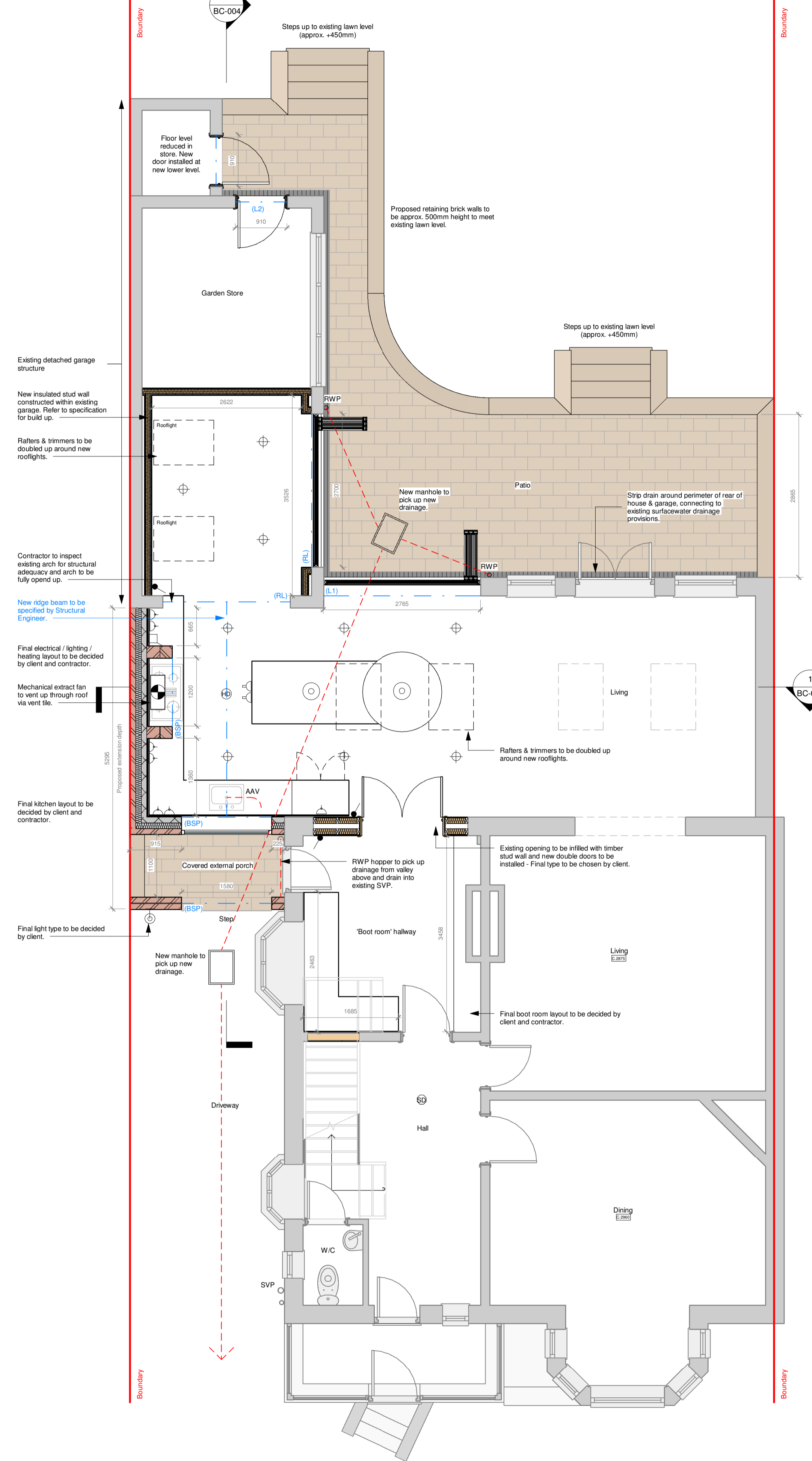


Existing Ground Floor Plan - BC
1 : 50



Proposed Ground Floor Plan - BC
1 : 50

- Indicative Layout Key: Layout to be confirmed by subcontractor and client.**
- One Way Light Switch
 - ⊕ Spot Downlight
 - Pendant Light Fixture
 - ⊙ External Wall Light Fixture
 - ⊕ Single Socket
 - ⊕ Double Socket
 - ⊕ Double USB Socket
 - ⊕ Cooker Outlet
 - ⊕ Cooker Hood Extract Fan
 - ⊕ Shaving Point
 - ⊕ Smoke Detector
 - ⊕ Heat Detector

Lintel Schedule

(L1)	Catnic CG90/100 lintel with minimum 150mm end bearings.
(BSP)	Bespoke Semi Circular Arch lintel.
(ENG)	Lintel / steelwork to be specified by Structural Engineer.
(RL)	Lintel to be checked and re-used.

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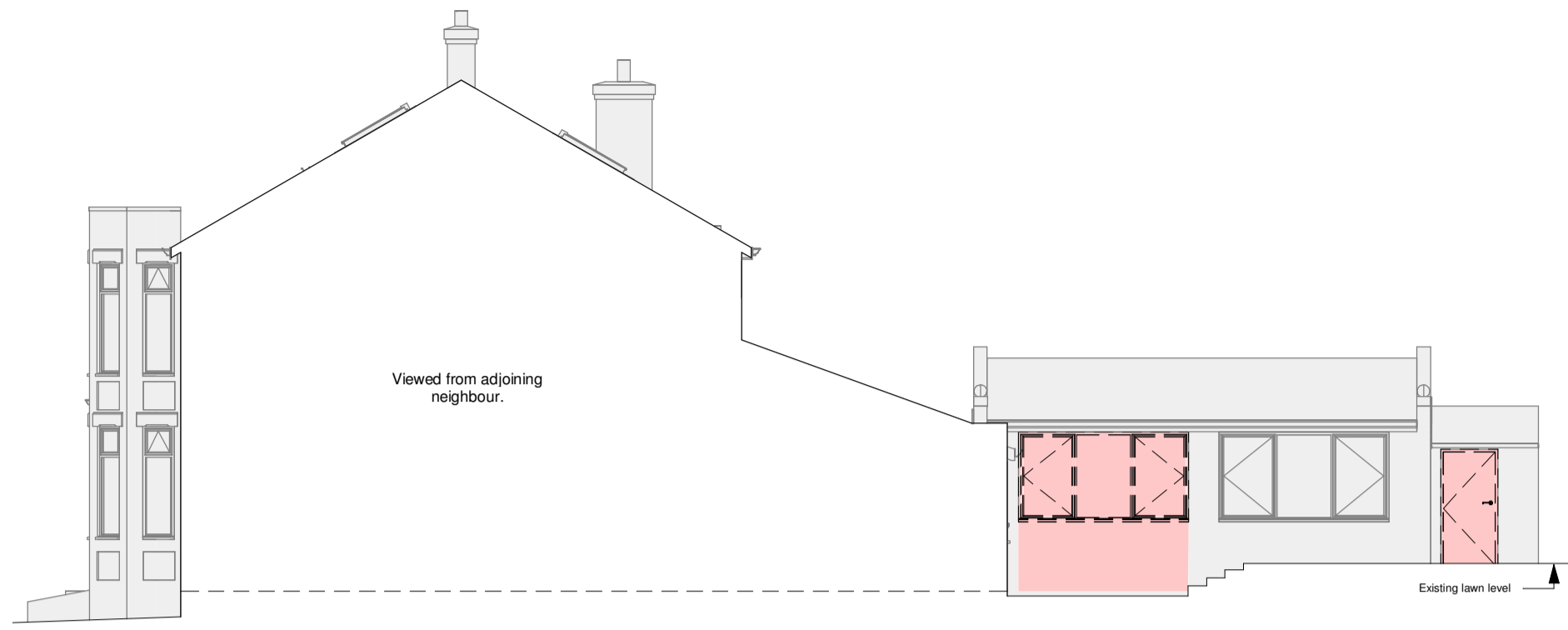
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Building Control
5 Westcliffe Road
Floorplans

