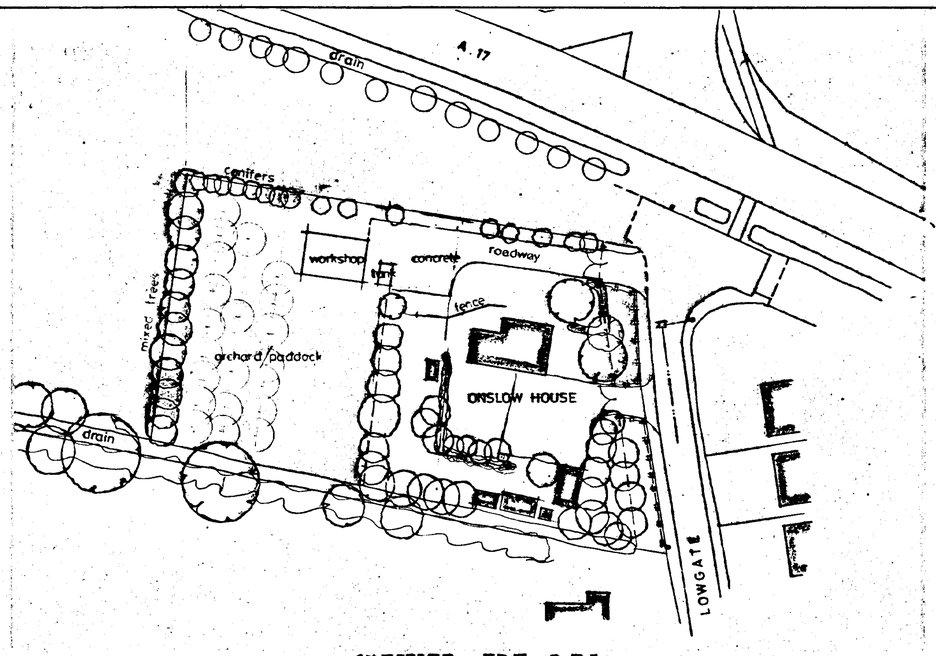
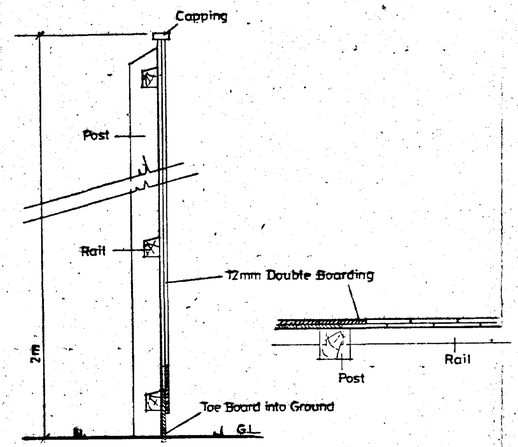
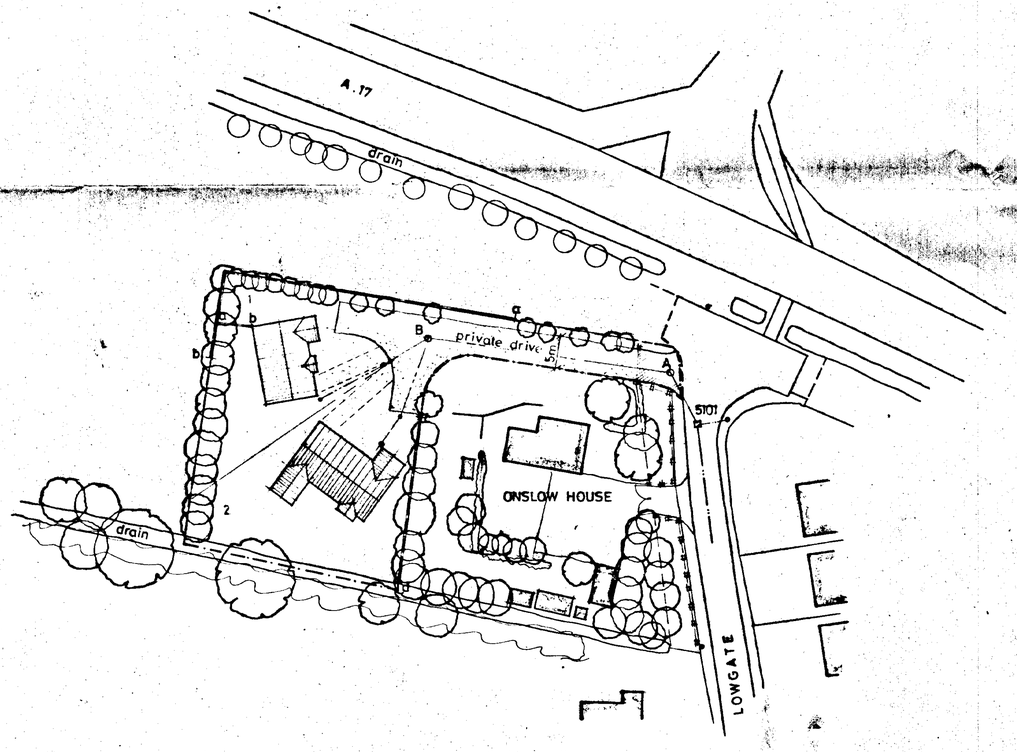


SITE PLAN - EXISTING



ACOUSTIC FENCE DETAIL

SCALE: 1/10.



