© COPYRIGHT
The copyright in this drawing is vested in OBI Property LLP and no licence or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals of the drawings or otherwise unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to OBI Property LLP before proceeding with work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

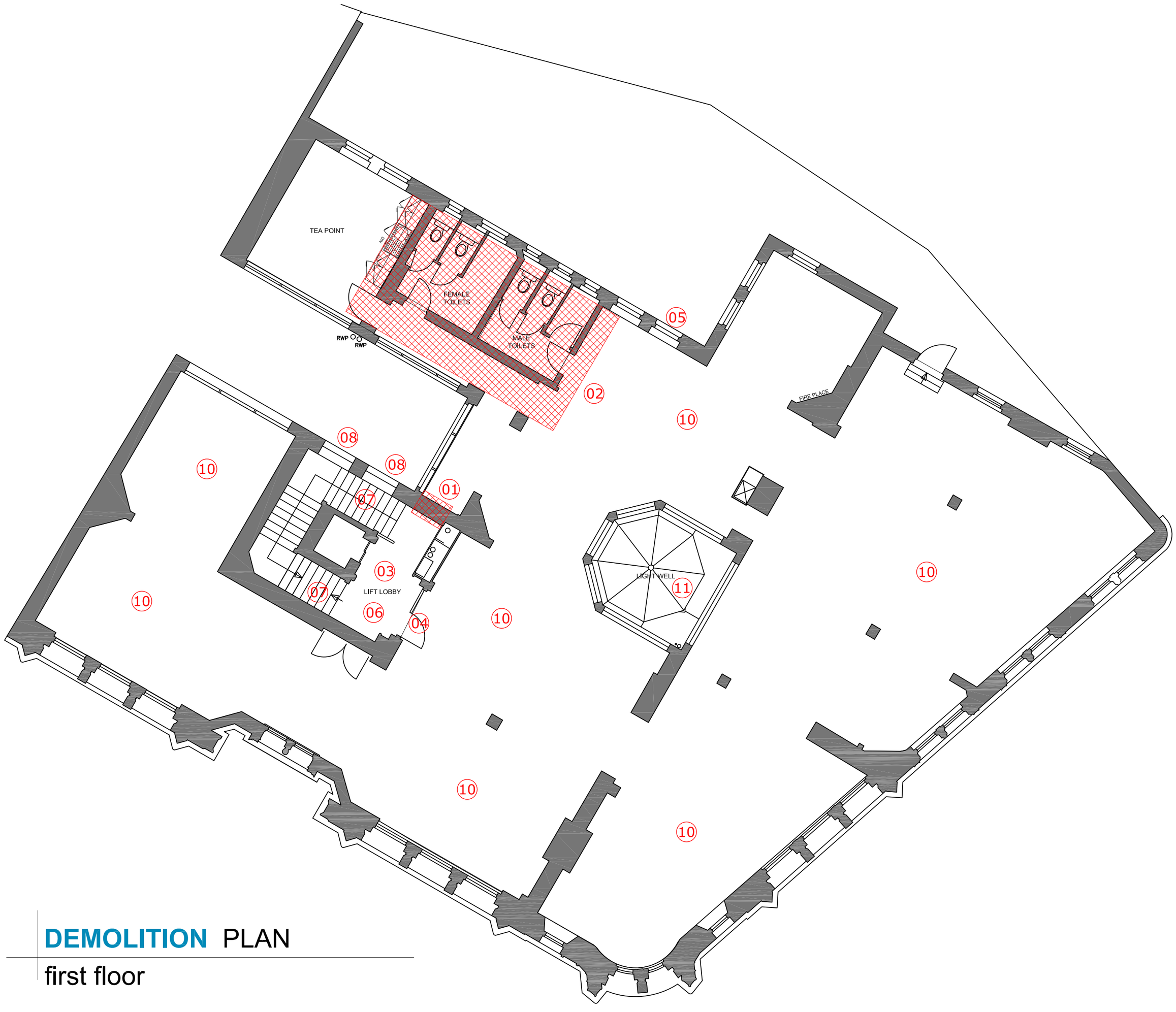
AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the 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:

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

N

Scale Bar 1:100 @ A2



DEMOLITION PLAN
first floor

STRIP OUT NOTES

> 01 New entrance formed.

> 02 Remove walls, non-original existing toilets and tea point striped out to make way for new configuration.

> 03 Existing non-original flooring removed and new flooring laid.

> 04 Existing non-original suite entrance removed and new entrance formed.

> 05 Remove plaster board from over the window and make good as per other windows.

> 06 Remove existing non-original light fittings and baffles and replace with lighting scheme.

> 07 Existing stair tread to be replaced with new timber treads.

> 08 Remove existing frosted glass and replace with new clear glass, subject to conservation officer approval.

> 10 Strip existing ceiling down and prepare for new MF ceiling, keep any original cornice and original ceiling details.

> 11 Remove timber boards and clean existing roof re-instate to it's original condition.

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.

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

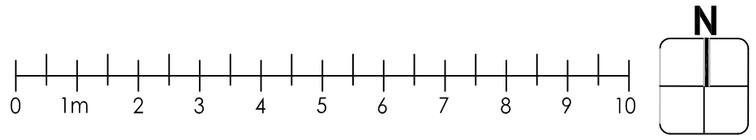
Client
LJ Partnership
Northern Assurance Building
First Floor Plan

Drawing Title
Demolition Plan

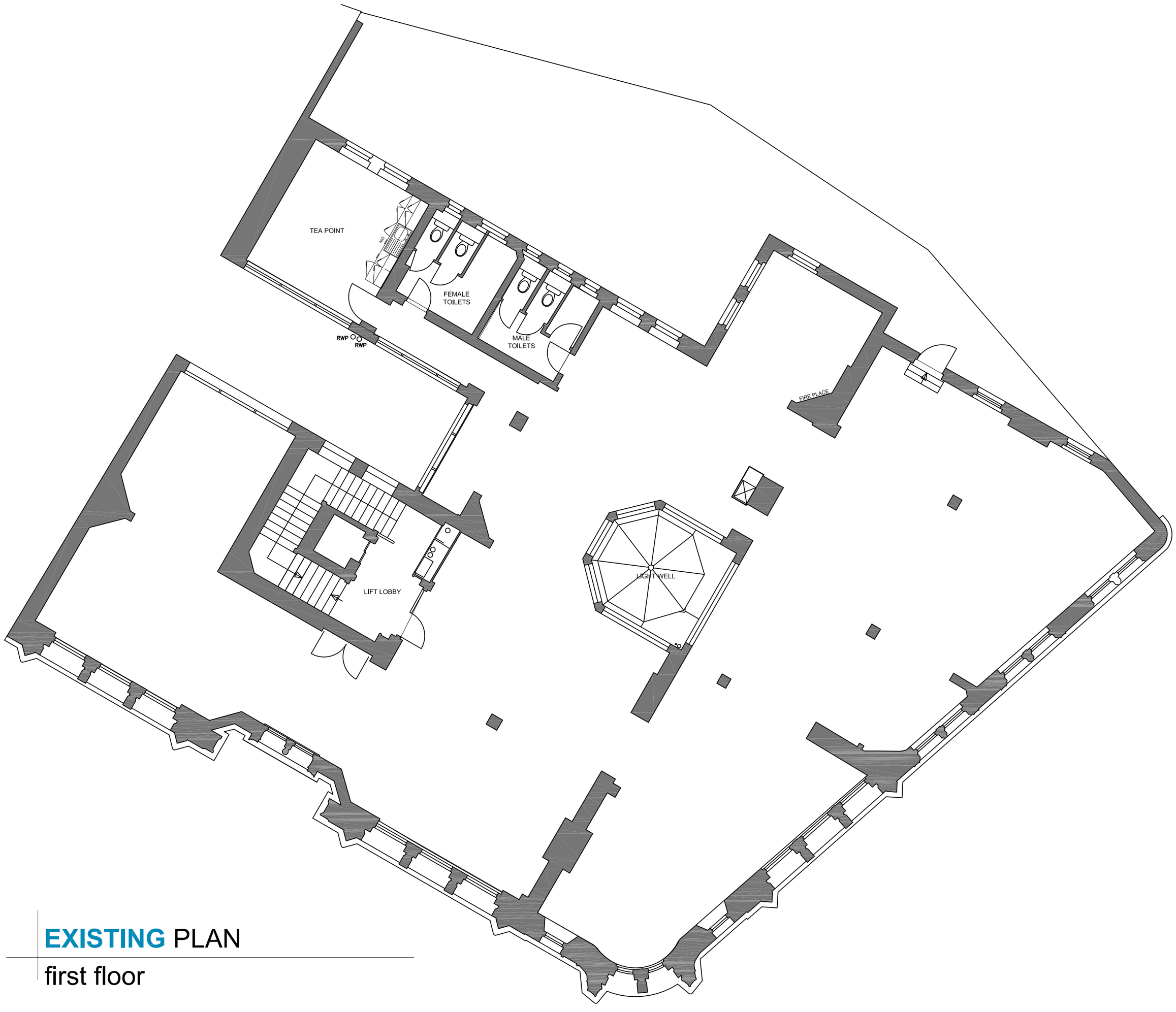
Job no	Date	Drn
OBI-10357-1.0	Oct 2015	J C Scott
	Scale 1:100@A2	Rev

OBI PROPERTY

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



Scale Bar 1:100 @ A2



EXISTING PLAN

first floor

© COPYRIGHT

The copyright in this drawing is vested in OBI Property LLP and no licence or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals of the drawings or otherwise unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING

The contractor shall check and verify all dimensions on site and report any discrepancies in writing to OBI Property LLP before proceeding with work.

