NORTHVALE STUDIO

The Loft — a new office for 50 people

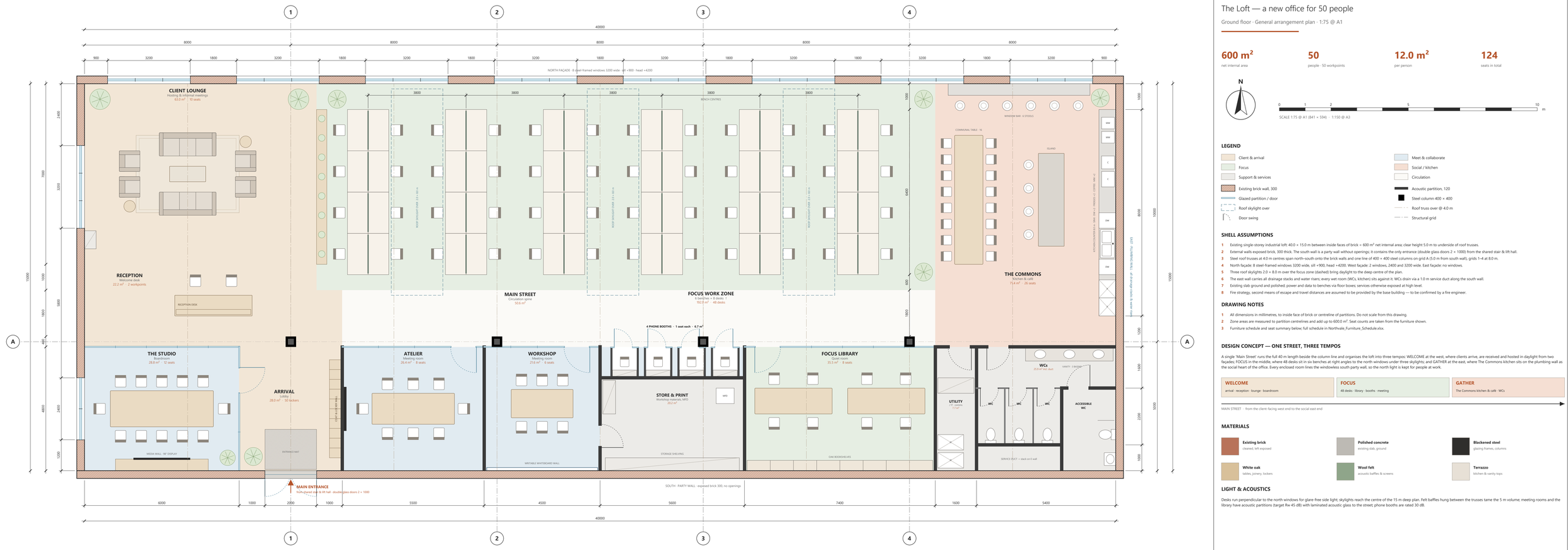
Ground floor · General arrangement plan · 1:75 @ A1

600 m² net internal area

50 people · 50 workpoints

12.0 m² per person

124 seats in total



LEGEND

- Client & arrival
- Focus
- Support & services
- Existing brick wall, 300
- Glazed partition / door
- Roof skylight over
- Door swing
- Meet & collaborate
- Social / kitchen
- Circulation
- Acoustic partition, 120
- Steel column 400 × 400
- Roof truss over @ 4.0 m
- Structural grid

SHELL ASSUMPTIONS

1. Existing single-storey industrial loft; 40.0 × 15.0 m between inside faces of brick = 600 m² net internal area; clear height 5.0 m to underside of roof trusses.
2. External walls exposed brick, 300 thick. The south wall is a party wall without openings; it contains the only entrance (double glass doors 2 × 1000) from the shared stair & lift hall.
3. Steel roof trusses at 4.0 m centres span north–south onto the brick walls and one line of 400 × 400 steel columns on grid A (5.0 m from south wall), grids 1–4 at 8.0 m.
4. North façade: 8 steel-framed windows 3200 wide, sill +900, head +4200. West façade: 2 windows, 2400 and 3200 wide. East façade: no windows.
5. Three roof skylights 2.0 × 8.0 m over the focus zone (dashed) bring daylight to the deep centre of the plan.
6. The east wall carries all drainage stacks and water risers; every wet room (WCs, kitchen) sits against it. WCs drain via a 1.0 m service duct along the south wall.
7. Existing slab ground and polished; power and data to benches via floor boxes; services otherwise exposed at high level.
8. Fire strategy, second means of escape and travel distances are assumed to be provided by the base building — to be confirmed by a fire engineer.

DRAWING NOTES

1. All dimensions in millimetres, to inside face of brick or centreline of partitions. Do not scale from this drawing.
2. Zone areas are measured to partition centrelines and add up to 600.0 m². Seat counts are taken from the furniture shown.
3. Furniture schedule and seat summary below; full schedule in Northvale_Furniture_Schedule.xlsx.