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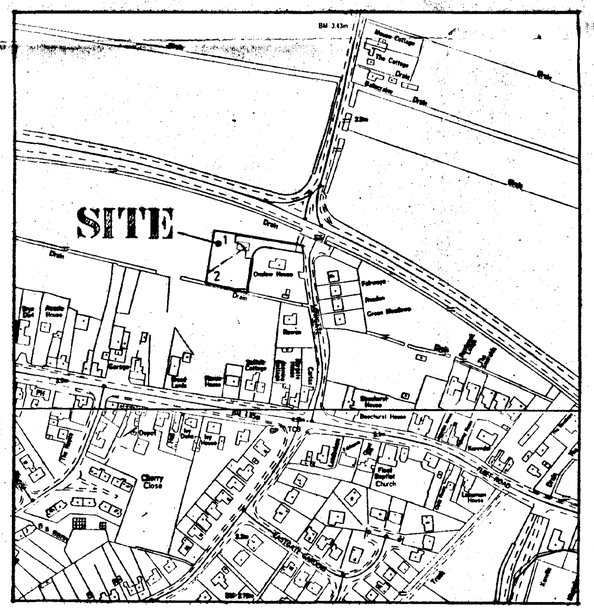

LOCATION PLAN

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FENCING SCHEME

a to b - 2m HIGH ACOUSTIC FENCE

c to d - 1.8m HIGH VERTICAL CLOSE BOARDED FENCE

FOUL SEWER LEVELS (PRIVATE DRIVE)

MH3101	COVER LEVEL 3.070 INVERT LEVEL 0.980 DEPTH TO INVERT 2.090
MH A	INVERT LEVEL 1.047 DEPTH TO INVERT (APPROX) 2.000
MH B	INVERT LEVEL 1.314 DEPTH TO INVERT (APPROX) 1.700

NOTE: ALL LEVELS RELATED TO METRES ABOVE ORDNANCE DATUM NEWLYN. INFORMATION ON PUBLIC FOUL SEWER LEVELS SUPPLIED BY ANGLIAN WATER SERVICES LTD.

SOUTH HOLLAND DC
HOUSING & PLANNING
15 MAR 1999
Ref: 0503/98

AMENDED PLAN
Ref. A1

B. 12.5.99. Increase Cost of Bungalow - £1.07 (Hardware)
A. 16.7.98. Additional Acoustic Fence

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
RESIDENTIAL DEVELOPMENT
OFF LOWGATE
FLEET HARGATE

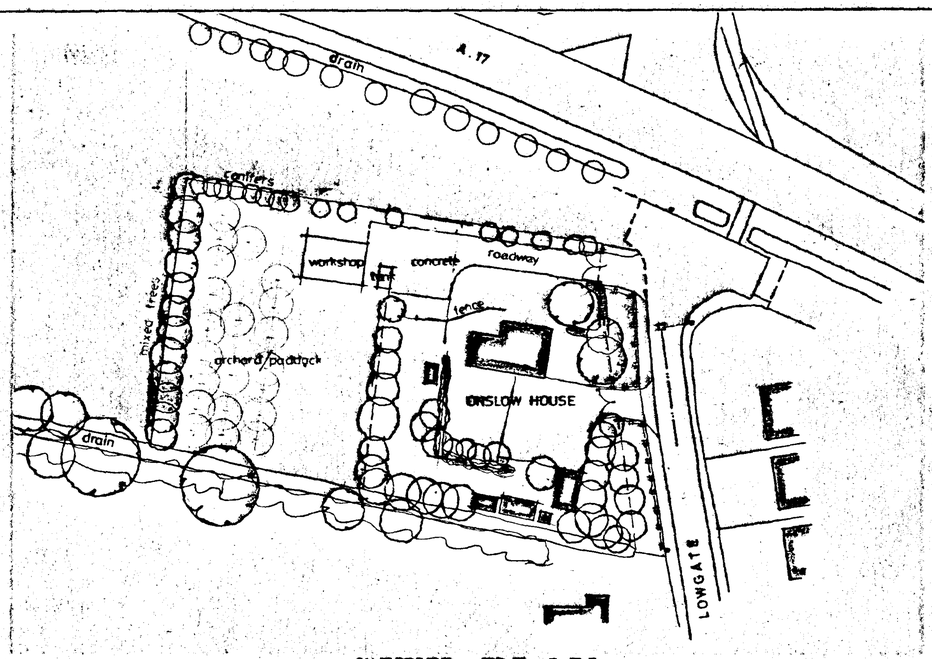
CLIENT:
FENBANK BUILDERS

SCALES:	DATE:
1/2500 1/500	MAY 1998
G.R. MERCHANT	DRAWING No.: FB-FH. 1B

REVISIONS: A.B

SUMMIT 2299 4961

8046-11947



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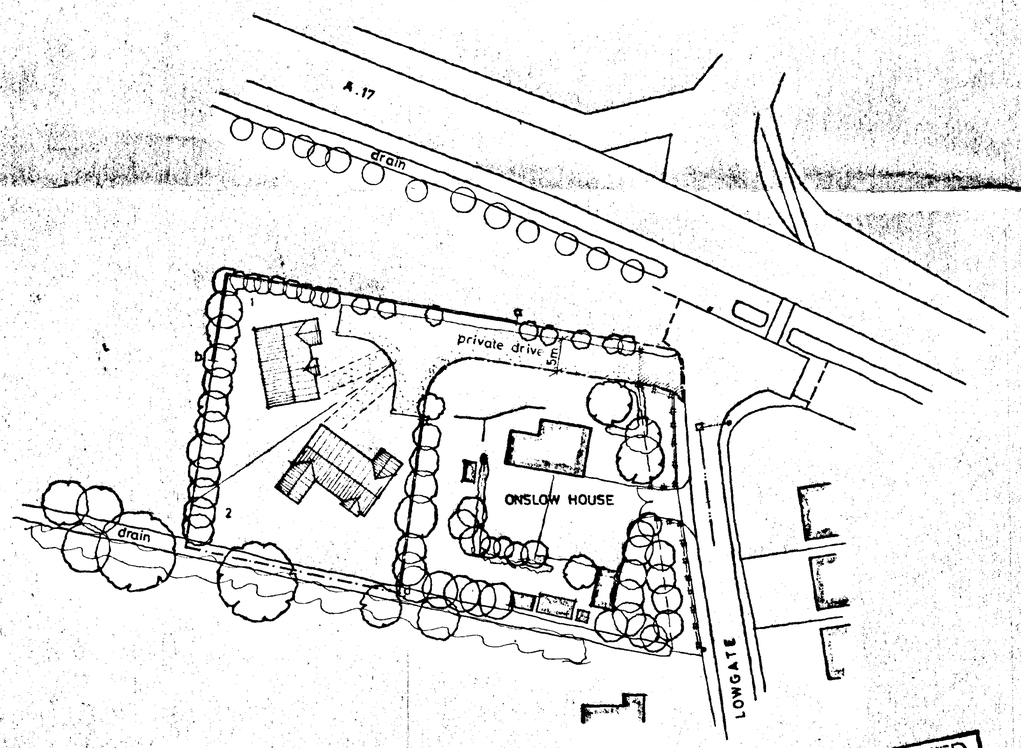
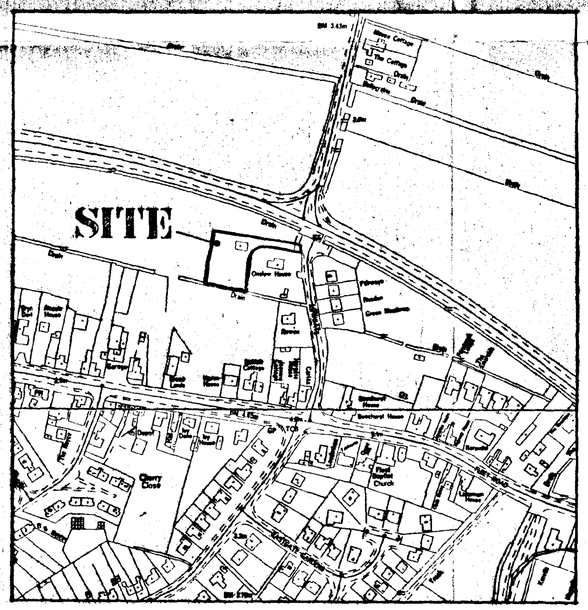


SITE PLAN - PROPOSED

DETERMINED PLAN

N



LOCATION PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
18 MAY 1998
Ref: 0503/98.

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
RESIDENTIAL DEVELOPMENT
OFF LOWGATE
FLEET HARGATE

CLIENT:
FENBANK BUILDERS

SCALES:	DATE:
1/2500 1/500	*MAY 1998*
G.R. MERCHANT.	DRAWING No.: *FB-FH. 1*

REVISIONS:

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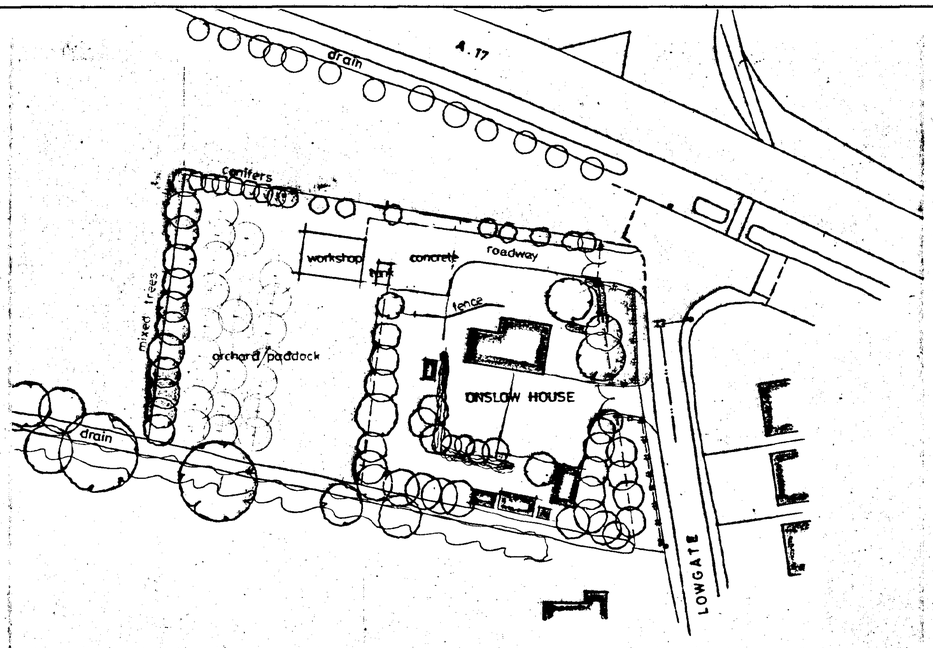
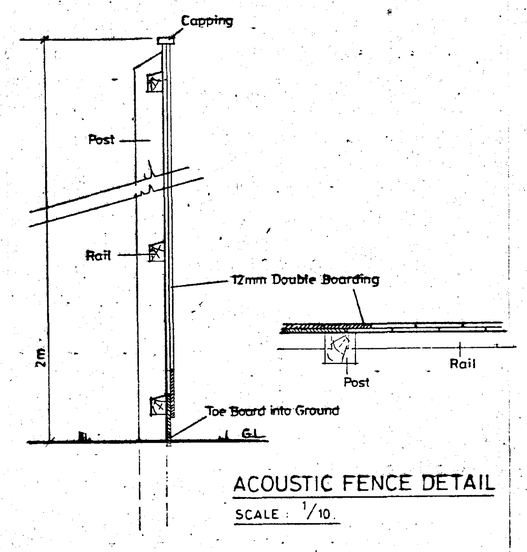
FENCING SCHEME

