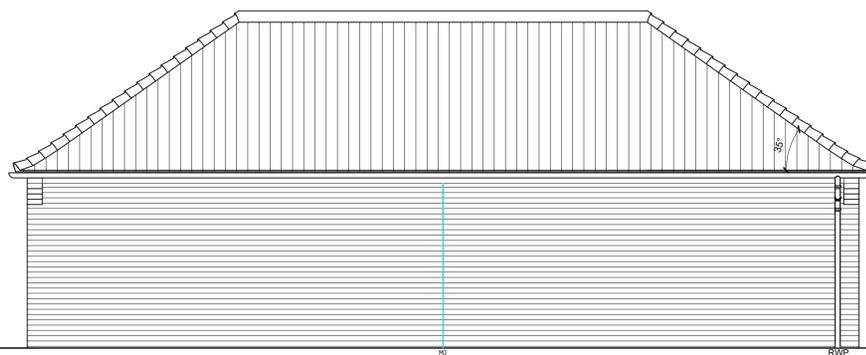
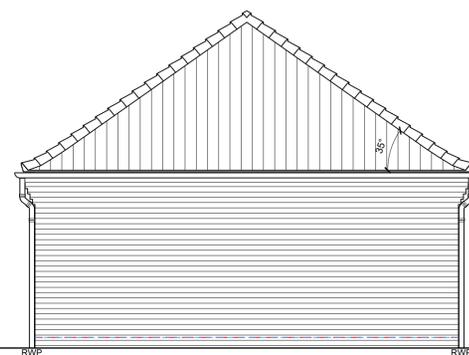


