Upper Brook Street Masterplan Williams / Alliance UBS Limited

Design and Access Statement Addendum

Hawkins\Brown

Design and Access Statement
Document control and issue sheet

Document history

Version	Date	Description
P01	28/11/24	Addendum issued to accompany the Design and Access Statement

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1 Introduction

1.1 Executive Summary
1.2 Details of Client and Design Team

1 Introduction
1.1 Executive Summary

Please note that this addendum report should be read in conjunction with the full Design and Access Statement submitted as part of Planning Application 137401/FO/2023.

Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works.

This report has been prepared by Hawkins\Brown and Re-Form Landscape Architects on behalf of Williams Motor Co (Holdings) Limited and Alliance UBS Limited, to support a full planning application for a life sciences and purpose-built student accommodation (PBSA) development (hereafter referred to as the 'Proposed Development') on land within the emerging the Upper Brook Street Masterplan (hereafter referred to as the 'Site').

This addendum to the submitted Design and Access Statement has been prepared to provide an overview of the amendments that have been made to the proposals in direct response to the utilities on the site. These changes primarily relate to chamfering the Northeast elevation of life sciences building B1 to align with existing utilities and easements. This change has resulted in minor updates to the landscaping strategy and core and the omission of B1's basement. A new standalone lettable has also been introduced on the ground floor of B1.



Above:
Front cover of the full Design and Access Statement submitted as part of Planning Application 137401/FO/2023.

1 Introduction
1.2 Details of Client and Design Team

Application Name:
Williams Motor Co (Holdings) Limited and Alliance UBS Limited

Client:
Property Alliance Group (PAG)
Moda Living (Moda)

Joint Venture
The Proposed Development is being brought forward by the Applicant, Williams Motor Co (Holdings) Limited and Alliance UBS Limited, which is a Joint Venture between Property Alliance Group (PAG) and Moda Living (Moda).

Property Alliance Group (PAG)
PAG is an award-winning, full service property company which has a highly successful track record based on 30 years of development and investment in the North West region. This is reflected in their exciting residential, industrial, office, hotel, and student accommodation development pipeline which has been built by their strong team of qualified professionals and in-house asset management team. Recent examples of PAG's success in Manchester include Axis, Oxygen, Renaissance, Piccadilly Place, 55 Portland Street and 3 St Peters Square. Moda is the UK's fastest growing residential brand pioneering positive change in the rental sector via its "Next Generation Neighbourhoods" across a range of living platforms. Their student resident neighbourhoods represent an opportunity to re-imagine the benefits of renting within a highly amenitised, highly managed and affordable landlord system attracting student residents from a wide ranging cross section of the community. Their neighbourhoods deliver happy, healthy and secure living environments with the health and well-being of our residents at their core.

Moda Living (Moda)
With a UK-wide pipeline of 20,000 homes worth a combined £6.5bn, Moda are investing substantial monies in their Next Generation Neighbourhoods. Moda's key objective is to create inclusive long-term neighbourhoods which exceed the needs of today while enabling agile adaptation to proactively respond to an ever-changing world. The integrated approach of Moda to innovative design solutions coupled with long-term stewardship enables the high-quality of the built and lifestyle environment to be maintained throughout the lifetime of the development. Examples of Moda's success in the North West includes their high-quality residential schemes in Manchester (Angel Gardens), Liverpool (The Lexington) and Leeds (New York Square).

Masterplan

Masterplan Architects:
Hawkins\Brown

Planning Consultant:
Ashton Hale

Landscape Architects:
Re-Form

Civil Engineer:
WSP

Fire Engineer:
Design Fire

Heritage Consultant:
Turley

Transport Consultant:
Focus Transport

Plot A - PBSA

Architects:
Simpson Haugh Partnership

Structural Engineer:
Edge

MEP:
Ridge

Transport Consultant:
Curtins

Plot B - Life Sciences

Architects:
Hawkins\Brown

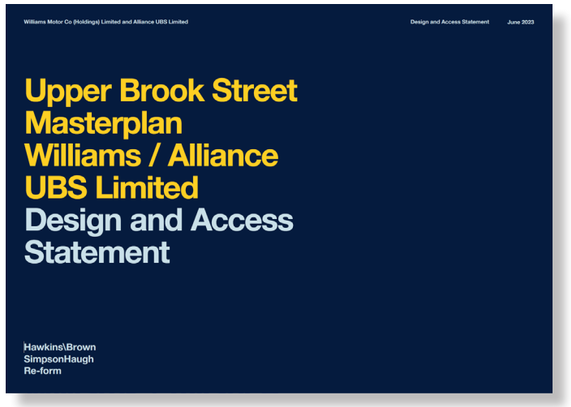
Structural Engineer:
WSP Plot B

MEP:
KJTait (Plot B)

2 The Site

2.1 Planning History
2.2 Masterplan Overview

2 The Site
2.1 Planning History



June 2023
Design and Access Statement submitted.



August 2023
Scheme Validated



Jan 2024
Scheme recommended for Approval
Planning Application 137401/FO/2023.

Masterplan Overview

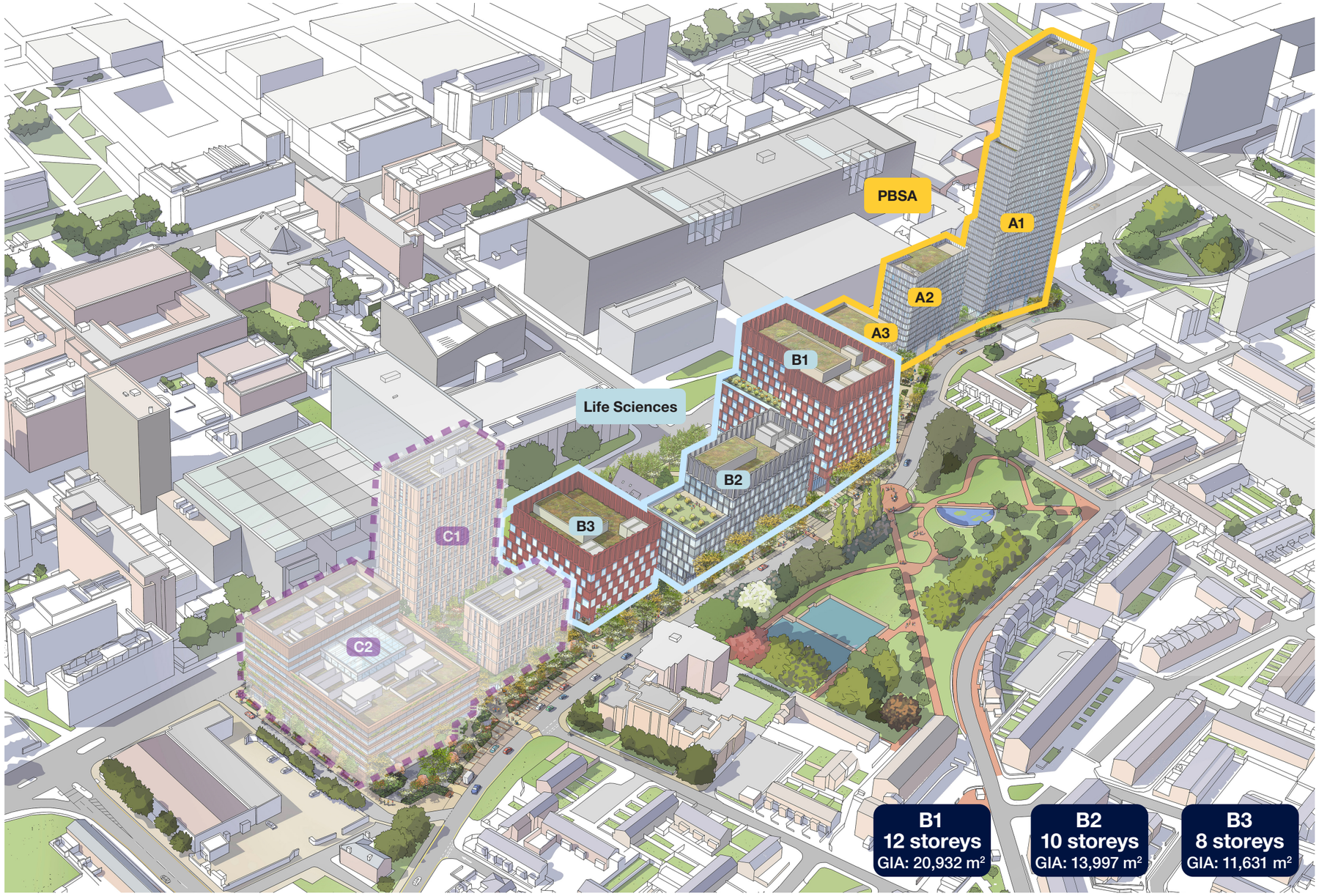
The site forms part of a wider illustrative Upper Brook Street masterplan, made up of three plots as part of two separate planning applications. The design teams across the application sites have worked closely to ensure cohesion across the masterplan, with the same Landscape Architect working across all three plots. The Clients, planning consultants and design teams have engaged with the public as a collective, to ensure clear messaging and that public needs or concerns are addressed.

The intentions of the combined masterplan are to:

- Create a framework for the delivery of high quality Life Sciences and PBSA schemes.
- Improve connections between Kincardine Road and Upper Brook Street.
- Ensure that high quality landscape and public realm will be at the heart of the scheme.
- Ensure that the development knits into the surrounding urban fabric, creating attractive streets and spaces for the public and residents to enjoy.

Plot B within the masterplan is the proposed Life Science quarter. This plot provides:

- Significant public realm, including the creation of Gaskell Green.
- New links through from Kincardine Road to Upper Brook Street.
- Best-in-class Life Sciences workspace.
- New jobs and economic benefits, in an ideal location for prospective business with links to the university and public transport connections.
- A diverse mix of ground floor active uses.
- Putting ‘science on show’ with ground floor lab spaces.