Project No.	
Sheet No.	BC-001
Date	19/11/2019 12:22:59
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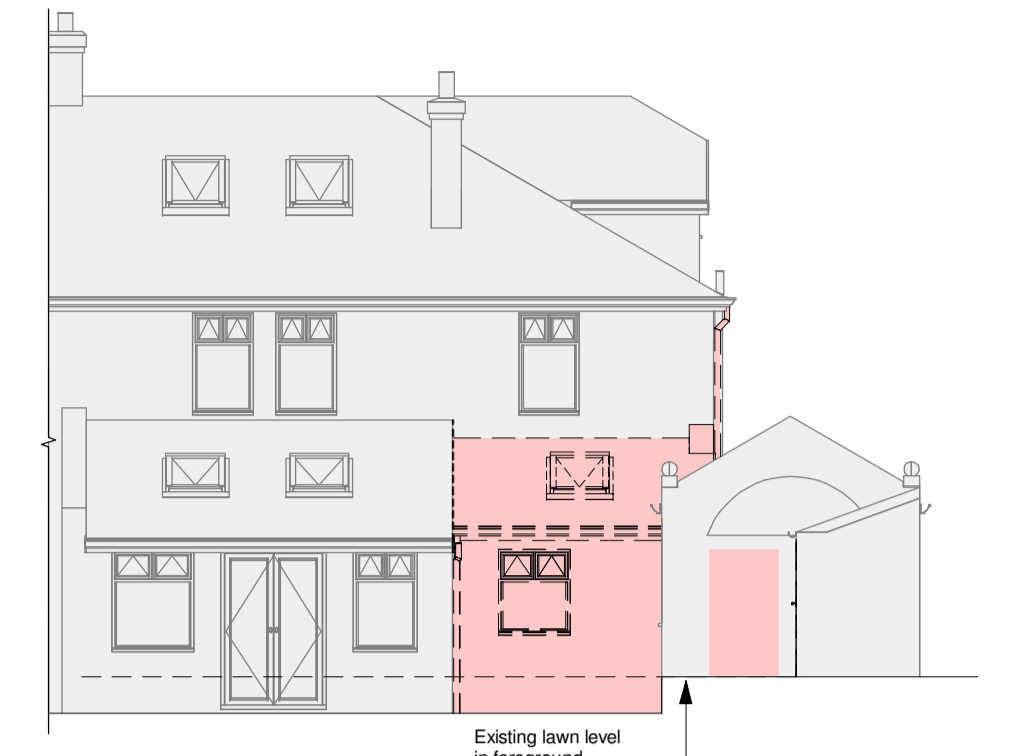
North Existing BC
1 : 100



