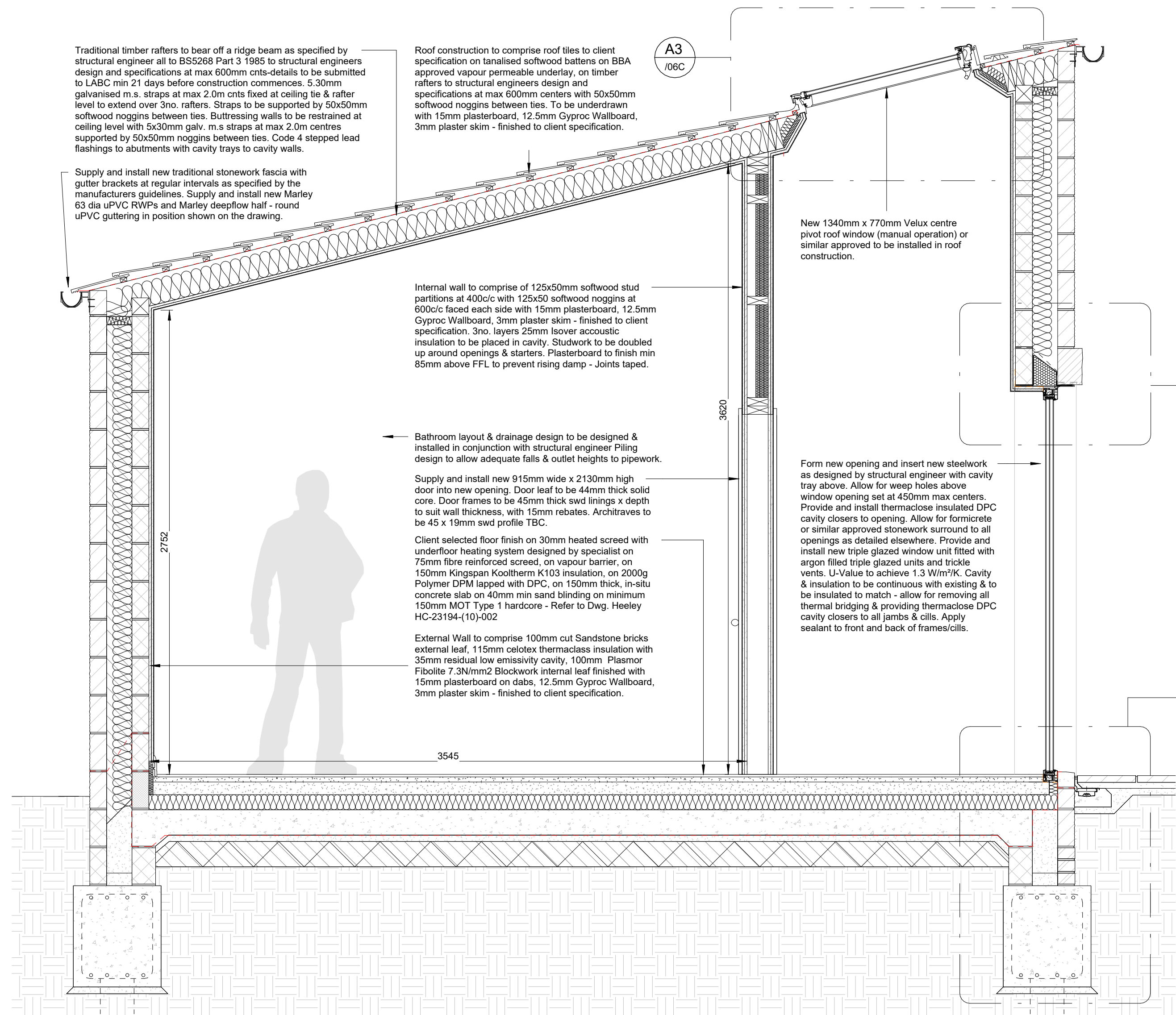
