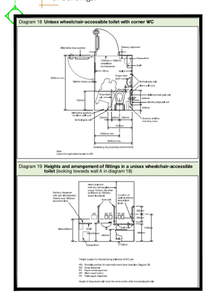
Drawing key/notes

Fire Precaution Measures / Construction Notes

- Existing arrangement / building fabric to be demolished / altered.
- Adjacent Boundary Location
- 60minutes fire resisting construction - both sides.
- 60 minute compartment wall.
- Travel Distance.
- Internal lintol / support.
- FD30 — FD30 fire door / door casing, fitted with smoke seals and self closing device.
- KL — 'Keep Locked' signage.
- VP — Vision Panel.

1. Disabled toilet to be fitted out in accordance with Approved Document M - Access to and use of buildings.



2. Reconfigure existing aperture due to proposed column location.
3. Existing stair to be removed.
4. Insert new door aperture with structural support above.
5. Reconfigure toilet / lobby arrangement to accommodate proposed column location.
6. Make good structure / finishes where proposed column locates interrupt floor and ceiling fabric.
7. Block up existing aperture, make good finishes as necessary.
8. Existing walls to be removed as indicated, make good finishes as necessary. Contractor to ensure walls do not offer support to first floor structure.
9. Existing window aperture(s) to be retained.
10. Mechanically fix blockwork to new column, provide movement joint.

Approved Document B Notes - Fire Safety

1. Emergency lighting to be provided to all escape routes and windowless accommodation in accordance with BS5266 Pt 1 (2016).
2. Smoke detection to be provided in accordance with BS5839 Pt1 (2017) - Minimum L4 system + Manual call points to all exits. Electrical contractor to make available, layouts and specification once prepared.
3. Proposed exit signage to be in accordance with BS5499 Pt4 (2013). Exit signage to be sized accordingly, specific to location.
4. Intumescent collars / fire dampers to be fitted to all service penetrations through compartment walls / floors and cavity barriers within concealed voids.
5. All compartment walls to be continued up to underside of roof structure and fire stopped.
6. Door fastenings to means of escape routes to meet Paragraph 5.7 of Approved Document B Vol. 2: -
   - 6.1. Easy to operate; it should be apparent how to undo the fastening.
   - 6.2. Operable from the side approached by people escaping.
   - 6.3. Operable without a key.
   - 6.4. Operable without requiring people to manipulate more than one mechanism.
7. Doors or walls of the inner rooms to contain a vision panel (minimum 0.1m²), so people can see if a fire starts within the access room.
8. Note To Client / Contractor - Steel frame relative to boundary - due to the existing portion of the steel frame and their associated foundations, being retained, provide fire resistance to the existing retained frame and proposed steelwork.
9. Note To Client - Regulation 38 - Updated fire safety information confirming that the end user has sufficient information to enable them to understand, operate and maintain the building (and the fire safety systems in it) after the building work in question has been completed.

Additional / Miscellaneous Notes

1. Provide proprietary structural support above reconfigured / proposed structural openings.
2. Mechanical Ventilation to existing sanitary accommodation to be no less satisfactory than prior to the works being carried out.
3. Mechanical Ventilation to proposed disabled toilets to be no less than 6l/s. Provide 10mm gap to bottom of door to allow for make up air.

Below Ground Drainage Notes

1. Existing foul water drainage outlets to be utilised.
2. Before starting work, check invert levels and positions of existing drains and manholes and confirm findings to the owner / agent.
3. Contractor to differentiate between foul and surface water drainage runs prior to connecting proposed drainage. Foul water drainage layout to be agreed on site and constructed using Upvc underground drainage pipes and fittings. All drainage pipes to be laid to a good line and level, bedded and surround up to the crown of the pipe with a minimum 100mm granular fill.
4. All fittings to be laid in accordance with manufacturers recommendations, access fittings and chambers are not to exceed the permitted depths.
5. Foul water drains should be laid to a gradient with a min. fall of 1 in 40 where the peak flow is less than 1 litre / second. Foul water drains may be laid to a gradient with a min. fall of 1 in 80 where the peak flow is more than 1 litre / second.
6. Where drain runs pass below trafficked areas, drain runs to be either encased within concrete or concrete haunch to be placed above (lightly trafficked arear), provide movement joints to all collar locations.

Above Ground Drainage Notes

1. W/c connected to 110mm waste pipe connected to 110mm stub stack. Sink wastes to be connected to; 32 x 76mm seal, bottle trap connected to; 40mm waste pipe connected to stub stack (terminated above flood level of sink with air admittance valve).
2. Internal drainage to discharge to external drainag runs.

Ground floor layout

Scale = 1:100

Scale: - 1:50 (0 — 5 Metres)

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DRAWING NOTES

1. DRAWING IS PROVISIONAL- Unless clearly denoted elsewhere this drawing is provisional and subject to local authority approval. Building works shall not be commenced prior to issue of drawings marked 'APPROVED'.
2. DO NOT SCALE - All dimensions to be verified on site prior to work commencing.
3. COPYRIGHT - This drawing remains the property of Green 2k Design Limited (G2K) and shall not be altered, copied or reproduced without prior written consent.
4. RELEVANT DRAWINGS- This drawing is to be read in conjunction with all other relevant project drawings, documents and project specification.
5. PRINTING - Drawing to be printed in full colour.
6. LOCAL AUTHORITY APPROVALS- Approvals granted by the local planning authority relate only to permission under the Town and Country Planning Act 1990 and the Building Regulations 2010. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property, the property title deeds, restrictive covenants, land ownership, tenancy agreements, boundary encroachment and rights of way etc.
7. SITE BOUNDARIES - The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the legal position of all site boundaries and shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. likely to be affected by the proposed works detailed on this drawing. The client shall be responsible for agreeing all boundary issues with the adjoining land owner prior to any building works being commenced. When setting out proposed work, client / contractor to ensure that above and below ground works are contained solely within applicants land ownership. Alternatively, written permission to be sought from adjoining land owner for any elements of construction extending beyond clients boundary position.
8. MATERIALS - Where required as part of the planning approval, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturers guidance and codes of practice.
9. ORDINANCE SURVEY DATA- Block, site and location plan are reproduced under license from the ordnance survey.
10. SERVICES - Information given on this drawing regarding the position of any services are given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
11. DRAINAGE - Please note if any drainage below or within 3 meters of the proposal is found to be a public sewer, permission must be sought by way of a building over agreement from the statutory water authority prior to beginning work on site.
12. MEASUREMENT & DIMENSIONS- All dimensions are in millimeters unless stated otherwise.
13. PARTY WALL ACT - The client shall be responsible for discharging their duties under the Party Wall Etc. Act 1996 which requires that persons intending to carry out building work likely to affect an adjoining or nearby property or property boundary to give prior written notification to any neighbouring property owners affected.
14. CDM REGULATIONS 2015- Clients must be aware of their responsibilities under CDM, under CDM it is the clients responsibility to appoint the Principal Designer and Principal Contractor under separate appointment.
15. MISCELLANEOUS - We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.
    The Client should ensure that there are no restrictive covenants or legal restrictions on any work at the relevant property. The Client should also ensure that there are no services e.g. gas, electric, public sewers passing under, over, through or close to the site requiring special permission to work around. G2K accepts no responsibility for any of the above.

Rev	Date	Int	Details
'E'	05/09/2025	Tw	Door & window amendments to self storage reception area.
'D'	25/08/2025	Tw	First floor steels and door alterations added. 2no. windows introduced to Self Storage.
'C'	20/06/2025	Tw	Proposed roller shutter door locations altered.
'B'	06/06/2025	Tw	Proposed structural grid introduced / various layout amendments.
'A'	22/04/2025	TRW	Exisiting office block re-introduced to Unit C.

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Client Details
Fair Square Self Storage

Site Address
Taylor Lane,
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Derbyshire,
DE75 7JT

Proposed Work
Proposed roof raise and subdivision of existing industrial premises into 4no. self contained units.

Drawing Title
Proposed Ground / First Floor Layout - Fire Officer Consultation / Building Regulation Drawing

Drawn: - TRW | Date: - Feb 25

Job Status: - 'B'reg Issue - Awaiting Approval'

Job No: - 1963

Sheet No: - 207 | Rev - 'E'

Scale: - 1:100 @ A1