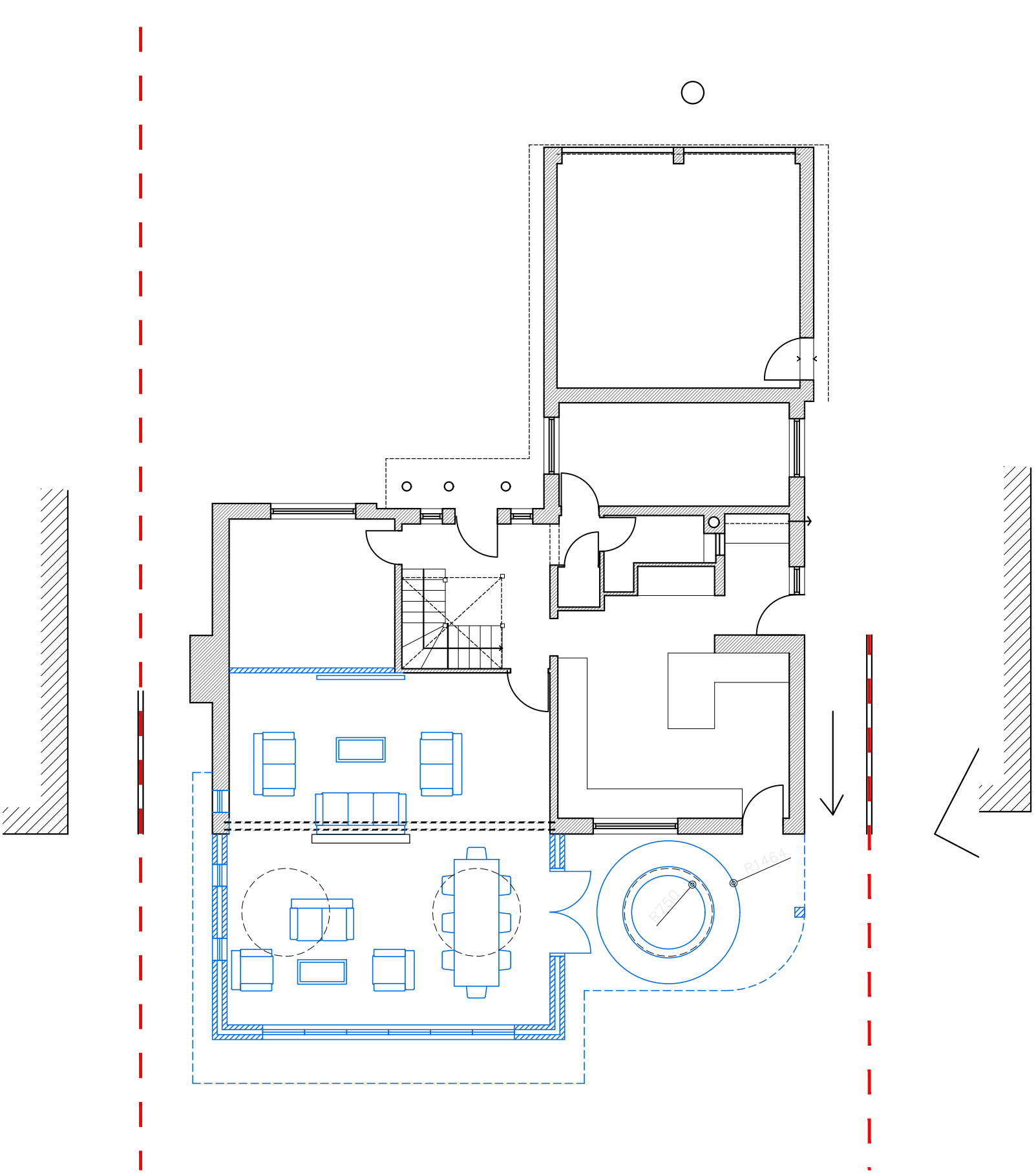