FOR ELECTRONIC DATA ISSUE

Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

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:

drawing status

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

Client

LJ Partnership

Northern Assurance Building
First Floor Plan

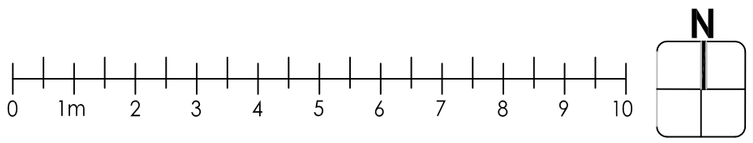
Drawing Title

Existing Plan

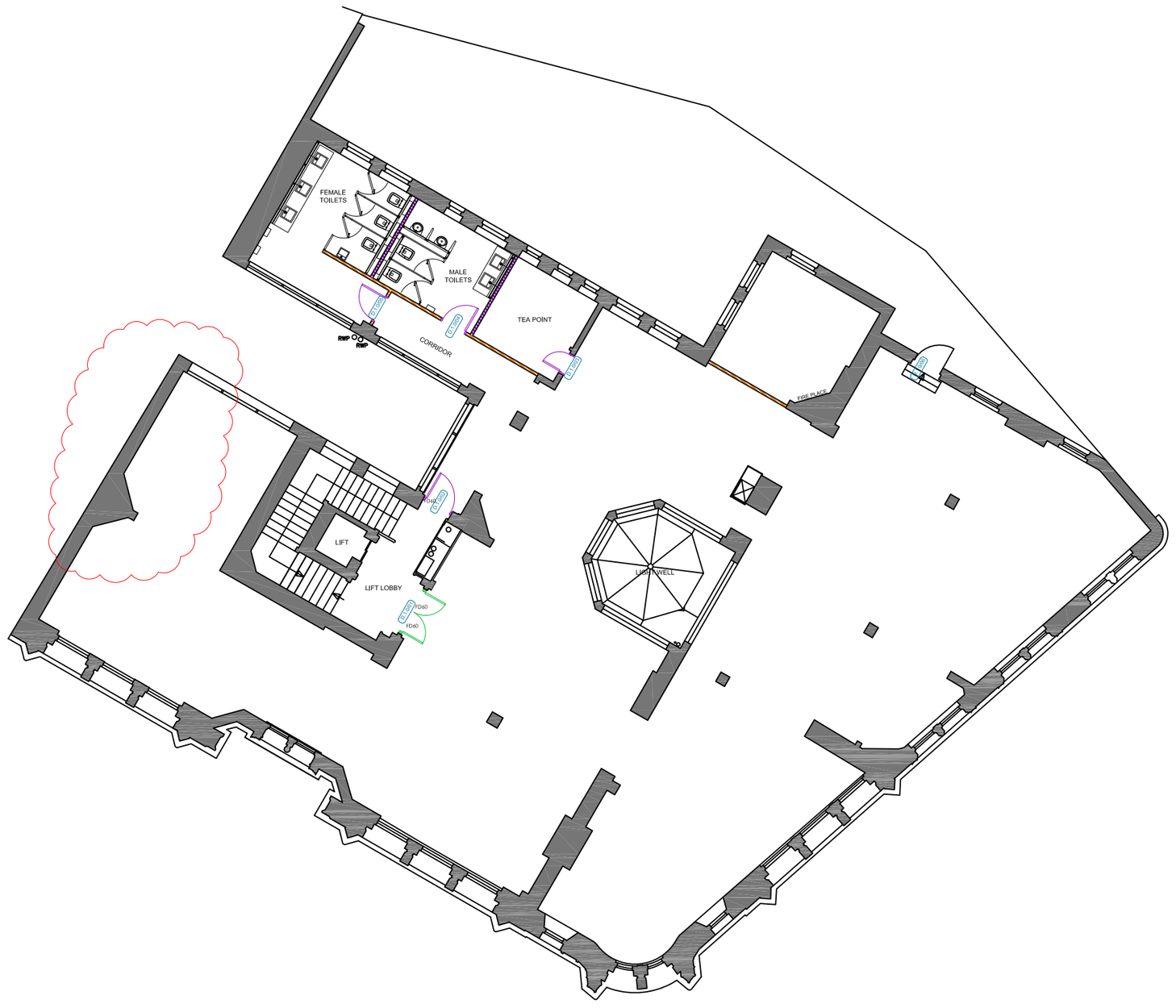
Job no	Date	Dm
OBI-10357-1.0	Oct 2015	J C Scott
	Scale 1:100@A2	Rev

OBI PROPERTY

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



Scale Bar 1:100 @ A2



© COPYRIGHT
The copyright in this drawing is vested in OBI Property LLP and no licence or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals of the drawings or otherwise unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to OBI Property LLP before proceeding with work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

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:

PARTITIONS/WALLS

Existing external walls

Existing interior wall/partition

Existing external windows

Proposed solid partition, Fire Rating 30mins

Proposed full height solid partition, Fire Rating 60mins

Proposed toilet 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

Proposed single solid timber door

Proposed double suite entrance door set.

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.

drawing status

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

PROPOSED GENERAL ARRANGEMENT PLAN

first floor

scale:-1:100

For door details see door and ironmongery schedule.

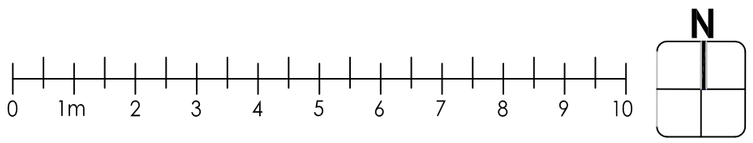
Client
LJ Partnership
Northern Assurance Building
First Floor Plan

