

ROCHDALE CANAL

BEAVER STREET

PRINCESS STREET

WHITWORTH STREET

STREET RETAIL
UNIT ACCESS &
FINAL ESCAPE

FIRE
ESCAPE
(BASEMENT)

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		

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	description	drawn	auth	date
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Scale	1:100 @ A1	date drawn	14.08.17	drawn by DG
authorised by	RMW			
purpose of issue	Planning			
building regs		tender		comment
approval		approval		construction