General Notes:

This drawing is to be read for 'Proposed GA Sections' purposes only.

This drawing is to be read in conjunction with the following DLA Architecture drawings:

2018-051 / 0201 - 0207 inclusive for 'Existing Floor Plans'
2018-051 / 0211 - 0217 inclusive for 'Demolition Floor Plans'
2018-051 / 0221 - 0227 inclusive for 'Proposed Floor Plans'
2018-051 / 0230 for 'Existing GA Sections'
2018-051 / 0240 for 'Existing Elevations'
2018-051 / 0241 for 'Demolition Elevations'
2018-051 / 0242 for 'Proposed Elevations'

This drawing is to be read in conjunction with all relevant Fire Strategy information.

This drawing is to be read in conjunction with all relevant Structural Engineers detail design drawings and specifications.

This drawing is to be read in conjunction with all relevant Mechanical & Electrical Engineers detail design drawings and specifications.

All dimensions, levels and details relating to existing construction to be verified on site and any discrepancies reported to the Architect.

GA Sections

D L A D E S I G N I N T E N T O N L Y

GENERAL

Structure show on these drawings is taken from the latest information available at the time of drafting and is subject to a separate coordination exercise.

U-VALUES

Thermal properties (unless advised otherwise by the M&E consultant) will be in line with those stated in Approved Document Part L:

New Extension

- Walls - 0.28 W/m²K.
- Roof - 0.18 W/m²K.
- Windows - 1.6 W/m²K (g-value - 0.4).

Existing Building

- Walls - 0.7 W/m²K threshold for thermal upgrades (existing build-up tbc).
- Roof - improved to 0.18 W/m²K.
- Floors - existing basement floor retained.
- Doors - replaced 1.8 W/m²K.
- Windows - replaced 1.6 W/m²K (g-value 0.4).

BUILDING CONTROL AUTHORITY APPROVAL:

The scheme is subject to building regulations approval and as such, products and materials stated on these drawings may be subject to comment by the regulatory body.

WORKPACKAGE CONTENT:

The solution for procurement of this drawing is that the external cladding / glazing packages are let to separate contractors. Responsibility for completion of the design, coordination, manufacture and installation of the various specified elements including all interfaces between the various products is to be agreed with the main contractor. This responsibility extends to the achievement of the specified U-Values and air leakage rates.

CERTIFIED QUALITY OF CONSTRUCTION:

- Sub-contractors should make allowance for robust detailing at all junctions of materials with particular attention paid to continuity of air seals & avoidance of thermal bridging.

- Detail discussions are required between the design team and sub-contractors in order to determine the most suitable / practical solutions. It is essential that sub-contractors fully understand the philosophy to be adopted for sealing the works and follows the agreed detail.

In addition to the requirement that the building shall be designed to certain levels of insulation and air tightness, reference should be made to Part L1b, section 3, covering construction operations "quality of construction and commissioning". This states that the "builder should have an appropriate system of site inspection in place to give confidence that the construction procedures achieve the required standards of consistency...."the clause suggests the "accredited details" approach as a way of achieving this. However "accredited details" are biased towards domestic construction and are not generally relevant to the project (although used for reference). Building regulations suggest, as an alternative, that a certificate should be obtained from a suitably qualified person stating acceptance of both the intended, and built detail.

It is suggested that site procedures be in place to ensure that the construction meets with the approved drawings and it to be recorded in some way. Therefore, to demonstrate, continuity of insulation of the building fabric 'quality of construction' a system of checking and sign off on site will need to be put in place.

Responsibility for this aspect of the work is to be discussed and agreed between the principal and work package contractors, and subsequently in detail with the building control officer, to agree the sign off procedure and 'whom' would qualify as a 'suitably qualified person'.

AIR TIGHTNESS OF CONSTRUCTION:

The responsibilities for maintaining the continuity of the air seal will need to be agreed between the main contractor, sub-contractors, and the design team.

-The principal and works contractor's attention is drawn to the fact that the entire development is to be designed and constructed to achieve, or better, the required air leakage rate in accordance with the M&E Consultant's details.

RELATIONSHIP AND RESPONSIBILITIES BETWEEN EXTERNAL CLADDING / GLAZING & ROOFING WORKPACKAGES:

It is assumed that the Glazing sub-contractor will be undertaking their installation works after the completion of the adjacent LGSF frame / Steel Frame and Cladding packages (subject to confirmation of proposed sequencing by the Principal Contractor and agreement with all parties). Accordingly, the following requirements are to be observed: -

