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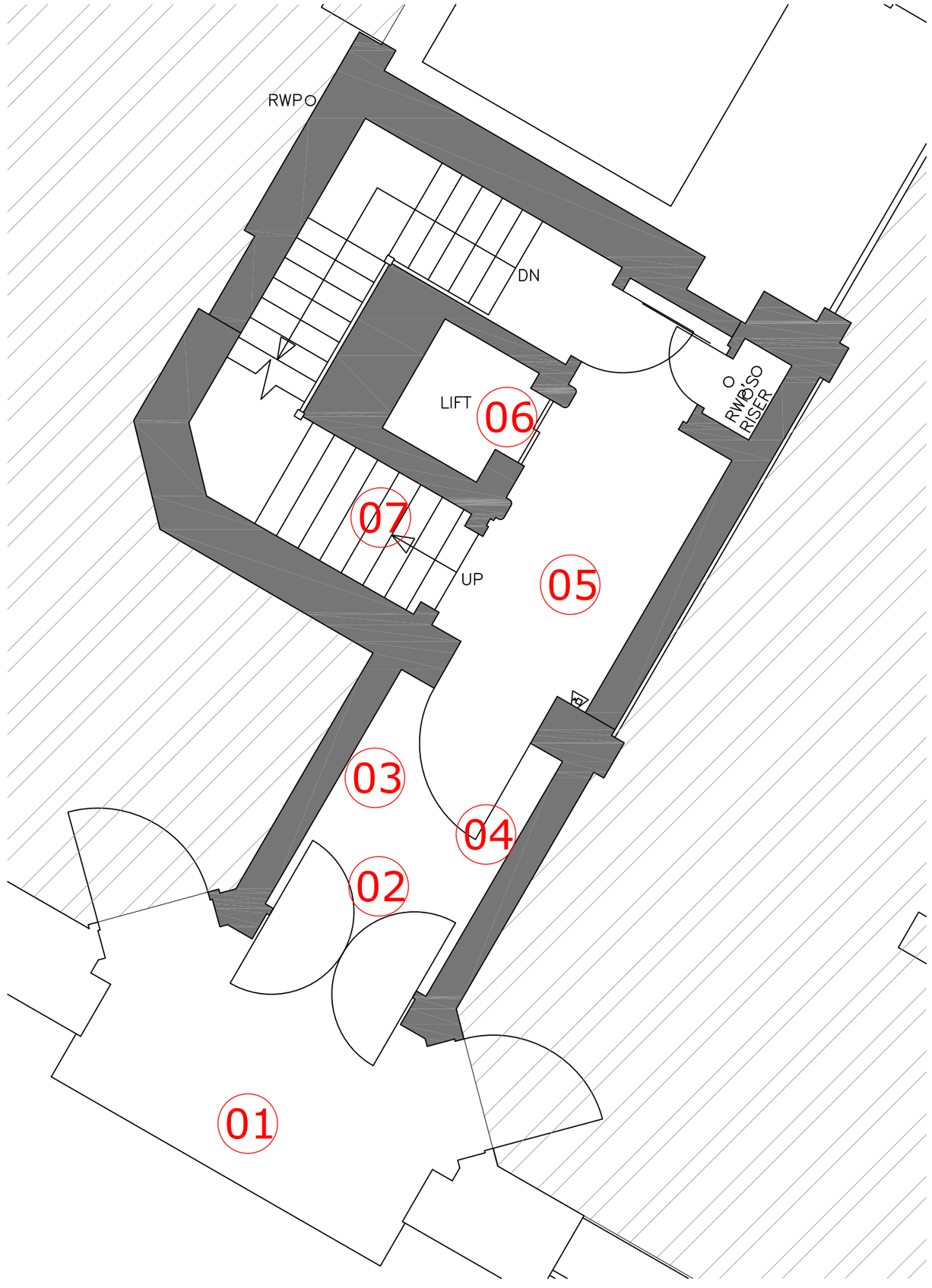
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NOTES:

0 1m 2 3 4 5 6 7 8 9 10

Scale Bar 1:100 @ A2



STRIP OUT NOTES

> 01 Existing mosaic tiles to be repaired and made good using like for like materials so as to keep in keeping with original tiling.

> 02 Existing non-original barrier matting to be uplifted and replaced with new commercial grade matting to, type to be confirmed.

> 03 Existing non-original tenant board to be discarded and replaced with new, design to be confirmed.

> 04 Existing non-original mirror to be discarded.

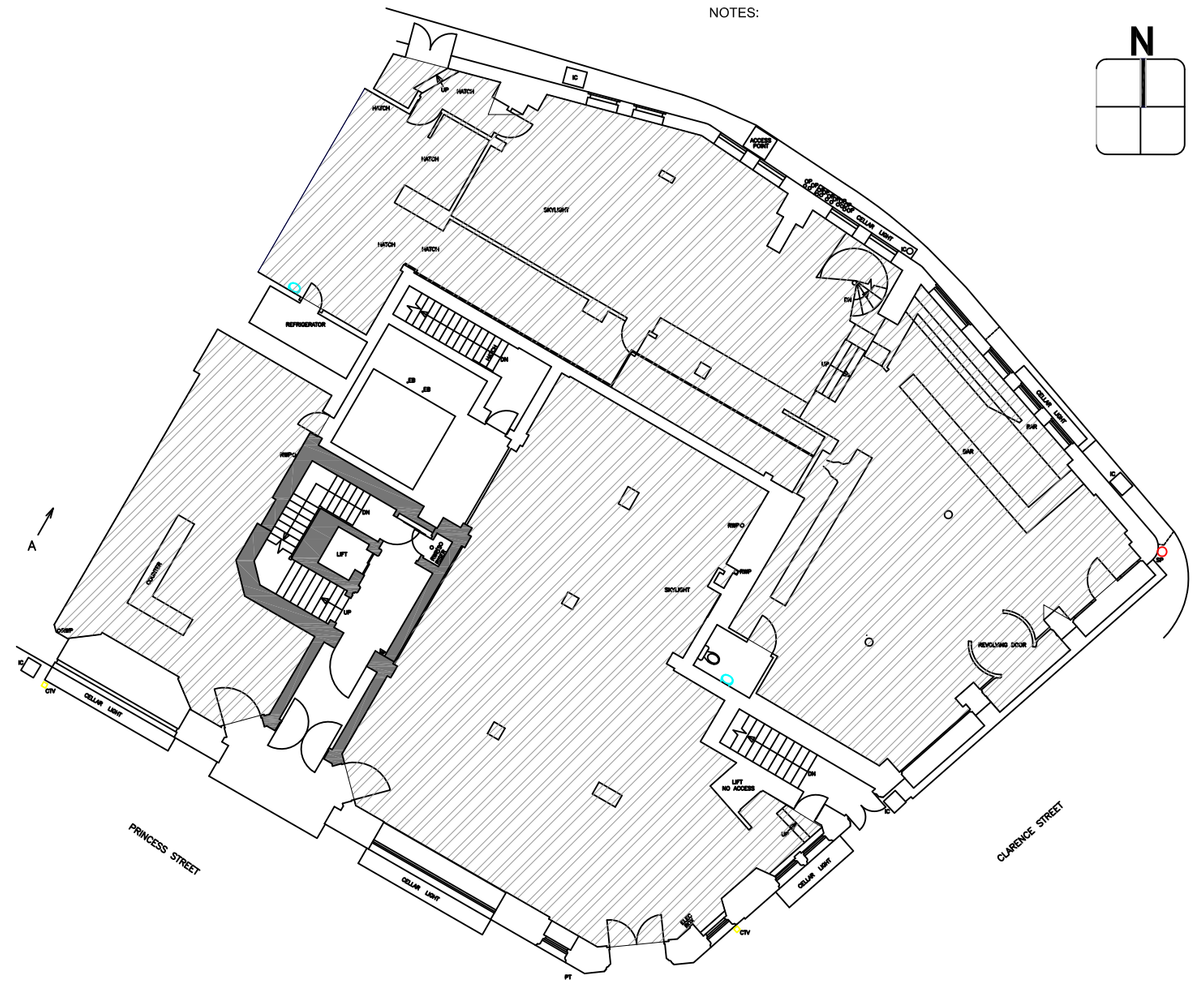
> 05 All existing non-original timber floors to be uplifted and new timber flooring to be laid in its place. If when we uplift existing timber floor and reveal original flooring we will review with conservation officer be any works commence.

