

Do not scale other than for Local Authority Planning purposes.

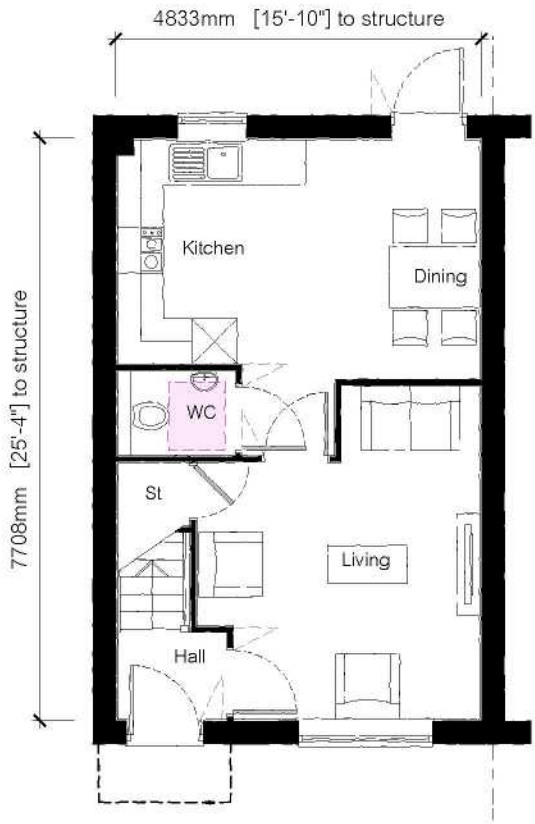
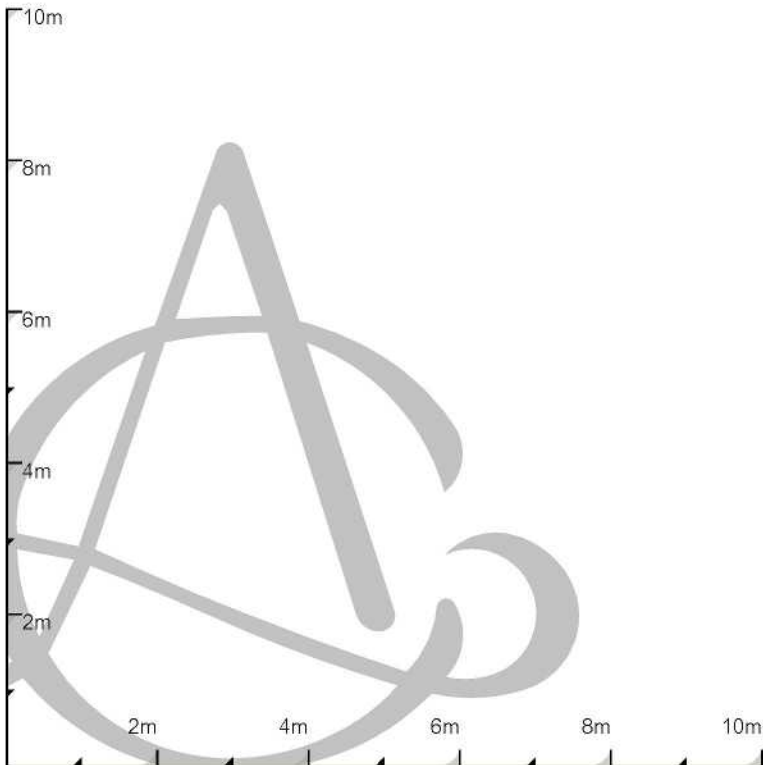
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The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

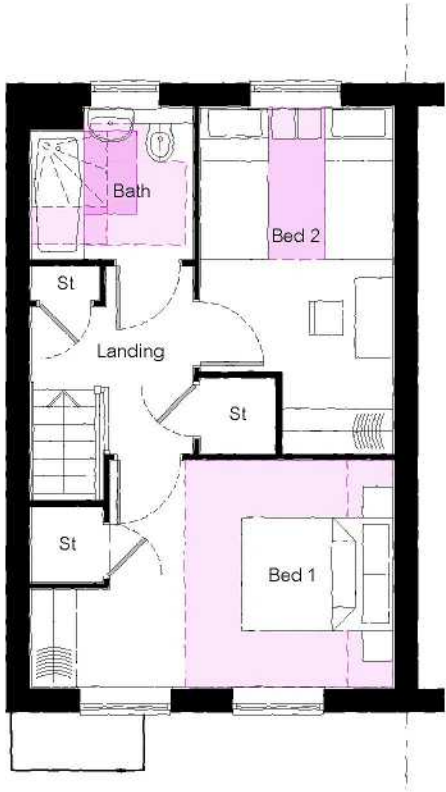
The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.

Ground Floor	37.25m²	401ft²	Floor areas measured to face of structure. Areas below 1.5m height excluded.
First Floor	37.25m²	401ft²	
Total Area	74.50m²	802ft²	
Ground Floor	36.63m²	394ft²	Floor areas measured to face of finish. Areas below 1.5m height excluded.
First Floor	36.63m²	394ft²	
Total Area	73.25m²	789ft²	

NDSS COMPLIANT AS A 3 PERSON DWELLING
M4(2) COMPLIANT



Ground Floor Plan



First Floor Plan