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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 CodaStudios before proceeding 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 read, only from those values stated in text, on the drawing.

When issued for information/comments/coordination values, levels, builds or dimensions are suitable to change. Suitability Code and Purpose for issue must be consistent as per ISO 19650. Otherwise, must be reported to CodaStudios immediately. CodaStudios is not responsible for works carried out when a discrepancy on this exist.

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-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also effect the stated areas. All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis. Figures relate to the likely areas of the building at the current stage of the design and are calculated using one of the following (as stated in the accompanying areas schedule) IPM S1, IPM S2, IPM S3, Gross External Area (GEA), Gross Internal Area (GIA) or Net Internal Area (NIA) methods of measurement from the RICS Property Measurement 1st edition.

BIM COORDINATION

Coda Studios is not responsible for discrepancies caused by manual location of other parties BIM/IFC model. All parties must follow the same agreed standard such as share positioning in relation to world coordinates.

THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE FOLLOWING SERIES

00 FEASIBILITY	18 MASONRY
01 EXISTING SITE	19 INTERNAL DETAILS
02 EXISTING PLANS	20 LIFT AND STAIRS
03 EXISTING ELEVATIONS	21 ROOF DETAILS
04 EXISTING SECTIONS	22 WINDOW PACKAGE
05 PROPOSED SITE	23 DOOR PACKAGE
06 PROPOSED PLANS	24 METAL WORK
07 PROPOSED ELEVATIONS	25 FACADES
08 PROPOSED SECTIONS	26 EXTERNALS PACKAGE
09 PLANNING DETAILS	27 BATHROOM PACKAGE
10 DEMOLITION	28 KITCHEN PACKAGE
11 FIRE STRATEGY	29 COMMUNAL ELECTRICAL
12 SETTING OUT	30 PRIVATE ELECTRICAL
13 APARTMENT SETTING OUT	31 COMMUNAL FINISHES
14 WALL AND PARTITION TYPES	32 PRIVATE FINISHES
15 FLOOR AND ROOF TYPES	33 LEGAL PACKAGE
16 GROUND WORKS DETAIL	
17 SUPERSTRUCTURE DETAILS	

Revision	Date	Drawn	Checked
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A	FIRST ISSUE	28.08.2025	MB	-
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SCHEDULE OF ACCOMMODATION:

HT1 x 15

HT2 x 23

HT3 x 06

CLIENT:

MCR

CODA
Architecture

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PROJECT

ST MARTINS ROAD, TALKE

Drawn	Checked	Date	Scale @A1
MB	-	28/08/2025	1/500

Title
SKETCH PLAN

Description
PROPOSED RESIDENTIAL REDEVELOPMENT

Suitability Code	Purpose for issue
A1	COMMENT

Drawing No	Project	Originator	Volume	Level	Type	Role	Number	Revision
SPEC	CDA	S	XX	DR	PR	0501	A	