Drawing Title
Proposed General Arrangement Plan

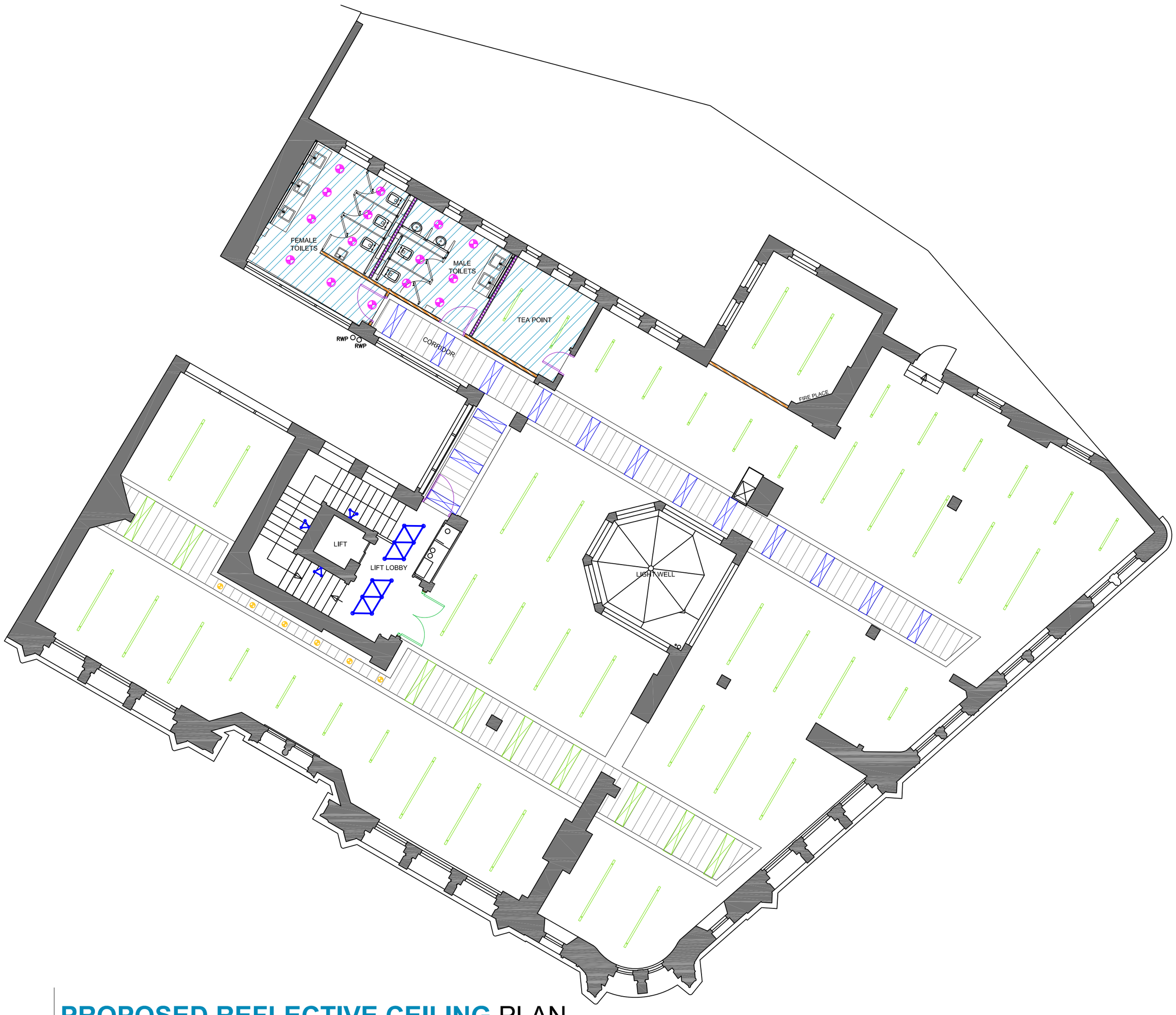
Job no OBI-10357-1.1
Date 21.01.16
Drn J C Scott
Scale 1:100@A2
Rev A

OBI PROPERTY

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



Scale Bar 1:100 @ A2



PROPOSED REFLECTIVE CEILING PLAN

first floor scale:-1:100

© COPYRIGHT
The copyright in this drawing is vested in OBI Property LLP and no licence or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals of the drawings or otherwise unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to OBI Property LLP before proceeding with work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

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

Supplier: iGuzzini
Type: iRoll Ceiling Mounted Light
Size: Small
Colour: White

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

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

Supplier: iGuzzini
Type: System Easy MH Round
Size: dia 232x115
Colour: White

Supplier: iGuzzini
Type: iN 60 Pendant Light
Size: Varies
Colour: White

Supplier: JCC, www.jcc.co.uk
Type: Skytile Surface 6200
Size: 1500mm x 300mm

Supplier: JCC, www.jcc.co.uk
Type: Skytile Surface 6200
Size: 1000mm x 300mm

Supplier: Armstrong
Type: Metal Clip-In with acoustic fleece 2749MF
Size: 1500 x 300 mm, 1000, 1200
New bulkhead formed to house linear diffusers, lighting and ceiling tiles.

New bulkhead formed, to house new VRF units and spot lights.

Note: Emergency lights to be added and designed by electrical contractor also electrical contractor to determine final wiring schematics.

Fire Alarm layout to be design by Electrical contractor.

Pendant light heights to be determined on site.

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

Client
LJ Partnership
Northern Assurance Building
First Floor Plan

Drawing Title
Proposed Reflective Ceiling Plan

Job no	Date	Dm
OBI-10357-1.2	21.01.16	J C Scott
	Scale 1:100@A2	Rev A

OBI PROPERTY

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

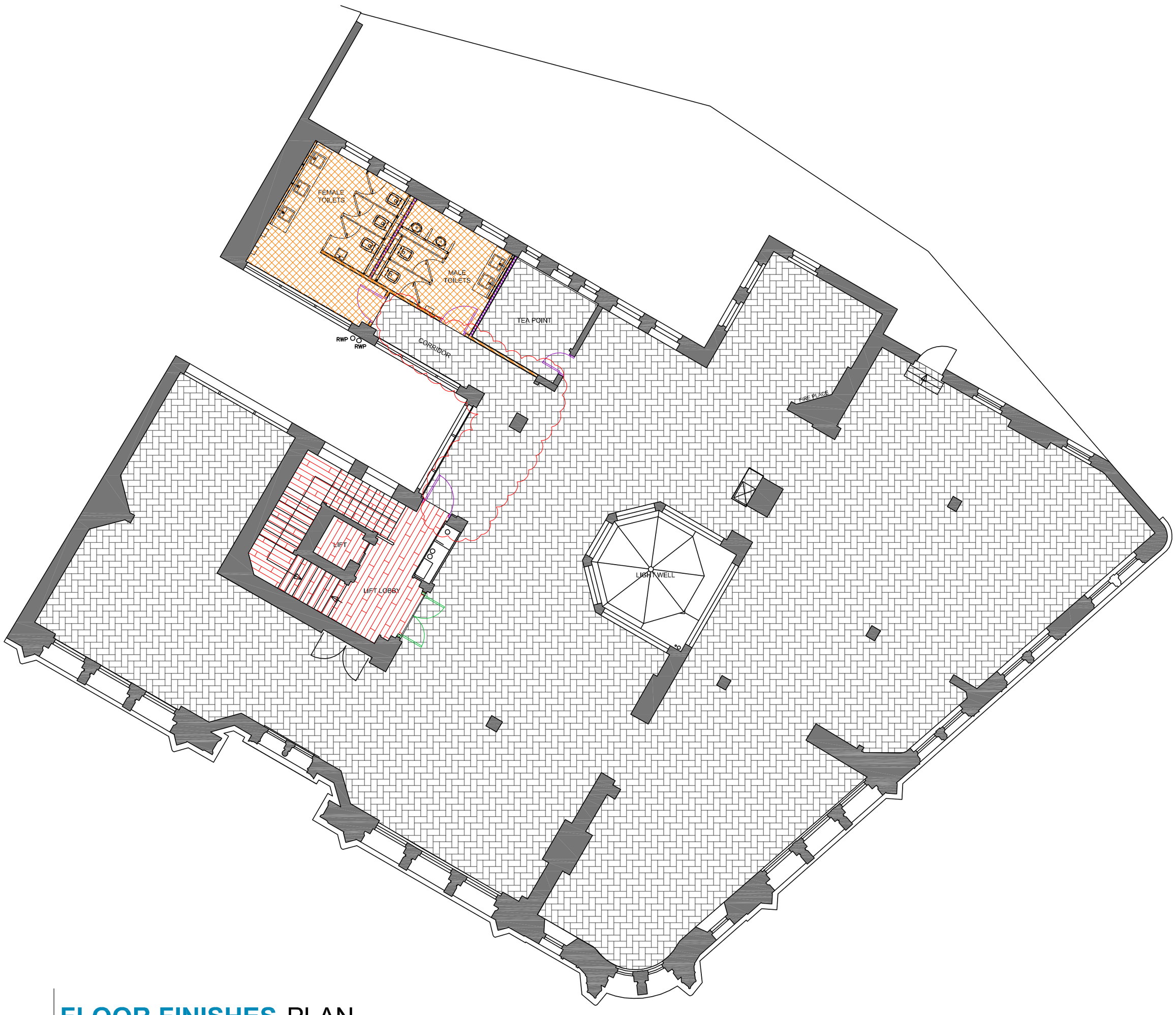
© COPYRIGHT
The copyright in this drawing is vested in OBI Property LLP and no licence or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals of the drawings or otherwise unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to OBI Property LLP before proceeding with work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

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, 6th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

NOTES:



FLOOR FINISHES PLAN
first floor scale:-1:100

FLOOR FINISHES

Supplier:www.jordanandrews.com
Range: ISTORIA PREMIUM
Type: Herringbone Parquet UV Oiled
Size: 21mm x 170mm x 490mm
Grade: Prime Grade
Colour: Black Rock

Supplier: Caesars Ceramics
Range: Series Europa
(mat glazed porcelain)
Colour: Grey
Size: 630x310mm

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

notes:

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

Toilets to have tiles upstand to match floor tiles.

