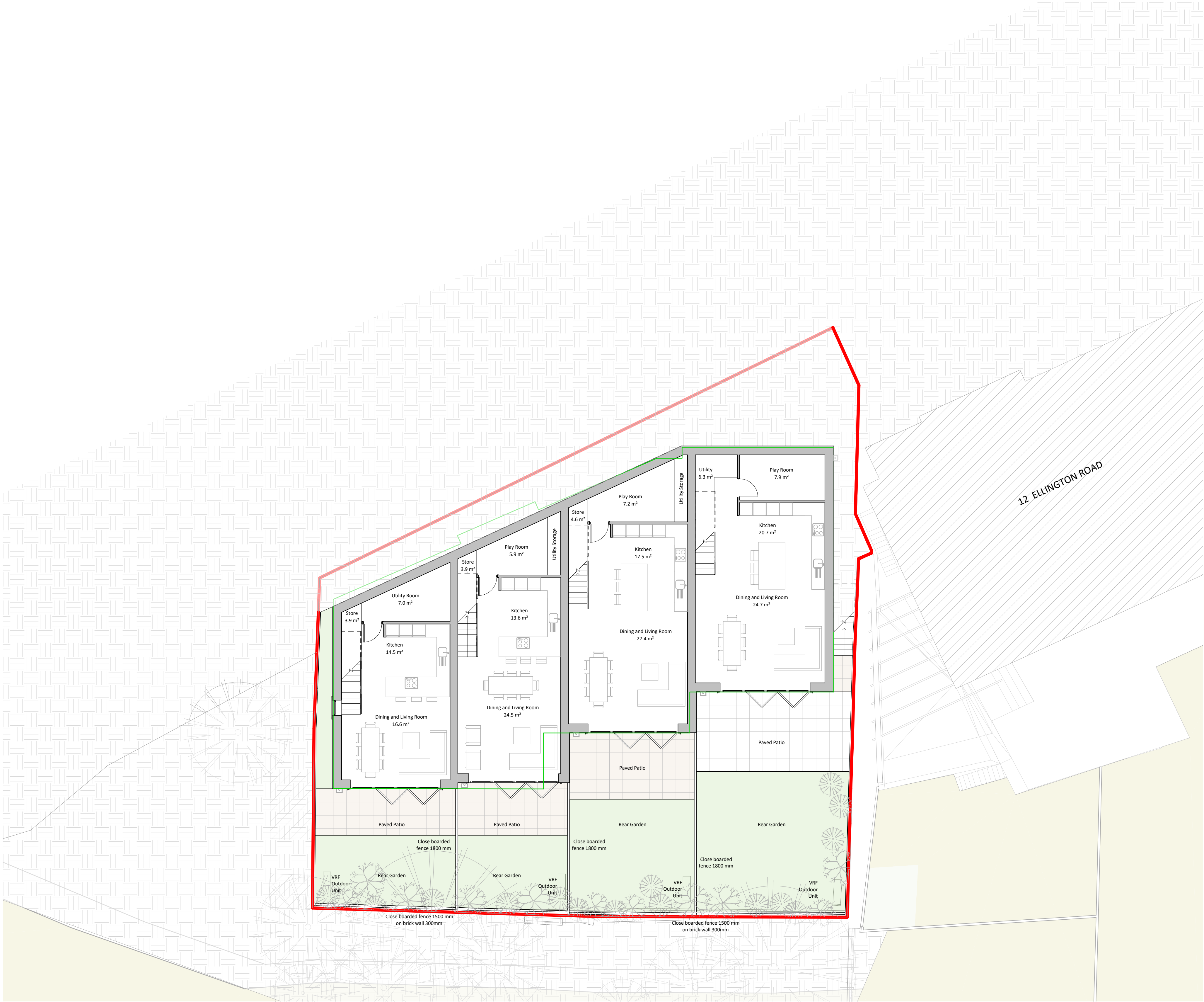




General Notes:

1. COPYRIGHT © - This drawing and design may not be reproduced without permission.
2. This drawing is not for construction.
3. This drawing is to be read in conjunction with all other drawings and specification by Shorten as well as all other designers.
4. Any discrepancies or queries to be brought immediately to the attention of the Architect.
5. All drawings, details and specification subject to review after receipt of fire strategy and energy strategy.

Drawing Notes:

LEGEND

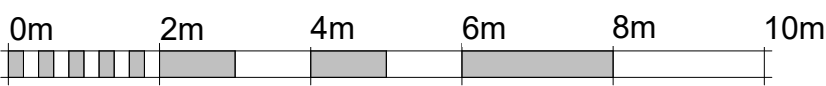
- Property Line
- Approved Scheme Footprint
- Pavement
- Road
- Proposed Rear Garden
- Proposed Patio
- Adjacent Building Structures

Amenities Area in sq.m

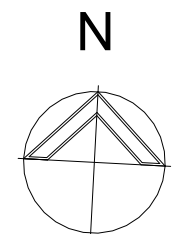
Unit	Amenity	Patio/Rear Garden (Lower Ground Fl)	Terrace (2nd Fl)	Total
House 1		33.4	5.3	38.7
House 2		30.2	5.2	35.4
House 3		45.4	5.8	51.2
House 4		68.2	7.0	75.2

Area Schedule (Gross Internal Area in sq.m)

Unit	Floor	Lower Ground	Ground Floor	1st Floor	2nd Floor	
House 1		43.9	42.8	42.8	23.9	153.4
House 2		55.0	50.4	50.4	38.1	194.0
House 3		59.2	45.3	60.4	59.3	224.1
House 4		60.7	61.5	60.8	39.2	223.7
Total GIA						793.7



Scale Bar 1:100 @ A1



Revision Schedule

Revision	Date	Description	Dwn by	Chkd by
P01	05-12-2025	Issued for Information	AM	AS
P02	12-12-2025	Issued for Information	AM	AS
P03	22-12-2025	Issued for Information	SB	AS
P04	23-12-2025	Issued for Information	SB	AS
P05	13-01-2026	Issued for Information	SB	AS
P06	22-01-2026	Issued for Information	SB	AS
P07	30-01-2026	Issued for Information	SB	AS
P08	06-02-2026	Issued for Information	HP	AS
P09	24-04-2026	Issued for Information	HP	AS
P10	28-04-2026	Issued for Planning	HP	AS

Shorten

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02037 874 555

Project:

10 Ellington Road

Drawing:

Proposed Lower Ground Floor Plan

Scale:

As indicated

Sheet Size:

A1

Project Status:

RIBA Stage 2

Revision:

P10

Code	Originator	Zone	Level	Type	Role	Number
D039	-	SHO	-	ZZ	-	XX - DR - A - 2099

D039-SHO-ZZ-XX-DR-A-2099_Proposed Lower Ground Floor Plan