

GENERALLY : WORKS TO EXISTING

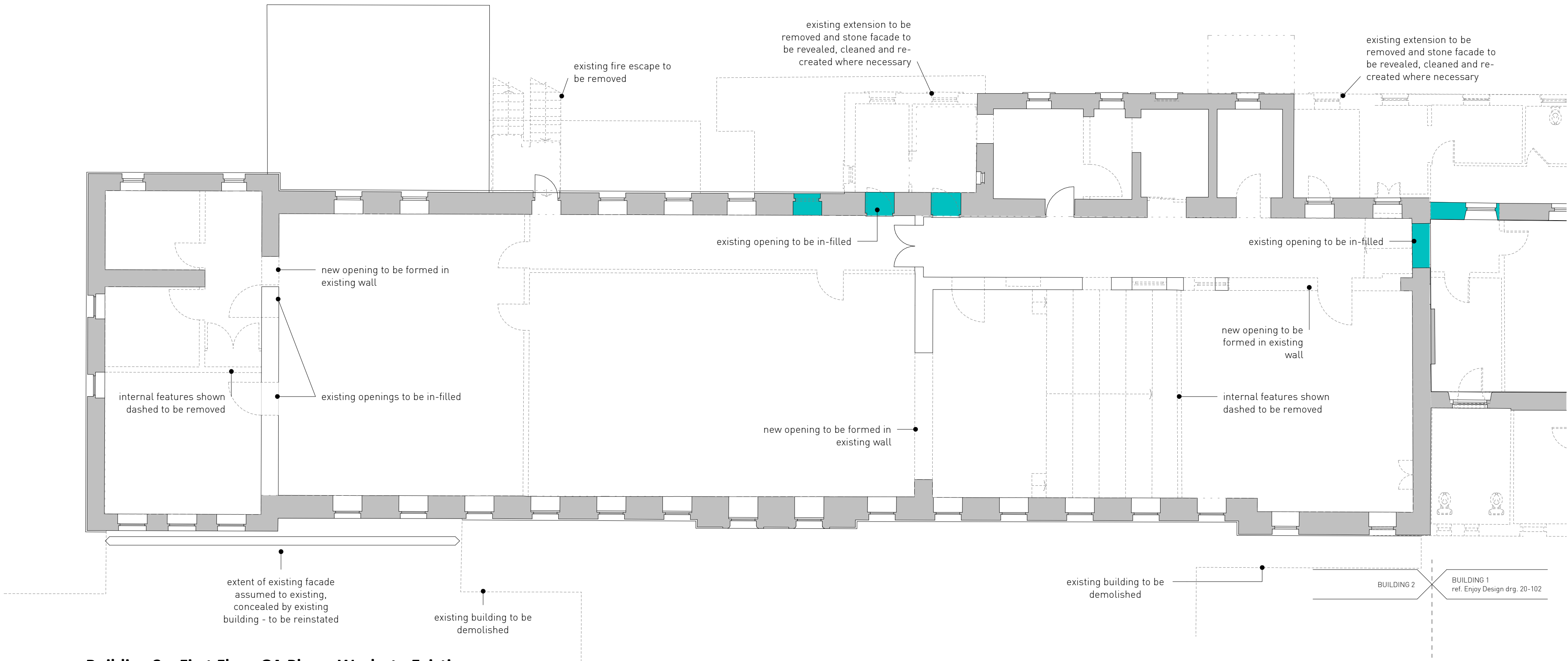
- existing non-historic floor finishes to be carefully removed to reveal historic floors. Floor finishes to be further assessed for heritage value and condition.
- existing suspended grid ceilings and their integrated services to be removed.
- existing services generally to be removed. historic bracketry or vestiges of historic services to be identified and retained for further consideration.
- historic, timber-lined air-vents above doors to be retained and in-filled with fire-resisting construction or fire-rated glazing - to be reviewed further.
- where openings are to be formed in original walls, nibs and downstands are to remain to describe the location of the former wall.

GENERALLY : PROPOSED

- proposed internal walls to be formed in metal stud partition, boarded and painted, c/w suitable insulation to fulfill acoustic and fire-rating requirements.
- proposed doors within proposed partitions to be flush, hardwood veneered doors c/w stainless steel ironmongery.
- proposed sanitary facilities - rooms to be formed from metal stud partition and existing walls to be lined in universal wall liner, ready for internal finishes.
- proposed ceilings to be typically overboarding of exposed existing soffit to create suitable fire-rated separation. (overboarding to be as slim as practicable and existing covings to remain). skim and paint.
- covings, picture rails, skirting, architraves and door details: vary by location and some spaces appear never to have had covings and picture rails. generally rooms to be restored with joinery and moulding details authentic to their location if present.

