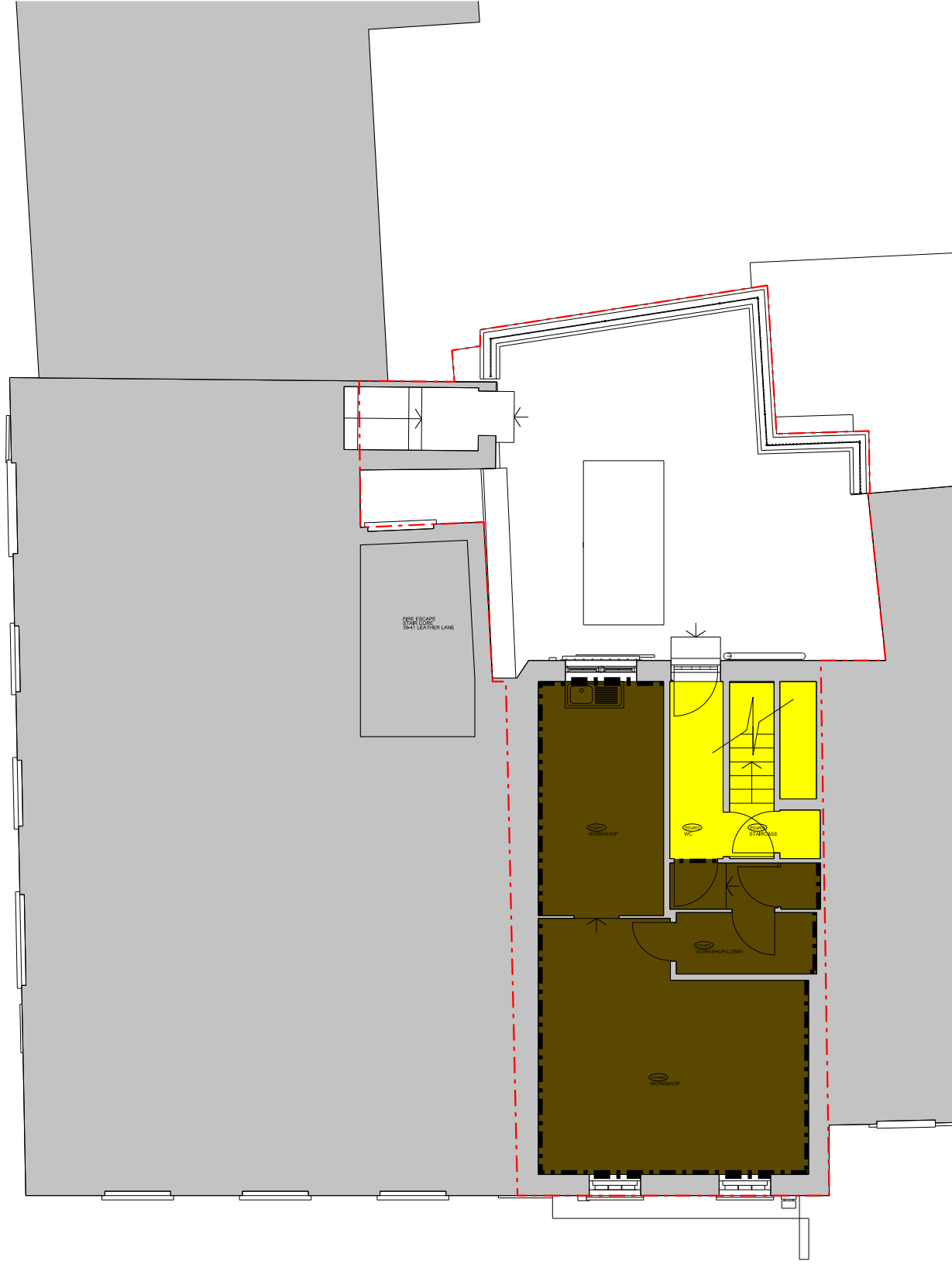
