

Construction Specification

BUILDING REGULATION NOTES (to read in conjunction with the contract specification)

UNDERGROUND DRAINAGE:
Four water drainage installation to be in accordance with the Approved Document H of the building regulations or BS 8301: 1985 Code of Practice for Building Drainage.

Where pipes penetrate external walls the appropriate lintels to be provided to the required opening with an allowance for a 50mm min clearance around pipe and both sides of the wall penetration to be masked with rigid sheet material in order to prevent the entry of fill or vermin

All pipes passing under building to be surrounded with 150mm min mass concrete encasement and where the crown of the pipe is within 300mm of the u/s of the slab the concrete encasement must be integral with the floor slab
All foundations to be taken down to the Invert level of all adjacent drainage and new drainage trenches must not be excavated lower than the foundations of nearby buildings unless the trench is filled with concrete to the u/s of the foundations as indicated in diagram A2 of the Approved Document

All underground drains to be min 100mm diameter and all Invert levels and final connections to the main drainage system to be approved by the local building control officer on site

The head of all foul drainage runs must be ventilated by means of a soil vent pipe terminating into the atmosphere - Intermediate soil vent pipes may be terminated by means of a 'Durgo' or other approved air admittance valve.

Foul waste to discharge into public sewer pipe running across site at new connection. Location and Invert level of public sewer to be identified on site. Welsh Water permission for connection to a sewer (and building over/ relocation of public sewer if necessary) to be received prior to construction. New connection to be installed in strict accordance with Welsh Water guidance and Part H of the Approved Documents.

Proposed drainage strategy shown indicatively only - to suit public sewer location, to be determined on site. Drainage strategy to be agreed with Building Control and Welsh Water following site investigation. New drainage layout to be formed with 100mm dia drain runs all with roddable access & new manhole where required, as per Part H of the Approved Documents.

ABOVE GROUND DRAINAGE:
The sanitary installation is to be in accordance with Approved Document H of the building regulations or BS EN 12056: 2: 2000

minimum trap sizes and seal depths		
appliance	trap dia (mm)	seal depth (mm)
washbasin, bidet	32	75
bath & shower	40	75
wc pan	100	50

Where possible wastepipes to be concealed within floor zone.The final drainage runs and Invert levels must be agreed on site with the building control officer and the entire system to be tested and certified upon completion of the installation. All drains which pass through walls to have a 600mm long rocker pipe and RC lintols over. Fill gap between around wall penetrations with expanding foam.

FOUNDATIONS
Raft foundation to be to Structural Engineer's design. Structural design to be submitted to and approved by Building Control prior to construction. Foundation construction described below and shown in drawings is indicative only. Exact depth & size to be agreed on site with building Inspector subject to local ground level & conditions.

New foundation to generally to comply with CP2004 and to the Building Inspectors approval. Designated mix for the mass concrete strip is to be : Gen 1 to BS 5328 ; Part 1 1997, (equivalent grade C35), nominal maxi size of aggregate 20mm. To be read in accordance with engineers report on site.

GROUND FLOOR TO MAIN HOUSE
To comprise:-
- 65mm 3:1 sand cement screed, reinforced with A134 light reinforcing mesh to prevent cracking
- Wet underfloor heating system installed strictly in accordance with manufacturer specification - see Heat Producing Appliances section
- Polythene, 500 gauge separating layer
- **100mm Celotex GA4000 floor insulation - tape joints with insulating tape**
- Raft foundation as engineers drawings and design
- 1200 gauge polythene damp proof membrane
- 150mm sand blinded hardcore base.
Damp Proof Membrane taken up walls and lapped with wall DPC to form continuous waterproof barrier.

Insulation to be installed in strict compliance with manufacturer's guidance (or equivalent approved) and part L1A of the Approved Documents. Overall U-value of 0.18W/m²K to be achieved (based on a P/A ratio of 0.5).

EXTERNAL WALLS
The external wall construction to be :
• External finish to be :
• 19mm 2no. coat sand/cement external render, colour and style to client's choice
• Clay hanging tiles, to client's choice. Installed in strict accordance with manufacturer's guidance
To be in positions shown on the elevations.
• 100mm outer leaf of cavity wall to be Celcon Standard block (0.15 W/m.K) Brickwork courses above ground level to heights indicated on the Elevations
• 50 mm free air cavity,
• 75mm thick Celotex CW4000 insulation boards laid completely in accordance with manufacturer's instructions or equivalent approved.
• 100mm. Inner leaf of cavity wall to be Celcon Standard concrete block (0.15 W/m.K)
Internal finish to be 13 mm 2 coat dense plaster

Stainless steel wall ties with insulation retaining clips to be provided at 450mm max centres vertically and 750mm max centres horizontally (staggered 375mm) with increased ties @ window openings. Weep holes to be provided above and below all openings at every third perpend. Insulated galvanised steel lintels to be provided over all structural openings in the external wall in accordance with manufacturer's specification. Form thresholds to external door openings using bricks as detailed on drawings.