a to b - 2m HIGH ACOUSTIC FENCE

c to d - 1.8m HIGH VERTICAL CLOSE BOARDED FENCE

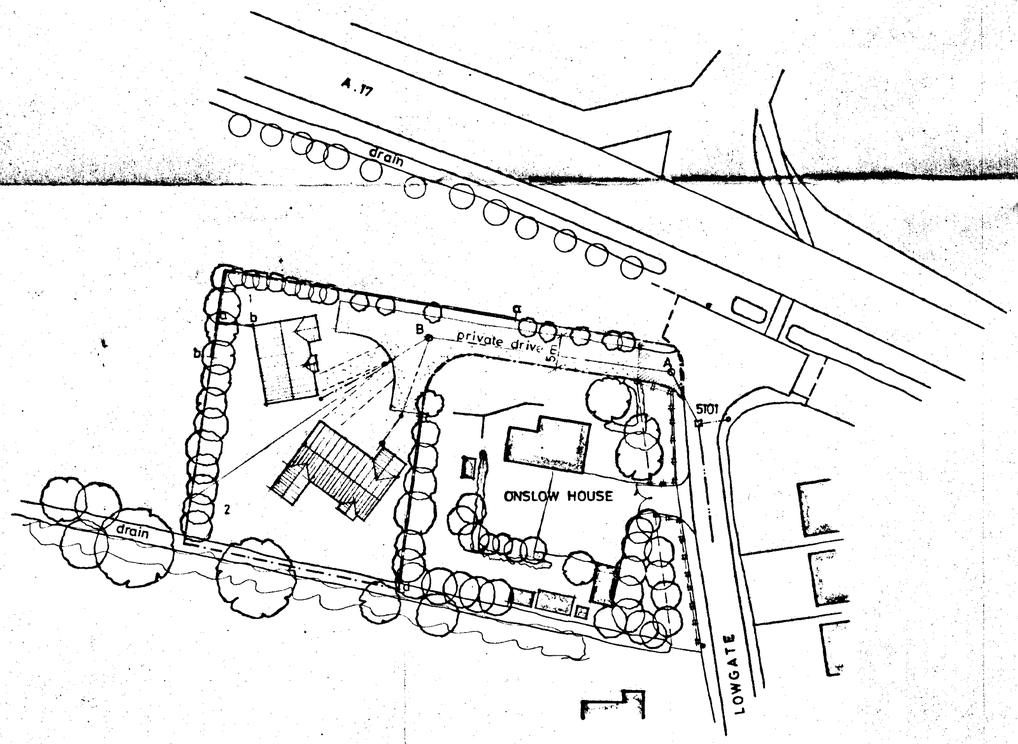


SITE PLAN - EXISTING

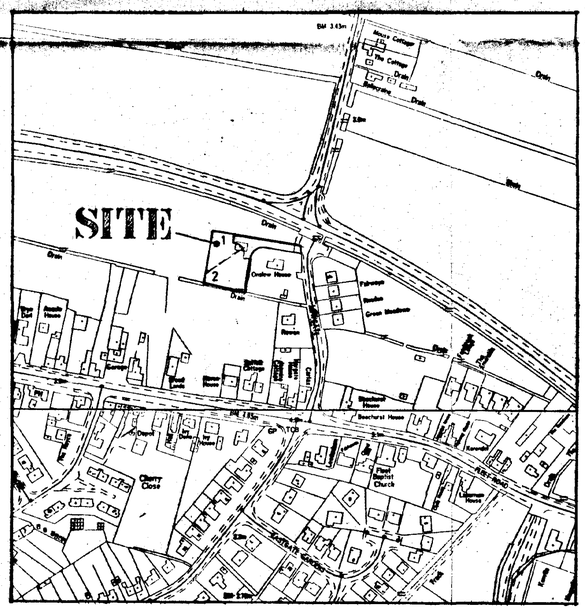


ACOUSTIC FENCE DETAIL

SCALE : 1/10.



SITE PLAN - PROPOSED



LOCATION PLAN

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

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FENCING SCHEME

a to b - 2m HIGH ACOUSTIC FENCE

c to d - 1.8m HIGH VERTICAL CLOSE BOARDED FENCE

FOUL SEWER LEVELS (PRIVATE DRIVE)

MH5101	COVER LEVEL 3.070 INVERT LEVEL 0.980 DEPTH TO INVERT 2.090
MH A	INVERT LEVEL 1.047 DEPTH TO INVERT (APPROX) 2.000
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NOTE: ALL LEVELS RELATED TO METRES ABOVE ORDNANCE DATUM NEWLYN. INFORMATION ON PUBLIC FOUL SEWER LEVELS SUPPLIED BY ANGLIAN WATER SERVICES LTD.

SOUTH HOLLAND DC
HOUSING & PLANNING
15 MAR 1999
Ref: 0503/98

AMENDED PLAN
Ref. A1

B. 12.5.99 [illegible]
A. 16.7.98. ADDITIONAL ACOUSTIC FENCE

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
RESIDENTIAL DEVELOPMENT
OFF LOWGATE
FLEET HARGATE

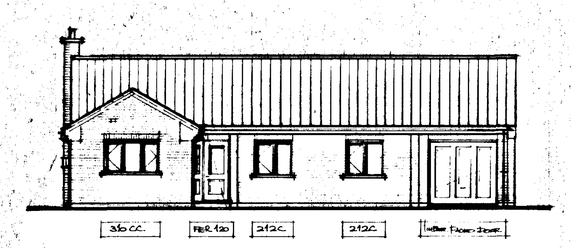
CLIENT:
FENBANK BUILDERS

SCALES:	DATE:
1/2500 1/500	MAY 1998
G.R. MERCHANT.	DRAWING No.: FB-FH. 1B

REVISIONS: A B

SUBMART 2299 4907

6048-1194T



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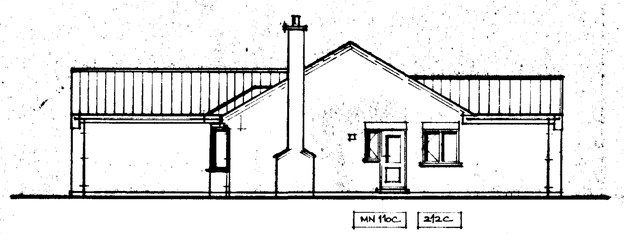

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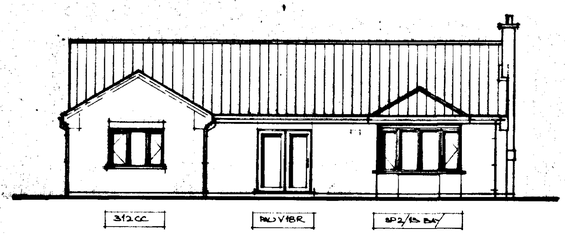

