



E.ISIP Technical Details Book

Sustainable Building Innovation

etopia.eco
info@etopia.eco

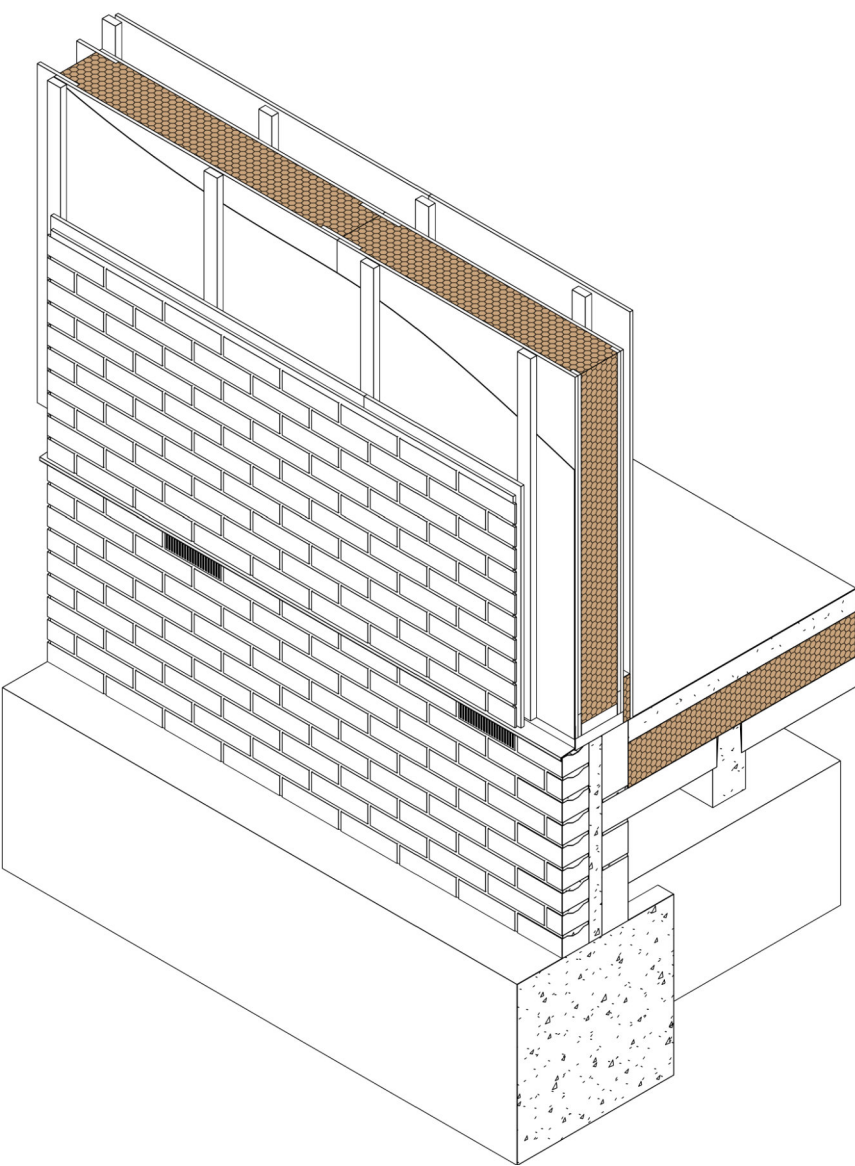
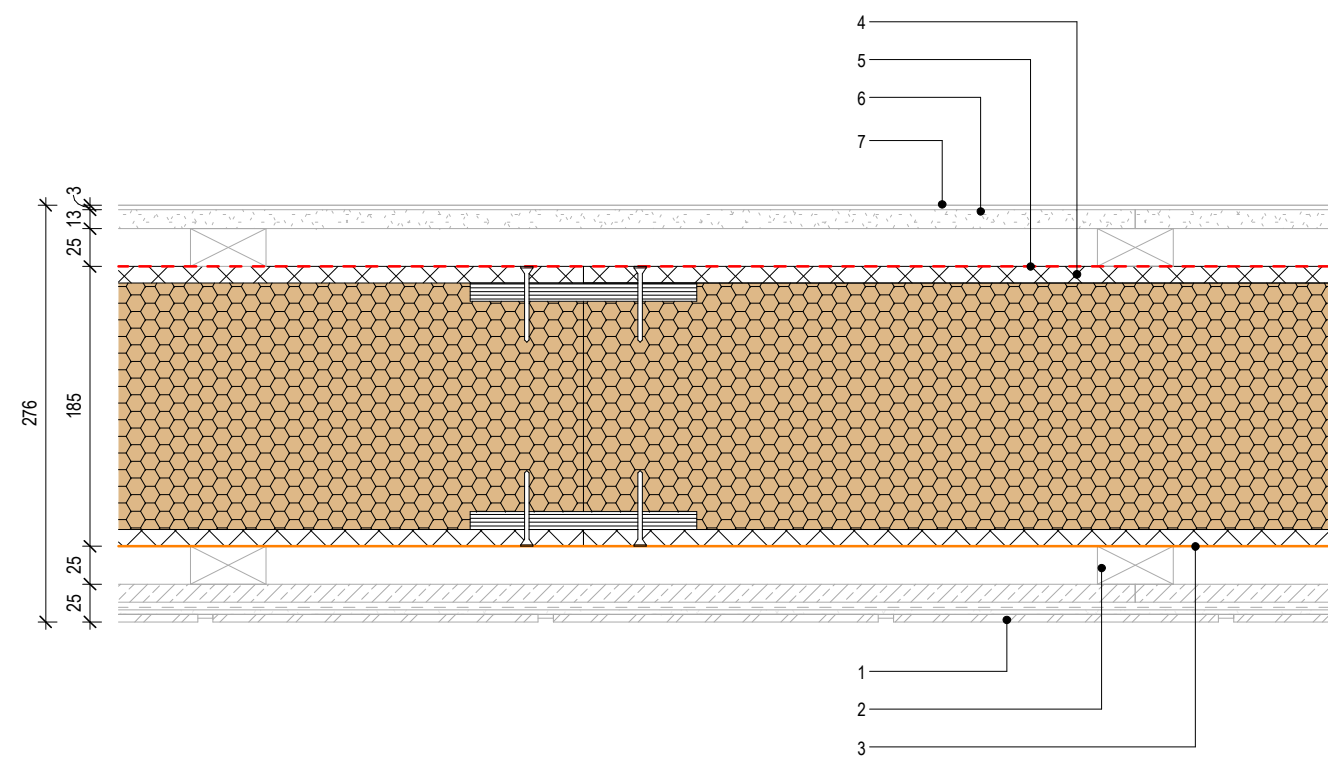


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OSB Baseline Details

OSB Baseline - Wall Specification



Baseline wall fabric U-value to achieve: 0.13 W/m²K

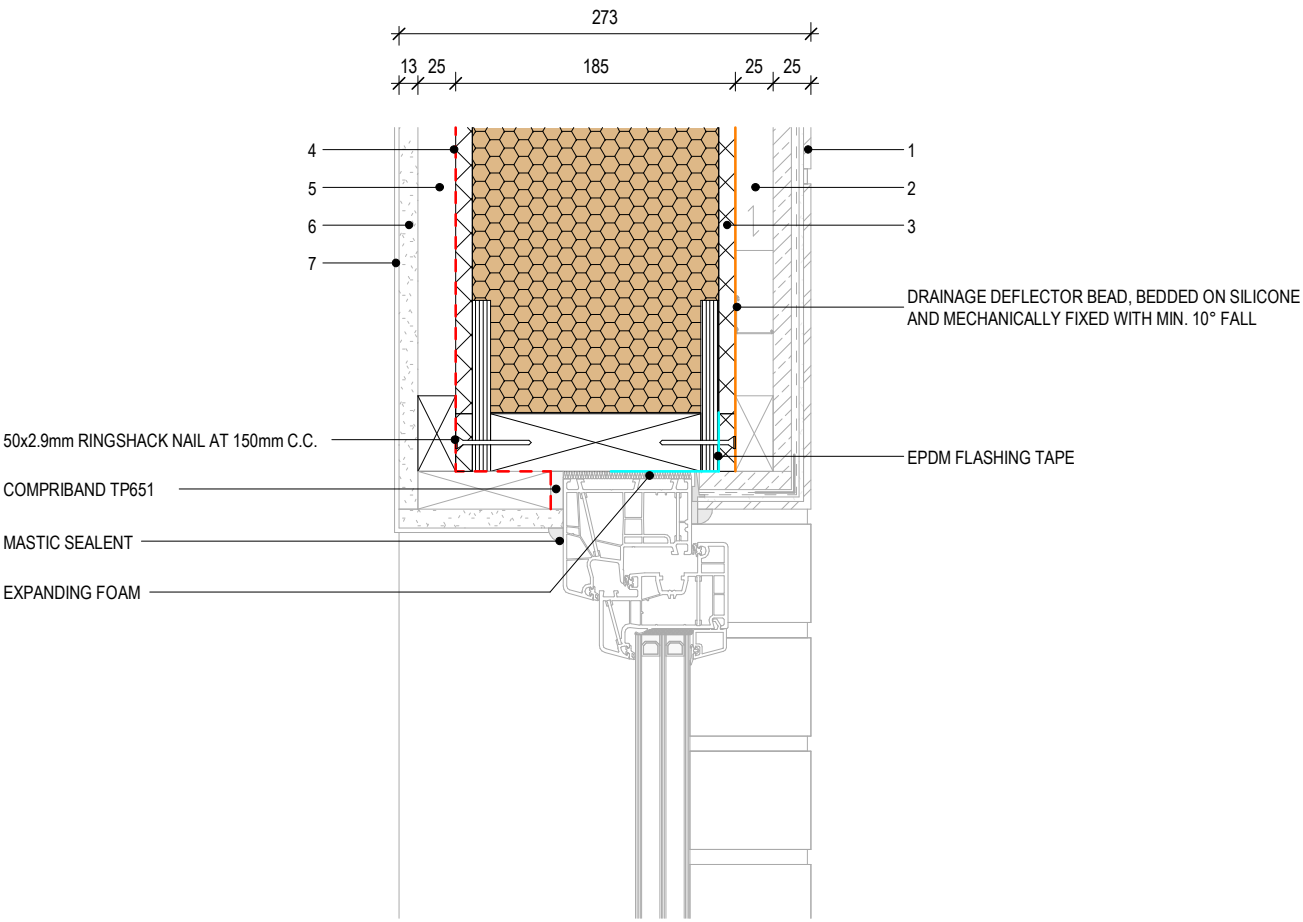
1. External cladding subject to site specific design requirements. (Brick Slip cladding shown).
2. Cavity minimum width of 25mm formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
3. Heat reflective membrane breather membrane, Class W2 to BS EN 13859-2 fixed and lapped to protect the sheathing and frame from wind and moisture.
4. OSB sheathed E.I SIP. 11mm sheathing (OSB/3 to BS EN 300)
5. AVCL to EN 13984:2013 fixed and lapped to protect the sheathing from moisture. Water vapour transmission range (sD) TBD by condensation risk analysis (CRA)
6. Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
7. 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
8. Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

Detail Notes

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Areas shown in grey are outside of Etopia's scope of services. Testing and/or consultation has been sought with the product manufacturer's to ensure compatibility with the E.I SIP system.

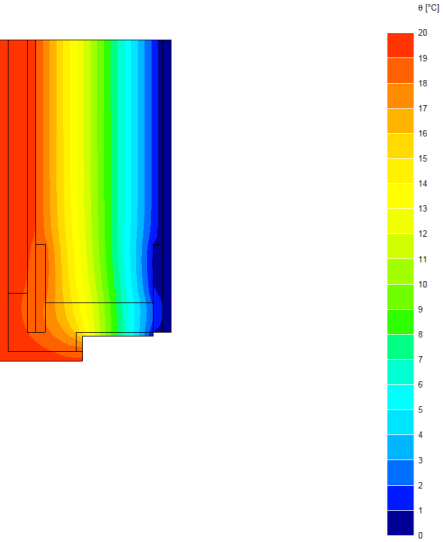
- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
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- BREATHER MEMBRANE
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SAP Appenfix Reference - E3 Lintel



1. Calculated PSI Value internal for SAP - 0.027 W/mK
2. Temperature factor fRsi - 0.96
3. Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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Etopia E.I SIP Standard Details

JOB NUMBER	PLOT (N)	SCALE @ A3	SUITABILITY
Q001		1 : 5	S2

Section Detail E2 Lintel - OSB

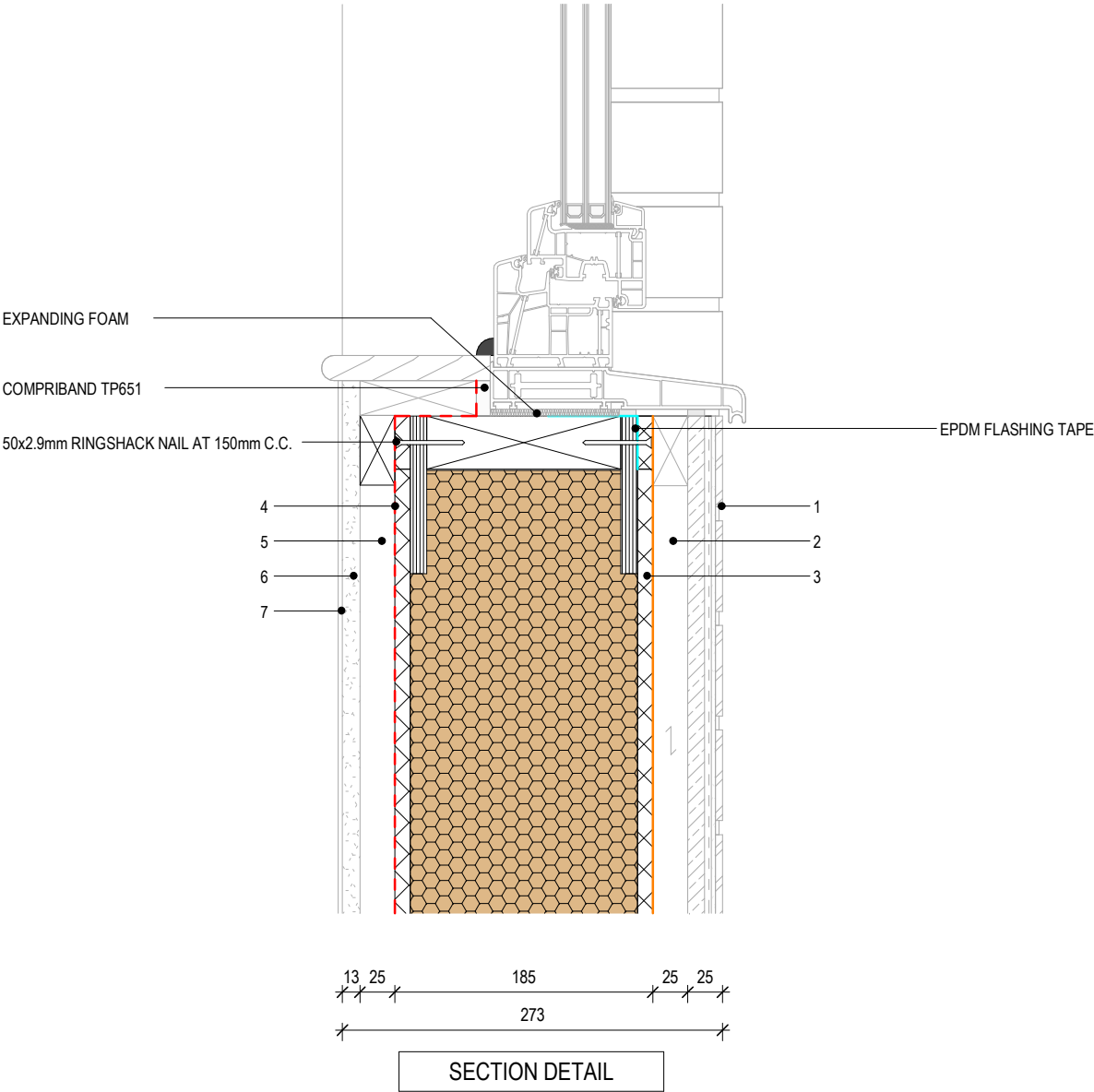
DRAWING NO.	REVISION
DET-ETO-XX-XX-DR-A-201	P01

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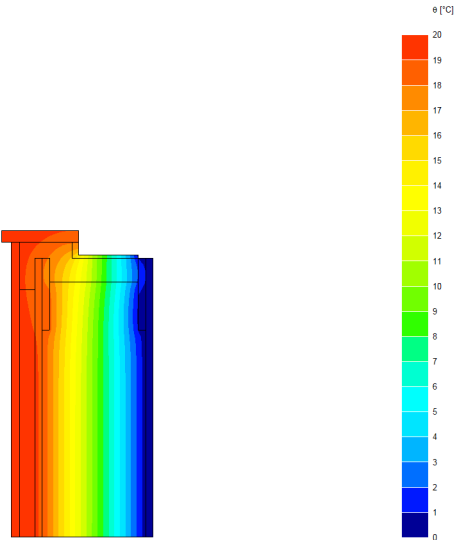
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- Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E2 Cill



- Calculated PSI Value internal for SAP - 0.025 W/mK
- Temperature factor fRsi - 0.95
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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Etopia E.I SIP Standard Details

JOB NUMBER: Q001
DRAWING TITLE: Section Detail E3 Cill - OSB

DRAWING NO.: DET-ETO-XX-XX-DR-A-202
REVISION: P01

P01	First Issue	RT	SW	07/05/25
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE

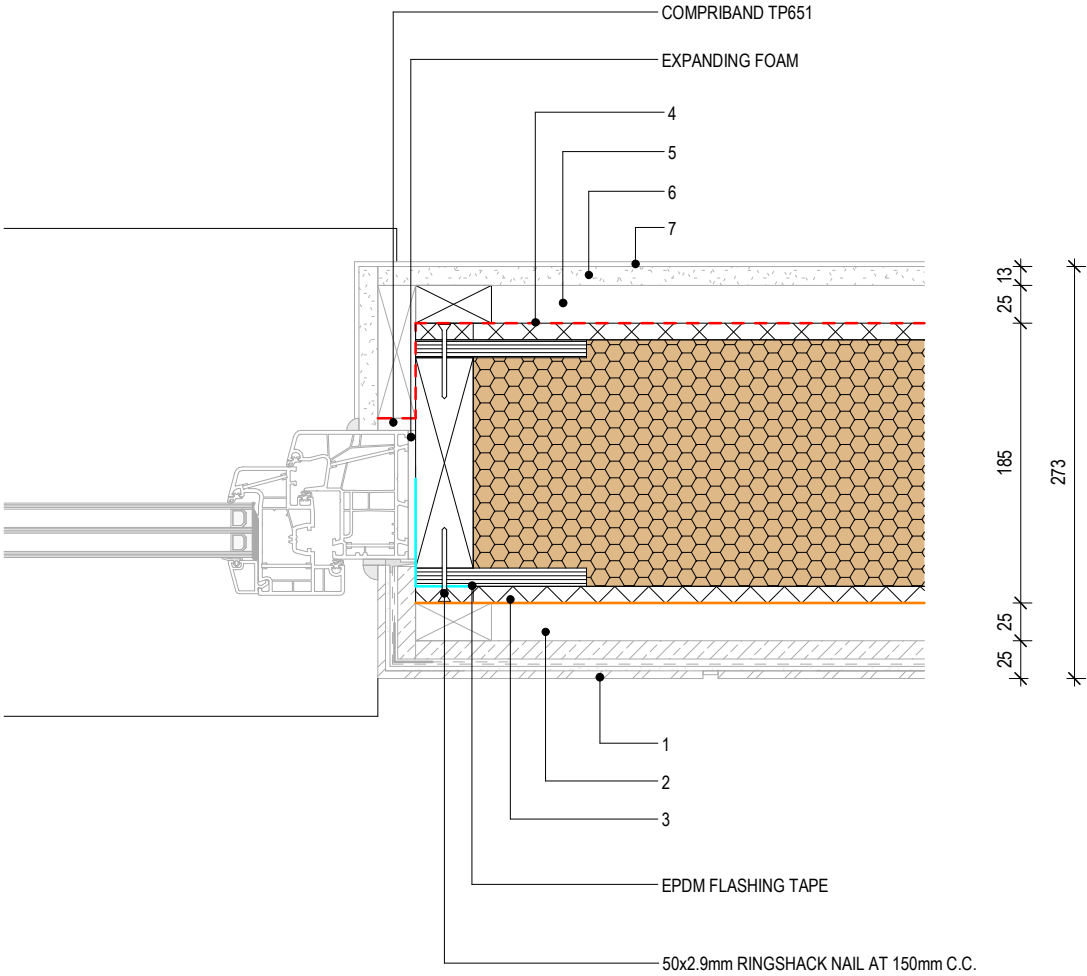
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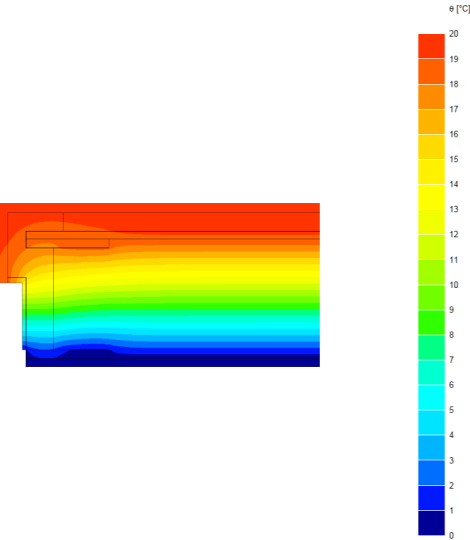
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Baseline wall fabric U-value to achieve: 0.13 W/m²K

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7. 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
8. Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E2 Jamb



1. Calculated PSI Value internal for SAP - 0.027 W/mK
2. Temperature factor fRsi - 0.94
3. Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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PROJECT TITLE
Etopia E.I SIP Standard Details

JOB NUMBER Q001	PLOT RH)	SCALE @ A3 1 : 5	SUITABILITY S2
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DRAWING TITLE
Plan Detail E4 Jamb - OSB

DRAWING NO. DET-ETO-XX-XX-DR-A-203	REVISION P01
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P01	First Issue	RT	SW	07/05/25
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE

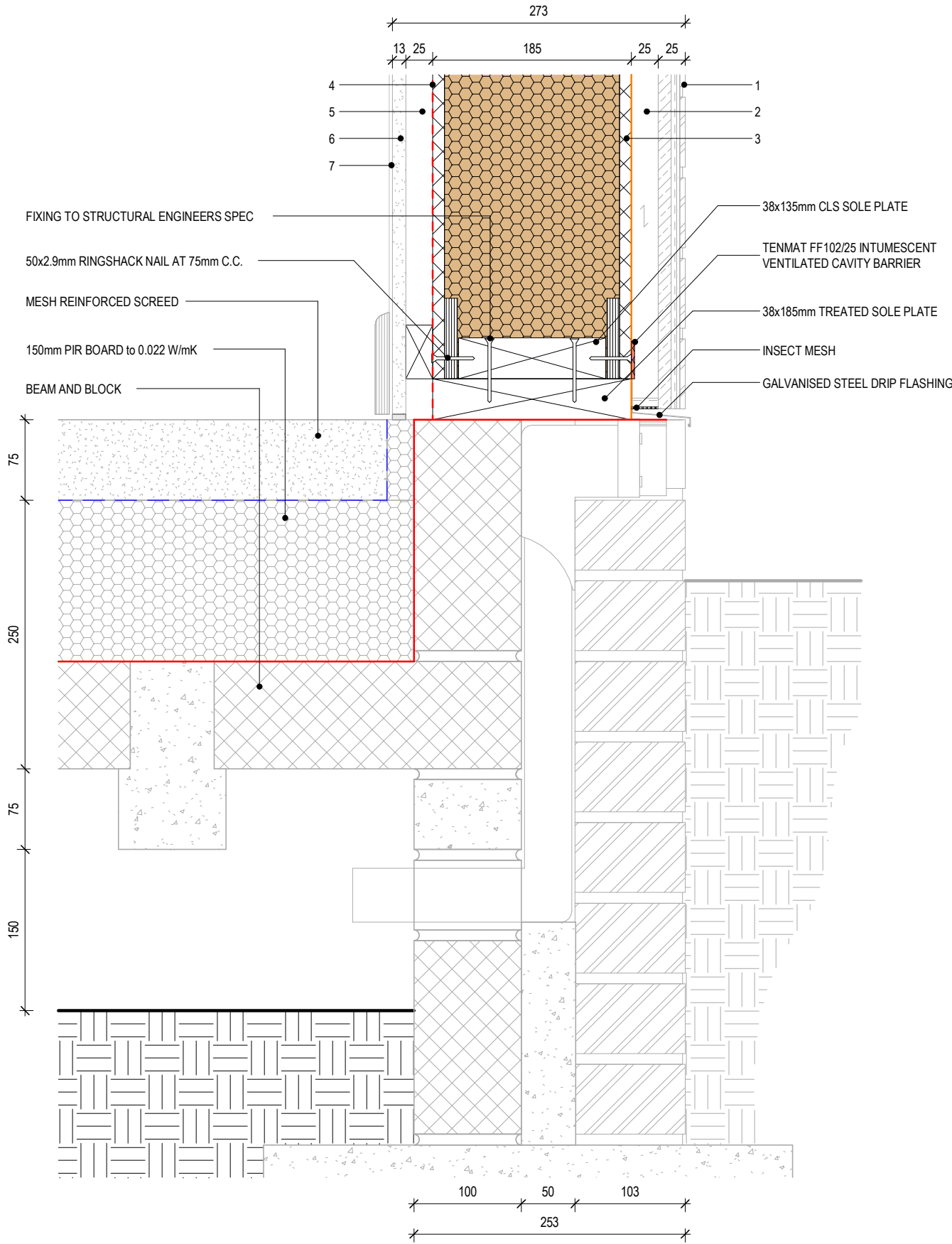
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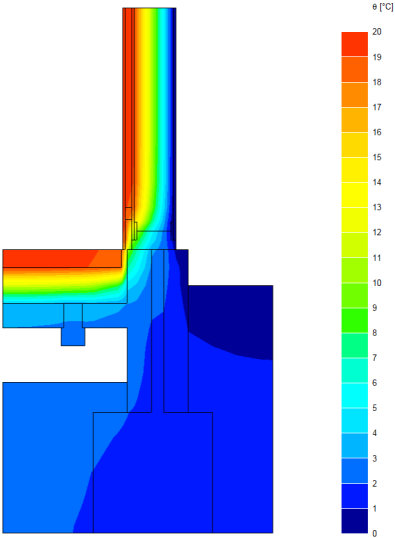
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- SEPERATION LAYER
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Baseline wall fabric U-value to achieve: 0.13 W/m²K

- External cladding subject to site specific design requirements. (Brickslip cladding shown).
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- 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
- Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E6 Suspended Floor



- Calculated PSI Value internal for SAP - 0.091 W/mK
- Temperature factor fRsi - 0.93
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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Etopia E.I SIP Standard Details

JOB NUMBER: Q001
DRAWING TITLE: Section Detail E5 Suspended Ground Floor - Ventilated Cavity - OSB

SCALE @ A3: 1 : 5
SUITABILITY: S2

DRAWING No.: DET-ETO-XX-XX-DR-A-204A
REVISION: P01

REVISION: P01
DESCRIPTION: First Issue
DRAWN: RT
CHECKED: SW
DATE: 07/05/25

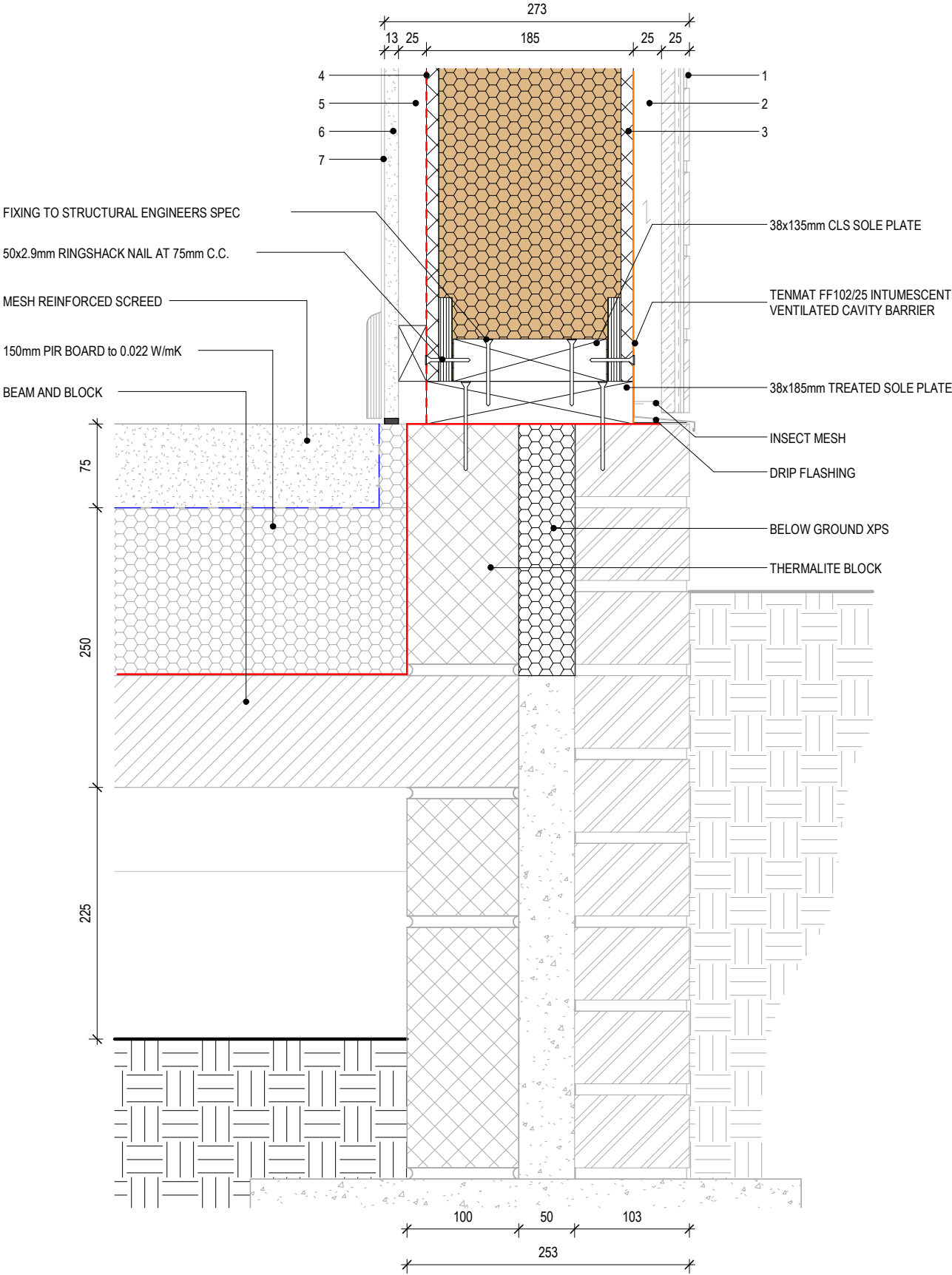
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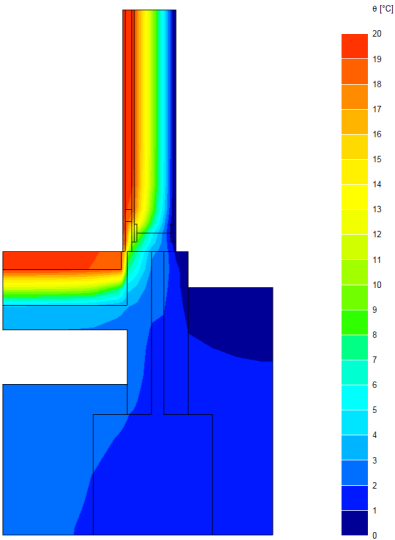
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Baseline wall fabric U-value to achieve: 0.13 W/m²K

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- 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
- Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E6 Suspended Floor



- Calculated PSI Value internal for SAP - 0.081 W/mK
- Temperature factor fRsi - 0.93
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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Etopia E.I SIP Standard Details

JOB NUMBER: Q001
PLOT RH:
SCALE @ A3: 1 : 5
SUITABILITY: S2

Section Detail E5 Suspended
Ground Floor - Cavity, No vent -
OSB

DRAWING NO.: DET-ETO-XX-XX-DR-A-204B
REVISION: P01

P01 First Issue
RT SW 07/05/25
REVISION DESCRIPTION DRAWN CHECKED DATE

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-
- 2714.0
- 22mm CHIPBOARD
- ROCK MINERAL WOOL INSULATION - 0.044 W/mK
- PRESSED METAL WEB JOIST
- 45x145mm TIMBER BEARER
- 45x45mm PLASTERBOARD SUPPORT BATTEN
- 13 25 185 25 25
- 273
- 4
- 5
- 6
- 7
- 1
- 2
- 3
- 22
- 254
- 13
- 38
- 300
- 15
- 50x2.9mm RINGSHACK NAIL AT 75mm C.C.
- 12mm PLY SPLINE
- 140x300mm GL24c GLULAM BEAM
- 50x2.9mm RINGSHACK NAIL AT 150mm C.C.