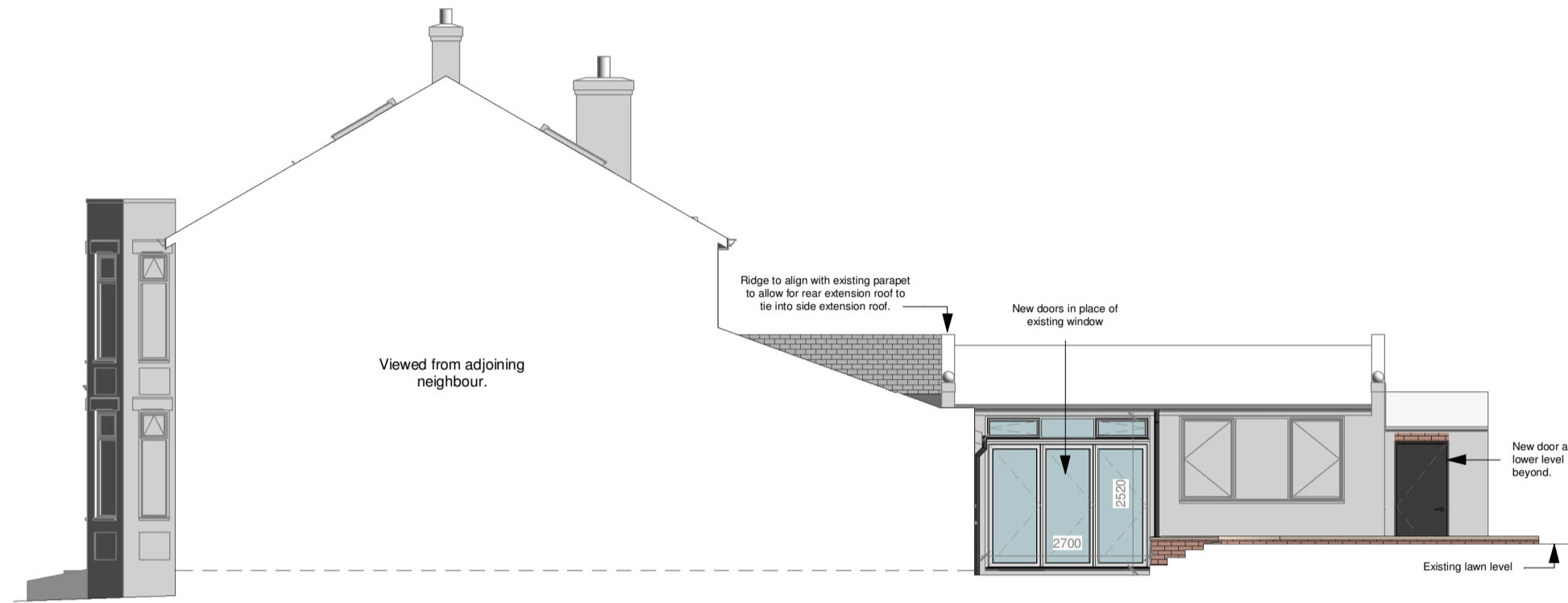
East Existing BC
1 : 100



South Existing BC
1 : 100



West Existing BC
1 : 100



North Proposed BC
1 : 100



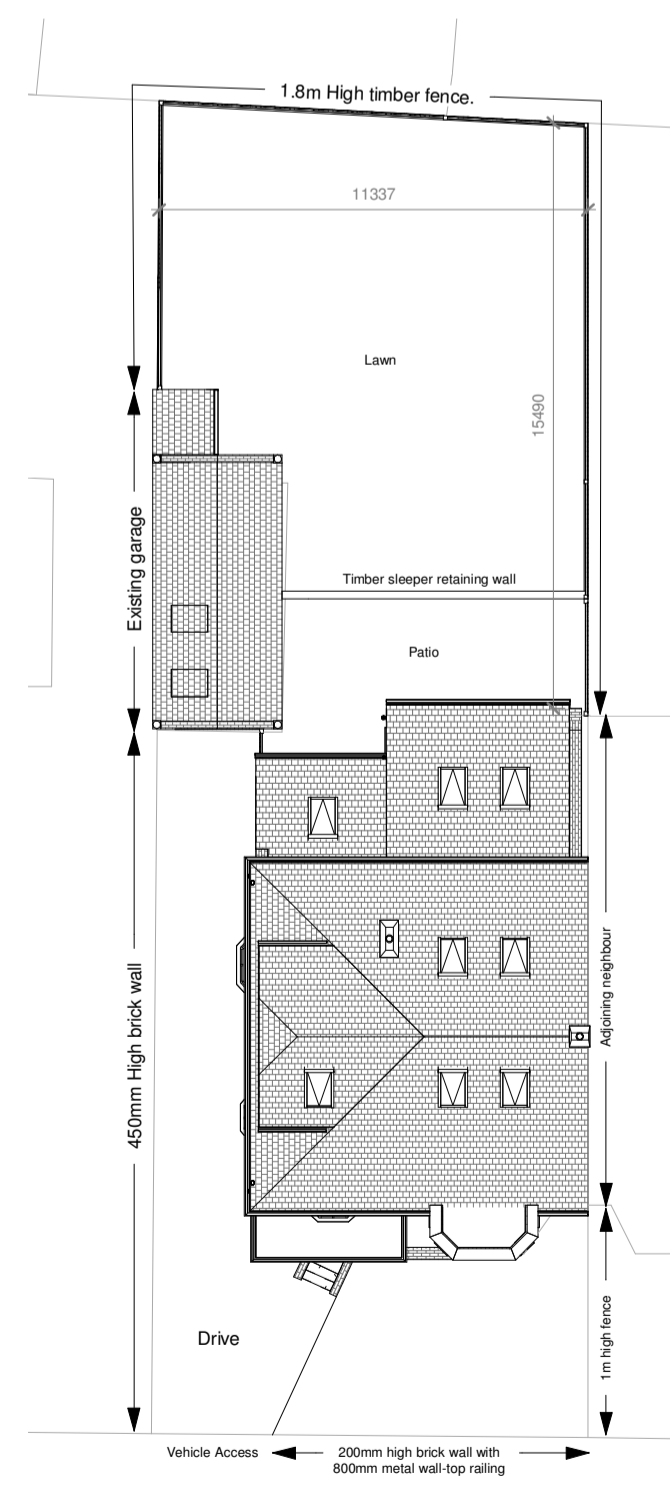
East Proposed BC
1 : 100



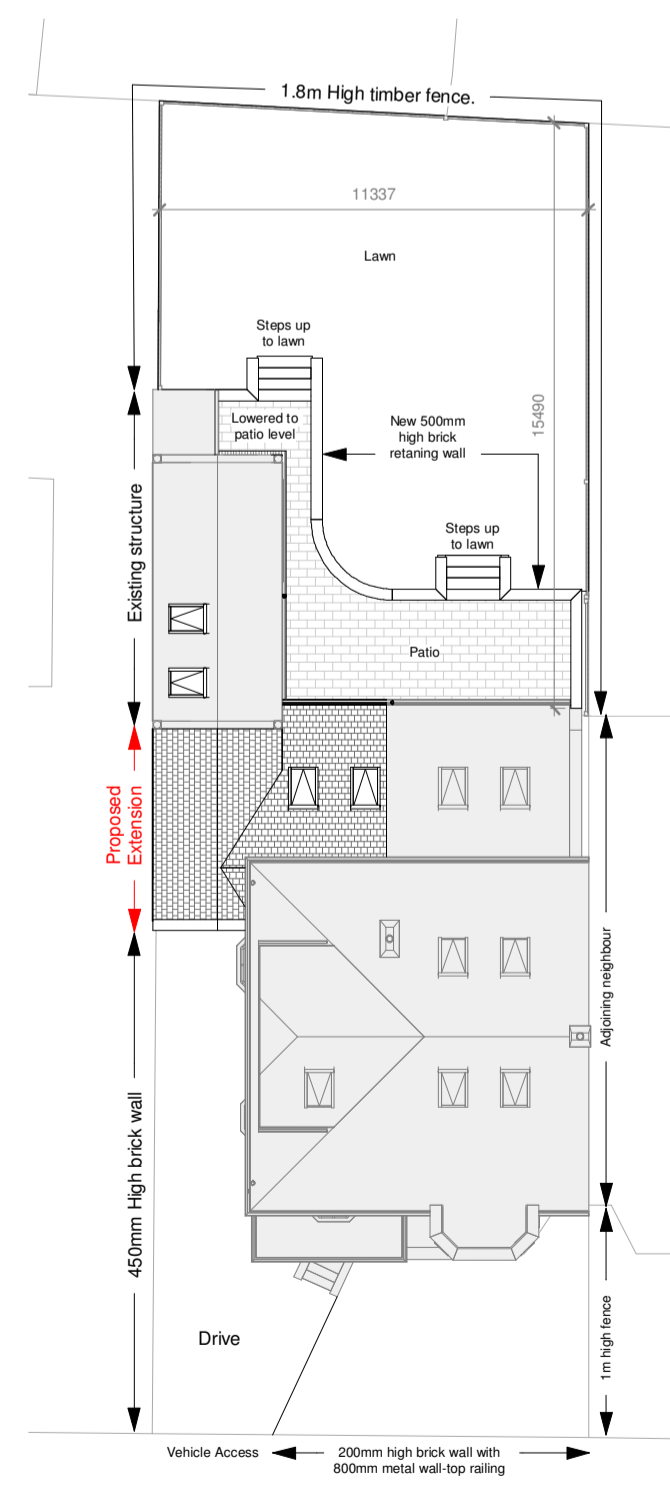
South Proposed BC
1 : 100



West Proposed BC
1 : 100



Site Existing BC
1 : 200

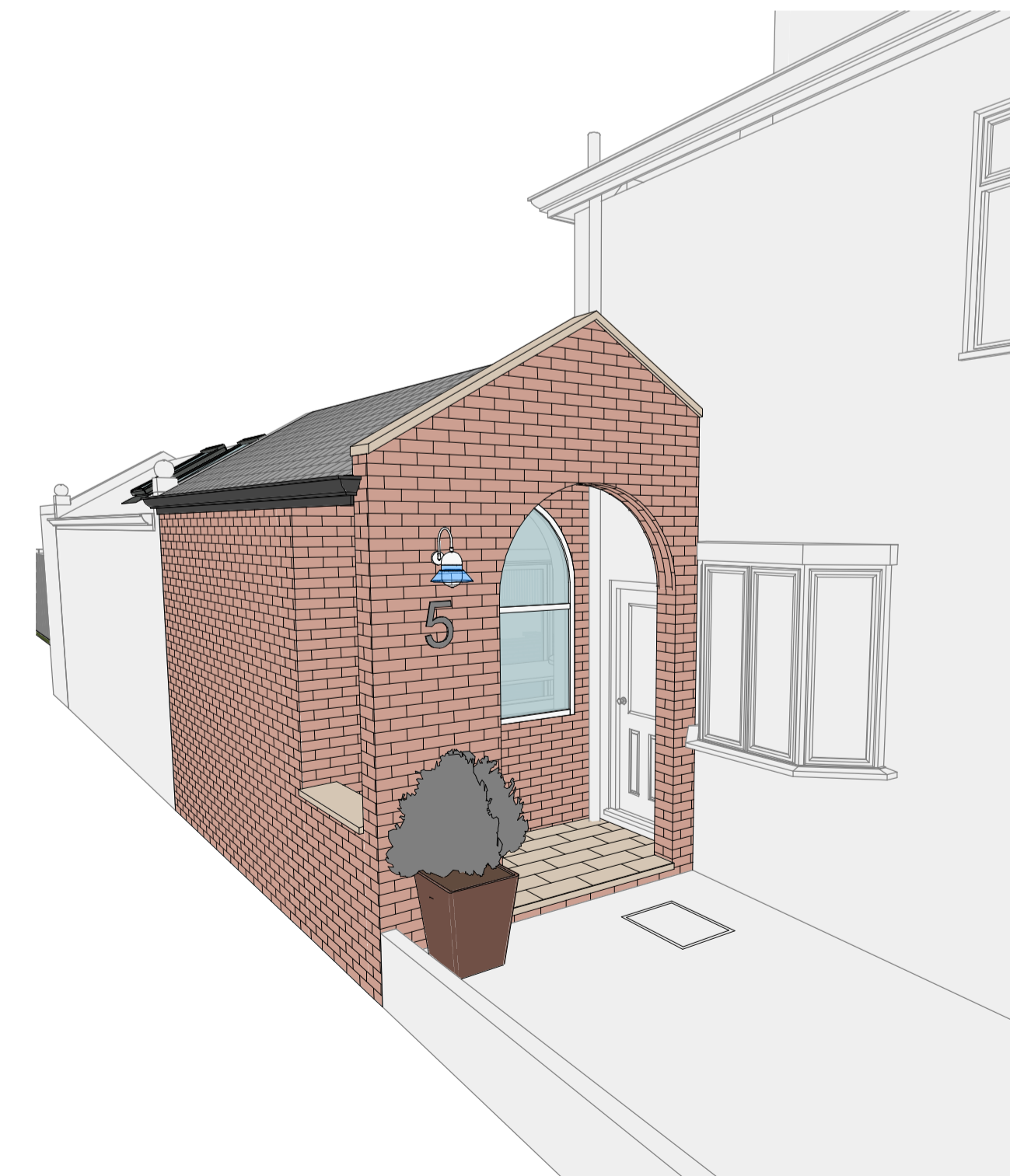


Site Proposed BC
1 : 200

