

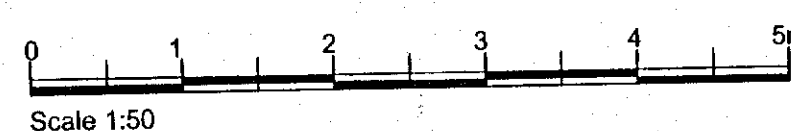
- Notes:
1. Verify all dimensions on site before the commencement of any work or preparation of shop drawings.
 2. All building materials, components and workmanship to comply with the appropriate Building Regulations, British Standards and Codes of Practice.
 3. Any discrepancies to be reported to the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

24 OCT 2022

20221139



Rev.

Job Title
**PROPOSED LOFT CONVERSION
AND FRONT PORCH.**
AT 92, DENE HOLM ROAD,
NORTH FLEET,
GRAVESEND,
KENT. DA 11 8LN

Client **MS. N. SAMUEL.**

Dwg Title

Scale 1:50

Date **OCT, 2022**

C & B Designs

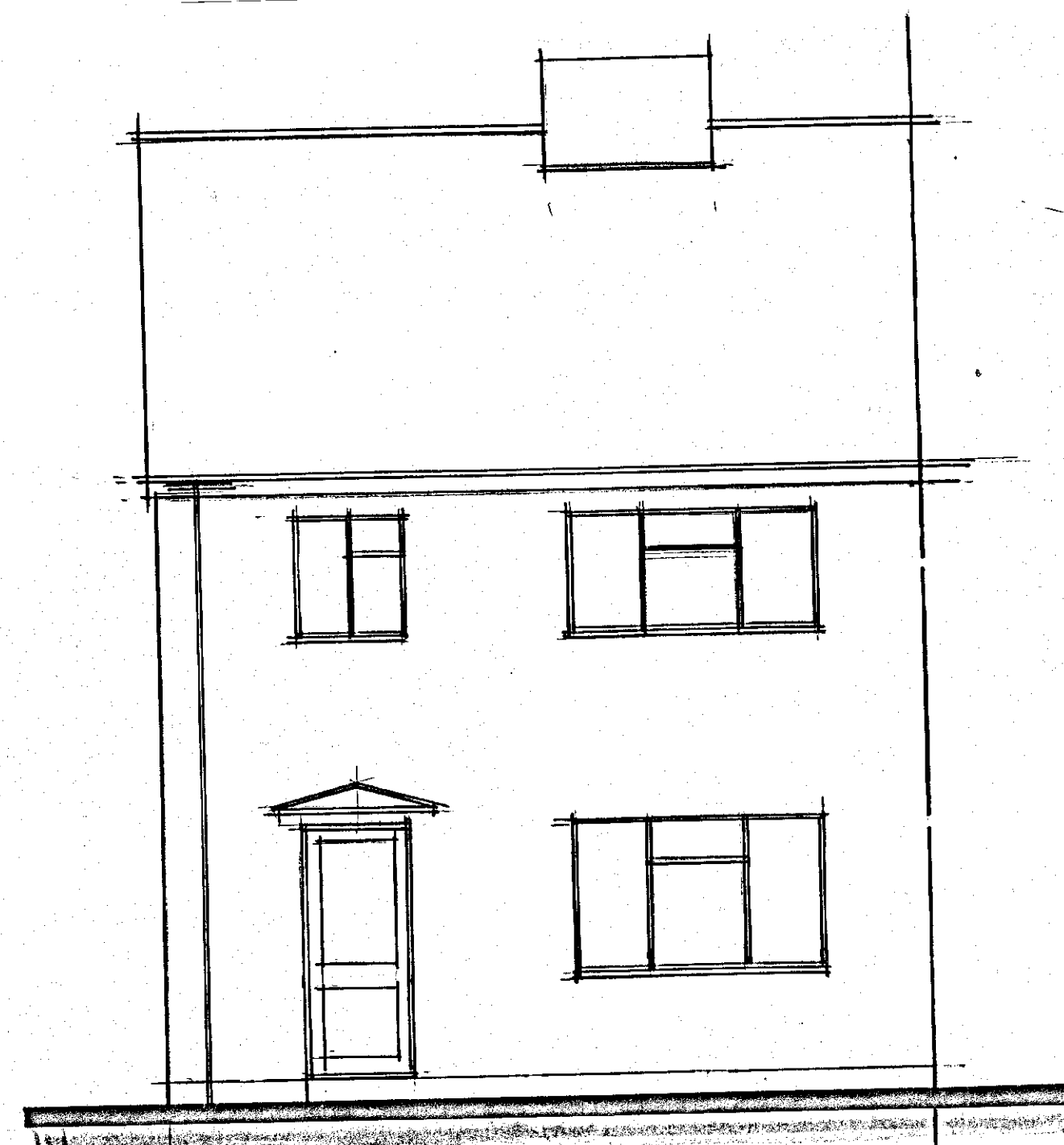
Architectural Designers & Consultants

12 St. Margarets Drive
Wigmore
Gillingham
Kent ME8 0NR
Medway: 01634 261818

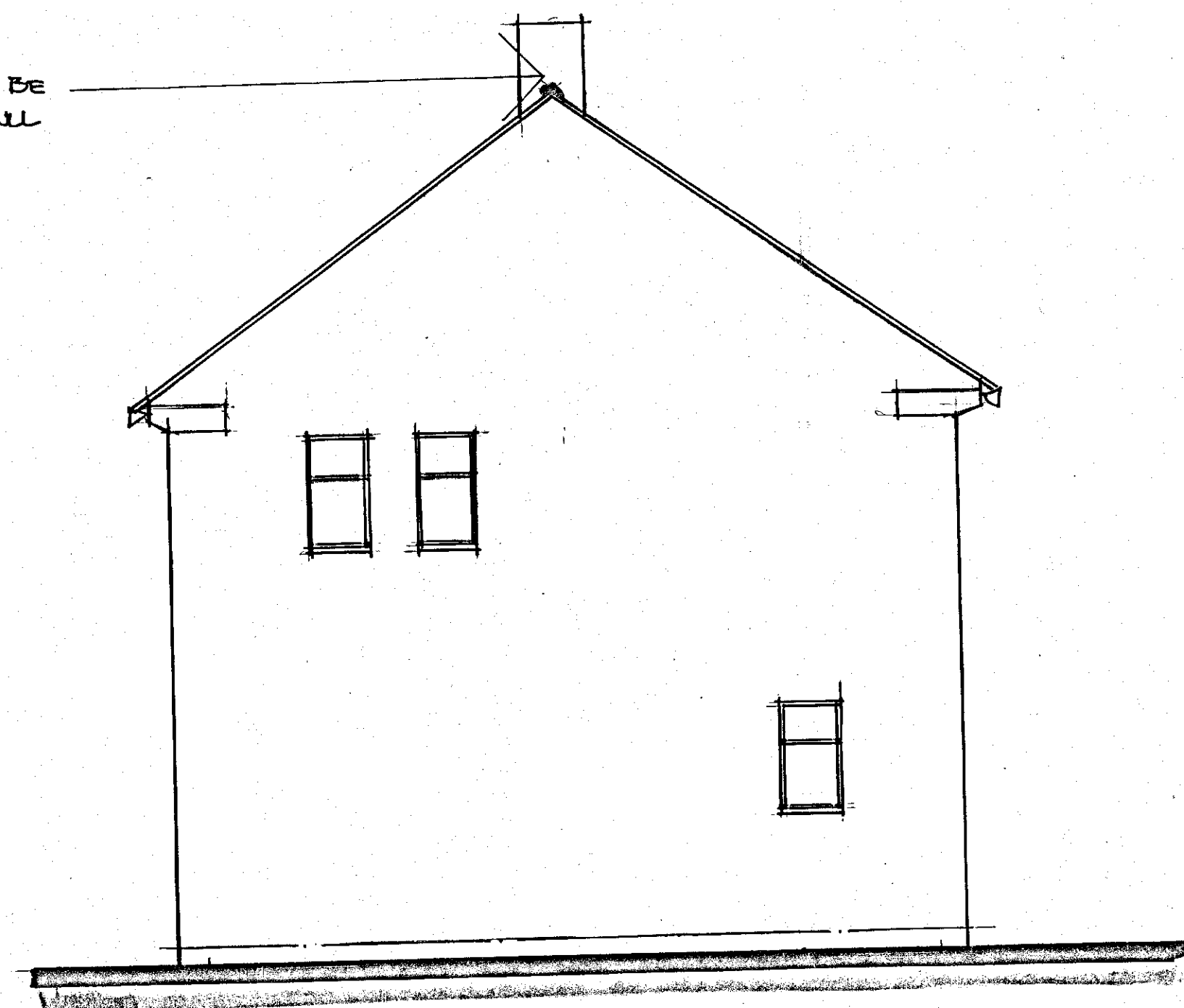
Dwg No.

