW TO BE STRIPPED OUT AND REPLACED WITH NEW DOUBLE GLAZED TIMBER SLIDING SASH FRAMES TO EXACTLY MATCH THE ORIGINAL PROFILE / DESIGN.

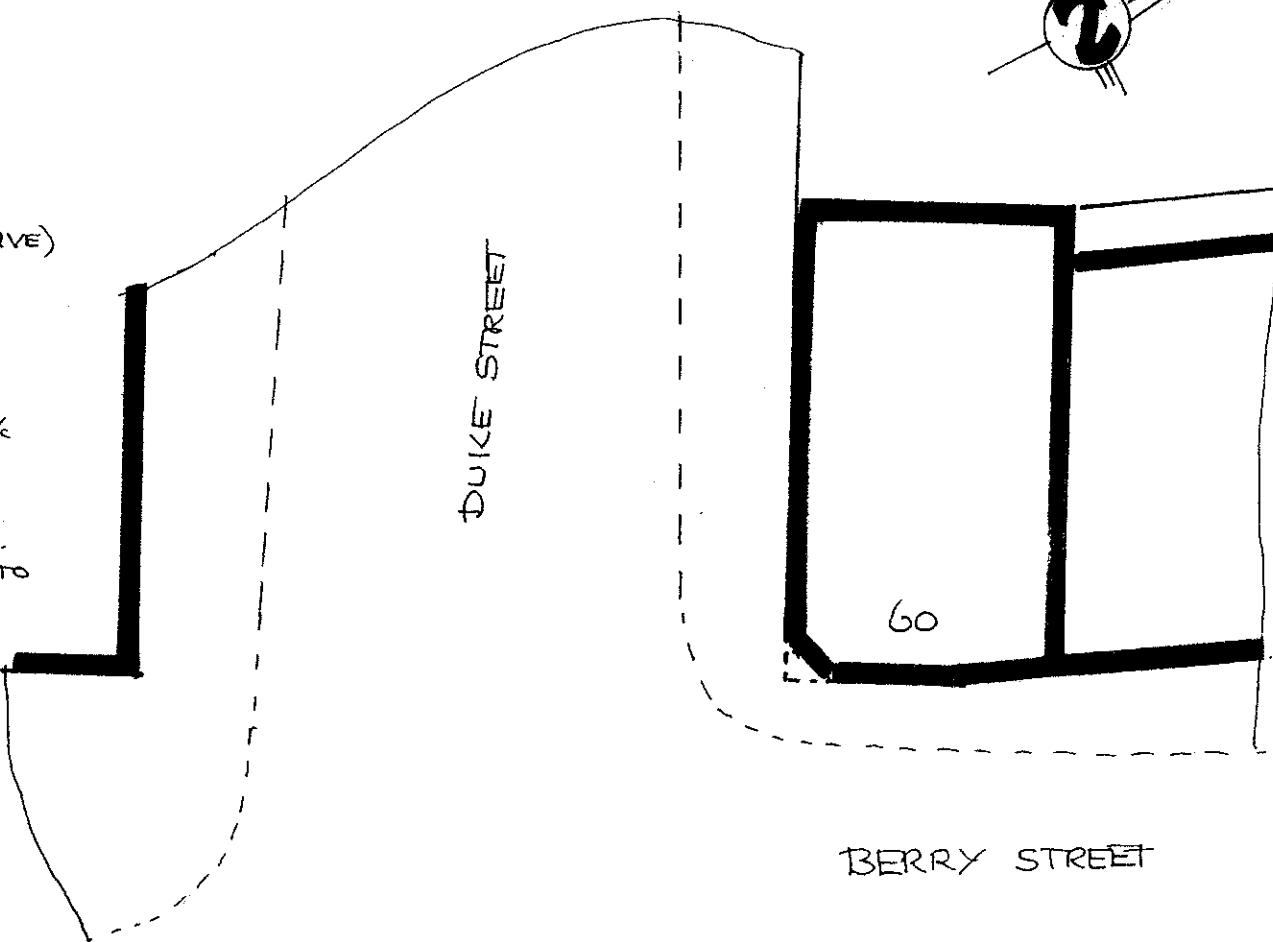
NEW WINDOW INSERTED INTO ORIGINAL OPENINGS TO MATCH THROUGHOUT EXISTING DESIGN.

