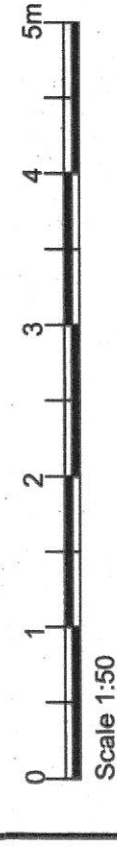


**Notes:**

1. Verify all dimensions on site before the commencement of any work or preparation of shop drawings.
2. All building materials, components and workmanship to comply with the appropriate Building Regulations, British Standards and Codes of Practice.
3. Any discrepancies to be reported to the architectural designer for further instructions before commencement of work.

**General Specification:**

1. **Waste sizes:**  
32mm pvc basin waste, 40mm pvc shower/bath waste increase to 50mm  $\phi$  when exceeding 3.00m. All fitted with deep seal traps & rodding access
2. Kitchen/Utility/Bathrooms/WC to be mechanically ventilated with intermittent control rated at 60 & 15 l/sec respectively
3. Electrical installation to comply with Part P
4. **Regs. Option 1** (approved contractor) low energy bulbs to be used throughout new extension
5. All existing lintols taking additional loads to be checked
6. Heating & hot water supply to be extended from existing system with TRVs fitted to new radiators
7. **Windows & Door Spec "U" = 1.4 w/m<sup>2</sup> K**  
All windows and doors to be double glazed UPVC in low "E" Pilkington "K" glass with all casement openings to first floor to be fitted with escape hinges. Windows have to have an unobstructed area of 0.33m<sup>2</sup> and to be at least 450mm high and 450mm wide, 5000mm<sup>2</sup> trickle vents to be fitted
8. Mains operated linked smoke detectors marked (SD) to be fitted to all landings and heat detectors marked (HD) to be fitted to kitchens
9. **Fire Doors:**  
- All doors marked Thus: (FD) to be FD30S  
- fire doors: Garage doors to be FD30S-rated
10. **Stud Walls**  
100 x 50mm timber stud walls lined with 12.5mm tik plasterboard and set with 100mm tik rockwool insulation between studs
11. **Soakaways**  
Rainwater pipes to discharge into 110mm Ø PVC drain run leading to new soakaways set min 5 metres from buildings



Rev.