For door details see door and ironmongery schedule.

drawing status
approval
construction
preliminary
record
information
comment
● TENDER

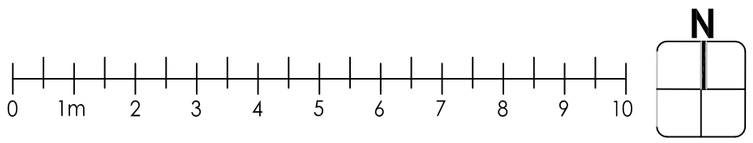
Client
LJ Group
Northern Assurance Building
First Floor Plan

Drawing Title
Floor Finishes Plan

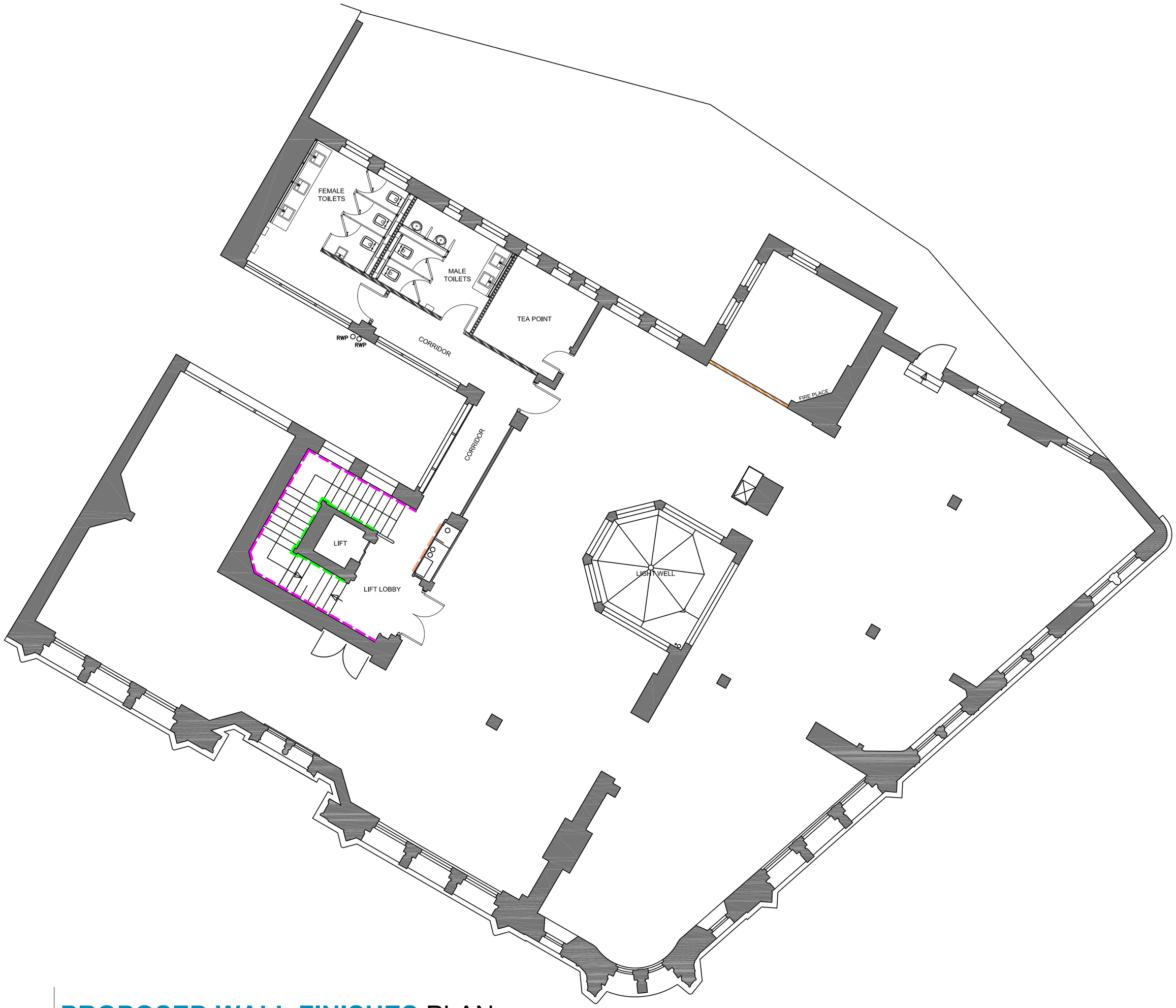
Job no OBI-10357-1.3
Date 21.01.16
Scale 1:100@A2
Drn J C Scott
Rev A

OBI PROPERTY

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



Scale Bar 1:100 @ A2



PROPOSED WALL FINISHES PLAN

first floor scale:-1:100

© COPYRIGHT
The copyright in this drawing is vested in OBI Property LLP and no licence or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals of the drawings or otherwise unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to OBI Property LLP before proceeding with work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

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:

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:

All Walls to be painted white from floor to ceiling unless otherwise stated.

All new skirting boards to match existing on the 3rd floor.

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

Client
LJ Partnership
Northern Assurance Building
First Floor Plan

Drawing Title
Proposed Wall Finishes Plan

Job no OBI-10357-1.4
Date Oct 2015
Scale 1:100@A2
Drn J C Scott
Rev

OBI PROPERTY

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

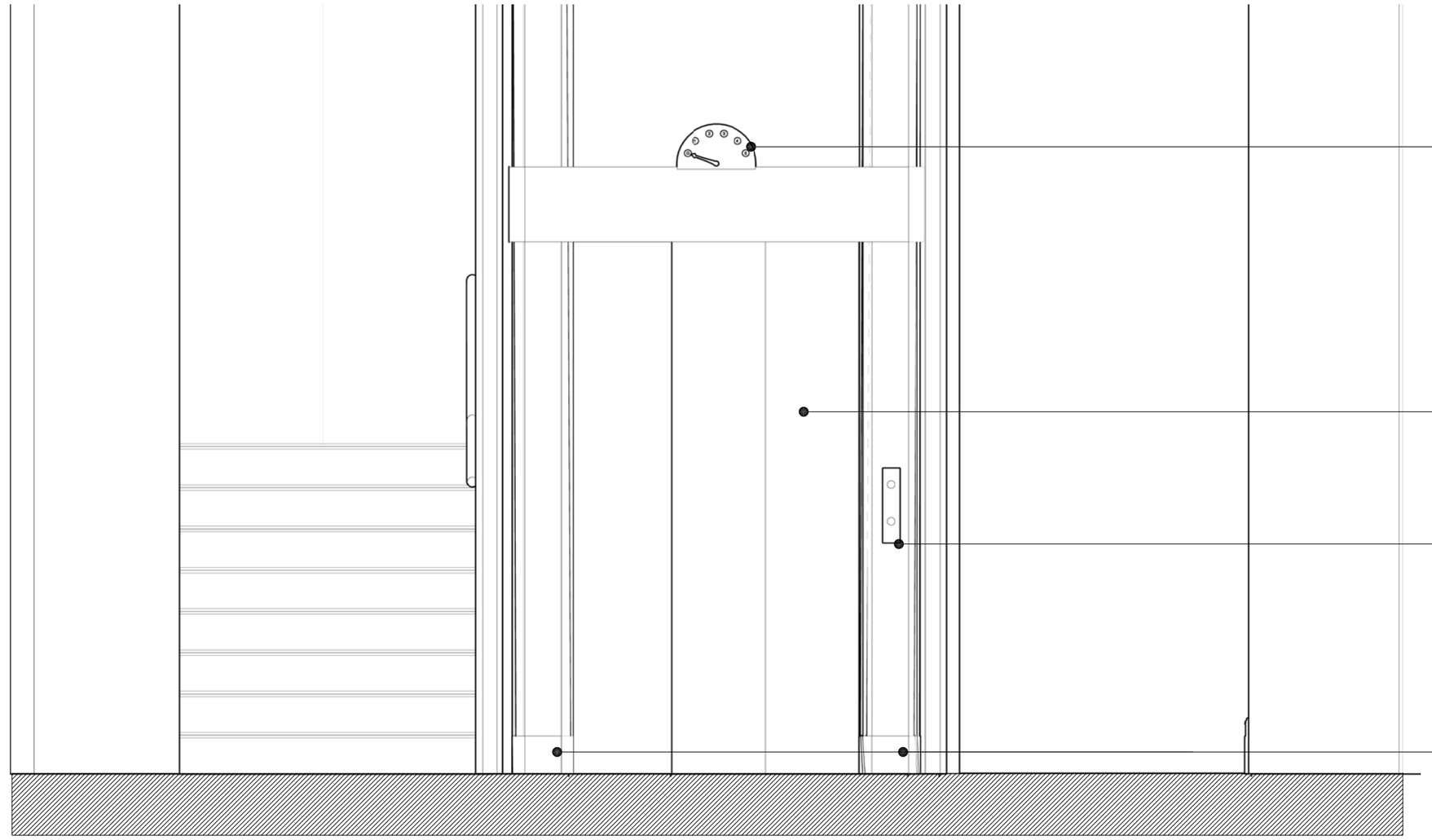
© COPYRIGHT
The copyright in this drawing is vested in OBI Property LLP and no licence or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals of the drawings or otherwise unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to OBI Property LLP before proceeding with work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

