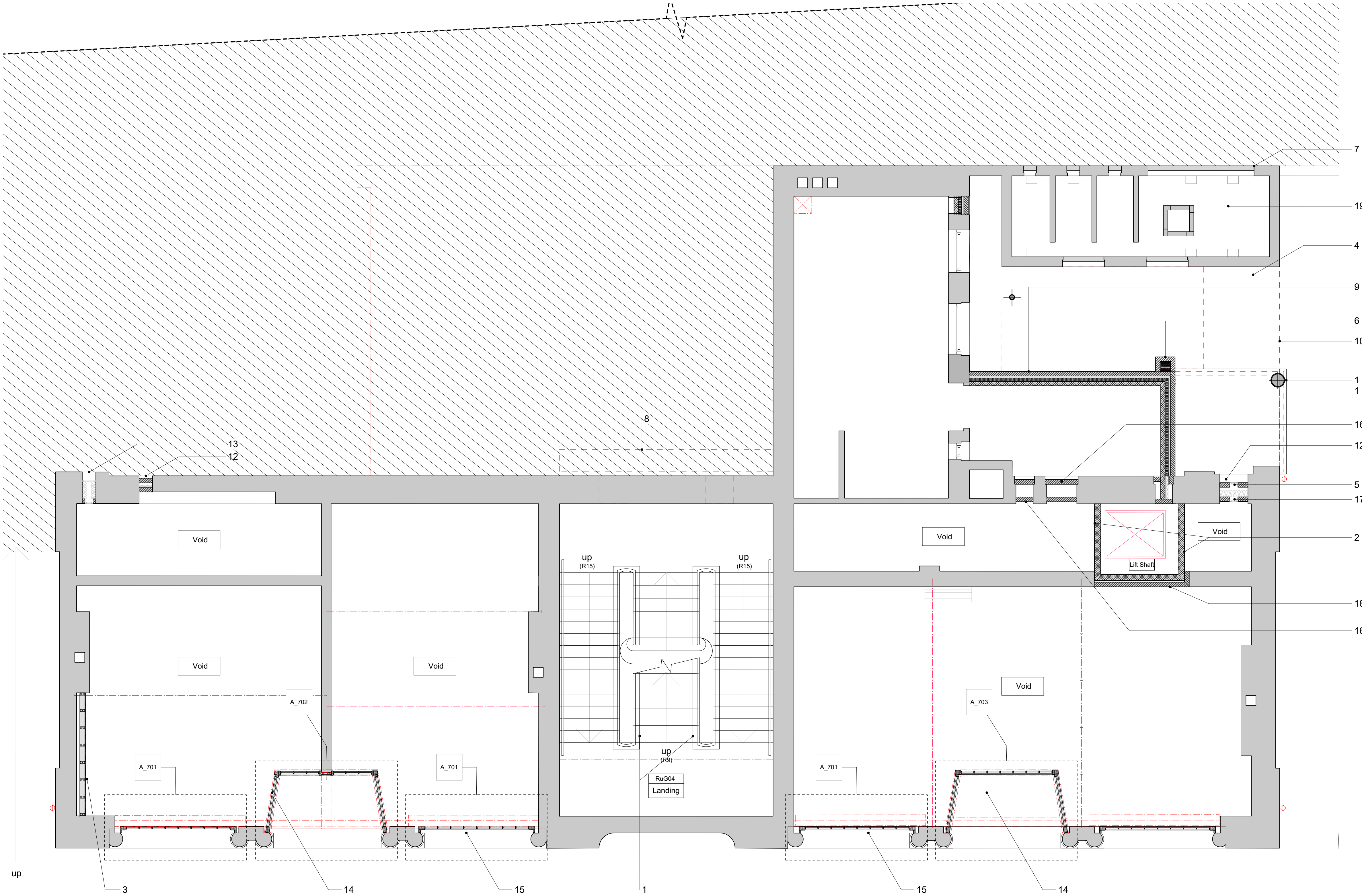




GA 310- Upper Ground Floor Plan as Proposed
SCALE 1:50 @ A1, 1:100 @ A3

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. L30.540
- 215mm blockwork wall. F10.355, Plaster and skim finish, K10.186
- Studwork wall with plasterboard and skim internal finish. Strap back to existing masonry at 1200mm vertical centres. K10.127
- Concrete paving to existing slab. Q25.315B.
- Nom 225 x 225mm cast iron grid air brick to match original, F30.160A. Allow for lining existing opening as M & E requirements.

