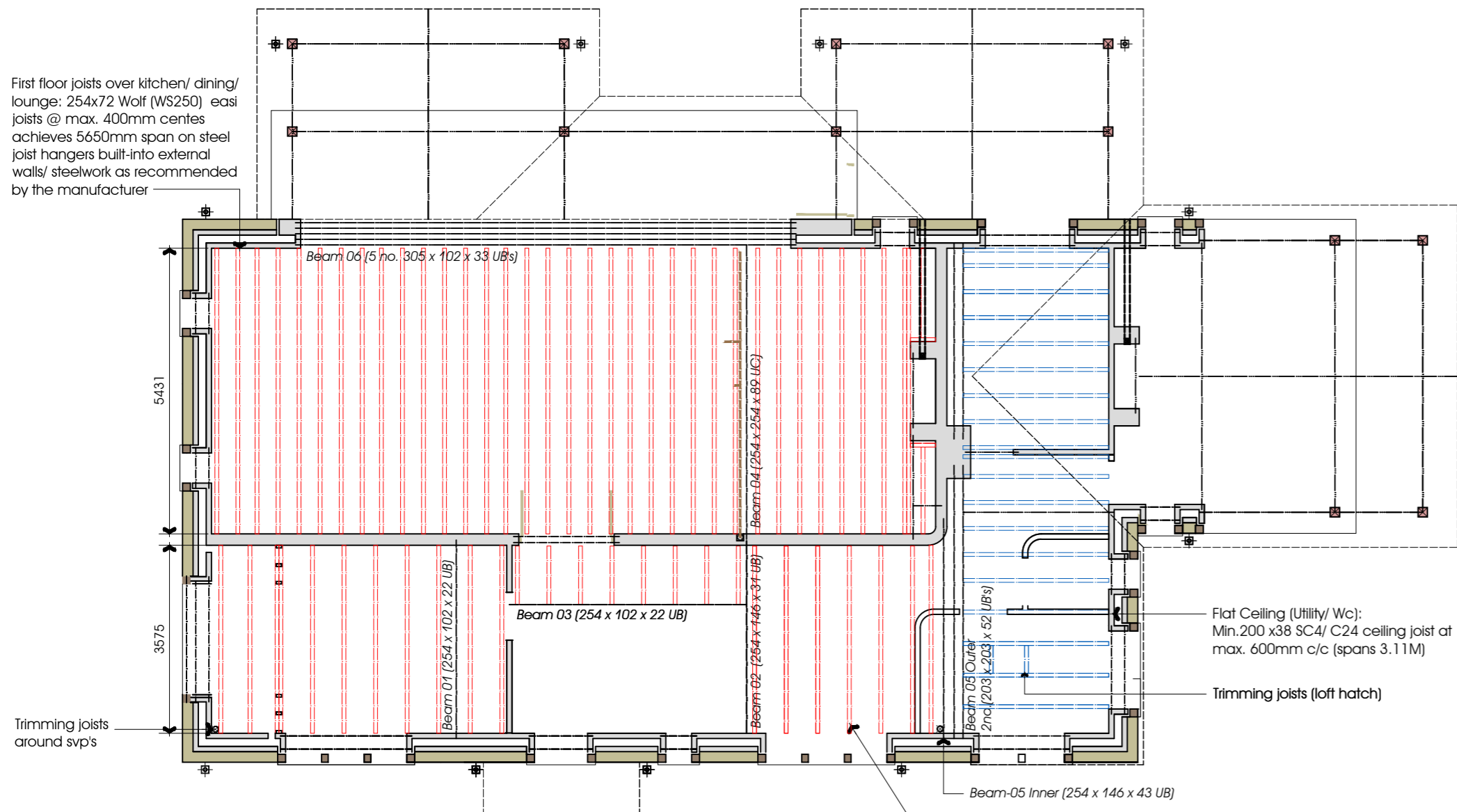


NOTES:
 1: Do not scale this drawing, use figured dimensions only 2: The Contractor, Sub Contractor or specialist supplier are responsible for confirming site dimensions prior to fabrication 3: Any dimensional discrepancies are to be reported to the Architect immediately