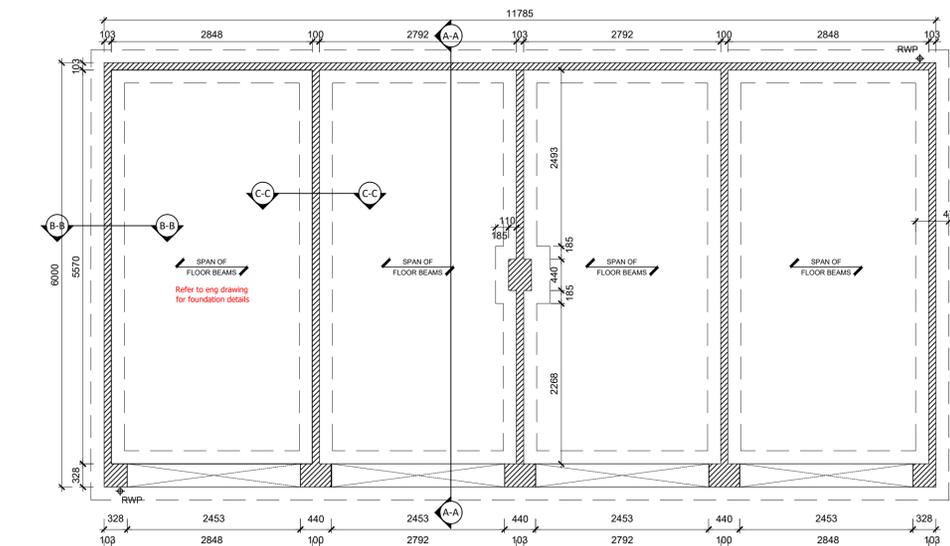
FRONT ELEVATION



REAR ELEVATION

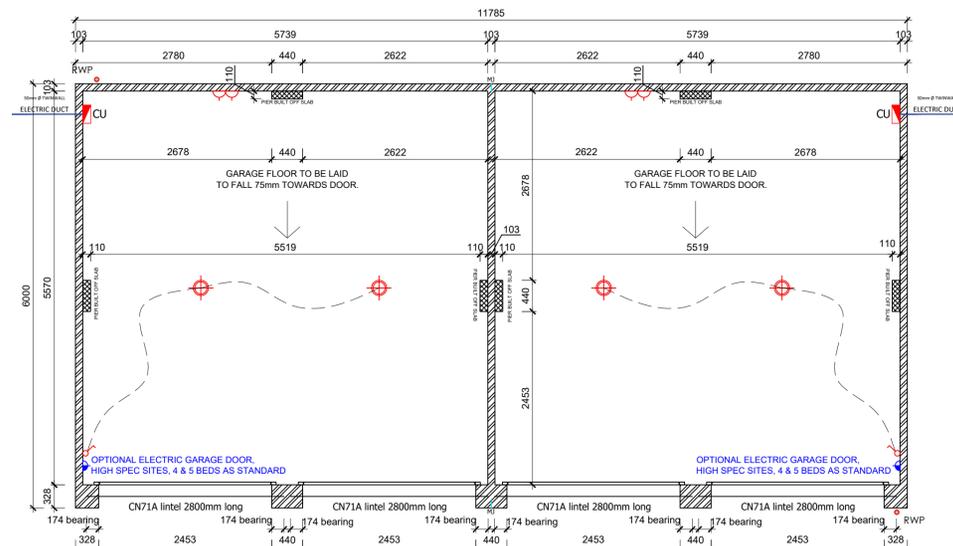


SIDE ELEVATION



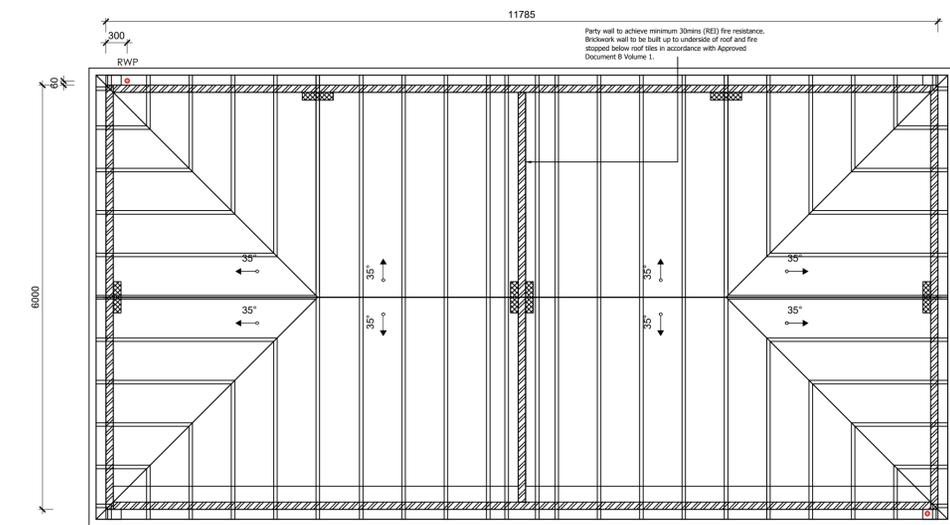
SUBSTRUCTURE PLAN

RWP positions dependant on roof span. See Elevations  
Foundation widths assume a minimum ground bearing pressure of 75 kN/m<sup>2</sup>



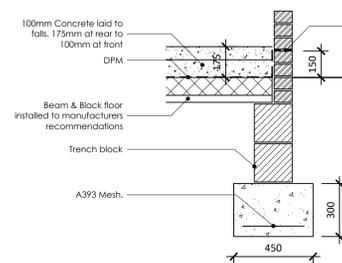
GARAGE PLAN

RWP positions dependant on roof span. See Elevations - Brick pier to side elevations - refer to detail - Front piers to be fully toothed brickwork for support of garage door and lintel. - Ground floor slab - beam and block flooring. Structural screed over to be 1:3 cement:sand screed reinforced with 1 layer A142 mesh, 50mm cover to bottom of screed. Min. screed thickness 100mm rising to 175mm at rear of garage.

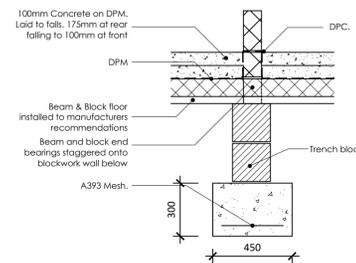


ROOF PLAN PITCH 35°

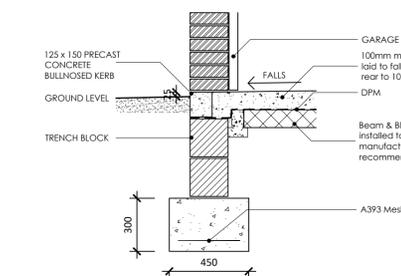
Design of roof trusses to be subject to confirmation by truss specialist.



