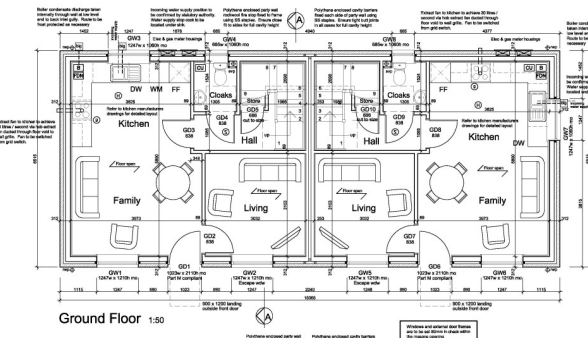
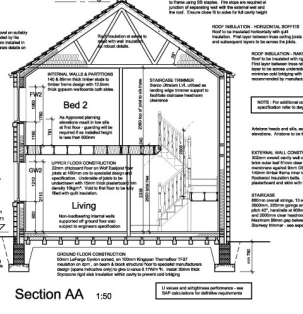
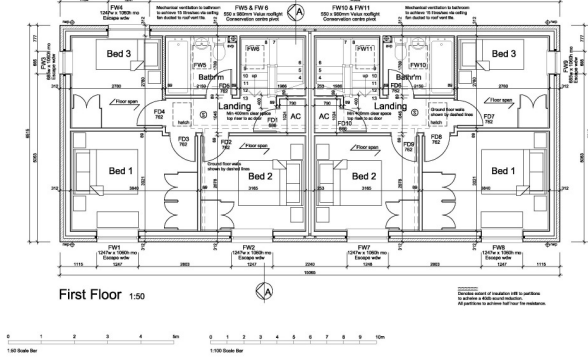
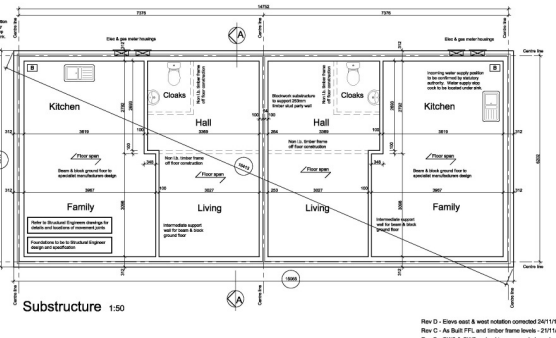




This drawing is a technical drawing and is not to be used for construction without the approval of the architect. It is the responsibility of the contractor to ensure that the drawing is used in accordance with the contract documents.



- SYMBOLS KEY**
- Concrete Unit (200 x 100 x 100 mm)
  - Main Floor (100 mm)
  - Main Floor (150 mm)
  - Main Floor (200 mm)
  - Main Floor (250 mm)
  - Main Floor (300 mm)
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  - Main Floor (9900 mm)
  - Main Floor (9950 mm)
  - Main Floor (10000 mm)



Rev D - Elev. east & west elevation corrected (2011/11/16 - 16)  
 Rev C - All Bed 2's, and other items levels - (2011/05 - 14)  
 Rev B - DW2 & DW3 revised to escape windows, head  
 dimensions added to kitchen, family room, open ended,  
 consumer unit being height revised, not dth and wdr App  
 Rev A - elevation added - (2011/01 - 15)  
 Rev A - all door and window spec amended, chimney  
 detail corrected - (2011/01 - 14)

Issue Date: \_\_\_\_\_

**Building Control**

Drawing No: **619/20D** Issue # 100 Date: \_\_\_\_\_

Drawing Title: **House Type Design** Checked: \_\_\_\_\_

Client: **Mr S Benson**

Project: **Proposed Dwellings Building Plots Forkers Lane / Chapel Road Settrington**

**JA JENNESON ASSOCIATES LTD**  
 Chartered Architect  
 Mill Lane  
 Settrington Road  
 York  
 YO42 4NE

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 www.jennessonassociates.co.uk  
 email: enquiries@jennessonassociates.co.uk

DATE VALID 05/11/16



**ROOF CONSTRUCTION**  
 Tiles to local authority approval on suitably sized battens as recommended by the manufacturer on Tyvek Supro installed in accordance with manufacturers details on specialist truss rafters.

Tyvek Supro to be supported on rafters in strict accordance with manufacturers specification, ensure 25mm droop between rafters and 150mm lap onto Tyvek eaves carrier.

Tyvek eaves carrier to lap with Tyvek Supro to provide support into gutter fixed in accordance with manufacturers details. Provide plywood support and fillets as appropriate.

Cast iron rainwater gutters to be supported on rise and fall brackets to downpipes.

