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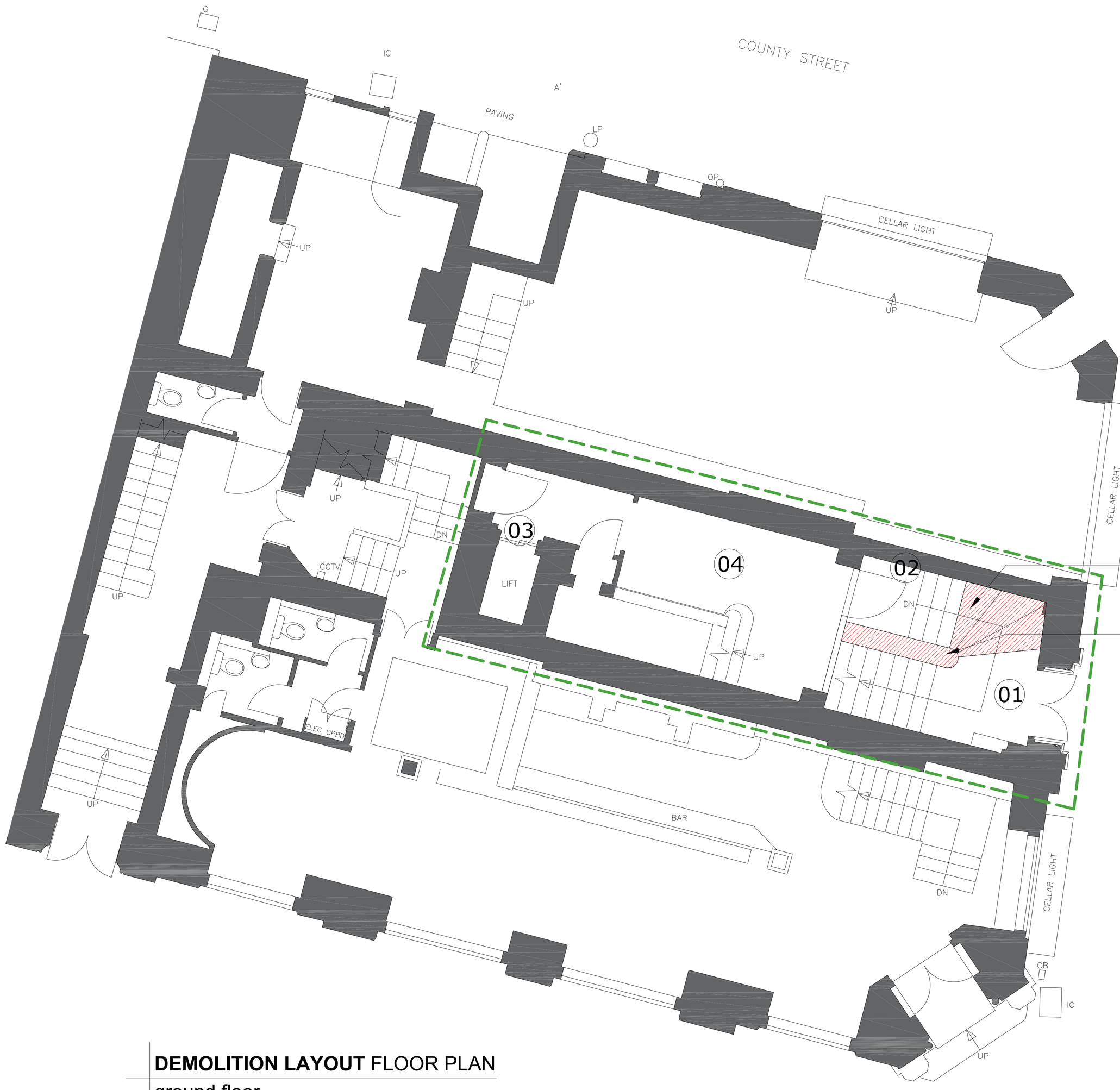
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NOTES:

0 1m 2 3 4 5

Scale Bar 1:50 @ A1



remove existing non-original 3no. treads and risers. see Drawing OBI-10357-0.6 for details.

remove existing non-original central pillar and capping to take new stair layout as Drawing OBI-10357-0.6

STRIP OUT NOTES

> 01 Existing non-original barrier matting to be uplifted and replaced with new commercial grade matting to, type to be confirmed.

> 02 Existing non-original tenant board to be discarded and replaced with new, design to be confirmed.

> 03 Existing non-original metal external lift surround to be removed and replaced with a new metal surround with same profile, to be designed.

> 04 Existing non-original carpet throughout to be replaced with new.

GENERAL:

All existing non-original light fittings to be striped out, isolated and replaced with a new lighting scheme.

Strip all floor finishes surfaces back to structural finish.

