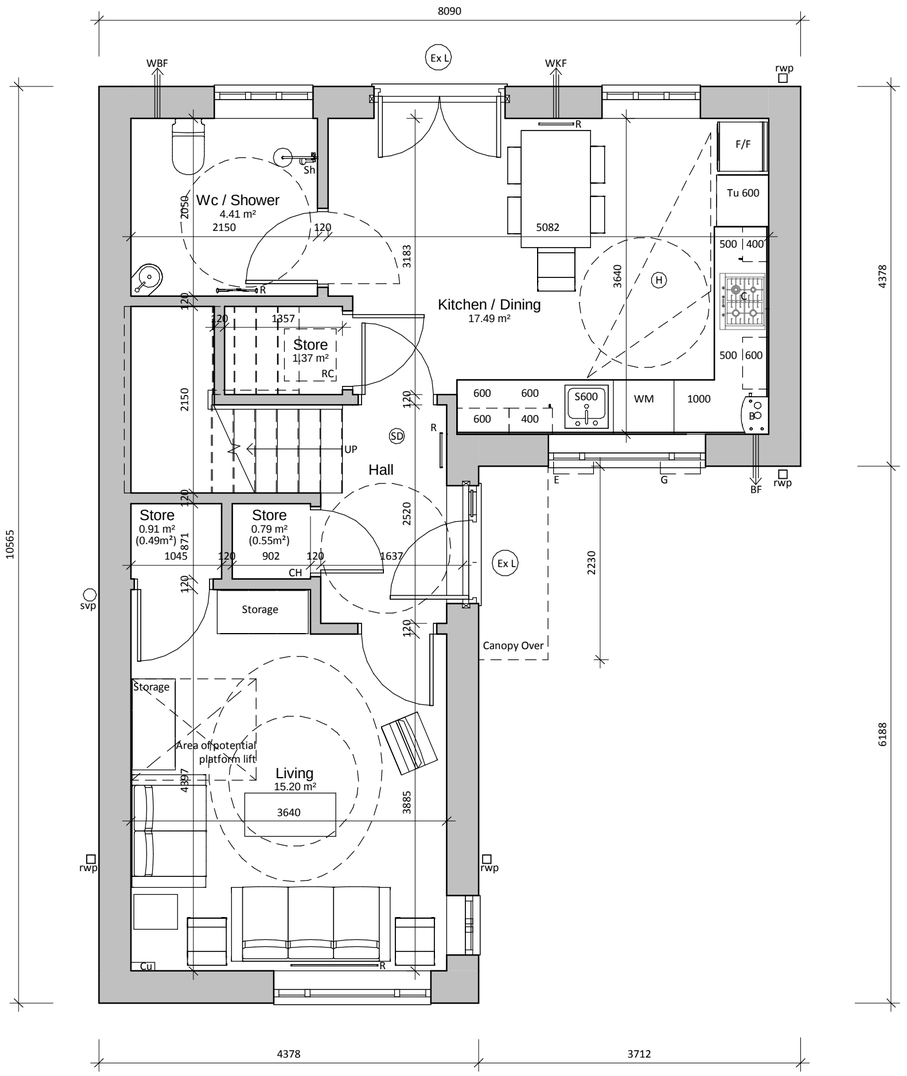
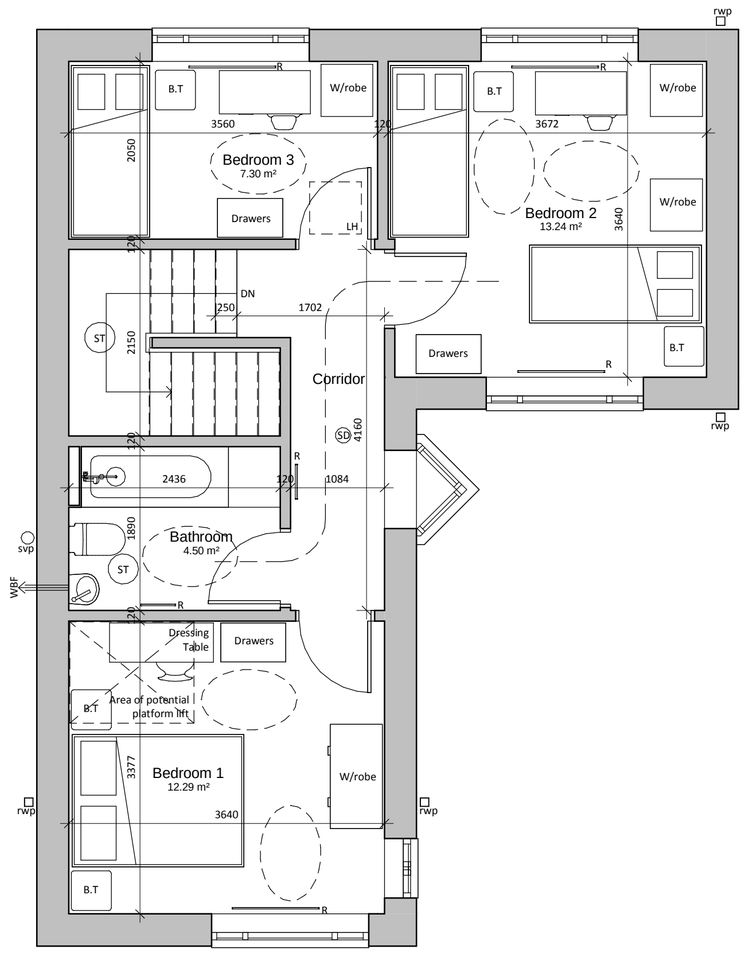