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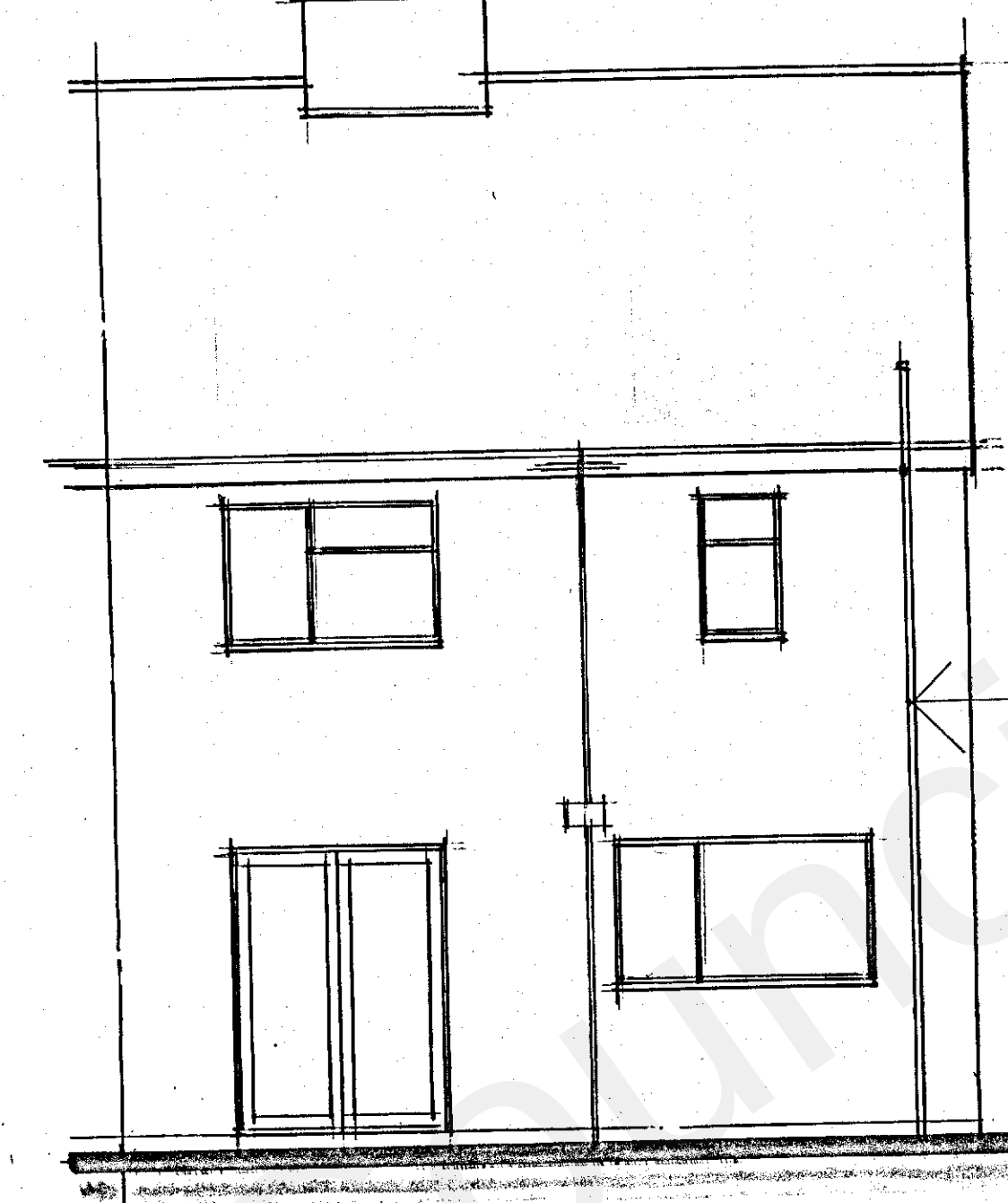
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EX. FRONT ELEV.



