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TECHNICAL INFORMATION

PROPOSED RE-ROOFING

AT

SUNFLOWERS

CRANESGATE SOUTH

WHAPLODE ST CATHERINE

FOR

MR & MRS PROCTER

DOCUMENT REF: SD23-006/TI

Existing roof to main bungalow to be removed.

Provide new pitched roof to replace existing flat and pitched roofs as shown.

Roof pitch to front part of roof to match existing.

Roof pitch to rear section of roof to suit ridge hight of front roof.

Rear flat roof one WC area to remain,

Build up rear gable wall as shown.

Adjust wall heights to suit new roof a necessary.

Windows to day room area to be reduced in height as necessary to suit new roof as shown.

Install Velux roof lights as shown and form necessary ducting down to ceiling level as necessary.

Facing bricks to match those of existing.

At junction with existing flat roof over rear WC and new gable will provide all necessary flashings to make completing watertight and falls to gutter etc.

Connect gutters to existing rainwater down pipes and add additional rainwater down pipes as necessary and connect to existing soakaways or provide new soakaways as necessary.

Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Rainwater Goods
PVC rainwater goods 110mm half-round gutters and 68mm diameter downpipes.

Roof Intersections
If compound truss used; where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Roof Construction
Roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm

mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 4I.T.P.A. with timber support members to span 4 no. trusses.

Fascia and Bargeboards
To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m^3 or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by 1.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L1/E lintels by I.G. or similar approved.

External Wall Construction (300mm cavity)
100mm facing brickwork (see site plan for details)
100mm cavity with a 90mm (min) kingspan kooltherm k106 cavity board insulation or similar approved to achieve a u-value of 0.18W/m^2K
100mm inner skin of tarmac Hemalite blocks.
Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243;1978.
Internal block walls to receive 10mm sand/cement render and skim. Robust details in accordance is T50,2001
Brickwork below d.p.c. to be F.L. quality