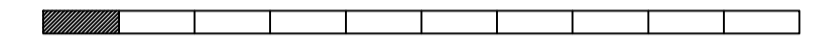


1. The contents of this drawing are copyright.
2. Do not scale, figured dimensions only to be used.
3. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
4. All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
5. Please note a sprinkler system and mechanical smoke extraction may be required in all or some areas of the building inc. basement car park - Qualified fire consultant to confirm as part of fire safety report - to be instructed by client or contractor to cover all aspects of Fire Safety / Part 8
6. Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations).
7. Stair design to be independently checked by stair fabricator for regs. compliance and signing, prior to construction/ ordering. Dimensions to be checked before fabrication.
8. MacLennan waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility for basement designs in terms of waterproofing or structure in any way.
9. "AS BUILT" drawings will only be issued upon request from the client/ contractor. All information within as built drawings is to be confirmed and provided by the client/ contractor. ARC architecture do not perform regular site inspections to guarantee as built information so contractor or client must sign a letter from ARC to confirm compliance with our plans on site.
10. Any discrepancies between specification notes and details must be clarified for design intention with ARC before continuing with construction.
11. At Building Regulation stage our instruction is to gain a certificate of building regulators compliance from the clients chosen inspector (EA or Private alternative)
12. To ensure compliance with (EWS) fire safety forms, an independent and an appropriately qualified and insured fire consultant / engineer should be appointed by the client to ensure the finished project can be mortgaged.
13. A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
14. All planning stage planning drawings are to only be used for planning purposes.
15. All Cladding & building attachments to be all A1 fire rated.
16. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control.

**Note: Any design or details relating to Fire Safety, including under Part B of the Building Regulations is shown for indicative/information purposes only and is subject to appropriate external professional input. No assumption of any responsibility is accepted.**