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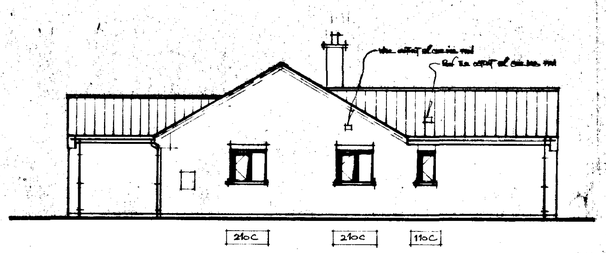

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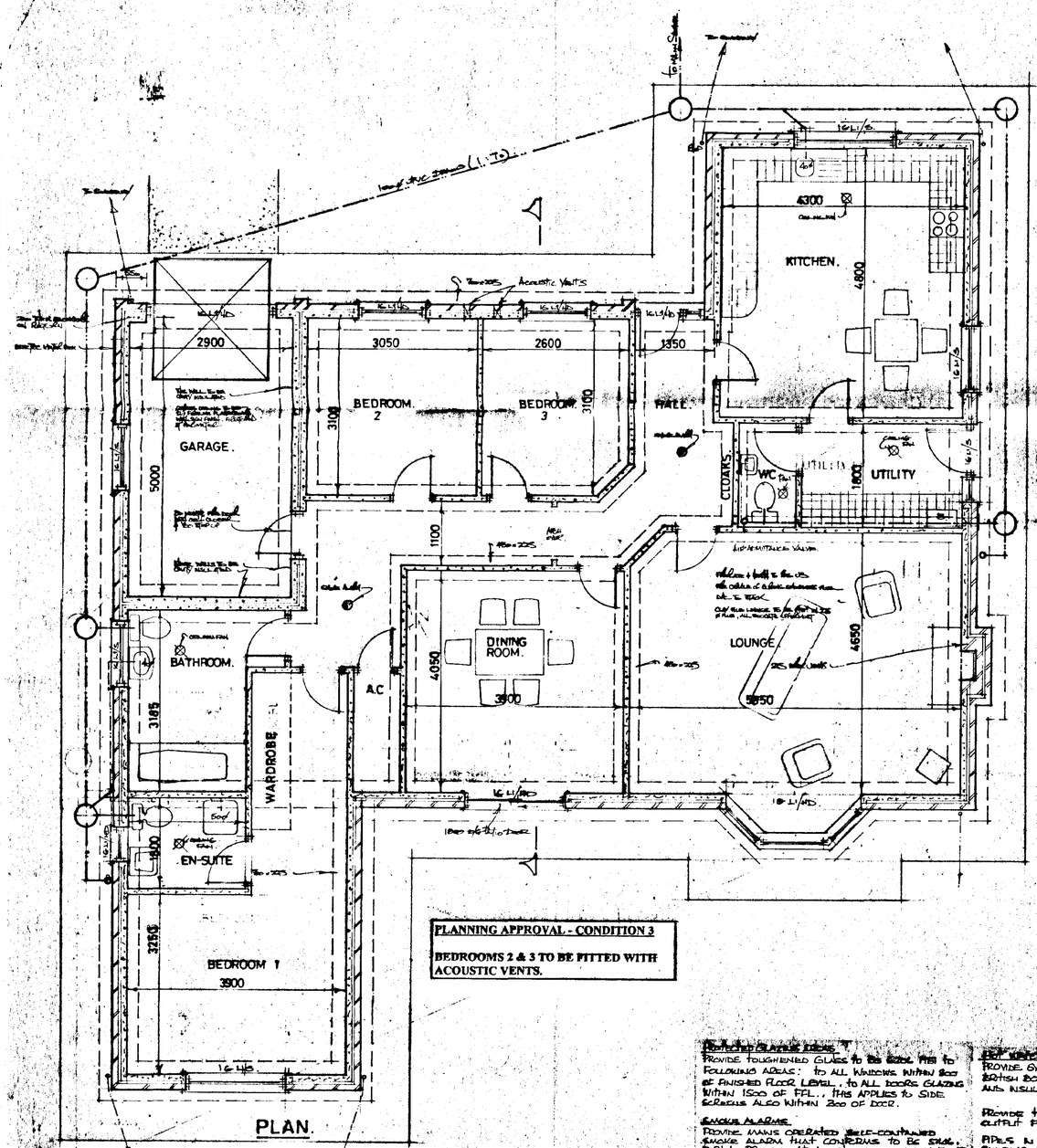
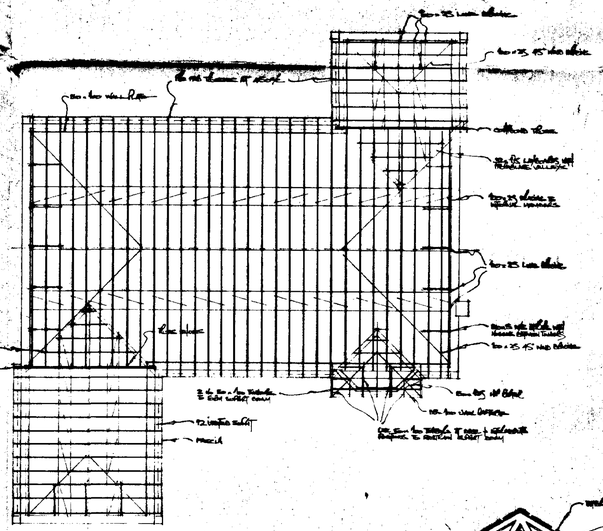
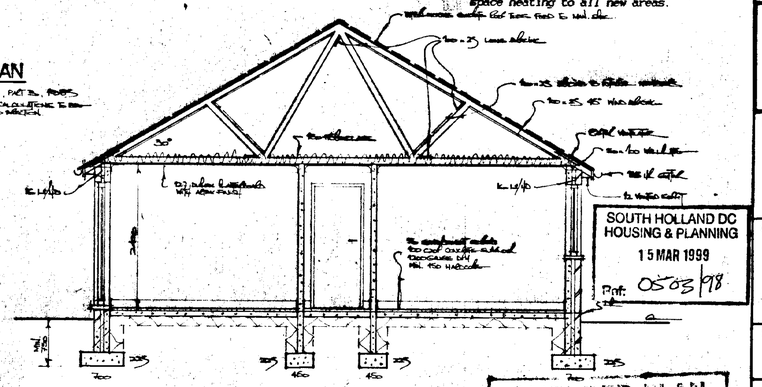


PLAN.



