

AREA MEASUREMENTS:

1. THESE AREAS HAVE BEEN PREPARED FOR OUR CLIENT, WITTINGTON INVESTMENTS (PROPERTIES) LTD, ARE APPROXIMATE ONLY AND HAVE BEEN MEASURED FROM NDO SURVEY DRAWINGS. THE BASE FOR THESE DRAWINGS IS RECORD INFORMATION PREPARED BY OTHERS, WHOSE ACCURACY CANNOT BE VERIFIED. DO NOT SCALE FROM DRAWINGS.

2. ALL AREAS ARE APPROXIMATE AND SUBJECT TO SURVEY VERIFICATION BY RICS ACCREDITED MEASUREMENT PROFESSIONALS.

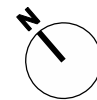
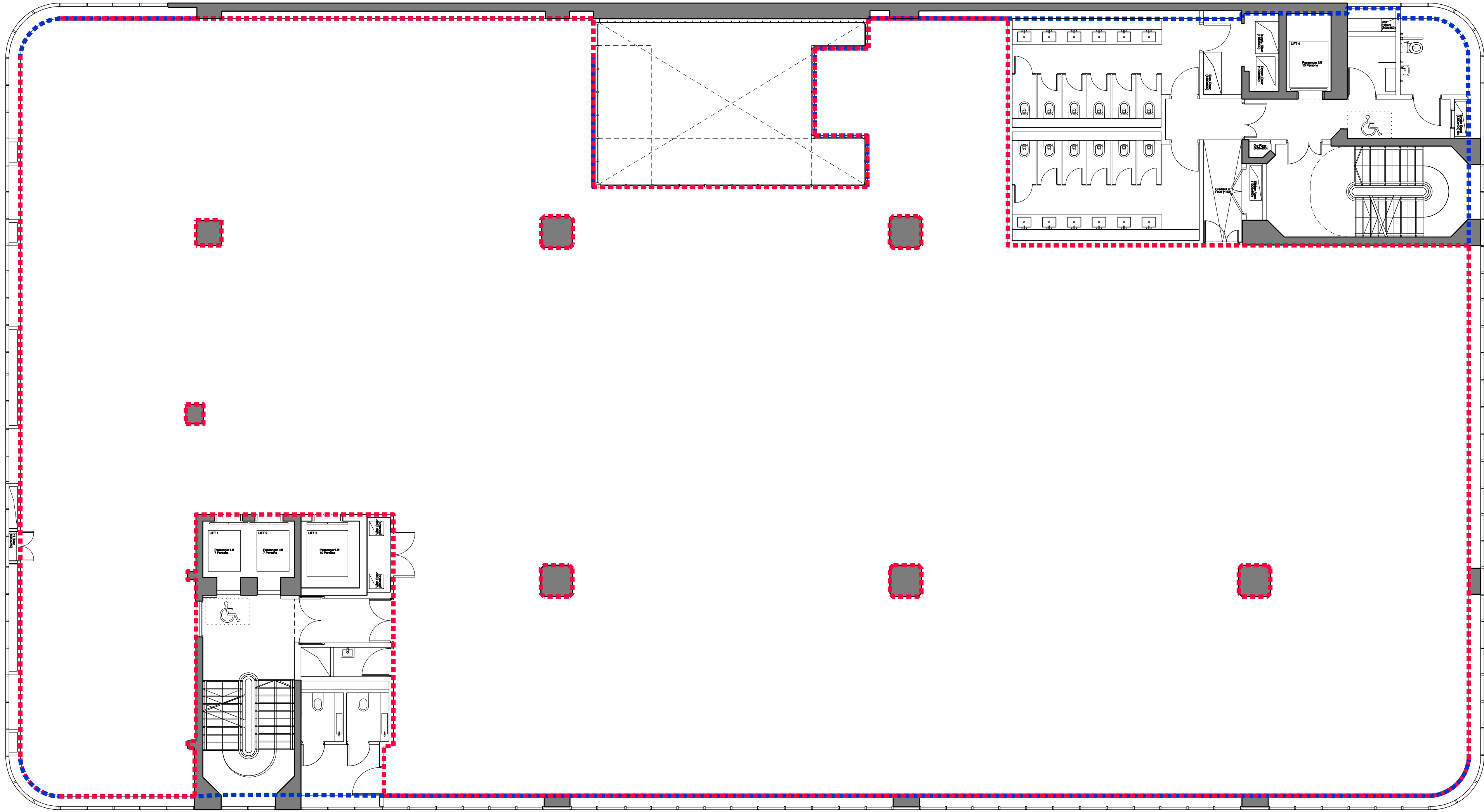
3. GROSS EXTERNAL AREA (GEA), GROSS INTERNAL AREA (GIA) AND NET INTERNAL AREA (NIA) ARE MEASURED AND CALCULATED GENERALLY IN ACCORDANCE WITH THE RICS CODE OF MEASURING PRACTICE. THESE AREAS SHOULD, HOWEVER, BE VERIFIED BY AN RICS ACCREDITED MEASUREMENT PROFESSIONAL.

4. AREAS HAVE BEEN CALCULATED IN METRIC UNITS TO THE NEAREST SQUARE METRE AND CONVERTED TO SQUARE FEET USING THE CONVERSION FACTOR 10.7639, ROUNDED TO THE NEAREST 100SQFT.

5. CONSTRUCTION TOLERANCES, WORKMANSHIP AND DESIGN BY OTHERS MAY AFFECT THE STATED AREAS.

6. THE EXISTING BUILDING MAY PRESENT ANOMALIES IN RELATION TO SURVEYED/DRAWN PLANS THAT MAY ALSO AFFECT THE STATED AREAS.

ALL THESE FACTORS SHOULD BE CONSIDERED BEFORE MAKING ANY DECISIONS ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRE-LETTING, LEASE AGREEMENTS OR OTHERWISE, AND SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESSES.



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION	NOTES: 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS DRAWINGS 4. DO NOT SCALE FROM THIS DRAWING 5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO THE ARCHITECT AS SOON AS POSSIBLE 6. WHEN THIS DRAWINGS IS ISSUED IN DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLEY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS ARCHITECTS ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS ARCHITECTS. KEY: NIA = 1,066 Sq. m GIA = 1,259 Sq. m
-	20.06.2017	CORRESPONDS TO BEN ADAMS ARCHITECTS AREA SCHEDULE REVISION H				
	04.09.2017	DRAFT FOR COORDINATION (PROGRESS MEETINGS 12)				
B	20.09.2017	ISSUED FOR INFORMATION				
C	26.10.2017	ISSUED FOR TENDER				
Ben Adams Architects Third Floor 99 Southpark Street London SE1 0UP T 020 7633 0000 benadamsarchitects.co.uk info@benadamsarchitects.co.uk DRAWING NAME: SECOND FLOOR - PROPOSED AREA PLAN PROJECT NAME: EXPRESS BUILDING, MANCHESTER DRAWING NO: A222/C JOB NO: 16-100 SCALE: 1:100 @ A1 STAGE: RIBA STAGE 4						