

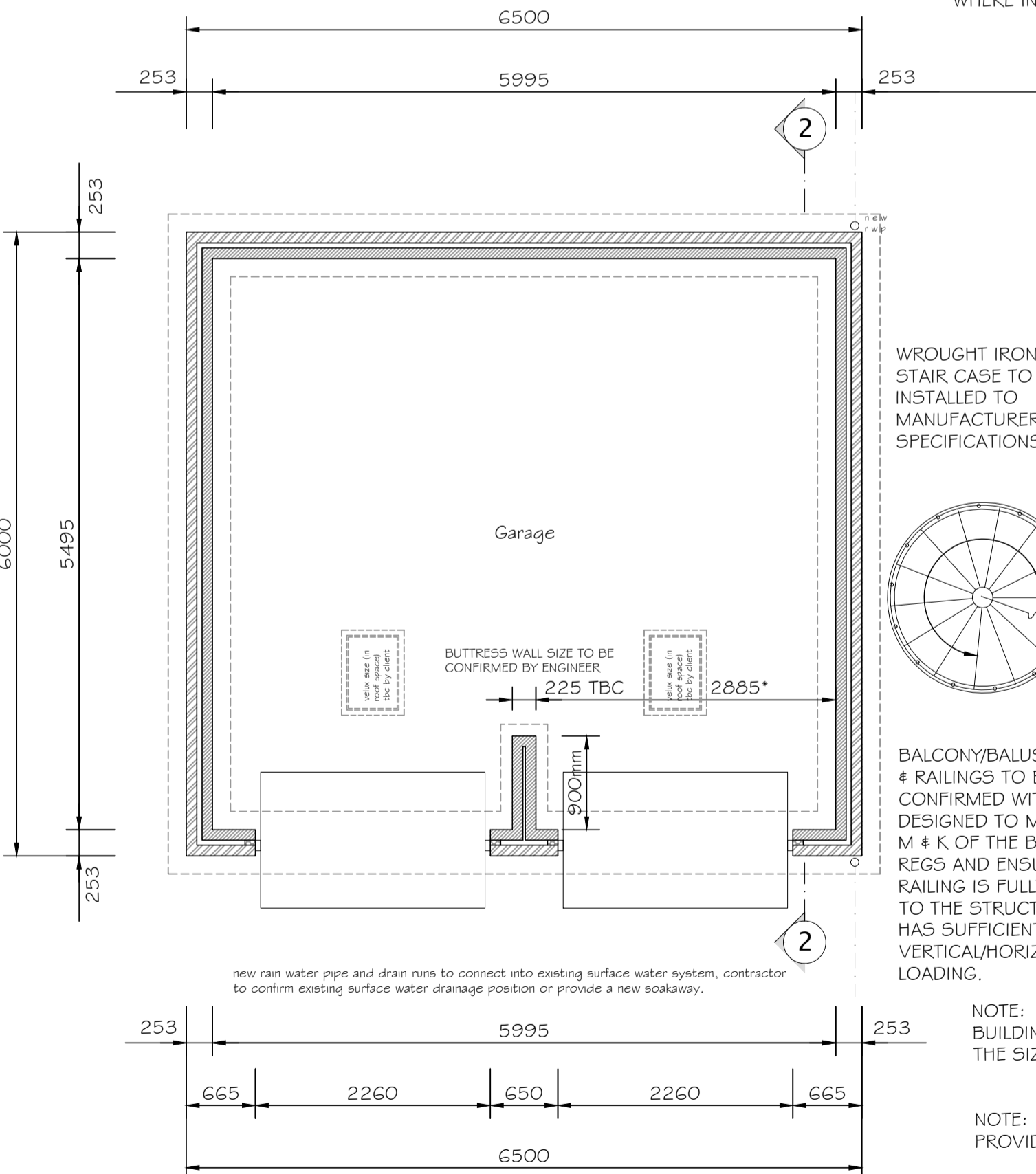
Proposed Garage Elevations (scale 1:100)



Proposed Garage Visuals (n.t.s)

ALL DIMENSIONS AND SETTING OUT IS TO BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF ANY WORKS OR THE MANUFACTURE OF ANY COMPONENTS OR MATERIALS.

