

NOTES-PLANNING

- 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. Figure 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 foot roads to be fitted with a man safe system to satisfy CDM 2015 regulatory 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 reg. compliance and sign, prior to construction/ ordering. Dimensions to be checked before fabrication.
- 7. Modern waterproofing specialists (or similar company with relevant insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or cover for basement designs 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 verify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
- 10. We do not take responsibility for meeting minimum space as stated in Government technical housing standards - nationally described space standards document.
- 11. All Cladding & building attachments externally to be at A1 fire rated.
- 12. We do not take any responsibility and do not carry any liability in relation to any matters relating to fire safety. For Part B building regulations, BS 9991 for fire or EWS1 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@williamsimmediately.
- 13. EWS1: 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 EWS1's on buildings outside of the EWS1 standard criteria.
- 14. 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 consultant's confirmation the following points may be required in some or all areas of the building: 1) Sprinkler system 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) plan changes in relation to fire safety could result in loss of saleable floor area and potential requirement for additional planning applications (this list is not exhaustive)

ORANGE DASH LINE INDICATES APPROXIMATE LOCATION OF FOUL WATER DRAINAGE (SUBJECT TO FULL DRAINAGE SURVEY TO BE CARRIED OUT BY DEVELOPER)

BLUE DASH LINE INDICATES APPROXIMATE LOCATION OF SURFACE WATER DRAINAGE (SUBJECT TO FULL DRAINAGE SURVEY BEING CARRIED OUT BY DEVELOPER)

INDICATIVE SPRINKLER SYSTEM TANK FOR BLOCK A

INDICATIVE SPRINKLER SYSTEM TANK FOR BLOCK B

INDICATIVE SPRINKLER SYSTEM TANK FOR BLOCK C

EMERGENCY CYCLE ACCESS RESTRICTED BY USE OF LOCKABLE COLLAPSIBLE BOLLARDS

2M WIDE PEDESTRIAN ACCESS RESTRICTED BY USE OF LOCKABLE COLLAPSIBLE BOLLARDS

SECURITY GATE 2.3m

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