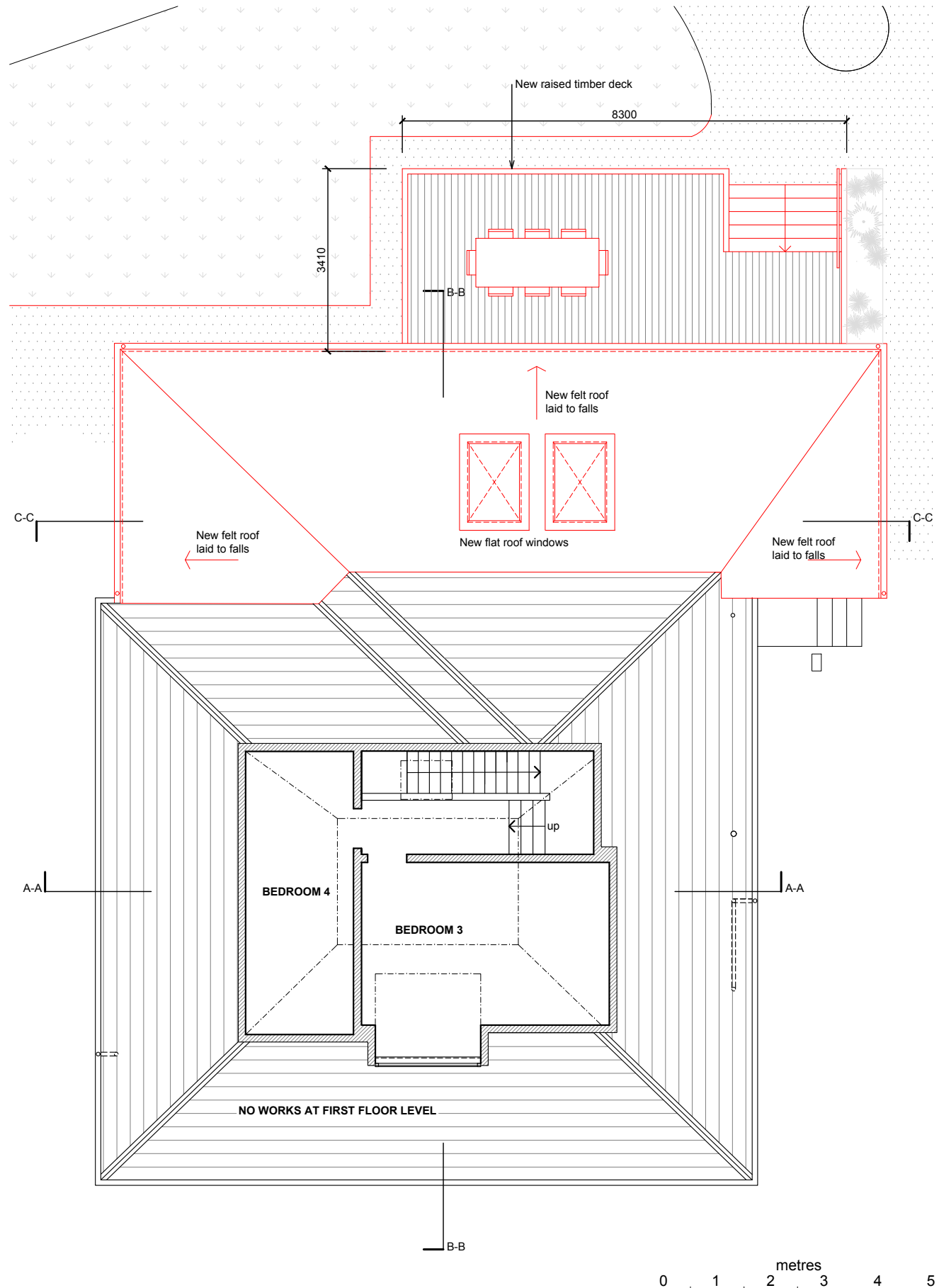


**NOTE**  
Do not scale from these drawings. This drawing is based on a hand measured survey and accuracy cannot be guaranteed. The contractor is recommended to carry out their own survey and is responsible for checking all dimensions and levels prior to construction or ordering of materials. All dimensions to be agreed with the contractor on-site. These drawings are for PLANNING purposes only and are NOT FOR CONSTRUCTION. Underground Drainage and Services routes are shown indicatively only. Architects drawings **must** be read in conjunction with Structural Engineer's drawings, any discrepancies to be highlighted to the Architect immediately.



Project: 31 Windsor Avenue, Newton Means	Drawing: Proposed Ground Floor & First Floor Plan	drawn AJF	date 14/12/23	scale 1:100	PLANNING
	FLOCKHART architects				