

ROCHDALE CANAL

BEAVER STREET

PRINCESS STREET

WHITWORTH STREET

FIRE
ESCAPE
(BASEMENT)

STREET RETAIL
UNIT ACCESS &
FINAL ESCAPE

CEILING FINISHES KEY:

	TYPE 1 2x12.5mm THICK PLASTERBOARD SUSPENDED BELOW M/F FRAME WITH SKIM COAT TO RECEIVE PAINT FINISH. IN LINE WITH LRW S(40)01 - SCHEDULE OF FINISHES & DEC.
	TYPE 2 15mm THICK M/R PLASTERBOARD CEILING ON M/F FRAME WITH SKIM COAT TO RECEIVE PAINT FINISH. IN LINE WITH LRW S(40)01 - SCHEDULE OF FINISHES & DEC. NOTE - NEW FIRE SOFFIT TO BE PROVIDED ABOVE SET BETWEEN EXISTING DOWNSTAND BEAMS, AS PER IDENTIFIED ON LRW-A(42) CODE FIRE COMPARTMENTATION DETAILS. TO MATCH THAT OF RESPECTIVE ADJACENT BEDROOM FIRE CEILING BOARD SPECIFICATION. JOINTS WELL SEALED AROUND PERIMETER LINE OF STRUCTURAL INTERSECTIONS, USING FLEXIBLE FIRE RETARDANT SEALANT.
	TYPE 3 EXISTING FIRE RATED PLASTERBOARD SOFFIT TO BE RETAINED & UTILISED - CONDITION & INTEGRITY OF SOFFIT TO BE C.O.S TO ASCERTAIN IF ANY REMEDIAL PATCHING UP WORK IS REQUIRED TO MAINTAIN FIRE COMPARTMENTATION NEW REMOVABLE EGGRATE SUSPENDED BELOW ON M/F CEILING SYSTEM PROVIDED BY 'ARCHITECTURAL GRILLE' (REF. EC300 O.E.A), WITH 25X25mm APERTURES, P.P.C FINISH
	TYPE 4 EXISTING FIRE RATED PLASTERBOARD SOFFIT TO BE RETAINED & UTILISED - CONDITION & INTEGRITY OF SOFFIT TO BE C.O.S TO ASCERTAIN IF ANY REMEDIAL PATCHING UP WORK IS REQUIRED TO MAINTAIN FIRE COMPARTMENTATION NEW 600x600mm LAY-IN METAL PVC COATED TILES ('BUGRESS VERSA' O.E.A) ON M/F GRID SUSPENDED BELOW.
	TYPE 5 60 MINUTE FIRE RESISTANT SOFFIT: 2x15mm THICK 'SOUNDBLOC' PLASTERBOARD 100mm ISOVER ROLL INSULATION PROVIDED BETWEEN M/F SUSPENDED FRAME WITH SKIM COAT TO RECEIVE PAINT FINISH, IN LINE WITH LRW S(40)01 - SCHEDULE OF FINISHES & DEC.
	TYPE 6 90 MINUTE FIRE RESISTANT SOFFIT: 2x15mm THICK FIRE LINE PLASTERBOARD 100mm ISOVER ROLL INSULATION PROVIDED BETWEEN M/F SUSPENDED FRAME WITH SKIM COAT TO RECEIVE PAINT FINISH, IN LINE WITH LRW S(40)01 - SCHEDULE OF FINISHES & DEC.
	TYPE 7 NEW REMOVABLE EGGRATE SUSPENDED BELOW ON M/F CEILING SYSTEM PROVIDED BY 'ARCHITECTURAL GRILLE' (REF. EC300 O.E.A), WITH 25X25mm APERTURES, P.P.C FINISH NOTE - NEW FIRE RATED SEALED PLASTERBOARD SOFFIT TO BE PROVIDED ABOVE FINISHED CEILING TO MATCH BUILD UP SPECIFICATION OF ADJACENT BEDROOMS
	TYPE 8 NEW 600x600mm LAY-IN METAL PVC COATED TILES ('BUGRESS VERSA' O.E.A) ON M/F GRID SUSPENDED BELOW. NOTE - NEW FIRE RATED SEALED PLASTERBOARD SOFFIT TO BE PROVIDED ABOVE FINISHED CEILING TO MATCH BUILD UP SPECIFICATION OF BEDROOMS AT THE RESPECTIVE FLOOR LEVEL
	No Hatch EXISTING CEILING TO BE RETAINED.
	AREA OF CEILING FINISH SUBJECT TO CONFIRMATION OF APPROACH AND INTERIOR DESIGN CONCEPT DETAILS T.B.C. BY SACOG+P SPECIFICATION TO COMPLY WITH FIRE STRATEGY AS NOTE MARKED * IN GEN. NOTES
	TYPE 2 CEILING WITH EXISTING CEILING TO BE REMOVED BY FIT OUT CONTRACTOR PRIOR TO INSTALLING NEW CEILING TYPE
	EXPOSED CONCRETE/METAL STAIR FLIGHT SOFFIT. PAINT FINISH (IF REQUIRED)
	FEATURE L.E.D PIN SPOT (WITHIN EGGRATE CEILING GRID) - REGGIANI - 35mm Ø YORI PENDANT - EXACT FINISH T.B.C BY G+P
	PLASTERBOARD BULKHEAD ABOVE KITCHEN UNIT @ 2125mm FROM F.F.L. SPECIFICATION AS WALL TYPE 5, REFER TO L(42) WALL ID PLANS AND A(42) WALL DETAIL DRAWINGS.
	EXTENT OF NEW CURTAIN PELMET (INDICATIVELY SHOWN) - REFER TO LRW A(70)05 SEP. DETAILS
	STRUCTURAL BEAMS ABOVE TO BE LEFT EXPOSED (FINISHES TREATMENT AS SPECIFIED IN LRW 7664 S(40)01 SCHEDULE). WITH CEILING INFILL BETWEEN BEAMS @ CIRCA 200mm DOWN FROM U/S OF TIMBER FLOOR PLANKS. T.B.C BY M+E REVIEW
	PROPOSED CEILING HEIGHT MEASURED FROM FFL
	FINISHED CEILING HEIGHT FROM U.S.O.S (200mm CIRCA FROM U/S OF CEILING TO U.S.O.S OR AS CLOSE TO SUPPORTING STRUCTURE/SOFFIT AS POSSIBLE. PRIMARY STRUCTURE DOWNSTAND TIMBER AND STEEL BEAMS TO BE EXPOSED)
	EXACT CEILING HEIGHT SUBJECT TO STRIPPED BACK SHELL MEASURED SURVEY SUBJECT TO CONFIRMATION
	EXISTING CEILING TO BE RETAINED AT EXISTING HEIGHT IN TIER 3B BEDROOMS EXCLUDING BATH AND SHOWER ROOMS (AS NOTED)
	2no. ACCESS HATCHES TO BE PROVIDED IN EACH BEDROOM CEILING (EXACT LOCATION T.B.A BY M+E SUB-CONTRACTOR: 1no. 600x600mm F.R ACCESS HATCH WITHIN THE FIRE RATED CEILING LINE. 1no. 600x600mm NON-F.R ACCESS HATCH WITHIN THE SACRIFICIAL NON-FR CEILING LINE.

GENERAL NOTES:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE PLANNING APPROVAL AND ANY SUBSEQUENT APPROVED LOCAL AUTHORITY PLANNING CORRESPONDENCE INCLUDING DRAWINGS, DOCUMENTS AND REPORTS.

ALL WORKS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE, AND ANY LOCAL STATUTORY REQUIREMENTS.

ALL WORKS ARE TO COMPLY WITH CURRENT HEALTH AND SAFETY LEGISLATION, H.S.E. RECOMMENDATIONS/GUIDANCE AND THE CURRENT C.D.M. REGULATIONS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LEACH RHODES WALKER ARCHITECTS GENERAL ARRANGEMENT (L CODE) DRAWINGS, TOGETHER WITH RELEVANT DETAILED (A CODE) DRAWINGS AND SPECIFICATIONS.

FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.

FOR ALL MECHANICAL AND ELECTRICAL WORKS REFER TO THE MECHANICAL AND ELECTRICAL ENGINEERS INFORMATION.

FOR ALL ABOVE GROUND DRAINAGE WORKS REFER TO THE PUBLIC HEALTH ENGINEERS INFORMATION.

ALL PRODUCTS SPECIFIED ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, SPECIFICATION AND DETAILS.

TO BE READ IN CONJUNCTION WITH:
LRW_7664_L(20) CODE
LRW_7664_L(35)100 SERIES CODE
LRW_7664_L(42) CODE
LRW_7664_L(43) CODE
LRW_7664_A(80) CODE
LRW_7664_A(70) CODE
LRW_7664_A(42) CODE
LRW_7664_S(40) CODE
LRW_7664_S(20) CODE
LRW_7664_S(30) CODE S.O.W

* NEW CEILING BUILD UP TO MATCH EXISTING STRIPPED OUT PLASTERBOARD BUILD UP, OR BETTER THE EXISTING FIRE INTEGRITY PROPERTIES, AS AGREED & APPROVED BY BUREAU VERITAS. NEW FIRE RATED BACK BOXES PROVIDED TO CEILING SERVICE PENETRATIONS & MINERAL WOOL INSULATION IN VOID ADDED AS ENHANCEMENT TO EXISTING

FIRE RATING OF EXISTING STRUCTURAL ELEMENTS ARE IN CONJUNCTION WITH M.H.A TIMBER FLOOR PLANK & BEAM REPORTS.