3 Overview of B1 Design Changes

3.1 B1 Consented and Proposed Scheme
3.2 B1 Basement Omission
3.3 Masterplan Overview of Changes
3.4 Ground Floor Plan
3.5 Mezzanine Floor Plan
3.6 Typical Lower Floor Plan
3.7 Amenity Terrace Floor Plan
3.8 Typical Upper Floor Plan
3.9 Roof Plan
3.10 Elevation from Kincardine Road
3.11 Elevation from Main Entrance

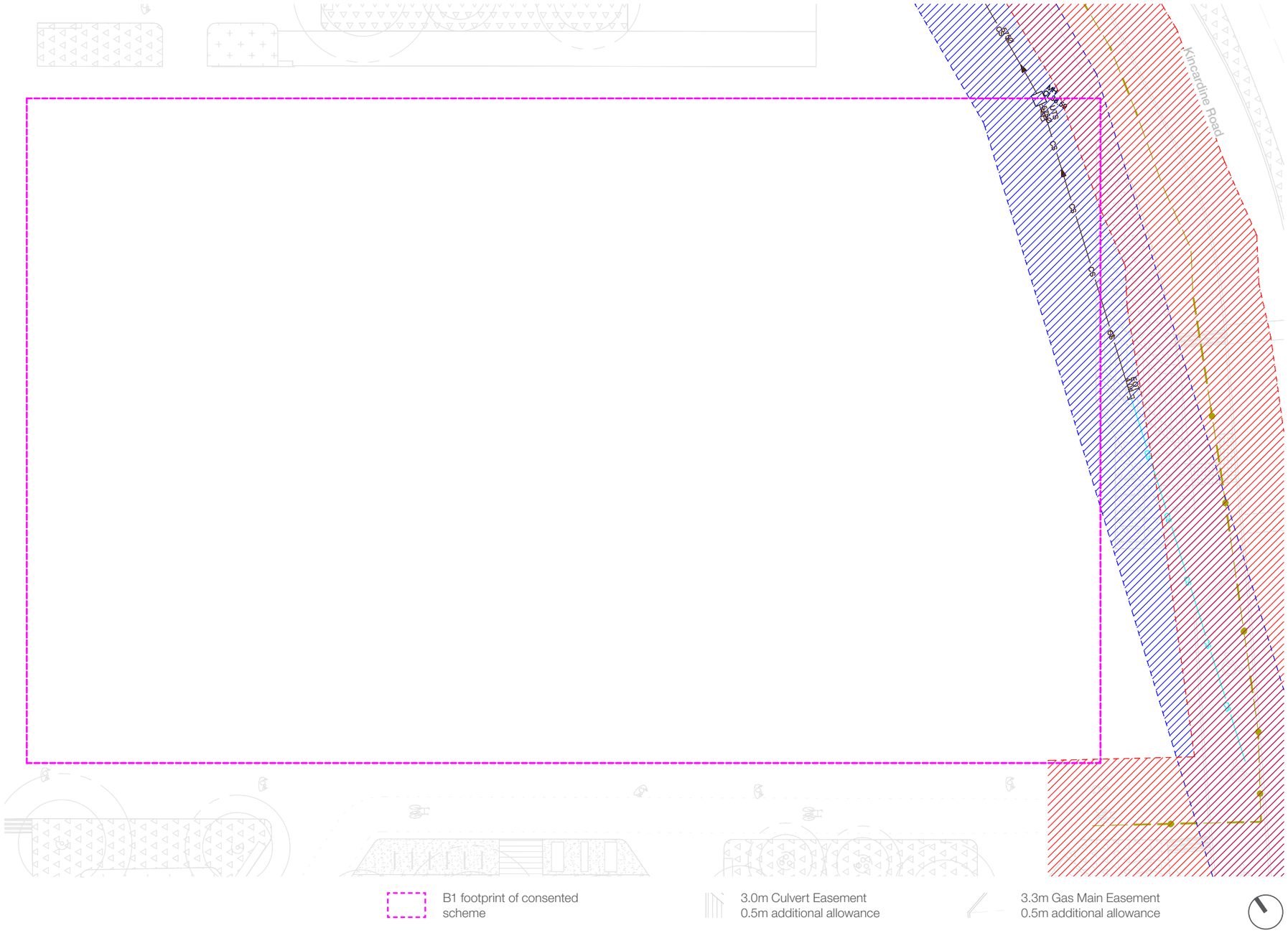
3 Overview of B1 Design Changes

3.1 B1 Consented and Proposed Scheme

At the time the planning application was submitted the buildings were in part set out based on non-intrusive surveys that highlighted the location of existing utilities that ran below Kincardine Road. The position of the utilities, including their associated easements were used to help position the buildings within the masterplan. At this time there was also an understanding that diversions could be made to help with the masterplan vision.

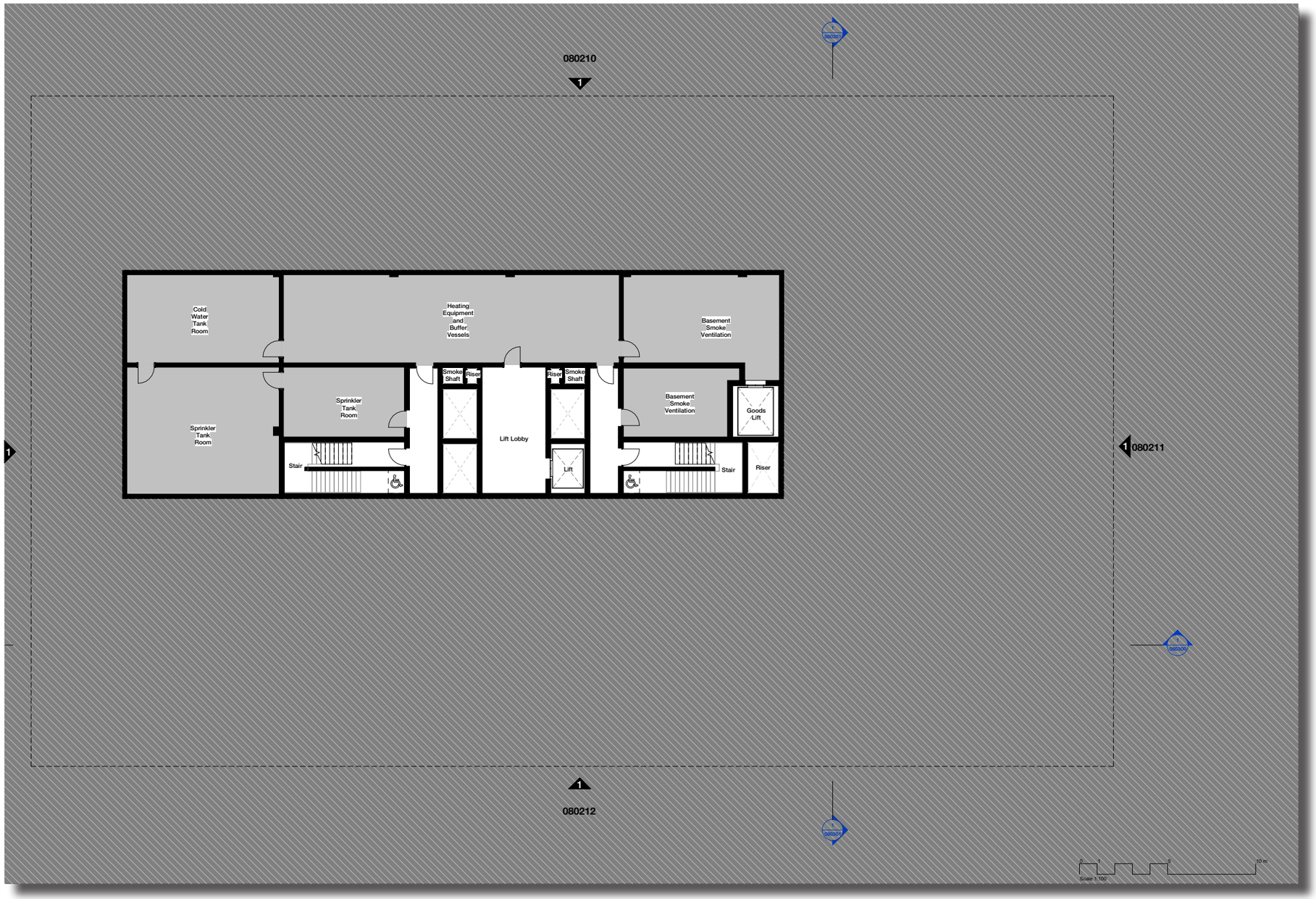
Post planning intrusive surveys have been instructed that have helped verify more accurate locations of the various existing utilities that run below Kincardine Road. The recent surveys have highlighted that some of the utilities are closer to the site than originally anticipated, which has required the team to revisit the design of B1.

The proposed change seeks to include a chamfer to the Kincardine Road elevation of B1. The chamfer runs consistently down to ground floor level, omitting the need for the colonnade and recessed ground floor that was previously proposed. The chamfer has been designed to maintain the same façade module established in the extant consent, allowing for flexible lab / office space within the building and a high quality expression that links the masterplan and integrates within the immediate context.



3 Overview of B1 Design Changes
3.2 B1 Basement Omission

Within the extant consent, a basement level accommodates a limited number of back-of-house functions. Within the amended scheme, rationalised Ground Floor and Roof Level arrangements have allowed these back-of-house uses to be relocated from the basement to the Ground Floor and Roof Level. As a result, the basement is no longer required and has been omitted as part of the amended proposals.