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:



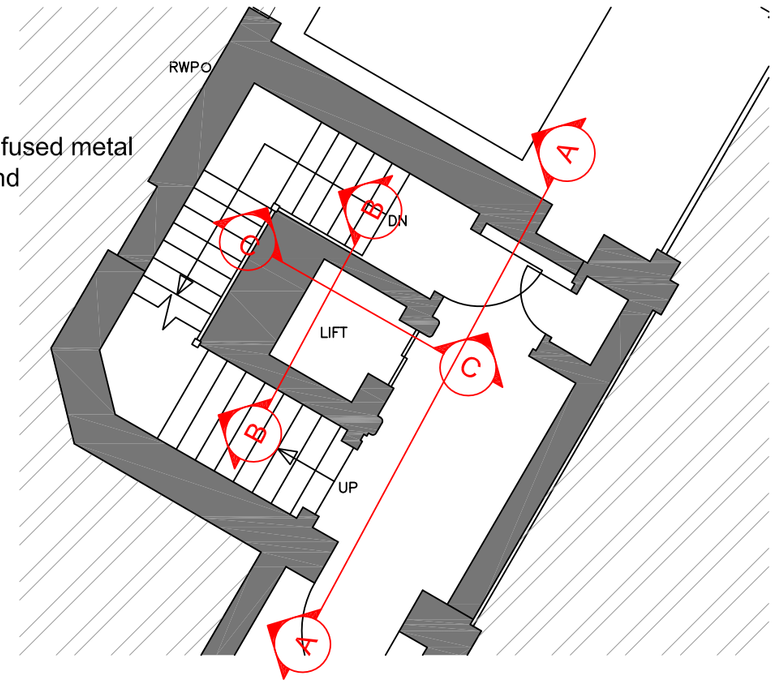
New brass fretwork to head of lift, design to be confirmed.

Existing non-original lift indicator to be replaced, polished to high standard and made good.

Existing non-original lift surround and doors to be replaced with new fused metal by Form + Surfaces, material finish to be confirmed to match existing with thickness 0.8mm.

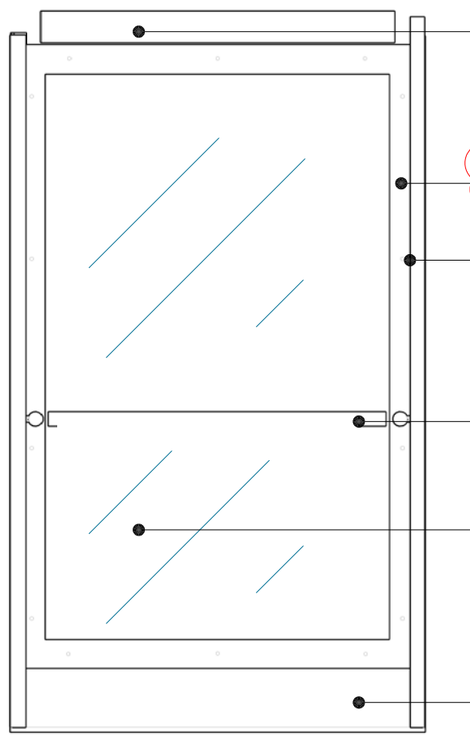
Existing non-original lift buttons to be replaced

Existing non-original brass skirting to be replaced with a new one, type: Brass SS-012-Hairline by Double Stone Steel, LTD. Supplier:: Forms + Surfaces.



LIFT ELEVATION A-A
1st floor to 5th floor scale:-1:20

LIFT LOCATION PLAN
ground floor scale:-1:75



Suspended bulkhead with with mirror to the underside. edge to be finished in brass SS-012-HL Hairline by Double Stone Steel, LTD. Supplier:: Forms + Surfaces

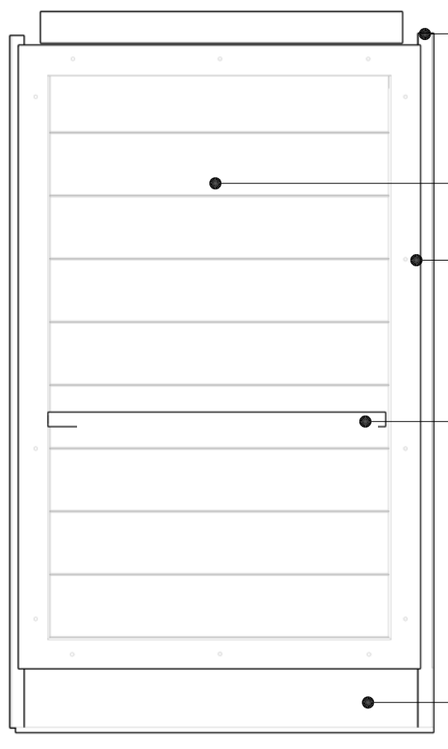
Timber paneling to be painted with Farrow and Ball, (7%sheen) Wevet 273

Existing screw heads removed and new decorative thumb screw-knurled brass heads to be screwed in place, size to be confirmed.

Brass handrail.

Full height mirror with coloured edge detail, colour to be confirmed.

Brass skirting, type: Brass SS-012-Hairline by Double Stone Steel, LTD. Supplier:: Forms + Surfaces



Brass corners angles.

Timber paneling to be painted with Farrow and Ball, (7%sheen) Wevet 273

Decorative thumb screw-knurled brass heads to be screwed in place, size to be confirmed.

Brass handrail.

Brass skirting, type: Brass SS-012-Hairline by Double Stone Steel, LTD. Supplier:: Forms + Surfaces

LIFT ELEVATION B-B
scale:-1:20

LIFT ELEVATION C-C
scale:-1:20

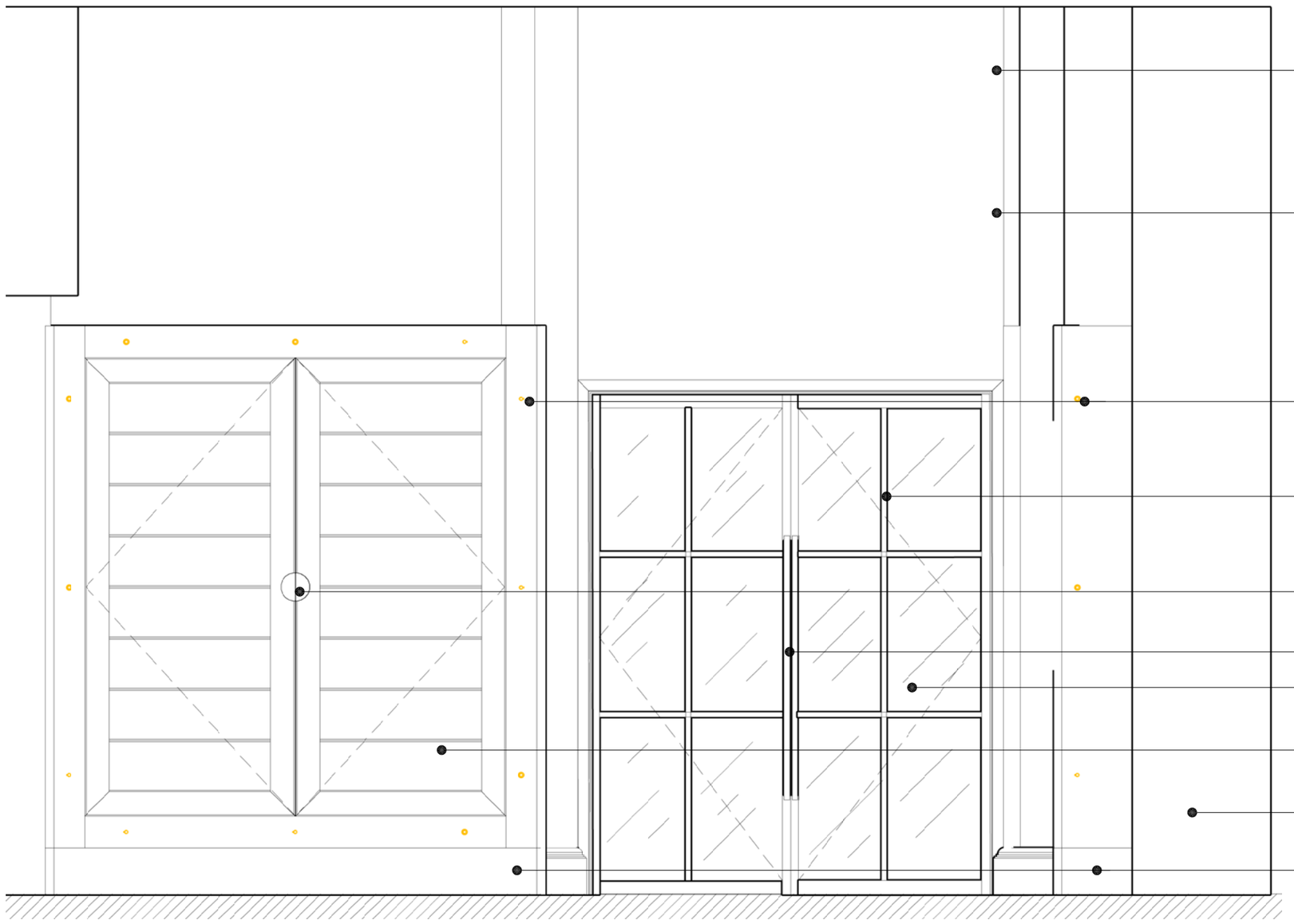
drawing status
- approval
- construction
- preliminary
- record
- information
- comment
- TENDER

