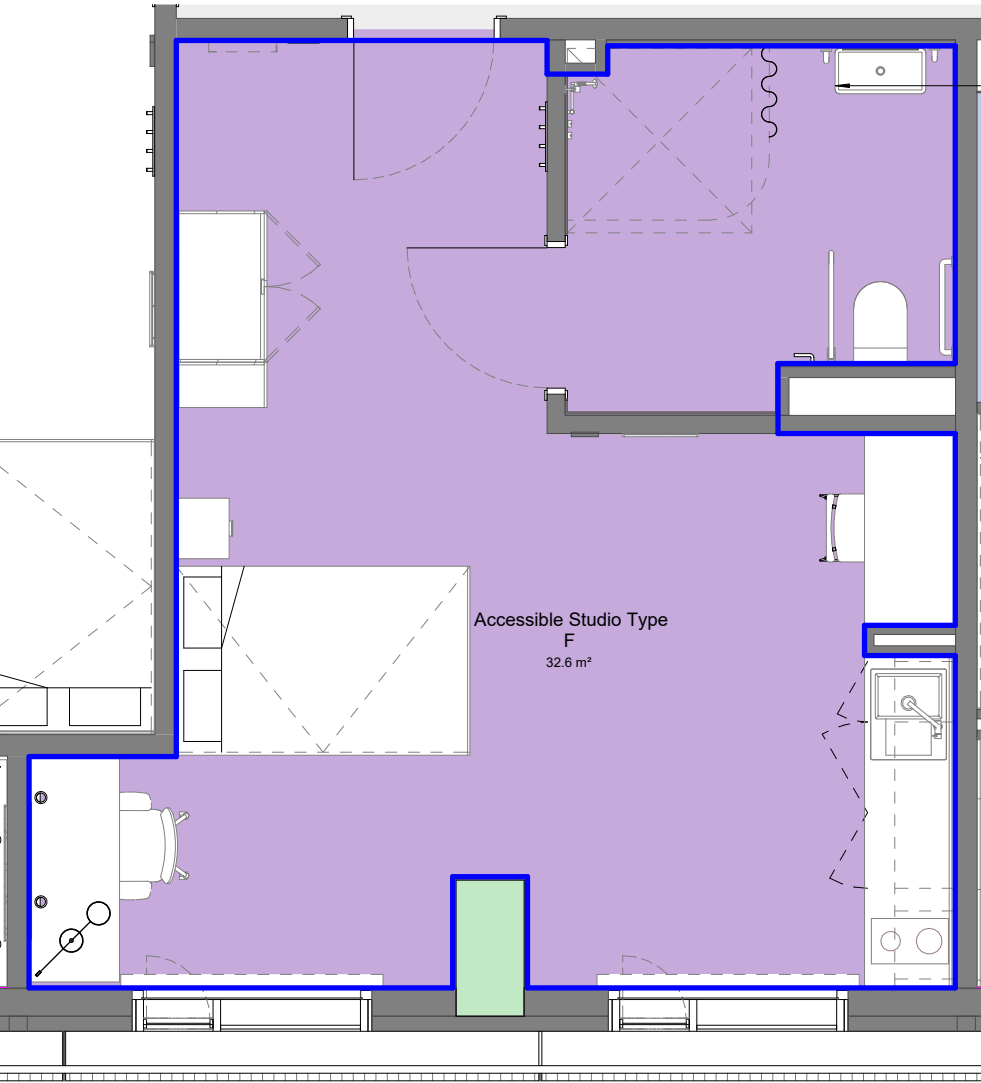
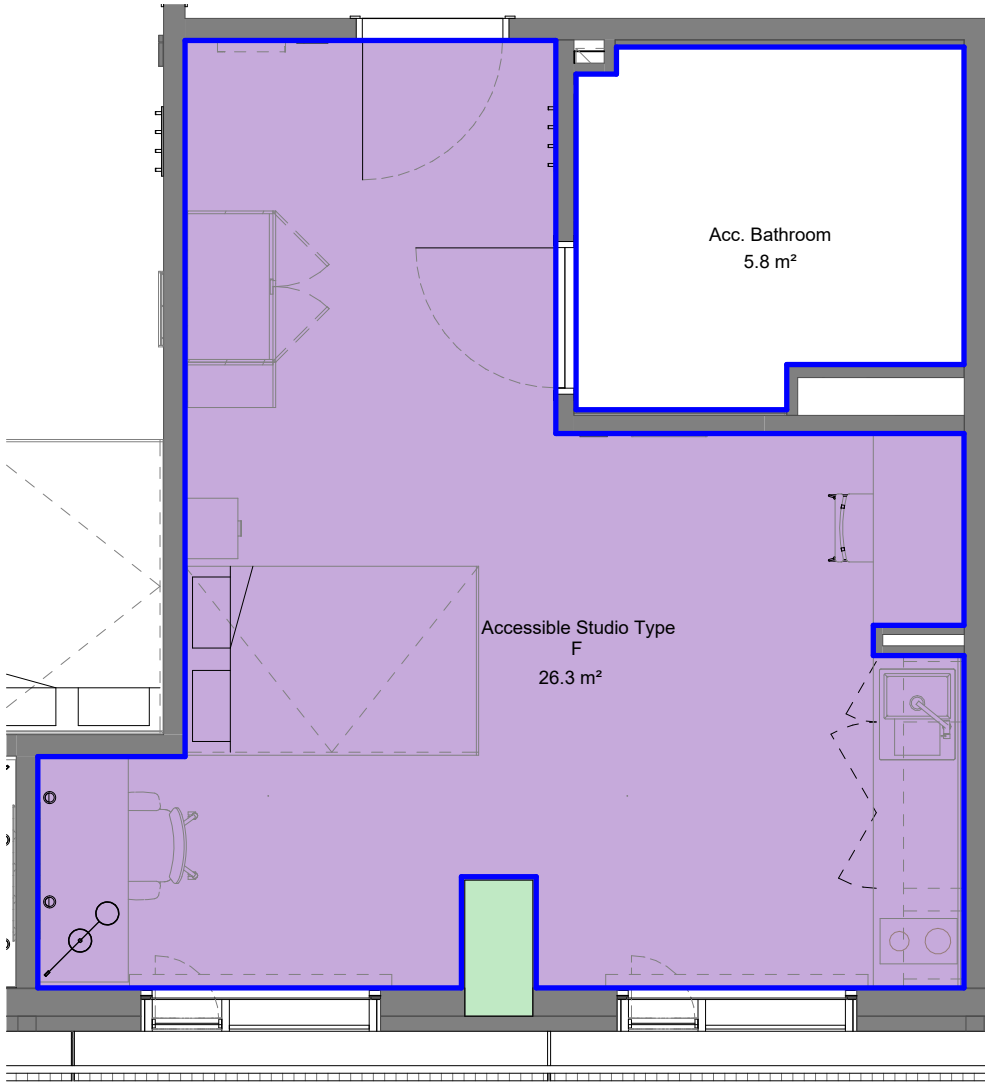




