

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

NOTES:

- 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

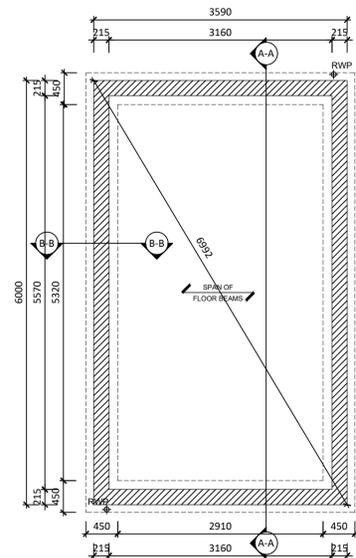
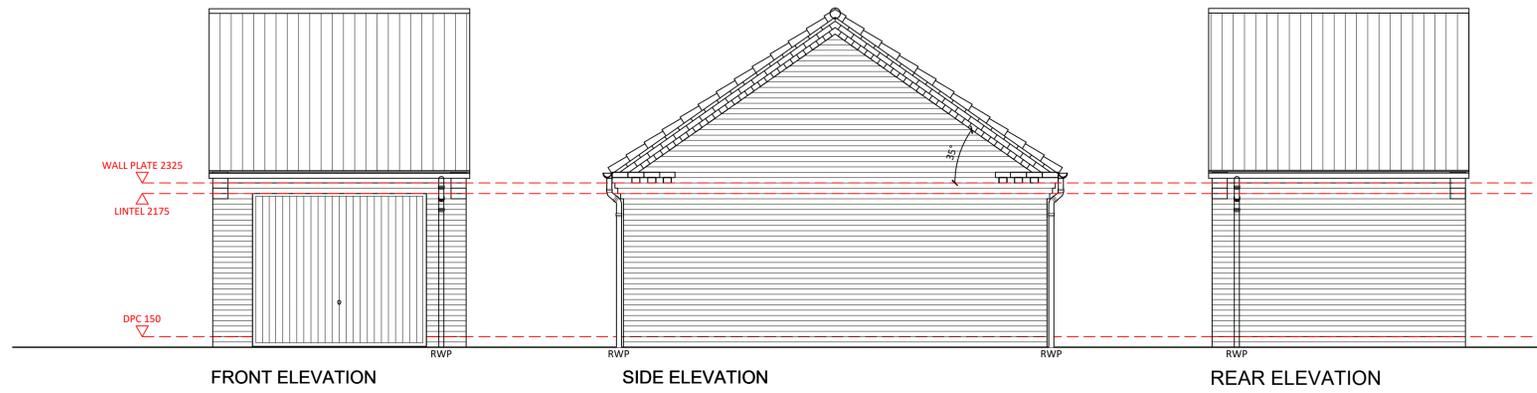
WALL LEGEND

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

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

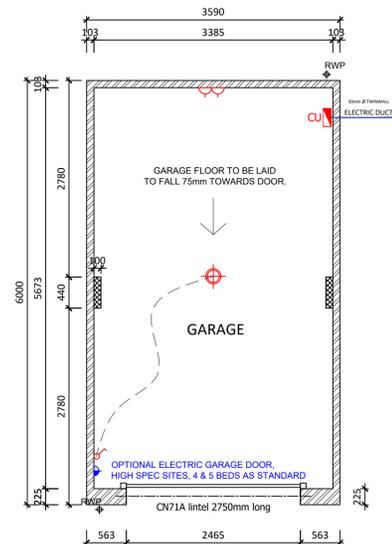
Rev.	Date	Description



SUBSTRUCTURE PLAN

RWP positions dependant on roof span. See Elevations

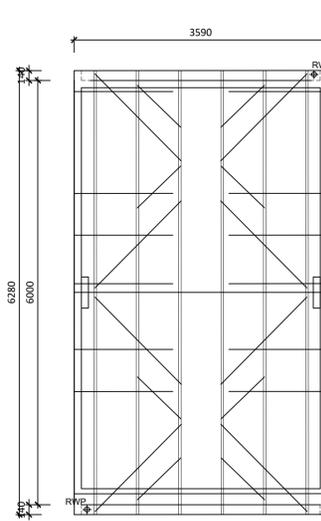
Foundation widths assume a minimum ground bearing pressure of 75 kN/m²



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°

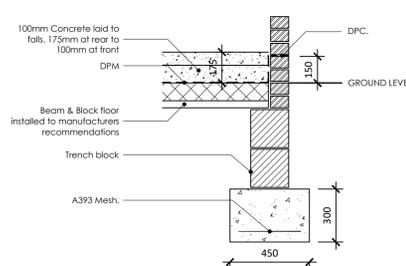
Design of roof trusses to be subject to confirmation by truss specialist.

Timber bracing to trussed roof in accordance with PD 6693-1. All timber bracing to trussed rafters should be at least 100mm x 25mm in section and nailed twice to each trussed rafter. Nailing should be 3.35mm (10 gauge) x 65mm long galvanized round wire nails.

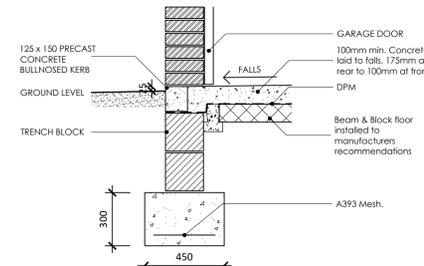
Lateral restraint straps to rafters / trusses to comprise 30mm x 5mm hot dipped galvanised mild steel straps, fixed with two 6mm x 30mm plug and screw fixings per strap.

Lateral restraint straps to be provided - two restraint straps per roof slope at maximum 2m centres plus one extra strap near the apex of the gable.

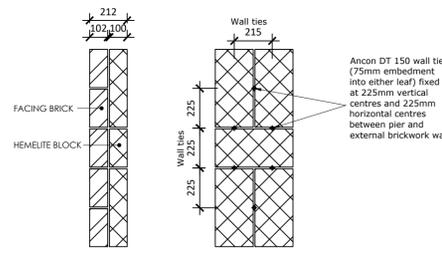
Vertical restraint straps at eaves level to be used to anchor roof trusses to wall at 1.25m centres.



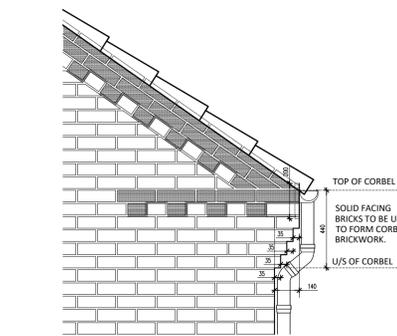
SECTION B - B



GARAGE DOOR THRESHOLD DETAIL



MASONRY PIER DETAIL



BRICK CORBEL DETAIL REFER TO AH-ED-01

ASSOCIATED PLOTS:
107, 108, 113, 117, 198, 201, 202, 210, 215, 222, 228, 234, 237, 238, 243, 244, 249, 250, 251, 254, 255, 256, 266, 267, 276, 277, 280, 285, 286, 290, 291, 296, 297, 298, 299, 304, 305, 306, 307, 308, 310, 311, 312, 315



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:
Single Garage
Front Pitched

DRAWING:
FLOOR PLANS & ELEVATIONS

SCALE: 1:50@A1 **DRAWN:** GB

DATE: JAN.2026 **REVISION:** /

DRAWING No: 074b - SG - 012