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 Drawings are for general arrangement only. Dimensions are to be checked on site by the Contractor and discrepancies to be reported in writing prior to commencement of work. When a detail is covered by different scales the larger scale is to be worked to in all cases.

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1 Elevation 1  
1 : 100



1 Elevation 2  
1 : 100



1 Elevation 3  
1 : 100

### Bedroom Area Schedule

Name	Bedroom Type	Area
Bedroom 1	Principle Double	12.59 m <sup>2</sup>
Bedroom 2	Double / Twin	11.57 m <sup>2</sup>
Bedroom 3	Single	8.25 m <sup>2</sup>
Bedroom 4	Single	7.55 m <sup>2</sup>

### Built-in Storage Schedule

Room	Area (m <sup>2</sup> )
Store below stairs	1.45 m <sup>2</sup>
Cylinder Cupboard	0.88 m <sup>2</sup>
Bedroom 1 Wardrobes	0.36 m <sup>2</sup>
Bedroom 2 Wardrobes	0.36 m <sup>2</sup>
Total	3.05 m <sup>2</sup>

### Overall internal floor area

Required (m <sup>2</sup> )	Actual (m <sup>2</sup> )
106.0m <sup>2</sup>	111.08m <sup>2</sup>

**precision plans** 4 Old Port Square, Earls Port, Chester, CH1 4JP  
<https://precisionplans.co.uk/>  
 01244 360 737

project:  
**Standard House Types**

title: **Bedford 4b6p (Semi-Detached)  
GA Elevations  
Proposed**

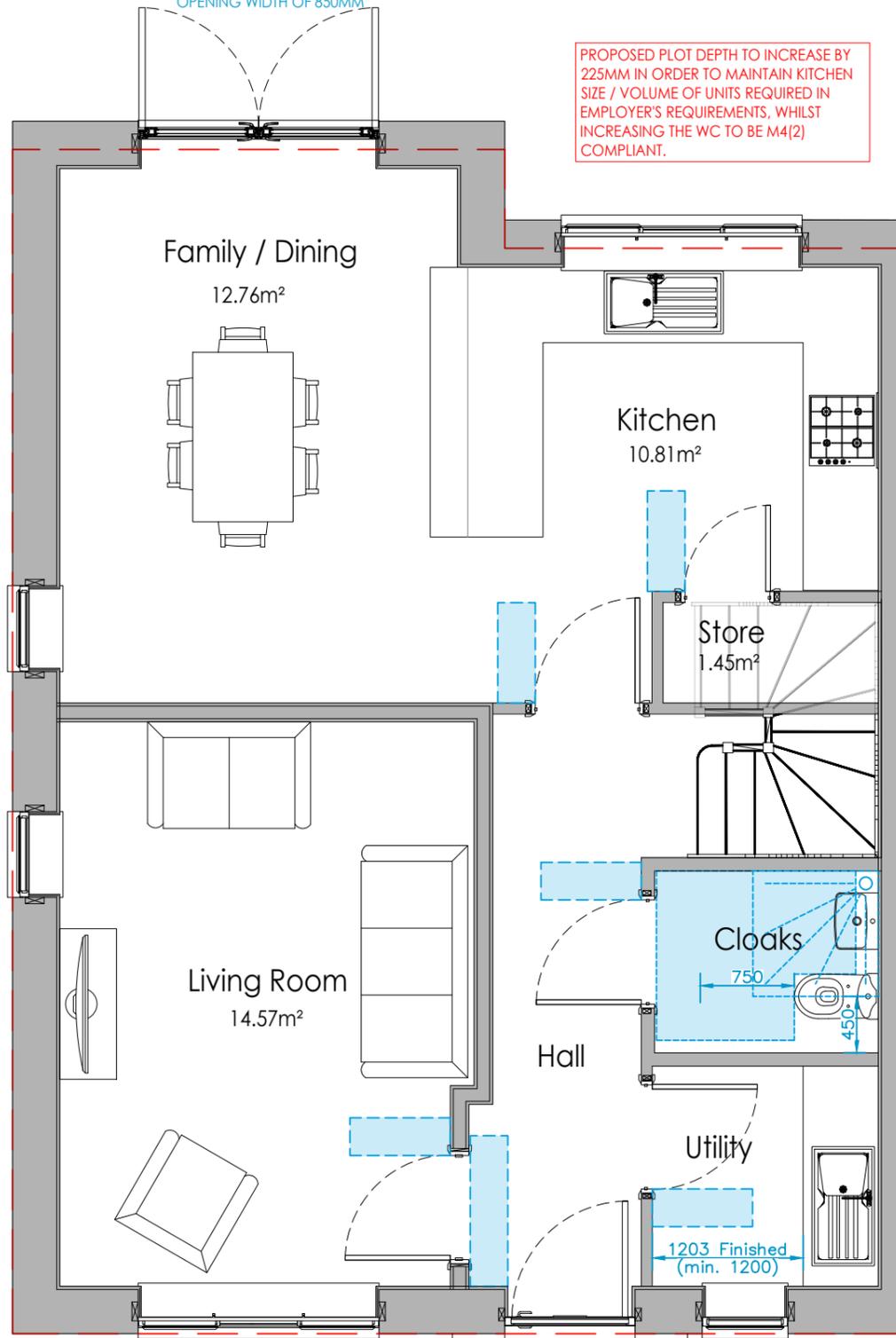
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 date: 22 Sep 2025