2. External cladding subject to site specific design requirements. (Brickslip cladding shown).
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6. Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
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8. Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

1. Calculated PSI Value internal for SAP - 0.089 W/mK
2. Temperature factor f_{Rs,i} - 0.90
3. Temperature factor and PSI value have been calculated using Trisico2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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PROJECT TITLE

Etopia E.I SIP Standard Details

JOB NUMBER Q001	PLOT #(s)	SCALE @ A3 1 : 5	SUITABILITY S2
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Section Detail E6 Intermediate
Floor - OSB

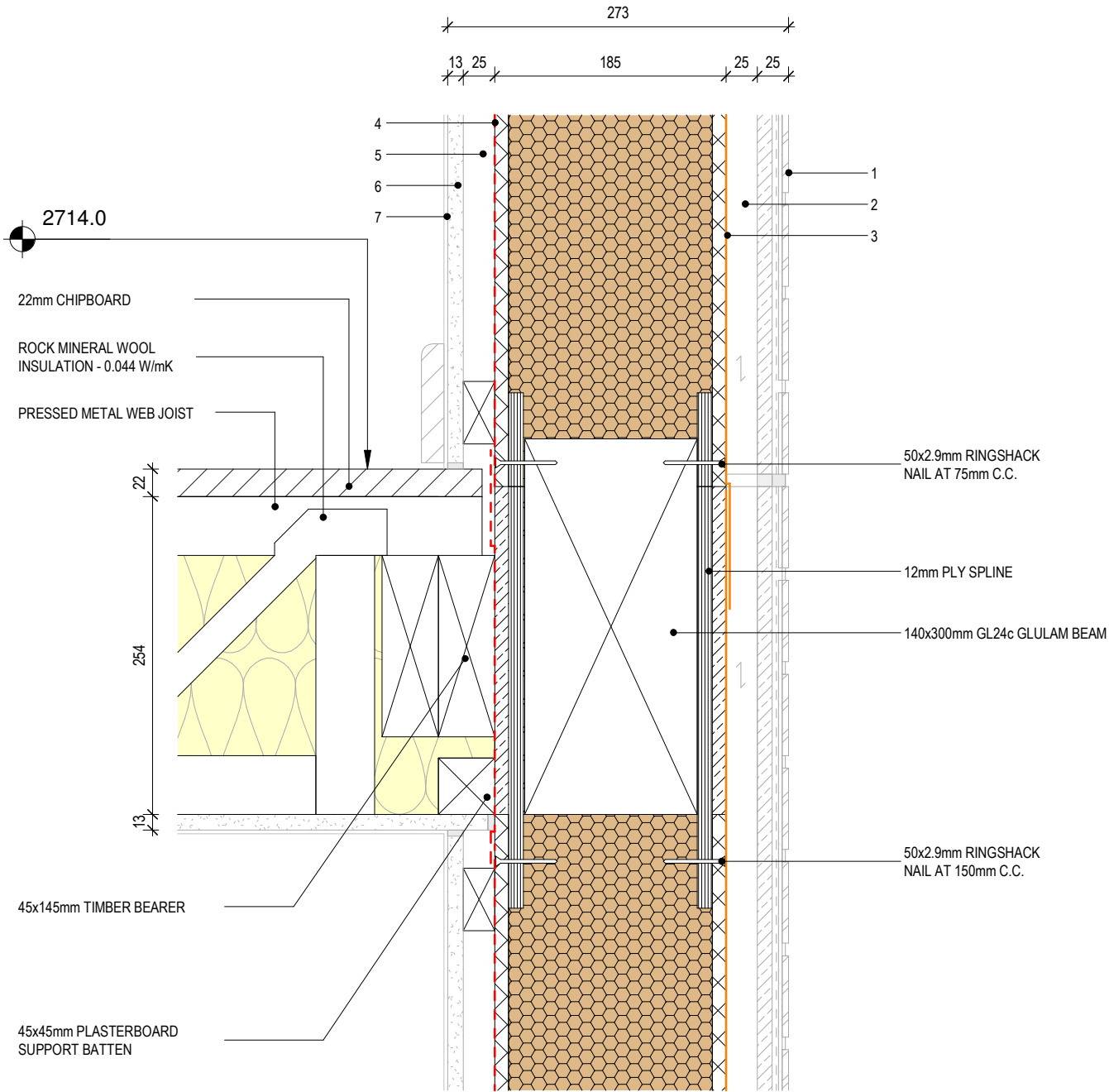
DRAWING No.	REVISION
DET-ETO-XX-XX-DR-A-205A	P02

Detail Notes

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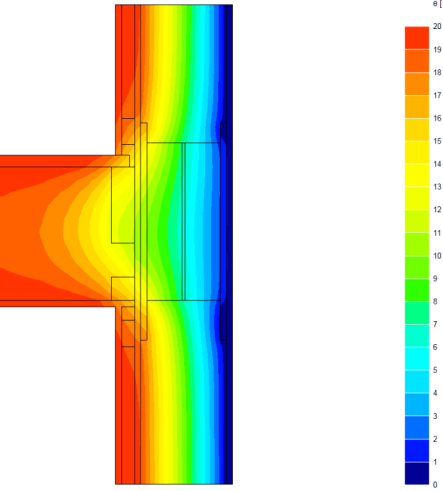
- DPM / DPC
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- MESH



Baseline wall fabric U-value to achieve: 0.13 W/m²K

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SAP Appenfix Reference - E6 Intermediate Floor



- Calculated PSI Value internal for SAP - 0.089 W/mK
- Temperature factor fRsi - 0.90
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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NOTES

P02	Glulam size amended	RT	SW	13/08/25
P01	First Issue	RT	SW	07/05/25
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE

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PROJECT TITLE
Etopia E.I SIP Standard Details

JOB NUMBER Q001	PLOT (IN)	SCALE @ A3 1 : 5	SUITABILITY S2
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DRAWING TITLE
Section Detail E6 Intermediate
Floor - Top Hung - OSB

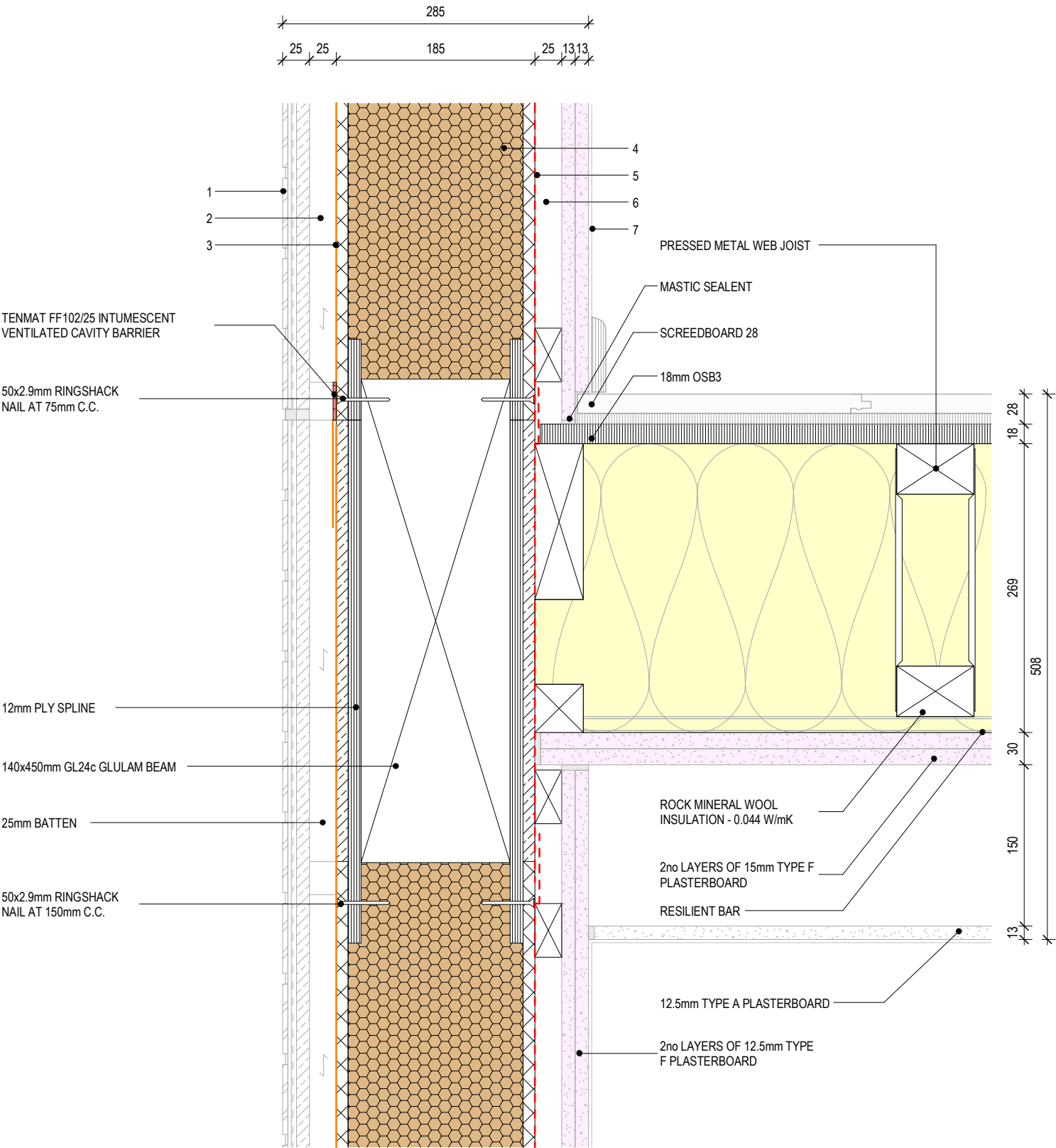
DRAWING NO. DET-ETO-XX-XX-DR-A-205B	REVISION P02
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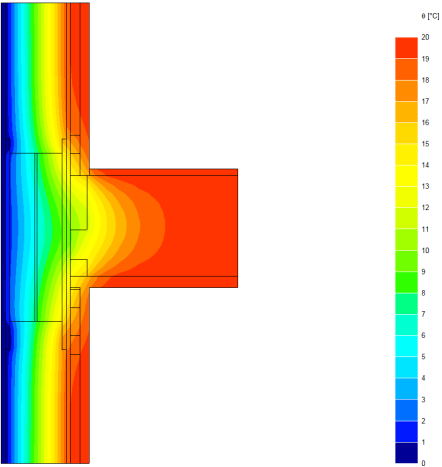
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- Heat reflective membrane breather membrane, Class W2 to BS EN 13859-2 fixed and lapped to protect the sheathing and frame from wind and moisture.
- OSB sheathed E.I SIP
- AVCL to EN 13984:2013 fixed and lapped to protect the sheathing from moisture. Water vapour transmission range (sD) TBD by condensation risk analysis (CRA)
- Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
- Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E7 Party Floor between dwellings



- Calculated PSI Value internal for SAP - 0.089 W/mK
- Temperature factor fRsi - 0.89
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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PROJECT TITLE
Etopia E.I SIP Standard Details

JOB NUMBER
Q001

PLOT RH

SCALE @ A3
1 : 5

SUITABILITY
S2

DRAWING TITLE
Section Detail E7 Intermediate
Compartment Floor - OSB

DRAWING NO.
DET-ETO-XX-XX-DR-A-206A

REVISION
P02

P02	Glulam size amended	RT	SW	13/08/25
P01	First Issue	RT	SW	07/05/25
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE

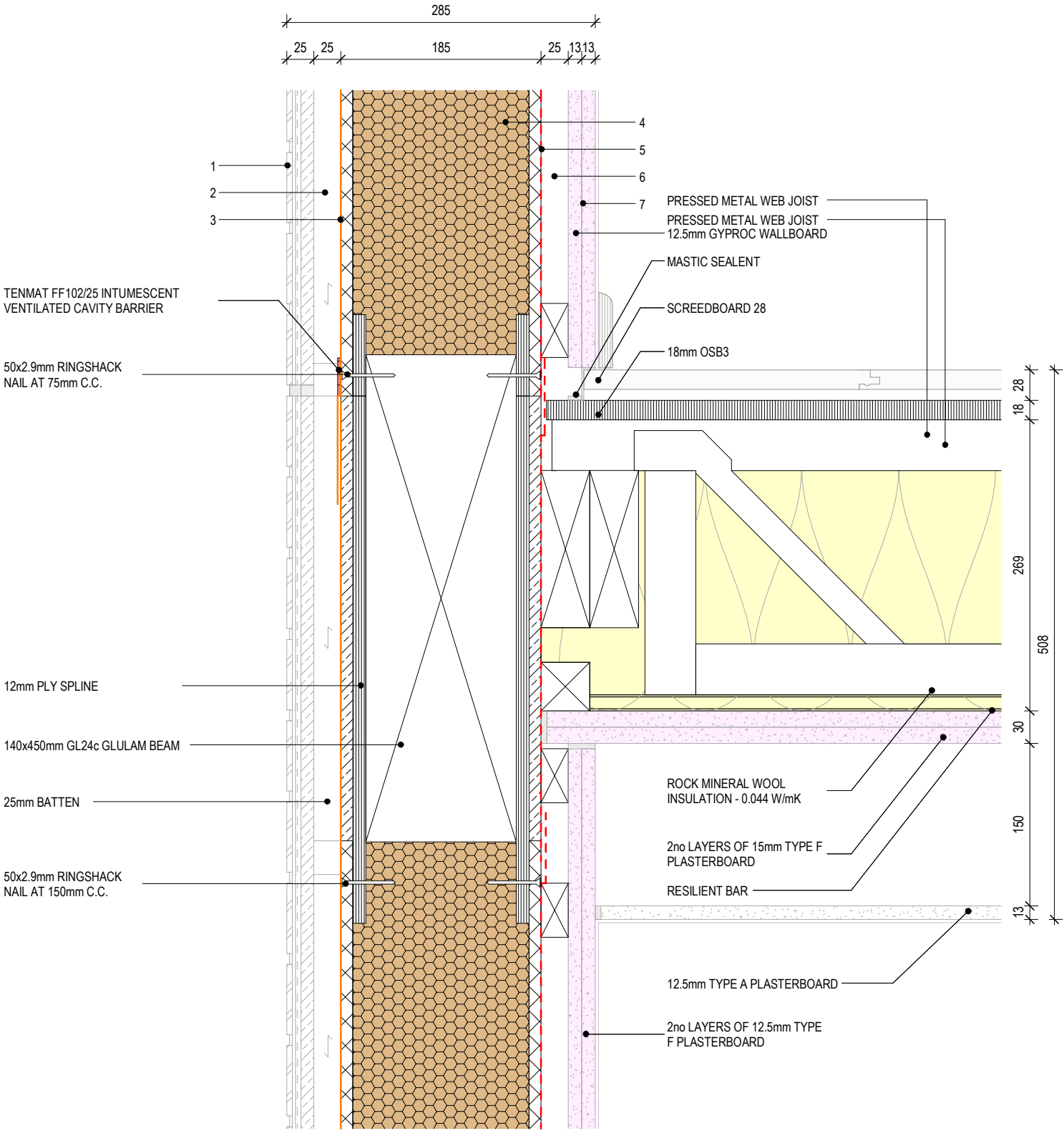
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Detail Notes

Where reference is made on this drawing to specific products or manufacturers, alternative or similar quality and performance may be substituted subject to prior approval.

Areas shown in grey are outside of Etopia's scope of services. Testing and/or consultation has been sought with the product manufacturer's to ensure compatibility with the E.I SIP system.

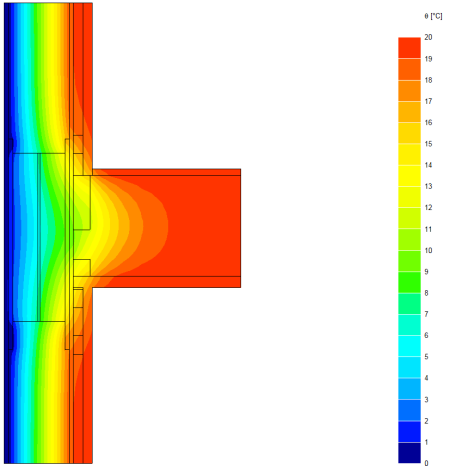
- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH



Baseline wall fabric U-value to achieve: 0.13 W/m²K

- External cladding subject to site specific design requirements. (Brickslip cladding shown).
- Cavity minimum width of 25mm formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- Heat reflective membrane breather membrane, Class W2 to BS EN 13859-2 fixed and lapped to protect the sheathing and frame from wind and moisture.
- OSB sheathed E.I SIP
- AVCL to EN 13984:2013 fixed and lapped to protect the sheathing from moisture. Water vapour transmission range (sD) TBD by condensation risk analysis (CRA)
- Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
- Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E7 Party Floor between dwellings



- Calculated PSI Value internal for SAP - 0.089 W/mK
- Temperature factor fRsi - 0.89
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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NOTES

P02	Glulam size amended	RT	SW	13/08/25
P01	First Issue	RT	SW	07/05/25
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE

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Etopia E.I SIP Standard Details

JOB NUMBER Q001	PLOT #	SCALE @ A3 1 : 5	SUITABILITY S2
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Section Detail E7 Intermediate
Compartment Floor - Top Hung
- OSB

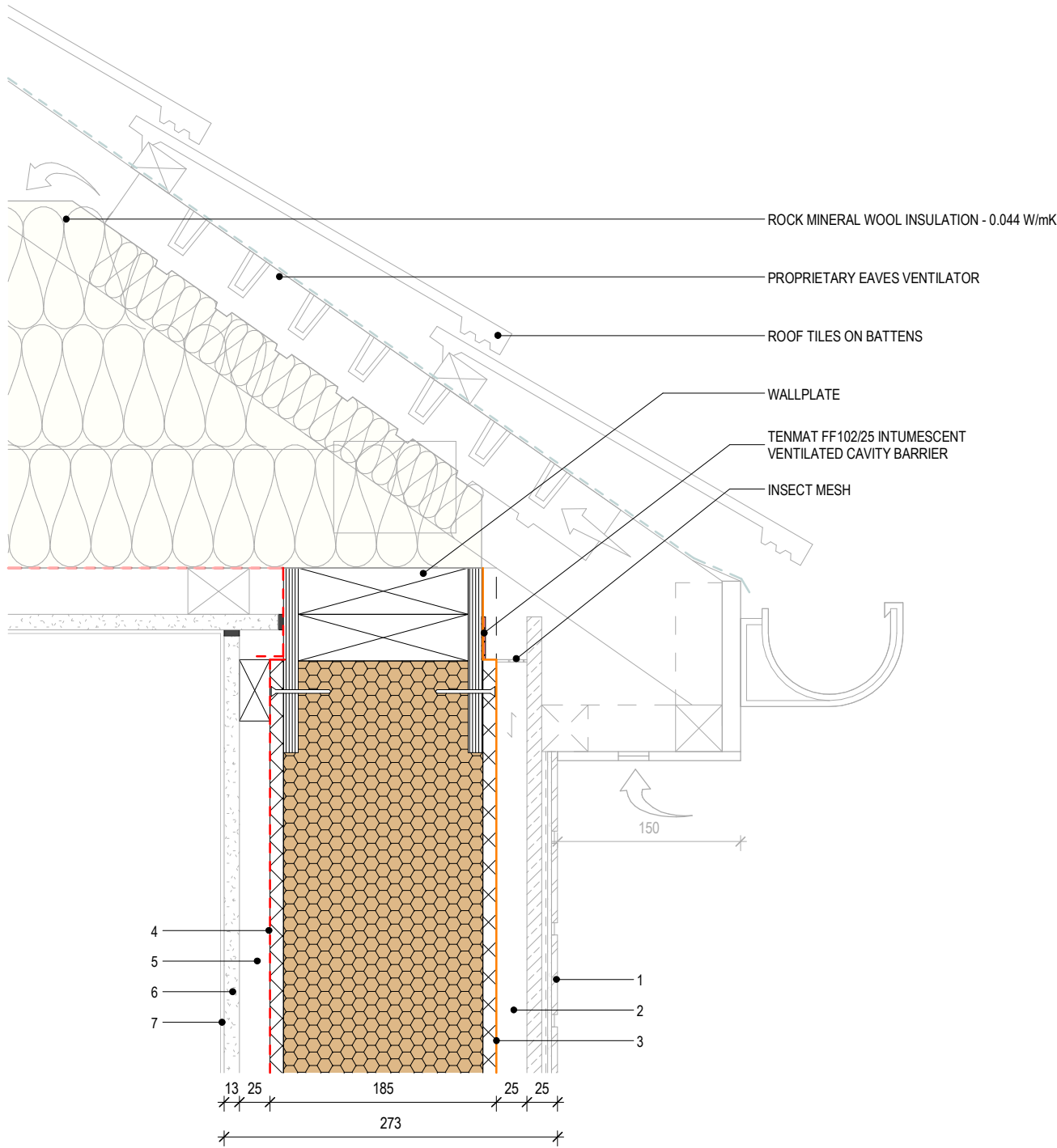
DRAWING NO. DET-ETO-XX-XX-DR-A-206B	REVISION P02
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Detail Notes

Where reference is made on this drawing to specific products or manufacturers, alternative or similar quality and performance may be substituted subject to prior approval.