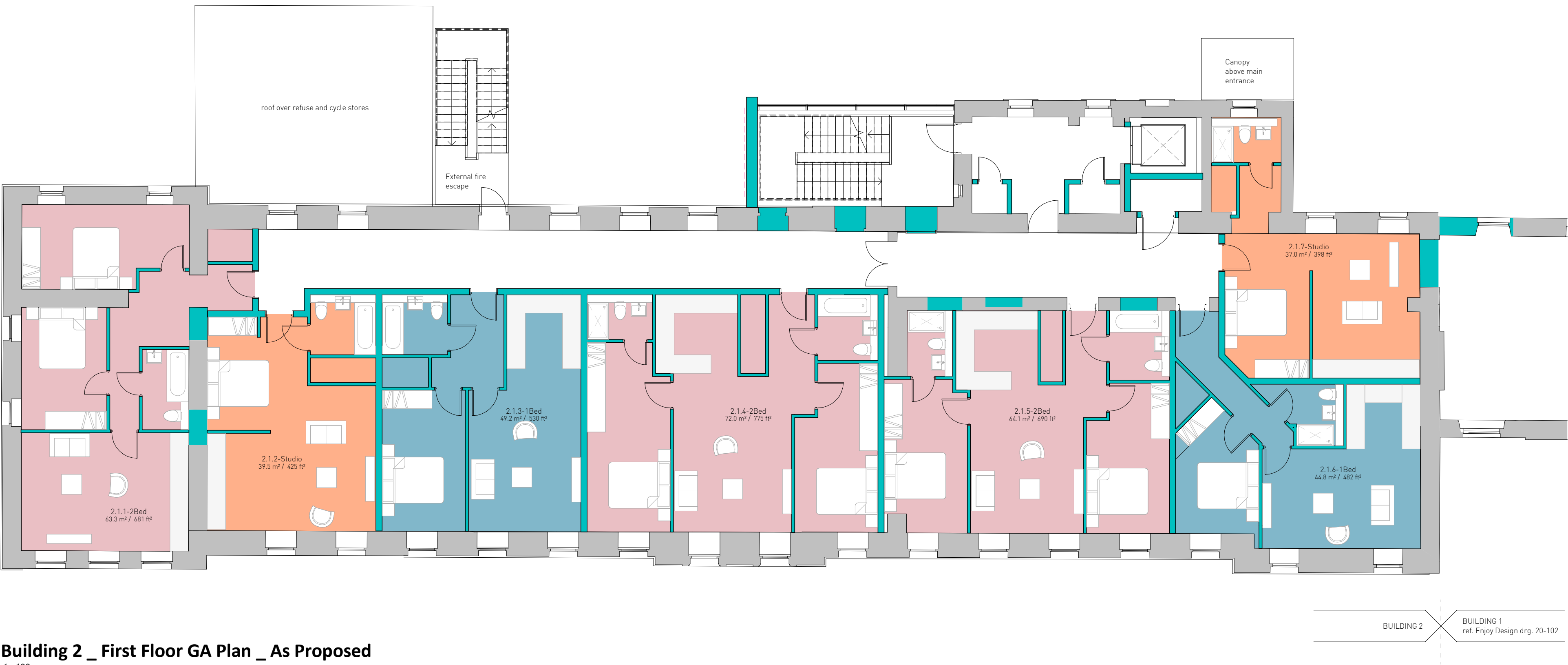
KEY

- Existing Construction to Retain
- Existing Construction to Remove
- Proposed Construction



