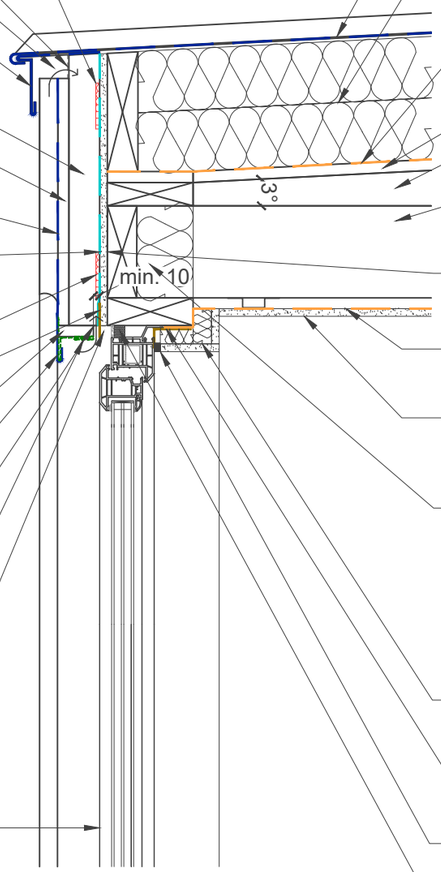


A proprietary fire rated ventilated cavity barrier (Tenmat FF102/50 or equivalent approved), fitted at the top of the cavity and is to be securely fixed through the sheathing board/timber stud in strict accordance with the Manufacturer's details and recommendations.

Insect mesh mechanically fixed to the vertical battens.

The plywood is stopped at the top of the wall to provide a min. 10mm gap to allow continuous ventilation of the cavity.

A continuous folded strip of metal cladding, lapped/ folded with the metal cladding to the roof in accordance with the Manufacturer's details and recommendations,. The strip is to extend a min. 60mm from the top of the plywood substrate down the exterior face of the cladding.

50x50mm thick treated softwood timber battens at max. 600mm centres fixed vertically forming a 50mm ventilated void, mechanically fixed back to the structure.

18mm thick marine grade plywood board securely and mechanically fixed to the battens.

Denotes proprietary colour coated galvanised steel standing seam cladding (refer to the materials schedule), securely fixed to the sub-strate below in accordance with the Manufacturer's details and recommendations.

Dupont Tyvek Firecurb Breather Membrane (or equivalent approved), fitted to the external face of the sheathing board and lapped and taped with the EPDM membrane in accordance with the Manufacturer's details and recommendations.

A proprietary fire rated ventilated cavity barrier (Tenmat FF102/50 or equivalent approved), fitted at the base of the cavity ensure it doesn't block the flow of air and is to be securely fixed through the sheathing board/timber stud in strict accordance with the Manufacturer's details and recommendations.

Proprietary EPDM bonded to the frame and sheathing board in accordance with the Manufacturer's details and recommendations to provide a weather tight seal.

18mm thick strip of marine grade plywood soffit, mechanically fixed to the vertical battens above ensuring that a min. 10mm ventilation gap is maintained between the window frame/EPDM and plywood.

The metal cladding is to extend down the face of the exterior facade and be lapped with the welt support piece in accordance with the Manufacturer's details and recommendations.

Insect mesh mechanically fixed to the underside of the vertical battens.

A continuous welt piece support lap edge of the metal cladding and mechanically fixed to the plywood soffit board, in accordance with the Manufacturer;s details and recommendations.

A proprietary low modulus neutral cure silicone sealant (colour to match frame) to external perimeter of window frame supported by a polyethylene backing rod, applied in accordance with the Manufacturer's details and recommendations.

External window (refer to window legend and specification). Frames are to be fixed to the cill, jamb and head with corrosion resistant fixings in accordance with the Manufacturer's details and recommendations.

Denotes proprietary colour coated galvanised steel standing seam cladding (refer to the materials schedule), securely fixed to the sub-strate below in accordance with the Manufacturer's details and recommendations.

200mm thick Kingspan ThermaRoof TR27 Insulation (consisting of 2no. 100mm layers cross laid at 90° from each other, or equivalent approved, Thermal Conductivity: 0.025W/m²K), adhered to the substrate below in accordance with the Manufacturer's details and recommendations.

Dupont Tyvek Firecurb Breather Membrane (or equivalent approved), fitted to the top surface of the plywood deck in accordance with the Manufacturer's details and recommendations.

18mm thick plywood deck, securely and mechanically fixed to the structure below.

min. 38mm thick treated softwood timber firrings forming a 3° fall at max. 600mm centres mechanically fixed back to the structure.

150x50mm thick timber roof joists to the Manufacturer's / Structural Engineer's details and recommendations. Restraint straps and bracings to be stainless steel and in accordance with the Structural Engineer's details and recommendations.

12.5mm thick Proctor A1 Cement sheathing board (or equivalent approved, achieving classification A1 to BS EN 13501-1), mechanically fixed to the timber frame in accordance with the Manufacturer's details and recommendations.

Dupont Tyvek Airguard Smart Variable AVCL (or equivalent approved) fitted with fitted on top of the plasterboard ceiling and lapped and taped with the AVCL to the external wall, in accordance with the Manufacturer's details and recommendations.

12.5mm British Gypsum Wallboard (or equivalent approved) with plaster skim finish, mechanically fixed to a British Gypsum Gypframe Suspended MF Ceiling System consisting of a GL1 and GL2 brackets mechanically fixed to the structure above, all in accordance with the Manufacturer's details and recommendations.