PROVIDE NEW 252/250mm THICK WALL COMPRISING OF 100mm LIGHTWEIGHT THERMAL BLOCKWORK INNER SKIN, 50mm UNINSULATED CAVITY AND 100-102mm BRICKWORK OUTER LEAF WHERE INDICATED BELOW DPC WITH FACING STONE ABOVE



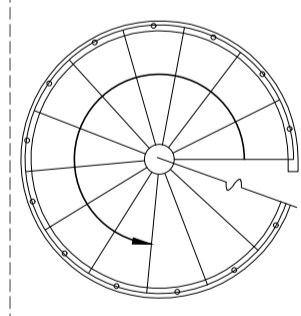
Proposed Garage Floor Plan (scale 1:50)

NOTE: ANY DEVIATION FROM PROPOSED INFORMATION THAT MAY AFFECT THE GENERAL DESIGN, THEN THE PRINCIPAL DESIGNER IS TO BE CONSULTED. CONTRACTOR TO LIAISE WITH ALL SPECIALISTS DESIGNERS AND ENSURE ALL REQUIREMENTS AND RECOMMENDATIONS ARE CONSTRUCTED ON SITE.

**GENERAL NOTE**  
ALL WORKS ARE TO COMPLY WITH CURRENT BUILDING REGULATIONS ALL MATERIALS AND COMPONENTS ARE TO COMPLY WITH CURRENT BRITISH STANDARDS AND ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CURRENT CODES OF PRACTICE. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS AND DETAILS PRIOR TO THE PROCUREMENT, FABRICATION OR ERECTION OF ANY COMPONENTS AND PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS

**ELECTRICAL WORKS**  
ALL ELECTRICAL WORK IS TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION OF THE WORKS THE LOCAL AUTHORITY MUST BE SATISFIED OF COMPLIANCE WITH PART P THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORKS BY A PERSON COMPETENT TO DO SO.

WROUGHT IRON SPIRAL STAIR CASE TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS



BALCONY/BALUSTRADES # RAILINGS TO BE CONFIRMED WITH CLIENT, DESIGNED TO MEET PART M # K OF THE BUILDING REGS AND ENSURING THE RAILING IS FULLY FIXED TO THE STRUCTURE AND HAS SUFFICIENT VERTICAL/HORIZONTAL LOADING.