> 06 Existing non-original metal external lift surround to be removed and replaced with a more modern fused metal surround with same profile. Lift car ceiling to be replaced with new mirrored ceiling.

> 07 Existing non-original stair tread and stringers to be replaced with new timber finish.

GENERAL:

All existing non-original light fittings to be striped out and replaced with a new lighting scheme, the existing entrance lobby chandelier to be retained.



DEMOLITION LIFT LOBBY
ground floor scale:-1:50

EXISTING FLOOR PLAN
ground floor scale:- 1:200

drawing status
- approval
- construction
- preliminary
- record
- information
- comment
- TENDER

Client
LJ Partnership
Northern Assurance Building
Ground Floor Plan

Drawing Title
Demolition Floor Plan

Job no OBI-10357-00.D0 | Date Oct 2015 | Scale 1:100@A2 | Drn J C Scott | Rev

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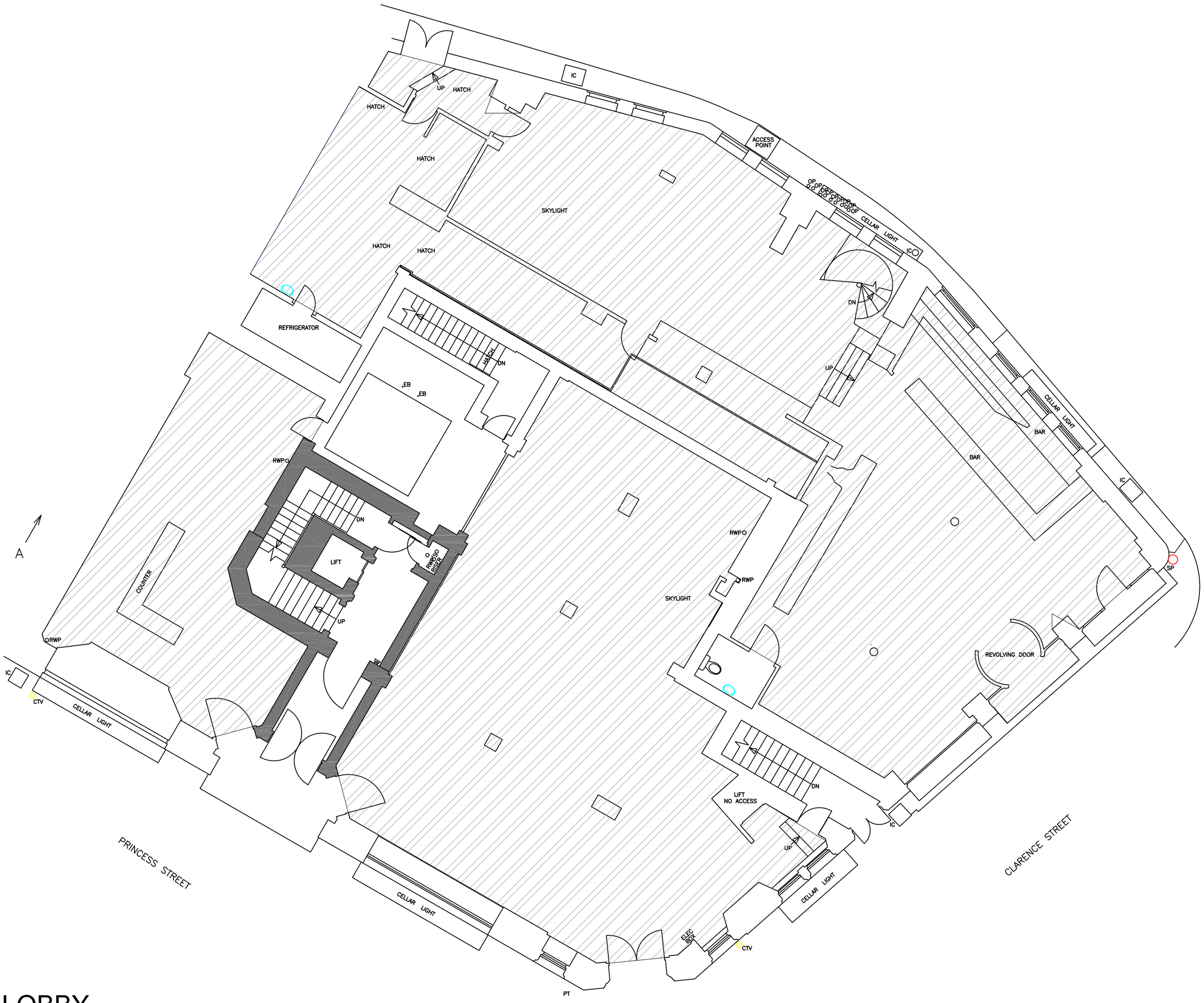
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NOTES:

N

0 1m 2 3 4 5 6 7 8 9 10

Scale Bar 1:100 @ A2



EXISTING LIFT LOBBY

ground floor scale:-1:100

drawing status
- approval
- construction
- preliminary
- record
- information
- comment
- TENDER

Client
LJ Partnership
Northern Assurance Building
Ground Floor Plan

Drawing Title
Existing Floor Plan

Job no OBI-10357-0.0
Date Oct 2015
Scale 1:100@A2
Drn J C Scott
Rev

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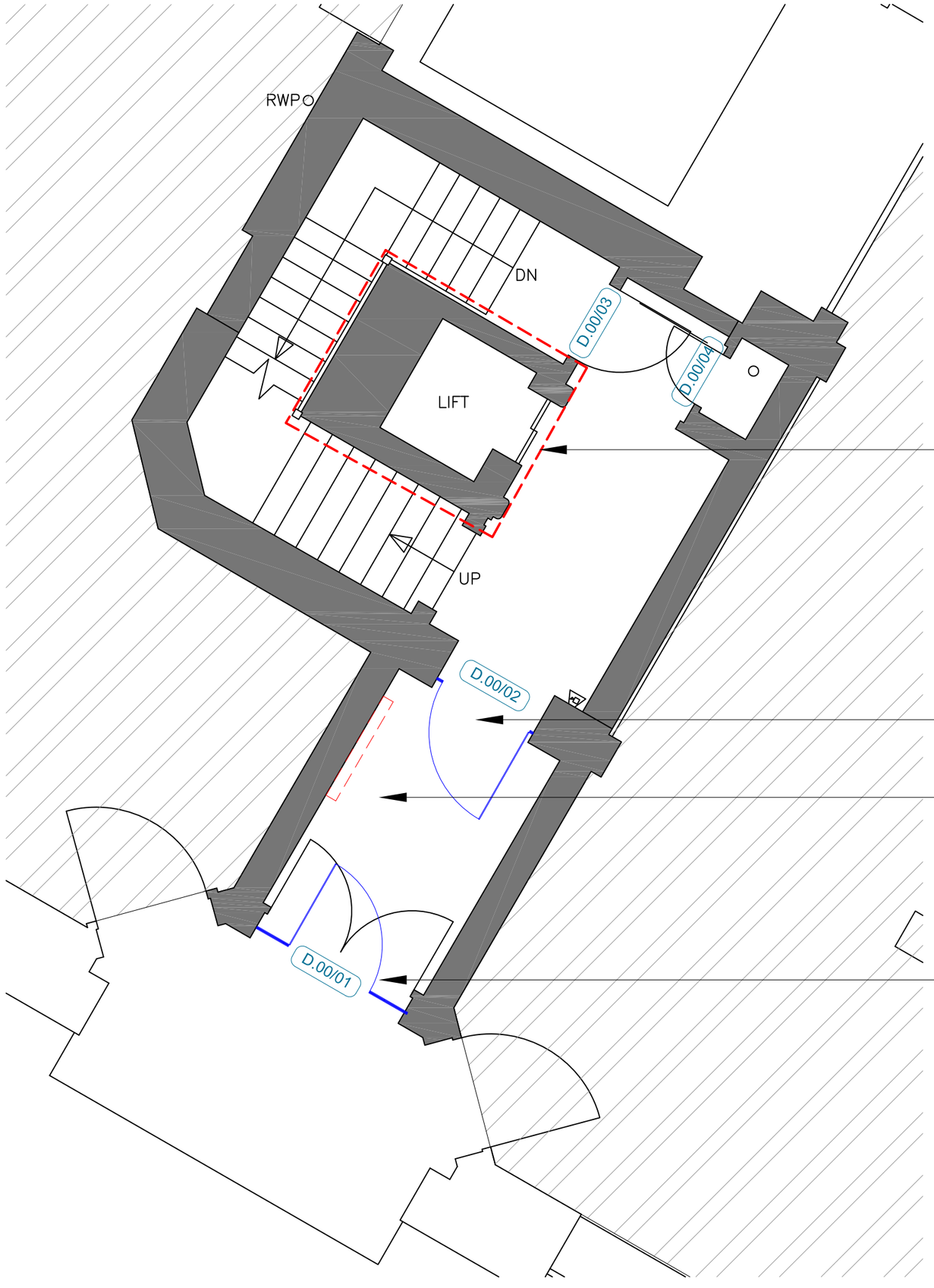
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0 1m 2 3 4 5 6 7 8 9 10

Scale Bar 1:100 @ A2



For lift detail see drawing: OBI-10357-0.7

New internal frameless glass door

New wall mounted video screen intercom, type to be confirmed.

