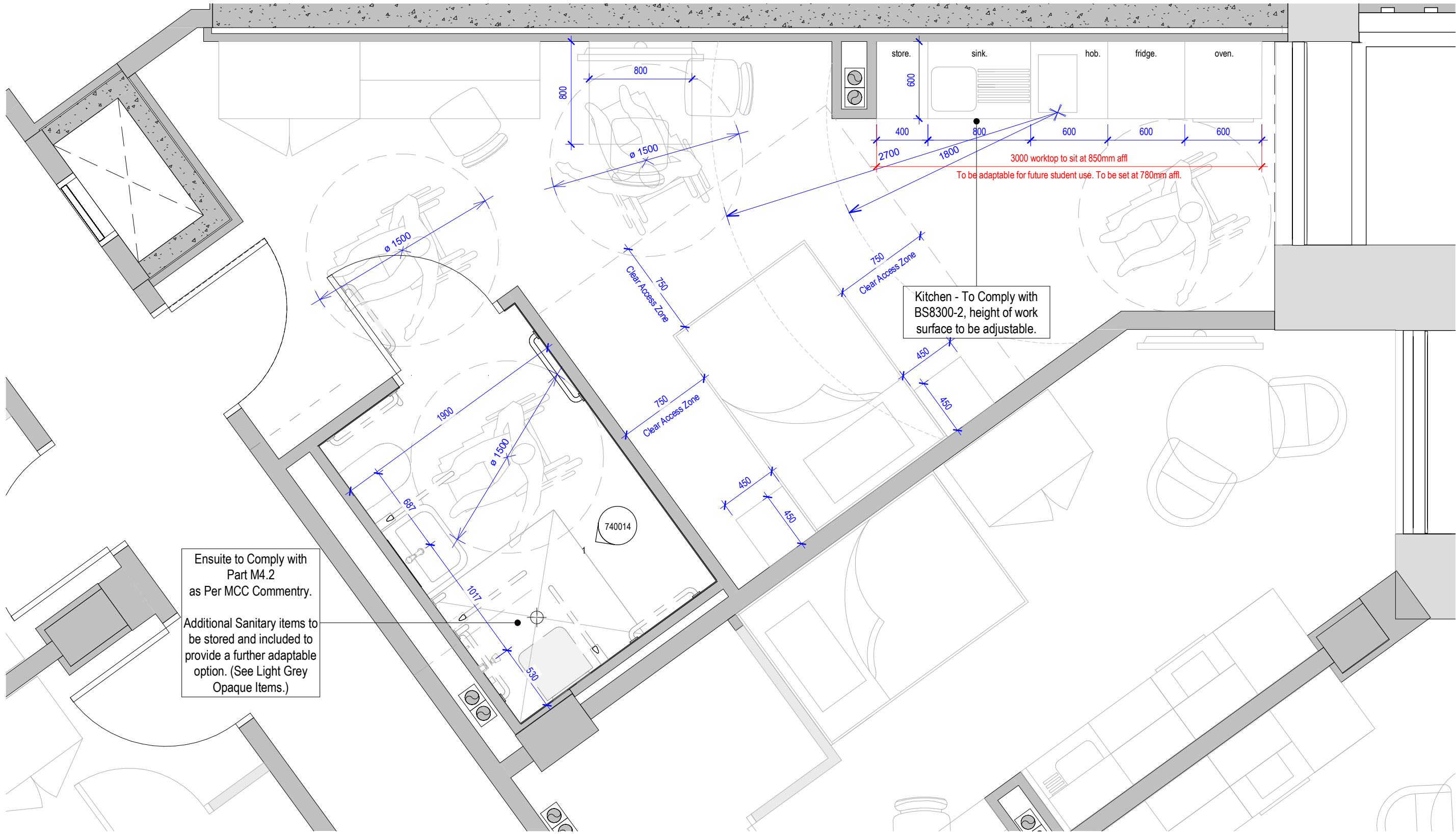




Proposed GA Plan - Future Accessible M4(2) Studio 2 - Levels 01-07
1 : 30

Future Accessible M4(2) Studio 1 - Levels 02-07

Kitchen
Countertop height of 850mm aff wall to be pattressed to allow for the height to be adjusted to align with BS8300-2 easily adaptable, 40mm Square Edged Worktop. To allow for 700mm clear knee recess below. Worktop that is at least 600mm wide.
Low level Integrated Fridge on a 200mm high plinth.
Low level Integrated Micro/ Combi Oven no higher than 850mm, and controls within the height range of 700-1050mm height range.
Induction Hob - two pan at an adjustable worktop height.
Single bowl sink with single lever tap at an adjustable worktop height.
A pull out shelf underneath the oven.
Cupboards that start no higher than 1150mm affl and can be provided with pull down basket which is good practice.

Bathroom.
Sanitary ware to include:

Doc M4.2 Pack. - To Comply with Part M4.2.
Toilet: Raised height full soft close seat and cover, close coupled cistern with spatula lever.
Hinged Support Rail / Holder: 1no. hinged support rail with concealed fixings and combined toilet roll holder. - **To be stored separately.**
Grab Rail: 2no. 600mm fixed grab rail with concealed fixings. - **To be stored separately.**
Shower Tray: Size; 1200 x 1200mm or equal and approved.
Shower Screen: 2no. Full height weighted shower curtain and 1no. L-shaped curtain rail with curtain rings. Size; 1200 x 1200mm.
Shower Seat: Padded shower seat with legs. - **To be stored separately.**
Shower Mixer: Concealed thermostatic sequential shower valve. Riser kit with shower head, hose and slider bracket.
Hinged Support Rail: 2no. hinged support rail with concealed fixings. - **To be stored separately.**
Grab Rail: 2no. 600mm fixed grab rail with concealed fixings. - **To be stored separately.**
Emergency Pull Cord:

Sink
Basin: 600x450 washbasin, Tap hole=centred, Overflow=visible. Finish; tbc.
Tap: Spec tbc.
Grab Rail: 600mm fixed grab rail with concealed fixings. Spec. AV4902WH Twyford Avalon handle, straight.
450mm Grab Rail. - **To be stored separately.**
Mirror: 1no. 450 x 900mm mirror.
Towel Rail: Spec tbc. All radiator locations are to be reviewed on site to avoid any clashes.

To comply with Building Regulations Document Part M(4) all handrails/ bracketry require an LRV difference of 30 rating or more.
Refer to interior designers loose furniture specifications for further details.

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PATTESSING LOCATIONS TO ALL BATHROOM WALLS AND KITCHEN WALL LOCATIONS TO BE INSTALLED IN ACCORDANCE WITH ALL FUTURE ACCESSIBLE STUDIOS. TO INCLUDE THE RANGE OF HEIGHT ALLOWANCES TO KITCHENS. NON INSTALLED HANDRAILS AND BATHROOM SHOWER ITEMS TO BE STORED AND RESTRESPECTIVLY FITTED AS REQUIRED.

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P01	Issued for Planning	09.01.26	BH	RJH	CLIENT Plymouth Grove Property Developments Ltd		DRAWING M4 Apartment Adaption Drawing - Sheet 2										
					PROJECT The Residence at Plymouth Grove, Ardwick		SCALE As indicated @ A1					FIRST ISSUED 25/09/25					
							CLIENT REF P662		DAY PROJECT P662		DRAWN BY BH		CHECKED BY RJH				
					DRAWING STAGE STAGE 4		ORIGIN DAY		VOLUME XX		LEVEL XX		TYPE DR		ROLE A		NUMBER 703001
REV	DESCRIPTION	DATE	REV BY	CHKD BY	DRAWING STATUS PLANNING												
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