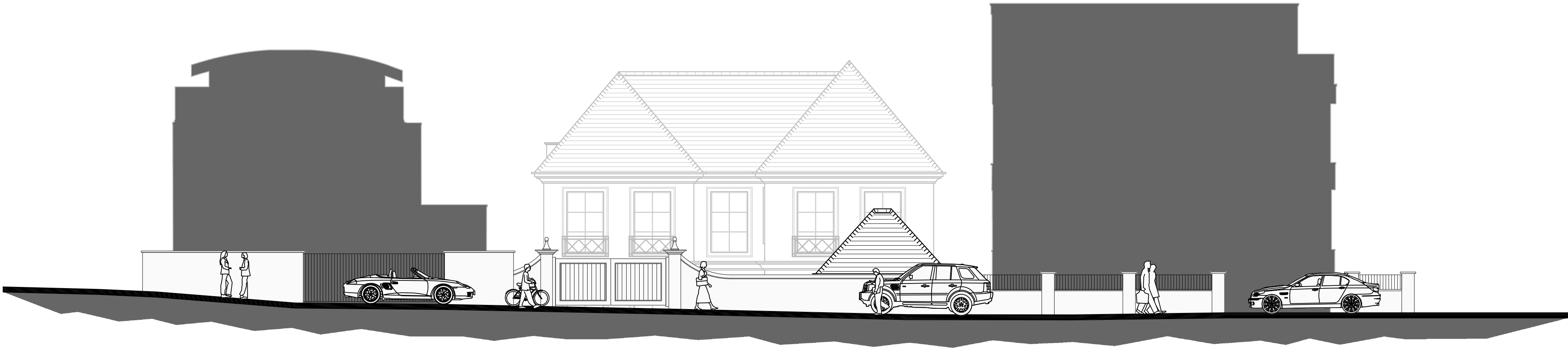


1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
3. Do not scale. Figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
5. 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.
6. Stair design to be independently checked by stair fabricator for regs, compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Maderman waterproofing specialists (or similar company with relevant P1 insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or P1 cover for basement design in terms of waterproofing or structure in any way.
8. 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.
9. 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 areas of control for planning purposes.
10. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be all A1 fire rated.
11B: We do NOT take any responsibility and do not carry any P1 cover in relation to any matters relating to fire safety. Part B building regulations, BS 9991 for fire or EW1 and drawings in no way form a fire strategy/ report. All design/ details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
EW51: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EW51's on buildings outside of the EW1 standard criteria.
Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part B & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND



STREET SCENE (FOR INDICATIVE PURPOSES ONLY)
SCALE: 1:100 @ A1

BOAT HOUSE @ 17.6 SQM / 189 SQFT

J	- Amendments following updated topographical survey information. - Cycle store added	26.02.24	WD
I	planners comments	8.11.22	BC
H	various outlines removed	29.06.22	BC
G.	PLANNERS COMMENTS	24.03.22	WD
F.	- Ground floor & first floor balcony @ the rear pulled North East 750mm. - Proposed level added to first floor balcony. - North west elevation, outline of approved amended. 324 Sandbanks Road patio area level amended. - Outline of proposed flats currently under construction @ 38 Dorset Lake Avenue added to rear elevation - Outline of proposed flats currently under construction @ 38 Dorset Lake Avenue added to street scene	05.05.21	WD
E.	Front element of proposed house amended following comments.	05.05.21	WD
D.	Proposed levels amended following comments.	25.03.21	WD
C.	Front element of proposed building mirrored.	16.12.20	WD
B.	Extra level information added.	26.11.20	BC
A.	Minor amendments.	19.11.20	WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
40 DORSET LAKE AVENUE
LILLIPUT
POOLE
DORSET

STREET SCENE & BOAT HOUSE

scale	AS SHOWN @ A1	checked	//
date	AUGUST 2020	drawn	WD
9101 / 204		A.	B.
		C.	D.
		E.	F.
		G.	
		H.	I.
		J.	

ARC Architecture Ltd.