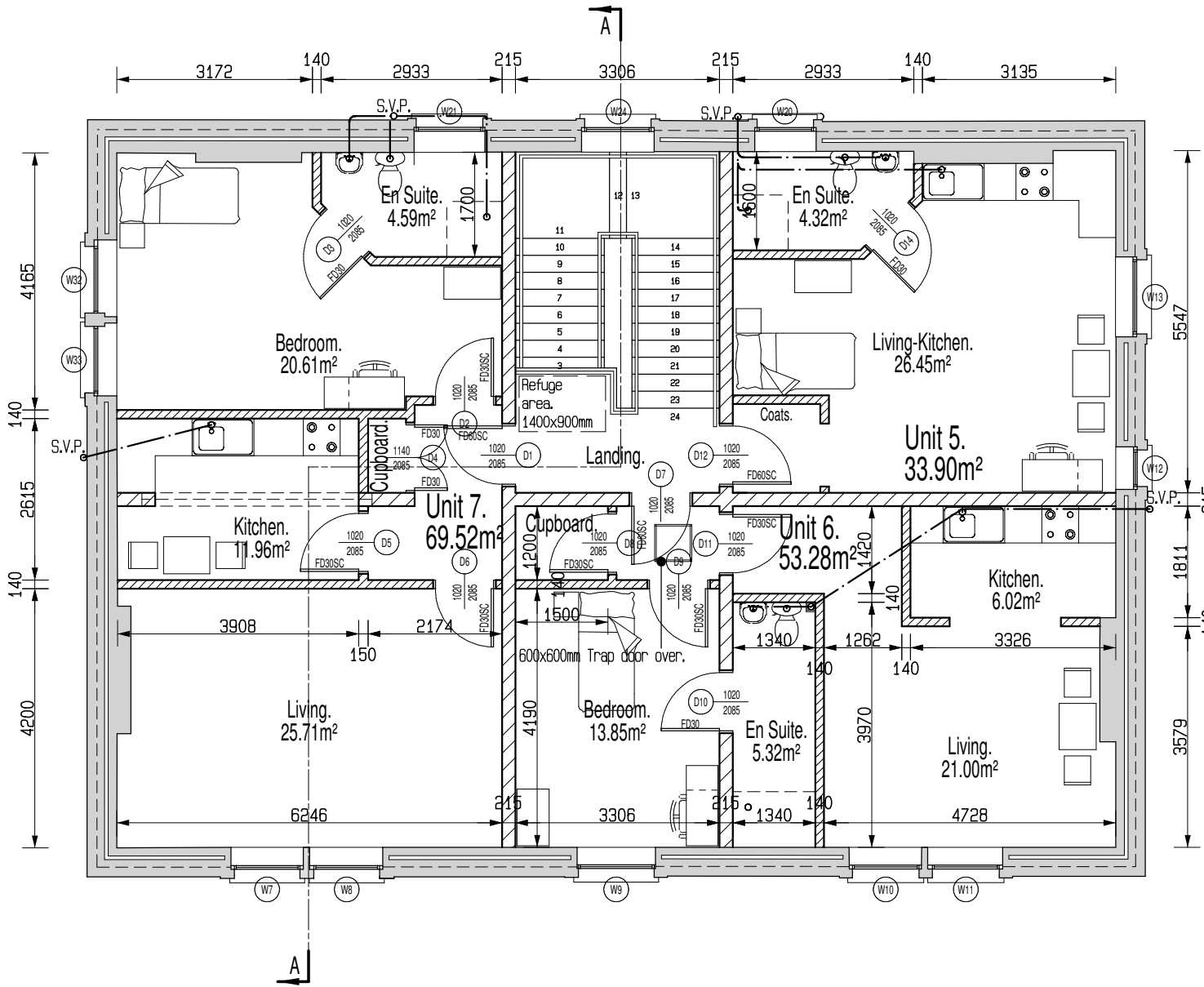
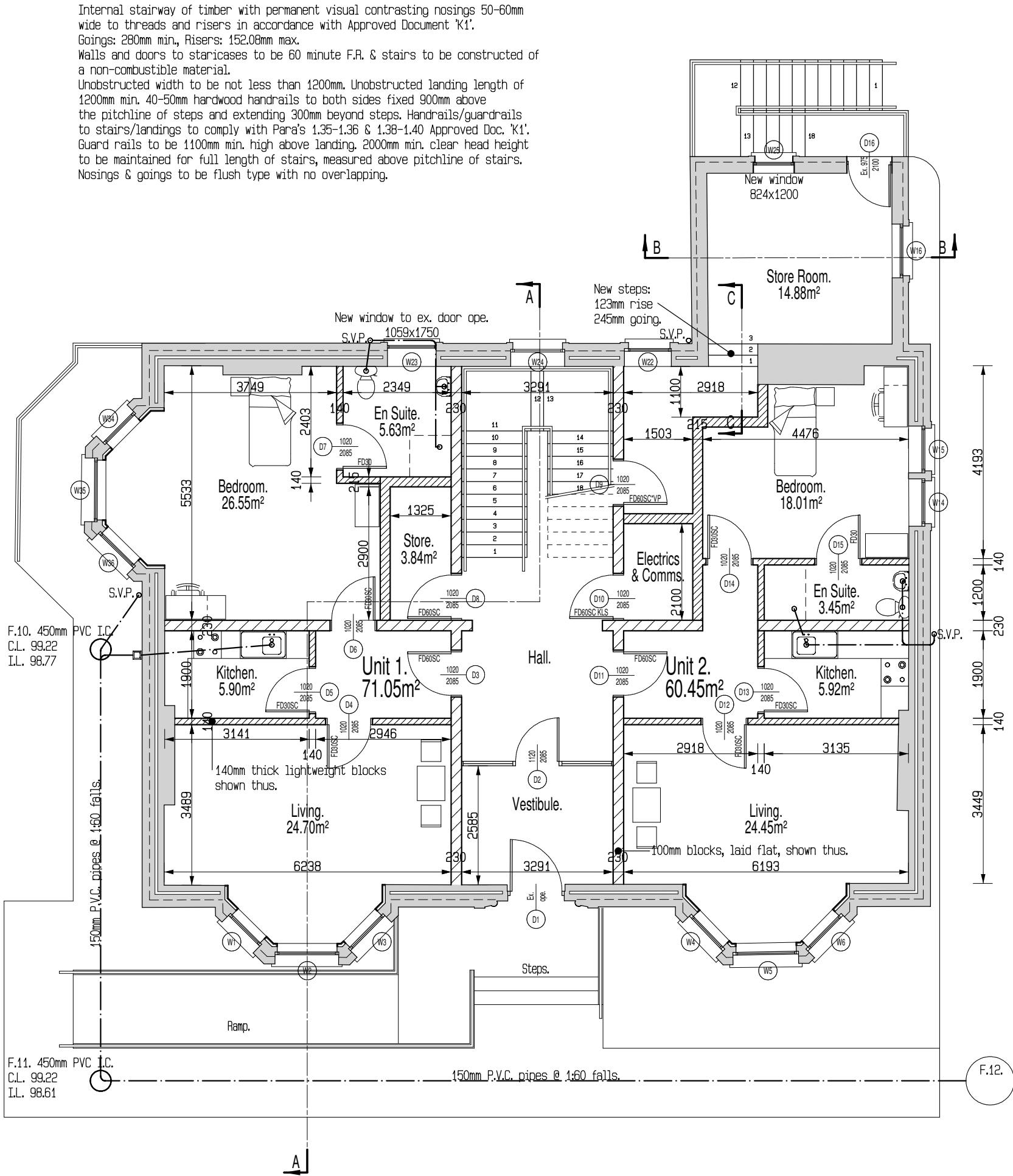