Proposed changes to boundary treatments shown in red text.



3D Perspective - Proposed Rear 1



3D View - Proposed Porch 1



5 Westcliffe Road

Building Control

Elevations & Site

Drawing No. BC-002

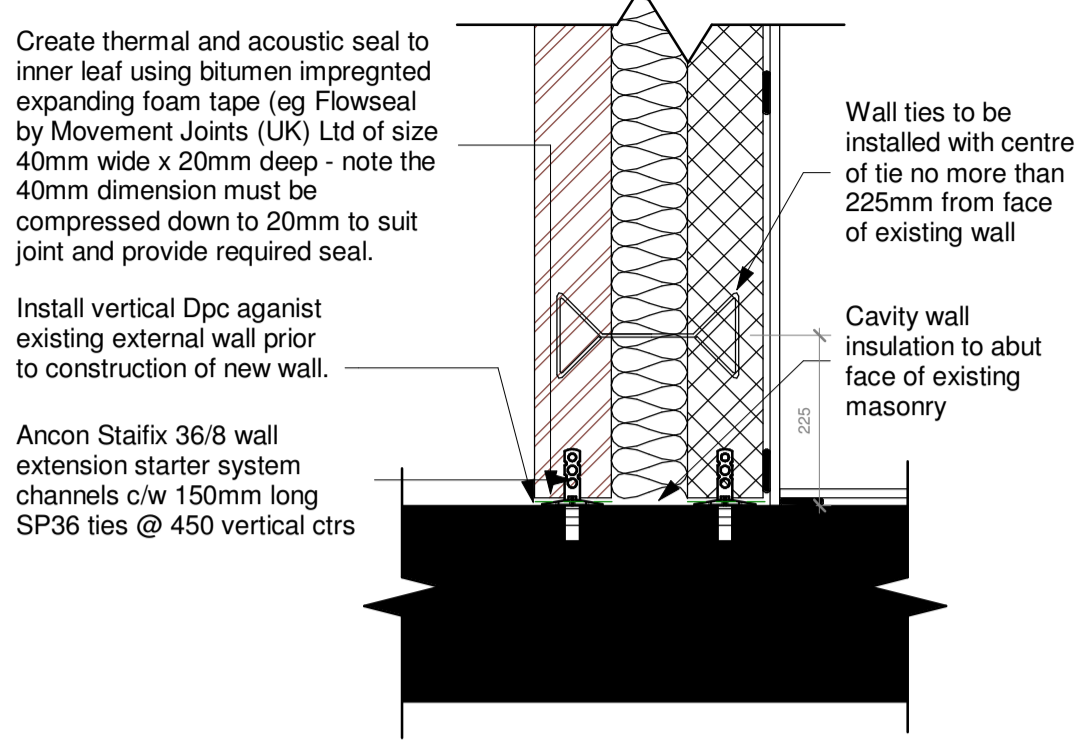
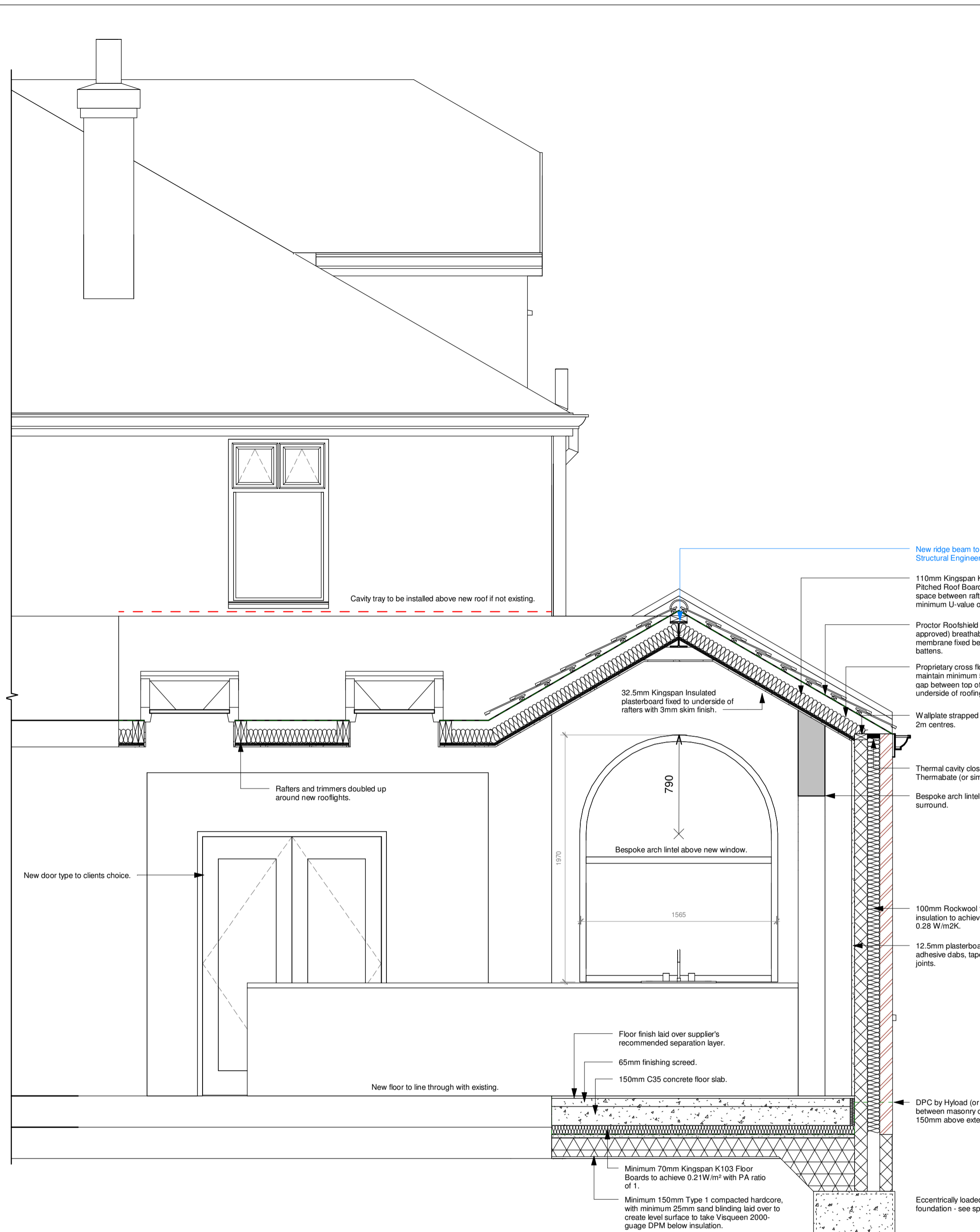
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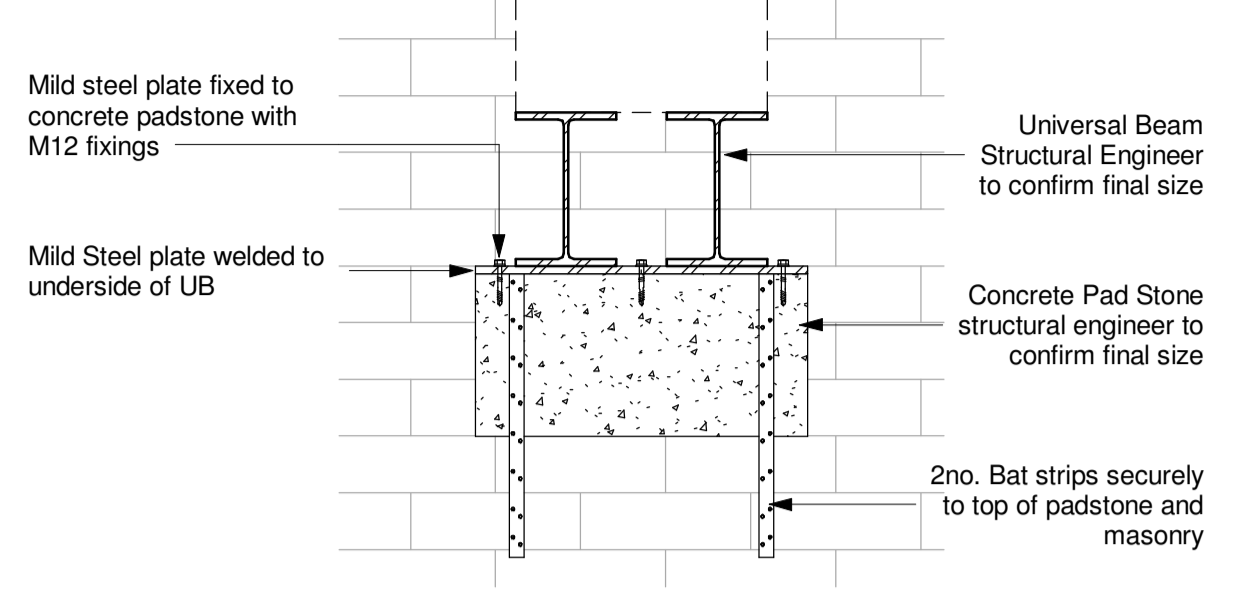
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Revision As indicated