- New 440mm fin wall constructed of facing clay brickwork. F10.111. Infilled with concrete to support masonry above.
- New half round facing terracotta coping to top new and existing wall to match existing. F30.760A.
- New service void over.
- Nom 330mm cavity construction, comprising 105mm facing brickwork F10.111, 75mm partial fill insulation, F30.155, tied vertically at 450 and horizontally and 900 centres. 100mm blockwork internally, F10.345, plaster board on dabs K10.186 with skimmed finish, M20.310A.
- Self adhesive tanking system fitted to existing wall and faced with 215mm facing brickwork wall to match existing, on existing slab. J40.190. F10.111/F10.230A.

- Steel column supporting new flat roof above. To Structural Engineer's specification. Exact location and height to be agreed on site.
- Existing opening to be infilled with facing brickwork to match the existing size and coursing. Provide a minimum of 50mm cavity and 50mm insulation, C41.320A. F30.150. Infil brick to be agreed with Architect and Conservation Officer
- Remove blockwork and make good existing Terracotta opening. Install new metal window, L10.340 with ventilated grill and insulated backing plate for connection to ductwork.
- Timber studwork wall above recessed opening, refer shopfront details.
- Glazed shopfront. Refer detail drawings.

- 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
- Intumescent fire damper to close duct in event of a fire
- Take down existing wall and rebuild lift shaft wall in line with lift shaft above. Rebuild outer skin of facing brick using existing salvaged bricks in line with adjacent wall. F30.320A.
- Bat roost structure as part of the ecology mitigation strategy. See drawing GA 700.

SUBSTRUCTURE

- FOUNDATIONS: To be in accordance with the Structural Engineers details. All foundations within 1000mm of a proposed or existing drain to be taken down below the invert level of the drain. Where drainage runs pass through any foundations, a vitrified clay pipe of diameter 100mm larger than the drainage pipe is to be incorporated within the foundation to act as a sleeve with an equal gap all round packed with approved compressible filler. Pre cast concrete lintels to be incorporated within the wall construction to carry the wall over drainage runs where they pass through the wall.
- WALLS BELOW GROUND: to be constructed using 7kN concrete block (F10.355a) generally, face brickwork to match existing being used in lieu of blockwork (F10.111) a minimum of 225mm below DPC level and/or where visible externally. Mortar to be 1:1:6 cement:lime:sand mortar, colour matched to existing where visible, with all cavities filled with weak mix concrete to 150mm below proposed external ground level. Weep holes are to be incorporated within every 3rd perpend of the external leaf of all cavity walls, immediately above external ground level. DPC to be a pitch polymer in type and located generally a minimum of 150 mm above proposed external ground level and incorporating cavity trays at all changes in floor level. Preformed internal and external corners are to be used at all changes of wall direction.
- CONCRETE GROUND FLOOR SLAB (target U value of 0.22 W/sq.m.C): Mass concrete slab to Structural Engineer design on a Radon resistant DPM on 75mm PIR insulation on 25mm sand blinding on a consolidated hardcore bed. To ensure complete protection against water and radon ingress, DPM to incorporate:
 - proprietary pre-formed junctions at all junctions, corners and service entry points into the building, and
 - sealing of all components and including adjacent DPC'sThe perimeter of all external walls to be lined with a 35 mm insulated upstand.

