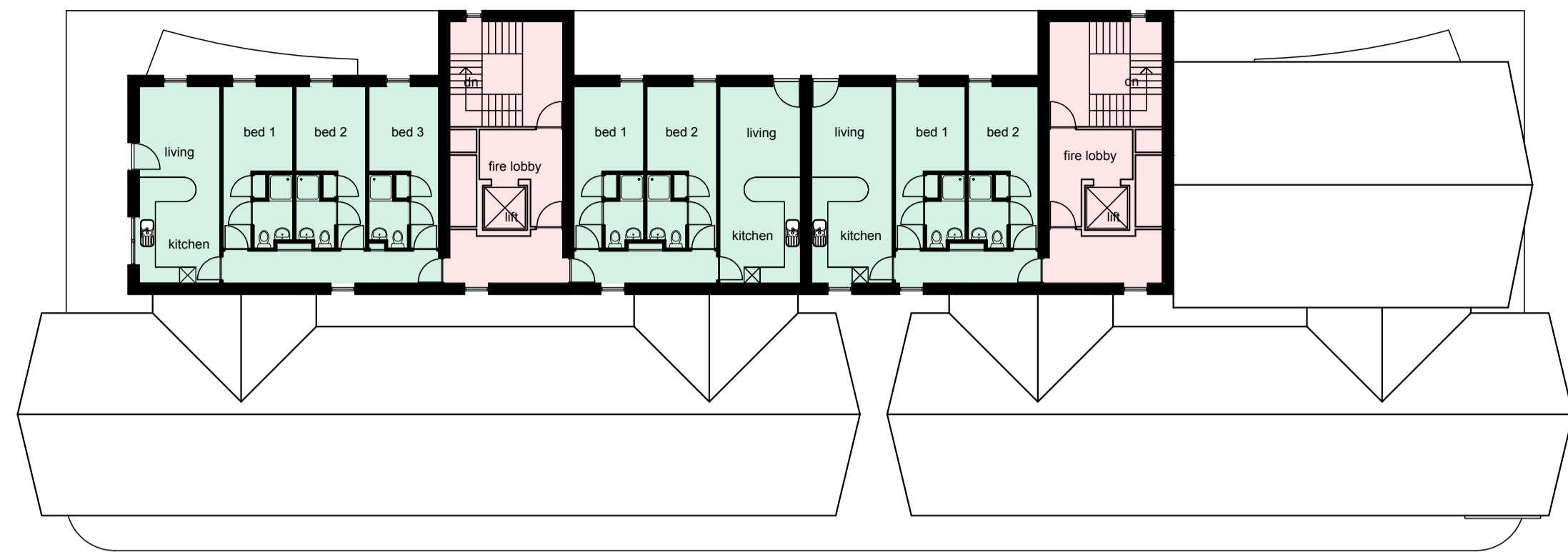


- Materials Key**
1. Grey Standing Seam Metal Roofing
 2. Grey Metal
 3. Grey Standing Seam Metal Cladding
 4. Green Standing Seam Metal Cladding
 5. White Render
 6. Ceramic Granite Anthracite Colour
 7. Glazing
 8. Window - Nordan Pretreated Timber
 9. Door - Aluminum Ral Coated
 10. Glazed Canopy