140x38mm thick timber frame to the Manufacturer's / Structural Engineer's details and recommendations. The base stud is to be mechanically fixed to the concrete planks in accordance with the Manufacturer's details and recommendations. The stud are to extend vertically min. 300mm and then positioned at a 75° angle extending to the top of the parapet. The timber frame to dormer/bay cheeks is to extend vertically. Void between studs is to be partially filled with 120mm thick Kingspan K112 Insulation (or equivalent approved, thermal conductivity: 0.019W/m²K) ensuring a 20mm void in maintained between the insulation and sheathing board.

42.5mm thick Kingspan Kooltherm K118 Insulated Plasterboard (or equivalent approved) with plaster skim finish, mechanically fixed to the structure in accordance with the Manufacturer's details, with plaster skim finish. All joints taped and sealed, the perimeter of the wall is to be sealed with a continuous ribbon of flexible mastic.

A proprietary airtightness tape sealing the frame to the AVCL in accordance with the Manufacturer's details and recommendations.

A continuous ribbon of flexible sealant at the junction between the plasterboard and window frame for air barrier continuity

Compressible foam tape (Compriband or equivalent approved) fitted to the frame at the head in accordance with the Manufacturer's details and recommendations.

All proprietary products including but not limited to studs systems, insulation, sheathing boards, vapour barriers and plasterboards are to be installed/securely fixed to the surrounding structure in strict accordance of the Manufacturer's details and recommendations. All sheathing, vapour barriers and boards are to be fully taped and sealed utilising Manufacturer specified jointing tapes and sealant ensuring the continuity of the fire resistance of each board/layer.

Where walls are located within kitchens, bathrooms & en-suites, the plasterboard is to be replaced with the Moisture Resistant equivalent of the specified board or as specified by the Manufacturer as achieving the requirement performance.

Where fixed furniture and sanitaryware is to be fitted to the timber stud walls, an 18mm thick plywood pattress is to be mechanically fixed to and within the stud walling using timber noggins.

Wall type drawings and specifications are to be read in conjunction with the Fire Strategy Report. All recommendations contained within the report are to be adopted in strict accordance with the Fire Engineer's details, design and recommendations.

In accordance with Approved Document Part E;

- Walls types separating compartments are to achieve a minimum airborne sound insulation of 45 Dnt,w + Ctr db
- Walls separating internal apartment bedrooms or rooms containing a water closet, and other rooms are to achieve a minimum airborne insulation of 40 R_w dB

Roof Membranes:
Air & Vapour Control Layer:
Breather Membranes:
Damp Proof Course:
Damp Proof Membrane:
Pre Applied Membrane:
Self Adhesive Membrane:
Protect & Drain 12mm:
EPDM / Airtight Tape:

Z1-01-DR-A-0411 - Typical External Wall / Window Head / Bay Roof Detail (Bay Type 2)

Notes

Jennings Design Associates take no responsibility for any dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension specifically from the Architect or by site measurement. Supplying this drawing in digital form is solely for convenience and no reliance may be placed on digital data. All data must be checked against hard copy. Dimensions must be checked on site. Any discrepancies must be reported to the Architect immediately. This drawing is copyright of Jennings Design Associates

TARGET SPECIFICATION	
External Walls	max. 0.20W/m²K
Party Wall	0.00W/m²K
Floor	max. 0.11W/m²K
Roof	max. 0.14W/m²K
Windows	max. 1.00W/m²K
Air permeability	max. 3m³/m²/hr

Details to be read in conjunction with Approved Document Part E, Warranty Standards and all relevant British Standards

The principles of the Non-Government Database Thermal Bridging Details to be utilised. Where details do not fully conform junctions shall be calculated by a suitably competent person using BRE BR 497 & Information Paper 1/06.

Default values as stated in SAP Table K1 may be used, however this shall confirmed by the assessor.

Products used shall be those shown on this drawing, as included in the original design SAP calculations. Where products are substituted this shall be reflected in revised SAP calculations.

Before elements are concealed by subsequent work an on-site audit shall be carried out and photos of details shall be taken in line with Part L 1 Appendix B

Pre Completion sound testing to be undertaken on project.
Principles of Robust Details which can be used with this detail:

E-WM-20
E-FC-12

Ensure that all penetrations through wall, ie. flues, meter boxes etc are fully closed / sealed to maintain 30 minute fire rating of wall and prevent weather & combustion products from entering the property.

Rev	Description	Date	By	Chk
P03	Amended frame and cill	15/05/26	-	-
P02	Amended target u-values and added cavity barrier	08/05/26	NS	-
P01	Initial Issue	-	-	-

jda architects
info@jda-architects.com
www.jda-architects.com
manchester: 0161 336 5011
liverpool: 0151 665 0112

Project Details:	1226 - Jurby Avenue, Blackley
Client:	Irwell Valley Homes
RIBA Workstage:	Stage 5 Construction
Status/Suitability Code:	S0
Scale:	1:10
@ Original Size	A3
Date:	April 2026
Drawn By:	NS
Checked By:	RB

Project Code	Originator	Vol/Sys	Level	Type	Role	Number
1226-JDA-Z1-01-DR-A-0411						

Description	Rev.
Typical External Wall Window Head Bay Roof Detail (Bay Type 2)	P03

0 100mm 200mm
Scale 1:10

Z:\1226 - Jurby Street, Blackley\Drawings\Livelplots - construction\4 - Construction Details\1226-JDA-Z1-01-DR-A-0411 - Typical External Wall Window Head Bay Roof Detail (Bay Type 2).dwg