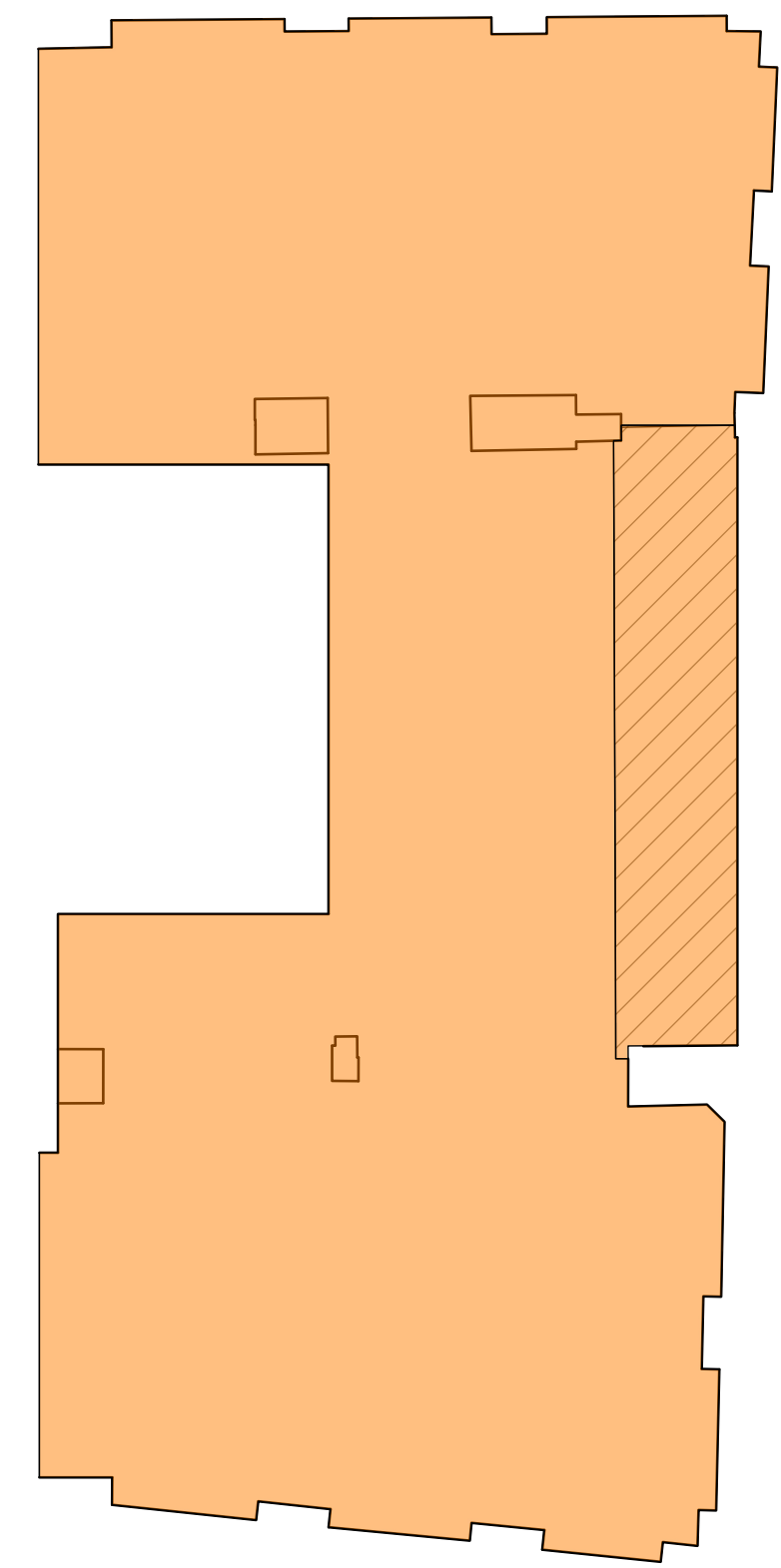


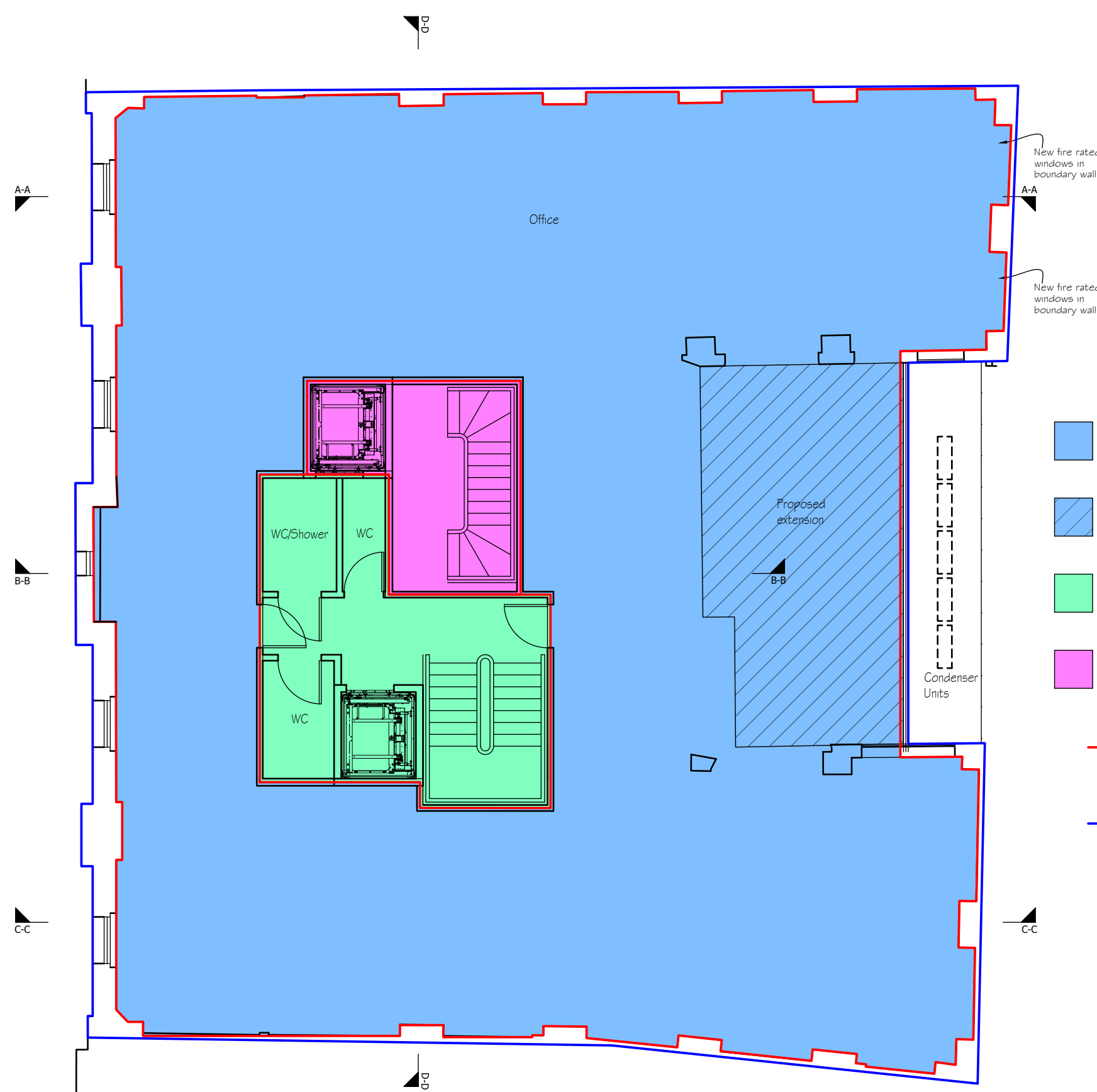
Proposed Ground Floor

ALL AREAS ARE APPROXIMATE

- Key:
- Total Office/Retail units - 240m<sup>2</sup>
  - Ground Floor extension - 13m<sup>2</sup>
  - Office - Circulation and communal facilities - 61m<sup>2</sup>
  - Residential - Circulation and communal facilities - 41m<sup>2</sup>
  - Bins - 13m<sup>2</sup>
  - Gross Internal Area - 356m<sup>2</sup>
  - Gross External Area - 377m<sup>2</sup>

