

WALL FINISH
ALL WALLS ARE TO BE FINISHED INTERNALLY LINED WITH 12.5MM PLASTERBOARD & 3MM PLASTER SKIM IN ACCORDANCE WITH BS EN 13914-1:2016. WALLS ARE TO BE FINISHED EXTERNALLY FINISHED WITH A 2-3MM TEXTURED KEY COAT FOLLOWED BY RENDER IN ACCORDANCE WITH BS EN 13914-1:2016

CAVITY TRAYS
CAVITY TRAYS ARE TO BE PROVIDED ABOVE ALL OPENING AND ABUTMENTS, TO EXTEND A MIN OF 150MM BEYOND EACH SIDE & TURN UP AT STOP ENDS. THE CAVITY TRAYS ARE TO BE MANUFACTURED BY TIMLOC OR SIMILAR

WEEP HOLES
CAVITY WEEP HOLES ARE TO BE PROVIDED OVER LINTELS & CAVITY TRAYS AT A MINIMUM OF 450MM CENTRES WITH A MINIMUM OF 2 NO PER OPENING. THE WEEP HOLES ARE TO BE INVISIWEED BY TIMLOC OR SIMILAR PRODUCT

FLAT ROOF
THE PROPOSED FLAT ROOFS WILL BE A COLD 3 LAYER FELT ROOF SYSTEM WITH 100MM KINGSPAN INSULATION BETWEEN THE JOISTS COMPLIANT WITH BS-EN 13165:2012. THE VOID BETWEEN THE JOISTS WILL BE WELL VENTILATED USING FV250 FASCIA VENTILATOR OR SIMILAR AND WILL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION GUIDE. ADDITIONAL INSULATION IS TO BE FIXED TO THE UNDERSIDE OF THE ROOF JOISTS TO PREVENT THERMAL BRIDGING. THE PROPOSED ROOFING FELT WILL BE A BBA APPROVED SYSTEM ACHIEVING A MINIMUM OF A 10 YEAR MANUFACTURER BACKED GUARANTEE.

JOISTS TO BE TOPPED WITH EXTERIOR GRADE PLYWOOD ON WHICH THE ROOF SYSTEM WILL BE INSTALLED.
A 50 MM AIRGAP IS TO BE MAINTAINED TO THE VOID BETWEEN TGE PLY WOOD AND THE INSULATION

THE ROOFING SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH ALL CURRENT BUILDING REGULATIONS AT THE TIME OF CONSTRUCTION

RAINWATER GOODS
NEW 115MM HALF ROUND UPVC DOWNPIPE AND GUTTERS ARE TO BE INSTALLED TO THE PROPOSED ROOFLINE. RAINWATER GOODS ARE TO BE LAID TO FALLS OF 3MM / M FALLING TO OUTLETS DISCHARGING INTO 76MM DIAMETER UPVC DOWNPIPES. RAINWATER FROM NEW GUTTERING TO DISCHARGE INTO EXISTING DOWNPIPE AT THE SIDE OF THE PROPERTY

LINTELS
LINTELS TO ALL WINDOW AND DOOR OPENINGS TO THE CAVITY WALLS ARE TO BE OF DESIGNED AND INSTALLED IN ACCORDANCE WITH THE ENGINEERS DETAIL

