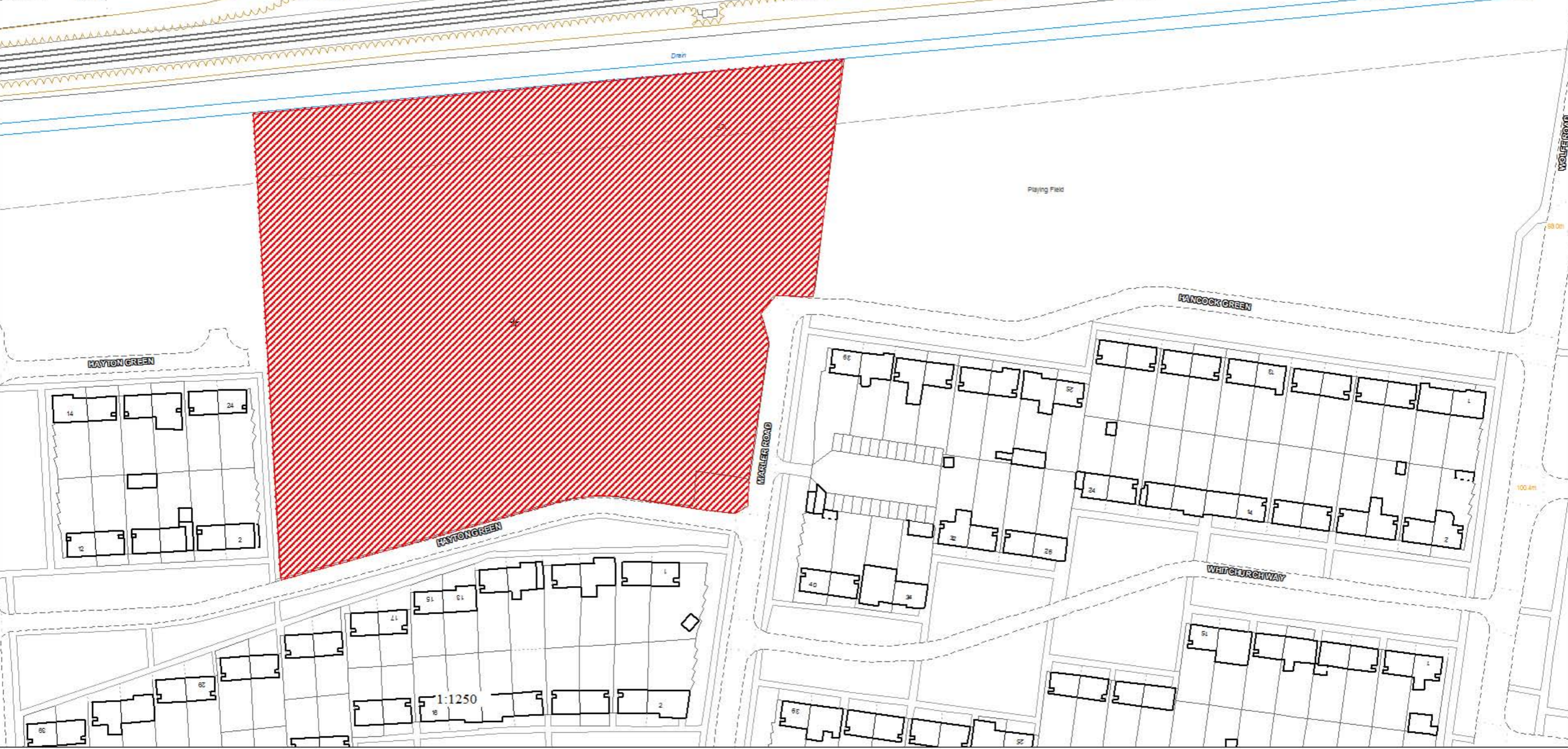




REFERENCE NUMBER:
FUL/2017/2308



SITE:
CANLEY SOCIAL CLUB & INSTITUTE
MARLER ROAD





Notes
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Application boundary
 Site Area: 18191sqm / 1.8 hectares

P00	Issue to planning	08/09/17
Rev No	Description	Date

Client
Obarcs No5 Llp & CPSC Limited

Project Title
WARWICK STUDENT VILLAGE

Drawing Title
LOCATION PLAN

Scale	Size	Date	Drawn	Checked
1:1000	A3	08/09/17	NW	MH

Project No.	Drawing No.	Rev.
160021	(10)001	P00

Status
PLANNING

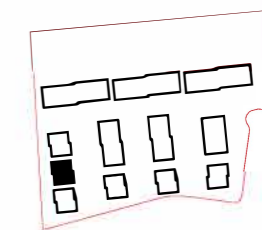
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Notes

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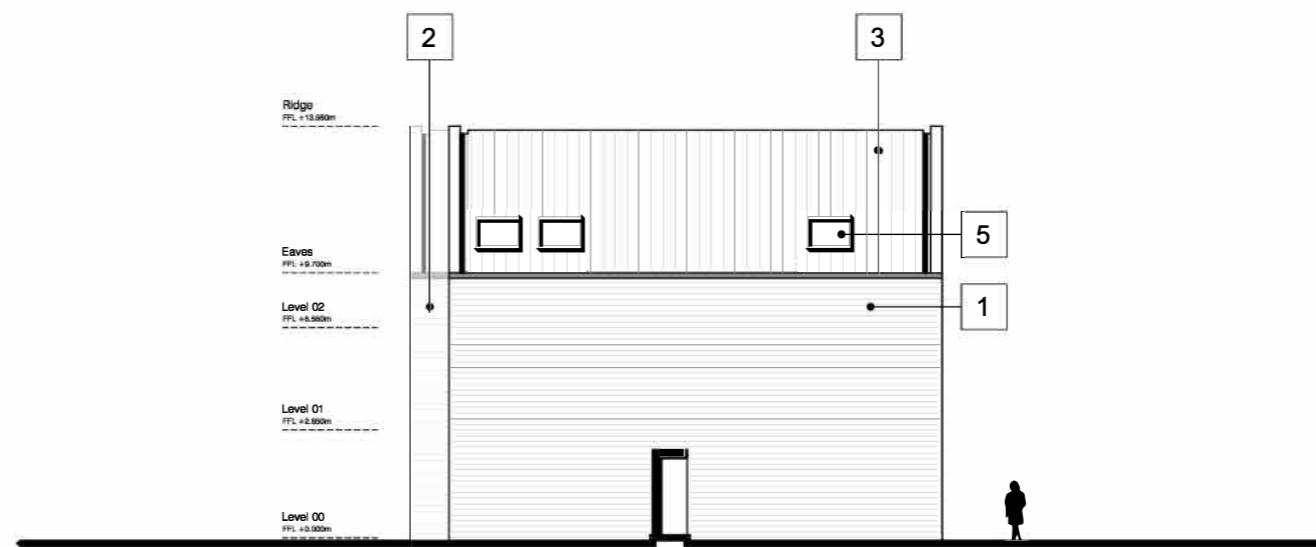
KEY

- 1. Wienerberger Marziale
- 2. Wienerberger Pagus Grey
- 3. Marley Duo Modern Roof Tile - Smooth Grey
- 4. Openable window
- 5. Openable rooflight
- 6. Anodised aluminium doorset: dark grey
- 7. Perforated aluminium screen: dark grey

To be read in conjunction with drawings (20)016 and (20)017.



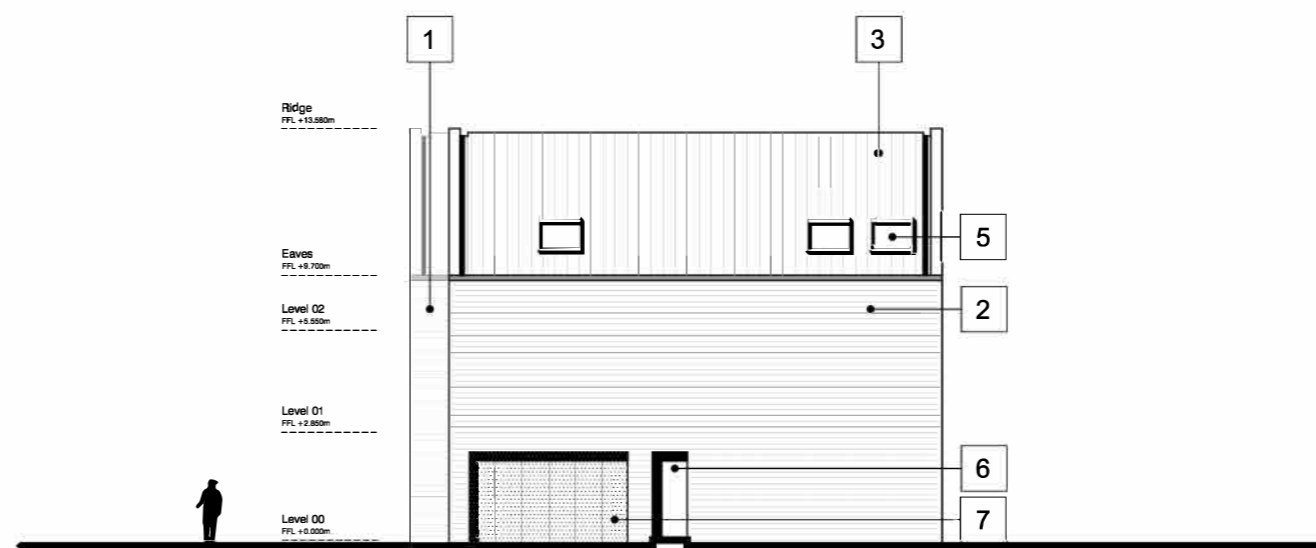
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

