

Springwood II Villa divider wall construction requirements

Purpose of dividing wall

The divider requirement was devised to resolve a number of concerning issues.

These issues include:

- Transitioning from old to new roof systems with differing materials.
- Ensuring correct sloping of the taper system for optimal runoff.
- Intrusion onto neighboring roof systems.

Requirements for new tapered roof systems with dividing wall

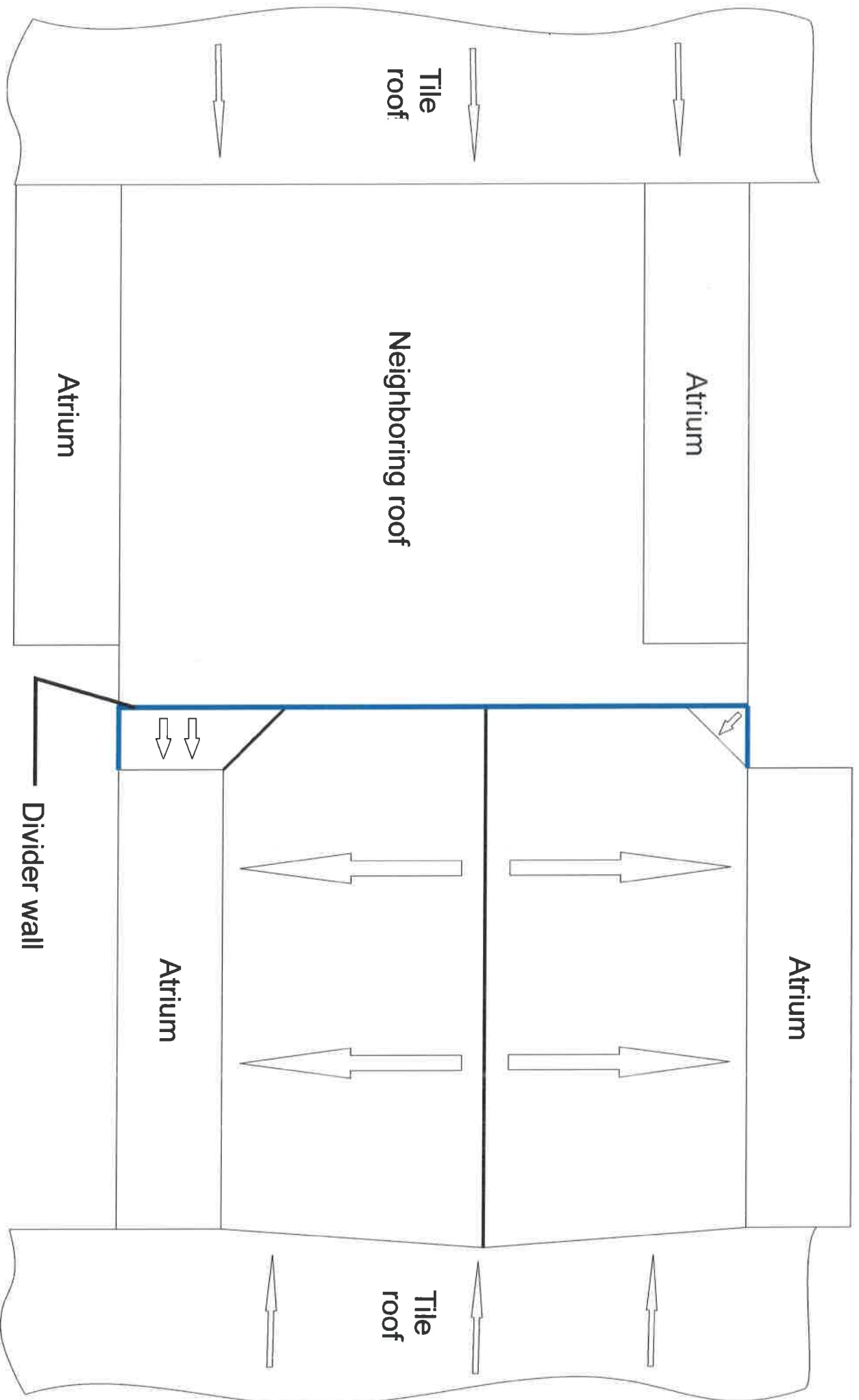
Taper system:

- Angle of taper must be a minimum of 1/4" rise per 12" of run.
- Taper layout must slope toward atrium openings. (Image provided)
- Taper layout must run the entire length of the flat roof, the ridge of which shall begin at the tile roof deck and end at the divider wall. The tapered area may *not* terminate between atriums. (Image provided)

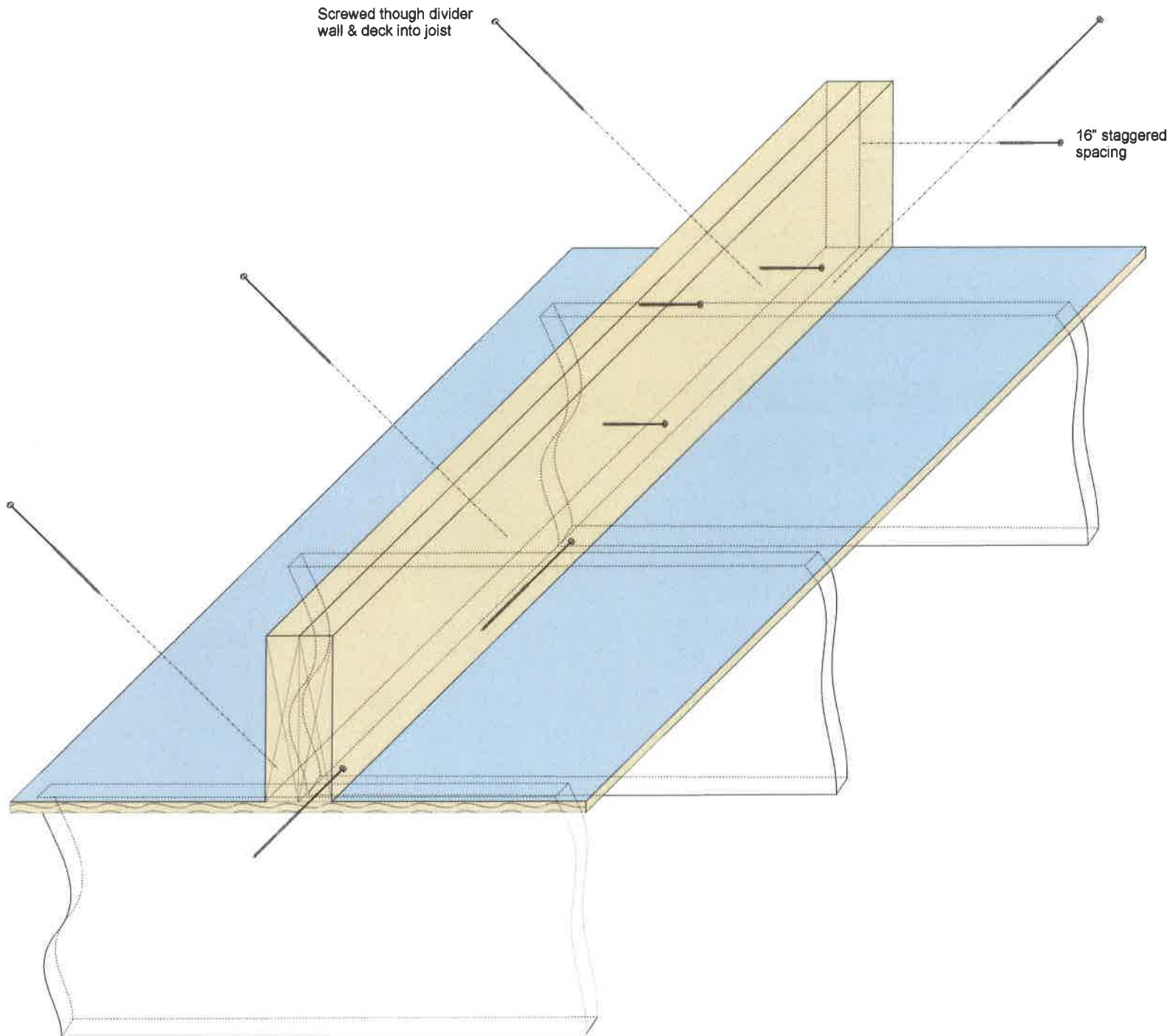
Dividing wall:

