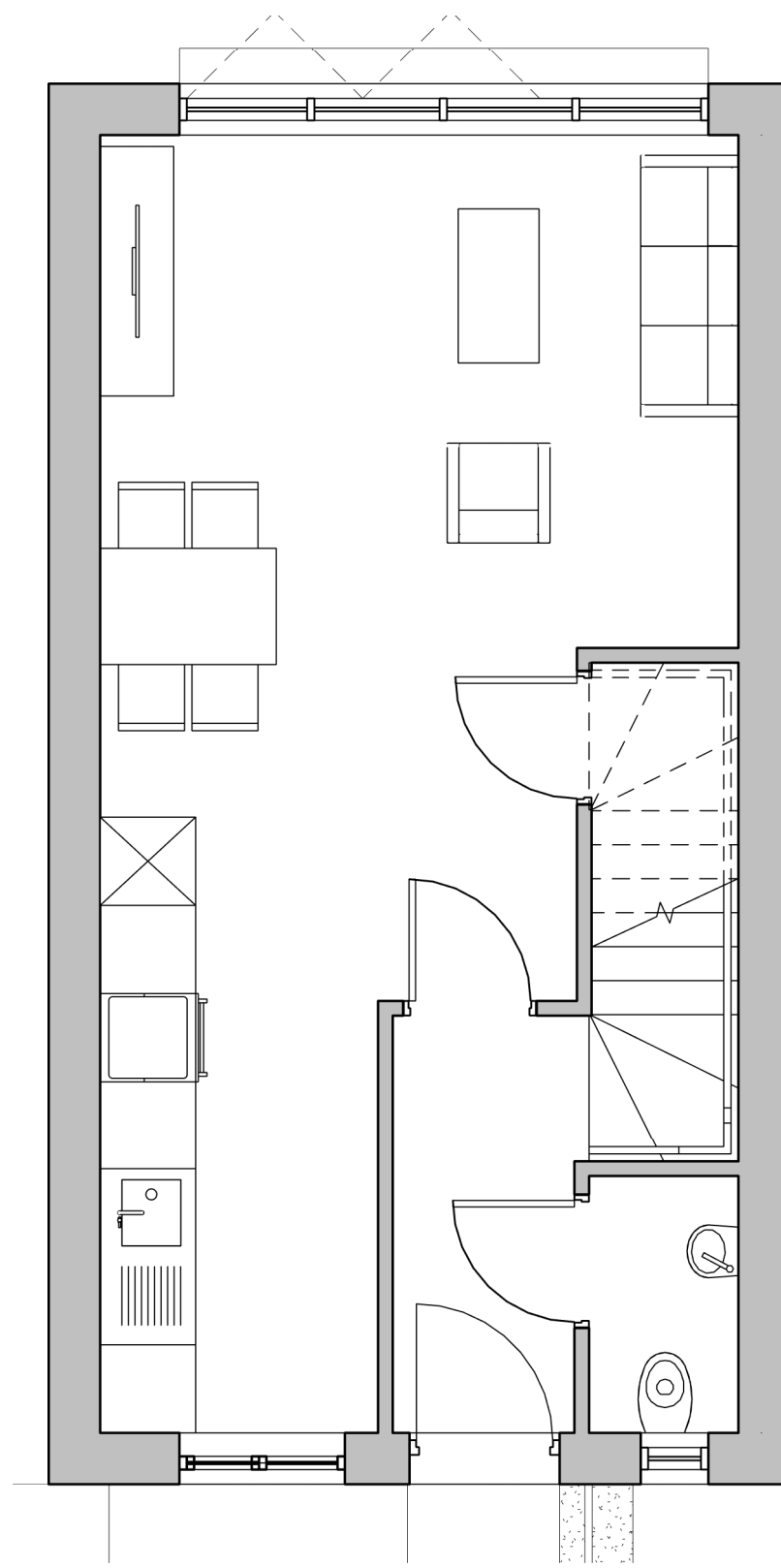
