

Rose window feature to be recessed into existing floor. Laminated safety glass set in metal frames to reduce overall size of glass required. Allow for 33mm thick glass sat in 50x50 metal frame in a petal arrangement, with 300mm centre piece removable to allow any light bulb changes at future date. Overall diameter is 2150mm.

UNDERGROUND DRAINAGE

Plastic pipelines: pipes, bends and junctions: PVCu to BS EN 1401-1:1998. Generally 100mm dia pipelines for surface water and foul drainage. Manufactured by Polypipe, Hepworth or similar approved.

Positions of all known and visible drainage on the site have been drawn, but are provisional only. Contractor is to check the plans before work commences and the invert of existing half pipes in manholes to ensure new connections will have adequate minimum falls.

ABOVE GROUND DRAINAGE

All internal drainage to be by Hepworth or similar approved. Use high temperature resisting PVCu pipework, either 100mm or 32mm outside diameter. Above ground drainage that is connected to underground system to do so through a double roddable gully.

WC - 100mm diameter pipe
Washbasin - 32mm diameter pipe

Replace existing steel bracing to first curved bay. Additional steel bracing also required to front elevation behind false door opening. Refer to structural engineers drawings.

All elements of structure to give a minimum of 30 minutes of fire resistance.

Accessible WC with full doc M suite fitted to room. Allow for contrasting finishes, whiterock or similar approved to walls and non slip-safety flooring with coved skirting.

Connect surface water to soakaway

5 no. arched headed windows consisting of existing stained glass windows, stored by client, sandwich laminated, and fitted in to new hardwood frames WD01 - WD05

2 no. arched headed windows consisting of existing stained glass windows, stored by client, sandwich laminated, and fitted in to new hardwood frames WD08 - WD09.

4 no. openings fitted with frosted glass blocks to west elevation set in hardwood frames - WD06 - WD07, & WD10 - WD11.

External wall build up to main area to be:-
- Block outer leaf with render finish
- 45mm clear cavity + Timloc or similar
- Cavity closer's at all reveals
- Infill inner leaf consisting of:-
- Tyvek or similar breathable membrane
- 25mm insulation board on 12mm RCM Y-wall sheathing board
- 120mm lightweight vertical steel studding by Metsec or similar including isolating tape for dissimilar steel faces (Engineer to confirm size) with 100mm friction fit rigid board insulation within stud void
- Vapour barrier to room side
- 2 layers 15mm moisture resistant plasterboard and scim including heads & jambs.

All carcassing timber to be graded in accordance with BS5268 : and structural timbers to be kiln dried.
All timber to be stamped in accordance with BS4978 and BS5268: Part 2 : 1984. For joist grade refer to working drawings. All external timber/joinery to be treated with a pressure impregnated clear joinery preservative to BS 1282:1975.
All cut ends, joints etc. made after treatment must be flood coated with preservative on site prior to building in.
All external fittings to be non-ferrous type. Timber shall be marked with strength class, company reference, certification body and moisture content i.e. KD.

Non-slip safety flooring to full room with entrance barrier matting.

Replace existing steel bracing. Refer to structural engineers drawings.

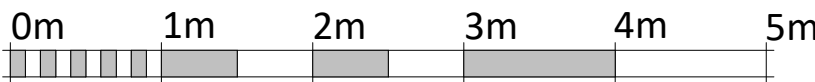
Connect surface water to soakaway.

External wall build up to main area to be:-
- Masonry brickwork
- 45mm clear cavity + Timloc or similar
- Cavity closer's at all reveals
- Infill inner leaf consisting of:-
- Tyvek or similar breathable membrane
- 25mm insulation board on 12mm RCM Y-wall sheathing board
- 120mm lightweight vertical steel studding by Metsec or similar including isolating tape for dissimilar steel faces (Engineer to confirm size) with 100mm friction fit rigid board insulation within stud void
- Vapour barrier to room side
- 2 layers 15mm moisture resistant plasterboard and scim including heads & jambs.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc., whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.
This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.
Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.
Ainsley Gomon do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients (be it Developer or Contractor but not limited thereto) non-compliance with aforementioned provisos.
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1 | GROUND FLOOR

SCALE: 1 : 50



VISUAL SCALE 1:50 @ A1

E	Planning variation issue.	Jan 25	RI
D	Materials updated.	Nov 2024	RI
C	Timber pergola removed. Materials updated.	March 2024	RI
B	Minor amendments after QS queries.	Sept 2019	SG
A	General amendments	July 2019	-

REV	DESCRIPTION	DATE	BY
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PROJECT

Foxbank Remembrance Building, Fox's Bank Lane, Whiston for Knowsley Council

DRAWING TITLE

PROPOSED GROUND FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
1 : 50 @A1	24/06/19	SG	PL

DRAWING STATUS

JOB No	DRAWING No	REVISION
1900	02	E



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