Areas shown in grey are outside of Etopia's scope of services. Testing and/or consultation has been sought with the product manufacturer's to ensure compatibility with the E.I SIP system.

- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH

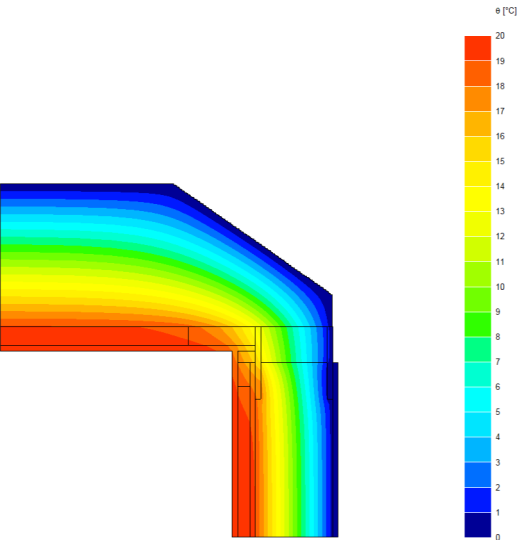


SECTION DETAIL

Baseline wall fabric U-value to achieve: 0.13 W/m²K

- External cladding subject to site specific design requirements. (Brick Slip cladding shown).
- Cavity minimum width of 25mm formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- Heat reflective membrane breather membrane, Class W2 to BS EN 13859-2 fixed and lapped to protect the sheathing and frame from wind and moisture.
- OSB sheathed E.I SIP.11mm sheathing (OSB/3 to BS EN 300)
- AVCL to EN 13984:2013 fixed and lapped to protect the sheathing from moisture. Water vapour transmission range (sD) TBD by condensation risk analysis (CRA)
- Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
- Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E10 Eaves Cold Roof



- Calculated PSI Value internal for SAP - 0.065 W/mK
- Temperature factor fRsi - 0.91
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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PROJECT TITLE
Etopia E.I SIP Standard Details

JOB NUMBER: Q001
PLOT (N):
SCALE @ A3: 1 : 5
SUITABILITY: S2

DRAWING TITLE
Section Detail E10 Eaves -
Insulation at ceiling level - OSB

DRAWING NO.: DET-ETO-XX-XX-DR-A-207
REVISION: P01

REVISION: P01
DESCRIPTION: First Issue
DRAWN: RT
CHECKED: SW
DATE: 07/05/25

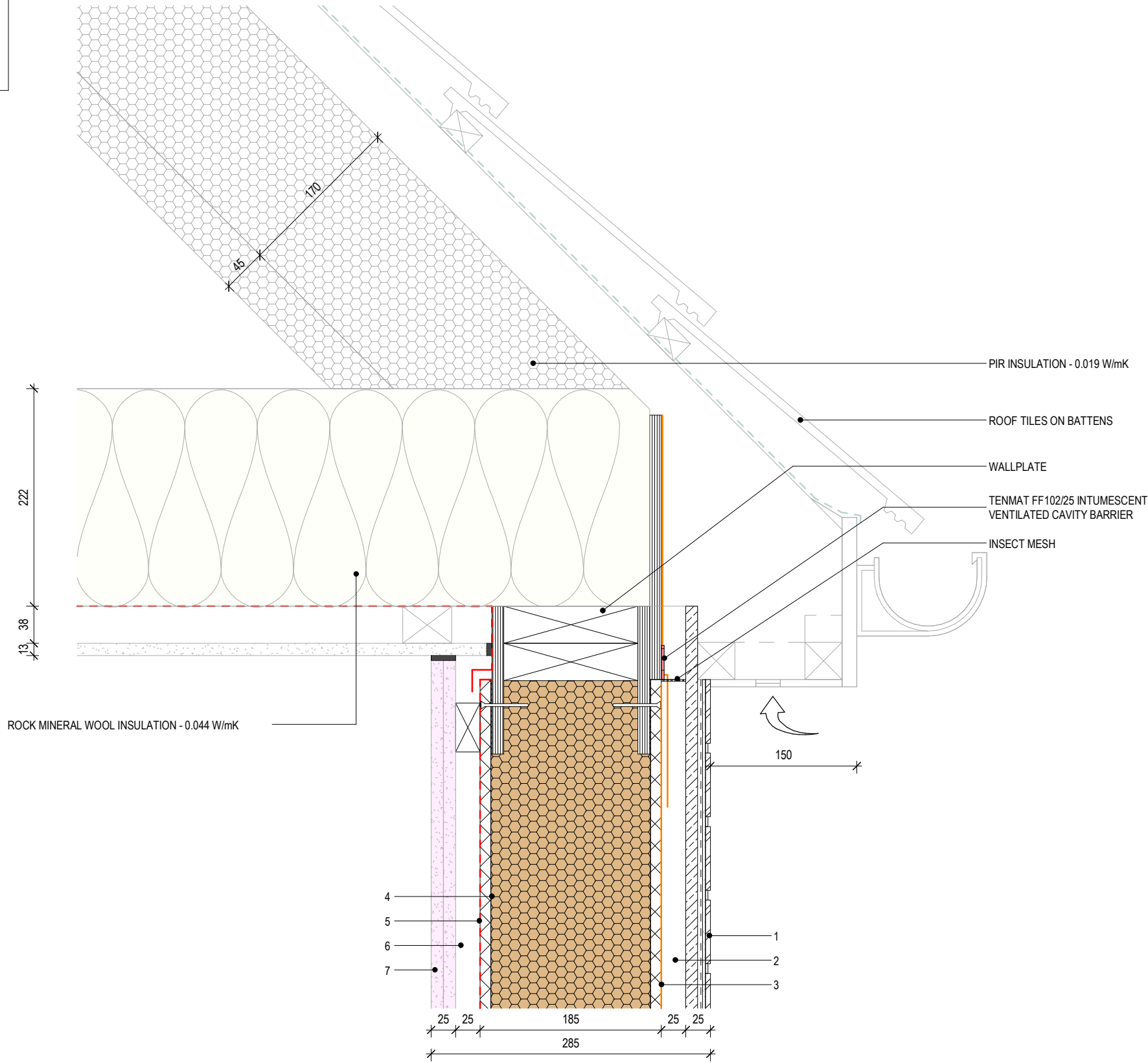
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Detail Notes

Where reference is made on this drawing to specific products or manufacturers, alternative or similar quality and performance may be substituted subject to prior approval.

Areas shown in grey are outside of Etopia's scope of services. Testing and/or consultation has been sought with the product manufacturer's to ensure compatibility with the E.I SIP system.

- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH

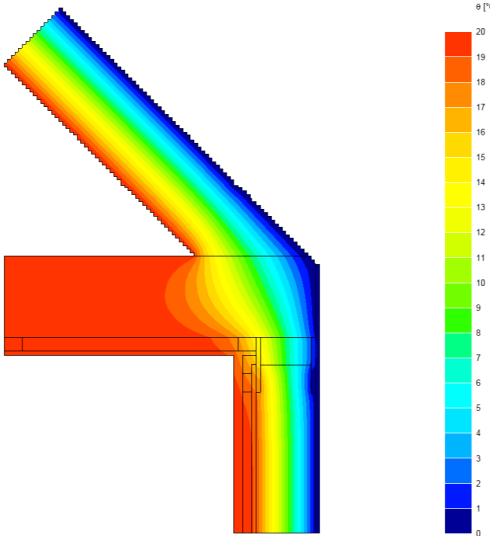


SECTION DETAIL

Baseline wall fabric U-value to achieve: 0.13 W/m²K

- External cladding subject to site specific design requirements. (Brick Slip cladding shown).
- Cavity minimum width of 25mm formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- Heat reflective membrane breather membrane, Class W2 to BS EN 13859-2 fixed and lapped to protect the sheathing and frame from wind and moisture.
- OSB sheathed E.I SIP.11mm sheathing (OSB/3 to BS EN 300)
- AVCL to EN 13984:2013 fixed and lapped to protect the sheathing from moisture. Water vapour transmission range (sD) TBD by condensation risk analysis (CRA)
- Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
- Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E11 Eaves Warm Roof



- Calculated PSI Value internal for SAP - 0.056 W/mK
- Temperature factor fRsi - 0.93
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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Etopia E.I SIP Standard Details

JOB NUMBER	PLOT (IN)	SCALE @ A3	SUITABILITY
Q001		1 : 5	S2

Section Detail E11 Eaves -
Insulation at rafter level - OSB

DRAWING NO.	REVISION
DET-ETO-XX-XX-DR-A-208	P01

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
P01	First Issue	RT	SW	07/05/25

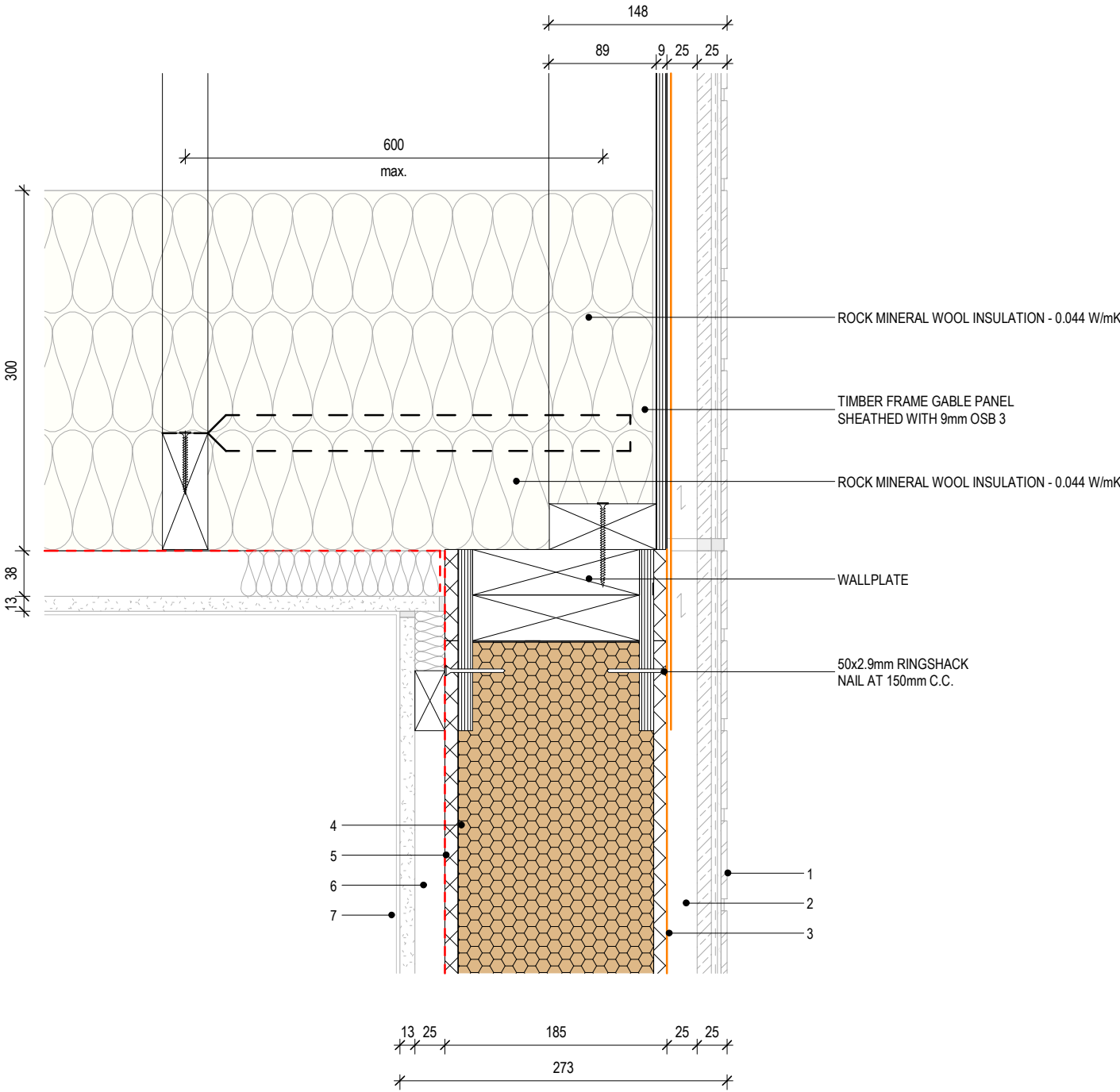
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Detail Notes

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Areas shown in grey are outside of Etopia's scope of services. Testing and/or consultation has been sought with the product manufacturer's to ensure compatibility with the E.I SIP system.

- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH

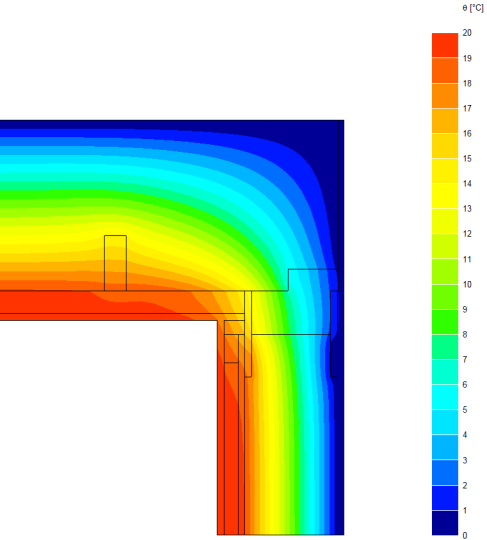


SECTION DETAIL

Baseline wall fabric U-value to achieve: 0.13 W/m²K

1. External cladding subject to site specific design requirements. (Brick Slip cladding shown).
2. Cavity minimum width of 25mm formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
3. Heat reflective membrane breather membrane, Class W2 to BS EN 13859-2 fixed and lapped to protect the sheathing and frame from wind and moisture.
4. OSB sheathed E.I SIP.11mm sheathing (OSB/3 to BS EN 300)
5. AVCL to EN 13984:2013 fixed and lapped to protect the sheathing from moisture. Water vapour transmission range (sD) TBD by condensation risk analysis (CRA)
6. Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
7. 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
8. Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E12 Gable



1. Calculated PSI Value internal for SAP - 0.053 W/mK
2. Temperature factor fRsi - 0.91
3. Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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Etopia E.I SIP Standard Details

JOB NUMBER

Q001

PLOT #

SCALE @ A3

1 : 5

SUITABILITY

S2

Section Detail E12 Gable -
Insulation at ceiling level - OSB

DRAWING NO.