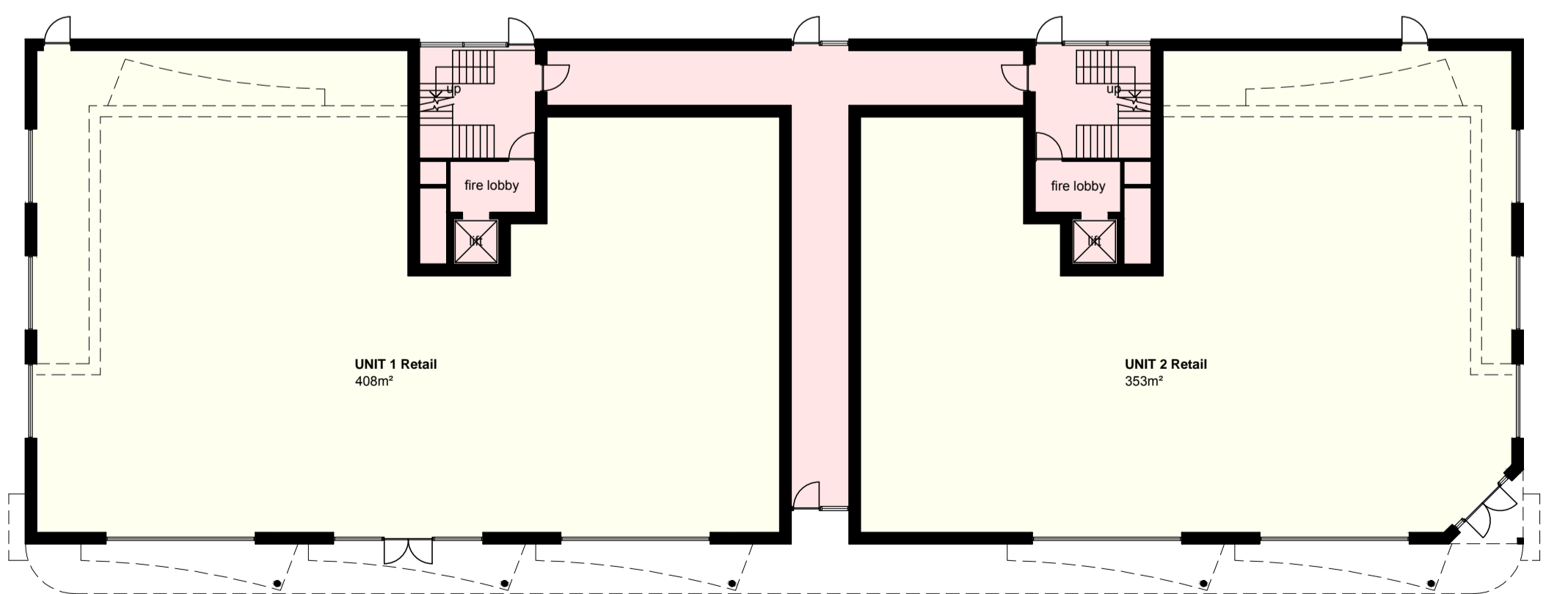
LEVEL 7 Student Accommodation - 337m² GE A - 7 Beds



LEVEL 6 Student Accommodation - 638m² GE A - 18 Beds



LEVELS 1-5 Student Accommodation - 822m² GE A - Each Floor 24 Beds



GROUND LEVEL Retail Floorspace - 976m² Gross External Area



ELEVATION FACING CAR PARK (NORTH EAST)



ELEVATION FACING NEW SQUARE (SOUTH WEST)



ROSE ST ELEVATION (NORTH WEST)



FARRALINE PARK ELEVATION (SOUTH EAST)