Aristone heads and sills, as shown on elevations. Aristone to be frost resistant quality

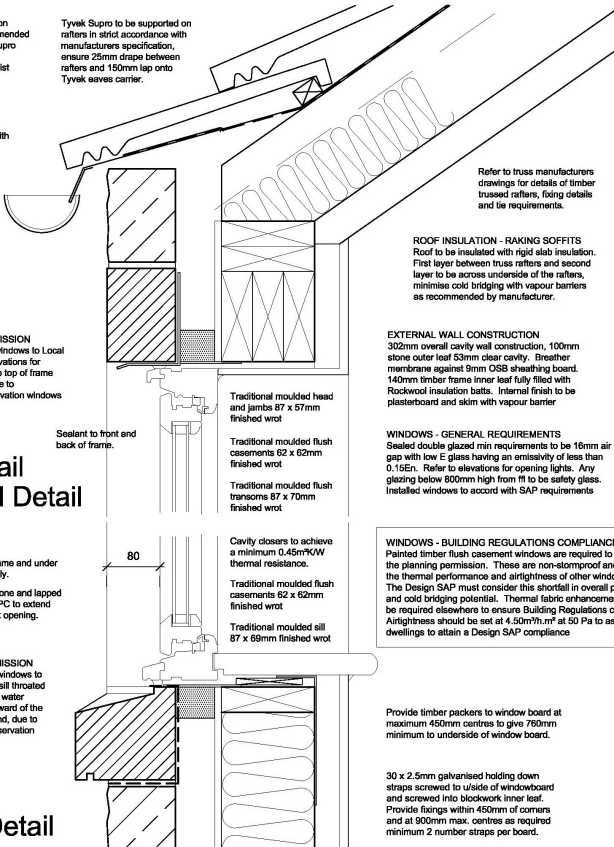
**WINDOWS - PLANNING PERMISSION**  
 Painted timber flush casement windows to Local Authority approval. Refer to elevations for opening lights. Hood mould is to top of frame only to prevent water ingress due to non-stormproof nature of conservation windows

### Eaves Detail Wdw Head Detail

Sealant to front and back of frame.  
 Sealant to external frame and under window board internally.  
 Dress dpc under aristone and lapped into sill of window. DPC to extend minimum 150mm past opening.

**WINDOWS - PLANNING PERMISSION**  
 Painted timber flush casement windows to Local Authority approval. Sub sill throated extension is required to prevent water ingress and ensure frame is forward of the aristone sill weather fillet upstand, due to the required setback of the conservation windows.

### Wdw Sill Detail



**ROOF INSULATION - RAKING SOFFITS**  
 Roof to be insulated with rigid slabs insulation. First layer between truss rafters and second layer to be across underside of the rafters, minimise cold bridging with vapour barriers as recommended by manufacturer.

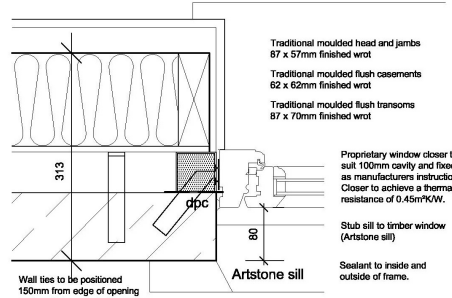
**EXTERNAL WALL CONSTRUCTION**  
 302mm overall cavity wall construction, 100mm stone outer leaf 53mm clear cavity. Breather membrane against 9mm OSB sheathing board. 140mm timber frame inner leaf fully filled with Rockwool insulation batts. Internal finish to be plasterboard and skim with vapour barrier

**WINDOWS - GENERAL REQUIREMENTS**  
 Sealed double glazed min requirements to be 10mm air gap with low E glass having an emissivity of less than 0.15E. Refer to elevations for opening lights. Any glazing below 800mm high from ft to be safety glass. Installed windows to accord with SAP requirements

**WINDOWS - BUILDING REGULATIONS COMPLIANCE**  
 Painted timber flush casement windows are required to comply with the planning permission. These are non-stormproof and often lack the thermal performance and airtightness of other window types. The Design SAP must consider this shortfall in overall performance and cold bridging potential. Thermal fabric enhancement is likely to be required elsewhere to ensure Building Regulations compliance. Airtightness should be set at 4.50m³/m² at 50 Pa to assist the dwellings to attain a Design SAP compliance

Provide timber packers to window board at maximum 450mm centres to give 780mm minimum to underside of window board.

30 x 2.5mm galvanised holding down straps screwed to outside of windowboard and screwed into blockwork inner leaf. Provide fixings within 450mm of corners and at 900mm max. centres as required minimum 2 number straps per board.



Wall ties to be positioned 150mm from edge of opening and at 225mm vertical centres.