DET-ETO-XX-XX-DR-A-209

REVISION

P01

P01

First Issue

RT

SW

07/05/25

REVISION

DESCRIPTION

DRAWN

CHECKED

DATE

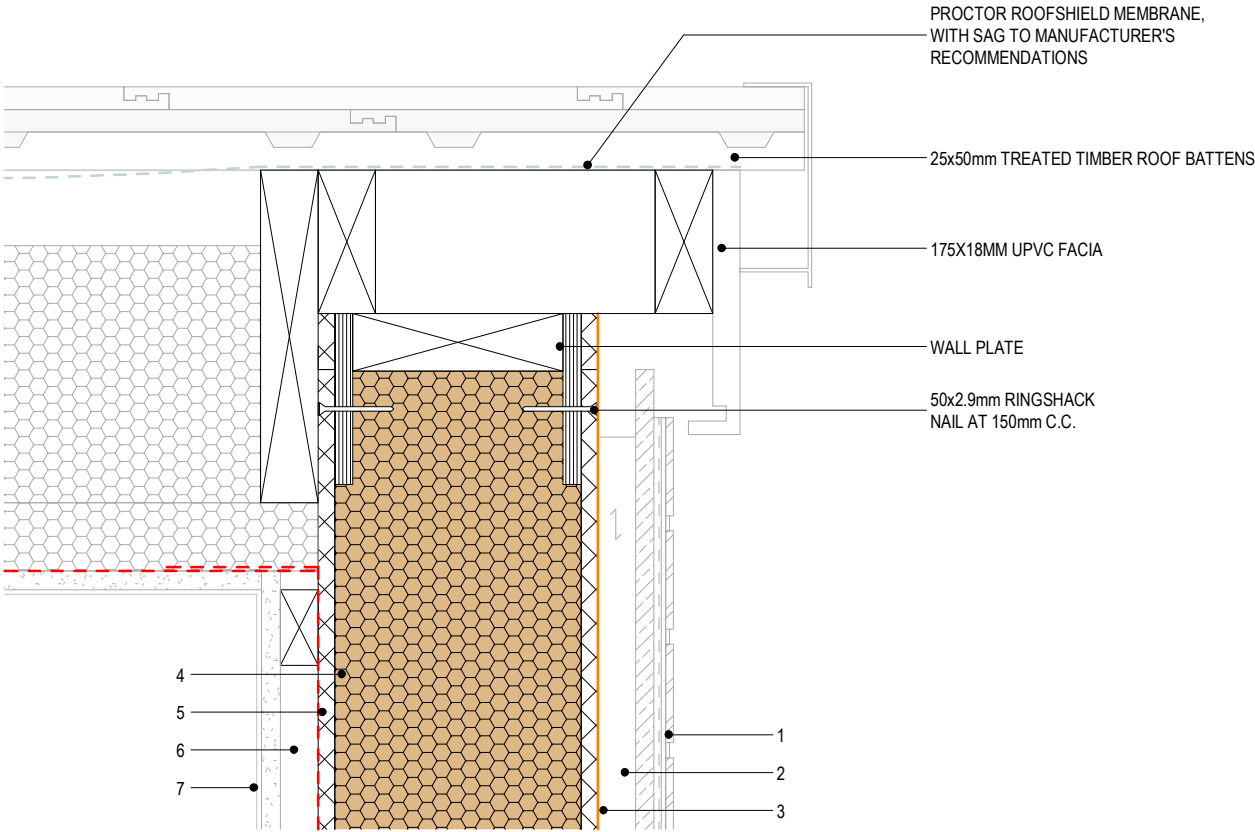
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Detail Notes

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Areas shown in grey are outside of Etopia's scope of services. Testing and/or consultation has been sought with the product manufacturer's to ensure compatibility with the E.I SIP system.

- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH



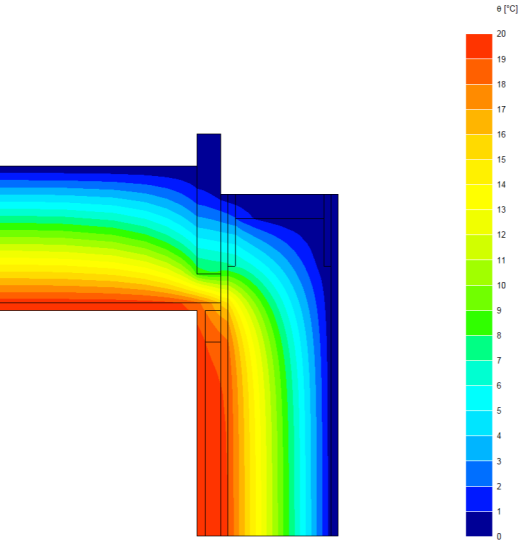
13 25 185 25 25 273

SECTION DETAIL

Baseline wall fabric U-value to achieve: 0.13 W/m²K

- External cladding subject to site specific design requirements. (Brick Slip cladding shown).
- Cavity minimum width of 25mm formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- Heat reflective membrane breather membrane, Class W2 to BS EN 13859-2 fixed and lapped to protect the sheathing and frame from wind and moisture.
- OSB sheathed E.I SIP.11mm sheathing (OSB/3 to BS EN 300)
- AVCL to EN 13984:2013 fixed and lapped to protect the sheathing from moisture. Water vapour transmission range (sD) TBD by condensation risk analysis (CRA)
- Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
- Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E13 Gable



- Calculated PSI Value internal for SAP - 0.045 W/mK
- Temperature factor fRsi - 0.94
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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Etopia E.I SIP Standard Details

JOB NUMBER Q001 PLOT #N1 SCALE @ A3 1 : 5 SUTABILITY S2

E13 Gable - Insulation at rafter level - OSB

DRAWING NO. DET-ETO-XX-XX-DR-A-210 REVISION P01

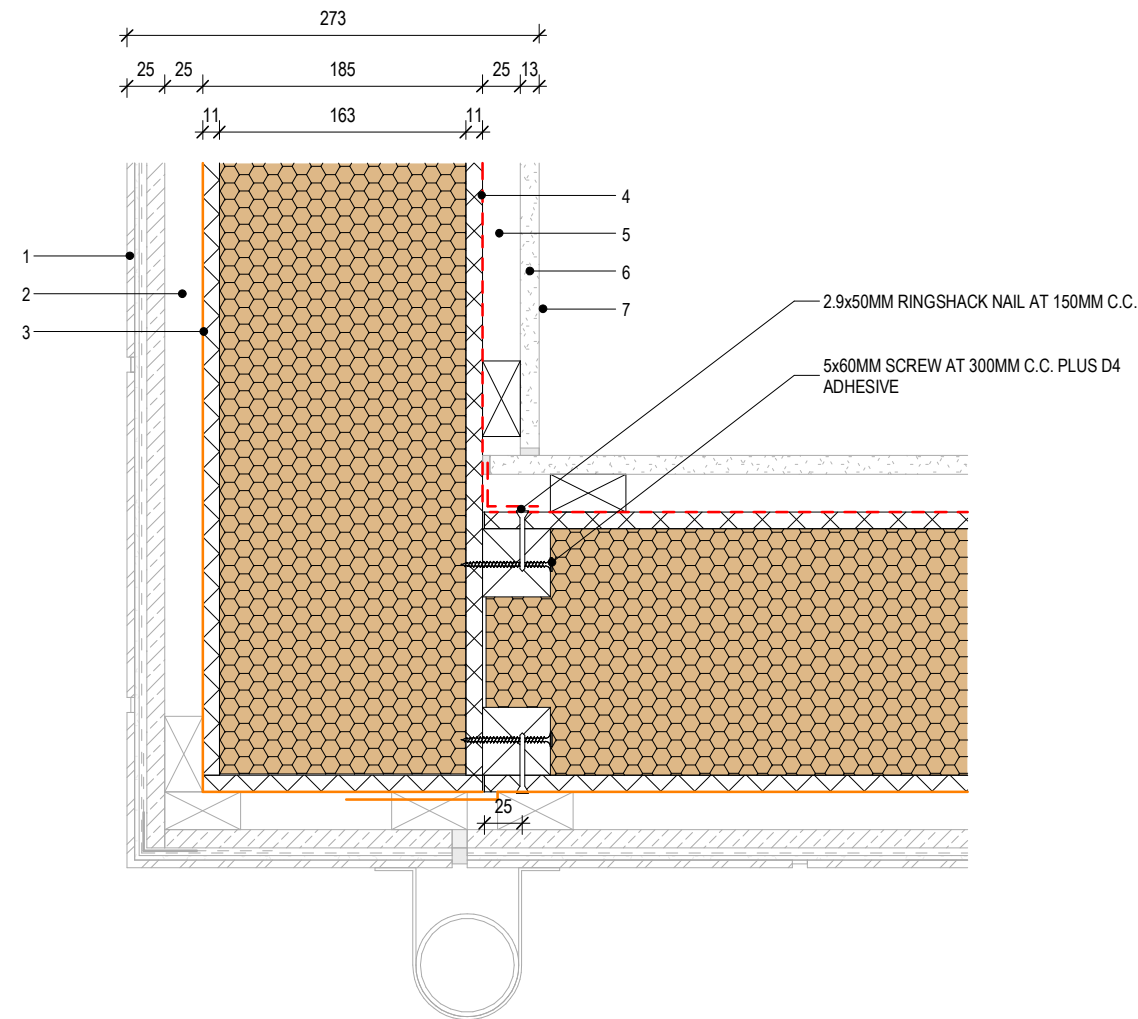
P01 First Issue RT SW 07/05/25

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- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- - - SEPERATION LAYER
- - - VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- - - ROOF MEMBRANE
- BREATHER MEMBRANE
- - - MESH

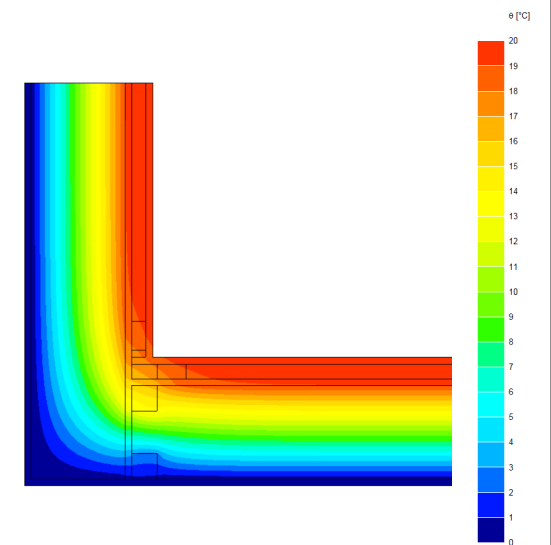


PLAN DETAIL

Baseline wall fabric U-value to achieve: 0.13 W/m²K

1. External cladding subject to site specific design requirements. (Brick Slip cladding shown).
2. Cavity minimum width of 25mm formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
3. Heat reflective membrane breather membrane, Class W2 to BS EN 13859-2 fixed and lapped to protect the sheathing and frame from wind and moisture.
4. OSB sheathed E.I SIP. 11mm sheathing (OSB/3 to BS EN 300)
5. AVCL to EN 13984:2013 fixed and lapped to protect the sheathing from moisture. Water vapour transmission range (sD) TBD by condensation risk analysis (CRA)
6. Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
7. 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
8. Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E16 Internal Corner



1. Calculated PSI Value internal for SAP - 0.031 W/mK
2. Temperature factor fRsi - 0.93
3. Temperature factor and PSI value have been calculated using Triseco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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P01	First Issue	RT	SW	07/05/25
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE

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PROJECT TITLE	Etopia E.I SIP Standard Details
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JOB NUMBER Q001	PLOT #(s)	SCALE @ A3 1 : 5	SUITABILITY S2
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DRAWING TITLE: E16 External Corner - No Gap - OSB

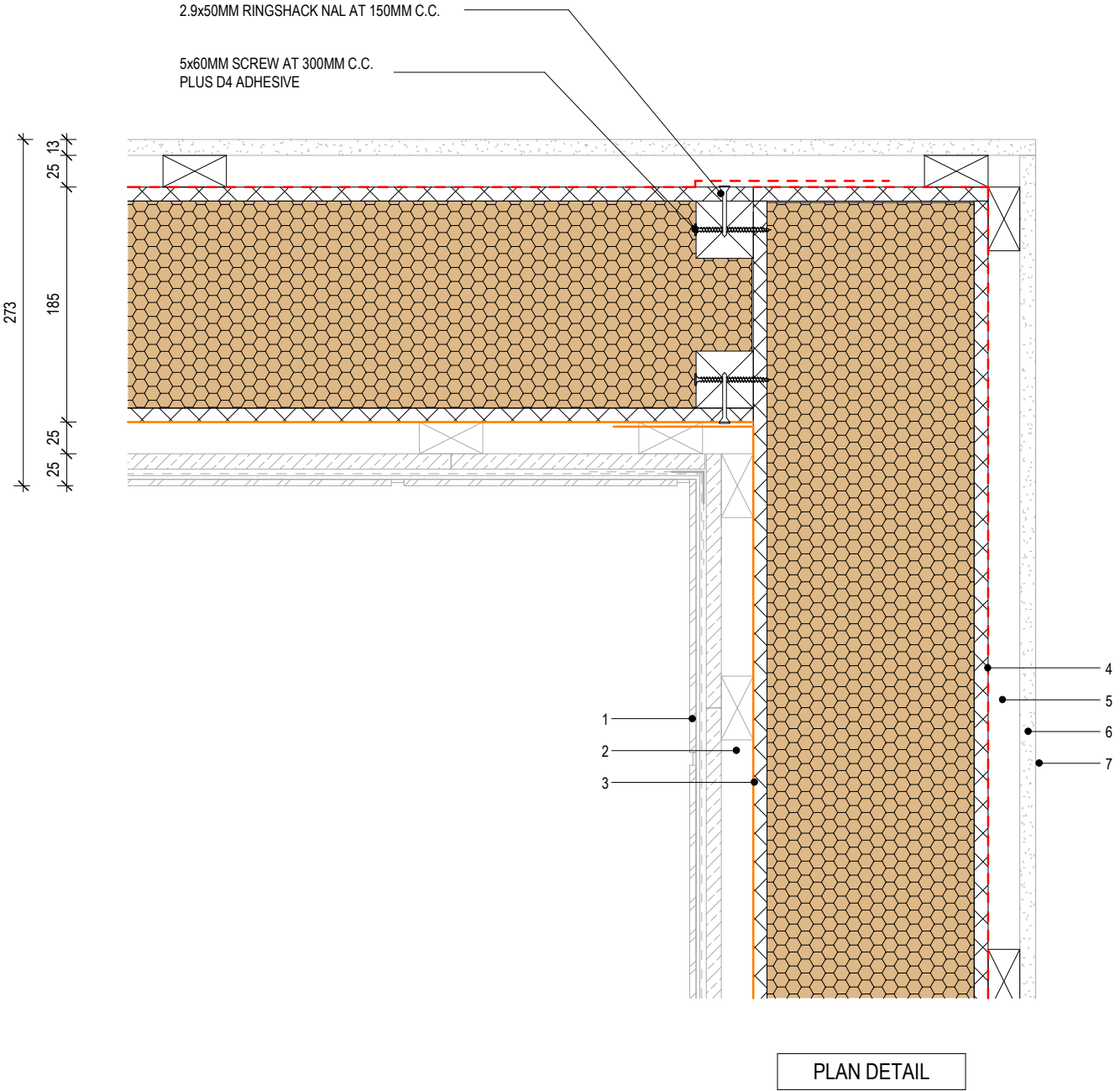
DRAWING No.	REVISION
DET-ETO-XX-XX-DR-A-211B	P01

Detail Notes

Where reference is made on this drawing to specific products or manufacturers, alternative or similar quality and performance may be substituted subject to prior approval.

Areas shown in grey are outside of Etopia's scope of services. Testing and/or consultation has been sought with the product manufacturer's to ensure compatibility with the E.I SIP system.

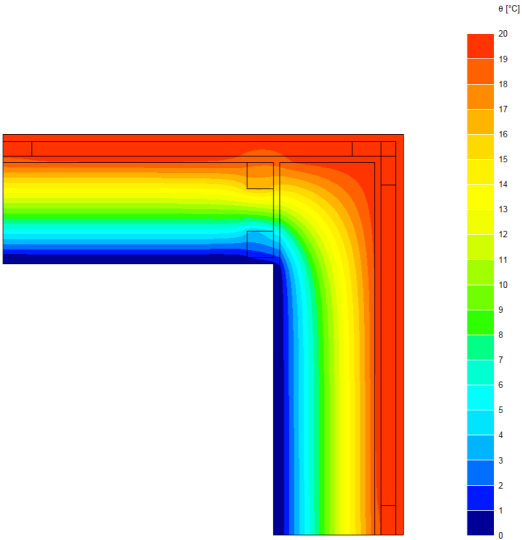
- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH



Baseline wall fabric U-value to achieve: 0.13 W/m²K

1. External cladding subject to site specific design requirements. (Brick Slip cladding shown).
2. Cavity minimum width of 25mm formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
3. Heat reflective membrane breather membrane, Class W2 to BS EN 13859-2 fixed and lapped to protect the sheathing and frame from wind and moisture.
4. OSB sheathed E.I SIP.11mm sheathing (OSB/3 to BS EN 300)
5. AVCL to EN 13984:2013 fixed and lapped to protect the sheathing from moisture. Water vapour transmission range (sD) TBD by condensation risk analysis (CRA)
6. Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
7. 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
8. Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E17 Internal Corner



1. Calculated PSI Value internal for SAP - -0.028 W/mK
2. Temperature factor fRsi - 0.98
3. Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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PROJECT TITLE
Etopia E.I SIP Standard Details

JOB NUMBER
Q001

PLOT RIN

SCALE @ A3
1 : 5

SUITABILITY
S2

DRAWING TITLE
E17 Internal Corner - OSB

DRAWING NO.
DET-ETO-XX-XX-DR-A-212

REVISION
P01

P01 First Issue

RT SW 07/05/25

REVISION DESCRIPTION

DRAWN CHECKED DATE

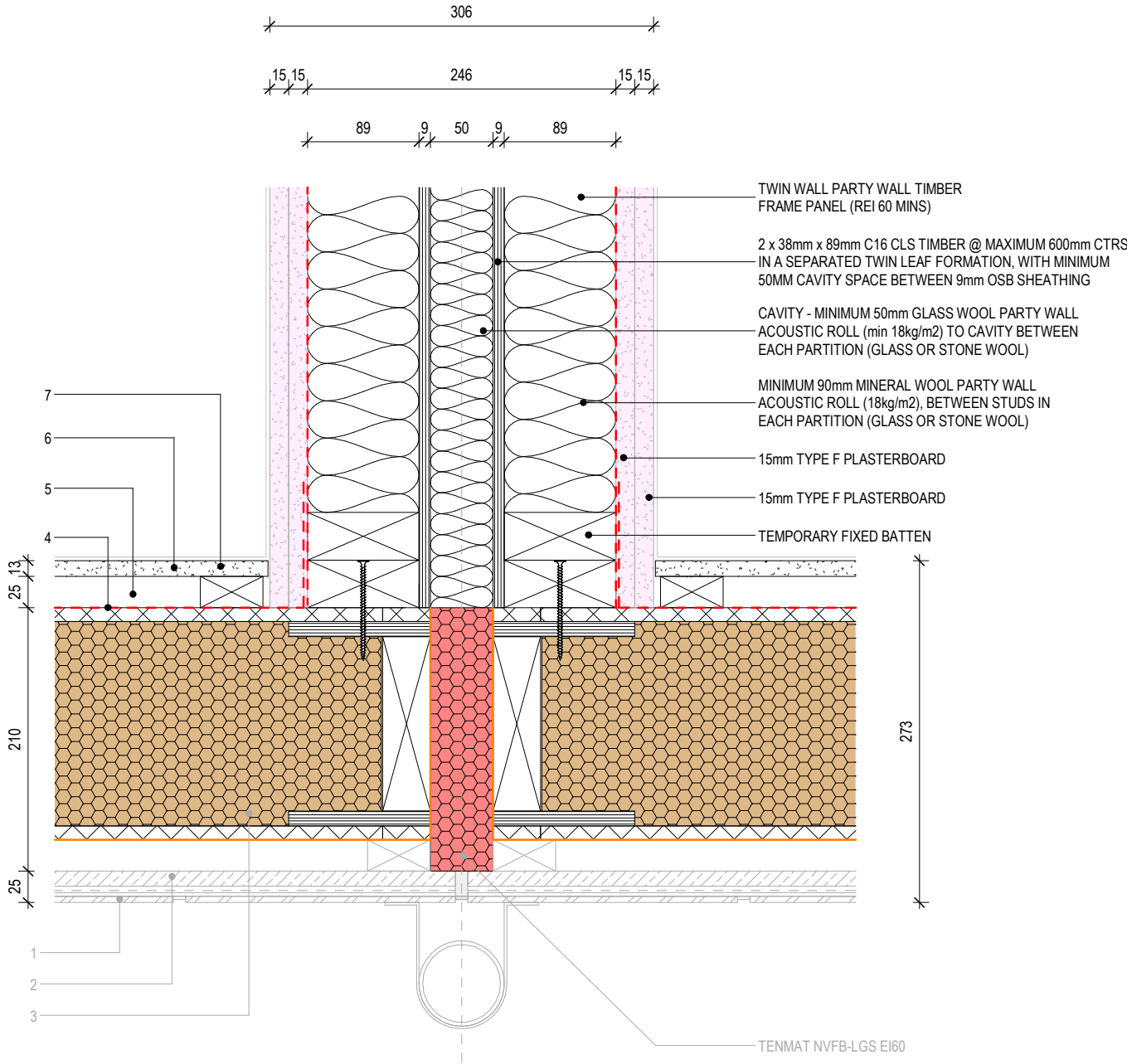
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Detail Notes

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Areas shown in grey are outside of Etopia's scope of services. Testing and/or consultation has been sought with the product manufacturer's to ensure compatibility with the E.I SIP system.

- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH

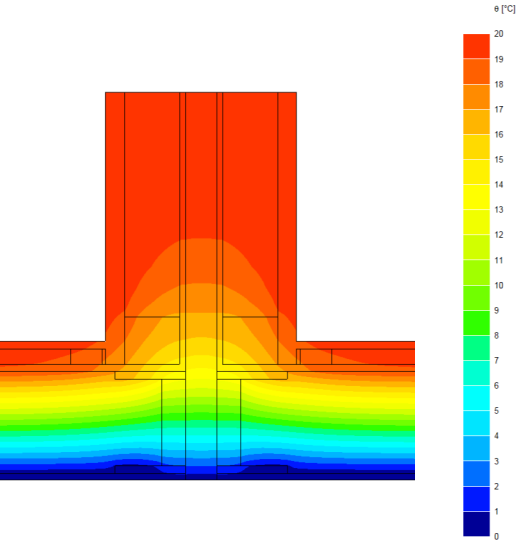


PLAN DETAIL

Baseline wall fabric U-value to achieve: 0.13 W/m²K

- External cladding subject to site specific design requirements. (Brick Slip cladding shown).
- Cavity minimum width of 25mm formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- Heat reflective membrane breather membrane, Class W2 to BS EN 13859-2 fixed and lapped to protect the sheathing and frame from wind and moisture.
- OSB sheathed E.I SIP. 11mm sheathing (OSB/3 to BS EN 300)
- AVCL to EN 13984:2013 fixed and lapped to protect the sheathing from moisture. Water vapour transmission range (sD) TBD by condensation risk analysis (CRA)
- Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
- Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E18 Party Wall Between Dwellings



- Calculated PSI Value internal for SAP - 0.035 W/mK
- Temperature factor fRsi - 0.94
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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Etopia E.I SIP Standard Details

JOB NUMBER: Q001
DRAWING TITLE: Plan Detail E18 Party Wall - OSB
SCALE @ A3: 1 : 5
SUITABILITY: S2

DRAWING NO.: DET-ETO-XX-XX-DR-A-216
REVISION: P01

P01 First Issue
REVISION DESCRIPTION
RT SW 07/05/25
DRAWN CHECKED DATE

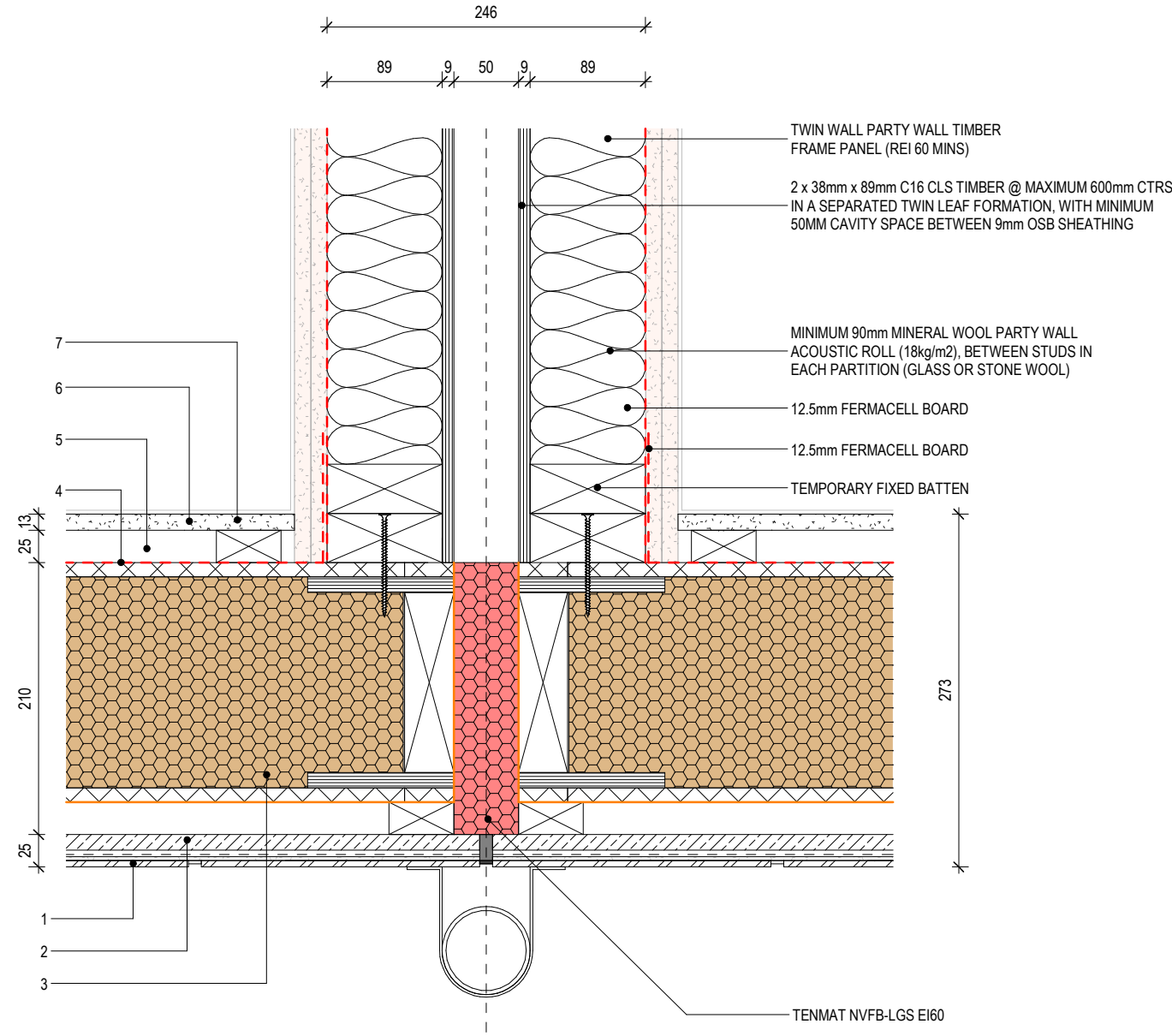
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- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH

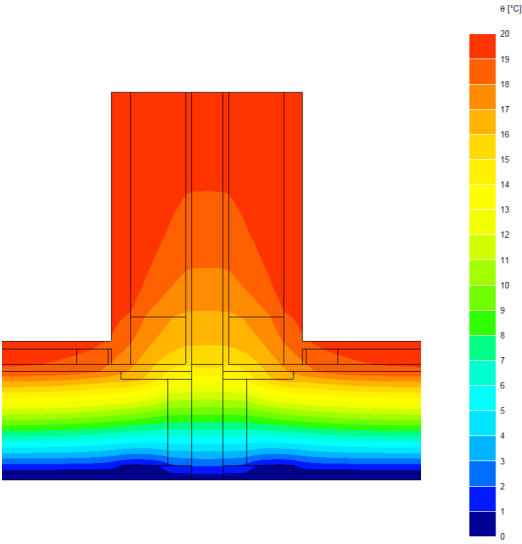


PLAN DETAIL

Baseline wall fabric U-value to achieve: 0.13 W/m²K

- External cladding subject to site specific design requirements. (Brick Slip cladding shown).
- Cavity minimum width of 25mm formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- Heat reflective membrane breather membrane, Class W2 to BS EN 13859-2 fixed and lapped to protect the sheathing and frame from wind and moisture.
- OSB sheathed E.I SIP. 11mm sheathing (OSB/3 to BS EN 300)
- AVCL to EN 13984:2013 fixed and lapped to protect the sheathing from moisture. Water vapour transmission range (sD) TBD by condensation risk analysis (CRA)
- Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
- Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E18 Party Wall Between Dwellings



- Calculated PSI Value internal for SAP - 0.073 W/mK
- Temperature factor fRsi - 0.95
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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Etopia E.I SIP Standard Details

JOB NUMBER: Q001
PLOT REF:
SCALE @ A3: 1 : 5
SUITABILITY: S2

Plan Detail E18 Party Wall - OSB Fermacell

DRAWING NO.: DET-ETO-XX-XX-DR-A-219
REVISION: P01

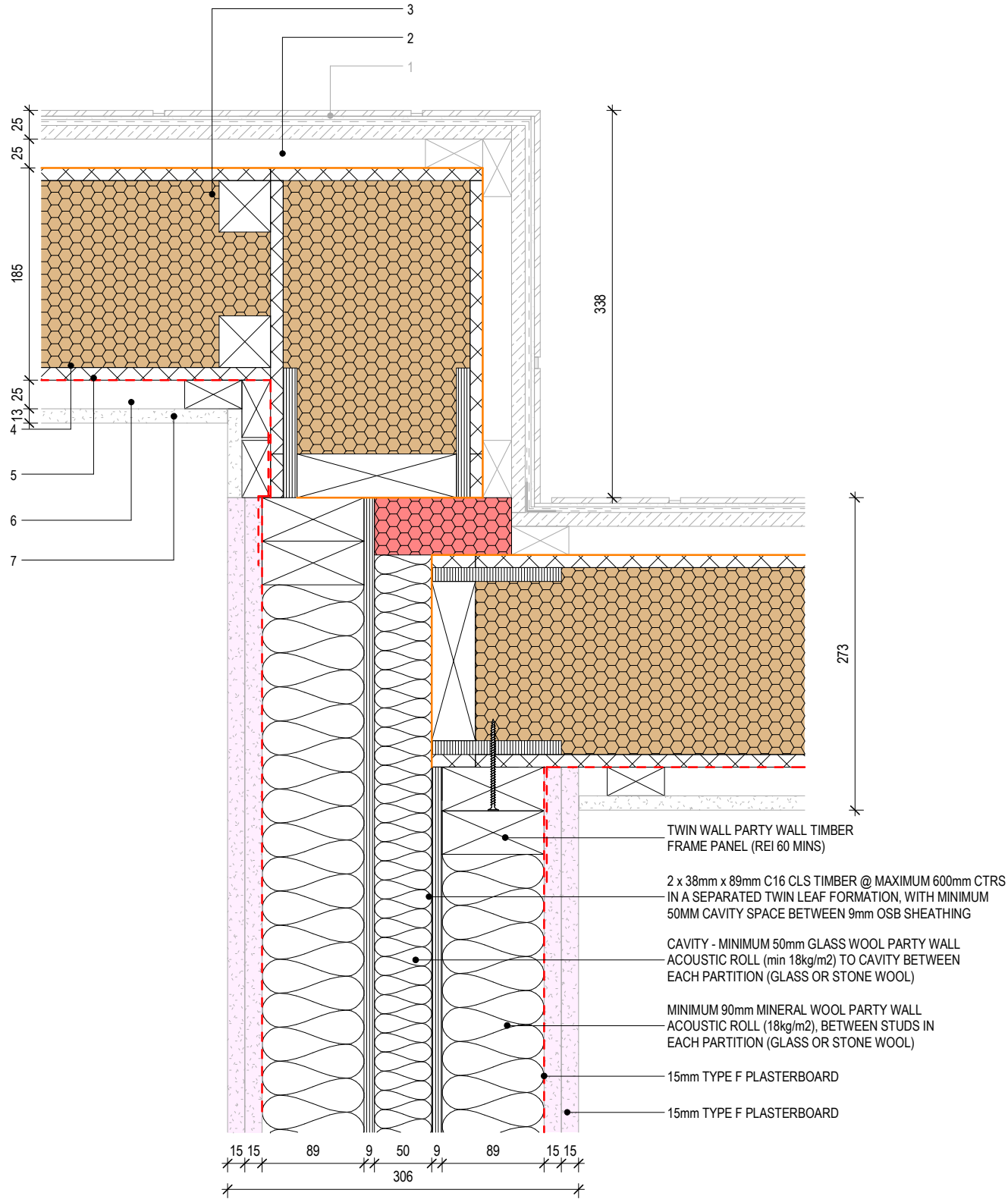
REVISION: P01
DESCRIPTION: First Issue
DRAWN: RT
CHECKED: SW
DATE: 07/05/25

Detail Notes

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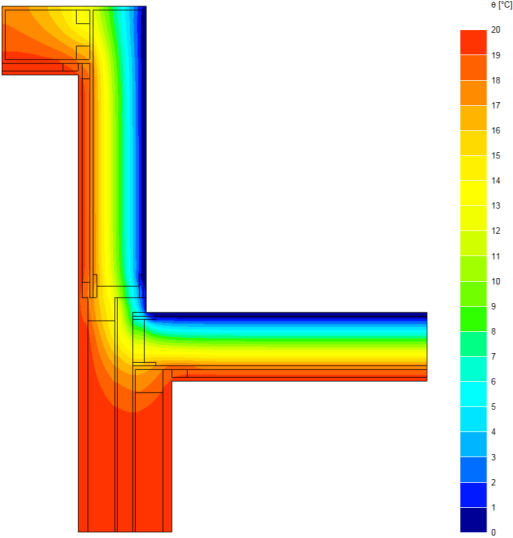
- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH



Baseline wall fabric U-value to achieve: 0.13 W/m²K

- External cladding subject to site specific design requirements. (Brickslip cladding shown).
- Cavity minimum width of 25mm formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- Heat reflective membrane breather membrane, Class W2 to BS EN 13859-2 fixed and lapped to protect the sheathing and frame from wind and moisture.
- OSB sheathed E.I SIP
- AVCL to EN 13984:2013 fixed and lapped to protect the sheathing from moisture. Water vapour transmission range (sD) TBD by condensation risk analysis (CRA)
- Service void formed of 25 x 50mm sawn treated FSC Timber battens @ 600mm centres.
- 1 x minimum 12.5mm plasterboard BS EN 520 - Type A. All joints mesh taped and filled. Fixed in accordance with manufacturers fixings requirements.
- Plasterboard to receive skim coat plaster finish nominal 3mm thickness.