First floor joists over kitchen/ dining/ lounge: 254x72 Wolf (WS250) easi joists @ max. 400mm centres achieves 5650mm span on steel joist hangers built-into external walls/ steelwork as recommended by the manufacturer



First Floor Joist Layout

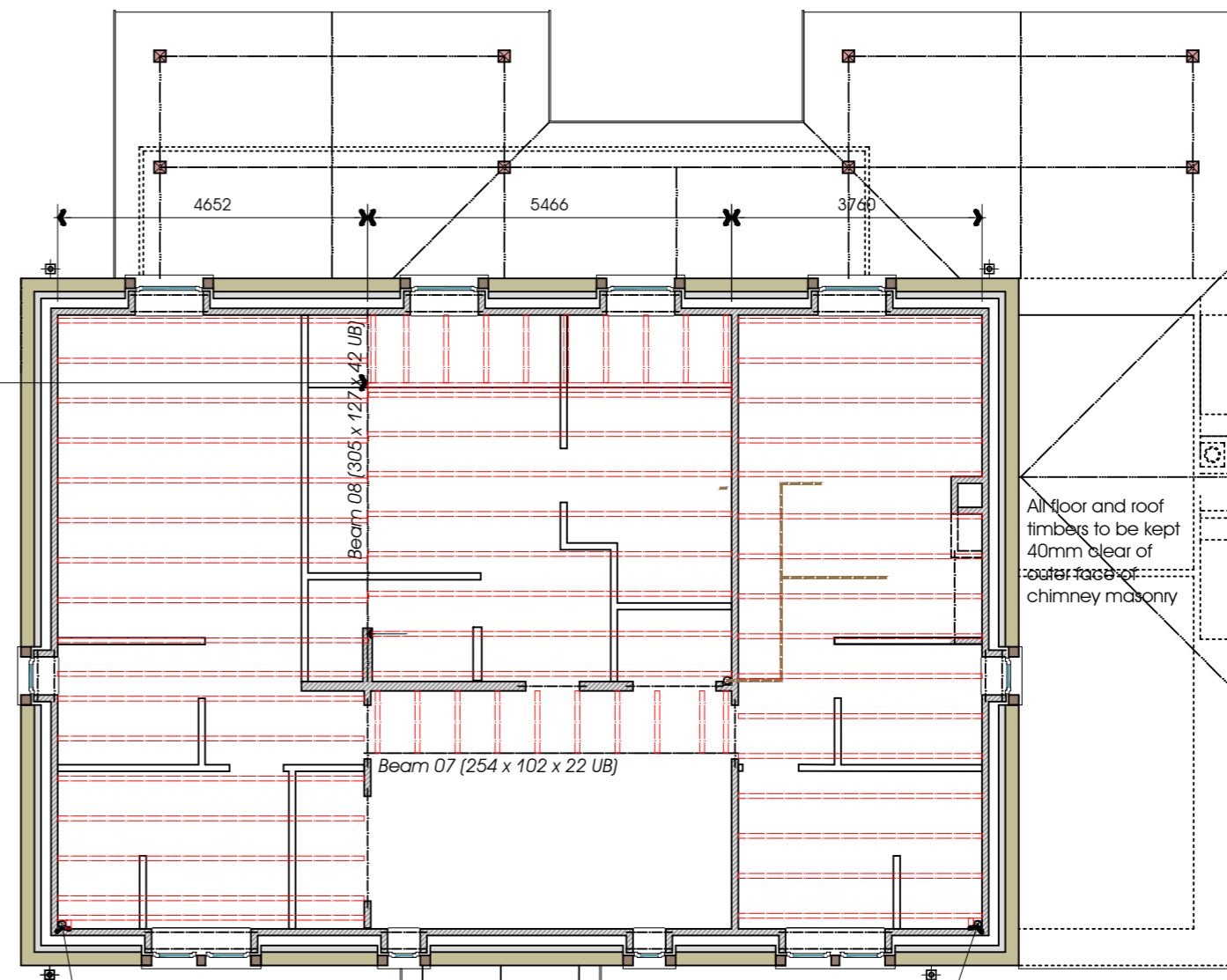
scale 1:100

Flat Ceiling (Utility/ Wc):
 Min. 200 x 38 SC4/ C24 ceiling joist at max. 600mm c/c (spans 3.11M)

Trimming joists (loft hatch)

First floor joists over hallway & utility : 254x72 Wolf (WS250) easi joists @ max. 600 centres achieves 5075mm span on steel joist hangers built-into external walls/ steelwork as recommended by the manufacturer

Trimming for roof deck terrace and dormer cheeks, over. Allow for gullied drainage outlet