PLANNING APPLICATION

REVISIONS

rev.	description	date
A	internal of common access to flats	feb 14

Client
 Inverness Properties Ltd

Project
 The Foundry Student Quarter
 Rose Street, Inverness

Drawing
 Block B1
 Floor Plans & Elevations

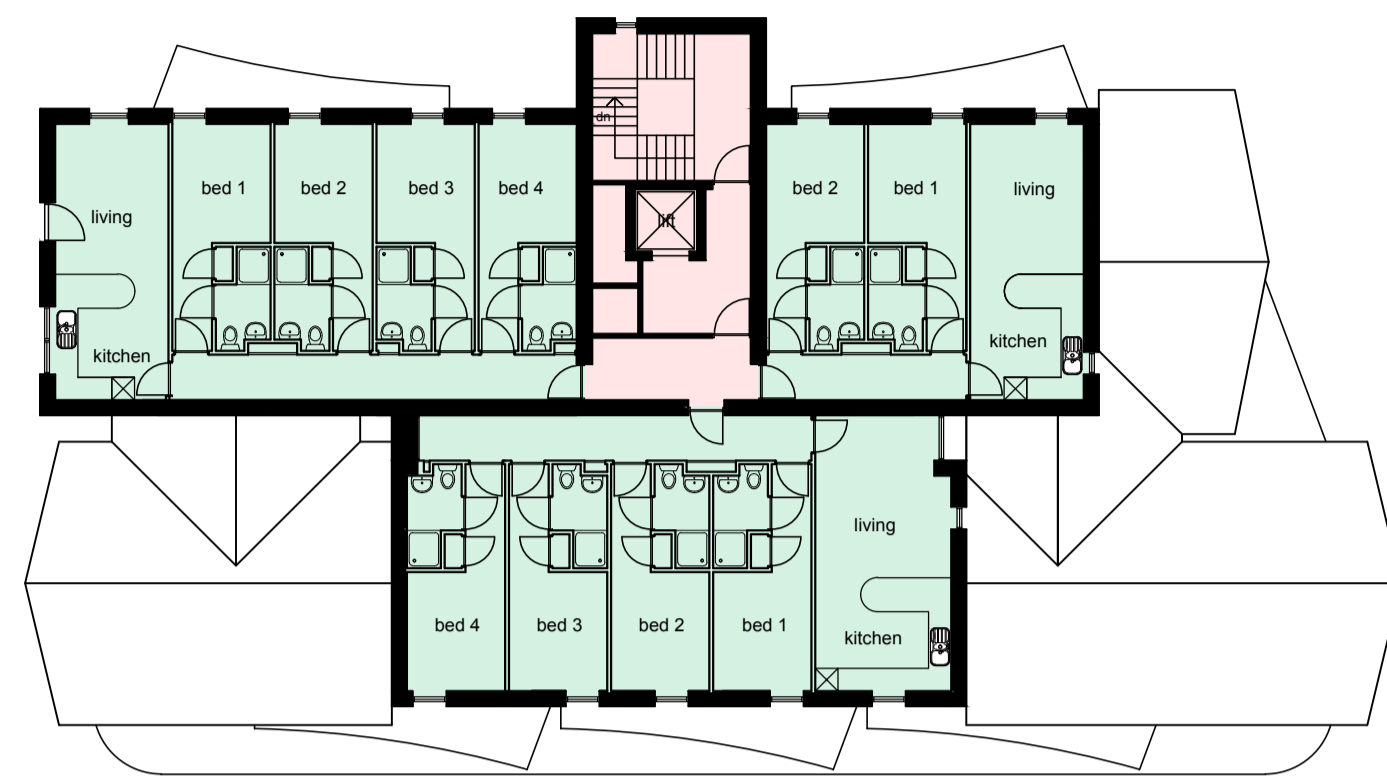
Scale 1:200@A1	Date Oct 2013	Drawn by PM
Project no 2153	Dwg no PL110	Rev A

G.H.JOHNSTON
 BUILDING CONSULTANTS LTD
 WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk
 TEL (01463) 237229
 FAX (01463) 243258