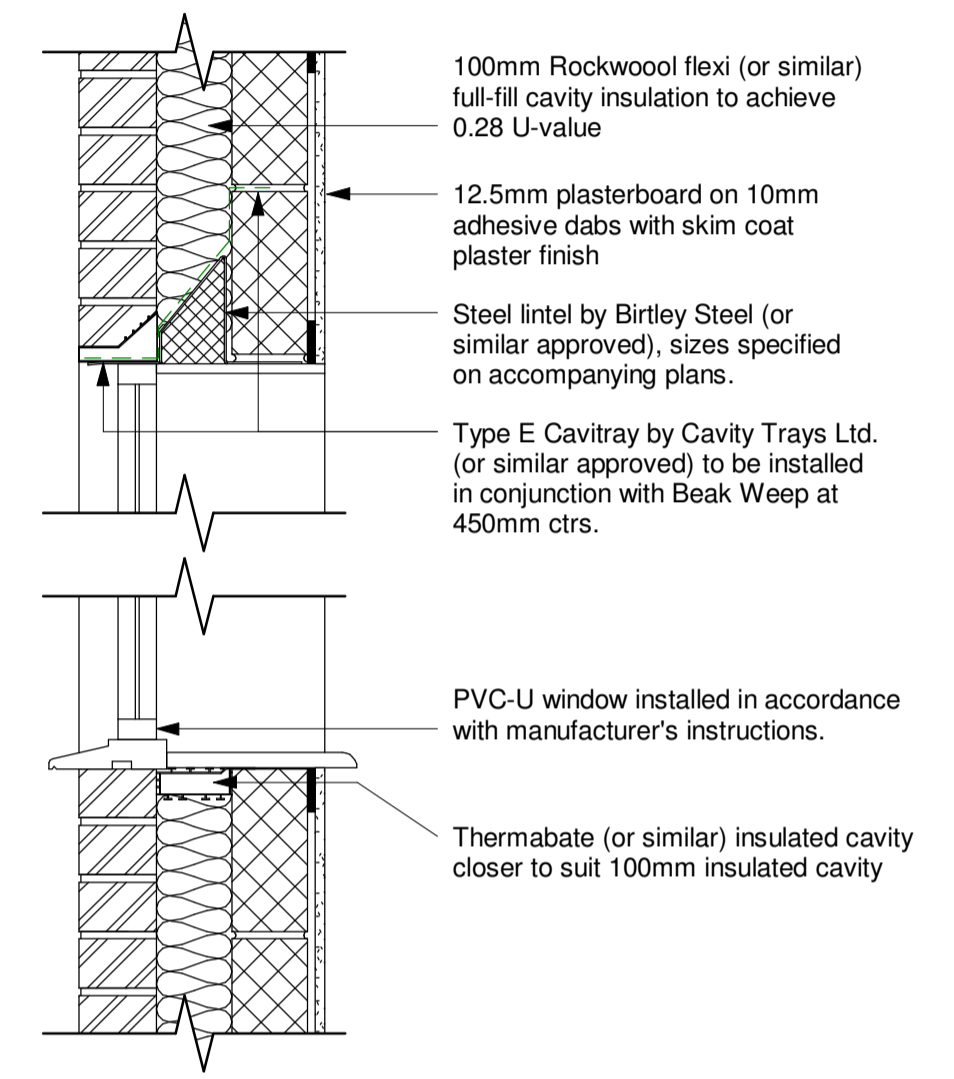
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Wall Junction
1 : 10



