



Mono Roof Construction:

New Mono pitched roof to be formed as follows: concrete roof tiles to match existing main roof, on 38 x 25mm treated s.w. battens on reinforced underfelt on 150 x 50mm SC3 grade timber rafters at 600mm centres. Pitch of roof to be approx. 17.5 degrees. Ceiling joists to be 125 x 50mm SC3 grade timber, spiked to rafters @ 600mm centres and struttled along mid-span. Wall plate to be 100 x 75mm treated s.w. strapped down using 30 x 5 x 1200mm long M5. tension straps, spanning 3No. rafters at max. 2m centres to all gable walls. Ceiling to be 9.5mm plasterboard with skim plaster finish and 300mm fibreglass insulation quilt over. Soffit & fascia to be of UPVC construction. Roof void to be ventilated via Gylde Vale or equal, continuous soffit ventilators and 3No. roof vent tiles at high level. Flashings to be 'code 4' dressed up existing wall min 150mm, tucked & pointed into brickwork joint. Roof to achieve U-Value of 0.16Wm2k.

Cavity Wall Construction:

100mm dense concrete blockwork inner & outer leaves to match exiting brickwork, tied together with stainless steel ties spaced 900mm horizontally, 450mm vertically & no more than 300mm apart vertically within 225mm from vertical edged of openings. 100mm cavity filled with 110mm rockwool insulation batts. Provide 13mm render and plaster skim finish internally. Walls to achieve U-Value 0.28 Wm2K. Ensure all new brickwork is suitably tied into the existing brickwork structure & all joints between fire separating elements are suitable fire stopped.

Foundation Construction:

New concrete strip foundations, size & depth to suit ground conditions and to be agreed on site with the District Building Control Officer. Minimum size 600mm x 200mm x 1 Metre depth.

Floor Construction:

Polysafe 'Hydro' non-slip sheet vinyl or 2mm tiles on latex self levelling screed on 50mm sand/cement floor screed on 100mm C20/20 concrete floor slab on 125mm Rockfloor insulation by Rockwool, on 1200g visqueen DPM on 150mm well compacted, sand blinded hardcore. Floor to have 19mm EPS insulation to perimeter edges. Floor to achieve U-Value of 0.22 Wm2K.

Doors D1:

Supply & fix into opening, 1 No. external quality glazed 'Composite Door' & frame into 1000mm wide opening, 860mm clear opening door, with frosted glass. Threshold to be level access to allow wheelchair access.

Door D2:

Form new opening with Catnic lintol over and supply & fix into opening, 1 No. 1981 x 838mm wide, panelled door, into s.w. frame. Door to be fitted on 3no. steel butt hinges and to be fitted with lever latch furniture (with modesty lock).

Door D3 & D4:

Form new opening with Catnic lintol over and supply & fix into opening, 1 No. 1981 x 838mm wide, panelled door, into s.w. frame. Door to be fitted on 3no. steel butt hinges and to be fitted with lever latch furniture.

Window W1:

Form new openings with suitable catnic lintols over (min 150mm end bearing). Supply & fit into openings white UPVC, obscured double glazed windows approx size 1000mm wide x 1100mm high, all measurements to be checked on site. Windows to have top hung opening lights. Glazing to have low e coating to inner pane and trickle ventilator equal to 4000mm2. Glazing to all new windows to achieve a U-Value of 1.6W/m2K.

W.C.

W.C. to be standard height low level white with cistern & white seat. 18" to seat height.

W.H.B.

W.H.B. to Bathroom to be wall mounted basin 500mm in white with 1 No pair of short lever taps. Connect to drains via 75mm deep seal anti-vac trap.

Shower Tray:

Shower Base to be formed within new concrete floor using Tuff form tray 1500 x 820mm shower former connected to 'Freeflow' accessible gully with integral clamping ring. Polyflor to be laid directly over tray former, lapped up walls and tucked under Polyflor Ejecta CT tiling strip.

Shower Screens:

Supply and fit around shower base, Tri-fold half height shower doors, with L-shaped curtain rail & weighted shower curtain brushing floor by 10mm.

Shower:

Shower Unit to be Mira Advance ATL Flex 9.0Kw fitted at height/position to suit Owners (to be agreed on site).

Floor Covering:

Lay self levelling screed or 6mm WBP ply and fit Polysafe 'Hydro' non-slip vinyl flooring to whole of Shower Room floor. (Colour to owners choice). Flooring to be lapped up walls using Polyflor CF Cove Former and to be tucked under Polyflor Ejecta CT Tiling Strip.

Tiling:

Provide 150 x 150mm white ceramic wall tiles to 2No walls of shower area (to full height). Provide 1 No course tile splashback above W.H.B. and tiled cill to Shower Room window.