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd

Materials Key

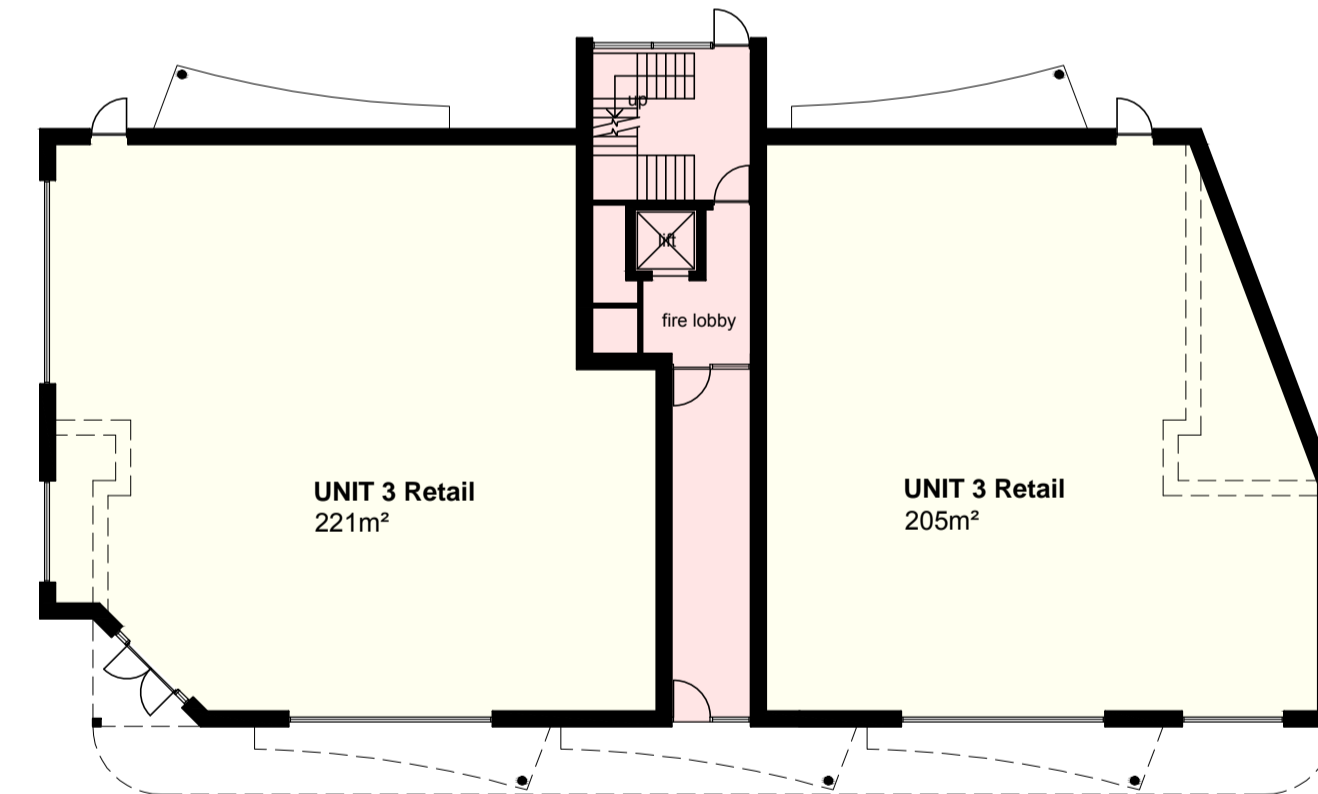
1. Grey Standing Seam Metal Roofing
2. Grey Metal
3. Grey Standing Seam Metal Cladding
4. Green Standing Seam Metal Cladding
5. White Render
6. Ceramic Granite Anthracite Colour
7. Glazing
8. Window - Nordan Pretreated Timber
9. Door - Aluminum Ral Coated
10. Glazed Canopy



LEVEL 6 Student Accommodation - 354m² GEA - Floor 10 Beds



LEVELS 1-5 Student Accommodation - 545m² GEA - Each Floor 15 Beds



GROUND LEVEL Retail Floorspace - 528m² Gross External Area



ELEVATION TO CAR PARK (NORTH EAST)



ELEVATION TO NEW SQUARE (NORTH WEST)



ELEVATION FACING ACADEMY STREET (SOUTH WEST)



ELEVATION FACING SPECTRUM CENTER (SOUTH EAST)

