1:50

0 3 6 9 12 15 feet

0 1 2 3 4 5 m

Proposed GF Plan

Lounge
Bedroom 2
Ensuite 2
Ensuite 3
Bedroom 3
Plant Room
Garage / Cycle Store
Cycle Storage
Patio
Balcony over
Living
Double height space
Double sided Electric Feature fire to be agreed with client
Provisionally 215w x 550 piers (TBC) to be boxed but to suit width of fire These piers do not support floor
Dining
Al Fresco Dining
Built in BBQ
hearth
Kitchen
Utility
Full height slimline storage
WM
T/G
TD
Air source heat pump
Storage
Manifold
Cyl
WC
FF
Wall mounted TV
Media Room
Drive
A
S/S
SVP
obscure
5750
3025
3625
5700
5350
13468
4816
3570
1825
2338
8100
550
1200
3700
1925
6000
6750
5000
18450
25200
19225
15400

GF internal floor area (approx) = 248m^2 including garage

FF internal floor area (approx) = 67m^2

GF&FF Gross internal floor area (approx) = 315m^2

Size of piers - TBC by engineer
Wall widths - dependant on construction type

Rev F	Jun 2021	Rear windows doors + chimney + Stairs Updated. Steel frame shown indicatively Internal Plant Room added + Internal Floor Area increased accordingly.
Rev E	Apr 2021	Utility Area updated and Option X2 shown and Folding /sliding doors updated
Rev D	Mar 2021	Fire repositioned + updated to double sided Electric Feature fire. Pantry, Utility + W.C updated. W.C door repositioned + WC width increased. Coat cupboard removed. Dlining room /Kitchen doors removed.
Rev C	Jan 2021	Added location of ASHP
Rev B	Dec 2020	Amended wall thickness

J M A D Architecture
www.jennymcintee.co.uk info@jmadarch.co.uk Tel 07921 003153

Project:	Proposed Dwelling	Date:	November 2020
Address:	88 Reservoir Road, Surfleet Seas End, Spalding PE11 4DH	Scale:	1:50 on A1
		drawn: TB JM	checked: JM
Client:	c / o JMAD Architecture	Job No:	20132
Drawing Title:	Proposed Ground Floor Plan	Dwg No:	03F