Client
LJ Partnership
Northern Assurance Building
First Floor Plan

Drawing Title
Proposed Lift Details 'B'
1st floor to 5th floor

Job no	Date	Drn
OBI-10357-1.6	19.01.15	J C Scott
	Scale 1:20@A2	Rev A

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



Existing timber boards to be painted in Farrow and Ball, Estate Eggshell (20%sheen) Pavillion Grey.

Existing curved bulkhead to be painted in Farrow and Ball, Estate Eggshell (20%sheen) Pavillion Grey.

Existing screw heads removed and new decorative thumb screw-knurled brass heads to be screwed in place, size to be confirmed.

Black slim-line steel window frame, to manufactures design.

Inside of handle to have a brass plate to form existing two semi circular handles.

1200mm Brass 'D;'handle.

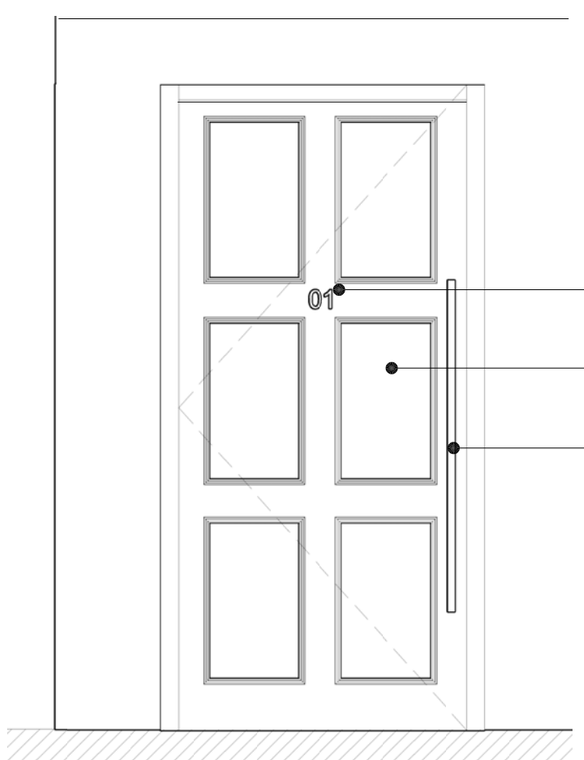
Glass within new partitions to have a slight black tint, sample to be seen before order placed.

Existing timber paneling double doors and surround to be refurbished and painted with Farrow and Ball, Modern Emulsion (7%sheen) Wevet 273

Existing timber panel to be refurbished and painted with Farrow and Ball, Modern Emulsion (7%sheen) Wevet 273

Existing brass skirting to be replaced with a new one, type: Brass SS-012-Hairline by Double Stone Steel, LTD. Supplier:: Forms + Surfaces

SUITE ENTRANCE A-A
1st floor to 5th floor scale:-1:20



Brass door number.

White painted paneled door, colour to be confirmed.

1200mm Brass 'D;'handle.

SUITE ENTRANCE B-B
1st floor to 4th floor scale:-1:20

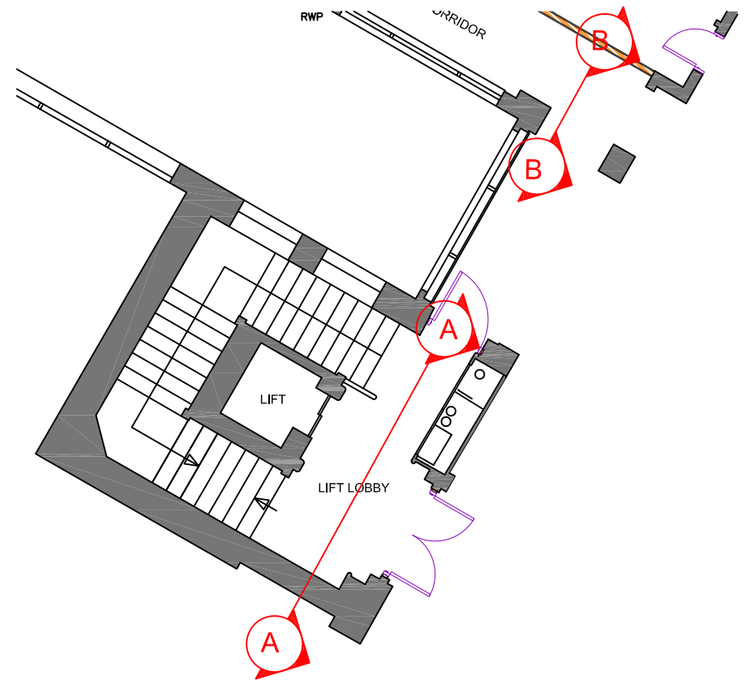
© COPYRIGHT
The copyright in this drawing is vested in OBI Property LLP and no licence or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals of the drawings or otherwise unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to OBI Property LLP before proceeding with work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

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:



LIFT LOCATION PLAN
first floor

SUITE ENTRANCE
1st Floor to 5th floor

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

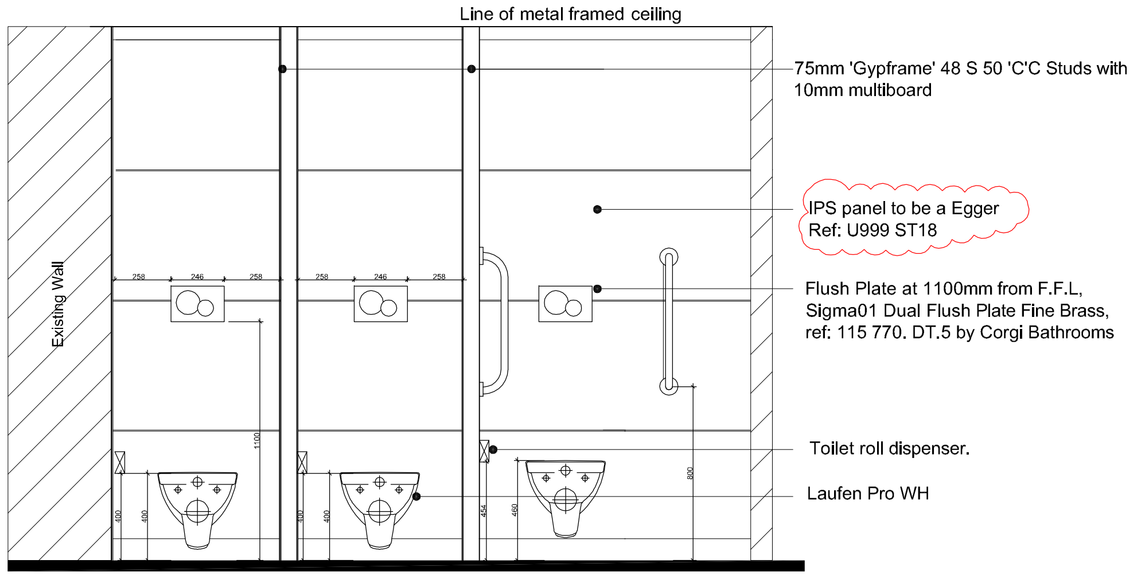
Client
LJ Partnership
Northern Assurance Building
First Floor Plan

