

PROPOSED ROOF PLAN | 1:100

**Note:**  
If Building Control and/or roof truss manufacturer do not require any internal load bearing walls for roof support and stability then all first floor internal walls can be constructed from studwork (see typical detail) load bearing walls are indicative only. Plywood faced buttressing studwork may be required to provide stability for external walls.

Emergency Egress windows and doors - window should have an un-obstructed openable area that is at least 0.33m<sup>2</sup> and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through) - a minimum clear opening size of 450mm x 750mm would suffice.  
The bottom of the openable area should be not more than 1100mm above the finished floor level (and if lower than 800mm fixed guarding should be installed in addition). Windows should be designed such that they will remain in the open position without needing to be held by a person making their escape. Locks (with or without removable keys) and stays may be fitted to egress windows, subject to the stay being fitted with a release catch, which may be child resistant.

Denotes indicative span of Pre-fabricated roof trusses (to be in accordance with the manufacturers details and design)

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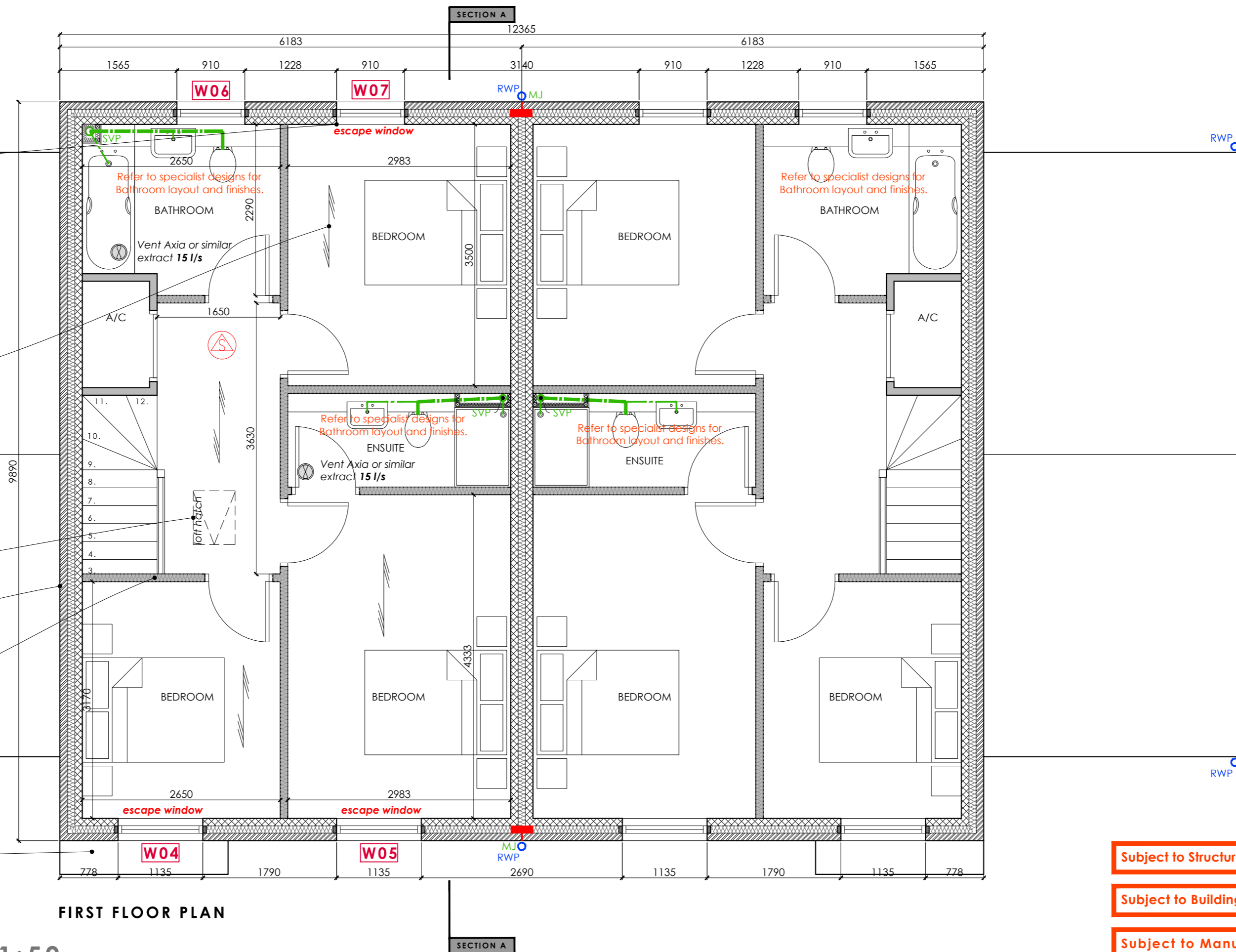
Insulated loft hatch to be provided to landings (approx 720 x 560mm openings) allowing access for maintenance

Provide DPC cavity trays at the roof abutment to the external cavity wall construction with vertical weep vents to mortar joints. Roof flashing (lead / GRP) to be turned up a minimum of 150mm and bed in the mortar joints of the brickwork

Insulation provided to internal stud walls where shown. See Specification & Construction Details for further information on the requirements. Generally: Timber / metal stud systems should include plasterboard layers with a minimum mass per unit area of 10 kg/m<sup>2</sup>; have a minimum distance of 75mm between linings (e.g. stud width); and include a minimum 25mm thick absorbent material to the cavity with a minimum density of 10 kg/m<sup>3</sup>. All joints to be well sealed.

Prefabricated canopies (GRP or similar) fixed to external brick to manufacturers details. Provide minimum 150mm flashing into external brick. Provide DPC cavity trays at the roof abutment to the external cavity wall construction with vertical weep vents to mortar joints.

PROPOSED FIRST FLOOR PLAN | 1:50



Rev C | General Internal Amends | 09.08.2022  
Rev B | Client Amends | 20.12.21  
Rev A | House Type Changed from F | 27.10.21

DRAWING ISSUES AND REVISIONS

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PROJECT	Residential Development Willingham Road Market Rasen Lincolnshire
DATE	Feb 2021
TITLE	House Type 7 First Floor & Roof Plans
SCALE	1:50/100
ORIGINAL SIZE	A2 (Landscape)
DRAWING NUMBER	LDC3371-BR-15C

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All Details and Specification on this drawing and in relation to this specific project should be adhered to. If any deviations occur the contractor / client should inform Idc Design Consultancy immediately as we cannot be held responsible for errors resulting from undeclared detail and specification changes

Subject to Structural Engineers Details

Subject to Building Control Approval

Subject to Manufacturers Details