SAP Appenfix Reference - E25 Staggered Party Wall Between Dwellings



- Calculated PSI Value internal for SAP - 0.073 W/mK
- Temperature factor fRsi - 0.95
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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PROJECT TITLE
Etopia E.I SIP Standard Details

JOB NUMBER
Q001

PLOT #N)

SCALE @ A3
1 : 5

SUITABILITY
S2

DRAWING TITLE
Plan Detail E18 Party Wall -
Internal Corner - OSB 337.5mm
step

DRAWING No.
DET-ETO-XX-XX-DR-A-221

REVISION
P01

P01 First Issue

CB RT 13/08/25

REVISION DESCRIPTION DRAWN CHECKED DATE

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24

30

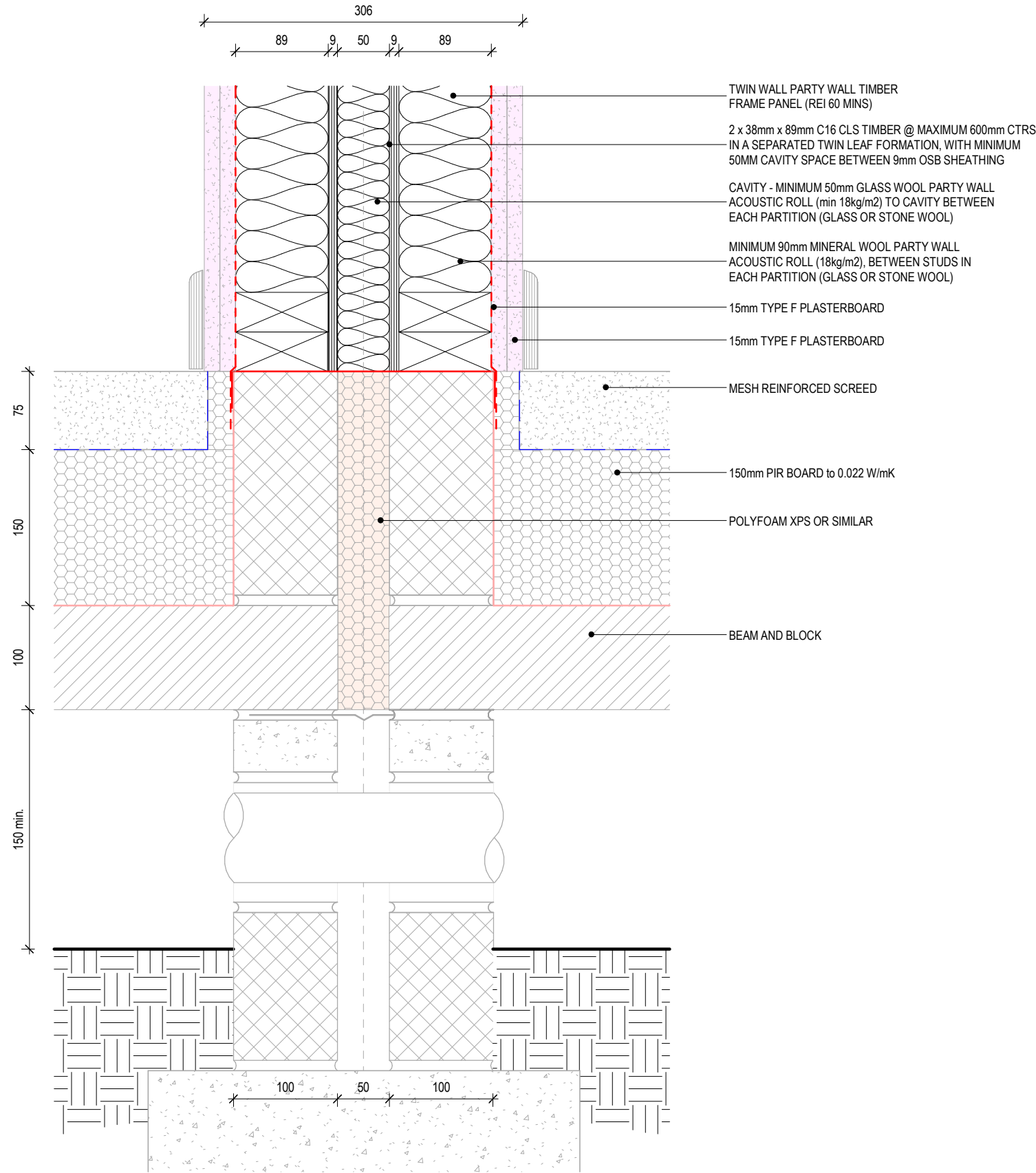
Standalone Details

Detail Notes

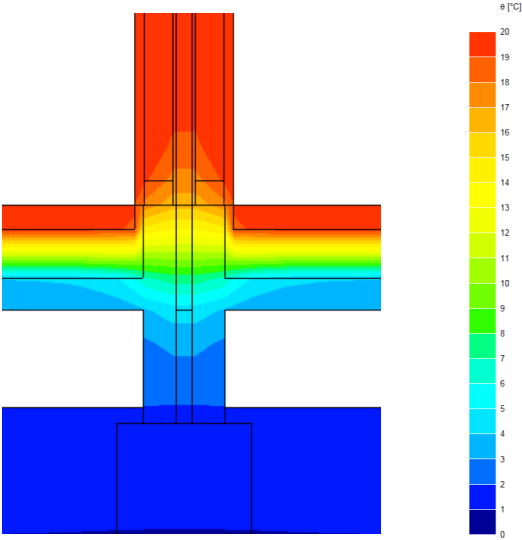
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- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH



SAP Appenfix Reference - P1 Party Wall Between Dwellings



- Calculated PSI Value internal for SAP - 0.055 W/mK
- Temperature factor fRsi - 0.95
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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PROJECT TITLE
Etopia E.I SIP Standard Details

JOB NUMBER
Q001

PLOT RH

SCALE @ A3
1 : 5

SUITABILITY
S2

DRAWING TITLE
Section Detail P1 Party Wall
Detail Suspended Ground Floor

DRAWING NO.
DET-ETO-XX-XX-DR-A-319

REVISION
P01

P01 First Issue

RT SW 07/05/25

REVISION DESCRIPTION

DRAWN CHECKED DATE

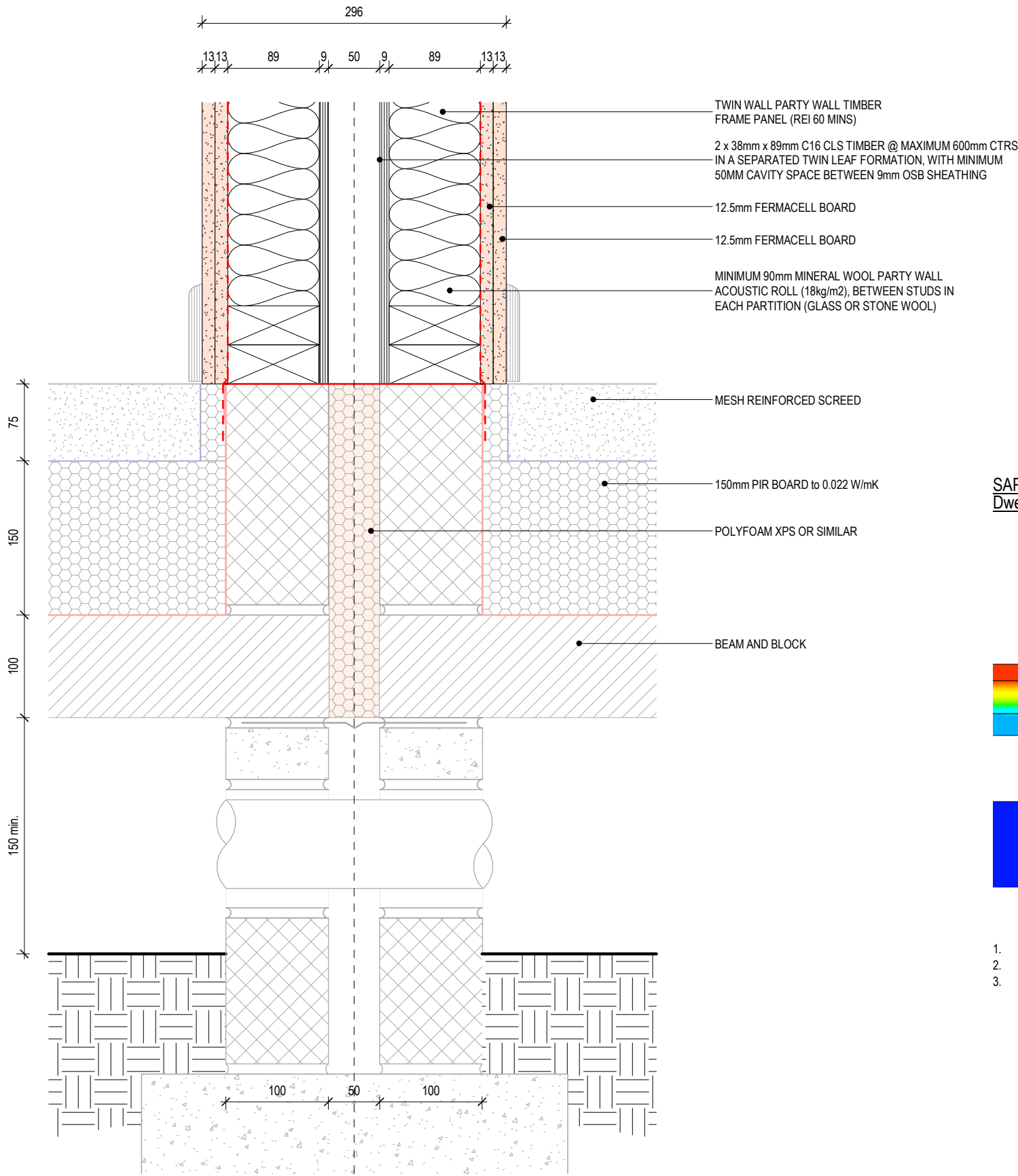
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Detail Notes

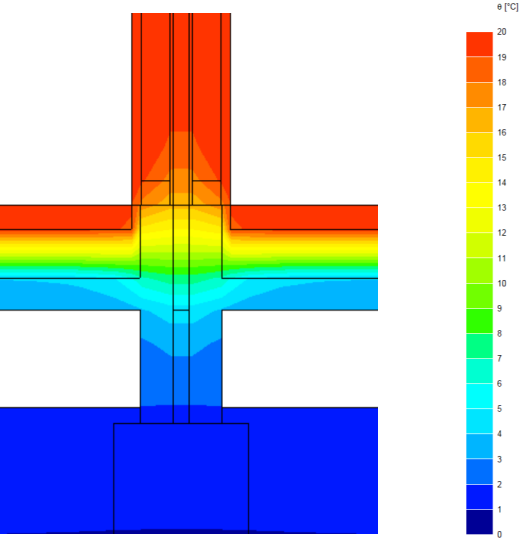
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- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH



SAP Appenfix Reference - P1 Party Wall Between Dwellings



1. Calculated PSI Value internal for SAP - 0.055 W/mK
2. Temperature factor fRsi - 0.95
3. Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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PROJECT TITLE
Etopia E.I SIP Standard Details

JOB NUMBER Q001	PLOT #N)	SCALE @ A3 1 : 5	SUITABILITY S2
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DRAWING TITLE
Section Detail P1 Party Wall
Detail Suspended Ground Floor
Fermacell

DRAWING NO. DET-ETO-XX-XX-DR-A-319A	REVISION P01
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P01	First Issue	RT	SW	07/05/25
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE

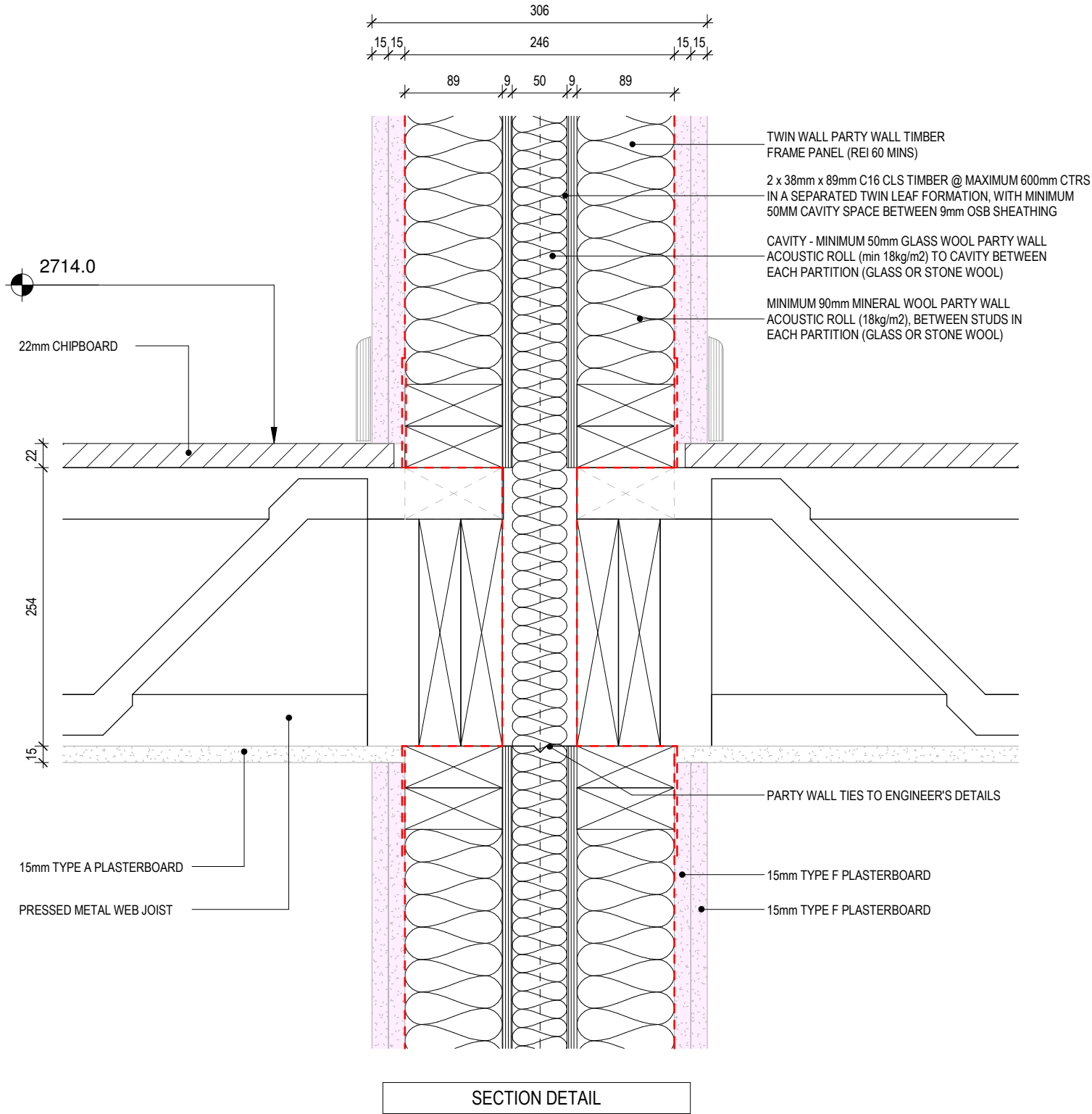
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- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH



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PROJECT TITLE
Etopia E.I SIP Standard Details

JOB NUMBER
Q001

PLOT RH

SCALE @ A3
1 : 5

SUITABILITY
S2

DRAWING TITLE
Section Detail P2 Party Wall
Detail Intermediate Floor

DRAWING NO.
DET-ETO-XX-XX-DR-A-320

REVISION
P01

P01 First Issue

RT SW 07/05/25

REVISION DESCRIPTION DRAWN CHECKED DATE

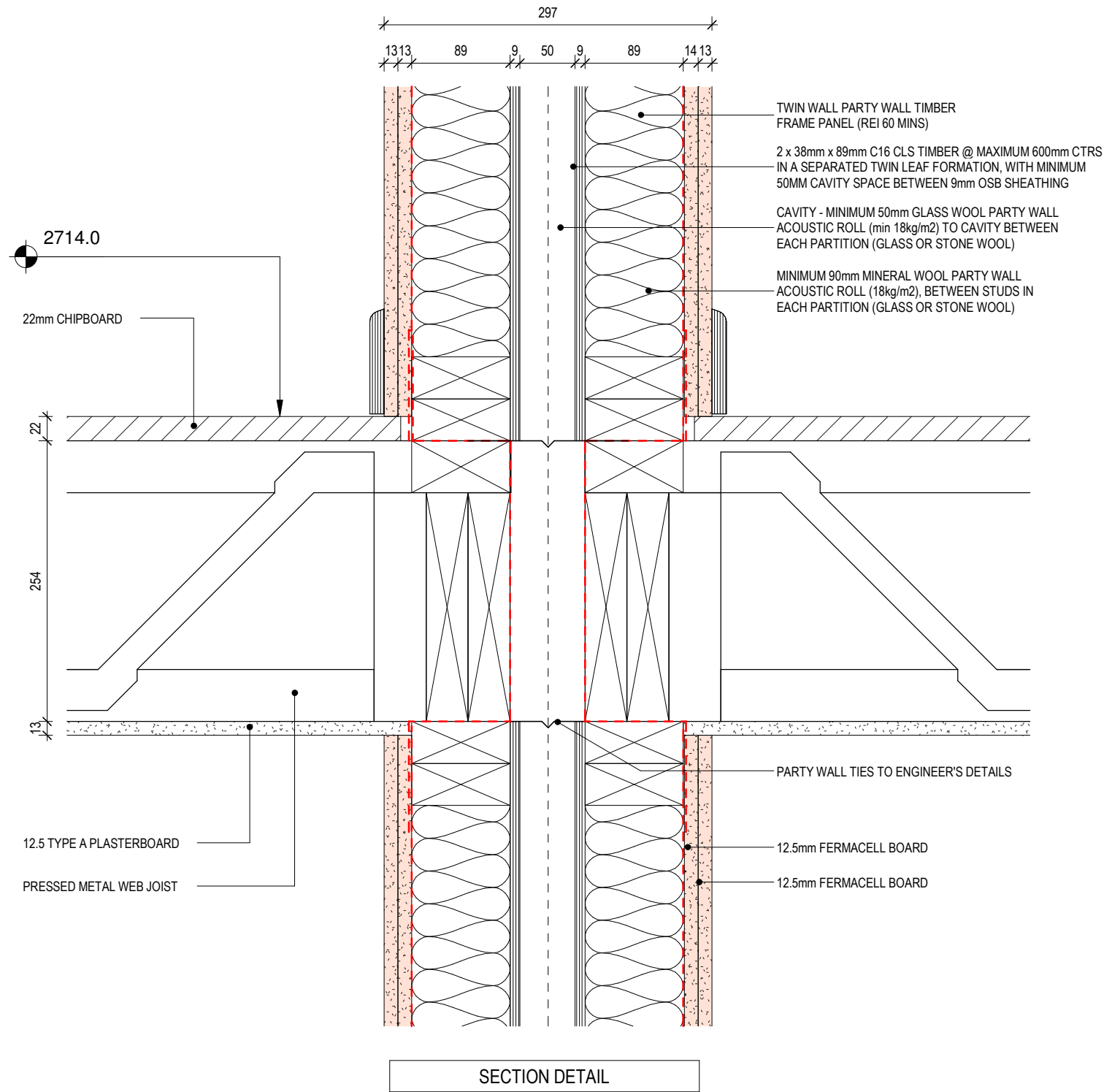
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Detail Notes

