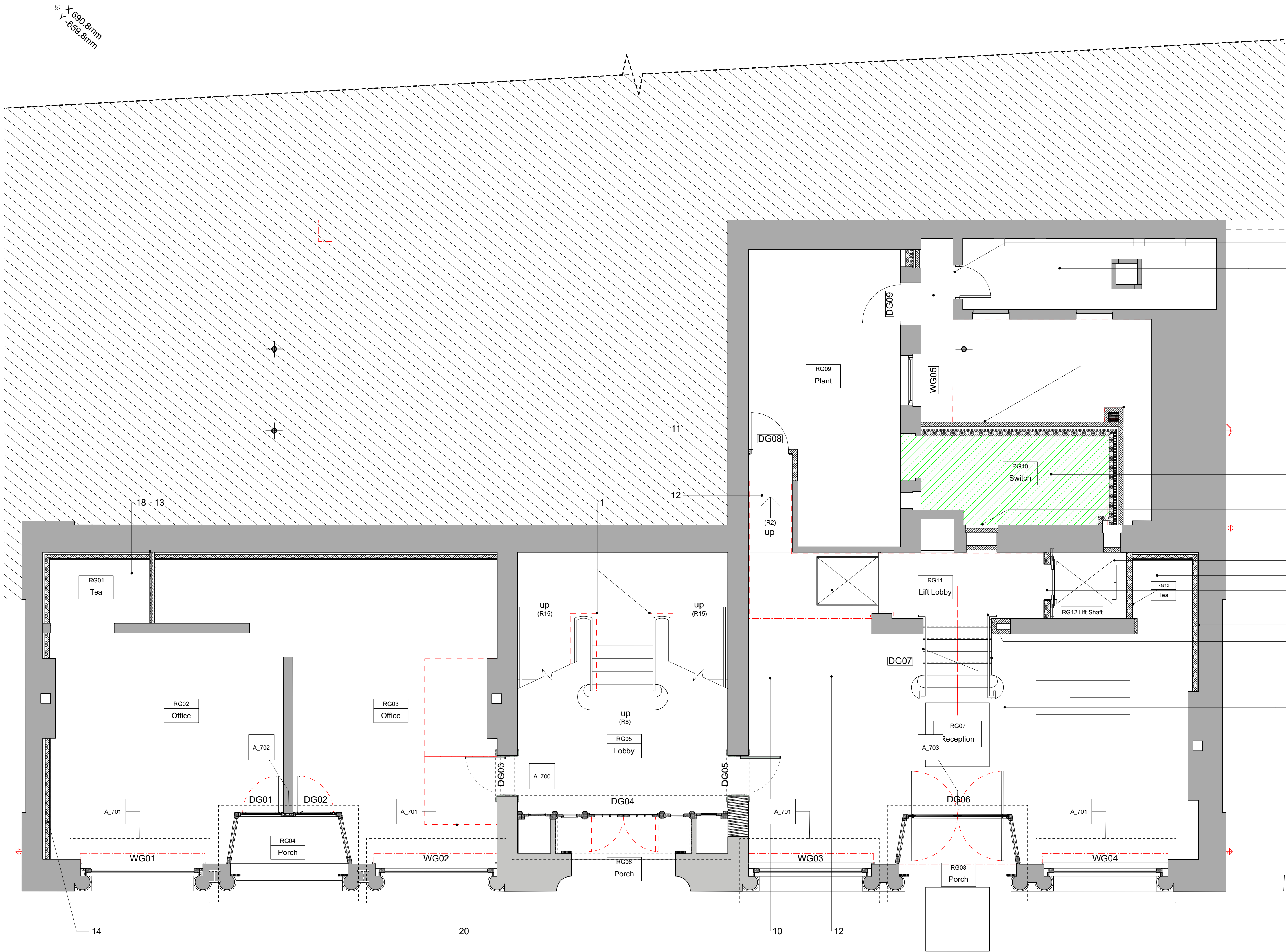




GA 300- Ground Floor Plan as Proposed

SCALE 1:50 @ A1, 1:100 @ A3

Notes:

Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.

All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.

Notes

- Existing guarding to be replaced and/ or supplemented with 900mm - 1100mm high handrail. See 'Improvements to existing building' notes.
- Passenger lift to M&E engineers specification. Internal finishes to be agreed.
- 215mm blockwork wall. F10.355, Plaster and skim finish, K10.186
- DDA compliant reception desk featuring; hearing loop system, a section of desk no greater than 760mm high as well as a knee recess 700mm deep, N10.110A
- Existing historic folding doors to be preserved by specialist conservators. Doors to be reinstalled using existing channels.
- Existing opening to be infilled with facing brickwork to match the existing size and coursing. C41.320 Infil brick to be agreed with Architect and Conservation Officer

- Timber stair and handrails (specialist joinery company)L30.271, L30.580. Going 250mm, risers nominally 152mm Pitch nominally 32 degrees.
- New 440mm fin wall constructed of facing clay brickwork. F10.111. Infilled with concrete to support masonry above.
- New 440mm retaining blockwork on existing slab. Blockwork to Structural Engineers specification.
- Platform lift to be DDA compliant featuring; through access automatic opening doors, large LED illuminated tactile operating buttons and a hearing loop system. 0.15m/s. X10. To M&E Engineers specification.
- Raised timber floor, nom 1200mm above existing floor level to conceal passenger lift pit. K11.325A and G20.210.
- Timber stair (specialist joinery company) L30.270 Timber handrails (by specialist joinery company), L30.580A