DOOR TO BE
STANDARD DOUBLE GLAZED UPVC

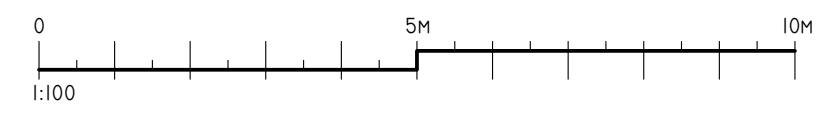
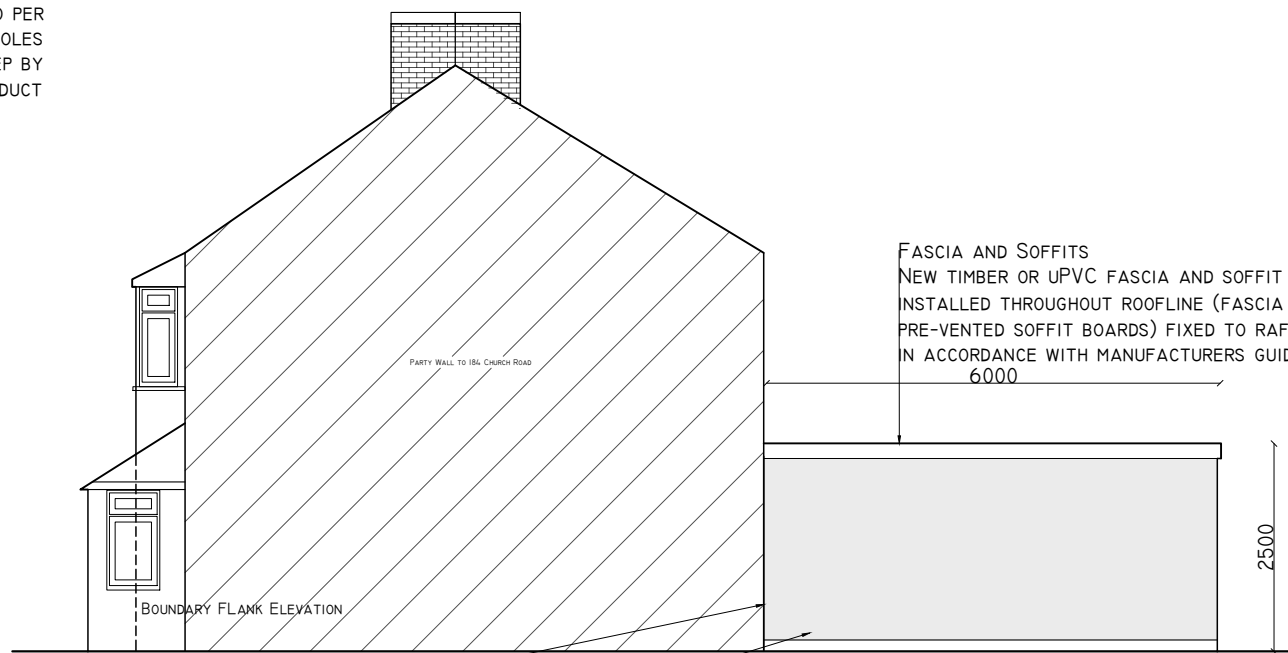
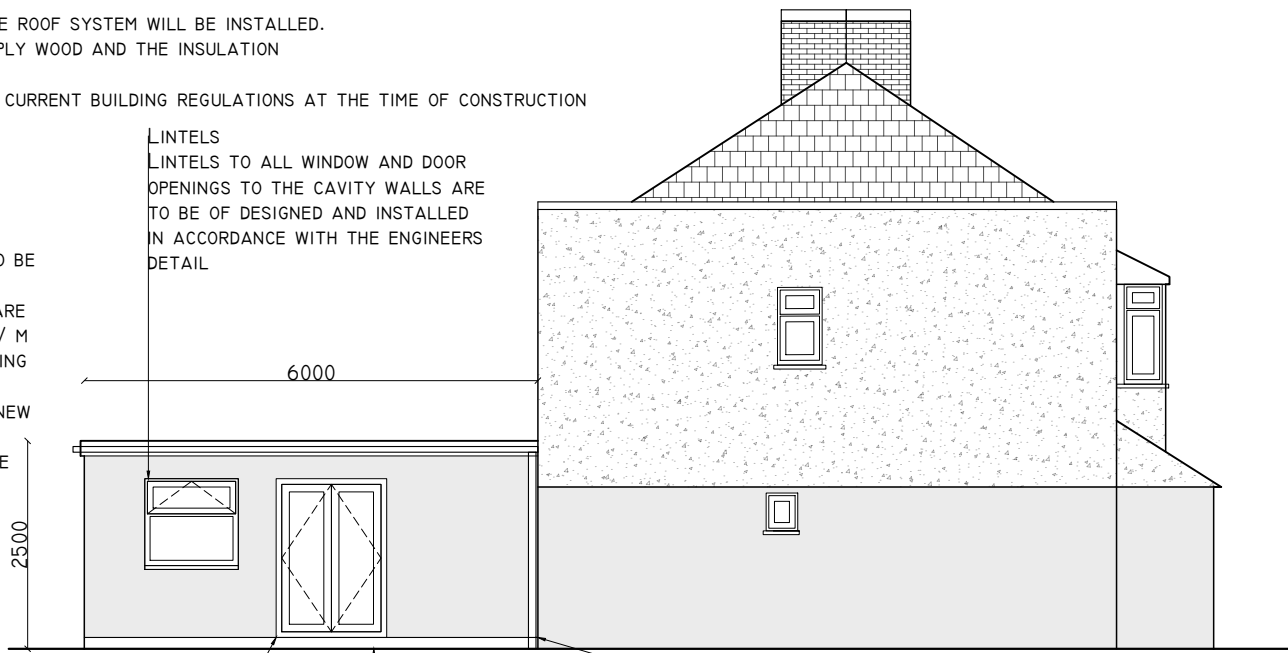
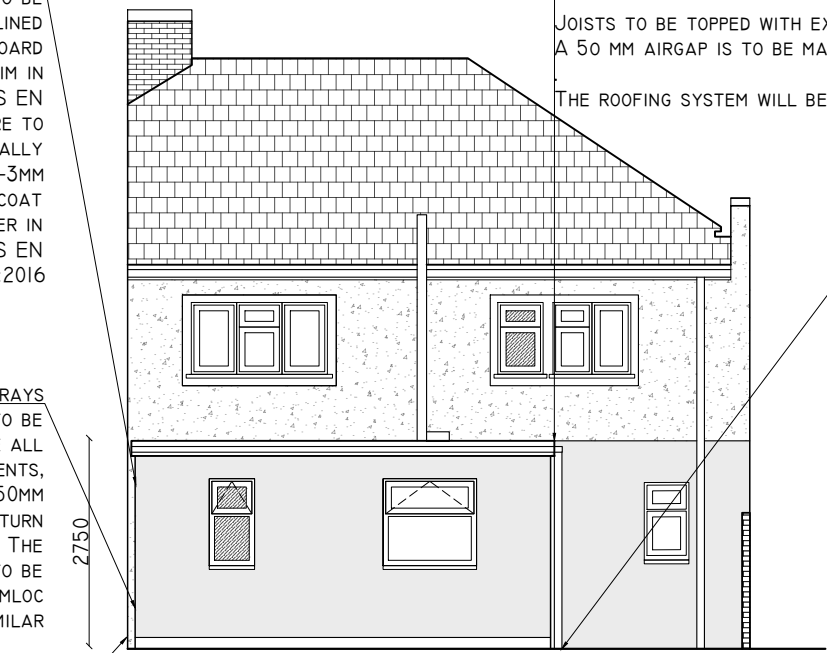
DAMP PROOF MEMBRANE
THE DAMP PROOF MEMBRANE (DPM) IS TO BE 1200-GAUGE POLYETHYLENE DPM ALL JOINTS ARE TO BE LAPPED A MINIMUM OF 300MM AND ALL JOINTS TAPED AND SEALED.

