

Notes

Please do not scale from this drawing. Dimensions are taken from block face to block face.
Catnic lintels / pre-cast lintels as specified to have a minimum of 150mm bearing on each side.
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.

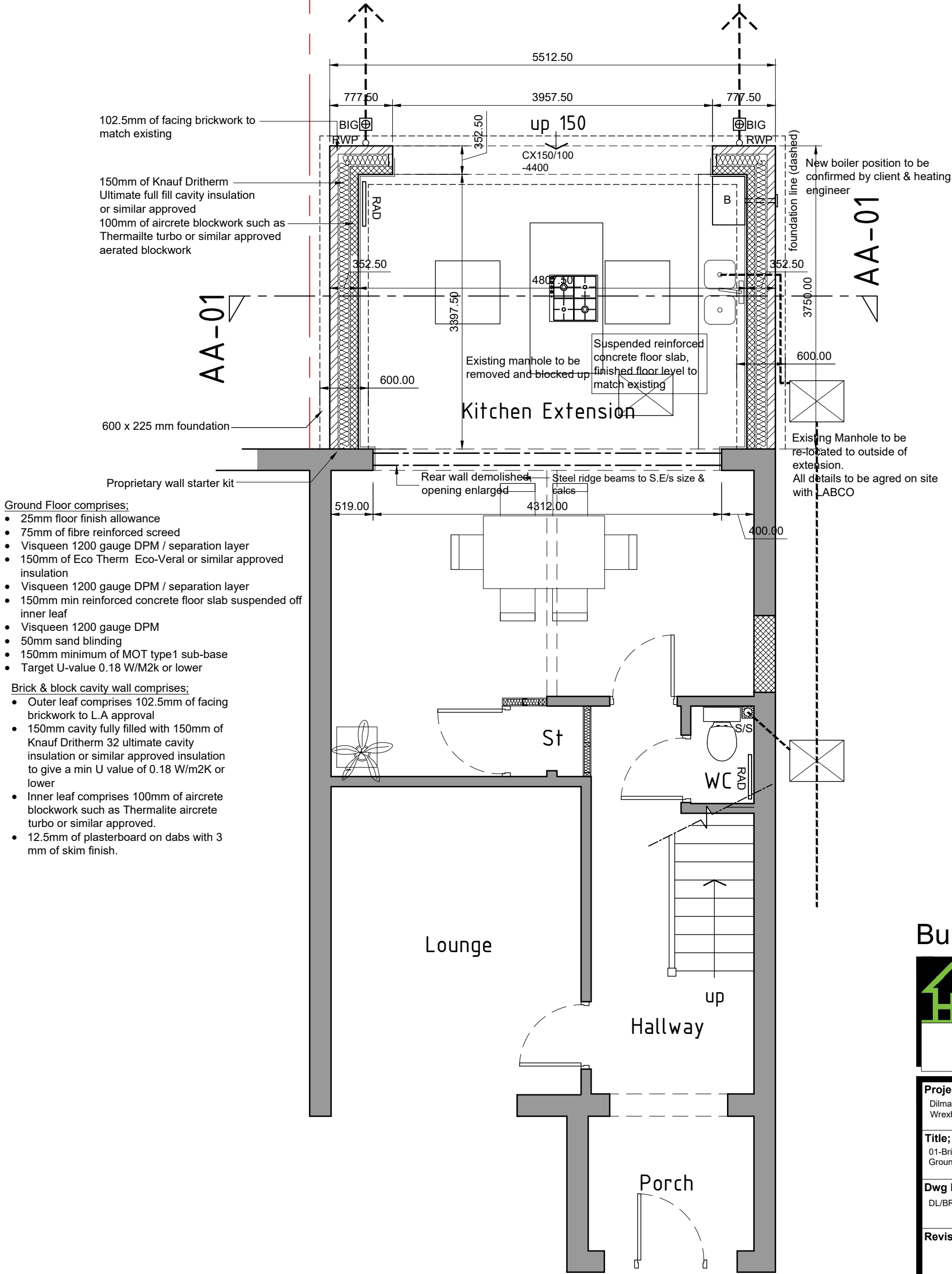
All brickwork below ground level to be class B engineering brick, all walls above ground level are to be brick and blockwork as approved.
All lintel types are to be confirmed with Lintel Manufacturer.
All foundation strength and depth to be confirmed on site by LABC inspector and are subject to ground conditions and to be 600mm min wide as shown on plans.

Drainage

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.
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.

Any drains passing under structure and within 300mm of ground level are to be encased in 150mm of concrete.
Any drains passing through structure are to be protected by a reinforced concrete lintel.
New drainage to connect to existing foul system.

Please note;
Full radon protection is to be provided by means of a 1200 guage dpm linked into cavity tray.
A sump should also be provided beneath the floor slab and a length of 110mm diameter pipe should be run from the sump to the outside of the building and capped off.
For further details, please refer to BRE report BR211; Radon, protective measures for new buildings.
Radon/ dpc cavity tray taken 225mm below dpc level, sealed with gas proof tape to dpm /radon barrier



- Ground Floor comprises;
- 25mm floor finish allowance
 - 75mm of fibre reinforced screed
 - Visqueen 1200 gauge DPM / separation layer
 - 150mm of Eco Therm Eco-Veral or similar approved insulation
 - Visqueen 1200 gauge DPM / separation layer
 - 150mm min reinforced concrete floor slab suspended off inner leaf
 - Visqueen 1200 gauge DPM
 - 50mm sand blinding
 - 150mm minimum of MOT type1 sub-base
 - Target U-value 0.18 W/M2k or lower
- Brick & block cavity wall comprises;
- Outer leaf comprises 102.5mm of facing brickwork to L.A approval
 - 150mm cavity fully filled with 150mm of Knauf Dritherm 32 ultimate cavity insulation or similar approved insulation to give a min U value of 0.18 W/m2K or lower
 - Inner leaf comprises 100mm of aircrete blockwork such as Thermalite aircrete turbo or similar approved.
 - 12.5mm of plasterboard on dabs with 3 mm of skim finish.

Building regs



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

Project; Dilma, Main Road, Rhosrobin, Wrexham, LL11 4RL	
Title; 01-Bricklayers Ground floor plan	Scale (A3); 1:50
Dwg No; DL/BR/01	Date; 04.03.24
Revision;	

Bricklayers-Ground floor plan 1:50