SUPERSTRUCTURE

- WALL TYPE 01- EXTERNAL MASONRY WALLS (minimum U-value of 0.26 W/sq.m.C): Constructed of either:
 - 100mm facing brickwork outer leaf, 50mm cavity, 125mm partial cavity-fill insulation and 100mm blockwork inner leaf, or
 - 25mm roughcast sand:cement render on 100mm concrete blockwork outer leaf, 50mm cavity, 125mm partial cavity-fill insulation and 100mm blockwork inner leaf.Both leaves to be tied together at 450mm centres vertically and 750mm centres horizontally with stainless steel wall ties fixed in a staggered bond, doubled up at all openings and returns, and incorporating insulation retaining clips. Proprietary steel lintels are to be used over all openings, are to be of the type recommended by the manufacturer for the opening and to have an end bearing of 150 mm minimum.
- EXTERNAL TIMBER FRAME WALLS (minimum U-value of 0.26 W/sq.m.C):
 - External wall constructed of 90/140 x 38 CLS timber studwork 90/140mm insulation batts between. P10.192. Studs are to be at 400 and 1200 mm maximum horizontal and vertical centre's respectively, trebled-up around all openings and to returns.
 - Internal sheathing board to provide Vapour control & Airtightness fixed to inside of studs. P10.310. Plasterboard finish on 25mm battens fixed into studwork, K10.250
 - External sheathing of 12mm plywood with 60mm thermostat phenolic insulation board over, 38x50 vertical battens screwed through vapour-permeable breather membrane into studs behind, finish materials vary and are as below;
 - WALL TYPE 02: Timber frame as above with Terracotta Rainscreen cladding on proprietary support system fixed back to plywood board through sheathing insulation, at vertical stud locations, H92.120.
 - WALL TYPE 03: Timber frame as above with Standing Seam Zinc cladding on 18mm plywood on 50 x 50mm vertical battens fixed back to plywood board through sheathing insulation, at vertical stud locations. H74.151.
- Thermally insulated pitch polymer DPC to be incorporated between all horizontal and vertical junctions of inner and outer leaves including:
 - forming stop end cavity trays over all lintels within external cavity walls, and
 - incorporating proprietary weep-holes vents above all cavity trays at 1200mm centres max. 2 no. per opening or at 450mm centres (whichever is the greater) and centred on the opening. Vents are to extend 5mm beyond the render finish and/or be flush within any face brickwork pointing. All DPC to be sealed to ensure effective continuity of vapour barrier.
- A single piece horizontal lead DPC tray to be individually fabricated for the full extent of all chimney's and integral flues/ducts, and 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.
- INTERNAL PARTITION WALLS: To be constructed of either:
 - 140 x 38mm CLS softwood framing, studs being at 400mm and 1200mm maximum vertical and horizontal centre's respectively, trebled-up around all openings and to returns, and infilled with 70mm semi-rigid insulation batts. Studwork to be finished generally with 12mm plasterboard and skim.
 - 140mm concrete blockwork.Both to be tied and/or bolted to adjacent walls with proprietary fixings.
- CONCRETE INTERMEDIATE FLOORS AND STEEL FRAME: As Structural Engineers details, all provided with 1 hours fire protection.
- SUSPENDED TIMBER FLOOR: 25mm plywood t & g jointed boarding on C24 softwood joists (as Structural Engineers details) on steel beams (as structural engineers details) and incorporating 100mm semi-rigid acoustic insulation suspended between all joists. Underside of joists to be finished in 2 layers of 13mm plasterboard to provide 1 hours fire resistance.
- RAISED TIMBER FLOORS:
 - To be provided to all existing and new floors where stated and comprising 19mm t & g jointed particle board flooring on 75 x 50mm softwood battens at 400mm c/c's on 75 x 50mm softwood cross-battens at 900mm c/c and laid on continuous rubber isolating strips.
 - Raised floor on ground floor/ upper ground being an exception (specialist joinery company).
- STAIR: New stair providing access between the 2nd and 3rd floors. to be constructed of hardwood, its maximum pitch being 38° and with a minimum headroom of 2000mm being provided above (measured vertically from the pitch line of the stair). The rise and going of each step is to be 150mm and 250mm respectively, each flight width being either 1200mm or 2 flights of 900mm depending on location, and with all landings being a minimum width of 1200mm. 50mm diameter handrails capable of withstanding a horizontal UDL of 0.36kN/m to be provided to:
 - both sides of all flights, at a height of between 900mm and 1000mm measured vertically above the pitch line of the stair.
 - all landings at a height of 1100mm above finished floor level.Infill guarding is also to be provided to all new balustrading and handrails and which will ensure:
 - a 100mm sphere cannot pass through any opening, and
 - that children will not readily be able to climb the guarding.

New stair providing access between ground and upper ground floor to be constructed of hardwood, its maximum pitch being 38° and with a minimum headroom of 2000mm being provided above (measured vertically from the pitch line of the stair). The rise and going of each step is to be a minimum of 180mm and 250mm respectively, with all landings being a minimum width of 1200mm. 50mm diameter handrails capable of withstanding a horizontal UDL of 0.36kN/m to be provided to:

- EXISTING STEELWORK: to be protected with a thin layer of intumescent paint to provide 1 hour fire protection. Work to be carried out on site by competent contractor.
- NEW STEELWORK: to be protected with a thin layer of intumescent paint to provide 1 hour fire protection. Work to be carried out off site prior to delivery of steel. Steel and fire protection to be checked on site for defects, and re-dressed appropriately if required.

Updated in accordance with ecology mitigation as per the ecology consultant's specification. Title block	
D	19/03/2020 altered.
C	26/07/2016 Two platform lifts, timber stair and raised floor added.
B	25/07/2016 Notes added.
A	20/06/2016 Additional notes added and updated.
NO.	DATE REVISION
CLIENT	
Merthyr Tydfil CBC	
PROJECT	
YMCA, Merthyr Tydfil	
DRAWING TITLE	
Upper Ground Floor Plan	
DRAWN/CHECKED	SCALE
DC, CW, TR	1:50 @ A1
DATE	Aug. 2019
DRAWING NO.	REV.
3510_GA_310 D	
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