- Wall shall be constructed of two, 2"x 8" minimum height lumber (effectively 3" width by 7.5" height total). In some cases it may be necessary to increase wall to 10" or 12" in order to maintain proper height for effectiveness and coping cap.
- Wall shall be fastened through decking into roof joist. (Images provided)
- Wall shall be positioned dead center of adjoining roofs. (Image provided)
- Wall shall completely border new roof system (3 sides). (Image provided)

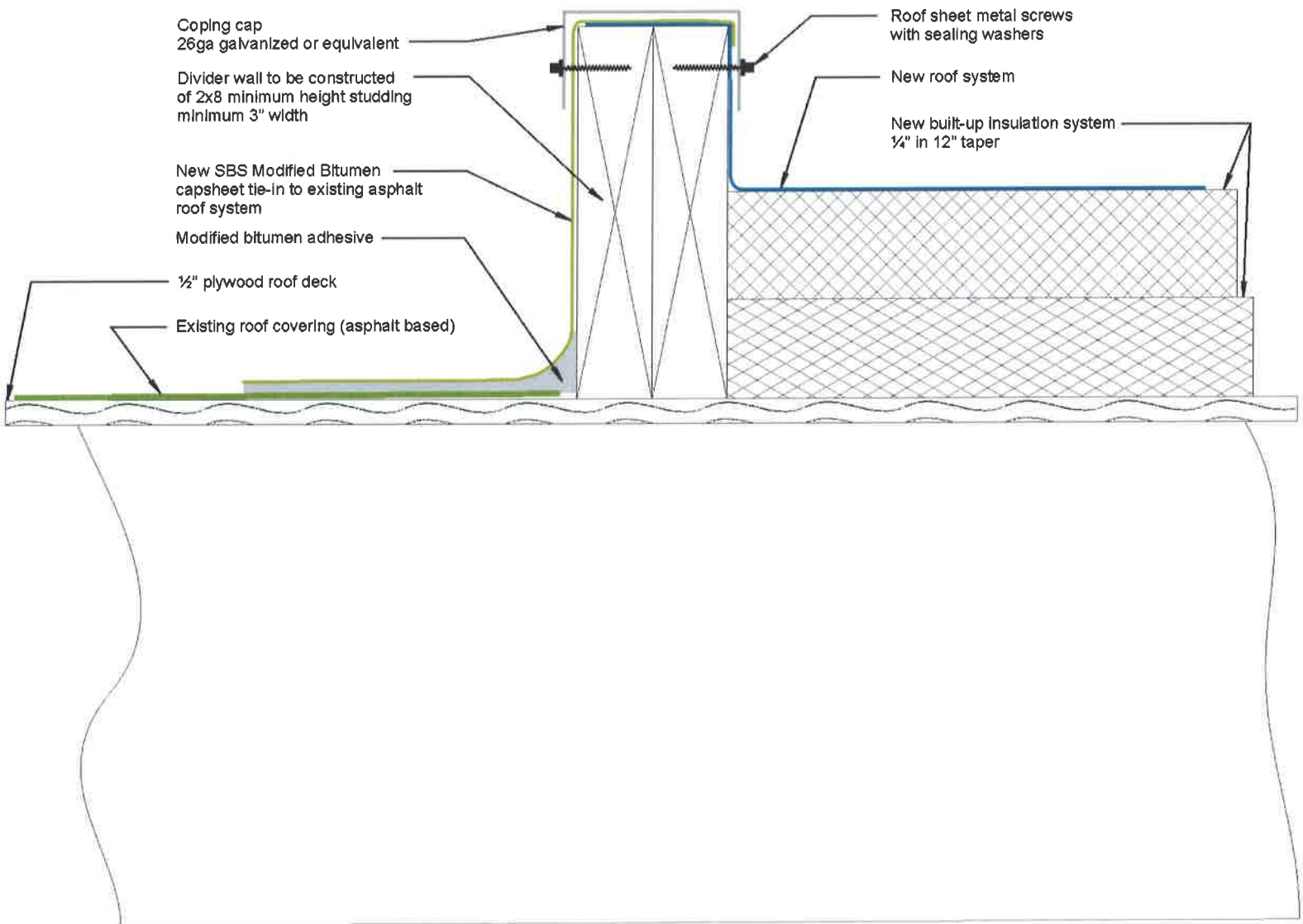
Taper system and Divider layout



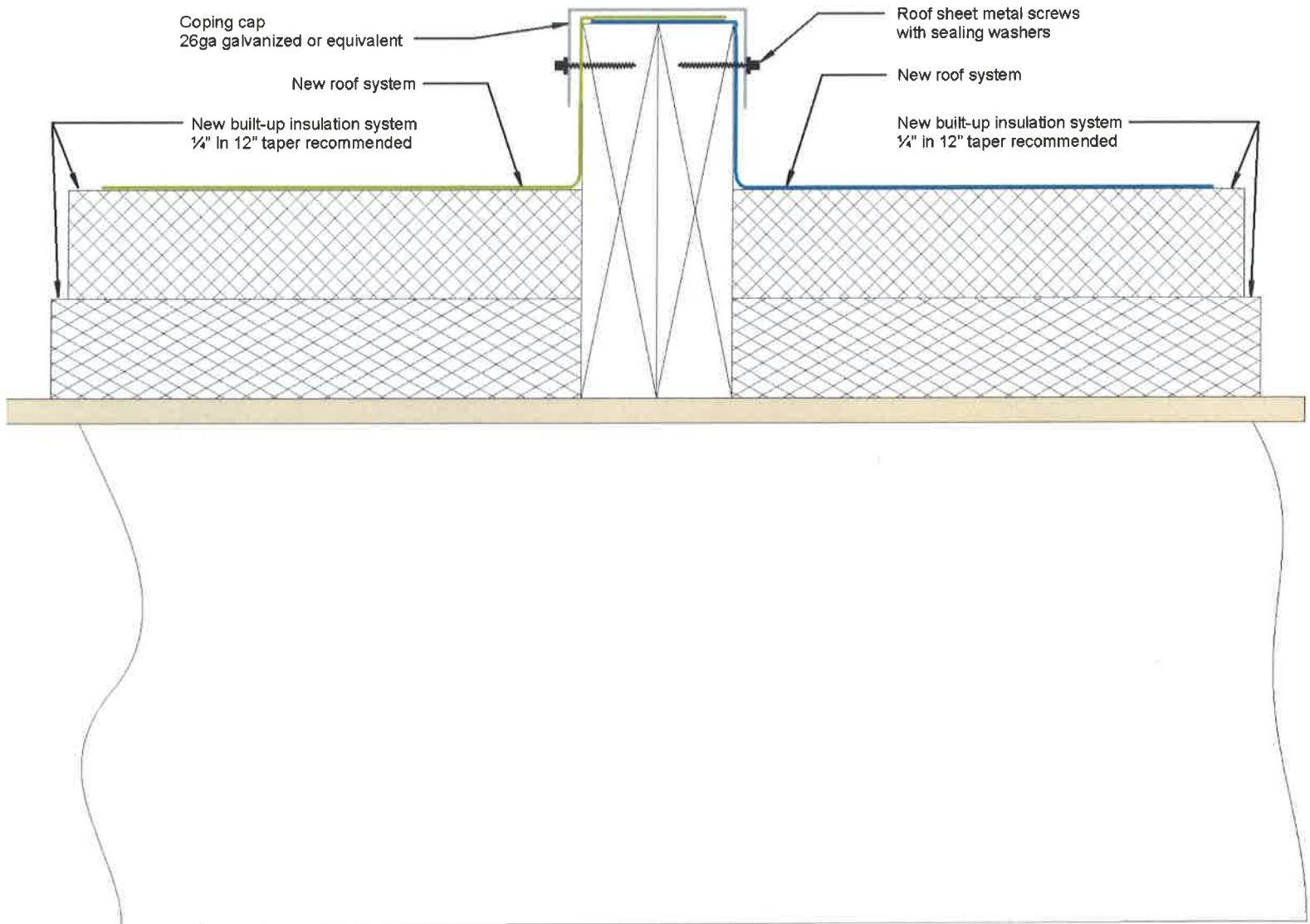