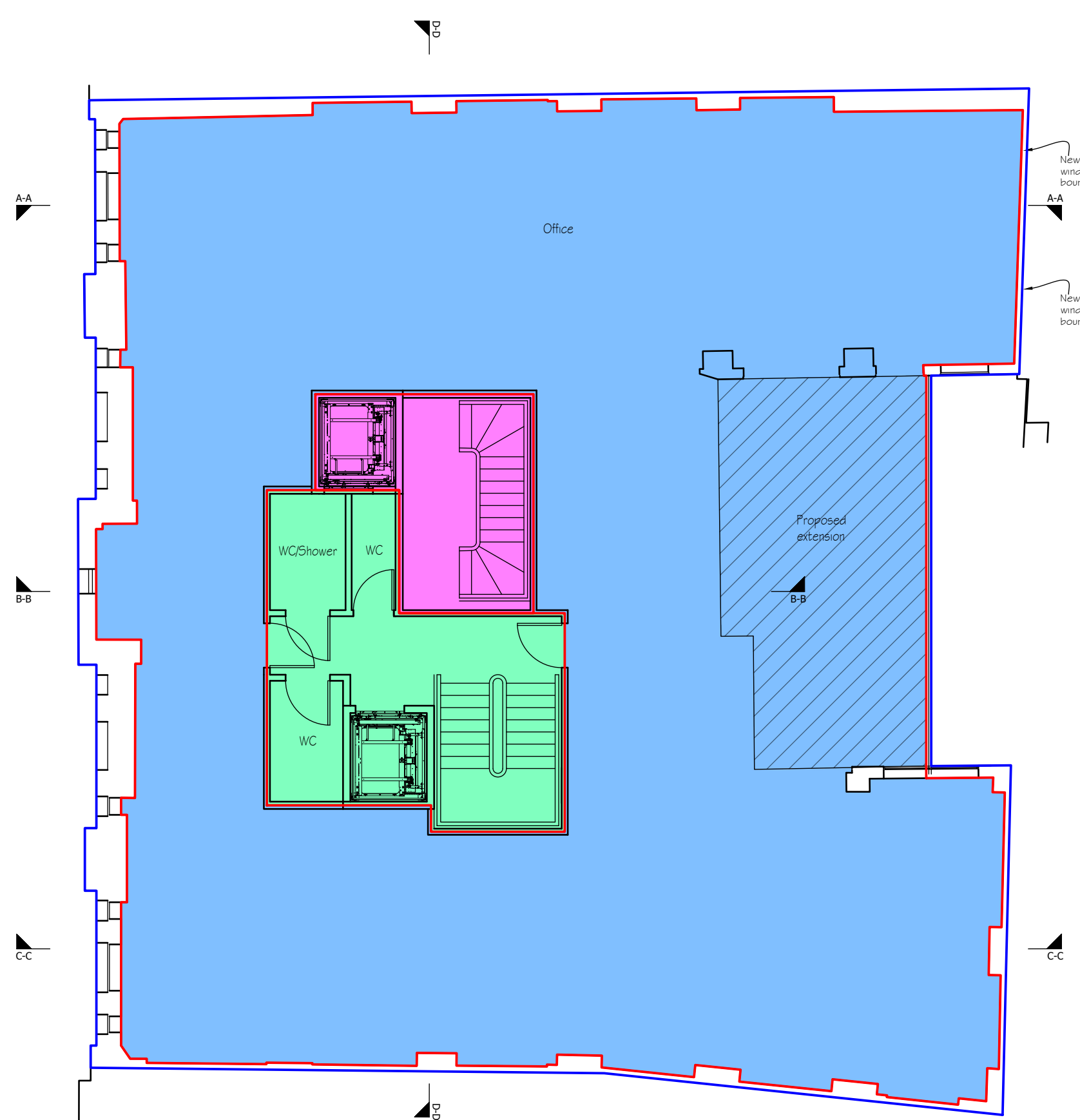


Proposed Ground Floor - Mezzanine



Proposed First Floor

- Key:
- Total Office - 302m<sup>2</sup> (270 existing + 32 extension) Assumed occupancy Max 50 people
  - Office extension - 32m<sup>2</sup>
  - Office - Circulation and communal facilities - 32m<sup>2</sup>
  - Residential - Circulation and communal facilities - 15m<sup>2</sup>
  - Gross Internal Area - 349m<sup>2</sup>
  - Gross External Area - 371m<sup>2</sup>



Proposed Second Floor

- Key:
- Total Office - 298m<sup>2</sup> (266 existing + 32 extension) Assumed occupancy Max 50 people
  - Office extension - 32m<sup>2</sup>
  - Office - Circulation and communal facilities - 32m<sup>2</sup>
  - Residential - Circulation and communal facilities - 15m<sup>2</sup>
  - Gross Internal Area - 345m<sup>2</sup>
  - Gross External Area - 370m<sup>2</sup>

I H 12/06/19 | Bike racks added | BC |  
I G 10/05/19 | Bike stores amended | BC |  
I F 13/04/19 | Condenser units added to extension roof | BC |  
I E 14/01/18 | Bike store rearranged, areas updated | BC |  
I D 10/12/18 | Gross areas matched to RICS standards | BC |  
I C 10/4/12/18 | Gross areas amended | BC |  
I B 13/01/18 | Gross areas added | BC |  
I A 12/11/18 | Layout revised | BC |

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client		
project Lupus House 11-13 Macklin Street London WC2 5NE		
drawing Proposed Ground, First and Second Floors		
date 11/18	scale 1:100@A1/1:200@A3	drawn by JW
drg.no. FYS_200	revision H	

