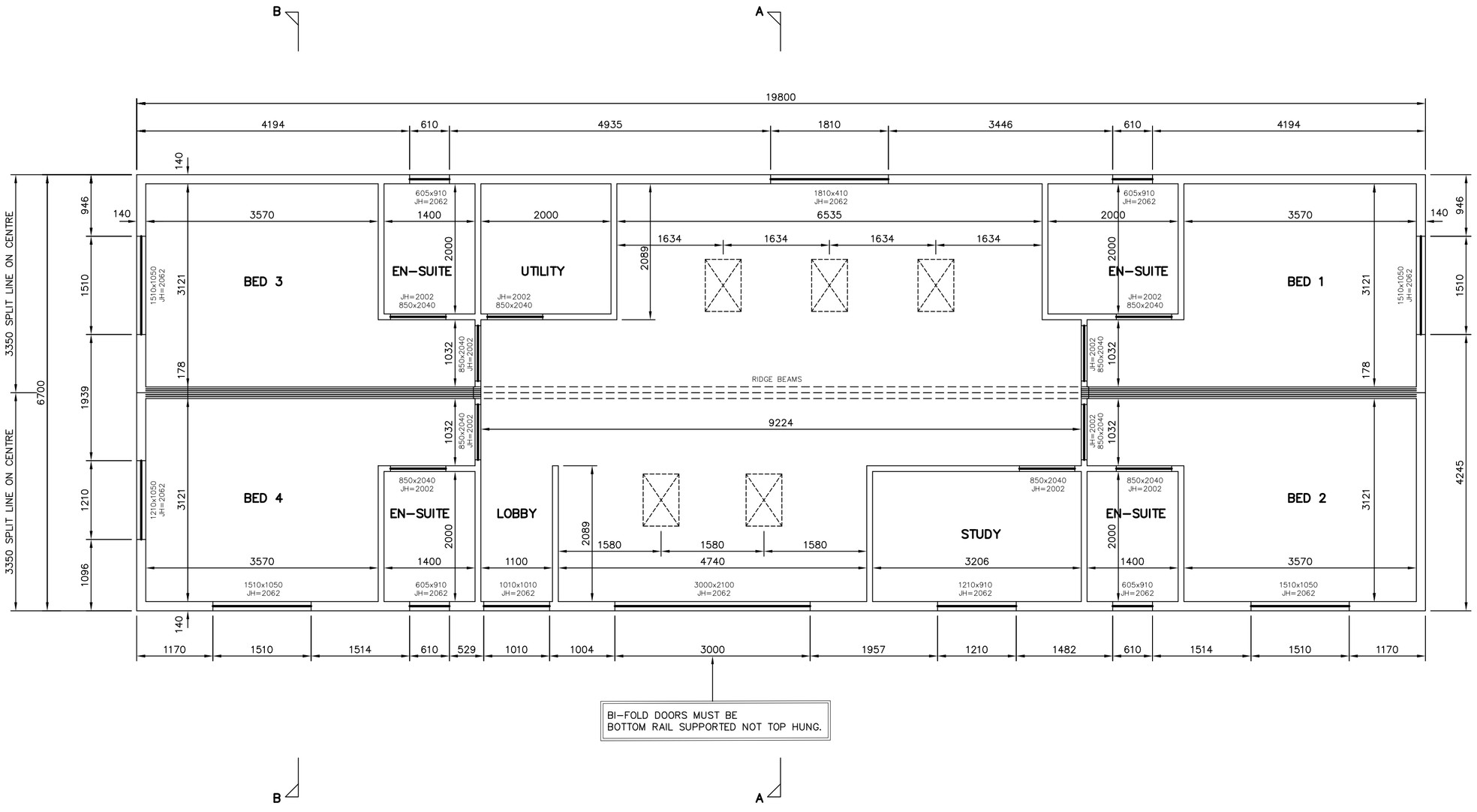

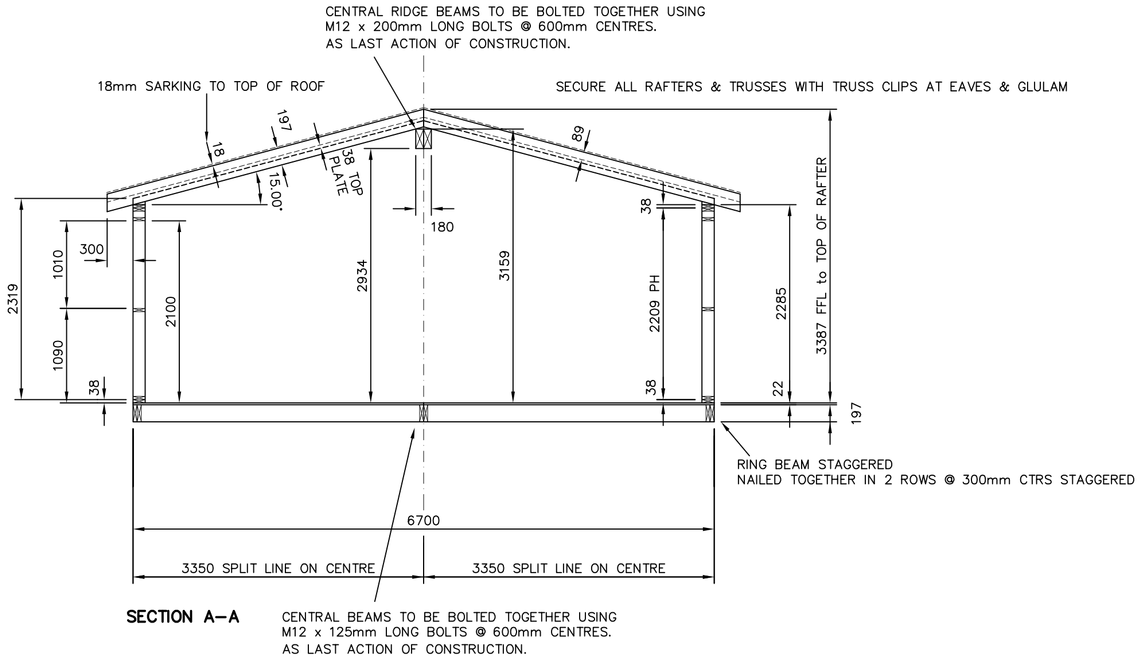

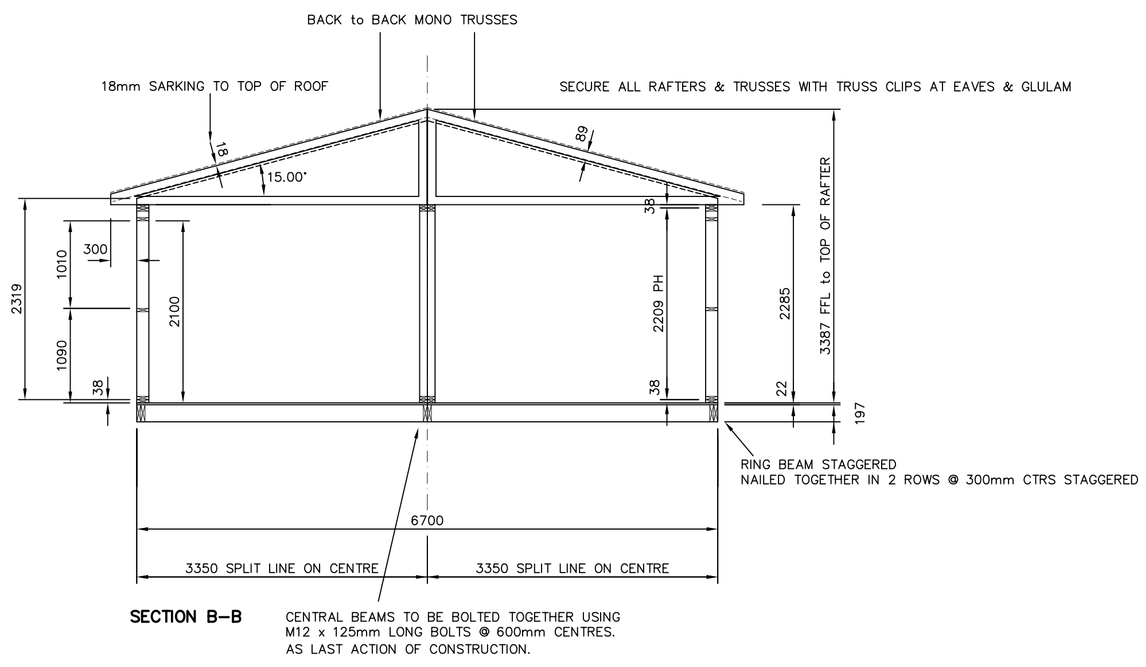

The Main Contractor together with the Timber Frame supplier & their nominated Erector are to comply with all statutory obligations :- Health & Safety, C O S H H, C D M Regulations, Building Regulations and others.... whether stated or not.

The Main Contractor together with the Timber Frame supplier & their nominated Erector are to check all site dimensions and L E V E L S prior to commencement of works.

Do not S C A L E from the drawing, should additional or check dimensions be required contact this office immediately. Dimensions indicated are to 'unfinished' structural timber / masonry faces.

Do not make any alterations to the frame without the prior consent of Spencer Jones Design Ltd.

Walls.
Check all panels for length and height, fix in accordance with structural engineer's appraisal /calculations ensuring that panel faces are flush and within tolerances. Vertically, external panels must be within 10mm overall building height.

Panel nailing on site.
Panel to Panel to be 3mm Dia. nails x 90mm long @ max. 600mm centres (U.O.N.)
Panel to Sole plate / Upper starter plates / Deck 3mm Dia. nails x 90mm long @ max. 400mm centres (U.O.N.)