Cavities in external walls to be closed at the upper level with incombustible material such as polythene sleeved mineral wool sock compressed in to cavity or supalux board . Where cavity crosses over window, the proprietary lintel will form the closure to the cavity and will be fire stopped.

All openings in external walls to be provided with all necessary proprietary Insulated vertical and horizontal damp proof courses in the traditional locations to prevent the ingress of water.

The U-value of the overall external wall construction to be minimum 0.21 W/m² K. Any contractor variations in block type or insulation to comply with Part L1A of the Building Regulations.

DPC
112.5mm wide 'Dampmaster' by Ruberold Ltd or similar. On vertical reveals use 180mm wide 'Ruberclose' Insulating dpc by Ruberold Ltd

Install new lintols over window openings. All lintols to be Catnic/G steel lintols or similar approved. Installed in strict accordance with manufacturer specification. External wall lintols to have cavity trays over.
The following general lintol types are indicated but must be agreed by Building Control after checking specific loadings and spans for each opening:

OPENING	LINTOL TYPE	BEARING
external walls with less than 4500 clear span	Refer to Catnic Catalogue.	150mm minimum

STRUCTURAL OPENINGS
Form new openings with steelwork beams over supported on padstones/ plers/ cripple stud. Beam styes on the working drawings are shown indicatively only. New beams, with necessary padstones/ pier/ cripple stud and foundations, to be designed by Structural Engineer. Structural calculations to be submitted to and approved by Building Control prior to installation.
New steel beams to be enclosed within floor zone. Ensure beams are encased to achieve 1 hour fire resistance

STUD PARTITIONS
Load bearing studs and associated foundation to be to Structural Engineer's design. Load bearing partitions to be built off foundations. Incorporate DPC at floor level to load bearing partitions.

Non load bearing partitions to be built off floor slab. To comprise of 75 x 50mm softwood studs at 600mm (400mm for kitchens & bathrooms) horizontal & 900mm vertical centres. head & sole plates to be fixed securely to existing timber floor / roof construction. Line each sides of partitions with a layers of 12.5mm thick plasterboard.
All partitions enclosing bedrooms, bathrooms & WC's to incorporate to void between studs 75mm rockwool soundslab insulation. (to provide minimum 40db sound reduction to AD Part E).
Plasterboard to wet areas : Kitchens, Bathrooms, Utility's & En-suites to be moisture resistant

FIRST FLOOR
Floor decking to be minimum 22mm thick t & g boarding or high density moisture resistant flooring (or similar), all joints to be glued to joists with pva adhesive and to also be nailed with min 50mm (10 gauge) annular ring shank nails, secured to floor joists.
Install timber floor joists, size and position to be to Structural Engineer's design. Joists to be double or up where necessary to support sanitaryware, or to form trimmers where deemed necessary.
Provide at mid span location of new joists herringbone strutting comprising min 38 x 38mm timber strutting to extend at least ¾ depth of truss, where joists run parallel to external walls provide and fix 30 x 6mm galvanised steel straps at max. 1800mm cts, fixed to inner skin and extending over min. 3no joists. provide min. 38 x 100mm noggins between joists under full length of straps
Install an absorbent layer of mineral wool (minimum thickness 100mm, minimum mass per unit area10 KG/M²) in cavity between joists.
Form ceiling with 1 layer of 12.5mm plasterboard with 3mm skim smooth finish.