Padstone Bearing Detail
1 : 10



Window Sill / Head Detail - Full Fill
1 : 10

Stud Walls

New Stud Partitions
Non-loadbearing internal partitions of 45 x 75mm C16 treated standards or as sized by Structural Engineer, at 600mm centres with one row of bracing at mid height, lined with 12.5mm plasterboard (min 10kg/sgm) tapered edge plasterboard with all joints taped and filled or plaster skimmed. All studwork to include sole & head plates from chipboard flooring respectively to underside of plasterboard and ceiling. All partitions filled with 47mm rockwool acoustic slab or Knaufalcopor Rockslab RS60 insulation between studs. 9.5mm exterior quality plywood to all bathrooms, kitchen and heating cupboard walls prior to fixing plasterboard. Moisture resistant plasterboards to all kitchens, bathrooms to wet side of partitions.

Insulated Stud Wall (Conversion)
45 x 75mm C16 treated standards, at 600mm centres with one row of bracing at mid height. Minimum 50mm air gap between timber frame and existing masonry. 50mm Kingspan Kooltherm K112 Framing Board between timber studs with 9mm exterior grade OSB sheathing to back of timber frame. Internal finish: 32.5mm Kingspan K118 Insulated plasterboard screw fixed to timber studs with 3mm plaster skim finish.

Windows & Doors

Windows & Doors
All windows and doors to be individually site-sized before manufacturer and installation. **SIZES NOT TO BE SCALED FROM ARCHITECTURAL DRAWINGS.** All windows and doors to be double glazed in a material specified on the elevations. Windows and doors are to have opening action as detailed on elevation drawings, complying with BS 6375 1989. Top rail of window units to incorporate trickle ventilators with manual opening/closing mechanism. The windows are to be fitted with double glazing to BS 5713. All items below 800mm in height shall be fitted with toughened glass. All windows to have mastic pointing to frame perimeter to seal all gaps. Toughened safety glass in accordance with BS6262:Part 4:2005 and so marked, should be used in all critical locations, being any glazing below 800mm above finished floor levels, and within 300mm of any door opening. All ground floor windows and doors to meet the requirements relating to the robustness referring to BS 7412: 2007 PVCU window units, windows should be fitted with either a keyed locking system with removable key or a keyless locking system with incorporated laminated glass. Door sets should be designed in accordance with Annex A of BS 8200-1:2000 unless a material standard is available. Door set hinges to comply with BS EN 1935: 2002 and locking devices to comply with BS 3621:2007. Doors and windows fitted in accordance with BS 8213-4: 2007 or manufacturer's instructions if they meet or exceed the BS. All windows U-value of 1.4 or better. Escape type windows to be provided to all habitable rooms, with minimum dimensions of 450x750mm and an area of 0.35m². With a height of no more than 1100mm from FFL to sill. All blinds to be provided to all new glazing.

Doors
Doors to be generally as shown on plans, internal doors to be from range of selected by client. All ironmongery to internal doors to clients choice/ to match existing. External doors to have 3 point locking device.

Draught-proofing

Draught proofing: Masonry Cavity wall.
The air tightness and limiting air infiltration must followed in accordance with good practise and the provided detailing and specification.
Provide mastic sealant round all service pipe entries through external walls, floors and ceiling finishes. Provide mastic sealant or caulking round perimeter joints between ceiling and floor finishes.
Close all vertical soil and vent pipe ducts at top and bottom.

Kitchen / Utility

Kitchen and utility fittings
To be supplied and installed by the client's selected specialist designer/supplier within new kitchen and utility areas shown on plan. Kitchen and Utility fittings to be provided with all worktops, hafitts, etc. Fittings to be selected by client and installed in accordance with the manufacturer's printed instructions by the clients designer/installer. Kitchen specification to be as listed by the client, items that maybe required by the client include cooker/hob, integral dishwasher, and large american style fridge and/or freezer).
N.B. Main Contractor to make allowance for being in attendance during the Kitchen and/or Utility fit out and for providing services for each and connecting the clients appliances to electrical points, water distribution system and draining and waste systems on completion.

External Walls

Existing to new walls
Cavities in new walls to be made continous with existing walls where possible to ensure a continous weather break. If a continous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All laid into existing construction with suitable proprietary stainless steel profiles.

External Walls (Brick and block above DPC)
U value - Minimum 0.28 W/m2K
H/void DPC min 150mm above ext. Ground level. New external wall above DPC to include weep holes to perp joints at 1000mm centres. Super Structure Walls above DPC Level: 100mm thick Thomas Armstrong Airtec standard concrete block work (3.6m laid in 1:1.5 cement lime sand mortar Fullfill cavity batt insulation, by rockwool or similar all to achieve minimum minimum 0.28 U-value. Facing brickwork external leaf to client's specification to match existing properly laid in 1:1.5 cement lime sand mortar and pointed joints. Stainless steel wall ties as per the provided specification.

External walls general (Masonry)
Wall ties to be austenitic stainless steel to BS 1243 at 600mm horizontal centres and 450mm vertical centres (staggered layout) and to be spaced at jambs of openings at 225mm centres and to be within 300mm of reveals. Wall ties also to be positioned at either side of any movement joints. Holding down straps to be 1200mm longx30x3mm in galvanised MS at each side of the openings and at 1800mm centres, fixed a minimum of 6 times with galvanised nails, movement joints, at first floor level, at eaves level and at gables if over 8m. DPC material to be Anderson Xtra Load Elite high performance polymeric DPC system or equal and approved. Fit to full width of both leafs of external wall with external DPC minimum 150mm above finished ground level. Lay DPC with 300mm laps at corners etc. Stepped DPC to be BS 5628: Part 3 and BS 8291: 1991. Window cills, door threshold to be as specified on floor plans and elevations, designed in accordance with BS 5642 Part 1. BRC bricktor or equal should be provided in two courses above and below all openings and extended at least 600mm beyond the opening. All reinforcement should extend to full length between movement joints.

Underbuilding

Underbuilding (Brick and Block cavity construction)
Build off foundations 2 layers dense blockwork, fill cavity to ground level with lean mix concrete, build up to ground level, above ground level to DPC level outer leaf 100mm Brickwork to match existing to client's specification laid in 1:1.5 cement lime sand mortar and pointed joints. Openings for all services to be installed with prestressed lintels or the like. All blockwork/brickwork walls below DPC level to comply with BS 5628 and BS 6073:1981, minimum compressive strength to be 7N/sq mm and certified as frost resistant for use below ground.