drawing no: revision:

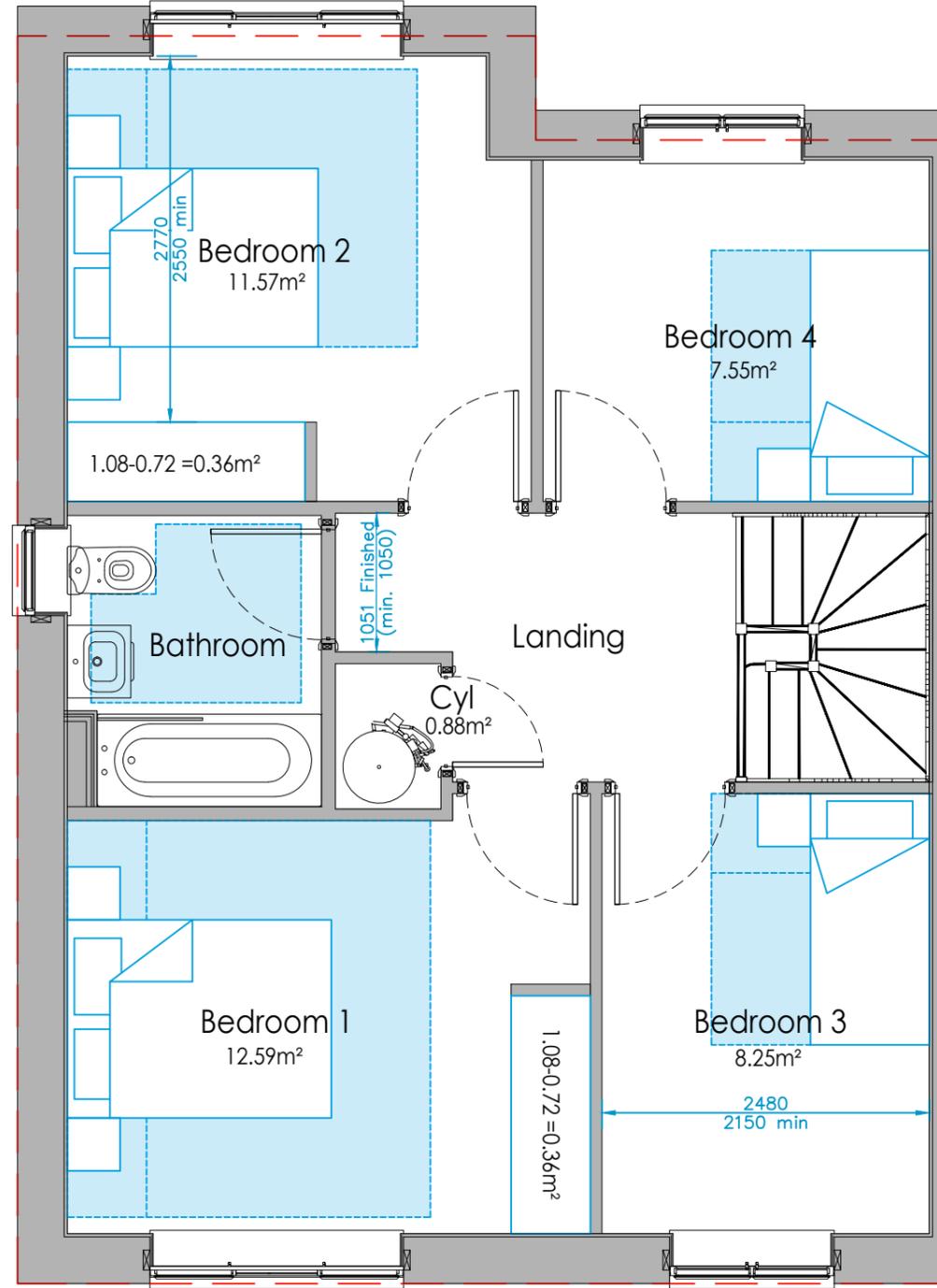
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M4(2) NOTE:  
 THE LEADING LEAF MUST PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 850MM

PROPOSED PLOT DEPTH TO INCREASE BY 225MM IN ORDER TO MAINTAIN KITCHEN SIZE / VOLUME OF UNITS REQUIRED IN EMPLOYER'S REQUIREMENTS, WHILST INCREASING THE WC TO BE M4(2) COMPLIANT.



