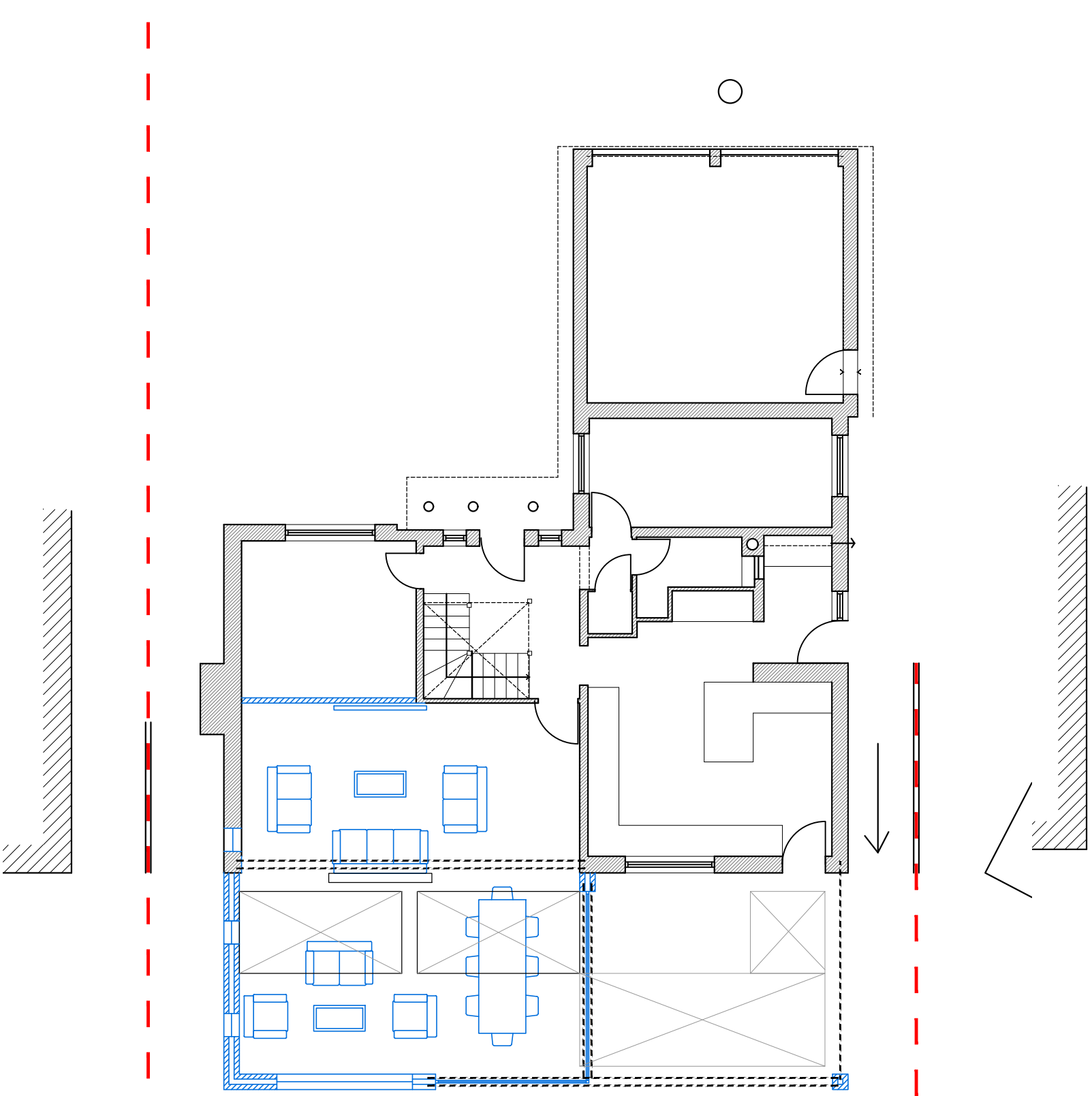


5 SPINNAKER GRANGE, HAYLING ISLAND
PROPOSED



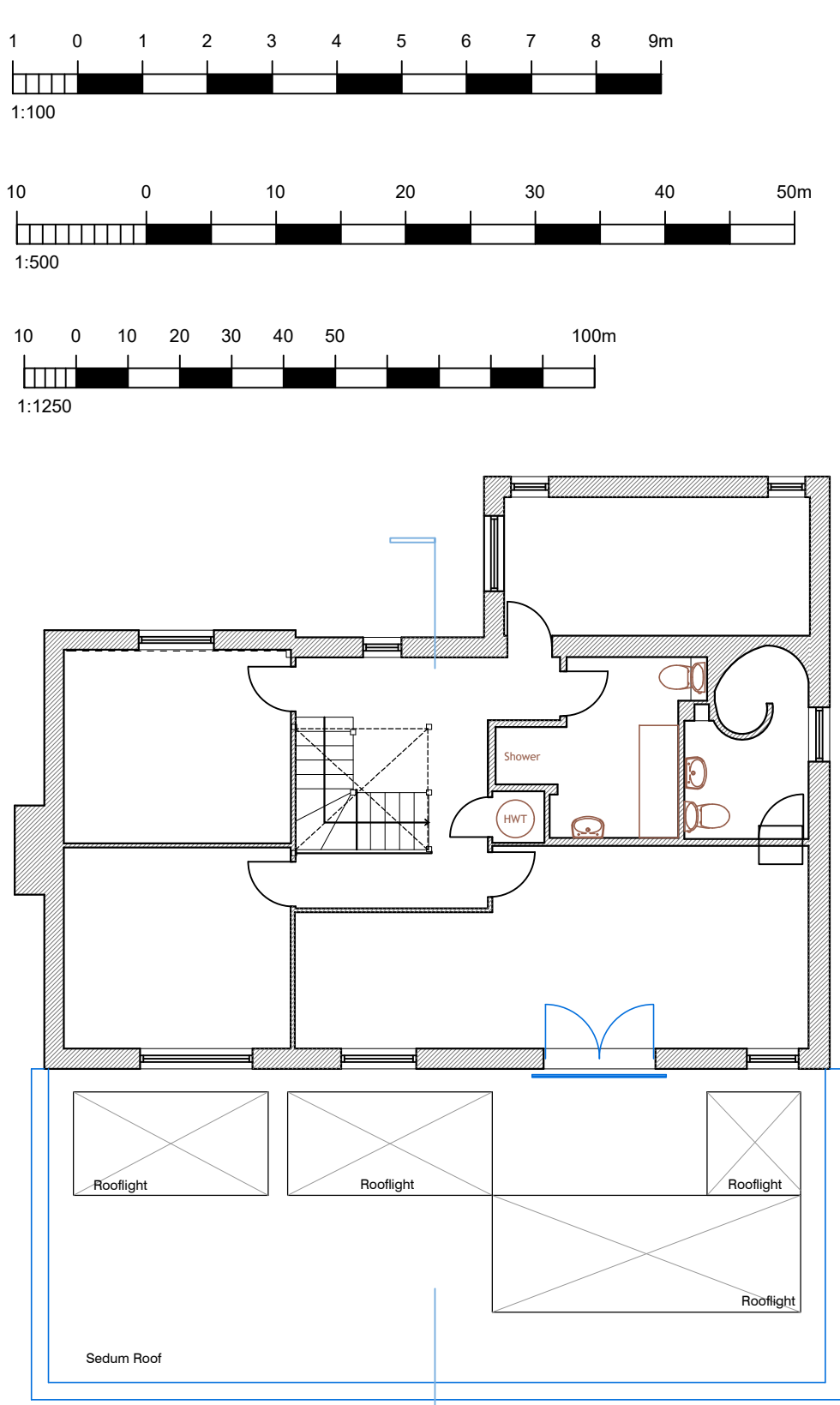
GROUND FLOOR
1:100



FRONT ELEVATION
[east] 1:100



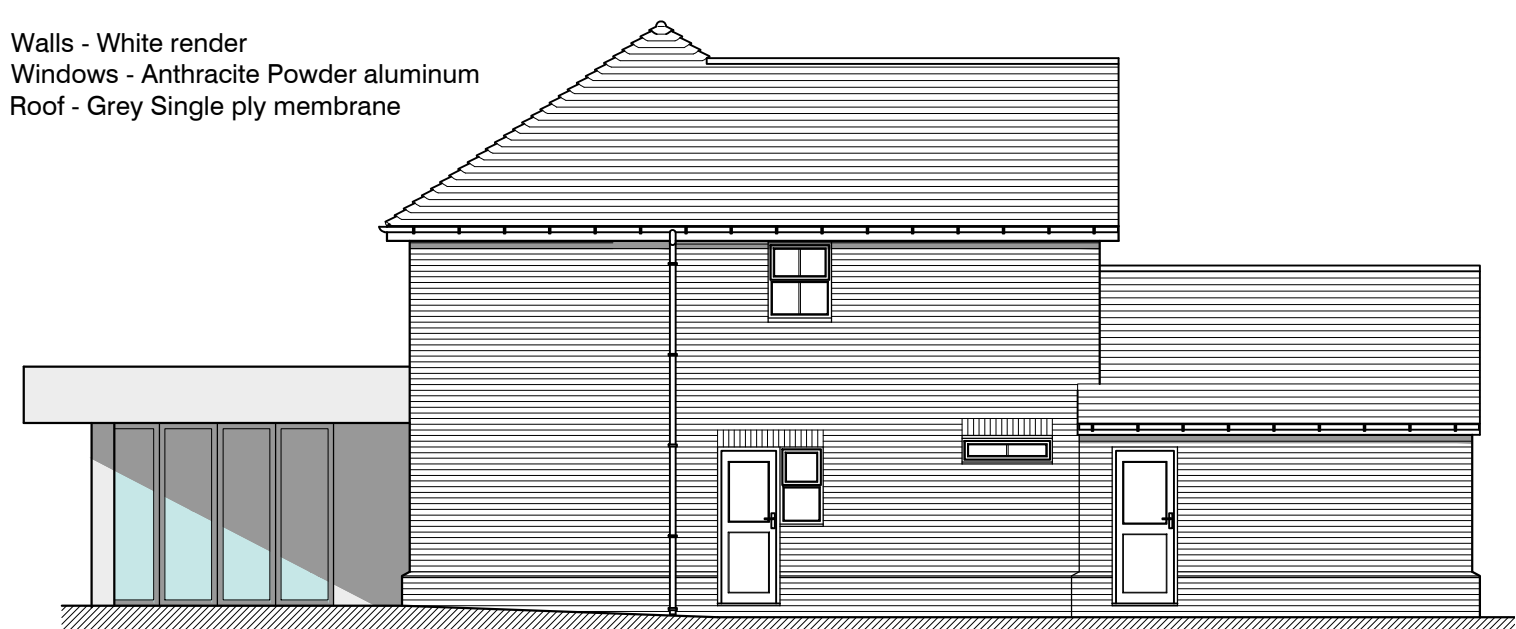
REAR ELEVATION
[west] 1:100



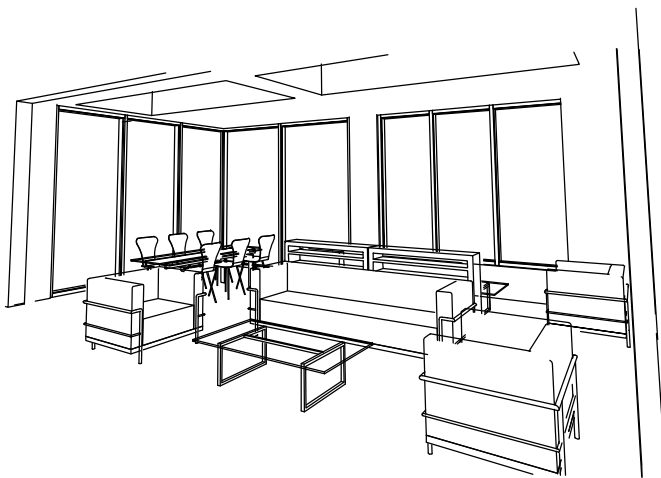
FIRST FLOOR
1:100



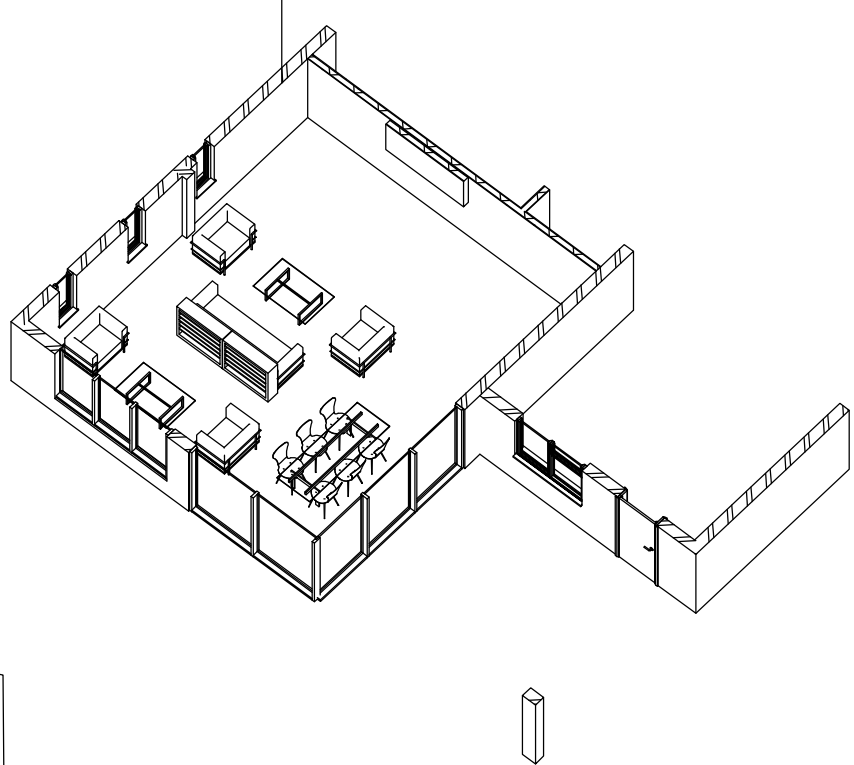
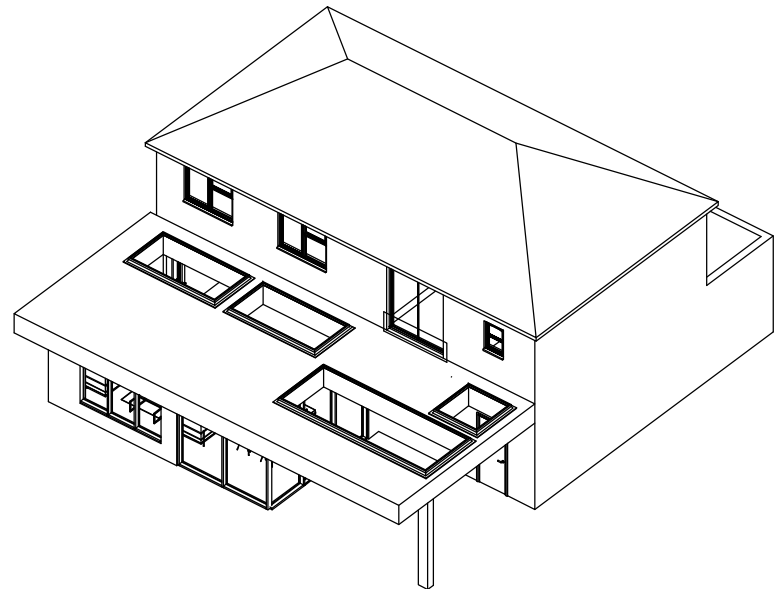
SIDE ELEVATION
[north] 1:100



SIDE ELEVATION
[south] 1:100



PERSPECTIVE SKETCHES



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

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 manufacturers 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.

Single ply membrane lined valley gutter laid to falls towards rainwater outlet.

Section of 38x140mm timber studs upstands in accordance with Structural Engineers details with 140mm Celotex XFR4000 between studs. 12.5mm plaster and skim finish to Ensuite. Completed construction to achieve a 'U' value of 0.25W/m²K or better.

Sedum Roof planting

Proposed timber joists are to be doubled/tripled up under timber studs for bracing purposes in accordance with structural engineers details.

Proposed structure above supporting above wall and floor constructions in full accordance structural engineers details and requirements.

Rendered finish to be carried on under flat roof finish being installed in full accordance with specialist manufacturers details and requirements.

Steelwork to be covered with insulation cutting out cold bridging.

New sections of external wall, (Render finish) construction to be: Painted sand cement render finish installed in accordance with specialist manufacturers details (Colour TBC by Client) fixed back to 100mm blockwork 100mm cavity with 50mm Celotex GA4000 insulation fixed to cavity side of inner leaf 100mm medium density blockwork 12.5mm plaster and skim coat Completed construction to achieve a 'U' Value of 0.28W/m²K or better.

Proposed aluminium bi folding doors to be installed in accordance with specialist manufacturers details and requirements.

Proposed aluminium bi folding door sizes are to be confirmed in size prior to order. Doors are to be covered by canopy of flat roof above.

New drainage channel to be installed and connected to proposed soakaway outlined on sub structure plan.

Unreinforced concrete at least 100mm thick along with compacted hardcore to cap floor of ventilated void in accordance with Building Regulations Approved Document C Section 4.

Lean mix concrete.

Proposed foundations to be in accordance with Structural Engineers details.

Cross ventilators built into the sleeper walls below Beam and Block construction allowing void to be ventilated.

200mm min. floor void beneath floor beams in accordance with structural engineers details and requirements.