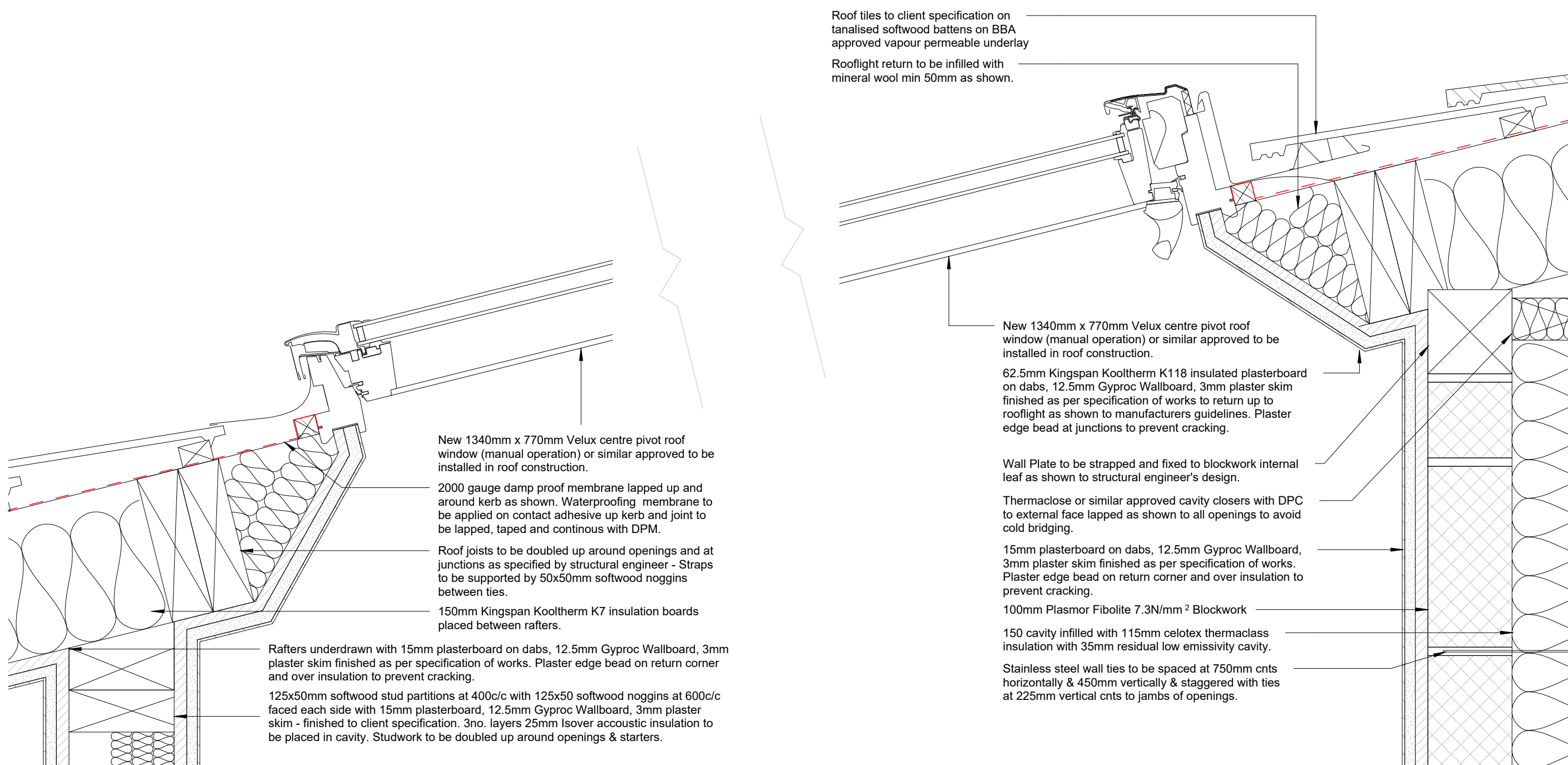


