

**PROPOSED PLAN.**  
**PROPOSED GARAGE AT 2 HALKE COTTAGES, NORTH STREET, SHELDWICH FAVERSHAM,**  
**KENT. ME13 0LR DRAWING No: 180522/02 Scale; 1:50. AND 1:100 uno**  
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PRIOR TO CONSTRUCTION AND ANY ERRORS OR DISCREPANCIES TO BE NOTIFIED TO  
THE SURVEYOR. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALING  
**Ground Floors:** 50mm cement and sand screed. 3 coats of synthaprufe to substructure floors, as necessary. 150mm C20P or Gen 3 concrete with 1200-gauge polythene damp proof membrane under. on 200 mm Celotex insulation on 100 mm hardcore. Lap the damp proof membrane over the damp proof course. 100mm well rammed selected brick or stone reject hardcore blinded with sand. Check material depth to ensure floor and ceiling line through.

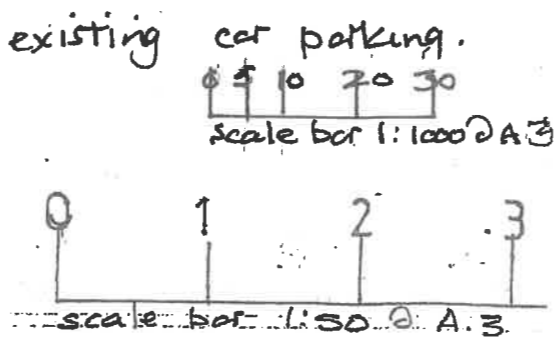
horizontal feather edged boarding to exterior elevations  
 260 mm block work walls.

Swale Borough Council  
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 Planning Services

**Pitched Roof:** Slates at 26-degree pitch on 25x50 tanalised battens and Tyvek roofing felt. All timber C24 grade regularised and tanalised. 50x150mm rafters at 400mm centres. 50x200mm ceiling joist at 400mm centres. Double nail all passing and head and foot of all members. Ensure all rafters' members are double nailed each side with minimum 100mm long nails. One layer of 12.5mm foil backed plasterboard and set to ceiling on 1200 g polythene vapour barrier. Provide 50x100 noggins to take plasterboard edges. Code 4 lead flashings and cavity trays to LDA standards. Provide 5x30mm M.S. lateral restraint straps at 1.5m ccs fixed to 3 no members at right angles to rafters, joist, and wall plate. End bearing of straps over a whole stud or full width of blockwork. 100mm deep flow gutter and 68 mm rain water pipes. Discharge to new plastic crate soakaway or storm water drainage system from the building. System to discharge to soakaway or storm drain via Hepsleeve or Marley upvc 110mm pipe work. Catnic or Ryton over rafter ventilators at eaves, with ridge and soffit vents. Eaves vents and 12mm upvc or cement fibre soffit with SV603 vent from Glidevale. Provide and fix Glide vale patent ridge ventilator or ventilating ridge tile. Tile through vent at high level every 900mm or dry ridge vent system. Wall plates, ventilation, insulation, and ceiling finish as above. 50 x 150 mm wall plate bolted to walls at 450mm centres using resin filled anchors. Connection between rafters and wall plate and rafters and frame head to be Simpson Strong-tie H High Wind Tie.

**Alternative Roof:** Donaldsons, Dover Truss Co or other approved Suppliers camplate roof trusses at 600mm centres. Use Donaldson's or Dover Roof Truss Company gang nail Trusses to BS 5268 at 600mm centres 25 x 100 diagonal bracing and binders. Use truss clips as necessary. Trusses on 50x100 wall plates rawlbolted to walls with 12.5mm rawlbolts at 400mm ccs. See Truss Engineers details. Code 6 lead flashings. 38x200mm lay boards and hips. Form a trap hatch in the ceiling with 100x150 trimming 32mm lining and architrave and hinged lockable cover. Insulate trap hatch. Supply and fix 100mm gyproc cove at angle between wall and ceiling. Moulded plaster roses to be provided to all ceiling's light fittings. Provide and fix 25mm t and g chipboard flooring to top of ceiling joist or gang nail trusses. Tank stand and insulation to tanks in roof space as necessary. Use Donaldsons or Dover Roof Truss Company gang nail trusses. Roof vent and 12mm plastic soffit with SV603 vent from Glidevale. 25x200 mm fascias with 25mm continuous air gap for roof ventilation. Trusses to BS 5268 at 600mm ccs. Trusses to be fixed with 25 x 100 diagonal bracing and binders. Provide 5x30mm m.s. lateral restraint straps at 1.8m ccs fixed to 3 no members at right angles to rafters, joist, and wall plate.

**Walls:** 265mm external solid wall of Celcon Solar block (medium density 0.18 W/m2K). Internal finish Gyproc metal frame and 15-millimetre thermal board. Supreme concrete prestressed lintels R15A as detail for external openings, with tray over. Check lintel type with Supplier before ordering due to load on components. Damp proof course minimum. 150mm above ground level. Additional damp proof course at high and low level as required. 150mm wide vertical and horizontal d.p.c to frames. Provide movement joints in block work at 6 metre centres. See details for special brick treatment features to elevations. All frames to be draught stripped double glazed with 20mm air gap and low "e" coating, argon filled to achieve 1.25W/m2degree C. All glazing to BS 6206 1981. 38mm softwood or upvc window boards. Code 6 lead flashings to be used under frames. Bond new block work correctly. Minimum of 150mm bearing on walls and other supports is provided for lintels and beams. Set U=0.15 W/m2 degree K 15mm PIR insulation internal lining to all proposed external walls.



plan.

SHELDWICH