First floor plan.



Ground floor plan. Scale: 1:100.

NEW TRUSS ROOF: Roof to be designed and installed to the requirements in BS5534: 2014). Standard truss rafters by AIS Trusses Ltd @ 400mm crs. 100 x 25 longitudinal, diagonal and chevron bracing to Truss details. Chevron bracing to roofs where span of truss exceeds 9m from w-plate to w-plate. Trap door, chimney framing and CWI supports to truss details. Truss design and bracing to be approved by Building Control prior to delivery on site. Girdar trusses and truss shoes to manufacturers specification. All timbers in contact with masonry to be treated with a preservative.

ROOF INSULATION AND VENTILATION: 300mm fibreglass insulation to horizontal ceilings, 150mm insulation between joists and 150mm over. All to achieve a U-value not more the 0.20W/mK. Fit eaves vents equal in area to a continuous 10mm gap, equal to 55000mm².

First floor suspended ceilings of 36x100mm timbers with 1no. layer of 125mm plasterboard.

New floors of 60mm sand cement screed with under-floor heating pipes set on 25mm TF 70 Kingspan[®] floor insulation, on 18mm WBP plywood, on new floor joists with 100mm TF70 Kingspan[®] floor insulation between f. joists. Ditto to Staff Room.

Suspended compartment ceilings of 36x100mm ceiling joists with 2no. layers of 125mm plasterboard with joints staggered and taped to give 1hr. fire resistance. Fix 38x100mm timber hangers connected between f. joists and c. joists. Ditto to basement ceilings, plasterboard to u-s of floor joists.

150mm sub-floor with 1no. layer of A393 mesh to bottom, on 1200g DPM, on hardcore fill, blunded with sand or quarry dust. Top of sub-floor to be level with top of plywood, on floor joists. See Engineers plans, SK-10-r1.