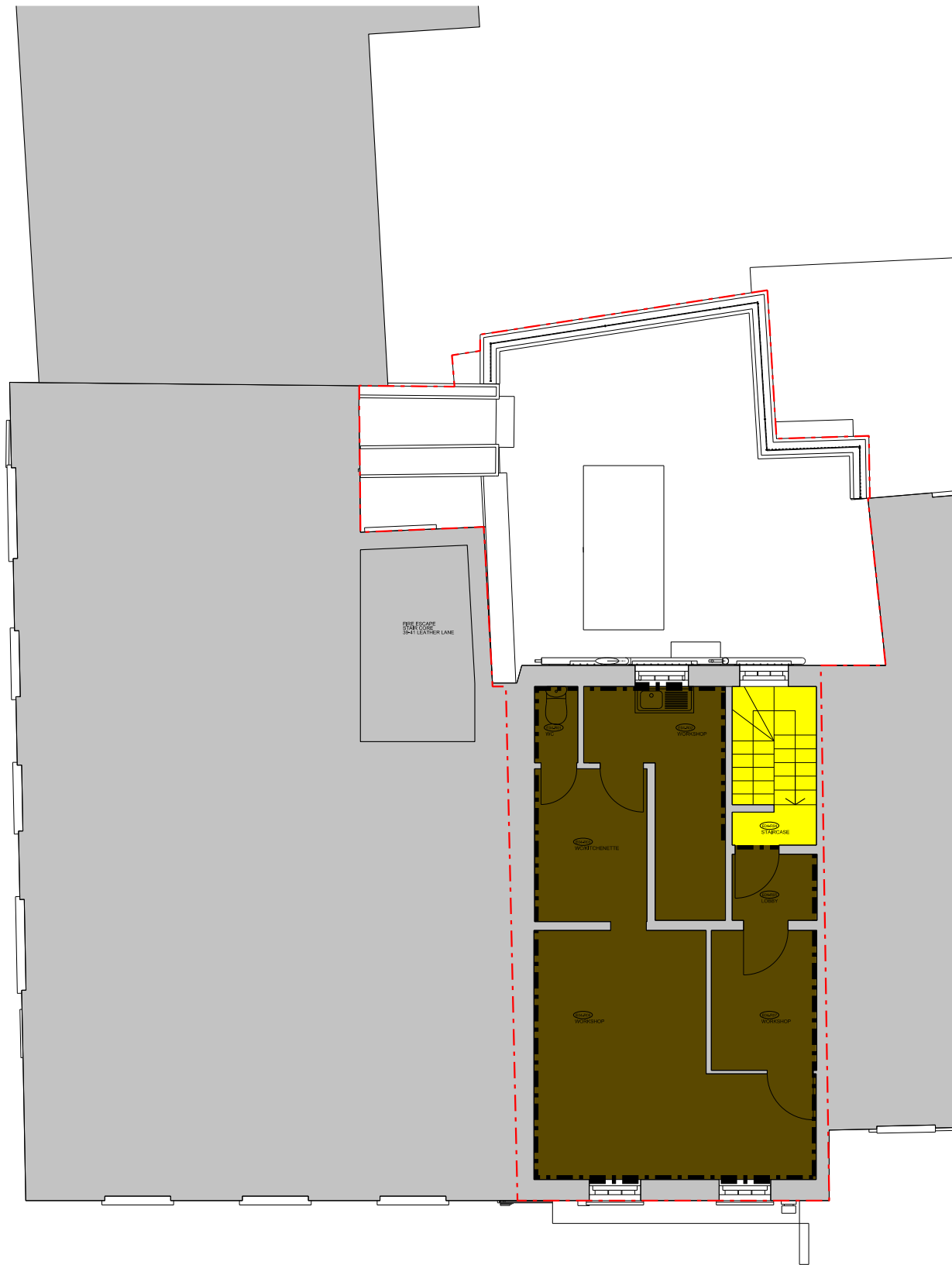