Job Title  
**PROPOSED GARAGE CONVERSION**  
AT. S. HAYEN WAY  
ST. MARYS ISLAND  
CHATRAM.  
KENT. ME4 3LB

Client MR. M. ROUSE  
Dwg Title

Scale 1:50

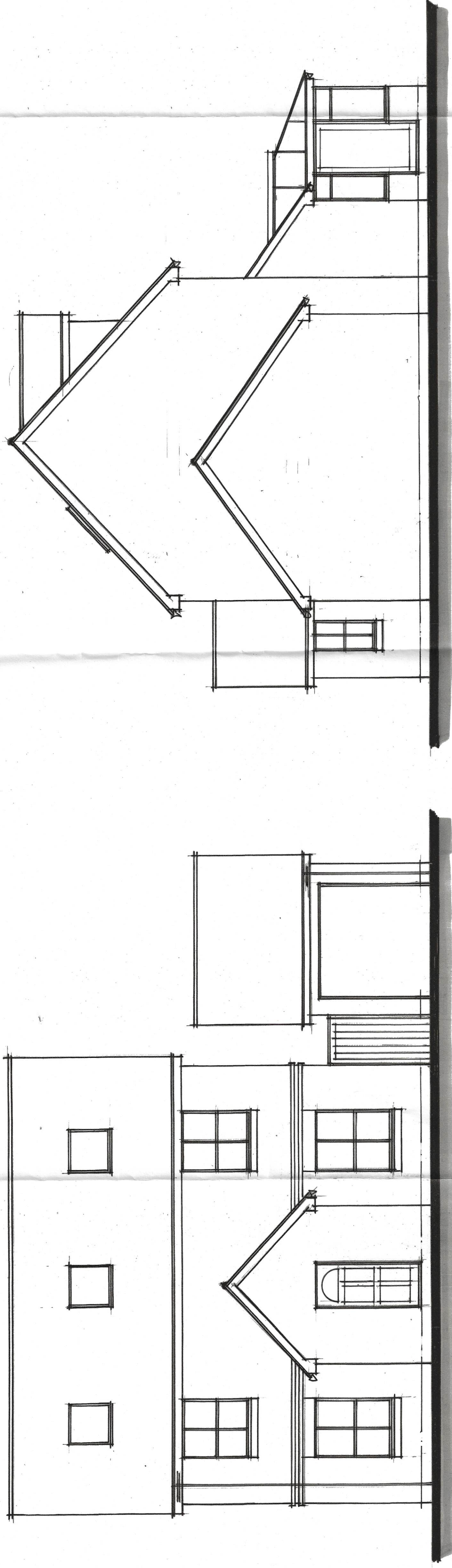
Date FEB. 2024

**C & B Designs**

Architectural Designers & Consultants  
12 St. Margarets Drive  
Wingham  
Gillingham  
Kent ME8 0WR  
Tel: 01843 261818

