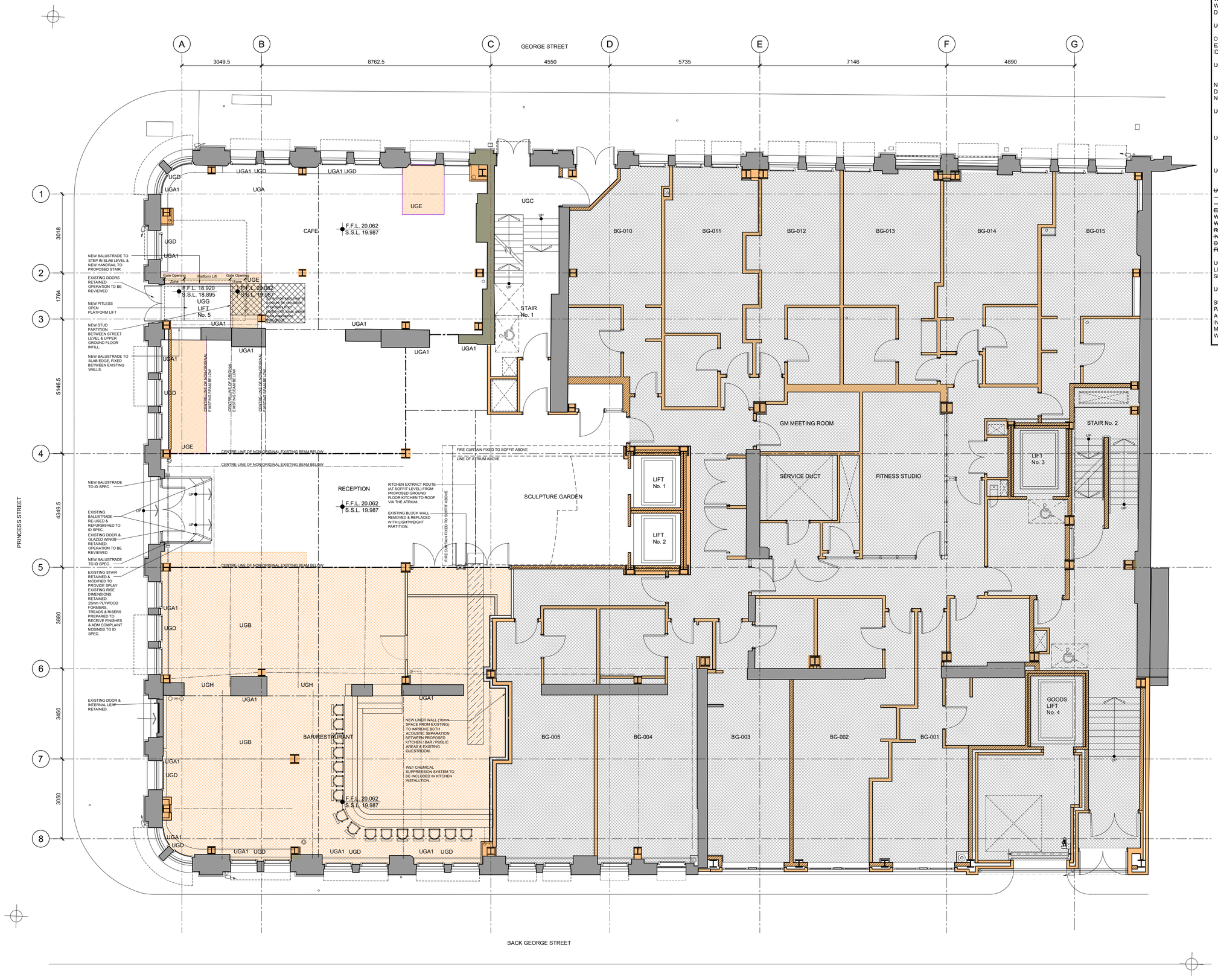

PROPOSED NOTES:

UGA GENERAL STRIP-OUT OF NON-ORIGINAL FIXED FURNITURE. WALLS & FLOORS TO BE MADE GOOD WHERE REQUIRED & PREPARED FOR DECORATION.

UGA1 EXISTING NON-ORIGINAL WALL LININGS TO BE REMOVED. ORIGINAL MASONRY WALL TO BE EXPOSED, SEALED / WHITE WASHED TO ID SPECIFICATION.

UGB EXISTING NON-ORIGINAL ACOUSTIC FLOOR TO FORMER GUESTROOMS TO BE REMOVED & REPLACED. NEW PLYWOOD & GYPSUM PLANK FLOOR DECK ON BATTENS, TO MATCH EXISTING NON-ORIGINAL BUILD-UP.

UGC EXISTING NON-ORIGINAL STAIR TO RECEIVE NEW WALL, FLOOR & CEILING FINISHES.