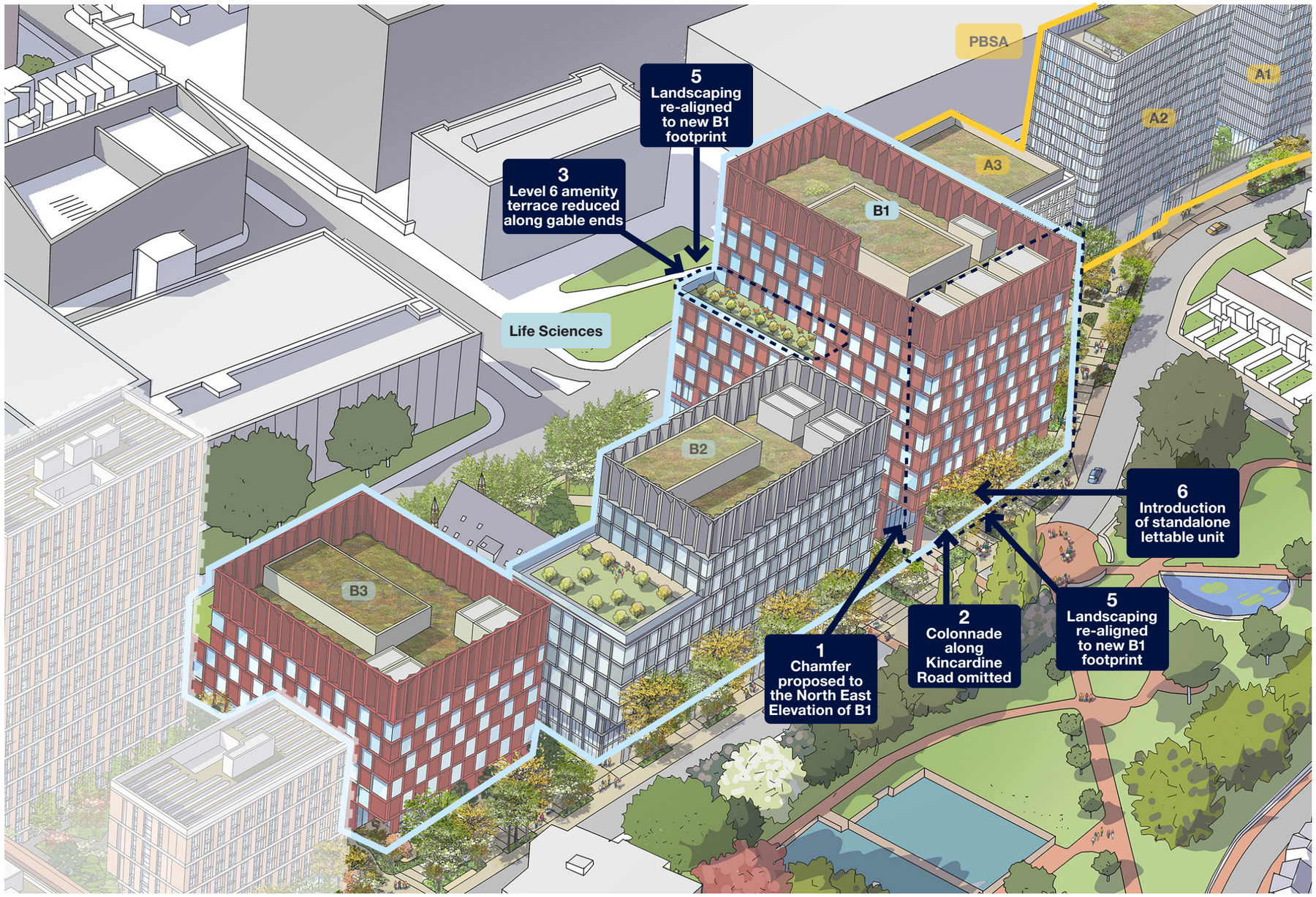


3 Overview of B1 Design Changes
3.3 Masterplan Overview of Changes

B1 Proposed Amendments

1. Chamfering the Northeast elevation of the building to align with existing utilities and easements
2. Omitting the colonnade that fronted Kincardine Road on the Northeast elevation of the building
3. Reducing the size of the level 6 amenity terrace along the Southeast elevation of the building to align with lab layouts and subdivision
4. Updating the core to better align with current trends and market demand within the life sciences sector
5. Landscape changes to align with new B1 building footprint
6. Introduction of a standalone lettable unit (retail/ cafe, use class E) on the ground floor

Collectively, these design changes result in an increase of 305m² in the total Gross Internal Area.



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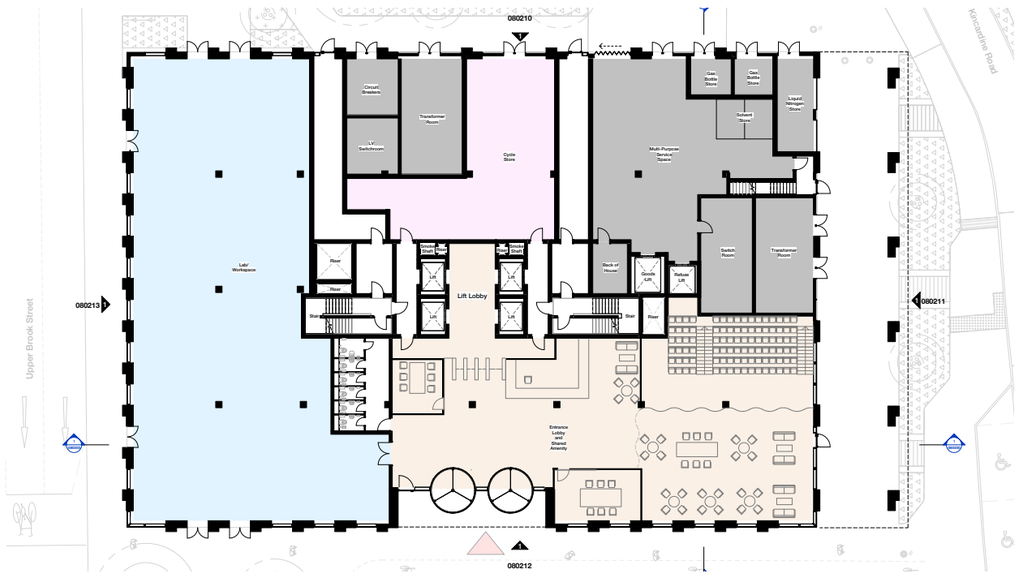
3 Overview of B1 Design Changes
3.4 Ground Floor Plan

Changes to the ground floor plan are highlighted using the key below.

Key

1. Chamfering the Northeast elevation of the building to align with existing utilities and easements
2. Omitting the colonnade that fronted Kincardine Road on the Northeast elevation of the building
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5. Landscape changes to align with new B1 building footprint
6. Introduction of a standalone lettable unit (retail/ cafe, use class E) on the ground floor

B1 Ground Floor Plan (Consented)



B1 Ground Floor Plan (Proposed)



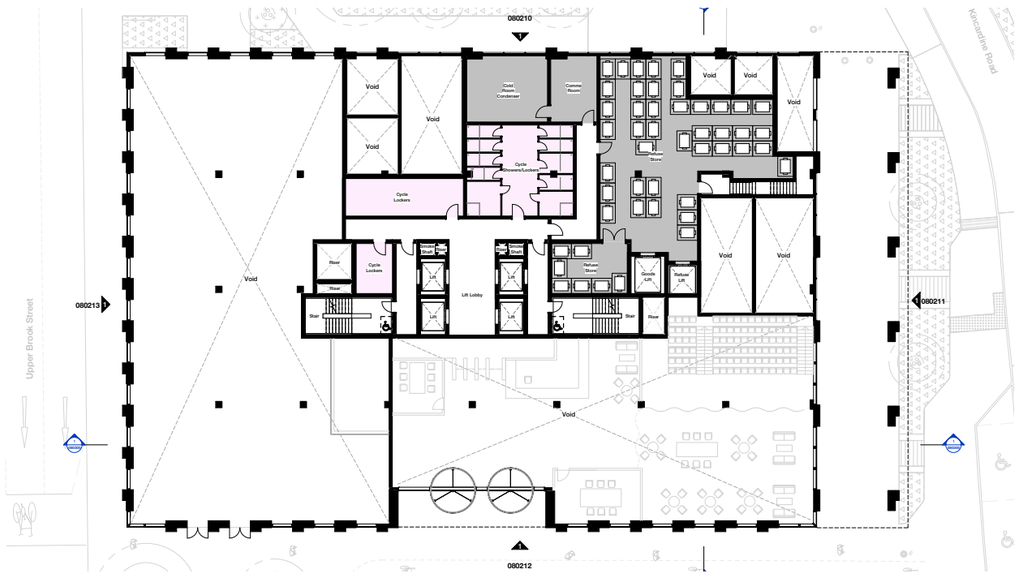
3 Overview of B1 Design Changes
3.5 Mezzanine Floor Plan

Changes to the mezzanine floor plan are highlighted using the key below.

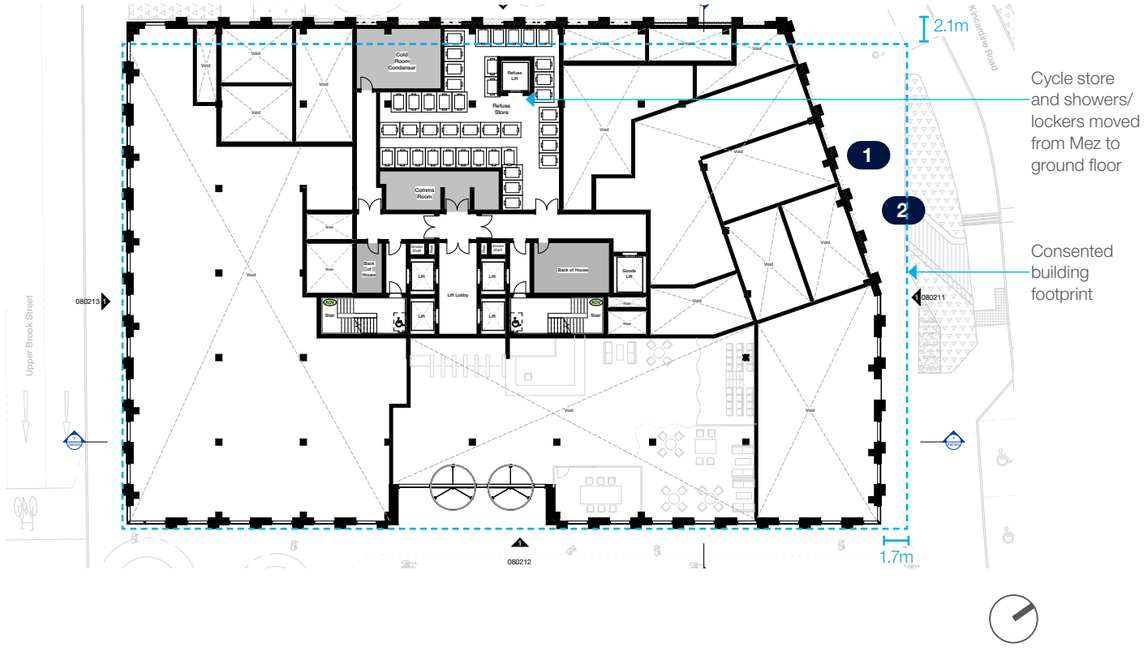
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6. Introduction of a standalone lettable unit (retail/ cafe, use class E) on the ground floor

