

**General Notes:**

- All drawings are design intent only.
- It is the contractor's responsibility to confirm site dimensions and compatibility of specifications.
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- Do not scale from drawing, if in doubt ask.
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**Key:**

- Main Office Area**  
Included in NIA table below
- Kitchens**  
Included in NIA table below
- WCs**  
Not included in NIA table
- Storage / Additional Space**  
Not included in NIA table
- GIA Boundary**  
See GIA Table Below

**Gross Internal Areas**

Floor	m2	sqft
Basement	57.28	616.56
Ground Floor	148.37	1597.03
First Floor	120.48	1296.79
Second floor	52.92	569.66
	<b>379.05</b>	<b>4080.04</b>

**Net Internal Areas**

Floor	m2	sqft
Basement	57.28	616.56
Ground Floor	94.24	1014.34
First Floor	71.86	773.53
Second floor	44.61	480.14
	<b>268.00</b>	<b>2884.58</b>

Rev	Status	Date
A	For Information	25-03-2026
/	For Information	24-03-2026

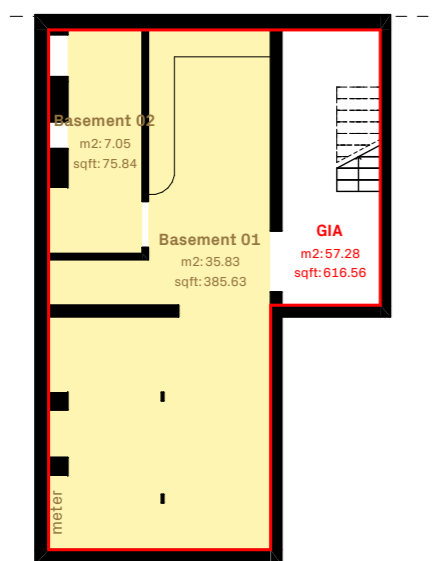
Client:	Calthorpe Estates	
Project Title:	51 Frederick Road	
Project Number:	26248	
Site Address:	51 Frederick Rd, Edgbaston, B15 1HN	
Issue Date:	25-03-2026	
Listed Building:	None	
Conservation Area:	Edgbaston Conservation Area	
Drawing Title:	<b>Basement &amp; Ground Floor Plans</b>	
Status:	<b>For Information</b>	
Drawing Number:	Revision:	Drawing Size:
101	A	A3

**Sculpt**

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**Ground Floor**  
Scale: 1:100



**Basement**  
Scale: 1:150