

# Ground Floor Plan

**Oil Storage Tank area is to comply and satisfy Part J section 5 & 6 of The Building Regulations**

**Domestic storage area will not be heated. First floor to be removed in this area.**

**Wood Burning Stove; Class 1 Appliance and flue in accordance with Part J of the Building Regulations**

**Bathroom / Kitchen Fittings**  
 Wc's to connect to new 100mm diameter svp via 100mm diameter wastes.  
 Basins to have 32mm diameter wastes and 75mm deep anti-vac traps.  
 Shower & Baths to have 38mm diameter wastes and 75mm deep seal anti-vac traps, were basin and bath wastes combine waste to run as 50mm diameter waste.

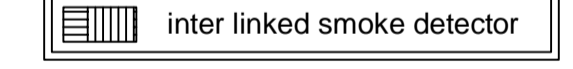
New svps to have rodding access at base.

**Drains**  
 New drainage system to run as a separate system and foul drain to connect to existing drainage system.  
 Connections to be in accordance with Part H of the Building Regulations, the Local Authority Drainage Department requirements and the requirements of Yorkshire Water.

All new drains to be 100mm dia. clay drains and have a minimum fall of 1 in 40.  
 All drains below foundation level to have concrete surround and fill up to bottom of foundation level. Drains running under building to have minimum 150mm thick concrete surround. Drains passing through elevations to be spanned by 150 x 100mm PC. Conc lintels to each leaf with 150mm end bearings.

All 450mm diameter inspection chambers to have minimum 150mm thick concrete base and surround with heavy duty covers in all areas.  
 Size to comply with Table 9 Part H of the Building Regulations, subject to invert level. New manhole to have 225mm thick concrete base and one brick thick class B engineering brick sides with heavy duty cast iron cover. Size to Part H of the Building Regulations.

All new RWP's to discharge in to roddable back inlet gullies.



**Foundations**  
 Foundations to be concrete foundations to new extension, size 750mm x 450mm deep. Foundations to be taken down to a depth which does not impose a load on any existing foundations.

**Wall Construction**  
 External walls to be outer leaf of 150mm stonework, 100mm cavity and 100mm blockwork innerleaf.

**Cavity** to have Kingspan Thermawall TW50 zero ODP insulation board to inner leaf, thickness to give a U Value not exceeding 0.35W/m.sq degree C. Wall ties to be stainless steel with insulation board clips. Ties to be at a maximum 750mm horizontal centres and 450mm vertical centres, reduced to 300mm around openings.

**Ground Floor Throughout**  
 Ground floor to be 150mm thick concrete slab on insulation board on 1200 gauge visqueen DPM laid on sand blinded hardcore. Insulation board to be 75mm thick Thermafloor TF70 zero ODP by Kingspan to give a U value not greater than 0.25W/m.sq degree C. Board to be also placed around slab edges to prevent thermal bridging.

**Foundations to inner walls**  
 Foundations to be concrete foundations to new extension, size 600mm x 200mm deep. Floors slab under internal walls to be thickened to provide support. Foundations to be taken down to a depth which does not impose a load on any existing foundations.

**Internal Wall Construction**  
 Walls to be 100mm thick blockwork, strength 4N/mm.sq. All walls to have DPC lapped with DPM to floor slabs.

**External Walls**  
 Walls at ground floor level to have 100mm blockwork inner leaf constructed, strength 4N/mm.sq with cavity between new leaf and existing outer wall. New leaf secured to existing with stainless steel wall ties.  
 Walls at first floor level to be lined with timber studwork partition with cavity to external walls.  
 Cavities to have Kingspan Thermawall TW50 zero ODP insulation board to inner leaf, thickness to give a U Value not exceeding 0.35W/m.sq degree C. Wall ties to be stainless steel with insulation board clips. Ties to be at a maximum 750mm horizontal centres and 450mm vertical centres, reduced to 300mm around openings.

connect to existing drain run to septic tank

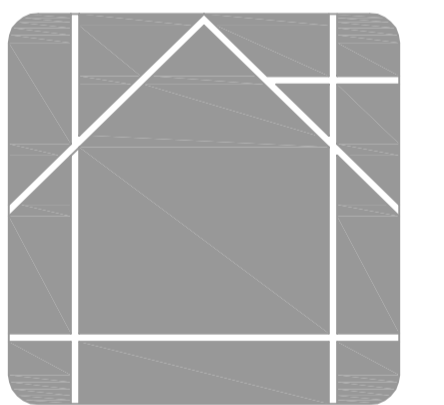
new manhole to be sized to Part H of the Building Regulations.

All cavities to be closed at reveals with insulated cavity closers. All reveals to include vertical DPC's.

All openings to be spanned by Catnic or similar approved insulated steel lintels with cavity trays over with stop ends. Minimum 150mm end bearings to all lintels. All cavity trays to have weep holes over at maximum 450mm centres.

**External Wall DPC's**  
 Walls to have horizontal DPC's 150mm above ground level and vertical DPC's to all door and window reveals. Stepped cavity trays to be built in to external wall where garage abuts elevations, trays to be stepped to follow roof pitch. Cavity tray to be built-in to rear elevation where single storey roof abuts, weep holes above tray as above.

External walls to have chemical injected damp proof course applied.



**MAS DESIGN**  
 Consultants Ltd

info@masdesignconsultants.com  
 T 01943 878398

22 Granville Terrace, Guiseley, Leeds, LS20 9DY

**NOTE:**  
 PLEASE DO NOT SCALE FROM THIS DRG.

**NOTE:**  
 CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT

**NOTE:**  
 Materials to match existing. These notes do not comprise a full specification. They are for general guidance only and their primary function is to assist local authority officers in determining Building Regulation Compliance. All dimensions must be checked on site prior to works starting. Do not scale. All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements. All materials must comply with current British Standards in situations used.

**EXTENT OF PROJECT:**  
 PROPOSED BARN CONVERSION FORMING DWELLING

**CLIENT DETAILS**  
 MOUNT PLEASANT FARM  
 FARNLEY LANE  
 FARNLEY  
 OTLEY

**DRAWING TITLE:**  
 PROPOSED GROUND FLOOR PLAN

PAPER SIZE	SCALE	DATE	REV
A1	1:50	01/03/06	