DAMP PROOF COURSE 150MM ABOVE GL
THE DPC IN THE EXTERNAL WALLS AND IS TO BE PITCHED POLYMER OR POLYETHYLENE 1200 GAUGE RIBBED / GRIDDED BLACK POLYTHENE LAID IN CONTINUOUS STRIPS, TO FULL WIDTH OF MASONRY. ALL DPC'S TO BE LAPPED AND BONDED AT JUNCTIONS, CORNERS AND ANGLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CAVITY WALL TO HAVE PITCH POLYMER DPC MINIMUM 150MM ABOVE ADJACENT EXTERNAL GROUND LEVEL AND BELOW THE RENDER FINISH AND WILL BE STEPPED IF NECESSARY. THE DPC IS TO HAVE 150MM MINIMUM LAPS AND WILL PROJECT 2MM FROM OUTER BLOCK FACE. ALL WALLS BELOW DPC ARE TO BE CONSTRUCTED FROM CLASS B ENGINEERING BRICKS/BLOCKS TO THE COLOUR SPECIFIED BY CLIENT.

FASCIA AND SOFFITS
NEW TIMBER OR UPVC FASCIA AND SOFFIT BOARDS TO BE INSTALLED THROUGHOUT ROOFLINE (FASCIA BOARD AND PRE-VENTED SOFFIT BOARDS) FIXED TO RAFTER/JOIST FEET IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.

EXISTING UNDERGROUND DRAINAGE.
EXCAVATE AND EXPOSE ALL EXISTING UNDERGROUND DRAINAGE WITHIN THE CONFINES OF THE NEW EXTENSIONS. INSTALL BITUMEN IMPREGNATED BOARDS VERTICALLY; TO FORM MOVEMENT JOINTS AT ALL PIPE JOINTS AND ENCASE PIPEWORK IN A MINIMUM OF 100MM OF LEAN MIX SULPHATE RESISTANT CONCRETE. ALL PIPEWORK IS TO BE INSPECTED AND APPROVED BY THE LOCAL AUTHORITY INSPECTOR.

WALL EXTENSION PROFILE
WHERE NEW WALLS ABUT EXISTING WALLS PERPENDICULAR, SIMPSON STRONG TIE CROCODILE C2K WALL EXTENSION PROFILES STARTER OR SIMILAR WALL STARTERS ARE TO BE USED.



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It is the responsibility to review these drawings to ensure compliance with the latest building regulations and guidance documents as well as ensure the detailed measurements are correct before undertaking works.

No structural, intrusive or specialist surveys have been undertaken as part of this

ADDRESS: 168 CHURCH ROAD, BEXLEYHEATH, DA7 4DU		TITLE: PROPOSED ELEVATIONS	
PROJECT: HOUSE EXTENSION		PURPOSE OF ISSUE: PLANNING	
SCALE: 1:100 @ A3	D JM	DATE 01.05.2021	
DRAWING NO. BC02		REVISION -	

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