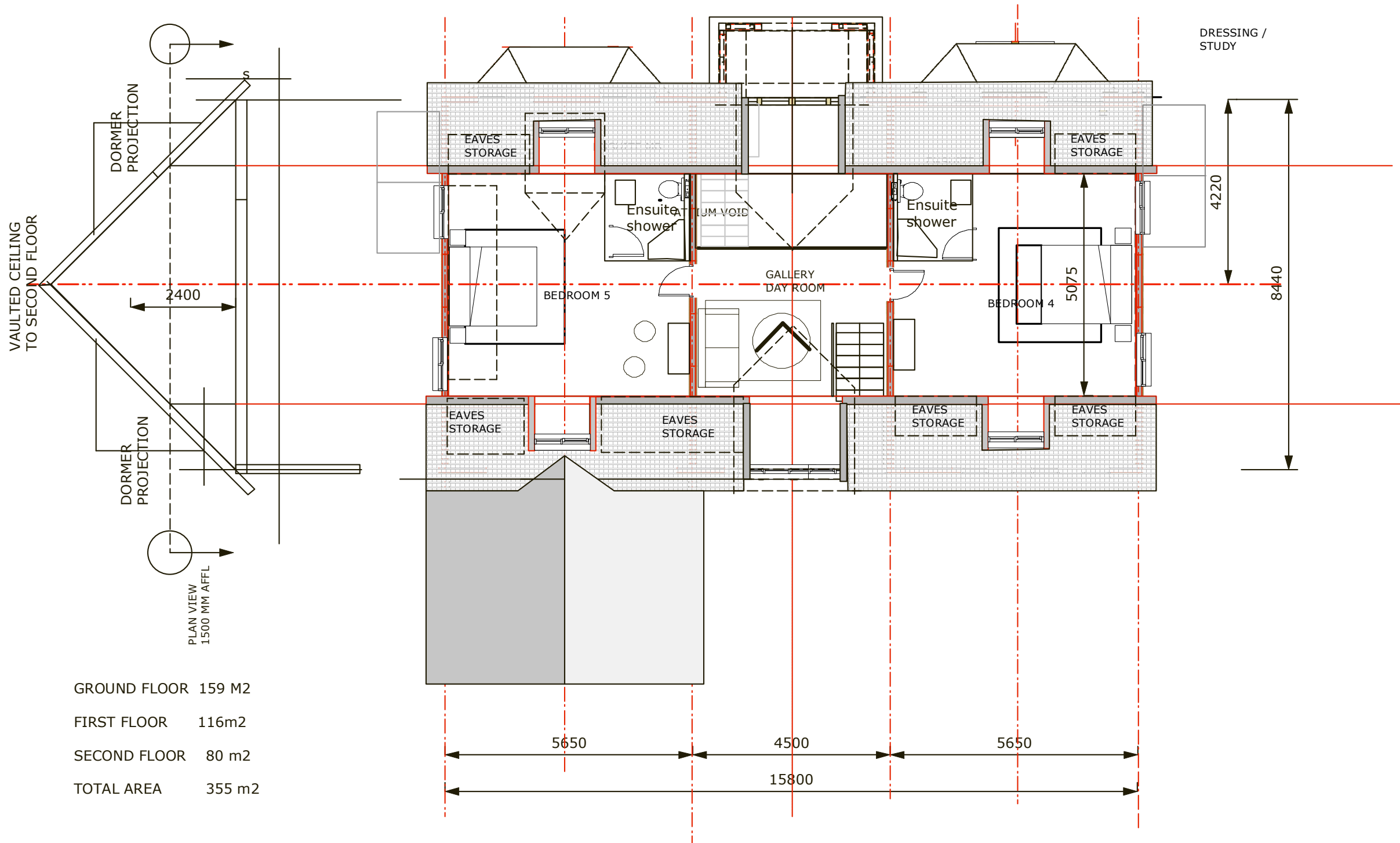




GROUND FLOOR	159 M2
FIRST FLOOR	116m2
SECOND FLOOR	80 m2
TOTAL AREA	355 m2

- 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 partitions in metal stud and plasterboard lining cavity filled with rock fibre sound proofing
 - Brick plinth tiles battens on external walls to u/s window cills
 - 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: Dormer reinstated to west bedroom 5, kitchen roof raised.
21.5.25
PLANNING REDRAW MAY 25
350 M2 S73 app
PLANNING REDRAW MAY 25



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**YAFFLES
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**SECOND FLOOR PLAN
PROPOSED NEW BUILD**

SCALE 1:100 @ A3	DATE MAY 25	DRAWN
Project No 3210	Dwg. No. YF.DPC.50.SFP.3	Rev. A



SECOND FLOOR LAYOUT PLAN NEW BUILD