Wall to joist anchor arrangement



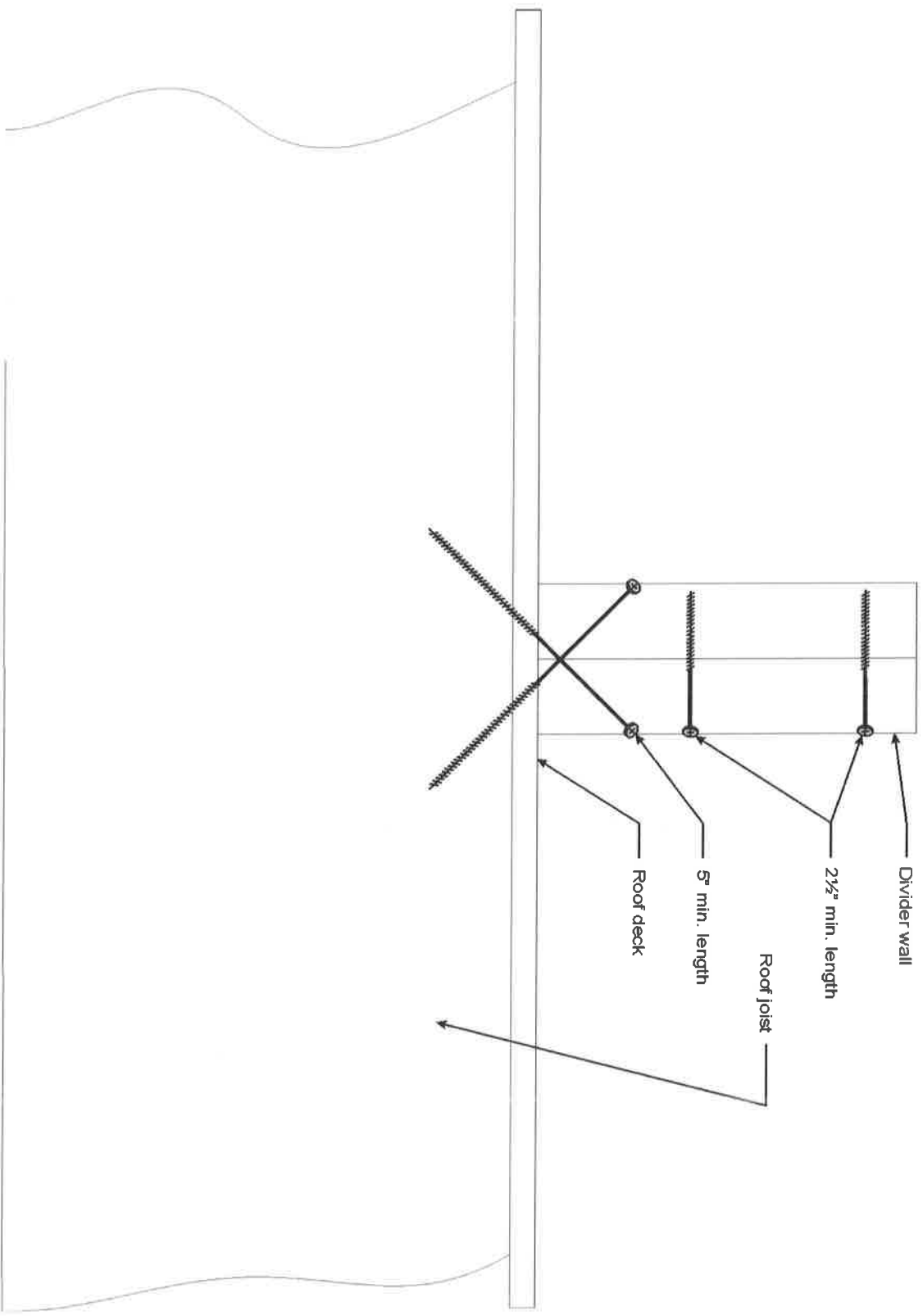
Cross section of tapered roof to existing flat roof transition



Cross section of final tapered roof system
similar or dissimilar cap sheets



Cross section of screw arrangement



Completed neighboring units tapered roof system

