

THE CONTRACTOR IS TO VERIFY ALL BUILDINGS AND SITE DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS OR PREPARATION OF SHOP DRAWINGS. THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE COPYRIGHT OF PT ARCHITECTS AND MAY NOT BE REPRODUCED EXCEPT BY WRITTEN PERMISSION. DO NOT SCALE FROM THIS DRAWING.

General:

All work shall comply with the Building Regulations 2010 (as amended) and relevant Approved Documents, including Part A (Structure), Part B (Fire Safety), Part M (Access to and Use of Buildings), and local authority requirements. Contractor shall verify all dimensions and existing conditions prior to construction. Report discrepancies to the architect before proceeding. All materials and workmanship shall conform to the specifications and drawings.

Existing Conditions:

Existing building elements to remain unless noted otherwise. Protect existing finishes and structures during construction. Demolition shall be performed in accordance with approved plans and local regulations. Contractor shall coordinate with the Building Manager for access to existing utilities and systems. Should asbestos be uncovered during works, stop work, and notify the architect and contract manager immediately.

Retail Specific Notes:

Retail units shall comply with accessibility requirements as per Building Regulations Part M and BS 8300:2018 (Design of an accessible and inclusive built environment). All storefront glazing shall be tempered safety glass, minimum 12mm thickness to be confirmed by contractor. Flooring transitions between retail units and existing building shall be flush and comply with accessibility standards.

Structural and Safety:

Structural modifications to the existing building shall be reviewed and approved by a licensed structural engineer refer to ODA Engineers Structural Engineering documentation. Fire-rated assemblies shall be maintained or installed per code requirements for commercial retail occupancies. All fire-rated assemblies shall meet the requirements of Building Regulations Approved Document B (Fire Safety) and BS 9999:2017 (Fire safety in the design, management, and use of buildings). Emergency exits and signage shall comply with Building Regulations Approved Document B (Fire Safety), BS 9999:2017, and BS EN ISO 7010 (Graphical symbols - Safety colours and safety signs).

Fire Safety:

Fire compartmentation shall be maintained throughout the building to restrict the spread of fire and smoke, in accordance with Building Regulations Approved Document B (Fire Safety). Any penetrations (e.g., for services, ducts, or cabling) through fire-resisting elements must be fire-stopped using approved materials and methods to preserve the required fire resistance rating. Regular inspections, testing, and maintenance of compartmentation elements (including fire doors, walls, floors, and ceilings) shall be conducted as per BS 9999:2017 and the Regulatory Reform (Fire Safety) Order 2005, with records kept for compliance.

Mechanical, Electrical, and Plumbing (MEP):

All mechanical, electrical, and plumbing work is the responsibility of the main contractor and shall be performed by licensed sub-contractors. New HVAC systems shall be sized to accommodate retail occupancy loads and integrated with existing building systems. Electrical panels and circuits shall be labelled clearly and comply with relevant statutory codes. Coordinate mechanical, electrical, and plumbing (MEP) tie-ins with existing building systems in accordance with approved drawings and relevant British Standards (e.g., BS 7671:2018+A3:2024 for electrical installations).

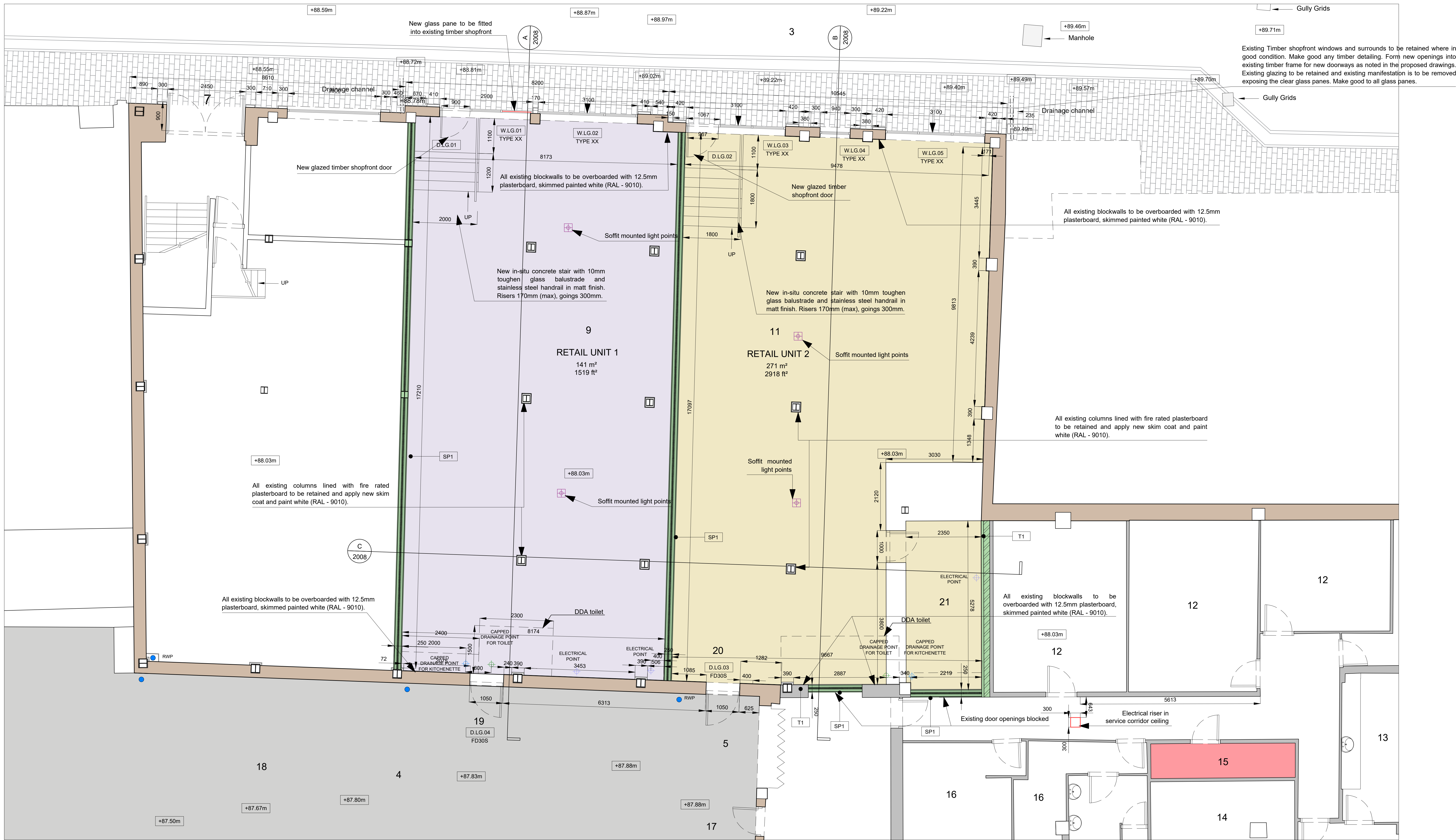
Construction:

Contractor shall maintain a clean and safe work site, with barriers to separate construction areas from public spaces. All shop drawings and submittals shall be approved by the Architect PTA prior to fabrication or installation. Temporary utilities and protections shall be provided during construction to avoid disruption to existing & neighbouring building operations.

Coordination:

Coordinate with retail tenants for specific fit-out requirements, including tenant MEP requirements, signage, lighting, and shelving. Obtain all necessary building control approvals and inspections from the local authority or approved inspector prior to commencing work.

REV	DATE	DESCRIPTION
B	08 06 26	Updated As Built Issue
A	01 05 26	Issue for As Built Drawings



1A VICAR LANE - CHESTERFIELD

PROPOSED LOWER GROUND FLOOR PLAN - RETAIL UNIT 1 & 2

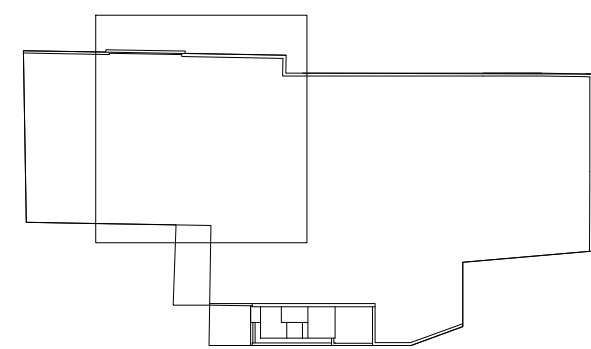
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KEY

1	SOUTH STREET FACADE	9	RETAIL UNIT 1	17	EXISTING SERVICE EXIT
2	16 - 18 SOUTH STREET	10	ENTRANCE TO RETAIL UNIT 2	18	EXISTING TARMAC TO SERVICE YARD
3	SOUTH STREET	11	RETAIL UNIT 2	19	PROPOSED RETAIL UNIT 1 SERVICE ENTRANCE
4	SERVICE YARD	12	EXISTING OFFICE SPACES	20	PROPOSED RETAIL UNIT 2 SERVICE ENTRANCE
5	EXISTING LOADING AREA	13	EXISTING KITCHEN SPACE	21	STORE UTILITY ROOM
6	STAIRCASE CORE FROM SOUTH STREET	14	ELECTRICAL SUBSTATION		
7	EXISTING ENTRANCE FROM SOUTH STREET	15	EXISTING ELECTRICAL ROOM		
8	ENTRANCE TO RETAIL UNIT 1	16	CHANGING ROOMS MALE / FEMALE		

ALL AREAS TO BE VERIFIED WITH A DETAILED MEASURED SITE SURVEY AREAS TO BE CONFIRMED

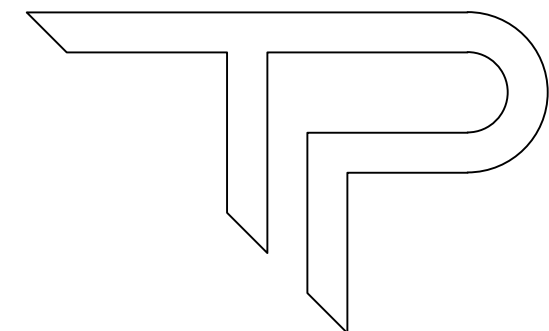
- A RED LINE SITE BOUNDARY AT GROUND - 1384 M2 (14 899 FT2)
B GIA OF RETAIL UNIT 1 - 141 M2 (1 519 FT2)
C GIA OF RETAIL UNIT 2 - 271 M2 (2 918 FT2)



KEY PLAN

KEY NOTE

- Existing External Structure Retained
- Existing Internal Structure Retained
- Proposed Walls
- Retail Space 1 - Extent of Work Area
- Retail Space 2 - Extent of Work Area
- Existing Electrical Room
- Existing Tarmac to Service Yard
- 250mm Internal Separating Wall SP1 - Refer Architectural Specification
- SVP
- RWP
- Manholes
- Capped drainage point for toilet
- Capped drainage point for kitchenette
- Electrical point



PAUL TREACY
ARCHITECTS

RIBA STAGE 6 - AS BUILT DRAWING

PROJECT			
1A VICAR LANE CHESTERFIELD			
TITLE			
PROPOSED LOWER GROUND FLOOR PLAN			
CLIENT			
JBSL HOLDINGS			
DRAWN BY	CHECKED BY	APPROVED BY	DATE
AD	MI	PT	14 04 26
SCALE	PROJECT NUMBER		
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