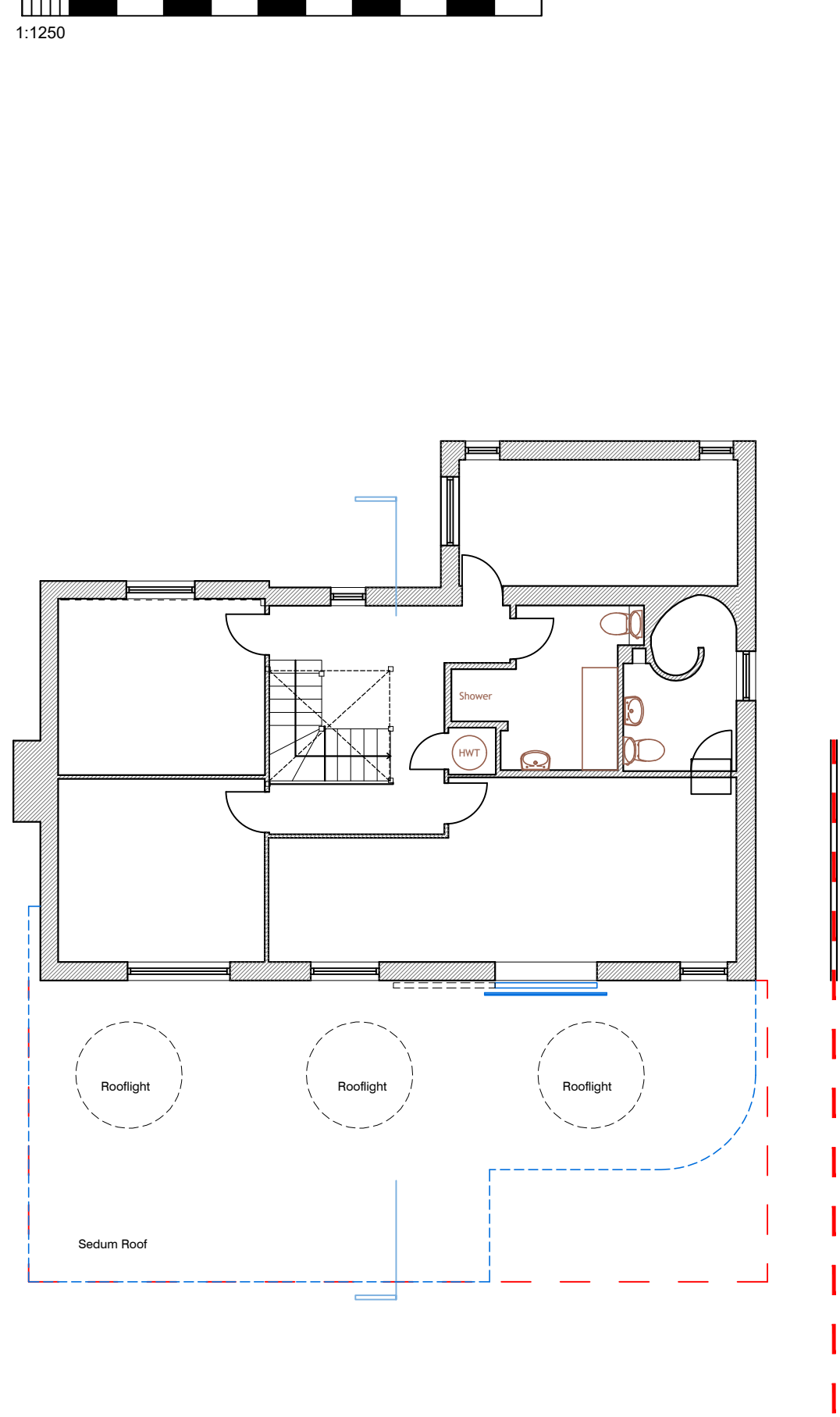