PLANNING APPLICATION

REVISIONS

rev.	description	date
A	corridor access added ground floor	feb 14

Client
Inverness Properties Ltd

Project
**The Foundry Student Quarter
 Rose Street, Inverness**

Drawing
**Block B2
 Floor Plans & Elevations**

Scale	Date	Drawn by
1:200@A1	Oct 13	PM
Project no	Dwg no	Rev
2153	PL120	A

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ELEVATION TO ROSE STREET (NORTH WEST)



ELEVATION TO DEENO'S BAR (SOUTH WEST)



ELEVATION FACING NEW SQUARE (SOUTH EAST)



ELEVATION FACING NEW SQUARE (NORTH EAST)

PLANNING APPLICATION

REVISIONS

rev.	description	date
A	footprint reduced / elevations amended	Jan 14

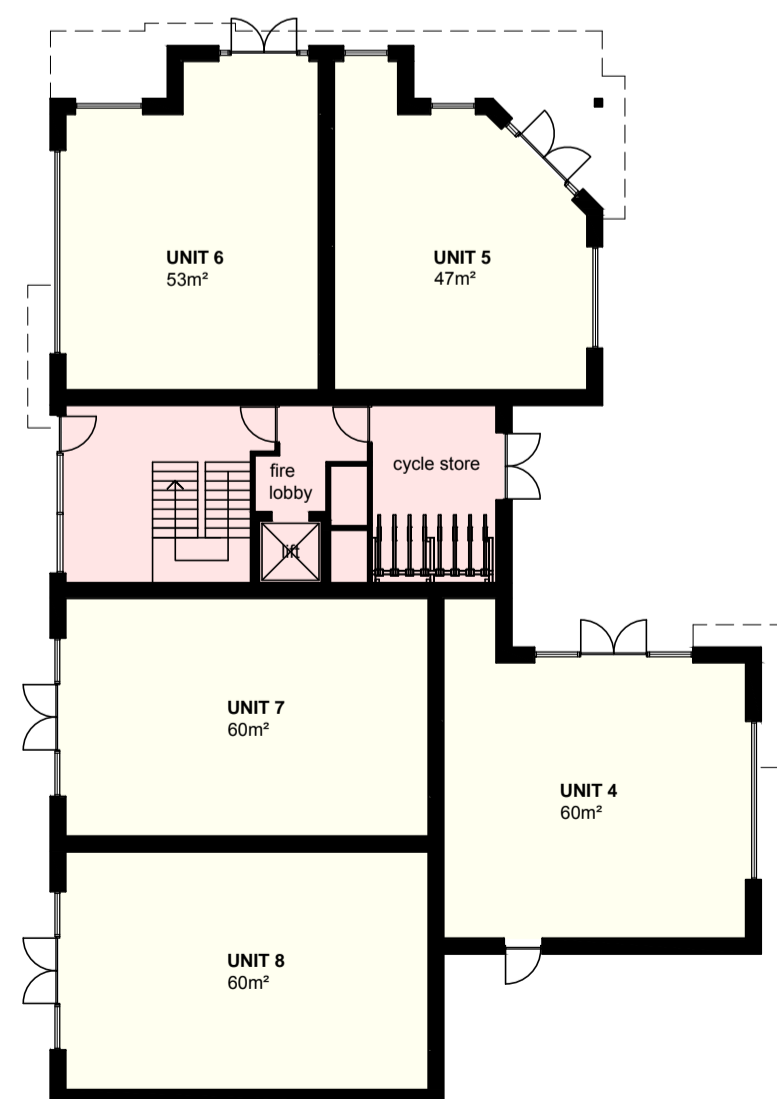
Client
 Inverness Properties Ltd

Project
 The Foundry Student Quarter
 Rose Street, Inverness

Drawing
 Block B3
 Floor Plans & Elevations

Scale 1:200@A1	Date Oct 2013	Drawn by PM
Project no 2153	Dwg no PL130	Rev A

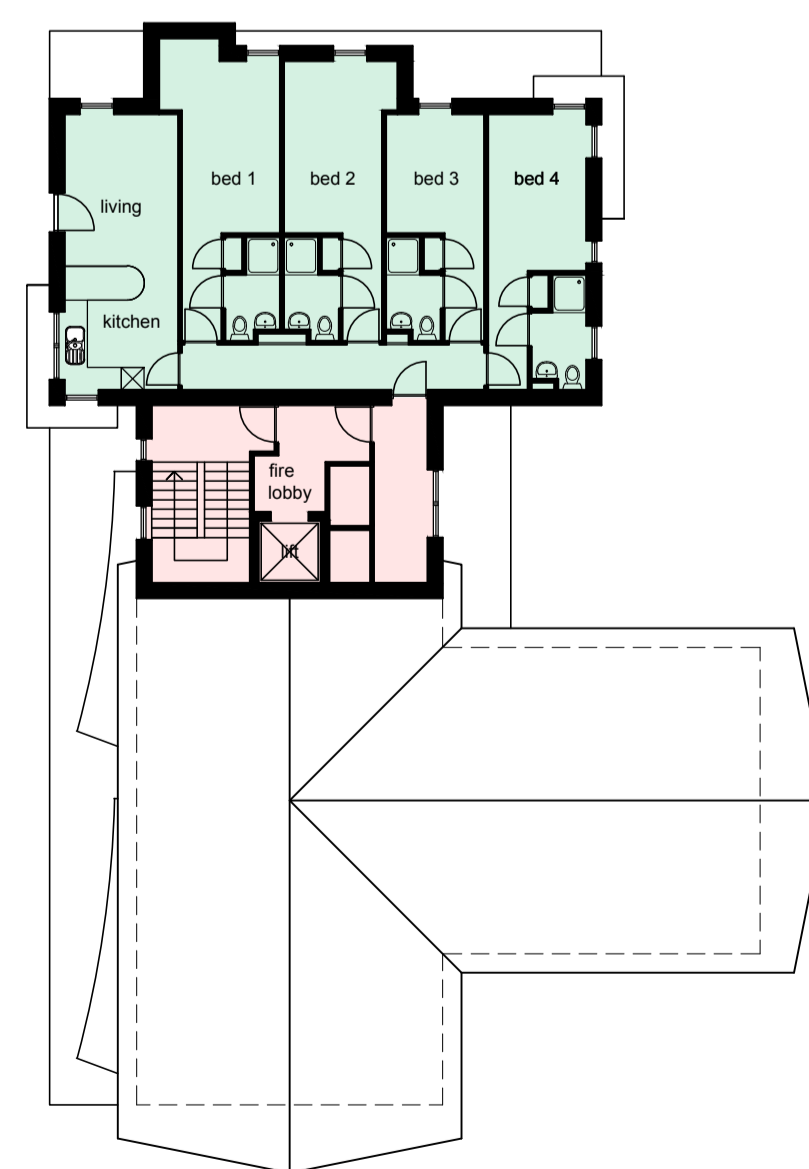
G.H.JOHNSTON
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GROUND LEVEL Retail Floor - 395m² Gross External Area



LEVELS 1-4 Student Accommodation - 370m² GEA - Each Floor 10 Beds



LEVEL 5 Student Accommodation - 170m² GEA - Floor 4 Beds



Red line indicate the building heights at time of 'PLACE' review.