ROOF PLAN



SECTION

ELECTRICAL INSTALLATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.

BOILER
New Boiler to be wall fired, wall mounted, balanced flue type of approximately 16Kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS
Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be I.G. L1/S in cavity wall openings generally, unless stated othewise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made UPVC and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.

JOINERY
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Omit where concrete path cast over pipe runs.

RAINWATER GOODS
PVC gutters 115mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrot or 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

GROUND FLOOR
65mm mortar screed reinforced with chicken wire on 500 gauge polythene separating layer on 25mm Jablite (or similar) polystyrene insulation on 100mm thick C20P concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate oversite to 100mm deep to remove topsoil of vegetation.

WALLS
Cavity work to be 295mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm square night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).

B.12.3 Sq Inches Size of Building - Floor Area.
A 0.75% Acoustic Vents - Recommended

PROTECTED GLAZING AREAS:
PROVIDE TOUGHENED GLASS TO BE SAFE RISK TO FOLLOWING AREAS: TO ALL WINDOWS WITHIN 800 OF RAISED FLOOR LEVEL, TO ALL DOOR GLAZING WITHIN 1500 OF FFL., THIS APPLIES TO SIDE SCREENS ALSO WITHIN 300 OF DOOR.

SMOKE ALARMS
PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARM THAT CONFORMS TO BS 5446, PART 1. PROVIDE AT LEAST ONE ON EACH FLOOR RESPECTIVELY ON LAYOUT AND SIZE IN ACCORDANCE APPROVED DOCUMENT PART 1. MORE THAN 1 SMOKE ALARM SHOULD BE INTER-CONNECTED. ALSO HEAT IN CONJUNCTION WITH APPROVED MANUFACTURERS INSTRUCTIONS. (SEE POSITION ON DRAWING)

HOT WATER SERVICES:
PROVIDE SYSTEM AND INSTALLATION AS APPROVED BY BRITISH BOARD OF AGREEMENT. SYSTEM TO BE INSTALLED AND INSULATED IN ACCORDANCE WITH BS 5918 1989.

PROVIDE THERMOSTATIC RADIATOR VALVE TO CONTROL OUTPUT FROM HEATING SYSTEM.

PIPES IN ROOF VOID WHICH DO NOT NEED TO HEAT BUILDING TO BE INSULATED TO BS 5422 : 1977.

FOOTPATHS
TO BE TO CANNOT EXCEED 1 IN 20 MAXIMUM (UNLESS NOTED OTHERWISE) TO FALL 25 AWAY.

SOUTH HOLLAND DC HOUSING & PLANNING 15 MAR 1999 Ref: 0503/98

G. R. MERCHANT
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) [illegible]. 490800

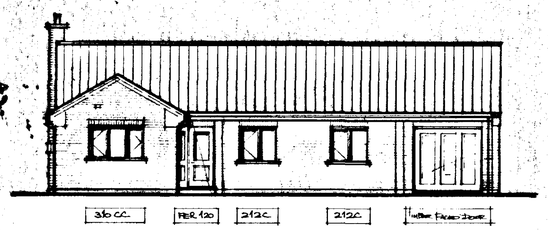
PROJECT:
3 BEDROOM BUNGALOW & GARAGE.
[illegible]
HOLBEACH

CLIENT:
FENBANK BUILDERS.
[illegible]
WISBECH ROAD
HOLBEACH
LINCS

SCALES: 1:50. 1:100.
DATE: MAY 1998
G.R.MERCHANT
DRAWING No.: FB-FH.02 B.
REVISIONS: A B

AMENDED PLAN
Ref. A1
PLOT 2

SUMMIT
1000-2937



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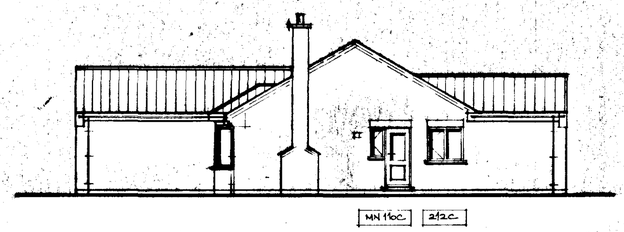

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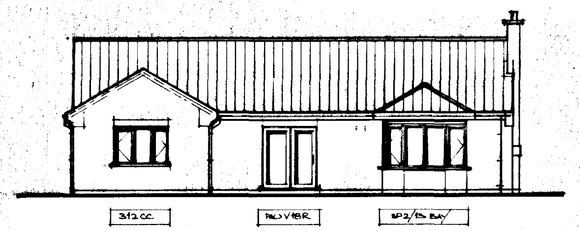