Floor area	32sqm + 8.5sqm
Total	40.5sqm
Use class	B1

### 03 Second Floor Plan



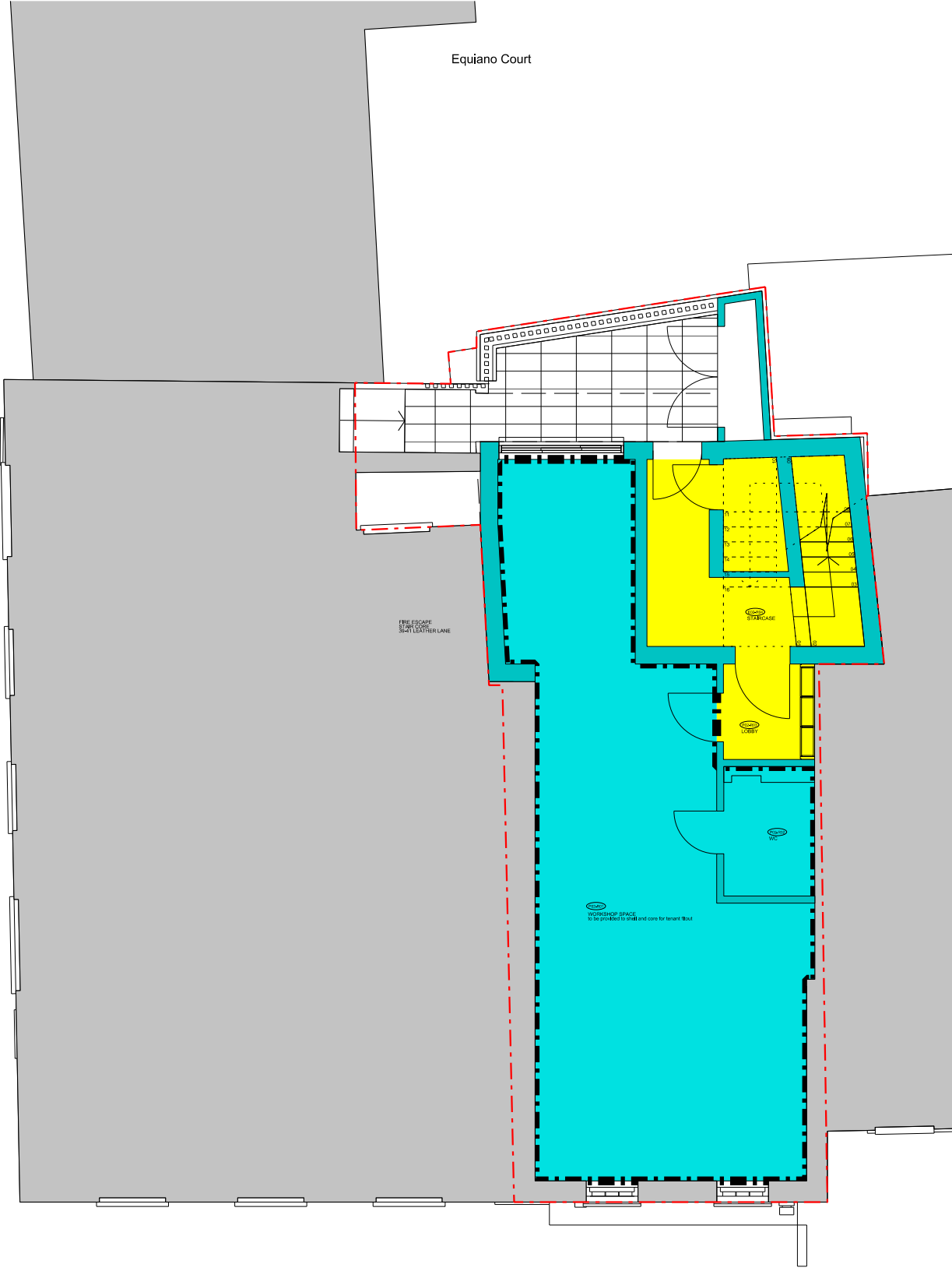
Floor area	32sqm	+	7.5sqm
Total	39.5sqm		
Use class	B1		