Rev No	Description	Date
P00	Issue to planning	08/09/17

Client
Obarcs No5 LLP & CPSC Limited

Project Title
WARWICK STUDENT VILLAGE

Drawing Title
BLOCK 5 ELEVATIONS

Scale	Size	Date	Drawn	Checked
1:200	A3	08/09/17	HR	MH

Project No.	Drawing No.	Rev.
160021	(20)018	P00

Status
PLANNING

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02	Planning Update & Costing	04.09.17	AT	RB
01	Costing	27.03.17	AT	RB
Rev	Description	Date	By	App
			TM	
			Apr	

COSTING

Warwick Student Village

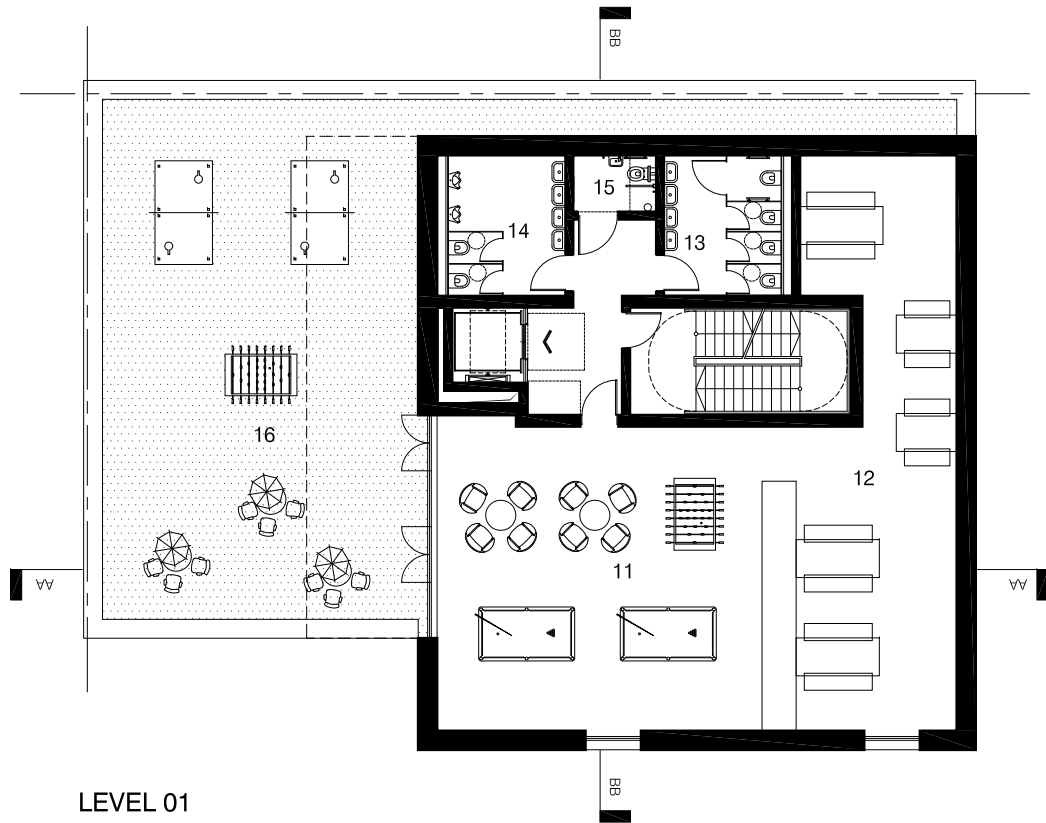


Oxford House, 71 Oxford Street, Glasgow, G5 9EP
 T: +44 (0)141 370 3009
 e: info@butler-consult.co.uk
 w: www.butler-consult.co.uk