NOTE: BUILDING CONTRACTOR TO CONFIRM TO BUILDING INSPECTOR THE SIZE OF GUTTERS AND DOWN PIPES TO BE USED

NOTE: PROVIDE CATNIC LINTELS OVER ALL NEW OPENINGS

ALL RWP'S POSITIONS ARE TO BE CONFIRMED BY BUILDING CONTRACTOR TO BUILDING INSPECTOR ON SITE

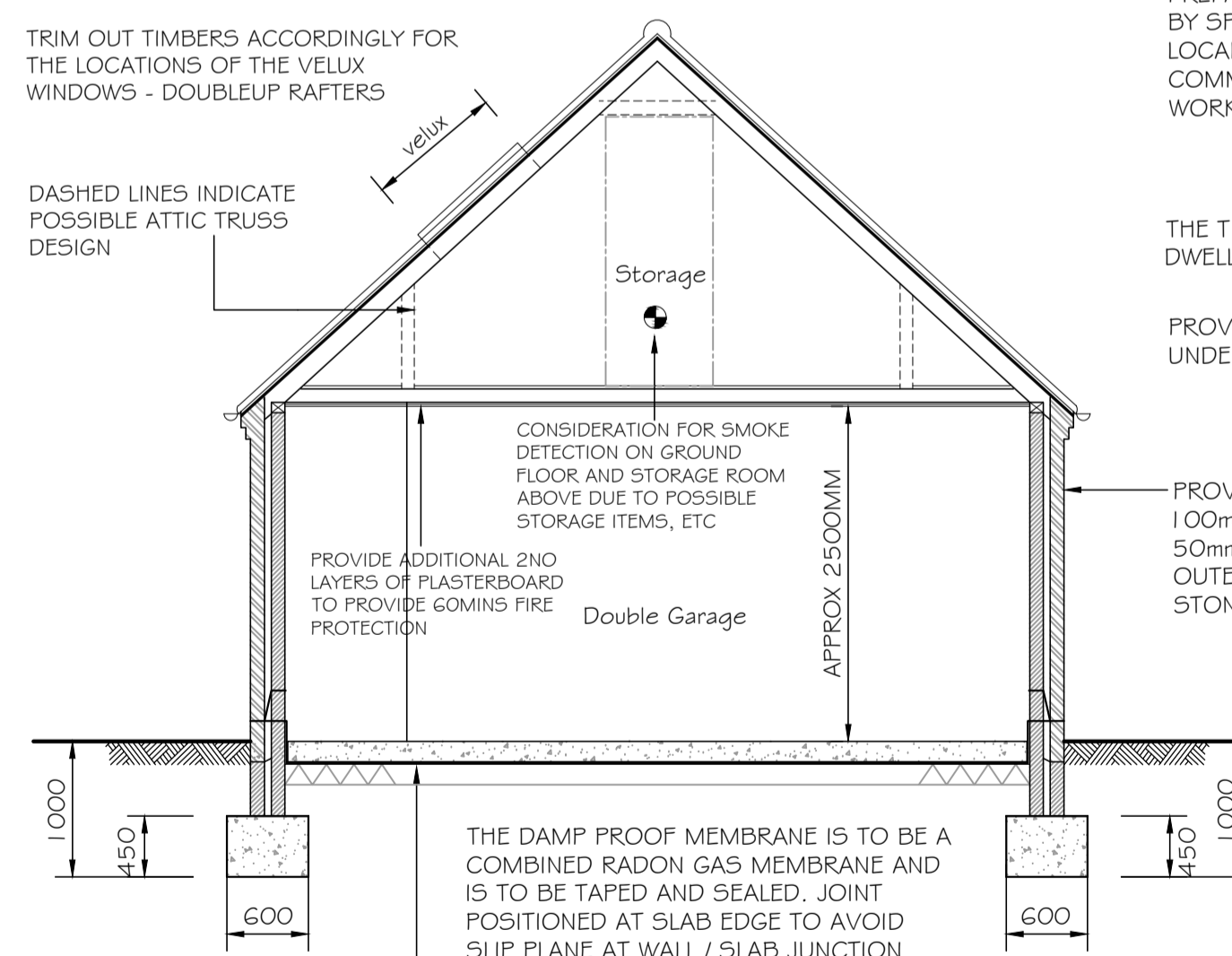
**PITCHED ROOF**

TILES TO MATCH EXISTING LAID ON 25x50 TANALISED BATTENS AT GAUGE ON UNTEARABLE SARKING FELT ON RAISED TIE RAFTERS AT MAXIMUM 600mm CENTRES WITH BINDERS AND WIND BRACING ALL TO COMPLY WITH BS5268 PART 3:1985. ROOF STRUCTURE TO BE DESIGNED BY SPECIALIST MANUFACTURE AND IS TO BE SUBMITTED TO THE LOCAL AUTHORITY BEFORE COMMENCEMENT OF ANY WORKS ON SITE. 25x100 RIDGE AND CEILING BINDERS AND WIND BRACING, 50x100 TREATED SOFTWOOD WALLPLATES FASTENED TO INNER LEAF WITH 30x5x1000mm LONG GALVANIZED MILD STEEL STRAPS AT 3000mm CENTRES EACH WITH 6No. FIXINGS INTO MASONRY. 30x5x1500mm LONG GALVANIZED MILD STEEL LATERAL RESTRAINT STRAPS WITH 100mm TURNED DOWN INTO BLOCKWORK AND FASTENED TO RAFTERS AND CEILING JOISTS.