Second Floor Joist Layout

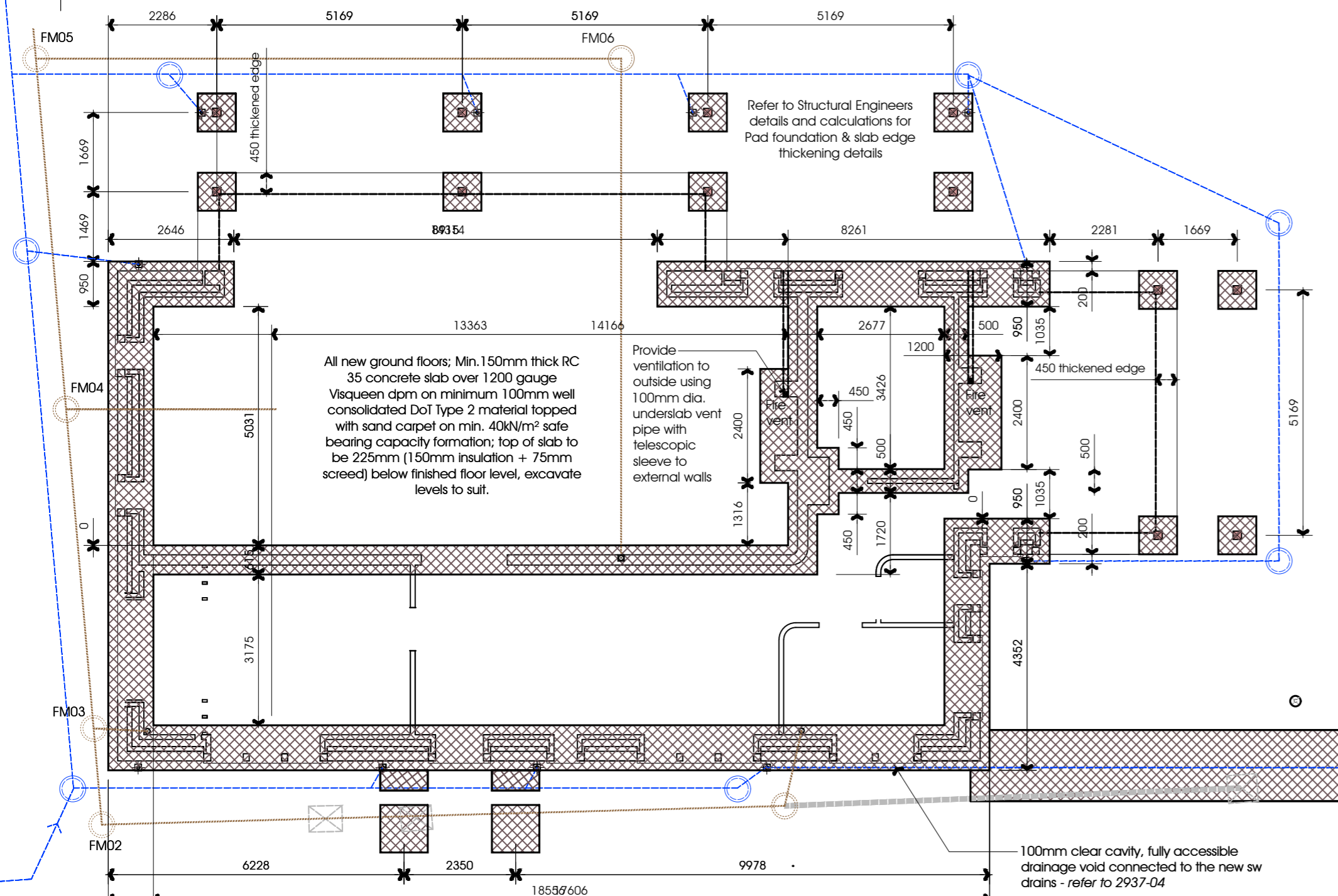
scale 1:100

FIRST & SECOND FLOORS; GENERALLY
 Allow for fixing Strongback bracing For spans between 4 - 8 metres, fix min. 35x97mm TR26 Strongbacks at centres of spans, using 2 no. 3.35 x 65mm wire nails - lap and splice details as recommended by the manufacturer - if required.
 Horizontal bracing straps are required to be fixed to load-bearing walls perpendicular to easi-joist. This member must be continuous over a minimum of 3 no. easi-joists. Straps to be fixed in accordance with manufacturers instructions.

All second floor joists: 254x72 Wolf (WS250) easi joists @ max. 600 centres achieves 5075mm span on steel joist hangers built-into external walls or steel trimmers on external walls as recommended by the manufacturer.

Foundation Layout

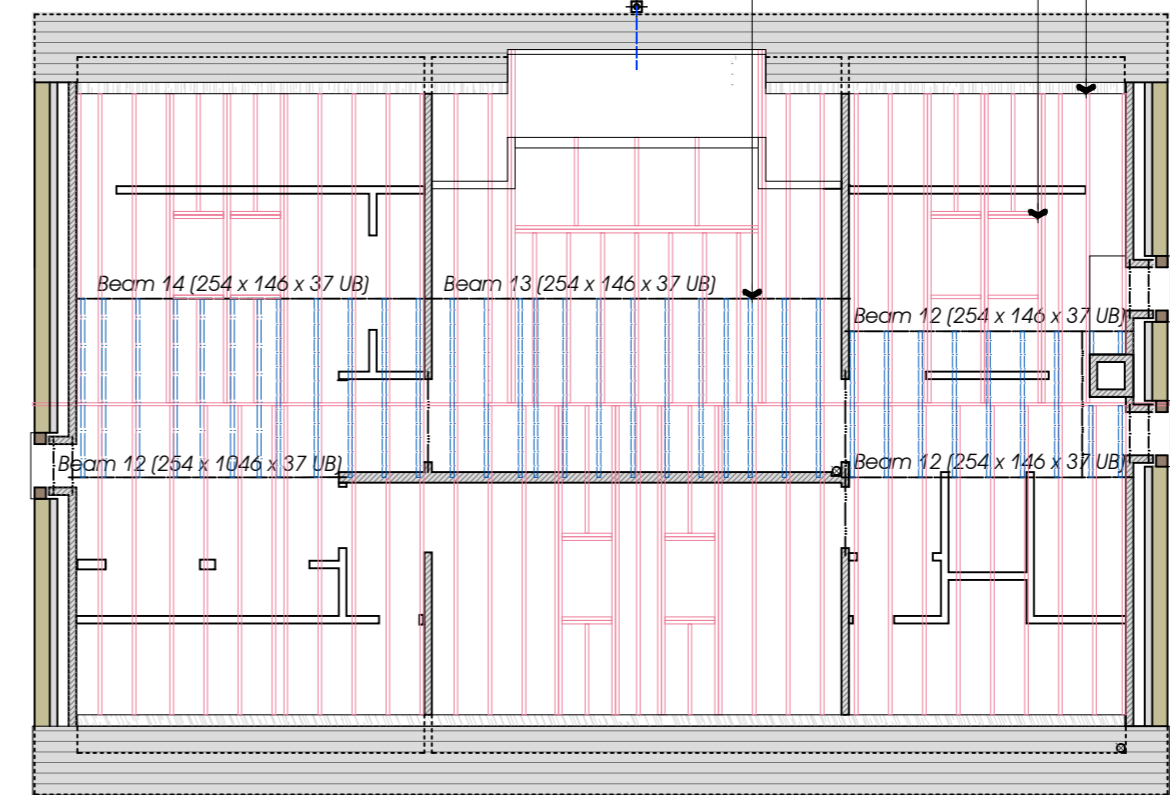
details to be confirmed by the structural engineer



47x195mm rafters at 450mm crs. secured to 100x75mm sw treated wall plate strapped at 2.0 crs to blockwork walls/ steel purlins.

Allow trimming out for Velux Rooflights & Roof terrace system, as recommended by the manufacturer.

Form flat ceilings using min. 120 x 38 SC4/ C24 ceiling joists at max. 450mm c/c (spans 2.57M) to suit rafter spacing.



Roof Joist Layout

scale 1:100

20: AIRTIGHTNESS

Draught strip all doors and windows. Seal around window and door frames with compressible sealing strips or expanding foam. Point window and door frames with mastic sealant. Acoustic sealant: Apply 6mm continuous beads of Lafarge Acoustic Sealant around the perimeter of the framing and to the outer layers of board and ensuring that all air-paths are sealed.

Gypsum or Lafarge taping and jointing system using appropriate jointing materials.

Where dry-lining is used, seal at the perimeter on external walls. Seal around service pipes and cables where they enter the dwelling and ensure any ducting does not provide a ventilation path. Dwellings with local extraction and trickle ventilators should achieve a target air leakage rate of 3 m³/hr/m² at an applied pressure difference of 50 Pascals (Pa).

21: OPERATING/MAINTENANCE MANUAL

The owner of the building should be provided with sufficient information about the building, the fixed building services and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances. A way of complying would be to provide a suitable set of operating and maintenance instructions aimed at achieving economy in the use of fuel and power in a way that householders can understand. The instructions should be directly related to the particular system(s) installed in the dwelling. The aim is that this information will eventually form part of the Home Information Pack.

Without prejudice to the need to comply with health and safety requirements, the instructions should explain to the occupier of the dwelling how to operate the system(s) efficiently. This should include:

- a. the making of adjustments to the timing and temperature control settings; and
- b. what routine maintenance is needed to enable operating efficiency to be maintained at a reasonable level through the service life(s) of the system(s).

An energy rating shall be prepared and fixed in a conspicuous place in the dwelling

22: NOTE

All internal services shall be fully compliant with the following regulations as a matter of course :-

- 1) L2 building regulations (with regard to the TM31 statements and energy usage)
- 2) Internal electrical installations to 17th edition IEE regulations by NICEIC approved installers
- 3) Internal water services in compliance with the Water Supply (Water Fitting) Regulations 1999 and amendments by plumbing contractors approved under the utilities "approved contractor scheme"

It is a criminal offence to breach the Regulations and offenders may face prosecution in the event of non-compliance.

Replacement Dwelling

Mr & Mrs McHugh

Lower Clerk Hill, Clerk Hill Road, Whalley BB7 9DF

Building Regulations:
 Foundation & Joist Layouts

DATE 25.09.17

JOB NO. 2990
 DRAWING NO. 05
 REVISION B
 SCALE 1:100 @ A2