EXTERNAL WINDOWS/ DOORS
Windows to be VELFAC 200 series windows, with double or triple glazed sealed units, with opening lights as indicated on elevation drawings. Installation to be in strict accordance with manufacturers specification.Windows frames to be SET AS DETAILED.
Glass to all windows to be low emission 'K' glass or similar approved and to have a whole unit 'U' value of 1.4W/m2K or better and to have a low g factor 0.5 to comply with the Approved document L1A.
All windows to have trickle ventilators in window frame head. The glazed units will be subject to site measurement and will incorporate all necessary thermal breaks to avoid condensation. Obscure glass to be installed to all toilet areas.
All windows to habitable rooms on first floor to be used for emergency egress and should have and unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through).
Safety glass in critical locations indicated on elevations to comply with BS 6206. All glazing in critical locations with which people are likely to come into contact within the building shall, if broken on impact, break in a way which is unlikely to cause injury or, alternatively, shall resist impact without breaking.
Window cills to be stone with DPC under cill (as detailed on drawings).

COLD BRIDGING AT EXTERNAL WINDOWS/ DOORS:
Cold bridging at external reveals to be avoided by either:
• the use of Dacate pvc cavity closers
• the use of thermal blockwork
• OR the continuation of the cavity insulation through the jamb

EXTERNAL SLIDING DOORS
Sliding Doors to be as clients requirements, Smart Systems Visoglide Plus profile, with double glazed sealed units, to have a whole unit 'U' value of 1.5W/m2K or better and to have a low g factor 0.5. To have 10,000mm trickle vents and safety glass to be BS 6206 shown hatched. All accessories for the correct installation in accordance with the manufacturers specification. http://www.smartsystems.co.uk

Front door to be softwood timber as elevations, set in hardwood frame. To Include Extex MDS/140 Mobility Inward Door Sill 1m - Aluminium - 19121 low level threshold on DPC.

ROOFLIGHTS
New Velux rooflights to be: 2No 660mm x 980mm (ref FK04) and 1no. 660mm x 1340mm (UK04) to be installed in strict accordance with manufacturers installation details & roof covering manufactures details to achieve a U-value of minimum 1.0 W/m²K. Rooflight opening controls to be agreed with client.Truss manufacturer to allow for trimming rooflight openings in their design.

RAMP TO FRONT ENTRANCE
1 In 12 ramp with minimum 900mm clear width. Landings at top and bottom of ramp to be a minimum 900mm wide by 1200mm long. 150mm Concrete Brushed finished, on 100mm compacted Hardcore. Ramp to be constructed in strict accordance with Part M of the Approved Documents. Front door to have brick laid as soldier course with low rise 'bump over' threshold by door manufacturer . With a vertical DPC at wall/ramp junction and upvc aco-drain gutter set within concrete ramp.

NEW STAIRCASE
New timber stairs to be designed & constructed by specialist joiner to comply with Approved Document Part K of the Building Regulations.
Maximum gradient to be 42 degrees. Minimum 2000mm headroom to be maintained throughout flight. Handrail to be fixed to one side of stairs minimum 900mm from pitch line of flight, balustrades maximum 100mm spacing & minimum 1100mm above floor level at landings.

Stairs to comprise of 14 No equal riser of 214mm over a maximum floor to floor height of 3000mm (exact dimension to be established on site). Goings to be 238mm. Stair width to be1150mm.

Balusters to be formed using solid studwork and skim plaster finish with ss stopbeads at all edges.Balcony to have a toughend glass unit that is 1100mm above the finished floor.

ROOF STRUCTURE
All trusses to be designed and fabricated by specialists manufacturer. All calculations to be submitted to building Inspector for approval prior to fabrication, including any additional supporting beams that may be required to support the roof. Timber trusses to be secured to wall plates with galvanised m.s. truss clip at every seating.
100 x 50mm wall plate (as drawings) strap fixed to walls using 30 x 5 x 900mm galvanised ms straps at 2000mm centres
Trusses to be fixed at minimum 600mm max centres. Bracing to be:-
Longitudinal - at ridge and strut/ceiling chord junction
Diagonal - taken diagonally up us of top chord
Chevron - taken along face of struts
Manufacturers to advise on any other bracing required. Trussed rafter top chords and ceiling ties to be strapped to walls using Catnic 30 x 5mm section galvanized straps Catnic Ref L'. Noggins to be provided between rafters on line of straps

NOGGIN AND STRAPS
Provide noggins between trusses at strap positions to support straps. Form storage platform over bottom chord of trusses using 22mm chipboard base on 100 x 50 sw bearers at 400mm centres. Hatch door to be Insulated loft access door by 'Timloc' Building products, to be installed in strict accordance with the manufacturers recommendations. Position of roof hatch to be agreed with client on site.
Provide noggins at ceiling level in roof void to fix plasterboard, light fittings and hatch access.
- Noggins in roof comprise of: Light Fittings 75x50mm.
- Trimming to roof lights 50x147mm