New external frameless glass door with door access control,
existing doors to be retained and held open.

NOTES:

PARTITIONS/WALLS

Existing external walls

Existing interior wall/partition

Existing external windows

Proposed frameless glass partition

General partitioning notes:

- All internal glazing to be 6.4mm laminated or 6mm toughened safety glass.

- All full height glass glazing to include a minimum of 2 levels of manifestation as per Doc M.

DOOR SETS

Existing single door

Existing double door

Proposed frameless glass single door

General door notes:

- Fire doors to be fitted with automatic self closing device.

- All full height glass doors to include a minimum of 2 levels of manifestation as per Doc M.

- All timber doors to have 926mm door leaf and all glass doors to have 900mm door leaf to provide effective 825mm clear width unless otherwise stated.

- All timber doors to be of a contrasting colour to surrounding wall.

PROPOSED GENERAL ARRANGEMENT PLAN

ground floor scale:-1:50

drawing status
- approval
- construction
- preliminary
- record
- information
- comment
- TENDER

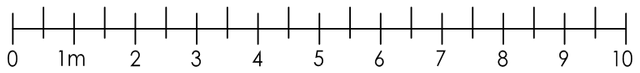
Client
LJ Partnership
Northern Assurance Building
Ground Floor Plan

Drawing Title
Proposed General Arrangement Floor Plan

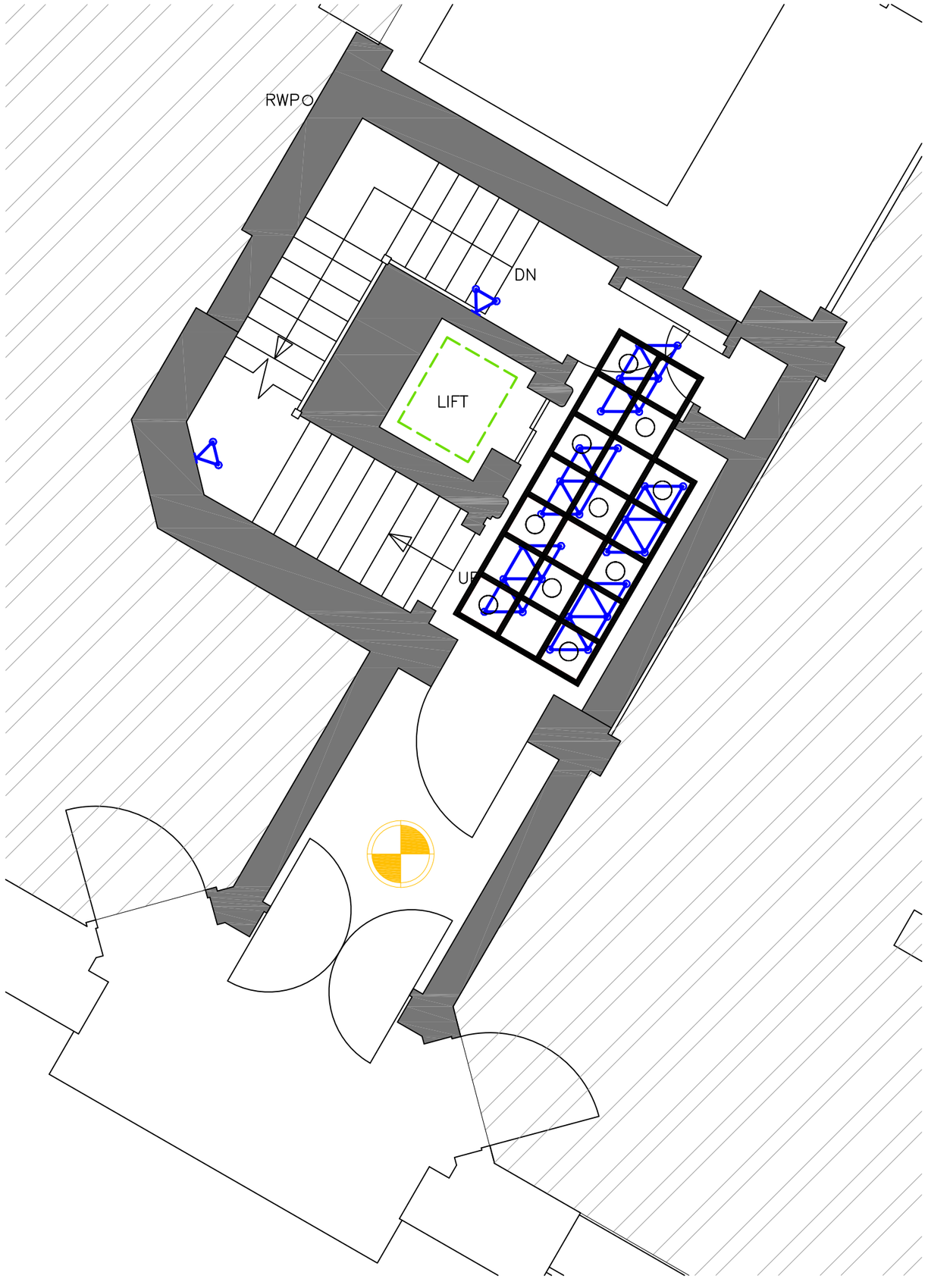
Job no	Date	Drn
OBI-10357-0.1	21.01.16	J C Scott
	Scale 1:50@A2	Rev A

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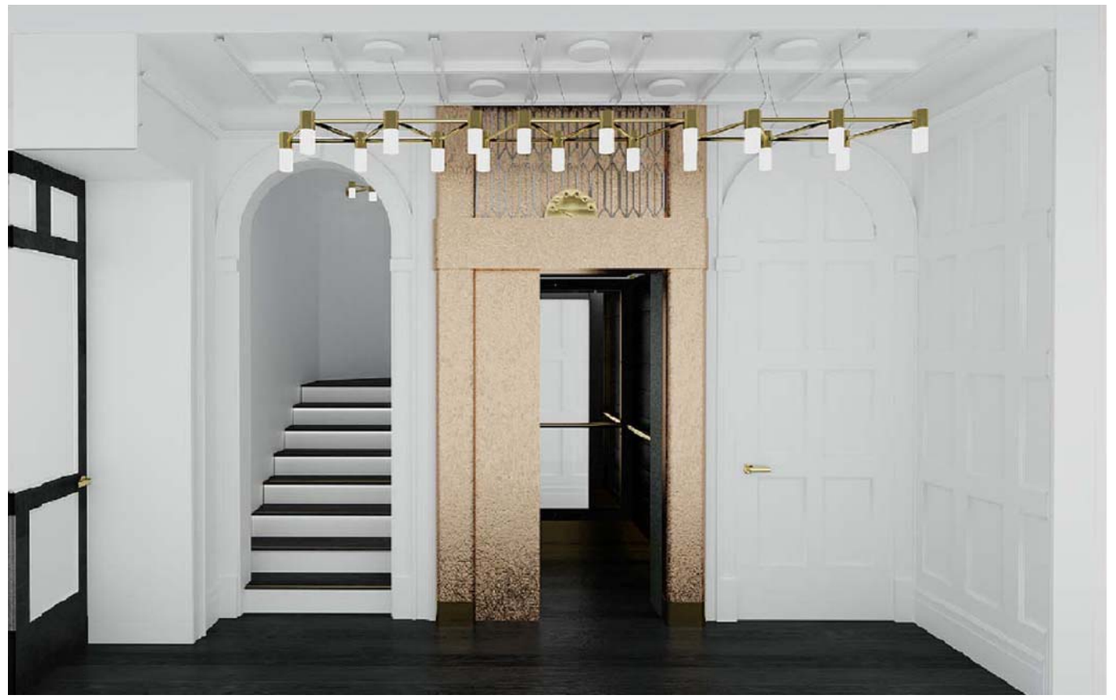