FRONT DOOR FRAMES TO BE REPLACED IN A JOINTABLE STYLE RELEVANT TO THE AGE OF THE BUILDING. MAIN FRONT DOOR LOCATED ON THE CORNER ELEVATION TO MATCH THE BUILDING.

THE NEW SIDE DOOR ONTO DUKE STREET TO BE MULTI PANED ALL FRAMES FORMING THE NEW SHOP FRONTAGE (REPLACED) AND GROUND FLOOR WINDOW OPENINGS TO BE IN TREATED TIMBER WITH MATCHING DESIGN, SECTIONS, MULLIONS ETC. AND IN CORRESPONDING SAFETY GLAZING. INTERNAL CARPENTRY LINING TO BE INSULATED AND RECESSED AS NECESSARY TO EXACT DETAIL OF ORIGINAL.

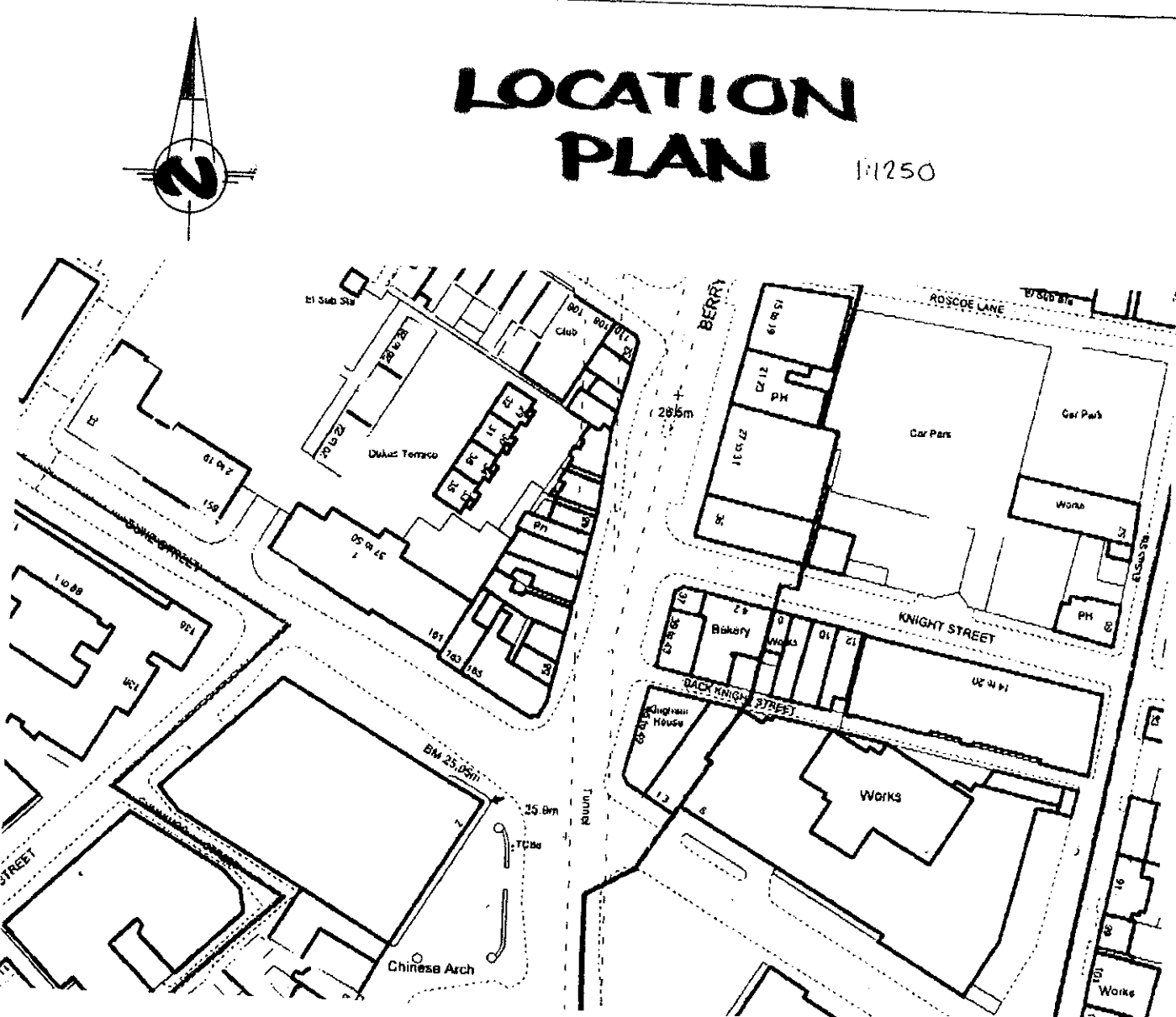
## SITE PLAN

1:200



## LOCATION PLAN

1:1250



## MECHANICAL VENTILATION

ALL BATHROOMS AND SHOWER ROOMS TO BE FITTED WITH A MECHANICAL EXTRACT FAN CAPABLE OF AT LEAST 15 LITRES/SECOND EXTRACT RATE. KITCHENS TO HAVE EITHER A MECHANICAL EXTRACT FAN CAPABLE OF 60 LITRES/SECOND OR A COOKER HOOD CAPABLE OF A 30L/s. MECHANICAL EXTRACT FANS SERVING WINDOWLESS BATHROOM/SHOWER ROOMS/W.C. CUBICLES TO PROVIDE AT LEAST 3 AIR CHANGES PER HOUR WITH A 15 MINUTE OVER RUN FACILITY.

## DRAINAGE

ALL NEW DRAINS TO BE LAID USING 100MM DIAMETER HEPSELEVE OR U.P.V.C. PIPES AT 1:40 MINIMUM SELF-CLEANING GRADIENT. DRAINS UNDER BUILDING AND WITHIN 1M OF FOUNDATIONS TO BE ENCASED IN CONCRETE SURROUND. DRAINS PASSING THROUGH FOUNDATIONS TO BE BRIDGED OVER WITH P.C.C. LINTOLS AND ROCKER PIPE USED EITHER SIDE OF WALL. 100MM DIAMETER S.V.P.'s TO RECEIVE UPPER FLOOR FITTINGS WITH WIRE BIRD CAGE TERMINAL AT LEAST 900MM ABOVE THE HIGHEST WINDOW VENT OPENING AND ABOVE ROOF LEVEL. ALL NEW SANITARY FITTINGS TO HAVE ANTI VAC TRAPS WITH WASTES CONNECTED SEPARATELY INTO SOIL STACKS ALL WASTES TO BE MADE ACCESSIBLE.

## GENERAL NOTES

ALL DIMENSIONS INCLUDING ROOF PITCHES TO BE CHECKED BY CONTRACTOR BEFORE WORK COMMENCES. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CARRIED OUT TO THE COMPLETE SATISFACTION OF THE DISTRICT B.C.O. ALL TIMBER TO BE TREATED WITH PRESERVATIVE. ALL NEW STEELWORK TO BE ENCASED IN 12M GYPSUM 'FIRELINE' BOARD FOR 30 MINUTES FIRE PROTECTION. ALL GALV. LINTOLS TO BE INSULATED AND ENCASED WITH 12MM PLASTERBOARD AND SKIM FOR 60MINUTES FIRE PROTECTION. ALL ELECTRICAL WORK TO BE UNDERTAKEN BY NICEIC APPROVED CONTRACTOR WITH AN INSTALLATION CERTIFICATE TO BE PROVIDED ON COMPLETION. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES AND C.H. BOILERS TO BE REPLACED IF NECESSARY WITH CONDENSING TYPE BOILERS AND INSTALLED BY A CORGI REGISTERED CONTRACTOR.

## CLIENT

MRS. SAAF MORADIAN

## SCHEME

REFURBISHMENT AND REPAIRS TO CONVERT PREMISES INTO OFF LICENCE AND 2N° APARTMENTS

## ADDRESS

6 BERRY STREET (WHITEHOUSE P.H.)  
CITY CENTRE  
LIVERPOOL L1 4JQ

|                |                      |         |
|----------------|----------------------|---------|
| DRAWING NUMBER | WB 003               | REV     |
| DATE           | SEPT 2010            | DRAWN   |
| SCALES         | 1:50<br>1:20<br>1:10 | CHECKED |