ROOF FINISH
Roof covering to be artificial slate tiles. Tiles to be mechanically fixed, laid to batten gauge. In strict accordance with the manufacturers requirements, for eaves courses, courses immediately below ridge, all tiles adjacent to hips & valleys, on 38 x 25mm treated s.w. battens on untearable Tyvek breathable or equivalent roofing felt. Valleys to be proprietary, or in code 4 lead, max length 1.500m. Lay valley lead on tanalised s/w 150x25mm valley boards

Flat ceiling insulation - to horizontal ceiling install 3no. Layers of 100mm thick Rockwool insulation quilt or equivalent approved. Insulation to be laid in 2 layers 1st between joists 2nd over joists. Ceiling to be 1 layer of 12.5mm plasterboard with 3mm skim smooth finish.

Sloping ceiling insulation - between truss rafters install 50mm Celotex GA4000, ensuring 50mm free air cavity is retained above insulation. Below truss rafters, install 90mm Celotex GA4000, with joints taped to create air leakage barrier. All insulation to be installed in strict compliance with manufacturer guidance (or equivalent approved).Form cavity between insulation and plasterboard with 25x47mm fixing battens @400mm centres. Ceiling to be 1 layer of 12.5mm plasterboard with 3mm skim smooth finish.

New roof make-ups to achieve 'U' value of 0.15 W/m²K. Any contractor variations in Insulation to comply with Part L1A of the Building Regulations.

Vented ridge system with universal angle ridge tiles to match main roof colour. Ventilator units nailed over trusses to maintain airflow over insulation. Incorporate continuous cavity tray type usv eaves ventilation units to soffit to give **25mm** continuous slot ventilation.

DORMER ROOF (FLAT):
Proprietary single ply membrane or fibreglass flat roof covering to suit a 1" fall, laid on 18mm thick marine quality plywood. Install flashing at dormer/ main roof junction in strict accordance with roof covering manufacturer's guidance. Eaves colour and style to client's choice.
Plywood to be laid on minimum 50mm x 50mm sw tanalized firing pieces fixed to top of flat roof joists. Allow for forming all necessary eaves, verge & junction with main roof in strict accordance with roof covering manufacturers standard details & recommendations.
Flat roof joists to be C24 grade 97 x 47mm at 400mm centres. Joists to be supported by wallplate at eaves and main roof truss, to truss manufacturer's specification. Where joists run parallel to external walls provide 30 x 5mm galvanised MS restraint straps at max 1.8m centres extending over 3No joists with noggin support under entire length of straps.

Install separate ceiling at lower level C16 grade 97 x 47mm at 400mm centres. Joists to be supported by timber lintel over dormer window, as well as dormer trimmers - both to Structural Engineer's Design.
Install 3no. Layers of 100mm thick Rockwool insulation quilt or equivalent approved. Insulation to be laid in 2 layers 1st between joists 2nd over joists. Ceiling to be 1 layer of 12.5mm plasterboard with 3mm skim smooth finish.

Insulation to be installed in strict accordance with manufacturer's guidance and Part L1A of the Approved Documents. New roof to achieve a U-value of 0.15w/m²K. Ensure 50mm ventilation void between underside of roof decking & top of insulation.

All timber sizes have been taken from trade span tables. Sizes to be submitted to and approved by building control prior to installation.

DORMER ROOF (PITCHED):
Roof covering to be artificial slate tiles. Tiles to be mechanically fixed, laid to batten gauge. In strict accordance with the manufacturers requirements, for eaves courses, courses immediately below ridge, all tiles adjacent to hips & valleys, on 38 x 25mm treated s.w. battens on untearable Tyvek breathable or equivalent roofing felt. Valleys to be proprietary, or in code 4 lead, max length 1.500m. Lay valley lead on tanalised s/w 150x25mm valley boards. Bargeboard colour and style to client's choice.

Cut roof to be formed with 97x47mm C24 rafters at 400mm centres. Rafters to be fixed to top of wallplate at eaves & ridgeboard at apex.100x75mm softwood wall plate screwed and bedded to wall and strapped at max 2m centres using galv mild steel straps 30x5mm cross section.
Provide lateral restraint to gable at rafter level using galv mild steel straps at 2m centres on 38x38mm nogging support. Install 3no. Layers of 100mm thick Rockwool insulation quilt or equivalent approved. Insulation to be laid in 2 layers 1st between joists 2nd over joists. Ceiling to be 1 layer of 12.5mm plasterboard with 3mm skim smooth finish.

