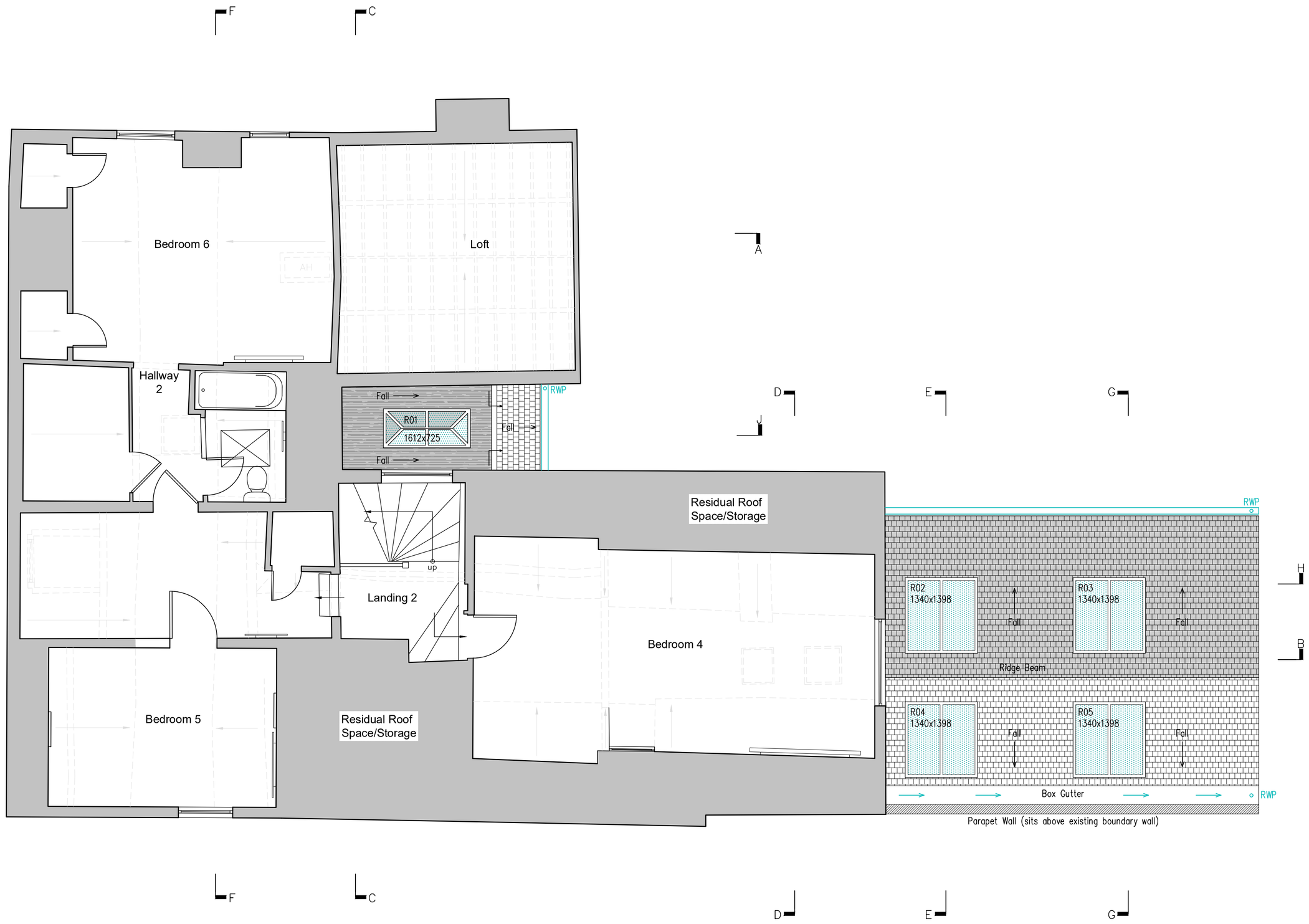

SECOND FLOOR PLAN
Scale 1:50

PITCHED ROOF
IMERYS PHALEMPIN CLAY TILE WITH 75mm MINIMUM HEADLAP OR AS SPECIFIED BY MANUFACTURE – MATCH EXITING ROOF PITCH (contractors to confirm roof angle on site & match as existing).
38x25mm TREATED S.W BATTENS SECURED TO RAFTERS WITH 50x3mm WIRE NAILS (AT GAUGE TO SUIT MANUFACTURER'S RECOMMENDATIONS),

BATTENS TO BE AT LEAST 1200mm IN LENGTH AND SUPPORTED AT EACH END AND INTERMEDIATELY BY A TOTAL OF AT LEAST THREE RAFTERS.