NOTE: NEW PITCH ROOFS TO BE SITE MEASURED, DESIGNED BY SPECIALIST AND DETAILS ARE TO BE SUBMITTED TO BUILDING CONTROL PRIOR TO THE FABRICATION OR THE ERECTION OF ANY MATERIALS

TRIM OUT TIMBERS ACCORDINGLY FOR THE LOCATIONS OF THE VELUX WINDOWS - DOUBLEUP RAFTERS

DASHED LINES INDICATE POSSIBLE ATTIC TRUSS DESIGN



Section 2-2 Through Proposed Garage (scale 1:50)

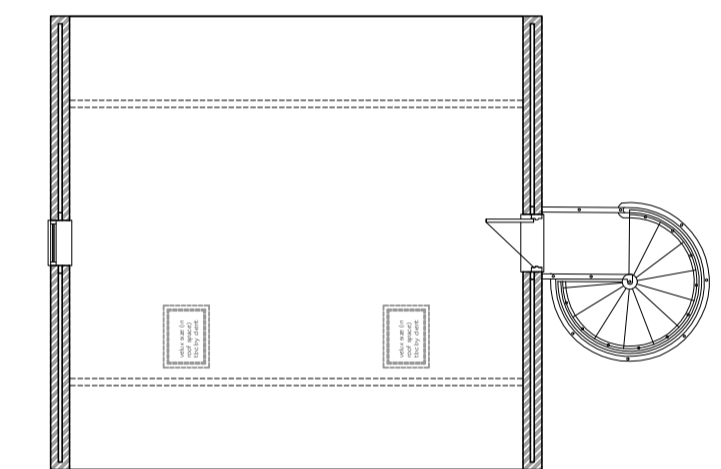
PROVIDING GROUND CONDITIONS ARE OF AN ADEQUATE NATURE THEN EXCAVATE 600mm WIDE x 450mm DEEP TRENCH. FILL FOOTINGS TO EXTERNAL WALLS (UNLESS NOTED OTHERWISE), FINAL DEPTH AND SIZE TO BE AGREED ON SITE WITH LOCAL AUTHORITY BUILDING INSPECTOR, ALL FOOTINGS ARE TO BE REINFORCED WITH MESH REINFORCEMENT IN THE TOP

THE FORMATION DEPTH OF THE FOUNDATIONS IS TO BE DOWN TO A FIRM LOAD-BEARING STRATA TO FORM A STABLE FOUNDATION. THE MIN. DEPTH IS TO BE 1000mm IN MEDIUM SHRINKABLE CLAYS. ALL FINAL DEPTHS AND PROTECTIONS OF FOOTINGS ARE TO BE AGREED ON SITE BETWEEN THE LOCAL AUTHORITY BUILDING INSPECTOR AND THE BUILDING CONTRACTOR.

PREFABRICATED TRUSSES AT 600 CENTRES TO BE DESIGNED BY SPECIALIST MANUFACTURER AND TO BE SUBMITTED TO LOCAL AUTHORITY BUILDING INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS. ALL WORKS TO COMPLY WITH BS 5268: PART 3:1985.

THE TILE SPECIFICATION IS TO MATCH THAT OF THE EXISTING DWELLING

PROVIDE MONAPERM 500 BREATHABLE ROOFING TILE UNDERLAY SUITABLE FOR USE WITHOUT ROOF VENTILATION.



Proposed Store Plan (scale 1:100)

Revision	Amendment	Date
A	Spiral Staircase added to garage	11/23

Client: \_\_\_\_\_

Project: Proposed Extensions and Alterations  
Farmers Cottage  
Haceby Road, Newton  
Lincolnshire

Dwg Title: Proposed Garage Details

Dwg No: 223029-05A  
Scale: 1:50  
Date: 11/22

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