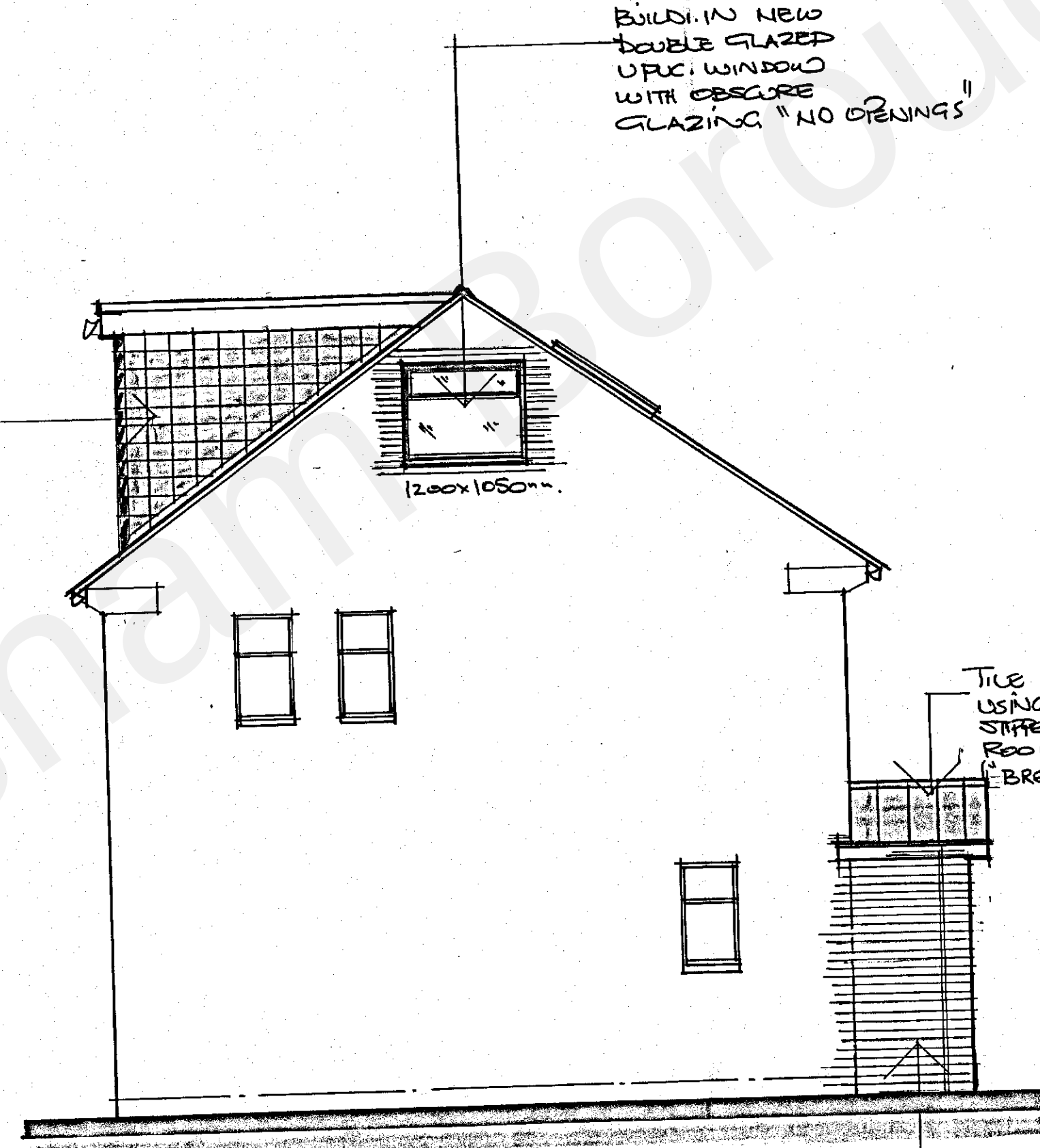
EX. SIDE ELEV.