Extractor:

Provide mechanical ventilation to Shower Room via Vent-Axia 'Solo SELV 12 H', low voltage mechanical extract fan/light to give min 15/sec discharge rate. To position shown.

Heating:

Provide Dimplex wall mounted electric heater & a suitably sized radiator.

Lighting:

Provide ceiling mounted sealed light to bathroom, Newlec NL215 or equal.

Shower Area:

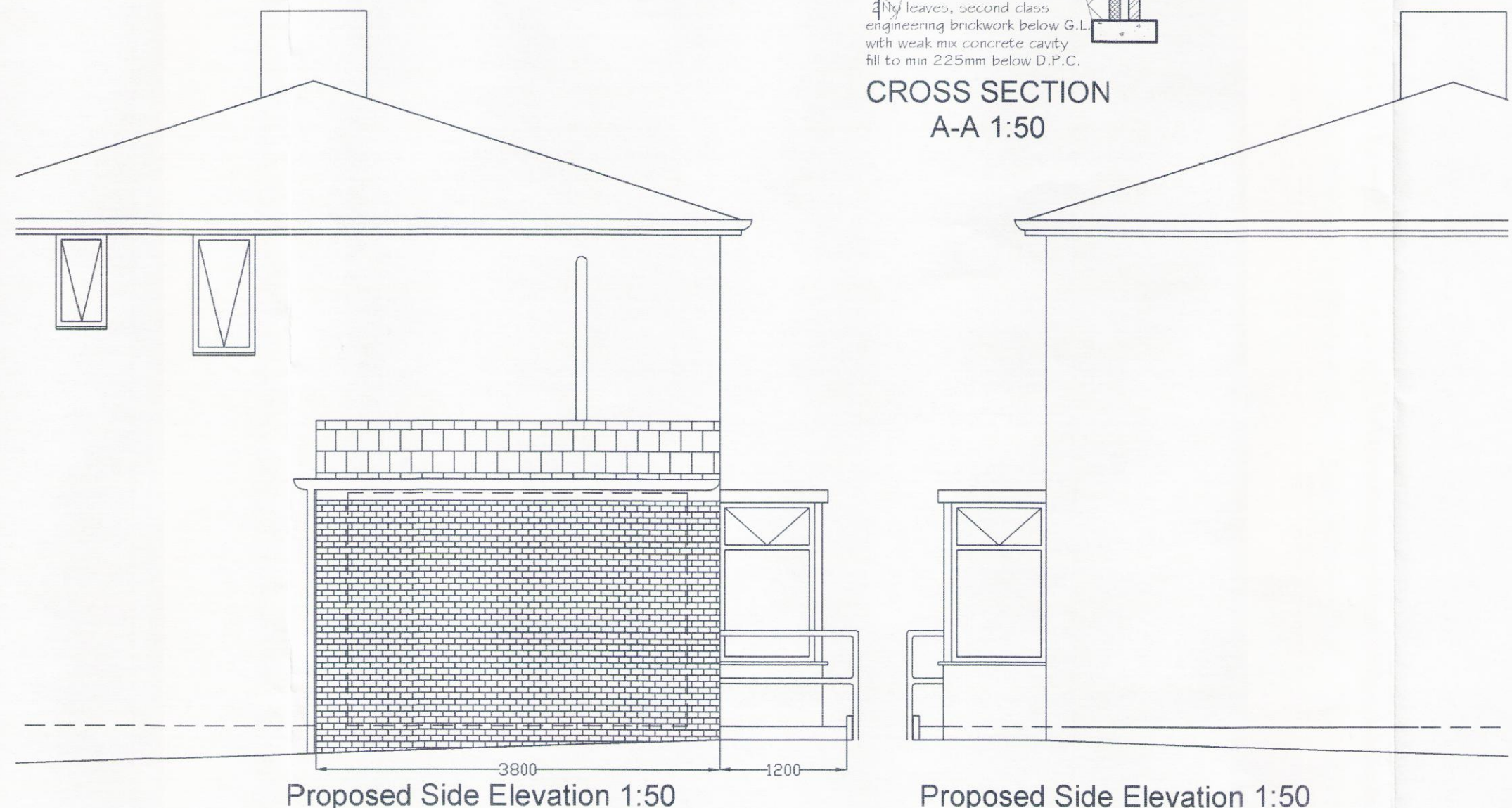
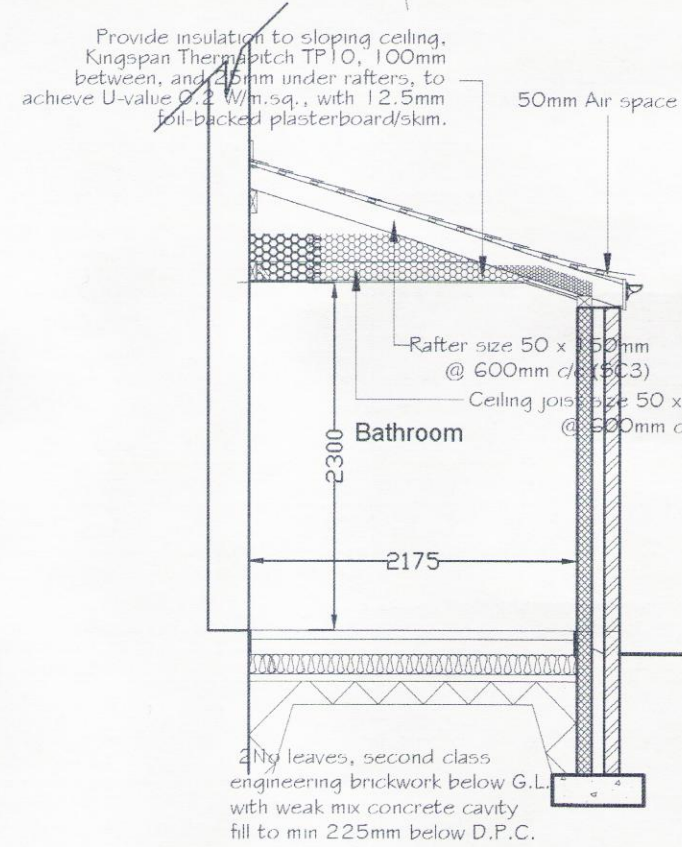
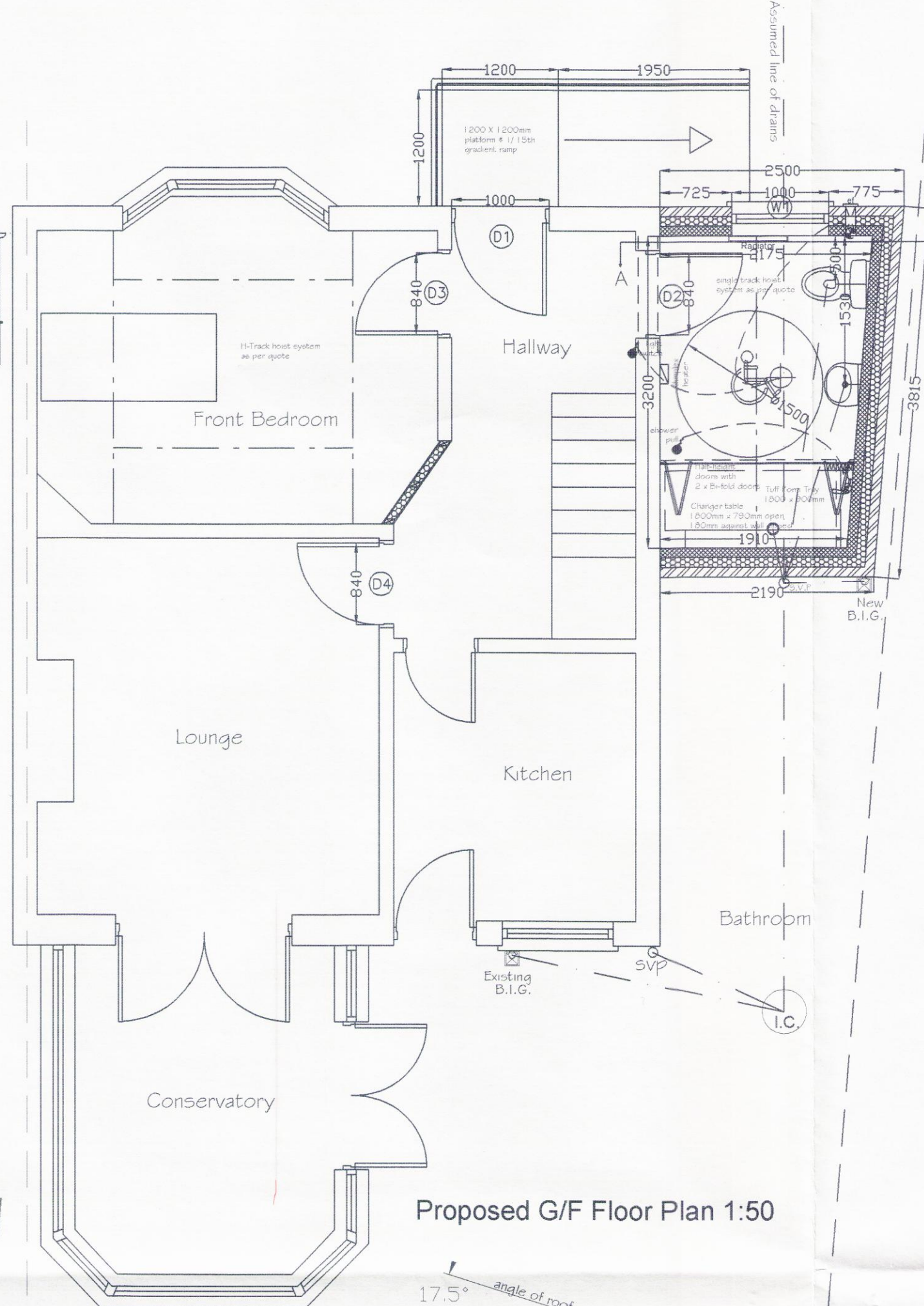
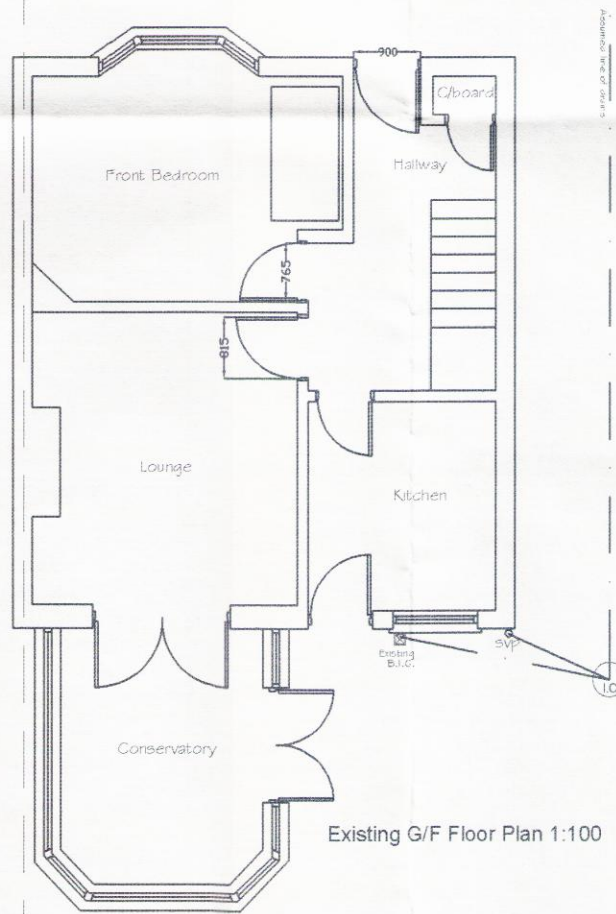
Provide 1 no. wall mounted 1800 x 790mm changing table as per O/T request.

