

1. The contents of this drawing are copyright.
2. Do not scale. Figured dimensions only to be used.
3. Drawings must be read as a complete pack and not individually.
4. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - rationally described space standards document.
5. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
6. A Building Regulation stage our instruction is only to gain a certificate of building regulations compliance from the clients chosen inspector (LA or Private alternative).
7. 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.
8. Construction issue drawings are issued on the basis of conditional building regulation approval as our role is the production of building regulation drawings (outstanding building control points may still be required and requested through the build process. Our plans don't represent the full design package as other consultants plans, reports and designs should also be referred to a g engineer, fire consultant etc).
9. ARC drawings should not be used as reference for any 3rd party design information, even if shown to ARC drawings. Latest revision direct from 3rd party should be cross referenced/ checked.
10. 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 and contractor or client must sign a letter from ARC to confirm compliance that our drawings are a true reflection of works undertaken.
11. Any discrepancies between specification notes and details must be clarified for design intention with ARC before continuing with construction.
12. All flat roofs to be fitted with a rain 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.
13. Stair design to be independently checked by stair fabricator for regs, compliance and sizing, prior to construction/ ordering. Dimensions to be checked on site before fabrication.
14. Madsenman waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
15. 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.
16. We do not take responsibility for 3rd party consultants designs, reports or calculations in any way. All ARC drawings should be read in conjunction and cross referenced with 3rd party consultant information before purchasing any products or materials.

FIRE: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety, Part 5 building regulations, BS 5951 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 in writing immediately.

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.

Part B BS9991 & 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 (Domestic or commercial) 2) Mechanical smoke extraction 3) Fitted shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of suitable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

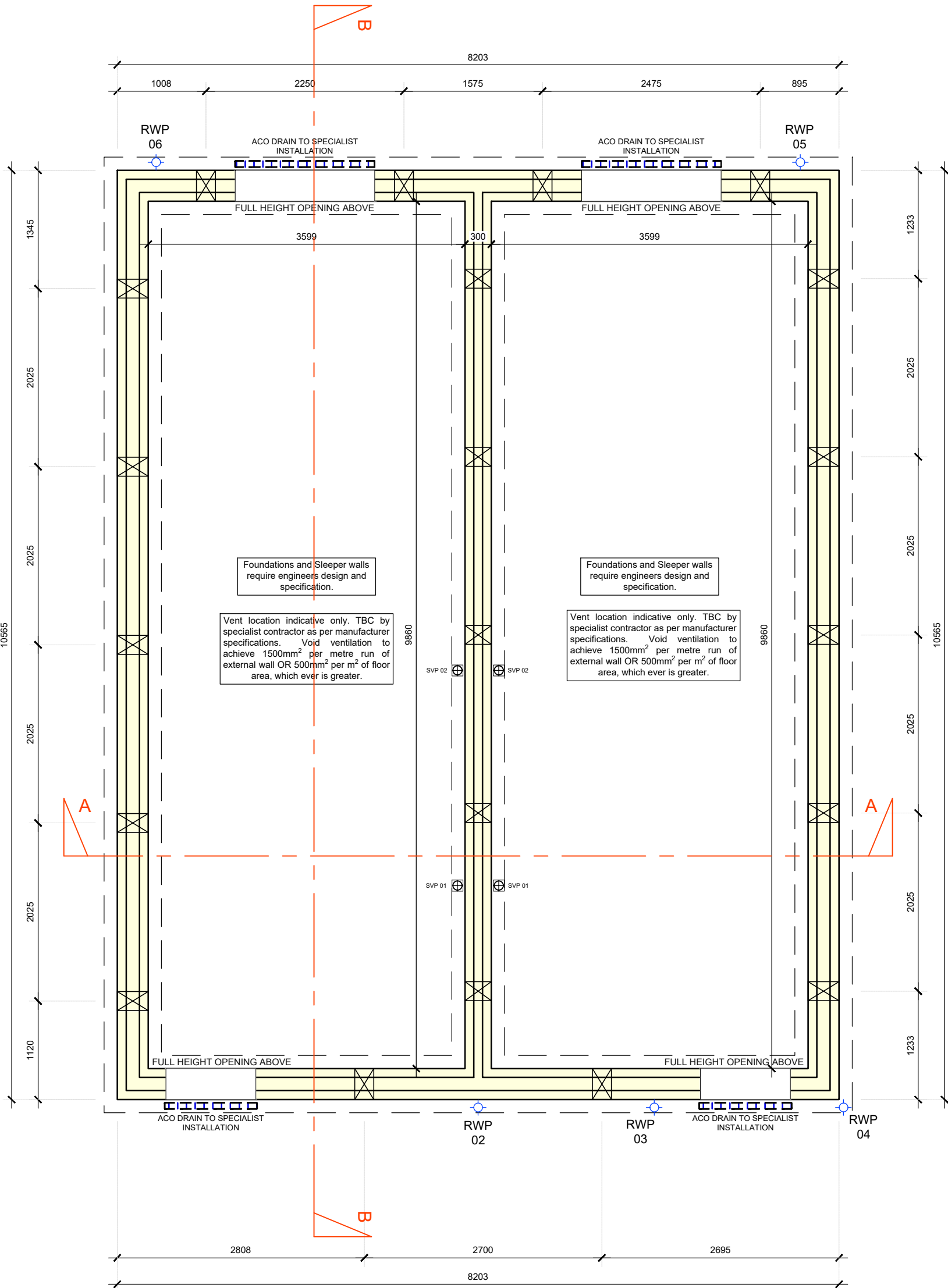
Drawing Status Legend:

- Preliminary - Plans issued for design commentarial reviews.
- Building Control - Building Regulations plans ready for submission to Building Control for review and conditional approval.
- Construction - Building Control conditional plan approval received (end of ARC's formal appointment). Can be used for construction/ manufacturing and production purposes but in no way constitutes a wholly comprehensive working drawing package.
- As Built - ARC do not regularly attend site throughout the construction period and must rely on Contractor confirmation that works onsite align with all drawings.