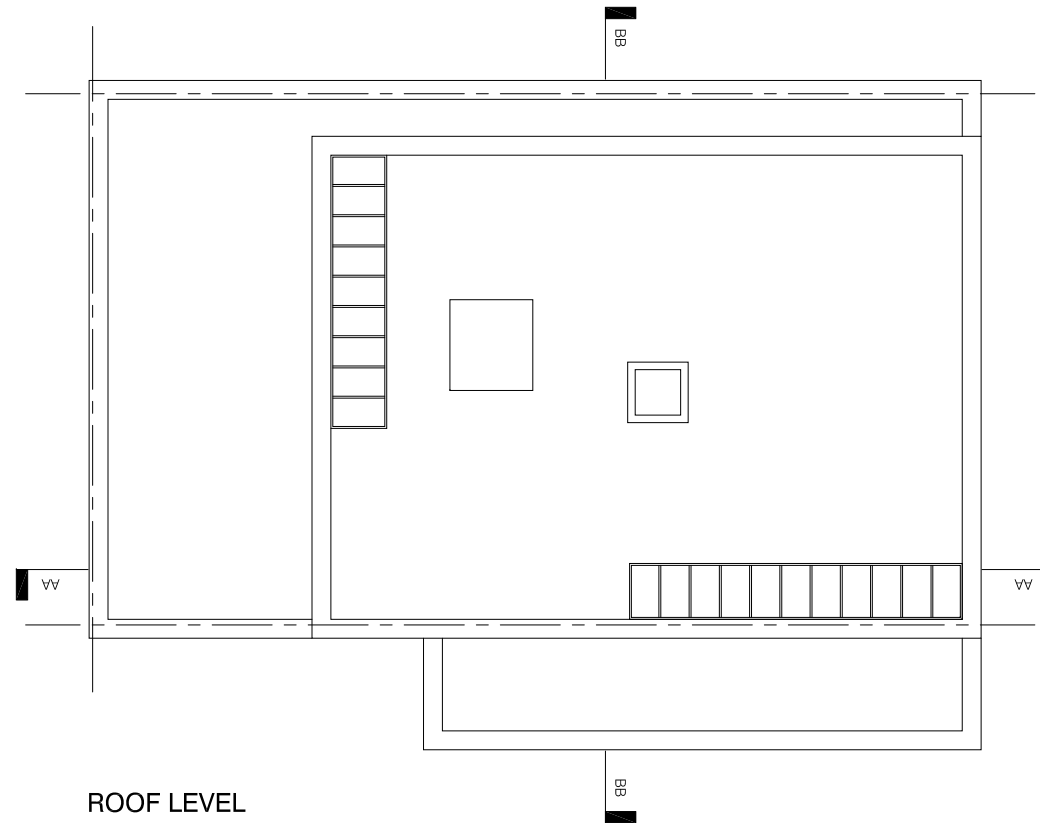
Utilities Layout

Scale:	Date:	Drawn:	Checked:
1:500@A1	MAR. 2017	AT	TM

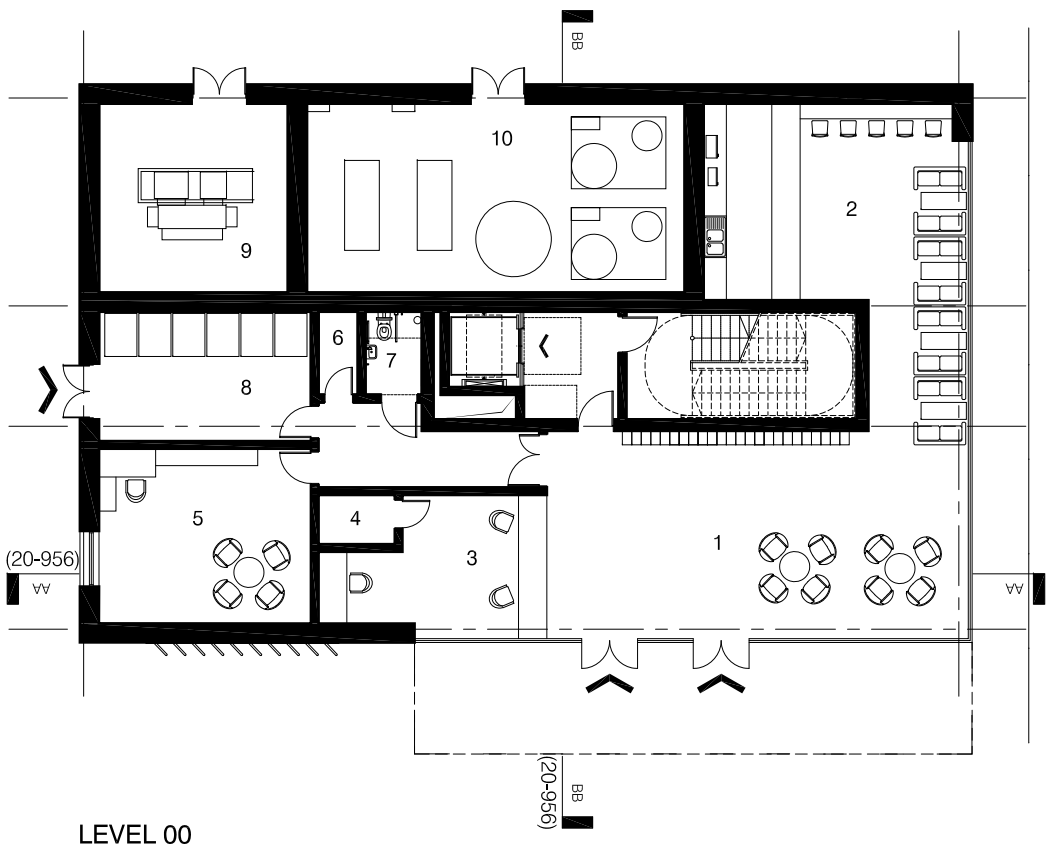
Drawing No.:	Rev:
G1145(50)001	02



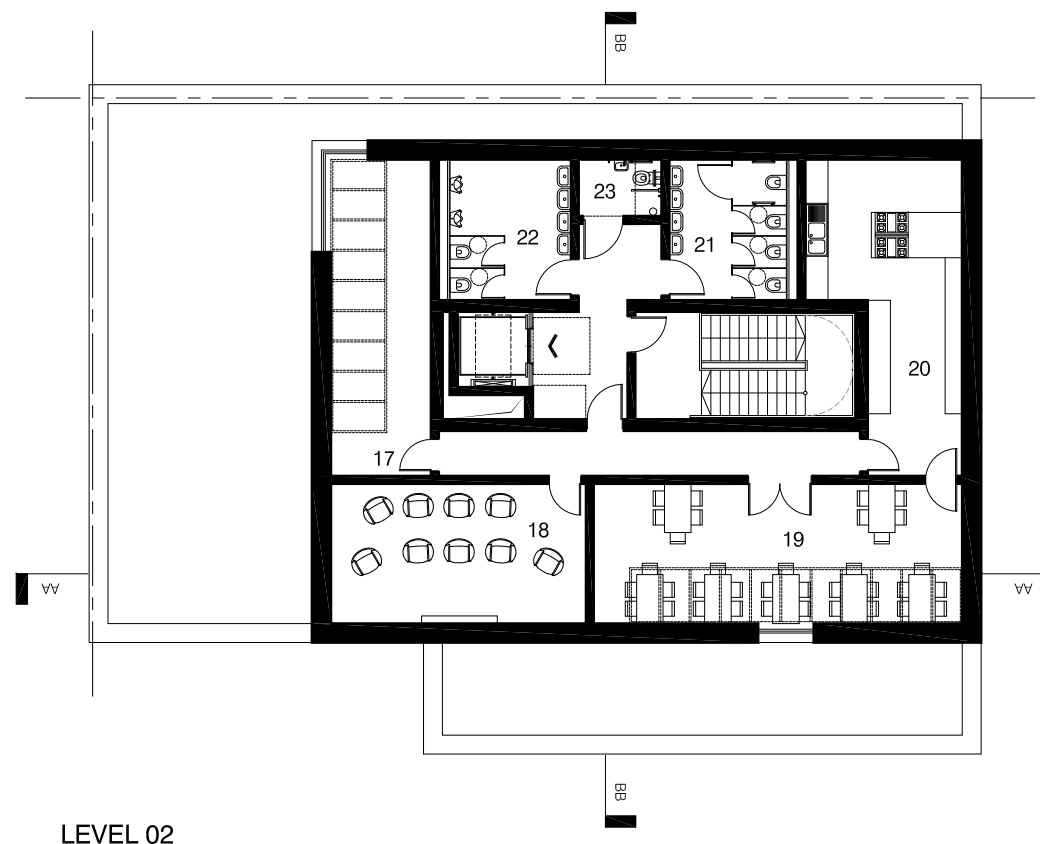
LEVEL 01



ROOF LEVEL



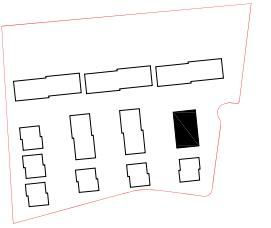
LEVEL 00



LEVEL 02

Notes

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KEY

Ground:

1. Reception/Post
2. Cafe
3. Office
4. Parcel Store
5. Staff Welfare
6. Store
7. Disabled/Staff Wc
8. Laundrette (6 washers & 6 dryers)
9. Sub-station
10. Plant Room

Level 01:

11. Games Room
12. Group Study
13. Toilets Female
14. Toilets Male
15. Disabled WC
16. Outdoor Amenity

Level 02:

17. Private Study
18. Cinema Room
19. Fine Dining
20. Kitchen
21. Toilets Female
22. Toilets Male
23. Disabled WC

Rev No	Description	Date
P00	Issue to planning	08/09/17

Client

Obarcs No5 LLP & CPSC Limited

Project Title

WARWICK STUDENT VILLAGE

Drawing Title

RECREATION SUITE PLANS

Scale	Size	Date	Drawn	Checked
1:200	A3	08/09/17	HR	MH

Project No.	Drawing No.	Rev.
160021	(20)010	P00

Status

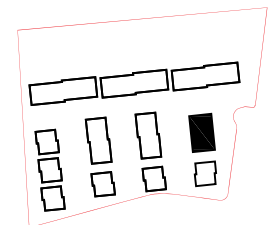
PLANNING

HAUS

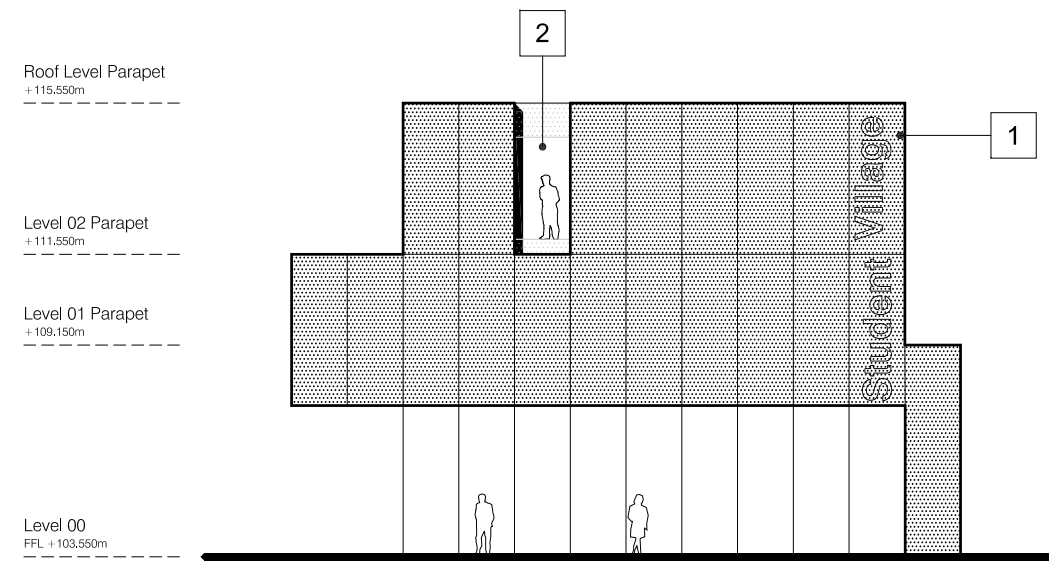
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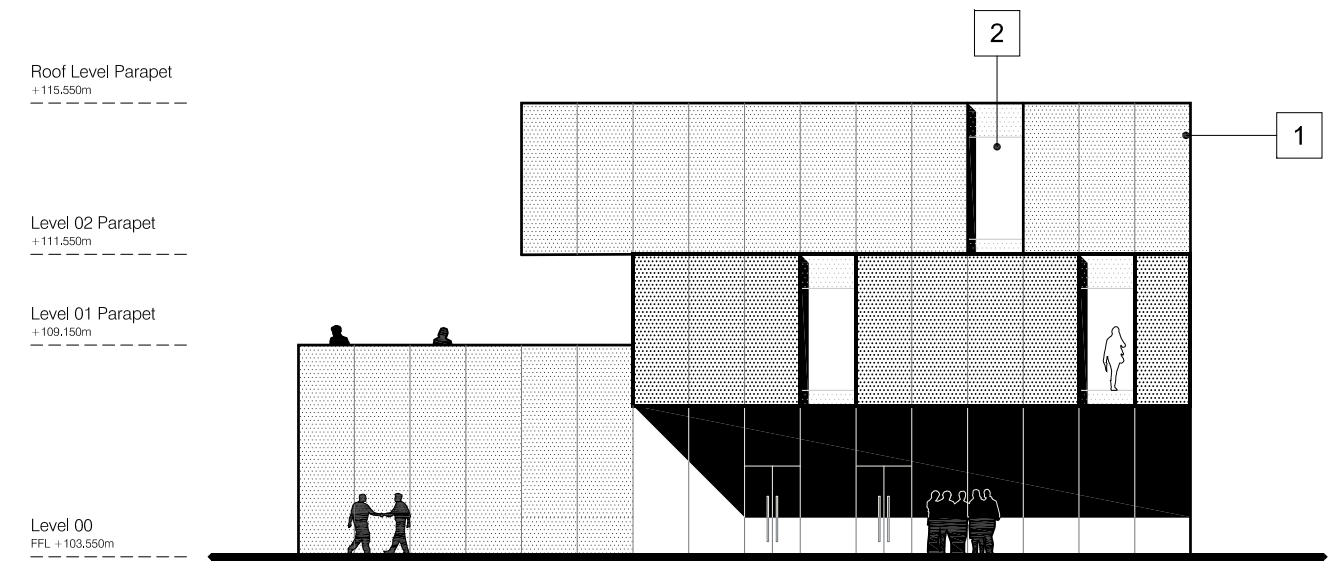
Notes
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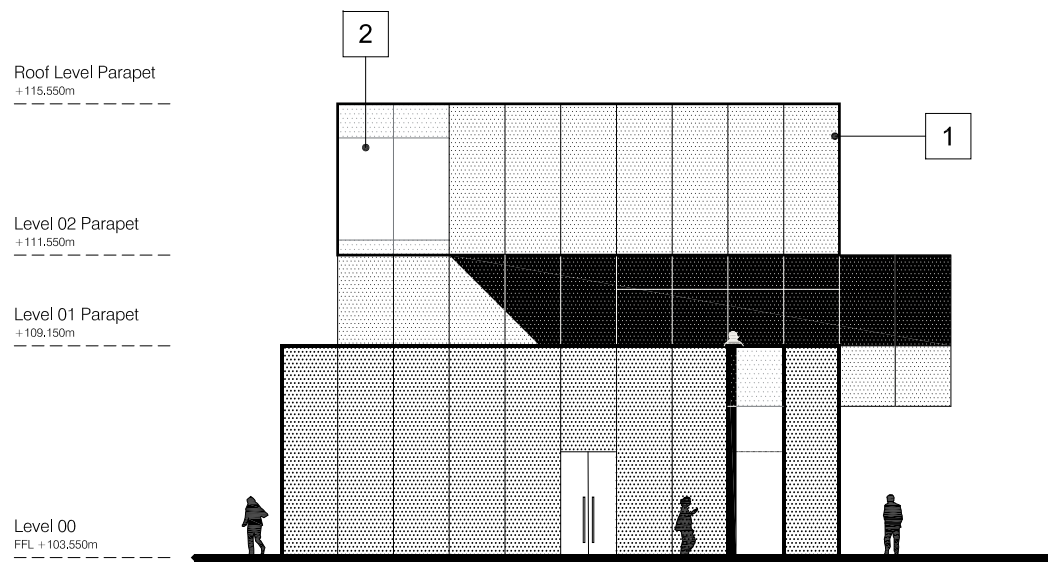
- KEY
- 1. Precast concrete panel
 - 2. Full height glazed panel



