

Scale: 1:100



Planning

Proposed Ground Floor Plan

Project
Bluebird Cafe
The Strand
Ferring

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Oliver McGowan

Down Child

All dimensions shall be checked on site and not scaled from the drawing. A start from the local authority's approved planning and building regulation approval including full condition discharge, is entirely at the client's / contractor's risk. The contractor is responsible for taking and checking all levels and dimensions prior to ordering materials and starting work on any discrepancies are to be reported to OM Design Studio prior to commencing any works.

All locations regarding planning consent are to be signed in writing with the local authority prior to commencing any works. All building work shall be carried out in accordance with all applicable regulations and to the satisfaction of the local authority and as such additional unforeseen building works may be required on site.

The responsibility of the building owner to ensure full compliance with the requirements of the Party Wall Act 1996 in respect of excavation and construction in proximity to certain buildings or structures, and for connected purposes. These drawings do not constitute a warning drawings. They are for information only and are not to be used for any other purpose. All drawings are copyright of OM Design Studio and may not be copied or reproduced by any third party without prior written consent.