Specific fixtures/finishes to be removed

DEMOLITION LAYOUT FLOOR PLAN
ground floor

N

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

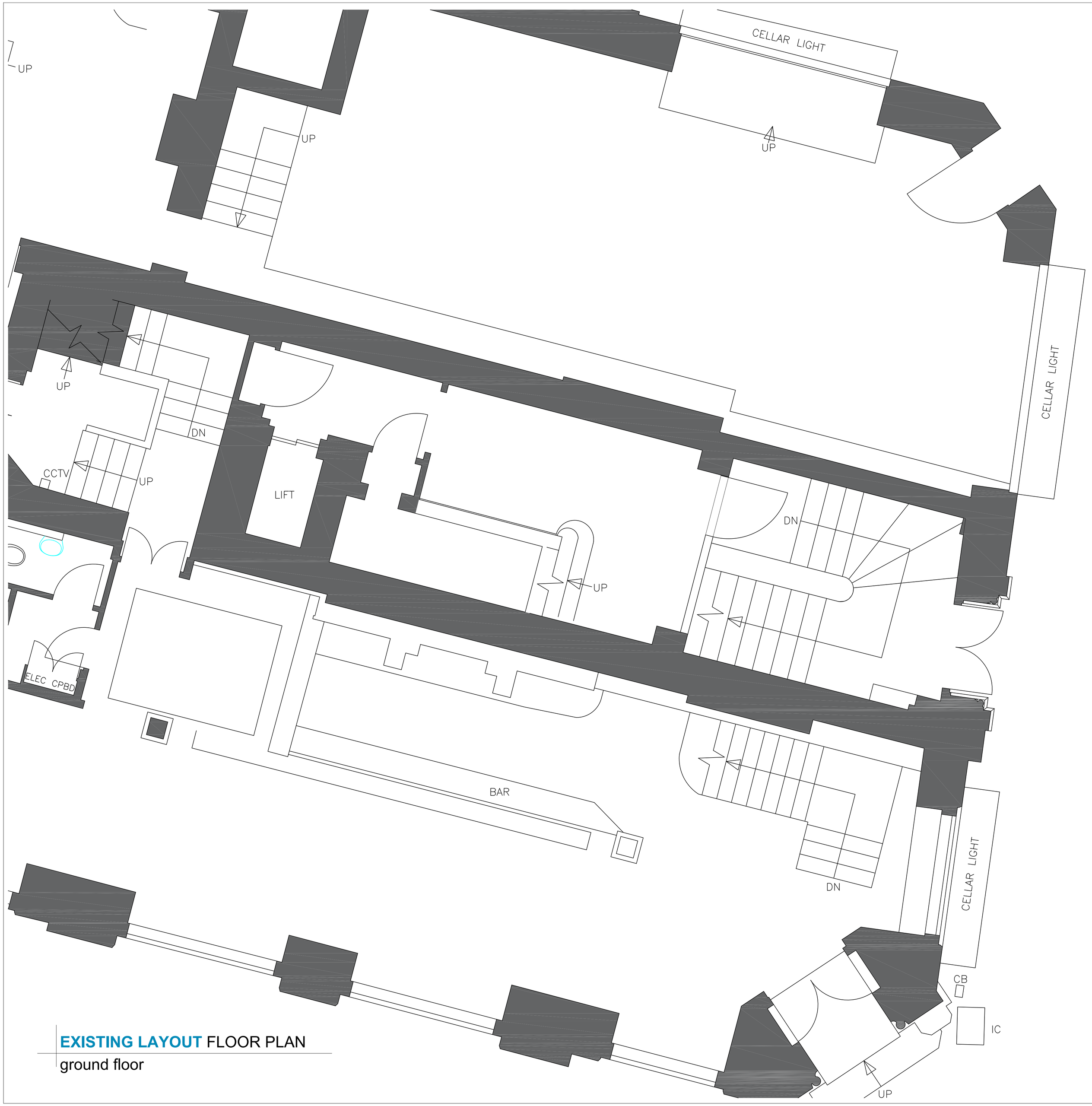
Client
LJ Partnership
2 mount street

Drawing Title
Demolition Layout
Ground Floor Plan

Job no OBI-10357-D0.0
Date 12.07.15
Scale 1:50 @A1
Drn J C Scott
Rev

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EXISTING LAYOUT FLOOR PLAN

ground floor

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NOTES:

0 1m 2 3 4 5

Scale Bar 1:50 @ A1

N

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

Client
LJ Partnership
2 mount street

Drawing Title
Existing Layout
Ground Floor Plan

Job no	Date	Drn
OBI-10357-0.0	12.07.15	J C Scott
	Scale 1:50 @A1	Rev

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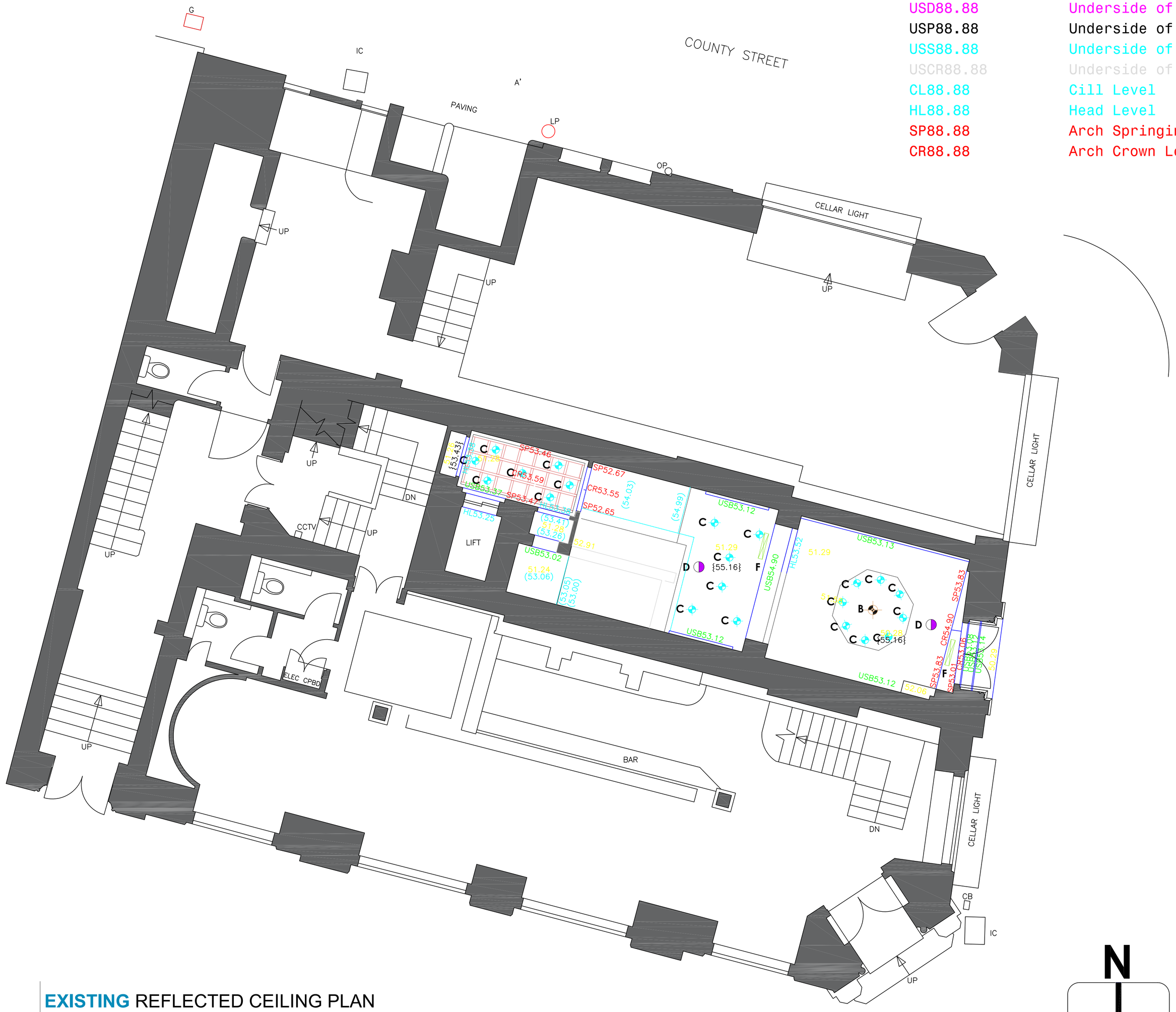
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0 1m 2 3 4 5

Scale Bar 1:50 @ A1

Key:

88.88	Floor Level
(88.88)	Ceiling Level
{88.88}	Suspended Ceiling Level
USB88.88	Underside of Beam
USD88.88	Underside of Duct
USP88.88	Underside of Pipe
USS88.88	Underside of Shutter
USCR88.88	Underside of Cable Rack
CL88.88	Cill Level
HL88.88	Head Level
SP88.88	Arch Springing Level
CR88.88	Arch Crown Level



EXISTING REFLECTED CEILING PLAN
ground floor

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NOTES:

CEILING DETAILS

MF Ceiling
Underside as detailed

Note: Ceiling heights as required by appointed Architects/M&E Design

LIGHTING DETAILS

Existing Office suspended light: Underside of light hung at .....mm from FFL	A
Existing Feature pendant light/shade: Underside of light hung at .....mm from FFL	B
Existing Recessed LED spotlight :	C
Existing Smoke Detector :	D
Staggered Pendant light : Shades/lights hung at each floor level.	E
Illuminated Emergency Fire Exit Sign	F
Large ceiling mounted extruded chrome downlighters	G
large linear luminaire, suspended unless otherwise stated	H
Existing Recessed Halogen spotlight :	I
Existing wall mounted uplighters:	J
Existing directional spots on mounted track:	K
Existing surface mounted dome light :	L

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

Pendant light heights to be confirmed on site.

