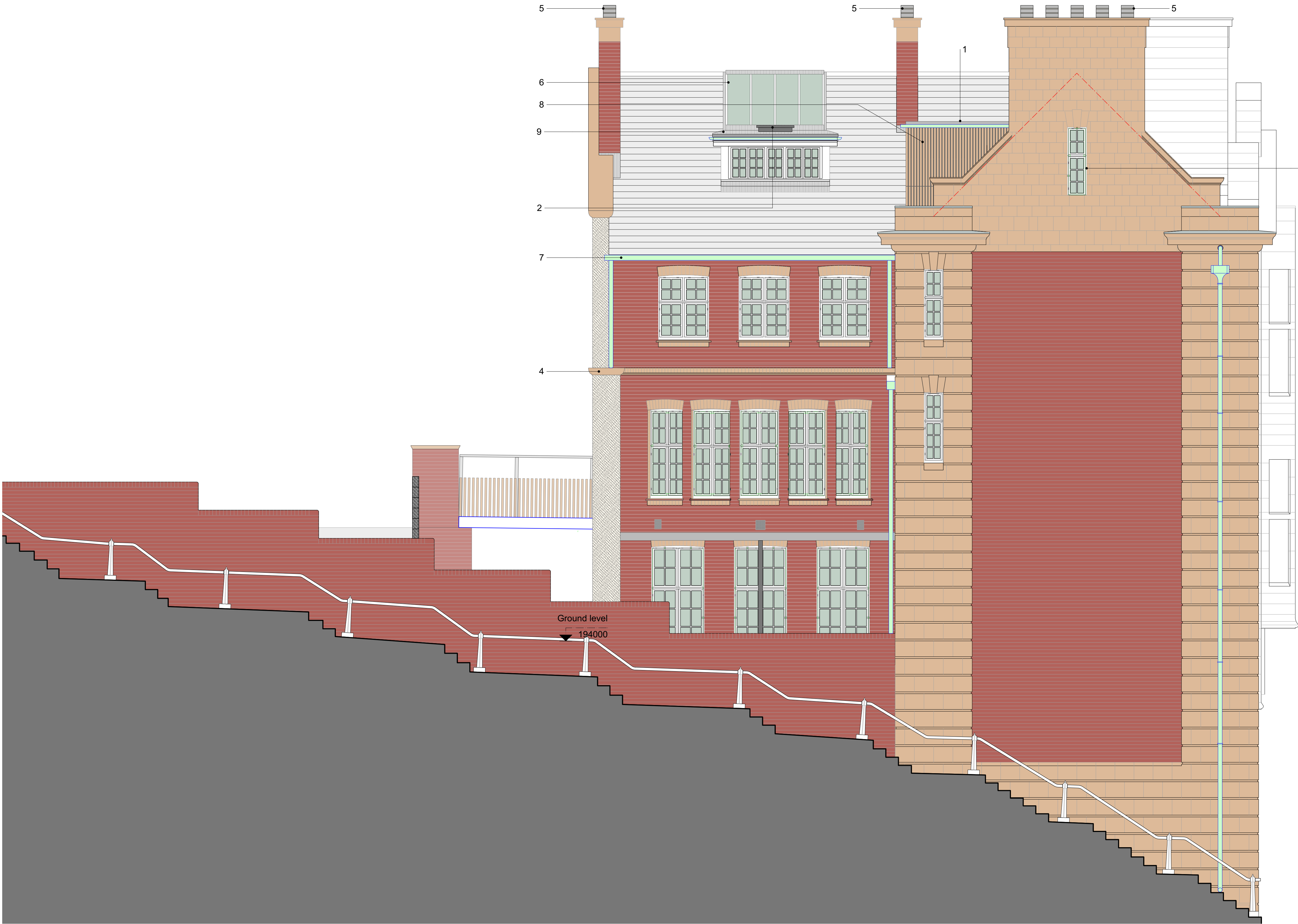




GA 402- South West Elevation as Proposed
SCALE 1:50 @ A1, 1:100 @ A3

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

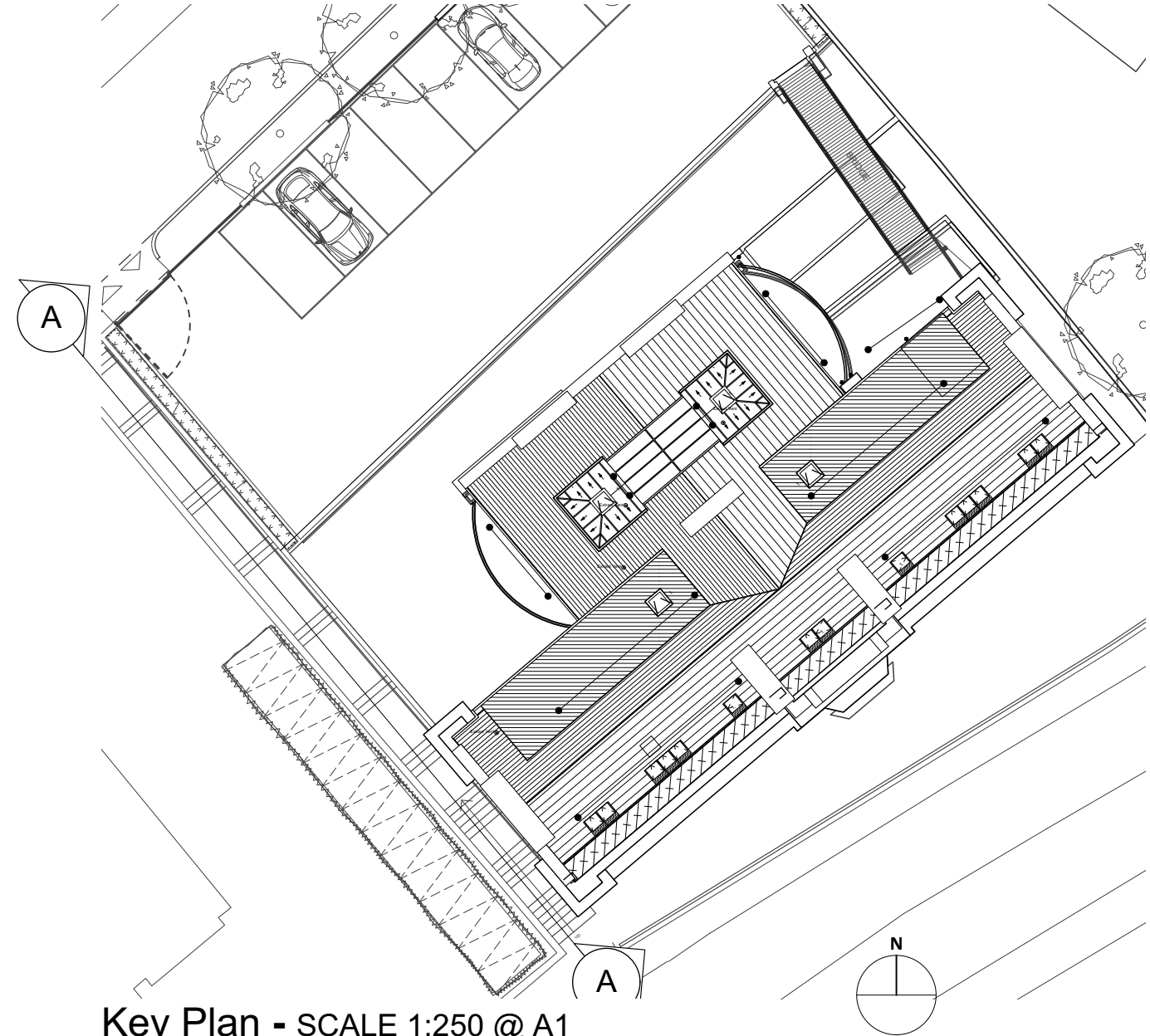
All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.

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

1. Combined fascia, soffit and gutter in PPC aluminium, R10.321.
2. Aluminium patent access hatch. L10.460A
3. Double glazed timber windows to match the existing, L10.250.
4. New 500 x 500 x 150 Terracotta copings to cap rebuilt piers, F30.760A.
5. PPC (Black) Aluminium chimney termination as M & E Engineer's specification.
6. PPC aluminium patent glazing system. H10.115
7. Box section PPC aluminium gutter, R10.312. Depth to match depth of terracotta cladding below.
8. Terracotta Sunscreen cladding on proprietary support system fixed back to curtain wall system, H11.130A.
9. Lead Roof Covering. H71.110.



Key Plan - SCALE 1:250 @ A1

SUBSTRUCTURE

1. 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.
2. 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.
3. 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

1. EXTERNAL MASONRY WALLS (minimum U-value of 0.26 W/sq.m.C): Constructed of:
