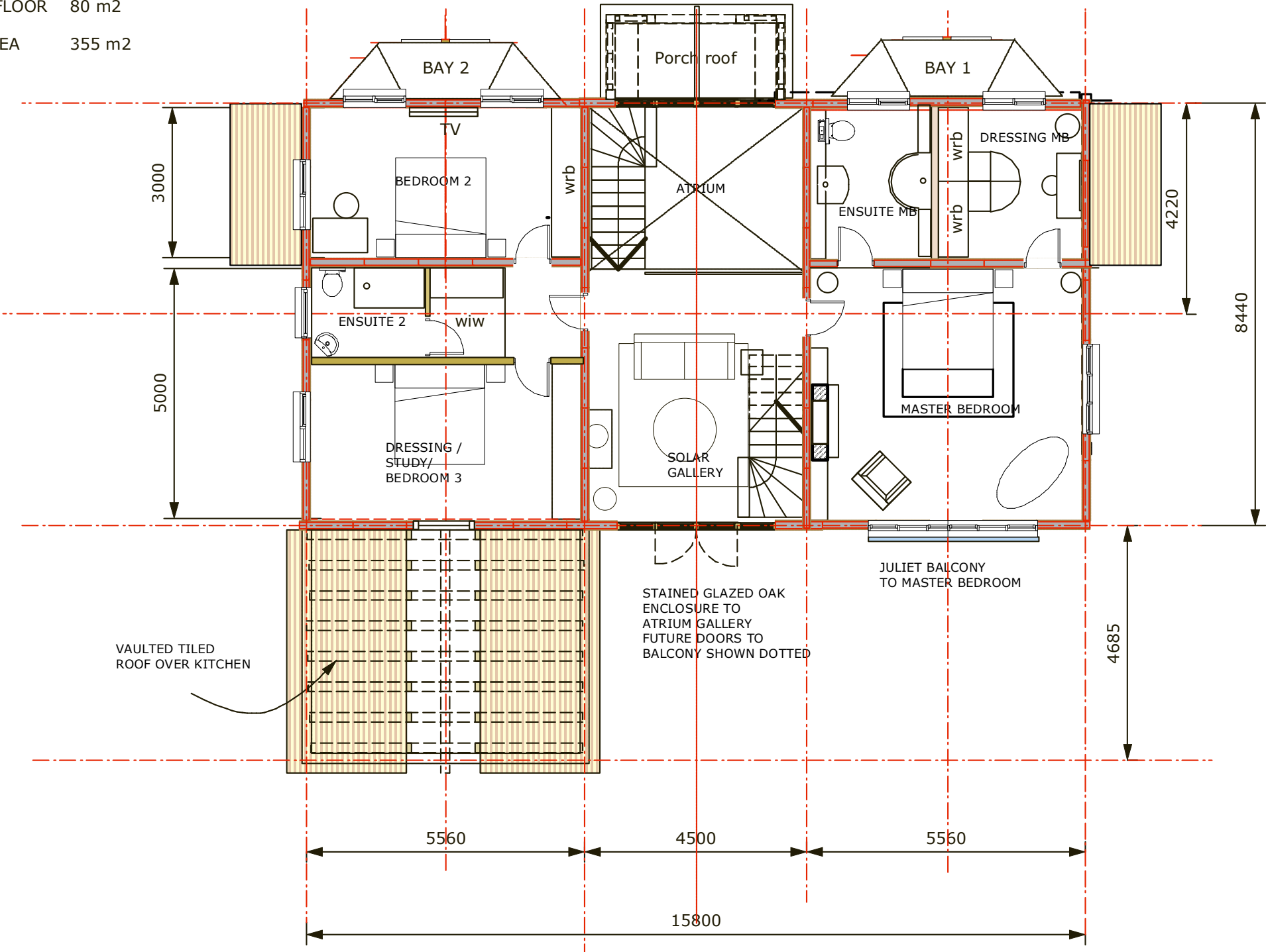


GROUND FLOOR 159 M2
FIRST FLOOR 116m2
SECOND FLOOR 80 m2
TOTAL AREA 355 m2



- YAFFLES NEW BUILD
CONSTRUCTION NOTES:
- Concrete Block and plank ground floor loadbearing slab and pile foundations to engineers design
 - SIP Panel shell inc roof , glulam beams to first floor around stair and to reduce spans across living areas.
 - Composite floor in metal and timber, t& g chipboard deck on sound isolators
 - Batten fixed plasterboard internal linings
 - Non loadbearing internal patitions in metal stud and plasterboard lining cavity filled with rock fibre sound proofing
 - Brick plinth tiles battens on external walls to u/s window dills
 - Composite cladding on battens to walls
 - Casement Metal windows to match annexe.
 - Dormers in ply on framing
 - Clay tile roof to match annexe
 - Glazed atrium in timber framing stained.
 - Upvc rainwater goods and downpipes to soakaway drainage and ditch to Suds strategy.

A: Windows amended to bed 3 & 2
kitchen roof raised, future
doors shown to first floor gallery
space. Porch roofs to east
and west shown as lean too.
21.5.25

PLANNING REDRAW MAY 25
350 M2 S73 app

PLANNING REDRAW MAY 25

REVISIONS

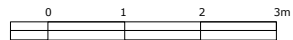

FDF ARCHITECTURE
PETRO HOUSE, CRAZIES HILL
BERKSHIRE RG10 8LT
TEL 0118 940 6591, FAX 0118 940 6591

**YAFFLES
SPENCERS WOOD
BERKSHIRE RG7 1HT**

This drawing is copyright and must not be reproduced in whole or part without written consent. Do not scale from this drawing. Written dims. to be checked on site.

**FIRST FLOOR PLAN
PROPOSED NEW BUILD**

SCALE 1:100@ A3	DATE MAY 25	DRAWN
Project No 3210	Dwg. No. YF.DPC.50.FFP.2	Rev. A



FIRST FLOOR LAYOUT NEW BUILD