Electrical contractor to determine final wiring schematics

Successful Contractor to supply and install all fittings.

Samples to be provided for signoff prior to procurement.

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

Client
LJ Partnership
2 mount street

Drawing Title
Existing Reflected Ceiling Plan

Job no	Date	Drn
OBI-10357-0.01	12.07.15	J C Scott
	Scale 1:50 @A1	Rev

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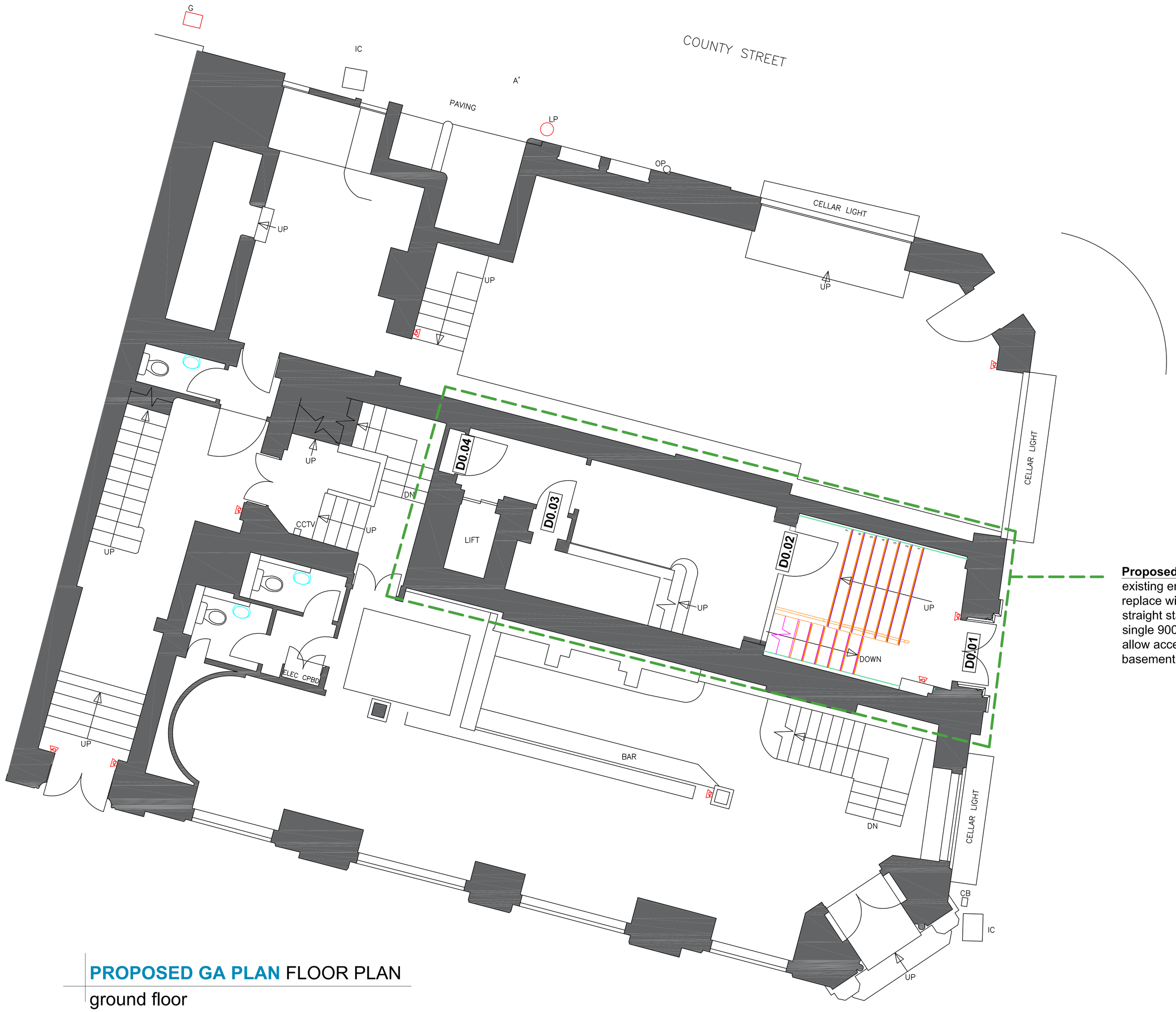
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NOTES:

0 1m 2 3 4 5

Scale Bar 1:50 @ A1

N



Proposed : to remove existing entrance stairs and replace with widened single straight stair to the right, and single 900mm wide stair to allow access to the basement floor.

PROPOSED GA PLAN FLOOR PLAN
ground floor

CENTRAL STREET

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

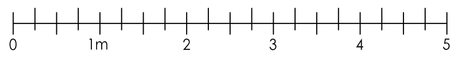
Client
LJ Partnership
2 mount street

Drawing Title
Proposed GA Plan
Ground Floor Plan

Job no OBI-10357-0.1
Date 12.07.15
Scale 1:50 @A1
Drn A Crompton
Rev

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Scale Bar 1:50 @ A1



PROPOSED REFLECTED CEILING FLOOR PLAN

ground floor

Key:

88.88	Floor Level
(88.88)	Ceiling Level
{88.88}	Suspended Ceiling Level
USB88.88	Underside of Beam
USD88.88	Underside of Duct
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NOTES:

CEILING DETAILS

MF Ceiling
Underside as detailed

Note: Ceiling heights as required by appointed Architects/M&E Design

LIGHTING DETAILS

Office suspended light:
Zero - Poster, suspended linear ceiling light
Underside of light hung at .....mm from FFL — A

Feature pendant light/shade:
'Bocci' - 79, Bespoke Pendant Lighting
Underside of shade hung at varying heights from FFL. (see section detail of Stairwell)
Contractor to budget light pendant at £10,000 — B

Feature LED pendant light :
1500mm diameter halo type
Underside of light set at 2150mm from FFL
Contractor to budget light at £600 — C

Recessed LED spotlight :
Fueva 1 LED 94055 or similar approved — D

Existing Smoke Detector : — E

Illuminated Emergency Fire Exit Sign — F

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

Pendant light heights to be confirmed on site.

Electrical contractor to determine final wiring schematics

Successful Contractor to supply and install all fittings.

Samples to be provided for signoff prior to procurement.