Building 2 _ First Floor GA Plan _ Works to Existing

1 : 100



Building 2 _ First Floor GA Plan _ As Proposed

1 : 100

00 Series General Arrangement Notes

- Any areas indicated on the plans are approximate. They relate to the likely areas of the building at the current state of the design and are calculated using the stated eg/NAI method from the Code of Measuring Practice 5th Edition RICS/ISVA. Any decision 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 design development and building tolerances. Floor areas are subject to Planning, Building Control and other statutory approvals.
- Any structural, services or fit out detail shown is for coordination only, refer to relevant Consultants/Clients information for details.
- Refer to Enjoy NBS for full outline performance specification of Architectural Elements.
- THE CONTENT OF THIS DRAWING IS FOR DESIGN INTENT AND REQUIRES FURTHER DESIGN DEVELOPMENT AND COORDINATION WITH ALL RELEVANT CONSULTANTS, SUB-CONTRACTORS, SPECIALIST DESIGNERS AND STATUTORY AUTHORITIES.

| Building 2 Schedule of Residential Nett Accommodation | | | |
|---|------|------------|-------------|
| Apartment Number | Name | Area (sqm) | Area (sqft) |

Level 2.0

| | | | |
|-------|--------|----------|-----------|
| 2.0.1 | 2Bed | 64.4 m² | 693 ft² |
| 2.0.2 | Studio | 37.6 m² | 405 ft² |
| 2.0.3 | 1Bed | 49.2 m² | 529 ft² |
| 2.0.4 | 2Bed | 68.7 m² | 740 ft² |
| 2.0.5 | 2Bed | 67.1 m² | 723 ft² |
| 2.0.6 | 2Bed | 66.7 m² | 718 ft² |
| | | 353.8 m² | 3,808 ft² |

Level 2.1

| | | | |
|-------|--------|----------|-----------|
| 2.1.1 | 2Bed | 63.3 m² | 681 ft² |
| 2.1.2 | Studio | 39.5 m² | 425 ft² |
| 2.1.3 | 1Bed | 49.2 m² | 530 ft² |
| 2.1.4 | 2Bed | 72.0 m² | 775 ft² |
| 2.1.5 | 2Bed | 64.1 m² | 690 ft² |
| 2.1.6 | 1Bed | 44.8 m² | 482 ft² |
| 2.1.7 | Studio | 37.0 m² | 398 ft² |
| | | 369.9 m² | 3,982 ft² |

Level 2.2

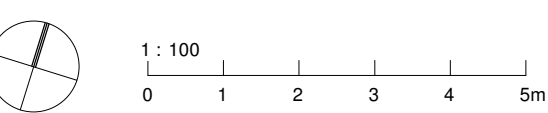
| | | | |
|-------|--------|----------|-----------|
| 2.2.1 | 2Bed | 63.3 m² | 682 ft² |
| 2.2.2 | Studio | 39.5 m² | 425 ft² |
| 2.2.3 | 1Bed | 49.2 m² | 530 ft² |
| 2.2.4 | 2Bed | 72.0 m² | 775 ft² |
| 2.2.5 | 2Bed | 64.0 m² | 689 ft² |
| 2.2.6 | 1Bed | 45.9 m² | 494 ft² |
| 2.2.7 | Studio | 37.0 m² | 399 ft² |
| | | 371.0 m² | 3,993 ft² |

Grand total: 20

1,094.6 m² 11,783 ft²

| Building 2 Schedule of Gross Internal Floor Areas | | |
|---|------------|-------------|
| Name | Area (sqm) | Area (sqft) |

| | | |
|---------------------------------------|----------|-----------------------|
| Building 2 Basement Level (Level 2.B) | 543.7 m² | 5,853 ft² |
| Building 2 Ground Level (Level 2.0) | 563.8 m² | 6,068 ft² |
| Building 2 First Floor (Level 2.1) | 519.2 m² | 5,589 ft² |
| Building 2 Second Floor (Level 2.2) | 520.8 m² | 5,606 ft² |
| | | 2,147.5 m² 23,115 ft² |



Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Enjoy Design Ltd.

Notes.

C REDRAWN- Existing retained in lieu of new build RG 24July20
B Structural schematics incorporated - minor JNS 06July28
A Buildings 2+3 shown as proposed; massing JNS 07June18
revised and detached from building 1 following design team comments

Rev. Des. By Date Ch. Status:

APPROVAL

The Old Brewery
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Leeds
LS2 7ES
Tel: 0113 242 3622
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Client: Job No:
Trinity One LLP 16,047
Project:
Trinity One, Huddersfield
Title:
Building 2 - First Floor GA Plan as Proposed
Date: 11/06/20 Scale: 1 : 100BA1 Checked by: RG
Drawing No: 20-202 Drawn By: RG Revision: C

ENJOY
DESIGN