B1 Mezzanine Floor Plan (Consented)



B1 Mezzanine Floor Plan (Proposed)



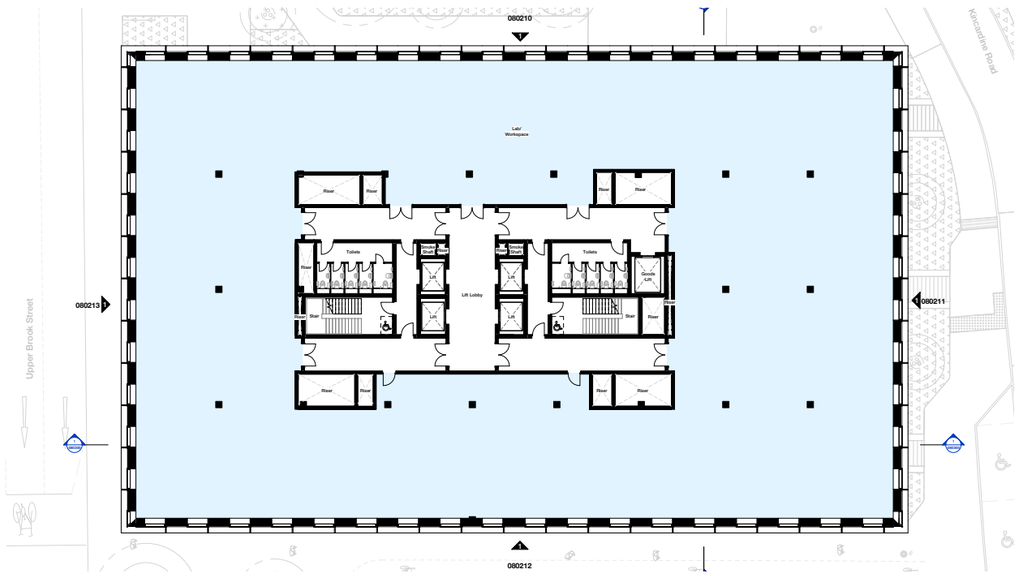
3 Overview of B1 Design Changes
3.6 Typical Lower Floor Plan

Changes to the typical lower floor plan are highlighted using the key below.

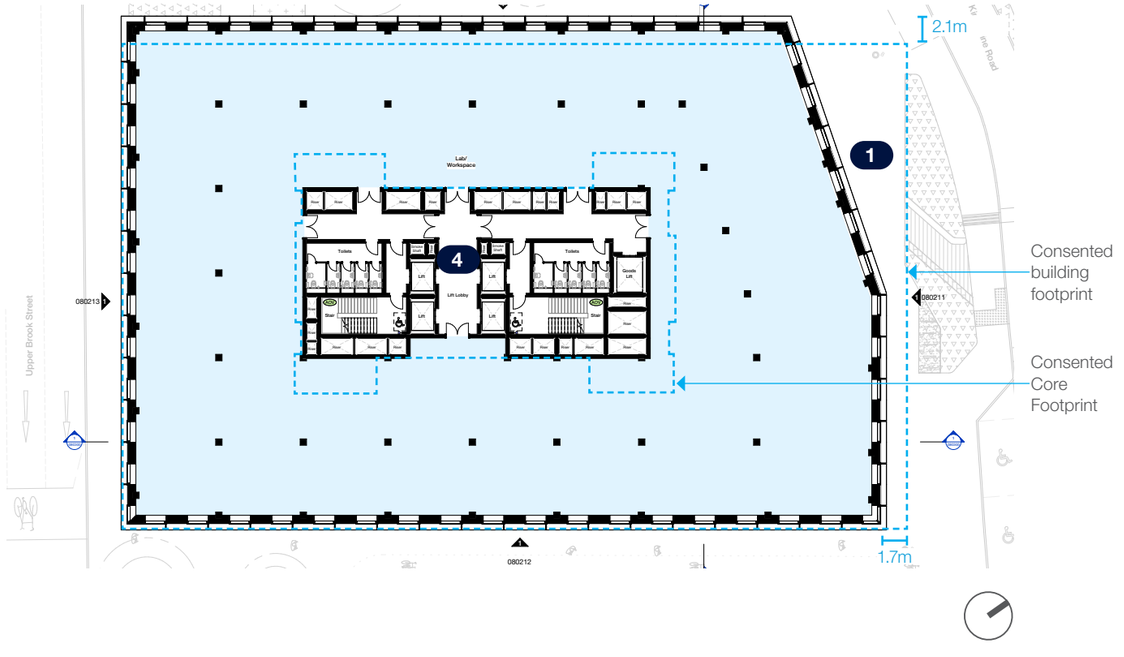
Key

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4. Updating the core to better align with current trends and market demand within the life sciences sector
5. Landscape changes to align with new B1 building footprint
6. Introduction of a standalone lettable unit (retail/ cafe, use class E) on the ground floor

B1 Typical Lower Floor Plan (Consented)



B1 Typical Lower Floor Plan (Proposed)



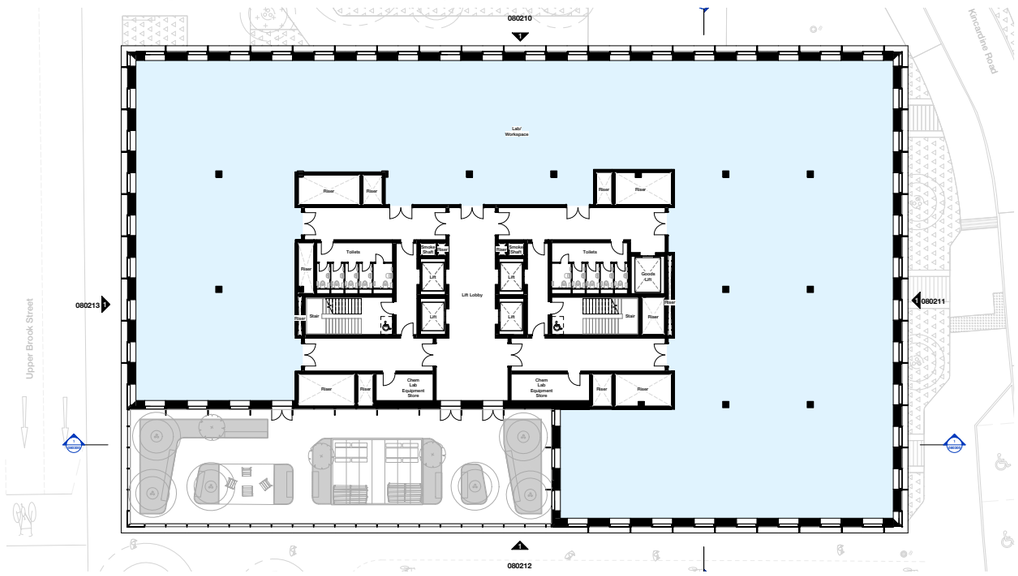
3 Overview of B1 Design Changes
3.7 Amenity Terrace Floor Plan

Changes to the amenity terrace floor plan are highlighted using the key below.

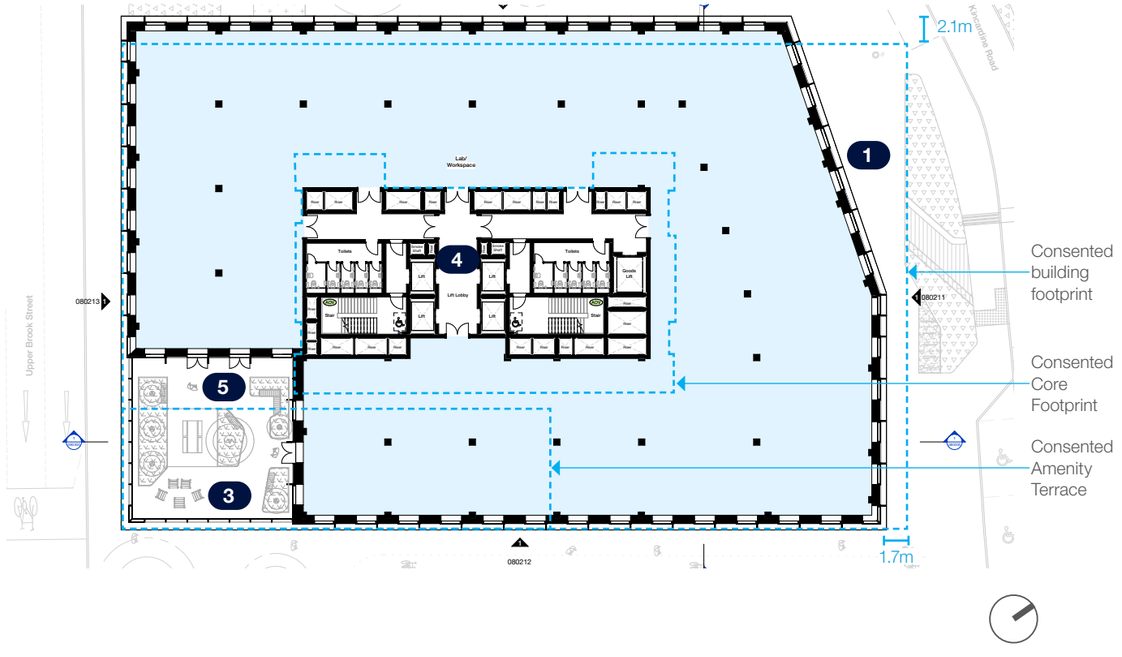
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4. Updating the core to better align with current trends and market demand within the life sciences sector
5. Landscape changes to align with new B1 building footprint
6. Introduction of a standalone lettable unit (retail/ cafe, use class E) on the ground floor

B1 Amenity Terrace Floor Plan (Consented)



B1 Amenity Terrace Floor Plan (Proposed)



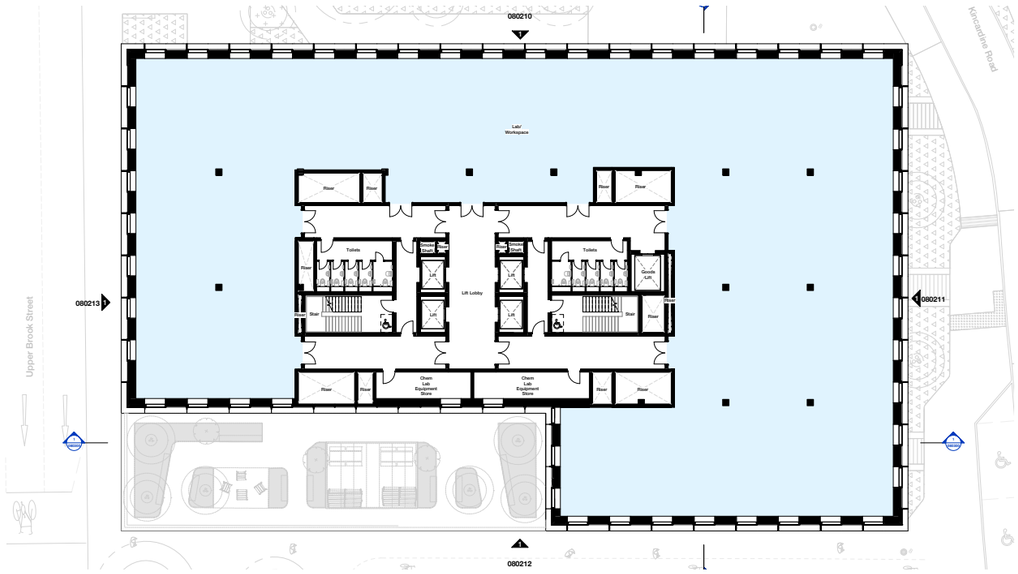
3 Overview of B1 Design Changes
3.8 Typical Upper Floor Plan

Changes to the typical upper floor plan are highlighted using the key below.

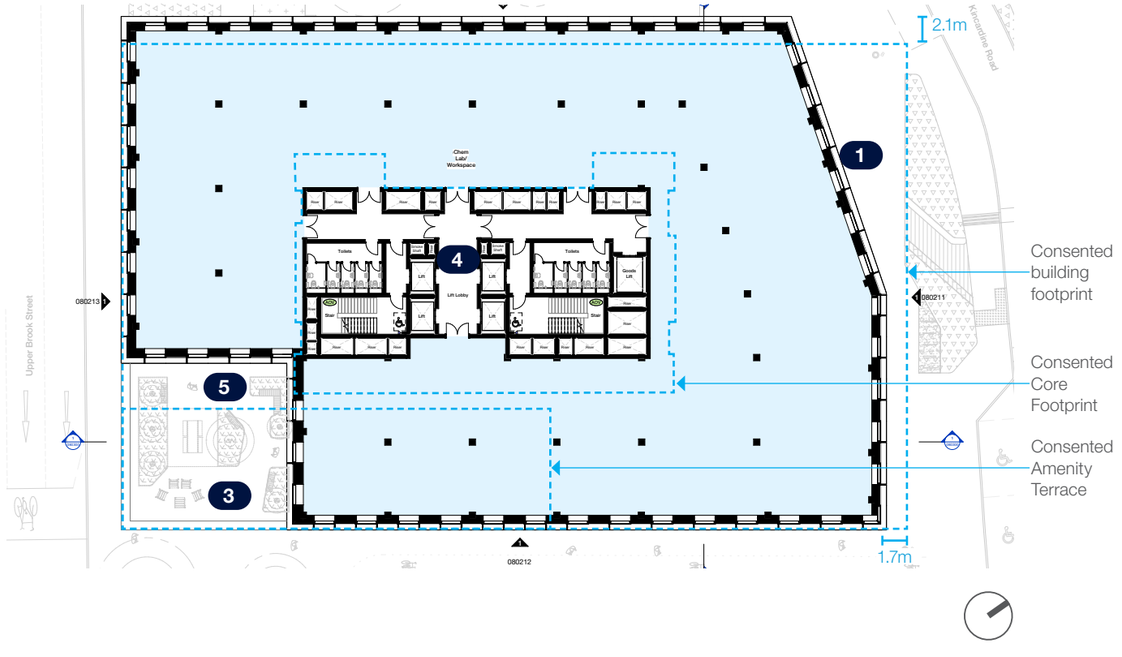
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4. Updating the core to better align with current trends and market demand within the life sciences sector
5. Landscape changes to align with new B1 building footprint
6. Introduction of a standalone lettable unit (retail/ cafe, use class E) on the ground floor

B1 Typical Upper Floor Plan (Consented)



B1 Typical Upper Floor Plan (Proposed)



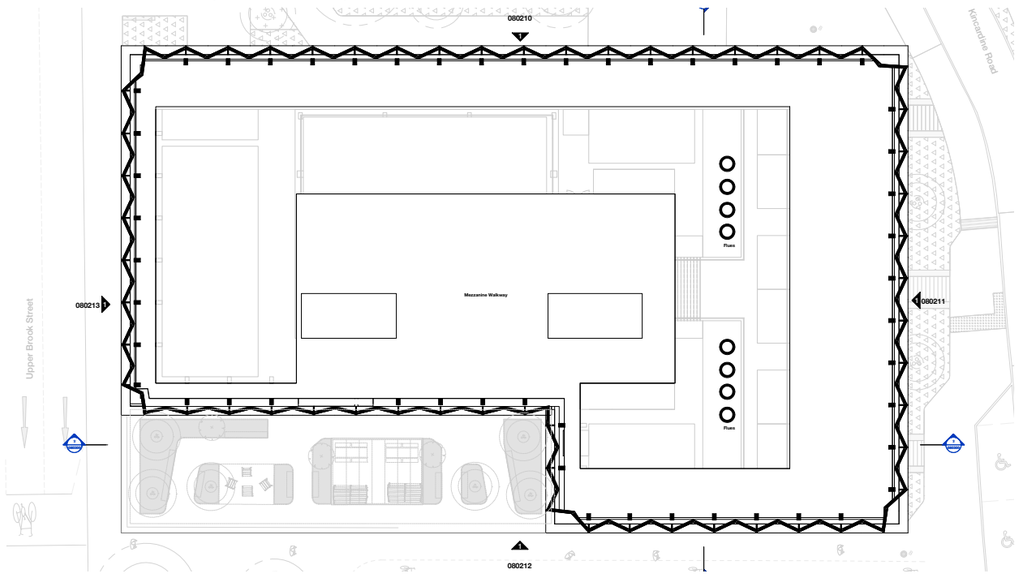
3 Overview of B1 Design Changes
3.9 Roof Plan

Changes to the roof plan are highlighted using the key below.

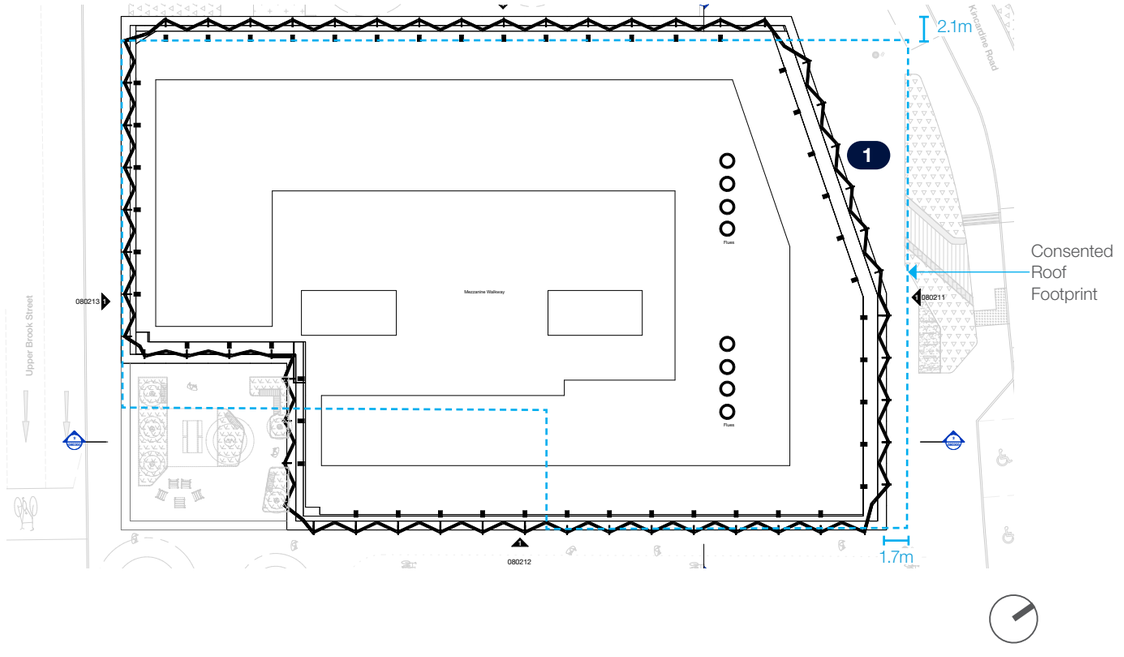
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4. Updating the core to better align with current trends and market demand within the life sciences sector
5. Landscape changes to align with new B1 building footprint
6. Introduction of a standalone lettable unit (retail/ cafe, use class E) on the ground floor

B1 Roof Plan (Consented)



B1 Roof Plan (Proposed)



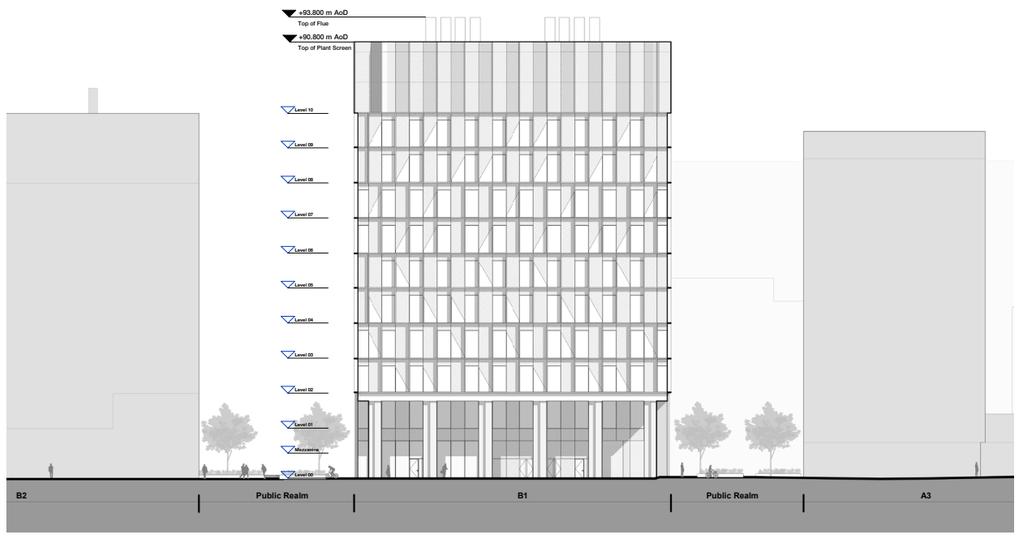
3 Overview of B1 Design Changes
3.10 Elevation from Kincardine Road

Changes to the elevation are highlighted using the key below.

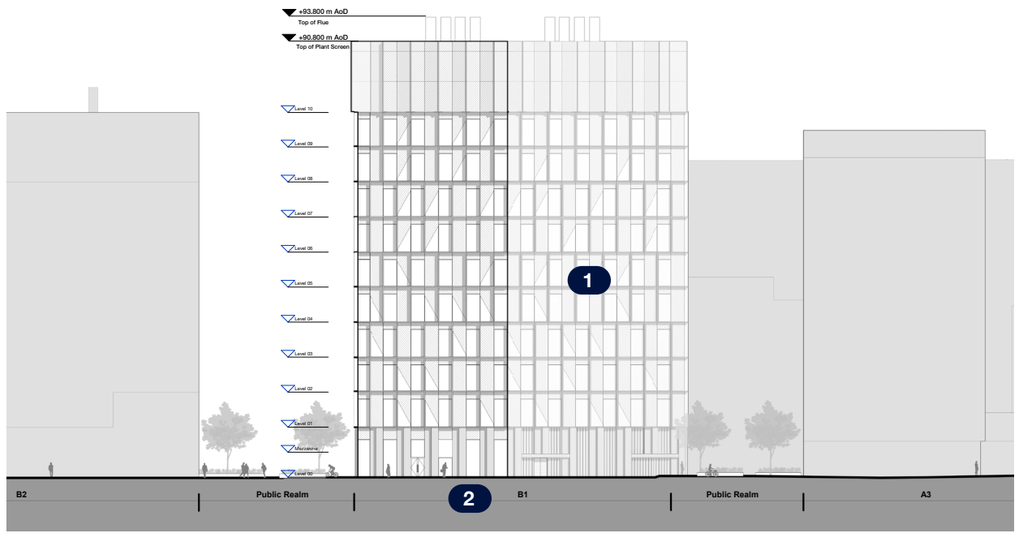
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6. Introduction of a standalone lettable unit (retail/ cafe, use class E) on the ground floor

Kincardine Road Elevation (Consented)



Kincardine Road Elevation (Proposed)



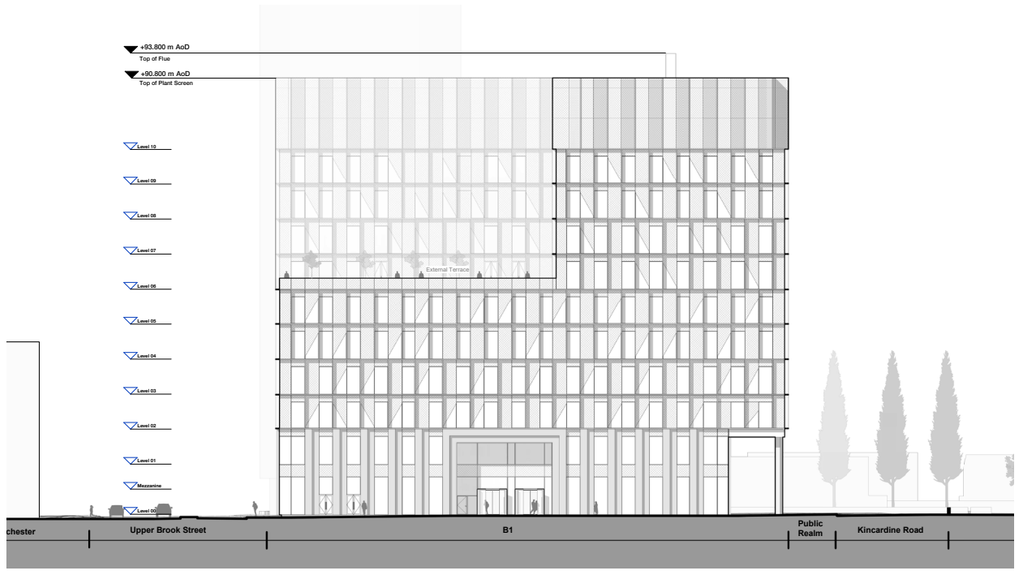
3 Overview of B1 Design Changes
3.11 Elevation from Main Entrance

Changes to the elevation are highlighted using the key below.

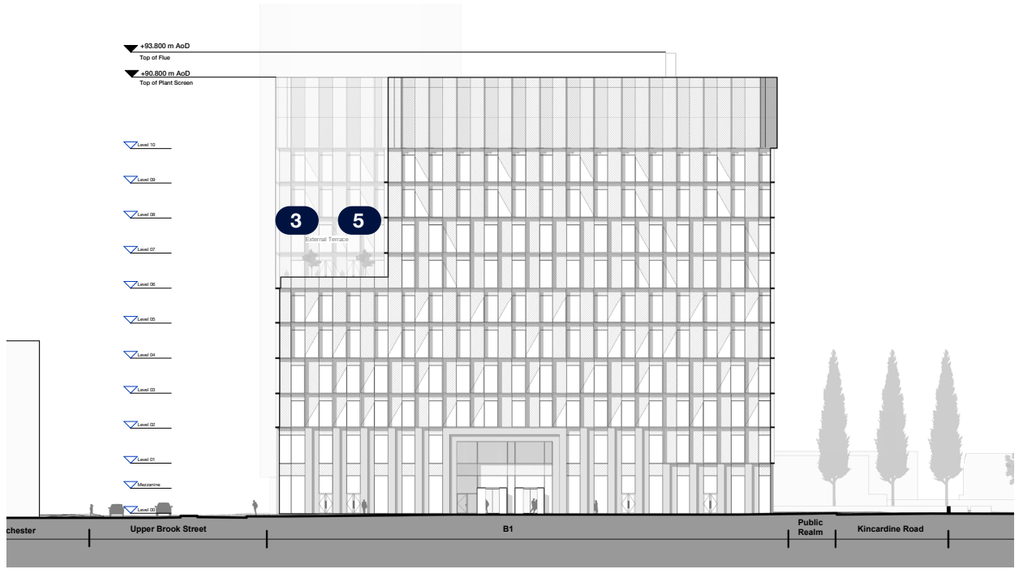
Key

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5. Landscape changes to align with new B1 building footprint
6. Introduction of a standalone lettable unit (retail/ cafe, use class E) on the ground floor

Main Entrance Elevation (Consented)



Main Entrance Elevation (Proposed)



4 Landscape Changes

4.1 Ground Level
4.2 Roof Terrace

4 Landscape Changes
4.1 Ground Level

There are several alterations to the public realm design at ground level, which respond to the updated B1 building. These are primarily localised to the north and east elevations of the building, with some minor updates within the main public square.

Overall the changes are limited to layout alterations and have minimal impact on the functionality and character of the proposed public realm.