DESIGN CONCEPT — ONE STREET, THREE TEMPOS

A single 'Main Street' runs the full 40 m length beside the column line and organises the loft into three tempos: WELCOME at the west, where clients arrive, are received and hosted in daylight from two façades; FOCUS in the middle, where 48 desks sit in six benches at right angles to the north windows under three skylights; and GATHER at the east, where The Commons kitchen sits on the plumbing wall as the social heart of the office. Every enclosed room lines the windowless south party wall, so the north light is kept for people at work.

WELCOME	FOCUS	GATHER
arrival · reception · lounge · boardroom	48 desks · library · booths · meeting	The Commons kitchen & café · WCs

MAIN STREET · from the client-facing west end to the social east end

MATERIALS

- **Existing brick** — cleaned, left exposed
- **Polished concrete** — existing slab, ground
- **Blackened steel** — glazing frames, columns
- **White oak** — tables, joinery, lockers
- **Wool felt** — acoustic baffles & screens
- **Terrazzo** — kitchen & vanity tops

LIGHT & ACOUSTICS

Desks run perpendicular to the north windows for glare-free side light; skylights reach the centre of the 15 m deep plan. Felt baffles hung between the trusses tame the 5 m volume; meeting rooms and the library have acoustic partitions (target Rw 45 dB) with laminated acoustic glass to the street; phone booths are rated 30 dB.

FURNITURE SCHEDULE

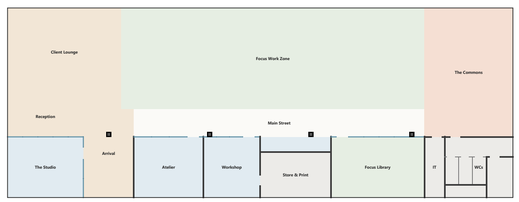
every item drawn on the plan, counted from the drawing

REF	ITEM	SPECIFICATION	LOCATION	QTY
WORKSTATIONS				
WS-01	Desk 1600 x 800	Height-adjustable desk, bench system	Focus zone	48
WS-02	Task chair	Ergonomic task chair	Reception 2 · Focus zone 48	50
WS-03	Acoustic desk screen	Felt screen 1500 x 450 above desk	Focus zone	24
WS-04	Mobile pedestal	Lockable mobile pedestal (under desk, not drawn)	Focus zone	48
WS-05	Reception desk	Oak & blackened steel, 3000 x 800	Reception	1
MEETING & COLLABORATION				
MT-01	Boardroom table	Solid oak, 4000 x 1400, cable trough	The Studio	1
MT-02	Meeting table	Oak, 3200 x 1200	Atelier	1
MT-03	Meeting table	Height-adjustable, 2400 x 1100	Workshop	1
MT-04	Meeting chair	Upholstered meeting chair on castors	The Studio 12 · Atelier 8 · Workshop 6	26
MT-05	Media wall credenza + 98" display	Oak credenza 3600 long, 98" display; VC bar	The Studio	1
MT-06	Wall display 75"	75" display + VC bar on west wall	Atelier	1
MT-07	Whiteboard wall	Floor-to-2.4 m writable glass wall, 4.3 m	Workshop	1
MT-08	Acoustic phone booth	1100 x 1200 pod, 30 dB, light + vent	Phone booths	4
MT-09	Booth perch seat	Upholstered perch seat	Phone booths	4
MT-10	Booth shelf	Integrated shelf desk	Phone booths	4
FOCUS LIBRARY				
FL-01	Library table	Oak, 3000 x 1000, with brass lamps	Focus Library	2
FL-02	Library chair	Upholstered task-height chair	Focus Library	8
FL-03	Bookshelves	Floor-to-2.4 m oak shelving, 7.2 m	Focus Library	1
LOUNGE & ARRIVAL				
LA-01	Three-seat sofa	Three-seat sofa 2200 x 900, wool bouclé	Client Lounge	2
LA-02	Lounge armchair	Lounge armchair 800 x 800, leather	Client Lounge	4
LA-03	Coffee table	Travertine, 1400 x 600	Client Lounge	1
LA-04	Side table	Ø450 side table	Client Lounge	2
LA-05	Rug	Wool rug 4000 x 3000	Client Lounge	1
LA-06	Planter / bookshelf divider	Low oak shelf with planting, h 1.2 m, 6.0 m long	Client Lounge	1
LA-07	Display credenza	Low credenza for work samples	Client Lounge	1
LA-08	Coat & locker wall (50 lockers)	10 columns x 5 tiers, oak fronts, digital locks	Arrival	1
LA-09	Entrance mat	Recessed entrance matting 2000 x 1550	Arrival	1
KITCHEN & CAFÉ · THE COMMONS				
KT-01	Communal table	Oak, 5000 x 1100, pendant lights over	The Commons	1
KT-02	Café chair	Oak café chair	The Commons	16
KT-03	Kitchen island	1000 x 3600, recycling station + storage	The Commons	1
KT-04	Bar stool	Bar stool, oak & steel, h 750	The Commons	10
KT-05	Window bar	Oak bar 5.5 m x 450 along north windows	The Commons	1
KT-06	Kitchen counter	8.0 m run, 650 deep, terrazzo top	The Commons	1
KT-07	Double sink + boiling/chilled tap	Double bowl sink, boiling & chilled filtered tap	The Commons	1
KT-08	Dishwasher	Commercial-grade dishwasher 600	The Commons	2
KT-09	Fridge (tall)	Tall integrated fridge 700	The Commons	2
KT-10	Bean-to-cup coffee machine	Plumbed-in bean-to-cup machine	The Commons	1
KT-11	Coffee grinder / espresso station	Espresso machine + grinder	The Commons	1
KT-12	Microwave	Built-in combi microwave	The Commons	2
SUPPORT, STORAGE & SANITARY				
SP-01	Storage shelving	Steel shelving run, 5.2 m	Store & Print	1
SP-02	Materials cabinet	Tall cabinet for workshop materials	Store & Print	1
SP-03	Multifunction printer	A3 MFD with follow-me print	Store & Print	1
SP-04	Comms rack	42U rack, 600 x 1000	Utility / IT	2
SP-05	Cleaner's cupboard	Cleaner's store & consumables	Utility / IT	1
SP-06	WC pan	Wall-hung WC on service duct	WCs	3
SP-07	Vanity with 3 basins	Terrazzo vanity, 3 basins, mirror over	WCs	1
SP-08	Accessible WC fit-out	Doc M pack: WC, basin, grab rails, alarm	WCs	1
SP-09	Accessible WC basin	Part of Doc M pack	WCs	1
PLANTING				
PL-01	Large planter	Ø600-800 planters, specimen trees & palms	The Studio 1 · Arrival 1 · Client Lounge 2 · Focus zone 3 · The Commons 1	8