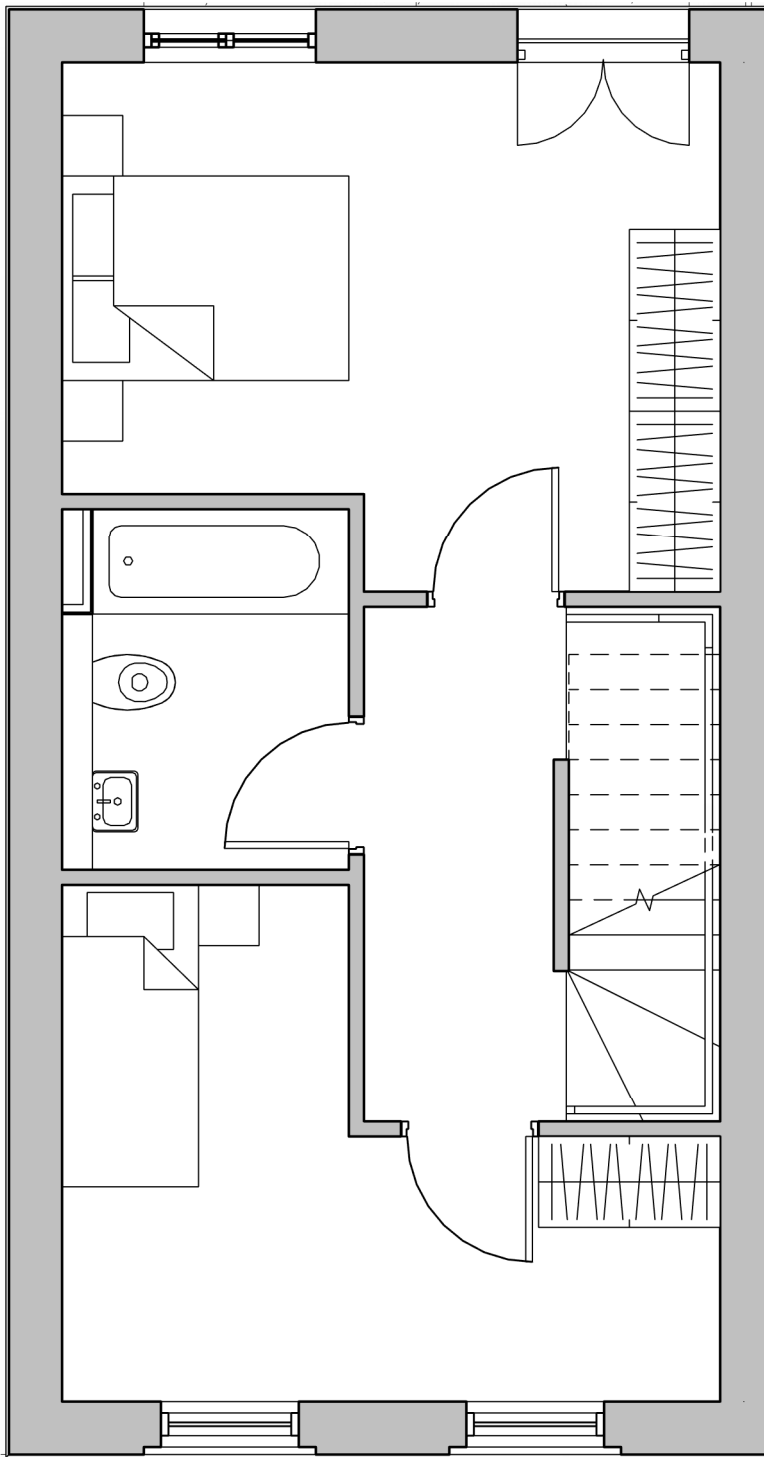