Drawing Title
Proposed Typical Suite Entrance Details

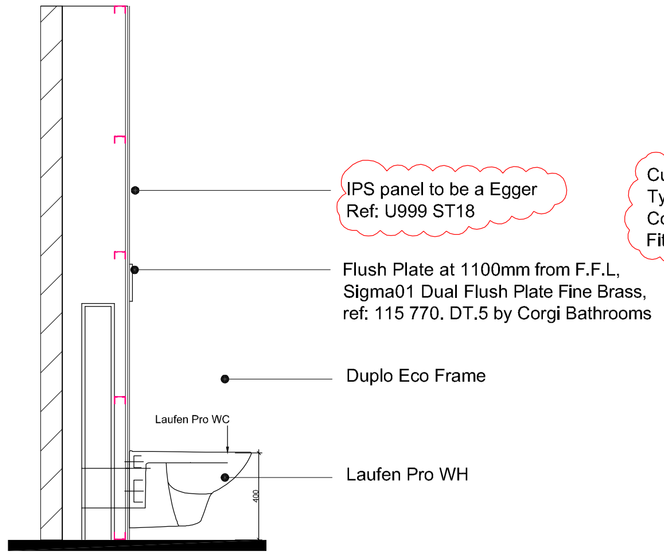
Job no	Date	Drn
OBI-10357-1.7	21.01.16	J C Scott
	Scale 1:20@A2	Rev A

OBI PROPERTY

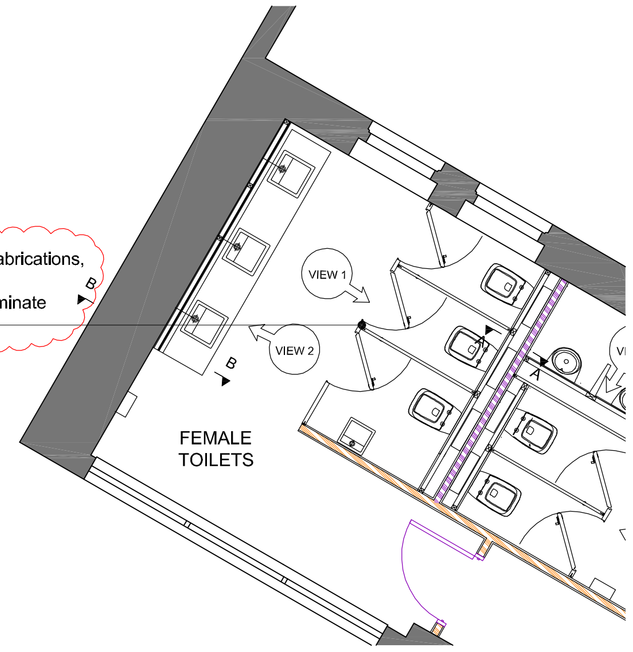
80 Mosley Street . Manchester . M2 3FX . T: 0161 237 1717 . www.obiproperty.co.uk



FEMALE TOILET WC PAN - VIEW 01
first floor scale:-1:20



TOILET PAN SECTION A - A
first floor scale:-1:20



FEMALE TOILET PLAN
first floor scale:-1:50

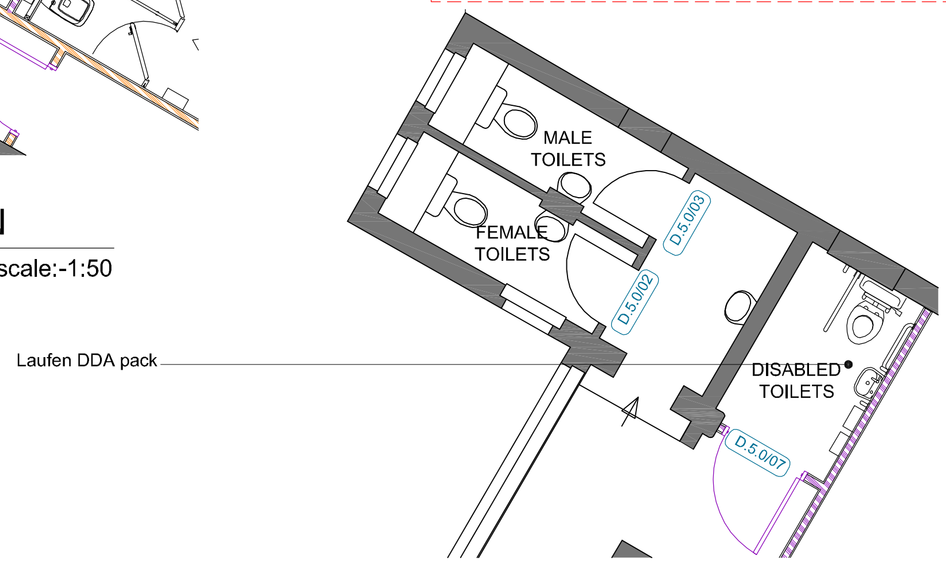
© COPYRIGHT
The copyright in this drawing is vested in OBI Property LLP and no licence or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals of the drawings or otherwise unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to OBI Property LLP before proceeding with work.

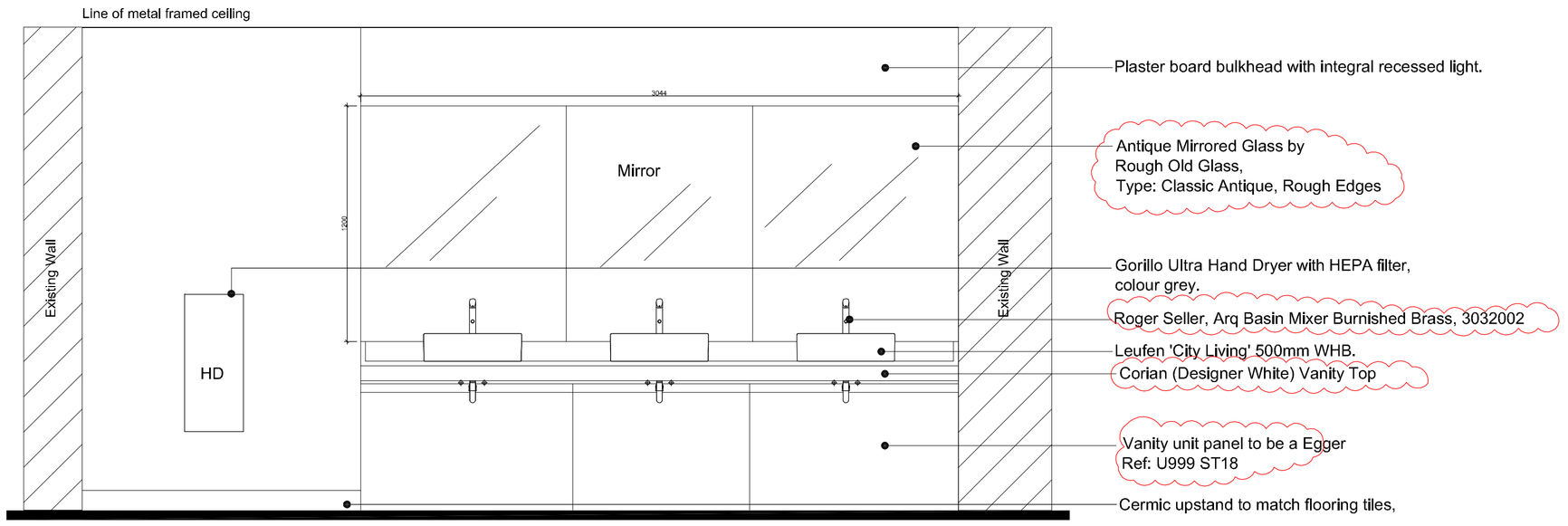
FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

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.

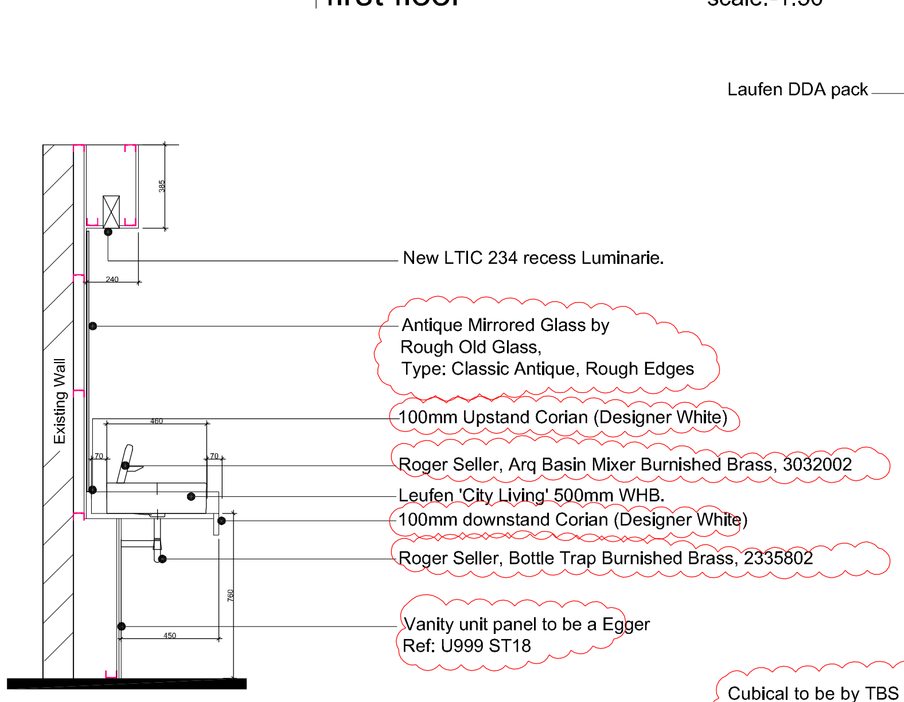
NOTES:
> ALL TOILET FINISHES TO BE THE SAME FROM 1ST FLOOR TO 5TH FLOOR, LAYOUTS AS PER GA PLANS.