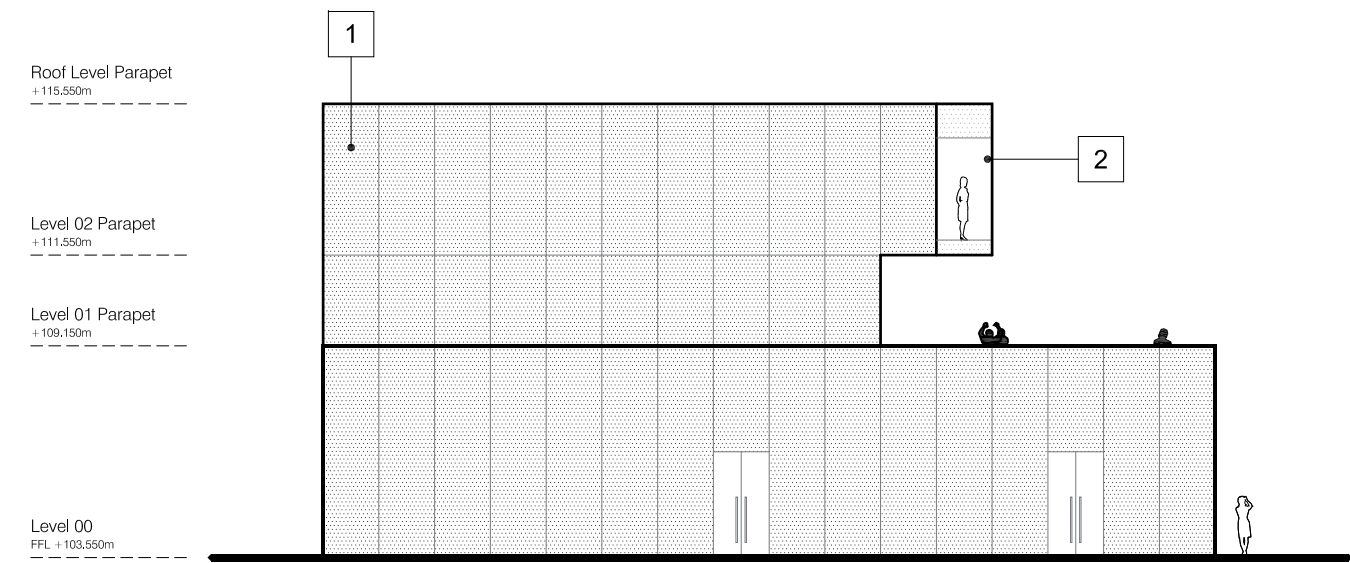
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

P00	Issue to planning	08/09/17
Rev No	Description	Date

Client
Obarcs No5 LLP & CPSC Limited

Project Title
WARWICK STUDENT VILLAGE

Drawing Title
RECREATION SUITE ELEVATIONS

Scale	Size	Date	Drawn	Checked
1:200	A3	08/09/17	HR	MH

Project No.	Drawing No.	Rev.
160021	(20)012	P00

Status
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Outline Landscape Specification

Site Preparation

Topsoil conservation
Flail cut and spray out existing grass pitch vegetation prior to stripping topsoil and stockpiling in approved location for use in works.

Imported topsoil and subsoil
Balance of topsoil requirements to be free draining loam top-split topsoil from an approved source, tested by an approved testing station for particle size, pH value and chemical status at Contractor's cost. Subsoil to be a friable material from an approved source for all wildflower planting areas.

Existing trees

No trees within development area are to be retained.
Existing tree crowns and rootplates on north and east boundaries to be protected by temporary chesepale fencing with canopy spread in accordance with Ecologist's Report and recommendations of BS 5837:2012 (RPA's). Type of fencing to be approved by local authority Planning. Fencing to be in place before and works commence on site.

Existing vegetation to be removed
Tree/hedge/scrub removal in accordance with Ecologist's Report. All timber, branchwood and arisings including root plates taken off site.

Invasive species removal as identified in Ecologist's Report. Details and Specification by others.

Existing services

All services installations to be located, proved and protected prior to any site excavations and for the duration of the works. Service cover alterations as required to finished grades.

Site construction activities

All soft landscape areas to be relieved of compaction due to construction activities prior to site prep and soiling works through deep ripping.

Hardworks

Asphalt road construction to site entrance threshold
Construction to Engineer's details and specification, including 125 x 255mm pc bullnose kerbing (100mm upstand).
80mm depth (160 gauge) Marshall's Tegula concrete block paving strips along car park aisle as definition and speed deterrent. Colour to be confirmed.

Concrete Block paving (permeable) as Shared Surface treatment
80mm depth (160gauge) x 240/160/120 Marshall's Tegula Priora permeable paving system, flat top; colour Harvest to parking bays and 80mm depth (160gauge) x 240mm laid herringbone 90° to kerbs. Colour Fenmark. Grey to parking bays (160gauge) x 160square laid stretching half bond.
Permeable construction to Engineer's details and specification, including pc bullnosed kerbing.

Concrete Slab paving to building entrances (1500 wide paths)
50mm depth 900/600 x 600mm Marshall's Perfecta smooth ground concrete paving, square edge. Natural colour laid stretching half lap. Construction to Engineer's details and specification, including 50 x 200mm pc concrete flat top heel kerb retention.

Reinforced grass paving system as maintenance access to Blocks 1,2,3
Gopla 55 plastic honeycomb cellular reinforcement filled with imported topsoil/ sand mix on 100mm thick 60/40 sand/topsoil bedding on 200mm HCT Type 3 well consolidated graded subbase with Terram geotextile separation layer. Seed on completion with 55gms low maintenance amenity grass seed mix. 50 x 200mm pc concrete flat top kerb edging and ST1 concrete foundation and haunching.

Self binding Gravel path to Ecozone
1500mm wide x 50mm depth (after compaction) self binding gravel, CEDEC Gold as supplied by CED, or equal and approved. Gravel laid on 150mm depth well compacted Type 1 subbase on firm dry proofrolled formation. Formation laid to uniform crossfall.
38mm thick x 1500mm wide pressure treated with preservative, kiln dried European redwood Class C16 standard s edging secured with 50 x 50mm x 450mm pointed one end posts driven at 2metre centres.

Masonry wall to site boundary
1000mm high masonry wall (brickwork to match building materials).
North and west development frontages to include 1000mm high galvanised, powder coated metal railings fixed into wallhead, 30 x 30mm solid square intermediate/ end posts with 50 x 8mm thick flat bar to top and bottom and 15 x 15mm square bars as balusters fully seam welded top and bottom at 115mm centres.

Sliding gate to site entrance (vehicular access)/ double leaf (pedestrian access);
double leaf maintenance access and single leaf pedestrian access to north boundary. All security locking systems as required by client.

Metal fencing to hedgerows in garden areas
900mm high (500deep) 50 x 50 x 3.2mm capped end and corner posts/ 50 x 25 x 3.2mm capped intermediate posts galvanised metal posts at nom 2metre centres; powder coated colour to be confirmed; 4nr 4mm galvanised line wires, strained with post fixed radiceurs.

Bench seating to Hub and central space
To be confirmed

Bollards
Allow 3nr 125mm diam x 1000mm high stainless steel bollards in concrete foundation.