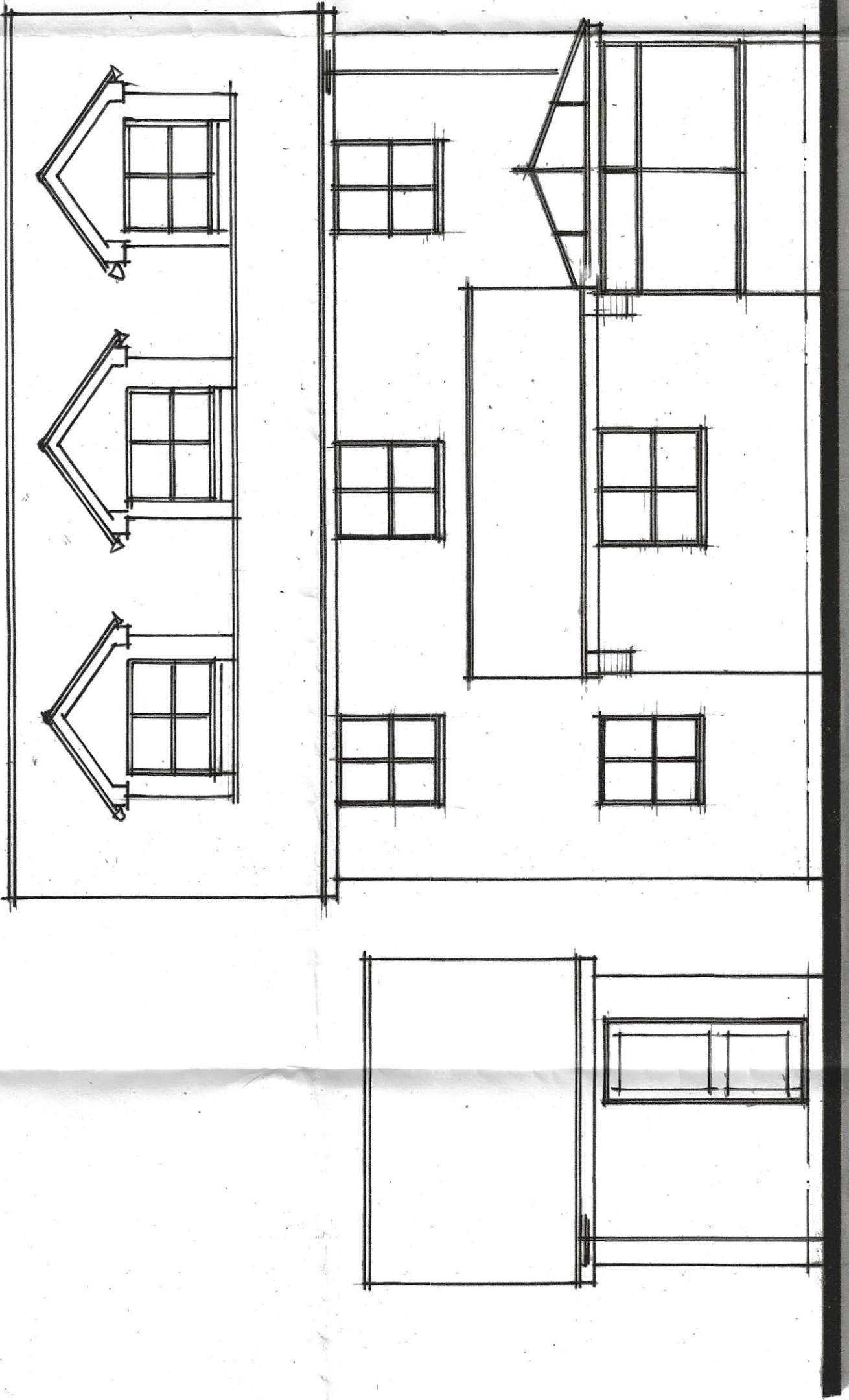
Dwg No. CB 3227.01

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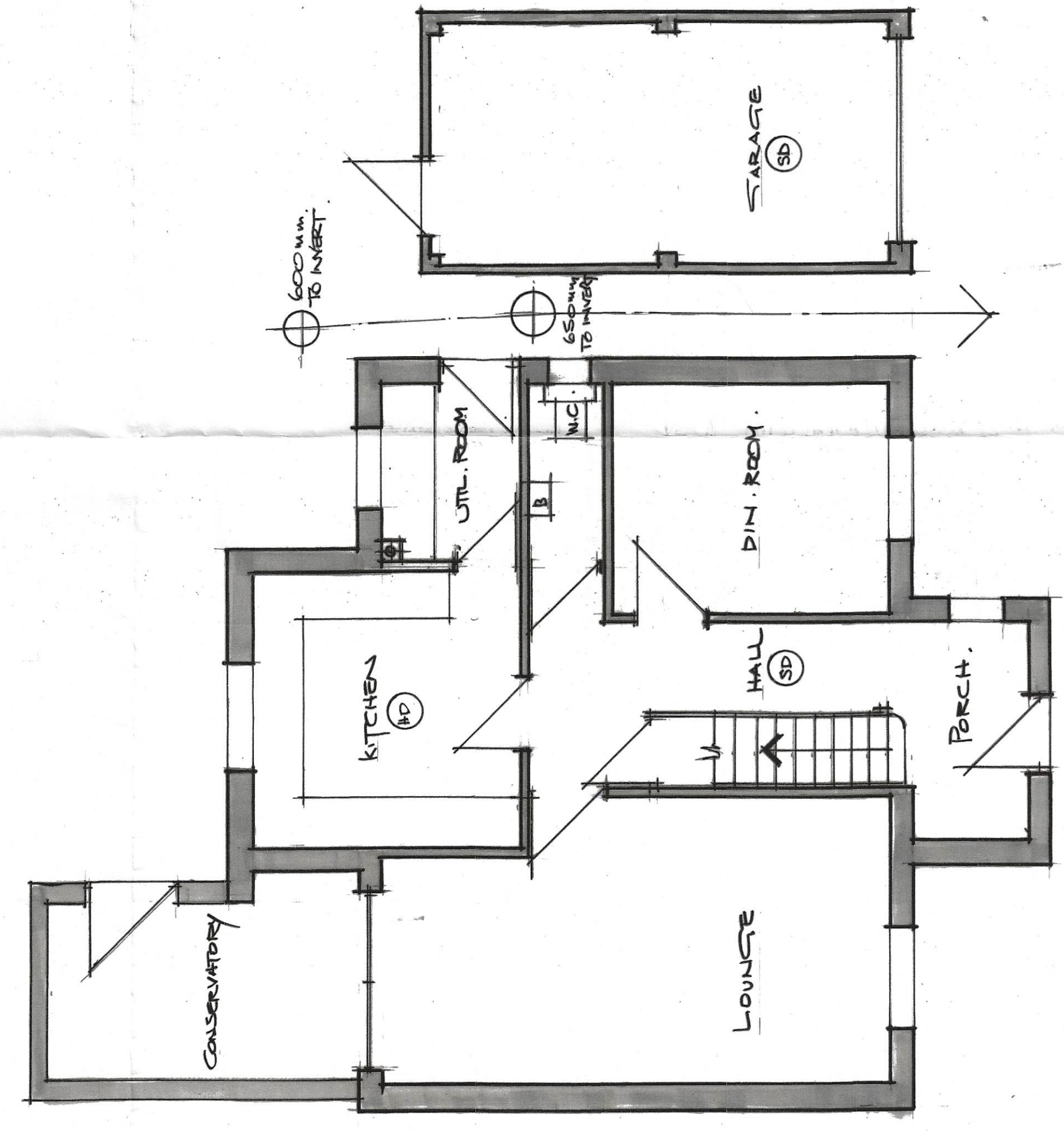