GROUND FLOOR

Scale: 1 : 50

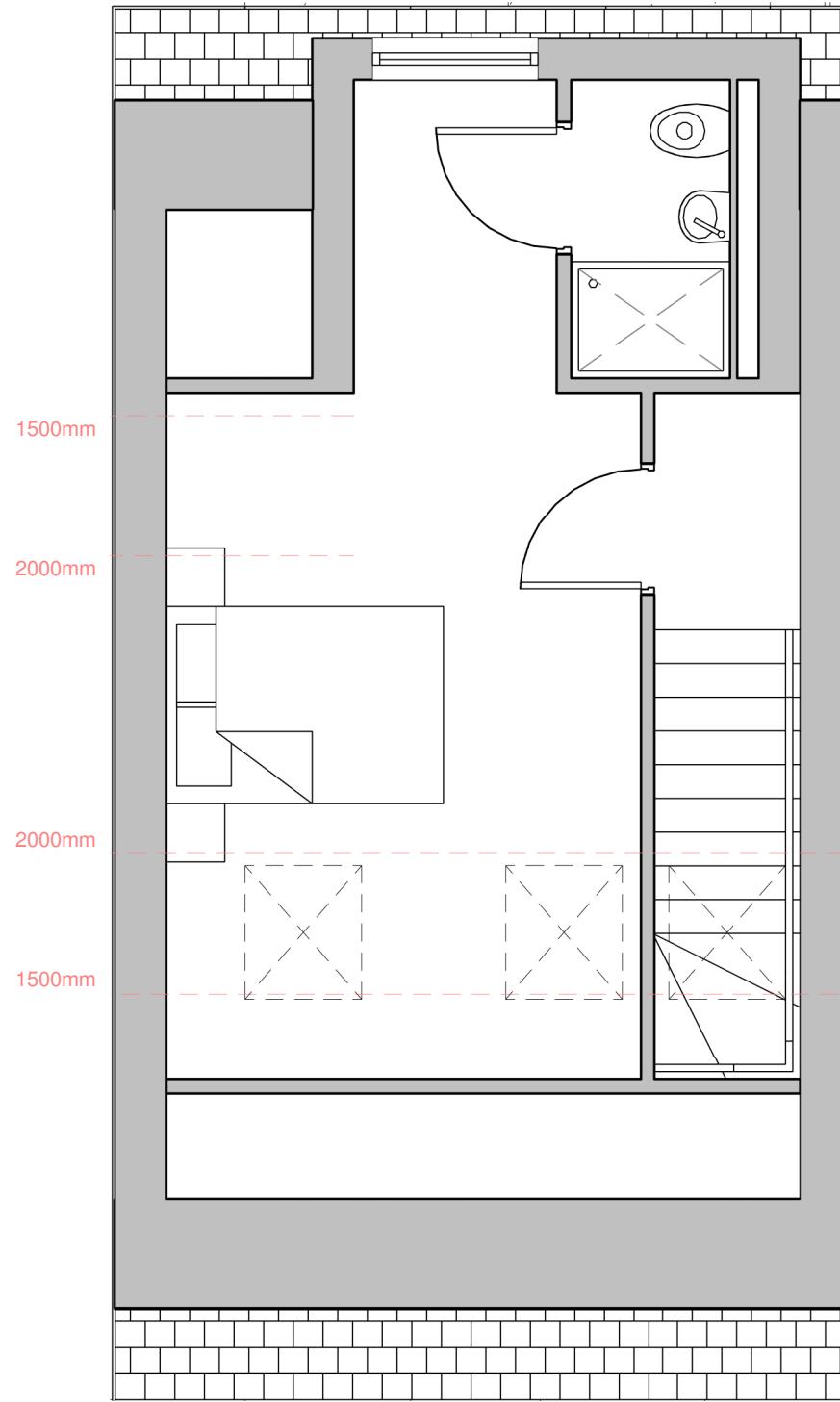
AREA: 38.5m²



FIRST FLOOR

Scale: 1 : 50

AREA: 38.5m²



SECOND FLOOR

Scale: 1 : 50

AREA: 26.5m²

TOTAL AREA: 103.5m²

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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 CodaStudios before proceeding work.

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AREA MEASUREMENT
The areas 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 subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis. Figures relate to the likely areas of the building at the current stage of the design and are calculated using one of the following (as stated in the accompanying areas schedule) IPM S1, IPM S2, IPM S3, Gross External Area (GEA), Gross Internal Area (GIA) or Nett Internal Area (NIA) methods of measurement from the RICS Property Measurement 1st edition.

Revision	Date	Drawn	Checked
A FIRST ISSUE	21.08.13	AA	JH
B REVISED PLANS	21.11.08	AA	JH
C REVISED SCHEME	22.08.22	VK	JH

CODA
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Drawn	Checked	Date	Scale @A1
AA	JH	08/11/21	1 : 50

CLIENT
DS
PROJECT
LADYBARN
Title
PROPOSED HOUSE PLANS
Drawing No
3051 - PL - 0601 - **C**
Project Plan Number Revision
Purpose for issue