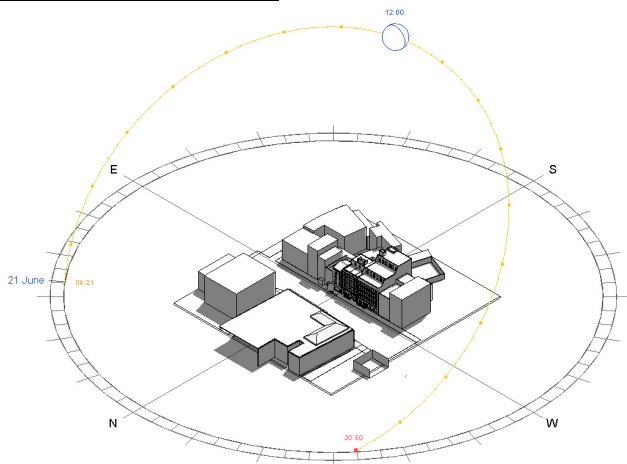
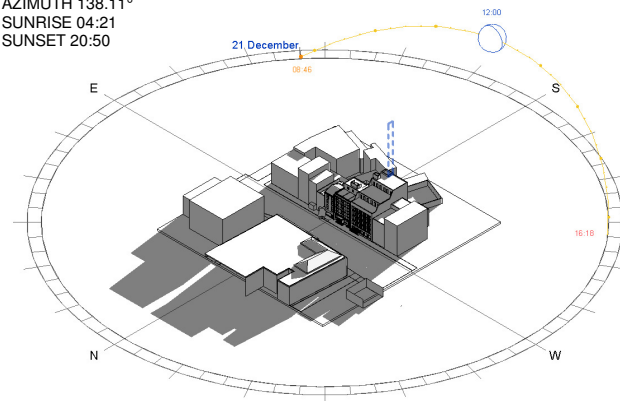


SUN PATH DIAGRAMS



SUMMER SOLSTICE

ALTITUDE 56.17°
AZIMUTH 138.11°
SUNRISE 04:21
SUNSET 20:50



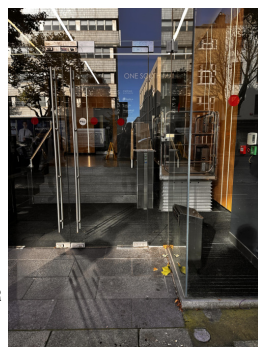
WINTER SOLSTICE

ALTITUDE 14.39°
AZIMUTH 172.35°
SUNRISE 08:46
SUNSET 16:18

FLOODING AND PROTECTION



FLOOD PROTECTION ON 24/25 SOUTH MALL APPEARS TO BE THE 3 EXTERNAL RISERS ON MAIN ENTRANCE STEPS (600MM).

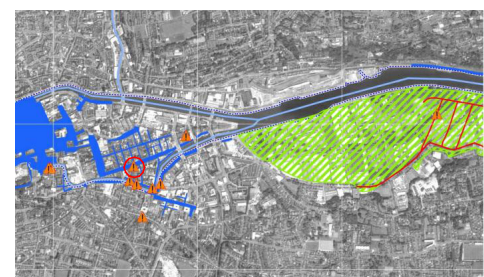


ALTERNATIVE PROTECTION FOUND ON SOUTH MALL INCLUDE INTERNAL STEPS, RAMPS AND SLOT IN FLOOR BARRIER

Table 4 Allowances for Future Scenarios (100-Year Time Horizon)⁷

Criteria	MRF5 – to be considered for most development scenarios	HEFS – to be considered in relation to high value, high vulnerability development which cannot be relocated
Extreme Rainfall Depths	+20%	+30%
Flood Flows	+20%	+30%
Mean Sea Level Rise	+500mm	+1000mm

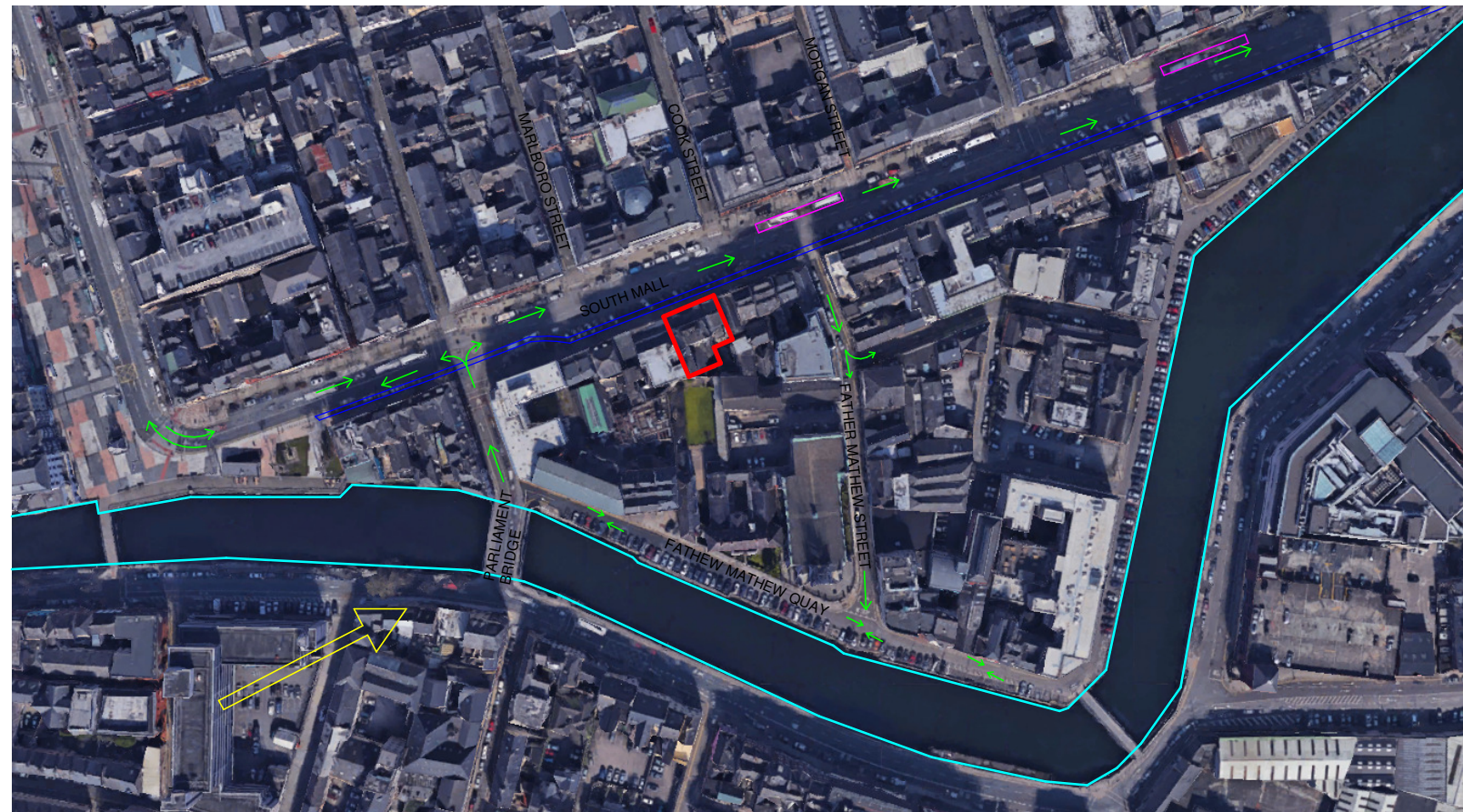
Mid-Range Future Scenario (MRF5) and the High-End Future Scenario (HEFS)
7. Office of Public Works Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (2009)



OPW Past Flood Events
 ▲ Single Flood Event
 ▲ Recurring Flood Event
 ■ Past Flood Extent

Land Commission
 ■ Benefitted Lands

Drainage District
 — Channel
 — Embankment
 ■ Benefitted Lands

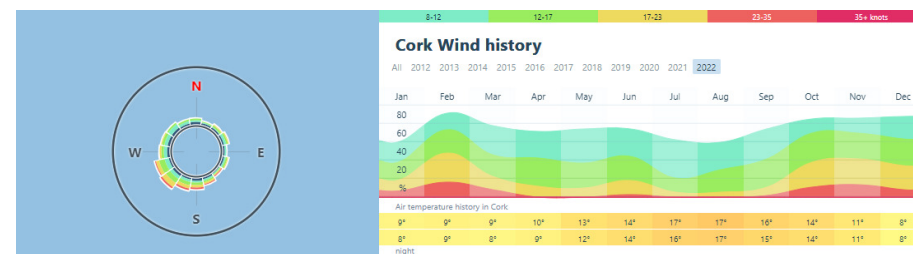


24/25 SOUTH MALL

24/25 SOUTH MALL IS LOCATED ON THE SOUTH OF CORK CITY. ITS NORTH FACADE FACES THE SOUTH MALL AND THE SOUTH IS LARGELY EXPOSED. ITS EAST AND WEST FACADES HAVE A PARTY WALL SHARED BETWEEN 23 AND 26 SOUTH MALL. THE MAJORITY OF THE NORTH FACADE IS CURTAIN WALL GLAZING AND THE SOUTH FACADE FEATURES A NUMBER OF CASEMENT WINDOWS. THE SITE HAS A LARGE GREEN AREA TO THE SOUTH THAT WILL BE EXPANDED ONTO IN THE RETROFIT. BICYCLE LANES ARE FOUND ON THE SOUTH MALL AS WELL AS STREET PARKING. A NUMBER OF BUS ROUTES PASS THROUGH THE SOUTH MALL AS WELL AS STOPS.

WIND

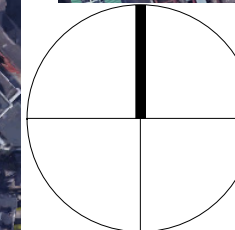
PROMINANT WIND DIRECTION S/SW.
24/25 SOUTH MALL HAS NO LARGE EXPOSED FACADES TO S/SW DIRECTION.
WIND SPEEDS MOSTLY 8-23 KNOTS.



PRECIPITATION

PRECIPITATION DATA BASED OFF OF CORK AIRPORT.

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2023	134.6	15.2	211.4	52.0	44.9	50.3	145.2	117.8	171.4	67.1			1009.9
2022	38.3	112.3	61.9	64.9	35.7	84.1	28.1	14.2	162.7	232.5	203.4	112.6	1150.7
2021	121.8	235.9	67.5	18.2	172.7	37.4	60.7	65.0	85.4	197.6	34.2	148.0	1244.4
2020	112.2	199.3	64.7	72.3	68.8	94.1	97.6	175.0	58.2	118.6	160.8	185.4	1407.0



- TRAFFIC FLOW
- BUS STOPS
- CYCLE LANE
- RIVER LEE
- PREVAILING WIND
- SITE BOUNDARY

SOUND

TGD E 0.1.1.6 PART E DOES NOT ADDRESS ENVIRONMENTAL NOISE THROUGH THE BUILDING FACADE FROM EXTERNAL SOURCES SUCH AS AIRCRAFT, TRAINS, ROAD TRAFFIC OR INDUSTRY.

ALL SOUND READINGS TAKEN ON 29/09/23

SOUND dB	TIME	LOCATION
74	12:20	3 SOUTH MALL
68	12:22	8 SOUTH MALL
82	12:25	19 SOUTH MALL
74	12:35	23 SOUTH MALL
72	12:36	24/25 SOUTH MALL
75	12:40	24/25 SOUTH MALL
77	12:50	24/25 SOUTH MALL

LIGHTING

LUX	TIME	LOCATION
1043	12:20	3 SOUTH MALL
995	12:22	8 SOUTH MALL
1054	12:25	19 SOUTH MALL
1102	12:35	23 SOUTH MALL
1069	12:36	24/25 SOUTH MALL
1083	12:40	24/25 SOUTH MALL
1009	12:50	24/25 SOUTH MALL

SITE ANALYSIS



3 BICYCLE PATH SHOWN TO THE FRONT OF 24/25 S.MALL. DIRECTION OF TRAVEL INDICATED. STREET PARKING ALSO SHOWN.



4 BICYCLE PATH SHOWN TO THE FRONT OF 24/25 S.MALL. DIRECTION OF TRAVEL INDICATED. STREET PARKING ALSO SHOWN.



5 MAIN ENTRANCE STEPS TO CREDIT UNION.



6 IMAGE SHOWS POSSIBLE SITE OUTLINE IN RED. MAIN ENTRANCE STEPS ON THE BOTTOM LEFT OF THE IMAGE.



7 ALTERNATIVE STEPPED ENTRANCE TO OTHER OCCUPANTS OF 24/25 S.MALL



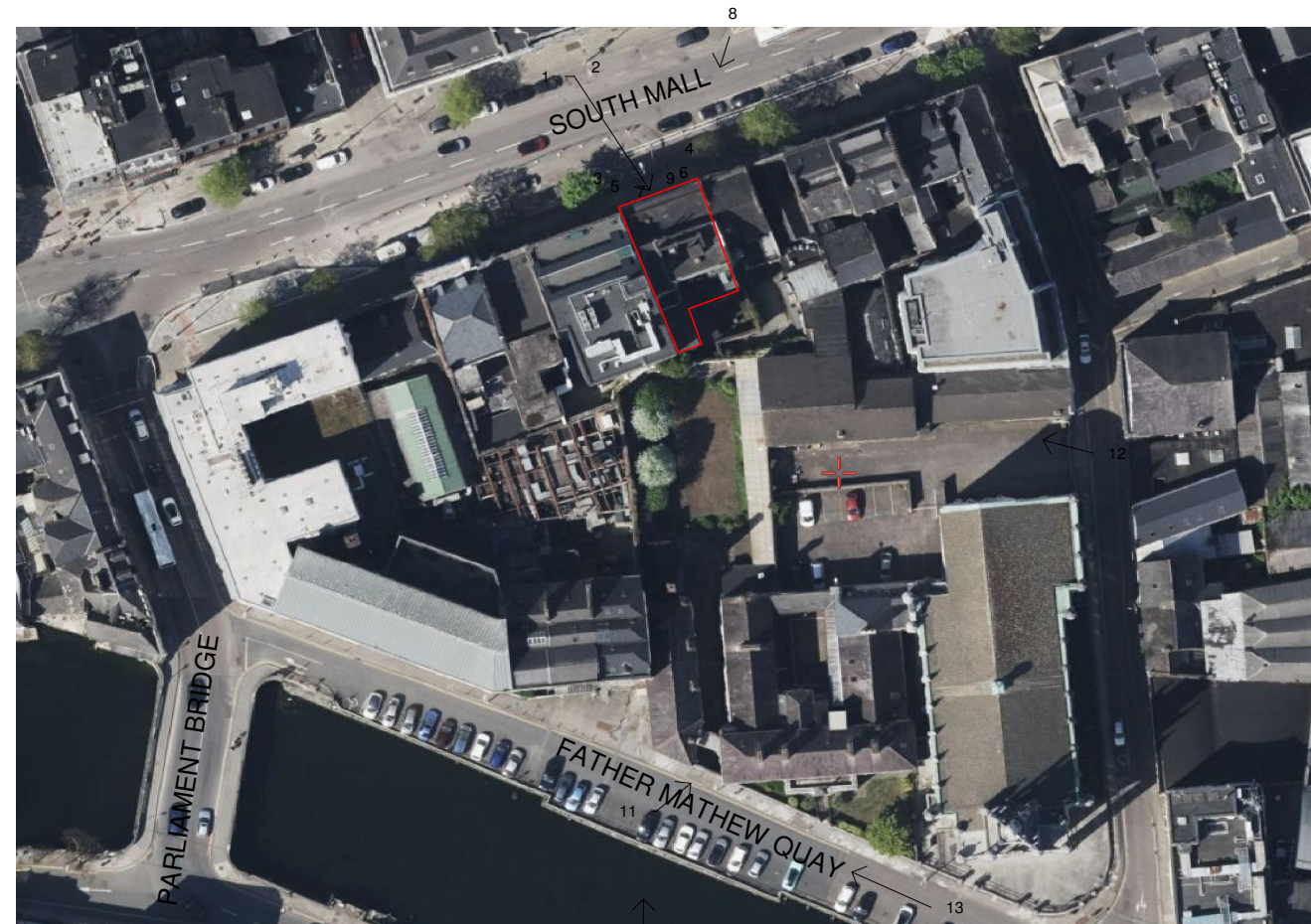
8 IMAGE INDICATES GUARDING ON 4TH FLOOR AND ROOF PROFILE.



9 PENETRATIONS MADE INTO THE BUILDING. A LACK OF AIRTIGHTNESS MEASURES ARE VISIBLE.



1 24/25 SOUTH MALL NORTH FACE FEATURES A STICK SYSTEM CURTAIN WALL. A GRANITE FRAME OUTLINES THE BUILDING WITH JOINTS MATCHING GRALZING PANELS HEIGHTS. GROUND FLOOR FEATURES A MARBLE FACADE AND TILE MOSAIC ON OVERHANGING AREA. SOUTH/EAST/WEST FACADES ARE A SAND CEMENT RENDERED FINISH.



24/25 SOUTH MALL



2 FRONT FACADE AS OF 06/10/23 COVERED IN SCAFFOLDING AND NETTING. UNKNOWN WORKS BEING CARRIED OUT.

PHOTO SURVEY



10 SOUTH FACADE OF BUILDING OBSCURED. IMAGE SHOWS REAR FIRE ESCAPE STAIRS



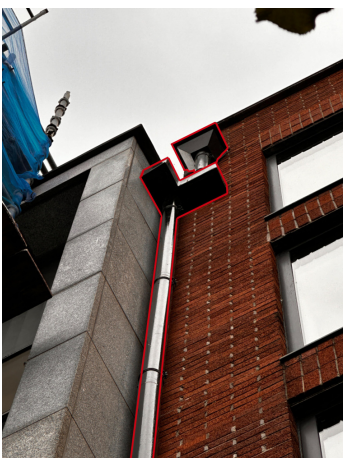
11 REAR ENTRANCE TO BE USED AS PART OF BUILDING RETROFIT. LOCATED ON FR. MATTHEW QUAY



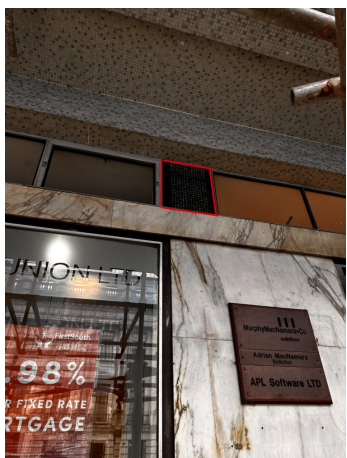
12 ROOF AND WALL LOCATIONS ON ROOF SHOWN.



13 REAR ACCESS AND ACCESS TO ROAD.



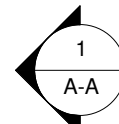
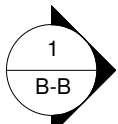
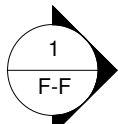
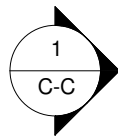
14 GUTTER ON 26 S.MALL. POSSIBLE SHARED GUTTER WITH 24/25 S.MALL



15 BLACK MOSAIC TILES ON FRONT FACADE INDICATES LOCATION OF STRUCTURAL COLUMNS WITH GREY MOSAIC ON OVERHANG.



16 EXISTING GAS LINES AND PENETRATION INTO BUILDING ENVELOPE.



5

4

3

2

1

Lift Shaft Roof Level
21.83 m

Roof level
20.06 m

Fourth Floor
17.06 m

Third Floor
13.76 m

Second Floor
10.46 m

First Floor
7.16 m

002 Ground Floor
3.47 m

Steel Level
2.93 m

3rd Intermediate Floor
15.92 m

2nd Intermediate Floor
12.62 m

1st Intermediate Floor
9.32 m

G. Intermediate Floor
6.02 m

Steel Level
2.93 m

23 SOUTH MALL

24/25 SOUTH MALL

26 SOUTH MALL

North Elevation

1 : 100



Lift Shaft Roof Level
21.83 m
 Roof level
20.06 m
 Fourth Floor
17.06 m
 3rd Intermediate Floor
15.92 m
 Third Floor
13.76 m
 2nd Intermediate Floor
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 Second Floor
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3.47 m
 Street Level
2.93 m

26 SOUTH MALL

24/25 SOUTH MALL

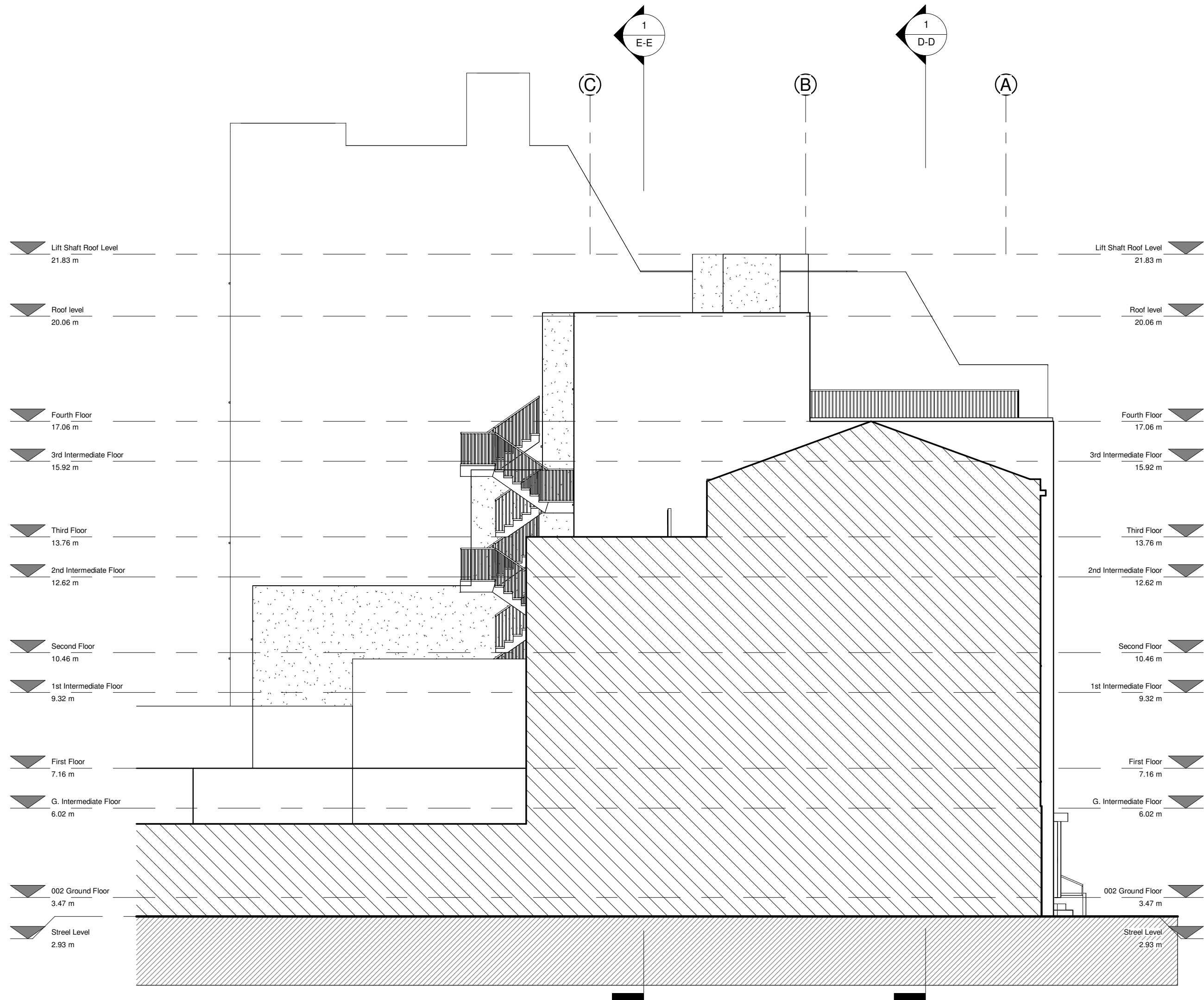
23 SOUTH MALL

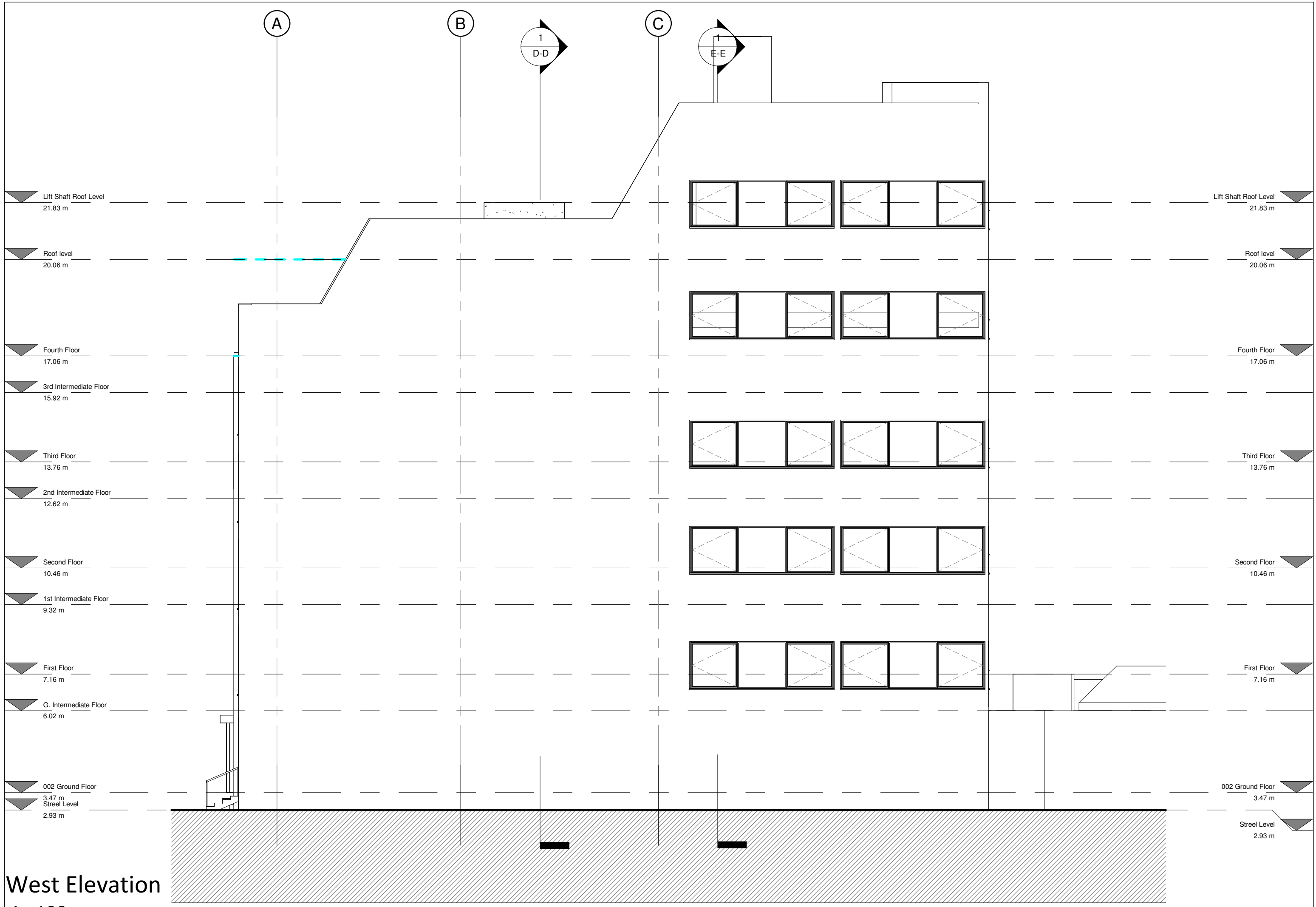
South Elevation

1 : 100

East Elevation

1 : 100





West Elevation
1 : 100

▼ Lift Shaft Roof Level
21.83 m

▼ Roof level
20.06 m

▼ Fourth Floor
17.06 m

▼ 3rd Intermediate Floor
15.92 m

▼ Third Floor
13.76 m

▼ 2nd Intermediate Floor
12.62 m

▼ Second Floor
10.46 m

▼ 1st Intermediate Floor
9.32 m

▼ First Floor
7.16 m

▼ G. Intermediate Floor
6.02 m

▼ 002 Ground Floor
3.47 m

▼ Street Level
2.93 m

▼ Lift Shaft Roof Level
21.83 m

▼ Roof level
20.06 m

▼ Fourth Floor
17.06 m

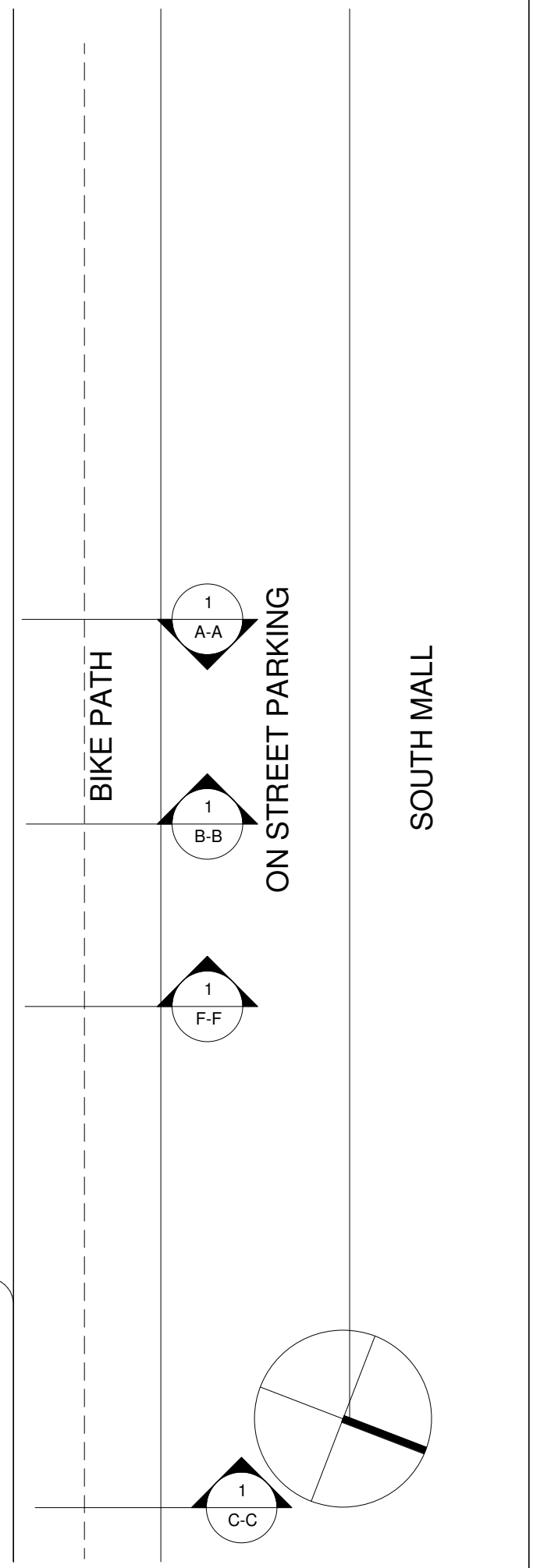
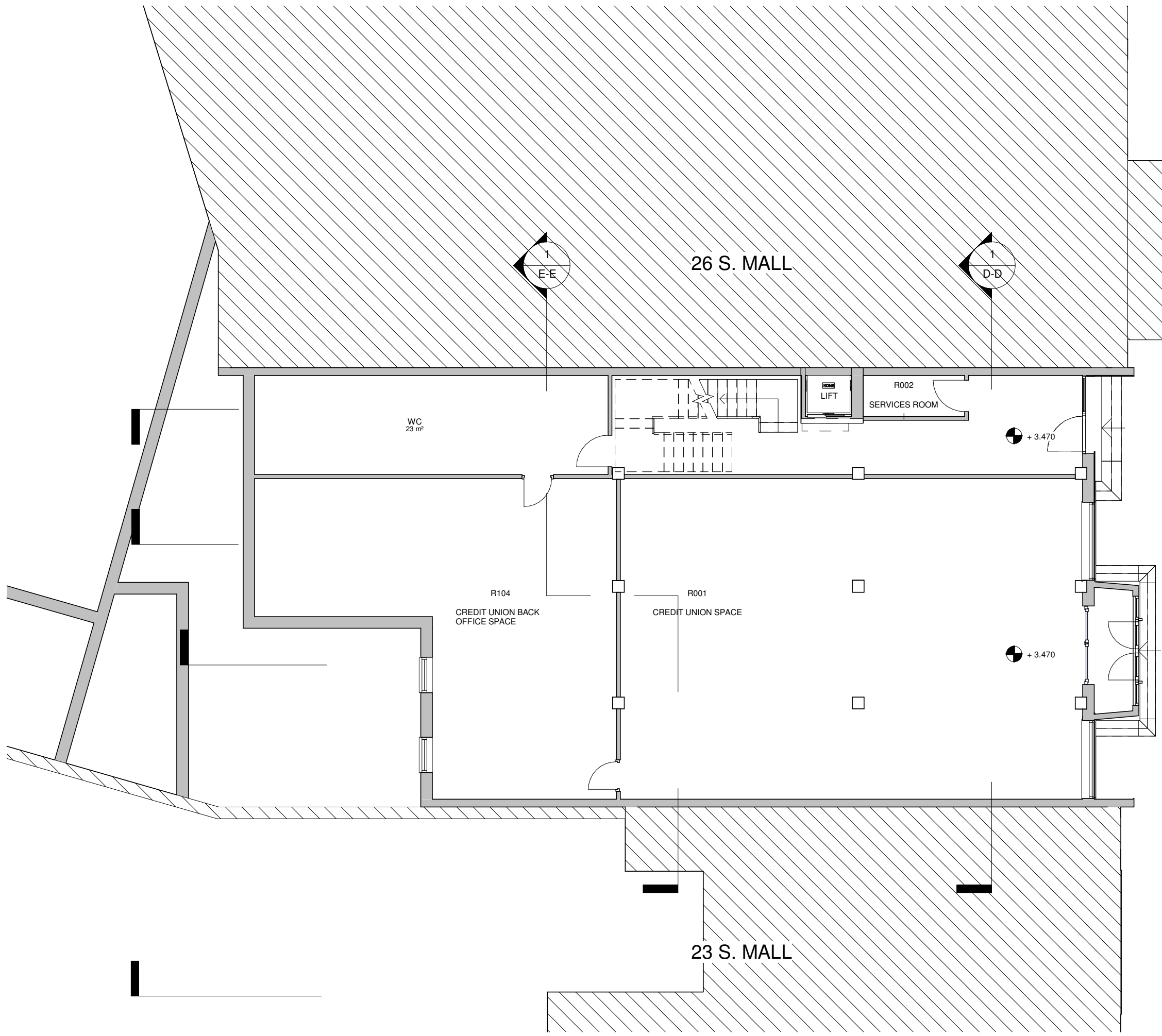
▼ Third Floor
13.76 m

▼ Second Floor
10.46 m

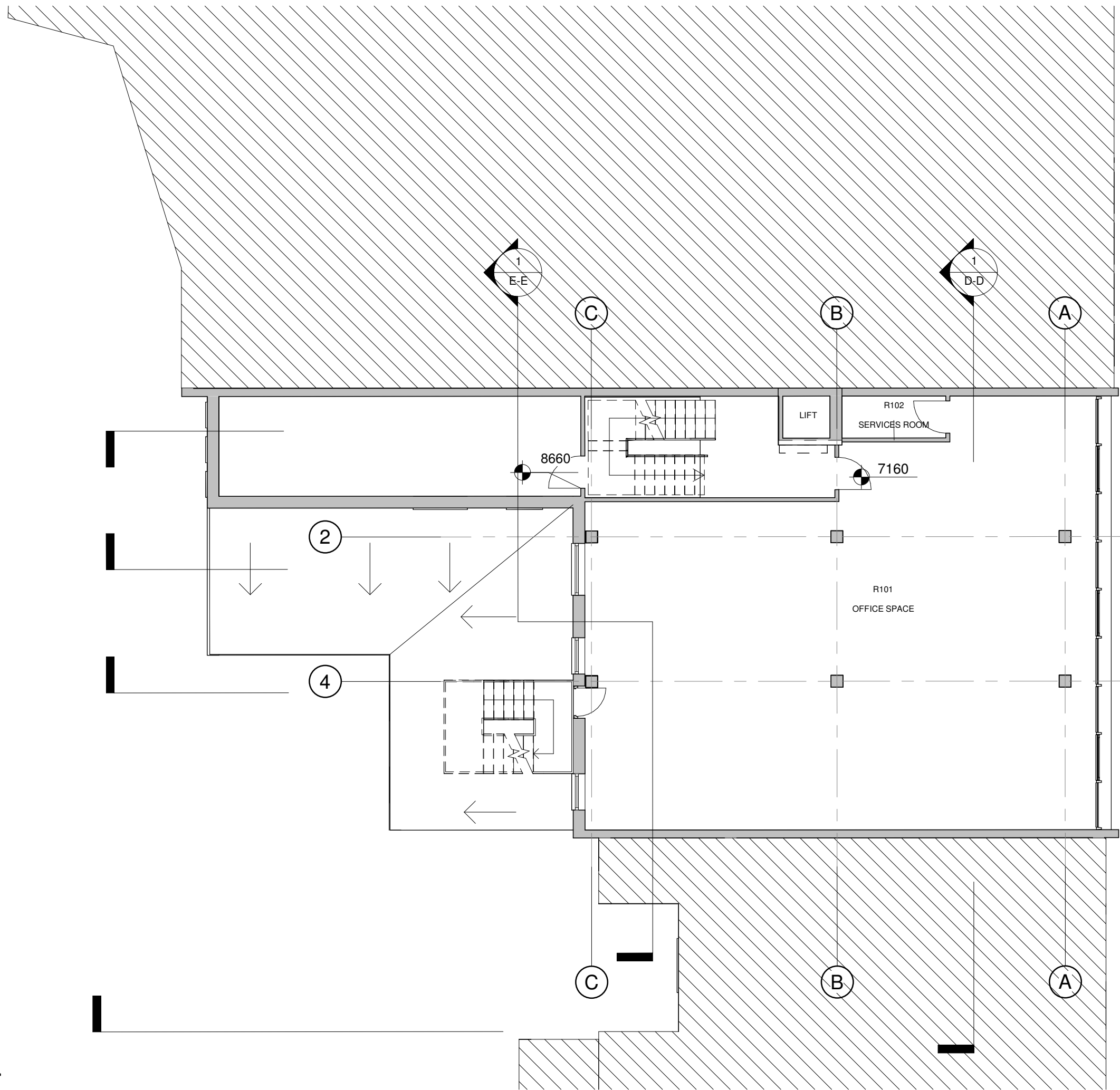
▼ First Floor
7.16 m

▼ 002 Ground Floor
3.47 m

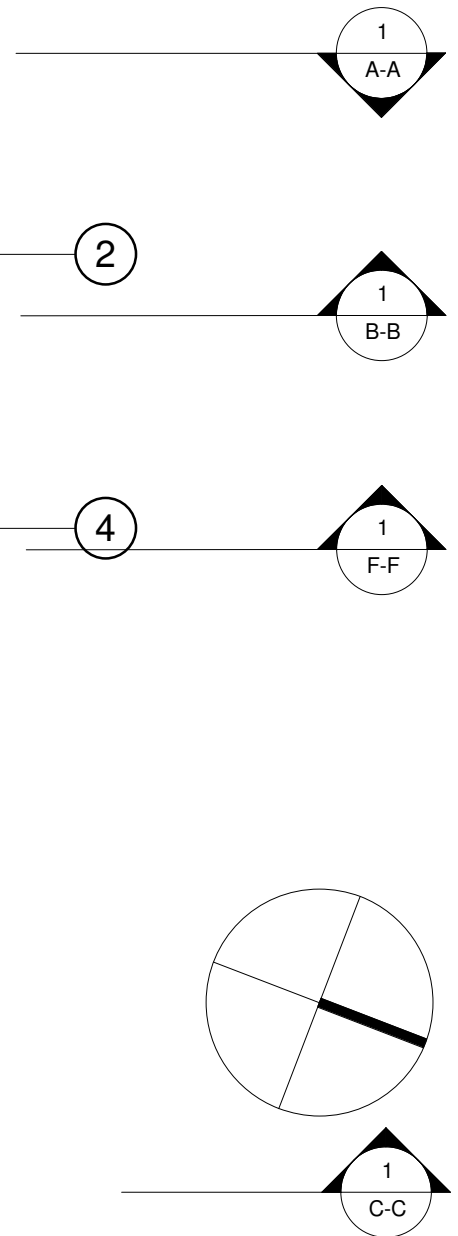
▼ Street Level
2.93 m

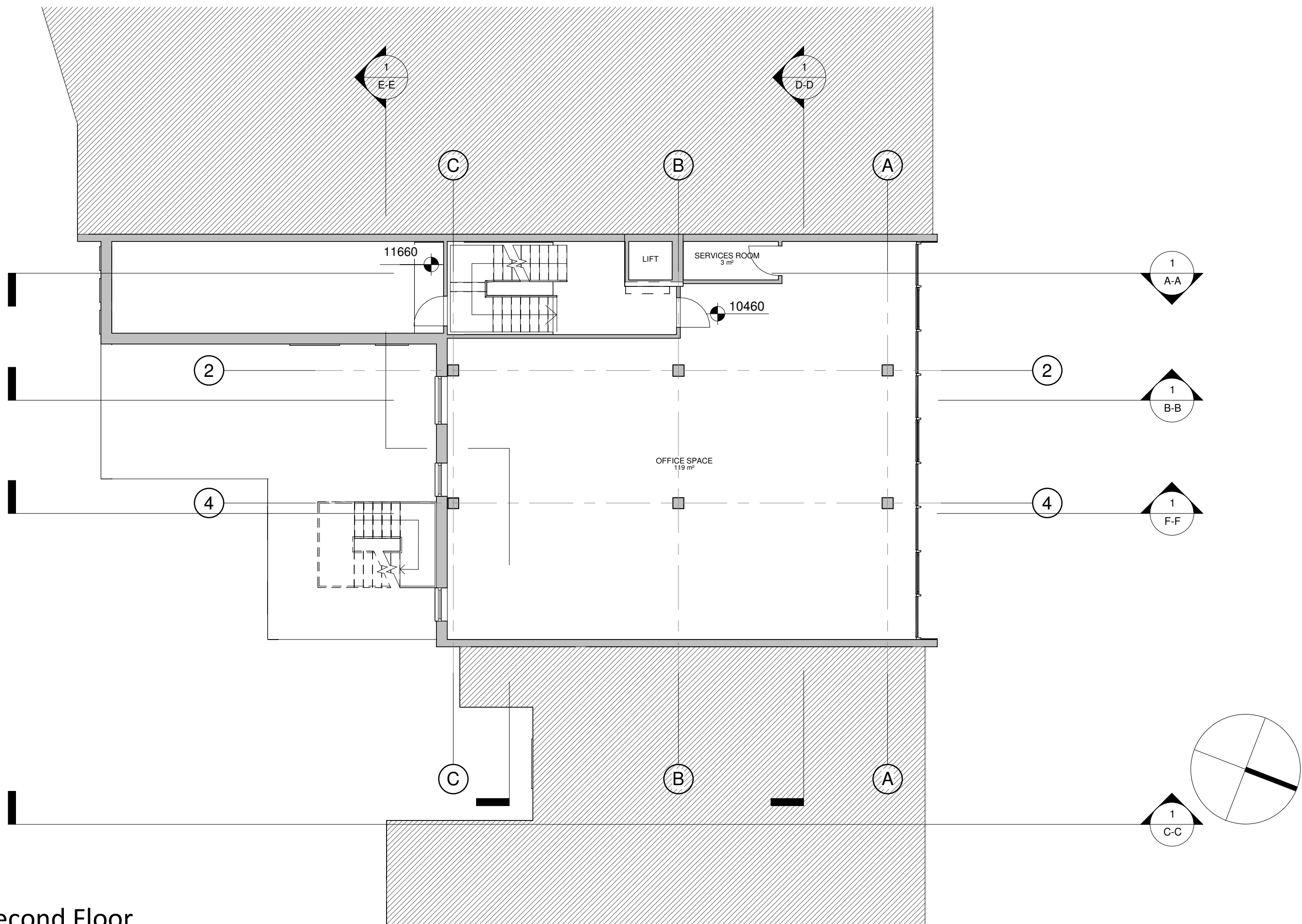


002 Ground Floor
1 : 100

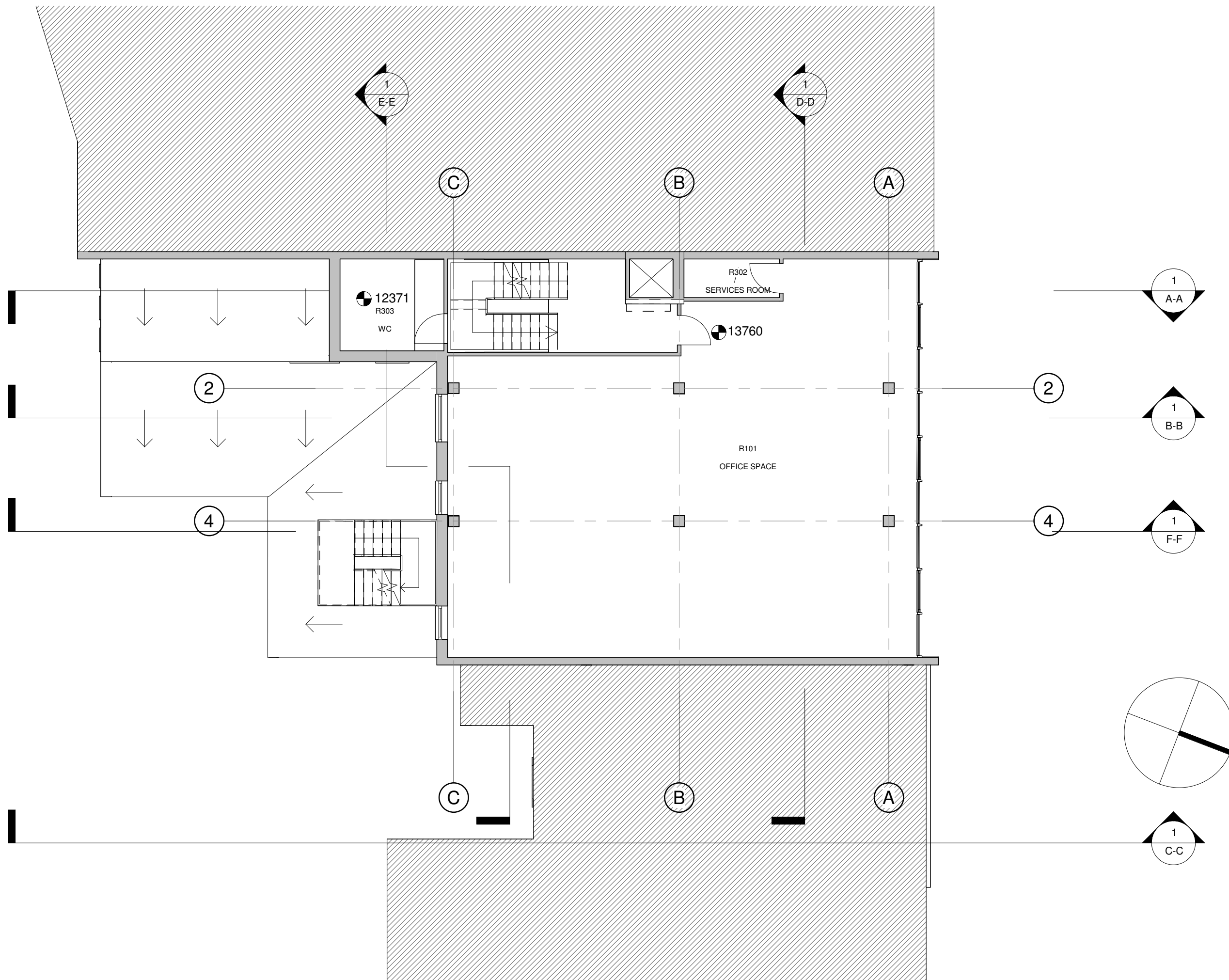


004 First Floor
1 : 100

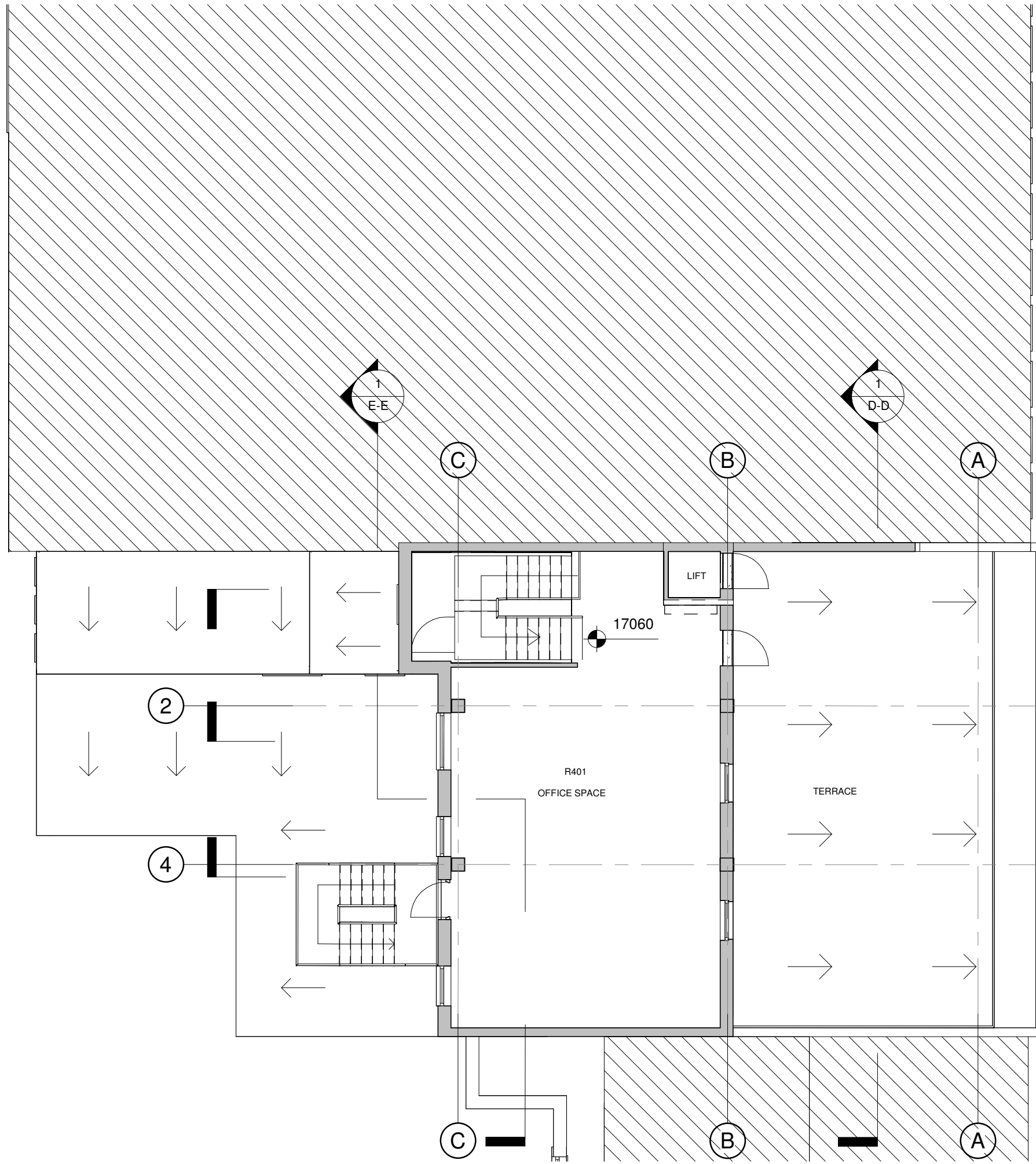




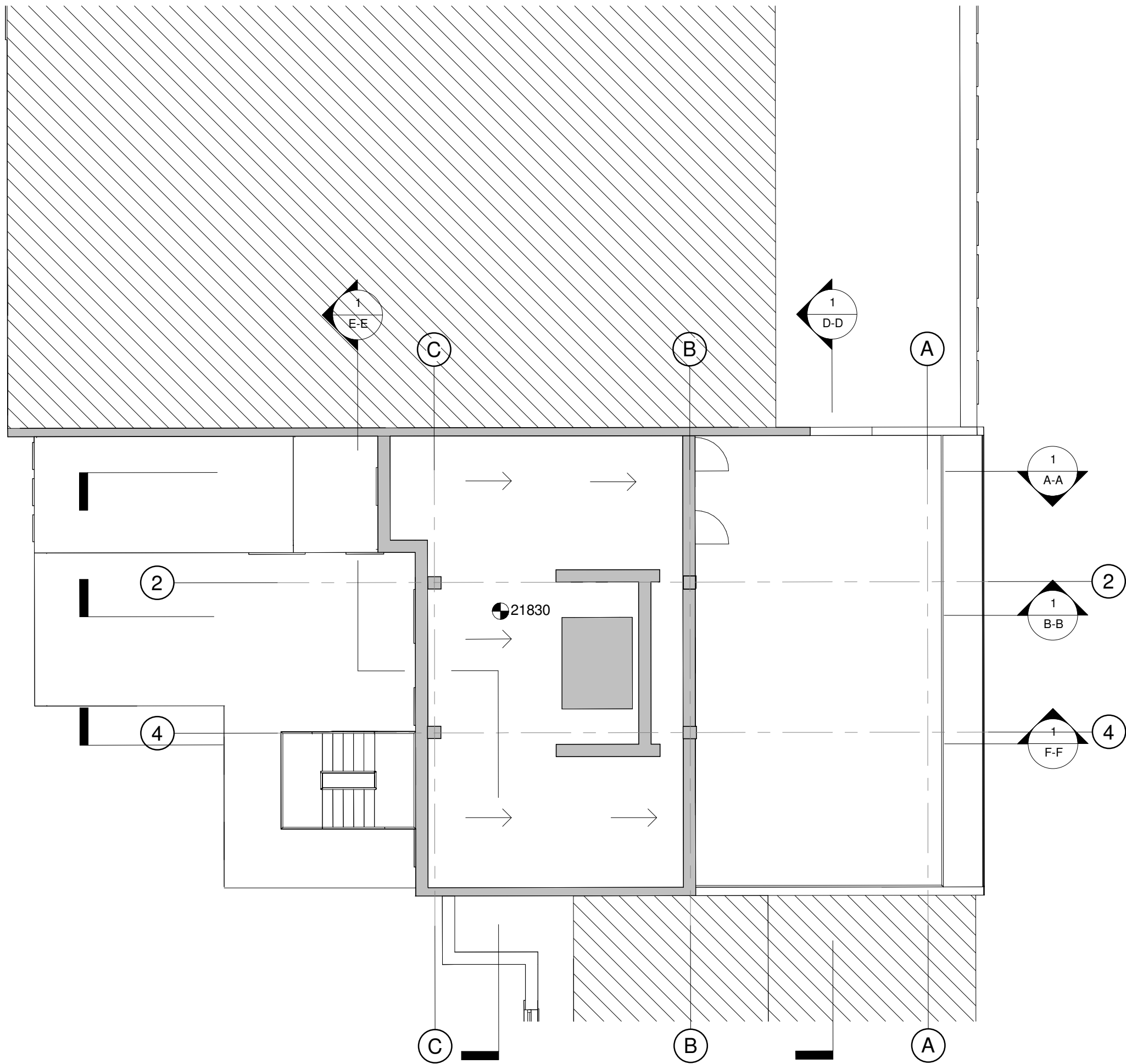
006 Second Floor
1 : 100



008 Third Floor
1 : 100

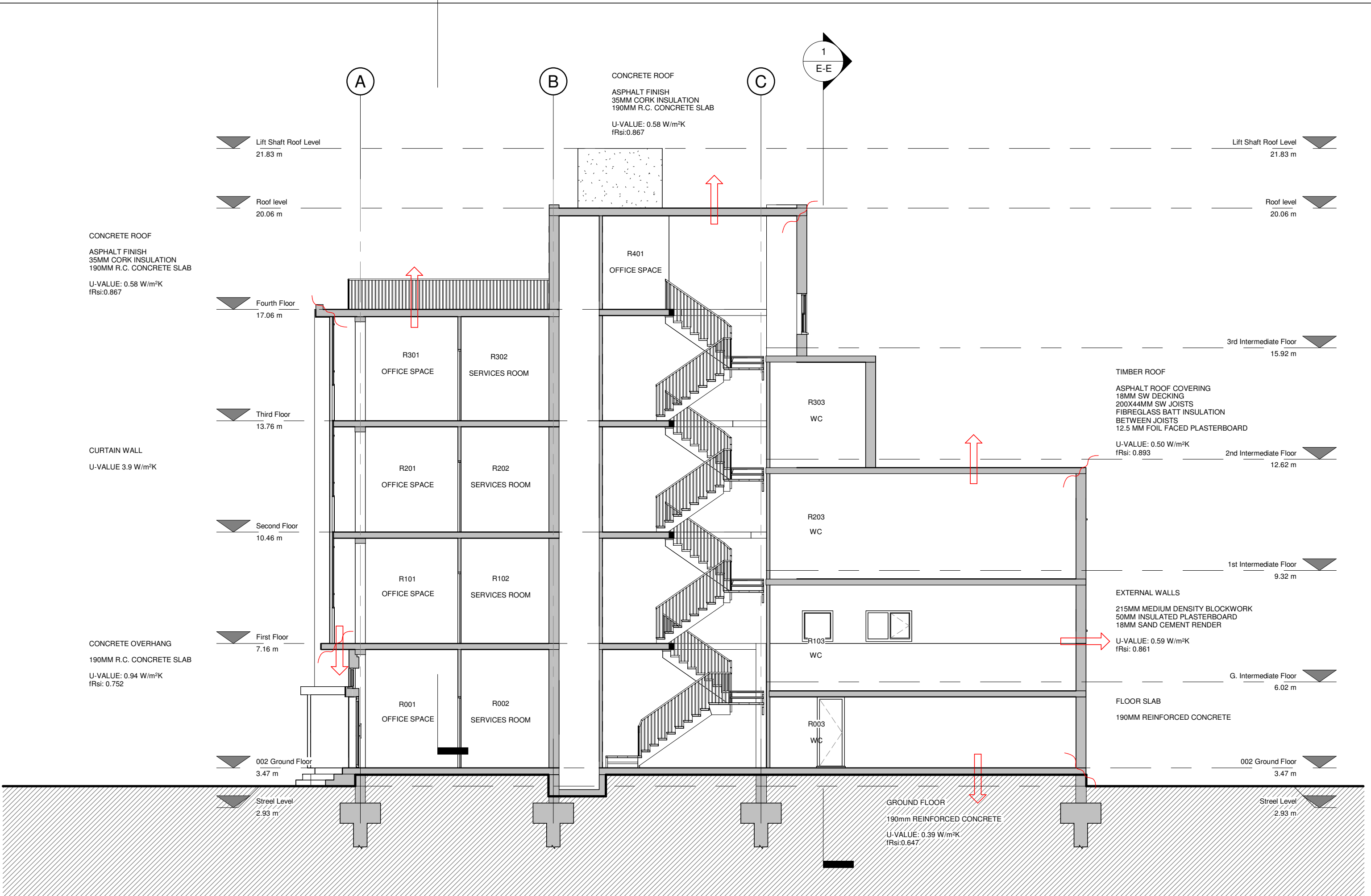


010 Fourth Floor
1 : 100

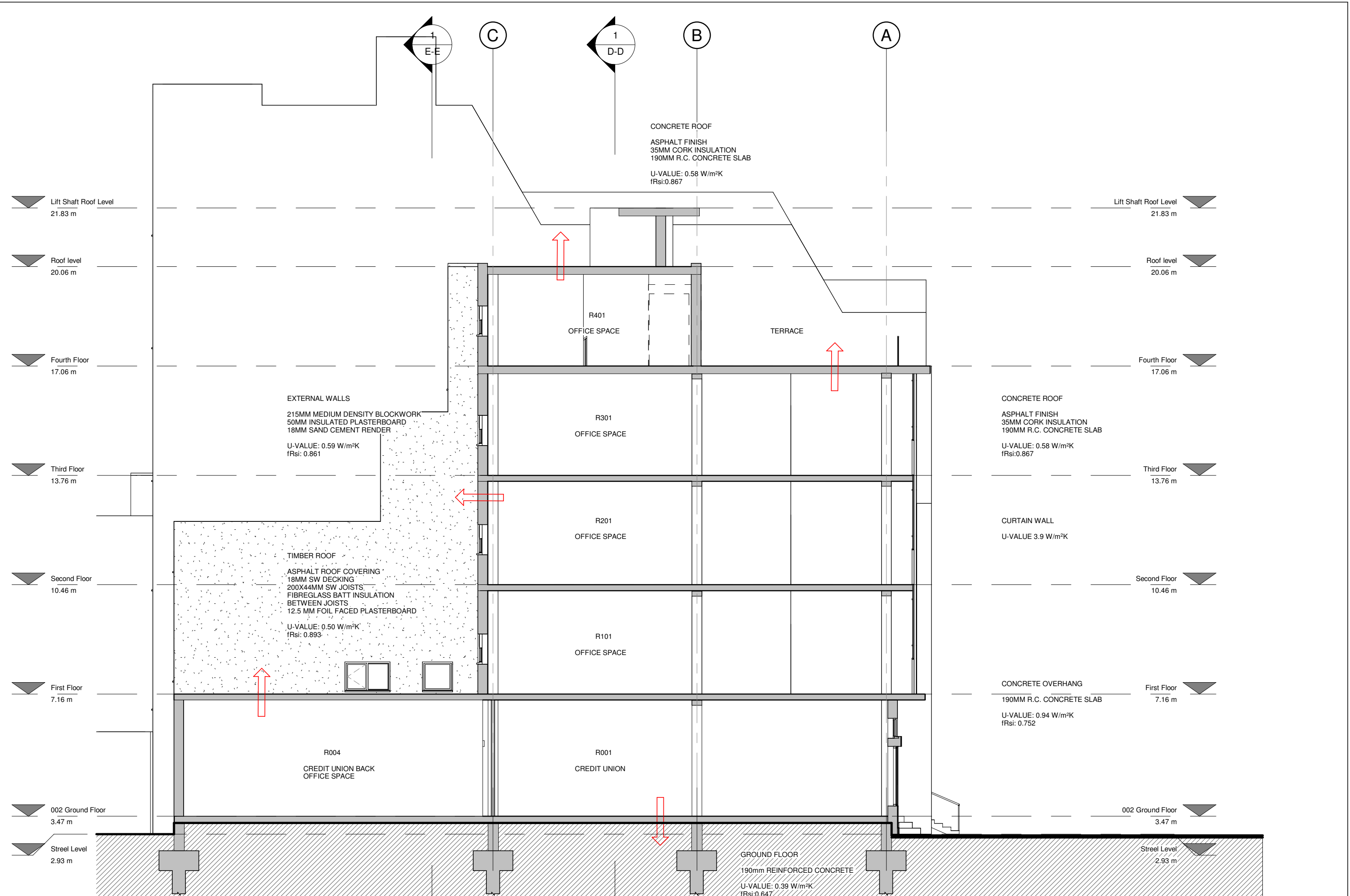


011 Roof level

1 : 100



Section A-A
 1 : 100



Section B-B
1 : 100

1
E-E

1
D-D

C

B

A

▼ Lift Shaft Roof Level
21.83 m

▼ Roof level
20.06 m

▼ Fourth Floor
17.06 m

▼ 3rd Intermediate Floor
15.92 m

▼ Third Floor
13.76 m

▼ 2nd Intermediate Floor
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▼ G. Intermediate Floor
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▼ Stree Level
2.93 m

▼ Lift Shaft Roof Level
21.83 m

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20.06 m

▼ Fourth Floor
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▼ Third Floor
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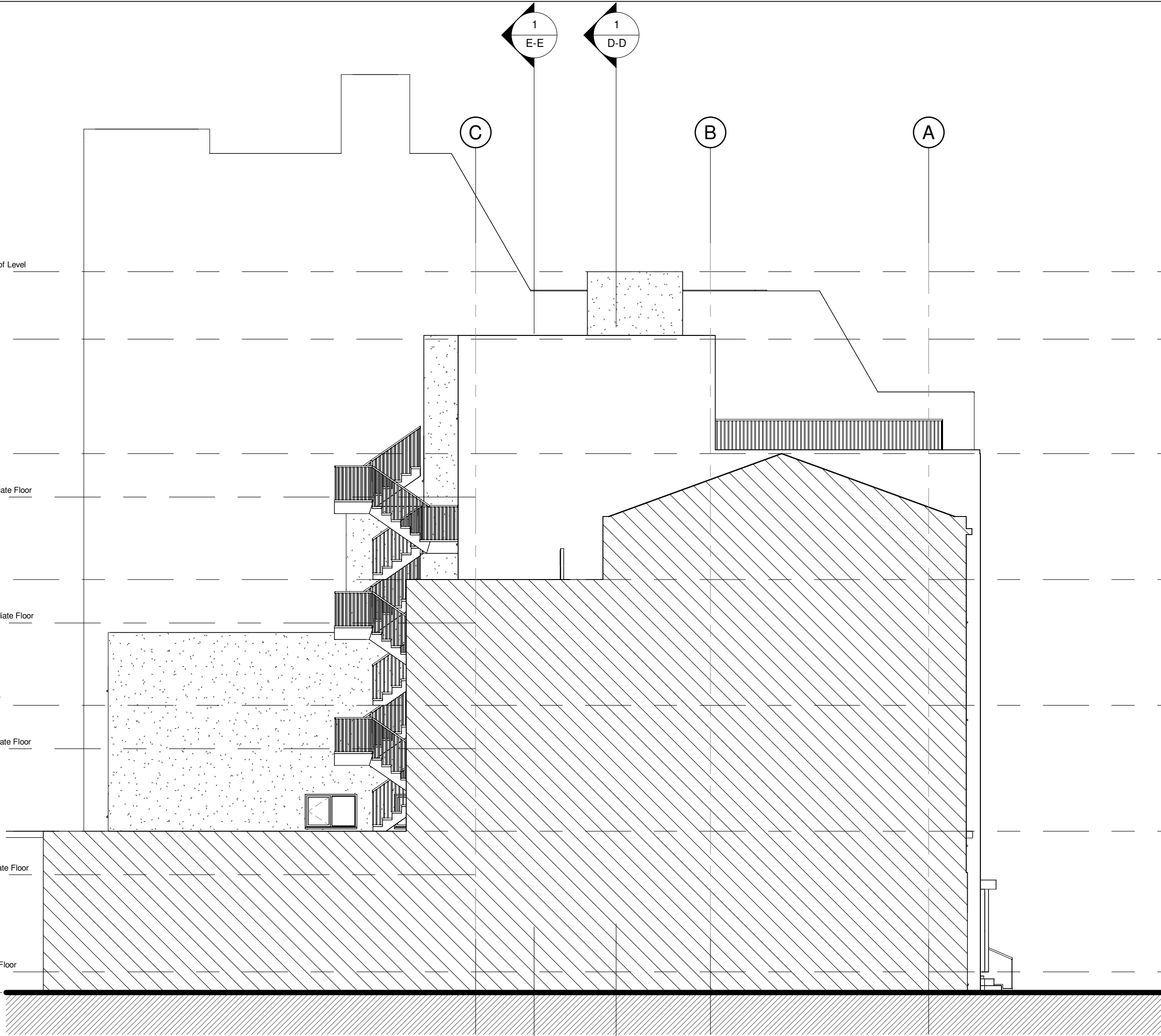
▼ Second Floor
10.46 m

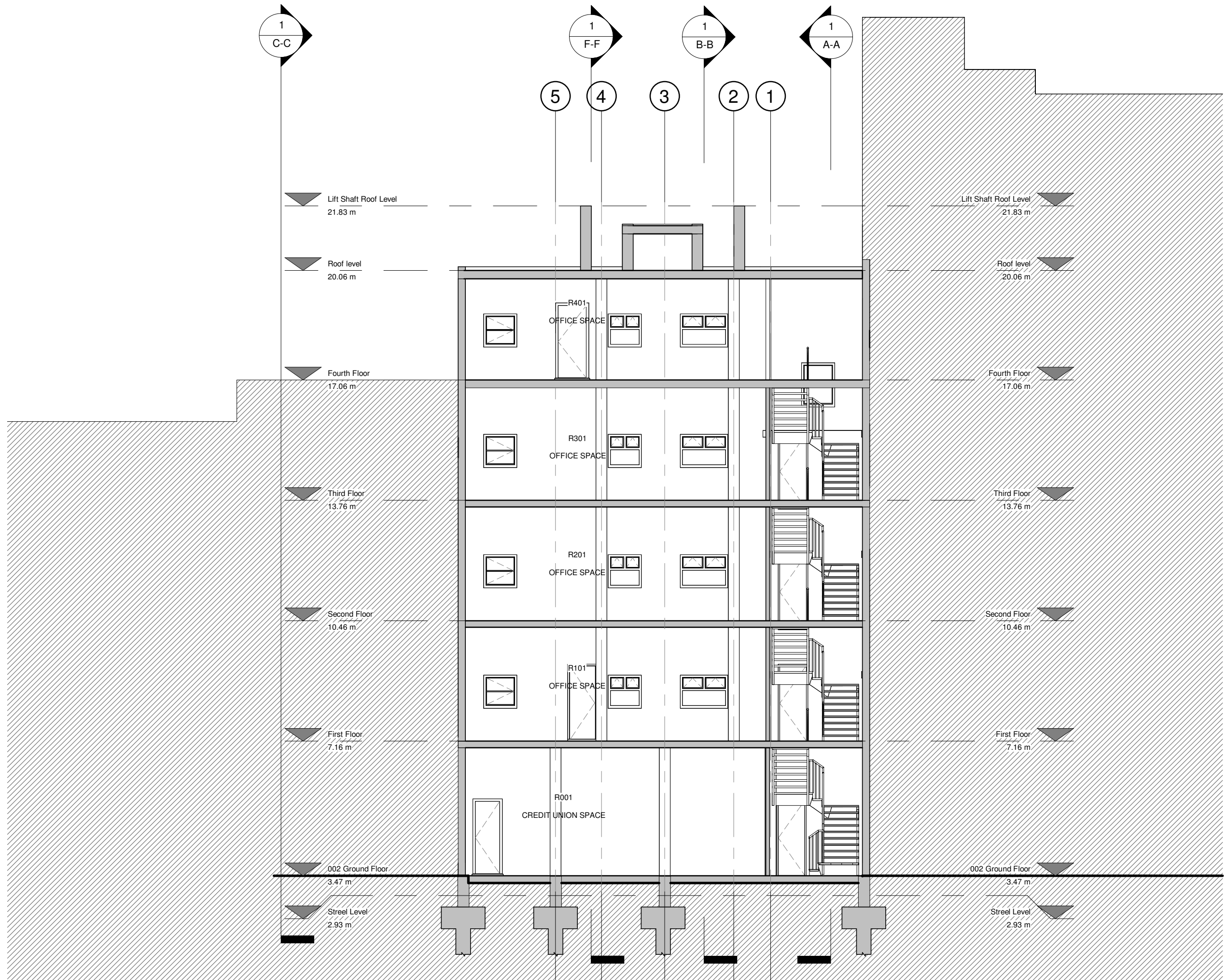
▼ First Floor
7.16 m

▼ 002 Ground Floor
3.47 m

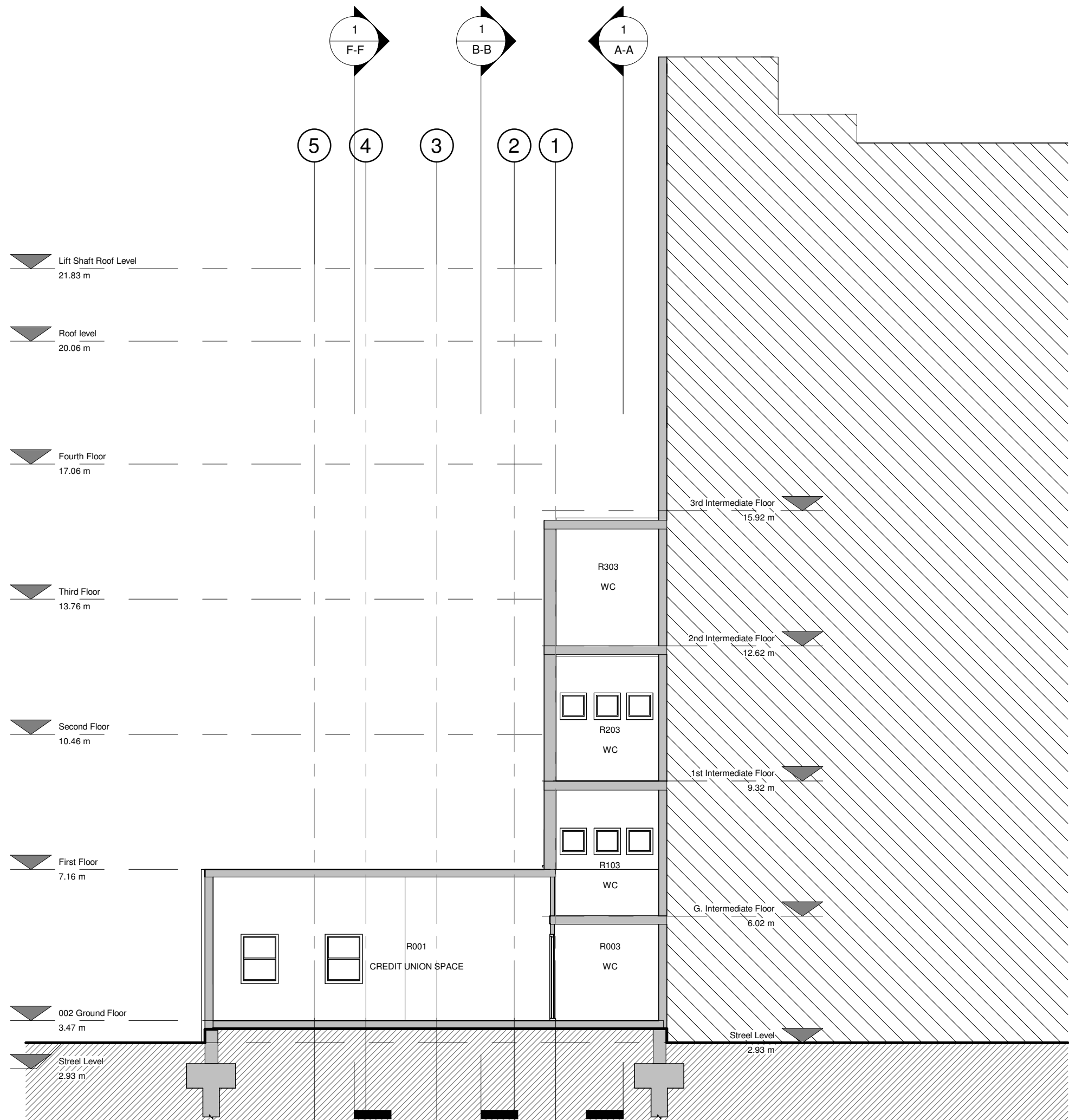
▼ Stree Level
2.93 m

Section C-C
1 : 100

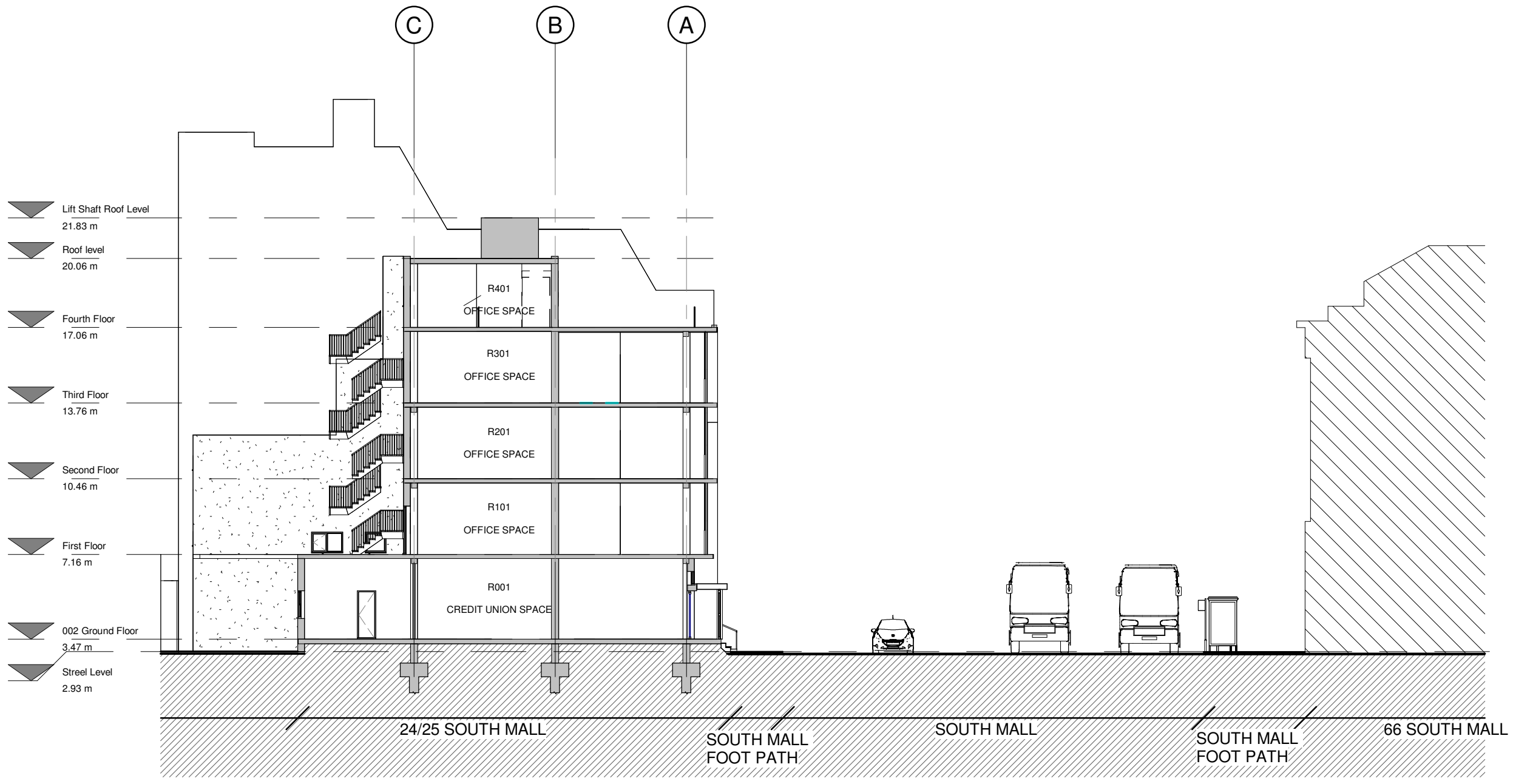




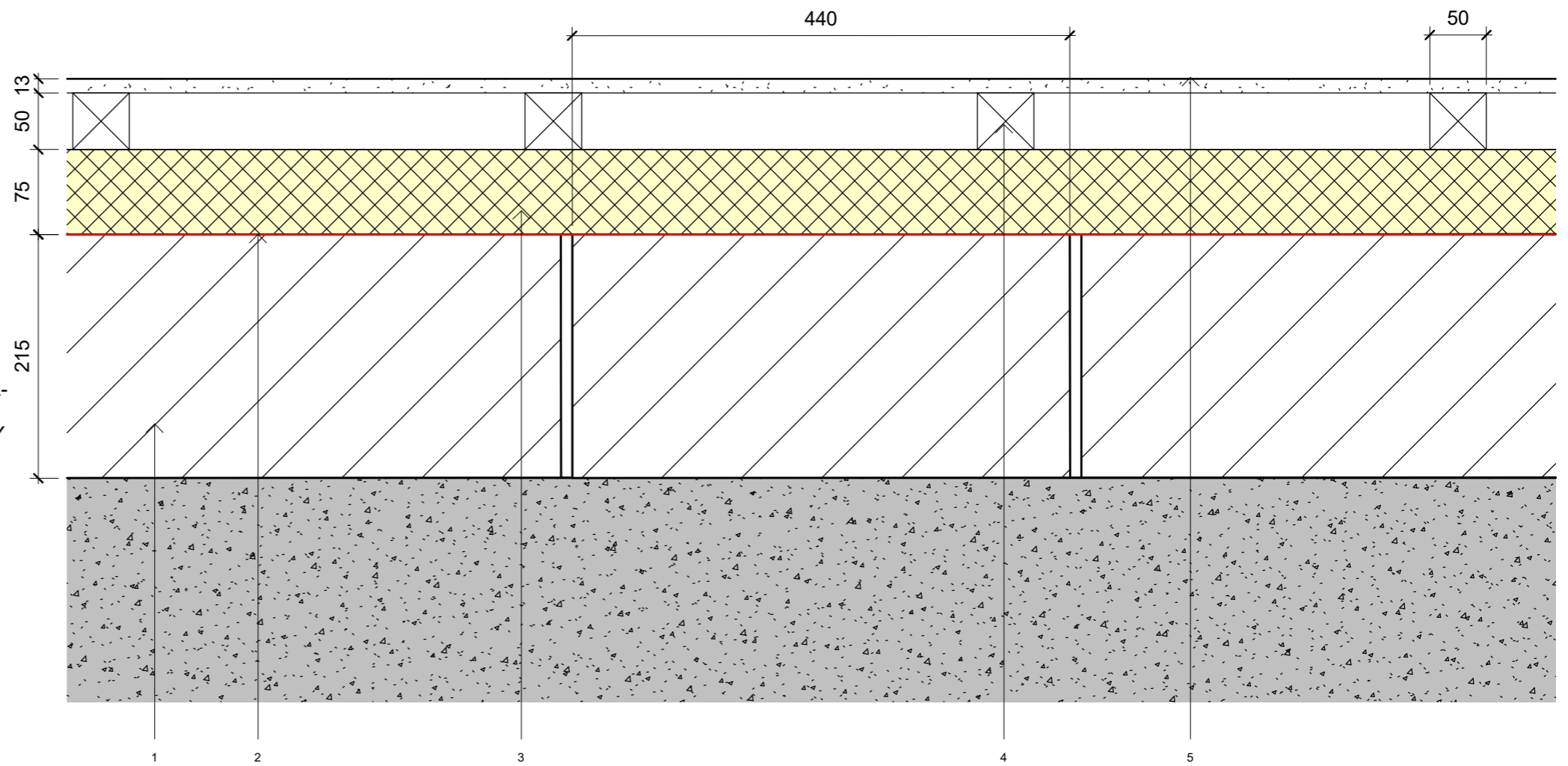
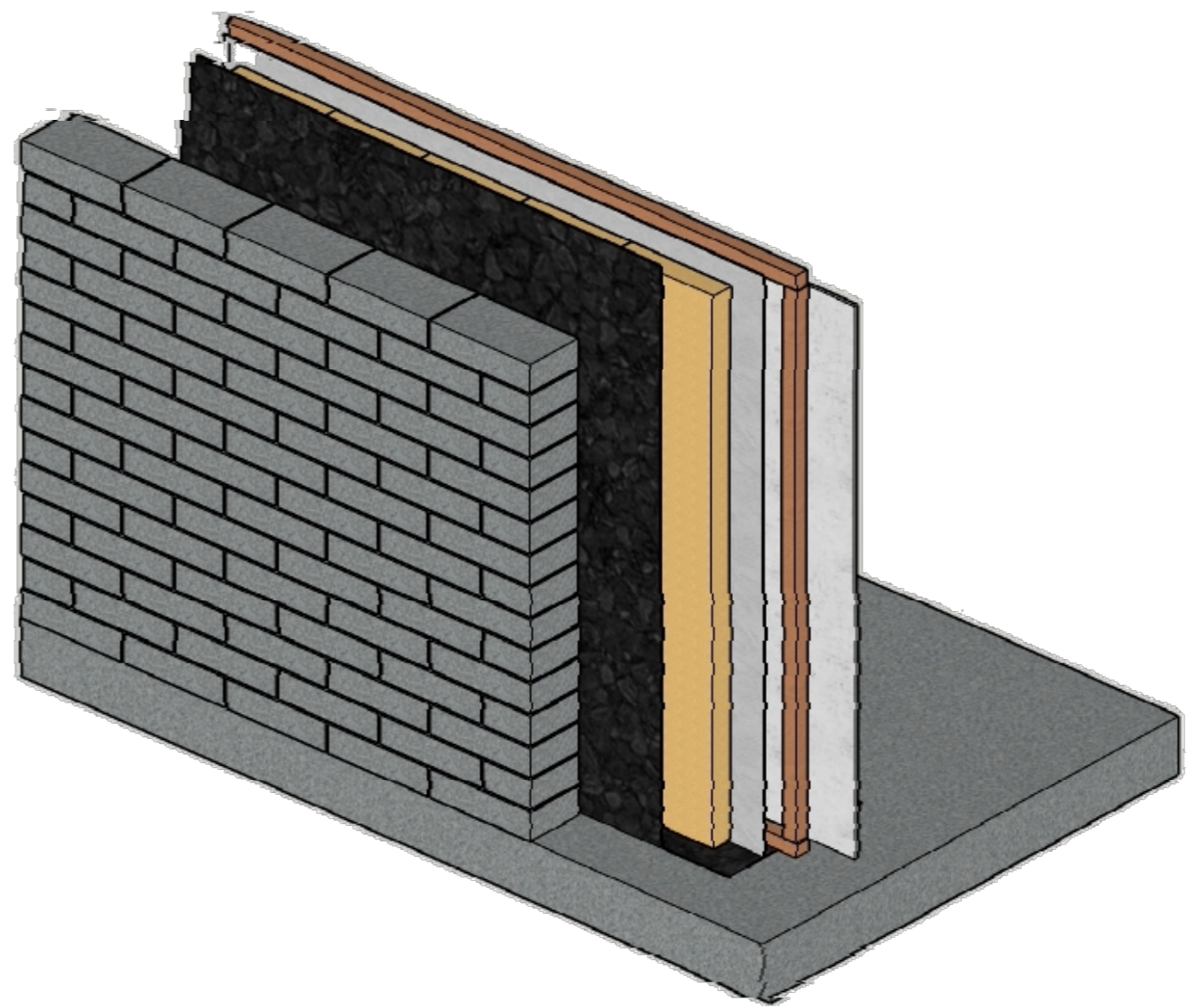
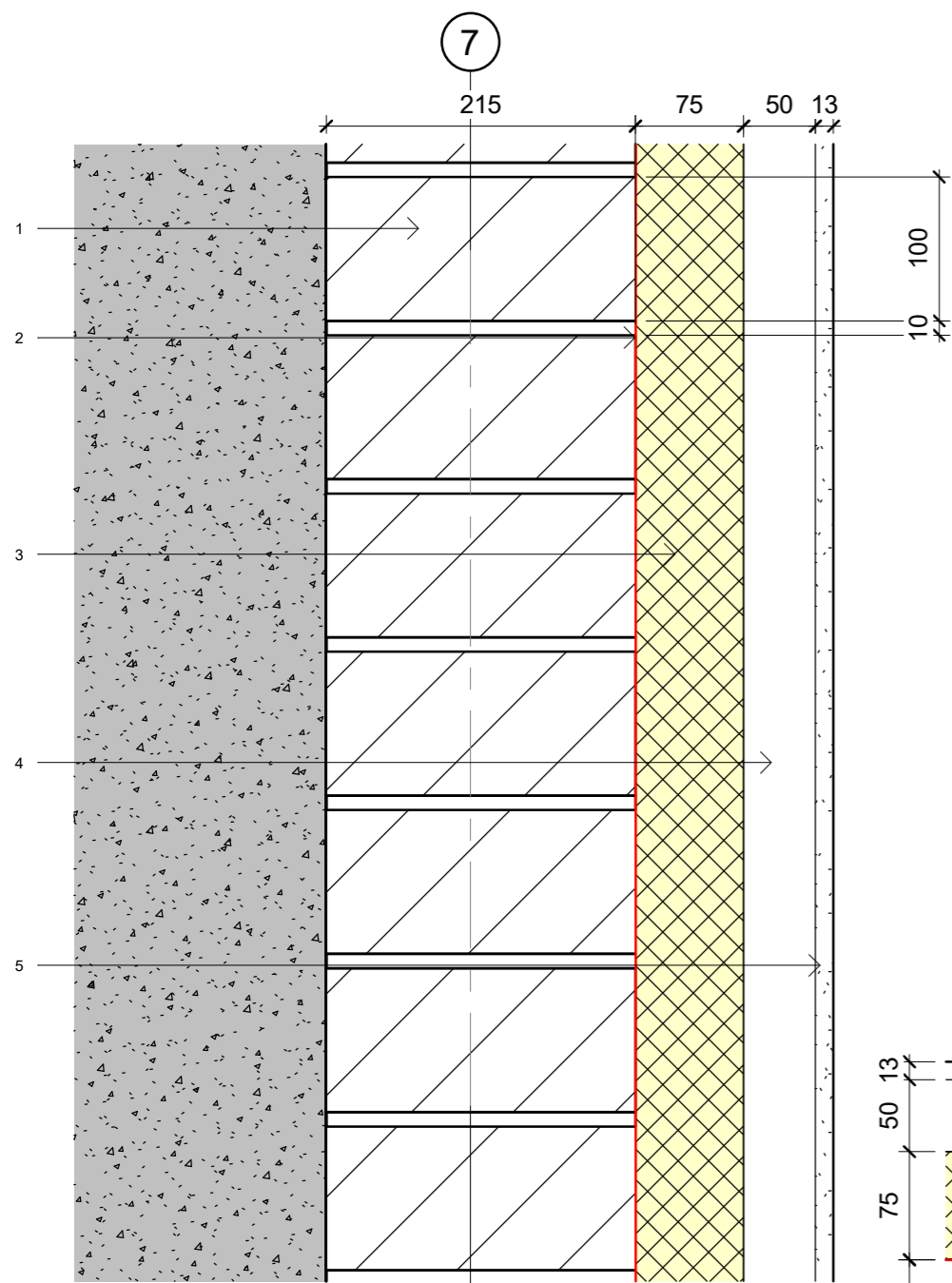
Section D-D
1 : 100



Section E-E
1 : 100

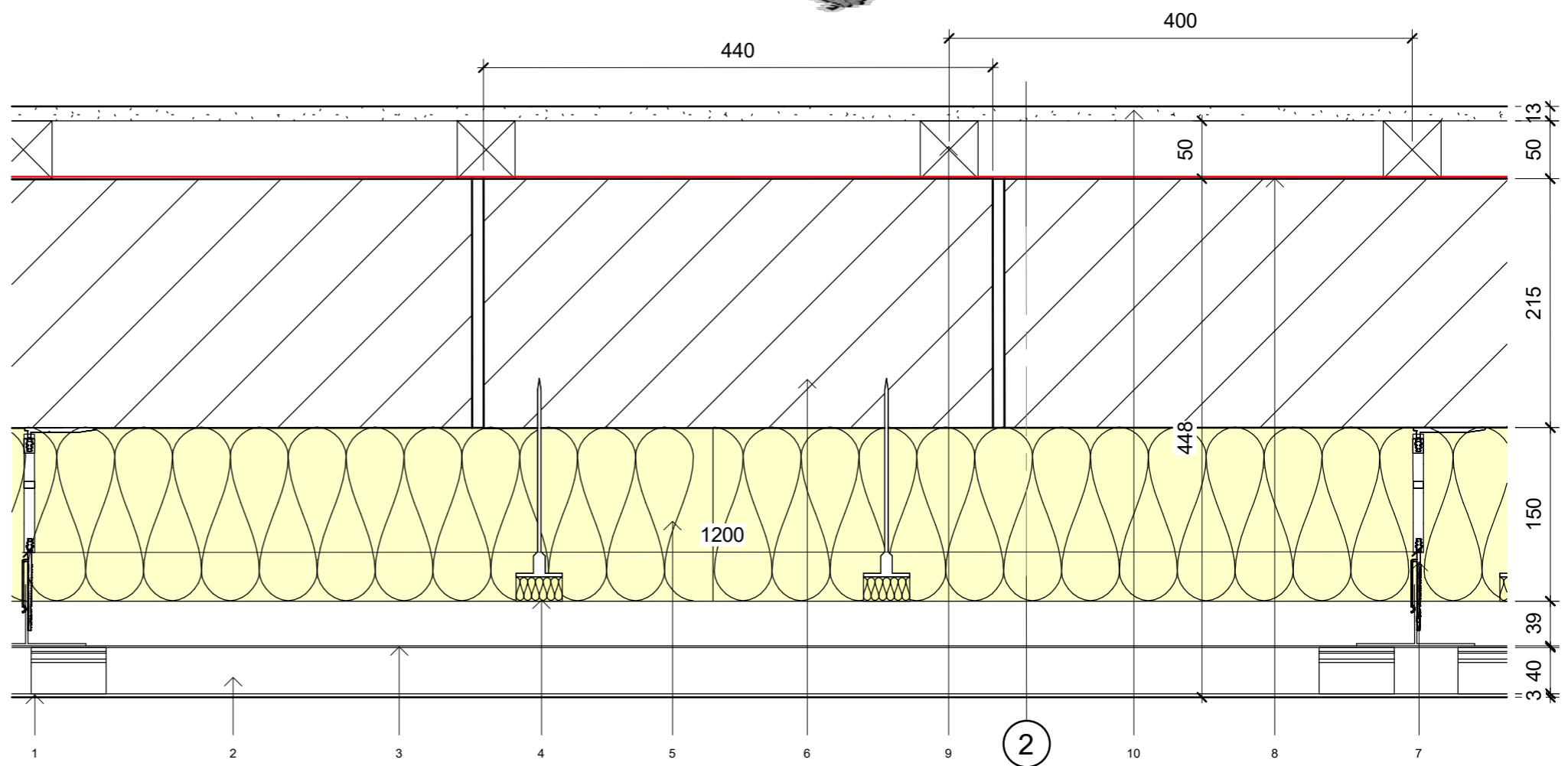
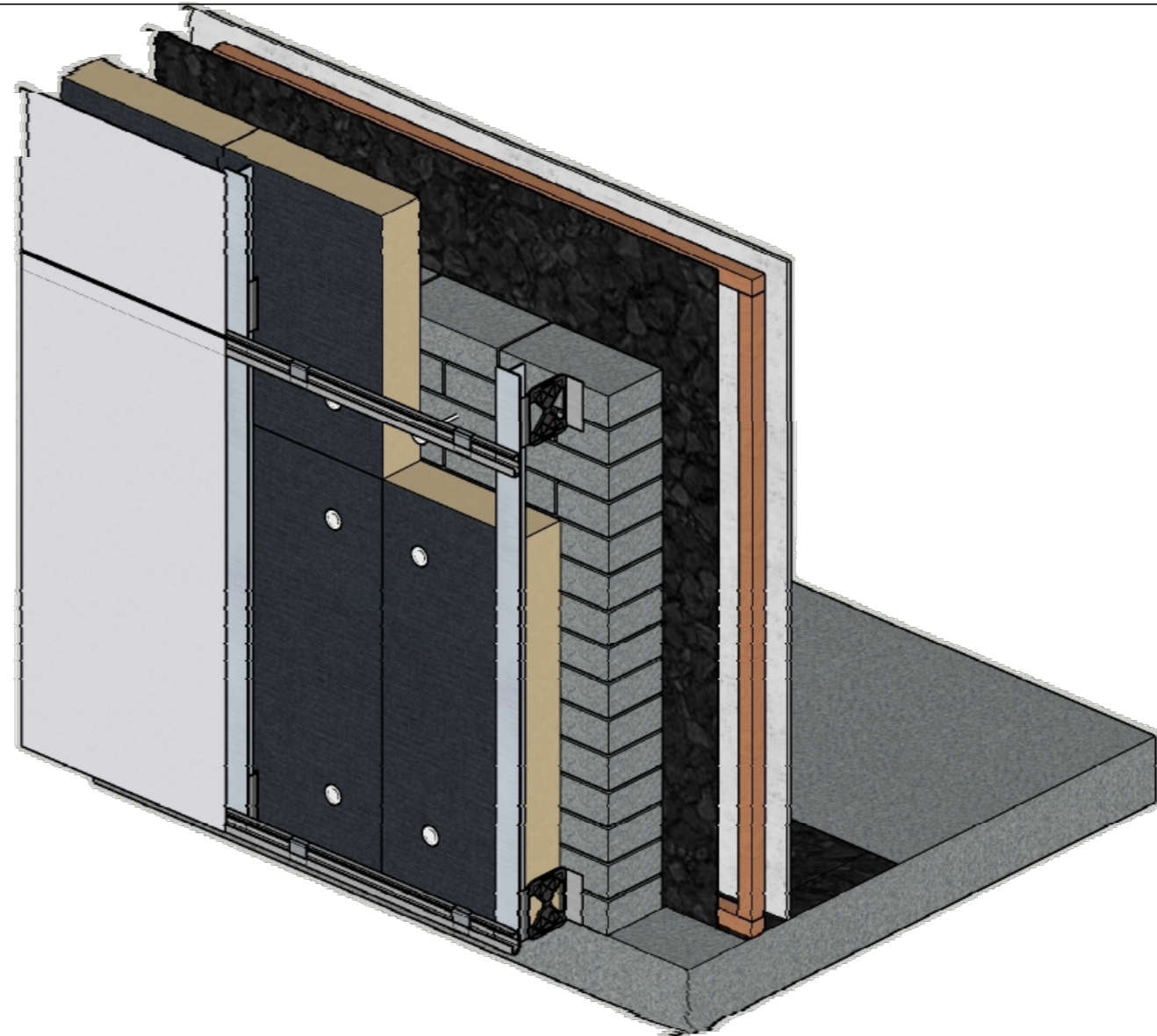
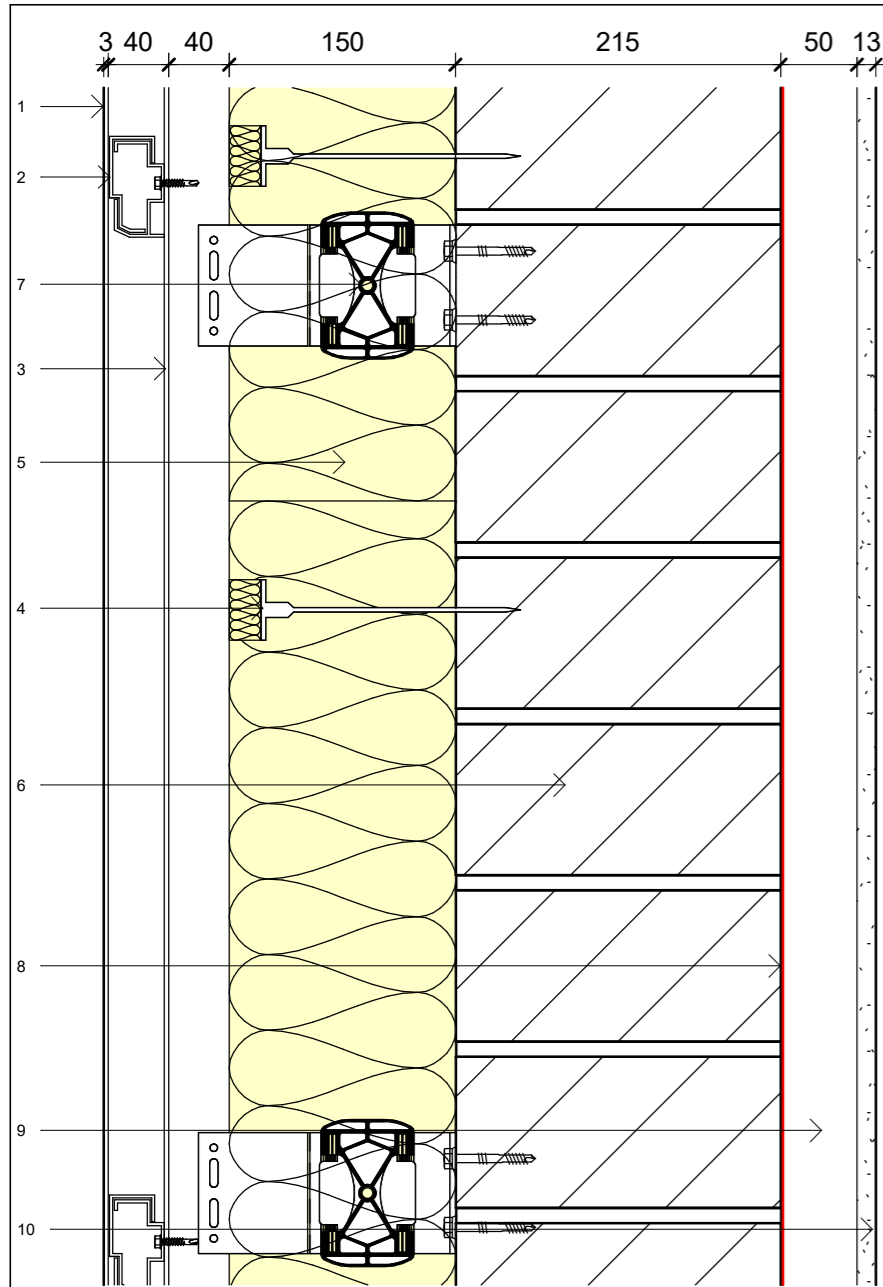


Section F-F
1 : 200



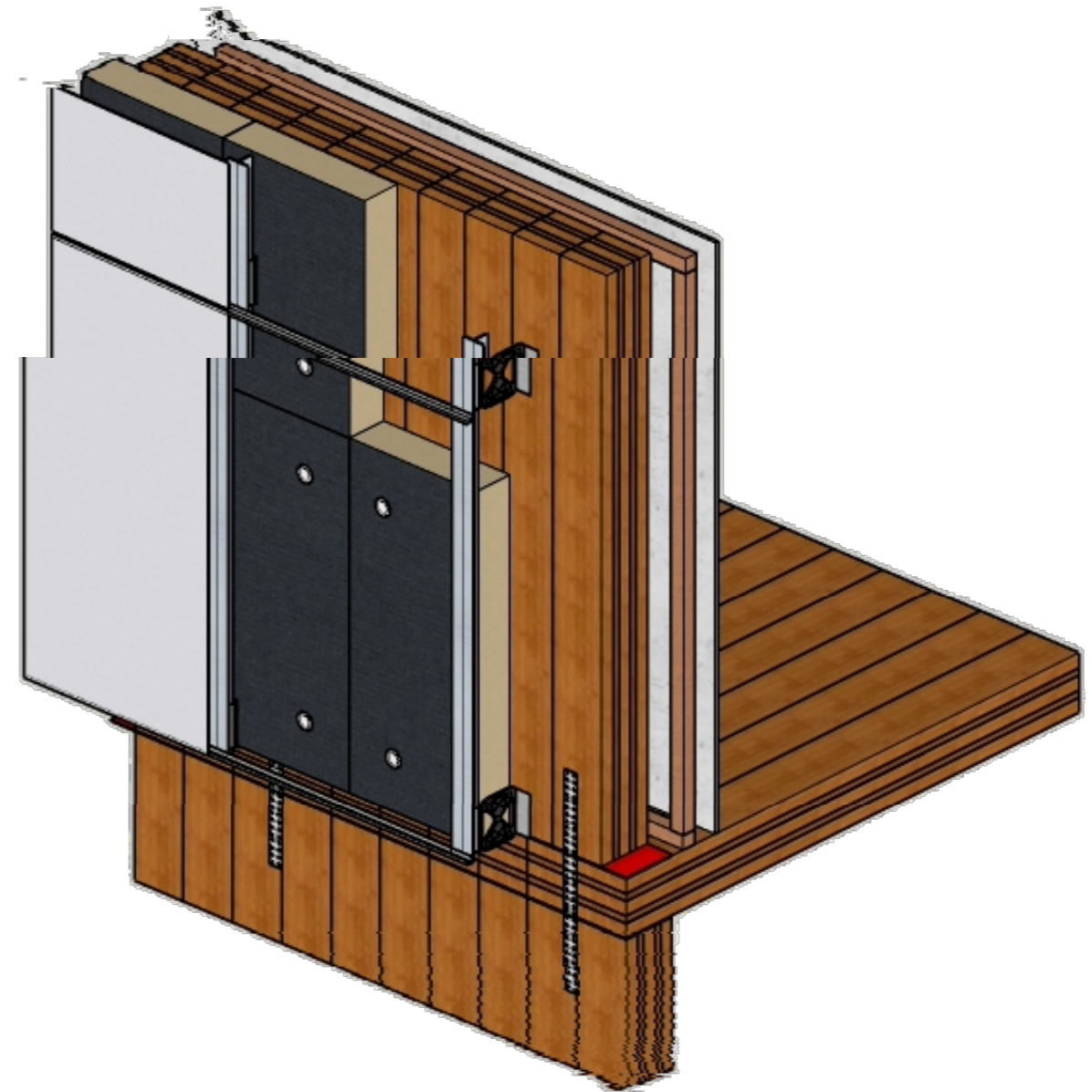
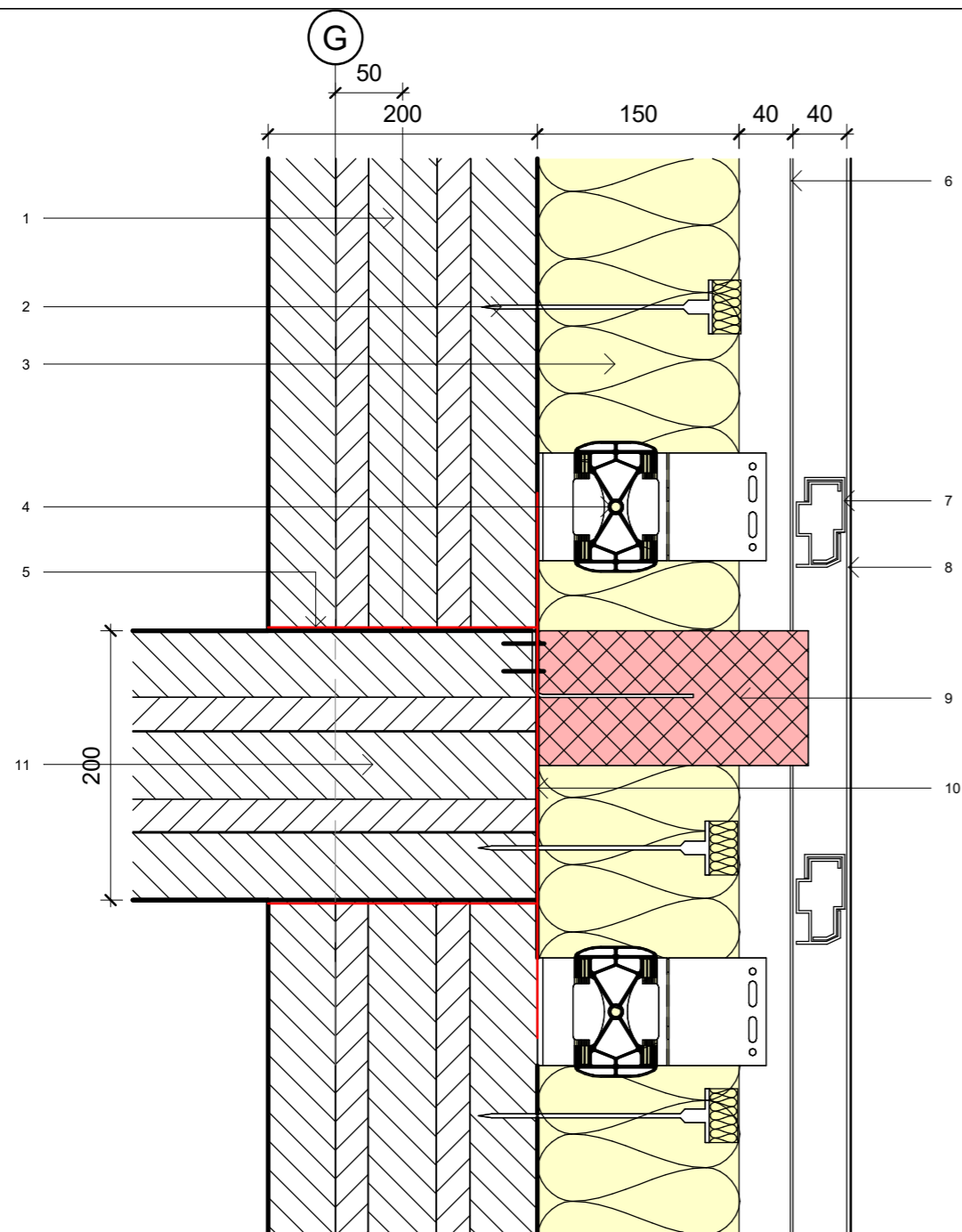
- 1. 215mm MEDIUM DENSITY BLOCK ON FLAT WITH 10MM MORTAR JOINT
- 2. BLOWERPROOF SPRAY APPLIED AIRTIGHT MEMBRANE
- 3. 75MM KINGSPAN Kooltherm K108 WITH JOINTS SEALED WITH AIR-CELL TAPE 0.019 W/m²K
- 4. 50X50MM TREATED SOFTWOOD TIMBER STUD SERVICE CAVITY
- 5. GYPROC SOUNDBLOC 12.5MM PALSTERBOARD WITH 2MM GYPROC SKIMCOAT PLASTER SKIM FINISH

Party Wall Internal Insulation
1 : 5



1. ALPOLIC A1 ALUCOMPOSITE RAINSCREEN CLADDING
2. HANGER MFT-H 50 T CONCEALED FASTENER ON HILTI MFT-HP HORIZONTAL HANGER RAIL 22.5
3. HILTI MFT-T VERTICAL RAIL
4. KLIMAS ECO-DRIVE 8 WITH MINERAL WOOL CAP 0.002 W/m²K
5. ISOVER POLTERM MAX PLUS RAINSCREEN INSUALTION 0.034 W/m²K
6. 215mm MEDIUM DENSITY BLOCK ON FLAT WITH 10MM MORTAR JOINT
7. 170mm HILTI MFT-FOX VT M BRACKET $\chi = 0.0013$ w/K
8. BLOWERPROOF SPRAY APPLIED AIRTIGHT MEMBRANE
9. 50X50MM TREATED SOFTWOOD TIMBER STUD SERVICE CAVITY
10. GYPROC SOUNDBLOC 12.5MM PALSTERBOARD WITH 2MM GYPROC SKIMCOAT PLASTER SKIM FINISH

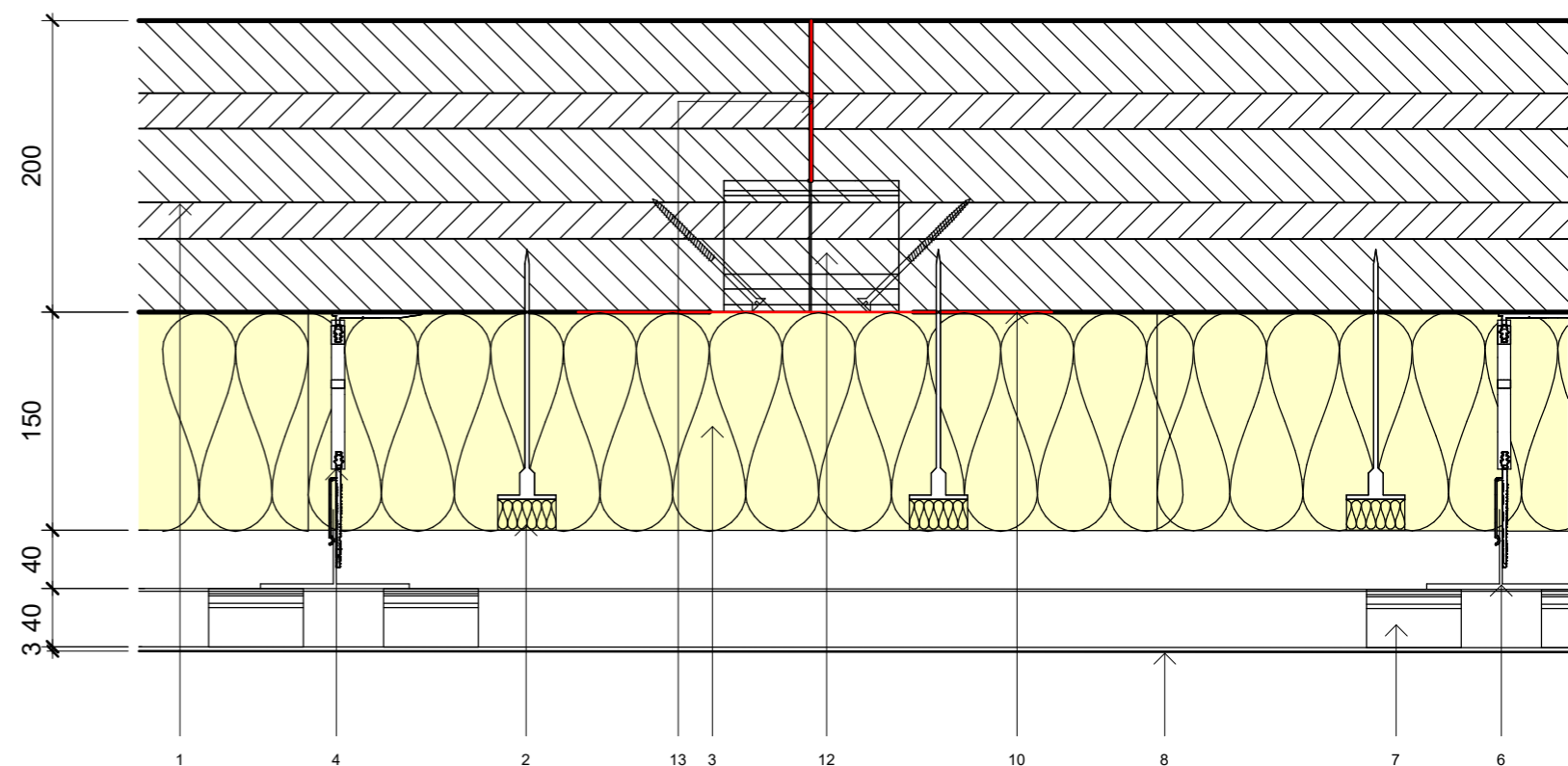
Rainscreen Block Infill
1 : 5

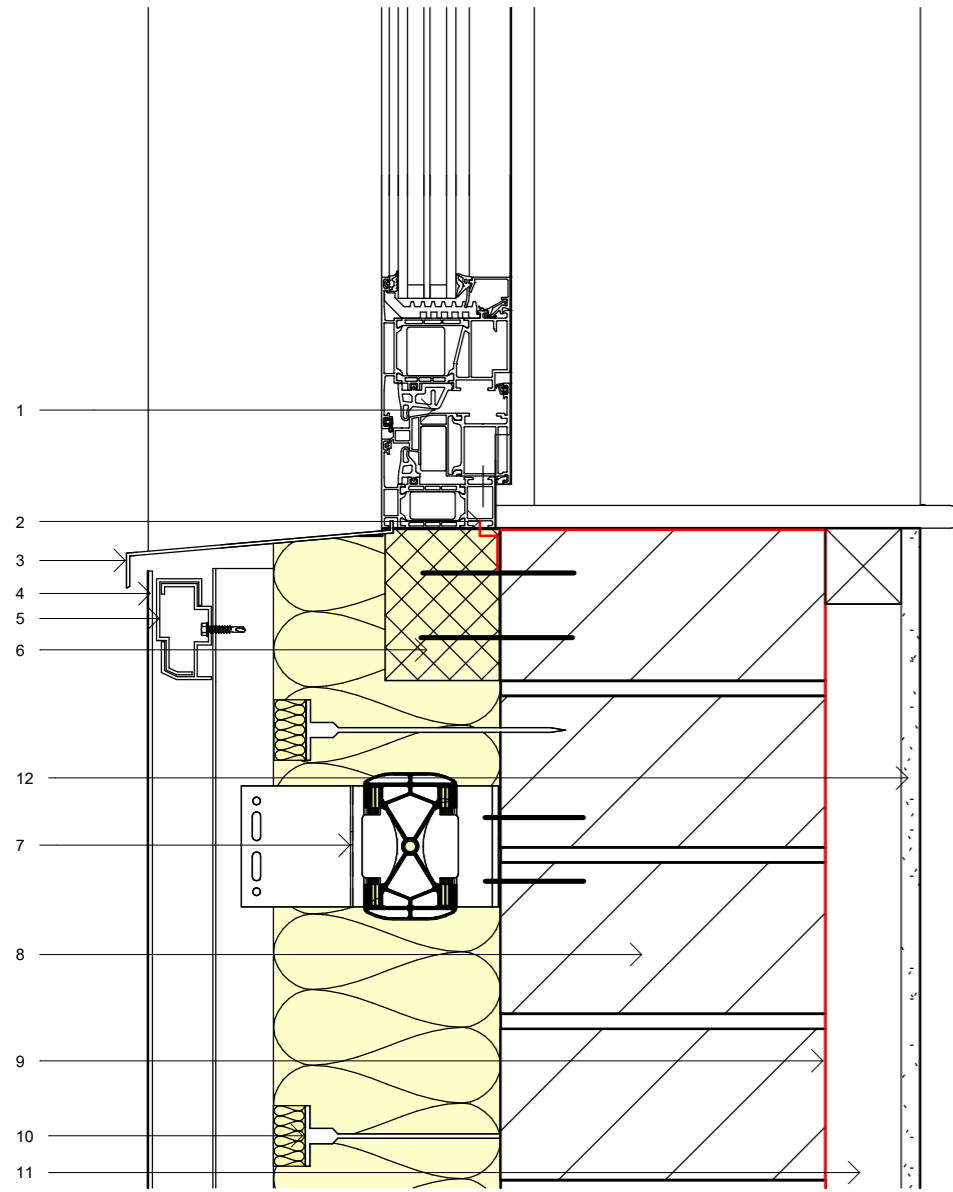


1. 200mm CEDARLAN BSP200 5 LAYER CLT PANEL
2. KLIMAS ECO-DRIVE 8 WITH MINERAL WOOL CAP 0.002 W/M²K
3. 150mm ISOVER POLTERM MAX PLUS RAINSCREEN INSUALTION 0.034 W/m²K
4. 170mm HILTI MFT-FOX VT M BRACKET $\chi = 0.0013 \text{ w/K}$
5. ROTHOBLAAS XYLOFON PROFILE
6. HILTI MFT-T VERTICAL RAIL
7. HANGER MFT-H 50 T CONCEALED FASTENER ON HILTI MFT-HP HORIZONTAL HANGER RAIL 22.5
8. ALPOLIC A1 ALUCOMPOSITE RAINSCREEN CLADDING
9. ROCKWOOL SP FIRESTOP OSCB CAVITY BARRIER
10. ROTHOBLAAS FACADE BAND UV TAPE
11. 200mm CEDARLAN BSP200 5 LAYER CLT PANEL
12. ROTHOBLAAS SLOT CONNECTOR
13. ROTHOBLAAS TIE-BEAM STRIPE SEALING PROFILE

CLT Rainscreen

1 : 5

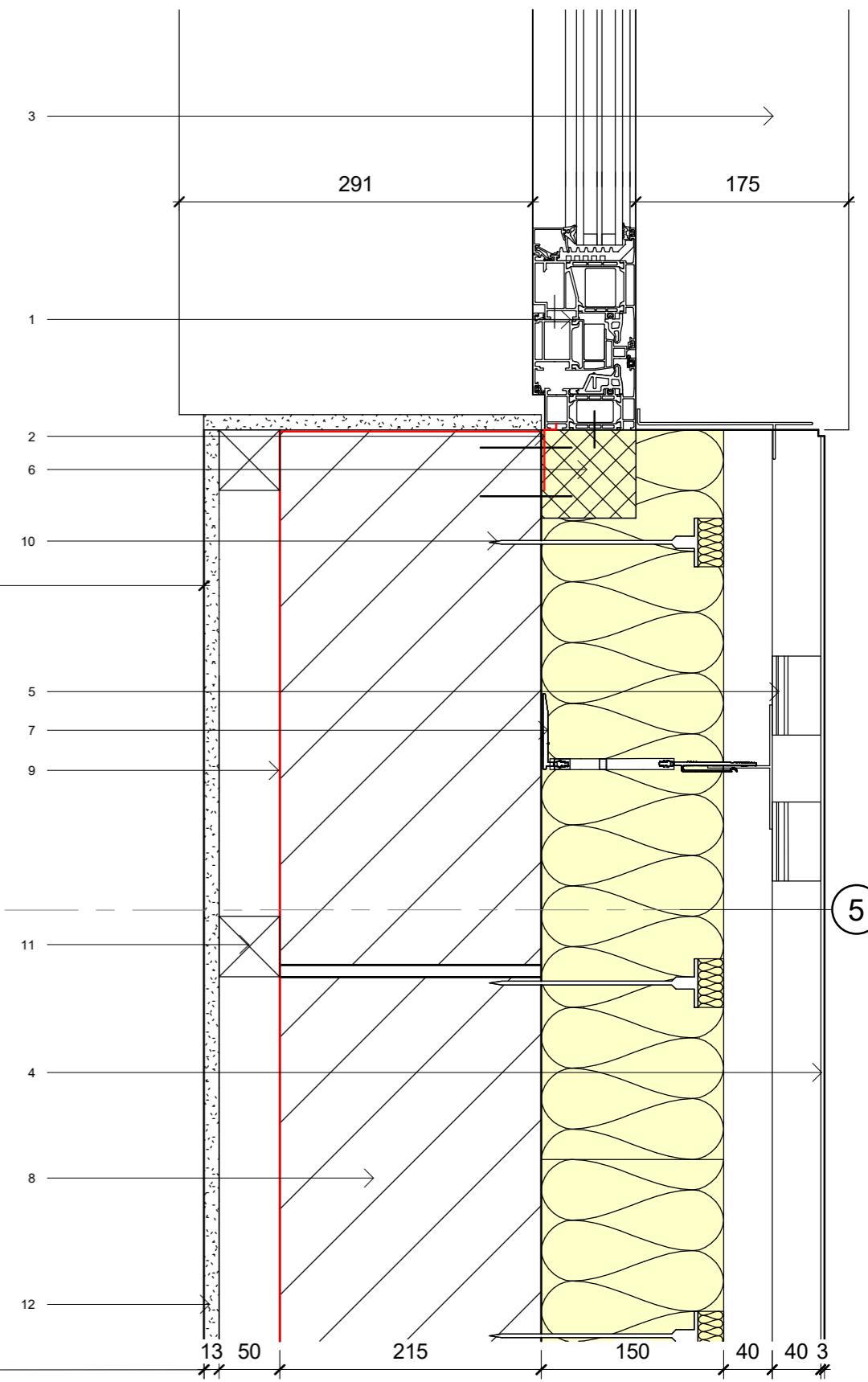
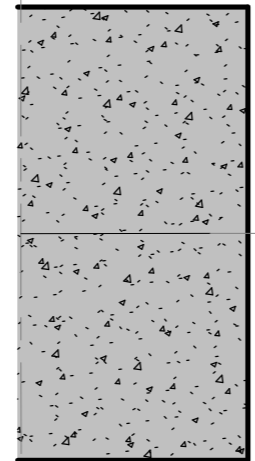




1. SCHUECO FWS 75 SI TRIPLE GLAZED UNIT $U_w=0.94 \text{ W/m}^2\text{K}$
2. ROTHOBLAAS PLASTER BAND OUT TAPE
3. PRESSED ALUMINIUM CILL FIXED TO WINDOW FRAME
4. ALPOLIC A1 ALUCOMPOSITE RAINSCREEN CLADDING
5. HANGER MFT-H 50 T CONCEALED FASTENER ON HILTI MFT-HP HORIZONTAL HANGER RAIL 22.5
6. PARTEL COMPAC FOAM $0.038 \text{ W/m}^2\text{K}$ FIXED TO BLOCKWORK
7. HILTI MFT-FOX VT M BRACKET $\chi= 0.0013 \text{ w/K}$
8. 215mm MEDIUM DENSITY BLOCK ON FLAT WITH 10MM MORTAR JOINT
9. BLOWERPROOF SPRAY APPLIED AIRTIGHT MEMBRANE
10. KLIMAS ECO-DRIVE 8 WITH MINERAL WOOL CAP $0.002 \text{ W/M}^2\text{K}$
11. 50X50MM TREATED SOFTWOOD TIMBER STUD SERVICE CAVITY
12. GYPROC SOUNDBLOC 12.5MM PALSTERBOARD WITH 2MM GYPROC SKIMCOAT PLASTER SKIM FINISH
13. EXISTING RC COLUMN

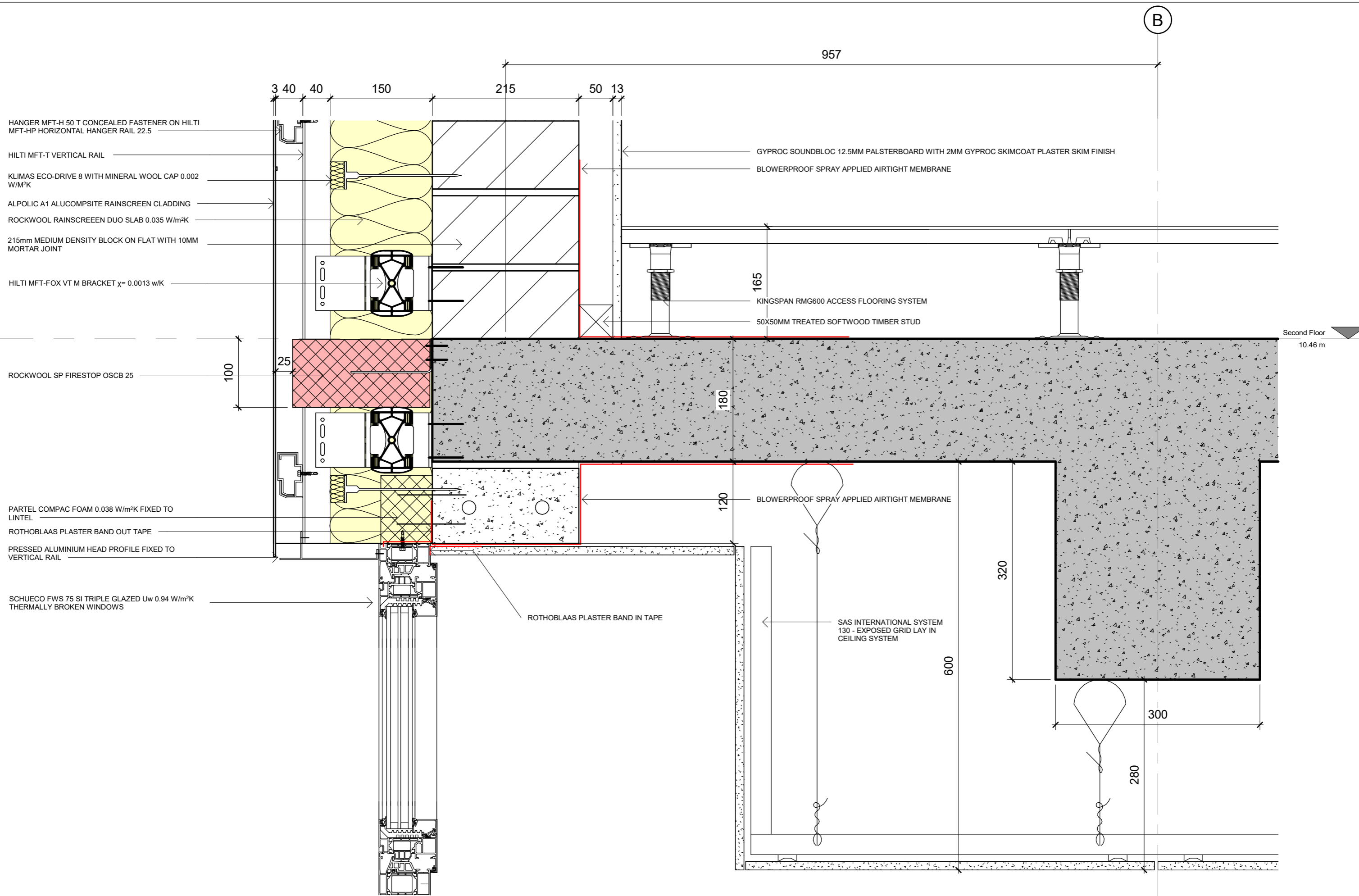
Window Cill and Jamb
1 : 5

(B)

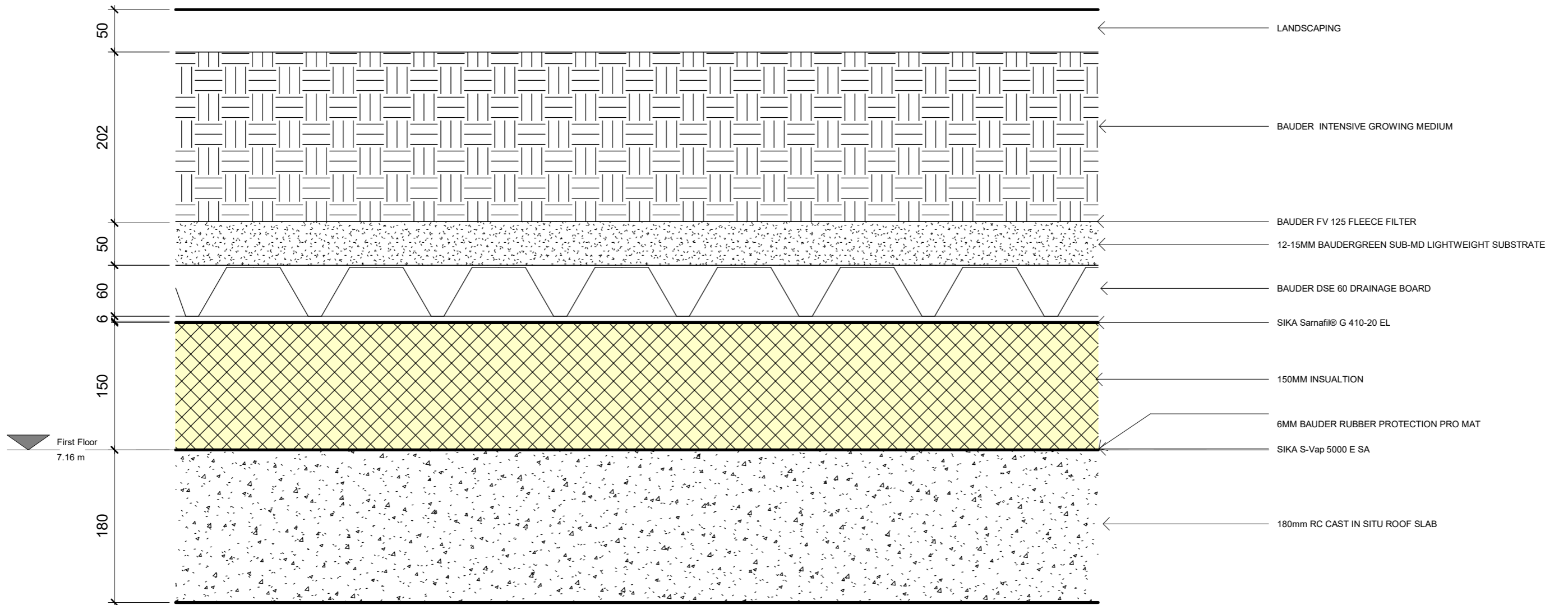


(5)

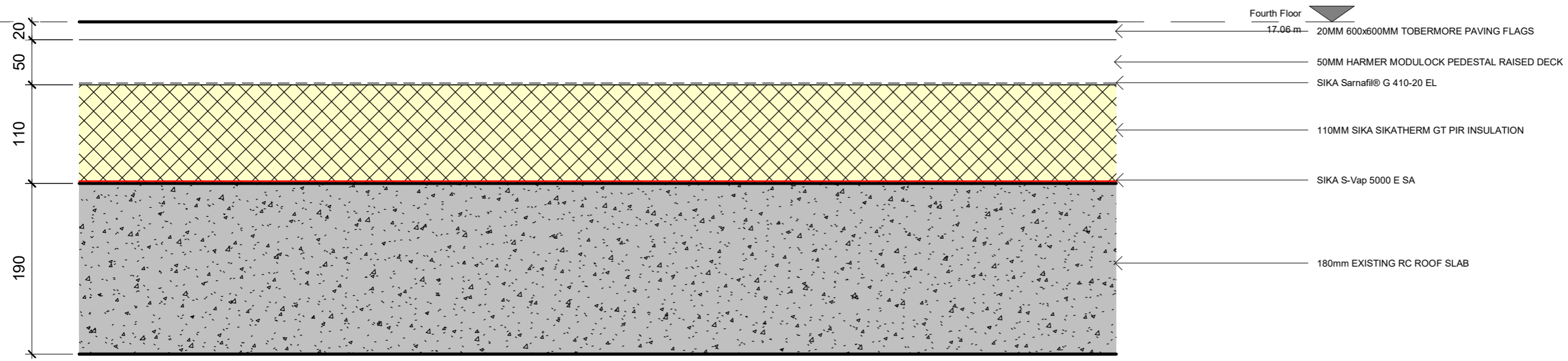
784



Window Head
1 : 5

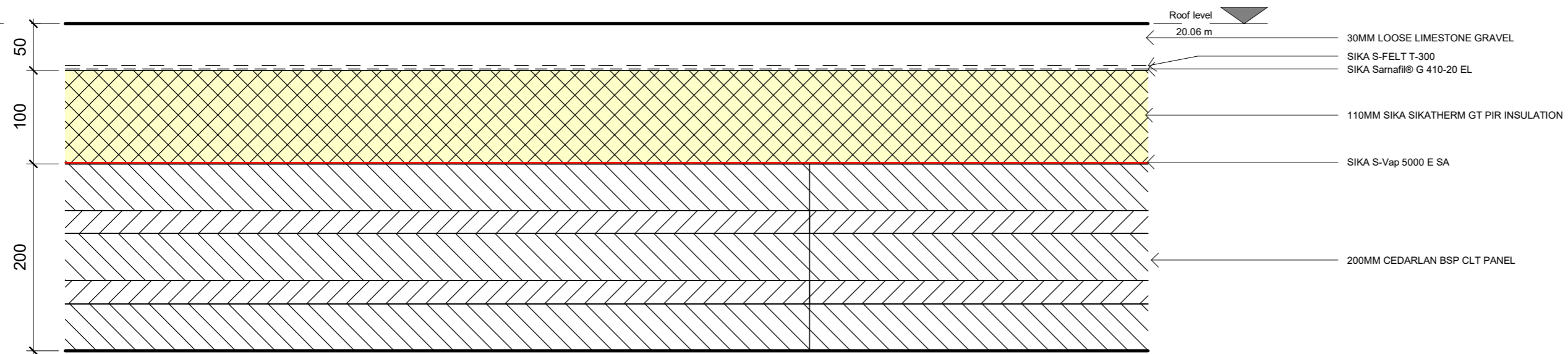


Green Roof Detail
1 : 5



Terrace Roof Detail

1 : 5



CLT Roof Detail

1 : 5

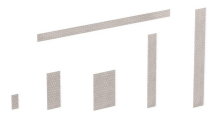


CLT PLATFORM CONSTRUCTION

CONNECTIONS



VERTICAL CONNECTIONS: ROTHOBLOBLAAS SLOT CONNECTOR



HORIZONTAL CONNECTIONS: ROTHOBLOBLAAS LBV PERFORATED PLATES

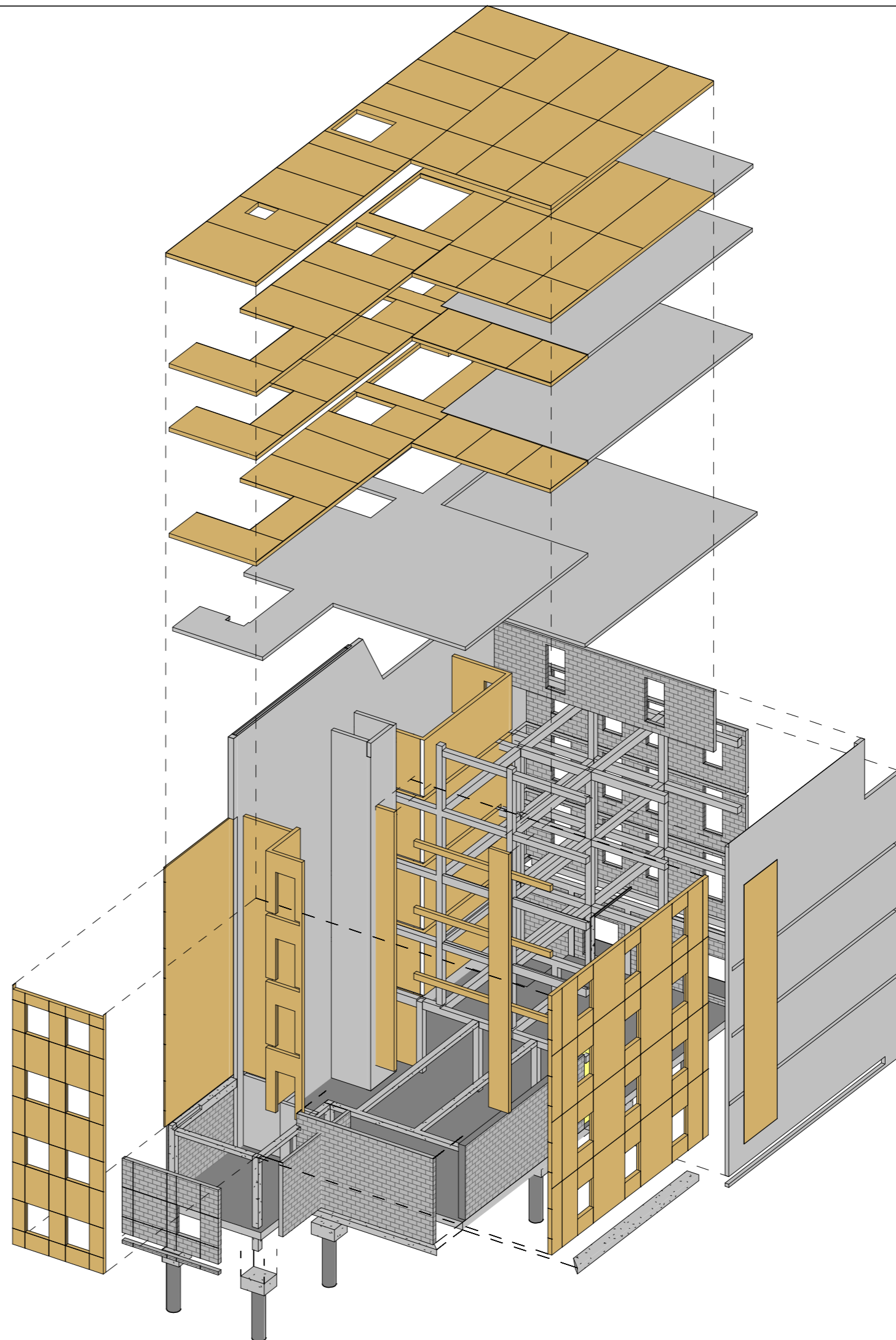


COLUMNS
EXISTING: 300X300 RC COLUMNS

PROPOSED: 200X200 GLULAM BEAMS SUPPORTING CURTAIN WALL ON SOUTH FACADE

FLOORS
EXISTING: 180MM RC SLAB

PROPOSED: 200MM CEDARLAN BSP 5 LAYER CLT PANEL



STRUCTURAL EXPOLODED AXO

1
C-C

1
F-F

1
A-A

7

6

5

4

3

2

1

Lift Shaft Roof
21.08 m

Roof level
20.06 m

Fourth Floor
17.06 m

Third Floor
13.76 m

Second Floor
10.46 m

First Floor
7.16 m

Ground Floor
3.47 m
Street Level
2.93 m

23 SOUTH MALL

24/25 SOUTH MALL

26 SOUTH MALL

North Elevation Retrofit

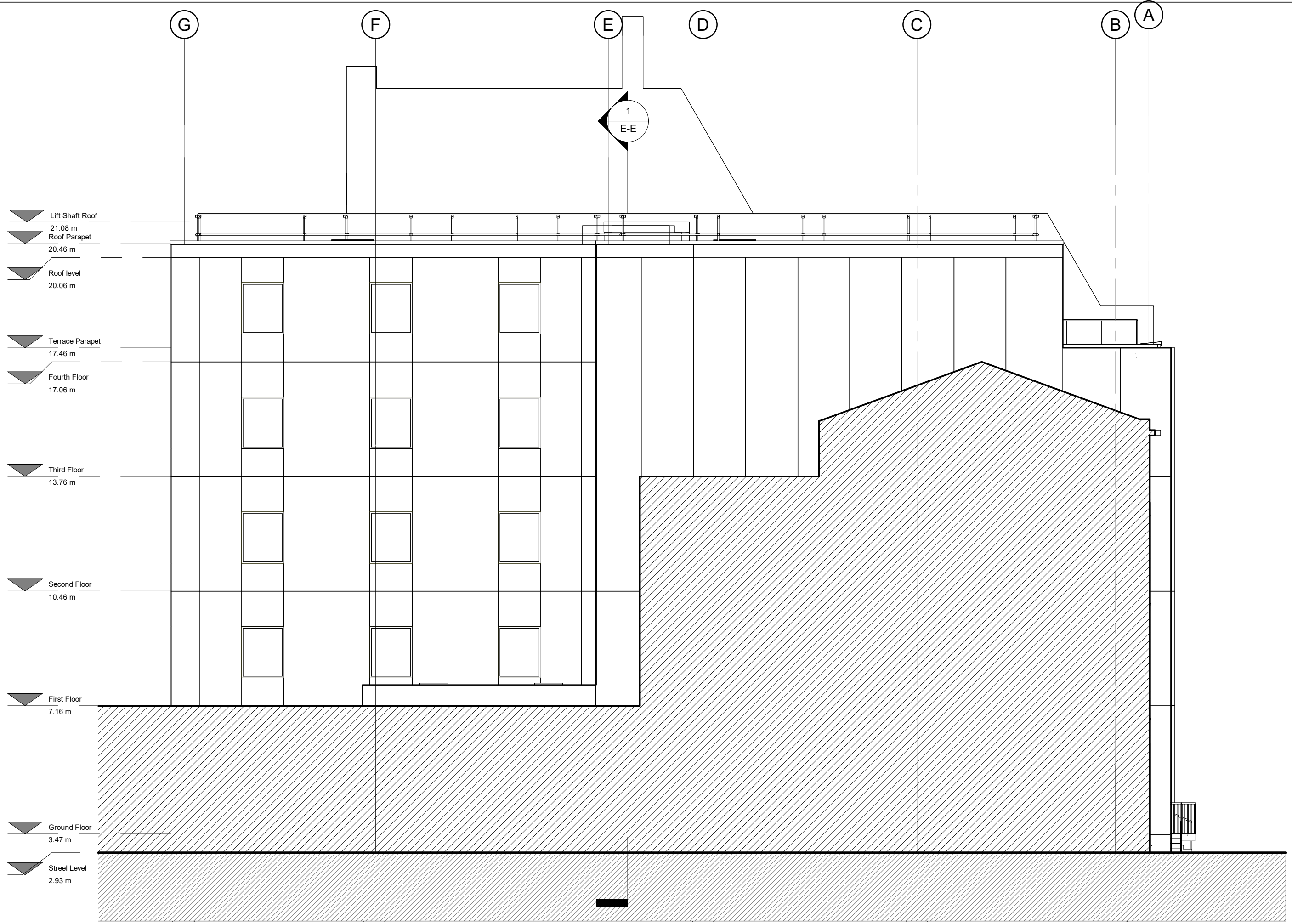
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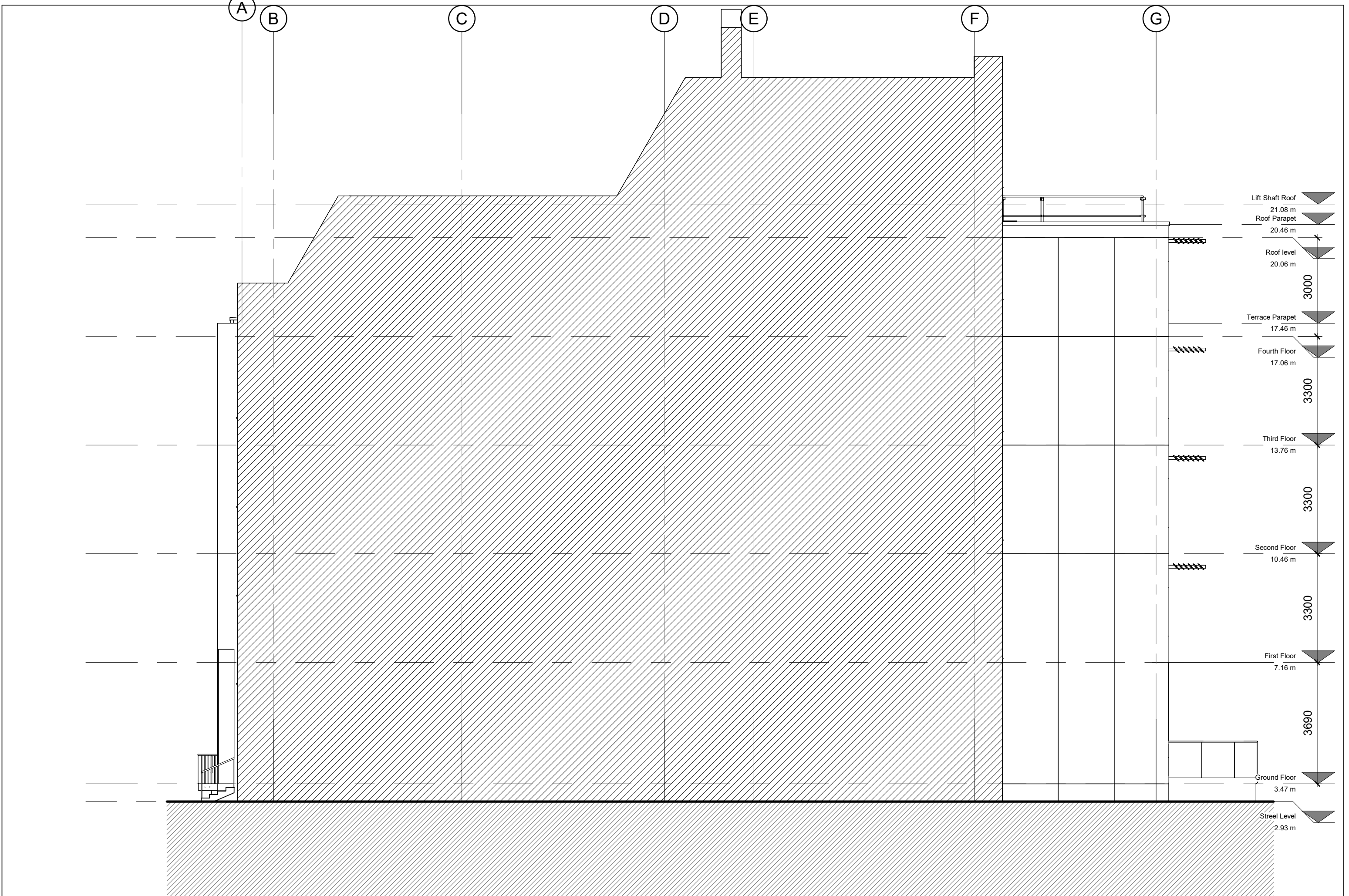
South Elevation Retrofit

1 : 100



East Elevation Retrofit

1 : 100



West Elevation

1 : 100

OCCUPANCY CHARACTERISTIC –
SECTION 6.2 TABLE 2
CHARACTERISTIC A FOR OFFICE, CHARACTERISTIC B FOR BANK

FIRE GROWTH RATE –
BS9999 SECTION 6.3 TABLE 3
CATEGORY 2, MEDIUM, 0.012 KJ/S³ OFFICES

RISK PROFILE –
BS9999 SECTION 6.4 TABLE 4
RISK PROFILE A, FIRE GROWTH RATE 2 MEDIUM, RISK PROFILE A2
RISK PROFILE B, FIRE GROWTH RATE 2 MEDIUM, RISK PROFILE B2

SIMULTANEOUS EVACUATION- WIDTHS BASED OFF OF 17.4.2
BS9999 TABLE 13 RISK PROFILE A2 4 FLOORS - 2.75MM PER PERSON

WIDTH OF DOORS, CORRIDORS AND ESCAPE ROUTES:
DOORS 16.6.1 TABLE 12 RISK PROFILE A2 MINIMUM EXIT WIDTH PER PERSON 3.6MM
CORRIDORS AND ESCAPE ROUTES 16.6.2 WIDTHS OF A CORRIDOR OR ESCAPE ROUTE SHOULD BE NOT LESS THAN THE GREATER OF THE CALC IN 16.6.1 OR 1200MM. WIDTH OF A DOOR IN THE CORRIDOR SHOULD NOT BE LESS THAN THE CORRIDOR WIDTH MINUS 150MM

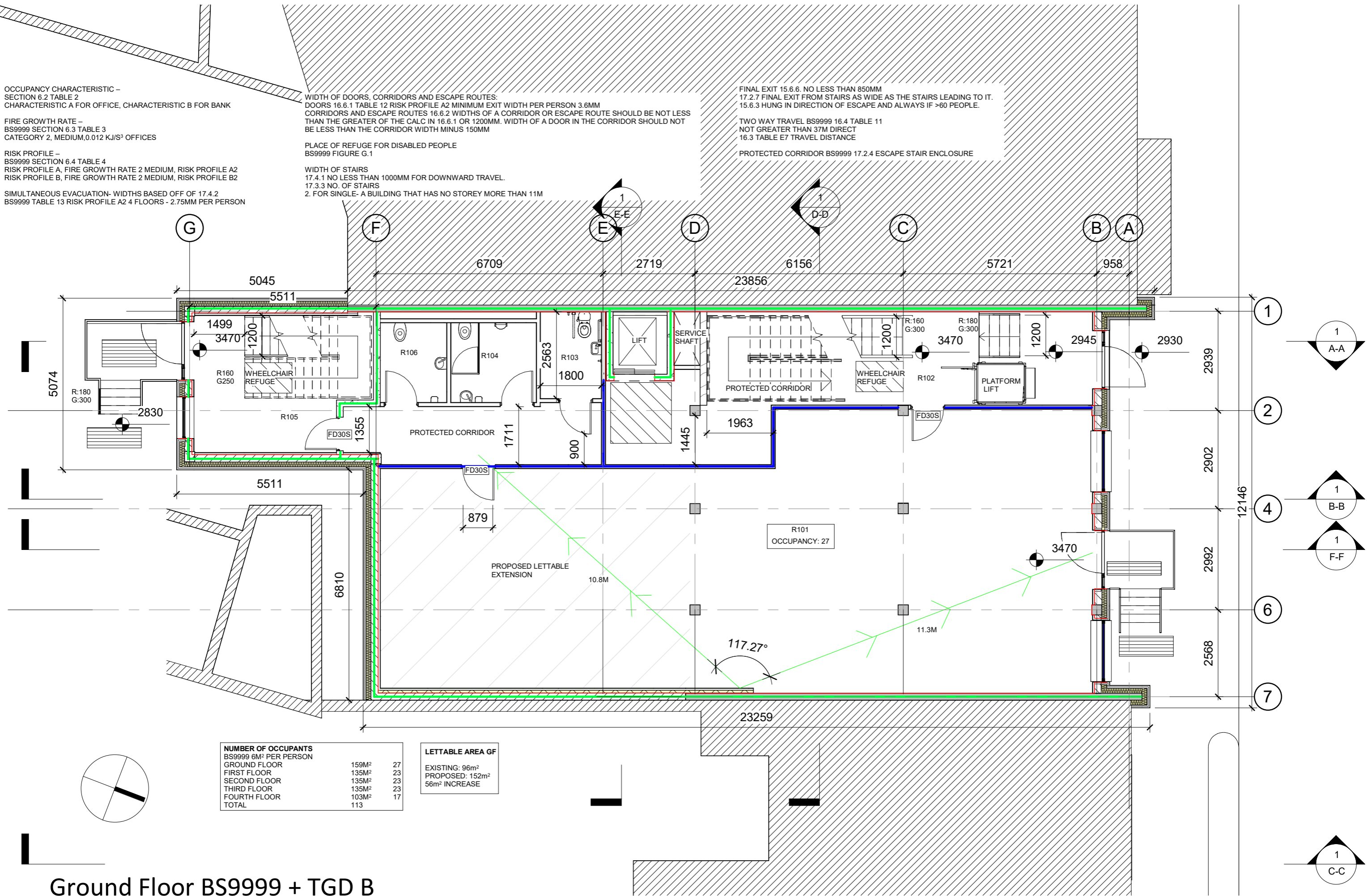
PLACE OF REFUGE FOR DISABLED PEOPLE
BS9999 FIGURE G.1

WIDTH OF STAIRS
17.4.1 NO LESS THAN 1000MM FOR DOWNWARD TRAVEL.
17.3.3 NO. OF STAIRS
2. FOR SINGLE- A BUILDING THAT HAS NO STOREY MORE THAN 11M

FINAL EXIT 15.6.6. NO LESS THAN 850MM
17.2.7 FINAL EXIT FROM STAIRS AS WIDE AS THE STAIRS LEADING TO IT.
15.6.3 HUNG IN DIRECTION OF ESCAPE AND ALWAYS IF >60 PEOPLE.

TWO WAY TRAVEL BS9999 16.4 TABLE 11
NOT GREATER THAN 37M DIRECT
16.3 TABLE E7 TRAVEL DISTANCE

PROTECTED CORRIDOR BS9999 17.2.4 ESCAPE STAIR ENCLOSURE



NUMBER OF OCCUPANTS BS9999 6M ² PER PERSON		
GROUND FLOOR	159M ²	27
FIRST FLOOR	135M ²	23
SECOND FLOOR	135M ²	23
THIRD FLOOR	135M ²	23
FOURTH FLOOR	103M ²	17
TOTAL	113	

LETTABLE AREA GF	
EXISTING:	96m ²
PROPOSED:	152m ²
56m ² INCREASE	

Ground Floor BS9999 + TGD B

1 : 100

OCCUPANCY CHARACTERISTIC – SECTION 6.2 TABLE 2

FIRE GROWTH RATE – BS9999 SECTION 6.3 TABLE 3 CATEGORY 2, MEDIUM, 0.012 KJ/S³ OFFICES

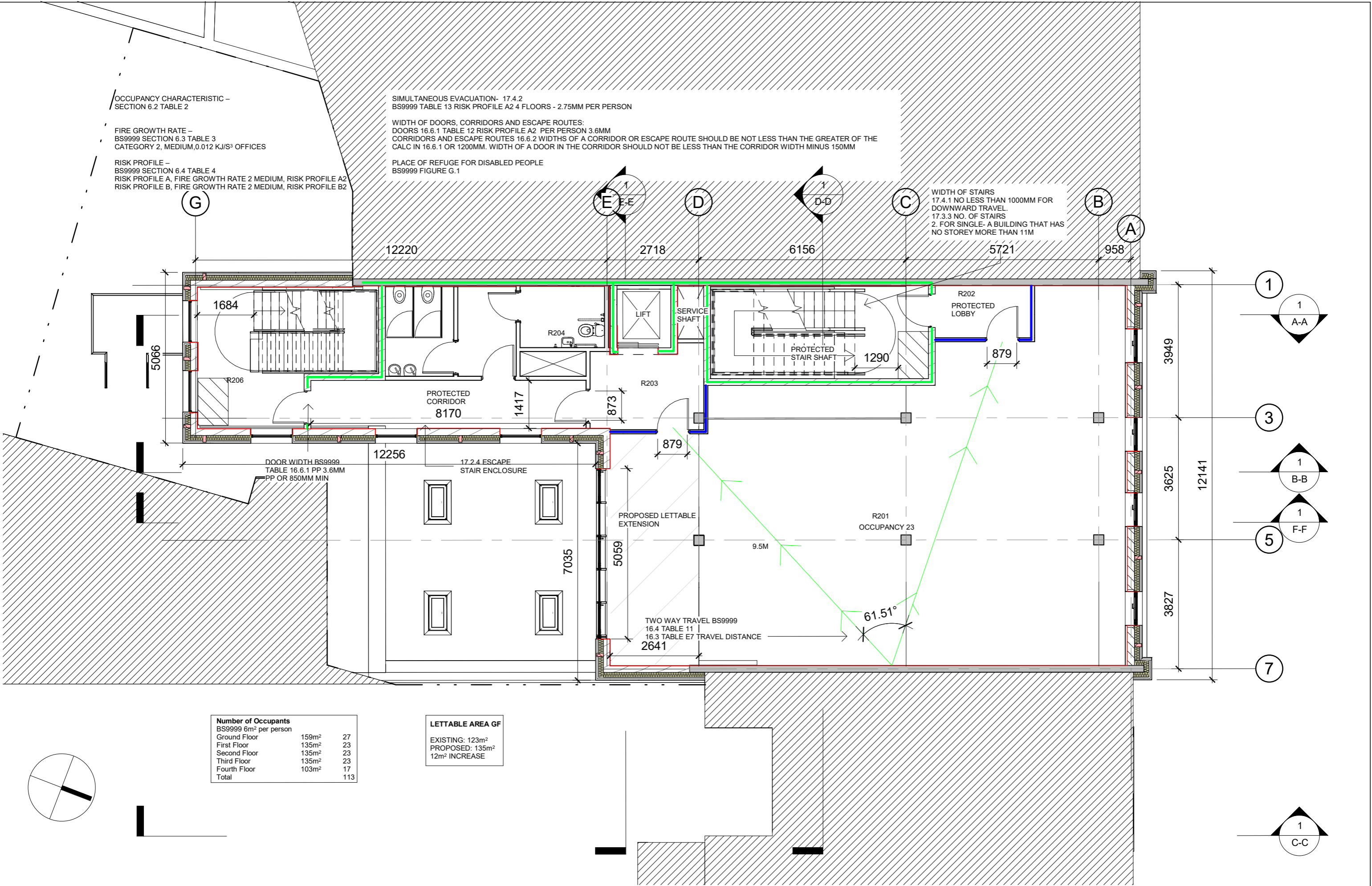
RISK PROFILE – BS9999 SECTION 6.4 TABLE 4 RISK PROFILE A, FIRE GROWTH RATE 2 MEDIUM, RISK PROFILE A2 RISK PROFILE B, FIRE GROWTH RATE 2 MEDIUM, RISK PROFILE B2

SIMULTANEOUS EVACUATION- 17.4.2 BS9999 TABLE 13 RISK PROFILE A2 4 FLOORS - 2.75MM PER PERSON

WIDTH OF DOORS, CORRIDORS AND ESCAPE ROUTES: DOORS 16.6.1 TABLE 12 RISK PROFILE A2 PER PERSON 3.6MM CORRIDORS AND ESCAPE ROUTES 16.6.2 WIDTHS OF A CORRIDOR OR ESCAPE ROUTE SHOULD BE NOT LESS THAN THE GREATER OF THE CALC IN 16.6.1 OR 1200MM. WIDTH OF A DOOR IN THE CORRIDOR SHOULD NOT BE LESS THAN THE CORRIDOR WIDTH MINUS 150MM

PLACE OF REFUGE FOR DISABLED PEOPLE BS9999 FIGURE G.1

WIDTH OF STAIRS 17.4.1 NO LESS THAN 1000MM FOR DOWNWARD TRAVEL. 17.3.3 NO. OF STAIRS 2. FOR SINGLE- A BUILDING THAT HAS NO STOREY MORE THAN 11M



Number of Occupants BS9999 6m ² per person		
Ground Floor	159m ²	27
First Floor	135m ²	23
Second Floor	135m ²	23
Third Floor	135m ²	23
Fourth Floor	103m ²	17
Total		113

LETTABLE AREA GF	
EXISTING:	123m ²
PROPOSED:	135m ²
	12m ² INCREASE

First Floor BS9999 + TGD B
1 : 100

OCCUPANCY CHARACTERISTIC – SECTION 6.2 TABLE 2

FIRE GROWTH RATE – BS9999 SECTION 6.3 TABLE 3
CATEGORY 2, MEDIUM, 0.012 KJ/S³ OFFICES

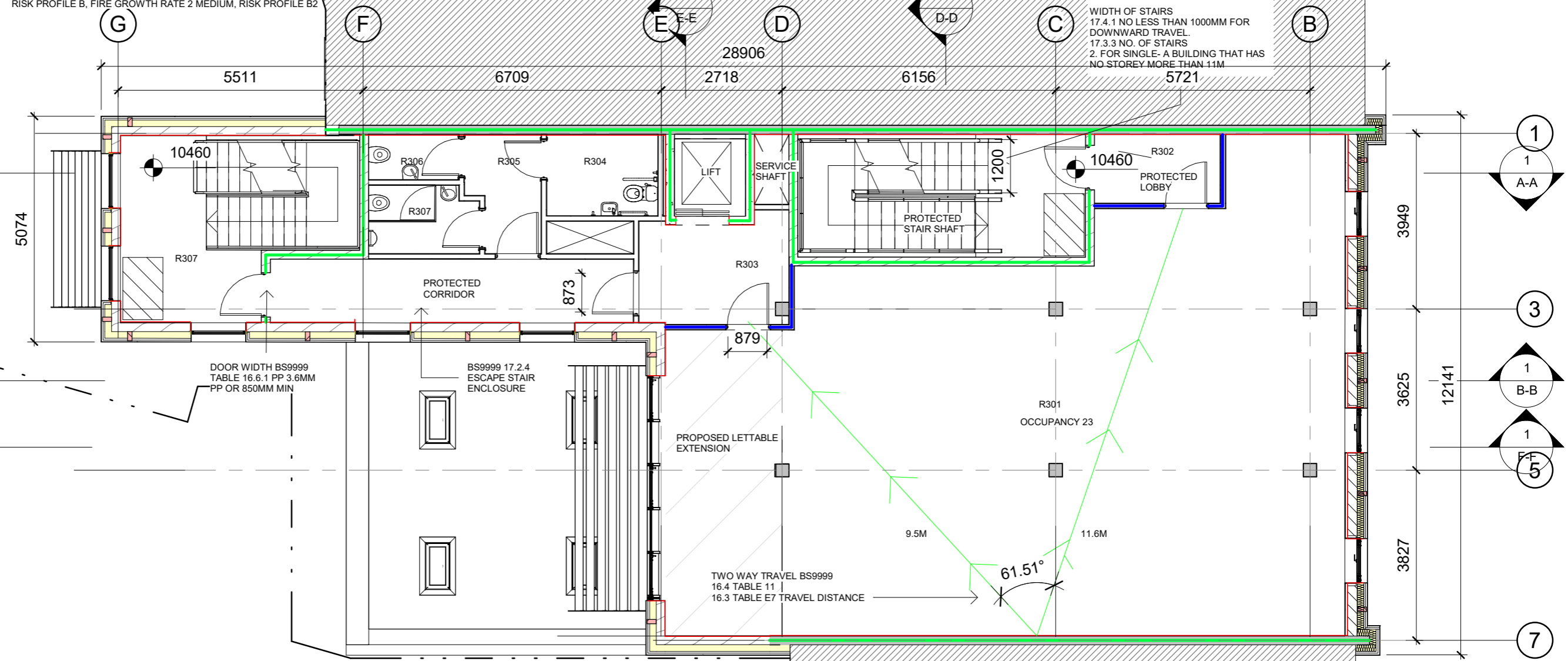
RISK PROFILE – BS9999 SECTION 6.4 TABLE 4
RISK PROFILE A, FIRE GROWTH RATE 2 MEDIUM, RISK PROFILE A2
RISK PROFILE B, FIRE GROWTH RATE 2 MEDIUM, RISK PROFILE B2

SIMULTANEOUS EVACUATION- 17.4.2
BS9999 TABLE 13 RISK PROFILE A2 4 FLOORS - 2.75MM PER PERSON

WIDTH OF DOORS, CORRIDORS AND ESCAPE ROUTES:
DOORS 16.6.1 TABLE 12 RISK PROFILE A2 PER PERSON 3.6MM
CORRIDORS AND ESCAPE ROUTES 16.6.2 WIDTHS OF A CORRIDOR OR ESCAPE ROUTE SHOULD BE NOT LESS THAN THE GREATER OF THE CALC IN 16.6.1 OR 1200MM. WIDTH OF A DOOR IN THE CORRIDOR SHOULD NOT BE LESS THAN THE CORRIDOR WIDTH MINUS 150MM

PLACE OF REFUGE FOR DISABLED PEOPLE 900X1400MM
BS9999 FIGURE G.1

WIDTH OF STAIRS
17.4.1 NO LESS THAN 1000MM FOR DOWNWARD TRAVEL.
17.3.3 NO. OF STAIRS
2. FOR SINGLE- A BUILDING THAT HAS NO STOREY MORE THAN 11M



Number of Occupants		
BS9999 6m ² per person		
Ground Floor	159m ²	27
First Floor	135m ²	23
Second Floor	135m ²	23
Third Floor	135m ²	23
Fourth Floor	103m ²	17
Total		113

LETTABLE AREA GF	
EXISTING:	123m ²
PROPOSED:	135m ²
	12m ² INCREASE

Second Floor BS9999 + TGD B
1 : 100

OCCUPANCY CHARACTERISTIC - SECTION 6.2 TABLE 2

FIRE GROWTH RATE - BS9999 SECTION 6.3 TABLE 3 CATEGORY 2, MEDIUM, 0.012 KJ/S³ OFFICES

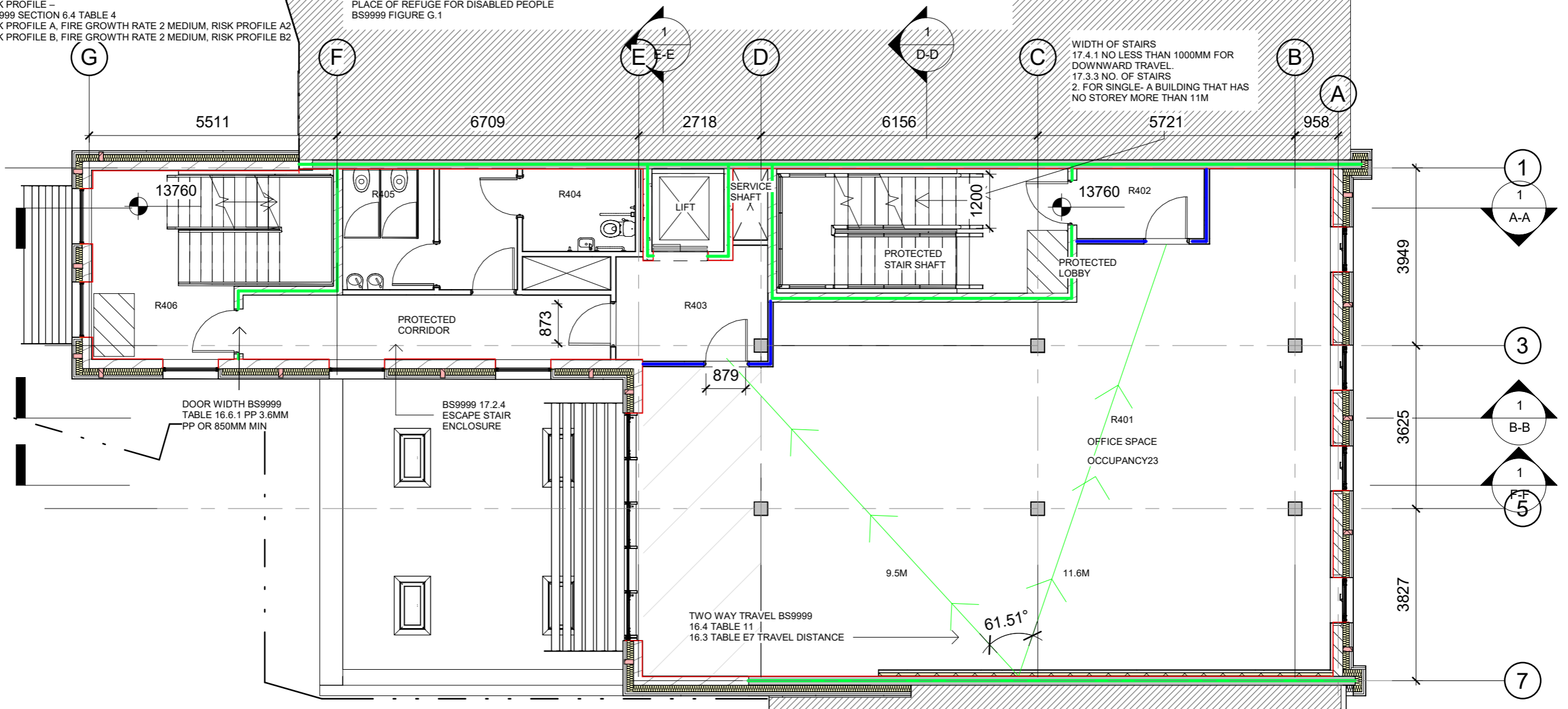
RISK PROFILE - BS9999 SECTION 6.4 TABLE 4 RISK PROFILE A, FIRE GROWTH RATE 2 MEDIUM, RISK PROFILE A2 RISK PROFILE B, FIRE GROWTH RATE 2 MEDIUM, RISK PROFILE B2

SIMULTANEOUS EVACUATION- 17.4.2 BS9999 TABLE 13 RISK PROFILE A2 4 FLOORS - 2.75MM PER PERSON

WIDTH OF DOORS, CORRIDORS AND ESCAPE ROUTES: DOORS 16.6.1 TABLE 12 RISK PROFILE A2 PER PERSON 3.6MM CORRIDORS AND ESCAPE ROUTES 16.6.2 WIDTHS OF A CORRIDOR OR ESCAPE ROUTE SHOULD BE NOT LESS THAN THE GREATER OF THE CALC IN 16.6.1 OR 1200MM. WIDTH OF A DOOR IN THE CORRIDOR SHOULD NOT BE LESS THAN THE CORRIDOR WIDTH MINUS 150MM

PLACE OF REFUGE FOR DISABLED PEOPLE BS9999 FIGURE G.1

WIDTH OF STAIRS 17.4.1 NO LESS THAN 1000MM FOR DOWNWARD TRAVEL. 17.3.3 NO. OF STAIRS 2. FOR SINGLE- A BUILDING THAT HAS NO STOREY MORE THAN 11M



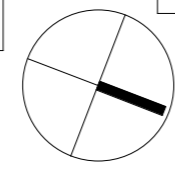
DOOR WIDTH BS9999 TABLE 16.6.1 PP 3.6MM PP OR 850MM MIN

BS9999 17.2.4 ESCAPE STAIR ENCLOSURE

TWO WAY TRAVEL BS9999 16.4 TABLE 11 16.3 TABLE E7 TRAVEL DISTANCE

Number of Occupants		
BS9999 6m ² per person		
Ground Floor	159m ²	27
First Floor	135m ²	23
Second Floor	135m ²	23
Third Floor	135m ²	23
Fourth Floor	103m ²	17
Total		113

LETTABLE AREA GF	
EXISTING:	123m ²
PROPOSED:	135m ²
	12m ² INCREASE



Third Floor BS9999 + TGD B
1 : 100

OCCUPANCY CHARACTERISTIC – SECTION 6.2 TABLE 2

FIRE GROWTH RATE – BS9999 SECTION 6.3 TABLE 3 CATEGORY 2, MEDIUM, 0.012 KJ/S³ OFFICES

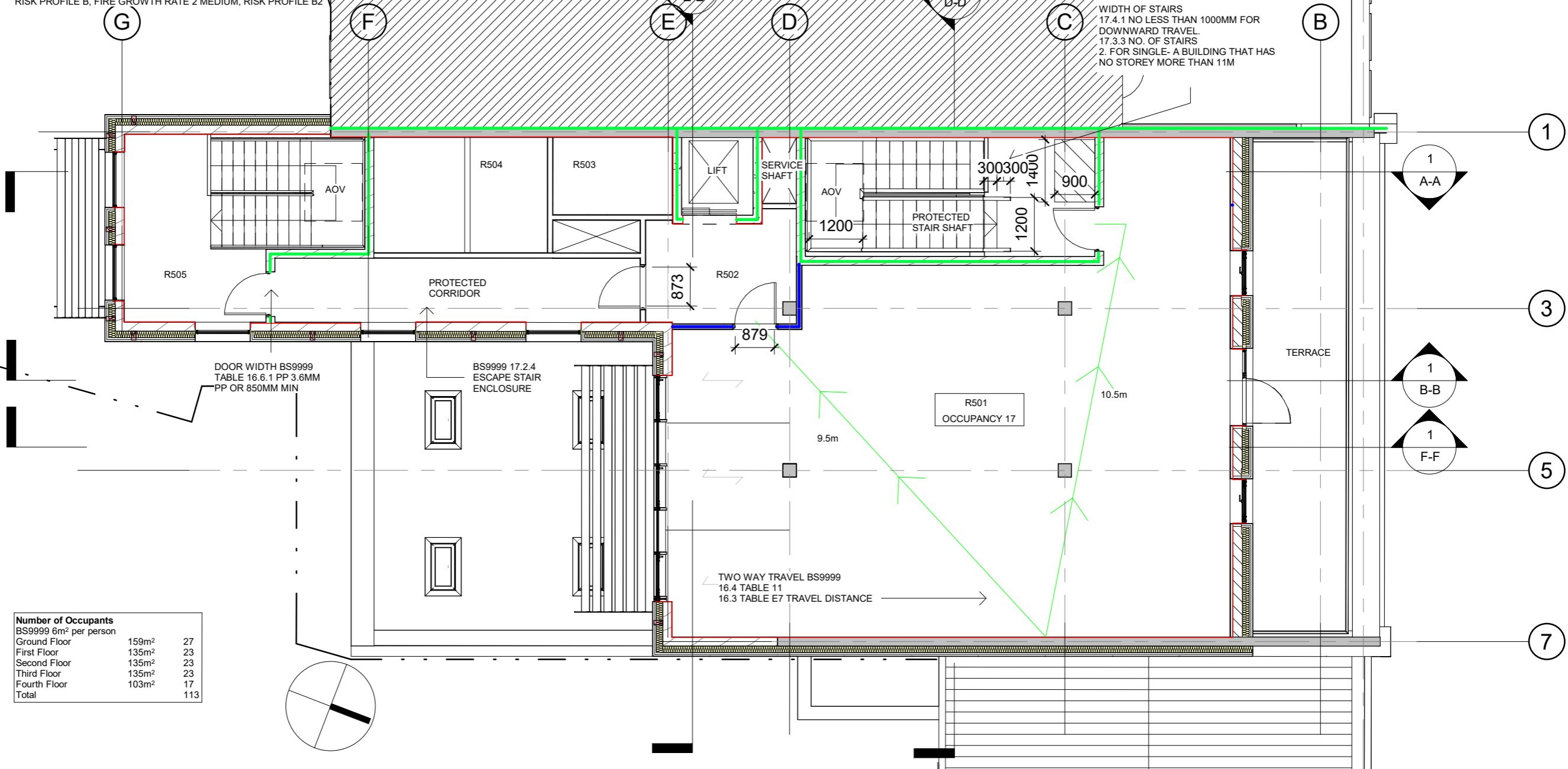
RISK PROFILE – BS9999 SECTION 6.4 TABLE 4 RISK PROFILE A, FIRE GROWTH RATE 2 MEDIUM, RISK PROFILE A2 RISK PROFILE B, FIRE GROWTH RATE 2 MEDIUM, RISK PROFILE B2

SIMULTANEOUS EVACUATION- 17.4.2 BS9999 TABLE 13 RISK PROFILE A2 4 FLOORS - 2.75MM PER PERSON

WIDTH OF DOORS, CORRIDORS AND ESCAPE ROUTES: DOORS 16.6.1 TABLE 12 RISK PROFILE A2 PER PERSON 3.6MM CORRIDORS AND ESCAPE ROUTES 16.6.2 WIDTHS OF A CORRIDOR OR ESCAPE ROUTE SHOULD BE NOT LESS THAN THE GREATER OF THE CALC IN 16.6.1 OR 1200MM. WIDTH OF A DOOR IN THE CORRIDOR SHOULD NOT BE LESS THAN THE CORRIDOR WIDTH MINUS 150MM

PLACE OF REFUGE FOR DISABLED PEOPLE BS9999 FIGURE G.1

WIDTH OF STAIRS 17.4.1 NO LESS THAN 1000MM FOR DOWNWARD TRAVEL. 17.3.3 NO. OF STAIRS 2. FOR SINGLE- A BUILDING THAT HAS NO STOREY MORE THAN 11M



DOOR WIDTH BS9999 TABLE 16.6.1 PP 3.6MM PP OR 850MM MIN

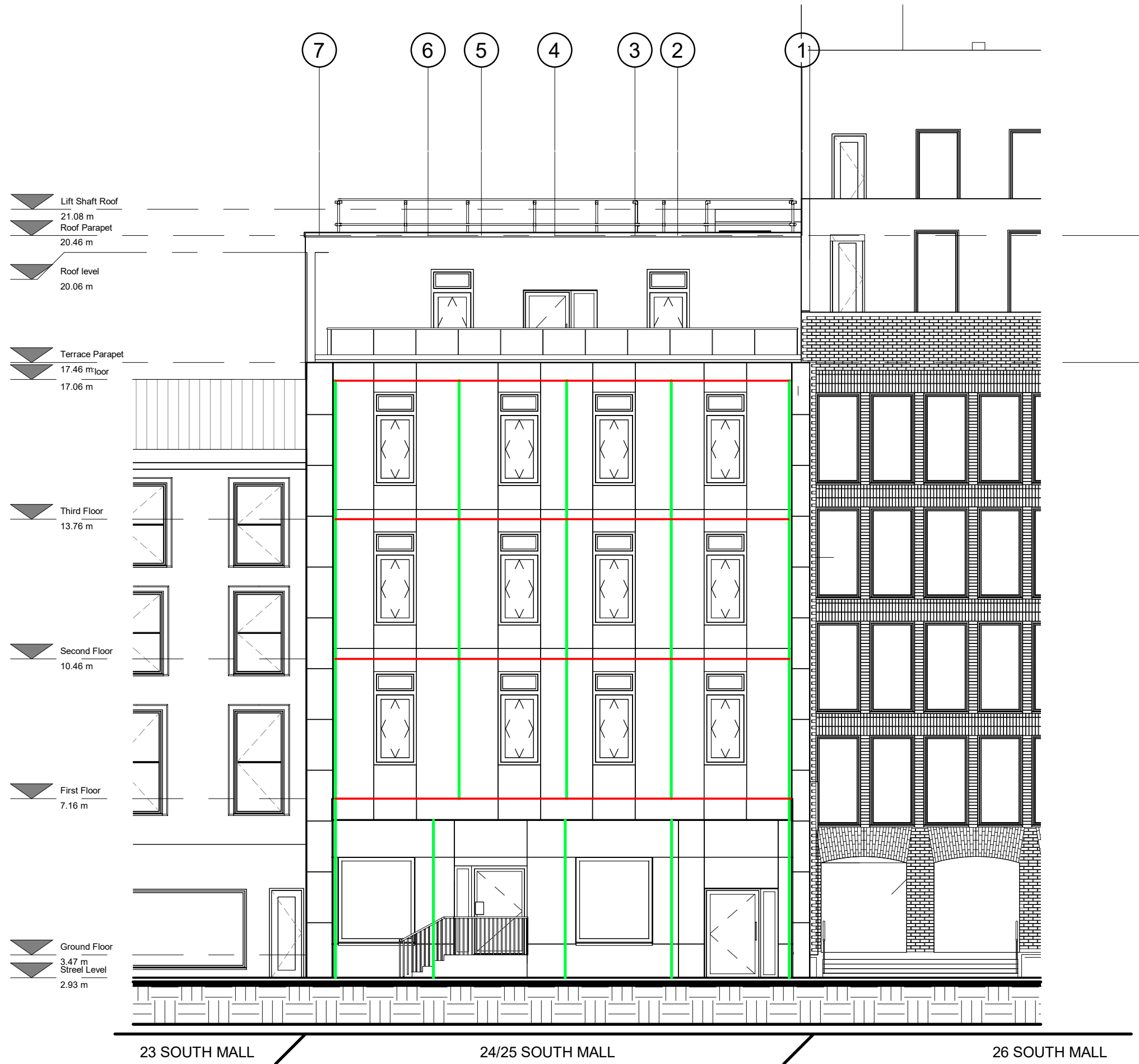
BS9999 17.2.4 ESCAPE STAIR ENCLOSURE

TWO WAY TRAVEL BS9999 16.4 TABLE 11 16.3 TABLE E7 TRAVEL DISTANCE



Number of Occupants		
BS9999 6m ² per person		
Ground Floor	159m ²	27
First Floor	135m ²	23
Second Floor	135m ²	23
Third Floor	135m ²	23
Fourth Floor	103m ²	17
Total		113

Fourth Floor BS9999 + TGD B

1 : 100



TGD B SECTION 3.3.4 30 MIN FIRE RESISTANCE CAVITY BARRIER.