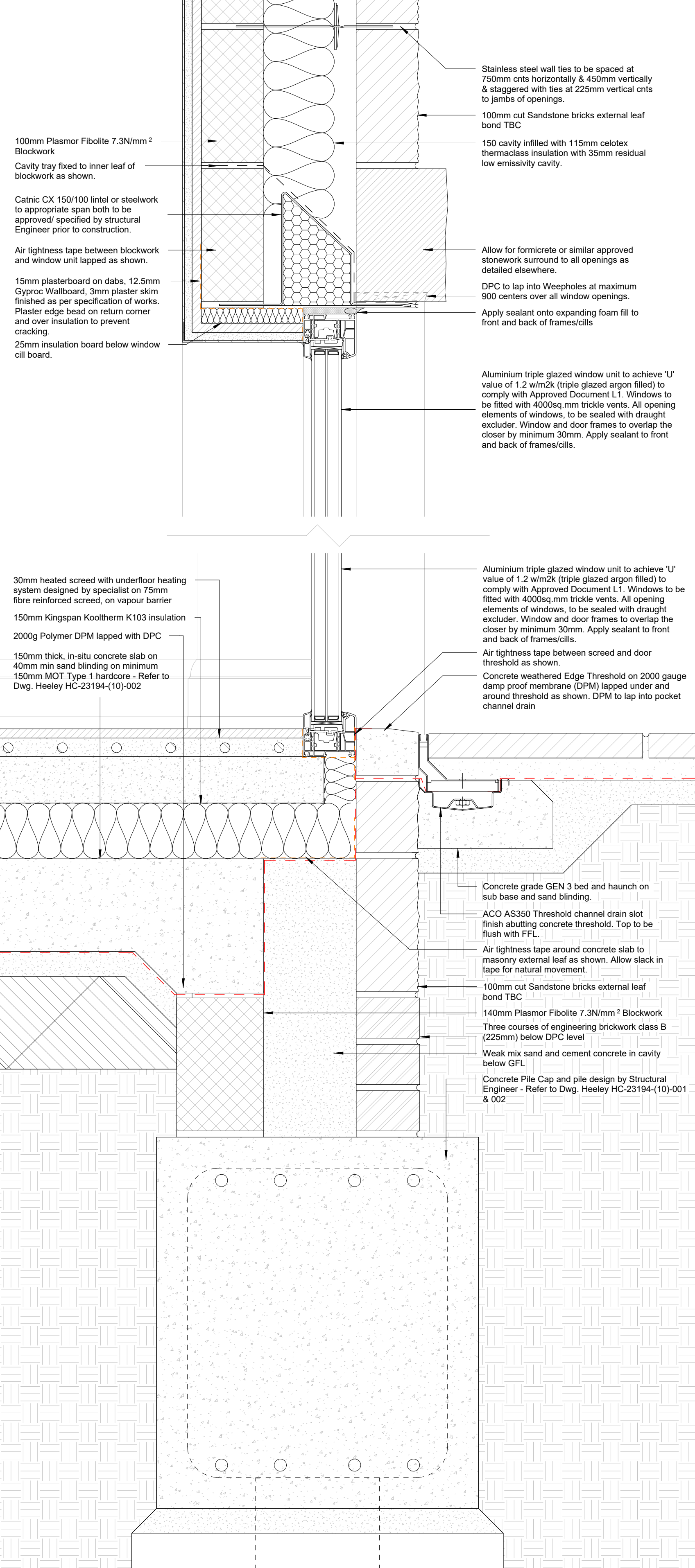


Section A-A
1 : 20



Detail A3 - Velux Rooflight
1 : 5

Detail A1 - Window Head
1 : 5



Detail A2 - Window Cill
1 : 5

- PLEASE NOTE**
- DO NOT scale from this drawing, use figured dimensions only.
 - All dimensions to be checked on site by the contractor.
 - Please report any discrepancies to JHA Ltd immediately.
 - All setting out dimensions are approximate. To be marked out on site for approval by JHA Ltd prior to construction.

Construction Note:

External Walls:
Below DPC-Three courses of engineering brickwork class B (225mm) below DPC level. Above DPC 100mm cut Sandstone bricks external leaf, 15mm celotex thermaclose insulation with 35mm residual low emissivity cavity, 100mm Plasmor Fibolite 7.3N/m² Blockwork internal leaf. Wall insulation to be at least 225mm below internal finished ground floor level and supported on a row of ties. Stainless steel wall ties to be spaced at 750mm cnts horizontally & 450mm vertically & staggered with ties at 225mm vertical centers to jambs of openings. Provide thermaclose or similar approved cavity closers to all openings to avoid cold bridging. DPC & weepholes to heads, jambs & cills of all openings through external walls & min 150mm above GL to both leaves. Note: Expansion Joints 6m in blockwork and 12m in brickwork to be included where necessary as required. Walls to be finished internally with 15mm plasterboard on dabs, 12.5mm Gyproc Wallboard, 3mm plaster skim - finished to client specification. Plasterboard to finish min 85mm above FFL to prevent rising damp - skirting boards to client specification. Wall to achieve U-value of 0.15 W/m²K.