PLANNING APPLICATION

REVISIONS

rev.	description	date
A	cafe removed / block B3 amended	feb 14

Client
 Inverness Properties Ltd

Project
 The Foundry Student Quarter
 Rose Street, Inverness

Drawing
 Rose Street Elevation

Scale	Date	Drawn by
1:200@A1	Oct 2013	PM

Project no	Dwg no	Rev
2153	PL 140	A

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Outline Finishes Specification

- Granite kerbing/channels to Rose Street**
Nom 250mm x 125mm silver grey Chinese granite kerbs, fine picked finish, granite to match Highland Council, Inverness streetscape colour palette, max 100mm upstand / flush units, all dowelled into 150mm thick shuttered concrete kerb log and carefully haunched.
- Granite sett paving to Rose Street**
Nom 150mm deep x 125mm wide x various lengths (250-350mm) sawn and flamed top granite road setts, colour mix to be silver grey, pink and red Chinese granite to match Highland Council, Inverness streetscape colour palette, laid stretcher pattern on concrete screed with proprietary mortar bedding and painting system on 140mm deep DBM layer. Construction to be agreed with Engineer.
- Granite mosaics**
Nom 70mm granite cubes, red Chinese granite to match Highland Council, Inverness streetscape colour palette, laid bogen pattern on 100mm depth DBM subbase. Construction to be confirmed with Engineer.
- Caithness slab paving channels** 50mm thick new Caithness slab nom 800mm long x 400mm wide laid stretching half lap on DBM base. Material supplied by A&D Sutherland, Spittal Quarry, Caithness T 01847 841239. Construction to be confirmed with Engineer.
- Granite aggregate concrete paving to public square**
80mm thick x 100mm wide x 200mm long Marshall's La Linea silver grey granite aggregate concrete block and flag textured paving, or equal, on 140mm depth DBM punctured subbase. Construction to be confirmed with Engineer.
- Granite Wall seating to public square**
Nom 500mm high x 400mm wide silver grey Chinese granite, flamed finish, pencil round angles. Allow for anti-skateboarding stainless steel fins. Timber slat seating incorporated into top of walls.
- Asphalt surfacing to service accesses**
Construction to service yard accesses to rear of retail units as Engineer's details.
- Metal post and wire fence to clipped hedging**
1100mm high 50 x 25mm R15 galvanised mild steel posts with 50 x 50mm end posts, predrilled to take 5m pvc coated galvanised line wires. Radiseurs post fixed. Concrete foundations. Full paint finish, colour to be confirmed.
- Stainless steel bollards**
140mm diam x 1000mm high stainless steel bollards (Grade 316 satin finish) in concrete foundation to Rose Street, min 1200mm spacing as supplied by Broxap Ltd. T 0844 800 4085.
- Automatic demountable stainless steel bollards**
Allowance for automatic demountable-type to fully coordinate with fixed bollards in Rose Street. Access will be operated by key fob at the entry and an induction loop or proximity reader at the exit. All service and emergency access to the development, including all signage, ducting and control mechanisms to Engineer's details.
- Litter bins (for land fill and recycling waste)**
3m nom 70litre capacity litter bins (per waste type), Broxap 'Synergy' type or equivalent.
- Cycle stands**
1no Sheffield type cycle stand to be located adjacent to each retail entrance door. Final positions to be confirmed.
- Public art**
Allowance for engraving themed lettering in Caithness paving trims.
- Road gulleys**
Ductile iron road gully frames with Hepworth plastic trapped pot, 150 concrete surround and connections to existing system to Engineer's details.
- Slot drains to public space**
Galic Paveston straight channel drain, Load Class D400 galvanised mild steel, 10mm throat depth / 48 throat depth channel width 225mm with 200 concrete surround. Connected to adjacent street system. Slot drains to align with paving courses.
- Existing services**
Contractor to fully prove and protect all existing services during the works. Extent of alterations to services to be confirmed.
- Service covers**
All existing and new covers in footways to be recessed type to receive pavings. All carriageway covers to be heavy duty ductile iron to Engineer's details. Adjustments to existing services (gas/water etc) to suit revised levels, as required and fully co-ordinated with pavings.
- Street lighting to Rose Street**
Column mounted fittings to be confirmed with Lighting Engineer.
- Street lighting to public space**
Column mounted feature lighting to be confirmed with Lighting Engineer.
- Fencing and Gates to service areas**
nom 1800mm high 'Torino' type fencing as supplied by Lang and Fulton. Fencing to be supplied with matching single and double gates. Galvanised and polyester powder coated finished: colour to be confirmed.

