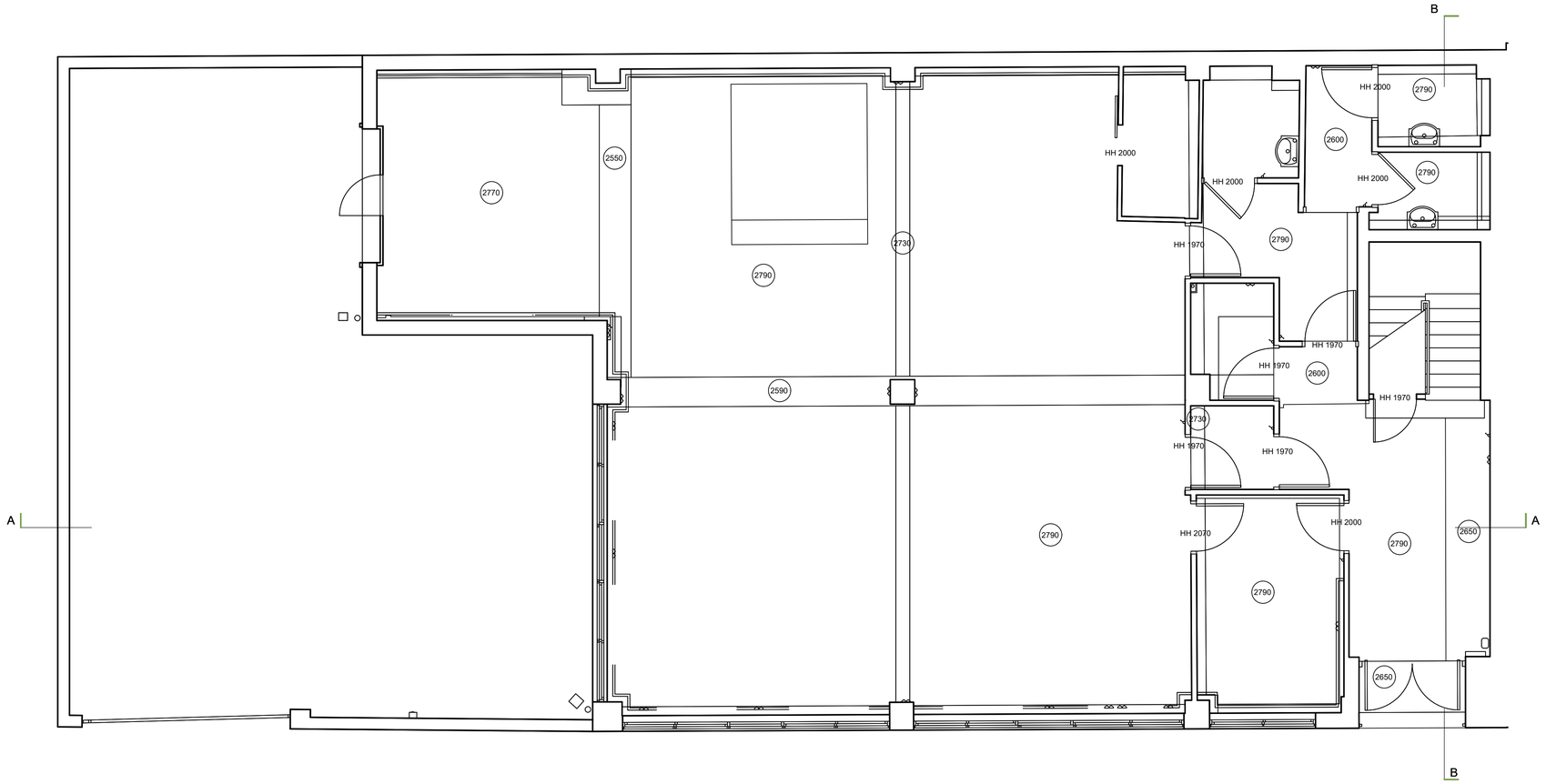
General Notes

1. These drawings are for tender purposes only - and should not be used for construction.
2. All materials and products to be installed to manufacturer's details and specifications.
3. All timber to be FSC certified.
4. All foundations, slab and structural elements to engineers design and details.
5. Refer to engineer's drawings for more information on surface drainage.
6. All drainage to comply with current Building Regulations (Part H) to contractor's design.
7. All internal walls between units to be acoustically separated to comply with current Building Regs (Part E).
8. All detailed bathroom and kitchen design by others - contractor's design.
9. All detailed lighting and electrical layouts by others - contractor's design.
10. Fire detection and fire alarm systems in accordance with the relevant recommendations of BS 5839-6: 2004 to at least a Grade D Category LD3 standard.
11. Ventilation strategy via openable windows to offices, extract fans to toilets to comply with current Building Regulations (Part F) - contractor's design.
12. Heating systems to MEP consultant's specification and contractor's design.
13. Heating and Hot Water systems to include controls to comply with current Building Regulations - to contractor's designs.
14. All shutters/security grills and mechanisms to contractors design.
15. Moveable furniture shown for reference only.
16. Please refer to CDM consultants pre-construction information package for all CDM requirements.



Vyner Works				Status	Stage 4 Draft
Existing Ground Floor Plan					
Job Ref	Date	Scale	Paper Size	Drawing No.	Rev
A283	Oct 25	1:50	A1	0102	C

Rev	Date	Description	Drawn	Check
A	28/08/2025	Stage 3 - For Cost Assessment	WM	
C	21/10/2025	FOR INFO ONLY - NOT FOR CONSTRUCTION	ET	

1. Contractors should not scale from this drawing. Use figured dimensions only.
2. All dimensions to be checked on-site before construction proceeds and prior to the fabrication of any component.
3. Any discrepancies shall be brought to the attention of Studio Bark for resolution before construction commences.
4. Structural and services information shown is indicative only. Refer to consultants' drawings for details and specifications.
5. All work and materials in accordance with current applicable statutory legislation and to comply with all relevant codes of practice and British standards.
6. Copyright is vested in Studio Bark and these drawings should not be copied or reproduced without the express written consent of Studio Bark.
7. Studio Bark confirm that that any structural, waterproofing and damp proofing elements are undertaken by specialists appointed directly by the insured's clients.

Key

STUDIO BARK

Environmental Design

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