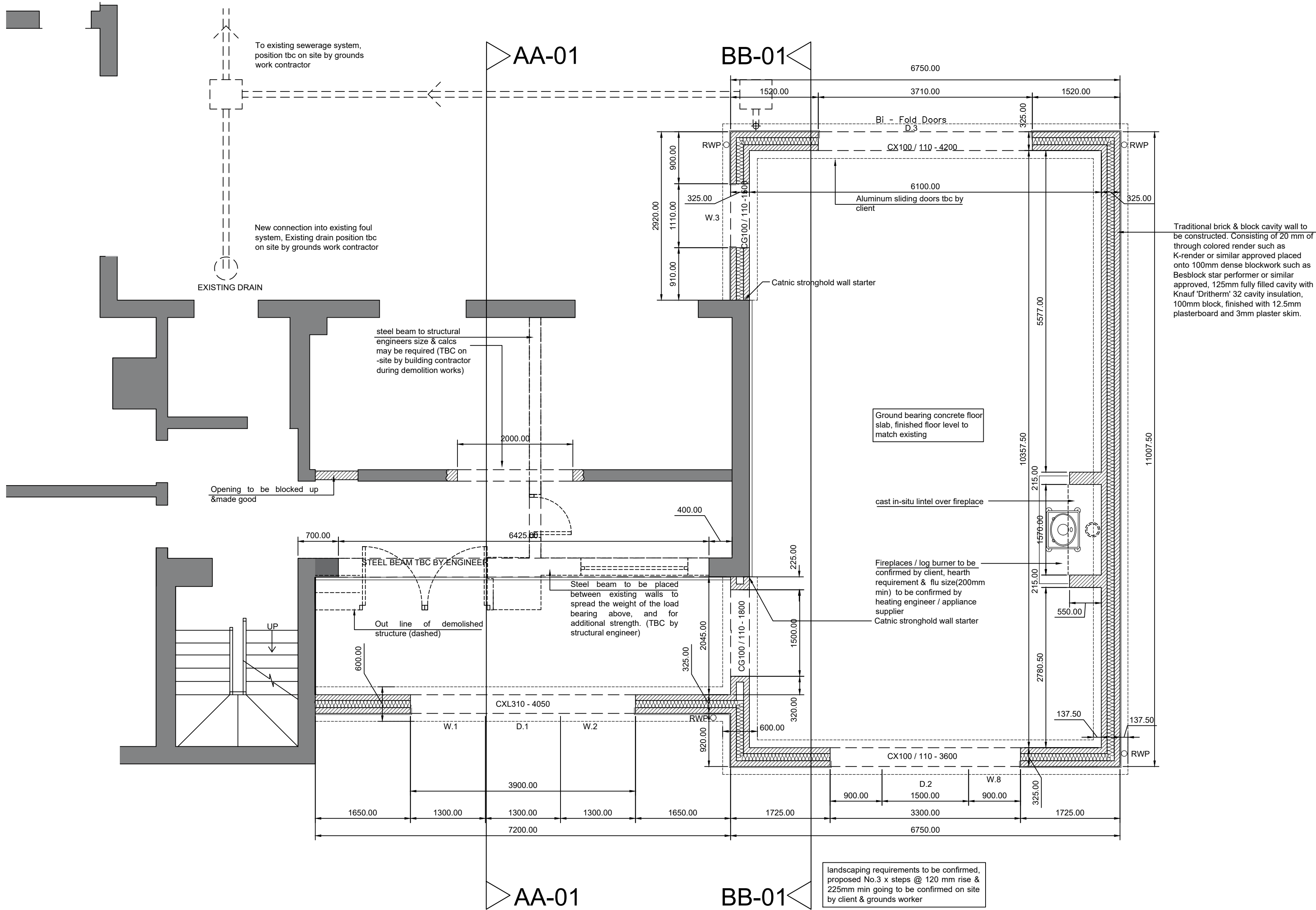




Please do not scale from this drawing.

To be read in conjunction with Engineer's details.

All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. Any drain or sewer passing through walls are to be isolated from structure with 600mm long x 100mm wide x 150mm deep reinforced concrete lintels.

Any new rainwater downpipes are to be taken to a soakaway located a minimum of 5m from the building.

External cavity wall construction to be as follows;

20mm of through colored render such as K-Render or similar approved on to 100mm of dense blockwork such as Besblock star performer or similar approved .
125mm fully filled cavity with Knauf 'Dritherm' 32 cavity insulation
100mm Thermalite Turbo block inner skin.
12.5mm plasterboard on dabs
Plaster skim finish.
Wall U-value to be a minimum of 0.21 W/m2k

Catnic lintels as specified to have a minimum of 150mm bearing on each side.

All lintel types are to be confirmed with Lintel Manufacturer.

Provide stainless steel wall ties to all new cavity walls at a minimum vertical spacing of 450mm and a minimum horizontal spacing of 750mm. Rockwool 'Roclose' cavity closers are to be installed at all window and door reveals.

All brickwork below ground level to be class B engineering brick.

All surface water drainage to be taken to a soak-away, a minimum of 5m away from any building to BRE 365. Details to be agreed with building control officer.

Wall legend

- Existing walls
- Proposed walls
- Cavity wall
- Stud partition

HDS ARCHITECTURAL SERVICES

HDS Architectural, The Foundry, 15
Yorke Street, Wrexham, LL13 8LW
Tel (01978) 345250
www.hdsarchitectural.co.uk

Project; Bryn Hyfryd, Minera Road, Wrexham, LL11 5LR.	
Title; Ground Floor Foundation/Bricklayer	Scale (A2); 1:50
Dwg No; MR/BR/01	Date; October 2019
Revision; Rev-A Fireplace size increased, Outer leaf blocks changed 25.11.19 Rev-B client requested amendments 22.11.21	

Ground Floor Plan