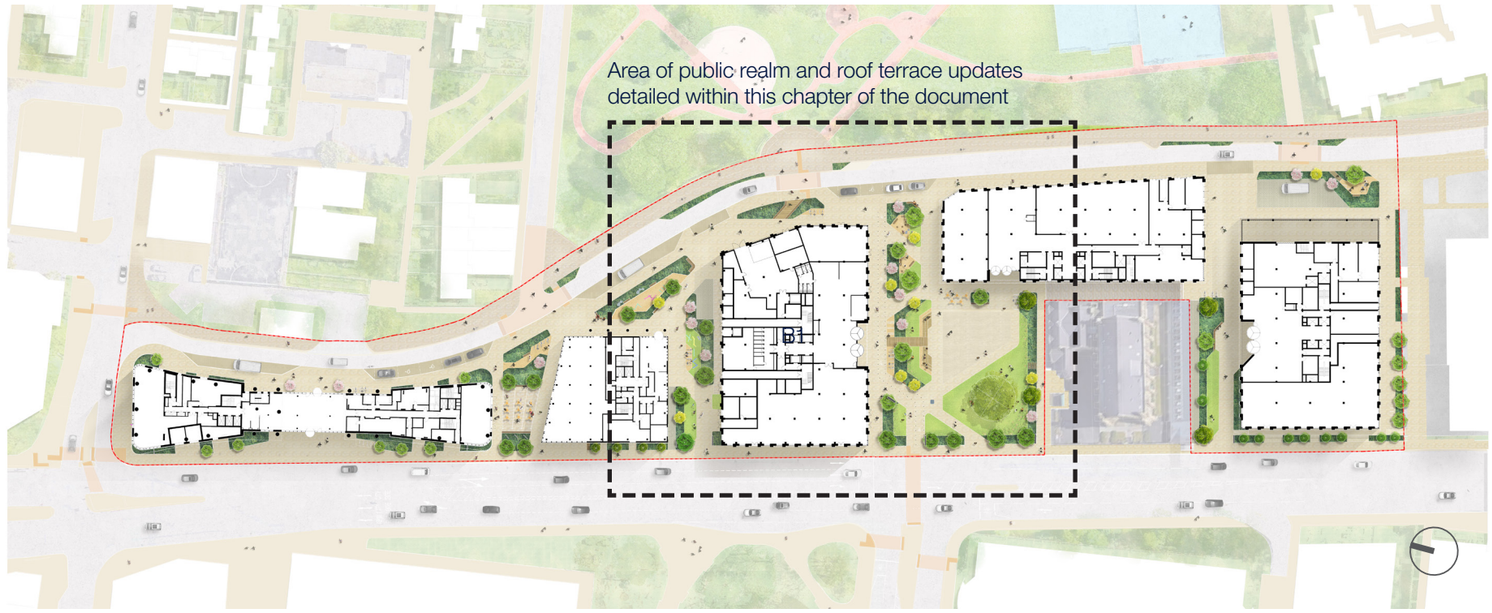
Updates to the B1 roof terrace have also been captured within the document.

re-form drawings which have been updated to capture all design changes are as follows:

- 0983-RFM-XX-00-DR-L-0001 Illustrative Landscape Masterplan
- 0983-RFM-XX-00-DR-L-0002 Landscape GA 1 of 4
- 0983-RFM-XX-00-DR-L-0003 Landscape GA 2 of 4
- 0983-RFM-XX-RF-DR-L-0004 Illustrative Roof Level
- 0983-RFM-XX-00-DR-L-0005 Illustrative Landscape Sections 1 of 2
- 0983-RFM-XX-00-DR-L-0006 Illustrative Landscape Sections 2 of 2
- 0983-RFM-XX-XX-DR-L-0008 Planting Strategy 2 of 3
- 0983-RFM-XX-XX-DR-L-0009 Planting Strategy 3 of 3
- 0983-RFM-XX-00-DR-L-0011 Illustrative Landscape Sections 4 of 4



Consented Landscape Masterplan (ground level)



Updated Landscape Masterplan (ground level)

4 Landscape Changes
4.1 Ground Level

Changes to the public realm design primarily respond to alterations in the building footprint and door locations. Tree locations have also altered to respond to both the B1 building update and the utilities easement along Kincardine Road. The total tree quantity remains the same however, and the quantity of each species has also not changed .

The revised footprint to building B1 has resulted in a narrowing of the public realm between B1 and A3 by just over 2m. Although the functionality and character of the space will remain the same, some areas of green space have marginally altered.

The omission of the building overhang and new chamfered geometry to the Kincardine Road elevation has resulted in more extensive changes to the public realm in this area.

Key

1 Small areas of planting adjacent to B1 changed to respond to new door locations.

2 Green space arrangement altered to respond to narrowing of space between A3 and B1. Central play path removed and replaced with lawn. Lawn to include informal play features. Seating offer retained.

3 Green space arrangement opposite lay-by slightly updated to accommodate revised service vehicle tracking to B1.

4 Minor alteration to service vehicle access point off Kincardine Road and turning area adjacent to B1.

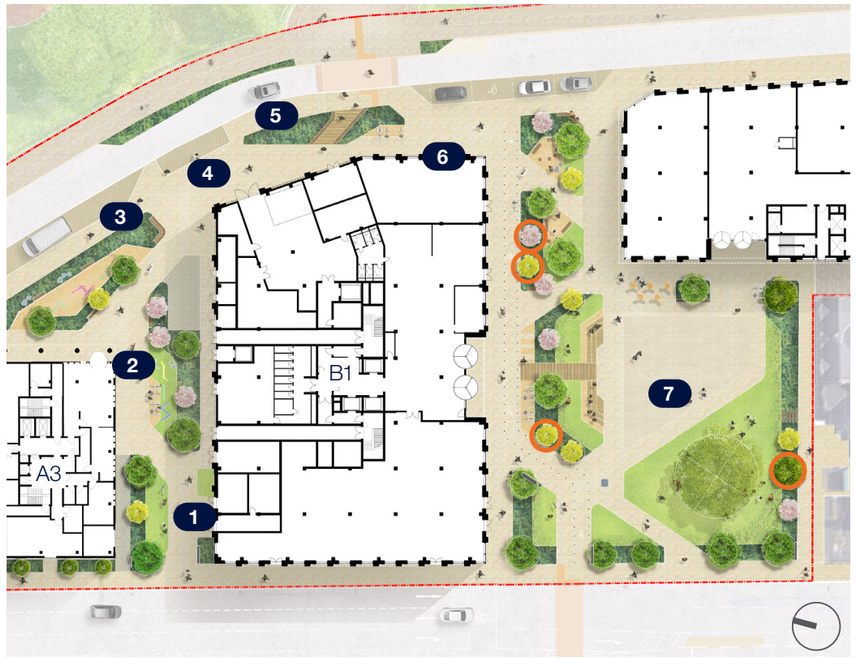
5 Alteration to green space layout to respond to omission of building overhang and new service vehicle tracking. Pathway through green area orientated to respond to pedestrian movement to and from crossing

6 New clearly defined open space opposite ground floor commercial unit to accommodate potential spill-out.

7 4nr. trees relocated into public square as part of general tree redistribution (new location outlined in orange). Displacement caused by utility easement restrictions and consolidation of some areas of green space described above.



Consented layout around B1 (ground level)

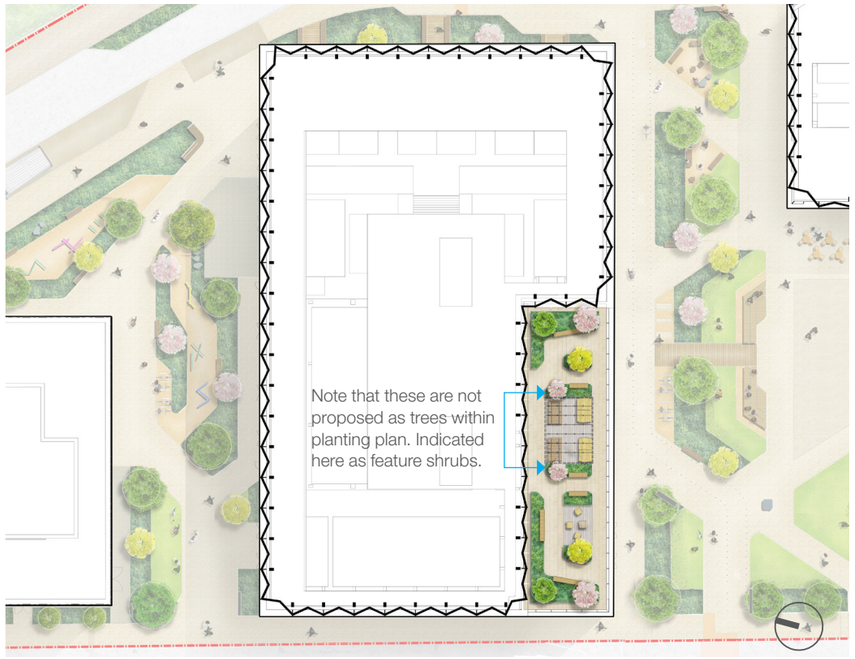


Updated layout around B1 (ground level)

4 Landscape Changes
4.2 Roof Terrace

The revised extent of the B1 roof terrace has resulted in a consolidated design, comprising several of the original components within a smaller space. This includes raised planters, with trees and seating, a covered pergola space with a large communal table and a space for moveable furniture overlooking the public square.

The total quantity of trees and the species proposed remain the same.



Consented layout around B1 (ground level)



Updated layout around B1 (ground level)

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5 Accommodation Schedule

5.1 Consented Scheme
5.2 Proposed Amendment

5 Accommodation Schedule

5.1 Consented Scheme

Reference		GEA		GIA		GIA Commercial	
		m²	sq ft	m²	sq ft	m²	sq ft
Block B1	-01	-	-	465	5,007	-	-
	00	2,022.36	21,769	1,340	14,422	566	6,097
	Mezzanine	607.44	6,538	564	6,071	-	-
	01	2,024.36	21,769	1,845	19,859	-	-
	02	2,338.69	25,173	2,115	22,768	-	-
	03	2,338.69	25,173	2,115	22,768	-	-
	04	2,338.69	25,173	2,115	22,768	-	-
	05	2,338.69	25,173	2,115	22,768	-	-
	06	2,033.92	21,893	1,813	19,514	-	-
	07	2,033.92	21,893	1,813	19,514	-	-
	08	2,033.92	21,893	1,813	19,514	-	-
	09	2,033.92	21,893	1,813	19,514	-	-
	10	478.87	5,155	440	4,737	-	-
	Total	**22,623.47**	**243,495**	**20,366**	**219,224**	**566**	**6,097**

Reference		GEA		GIA		GIA Commercial	
		m²	sq ft	m²	sq ft	m²	sq ft
Block B2	-01	-	-	452	4,861	-	-
	00	1,866.36	20,089	1,446	15,563	278	2,998
	Mezzanine	599.06	6,448	567	6,105	-	-
	01	1,877.65	20,211	1,679	18,070	-	-
	02	1,914.14	20,604	1,698	18,278	-	-
	03	1,914.14	20,604	1,698	18,278	-	-
	04	1,914.14	20,604	1,698	18,278	-	-
	05	1,914.14	20,604	1,698	18,278	-	-
	06	1,394.22	15,007	1,222	13,155	-	-
	07	1,394.22	15,007	1,222	13,155	-	-
	08	414.45	4,461	382	4,111	-	-
	09	25.01	269	20	210	-	-
	09	25.36	273	19	207	-	-
	Total	**15,252.89**	**164,181**	**13,801**	**148,549**	**278**	**2,998**

