

CLIENT:
Artitaya Drabble

ADDRESS:
17 Read Place, Bicester, OX25 2BH

DATE:
20/03/2024

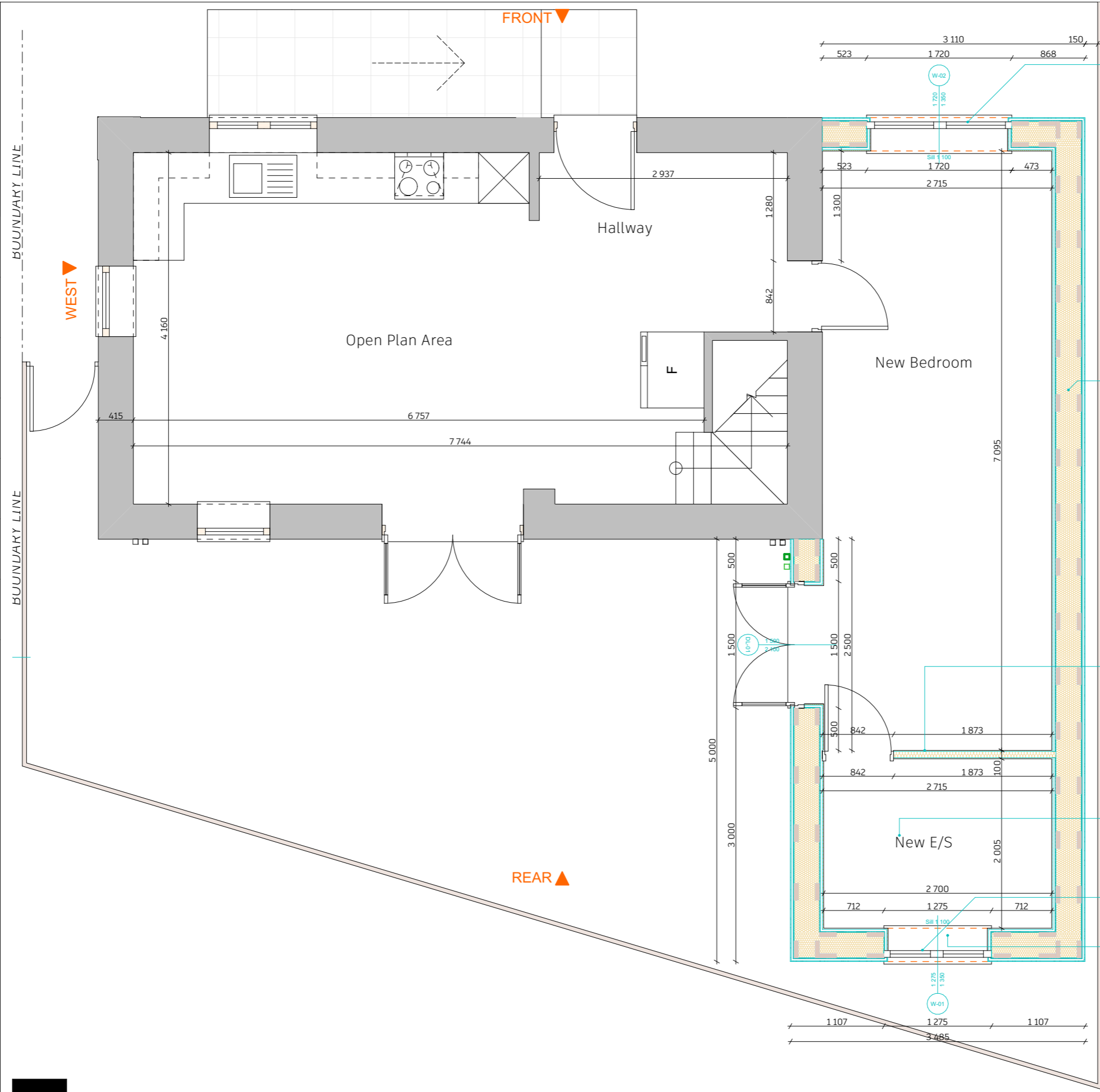
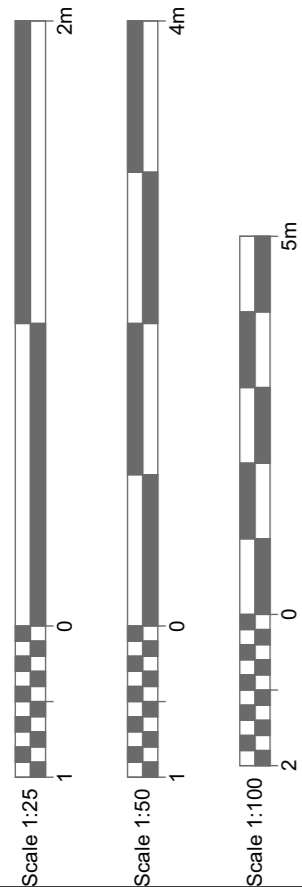
DRAWING SHEET SIZE:
A3

DRAWING NUMBER:

REVISION: B
09/04/2024
#Revision By

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All dims. are in millimeters unless otherwise stated.



Windows:
* glass to be in accordance with BS 6206
* minimum U-Value of 1.2 W/m²K

Panel Walls - to achieve U-value of 0.11 W/m²K:
Walls to be built with Passivhaus timber panel construction methods
* Render to match existing on render carrier board
* 25x47mm battens @ 600mm CC to allow for ventilated and drained space
* Breather membrane
* 9mm A1 rated fire racking board
* 300mm wide timber studs fully filled with EPS bead between them
* 9mm A1 rated fire racking board
* Airtightness membrane
* 25x47mm battens @ 600mm CC to allow access to services around the building
* 12.5mm Plasterboard
* 2.5mm Skim to finish

Non-Loadbearing Walls:
70 x 50 CLS timber-stud walls, studs at 450mm centres, in-filled with Isover acoustic wool insulation (to have Min 40 R_wdb).
Face studs with SoundBloc board at both sides (use Moisture Resistant Boards where facing Kitchens and Bathrooms), finish with min 3mm plaster skim.

Extractor Fan:
* to be interlinked with the light and to have a over run of 15mins. Fan should be able to extract 80-95m³ per hour OR 22-27 litres per second to comply with Part F

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Steel lintel:
To have 30min minimum fire protection or more where needed.
* pre-insulated steel lintel to comply with BS EN 845 - 2
* to be approved by structural engineer

Proposed Ground Floor Plan
1:50
Dimensions to be checked on site by builder.