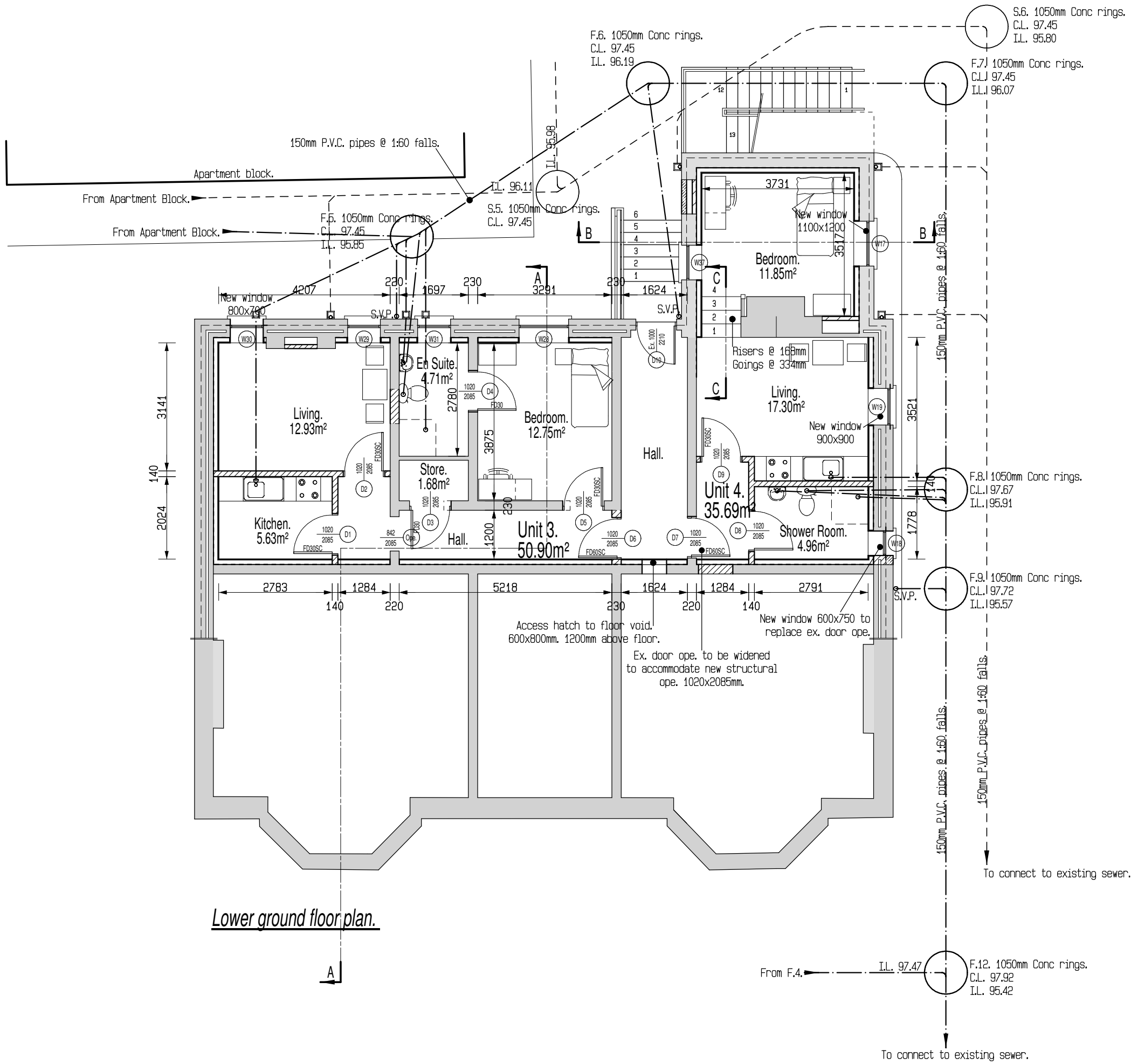
Section A:A. Scale: 1:100.

NEW CUT ROOF: Grade C15 225 x 25 ridge boards, 100 x 38mm rafters at 400mm crs. 150 x 50mm rip rafters. 175 x 47mm ceiling joists @ 400mm crs. 100 x 50mm hangers & collars @ 400mm crs. 100 x 50mm borders. 100 x 50mm wallplates strapped @ 900mm crs. 100 x 50mm struts @ 400mm crs. between rafters & c. joists. All timbers in contact with masonry to be treated with a preservative.

First floor ceilings of 1no. layer of 125mm plasterboard.

Section B:B.

External conc. stairway supplied & fitted by specialist company. Goings: 280mm, Risers: 148.27mm. Unobstructed width to be not less than 900mm. 40-50mm galv. steel handrail to open side, 900mm above the pitchline of steps and extending 300mm beyond steps. Guardrails to landing to be 1000mm high.



Lower ground floor plan.

REV	DATE	DETAILS OF ISSUE	INITIALS
C	26/02/20	Planning issue.	MB
B	17/02/20	Room names & title block amended as requested by planning dept.	MB
A	14/02/20	Revised floor area to Unit 5.	MB

STATUS OF DRAWING			
300 SURVEY/EXISTING (S)	400 TENDER (T)		
100 SKETCH DESIGN (SK)	500 CONSTRUCTION (C)		
200 PLANNING (PL)	600 AS BUILT (AB)		
300 WORKING DRAWING (W)	PRELIMINARY (P)		

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PROJECT: Proposed renovation at 'Westfield House' 47 Victoria Rd, Barnsley. S70 2BU.

TITLE: Proposed floor plans & sections.

SCALE:	DWG NO:	REVISION
1:100	BARN/301	
DATE:	DRAWN:	CHECKED:
Feb. 2019	MB	MB