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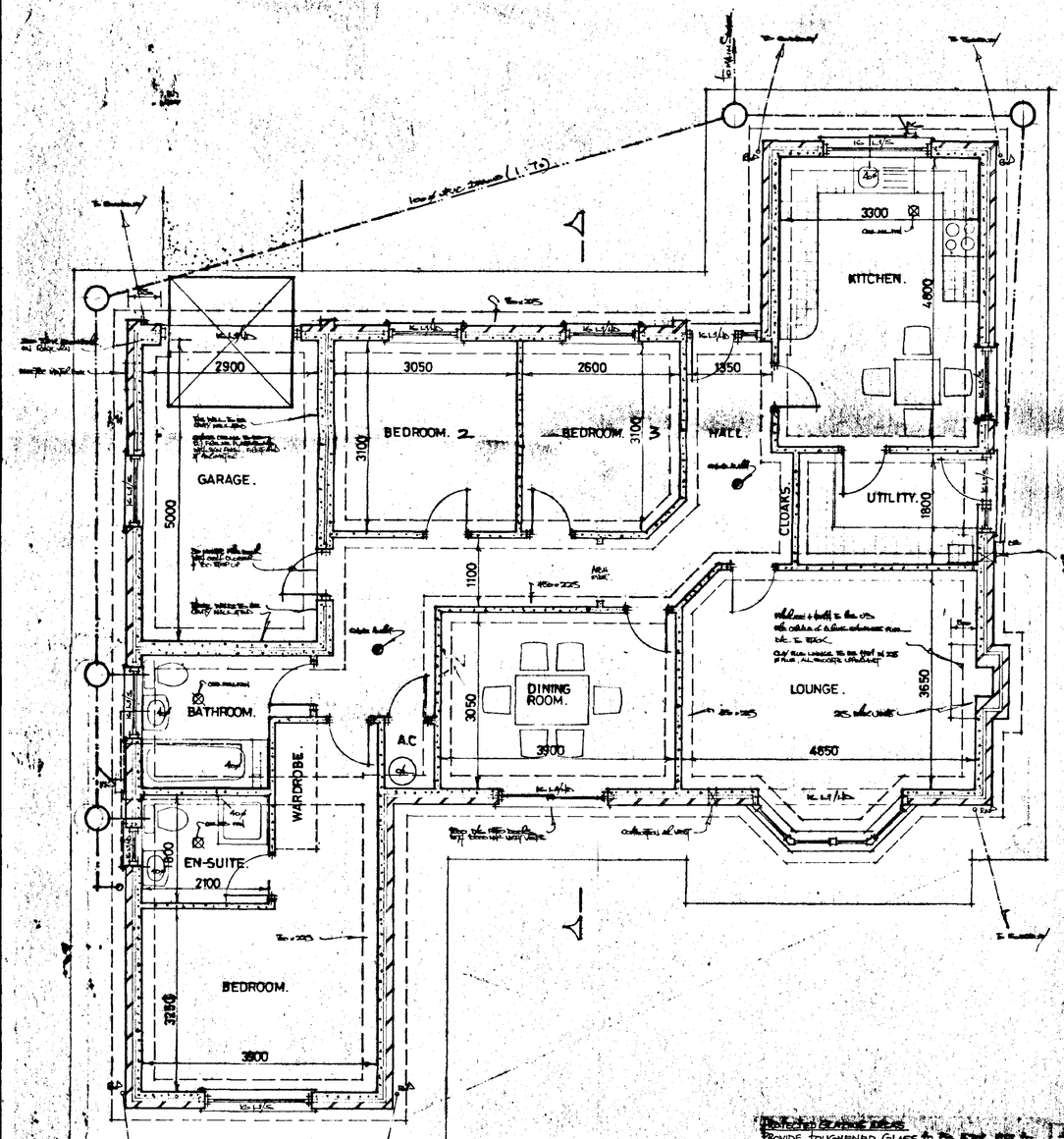
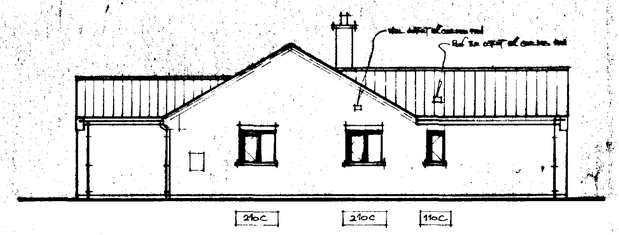


PLAN.



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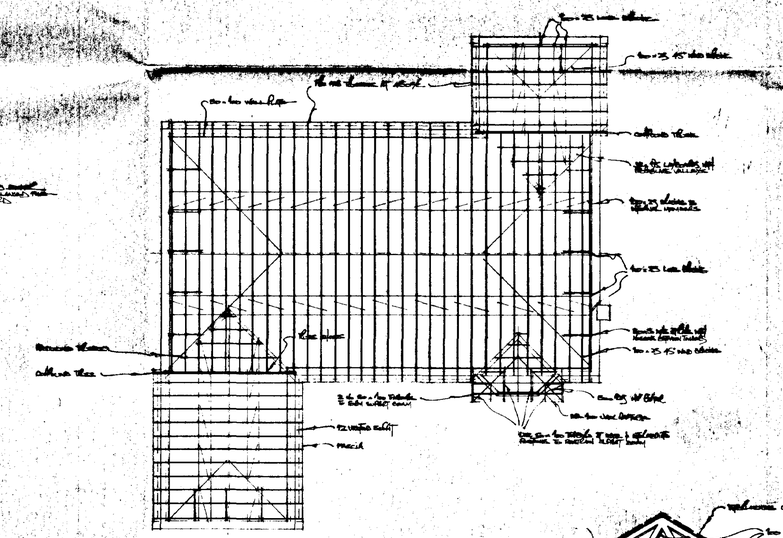
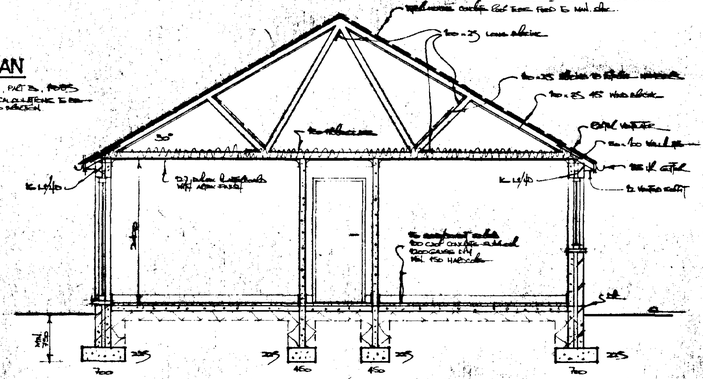


ROOF PLAN



SECTION

PLOT 2

ELECTRICAL INSTALLATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.