Scale Bar 1:100 @ A2



PROPOSED REFLECTIVE CEILING PLAN

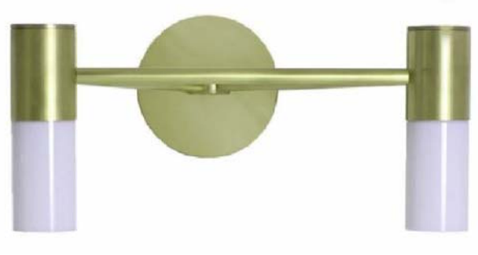
ground floor scale:-1:50



LIGHTING ARRANGEMENT



MATRIX CHANDELIER



MATRIX WALL LIGHT

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NOTES:

LIGHTING DETAILS

New pendant light, type to be confirmed.
£600

Supplier: Martin Huxford
Type: Matrix Chandelier
Finish: Brushed Brass

Supplier: Martin Huxford
Type: Matrix Wall Light
Finish: Brushed Brass

Continuous wall washers concealed behind ceiling lift raft, design tbc

Note: Emergeny lights to be added and designed by electrical contractor

Pendant light heights to be determined on site.

electrical contractor to determine final wiring schematics

Please read drawing in conjuction with concept proposals 03 document

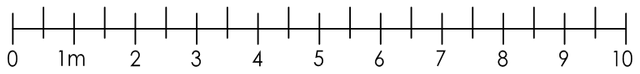
drawing status
- approval
- construction
- preliminary
- record
- information
- comment
- TENDER

Client
LJ Partnership
Northern Assurance Building
Ground Floor Plan

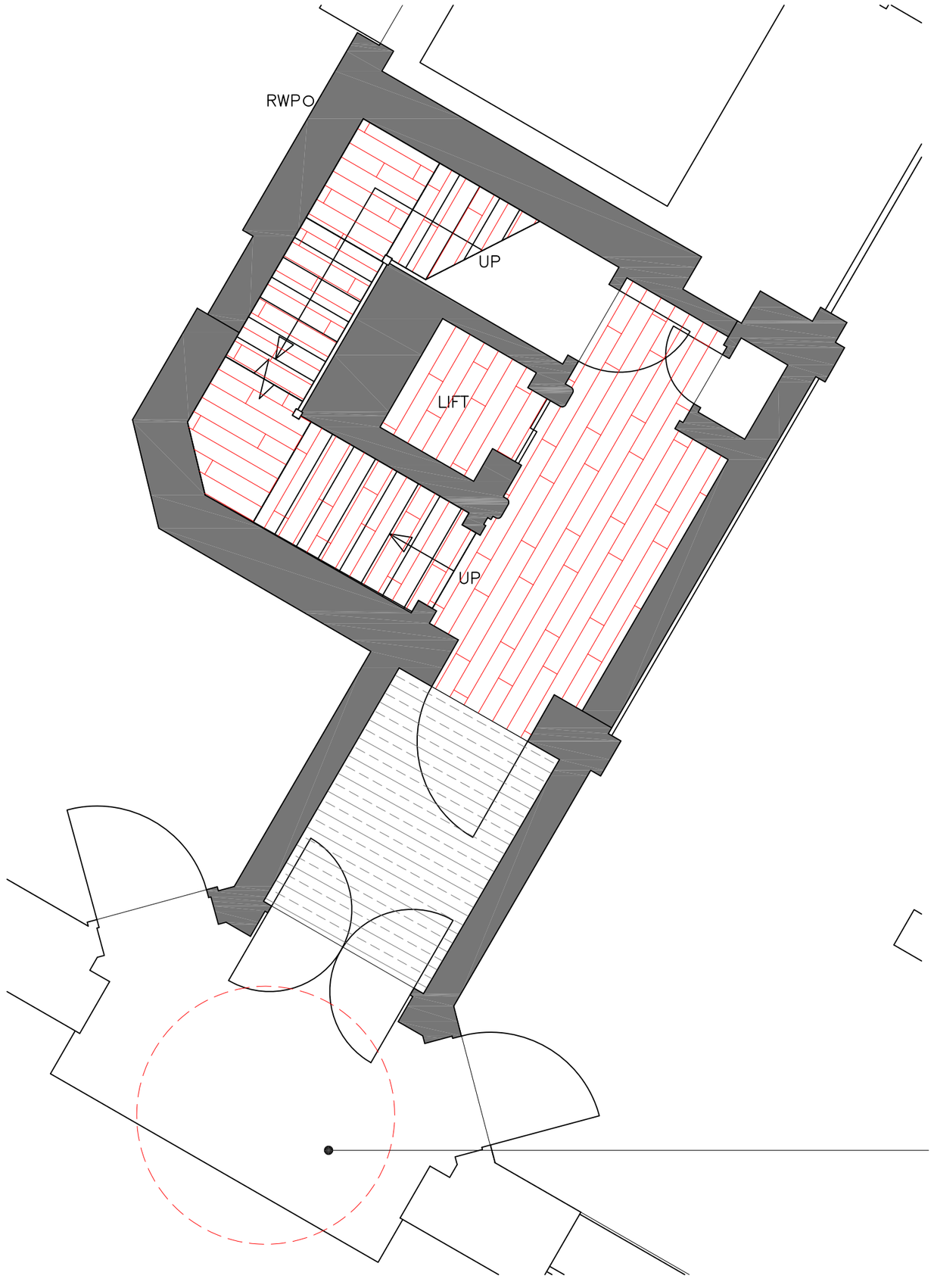
Drawing Title
Proposed Reflective Ceiling Plan

Job no	Date	Drn
OBI-10357-0.2	21.01.16	J C Scott
	Scale 1:50@A2	Rev A

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Scale Bar 1:100 @ A2



Existing mosaic paving externally to be repaired and made good.

PROPOSED FLOOR FINISHES PLAN

ground floor scale:-1:50

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NOTES:

FLOOR FINISHES

Supplier:www.jordanandrews.com
Range: ISTORIA PREMIUM
Type: Oak 1 strip engineered UV Olied
Size: 21mm x 180mm x 1900mm
Grade: Prime Grade
Colour: Black Rock

Supplier: FORBO
Type: Tuftiguard Classic
Size: 12mm
Grade: Nunway
Colour: To be confirmed.

notes:

Stair tread to have bullnose nosing in the same range of flooring.

drawing status
- approval
- construction
- preliminary
- record
- information
- comment
- TENDER

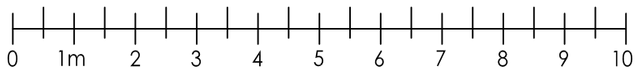
Client
LJ Partnership
Northern Assurance Building
Ground Floor Plan