Internal Walls:
Load bearing shown on plan, light weight blockwork, 7.3N/m² to BS6073 Pt. 1 1985 with a min mass of 80kg/m². (Concrete blockwork to have a minimum mass of per unit area of 120kg/m²). Stud Partitions to be in 125x50mm softwood studs at 400c/c with 125x50 softwood noggins at 600c/c faced each side with 15mm plasterboard, 12.5mm Gyproc Wallboard, 3mm plaster skim - finished to client specification. Studwork to be doubled up around openings & starters. Plasterboard to finish min 85mm above FFL to prevent rising damp - Joints taped - skirting boards to client specification. 3no. layers 25mm Isover acoustic insulation to be placed in cavity. Note: with all methods of construction all gaps around internal walls, ceilings and all joints to be filled and well sealed.

Lintels:
Refer to structural engineer's details. Lintels fixed in accordance with manufacturers instructions. Cavity trays with stop ends to unprotected lintels. Weep hole ducts at 450mm c/c a minimum of 2 per opening. Internal PC concrete appropriate for span or Catnic as specified. Internal openings, Naylor appropriate for span or Catnic for blockwork/masonry walls & lintel lintels for studwork walls. All steelwork to Structural Engineer's design and specification.

Windows & Doors:
Windows in Aluminium to give 'U' value of 1.3 W/m²K (triple glazed argon filled) to comply with Approved Document L1. Windows to be fitted with 800sq.mm trickle vents. All windows below 800mm from the floor level & adjacent to doors below 1500mm from the floor level to be safely glazed to BS6206 1981 & approved document N. Allow for Lintel & cavity trays around apertures with weep holes as mentioned elsewhere. Allow for formicrete or similar approved stonework surround to all openings as detailed elsewhere. Doors to have a U value of 1.5 W/m²K. Openings not less than 1/20th of relevant floor area with a minimum opening of 450mm x 750mm and min. 0.33m² to habitable rooms. All opening elements of windows, doors, roof lights & loft access to be sealed with draught excluder. Window and door frames to overlap the closer by minimum 30mm. Apply sealant to front and back of frames/cills. All first and second floor window openings less than 800mm above floor level to be fitted with child tamper proof fasteners to restrict opening to maximum 100mm, with override for escape.

Ground Floor Construction:
15mm tiles /client selected floor finish on 30mm heated screed with underfloor heating system designed by specialist on 75mm fibre reinforced screed, on vapour barrier, on 150mm Kingspan Kooltherm K103 insulation, on 2000g Polymer DPM lapped with DPC, on 150mm thick, in-situ concrete slab with B31131 mesh bottom with 35mm cover on 40mm min sand blinding on minimum 150mm clean dry MOT Type 1 hardcore deposited and compacted in max 150mm layers. Concrete slab & reinforcing designed by Heeley Consulting - Refer to Dwg. Heeley HC-23194-(10)-002

Roof Construction:
Refer to structural engineers details. Roof construction to comprise roof tiles to client specification on tanalised softwood battens on BBA approved vapour permeable underlay, on timber rafters to structural engineers design and specifications at max 600mm centers with 50x50mm softwood noggins between ties. To be underdrawn with 15mm plasterboard, 12.5mm Gyproc Wallboard, 3mm plaster skim - finished to client specification. Traditional timber rafters to bear off a ridge beam as specified by structural engineer all to BS5268 Part 3 1985 to structural engineers design and specifications at max 600mm cnts-details to be submitted to LABC min. 21 days before construction commences. 5.30mm galvanised m.s. straps at max 2.0m cnts fixed at ceiling tie & rafter level to extend over 3no. rafters. Straps to be supported by 50x50mm softwood noggins between ties. Buttrressing walls to be restrained at ceiling level with 5x30mm galv. m.s straps at max 2.0m centres supported by 50x50mm noggins between ties. Code 4 stepped lead flashings to abutments with cavity trays to cavity walls.

C	08/01/23	Revised to internal Comments	CT
B	04/01/23	Revised to Contractor Comments	JOH
A	28/11/23	Increased cavity to 35mm	CT
Ref	Date	Revision	Initial

PRELIMINARY ISSUE

TWO STOREY COTTAGE
AT CAR WOOD COTTAGE
FOR
ZOE BAMFORD

PROPOSED SECTION A-A

jha
PULMANN

JHA Pulmann
18 Bridge St,
Milnrow, Rochdale
OL16 3ND
01706 651012
enquiries@j-h-a.co.uk
www.j-h-a.co.uk

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Drawn By: JOH	Checked By: ---
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