

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

NOTES GENERAL:
 ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH CURRENT BUILDING REGULATIONS, APPROVED DOCUMENTS AND BRITISH STANDARD CODES OF PRACTICE. ALL MATERIALS TO BE USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

All works are to be to the satisfaction of the Building Control Officer. The contractor shall be responsible for notifying the Building Control Officer when work commences and is completed, and at key stages in the construction process, as required by the Building Regulations.

The products/materials used in this project shall be 'Responsibly Sourced'.

The construction generally shall comply as far as possible with the Government's 'Accredited Construction Details'. Refer to <http://www.planningportal.gov.uk/buildingregulations/approveddocuments/part/bcassociateddocuments/ac> for details. Whilst the Accredited Construction Details are generic, and the details to this project are 'bespoke', the general principles of the Accredited Construction Details shall be applied as far as possible, with particular reference to avoidance of cold bridging, and achieving air tightness.

All products materials shall be installed/fitted/fixd/applied/laid etc in strict accordance with the manufacturer's instructions/recommendations.

'Or similar approved' in this specification means a product or material which is the same in quality, standard, performance rating etc to that specified, and which is approved for use in the works by the relevant 'interested' parties, namely, client/architect/building inspector.

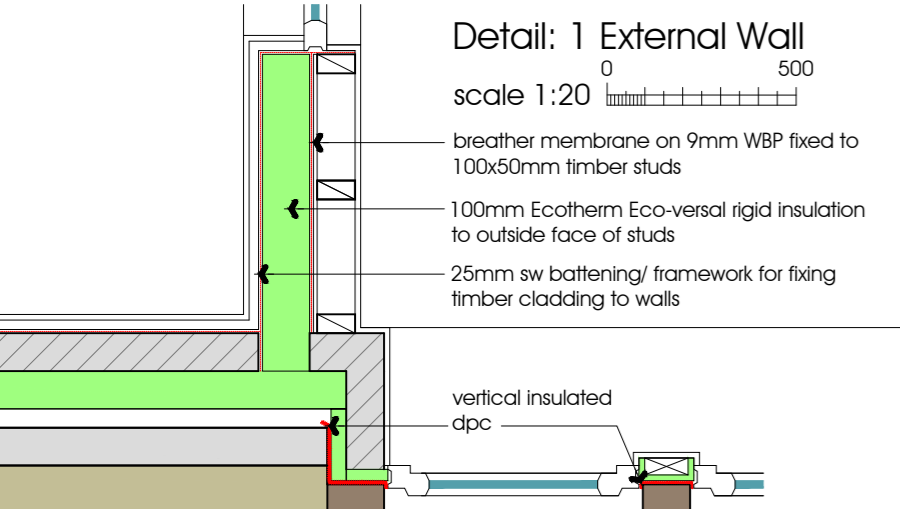
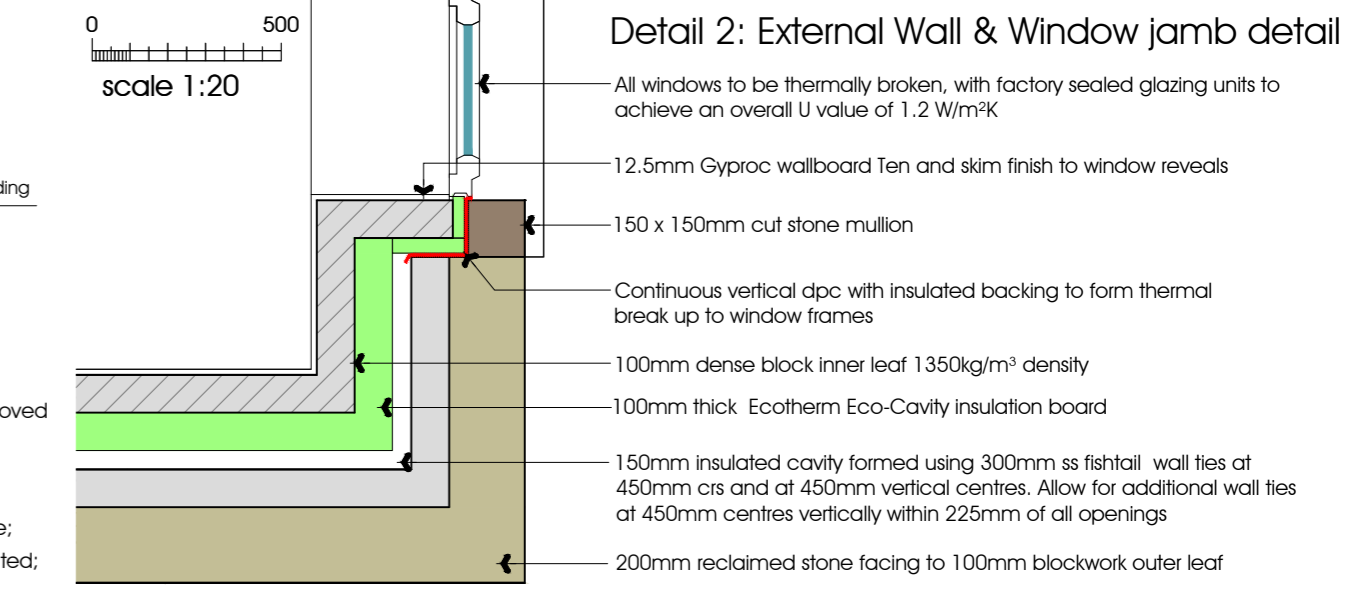
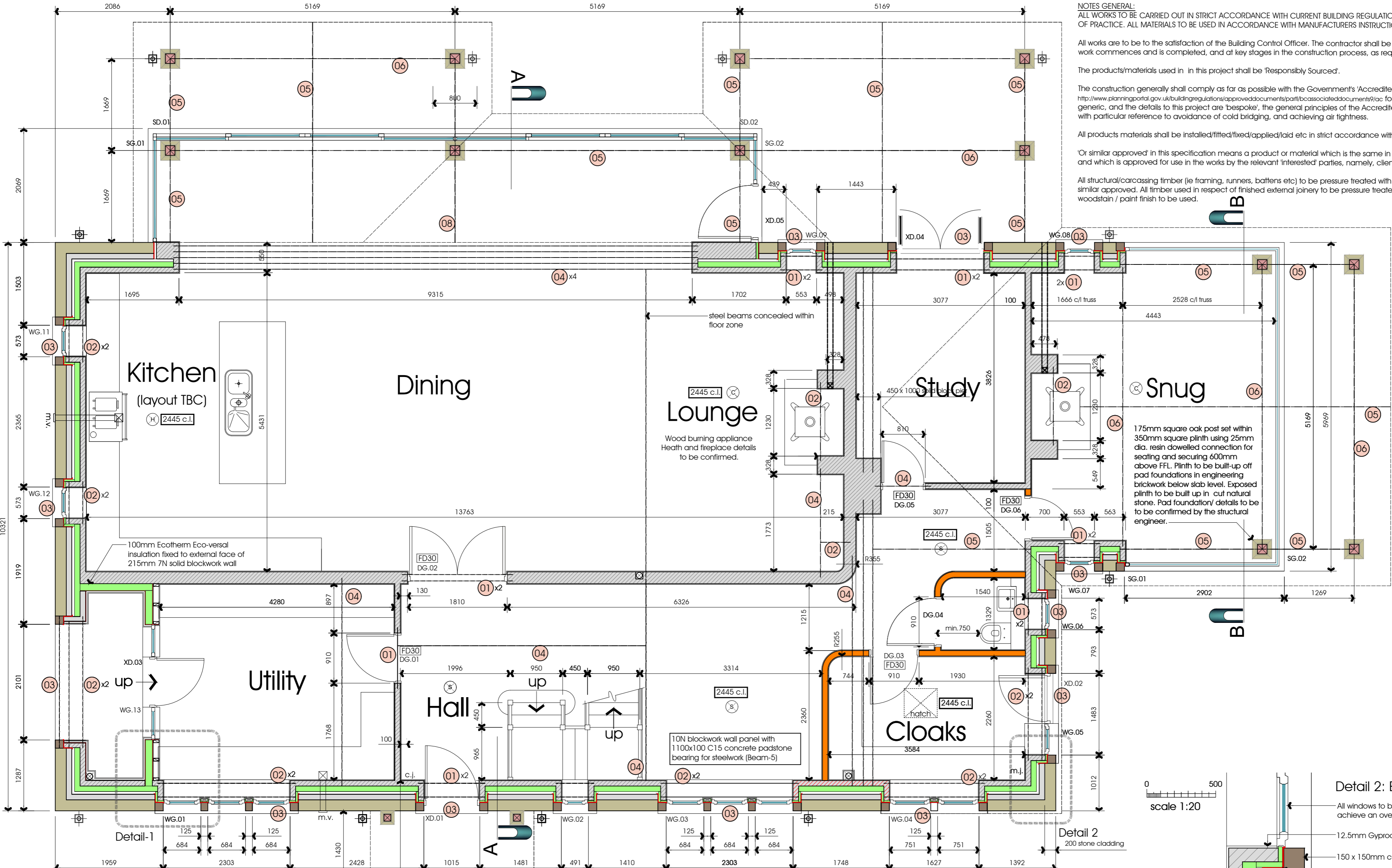
All structural/carcassing timber (ie framing, runners, battens etc) to be pressure treated with preservative; Vacsol Aqua by Arch Timber Protection, or similar approved. All timber used in respect of finished external joinery to be pressure treated with a preservative which is compatible with the woodstain / paint finish to be used.

The whole of the works shall be executed to the standards of workmanship referred to in B.S.8000: Parts 1-15 (1989/1990). The Contractor and all trades people employed on the works will be deemed to be familiar with these workmanship standards, and with good working practice generally, in relation to their particular trade. The building work shall be carried out with proper materials which are appropriate for the circumstances in which they are used. Fitness for purpose must be demonstrable by way of E.C. Marks, British Standards, Technical Approvals, Independent Certification and Agreement Certificates, Tests and Calculations, Past Experience and Sampling.

All subcontractors are responsible for taking into account everything necessary for the proper execution of the works, to the satisfaction of the Building/NHBC Officer whether or not indicated on the drawing.

- Structural Opening Supports**
- 01 Naylor R6 conc lintol 145x100mm
 - 02 Naylor conc lintol 215x100mm
 - 03 200mm natural stone head
 - 04 Structural Steelwork: Sized by the structural engineer
 - 05 Oak Ridge/ Eaves beam
 - 06 Oak Truss
 - 07 Oak Truss (lean-to)

- Legend**
- m.v. Mechanical vent
 - m.j. Movement joint
 - c.j. Construction joint
 - FD30 30 minute fire door
 - S Smoke detector
 - H Heat detector
 - C Carbon Monoxide detector
 - 2445 c.l. Ceiling Height



SOUND TRANSFERENCE
 All materials and construction detailing indicated are recommendations to achieve compliance with the requirements of Approved Document E of the Building Regulations 2010. The acoustic performance of proposed constructions is also dependent upon quality of workmanship. The Contractor is responsible for ensuring that areas or joints installed with acoustic breaks are not bridged by solid fixings and free of deleterious materials. It is recommended that specialist advice be sought on all matters before construction begins.

17: SECONDARY HEATING APPLIANCE/ FLUES
 Details of back-to-back wood burning appliances (and any others to be installed) are to be confirmed. Upon completion of the fireplace a checklist in accordance with Appendix A of Approved Document J must be completed and handed to the Building Control Officer and a notice plate provided in a conspicuous place conveying the following information:

- a) the location of the hearth, fireplace (or flue box) or the location of the beginning of the flue;
- b) the category of the flue and generic types of appliances that can be safely accommodated;
- c) the type and size of the flue and the manufacturer's name and the installation date.

Building Control are to be provided with the association of Plumbing and Heating Contractors (Certification) Ltd (oil boiler) and HETAS (solid fuel burning appliances installation certificates) before a Final Certificate can be issued.