

Proposed Floor Plan
scale : 1.50

PRODUCTION PANELS:

Internal finish: F&B Oxford Stone No264, External finish: F&B Mouses Back No40-TBC.
Part glazed entrance door and double doors with side windows, fully glazed with toughened "low E" glass.
Casement windows to gable elevation, top hopper window to shower room and kitchen area.
2No side hung casement windows to either side of double doors.
All glass to be toughened "low E" glass (ARGON FILLED).
All panels double glazed (spacers colour: BLACK).
All ironmongery to be MATT CHROME.

FLOOR CONSTRUCTION:

Floor finish: KAHRS LIFE FLOORING - Type TBC.
Reinforced concrete foundations with moisture resistant insulated floor in 195x45mm regularised and treated joists, 170mm Xtratherm (in 2 layers) insulation, damp proof membrane, 9mm treated ply to underside to prevent vegetation growth and geo textile base material to prevent moisture. Internal 18mm V313 chipboard floor.
HEIGHT OF PADS ABOVE GROUND LEVEL = +50mm

WALL CONSTRUCTION:

Solid walls constructed in 'Cedral' cladding externally on double 25mm battens & counter battens, 12mm OSB, 195x45mm CLS Timber Stud with 170mm Xtratherm insulation between stud, 25mm insulation and 12.5mm plasterboard finish internally. Plasterboard ames taped and sealed with one coat emulsion ready for clients final decoration.

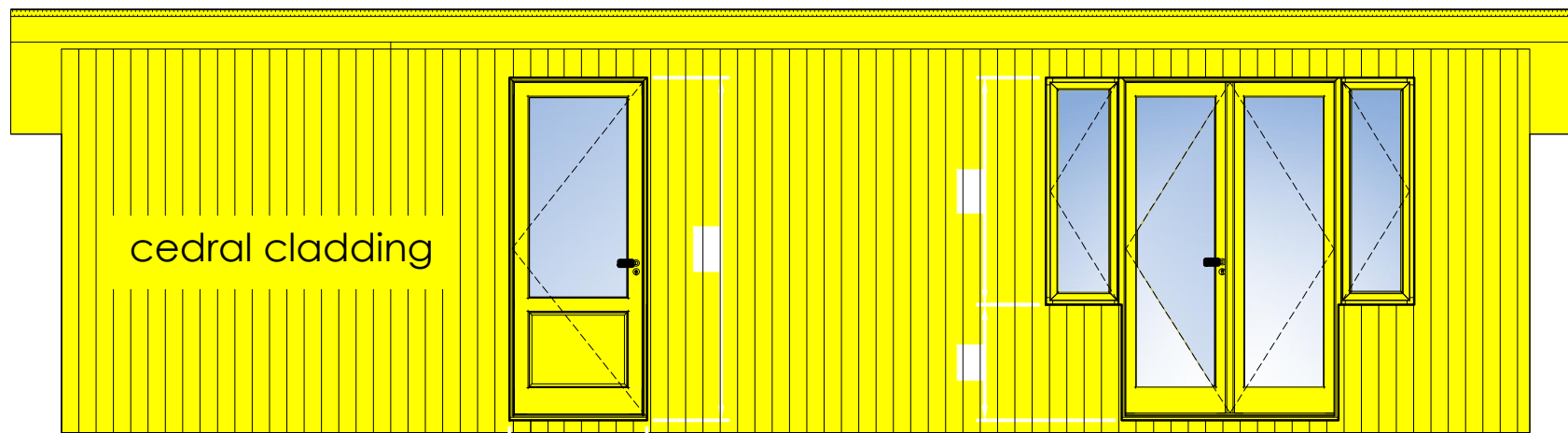
ROOF CONSTRUCTION:

Fully insulated roof with 'single ply membrane' external finish (bonded and welded to provide a long-term water tight and breathable roof) on 15mm plywood decking board on 195x45mm roof joists @600mm ctrs. 150mm rigid insulation between joists with 12.5mm ames taped plasterboard finish internally. Fully paint finished to clients choice of colour.

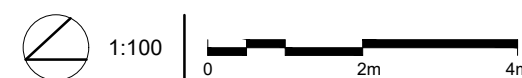
Roof to incorporate 2No fixed glazed rooflights

DRAINAGE:

Fit HALF ROUND UPVC gutters into 68mm Ø downpipe connected to existing drainage system as required. Finish: Black.



Proposed South East Elevation
scale : 1.50



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Drawn: s.battrick	Date: 01.04.24	Drawing No.: 12039 - 01	Scale: as noted	Revision