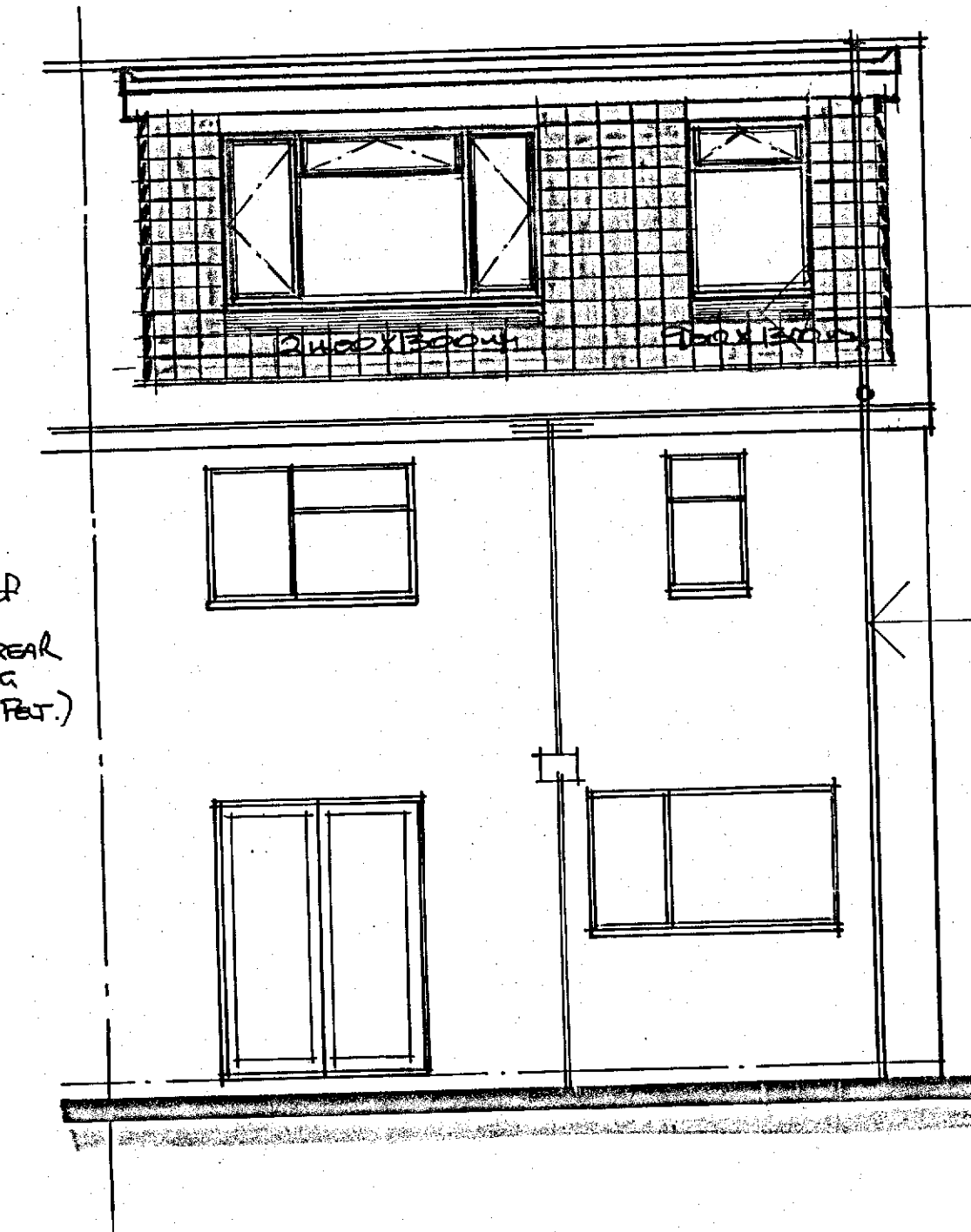
EX. REAR ELEV.



PROPOSED FRONT ELEV.



PROPOSED SIDE ELEV.
(BOTH SIDE ELEV'S OF PORCH IDENTICAL)



PROPOSED REAR ELEV.

CHIMNEY TO BE
DEMOLISHED FULL
HEIGHT.

2. NO VELUXY ROOFLIGHTS
NO. MOG (780x1180)
C/W LEAD FLASHINGS
DOUBLE UP RAFTERS
BOTH SIDES.
APPROX. PROJECTION ABOVE
ROOF PLANE 83mm.

CONC. PLAIN TILES
COLOUR TO MATCH
MAIN ROOF.

BUILD IN NEW
DOUBLE GLAZED
UPVC WINDOW
WITH OBSCURE
GLAZING "NO OPENINGS"

TILE REAR ROOF
USING TILES
STAFFED FROM REAR
ROOF. USING
"BREATHABLE PBT"

LBC. BRICKWORK
TO MATCH EXISTING.
TERRACING TO
SIDE ELEVATION.

REPLACE C.IRON
SOIL/VENT STACK
WITH 110mm Ø
PVC STACK.

CODE 4
LEAD FLASHINGS.

NEW SOIL/VENT
PIPE TERMINATING
500mm ABOVE
WINDOW HEADS
WITH ACCESS PANEL
TO EAVES LEVEL.

CONCRETE ROOF
FRONT & REAR
TO BE STRIPPED
RE-ROOFED & PATTERNOED
USING BREATHABLE
FELT RE-TILE USING
EXISTING TILES.

CODE 4 STAFFED
LEAD FLASHINGS.

1350W x 2100 HT.
VERTICULE UPVC
DOUBLE GLAZED
TIGHTEND GLASS
WITH CATHIC LENSEL
OVER