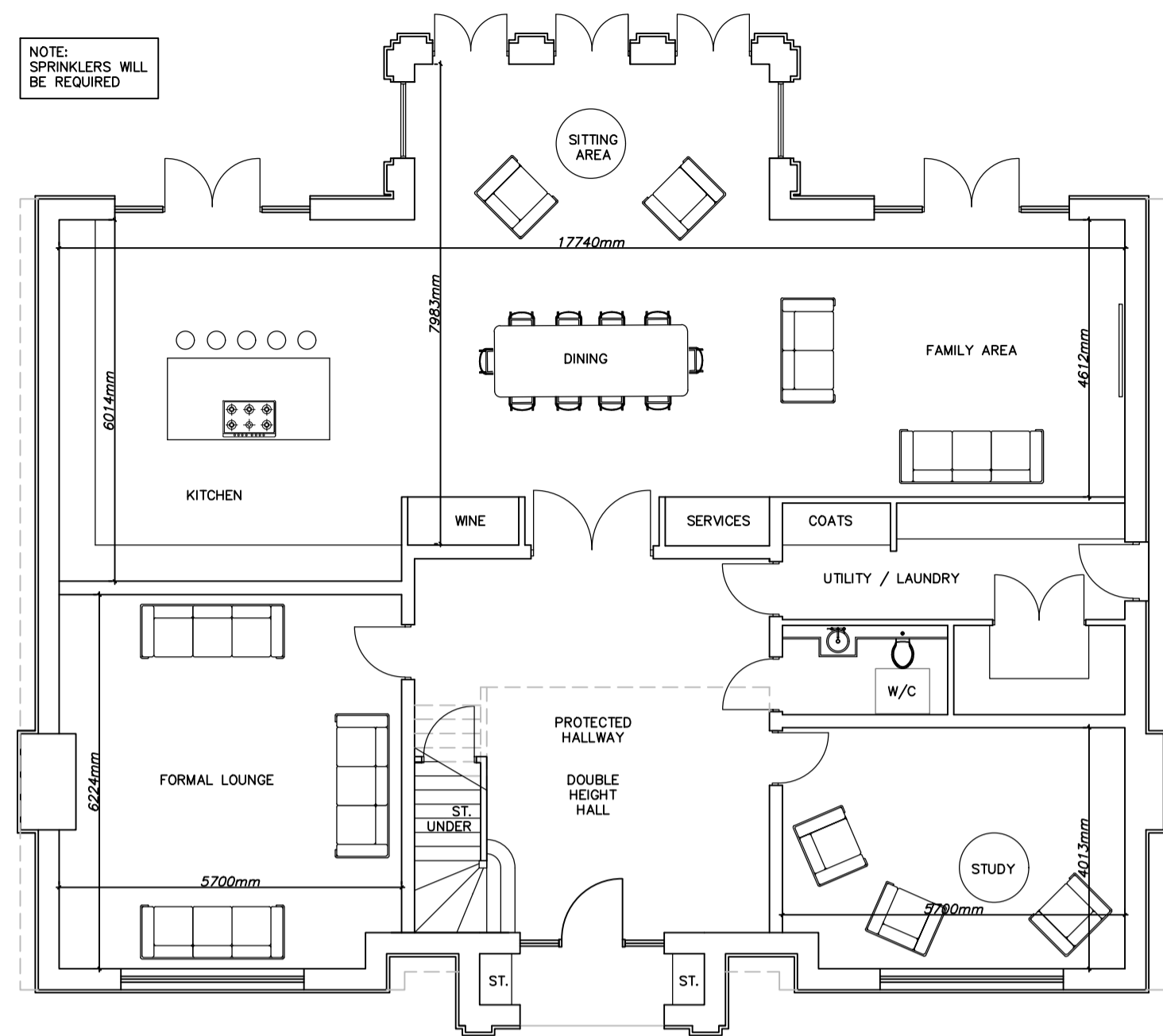
LEGEND

10m @ 1:100



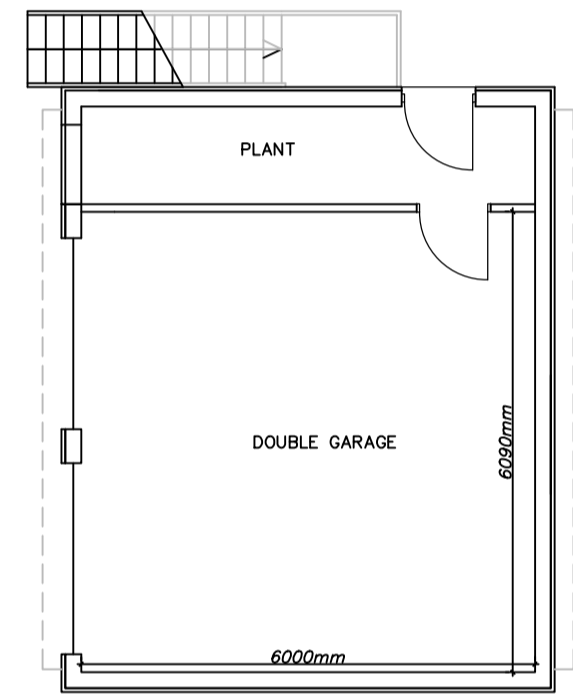
PROPOSED ACCOMMODATION SCHEDULE

PROPOSED NEW DWELLING	
GROUND FLOOR OF DWELLING -	233.5 SQ.M / 2513 SQ.FT
FIRST FLOOR OF DWELLING -	194.8 SQ.M / 2097 SQ.FT
<b>TOTAL DWELLING -</b>	<b>428.3 SQ.M / 4610 SQ.FT</b>
GROUND FLOOR OF GARAGE -	45.4 SQ.M / 488 SQ.FT
FIRST FLOOR OF GARAGE UNIT -	34.4 SQ.M / 370 SQ.FT
<b>TOTAL GARAGE UNIT -</b>	<b>79.8 SQ.M / 859 SQ.FT</b>
<b>TOTAL PROPERTY -</b>	<b>508.1 SQ.M / 5469 SQ.FT</b>