02 First Floor Plan  
1:100

Floor area	36sqm	+	4sqm
Total	40sqm		
Use class	B1		

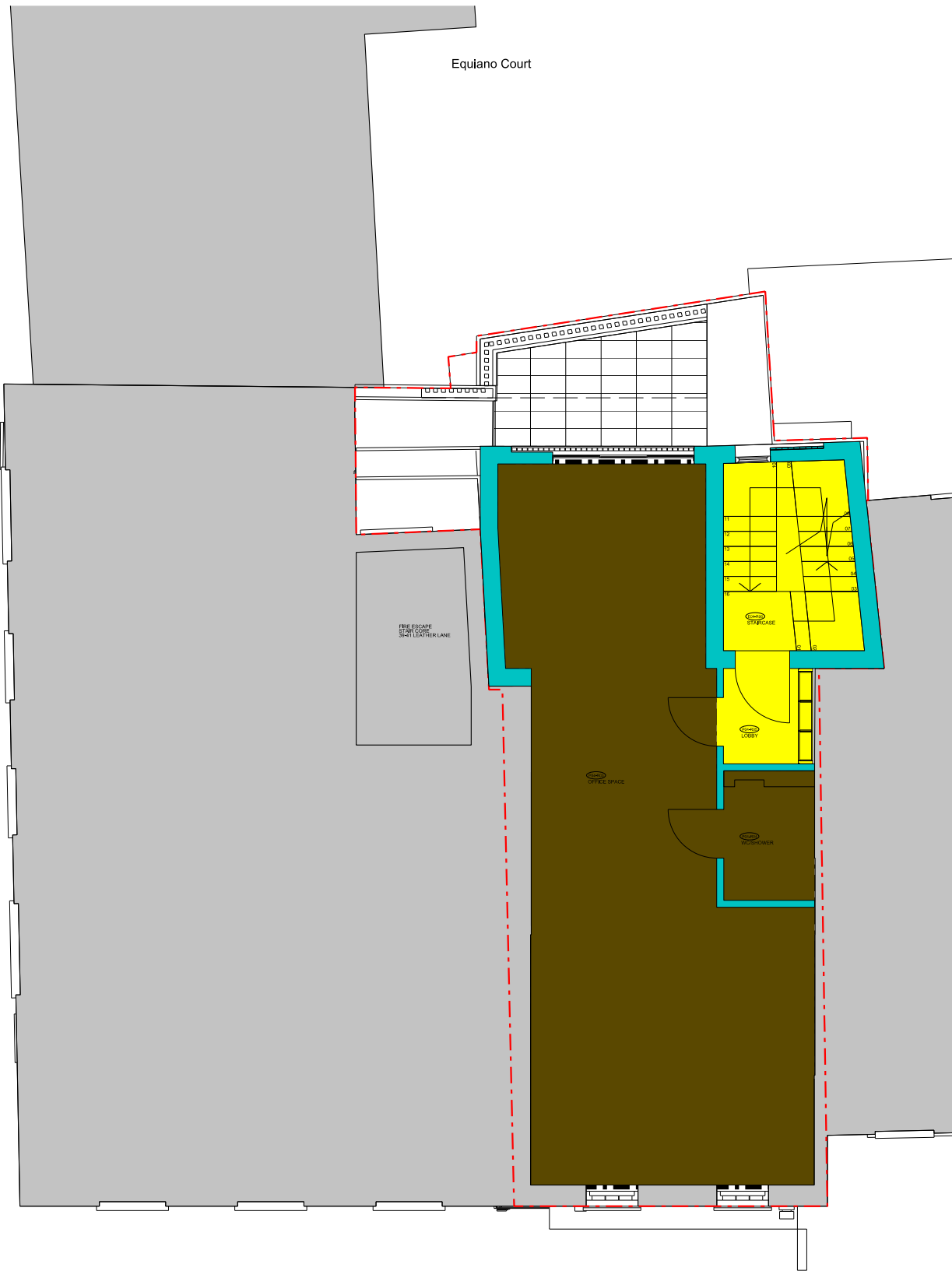
04 Third Floor Plan  
1:100

## 05 First Floor Plan

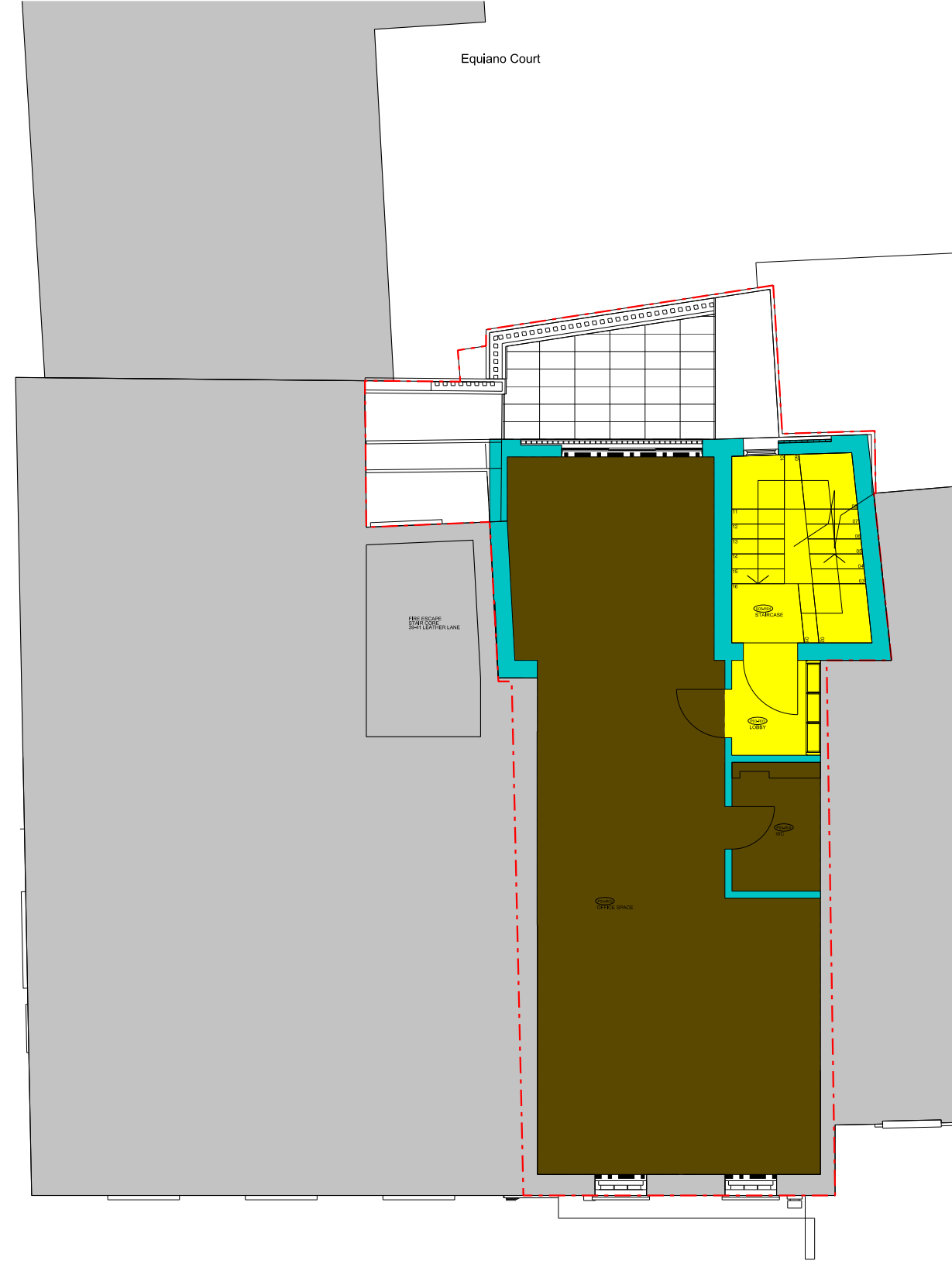


Floor area	46 sqm	+16sqm
Total	62 sqm	
Use class	Workshop	

## 05 First Floor Plan

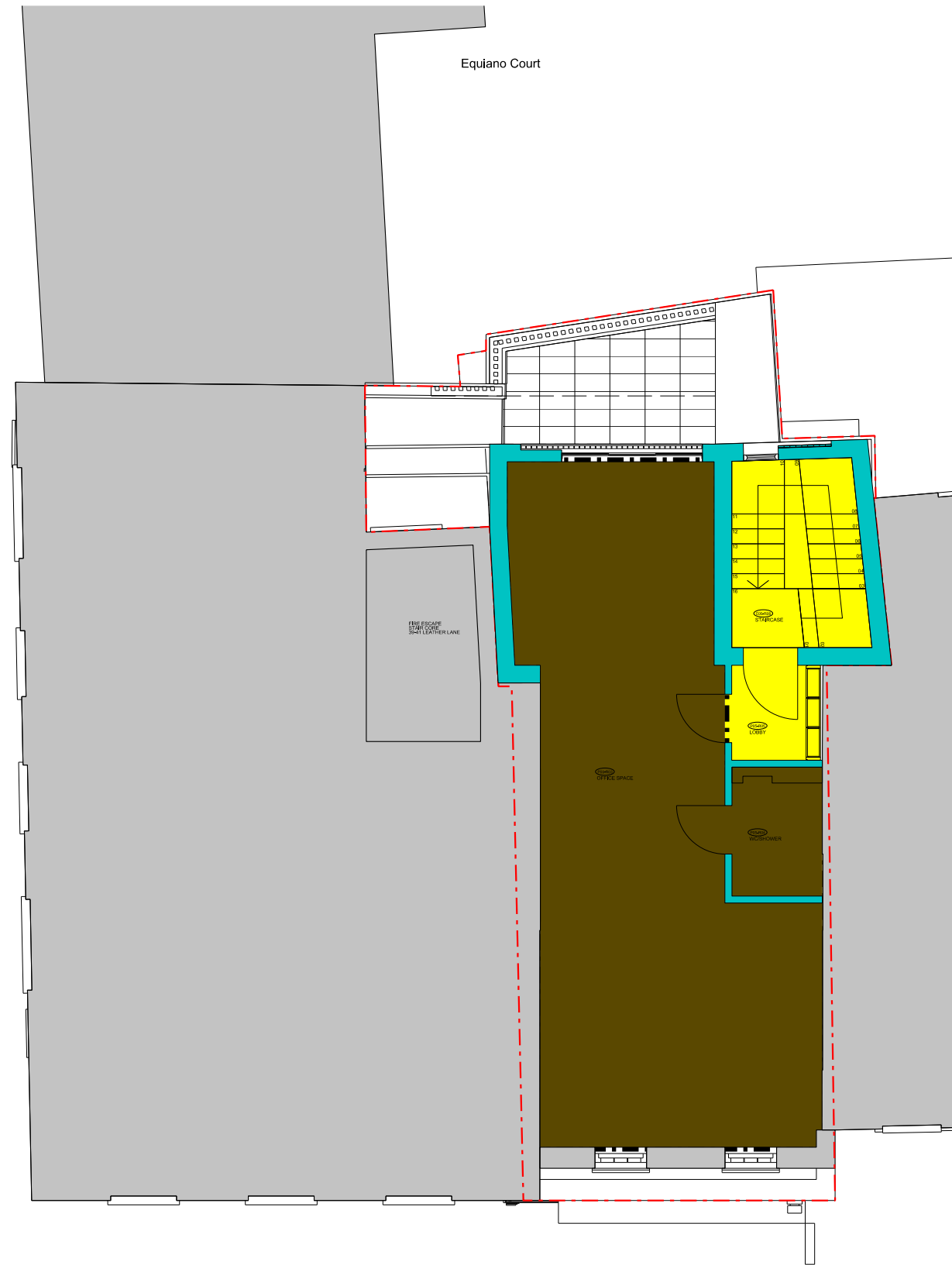


Floor area	51.5sqm	+ 11.5sqm
Total	63 sqm	
Use class	B1 Office	

07 Third Floor Plan  
1:100

Floor area	52sqm	+11sqm
Total	63sqm	
Use class	B1 Office	

06 Second Floor Plan  
1:100



Floor area	49sqm + 11.5sqm
Total	60.5 sqm
Use class	B1 Office

08 Fourth Floor Plan  
1:100

**THE COPYRIGHT**  
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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 Mario Pili Architects before proceeding with work.

**FOR ELECTRONIC DATA ISSUE**  
Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

**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-selling, lease agreements or the like, should include a provision for the possibility of area increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of design and are not intended to be used for any other purpose.

**Internal Net Area (NIA) method of measurement from the Code of Measuring Practice, 2015 Edition (Issue 1) (see section 4.1.1) are used in accordance with the Planning and Conservation Area Consent, and detailed Rights to Light analysis.**

NOTES:	
<b>AREA SUMMARY GIA</b>	
<b>EXISTING</b>	
FIRST FLOOR	39.5sqm
SECOND FLOOR	40sqm
THIRD FLOOR	40sqm
<b>TOTAL</b>	<b>119.5sqm</b>
<b>PROPOSED</b>	
FIRST FLOOR	Workshop
SECOND FLOOR	Office
THIRD FLOOR	Office
FOURTH FLOOR	Office
<b>TOTAL</b>	<b>248.5sqm</b>
<b>NETT INCREASE IN GIA</b>	<b>129sqm</b>

REV	DATE	AMENDMENT
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KEY PLAN

Mr Jonathan Kessel  
Tri Capital Corporation Ltd  
140 Gloucester Avenue  
London  
NW1 8JA

TITLE

21 Baldwins Gardens  
London  
EC1N 7UY

LOGO

# Mario Pilla Architects



Tri Capital  
Properties LLP

ARCHITECTURE      DESIGNERS      PLANNING      INTERIORS

LOCATION 50 TOLLINGTON PARK . ISLINGTON . LONDON . N4 3QY  
PHONE +44 0 20 7686 4864 FAX +44 0 20 7686 4864  
WEBSITE [www.mariopillaarchitects.com](http://www.mariopillaarchitects.com) E-MAIL [info@mariopillaarchitects.com](mailto:info@mariopillaarchitects.com)

DRAWING

## PROPOSED & EXISTING PLANS AREAS

SCALE @ A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:100	22.03.18	MPA	MPA	

STATUS  
ISSUED FOR PLANNING

DRAWING NO.	REV
0102 -A - 060	A

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Plotted $$$$$SYTIME$$$$$$Filename $$$$$$$$$$$$$$$$$DGN$SPEC$$$$$$$$$$$$$
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