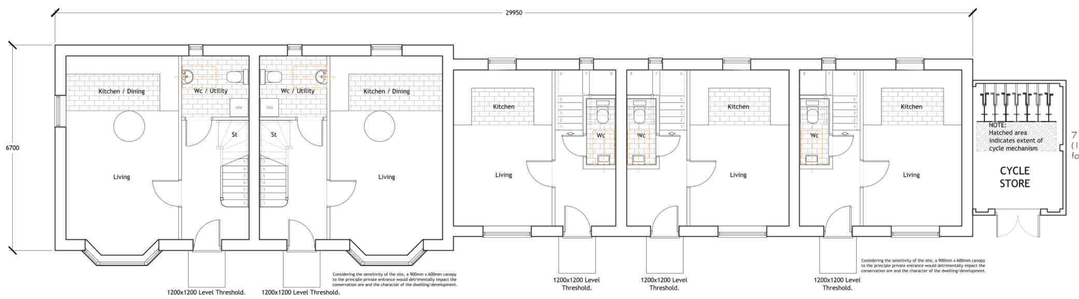


First Floor Plans.

OBSCURE GLAZING TO GF REAR WINDOWS.



7 No. Cycles
(1 Per Bedroom)
for Plots 33-37

Type S M4(2)
GIA: 72.6sq.m/835sq.ft
2 Bed 4 Person
Proposed FFL: 6.45

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GIA: 72.6sq.m/835sq.ft
2 Bed 4 Person
Proposed FFL: 6.45

Type S1
GIA: 54sq.m/582sq.ft
1 Bed 2 Person
Proposed FFL: 6.45

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1 Bed 2 Person
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Type S1 M4(2)
GIA: 54sq.m/582sq.ft
1 Bed 2 Person
Proposed FFL: 6.45

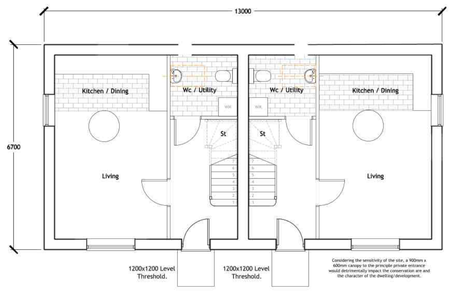
Cycle Storage

The Cycle Store provides storage for 7 cycles, accommodating Plots 33-37 (1Cycle per bedroom)
The Cycle Stores are secure as set out in clause 35 of SBD New Homes 2010. The door will be secured by either a mortice deadlock or mortice sash lock certified to BS 3621:2007.



The cycles are to be stored vertically on an alternating height staggered cycle rack - facilitating for different sized cycles, similar to the example above. This system requires no physical lifting of the entire bicycle, but instead utilises a gas pressure spring mechanism to comfortably pull and securely store each cycle.
For further details see below:
https://www.gronard.de/fahrradstaender/haengeparker/bike-lift/

Maisonettes (Plots 33-37)
Ground Floor Plans.



Type S M4(2)
GIA: 71.7sq.m/771sq.ft
2 Bed 4 Person
Proposed FFL: 6.75

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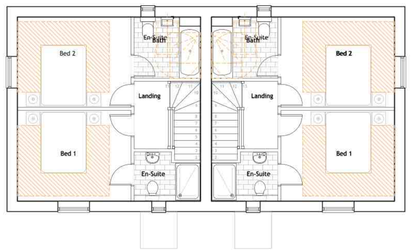
GIA: 71.7sq.m/771sq.ft
2 Bed 4 Person
Proposed FFL: 6.75

Maisonettes (Plots 38 & 39)
Ground Floor Plans.



First Floor Plans.

0 1 2 3 5 10 15
SCALE 1:100

NOTES

1. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.

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LOCHAILORT

REV	DESCRIPTION	DRN	CHD	DATE
F	sPlots 34-36 Shown as M4(2) compliant.	AT	JAL	06.01.2025
E	GIA Area updated.	AT	JAL	21.10.2024
D	Plots 33, 37, 38& 39 made M4(2) Compliant.	AT	JAL	11.10.2024
C	Cycle store enlarged/ revised and cycle mechanism revised.	NS	JAL	14.10.2021
B	Ground floor rear window omitted from S type kitchen/ dining area - plots 38 & 39. Plot 37 kitchen/ dining window omitted and plot 33-37 all ground rear windows obscure glazing. Plots 33-37 reconfigured to include 3 new 1 bed maisonette's.	AT	JAL	09.08.2021
A	Updated at Client's request	JPG	JAL	15/04/2021

☒ PRELIMINARY ☐ INFORMATION ☐ TENDER
☐ CONSTRUCTION ☐ AS BUILT

SCALE	1:100 @ A1	DATE	Mar. 2021
DRAWN	NS/JP-G/JAL	CHK	JAL
DRAWING NO.	18828/116	REV	F

TITLE: Redevelopment of Murketts Garage, London Road, St Ives.

DETAILS: Masionettes Floor Plans.

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