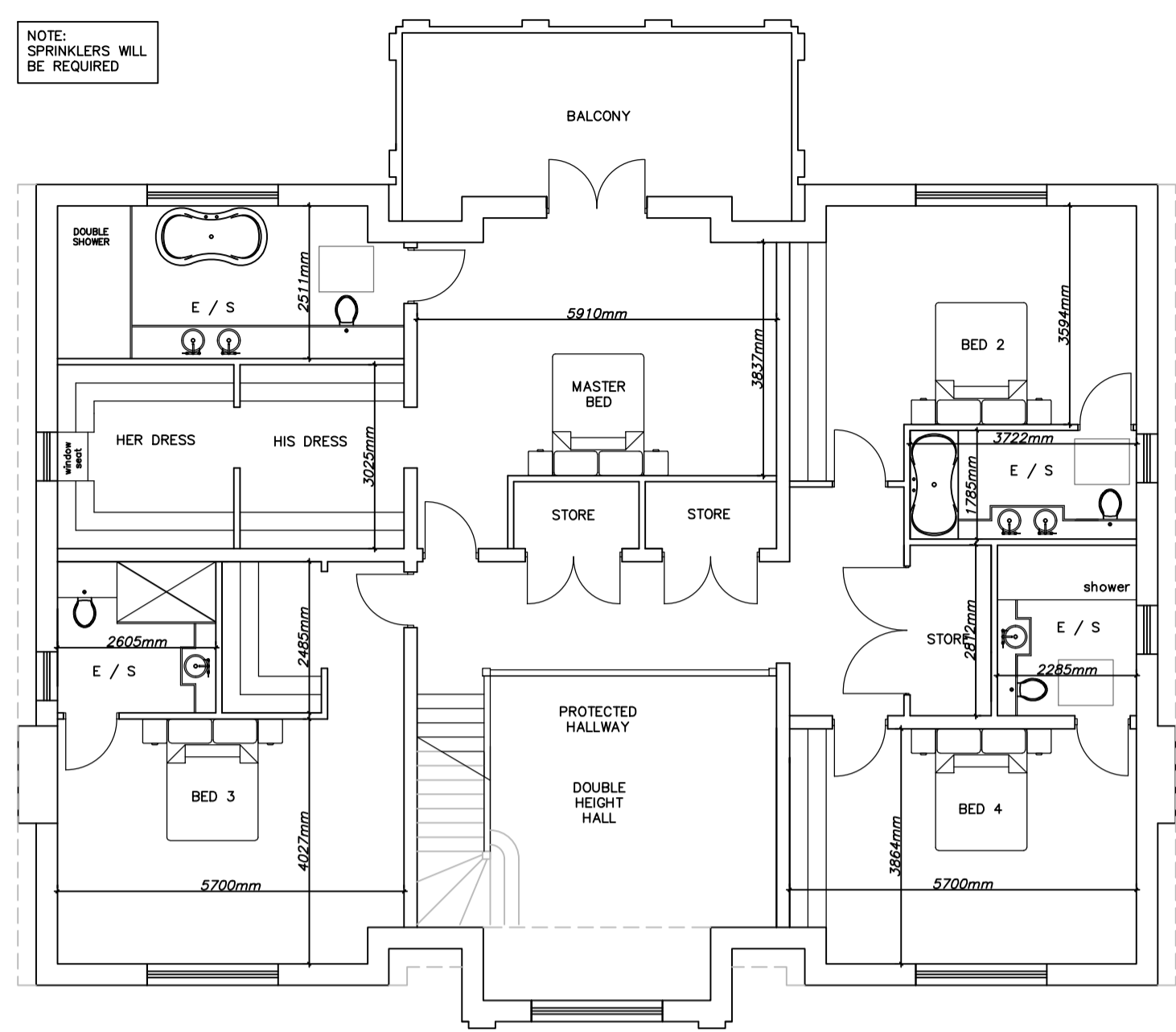


PROPOSED GROUND FLOOR PLAN SCALE 1:100

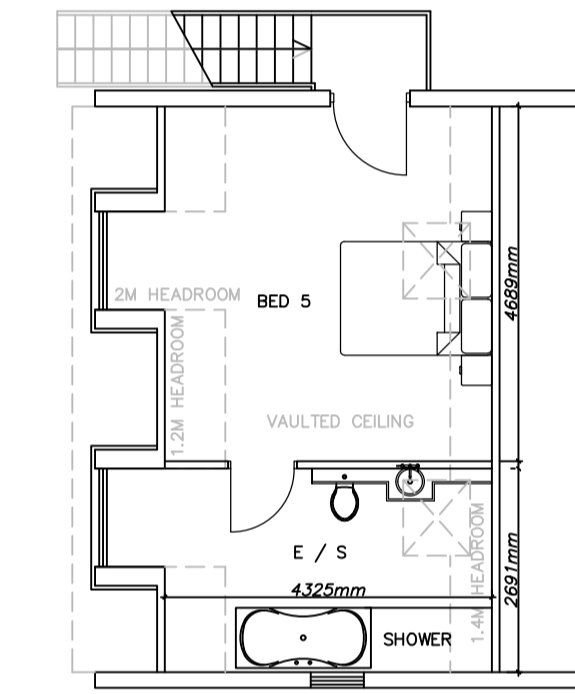
NOTE: DETAILED UNPROTECTED AREA CALCULATIONS REQUIRED BETWEEN GARAGE AND DWELLING TO CONFIRM ACCEPTABILITY OF UNPROTECTED AREA IN GARAGE