Drawing Title
Floor Finishes Plan

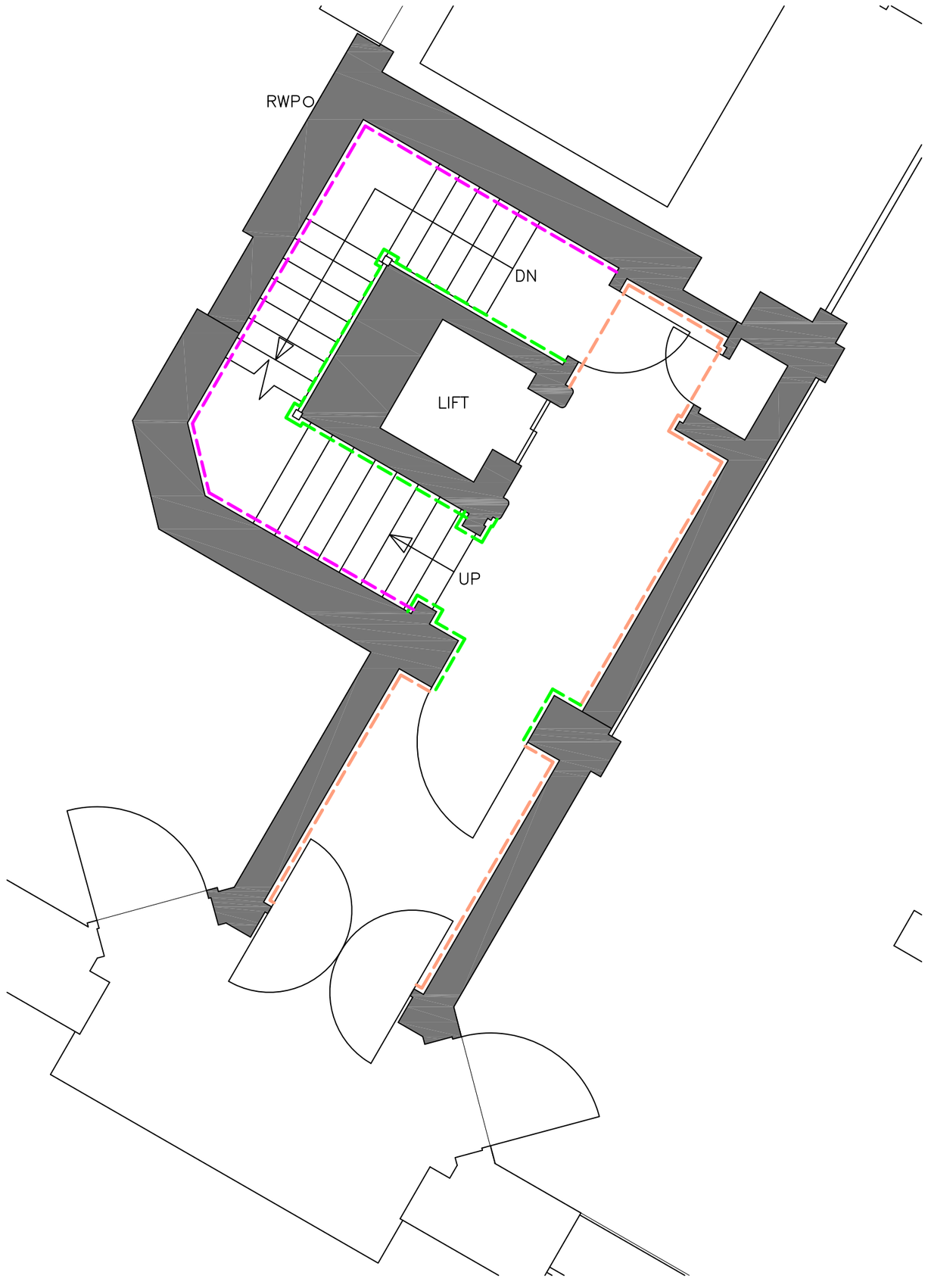
Job no OBI-10357-0.3
Date Oct 2015
Scale 1:50@A2
Drn J C Scott
Rev

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Scale Bar 1:100 @ A2



PROPOSED WALL FINISHES PLAN

ground floor scale:-1:50

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NOTES:

WALL FINISHES

Supplier: Farrow & Ball
Finish: Modern Emulsion (7% sheen)
Colour: Wevet 273

Supplier: Farrow & Ball
Finish: Estate Eggshell (20% sheen)
Colour: Pavillion Grey 242

Supplier: TBC
Finish: Modern Emulsion
Colour: White

General door notes:

Wall to be painted fro floor to ceiling unless otherwise stated..

drawing status

- approval
- construction
- preliminary
- record
- information
- comment
- TENDER

