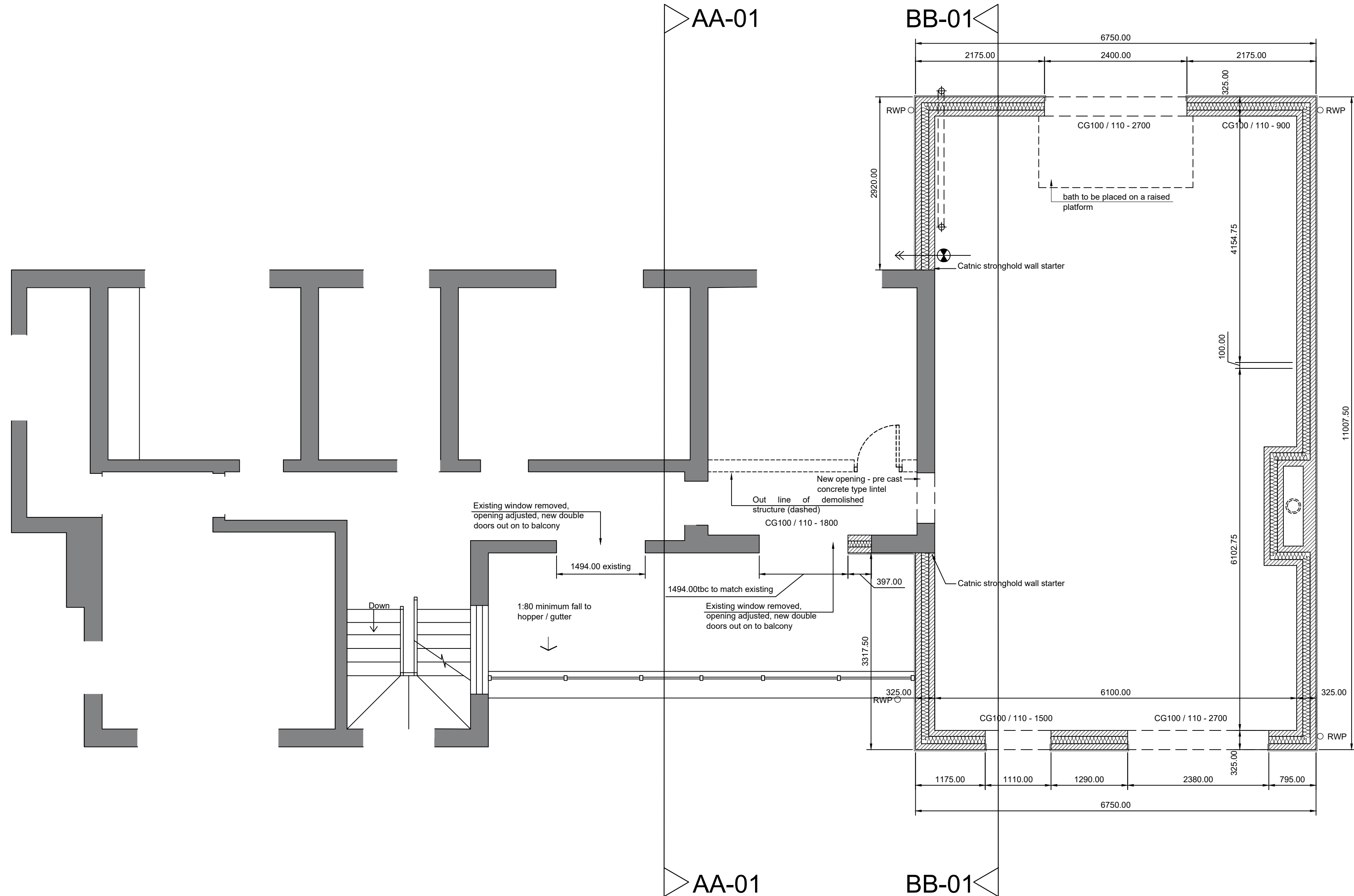




First Floor Plan

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 Thermalite Turbo Block.
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

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Project; Bryn Hyfryd, Minera Road, Wrexham, LL11 5LR.	
Title; First floor plan Bricklayer	Scale (A2); 1:50
Dwg No; MR/BR/02	Date; October 2019
Revision; Rev-A Chimney wall changed to 215mm . Outer leaf blocks changed 25.11.19 Rev-B client requested amendments 22.11.21	