

RAILWAY LINE

ROCHE Rd.

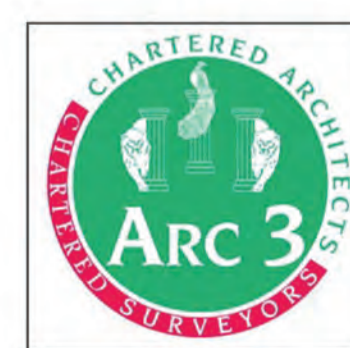
FAIRVIEW Rd.

GROUND FLOOR PLAN

ACCOMMODATION SCHEDULE	UNIT	FLAT 1 2b4p	FLAT 2 2b4p	FLAT 3 2b4p	FLAT 4 3b5p	FLAT 5 1b2p	FLAT 6 2b4p	FLAT 7 2b3p	FLAT 8 2b4p	FLAT 9 2b4p
Overall m ²	134m ²	91m ²	77m ²	78.5m ²	91m ²	50m ²	74m ²	62m ²	82m ²	101m ²
Required m ²	120m ²	70m ²	70m ²	70m ²	86m ²	50m ²	70m ²	61m ²	70m ²	79m ²
Bedroom 1	-	19.5m ²	15m ²	13.5m ²	15m ²	13m ²	12m ²	13.5m ²	15.5m ²	15.5m ²
Bedroom 2	-	13.5m ²	10.5m ²	10m ²	12m ²	-	12m ²	8m ²	10m ²	13.2m ²
Bedroom 3	-	-	-	-	9m ²	-	-	-	-	-
Living / Kitchen	-	28.5m ²	28.5m ²	31.5m ²	30.5m ²	23.5m ²	27m ²	25m ²	36m ²	24m ² / 13.8m ²
Bathroom	-	6m ²	6m ²	5.7m ²	8m ²	4.5m ²	5m ²	5.5m ²	7.5m ²	2m ² (WC)
Ensuite	-	-	-	-	-	-	-	-	-	4m ² / 4m ²
Storage	-	3.2m ²	2m ²	2m ²	2.2m ²	2m ²	3.2m ²	1.9m ²	2.7m ²	4m ²
Amenity Space	-	27m ²	8.5m ²	8.5m ²	46.5m ²	5m ²	30m ²	30m ²	11.5m ²	19m ²
Bike Store	x6 Commercial	x2 Private	x2 Communal	x2 Communal	x2 Private	x2 Communal	x2 Communal	x2 Private	x2 Communal	x2 Communal

NOT CONSTRUCTION DRAWINGS

DRAWING NOTE: This drawing is not suitable for Construction. Local Authority Approvals will be required. Discharge of Conditions and details to be incorporated into this document after Council approval. All dimensions should be verified on site. Any discrepancies should be notified to the Architect. These drawings are subject to a full laser & topographical survey, as floor levels, heights and the structure, drainage, investigations etc. will alter the design and spatial arrangement. The proposal for this project will have floor & ceiling levels raised and lowered. This drawing should not be relied upon on site. This drawing has Arc 3's copyright. This project is subject to Party Wall matters, C.D.M Regulations, CL Liability and 'Specialist Reports'. No encroachment of boundaries by the eaves, foundations and gutters. All materials to match existing.



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PROPOSED
GROUND FLOOR PLAN

Notify architect for drawings and/or specification discrepancy.
This project is subject to survey and statutory approvals.
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Scale:	Date:	Drawn:	Checked:
1:100 @ A1	13.12.2017	DM	MV
Project No.:	Drawing No.:	Revision:	
M1741	204	A	