All timber sizes have been taken from trade span tables. Sizes to be submitted to and approved by building control prior to installation.

DORMER CHEEKS:
The external wall construction to be :
• 19mm 2no. coat sand/cement external render, colour and style to client's choice on exmet battens
• Breather membrane such as DuPont Tyvek Housewrap or equivalent approved
• 12mm marine quality plywood
• 50x100m timber sw frame at 600mm centres. Size and centres shown indicatively, to be to Structural Engineer's design.
• Timber frame wall to be built off doubled up truss rafters.
• 100mm Celotex GA4000mm between studs
• 30mm CelotexTB4000mm insulation inside studs - All insulation to be installed in strict accordance with manufacturer's guidance, or equivalent approved. Joints to be taped to form vapour control layer
• 12.5mm wallboard finished with 3mm plaster skim

The U-value of the overall external wall construction to be minimum 0.21 W/m² K. Any contractor variations in Insulation to comply with Part L1A of the Building Regulations.
Install code 5 lead upstand flashing at junction with wall & new roof to slate/tile manufacturers details

MECHANICAL INSTALLATION:
The mechanical installation to be undertaken by an appropriately qualified person and must comply in all respects with the current Codes of Practice, Building Regulations and the associated Approved Documents. Sanitary accommodation must be ventilated by means of an extract fan activated by the light switch with timed over-run facility, humidistat, back draught shutter and manual overide. Alternatively, the extract fans may be operated by means of a passive Infra red detector.

VENTILATION:
To be provided as follows:-

room	rapid ventilation (opening windows)	background ventilation	extract vent (fan rates)
habitable	1/20th floor area	8000 sq mm	—
shower room	no window	4000 sq mm per bath/shower	4 air change per hour/
bathroom	opening window	4000 sq mm per bath/shower	15 litres/sec per bath/ shower
Kitchen/ Utility	opening window	8000 sq mm	30 litres/sec

RAINWATER DISPOSAL:
Rainwater system to comprise grey aluminium gutters and downpipes. To be installed in accordance with the manufacturers recommendations.Downpipes to discharge into vertical back inlet gullies, connected to new drainage layout. Drainage to be in strict accordance with part H3 of the Approved Documents.

Proposed surface water drainage strategy shown indicatively only, to be agreed with Building Control following site investigation. Appropriate ground percolation test to be carried out to determine suitability for soakaway.
• If ground is suitable: new gullies to discharge into new soakaway where appropriate & where ground conditions allow.
Engineer to calculate size of soakaway necessary.
• If ground is unsuitable for new soakaway: connection to shared public sewer pipe to be agreed with Building Control.

HEAT PRODUCING APPLIANCES:
All heat producing appliances to be installed so that there is an adequate, permanent supply of air for combustion and for the efficient working of any flue-pipe or chimney.
All heat producing appliances to have adequate provision for the discharge of the products of combustion to the outside air and must comply with all current Codes of Practice and Allied Legislation. Allow for installing new gas fired condensing boiler - such as Worcester Bosch 85% efficient gas fire boiler and separate hot water cylinder. System to have time controller with separate electronic control over space heating and water heating with manual override and one hour boost facility. Heating Engineer to calculate sizes required for rooms and size new boiler adequately to serve central heating / hot water system. Specification of new boiler to be submitted to Building Inspector prior to installation on site.

1. Contractor to ensure that commissioning and appliance test sheets are available for inspection for all appliances, flues, boilers etc. See appendix A Approved Document J.
2. Contractor to ensure that flue-less appliances (gas cookers, fires) are provided with permanent ventilation for combustion.
3. Contractor to ensure that heating appliances are labeled in accordance with Approved Document J.
4. On completion of the the work a certificate is required from an approved person who is registered as part of a self certification scheme specifying that the requirements of Part "J" have been satisfied.

Provide and fix new radiators, locations to be agreed on site. Heating Engineer to calculate radiator size required for rooms. Wet underfloor heating system to be installed to ground floor screed in areas to client's choice. Manufacturer/ supplier to provide a design and specification for underfloor heating to suit rooms. Plumbing contractor to install underfloor heating system strictly. In line with manufacturer's specification.