### Wdw Jamb Detail

Traditional moulded head and jamb  
 87 x 57mm finished wrot  
 Traditional moulded flush casements  
 62 x 62mm finished wrot  
 Traditional moulded flush transoms  
 87 x 70mm finished wrot

Proprietary window closer to suit 100mm cavity and fixed as manufacturers instruction. Closer to achieve a thermal resistance of 0.45m²K/W.

Sub sill to timber window (Aristone sill)

Sealant to inside and outside of frame.

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Rev B - amended to flush fitting casements to accord with planning authority requirements - 03/11/15 - jg  
 Rev A - drawing file details corrected - 29/09/15 - jg

|              |  |  |  |
|--------------|--|--|--|
| Issue Status |  |  |  |
| Planning     |  |  |  |

|             |          |       |          |
|-------------|----------|-------|----------|
| Drawing No. | Rev @ A3 | Drawn | Checked  |
| 619/22B     | L15      | JMS   | SEP 2015 |

|                                |
|--------------------------------|
| Drawing Title                  |
| Window Details<br>Eaves Detail |

|                        |
|------------------------|
| Client                 |
| Birdsall Estate Co Ltd |

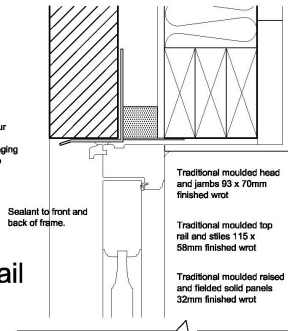
|   |
|---|
| Project   |
| Proposed Dwellings<br>Building Plots<br>Forkers Lane<br>Settrington |

|                            |  |   |
|----------------------------|--|---|
| <p>JENNESON ASSOCIATES</p> | <p>Jenneson Associates Ltd<br/>         Chartered Architect<br/>         May Cottage<br/>         Mill Lane<br/>         Seaton Ross<br/>         York<br/>         YO42 4NE</p> | <p>DATE VALID<br/>         30/11/16</p> |
|                            | <p>Tel: 01759 318200</p>   | <p>www.jennesonassociates.co.uk</p>     |
|                            | <p>e-mail: enquiries@jennesonassociates.co.uk</p>  |   |
|                            |  |   |

Aristone heads and sills, as shown on elevations. Aristone to be frost resistant quality

**DOORS - PLANNING PERMISSION**  
Painted timber traditional raised and fielded four panel doors flush within timber frames to Local Authority approval. Refer to elevations for hanging and handing. Hood mould is to top of frame only to prevent water ingress due to non-stormproof nature of frames

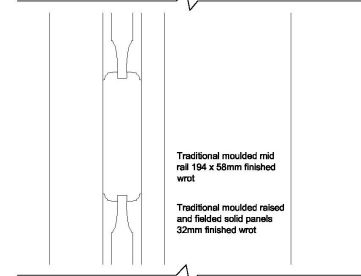
### Door Head Detail



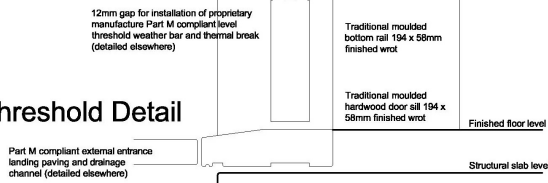
**EXTERNAL DOORS - BUILDING REGULATIONS COMPLIANCE**  
Painted timber raised and fielded panel doors set flush within timber frames are required to comply with the planning permission. The Design SAP must consider this shortfall in overall thermal performance and cold bridging potential. Thermal fabric enhancement is likely to be required elsewhere to ensure Building Regulations compliance. Airtightness should be set at 4.50m<sup>3</sup>/m<sup>2</sup> at 50 Pa to assist the dwellings to attain a Design SAP compliance

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### Mid Rail Detail



### Threshold Detail



|              |  |  |
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| Issue Status |  |  |
| Planning     |  |  |

|             |            |         |
|-------------|------------|---------|
| Drawing No. | Scale @ A3 | Sheet   |
| 619/23      | 1:1        | 6       |
| Date        | Drawn      | Checked |
| Nov 2015    |            |         |

|                       |
|-----------------------|
| Drawing Title         |
| External Door Details |

|                        |
|------------------------|
| Client                 |
| Birdsall Estate Co Ltd |

|   |
|---|
| Project   |
| Proposed Dwellings<br>Building Plots<br>Forkers Lane<br>Settrington |

|  |  |                        |
|--|--|------------------------|
|  | Jennison Associates Ltd<br>Chartered Architect<br>Mey College<br>Mill Lane<br>Seaton Poles<br>York<br>YO42 4NE | DATE VALID<br>30/11/16 |
|  | Tel: 01759 316200  |                        |
|  | www.jennisonassociates.co.uk   |                        |
|  | e-mail: enquiries@jennisonassociates.co.uk   |                        |