

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 Ø pvc basin waste. 40mm Ø shower/bath waste increase to 50mm Ø when exceeding 3.00m. Run 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 B.Regs. Option 1 (approved contractor) low energy bulbs to be used throughout new extension
4. All existing lintols taking additional loads to be checked
5. Heating & hot water supply to be extended from existing system with TRVs fitted to new radiators
6. **Window & Door Spec "U" = 1.4 w/m²k**
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 0.33m² and to be at least 450mm high and 450mm wide, 5000mm² trickle vents to be fitted
7. Mains operated linked smoke detectors marked (SD) to be fitted to all landings and heat detectors marked (HD) to be fitted to kitchens
8. **Fire Doors**
All doors marked Thus: (FD) to be FD30 fire doors. ~~Garage doors to be FD30s rated.~~
9. **Stud Walls**
100 x 50mm timber stud walls lined with 12.5mm thk plasterboard and set with 100mm thk rockwool insulation between studs
10. **Soakaways**
~~Rainwater pipes to discharge into 110mm Ø PVC drain run leading to new soakaways set min 5 metres from buildings~~
11. **VENTILATE ROOFSPACE WITH HIGH LEVEL VENT TIRES AND VENT TRAYS @ EAVE LEVEL**



Rev. A DORMER SEPARATED FROM FLAT, ROOF OVER BED 2 & BATHROOM SEPT/26

Job Title
PROPOSED LOFT CONVERSION AND SIDE EXTENSION AT 21, DENE HOLM ROAD, NORTHEAST GRAVESEND, KENT DA11 8LP.

Client **MR & MRS. A. HAWKINS**
Dwg Title

Scale **1:50**

Date **JUNE 2026**

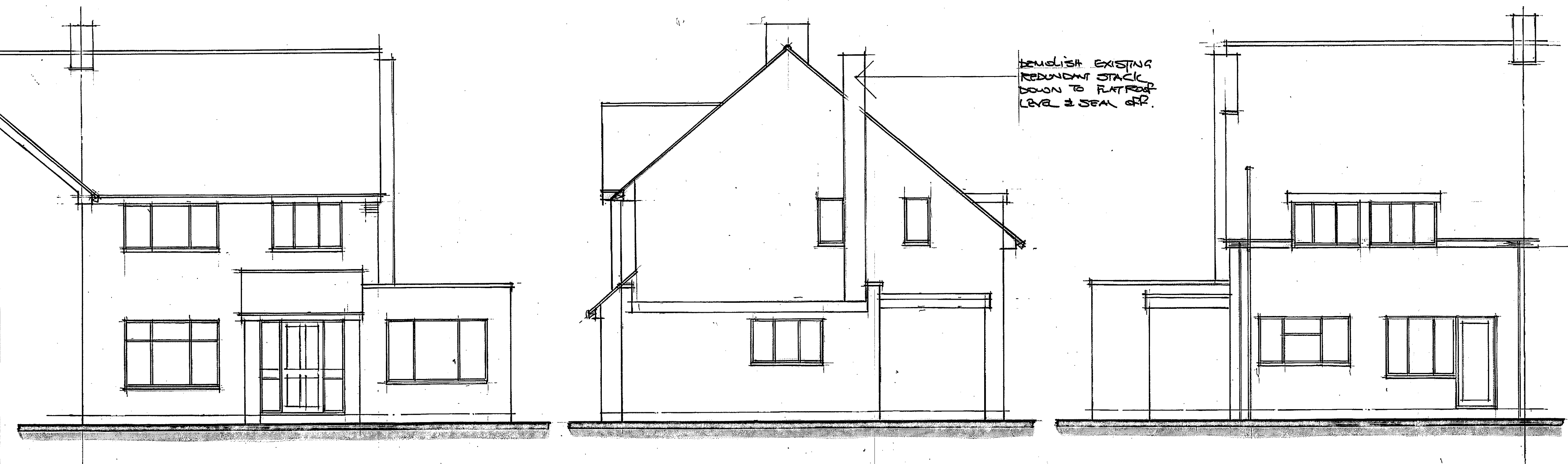
C & B Designs

Architectural Designers & Consultants

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Dwg No. **CB 32 05.01 REV. A**

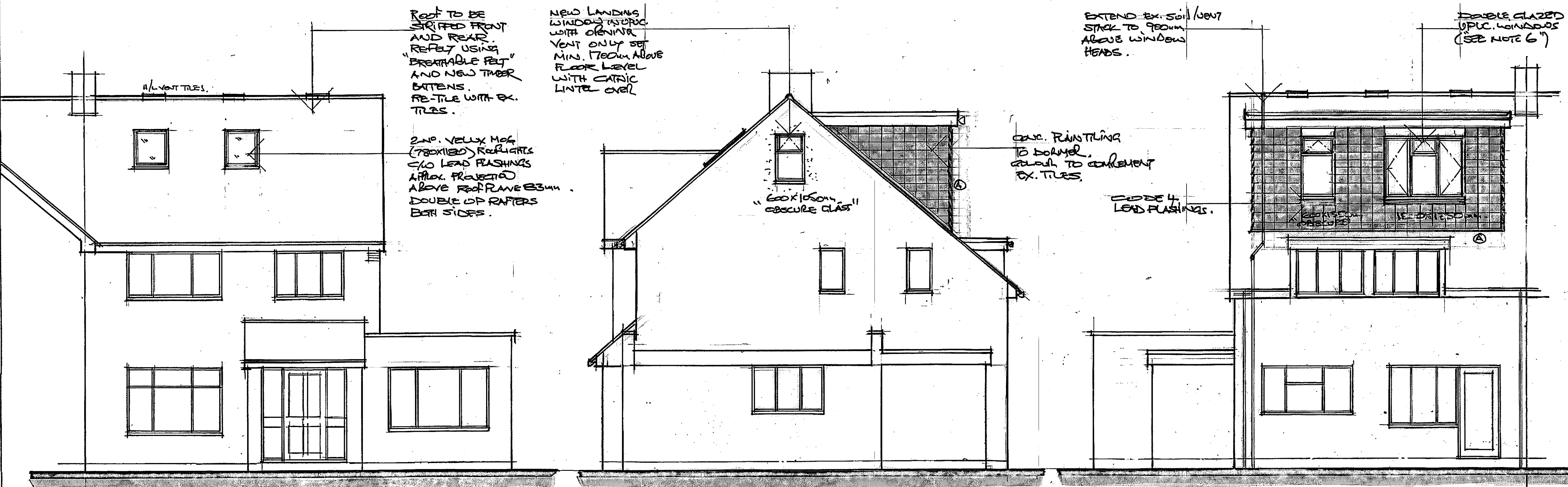
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EXISTING FRONT ELEVATION.

EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION.



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION.