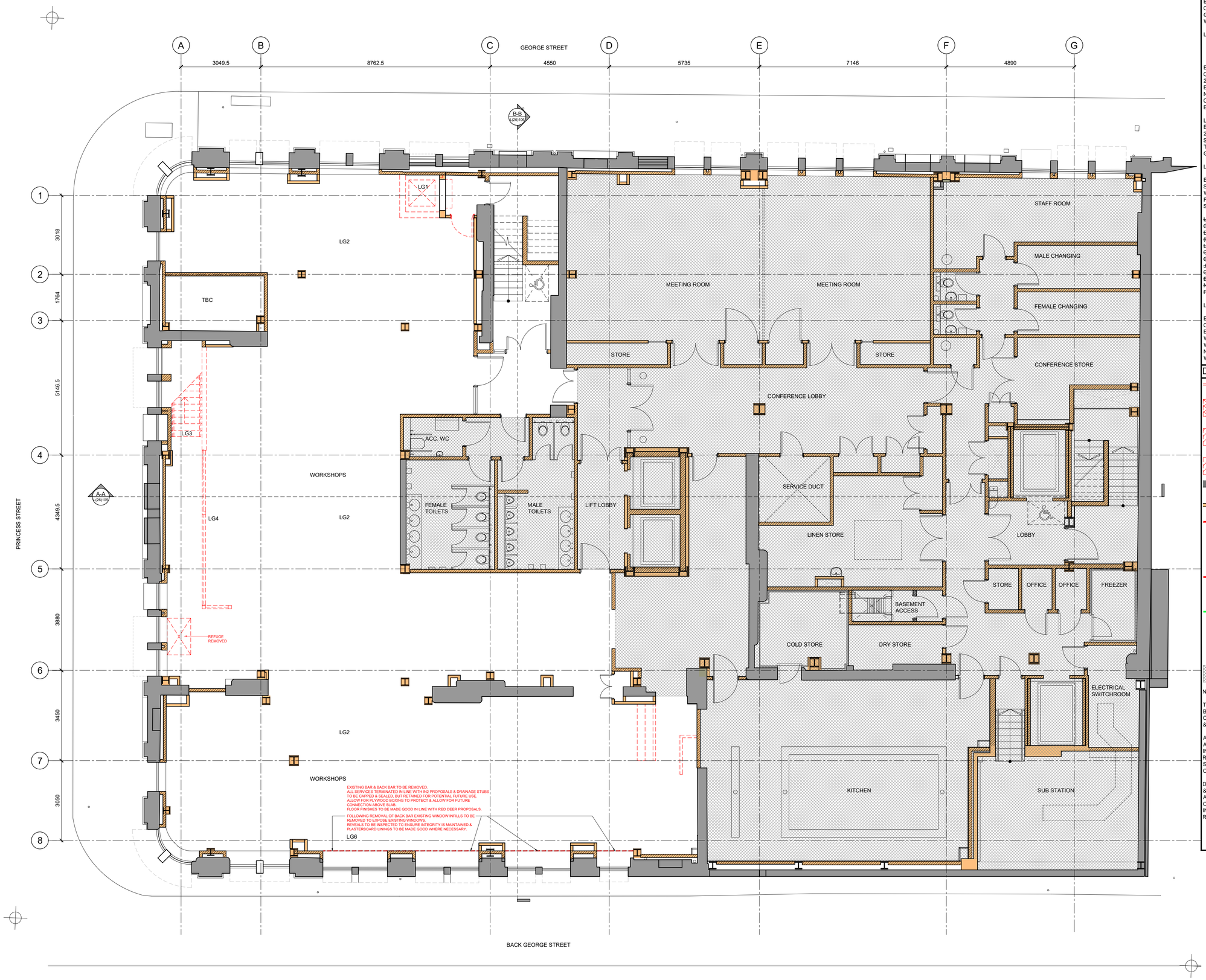

DEMOLITION NOTES:

LG1 REMOVAL OF NON-ORIGINAL BEER DROP LIFT & SHAFT.
EXISTING NON-ORIGINAL BEER DROP & BLOCKWORK SHAFT INSTALLED AS PART OF 2002 WORKS. SEE NOTES ON UPPER GROUND FLOOR PLAN FOR ASSOCIATED WORK ABOVE.

LG2 REMOVAL OF NON-ORIGINAL PLASTERBOARD BULKHEADS & DECORATIVE CEILING THROUGHOUT FRONT OF HOUSE AREAS.
EXISTING NON-ORIGINAL BULKHEADS & CEILINGS INSTALLED AS PART OF THE 2002 WORKS. FIRE BOARDED SOFFIT TO BE LEFT IN PLACE & MADE GOOD WHERE NECESSARY. REFER TO L(35) CODE CEILING PLANS FOR TREATMENT TO BEAMS ABOVE.

LG3 REMOVAL OF NON-ORIGINAL STAIR.
EXISTING STAIR INSTALLED AS PART OF 2002 WORKS. THE STAIR IS A SELF SUPPORTING STRUCTURE CONNECTED TO NON-ORIGINAL STEELWORK AT UPPER GROUND FLOOR LEVEL.