Reference		GEA		GIA		GIA Commercial	
		m²	sq ft	m²	sq ft	m²	sq ft
Block B3	00	2,089.41	22,490	1,191	12,815	-	-
	Mezzanine	553.51	5,958	509	5,476	556	5,983
	01	2,158.48	23,234	1,948	20,965	-	-
	02	2,158.48	23,234	1,948	20,965	-	-
	03	2,158.48	23,234	1,948	20,965	-	-
	04	1,704.63	18,348	1,523	16,394	-	-
	05	1,704.63	18,348	1,523	16,394	-	-
	06	577.82	6,220	447	4,816	-	-
	07	25.41	274	19	208	-	-
	07	25.76	277	20	211	-	-
	Total	**13,156.61**	**141,617**	**11,076**	**119,209**	**556**	**5,983**

B1, B2, B3 Total	GEA		GIA		GIA Commercial	
	m²	sq ft	m²	sq ft	m²	sq ft
	51,032.97	**549,293**	**45,243**	**486,982**	**1,400**	**15,078**

5 Accommodation Schedule
5.2 Proposed Amendment

Reference		GEA		GIA		GIA Commercial	
		m²	sq ft	m²	sq ft	m²	sq ft
Block B1							
	00	2,224	29,939	2,104	22,647	151	1,623
	Mezzanine	471	5,066	476	5,124	-	-
	01	2,251	24,230	2,069	22,271	-	-
	02	2,318	24,951	2,101	22,615	-	-
	03	2,318	24,951	2,101	22,615	-	-
	04	2,318	24,951	2,101	22,615	-	-
	05	2,318	24,951	2,101	22,615	-	-
	06	2,138	23,013	1,930	20,774	-	-
	07	2,138	23,013	1,930	20,774	-	-
	08	2,138	23,013	1,930	20,774	-	-
	09	2,138	23,013	1,930	20,774	-	-
	10	494	5,317	464	4,994	-	-
	Total	**23,264**	**250,408**	**21,237**	**228,592**	**151**	**1,623**

Reference		GEA		GIA		GIA Commercial	
		m²	sq ft	m²	sq ft	m²	sq ft
Block B3							
	00	2,089.41	22,490	1,191	12,815	-	-
	Mezzanine	553.51	5,958	509	5,476	556	5,983
	01	2,158.48	23,234	1,948	20,965	-	-
	02	2,158.48	23,234	1,948	20,965	-	-
	03	2,158.48	B3 UNCHANGED			-	-
	04	1,704.63				-	-
	05	1,704.63	18,348	1,523	16,394	-	-
	06	577.82	6,220	447	4,816	-	-
	07	25.41	274	19	208	-	-
	07	25.76	277	20	211	-	-
	Total	**13,156.61**	**141,617**	**11,076**	**119,209**	**556**	**5,983**

Reference		GEA		GIA		GIA Commercial	
		m²	sq ft	m²	sq ft	m²	sq ft
Block B2							
	-01	-	-	452	4,861	-	-
	00	1,866.36	20,089	1,446	15,563	278	2,998
	Mezzanine	599.06	6,448	567	6,105	-	-
	01	1,877.65	20,211	1,679	18,070	-	-
	02	1,914.14	20,604	1,698	18,278	-	-
	03	1,914.14	20,604	1,698	18,278	-	-
	04	1,914.14	B2 UNCHANGED			-	-
	05	1,914.14				-	-
	06	1,394.22	15,007	1,222	13,155	-	-
	07	1,394.22	15,007	1,222	13,155	-	-
	08	414.45	4,461	382	4,111	-	-
	09	25.01	269	20	210	-	-
	09	25.36	273	19	207	-	-
	Total	**15,252.89**	**164,181**	**13,801**	**148,549**	**278**	**2,998**

B1, B2, B3 Total	GEA		GIA		GIA Commercial	
	m²	sq ft	m²	sq ft	m²	sq ft
	51,673.5	**556,206**	**46,116**	**496,350**	**985**	**10,604**

6 Drawing List

6.1 Masterplan and Life Sciences (Plot B1)

6 Drawing List

6.1 Masterplan and Life Sciences (Plot B1)

Document number	Document title	Revision	Size	Scale

Masterplan Drawings									
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-SW-XX-DR-A-081000	UBS-HBA-SW-00-DR-A-081000	Proposed Illustrative Masterplan - Site Location Plan	Proposed Illustrative Masterplan - Site Location Plan	P1	P3	A1	A1	1:1500	1:1500
UBS-HBA-SW-XX-DR-A-081005	UBS-HBA-SW-00-DR-A-081005	Proposed Illustrative Masterplan - Site Plan	Proposed Illustrative Masterplan - Site Plan	P1	P3	A1	A1	1:500	1:500
UBS-HBA-SW-00-DR-A-081010	UBS-HBA-SW-00-DR-A-081010	Proposed Illustrative Masterplan - Phasing Plan	Proposed Illustrative Masterplan - Phasing Plan	P1	P3	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-081100	UBS-HBA-SW-00-DR-A-081100	Proposed Illustrative Masterplan - Ground Floor Plan	Proposed Illustrative Masterplan - Ground Floor Plan	P1	P3	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-081101	UBS-HBA-SW-ZZ-DR-A-081101	Proposed Illustrative Masterplan - Typical Floor Plan	Proposed Illustrative Masterplan - Typical Floor Plan	P1	P3	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-081102	UBS-HBA-SW-RF-DR-A-081102	Proposed Illustrative Masterplan - Roof Plan	Proposed Illustrative Masterplan - Roof Plan	P1	P3	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-081200	UBS-HBA-SW-XX-DR-A-081200	Proposed Illustrative Masterplan - North Elevation	Proposed Illustrative Masterplan - North Elevation	P1	P3	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-081201	UBS-HBA-SW-XX-DR-A-081201	Proposed Illustrative Masterplan - East Elevation	Proposed Illustrative Masterplan - East Elevation	P1	P3	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-081202	UBS-HBA-SW-XX-DR-A-081202	Proposed Illustrative Masterplan - South Elevation	Proposed Illustrative Masterplan - South Elevation	P1	P3	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-081203	UBS-HBA-SW-XX-DR-A-081203	Proposed Illustrative Masterplan - West Elevation	Proposed Illustrative Masterplan - West Elevation	P1	P3	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-081300	UBS-HBA-SW-XX-DR-A-081300	Proposed Illustrative Masterplan - Section A:A	Proposed Illustrative Masterplan - Section A:A	P1	P3	A1	A1	1:500	1:500

GA Plans									
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-B2-00-DR-A-080100	UBS-HBA-B2-00-DR-A-080100	Proposed B1 - Ground Floor Plan	Proposed B1 - Ground Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-01-DR-A-080101	UBS-HBA-B2-01-DR-A-080101	Proposed B1 - First Floor Plan	Proposed B1 - First Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-02-DR-A-080102	UBS-HBA-B2-02-DR-A-080102	Proposed B1 - Second Floor Plan	Proposed B1 - Second Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-03-DR-A-080103	UBS-HBA-B2-03-DR-A-080103	Proposed B1 - Third Floor Plan	Proposed B1 - Third Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-04-DR-A-080104	UBS-HBA-B2-04-DR-A-080104	Proposed B1 - Fourth Floor Plan	Proposed B1 - Fourth Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-05-DR-A-080105	UBS-HBA-B2-05-DR-A-080105	Proposed B1 - Fifth Floor Plan	Proposed B1 - Fifth Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-06-DR-A-080106	UBS-HBA-B2-06-DR-A-080106	Proposed B1 - Sixth Floor Plan	Proposed B1 - Sixth Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-07-DR-A-080107	UBS-HBA-B2-07-DR-A-080107	Proposed B1 - Seventh Floor Plan	Proposed B1 - Seventh Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-08-DR-A-080108	UBS-HBA-B2-08-DR-A-080108	Proposed B1 - Eighth Level Plan	Proposed B1 - Eighth Level Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-08-DR-A-080109	UBS-HBA-B2-08-DR-A-080109	Proposed B1 - Ninth Level Plan	Proposed B1 - Ninth Level Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-08-DR-A-080110	UBS-HBA-B2-08-DR-A-080110	Proposed B1 - Plant Level Plan	Proposed B1 - Plant Level Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-09-DR-A-080111	UBS-HBA-B2-09-DR-A-080111	Proposed B1 - Roof Plan	Proposed B1 - Roof Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-00-DR-A-080112	UBS-HBA-B2-00-DR-A-080112	Proposed B1 - Mezzaine Floor Plan	Proposed B1 - Mezzaine Floor Plan	P1	P2	A1	A1	1:100	1:100

Elevations									
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-B2-XX-DR-A-080210	UBS-HBA-B2-XX-DR-A-080220	Proposed B1 - North Elevation	Proposed B1 - North Elevation	P1	P2	A1	A1	1:200	1:200
UBS-HBA-B2-XX-DR-A-080211	UBS-HBA-B2-XX-DR-A-080221	Proposed B1 - East Elevation	Proposed B1 - East Elevation	P1	P2	A1	A1	1:200	1:200
UBS-HBA-B2-XX-DR-A-080212	UBS-HBA-B2-XX-DR-A-080220	Proposed B1 - South Elevation	Proposed B1 - South Elevation	P1	P2	A1	A1	1:200	1:200
UBS-HBA-B2-XX-DR-A-080213	UBS-HBA-B2-XX-DR-A-080221	Proposed B1 - West Elevation	Proposed B1 - West Elevation	P1	P2	A1	A1	1:200	1:200

Sections									
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-B1-XX-DR-A-080300	UBS-HBA-B1-XX-DR-A-080300	Proposed B1 - Section AA	Proposed B1 - North Elevation	P1	P2	A1	A1	1:200	1:200
UBS-HBA-B1-ZZ-DR-A-080301	UBS-HBA-B1-ZZ-DR-A-080301	Proposed B1 - Section BB	Proposed B1 - East Elevation	P1	P2	A1	A1	1:200	1:200

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