- Studwork wall with plasterboard lining to both sides infilled with semi-rigid insulation. K10.127.
- Tanking to new external wall where proposed ground level is above the proposed floor level, J40.290. Internal fairfaced blockwork lining, F10.356
- Nom 375mm cavity construction, comprising 100mm facing brickwork F10.111, 50mm cavity and 125mm partial fill insulation, F30.155, tied vertically at 450 and horizonatly and 900 centres. 100mm blockwork internally, F10.345, plastered and skimmed, M20.310A.
- Gravel infill. Q23.120.
- Guarding/ balustrade 1100mm high to all new openings and changes in level greater than 800mm. L30.580A
- Ventilation extract at Upper Ground floor level, refer M & E drawings

- New ground floor slab as General Substructure Note 03
- Platform and steps with 1100m high guarding: Particle board floor comprising nom 22mm boards on 150 x 50 sw joists as SE details, K11.325A.
- Bat roost structure as part of the ecology mitigation strategy. See drawing GA 700.

GENERAL NOTES

- GENERAL: This is a grade 2 listed building and as such is exempt from the the energy efficiency requirements (Part L of the Building Regulations) where compliance would unacceptably alter the character or appearance of the building. The new extension and reinstatement of the roof have however been designed to comply with current Regulations. Similarly, preserving the special characteristics of this historic building has been considered with regard to providing practical 'access' in accord with Part M of the of the Building Regulations.
- HEATING: is to be provided in accordance with the M & E Engineers details.
- VENTILATION: is to be provided in accordance with the M & E Engineers details.
- FIRE: A fire strategy has been discussed and agreed with the Fire Service, the proposals illustrated being developed on the basis of these recommendations.
- DRAINAGE: Above-ground foul water drainage is to be provided in accordance with the M & E Engineers details.
- DRAINAGE: Below-ground drainage is to be provided in accordance with the Structural Engineers details.

IMPROVEMENTS TO EXISTING BUILDING

- TANKING:
All existing below-ground walls to be tanked internally using a self adhesive membrane applied to the existing masonry and lined internally with a new skin of 100mm block built off the existing slab, to a height of 300mm above the ground level externally. J40.290.
- UPGRADED EXTERNAL WALL TO REAR (to have a target U-value of 0.26 W/sq.m.C):
Insulated render system applied to existing masonry construction in accord with manufacturers recommendations. M21.212.
- EXISTING WINDOWS:
The thermal performance of all windows is to be improved via:
 - Existing single glazed metal windows to the stair and ground floor lobby: These are to be removed and refurbished generally, new Mono RT+ glass being inserted to achieve a minimum U-value of 3.6 W/sq.m.C.
 - New softwood replacement windows generally: These are to incorporate:
 - Double glazed units in accordance with BS 6206 to achieve a minimum U-value of 1.8W/sq.m.C.
 - Weatherproof seals to the perimeter of all opening lights.New handrails to be introduced internally where the existing floor levels have been raised, a minimum guarding of 800mm being provided.
- CHIMNEYS:
All to be rebuilt in terracotta and/or face brickwork to match existing. A single piece horizontal lead DPC tray to be individually fabricated for the full extent of all chimney's and integral flues/ducts, it being located 100mm above its intersection with the lowest point of the adjoining roof. Each tray to incorporate:
 - its internal edge being returned vertically to provide a 25mm upstand at its junction with each internal flue;
 - its top and bottom face being painted with 2 coats of bitumen paint generally;
 - weep-holes in the masonry immediately above the tray.New chimneys on North West elevation to be constructed of 100mm facing brickwork, 50mm cavity, 90mm partial-fill insulation with a 100mm blockwork inner leaf. See substructure notes
*1.Foundationd and 2. Walls Below Ground' regarding foundations and walls below ground level.
- STAIR:
Existing stair to be retained and repaired, new handrails and balustrading being added to provide a minimum guarding of 900 and 1100mm to all flights and landings respectively.
- LIFT:
 - All floor levels to be accessible (bar ground floor) via an 8 person lift (1400 x 1100mm) with a clear space of 1500 x 1500mm provided in front of all doors. Lift shaft to be constructed in accordance with the Structural Engineer's requirements.
 - Upper ground office and lift lobby to be accessible via two seperate platform lifts in accordance with M&E Engineer's specification.
- GUARDING:
Existing decayed handrail to be replaced with new timber handrail of similar design, slightly elongated to meet the required guarding height stated in Approved Document Part K (900mm for flights and 1100mm for landings). Where this height cannot be achieved by increasing the timber handrail, a supplementary glass guarding is to be fitted to the internal face of existing railing, primarily on landings and where floors levels have been raised.

E	13/04/2021	Position of external wall amended.	
D	19/03/2020	Updated in accordance with ecology mitigation as per the ecology consultant's specification. Title block altered.	
C	26/07/2016	Two platform lifts, timber stair and raised floor added.	
B	25/07/2016	Notes updated.	
A	20/06/2016	Additional notes added and updated.	
NO.	DATE	REVISION	
CLIENT			
Merthyr Tydfil CBC			
PROJECT			
YMCA, Merthyr Tydfil			
DRAWING TITLE			
Ground Floor Plan as Proposed			
DRAWN/CHECKED		SCALE	DATE
DC, CW, TR		1:50 @ A1	Aug. 2019
DRAWING NO.		REV.	
3510_GA_300		E	

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