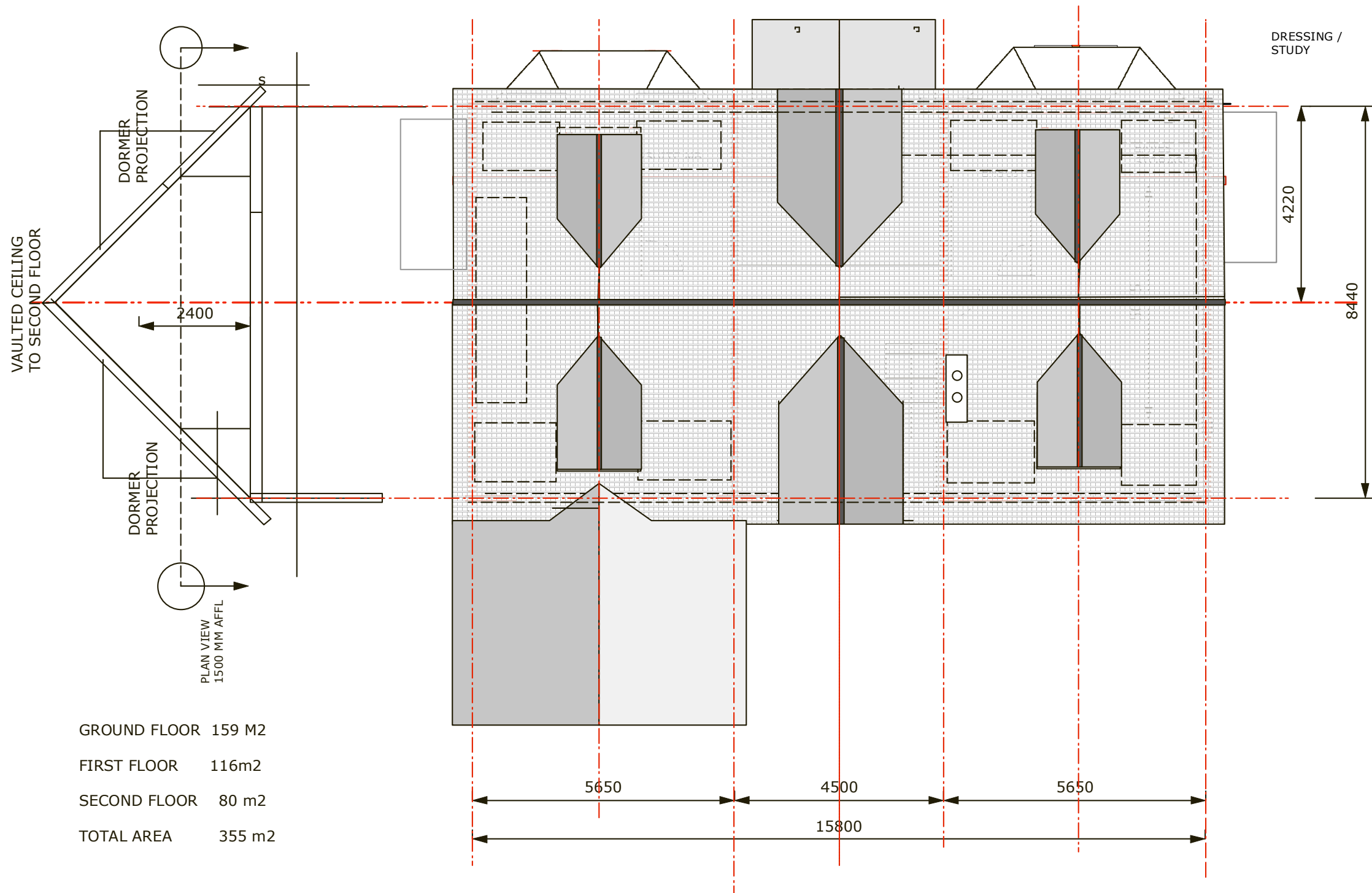




GROUND FLOOR 159 M2
FIRST FLOOR 116m2
SECOND FLOOR 80 m2
TOTAL AREA 355 m2

ROOF PLAN LAYOUT NEW BUILD

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
PLANNING REDRAW MAY 25



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SCALE 1:100@A1	DATE MAY 25	DRAWN
Project No 3210	Dwg. No. YF.DPC.50.RPP.4	Rev. A