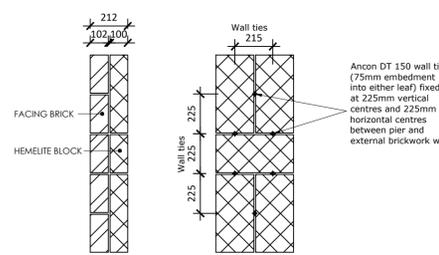
SECTION B - B



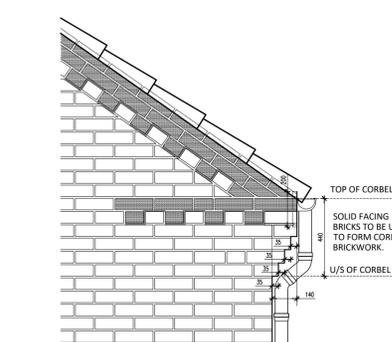
SECTION C - C



GARAGE DOOR THRESHOLD DETAIL



MASONRY PIER DETAIL



BRICK CORBEL DETAIL REFER TO AH-ED-01

**BEFORE BUILDING - CHECK FOR ANY SALES EXTRAS SUCH AS PERSONNEL DOORS**

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DETAIL SHEETS, GENERAL SPECIFICATION AVAILABLE FROM ASHWOOD HOMES, RECOMMENDATIONS, SAP RATINGS & ACCREDITED DETAILS.
- FOR FOUNDATIONS, BLOCKWORK STRENGTHS, STEEL BEAMS, PADSTONE AND MOVEMENT JOINTS REFER TO ENGINEERS DETAILS AND SPECIFICATIONS.
- ALL MANUFACTURERS AND CONSTRUCTION DETAILS MUST BE APPROVED PRIOR TO WORK COMMENCING.
- ANY LINTELS TO EXTERNAL OPENINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS INCLUDING CAVITY TRAYS OVER. ALL LINTELS TO BE INSULATED AS MANUFACTURERS DETAILS.
- ENERGY EFFICIENT LIGHT FITTINGS TO BE PROVIDED IN ACCORDANCE WITH PART L 2006. DEDICATED CFL FITTINGS TO ACCEPT LIGHT FITTINGS OF GREATER THAN 40 LUMENS PER CIRCUIT WATT.
- ABBREVIATIONS:-  
RWP = RAINWATER PIPE  
MJ = MOVEMENT JOINT

WALL LEGEND

- FOUNDATION WALL
- 215 CONCRETE TRENCH BLOCKS - 3.6 N/mm<sup>2</sup>
- EXTERNAL WALL
- 102.5mm - FACING BRICK (min. 20 N/mm<sup>2</sup> strength) Internal face of brickwork to be sealed with Thompson's water seal (or similar approved by Ashwood Homes)
- EXTERNAL WALL + PIER
- 102.5mm - FACING BRICK (min. 20 N/mm<sup>2</sup> strength) 100mm - 3.6N/mm<sup>2</sup> AGGREGATE BLOCK FOR Pier Internal face of masonry to be sealed with Thompson's water seal (or similar approved by Ashwood Homes)
- EXTERNAL WALL - HOME OFFICE
- 102.5mm - FACING BRICK / WITH 100mm KNAUF DRITHERM 34 CAVITY INSULATION FULLY FILLED 100mm - 3.6N/mm<sup>2</sup> AIRCRETE BLOCK

M&E KEY

SYMBOL	DESCRIPTION
	LOW LEVEL SINGLE 13AMP SOCKET
	LOW LEVEL TWIN 13AMP SOCKET
	EXTERNAL SWITCHED FUSE SPUR FOR GARAGE DOOR (4 & 5 BEDS ONLY)
	EXTERNAL DOUBLE 13AMP SOCKET (4 & 5 BEDS ONLY)
	BATTEN HOLDER - LOW ENERGY
	LIGHT SWITCH
	7KW ELECTRIC VEHICLE CHARGER
	8 WAY CONSUMER UNIT TO GARAGE HOME OFFICE/ 2 WAY CONSUMER UNIT TO GARAGE

Rev.	Date	Description



1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 6FY T: 01406 490590

PROJECT:  
Proposed Residential Development at Vernatt's Strategic Urban Extension Phase 1

HOUSE TYPE:  
Quad Garage - Hipped

DRAWING:  
FLOOR PLANS & ELEVATIONS

SCALE: 1:50@A1 DRAWN: GB

DATE: JAN.2026 REVISION: /

DRAWING No: 074b - QGH - 017

ASSOCIATED PLOTS:

270/271, 281/282

# QUAD GARAGE - HIPPED