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- DPM / DPC
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- SEPERATION LAYER
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- ROOF MEMBRANE
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PROJECT TITLE
Etopia E.I SIP Standard Details

JOB NUMBER Q001	PLOT RN)	SCALE @ A3 1 : 5	SUITABILITY S2
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DRAWING TITLE
Section Detail P2 Party Wall
Detail Intermediate Floor Copy
Fermacell

DRAWING NO. DET-ETO-XX-XX-DR-A-320A	REVISION P01
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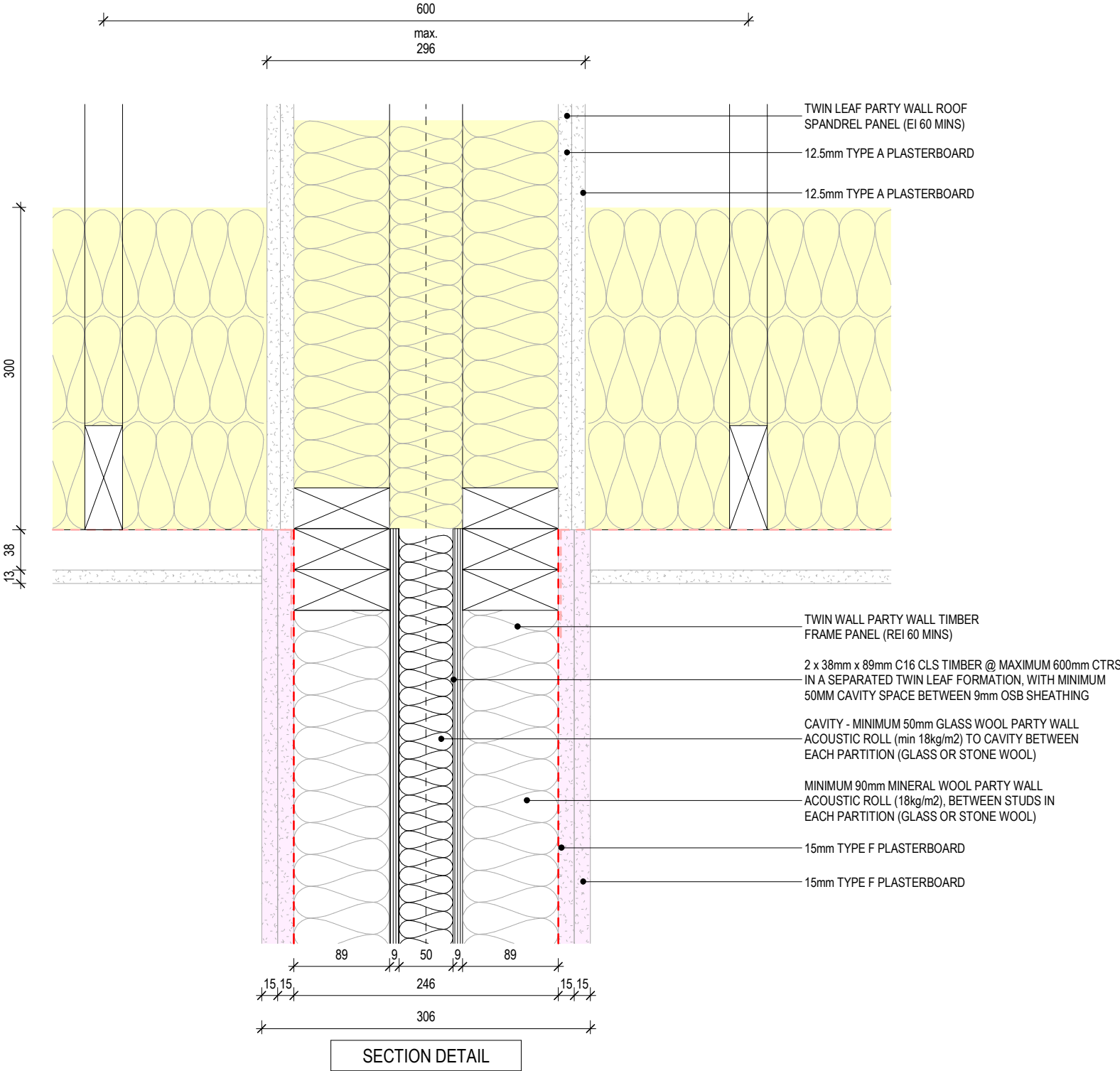
P01	First Issue	RT	SW	07/05/25
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE

Detail Notes

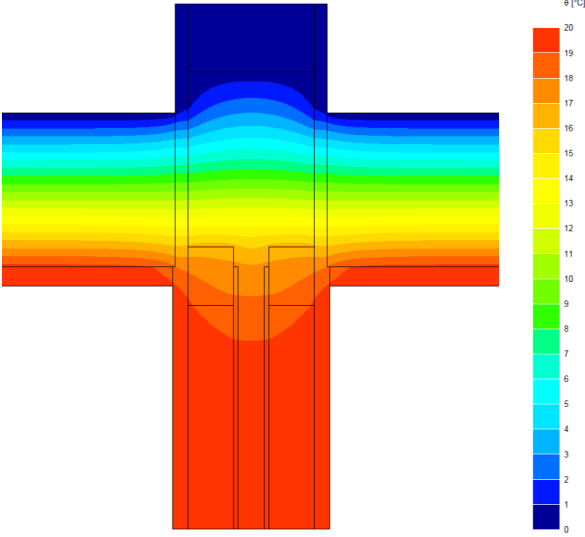
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- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH



SAP Appenfix Reference - P4 Party Wall Between Dwellings



- Calculated PSI Value internal for SAP - 0.030 W/mK
- Temperature factor fRsi - 0.97
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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Etopia E.I SIP Standard Details

JOB NUMBER Q001 PLOT #N1 SCALE @A3 1 : 5 SUTABILITY S2

Section Detail P4 Party Wall
Detail Roof - Insulation at ceiling
level

DRAWING NO. DET-ETO-XX-XX-DR-A-321 REVISION P01

P01 First Issue RT SW 07/05/25
REVISION DESCRIPTION DRAWN CHECKED DATE

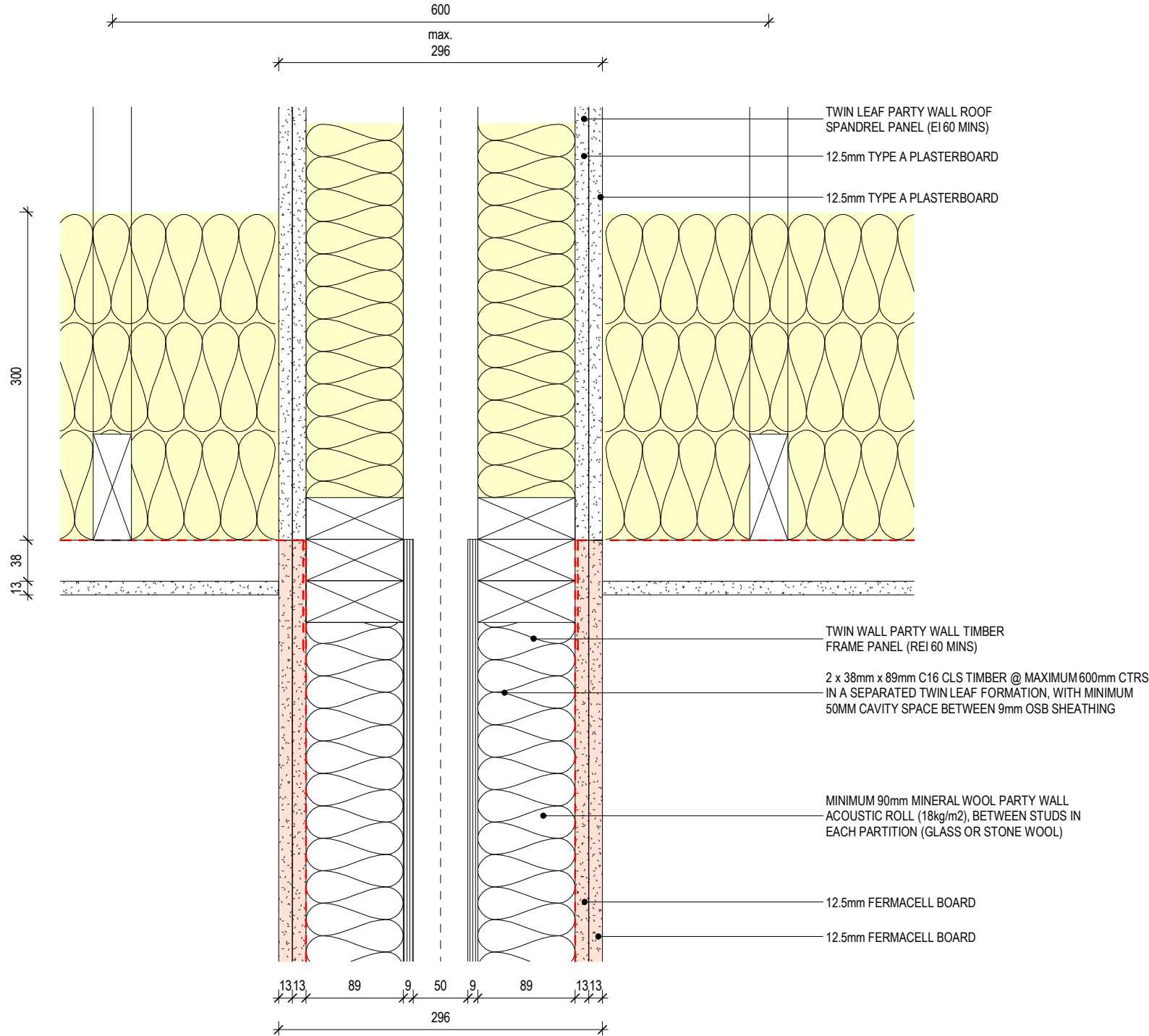
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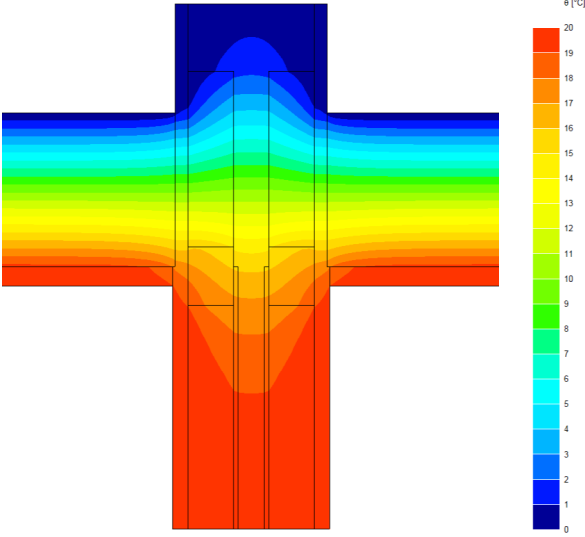
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- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH



SECTION DETAIL

SAP Appenfix Reference - P4 Party Wall Between Dwellings



- Calculated PSI Value internal for SAP - 0.030 W/mK
- Temperature factor fRsi - 0.957
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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Etopia E.I SIP Standard Details

JOB NUMBER: Q001
DRAWING TITLE: Section Detail P4 Party Wall
Detail Roof - Insulation at
Ceiling Level Fermacell
DRAFTING NO.: DET-ETO-XX-XX-DR-A-321A
REVISION: P01

P01 First Issue
RT SW 07/05/25
REVISION DESCRIPTION
DRAWN CHECKED DATE

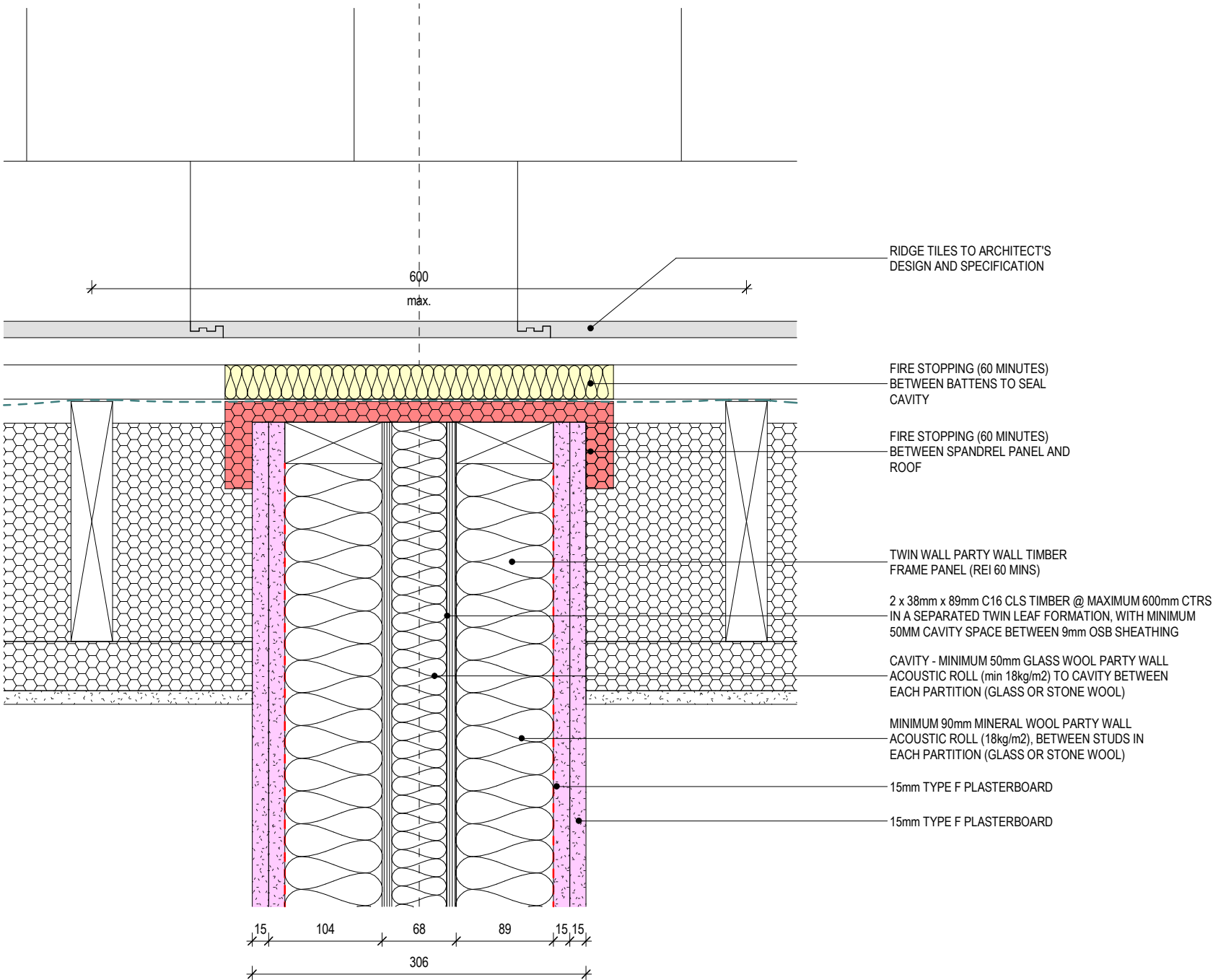
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Detail Notes

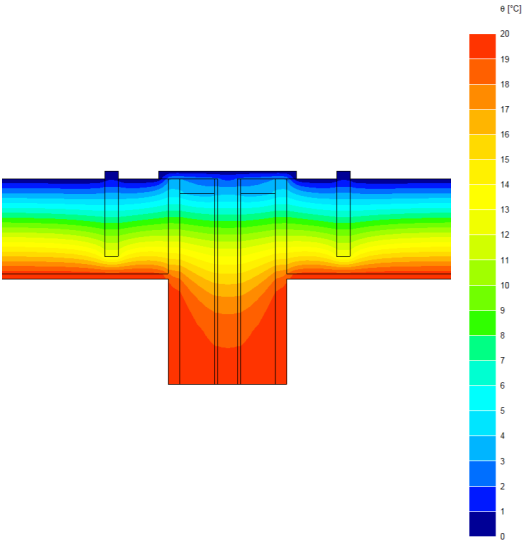
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- DPM / DPC
- EPDM AIR AND WATERTIGHT TAPE
- SEPERATION LAYER
- VCL (SUBJECT TO CONDENSATION RISK ANALYSIS)
- ROOF MEMBRANE
- BREATHER MEMBRANE
- MESH



SAP Appenfix Reference - P5 Roof (insulation at rafter level)



- Calculated PSI Value internal for SAP - 0.044 W/mK
- Temperature factor fRsi - 0.94
- Temperature factor and PSI value have been calculated using Trisco2D software, in accordance with EN ISO 10211 and BRE - "Conventions for calculating linear thermal transmittance and temperature factor"

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PROJECT TITLE
Etopia E.I SIP Standard Details

JOB NUMBER
Q001

PLOT RH)

SCALE @ A3
1 : 5

SUITABILITY
S2

DRAWING TITLE
Section Detail P5 - Spandrel
Panel and Roof Interface Warm
Roof

DRAWING NO.
DET-ETO-XX-XX-DR-A-324

REVISION
P01

P01 First Issue

CB RT 13/08/25

REVISION DESCRIPTION

DRAWN CHECKED DATE

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