1 Ground Floor  
 1:50



2 First Floor  
 1:50

Bedroom Area Schedule

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Overall internal floor area

Required (m <sup>2</sup> )	Actual (m <sup>2</sup> )
106.0m <sup>2</sup>	111.08m <sup>2</sup>

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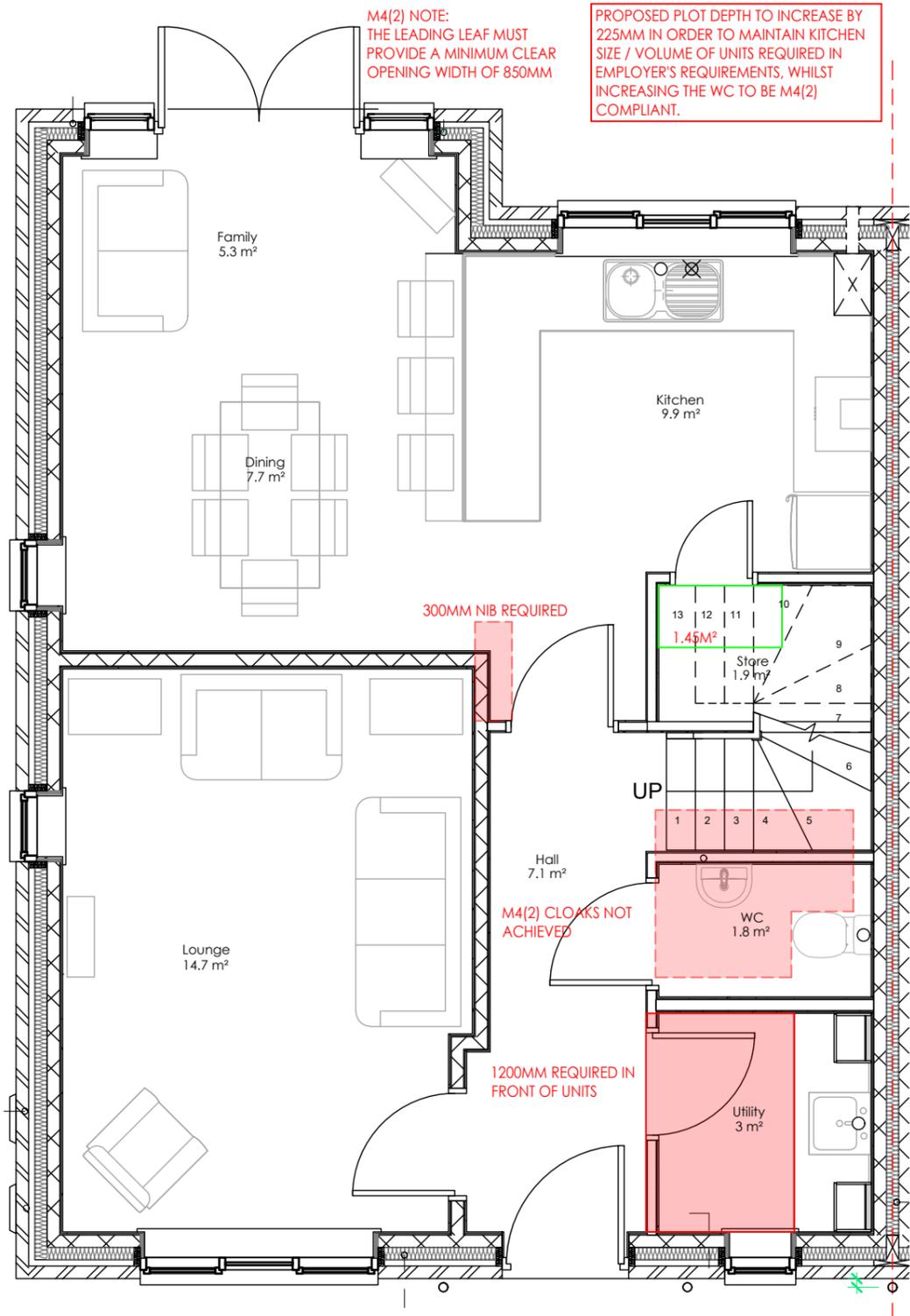
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**Bedford 4b6p (Semi-Detached) Proposed**