EXISTING SIDE ELEVATION

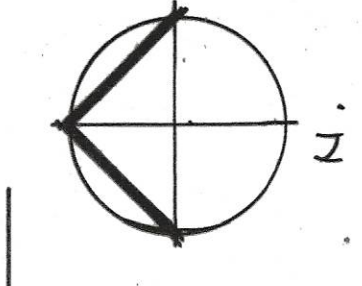
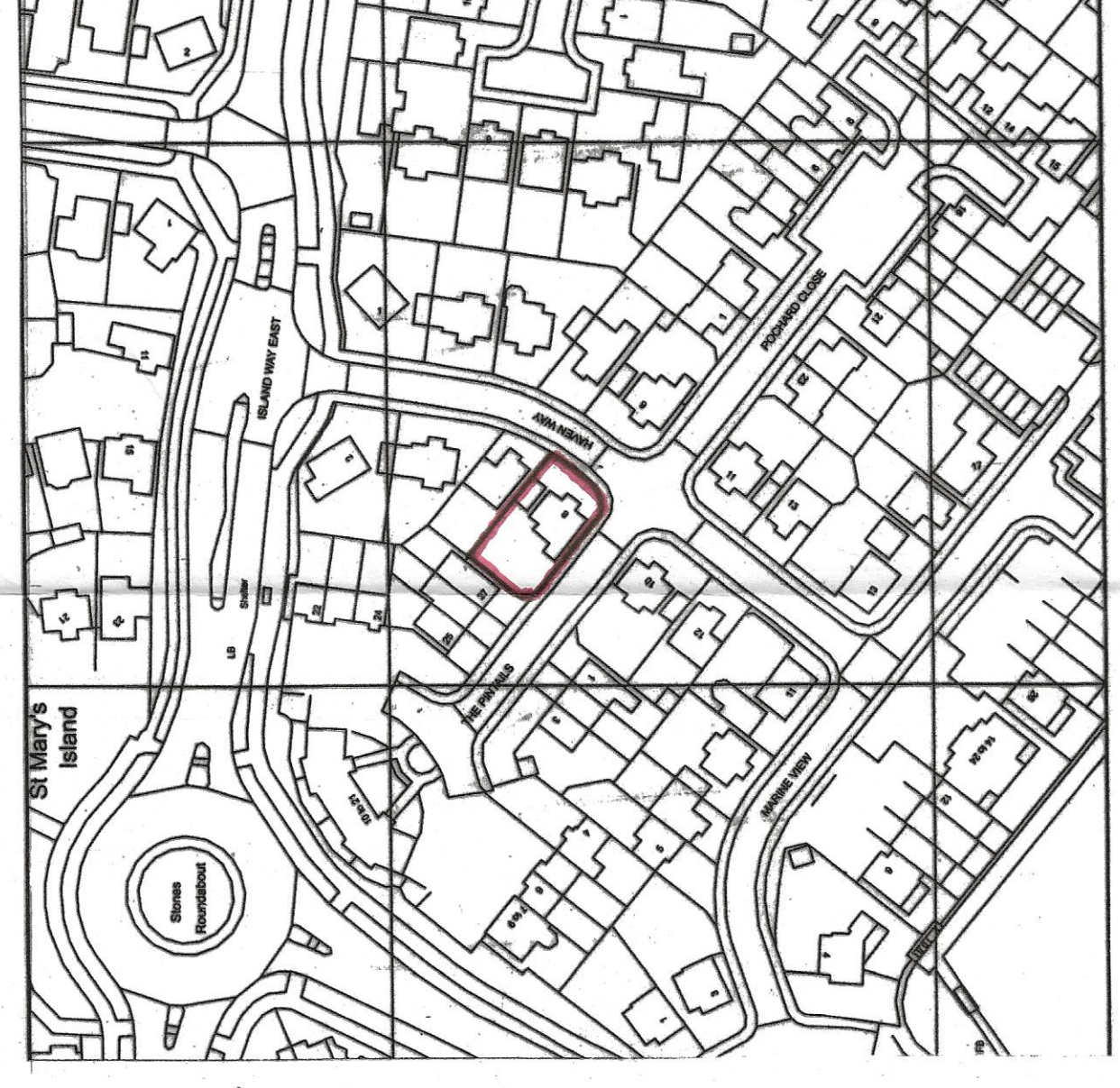
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING GROUND FLOOR PLAN



SITE PLAN