Client
LJ Partnership
Northern Assurance Building
Ground Floor Plan

Drawing Title
Proposed Wall Finishes Plan

Job no	Date	Dm
OBI-10357-0.4	Oct 2015	J C Scott
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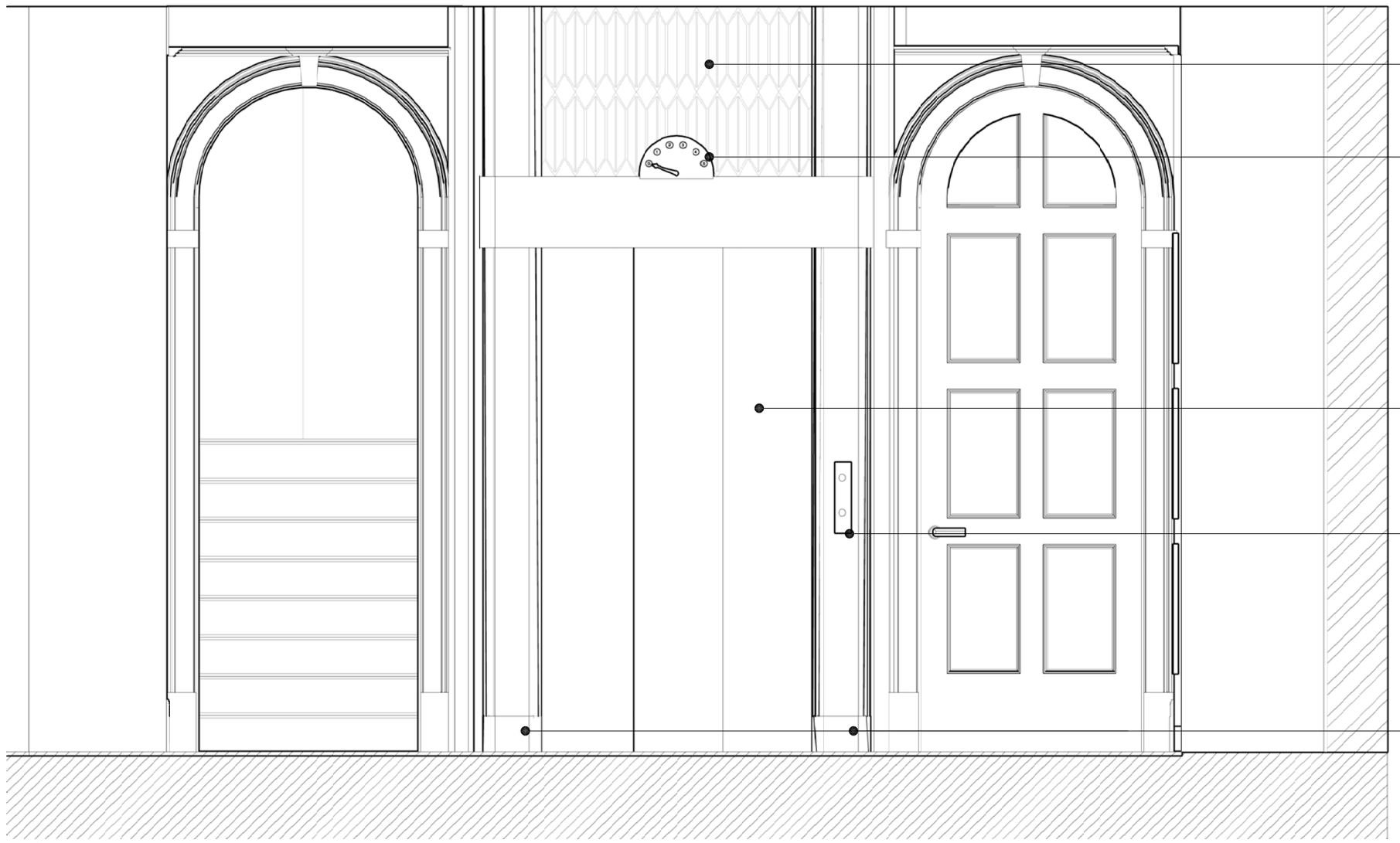
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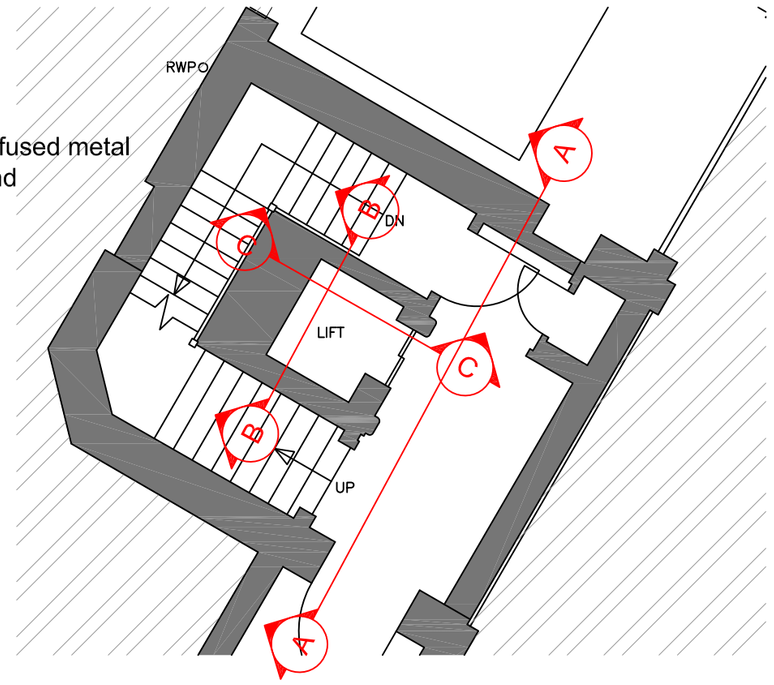
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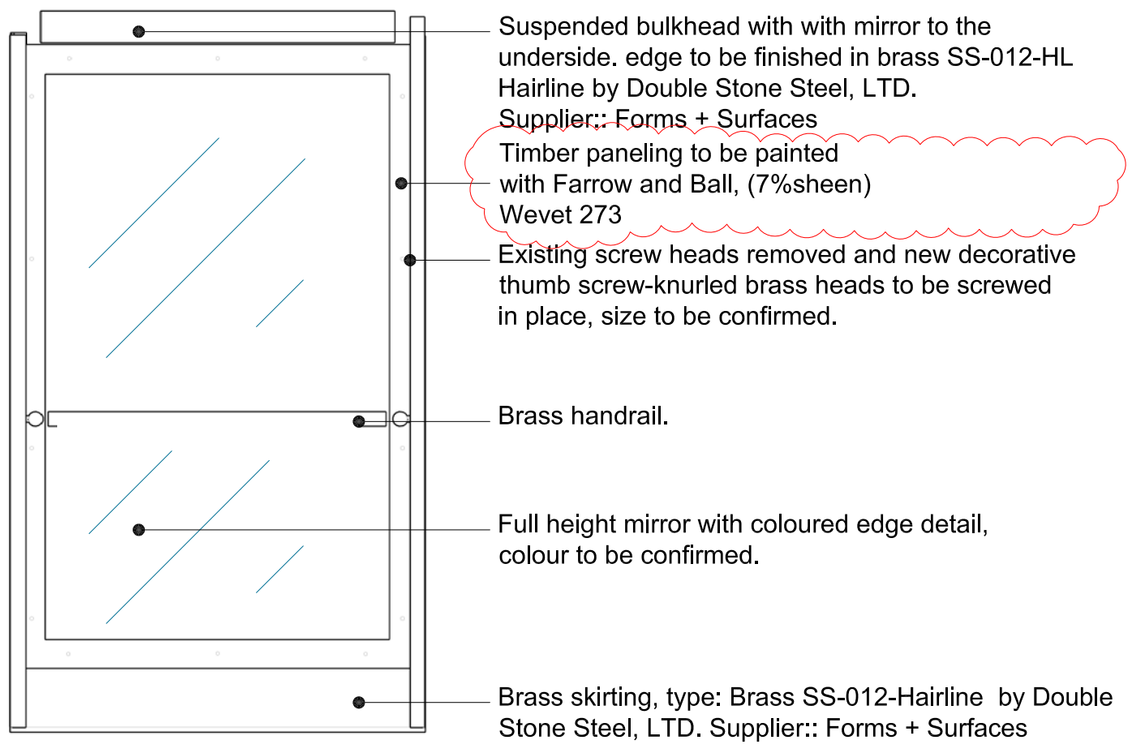
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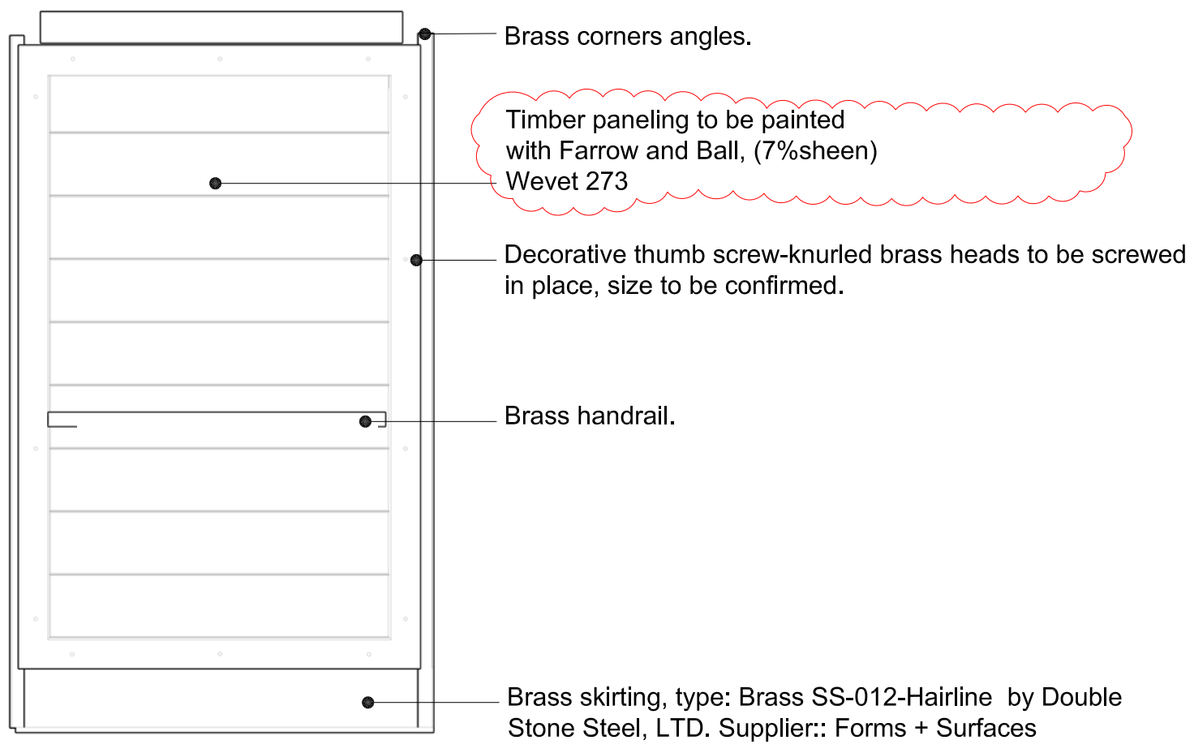
LIFT ELEVATION A-A
ground floor scale:-1:20



LIFT LOCATION PLAN
ground floor scale:-1:75



LIFT ELEVATION B-B
scale:-1:20



LIFT ELEVATION C-C
scale:-1:20

drawing status
- approval
- construction
- preliminary
- record
- information
- comment
- TENDER

Client
LJ Partnership
Northern Assurance Building
Ground Floor Plan

Drawing Title
Lift Details 'A'