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

Client
LJ Partnership
2 mount street

Drawing Title
Proposed Reflected Ceiling
Ground Floor Plan

Job no	Date	Drn
OBI-10357-0.2	12.07.15	A Crompton
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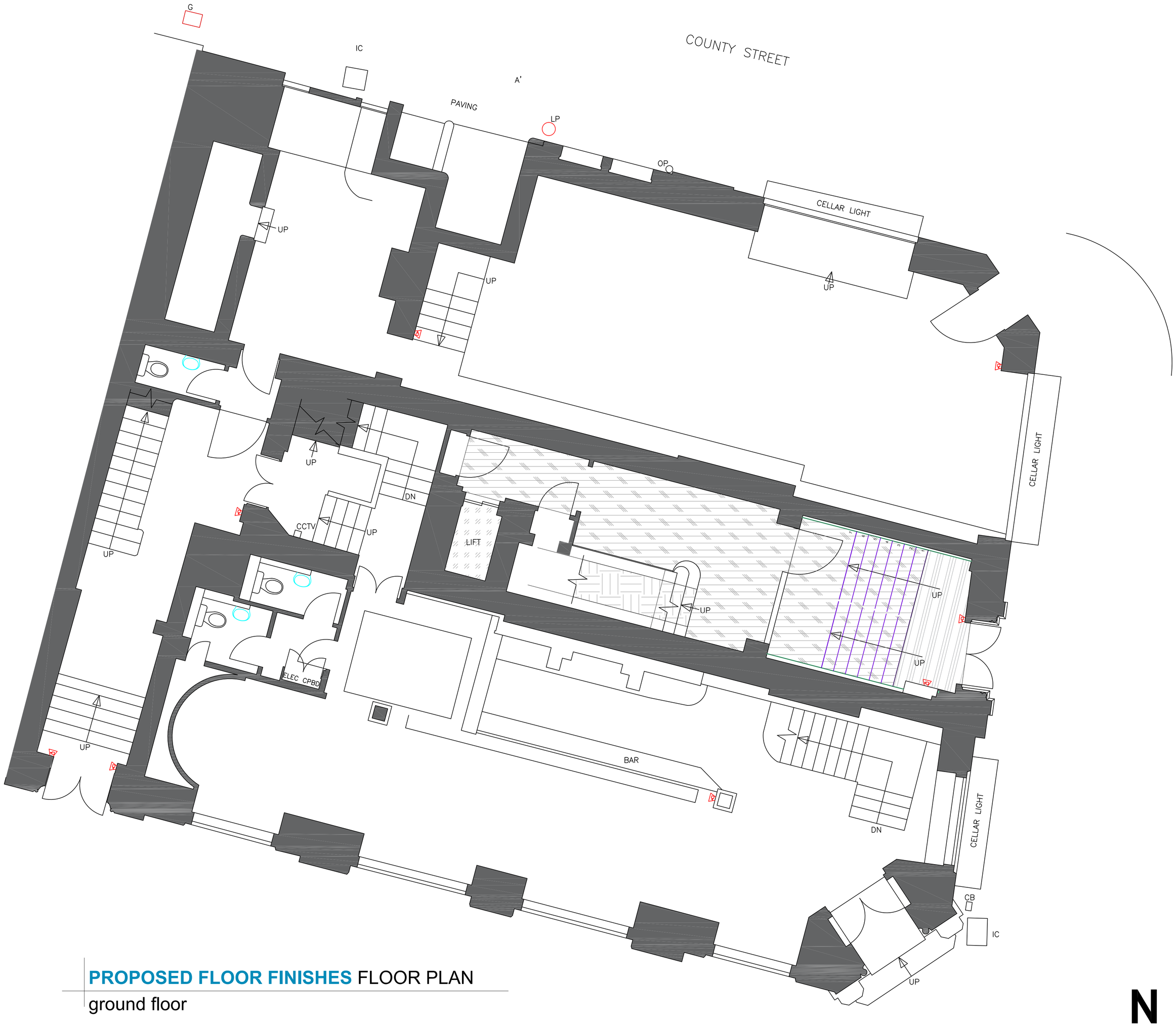
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NOTES:

0 1m 2 3 4 5

Scale Bar 1:50 @ A1



PROPOSED FLOOR FINISHES FLOOR PLAN

ground floor

FLOORING DETAILS

Primary Barrier Matting :
Recess, to take 'Gradus - Esplanade Plus' 12mm Aluminium closed construction, with 'Black PVC Hinge' and 'Gradus Boulevard 6000 - Nickel' wiper in 'Gradus UMFA12 aluminium Matwell frame' 12mm thick or similar approved

Parquet Solid Oak Timber Flooring :
TBC, laid to manufacturers specifications.
Provisions Sum Of £50 pm2

Broadloom Carpet Flooring :
Cost at £35sqm Supply and install, laid to manufacturers specifications.

Carpet Floor Tiles :
Cost at £25sqm Supply and install, laid to manufacturers specifications.

General flooring notes:

- All flooring should be laid in accordance with the manufactures instructions.

- Any flooring alternatives should be approved by OBI Property Ltd.

General Transition Strip Details:

- Where floor finishes of different depths are laid adjacent to one another please use a relevant Transition Strip (steel finish).

drawing status
approval
construction
preliminary
record
information
comment
tender

N

Client
LJ Partnership
2 mount street

Drawing Title
Floor Finishes
First Floor Plan

Job no OBI-10357-0.3
Date 30.10.15
Scale 1:50 @A1
Drn AC
Rev

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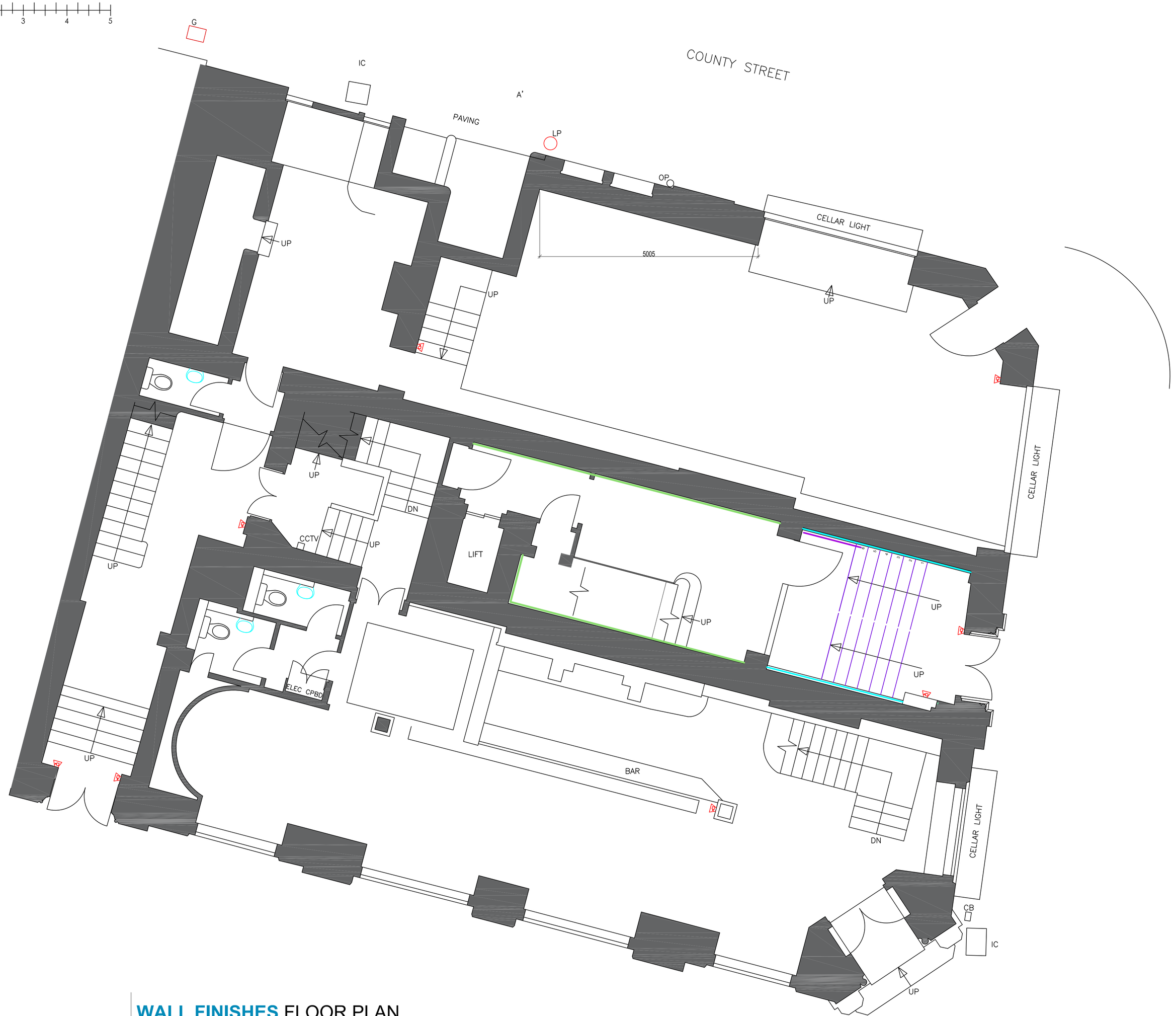
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NOTES:

0 1m 2 3 4 5

Scale Bar 1:50 @ A1



WALL FINISHES FLOOR PLAN
ground floor

WALL FINISHES

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

Tenant signage (design TBC)

Feature Victorian Ceramic Wall Tiling £30 pm2, type to be confirmed.

Notes

1. All existing walls to be painted in white emulsion.

N

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

Client
LJ Partnership
2 mount street

Drawing Title
Wall Finishes
Ground Floor Plan

Job no	Date	Drn
OBI-10357-0.4	12.07.15	AC
	Scale 1:50 @A1	Rev A

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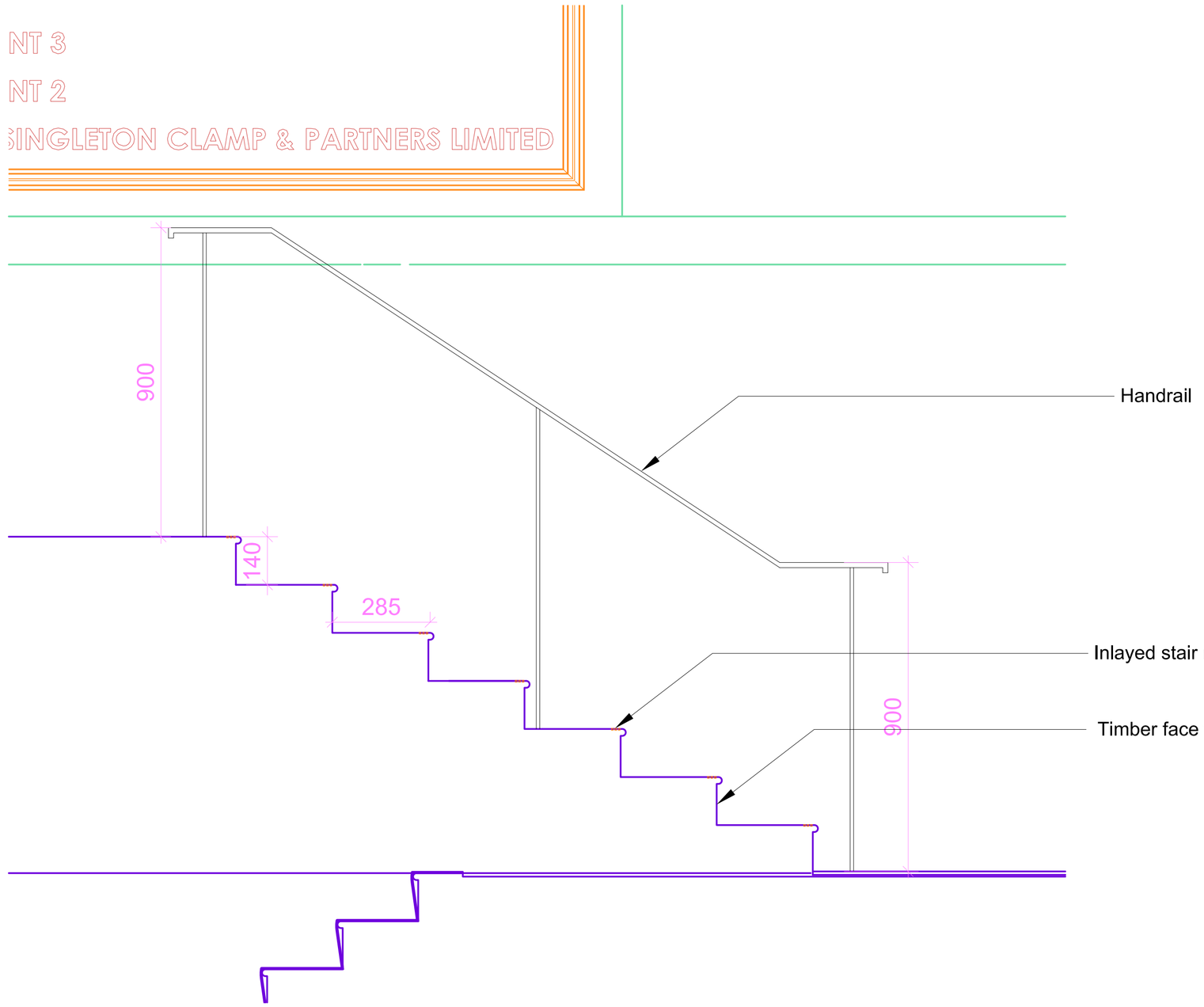
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NOTES:



PROPOSED ENTRANCE STAIR PLAN
1:20



PROPOSED ENTRANCE STAIR SECTION
1:20

PROPOSED ENTRANCE STAIR DETAILS
ground floor

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

Client
LJ Partnership
2 mount street

Drawing Title
Proposed Entrance Stair Details
Ground Floor Plan

Job no OBI-10357-0.6
Date 21.01.16 | Dm AC
Scale 1:50 @A1 | Rev A

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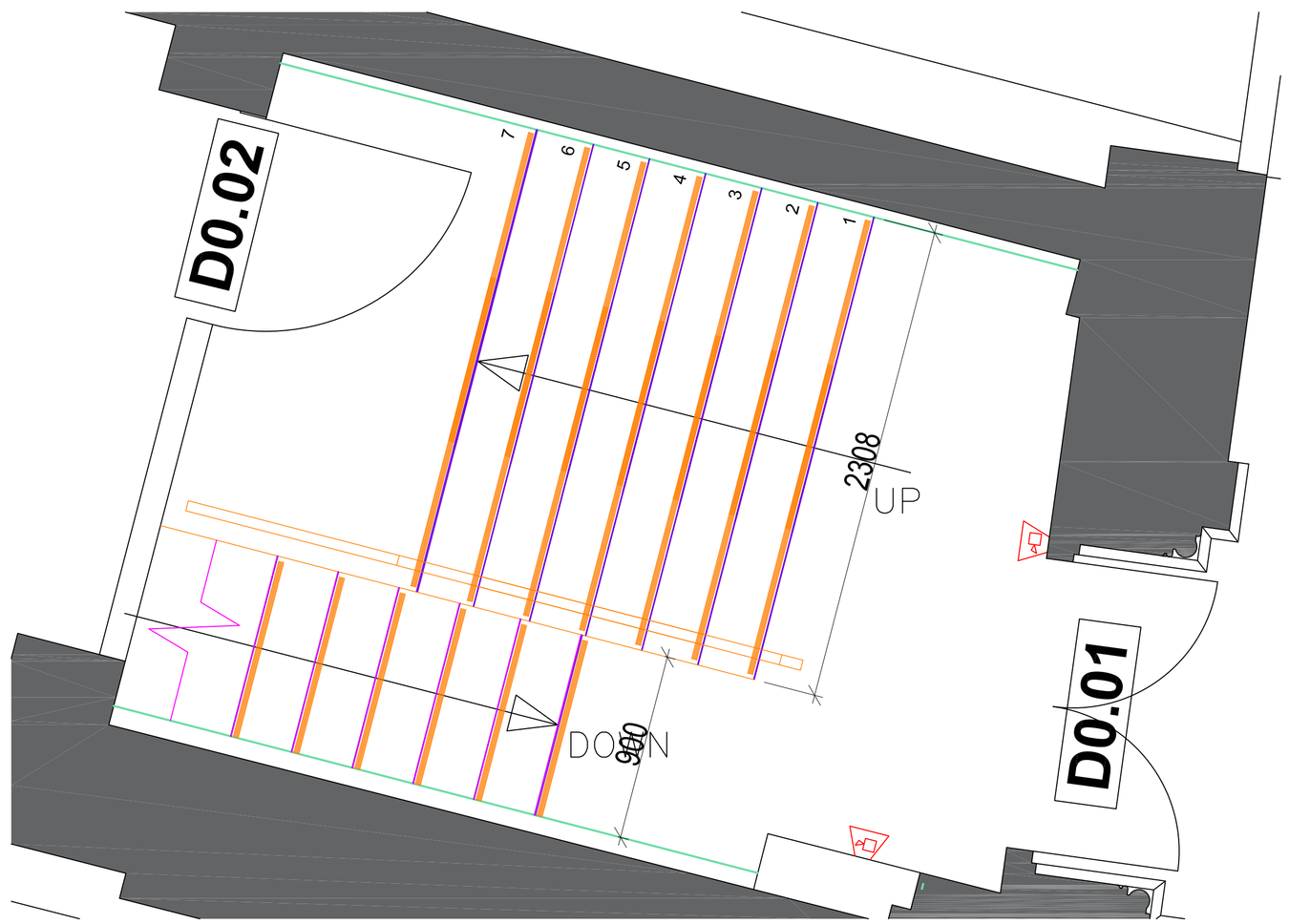
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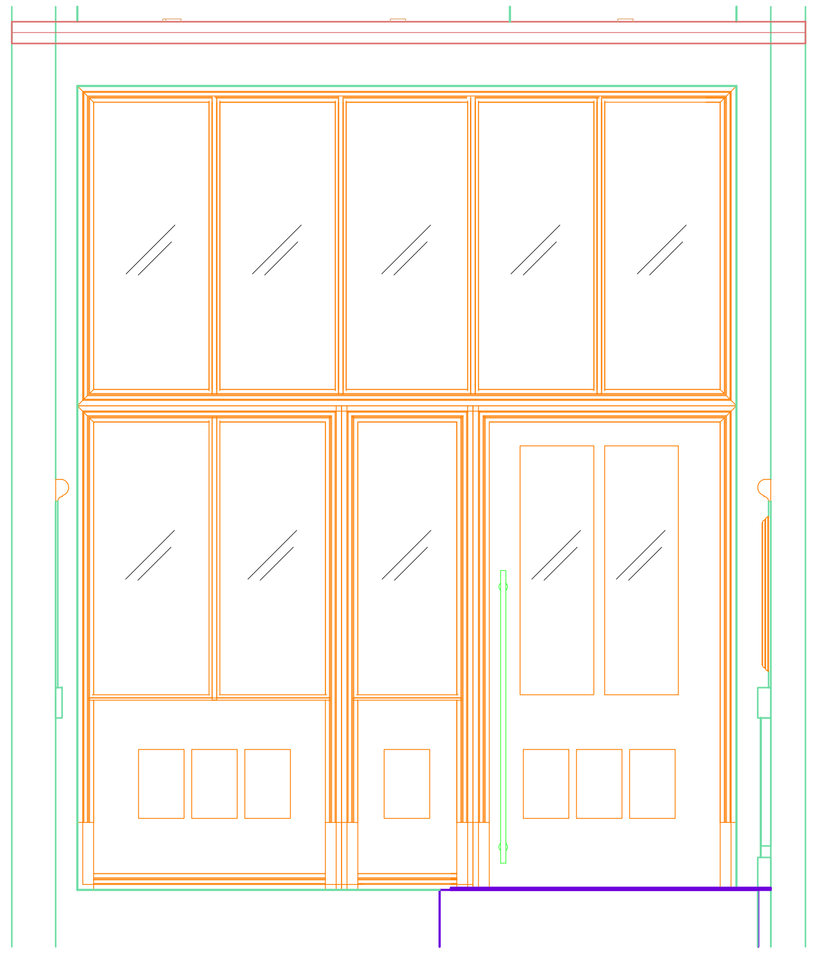
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NOTES:



PROPOSED ENTRANCE LOBBY PLAN
1:20



RETAINED EXISTING ENTRANCE LOBBY ELEVATION
1:20

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

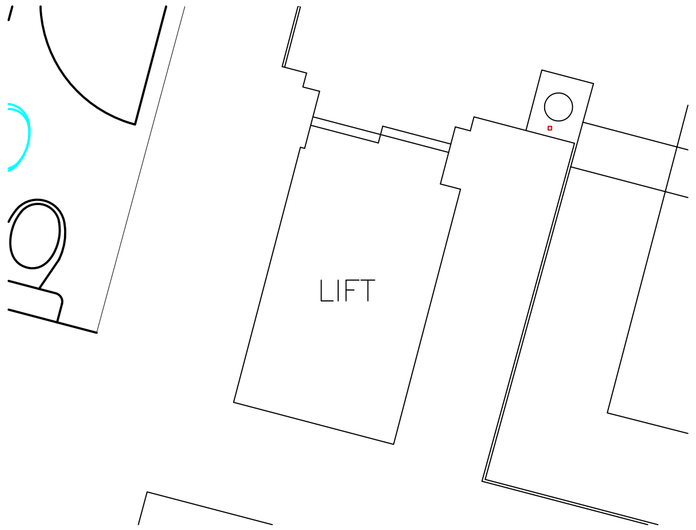
Client
LJ Partnership
2 mount street

Drawing Title
Entrance Lobby Details
Ground Floor Plan

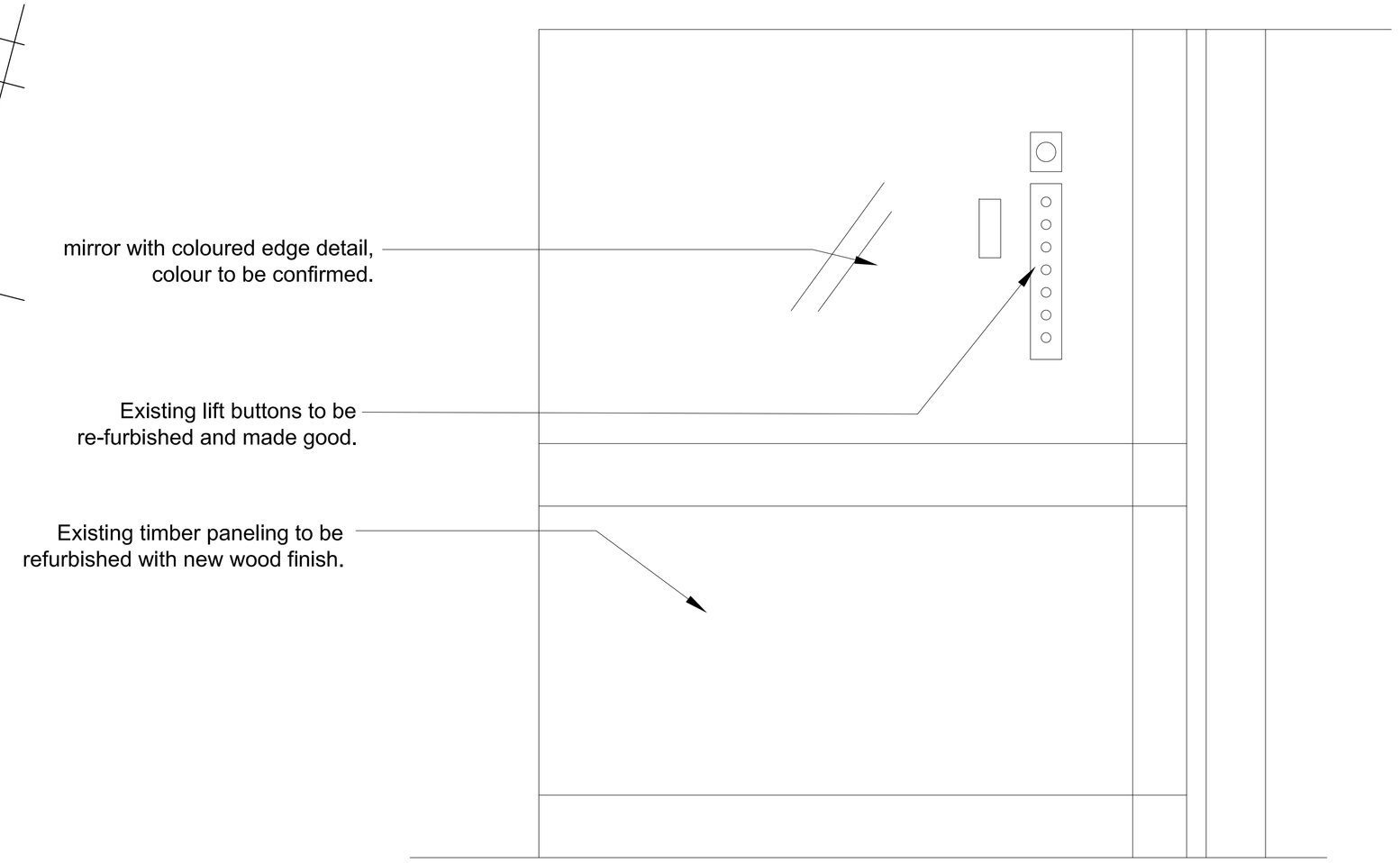
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OBI-10357-0.7	21.01.16	AC
	Scale 1:50 @A1	Rev A

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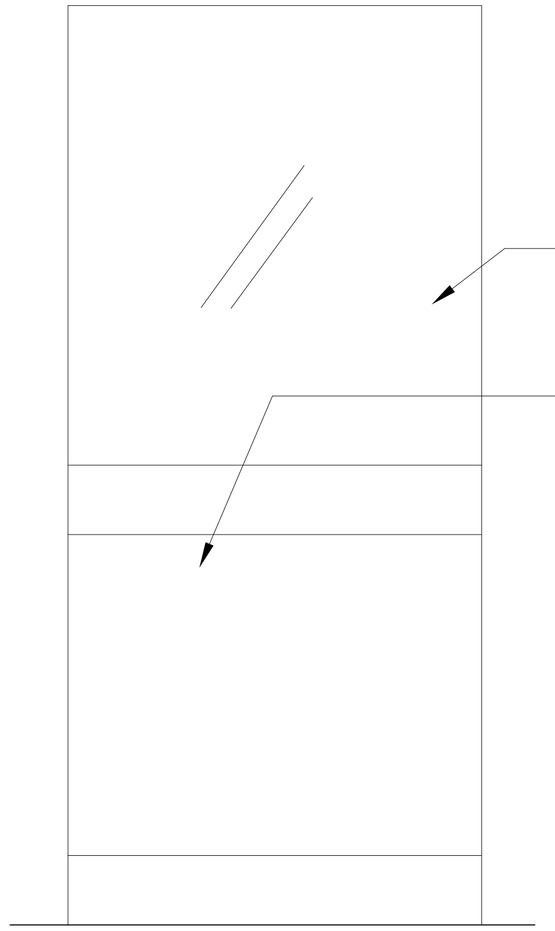
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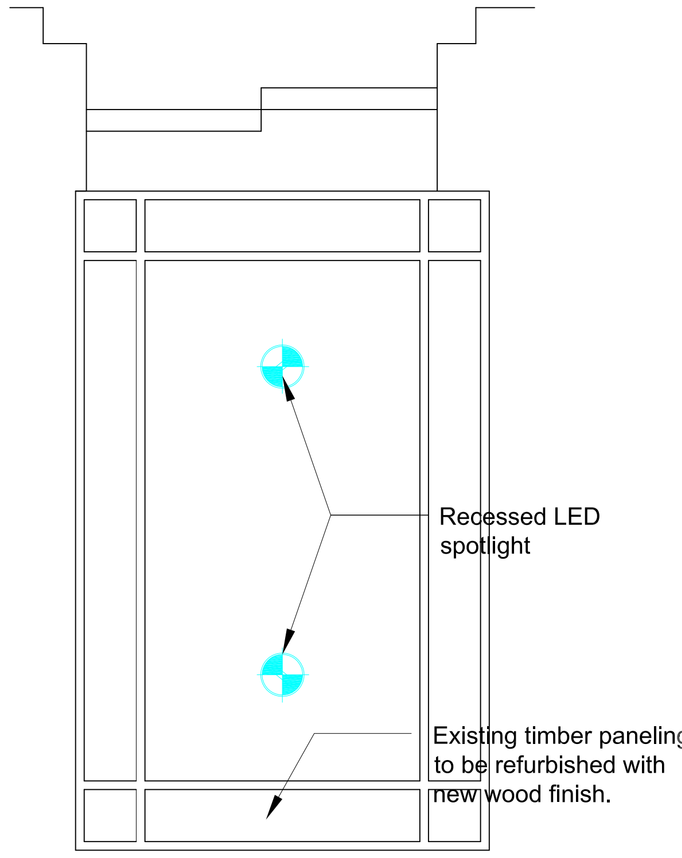
LIFT LOCATION PLAN
1:50