- Specimen trees in lined trench to Retail Park frontage**
14/16cm girth Tilia cordata Greenspire (small leaved lime), min 2.2m clear stem, root wrapped, well balanced symmetrical crowns. Trees sourced by Landscape Architect (PC Sum 175 each supplied and delivered).
- Nominal 1500mm wide x min 900 deep lined trench with 1000gauge Visqueen sheet as liner with gravel drain in base connected to stone filled soakaways. Terram geotextile separation layer, filler pipes, imported free draining loam topsoil and ameliorants at planting. Trees staked with 75mm diam smooth turned, treated and stained larch stake and 2m Tom heavy rubber belts and large pads.
- Specimen trees in paving**
20-25cm girth Tilia cordata Greenspire 4x transplanted, min 2.5m clear stem, wire rootball, hessian wrapped stems, well balanced symmetrical crown. Trees sourced by Landscape Architect (PC Sum £200) Trees underground guyed.
- Specimen trees in ground cover planting**
20-25cm girth Betula pendula 4x transplanted, min 2.5m clear stem, wire rootball, hessian wrapped stems, well balanced symmetrical crown. Trees sourced by Landscape Architect (PC Sum £275 each supplied and delivered) Trees underground guyed.
- Cast iron tree grille and frame**
Nom 1800mm square recessed type tree grille and frame to receive inset paving to fully coordinate with paving pattern.
- Tree container construction in paving**
Nom 2.7m int diam x 3000mm deep spun concrete sewer ring construction with 150thick reinforced concrete cover slab to carry pavings. Drainage layer, geotextile, imported free draining loam topsoil backfill and ameliorants at planting. Tree runs to connect to stone filled soakaways.
- Clipped hedging to retail park frontage**
Fagus sylvatica (beech) 60/80cm high well feathered to base, bare root hedging plants generally in tree trench. Where outwith tree trench in 450 deep x 750mm wide imported topsoil trench with ameliorants at planting. Plant at 5plants per linear metre in 2 offset rows. 50mm depth bark mulch. Hedging plants sourced by Landscape Architect (PC Sum £0.75each supplied and delivered).
- Ground cover planting**
Mixed ground cover shrubs/ herbaceous plants 3litre pot grown and 2year mature crowns, min Abraxas planted at 7m2 in drifts. Beds reduced, profiled and cross ripped prior to spreading min 300mm deep imported free draining loam topsoil and ameliorants at planting. 50mm well composted bark mulch.
- Softworks Maintenance (per 12 month period)**
Specimen trees
8 visits to check stakes and guying/ 1 fertiliser/ 1 weed to base of grille/ 1 light prune/ water to field capacity as required
Hedging
8 hand weedings/ 1 fertiliser/ 1 trim to top and sides/ 1 firm up/ watering as necessary to establishment/ top up bark mulch
Ground covers
8 hand weedings/ 1 fertiliser/ pruning as directed/ 1 firm up/ watering as necessary to establishment/ top up bark mulch
- Site wide Maintenance**
24 visits to remove litter and debris/ 6 spot treatments to pavings with systemic herbicide/ check fencing and furniture (report damage)/ 4 visits clean out or jet gulleys and slot drains. Repairs to paving as required.



REVISION	NOTES	DATE	CHECKED
B	Updated to reflect comments from Roads and Planning	04/03/2014	IL
A	Updated to reflect Architect's building arrangements	30/10/2013	IL
-	First Issue	23/10/2013	IL

PLANNING

INVERNESS PROPERTIES LIMITED
THE STUDENT QUARTER
ROSE STREET, INVERNESS
LANDSCAPE LAYOUT

SCALE: 1:250 @ A1
DRAWING NO: 1893 / 01

IAN WHITE ASSOCIATES LANDSCAPE ARCHITECTS

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