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 drawing no: revision:

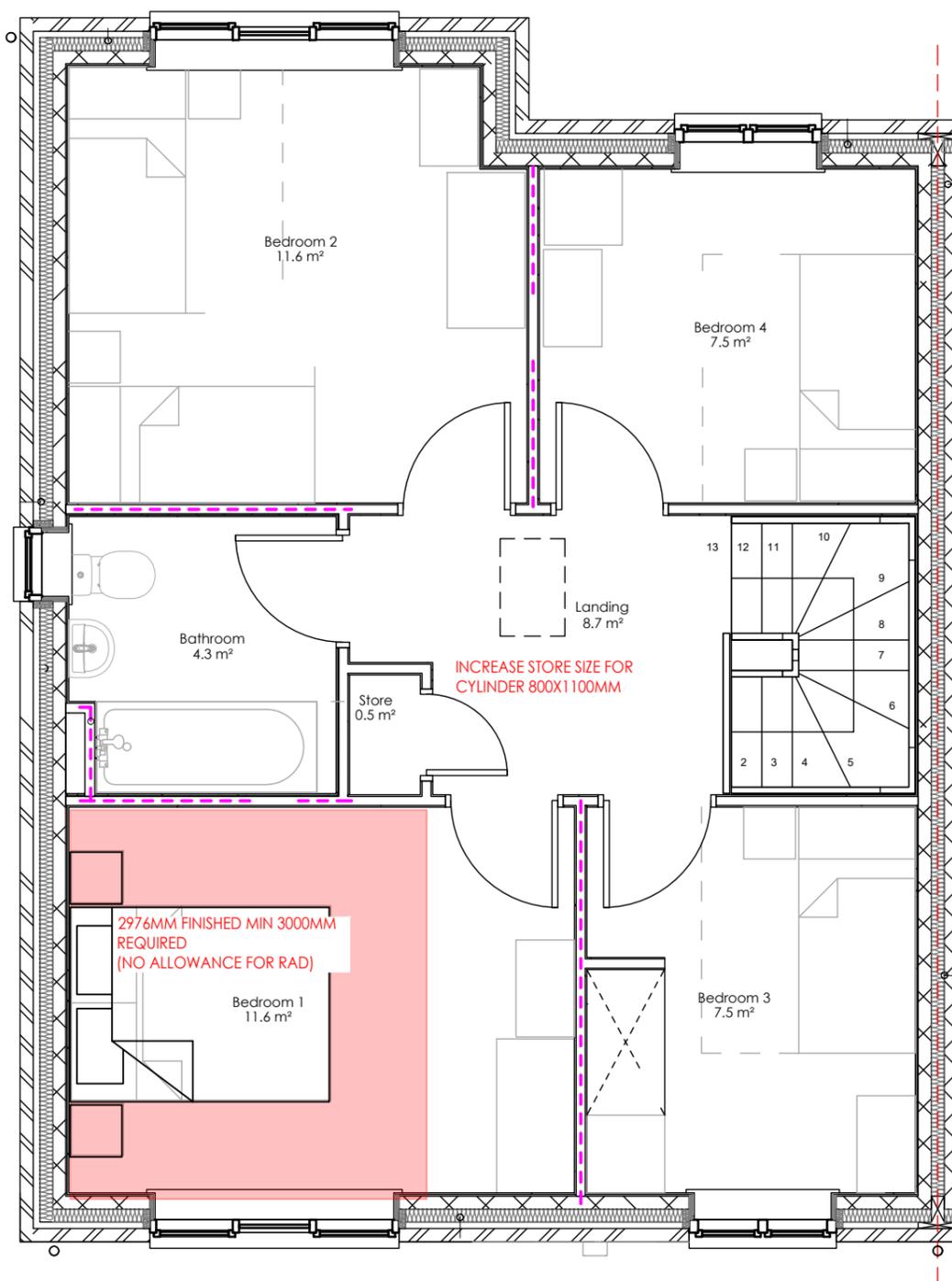
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1 Ground Floor  
 1:50



2 First Floor  
 1:50

Overall internal floor area	
Required (m <sup>2</sup> )	Actual (m <sup>2</sup> )
106.0m <sup>2</sup>	108.16m <sup>2</sup>

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project:  
**Standard House Types**

title:  
**Bedford 4b6p (Semi-Detached) Existing**

scale: @A1 1:50 client: The Sovini Group  
 date: 22 Sep 2025  
 drawing no: revision: