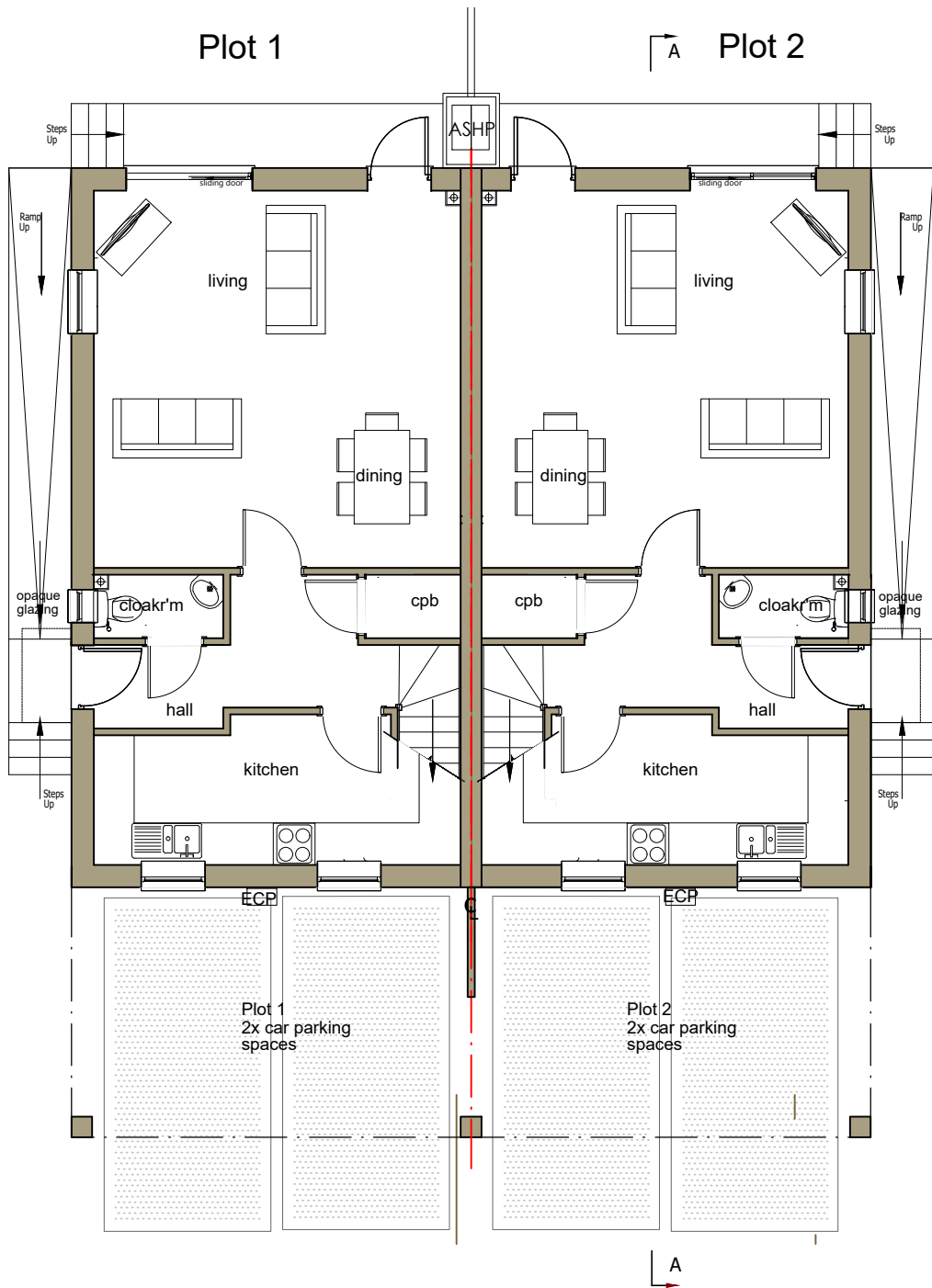
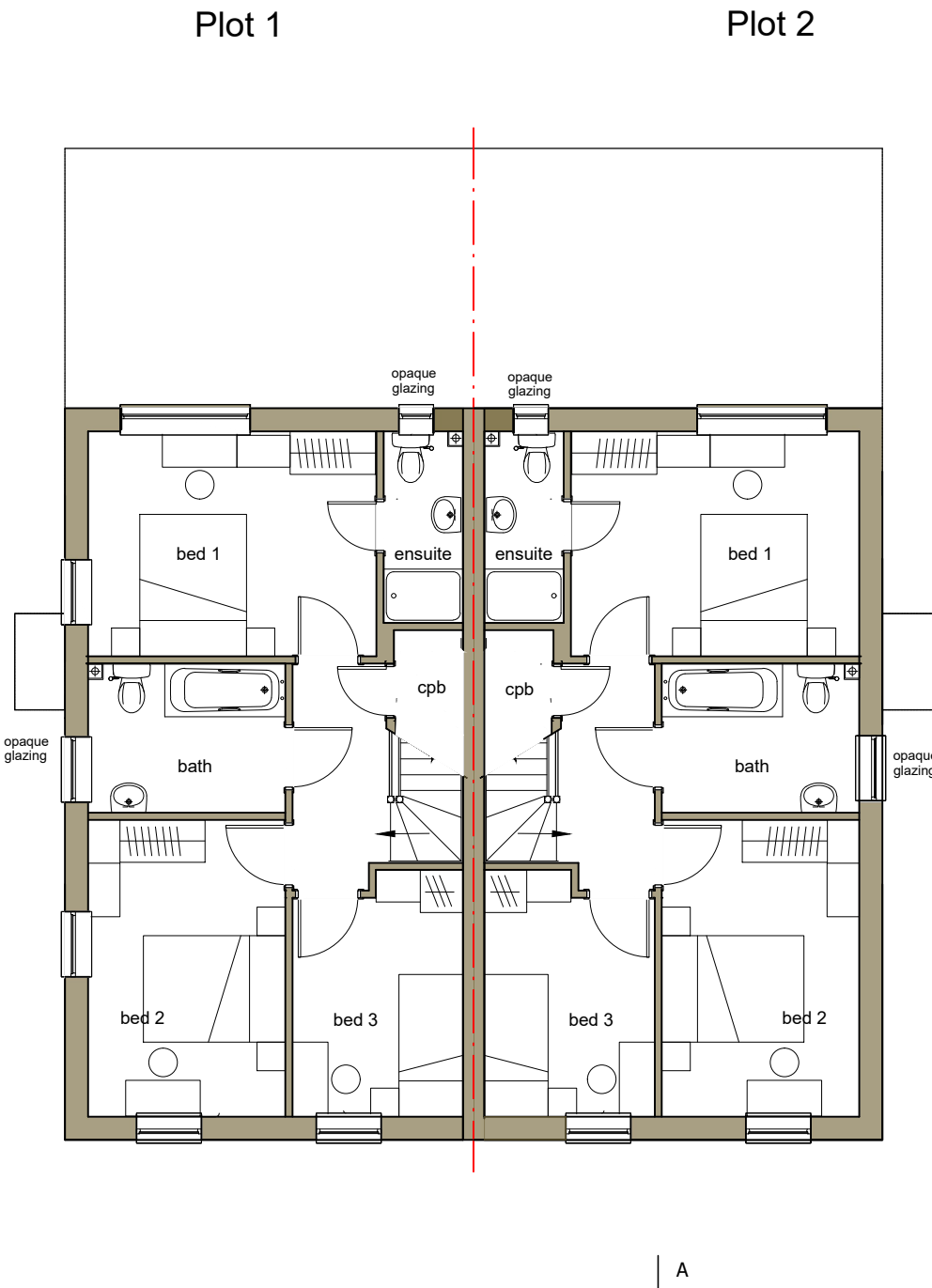
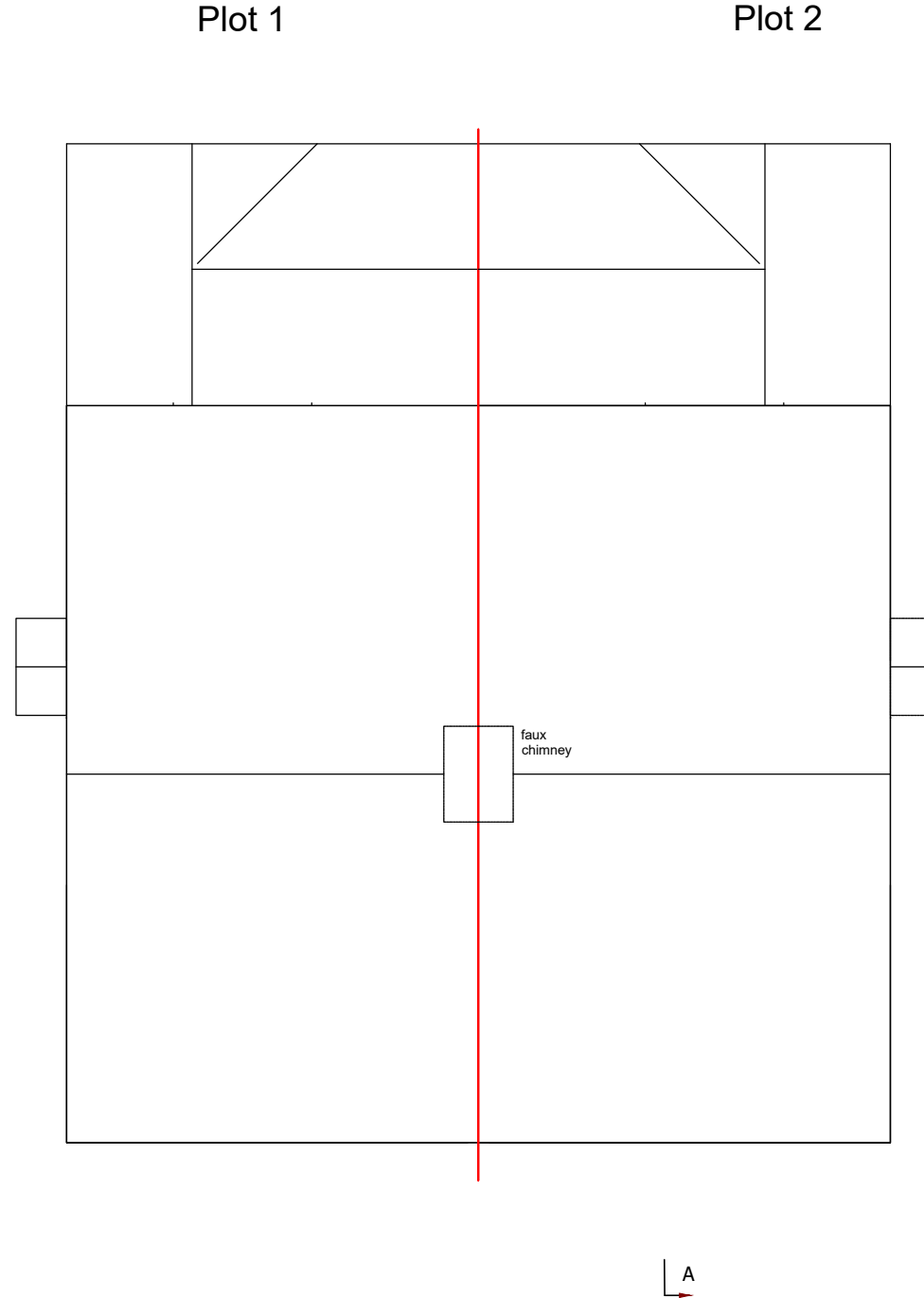




Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

Room Area Schedule			Min. National Space Standards
Living/Din/Kitchen	45 m ²	5.2 x 9.7 m	none
Bedroom 1	16.1 m ² includes ensuite	3.1 x 5.2 m	11.5 m ² area 2750 mm width
Bedroom 2	11.6 m ²	2.7 x 4.2m	11.5 m ² area 2550 mm width
Bedroom 3	7.9m ²	2.4 x 3.4m	7.5 m ² area 2150 mm width
Storage	2.5 m ²		2.5 m ² area
Private Amenity	117 & 99m ² excluding parking spaces		Council Policy H10 requirement GIA of building footprint @59m2 including garage

3 bed 5 person, 2 storeys		Min. NDSS
Semi-detached with undercroft parking	102 m ²	93 m ² (1001 ft ²)

Do not Scale. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences This drawing is to be read in conjunction with all other relevant materials.

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PROJECT
Land at Queens Road, Lower
Caversham. Scheme 2

CLIENT
Gravitas Property Group Ltd

REV
Date
02-2024

Job Code:
2142-AQC

Scale (@ A3)
1:100

0.5m 1m 2m 3m 4m 5m 10m

Drawing
Proposed Plans

PL-04

CDP