5 SPINNAKER GRANGE, HAYLING ISLAND
PROPOSED



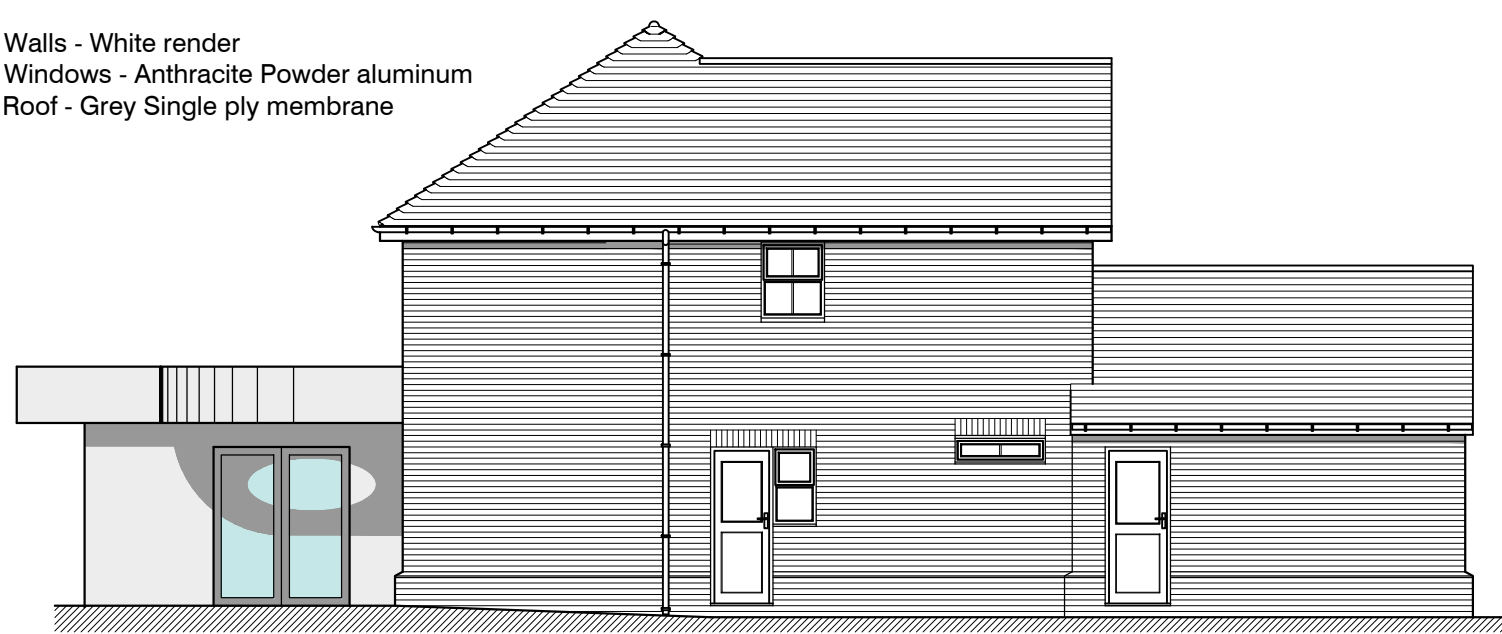
GROUND FLOOR
1:100



FIRST FLOOR
1:100



REAR ELEVATION
[west] 1:100



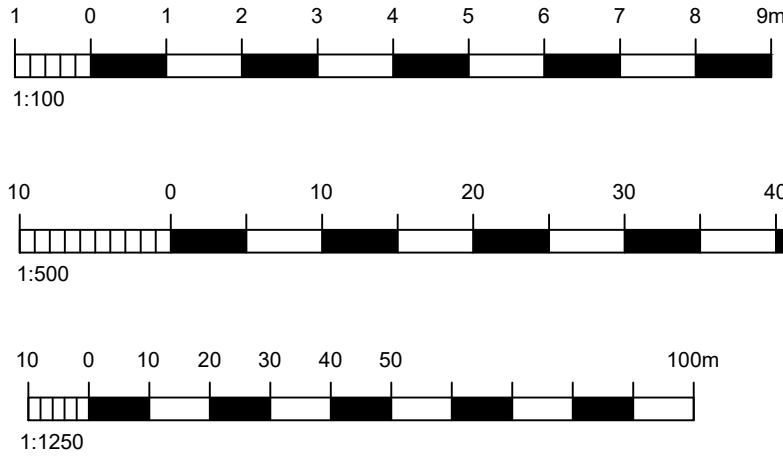
SIDE ELEVATION
[south] 1:100



FRONT ELEVATION
[east] 1:100



SIDE ELEVATION
[north] 1:100



Rendered finish to top section of upstand to be installed to falls allowing any surface water to drain to valley gutter.

Timber external wall makeup to be built up off of Structural Steel beams in accordance with Structural Engineers design. Outline of Steel positions shown to flat roof overhang to be confirmed by Structural Engineers detailing. Section of 38x140mm timber studs upstand built up off of steel beam with both sides finished with 12mm ply fixed back to studs with render manufacturers carrier board and through color render being installed in full accordance with specialist manufacturers details and requirements.

Proposed structure above supporting above supporting flat roof area in full accordance structural engineers details and requirements.

Flat roof membrane areas:
Single ply flat roof membrane laid in accordance with manufactures details and requirements on adhered back to 140mm thick Celotex Crown Fix thermally broken insulation board installed back through 1000 gauge polythene VCL layer to 18mm ply board fixed back to timber frings laid to a 1.60 fall towards surface water outlet as indicated on plans and sections. Timber Joists. Timber joists are to be in accordance with Structural Engineers details and requirements. 12.5mm plasterboard joint and taped finish internally. Completed construction to achieve a 'U' value of 0.14W/m²K or better. *Insulation make up based on existing 220mm thick joists, should joists be sized differently please contact Helyer Davies Architects for a revised specification.*

New neo plateau lantern to be installed to proposed flat roof off of upstands constructed in accordance with manufacturers details. Single ply membrane to be dressed up upstands minimum 150mm and flashed in accordance with manufacturers details.

NOTES:
Dimensions to be checked on site before commencing work. Any discrepancies shall be reported to the architect immediately.
Do not scale from these drawings except for planning purposes.
Use figured dimensions only.
Where applicable this drawing is to be read in conjunction with other consultants' drawings.
All drawings to be read in conjunction with specification and all other drawings including structural engineer and mechanical and electrical drawings / specification