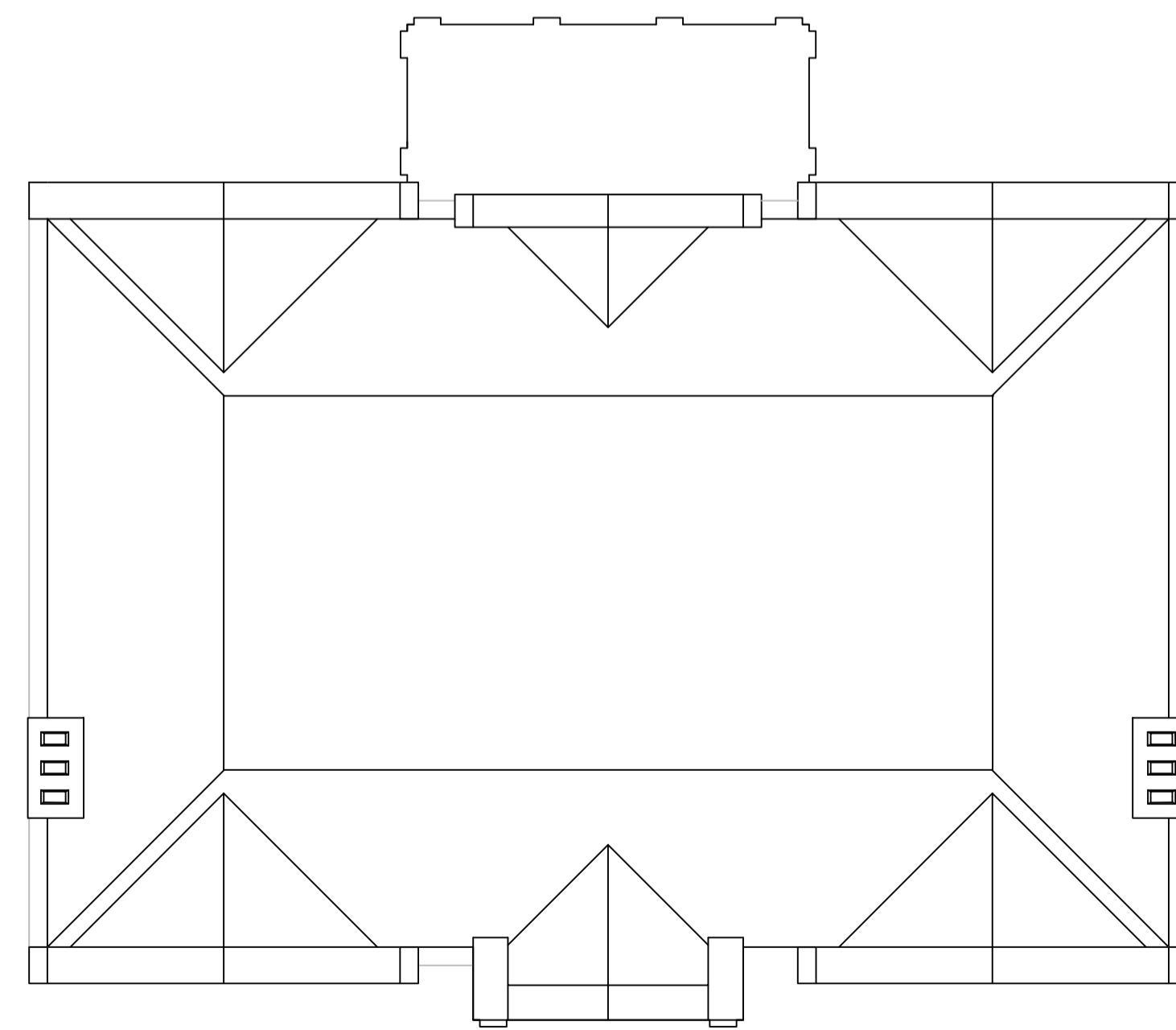
NOTE: SPRINKLERS WILL BE REQUIRED



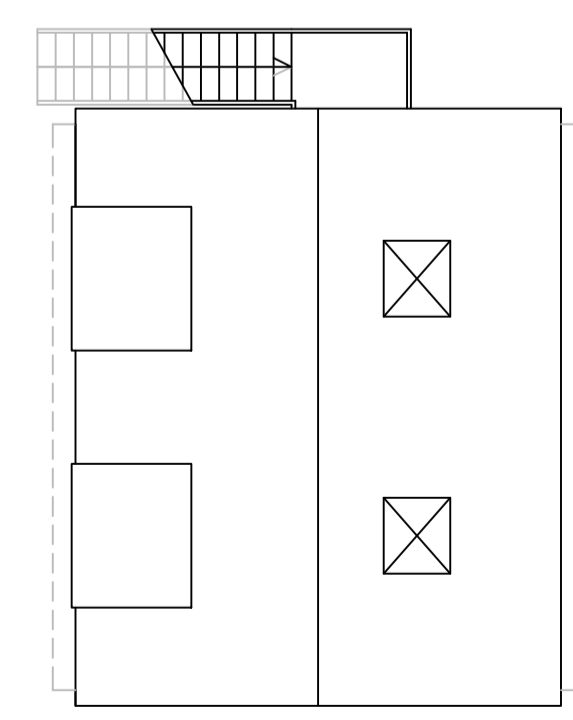
PROPOSED FIRST FLOOR PLAN SCALE 1:100



NOTE: SPRINKLERS WILL BE REQUIRED



PROPOSED ROOF PLAN OF HOUSE SCALE 1:100



PROPOSED ROOF PLAN OF GARAGE SCALE 1:100

H	plant door to garage change	15.02.21	TC
G	Planning change to garage	12.02.21	TC
F	Planning change to garage	09.02.21	TC
E	ARC changes	04.01.21	TC
D	GIA change	07.12.20	TC
C	Footprint change	02.12.20	TC
B	Footprint change	26.11.20	TC
A	Client changes	09.11.20	TC

No.	Revision.	date	by

19 WILDERTON ROAD  
POOLE,  
BH13 6ED

PROPOSED FLOOR PLANS

scale AS SHOWN @ A1	checked BC
date FEBRUARY 2021	drawn TC

9389/101

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