* FOR ROOMS 113 & 120 REFER TO LRW S.R(20) CODE BEDROOM PLAN & ELEVS FOR SPECIFIC ROOM TYPE CEILING SPECIFICATION AND DETAILS FOR EXPOSED BEAMS AND SERVICES.

rev	description	drawn	auth	date
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client	SACO
project	THE ATRIUM MANCHESTER
project no	7664
drawing no	L(35)01
rev	C
description	BASEMENT FLOOR REFLECTED CEILING PLAN

C	UPDATED PLANNING ISSUE	DG	RW	18.02.18
A	CONTRACT TENDER ISSUE	DG	RW	13.11.17
B	CONTRACT TENDER ISSUE	DG	RW	03.11.17
rev	description	drawn	auth	date
1	1:100@ A1	14.08.17	DG	RMW
2	1:100@ A1	14.08.17	DG	RMW
3	1:100@ A1	14.08.17	DG	RMW
4	1:100@ A1	14.08.17	DG	RMW
5	1:100@ A1	14.08.17	DG	RMW
6	1:100@ A1	14.08.17	DG	RMW
7	1:100@ A1	14.08.17	DG	RMW
8	1:100@ A1	14.08.17	DG	RMW
9	1:100@ A1	14.08.17	DG	RMW
10	1:100@ A1	14.08.17	DG	RMW
11	1:100@ A1	14.08.17	DG	RMW
12	1:100@ A1	14.08.17	DG	RMW
13	1:100@ A1	14.08.17	DG	RMW
14	1:100@ A1	14.08.17	DG	RMW
15	1:100@ A1	14.08.17	DG	RMW
16	1:100@ A1	14.08.17	DG	RMW
17	1:100@ A1	14.08.17	DG	RMW
18	1:100@ A1	14.08.17	DG	RMW
19	1:100@ A1	14.08.17	DG	RMW
20	1:100@ A1	14.08.17	DG	RMW
21	1:100@ A1	14.08.17	DG	RMW
22	1:100@ A1	14.08.17	DG	RMW
23	1:100@ A1	14.08.17	DG	RMW
24	1:100@ A1	14.08.17	DG	RMW
25	1:100@ A1	14.08.17	DG	RMW
26	1:100@ A1	14.08.17	DG	RMW
27	1:100@ A1	14.08.17	DG	RMW
28	1:100@ A1	14.08.17	DG	RMW
29	1:100@ A1	14.08.17	DG	RMW
30	1:100@ A1	14.08.17	DG	RMW
31	1:100@ A1	14.08.17	DG	RMW
32	1:100@ A1	14.08.17	DG	RMW
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34	1:100@ A1	14.08.17	DG	RMW
35	1:100@ A1	14.08.17	DG	RMW
36	1:100@ A1	14.08.17	DG	RMW
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43	1:100@ A1	14.08.17	DG	RMW
44	1:100@ A1	14.08.17	DG	RMW
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54	1:100@ A1	14.08.17	DG	RMW
55	1:100@ A1	14.08.17	DG	RMW
56	1:100@ A1	14.08.17	DG	RMW
57	1:100@ A1	14.08.17	DG	RMW
58	1:100@ A1	14.08.17	DG	RMW
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60	1:100@ A1	14.08.17	DG	RMW
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66	1:100@ A1	14.08.17	DG	RMW
67	1:100@ A1	14.08.17	DG	RMW
68	1:100@ A1	14.08.17	DG	RMW
69	1:100@ A1	14.08.17	DG	RMW
70	1:100@ A1	14.08.17	DG	RMW
71	1:100@ A1	14.08.17	DG	RMW
72	1:100@ A1	14.08.17	DG	RMW
73	1:100@ A1	14.08.17	DG	RMW
74	1:100@ A1	14.08.17	DG	RMW
75	1:100@ A1	14.08.17	DG	RMW
76	1:100@ A1	14.08.17	DG	RMW
77	1:100@ A1	14.08.17	DG	RMW
78	1:100@ A1	14.08.17	DG	RMW
79	1:100@ A1	14.08.17	DG	RMW
80	1:100@ A1	14.08.17	DG	RMW
81	1:100@ A1	14.08.17	DG	RMW
82	1:100@ A1	14.08.17	DG	RMW
83	1:100@ A1	14.08.17	DG	RMW
84	1:100@ A1	14.08.17	DG	RMW
85	1:100@ A1	14.08.17	DG	RMW
86	1:100@ A1	14.08.17	DG	RMW
87	1:100@ A1	14.08.17	DG	RMW
88	1:100@ A1	14.08.17	DG	RMW
89	1:100@ A1	14.08.17	DG	RMW
90	1:100@ A1	14.08.17	DG	RMW
91	1:100@ A1	14.08.17	DG	RMW
92	1:100@ A1	14.08.17	DG	RMW
93	1:100@ A1	14.08.17	DG	RMW
94	1:100@ A1	14.08.17	DG	RMW
95	1:100@ A1	14.08.17	DG	RMW
96	1:100@ A1	14.08.17	DG	RMW
97	1:100@ A1	14.08.17	DG	RMW
98	1:100@ A1	14.08.17	DG	RMW
99	1:100@ A1	14.08.17	DG	RMW
100	1:100@ A1	14.08.17	DG	RMW