Job no	Date	Drn
OBI-10357-0.7	21.01.16	J C Scott
	Scale 1:20@A2	Rev A

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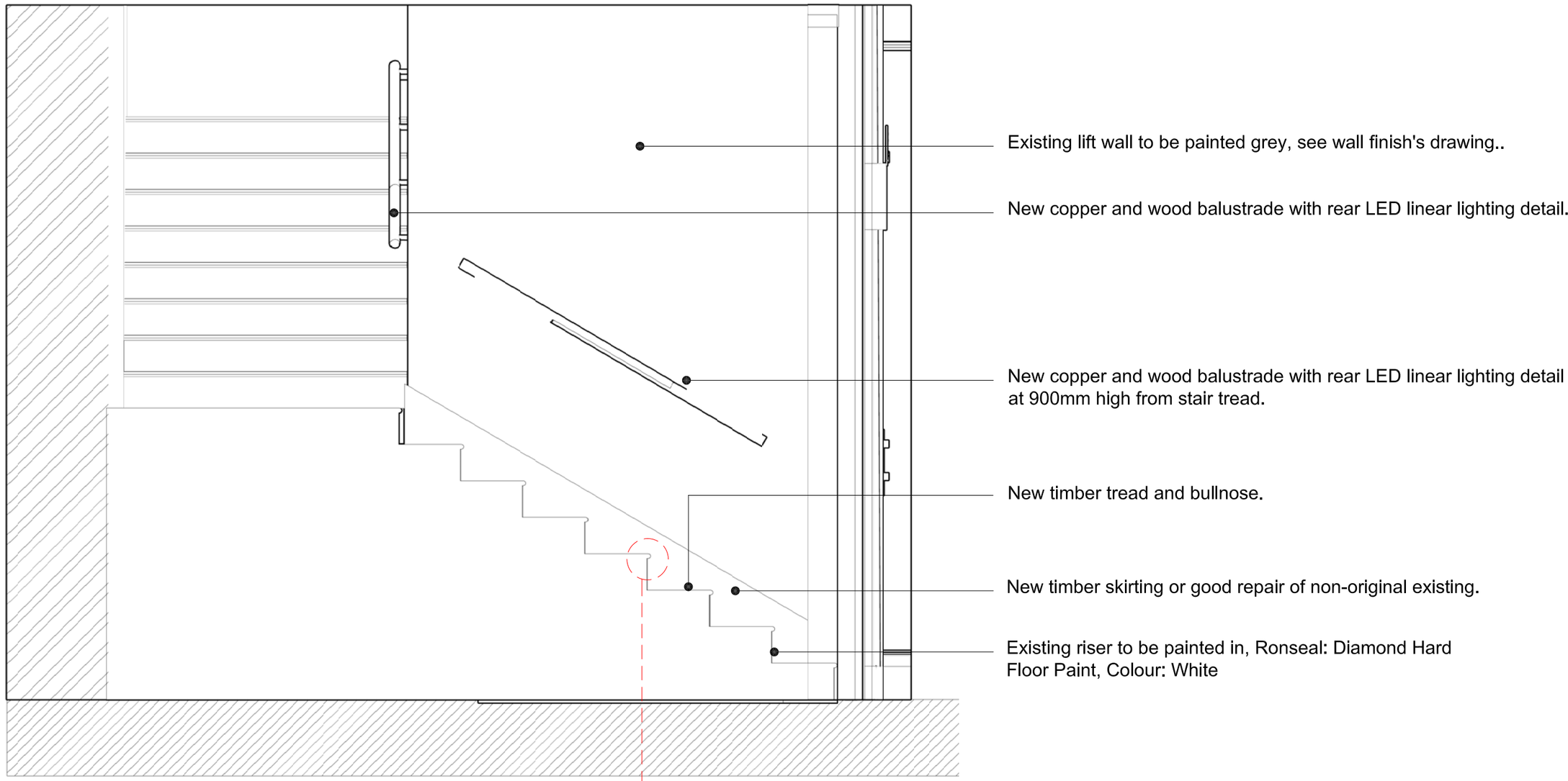
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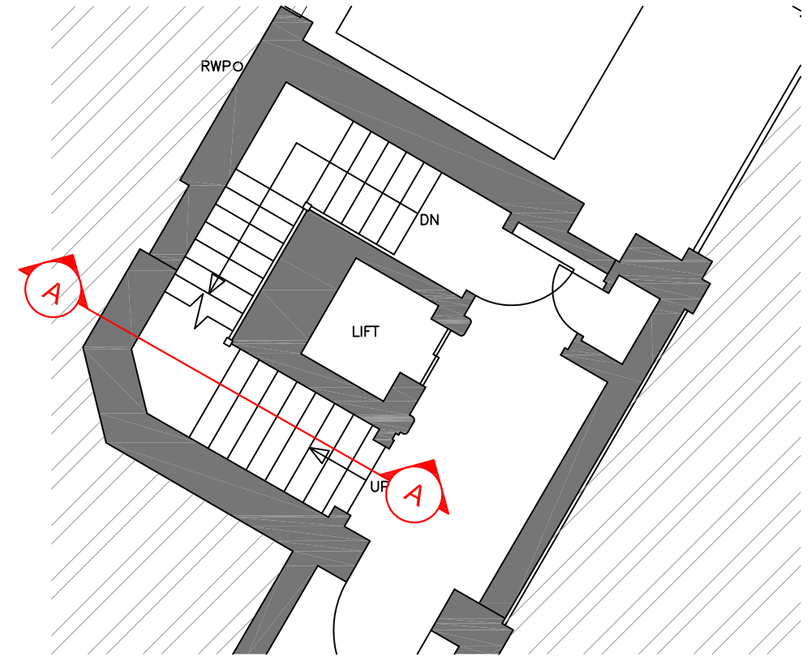
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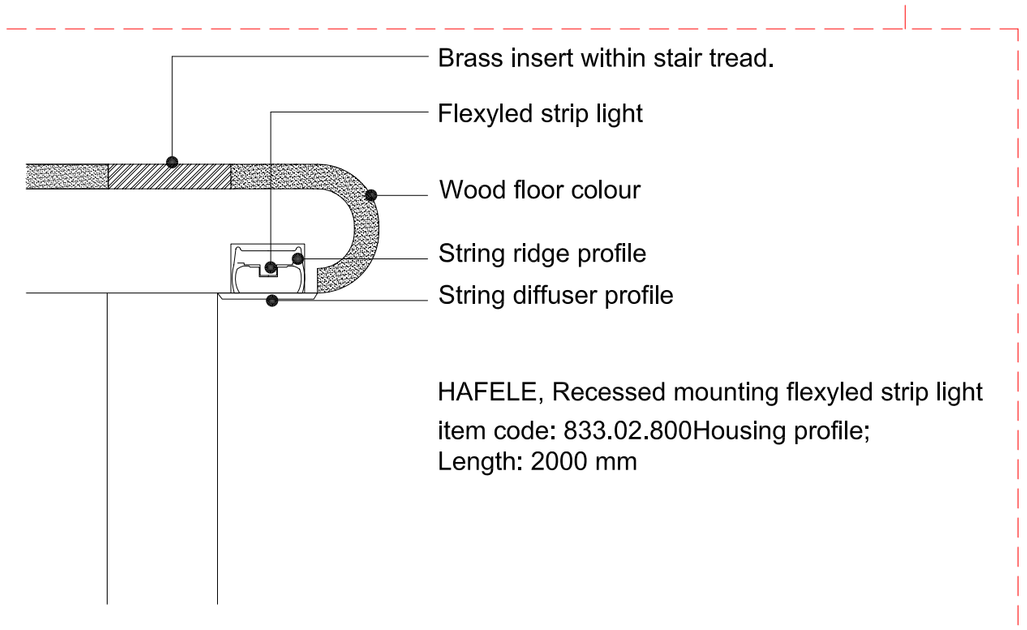


