



Do not scale other than for Local Authority Planning purposes.

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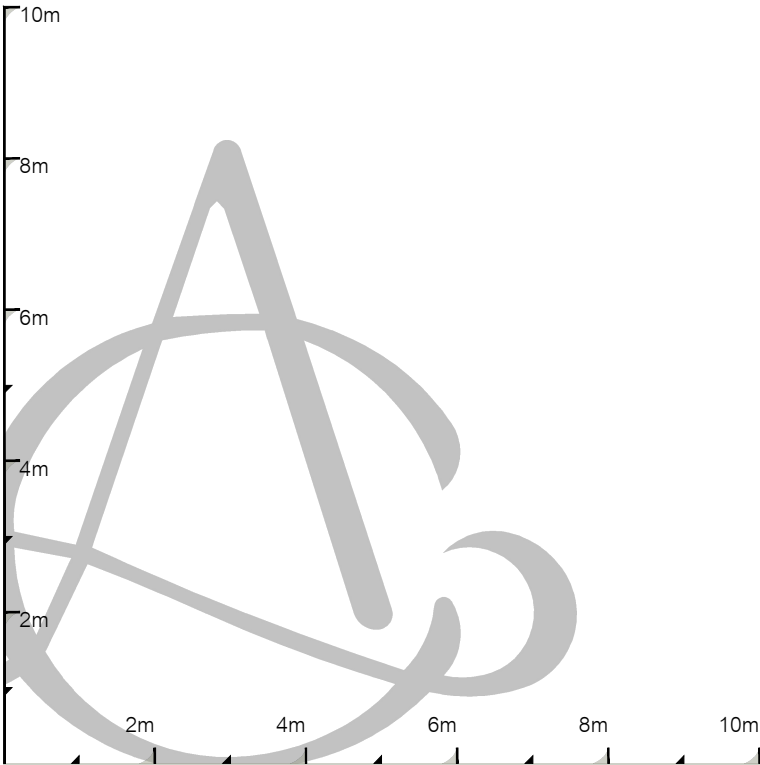
The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

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.

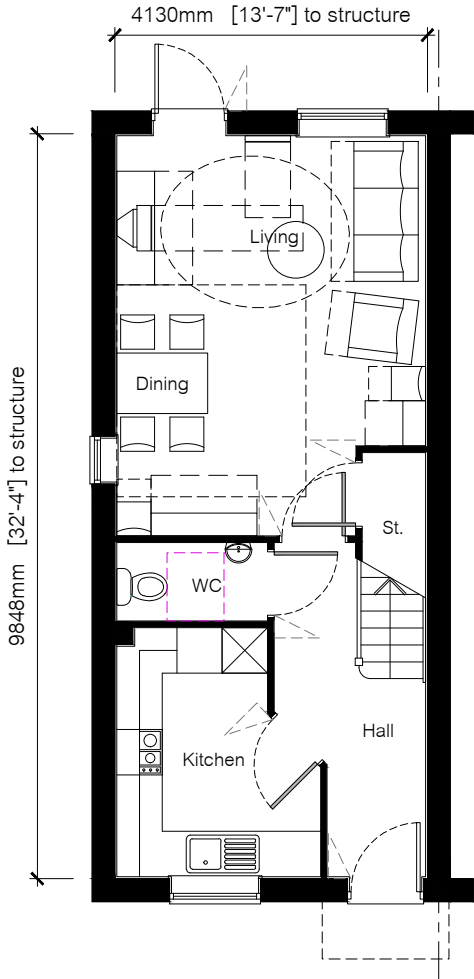
Ground Floor	40.67m <sup>2</sup>	438ft <sup>2</sup>	Floor areas measured to face of structure. Areas below 1.5m height excluded.
First Floor	40.67m <sup>2</sup>	438ft <sup>2</sup>	
Total Area	81.34m <sup>2</sup>	876ft <sup>2</sup>	

Ground Floor	39.97m <sup>2</sup>	430ft <sup>2</sup>	Floor areas measured to face of finish. Areas below 1.5m height excluded.
First Floor	39.97m <sup>2</sup>	430ft <sup>2</sup>	
Total Area	79.95m <sup>2</sup>	861ft <sup>2</sup>	

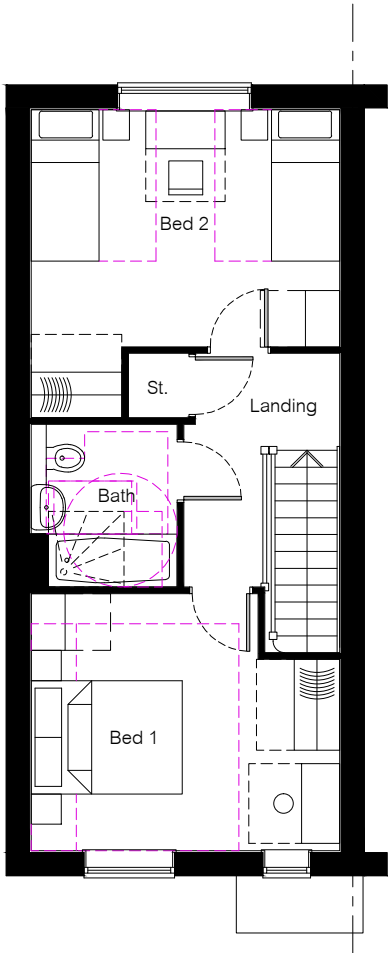
NDSS COMPLIANT AS A 4 PERSON DWELLING  
M4(2) COMPLIANT



EW04.1, ORIGIN P



Ground Floor Plan



First Floor Plan

THE BAKER	
FLOOR PLANS	30.01.2025 CREATED
	1:100 @ A3 SCALING
REFERENCE	BA-2B-2S-P2
	- REVISION