Site Sheathing to be min. 2.85mm Dia. nails x 50mm long perimeter nailed @ 75mm centres and 150mm centres internally.

Nail separate headbinder if specified to tops of all panels ensuring that binders cover panel joints and over lap by 600mm wherever possible.

Ensure that the walls are accurately aligned, temporary braced and stable before installing floors.
Temporary bracing should remain until the decking is complete and passively fixed to the walls below.

For party wall connections 'when required', use light metal straps 40mm w. x 3mm thk. one per storey every 1200mm. Rigid connections impair acoustic performance and should only be installed if specified by the structural engineer or by warranty provider.

Ensure that the outer face of the header joists align with the outer face of wall panel studs, and do not protrude into the cavity.

Drilling of Top rails.
Drill on centre line only with 100mm clear between holes.
35mm Dia. holes for 140mm thk stud.
22mm Dia. holes for 89mm thk stud.

Damaged Breather Paper.
All damaged breather paper is to be repaired ensuring minimum over-lap 100mm top / bottom and 150mm to sides secured into position with stainless steel staples.

SERVICES.
All M&E services are to be provided in strict accordance with the timber frame suppliers Notching & Drilling Schedule if in doubt ASK.

Do not run plumbing in external walls unless it is on the warm side of the insulation with no joints in the wall. Wet services that are vunerable to being punctured by plasterboard fixings should be protected with a metal plate.

Ensure that all penetrations of the vapour control layer for services are tightly sealed.

Where services are located within the party walls, measures should be taken to ensure that the fire resistance and/or sound insulation of the wall is not compromised.

Check that the electric cable rating is correct when adjacent to insulation and make allowance for all stop cocks, pipe joints etc..., to be accessable by the Water Authority.

INSULATION.
Insulation should not commence until the building is weather-tight. Insulate all panel voids to external envelope for thermal performance and avoid cold bridging at floor and roof junctions. Check party wall and internal partition insulation requirements for acoustic performance with the architect/timber frame supplier's specification.

VAPOUR CONTROL LAYER (vcl).
Installation should not occur while moisture content of the frame is above 20%. Laps to the vcl should be not less than 100mm and occur on studs/panel rails.
Return vcl into reveals at heads, jambs & sills of all openings.

	FOR CONSTRUCTION
✓	PRELIMINARY
✓	FOR APPROVAL

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