LG4 REMOVAL OF NON-ORIGINAL GLAZED SCREEN.
EXISTING NON-ORIGINAL GLAZED SCREEN INSTALLED AS PART OF 2002 WORKS FIXED BETWEEN LOWER GROUND FLOOR SLAB AND NON-ORIGINAL STEELWORK ABOVE.

~~LG5 - OPENING THROUGH EXISTING ORIGINAL FLOOR ABOVE.~~
~~EXISTING OPENING FOR EXISTING STAIR (ITEM LG3) EXTENDED TO NEXT BEAM LINE. FLOOR IS OF TIMBER JOISTED CONSTRUCTION BUT LOCALISED OPENING UP WORKS SUGGEST THE JOISTS ARE MODERN AND NOT ORIGINAL. ORIGINAL BEAM TO BE LEFT IN PLACE, EXPOSED & INTUMESCENT PAINTED. SEE NOTES ON UPPER GROUND FLOOR PLAN FOR ASSOCIATED WORK ABOVE.~~

LG6 REMOVAL OF NON-ORIGINAL BAR / BACK BAR FIXTURES.
EXISTING FIXTURES INSTALLED AS PART OF 2002 WORKS AND INCLUDE INTERNAL BOARDING TO BLOCK EXISTING WINDOWS TO STREET LEVEL. EXISTING WINDOWS TO BE REVEALED AND NON-ORIGINAL LININGS MADE GOOD WHERE NECESSARY.

DEMOLITION KEY:

- DASHED RED LINES INDICATES EXISTING TO BE REMOVED.
- HATCH INDICATES EXISTING ORIGINAL STRUCTURAL FLOOR TO BE REMOVED (IN LINE WITH S.E. DETAILS).
- HATCH INDICATES EXISTING NON-ORIGINAL RAISED FLOOR TO BE REMOVED (IN CONJUNCTION WITH A(43) DETAILS).
- HATCH INDICATES EXISTING FLOOR FINISHES TO BE SAW CUT & REMOVED LOCALLY.
- EXISTING ORIGINAL WALL / STRUCTURE, CONCEALED BY INTERNAL LININGS.
- EXISTING NON-ORIGINAL WALL / STRUCTURE.
- EXISTING NON-ORIGINAL WALL LININGS TO BE REMOVED, ORIGINAL MASONRY BEHIND INSPECTED, BRUSHED TO REMOVE LOOSE DEBRIS & SEALED IN FINISH TO SUIT ID SPECIFICATION IF EXISTING CONDITION IS ACCEPTABLE.
- EXISTING NON-ORIGINAL COLUMN ENCASEMENT TO BE REMOVED & NON-ORIGINAL COLUMN INUMESCENT PAINTED TO ACHIEVE 90mins FR.
- EXISTING NON-ORIGINAL WALL LININGS / BOXING TO BE RETAINED. INTERFACES WITH LININGS TO BE REMOVED TO BE INFILLED & MADE GOOD AS NECESSARY TO ENSURE FIRE & ACOUSTIC COMPARTMENTS ARE MAINTAINED.
- HATCH INDICATES AREAS TO REMAIN AS EXISTING (NO PROPOSED WORK).

NOTES

THE EXTENT OF EXISTING SERVICES TO BE REMOVED TO BE ADVISED BY M&E CONSULTANT. REFER TO M&E DRAWINGS & SPECIFICATIONS.

ANY DEMOLITION WORKS THAT MAY AFFECT EXISTING STRUCTURAL INTEGRITY OF THE BUILDING TO BE REVIEWED & ADVISED BY THE STRUCTURAL ENGINEER. PRIOR TO COSTING & ANY WORKS ON SITE.

DECORATIVE CEILINGS TO BE REMOVED & SERVICES EXPOSED SUBJECT TO THE ABOVE & BELOW. THE EXISTING FIRE COMPARTMENTATION IS TO REMAIN INTACT, ACOUSTIC INTEGRITY TO BE REVIEWED BY SPECIALIST.

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.

rev	description	drawn	auth	date
F	REFERENCE TO FLOOR OPENING FROM UPPER GROUND STRUCK THROUGH.	SJM	SJM	30.06.21
E	FURTHER DETAILED NOTES ADDED IN RESPONSE TO PLANNERS LETTER DATED 14/04/21.	SJM	SJM	23.04.21
D	DETAILED DEMOLISH NOTES ADDED.	SJM	SJM	12.03.21
C	OPENING THROUGH TO UPPER GROUND FLOOR AMENDED IN LINE WITH L(20) CODE GA's. FIRE CURTAINS & GLAZED SCREENS AMENDED ACCORDINGLY.	SJM	SJM	05.03.21
B	BAR HIGHLIGHTED FOR REMOVAL & INFILLS TO EXISTING WINDOWS TO BACK GEORGE ST REMOVED.	SJM	SJM	15.01.21
A	FLOOR FINISHES HIGHLIGHTED FOR REMOVAL IN INTERNAL COURTYARD.	CM	SJM	18.12.20

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(26)100	F

description
DEMOLITION LOWER GROUND FLOOR PLAN

scale	date drawn	drawn by	authorised by
1:50@ A0	18.11.20	CM	SJM

file \\ RIS\sys\Active\aspen\8180_STOREYS\dwg\arc\cad\lrw\lrw | TNS.bimble

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