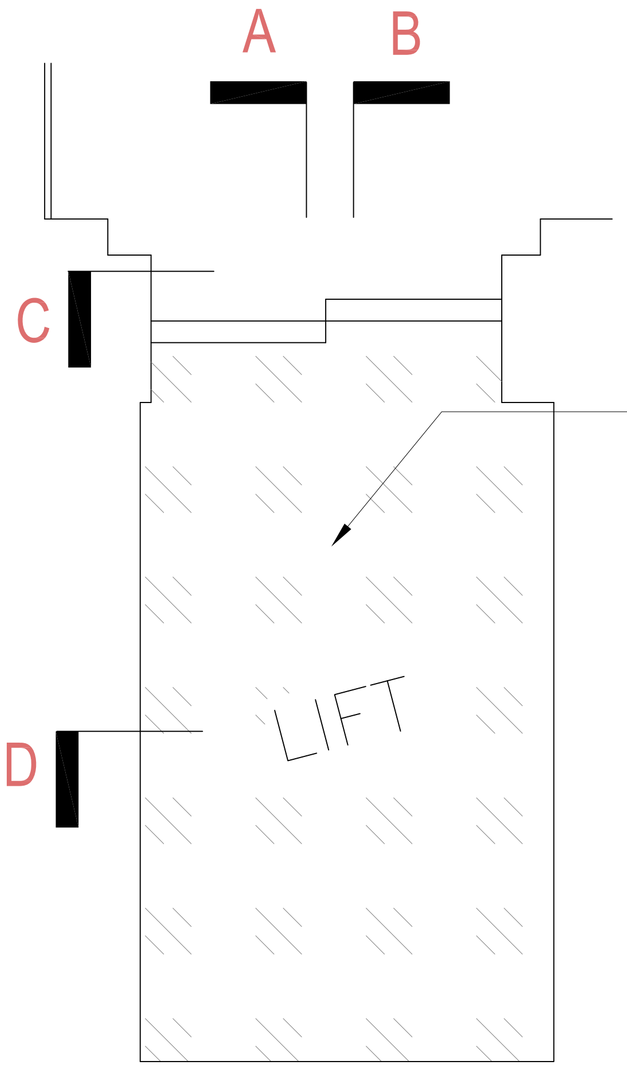
ELEVATION A
1:10



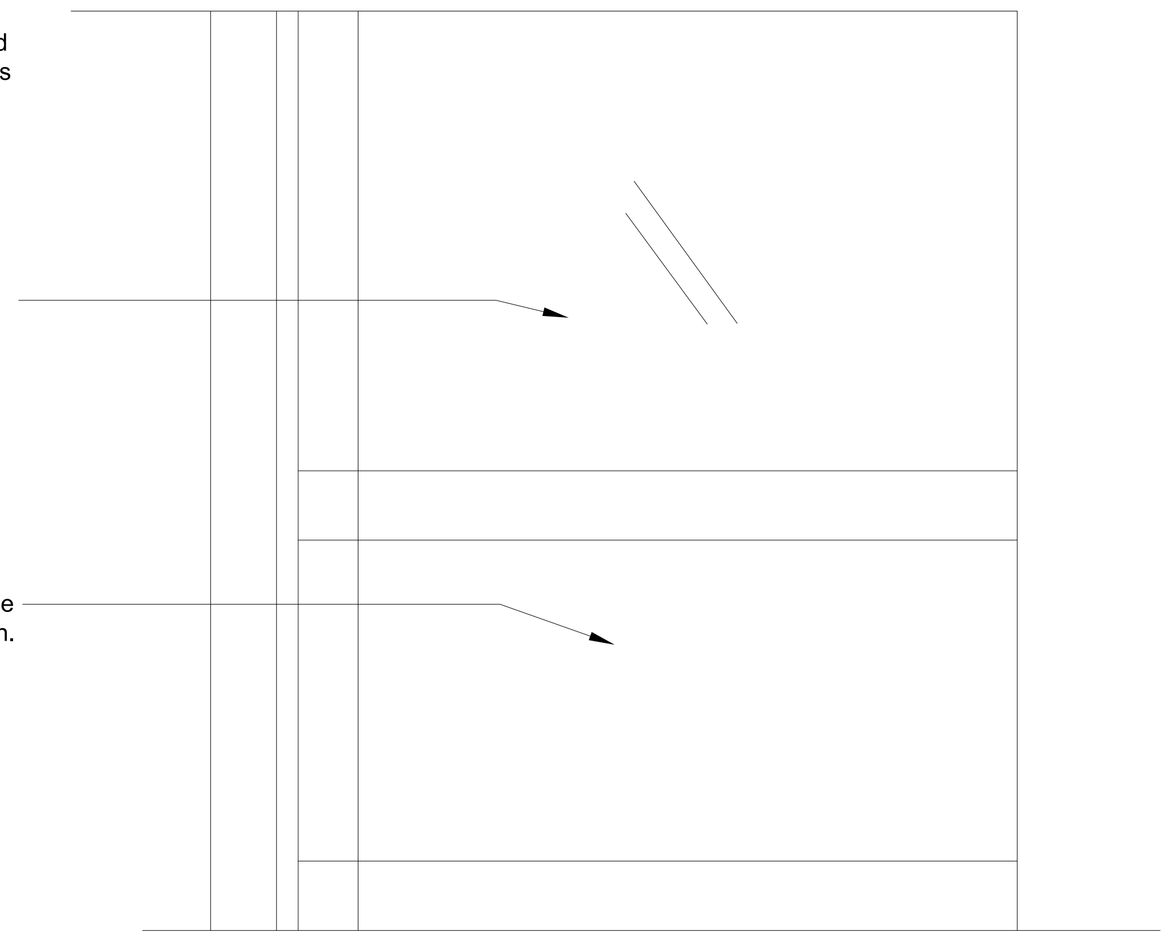
ELEVATION D
1:10



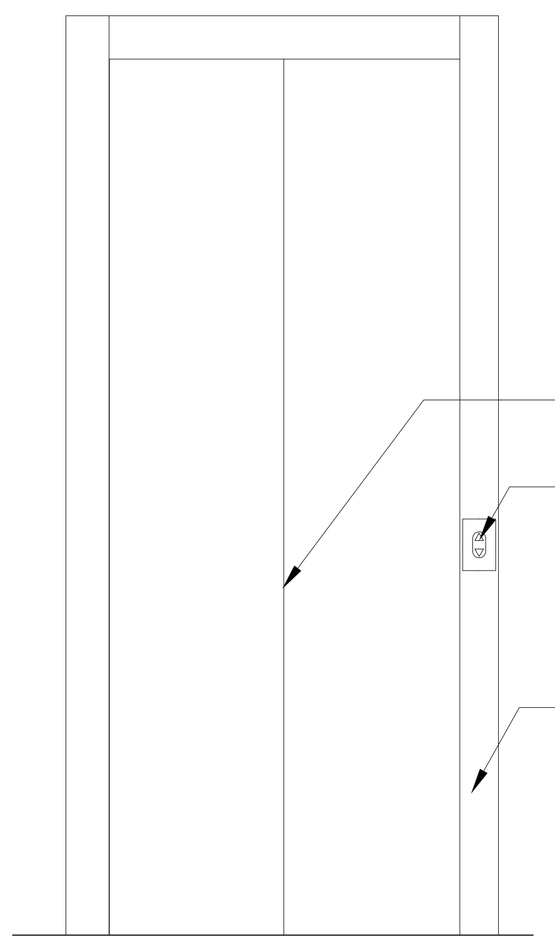
REFLECTED CEILING
1:10



PLAN VIEW
1:10



ELEVATION B
1:10



ELEVATION C
1:10

LIFT ELEVATIONS/DETAILS
ground floor

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NOTES:

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

Client
LJ Partnership
2 mount street

Drawing Title
Proposed Lift Details
Ground Floor Plan

Job no	Date	Drn
OBI-10357-0.9	30.07.15	AC
	Scale as shown @A1	Rev A

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