Establishment Maintenance Regime (per 12 month period)

Specimen trees- Check stability/underground guying 6 visits/ Fertiliser 1 visit/ Crown prune 1 visit/ Aeration 1 visit/ watering to field capacity in periods of drought, as required

Hedging- Hand weeding/spot treatment 6 visits/ fertiliser 1 visit/ trim to top and sides 1 visit/ light forking 1 visit/ residual herbicide 1 visit/ watering to field capacity in periods of drought as required/ top up bark mulch 1visit

Specimen shrubs- Check stability/underground guying 6 visits/ Fertiliser 1 visit/ Crown prune 1 visit/ Aeration 1 visit/ watering to field capacity in periods of drought, as required

Ground cover- Hand weeding and forking 8 visits/ fertiliser 1 visit/ pruning 1 visit/ forking 1 visit/ top up bark mulch 1 visit

Turf- Cuts (cut no lower than 35mm), including edging 18 visits/ fertiliser 2 visits/ selective herbicide 1 visit/ aeration 1 visit/ edging (with iron) water to field capacity as required in periods of drought

Amenity grass path to Ecozone- Cuts (cut no lower than 35mm), including edging 18 visits/ fertiliser 2 visits/ selective herbicide 1 visit/ aeration 1 visit/ edging (with iron) water to field capacity as required in periods of drought

Dry Meadow grass-Cuts 2 visits, including lift arisings/ selective spot treatment to remove pernicious weeds 2 visits

Site wide- Remove litter and debris 52 visits;
Pavings- Remove weedgrowth from pavings 4 visits; Check and clean out footpath gullies 12 visits.

Metal fencing- metal fencing restrain 4 visits (report damage);
Brick masonry boundary wall (Metal railings) 4 visits (report damage);
Bench seating- clean down all surfaces- 4 visits (report damage);

Plant replacements- Joint inspection with contractor/client at end of growing season after completion to agree responsibility for replacement of all dead /failing plant material.

Softworks

Specimen tree planting to main avenue
900mm deep x 2.0m square pits backfilled with suitable site won/ imported free drainage loam topsoil (500 depth) and imported subsoil (400 depth). Allow for 100mm depth 20mm clean gravel drainage layer at base/ 300 diam gravel collar brought up to underside of rootball. Install 60mm diam perf upvc pipe as aeration/irrigation loop around rootball and cap at surface. Ameliorants, incl peat free compost, slow release fertiliser at planting. Trees underground guyed.
Species- Pyrus calleryana Chanticleer (pear), 16/18cm girth, 2.2m clear stem, hessian rootballed, PC Sum E150/tree.

Specimen tree planting to southern gardens
900mm deep x 2.0m square pits backfilled with suitable site won/ imported free drainage loam topsoil (500 depth) and imported subsoil (400 depth). Allow for 100mm depth 20mm clean gravel drainage layer at base/ 300 diam gravel collar brought up to underside of rootball. Install 60mm diam perf upvc pipe as aeration/irrigation loop around rootball and cap at surface. Ameliorants, incl peat free compost, slow release fertiliser at planting. Trees underground guyed.
Species- Betula pendula (birch), 16/18cm girth, feathered, hessian rootball, PCSum E105/tree

Specimen tree planting to central garden/site entrance
900mm deep trench x length varies backfilled with suitable site won/ imported free drainage loam topsoil (500 depth) and imported subsoil (400 depth). Allow for 100mm depth 20mm clean gravel drainage layer at base/ 300 diam gravel collar brought up to underside of rootball. Install 60mm diam perf upvc pipe as aeration/irrigation loop around rootball and cap at surface. Ameliorants, incl peat free compost, slow release fertiliser at planting. Trees underground guyed.
Prunus avium Plena (gean), 16/18cm girth, 2.2m clear stem, hessian rootballed, PC Sum E35/tree

Root containment (if instructed)
2mm thick x 12metre wide HDPE rootbarrier membrane set vertically as separation membrane between trees and services (where required).

Mixed hedge planting to site boundary
450mm deep x 1000mm wide prepared and drained trenches of imported topsoil, ameliorate with peat free compost and slow release fertiliser at 70gm/linear metre. 80/100cm 12mm thick collar, well feathered transplants in three staggered rows at 7m/2. 50mm depth 20/0 well composted bark mulch to finish.
Species- Acer campestre (field maple), 30%; Corylus avellana (hazel), 25%; Carpinus betulus (hornbeam), 25%; Cornus sanguinea (Dogwood), 10%; and Viburnum opulus (Guelder Rose), 10%.

Evergreen hedging to block subdivisions
450mm deep x 1000mm wide prepared trenches of imported topsoil planted with 80/100cm high 5l pot grown in two offset rows at 5/linear metre, ameliorate with peat free compost, and slow release fertiliser, cut back at planting. 50mm depth 20/0 well composted bark mulch to finish.
Species- Escallonia Donnard Seedling

Low clipped hedging as privacy strips to building frontages
450mm deep x nom 1500mm wide prepared beds of imported topsoil on cross ripped formation, planted with 40/60cm 3litre container grown plants in offset rows at 5/m2, ameliorate with peat free compost, and slow release fertiliser. 70gm/m2, cut back at planting. 50mm depth 20/0 well composted bark mulch to finish.
Species-Lonicera nitida Maigrun

Specimen shrub planting
450mm deep x nom 1500mm diameter prepared pits of imported topsoil on cross ripped formation, ameliorate with 50litres peat free compost, and slow release fertiliser. 70gm/m2 per pit. cut back at planting as directed, 50mm depth 20/0 well composted bark mulch to finish.
Species- Amelanchier canadensis 150/175cm high multistemmed (Min 35stems), containerised/ hessian rootballed specimen shrub, underground guyed.
Species- Viburnum burkwoodii ameliorate with peat free compost, and slow release fertiliser. 70gm/m2, cut back at planting. 50mm depth 20/0 well composted bark mulch to finish.

Ground cover planting
450mm deep imported free draining topsoil on ripped profiled formation, incorporating peat free compost (Greenwaste to PAS100) and slow release fertiliser at 70gm/m2. 2litre pot grown/ 2yr crowns plant material planted at 7/m2. Beds finished with 50mm depth well composted 20/0 bark mulch.
Mixed herbaceous- Species to be confirmed
Ornamental grasses- Species to be confirmed.

Turf to courtyard gardens
150mm deep site won topsoil/ imported topsoil on approved ripped formation (due to site construction activities). Formation laid to minimum falls to shed water. Supply and lay Rowllawn Medallion, or equal rye free turf. 3 cuts sward established, weed free prior to completion.

Amenity grass to entrance verges
150mm deep site won topsoil/ imported topsoil on approved ripped formation. Formation laid to minimum falls to shed water. Ameliorate with 100gm lime and 70gm slow release fertiliser/m2. 50g Germinall Landscaping Mixture A22 Low Maintenance seed mix at 50gm/m2. 3 cuts prior to completion (Cutting height 20-50mm).

Meadow grass to Ecozone
100mm depth site won/ imported approved clean free draining subsoil over prepared and profiled formation with Germinall (100% UK native wild flora mix) WFG4- Neutral Soils wildflower mix at 5gm/m2. 2/3 cuts depending on sowing time. Refer to Suppliers recommendations. Sward fully established prior to completion (40-70mm mowing height). Area to be protected by fencing until successful germination.

Land drainage to garden areas
Provision to be advised.



REVISION	NOTES	DATE	CHECKED
C	Updated to reflect Architect's site plan;	05/09/2017	JF
B	Updated to reflect Architect's site plan (rev 01);	18/08/2017	JF
A	Updated to reflect latest architect's site layout; specification and maintenance schedule added	31/05/2017	JF
-	First Issue	24/03/2017	JF

INFORMATION

OBARCS No5 LLP AND CPSC LIMITED
WARWICK STUDENT VILLAGE

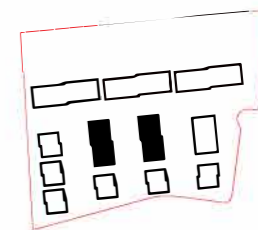
LANDSCAPE LAYOUT

SCALE 1:500 @ A1
DRG NO: 2044 / 01

IAN WHITE ASSOCIATES LANDSCAPE ARCHITECTS

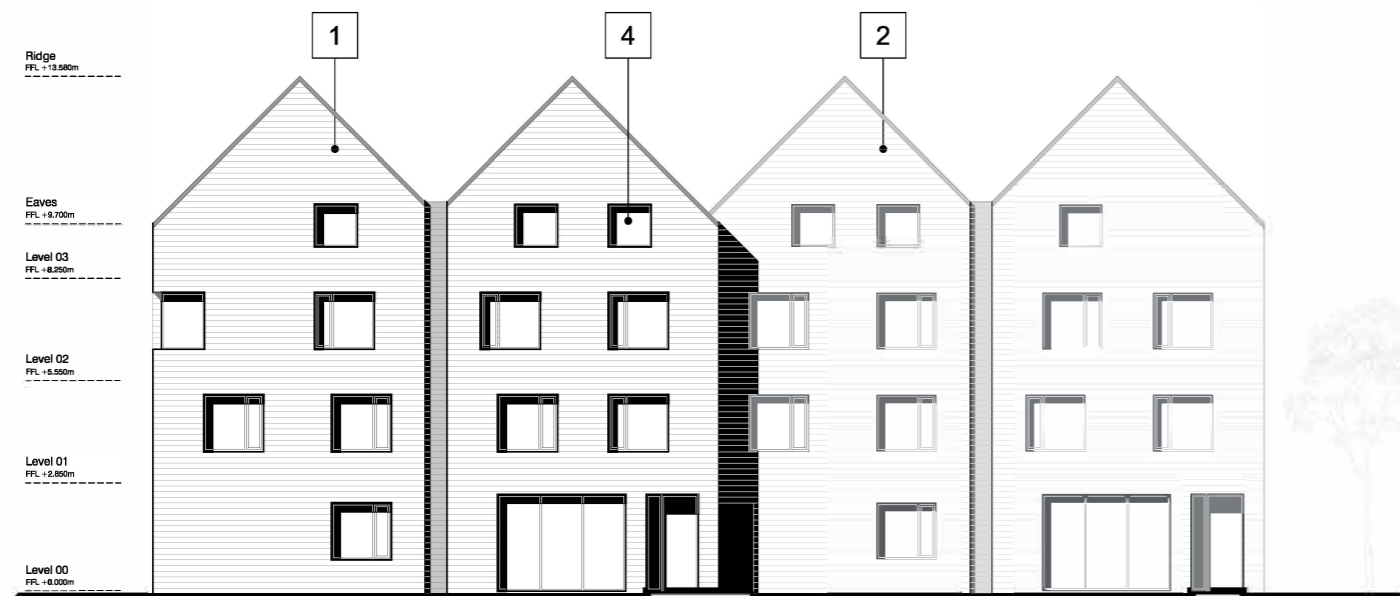
3A Forrest Road
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T: 01786 446444
F: 01786 446441
E: studio@iastirling.co.uk