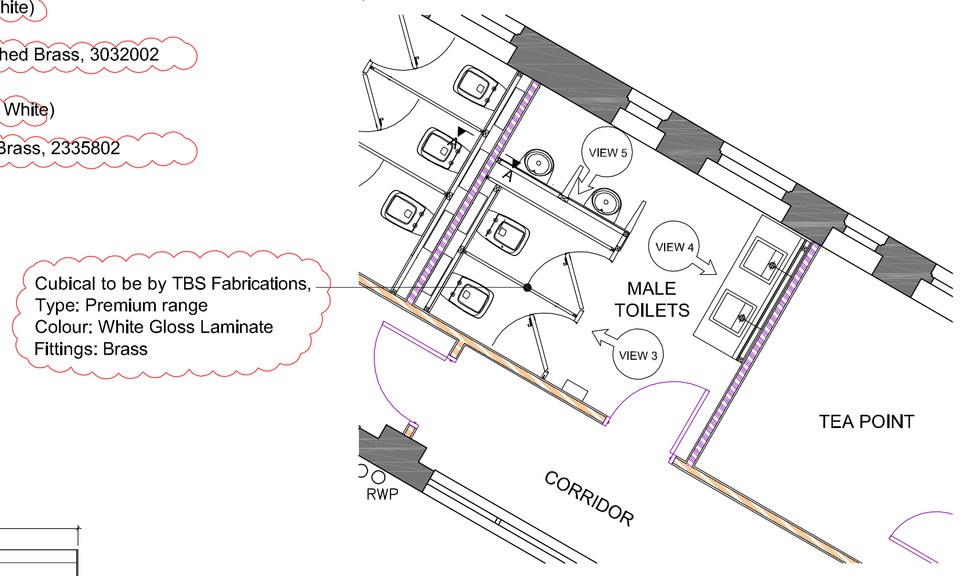
DDA TOILET PLAN
Fifth floor scale:-1:50



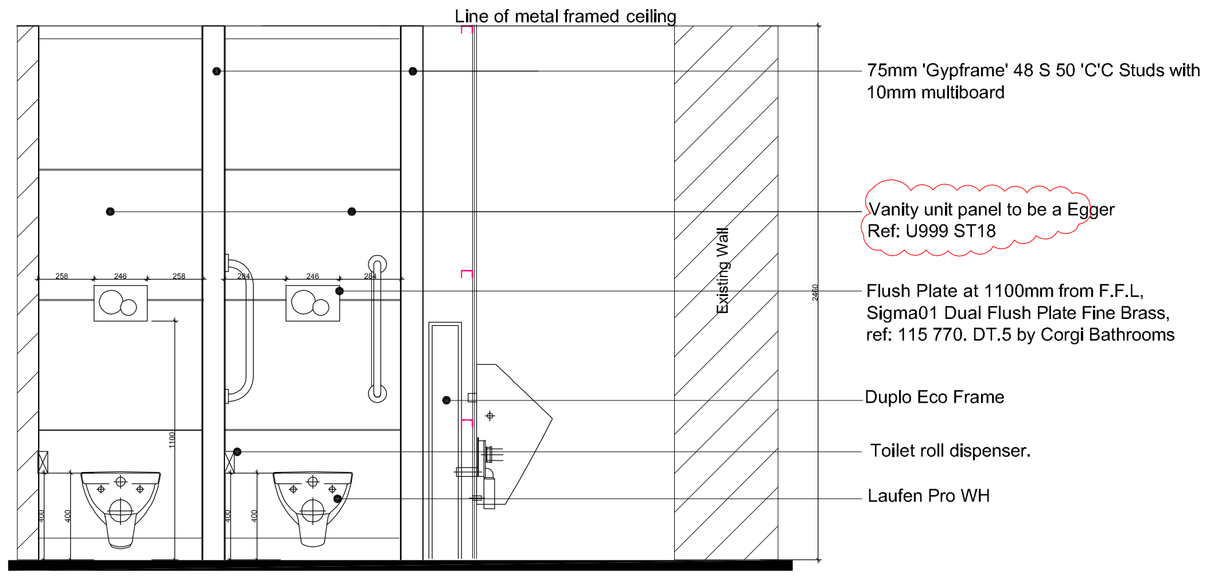
FEMALE WASH HAND BASIN - VIEW 02
first floor scale:-1:20



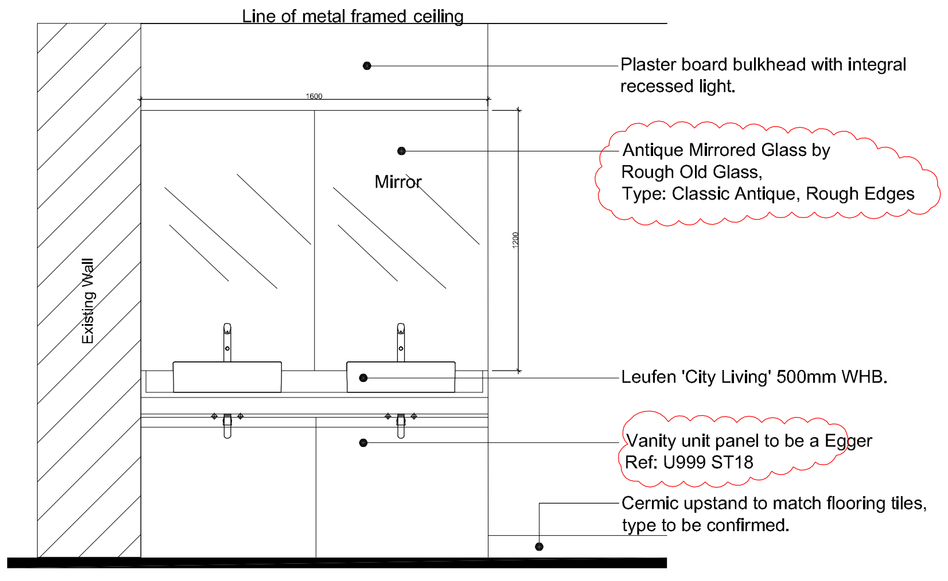
MALE VANITY UNIT SECTION B - B
first floor scale:-1:20



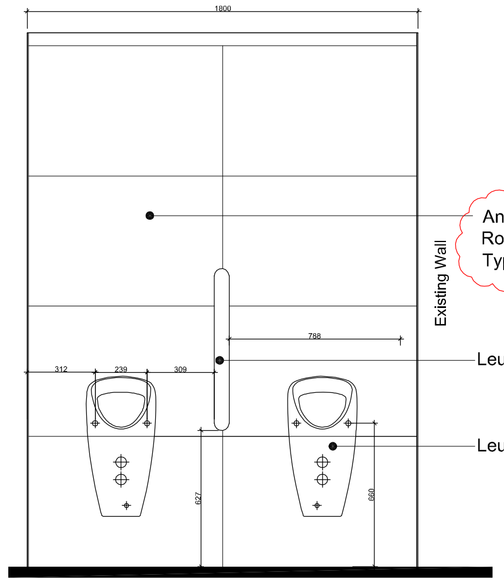
MALE TOILET PLAN
first floor scale:-1:50



MALE TOILET WC PAN - VIEW 03
first floor scale:-1:20



MALE WASH HAND BASIN VIEW 04
first floor scale:-1:20



MALE URINAL VIEW 05
first floor scale:-1:20

drawing status
approval
construction
preliminary
record
information
comment
TENDER

Client
LJ Group
Northern Assurance Building
First Floor Plan

Drawing Title
Toilet Details

Job no OBI-10357-1.8
Date 21.01.16
Scale Varies@ A1
Drn J C Scott
Rev A

OBI PROPERTY

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