AREA SCHEDULE

ZONE	USE	TYPE	AREA m²	SHARE	SEATS
The Studio	Boardroom	Meet & collaborate	28.8	4.8%	12
Arrival	Lobby	Client & arrival	28.0	4.7%	–
Reception	Welcome desk	Client & arrival	22.2	3.7%	2
Client Lounge	Hosting & informal meetings	Client & arrival	63.0	10.5%	10
Atelier	Meeting room	Meet & collaborate	26.4	4.4%	8
Workshop	Meeting room	Meet & collaborate	21.6	3.6%	6
Phone booths	4 acoustic pods	Meet & collaborate	6.7	1.1%	4
Store & Print	Workshop materials, MFD	Support & services	20.2	3.4%	–
Focus Library	Quiet room	Focus	35.5	5.9%	8
Utility / IT	Comms & cleaner	Support & services	7.7	1.3%	–
WCs	3 WC + accessible WC	Support & services	25.9	4.3%	–
Main Street	Circulation spine	Circulation	50.6	8.4%	–
Focus Work Zone	48 desks	Focus	192.0	32.0%	48
The Commons	Kitchen & café	Social / kitchen	71.4	11.9%	26
Total			**600.0**	**100.0%**	**124**

KEY PLAN — ZONES



SEAT SUMMARY

TYPE	WHERE	SEATS
Workstations (desks + reception)	Reception 2 · Focus zone 48	50
Meeting seats (rooms + booths)	The Studio 12 · Atelier 8 · Workshop 6 · Phone booths 4	30
Focus Library (quiet seats)	Focus Library 8	8
Client Lounge	Client Lounge 10	10
Kitchen & café	Island 4 · Communal table 16 · Window bar 6	26
Total seats		**124**

WORKPLACE RATIOS

Workpoints	**48 desks + 2 reception = 50**
Desk ratio	**1 : 1 — every person has a desk**
Meeting seats per person	**0.60 (30 seats)**
Alternative settings per person	**0.88 (library, lounge, café)**
Bookable rooms	**3 meeting rooms + 4 phone booths**
Sanitary provision	**3 WCs + 1 accessible WC for 50 people**
Area per person	**12.0 m² NIA**

Fictional project. Northvale Studio, the building and every figure on this sheet are invented for demonstration; no real company or site is depicted. Concept design — not for construction. Made by AILA.

PROJECT	Northvale Studio — The Loft, office fit-out
CLIENT	Northvale Studio (fictional)
DRAWING	Ground floor — General arrangement plan
SCALE	1:75 @ A1
DATE	04 October 2026
STATUS	Design proposal — for client review
DESIGNED / DRAWN	AILA
DRAWING No. / REV	**NVS-A-100 / P1**