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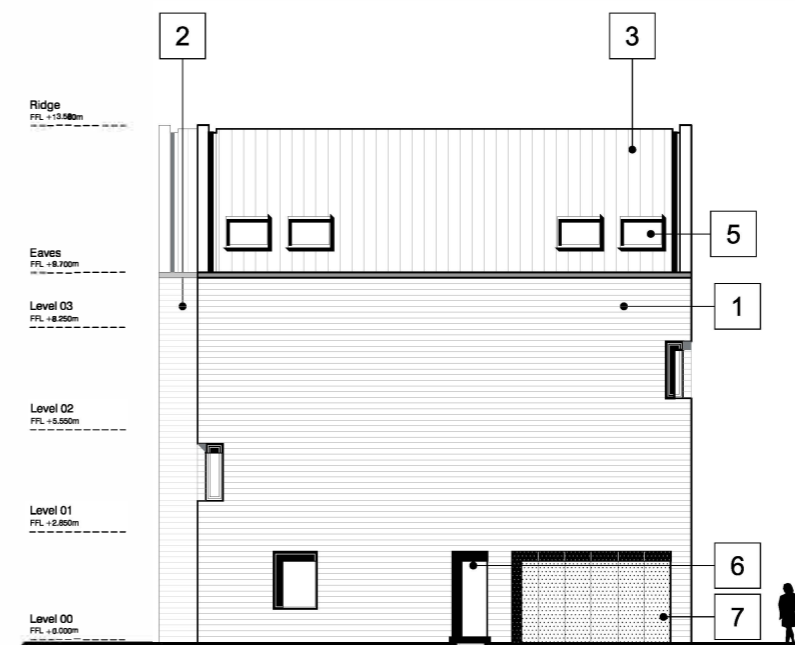


- KEY
1. Wienerberger Marziale
 2. Wienerberger Pagus Grey
 3. Marley Duo Modern Roof Tile - Smooth Grey
 4. Openable window
 5. Openable rooflight
 6. Anodised aluminium doorset: dark grey
 7. Perforated aluminium screen: dark grey

To be read in conjunction with drawings (20)022, (20)023 and (20)024.



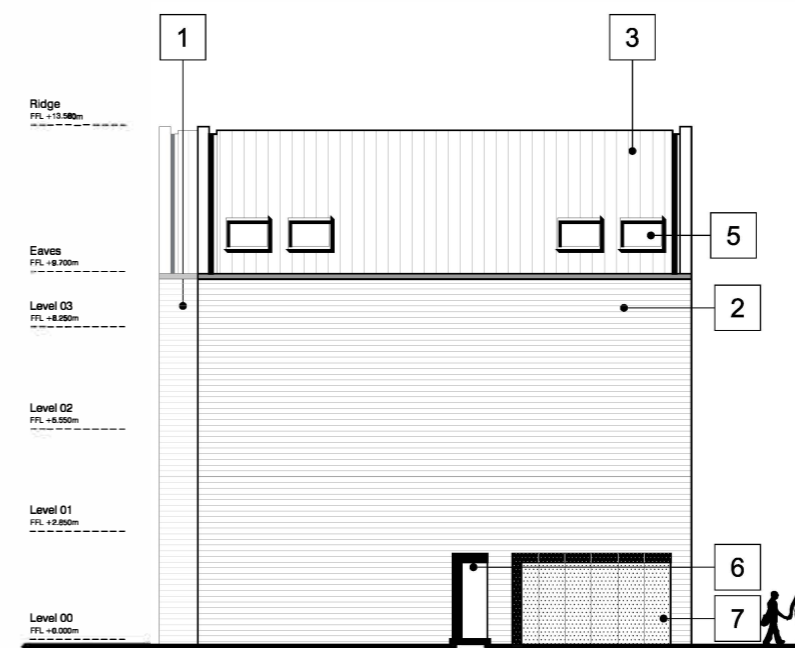
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

P00	Issue to planning	08/09/17
Rev No	Description	Date

Client
Obarcs No5 LLP & CPSC Limited

Project Title
WARWICK STUDENT VILLAGE

Drawing Title
BLOCKS 7 + 8 TYPICAL ELEVATIONS

Scale	Size	Date	Drawn	Checked
1:200	A3	08/09/17	HR	MH

Project No.	Drawing No.	Rev.
160021	(20)025	P00

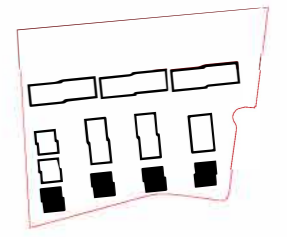
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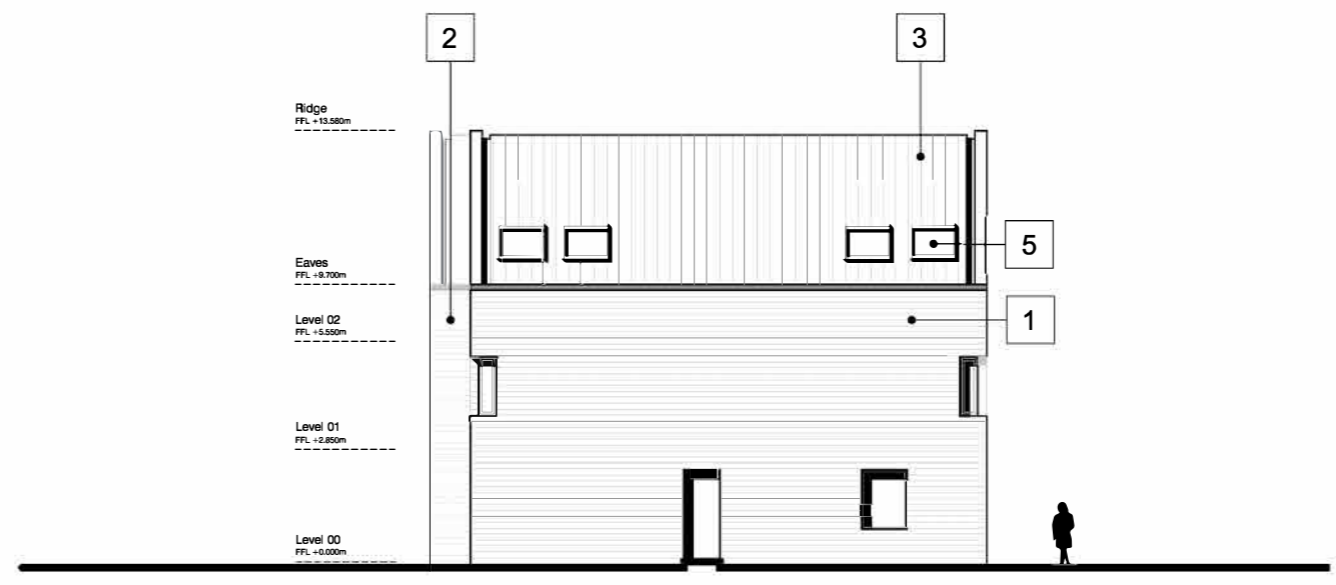
- KEY
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NB: Block 4 mirrored

To be read in conjunction with drawings (20)013 and (20)014.



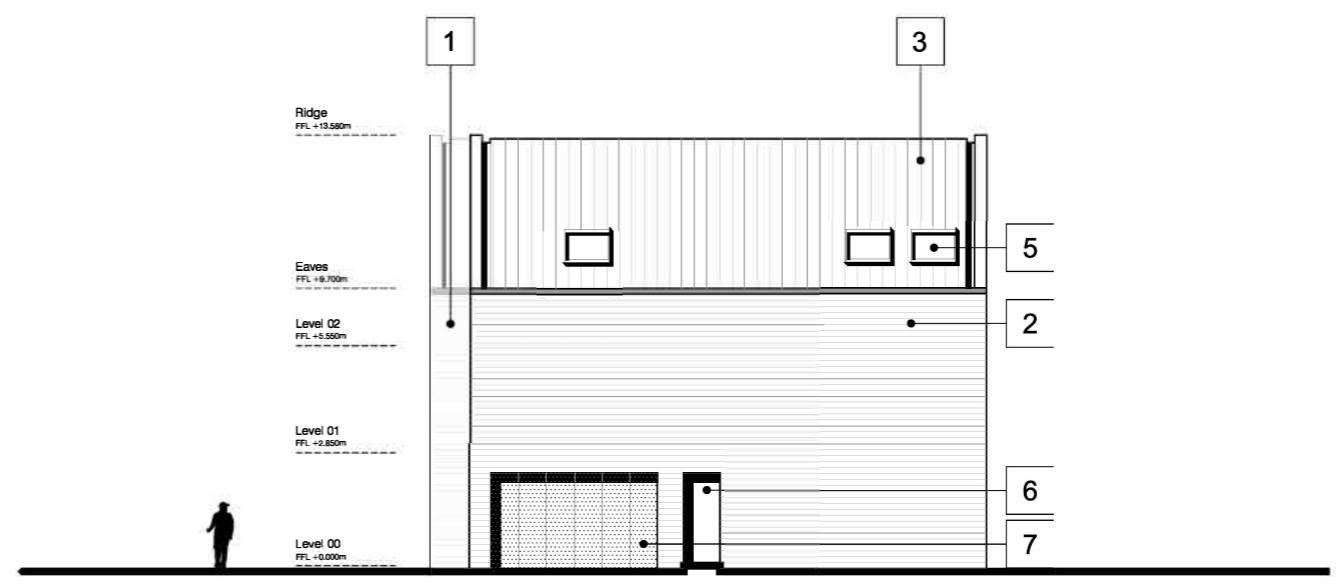
EAST ELEVATION



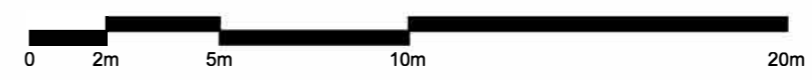
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



