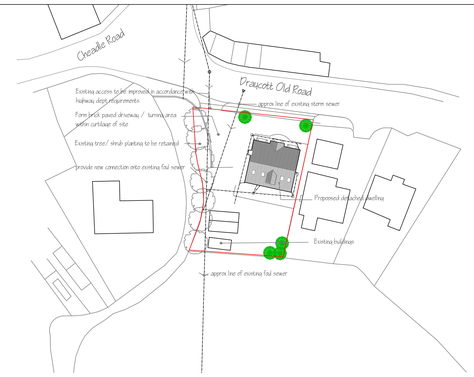


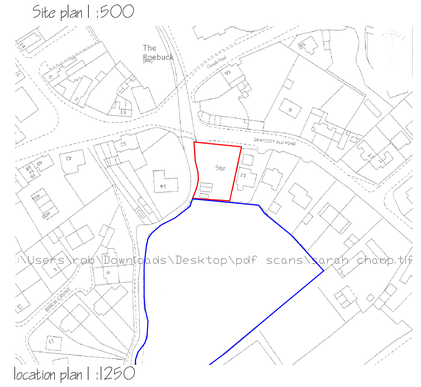
Dormer roof construction to comprise of same as main house roof on 100 x 50 mm rafters at max 490 cts with 150 x 38 mm ridge board and 100x50mm ceiling joints at 490mm ctrs. Dormer cheeks to be either vertical tile hanging on battens or soft- sheet lead on breather membrane on 19mm exterior quality plywood on 100x 50mm stud framing plaster internally with 12.5 mm foil backed plasterboard and skim. Provide Code no 4 (4oz) lead flashing around base and side cheeks of dormer
Lay 100mm Knaupan K12 insulation between studs with 38 mm knaupan K18 internal finish

Provide tiles, felt and battens for main roof to new canopy roof on 100 x 50 mm rafters at max 490 mm ctrs. Fix plate to be 100 x 75 mm with framing anchors by Expamet type AL to BS2989. ceiling joists to be 90 x 100 mm at max 490 mm ctrs.

LEAD
Provide Code no. 4 lead flashing and soakers where pitched roof abuts cavity wall. Lead to be dressed up over soakers min 150 mm and to be linked to cavity tray at abutment. Cavity tray to be fixed in accordance with manufacturers recommendations.
DPC to chimney stack to be stepped to 150 mm above line of tiled roof and Code 4 stepped lead apron flashing.



Site plan 1 :500


The Rosebuck
Site
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