STAIR ELEVATION A-A

scale 1:20



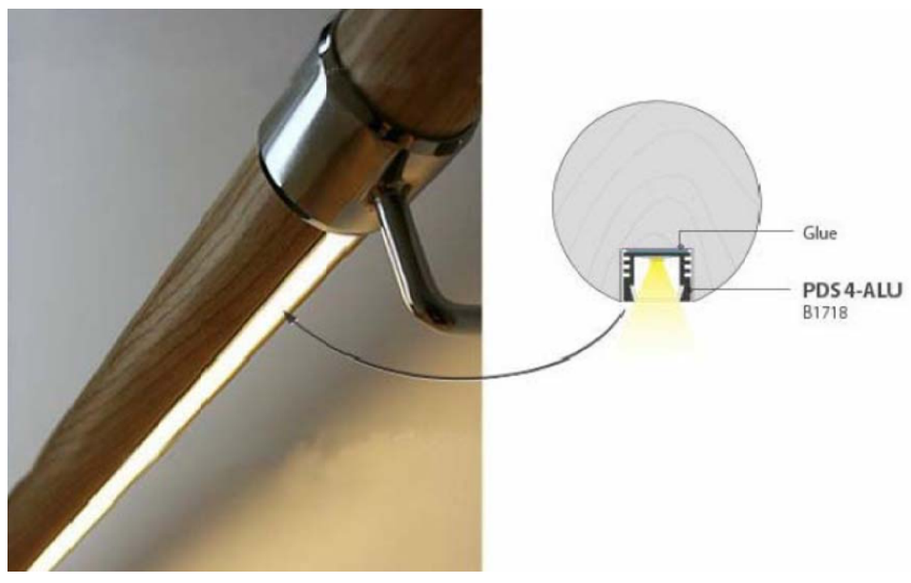
LOCATION PLAN



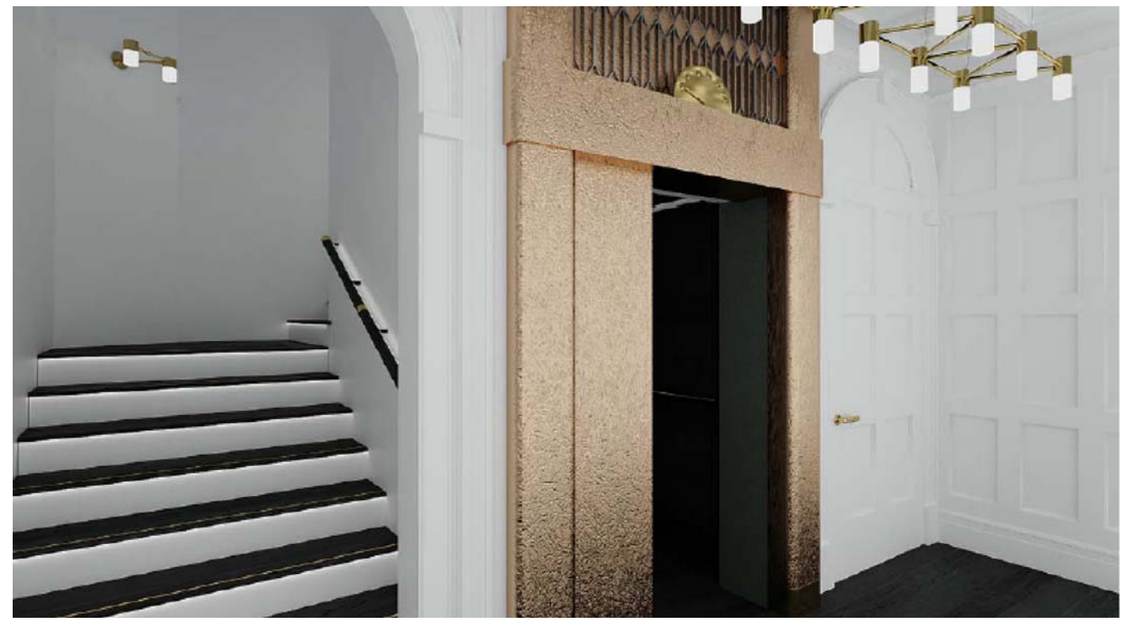
HAFELE, Recessed mounting flexyled strip light
item code: 833.02.800Housing profile;
Length: 2000 mm

TYPICAL NOSING DETAIL 'B'

scale 1:1



HANDRIAL DETAIL 'C'



STAIR DETAIL

drawing status
approval
construction
preliminary
record
information
comment
TENDER

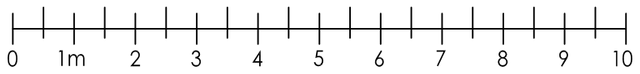
Client
LJ Partnership
Northern Assurance Building
Ground Floor Plan

Drawing Title
Proposed Stair Details 'A'

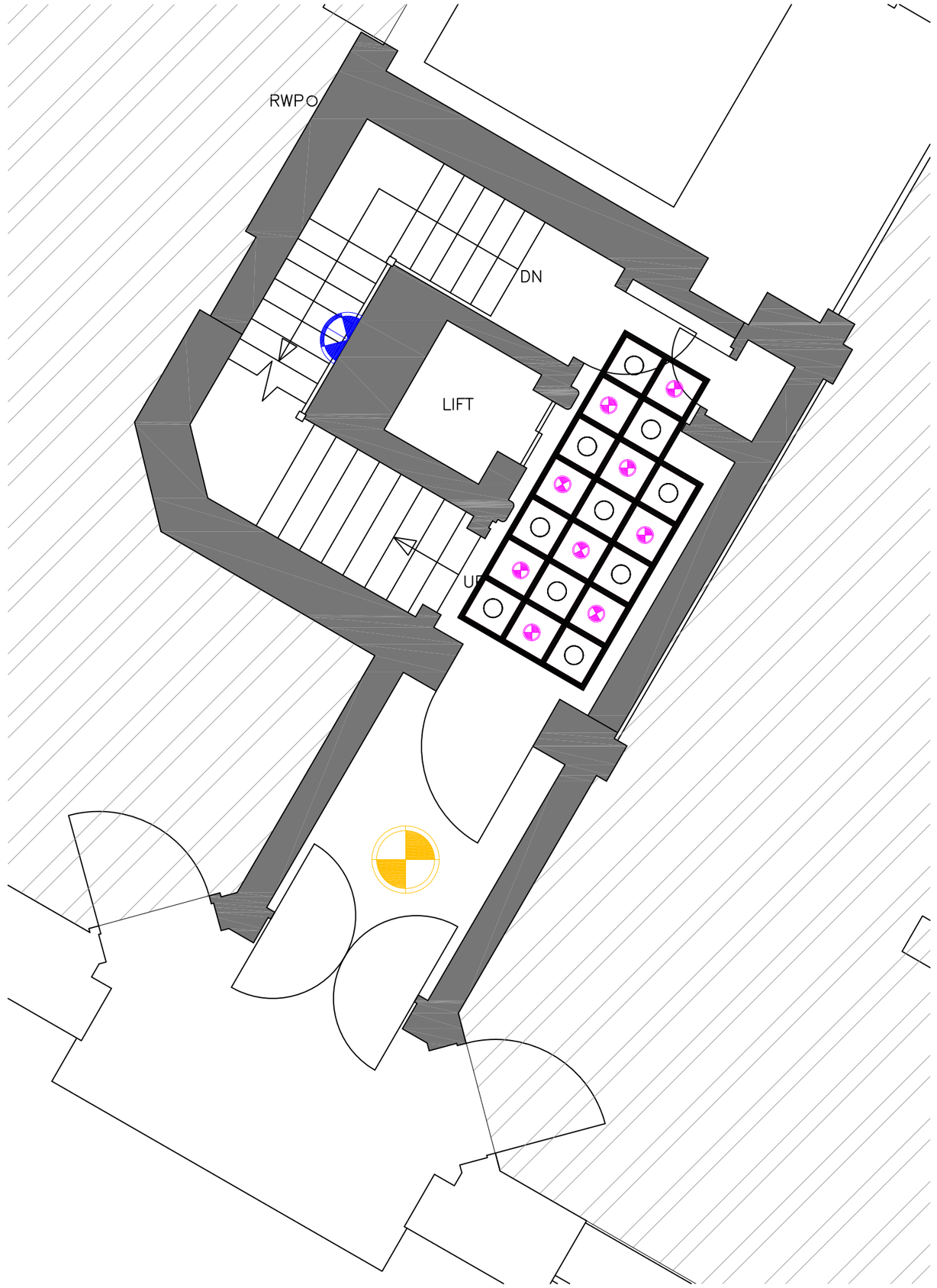
Job no OBI-10357-0.8
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Scale varies@A2
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Scale Bar 1:100 @ A2



EXISTING CEILING PLAN

ground floor scale:-1:50

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AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

NOTES:

LIGHTING DETAILS

Chandelier Pendant Light

Existing Wall Light

Existing Ceiling Mounted Lights

Note: Emergeny lights to be added and designed by electrical contractor

Pendant light heights to be determined on site.

electrical contractor to determine final wiring schematics

drawing status
- approval
- construction
- preliminary
- record
- information
- comment
- TENDER

Client
LJ Partnership
Northern Assurance Building
Ground Floor Plan

Drawing Title
Existing Ceiling Plan

Job no	Date	Drn
OBI-10357-0.9	Oct 2015	J C Scott
	Scale 1:50@A2	Rev

OBI PROPERTY

80 Mosley Street . Manchester . M2 3FX . T: 0161 237 1717 . www.obiproperty.co.uk