ALL STRUCTURAL TIMBERS USED IN CONJUNCTION (INCLUDING ALL FIRRINGS, FILLETS, NOGGINS AND BRACINGS) ARE TO BE PRESSURE IMPREGNATED WITH AN APPROVED PRESERVATION TREATMENT PRIOR TO DELIVERY.

APPROVED BREATHER MEMBRANE (KLOBER PERMO FORTE O.S.A) DRAPED OVER RAFTERS. BREATHER MEMBRANE TO BE LAPPED 150mm VERTICALLY AND HORIZONTALLY WITH TAPED JOINTS AND CARRIED WELL INTO GUTTERS WITH FELT SUPPORT TRAY.

4mm WBP PLYWOOD BOARD OR PROPRIETARY CARRIER TRAY FIXED TO TILTING FILLET TO PROVIDE CONTINUOUS SUPPORT TO UNDERLAY.

HALF ROUND CLAY MONO PITCH RIDGE TILE 200wx350hx450l WITH VENTILATED DRY RIDGE SYSTEM; (FREE AIR FLOW 5,000mm2 PER LINEAR METRE) MECHANICALLY FIX EACH

MONO RIDGE UNION WITH STAINLESS STEEL SCREWS TO TIMBER FASCIA / RIDGE BOARD.

ROOF VALLEY TO BE FORMED WITH GLIDEVALE O.S.A. VENTILATED GRP VALLEY TROUGH TO PROVIDE 5,000mm2 PER RAFTER VOID FREE VENTILATION AREA

SEGMENTAL HIP TILES TO BE MECHANICALLY SECURED TO BATTEN WITH GALVANISED WIRE AS WELL AS BEING MORTAR BONDED (MARLEY ETERNIT UNIVERSAL HIP FAST SYSTEM O.S.A)

WHITE SQUARELINE UPVC GUTTERING 114mm WIDE WITH 65mm SQUARE DOWNPIPE

25x200 RIGID UPVC FASCIA BOARD WITH SQUARE LOWER EDGE

GUTTERING
100mm DIAMETER BLACK ALUMINIUM TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS
BRACKETS SHOULD BE INSTALLED AT 800MM CENTRES. END BRACKETS SHOULD BE INSTALLED 100MM FROM ROOF EDGE. TO CALCULATE HOW MANY BRACKETS ARE REQUIRED USE THE FOLLOWING FORMULA:

NUMBER OF BRACKETS = (LENGTH OF RUN ÷ 0.8) +1.
i.e. FOR A 10M RUN – (10 ÷ 0.8) +1=14 BRACKETS.

CUT THE GUTTERS AND PIPES WITH PLATE SHEARS, HACKSAW OR CHOPSAW ON A FIRM UNDERLAY ON THE GROUND. NEVER USE AN ANGLE GRINDER. IT HEATS THE STEEL UP AND THUS DESTROYS THE GALVANIZATION. THE COATING MAY ALSO BE SCORCHED BY HOT CHIPS OR FILINGS.

IF THE COATING HAS BEEN DAMAGED, PAINT IT WITH LINDAB'S REPAIR PAINT TO PROLONG THE LIFESPAN OF THE ROOF DRAINAGE SYSTEM.

FLAT ROOF (WARM)
SINGLE PLY EPDM RUBBERISED MEMBRANE PARTIALLY BONDED ONTO 18mm WBP PLY. 135mm THICK CELOTEX XR4000 INSULATION LAID ON DAMP PROOF MEMBRANE OVER 9mm WBP PLY FIXED TO TOP OF FIRRINGS.
FIRRINGS LAID TO FALLS ON RAFTERS AS PER ENGINEER'S DESIGN. 12.5mm PLASTERBOARD & SKIM.