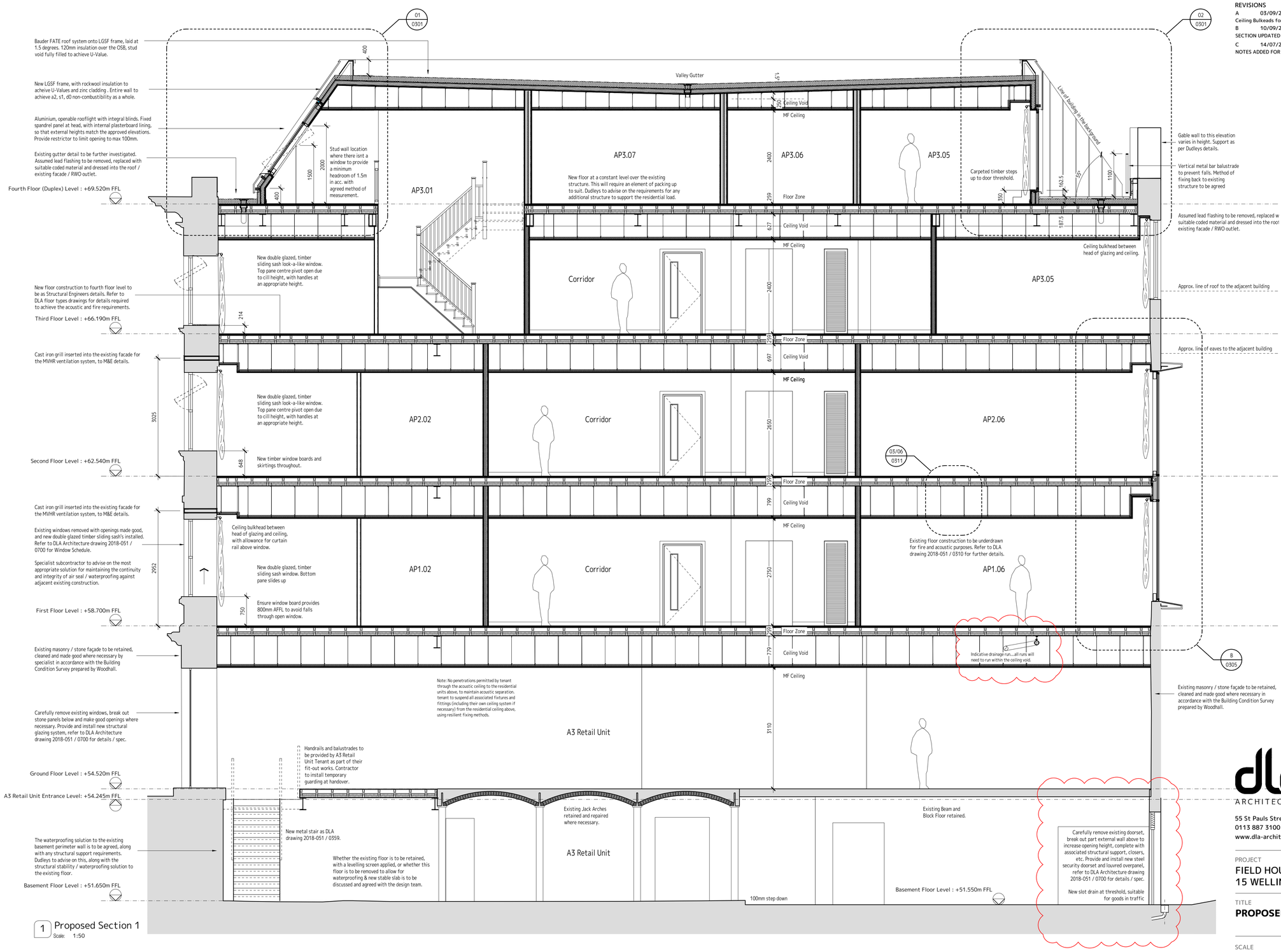
a) The LGSF Frame sub-contractor is required to design and construct a finished framed opening, including the cementitious sheathing board. Joints in the cementitious sheathing board to be fully taped and sealed with a contrasting tape (for QA purposes) by the Cladding sub-contractor (specification to be confirmed by the LGSF Frame sub-contractor to ensure compatibility).
b) Fire stops / cavity barriers / closers to be provided and installed by Specialist Firestopping sub-contractor and fully certified prior to completion of works. To the satisfaction of the LGSF manufacturer and Building Control Authority to ensure tested compliance. Photographic evidence to record that barriers have been installed are to be provide.
c) The cladding sub-contractor is required to provide and install the breather membrane, insulation, to form a finished opening into which the Glazing sub-contractor will install their windows and curtain walling.
d) The claddingsub-contractor is to provide EPDM seals, fully taped and securely sealed in a suitable location (to be agreed) and an appropriate length left loose to allow the Glazing sub-contractor to seal into their system.
e) The Glazing sub-contractor (with full design responsibility) will be responsible for the design and installation of all weather and air-tight seals associated with their work. This will include responsibility for fixing the EPDM seals provided to their window / curtain walling system, also all associated trims, flashings and perimeter seals as necessary.

ACOUSTICS:

Reference to be made to Hoare Lea LLP Acoustic Report.

FLOOR BUILD UPS:

SIGN OFF OF INDIVIDUAL COMPONENTS - There may be areas where the flooring build up is made up from several components from several suppliers. To prevent any failures and to comply with supplier guarantees, the installation of each component should be fully inspected and signed off by the respective supplier. Should any surveys be required of the slab to ensure that it is within the specified tolerances, then this should be undertaken by the main contractor in a timely fashion, with any remedial works required being highlighted by the supplier and undertaken by the subcontractor.



1 Proposed Section 1
Scale: 1:50

0 500 1000 1500 2000 3 5 10

Note: Information shown on this drawing is taken from Tower Geomatics Survey data TG-190114/201 to 208, June 2019. Refer to their original information for description of items.

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DO NOT SCALE, REFER TO FIGURED DIMENSIONS ONLY

REVISIONS

A	03/09/21	IJ	ML
Ceiling Bulkheads for curtains added where required			
B	10/09/21	IJ	ML
SECTION UPDATED IN LINE WITH LATEST SCHEME.			
C	14/07/22	IJ	ML
NOTES ADDED FOR CLARITY, AS CLOUDED			

dla ARCHITECTURE
55 St Pauls Street | Leeds | LS1 2TE
0113 887 3100
www.dla-architecture.co.uk

PROJECT
FIELD HOUSE
15 WELLINGTON ROAD, DEWSBURY

TITLE
PROPOSED GA SECTION 1-1

SCALE		DATE
1:50	@A1	13/08/21
DRAWN		REVIEWED
IJ		ML

DLA REF	NUMBER	REVISION
2018-051	0231	C

STATUS
TENDER
T:\2018\2018-051\CAD\05-AUTOCAD\DWGS\0231