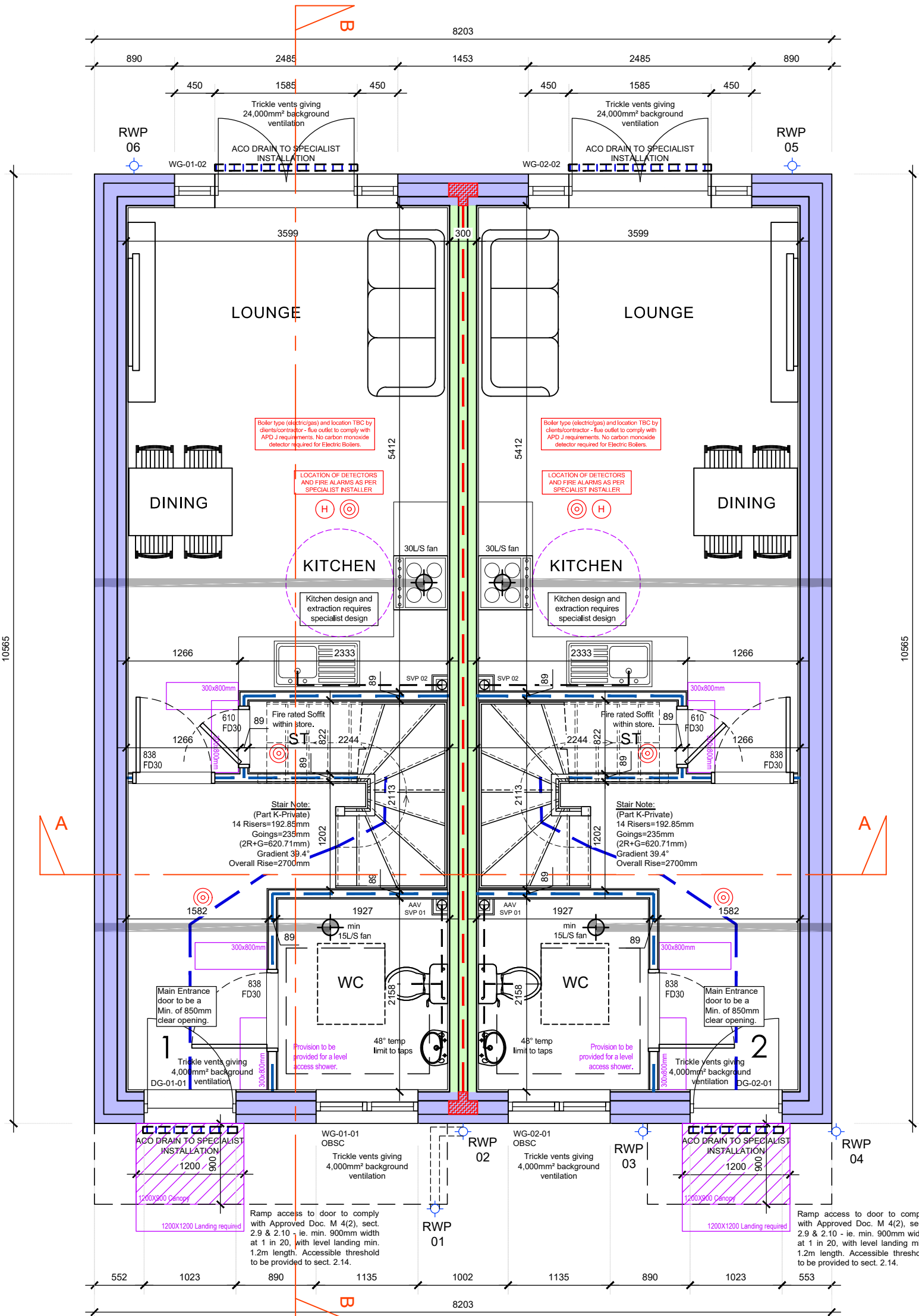
CDM 2015/ H&S/ Design and Risk Assessment information:
Please refer to (latest) revision - see issue sheet/ 9816/1001 Design and Risk Assessment provided with site plan.
Note: As of construction phase ARC's appointment as principle designer will cease and is handed over to client or contractor.
Windows forming the overhauling strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.1).

REFER TO LATEST VERSION OF 9816:

- 1011 DRAWING FOR NOTES, LEGENDS AND SCHEDULES ASSOCIATED WITH THESE PLANS
- 1020 DRAWING FOR WALL/ ROOF/ FLOOR CONSTRUCTIONS



SUB-FLOOR PLAN @ 1:50



GROUND FLOOR PLAN @ 1:50

P1	Internal layout amendment to client request.	07.05.2025	sp
P0	Draft issue for comments.	30.04.2025	sp

No.	Revision.	date	by
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169 UNDERWOOD RD
EASTLEIGH
SO50 6GR

SUB-FLOOR & GROUND FLOOR PLAN

scale	AS SHOWN @ A1	checked	.
date	APRIL 2025	drawn	SP

9816 / 1030

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ARC BUILDING REGULATIONS DRAWINGS BASED OFF PLANNING APPROVAL
(APPLICATION F/24/98076) - PRIOR TO WORKS COMMENCING ON SITE.
CONTRACTOR/ CLIENT MUST ENSURE THERE HAVE BEEN NO NEW
APPROVALS OR LIVE APPLICATIONS THAT MAY AFFECT THE SCHEME AS
DESIGNED