WATER VAPOUR RESISTANT NON–SETTING, GUN GRADE MASTIC APPLIED CONTINUOUSLY TO UPPER SURFACE OF ALL JOISTS/NOGGINS CORRESPONDING WITH BOARD EDGES TO PROVIDE CONTINUOUS VAPOUR CONTROL LAYER

47x150mm TREATED S.W. TIMBER RAFTERS AT 400mm MAXIMUM CENTRES AT 1.5 DEGREE PITCH.

WHERE RAFTERS FORM CEILING PROVIDE 135mm THICK CELOTEX XR4000 INSULATION ABOVE RAFTERS. FINISH WITH 12.5MM THK GYPROC WALLBOARD LAMINATED WITH METALISED POLYESTER FOIL. ENSURE EACH SHEET MEETS THE CENTRE OF A CEILING RAFTER. PLASTER SKIM FINISH. ALL RESIDUAL VOIDS TO BE FILLED WITH FOAM FILLER.

CONSTRUCTION TO ACHIEVE A U VALUE OF 0.15 W/m²K.

ROOF STRUCTURE
47x195 COMMON RAFTERS (C16 GRADE) AT 400mm MAX CENTRES FIXED WITH TRUSS CLIPS TO 47x100 SW WALL PLATE STRAPPED TO EXTERNAL WALL WITH 30x5 GMS STRAPS AT CENTRES NOT EXCEEDING 1.8 METRES

TOPS OF COMMON RAFTERS FIXED WITH BAT MULTI–GRIP FRAMING ANCHORS (MFAAL & MFAAR) TO 47x100 POLE PLATE SECURED TO FACE OF EXTERNAL WALL WITH RESIN ANCHOR BOLT CONNECTIONS AT 1.2m MAX CTRS; (FRAMING ANCHORS TO BE USED IN PAIRS AND FIXED WITH BAT 37.5 x 30mm LONG SQUARE TWISTED SHERADISED NAILS

VENTILATION
PROPRIETARY FASCIA VENTILATOR TO PROVIDE UNRESTRICTED AIRFLOW EQUIVALENT TO 25,000MM2 PER METRE RUN AT EAVES. USE RYTONS OR SIMILAR RAFTER ROLL VENTILATOR BLACK RRV250 TO ENSURE CLEAR VENTILATION PATH.
PROVIDE INSECT MESH AT ALL OPENINGS.

FLASHINGS / LEADWORK
CODE 4 LEAD FLASHINGS DRESSED & STEPPED INTO BRICKWORK. FLASHINGS TURNED UP 150mm ABOVE ROOF LEVEL, WEDGED INTO JOINT OF WALL.

ROOF WINDOWS
CENTRE PIVOT OPENING ROOF WINDOWS WITH WHITE POLYURETHANE FINISH, TRICKLE VENTILATION FLAP AND SECURITY LOCK

	THERMAL ELEMENT	U VALUE w/m²K
ALL INTERNAL FIXTURES & FINISHES INCLUDING KITCHEN UNITS, APPLIANCES AND LIGHTING SUBJECT TO CLIENT SELECTION & KITCHEN MANUFACTURERS SPECIFICATION	New Floor	0.18
	Retained Floor	0.25
	New Cavity Walls	0.18
	Retained Cavity Walls	0.55
	Retained Solid Walls 9"	0.30
	Retained Single Skin Walls 4"	0.30
	Timber Frame Walls	0.18
Wet underfloor heating	Pitched Roof (flat ceiling)	0.15
Electric underfloor heating	Pitched Roof (vaulted ceiling)	0.15
Wall mounted radiator	Flat Roof (cold deck)	0.15
Heated towel rail	Flat Roof (warm deck)	0.15
	Retained Roof Upgrades:	0.15
	Flat Roof	0.16
	Flat Ceiling	0.16
	Vaulted Ceiling	0.16
	External Doors	1.4
	Rooflights	2.2

Note:
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

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1:50 0 1 2 3 4 5

PREVIOUS APPROVED PLANNING
DC/25/0492 & DC/25/0491 MATERIALS CONDITIONS

Becky Morris
Causeway Lodge, 10 The Causeway
Horsham, W. Sussex, RH12 1HE

Proposed - Single Storey Rear Extension/Remodeling

SECOND FLOOR PLAN

Scale	Job	Dwg	Rev
1:50	4156/COND	AD05	.

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