Ground Floor Construction

GROUND FLOOR Insulation under concrete
(U Value to equal or better 0.22 W/m2K) :
Clean out and reduce existing solum areas to reduced levels. Lay layers of 150mm well compacted bottoming/hardcore and 25mm sand blinding.
1 Layer Visqueen 2000 gauge polythene DPM lapped a min of 250mm at all joints and lapped up to meet DPC.
Minimum 70mm **KINGSPAN Kooltherm K103 floor board** rigid insulation to achieve 0.21W/m² with PA ratio of 1.
Provide 25mm thick **POLYFOAM PLUS FLOORBOARD 220** or similar approved Extruded Polystyrene insulation slab upstand round perimeter of floor slab where required. See cross section for further information.
150mm in-situ concrete floor slab (concrete quality 30N or as directed by the engineer).
Separation layer between concrete and final floor finish.
65mm finishing screed. Floor finish laid over supplier's recommended separation layer.

Structural steel and foundations as per Structural Engineer
Structural steelwork to be encased in 12.5mm Gyproc fireline board with staggered joints nailed to timber cradles or painted in Nulfrite S or similar intumescent paint to provide 1/2 fire resistance. Refer to Structural Engineers report for sizes, specification and details.

Construction Section 1
1 : 25

Siteworks

Demolition works
All areas marked in red are to be demolished, the sequence of which will be determined by the principal contractor ensuring suitable support where load bearing elements are to be removed.
Site Scraps
Scrape all top soil and vegetable material from areas of proposed building, scraping to a minimum of 200mm below proposed Finished floor level. Any demolition materials to be removed from site.

Foundations

Contractor to dig trial pits to ascertain level of existing foundations prior to beginning formation of new foundations.
Foundations (Standard strip)
Dig strips for foundations to a depth of min. 750mm below finished ground level, or to the depth of the existing foundations (whichever is lowest), confirming firm undisturbed ground. Top of foundations to be finished level to take new cavity wall construction. Base and sides to be firm and true, if sides are instable support with ply shuttering. Pour foundations minimum 600x300mm strips in C35 grade concrete, ensuring 150mm scarsement. 1 Layer A193 reinforcement mesh to be installed 50mm from the bottom of the foundations, ensuring 50mm cover all round.
Foundations (Eccentrically loaded at Boundary)
Dig strips for foundations to a depth of min. 750mm below finished ground level, to firm undisturbed ground. If there is an existing structure close to the boundary that is to remain, remove ground in alternate 1m sections below to avoid collapse and leave for 24 hours once poured to provide suitable support. Contact Acre Design if there are any questions. Top of foundations to be taken to a minimum of the underside of any existing foundations, and finished level to take new cavity wall construction. Base and sides to be firm and true, if sides are instable support with ply shuttering. Pour foundations minimum 600x300mm strips in C35 grade concrete, to allow for cavity wall to be built on edge of new footing. 2 Layers of A193 reinforcement mesh to be installed 50mm from the bottom and 50mm from the top of the foundations, ensuring 50mm cover all round.

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Building Control
5 Westcliffe Road
Construction Details 1

Project No.	
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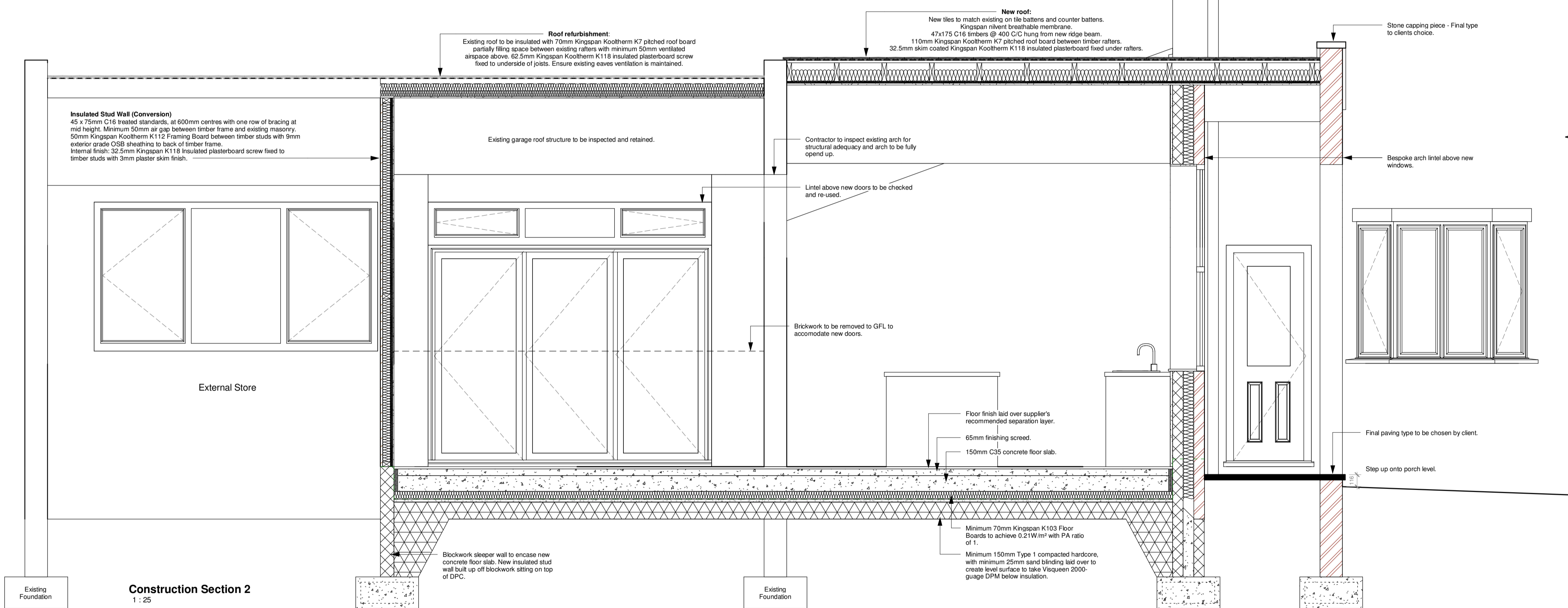
Building Control

5 Westcliffe Road

Construction Details 2

Project No.	
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Roof / Ceiling

Roof
Tile type as specified on elevations, suitable at pitch of the specified angles, Double lapped and double copper nailed on underlating breathable membrane (proctors Roofshield) to BS 747: Pt 1F.

Roof structure (Mono pitch roof)
Roof timbers (47x175mm C16 timber rafters @ 400 C/C.) to be C16 grade timbers with 110mm Kingspan insulation placed between to achieve a u-value of 0.18. Roof timbers to be tied to superstructure with galvanised truss clips. Timber placed at 400mm centres on inner leaf tied to wall with 1000mm galvanised straps at 1800ctrs. Roof bracing to be in accordance with appendix A of BS5628 part 3:1985 (AMD5931). Reveals/laps lapped up in accordance with the manufacturer's printed instructions. 32.5mm Kingspan insulated plasterboard screw fixed to underside of joists ready for plastering.

Junctions of walls/floors and walls/ceilings to be caulked and sealed with silicone mastic
Roof refurbishment (Above Garage)
Existing roof to be insulated with 70mm Kingspan Kooltherm K7 pitched roof board partially filling space between existing rafters with minimum 50mm ventilated airspace above. 62.5mm Kingspan Kooltherm K118 insulated plasterboard screw fixed to underside of joists. Ensure existing eaves ventilation is maintained. Exposed timbers to be re-painted, colour to be chosen by client.