UGD NEW FRAMING AROUND NON-ORIGINAL SECONDARY GLAZING TO PROVIDE ACOUSTIC DETAIL TO ORIGINAL FABRIC.

UGE NEW TIMBER JOISTED FLOOR TO MATCH EXISTING.

~~UGF EXISTING OPENING IN ORIGINAL FLOOR TO LOWER GROUND EXTENDED TO NEXT BEAM LINE. EXISTING ORIGINAL FLOOR STRUCTURE, WITH MODERN BEAMS REPLACED IN 2002 WORKS. EXISTING ORIGINAL BEAMS TO REMAIN IN PLACE, EXPOSED & INTUMESCENT PAINTED. EXISTING NO ORIGINAL BEAMS TO BE ENCASED WITH FIRE BOARD.~~

UGG NEW PLATFORM LIFT. LIFT TO BE SAT ON NON-ORIGINAL CONC SLAB.

UGH NEW OPENING FORMED IN ORIGINAL MASONRY WALL. SUPPORT PROVIDED BY BEAMS ON PADSTONES AS THE DETAIL TO THE ADJACENT EXISTING OPENING FORMED IN 2002 WORKS. EXISTING ORIGINAL MASONRY TO BE EXPOSED, SEALED / WHITE WASHED TO ID SPECIFICATION

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.

G.A. KEY:

+ 9.690	EXISTING SURVEYED FLOOR LEVEL
+ 9.800*	PROPOSED FLOOR LEVEL. *AVERAGE/APPROX. LEVEL
F.F.L.	FINISHED FLOOR LEVEL
F.L.L.	FINISHED STAIR LANDING LEVEL
F.S.L.	FINISHED SCREED LEVEL
S.S.L.	STRUCTURAL SLAB LEVEL
C.O.S.	TO BE CHECKED ON SITE
I.C.	INSPECTION COVER
F.P.S.	FIRE PREVENTION SYSTEM TO BE INSTALLED WITHIN KITCHEN UNIT
	RAINWATER OUTLET
	RAINWATER PIPE
	SOIL/WASTE VENT PIPE
	FOUL WATER HIGH LEVEL FALLS
	SURFACE WATER HIGH LEVEL FALLS
	PIPE PENETRATION IN SLAB ABOVE
	ORIGINAL FABRIC (inc WINDOWS / DOORS) TO BE RETAINED
	NON-ORIGINAL FABRIC TO BE RETAINED
	AREA TO REMAIN AS EXISTING (NO PROPOSED WORK)
	CONCRETE BLOCK WORK WALLS AS NOTED ON LRW L(42) CODE DRAWINGS
	PLASTERBOARD & STUD PARTITION WALLS AS NOTED ON LRW L(42) CODE DRAWINGS
D1.01	NEW DOOR & FRAME - REFER TO LRW DRAWING 7611-A(32) CODE FD 60S = FIRE RESISTANCE OF DOOR (MINUTES) & SMOKE SEALS SC = SELF CLOSING DEVICE PL = PROXIMITY CARD READER LOCK
	NEW TIMBER JOISTED STRUCTURAL FLOOR TO MATCH EXISTING ORIGINAL STRUCTURAL FLOOR BUILD-UP. TO S.E DETAILS TO ALIGN WITH UPPER GROUND FLOOR.
	NEW ACOUSTIC FLOOR ON EXISTING NON-ORIGINAL STRUCTURAL FLOOR.
	MOVEMENT JOINT BETWEEN ORIGINAL TIMBER FLOOR AND CONCRETE SLAB.
	MOVEMENT JOINT IN HARD WEARING FINISH.
	EXISTING CCTV CAMERA, TO BE REPLACED MAINTAINING EXISTING CABLE ROUTES & FIXING POINTS.

rev	description	drawn	auth	date
B	FLOOR OPENING TO LOWER GROUND FLOOR OMITTED.	SJM	SJM	30.06.21
A	FURTHER DETAILED NOTES ADDED IN RESPONSE TO PLANNERS LETTER DATED 14/04/21.	SJM	SJM	26.04.21

DO NOT SCALE OFF THIS DRAWING

© LEACH RHODES WALKER 2021

LeachRhodesWalker Architects
info@lrw.co.uk | www.lrw.co.uk
50 Dearmans Place Manchester M3 5LH
Manchester +44 (0)161 833 0211 | London +44 (0)207 993 1363 | Bucharest +40 (21)650 4026

client
ASPEN HOTELS LTD

project
STOREYS
MANCHESTER

project no.	drawing no.	rev
8180	L(00)202	B

description
PROPOSED UPPER GROUND FLOOR PLAN

scale	date drawn	drawn by	authorised by
1:50@ A0	09.03.21	CM	SJM

file \\ FFILES\sites\Aspen\8180_GEORGE\Revit\jan24\R18_2f | Revit bands

purpose of issue
planning ○ building regs ○ tender ○ comment ○ approval ○ construction ○