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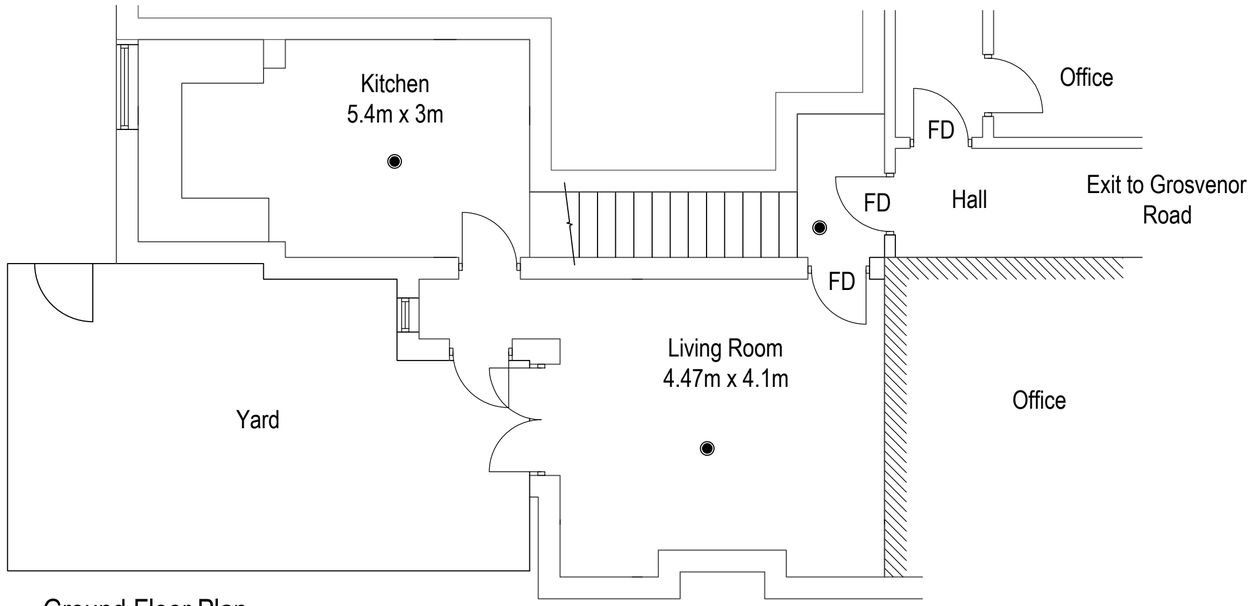
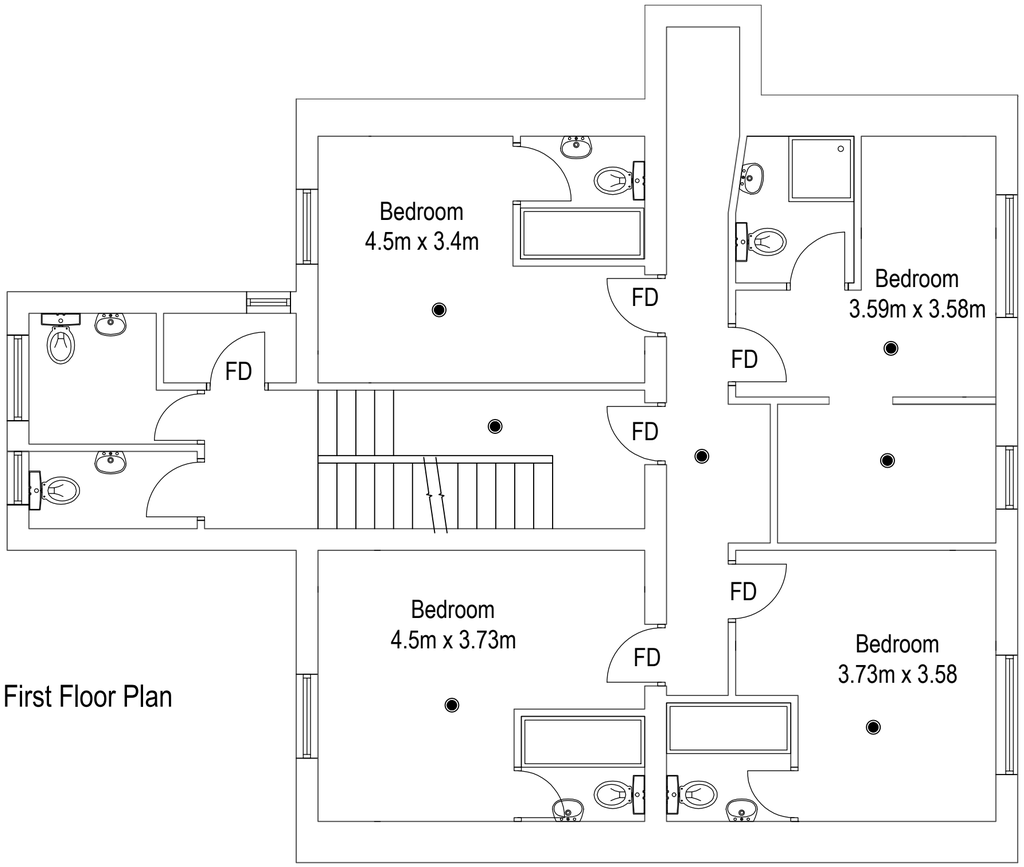
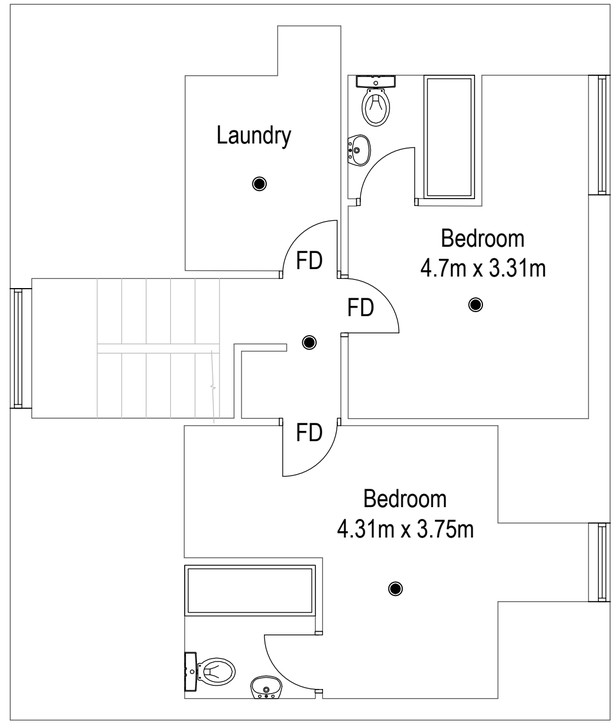



Ground Floor Plan




First Floor Plan




Second Floor Plan

NOTES

Do not scale from this drawing, if in doubt ask.

This drawing is to be read in conjunction with the specification and all relevant architectural, electrical, mechanical and structural drawings.

All work is to be undertaken to the satisfaction of the local authority Building Control and Planning Department. All workmanship and materials shall comply with the latest British Standards and codes of practice.

Prior to starting works, contractor to refer to Pre-Tender Health & Safety Plan.

All dimensions are in millimeters unless stated otherwise, contractor is responsible for verification of dimensions on site with any discrepancies to be reported back to Architects prior to starting works.

Contractor to make good all disturbed surfaces and provide all builders work associated with any M&E works.

the contractor will be held to have examined the drawings, visited the site, to have satisfied themselves with regards to and made allowances for local conditions and restrictions likely to affect the execution of the works, the accessibility of the works, the full extent and nature of the intended operations, the supply of (and all existing or possible conditions affecting) labour, and any difficulties to be overcome in the execution of the contract generally.

No claim on the grounds of lack of suck knowledge will be entertained.

All specialist manufactured items or works are to be carried out and installed in accordance with manufacturers recommendations and requirements.

A Refurbishment/Demolision survey has been carried out on the project, the Contractor will have deemed to have reviewed this and accounted for the removal of any ACM's relating to the works. Any suspected ACM's discovered on site to be reported back to the Architect and works to the immediate area to be ceased immediately.

**Reference Drawings**

A
A
A

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING SIGNIFICANT RESIDUAL RISKS :-

| ITEM | HAZARD | RISK |
|---|---|---|
| 2 | REFER TO DESIGNERS RISK ASSESSMENT PRIOR TO COMMENCING WORK | |
| 1 | PRIOR TO COMMENCING ANY WORK CONTRAC--TOR TO REFER TO ASBESTOS REGISTER | |

| REV | DESCRIPTION | BY | DATE | CHK'D | AUTH |
|---|---|---|---|---|---|

grosvenor residential

CLIENT:

PROJECT:
18 Grosvenor Road
Newcastle upon Tyne
NE2 2RP

TITLE:
Floor Plans

| SCALE: | ORIGINAL SIZE: | DESIGNED: | DRAWN: | CHECKED: | AUTHORISED: |
|---|---|---|---|---|---|
| NTS | A2 | | HD | | |
| | OFFICE: | DATE: | DATE: 24/4/24 | DATE: | DATE: |

| PROJECT NO: | DISCIPLINE: | TYPE: | CODE: | DRG NO: | REV: |
|---|---|---|---|---|---|
| | BS | _ | _ | 001 | |