NET Floor Area

area including internal walls / bathroom
32.6 m²



Effective Floor Area

area excluding risers / internal walls / bathroom
26.3 m²

Effective Floor Area with Bathroom Pod

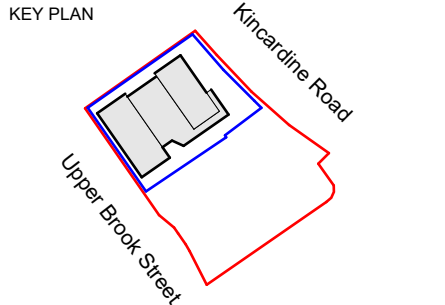
area excluding risers / internal walls
32.1 m²

Note:
These areas have been prepared for the sole use of Sheppard Robson Ltd's (SR's) client, are approximate and can only be verified by a detailed dimensional survey of the completed building.
Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also effect the stated areas. All areas are calculated in square metres unless otherwise noted.
Where figures are also provided in square feet a conversion factor of 10.764" has been used and the result rounded to the nearest whole number.
Unless otherwise agreed with SR's client in writing, figures relate to the likely areas of the building at the current stage of the design and are calculated using:- McLaren's Space Standards as advised by WGP RICS property measurement, 2nd edition

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DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Sheppard Robson before proceeding work
FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, only from those values stated in text on the drawing.

NOTES

REV.	DATE	AMENDMENT
P01	17/05/2024	GA design freeze to facilitate wider design team freeze
P02	31/05/2024	General updates to capture design freeze
P03	05/07/2024	Stage 3 Issue
P04	13/08/2024	Stage 4 Interim Issue
P05	20/02/2025	WS4 Issue



CLIENT
McLAREN
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PROJECT Upper Brook Street PBSA - McLaren		
DESCRIPTION PBSA Typical Room Plan Accessible Studio A		
STAGE Stage 4		
SR NO. 6601	SCALE@A3 1 : 50	DATE 20/02/2025
ORIGINATOR SD	CHECKED ET	AUTHORISED RG
REV. P05	STATUS S4	PURPOSE FOR ISSUE For Approval
DRAWING NO. MAUBS-SRA-XX-ZZ-DR-AR-20151		