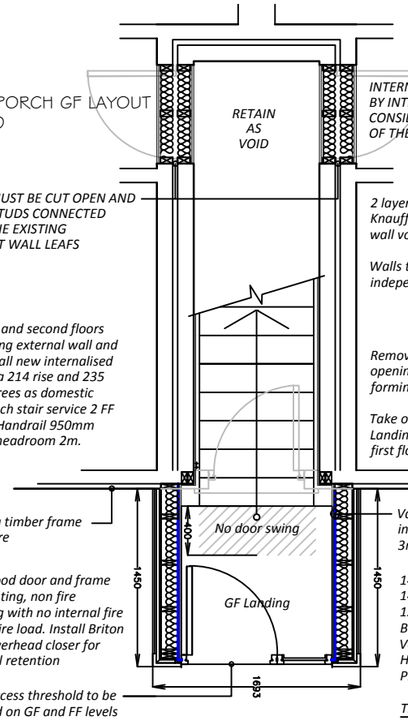
ENTRANCE PORCH GF LAYOUT SCALE 1:50



INTERNAL LAYOUT IS TO BE PROVIDED BY INTERIOR DESIGNERS BUT MUST BE CONSIDERED AS A PART OF THE COST OF THESE WORKS

GAPS HERE MUST BE CUT OPEN AND NEW INFILL STUDS CONNECTED FIRMLY TO THE EXISTING INDEPENDENT WALL LEAFS

2 layers 15mm plasterboard each side, and 100mm Knauff acoustic insulation batts within each stud wall void.

Walls to be separated and fixed to the adjoining independent leafs.

Between first and second floors remove existing external wall and floor and install new internalised staircase circa 214 rise and 235 going 42 degrees as domestic staircases. Each stair service 2 FF apartments. Handrail 950mm above pitch, headroom 2m.

Remove door and frame, also frame posts and lift opening with 2 x 220x75 trimmers C24 grade forming lintol over external wall opening.

Take out first floor structure leaving a square Landing space outside 2 apartment access doors at first floor level for installation of new staircase

Existing timber frame structure

Vapour Control layer TYVEK or NILVENT on inside 32.5mm Kingspan K18 plasterboard 3mm Wet Skim internal finish.

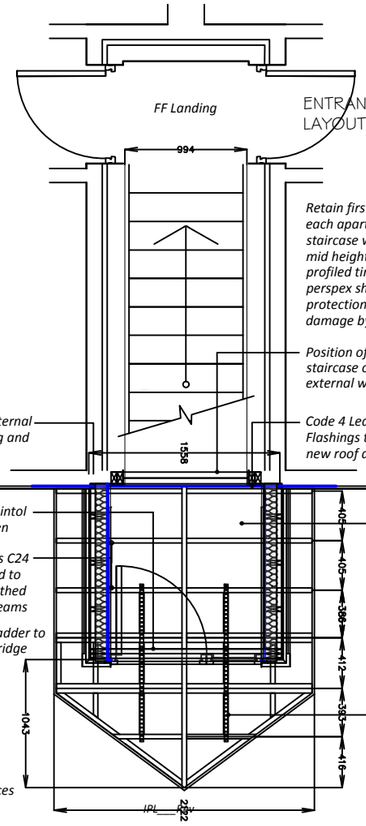
Hardwood door and frame for painting, non fire resisting with no internal fire risk or fire load. Install Briton 2000 overhead closer for Thermal retention

140x38 C24 studs at 400mm centres
140mm Knauff Earthwool timber frame slabs
12mm WBP plywood
Breather Paper
Vertical Battens 50x25 Tanalised 400cc
Horizontal Cladding pre-finished on all faces & Pinned in place

Level Access threshold to be installed on GF and FF levels

This is GROUND FLOOR LEVEL layout

ENTRANCE PORCH FF & ROOF LAYOUT SCALE 1:50



Retain first floor doors to each apartment, line staircase walls up to a new mid height rail in square profiled timber, with BLUE perspex sheeting to provide protection to walls from damage by luggage.

Position of internal lintol for staircase opening in external wall

Beams built into external wall of extg building and fully supported.

Code 4 Lead Soakers and Flashings to abutment of new roof and extg wall

2 x 50x220 C24 as Lintol over door and screen

Decra metal sheet roof covering over entire new roof areas, match existing roof profile, Anthracite colour. Include Decra Ridge and obtain special panels for projecting feature.

New 150x38 Rafters C24 rafters tripple nailed to ridge and birdsmouthed over door/screen beams

Double rafter and ladder to support projecting ridge

Gable built up to underside of Roof

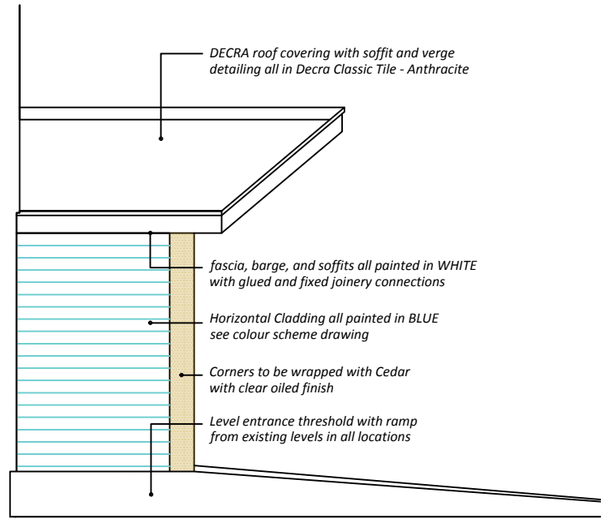
30x5 galvanised strap fully nailed over rafters, ladder, and noggins

220x50 Ridge to project as feature

200x19mm Fascia decorated on all faces prior to installation

This is ROOF RAFTER level layout

ENTRANCE PORCH LEFT & RIGHT HAND ELEVATIONS 1:50



DECRA roof covering with soffit and verge detailing all in Decra Classic Tile - Anthracite

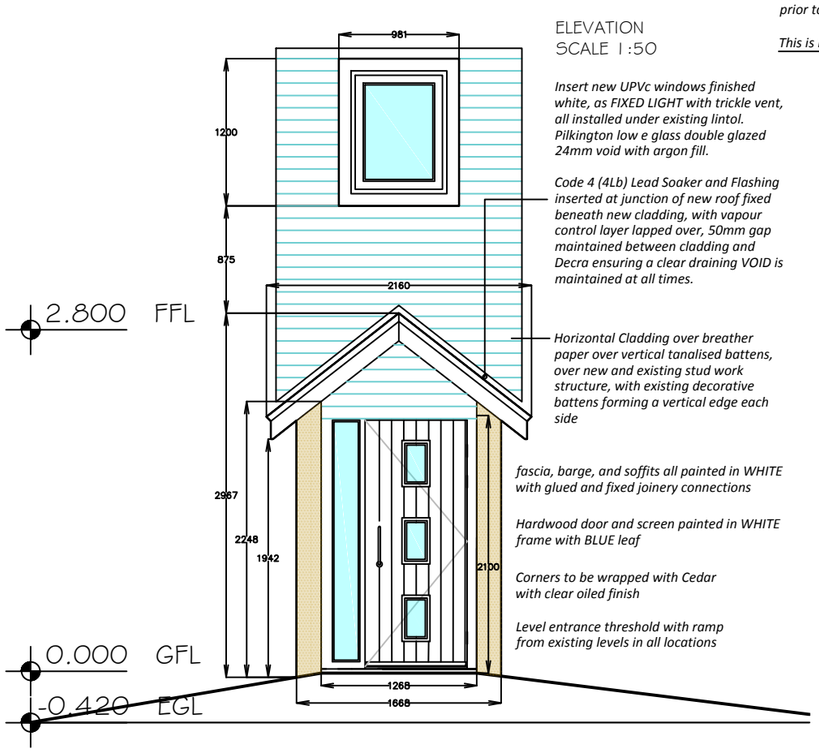
fascia, barge, and soffits all painted in WHITE with glued and fixed joinery connections

Horizontal Cladding all painted in BLUE see colour scheme drawing

Corners to be wrapped with Cedar with clear oiled finish

Level entrance threshold with ramp from existing levels in all locations

ELEVATION SCALE 1:50



Insert new UPVc windows finished white, as FIXED LIGHT with trickle vent, all installed under existing lintol. Pilkington low e glass double glazed 24mm void with argon fill.

Code 4 (4Lb) Lead Soaker and Flashing inserted at junction of new roof fixed beneath new cladding, with vapour control layer lapped over, 50mm gap maintained between cladding and Decra ensuring a clear draining VOID is maintained at all times.

Horizontal Cladding over breather paper over vertical tanalised battens, over new and existing stud work structure, with existing decorative battens forming a vertical edge each side

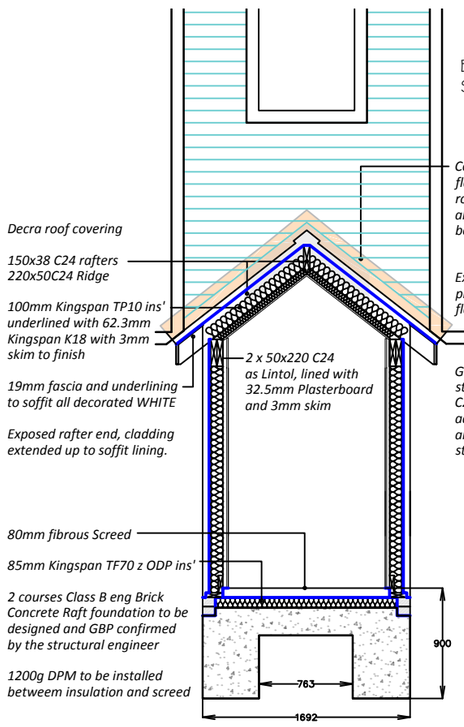
fascia, barge, and soffits all painted in WHITE with glued and fixed joinery connections

Hardwood door and screen painted in WHITE frame with BLUE leaf

Corners to be wrapped with Cedar with clear oiled finish

Level entrance threshold with ramp from existing levels in all locations

ENTRANCE PORCH SECTION SCALE 1:50



Code 4 (4Lb) lead soakers and flashings at intersection of new roof to existing wall (Orange) all flashings to be concealed behind claddings

Decra roof covering

150x38 C24 rafters 220x50C24 Ridge

Existing cladding cut to roof profile to ensure competent flashings

100mm Kingspan TP10 ins' underlined with 62.3mm Kingspan K18 with 3mm skim to finish

2 x 50x220 C24 as Lintol, lined with 32.5mm Plasterboard and 3mm skim

19mm fascia and underlining to soffit all decorated WHITE

GREY ZONE is location for wall structure trimmer in 2x220x50 C24 to support upper joists to achieve headroom over stairs and support upper stud walls structure and window.

Exposed rafter end, cladding extended up to soffit lining.

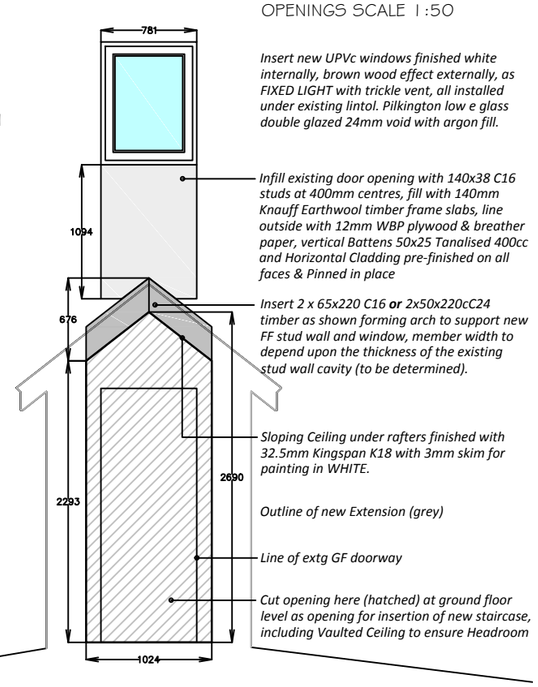
80mm fibrous Screed

85mm Kingspan TF70 z ODP ins'

2 courses Class B eng Brick
Concrete Raft foundation to be designed and GBP confirmed by the structural engineer

1200g DPM to be installed betweem insulation and screed

INTERNAL CUT AND FILL TO OPENINGS SCALE 1:50



Insert new UPVc windows finished white internally, brown wood effect externally, as FIXED LIGHT with trickle vent, all installed under existing lintol. Pilkington low e glass double glazed 24mm void with argon fill.

Infill existing door opening with 140x38 C16 studs at 400mm centres, fill with 140mm Knauff Earthwool timber frame slabs, line outside with 12mm WBP plywood & breather paper, vertical Battens 50x25 Tanalised 400cc and Horizontal Cladding pre-finished on all faces & Pinned in place

*Insert 2 x 65x220 C16 **or** 2x50x220cC24 timber as shown forming arch to support new FF stud wall and window, member width to depend upon the thickness of the existing stud wall cavity (to be determined).*

Sloping Ceiling under rafters finished with 32.5mm Kingspan K18 with 3mm skim for painting in WHITE.

Outline of new Extension (grey)

Line of extg GF doorway

Cut opening here (hatched) at ground floor level as opening for insertion of new staircase, including Vaulted Ceiling to ensure Headroom

Please consider the environment before printing

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- [ ] DISCUSSION PURPOSES
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- [x] LPA SUBMISSION
- [ ] FEASIBILITY DRAWING
- [ ] CLIENT APPROVAL
- [ ] SURVEY LAYOUT PLAN

Project:
2015/ 2016 LAGOON BAY PHASE 2

Client:
BUTLINS SKEGNESS RESORT
ROMAN BANK
SKEGNESS
LINCOLNSHIRE
PE25 1NJ

INSPIRED PARTNERSHIP LIMITED

Drawn: JMD Date: SEPT 2015

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ENTRANCE PORCH DETAILING

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