 - 100mm facing brickwork outer leaf, 50mm cavity, 125mm partial cavity-fill insulation and 100mm blockwork inner leaf. (WALL TYPE 01)Both leafs 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.
2. 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 thermoset 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.
3. Thermally insulated pitch polymer DPC to be incorporated between all horizontal and vertical junctions of inner and outer leafs 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.
4. 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.

E	20/03/2020	Bridge added to the background. Title block altered.
D	22/09/2016	Rear chimney omitted. Existing retained in lieu. Dormers raised, zinc cladding in lieu of terracotta rainscreen sysem. Notes reduced and altered accordingly.
C	05/09/2016	
B	25/07/2016	Appearance and scale of rear dormers altered. Additional rooflight added on middle building.
A	20/06/2016	Notes altered to incorporate NBS and additional detail.
NO.	DATE	REVISION

CLIENT		DAVIES SUTTON ARCHITECTS	
Merthyr Tydfil CBC		Penhevod Studios • Penhevod Street Crangeflow • Cardiff • CF11 7JU Tel: 029 2066 4455 • Fax: 029 2066 4411 E-mail: office@davies-sutton.co.uk Web: www.davies-sutton.co.uk	
PROJECT		YMCA, Merthyr Tydfil	
DRAWING TITLE		SW Elevation	
DRAWN/CHECKED:	SCALE	DATE	DRAWING NO.
DC, TR	1:50 @ A1	Aug. 2019	3510_GA_402 E

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