Valley gutter
Valley gutter formed with Code 5 lead, to BSEN12588, 300mm wide x 100mm high, lapped at 1.5m maximum lengths, and minimum 150mm overlaps. Lead sheets fixed to external grade plywood base, dressed over tiling fillets, and fixed to Battens. Breather membrane to be dressed over lead a minimum 75mm. Gutter supported with 50x75mm treated timber dwangs at minimum 450mm centres.

Roof flashings and rooflights
Code 5 lead flashing to be used to form abutments, valley and flashing detail on roof with maximum 1500mm lengths and 150mm overlaps to abutments and valley details. Ratters and trimmers to be doubled up around all rooflights.

Straps
All cable walls to be tied at ceiling and roof level with 30x5mm mild steel straps to BSEN 845-1 at max 1800mm C/C built into wall and extending back over a minimum of 3 structural members. Straps should be supported on noggings fixed between the joists. Noggings to be 1/2 depth of the joists. Provide packing between the wall and the first joist. Wall plates to be strapped with galvanised metal straps at 900mm C/C and built into blockwork min 900mm below wall plate level.

Drainage

Contractor to inspect drainage chambers to ascertain levels of below-ground drainage prior to commencing works, and highlight any potential issues with Acre Design immediately. Builder to apply for built over approval from Northumbrian Water where required.

Surface water drainage
UPVC drainage pipes to be bedded as shown on main layout plan. Lay new SW drainage system installation comprising 110mm diameter PVCu drainage to fall of maximum gradient 1 in 80 to existing system. Rodding eyes to be provided at the heads of new drainage lengths or as shown on drainage layout. Drains to be flexible jointed and suitably bedded and surrounded with granular material and fill to comply with BS 8301:1985. Trench widths to be 450mm/600mm wide, all to BS 5965: Part 6. Where pipes pass through walls fit 75mm deep pre-cast lintels with 150mm min end bearing. Pipe socket ends packed in with waterproof compressible material. Pipes to have 50mm gap for flexibility, and opening masked with impregnated fibre board. Drains running internally to be on 100mm bedding material to BS 5955: Part 6: 1980, and cover in ditto to underside of the DPM.

Soil and vent pipes (AAV)
Install 110mm diameter PVCu aav/soil pipes. Fit 450mm easy radius bend AAV vertical discharge stacks in duct carcassed in 50x50mm treated sw timber frame, lined with 12.5mm tapered edge plasterboard with all joints taped and filled. Screwed access panels to be provided at foot of stacks for plumbing access. Infill stack housing completely with unfaced mineral fibre insulation. Soil vent pipe to be BS 4514 and fitted in accordance with BSCP 5572: 1978. Rodding points and removable access caps will be provided to base of internal SVPs at any change of direction.

Pipework through walls
Where new pipework passes through external walls form rocker joints either side of wall face of maximum length of 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin. As the pipe emerges from the building a flexible occupier is to be used on either side of the wall wrapped in compressible material and back filled with pea gravel to a min 150mm.

Inspection chambers
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways. Provide inspection chamber within 12m of the connection to a sewer

Ventilation

Natural ventilation
Ventilators should be provided (in the form of opening windows) to all rooms as well as trickle ventilation (in the form of trickle ventilators) in the head frame of windows at minimum 1750mm above finished floor level in the following areas:
A ventilator is to be provided to each room with an opening area of at least 1/20th of the floor area and 1200mm² trickle ventilation. Bathroom shower room: 10000mm² trickle ventilation.

Mechanical ventilation
(All fans to be capable of being ceiling or wall mounted as required and terminated through the roof or wall finish as shown as required): All fans must operate with a noise level of 45dba or lower at full speed. All fans to be installed complete with integral duct, wind baffles, and controls. Fans to be by **Vent Axia LoWatt, Xpelair** or similar. Provide within **bathroom and en-suites** electrically operated extract fans, ducted to external through wall or roof as shown, and finished with an appropriate coloured grille terminal or Ubink slate vent terminal as required. Extract fans should be capable of an intermittent extraction rate of not less than **15 litres** per second and 3 air changes per hour.

Kitchen to be provided with a cooker hood with an intermittent extraction rate of **60 l/s**. All fans operated from individual switches to each area and provided with 20min delay times.

Decoration

Internal
All new wood to have 1 coat undercoat, 2 coats eggshell, all to be Dulux Ivory or similar. All new plasterboard 1 mist coat, 2 coats emulsion, all ceilings as walls, all to be Dulux wipeable matt emulsion or similar, colours to be confirmed. Skirtings to be softwood deep skirtings to match existing as per clients choice, facings to match existing, all softwood painting.

External
All areas to be decorated as follows, all external timber to be painted with 1 coat primer and 2 coats microporous paint to match existing.

Electrical / Heating / Lighting

Electrics
All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council should be satisfied that part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

All electrics as generally shown on plans, to comply with the most recent IEE codes and the building regulations. All fittings to be MK Logic or other equal and approved. All switches etc to be MK Logic plus. Note 75% of the light fittings to be low energy type fittings. 80mm dia mains voltage LED spots to be used supplied and fitted as part of contract. All down lighters to have appropriate airspace maintained with proprietary boxes over to hold the insulation away from light. Down lighters in intermediate floors to be no closer than 0.75m centres, opening for fitting no greater than 100mm diameter and nor more than one down lighter per 2 sqm of ceiling area. Recessed lighting to be fire rated to BS 476:Part 21 to provide short fire resistance duration. Allow for supplying, fitting and wiring all electrics as shown. Client to approve all lighting prior to ordering and fixing. All electrical accessories and equipment should be supplied from the same manufacturer. Outlets and controls of electrical fixtures and systems to be positioned min 350mm from any internal corner, projecting wall or obstruction and max 1.2m above finished floor level. Light switches to be between 900 and 1100mm above finished floor level. Switched or unswitched socket outlets, television and telephone points to be minimum 400mm above the finished floor level. Fixtures to be minimum 150mm above any obstruction such as kitchen worktop. Where socket outlets are concealed behind white goods etc separate switching should be provided in an accessible position to allow isolation.

Smoke detection system
Smoke detectors to BS 5839: Part 6: 2004 and for optical detectors BS EN 14604: New smoke alarm to be installed in locations shown on the building control floor plans. Smoke alarms should be permanently wired to an independent circuit at the main distribution board. They should be located not more than 7.5m from the door of a living room or kitchen and not more than 3m from the door to a bedroom, not more than 7.5m from another smoke alarm on the same storey and at least 300mm away from any wall, light fitting heater or air-conditioning outlet. Where more than one smoke alarm is installed, they should be inter-connected so that detection of a fire by one operates the alarm in all.

Heating
Contractor is responsible for design, supply and installation of the system, ensuring that living areas can be heated to 21°C and all other areas to 18°C when external temperature is -2°C. Radiators and towel rails to be in positions shown and where possible to be double radiators with fins (Steinad K3). New radiator to run off existing system. Contractor to ensure adequate capacity for the additional loads. All hot water supply pipework to be insulated. All water services must comply with current bye-laws. Heating and hot water system installations to be tested and commissioned strictly in accordance with the manufacturer's instructions. All relevant compliance certificates to be provided for inspection by Building Control. All in accordance with standard approved document L1B of the building regulations. All new radiators to have thermostatic valves. Hot water supply to all baths should be limited to a maximum of 48°C.