ELECTRICAL INSTALLATION:
All electrical work to be completed in accordance with Approved Document Part P. Install new Electric Meter and Distribution board for new dwelling -type to be specified by Electrical Engineer. Where necessary the contractor must liaise with the electricity supply Company to confirm the electrical loadings, the nature and location of the supply, its suitability for the installation, the earthing arrangements and the location of any external meters. No conduit or wiring should be exposed and all wires in the roofspace to be clipped to the top of ceiling joists and not covered with insulation. There shall be no conduit or wiring in cavities of external walls.
Switches and socket outlets for lighting and other equipment in habitable rooms should be placed at appropriate heights between 450mm and 1200mm from finished floor level according to Paragraph 8.3, Section 8 of Part M of the Building Regulations.
All electrical work to be designed, constructed and inspected and tested in accordance with the British Standard 7671 (The IEE Wiring Regulations) and will either fall under a competent persons scheme or the Local Authority Building Control Approval Route.
Light fittings designed to receive low energy bulbs only are to be placed as agreed.

Allow for installing Smoke Detectors to each floor to hall & landing & a Heat Detector to new Kitchen / Dining Room, all to be optical type, electronically operated wired to separate circuit to BS 5639 part 1 / BS 5466 & be inter-connected. Detectors to be placed minimum 300mm from light fittings

Power and Lighting
All light & power fittings to be supplied by MK or similar approved.
All power points to be double switch socket outlets.
All power outlets to be double pole.
The responsibility of design, adequacy and suitability of each system shall be the contractors. All to meet the requirements of Part P, to design, install, inspect and test all electrical work in accordance with BS 7671.

WATER EFFICIENCY & HYGIENE:
Requirements of Part G of the Approved Document to be adhered to, max 125 litres / head / day of wholesome water to be design for the new dwelling. Necessary water consumption calculations to be submitted to Building Control prior to completion of the works.
The hot water system is to be vented.

INTERNAL DOORS AND CARPENTRY
All new timber doors & frames to be standard sizes with styles & architraves / frames to clients choice.
150 x 47mm s.w. timber plate to be strapped to wall at 1.5m cts, with 30 x 5mm M.S. galvanised straps minimum length 1000mm.
Provide and fix to new door openings 25mm softwood linings with 75mm pencil round architraves.
Provide and fix to new doors to sizes specified on the plan drawings and to match, the existing style, complete with all necessary ironmongery.

PAVING SLABS
To be 600x600x50mm pc. paving slabs laid to falls to gullies on 75mm sand bed, 10mm joints between slabs in 1:6 mortar.

SAP CALCULATIONS:
Design Stage SAP Calculations to be carried out by specialist & submitted to Building Control.
Final SAP Calculations & Energy Performance Certificate to be provided on Completion of the Contract

SPRINKLER SYSTEM
Sprinkler system to be designed and installed by a competent person to comply with part B of the Approved Documents

AIR TIGHTNESS TESTING:
Air tightness test certificate to be provided by Specialist Consultant on completion of the contract with a design air permeability of 5.0m³(h.m²) at 50 Pa, or better.

MATERIALS AND WORKMANSHIP
All materials and workmanship are to comply with the relevant and current British Standards, Codes of Practice, current edition of the Building Regulations, and shall be to the approval of the Building Inspector.
Plumbing to comply with BS 5572
Electrical work to comply with the current edition of the IEE Regulations.
Generally structural timbers to be SW or whitewood C24 grade to BS 4978. To be C16 where specified by the Engineer.

All softwood to be vacuum pressure impregnated.
Softwood for joinery to BS 1186 part 1, screws to BS 1210, nails to BS 1202.
Carpentry to comply to CP 112.
All brickwork below DPC level to be Class B engineering bricks.

GENERAL
Do not scale off the drawings.
All heights, levels, sizes and dimensions to be checked on site before any work is put in hand.

Locate existing services/drainage runs prior to construction. Existing services through site to be protected during construction. There is an OH power line on site near entrance follow HSE guidelines for electrical safety at work.

The manufacturers recommendations are to be followed in respect of the installation and fixing of all products and any discrepancies between those recommendations and any other requirements of the specification and/or drawings are to be notified to the designers.

**George and Co.**

Darlyn Cottage,
Adjacent to Gethin House,
Abercarnid, Merthyr,
CF48 1PJ

601-007
Specification

Working Drawings Nov. '19 A1

George + Co
11, Rose Woodfield, Llanidloes & Hwt. St. Werbur's Hall
Wrexham, Wales, CF81 8BE
TEL 0783028650
info@georgeandco.co.uk
www.georgeandco.co.uk