P00	Issue to planning	08/09/17
Rev No	Description	Date

Client
Obarcs No5 LLP & CPSC Limited

Project Title
WARWICK STUDENT VILLAGE

Drawing Title
BLOCKS 1 - 4 TYPICAL ELEVATIONS

Scale	Size	Date	Drawn	Checked
1:200	A3	08/09/17	HR	MH

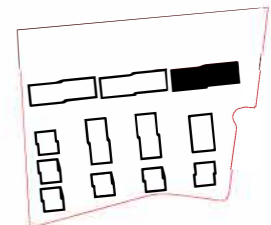
Project No.	Drawing No.	Rev.
160021	(20)015	P00

Status
PLANNING

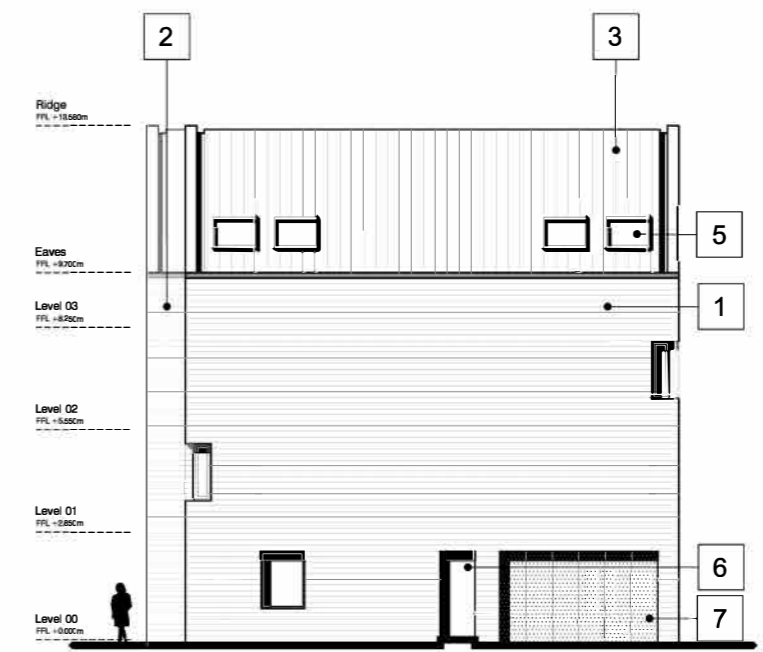
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SOUTH ELEVATION

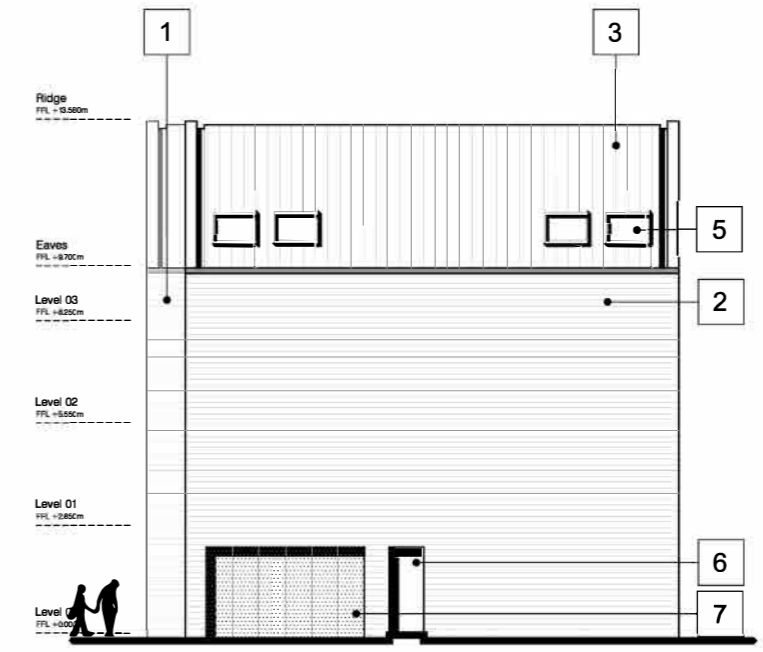


WEST ELEVATION

- KEY
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 5. Openable rooflight
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 7. Perforated aluminium screen: dark grey
- To be read in conjunction with drawings (20)034, (20)035 and (20)036.



NORTH ELEVATION



EAST ELEVATION

P00	Issue to planning	08/09/17
Rev No	Description	Date

Client
Obarcs No5 Llp & CPSC Limited

Project Title
WARWICK STUDENT VILLAGE

Drawing Title
BLOCK 11 ELEVATIONS

Scale	Size	Date	Drawn	Checked
1:200	A3	08/09/17	HR	MH

Project No.	Drawing No.	Rev.
160021	(20)037	P00

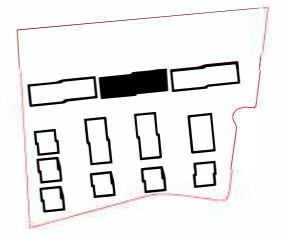
Status
PLANNING

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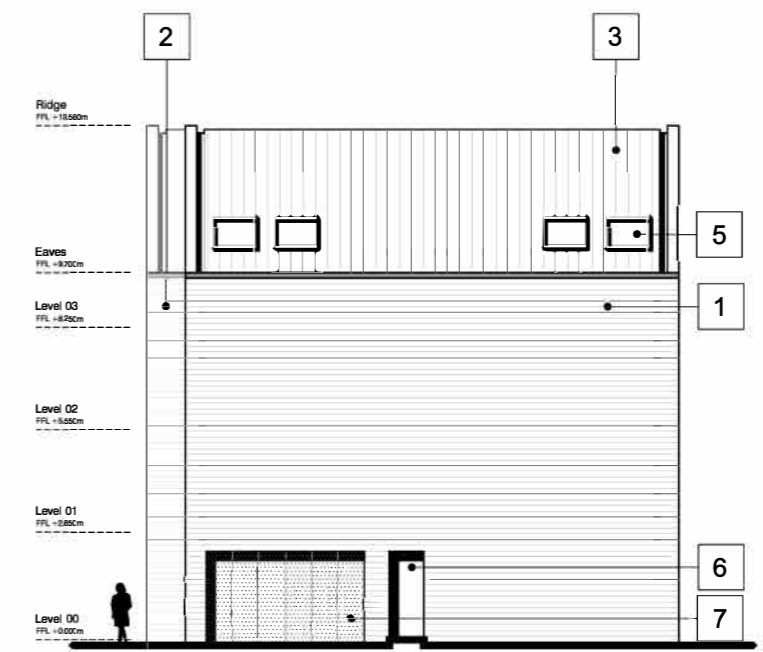
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- KEY
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 7. Perforated aluminium screen: dark grey
- To be read in conjunction with drawings (20)030, (20)013 and (20)032.



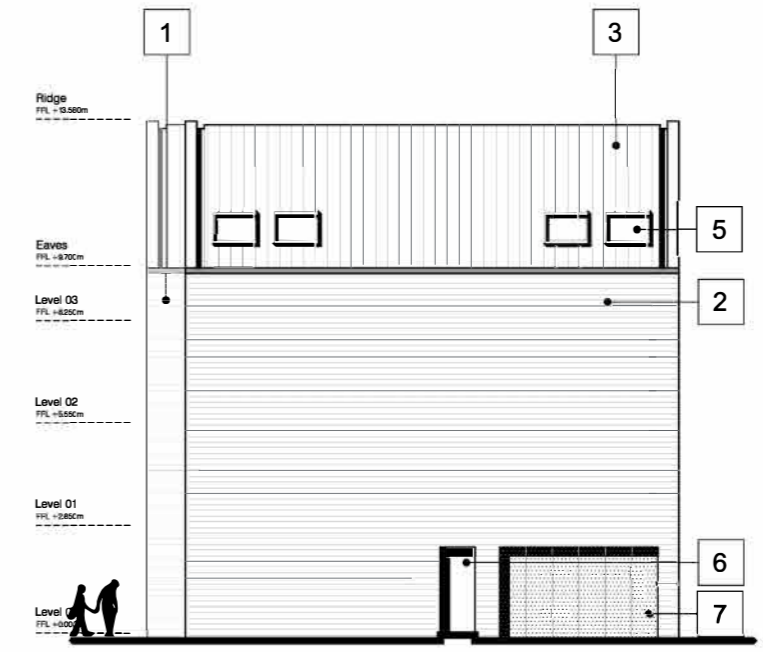
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