Ground Floor 1:50



First Floor 1:50

Key to Symbols

WM	Washing Machine
DW	Dishwasher
T	Tray Space
Tu	Tall Unit
B	Boiler
S	Sink
RC	Recycling Storage
(RC)	Location of dedicated recycling unit of not provided in kitchen
FF	Fridge Freezer
B.T	Bedside Table
W/robe	Wardrobe
Sh	Shower
CH	Coat Hooks
ST	Sun Tube
SD	Smoke Detector
H	Heat Detector
Ex L	External Light
G	Gas
E	Electrical
A	Alarm Box
CU	Consumer Unit
WKF	Wall Kitchen Fan
WBF	Wall Bathroom Fan
BF	Boiler Flue

Design for Access 2

DfA2 items included as far as possible. Accessibility shown on layout.

Bathroom and WC shown with strengthening to walls. Other measures by agreement with clients. Adds 13mm thickness where dotted.

Ceilings, walls and floors in bedrooms, toilets, showers and bathrooms to be constructed to take adaptations such as track hoists. Wall reinforcement should be located between 300mm and 1500mm from the floor.

Handrail shown to one side of stair only but can be fitted to both sides if required. Walls both sides should be filled with pattress for handrail.

DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION

IT FLOOR AREA CALCULATION

Ground Floor Basic Shell	49.27m²
Door Recesses	0.30m² (actual may be larger depending on door type)
Front Bay	NA
GF TOTAL	49.57m²
First Floor Basic Shell	49.27m²
First Floor Projection	NA
FF TOTAL	49.27m²
OVERALL UNIT TOTAL	**98.84m²**
Total Storage	4.11m²
Kitchen Storage	2.60m³

Floor areas allow for internal finishes and thus are net inhabitable areas.

External and party walls are set at 350mm including internal finishes.

Internal partitions set at 120mm thick : 89mm studs plus finishes each side assumed.

Where client requires thicker walls for increased insulation standard enlarge unit externally ie by increasing gable dimension by 1/2 or 1 brick to suit.

Rev	Date	Int	Description
A	08.05.13	JC	WC smaller. Revisions to external dimensions.

Bernard Taylor Partnership ARCHITECTS

Client:
MOSSCARE HOUSING LTD

Project:
Bowes Street Infill Sites
Caythorpe Street

Description:
5P3B House Type

Drawn By:	Checked By:	Date:	Scale @ A2:
JC	Checker	12/04/13	As indicated

Job No:	Drawing No:	Rev:
2562-S1	104	A

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