BOILER
New Boiler to be o/f fired, wall mounted, balanced flue type of approximately 18kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS
Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be I.G. L1/S in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made UPVC and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.

JOINERY
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Omit where concrete path cast over pipe runs.

RAINWATER GOODS
PVC gutters 115mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit, Frame out in 38 x 25 S/W for soffit support.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Neg all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel RESTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

GROUND FLOOR
65mm mortar screed reinforced with chicken wire on 500 gauge polythene separating layer on 25mm Jablite (or similar) polystyrene insulation on 100mm thick C20P concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate oversite to 100mm deep to remove topsoil of vegetation.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks. 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts. 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm square night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathroom (min 30 litres/sec).

PROTECTED GLAZING AREAS
PROVIDE TOUGHENED GLASS TO BS 6206, PER TO FOLLOWING AREAS: TO ALL WINDOWS WITHIN 800 OF FINISHED FLOOR LEVEL, TO ALL DOORS GLAZING WITHIN 1500 OF FFL., THIS APPLIES TO SIDE SCREENS ALSO WITHIN 300 OF DOOR.

SMOKE ALARMS
PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARM THAT CONFORMS TO BS 5446, PART 1. PROVIDE AT LEAST ONE ON EACH FLOOR DEPENDING ON LAYOUT AND SIZE IN ACCORDANCE APPROVED DOCUMENT PART I. MORE THAN 1 SMOKE ALARM SHOULD BE INTER-CONNECTED. ALSO WORK IN CONJUNCTION WITH APPROVED MANUFACTURERS INSTRUCTIONS. (SEE POSITION ON DRAWING)

SELF CHECK STORAGE:
PROVIDE SYSTEM AND INSTALLATION AS APPROVED BY BRITISH BOARD OF AGREEMENT. SYSTEM TO BE TESTED AND INSULATED IN ACCORDANCE WITH BS 5615 1985.

PROVIDE THERMOSTATIC RADIATOR VALVE TO CONTROL OUTPUT FROM HEATING SYSTEM.

PIPES IN ROOF VOID WHICH DO NOT NEED TO HEAT BUILDING TO BE INSULATED TO BS 5422 : 1977.

FOOTPATHS
TO BE 100 CONCRETE C15P MIX ON 100 HARDCORE (UNLESS NOTED OTHERWISE.) TO FALL 2S AWAY.

RECEIVED
HOLBEACH
HOUSING & PLANNING
18 MAY 1998
Ref: H/583/98

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) [illegible]

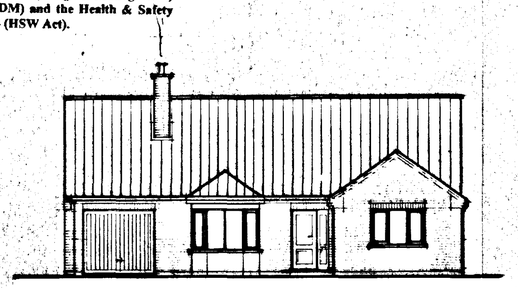
PROJECT:
3 BEDROOM BUNGALOW & GARAGE

FULL PLAN

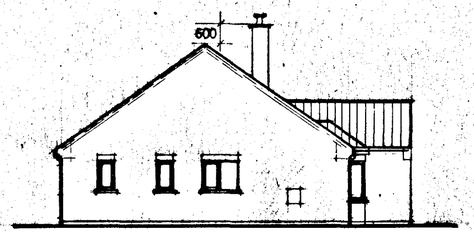
CLIENT:
FENBANK BUILDERS.

SCALES:	DATE:
1:50. 1:100.	MAY 1998
G.R.MERCHANT	DRAWING No.: FB-FH.02
REVISIONS:	

Construction work to be carried out with due regard to the Construction (Design & Management) Regulations 1994 (CDM) and the Health & Safety at Work etc Act 1974 (HSW Act).



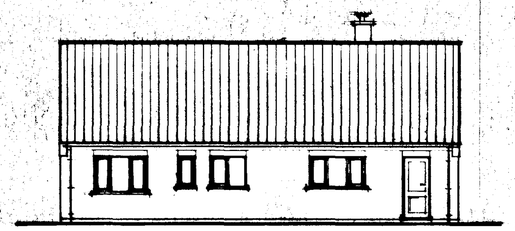
FRONT



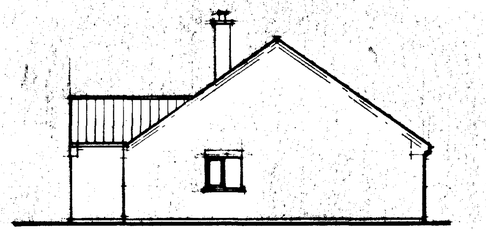
SIDE

ROOF DESIGNED & ERECTED TO BS:5268. PART 3, 1985.

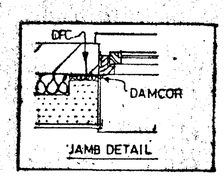
ROOF TRUSS DESIGN & CERTIFICATE TO BE SUPPLIED PRIOR TO ERECTION ON SITE.

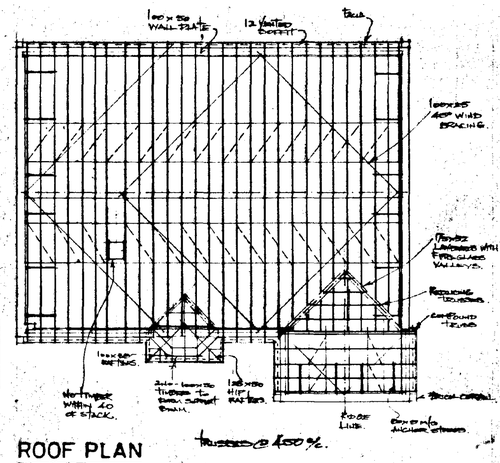


REAR



SIDE




100 x 50 WALL PLATE
12 Vented Ridge
Felt
Insert Battens
Insert Battens
Insert Battens