Hallway:

Remove c/bboard in hallway & widen front door opening to 1000mm. M/good all disturbed areas in hallway. Knock thru into front bedroom & form opening to take 838mm door/frame & architraves. Stud out ex. doorway into front bedroom, insulate, plasterboard & skim. Widen rear lounge doorway to receive 838mm door, frame & architraves.

Ramp:

Construct 1200 x 1200mm platform & ramp with a minimum gradient of 1/15th to the front of the property. Rampt to have 100mm concrete upstands & a guard rail with a mid rail as per drawing.



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 DRAINAGE 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.C.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.

150MM 1:2:4 CONCRETE BASE WITH 1/2 ROUND S.C.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.

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.

7. PART P (ELECTRICAL SAFETY)

ALL ELECTRICAL WORK COVERED BY PART P (ELECTRICAL SAFETY, MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO. THIS PERSON MUST BE REGISTERED WITH AN AUTHORISED SELF CERTIFICATION SCHEME (EG: BRE CERTIFICATION, BSI, ELECSA, NICEIC OR NAPIT). PRIOR TO COMPLETION AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE MUST BE PROVIDED BY THE COMPETENT PERSON.



The City of Liverpool
Housing and Consumer Services Directorate
Urban Renewal Services

AGENCY SERVICES SECTION
HEAD OFFICE, MILLENNIUM HOUSE
VICTORIA STREET
LIVERPOOL L1 6JG

Project

26 Redington Road
Liverpool
L19 4UD

Drawing

Proposed floor plan &
existing plan Layout

Scale

1:100 & 1:50

Drawn

Lawrence Hoey

Date

30-11-2015

Status

Drawing Number

LI/26REDINGTON/O1

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