P00	Issue to planning	08/09/17
Rev No	Description	Date
Client		
Obarcs No5 Llp & CPSC Limited		

Project Title
WARWICK STUDENT VILLAGE

Drawing Title
BLOCK 10 ELEVATIONS

Scale	Size	Date	Drawn	Checked
1:200	A3	08/09/17	HR	MH

Project No.	Drawing No.	Rev.
160021	(20)033	P00

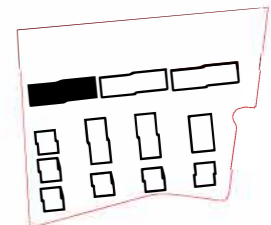
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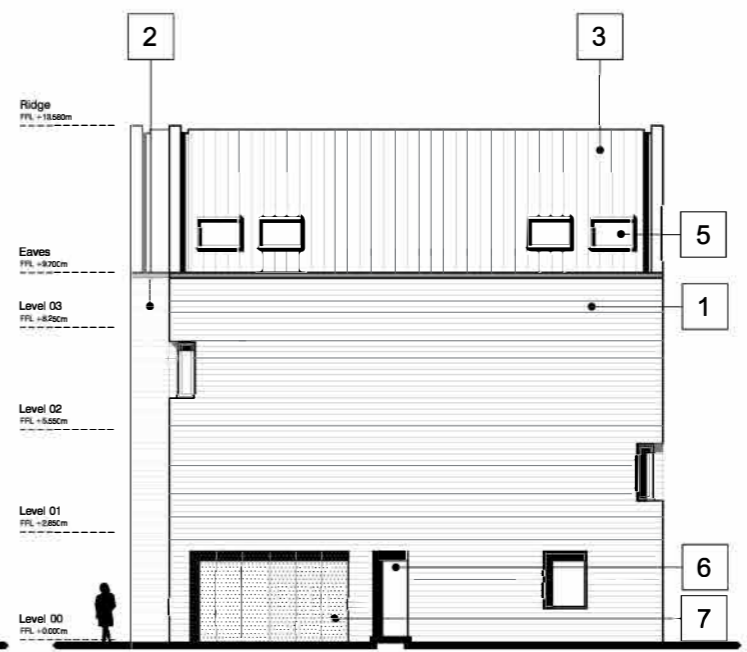
Notes
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- KEY
1. Wienerberger Marziale
 2. Wienerberger Pagus Grey
 3. Marley Duo Modern Roof Tile - Smooth Grey
 4. Openable window
 5. Openable rooflight
 6. Anodised aluminium doorset: dark grey
 7. Perforated aluminium screen: dark grey
- To be read in conjunction with drawings (20)026, (20)027 and (20)028.



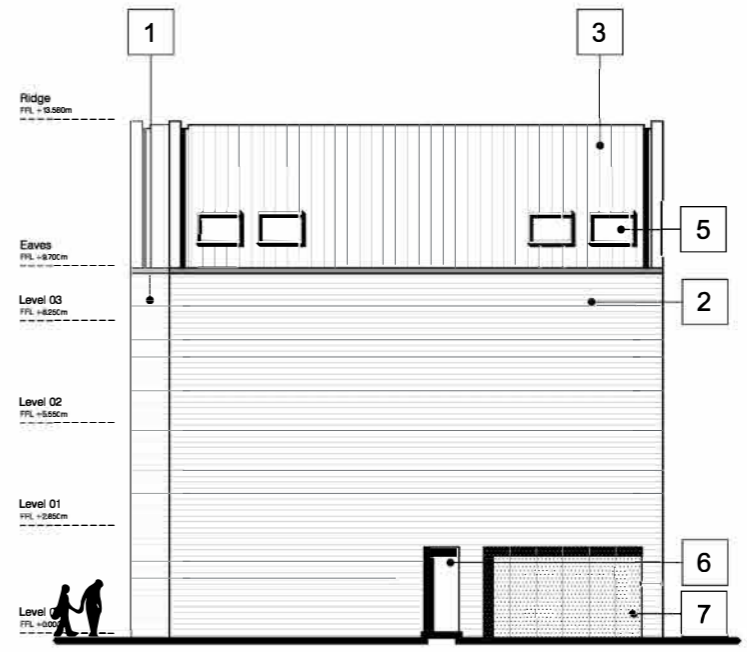
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

P00	Issue to planning	08/09/17
Rev No	Description	Date

Client
Obarcs No5 Llp & CPSC Limited

Project Title
WARWICK STUDENT VILLAGE

Drawing Title
BLOCK 9 ELEVATIONS

Scale	Size	Date	Drawn	Checked
1:200	A3	08/09/17	HR	MH

Project No.	Drawing No.	Rev.
160021	(20)029	P00

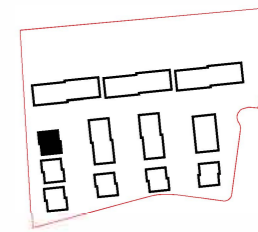
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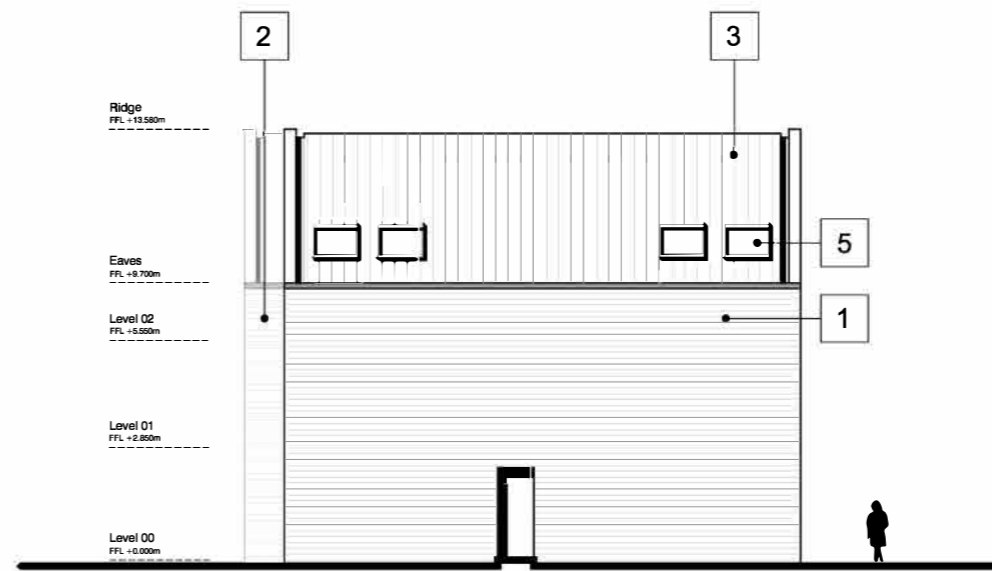
Notes
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- KEY
1. Wienerberger Marziale
 2. Wienerberger Pagus Grey
 3. Marley Duo Modern Roof Tile - Smooth Grey
 4. Openable window
 5. Openable rooflight
 6. Anodised aluminium doorset: dark grey
 7. Perforated aluminium screen: dark grey
- To be read in conjunction with drawings (20)016 and (20)017.



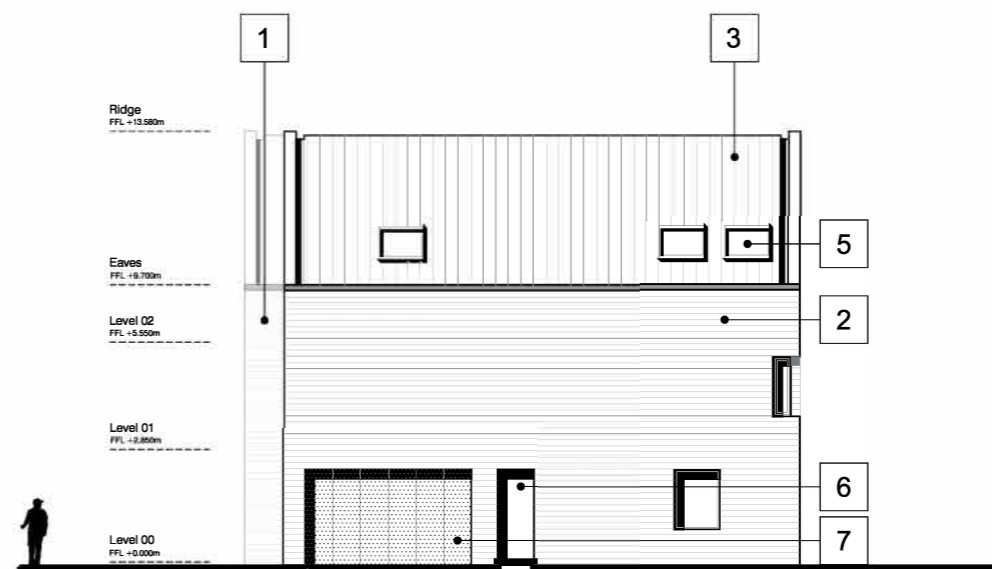
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



P00	Issue to planning	08/09/17
Rev No	Description	Date

Client
Obarcs No5 LLP & CPSC Limited

Project Title
WARWICK STUDENT VILLAGE

Drawing Title
BLOCK 6 ELEVATIONS

Scale	Size	Date	Drawn	Checked
1:200	A3	08/09/17	HR	MH

Project No.	Drawing No.	Rev.
160021	(20)021	P00

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