	VERTICAL CAVITY BARRIER SP FIRESTOP OSCB 120 MIN FIRE RESISTANCE
	HORIZONTAL CAVITY BARRIER SP FIRESTOP OSCB 120 MIN FIRE RESISTANCE

North Elevation Fire Barriers

1 : 100

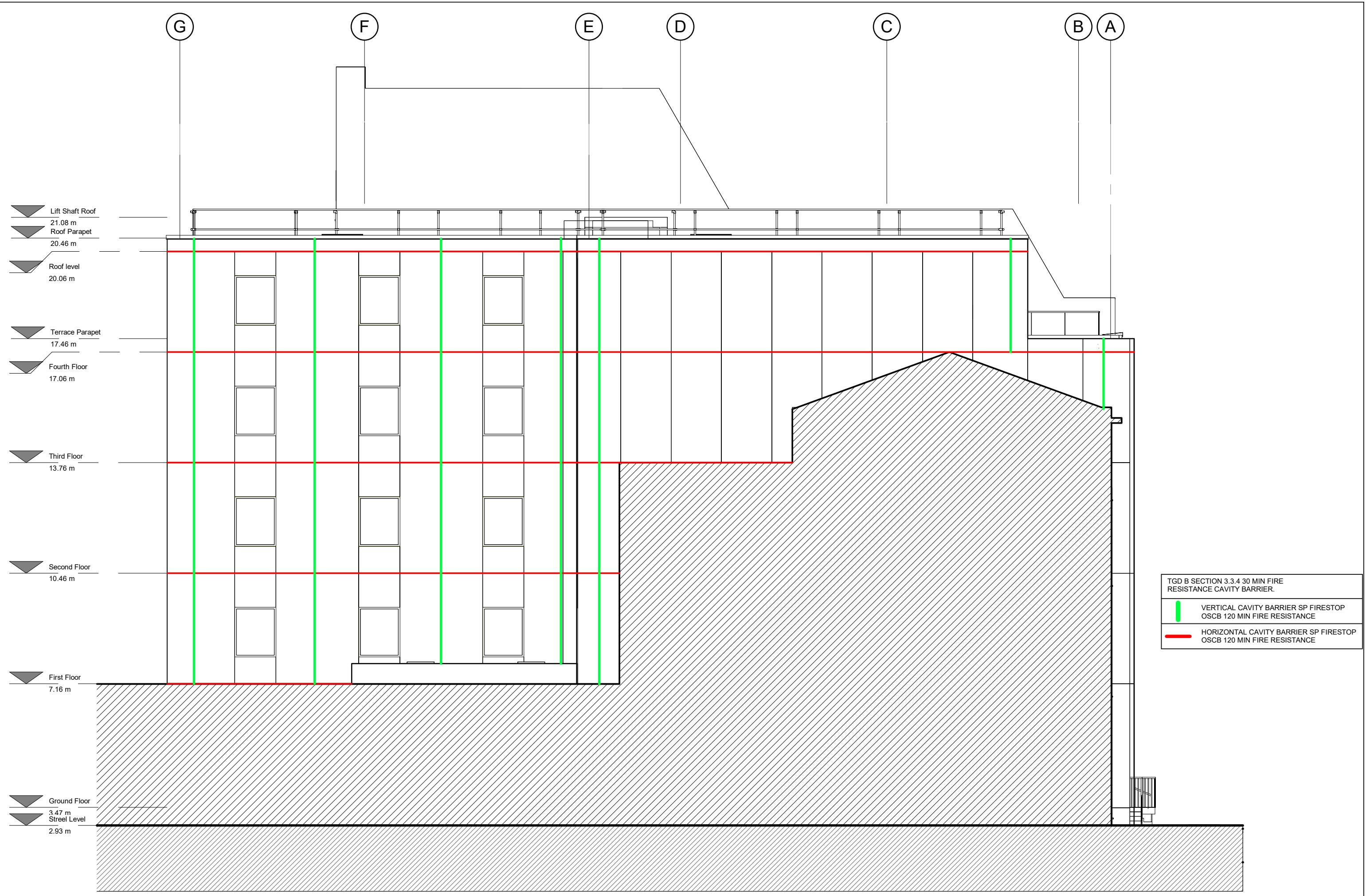


TGD B SECTION 3.3.4 30 MIN FIRE RESISTANCE CAVITY BARRIER.

	VERTICAL CAVITY BARRIER SP FIRESTOP OSCB 120 MIN FIRE RESISTANCE
	HORIZONTAL CAVITY BARRIER SP FIRESTOP OSCB 120 MIN FIRE RESISTANCE

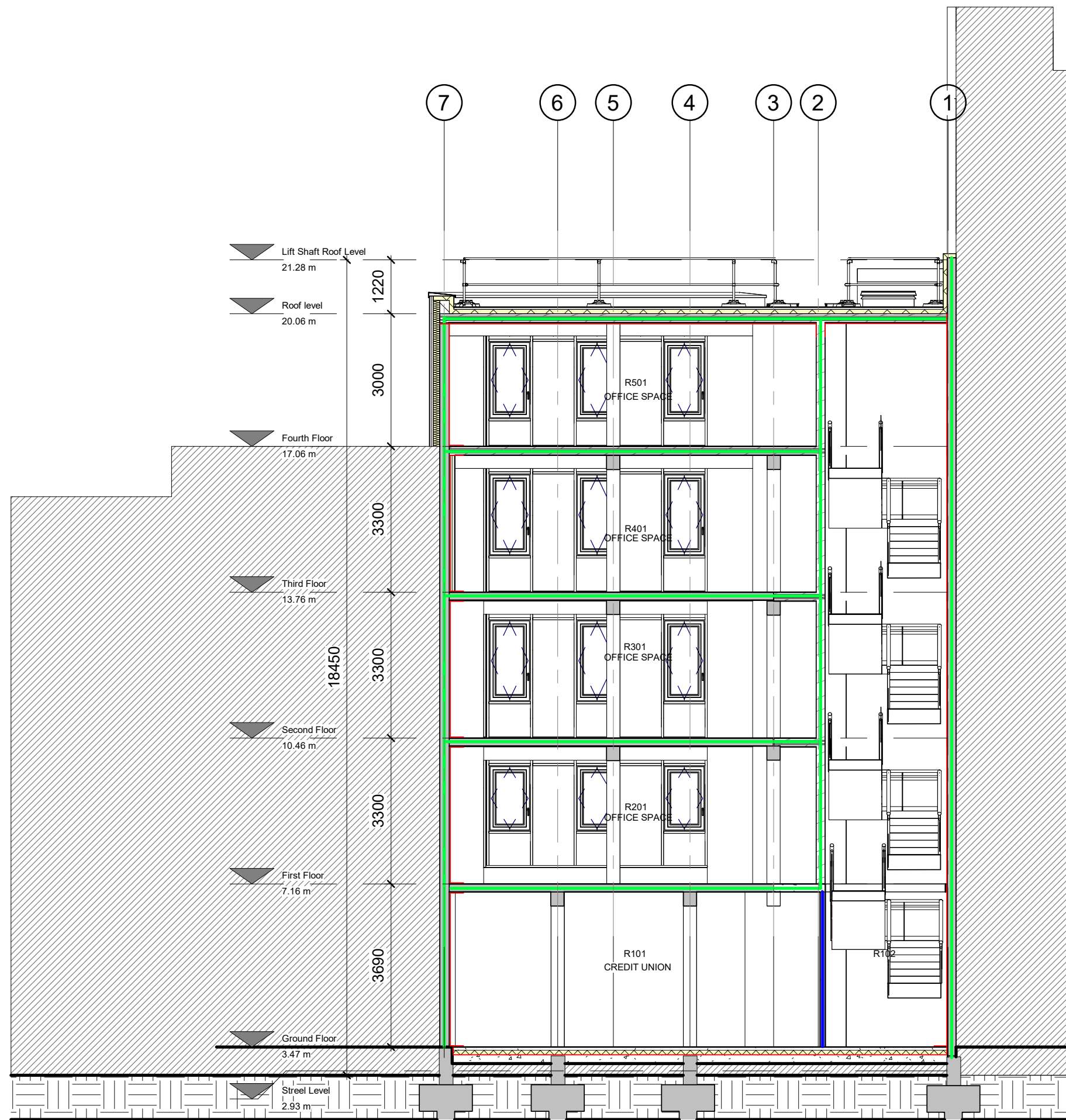
South Elevation Fire Barriers

1 : 100



East Elevation Fire Barriers

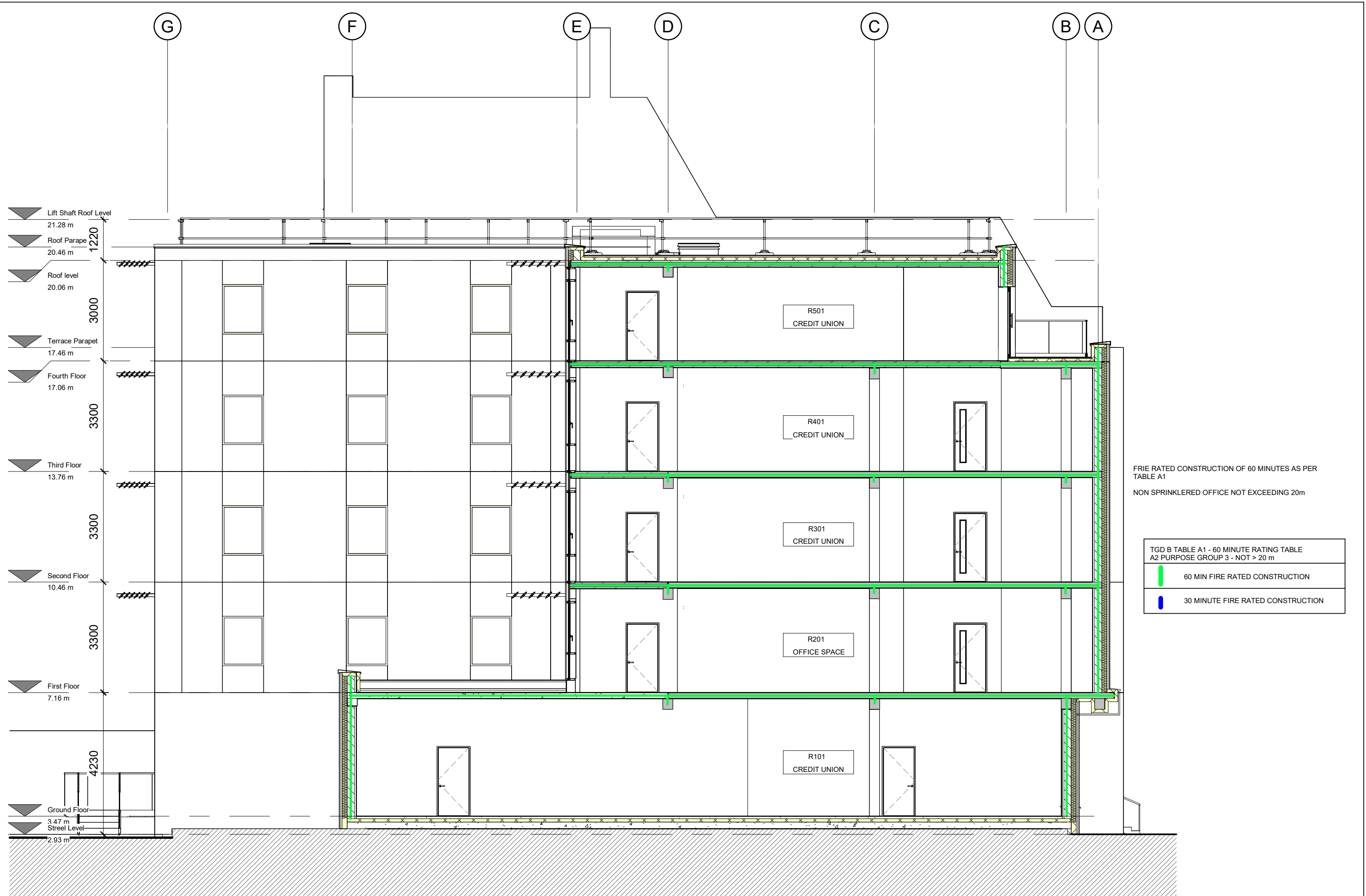
1 : 100



FRIE RATED CONSTRUCTION OF 60 MINUTES AS PER TABLE A1
 NON SPRINKLERED OFFICE NOT EXCEEDING 20m

TGD B TABLE A1 - 60 MINUTE RATING TABLE A2 PURPOSE GROUP 3 - NOT > 20 m	
■	60 MIN FIRE RATED CONSTRUCTION
■	30 MINUTE FIRE RATED CONSTRUCTION

Section D-D Compartmentation
 1 : 100

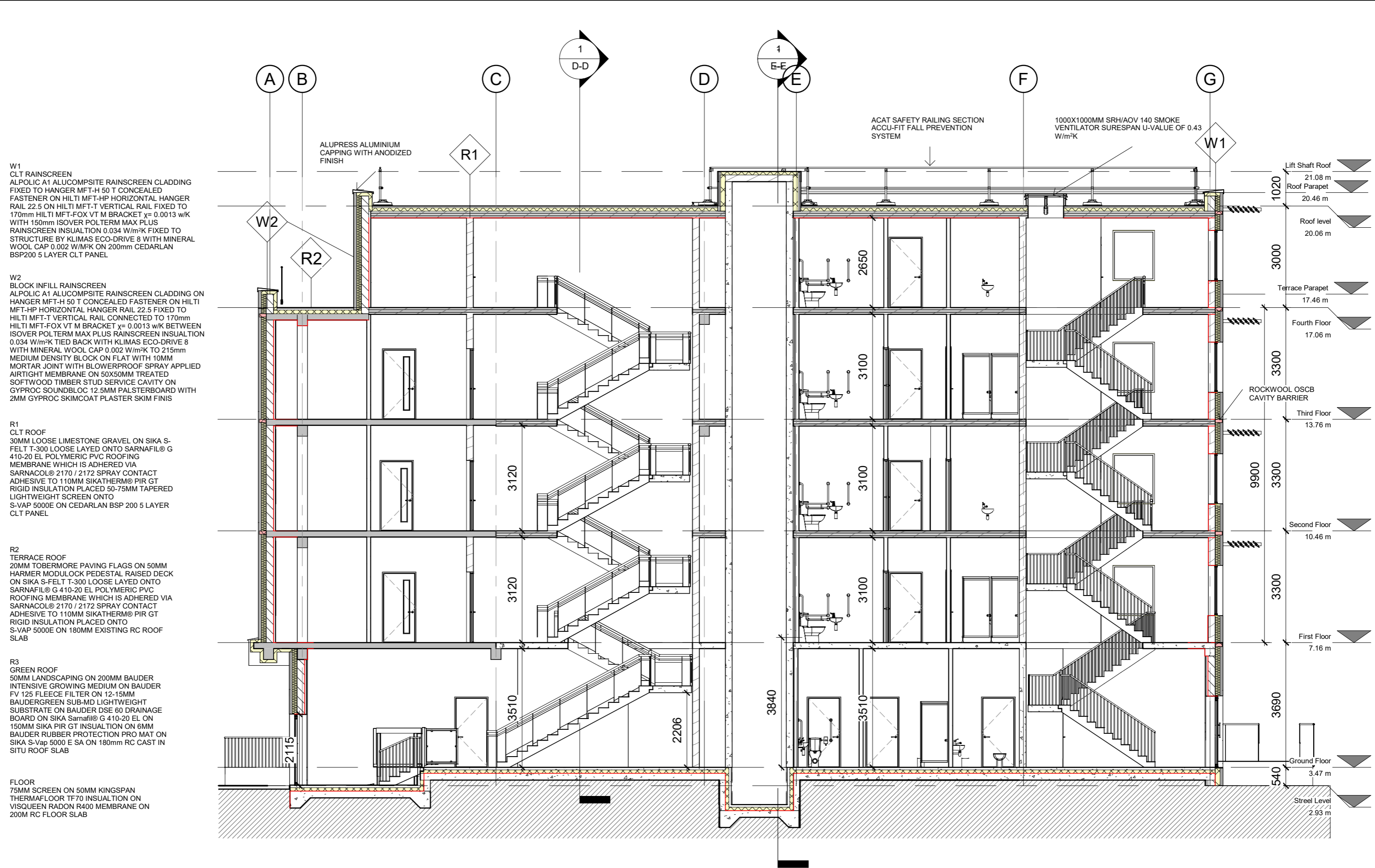


Lift Shaft Roof Level
 21.28 m
 Roof Parapet
 20.46 m
 Roof level
 20.06 m
 Terrace Parapet
 17.46 m
 Fourth Floor
 17.06 m
 Third Floor
 13.76 m
 Second Floor
 10.46 m
 First Floor
 7.16 m
 Ground Floor
 3.47 m
 Street Level
 2.93 m

FRIE RATED CONSTRUCTION OF 60 MINUTES AS PER
 TABLE A1
 NON SPRINKLERED OFFICE NOT EXCEEDING 20m

TGD B TABLE A1 - 60 MINUTE RATING TABLE A2 PURPOSE GROUP 3 - NOT > 20 m	
■	60 MIN FIRE RATED CONSTRUCTION
■	30 MINUTE FIRE RATED CONSTRUCTION

Section B-B Compartmentation
 1 : 100



W1
 CLT RAINSCREEN
 ALPOLIC A1 ALUCOMPOSITE RAINSCREEN CLADDING
 FIXED TO HANGER MFT-H 50 T CONCEALED
 FASTENER ON HILTI MFT-HP HORIZONTAL HANGER
 RAIL 22.5 ON HILTI MFT-T VERTICAL RAIL FIXED TO
 170mm HILTI MFT-FOX VT M BRACKET $\chi = 0.0013$ w/K
 WITH 150mm ISOVER POLTERM MAX PLUS
 RAINSCREEN INSULATION 0.034 W/m²K FIXED TO
 STRUCTURE BY KLIMAS ECO-DRIVE 8 WITH MINERAL
 WOOL CAP 0.002 W/m²K ON 200mm CEDARLAN
 BSP200 5 LAYER CLT PANEL

W2
 BLOCK INFILL RAINSCREEN
 ALPOLIC A1 ALUCOMPOSITE RAINSCREEN CLADDING ON
 HANGER MFT-H 50 T CONCEALED FASTENER ON HILTI
 MFT-HP HORIZONTAL HANGER RAIL 22.5 FIXED TO
 HILTI MFT-T VERTICAL RAIL CONNECTED TO 170mm
 HILTI MFT-FOX VT M BRACKET $\chi = 0.0013$ w/K BETWEEN
 ISOVER POLTERM MAX PLUS RAINSCREEN INSULATION
 0.034 W/m²K TIED BACK WITH KLIMAS ECO-DRIVE 8
 WITH MINERAL WOOL CAP 0.002 W/m²K TO 215mm
 MEDIUM DENSITY BLOCK ON FLAT WITH 10MM
 MORTAR JOINT WITH BLOWERPROOF SPRAY APPLIED
 AIRTIGHT MEMBRANE ON 50X50MM TREATED
 SOFTWOOD TIMBER STUD SERVICE CAVITY ON
 GYPROC SOUNDBLOC 12.5MM PALSTERBOARD WITH
 2MM GYPROC SKIMCOAT PLASTER SKIM FINIS

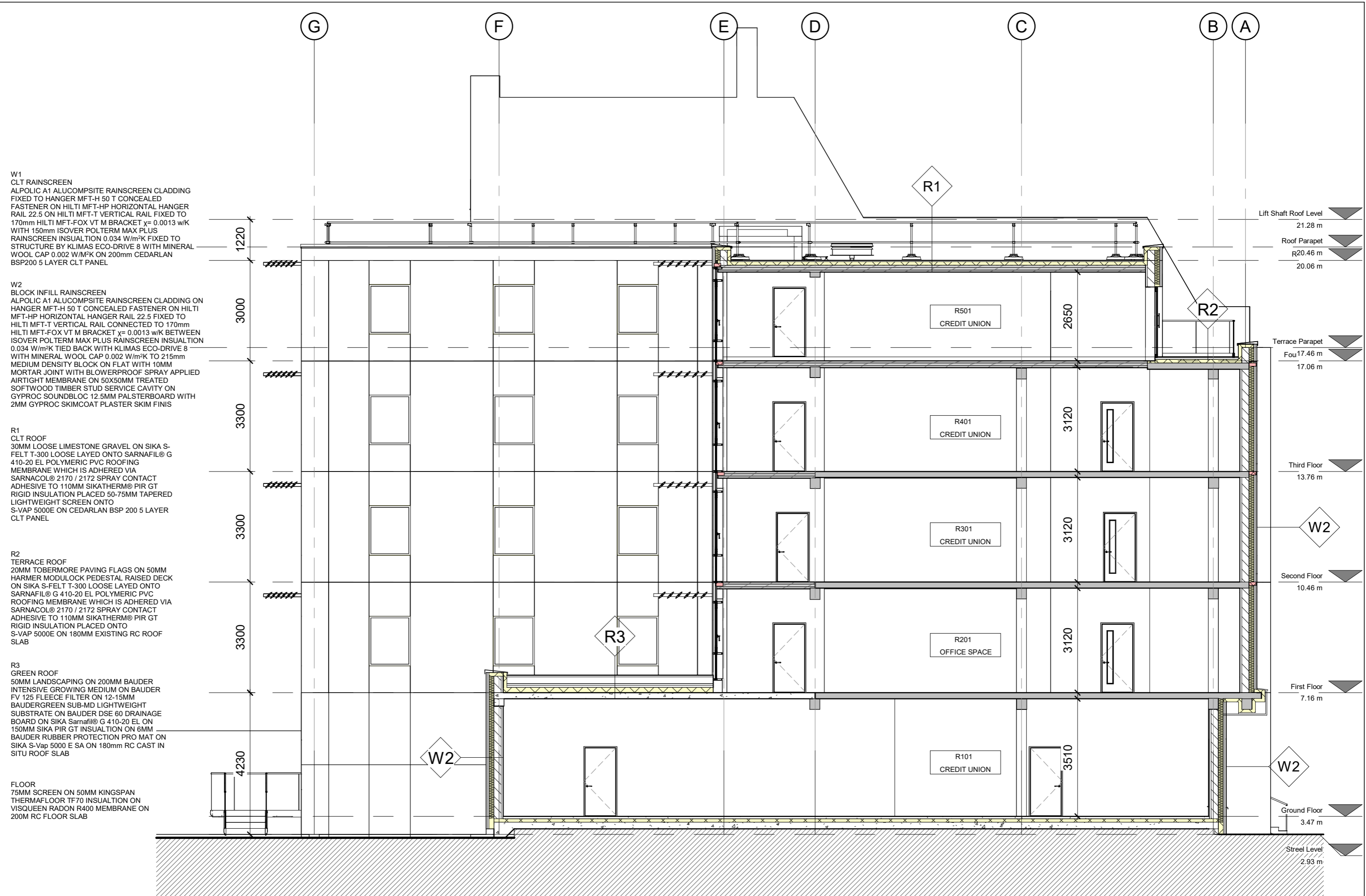
R1
 CLT ROOF
 30MM LOOSE LIMESTONE GRAVEL ON SIKA S-
 FELT T-300 LOOSE LAYED ONTO SARNAFIL® G
 410-20 EL POLYMERIC PVC ROOFING
 MEMBRANE WHICH IS ADHERED VIA
 SARNACOL® 2170 / 2172 SPRAY CONTACT
 ADHESIVE TO 110MM SIKATHERM® PIR GT
 RIGID INSULATION PLACED 50-75MM TAPERED
 LIGHTWEIGHT SCREEN ONTO
 S-VAP 5000E ON CEDARLAN BSP 200 5 LAYER
 CLT PANEL

R2
 TERRACE ROOF
 20MM TOBERMORE PAVING FLAGS ON 50MM
 HARMER MODULOCK PEDESTAL RAISED DECK
 ON SIKA S-FELT T-300 LOOSE LAYED ONTO
 SARNAFIL® G 410-20 EL POLYMERIC PVC
 ROOFING MEMBRANE WHICH IS ADHERED VIA
 SARNACOL® 2170 / 2172 SPRAY CONTACT
 ADHESIVE TO 110MM SIKATHERM® PIR GT
 RIGID INSULATION PLACED ONTO
 S-VAP 5000E ON 180MM EXISTING RC ROOF
 SLAB

R3
 GREEN ROOF
 50MM LANDSCAPING ON 200MM BAUDER
 INTENSIVE GROWING MEDIUM ON BAUDER
 FV 125 FLEECE FILTER ON 12-15MM
 BAUDERGREEN SUB-MD LIGHTWEIGHT
 SUBSTRATE ON BAUDER DSE 60 DRAINAGE
 BOARD ON SIKA Sarnafil® G 410-20 EL ON
 150MM SIKA PIR GT INSULATION ON 6MM
 BAUDER RUBBER PROTECTION PRO MAT ON
 SIKA S-Vap 5000 E SA ON 180mm RC CAST IN
 SITU ROOF SLAB

FLOOR
 75MM SCREEN ON 50MM KINGSPAN
 THERMAFLOOR TF70 INSULATION ON
 VISQUEEN RADON R400 MEMBRANE ON
 200MM RC FLOOR SLAB

Section A-A
 1 : 100



W1
CLT RAINSCREEN
ALPOLIC A1 ALUCOMPOSITE RAINSCREEN CLADDING
FIXED TO HANGER MFT-H 50 T CONCEALED
FASTENER ON HILTI MFT-HP HORIZONTAL HANGER
RAIL 22.5 ON HILTI MFT-T VERTICAL RAIL FIXED TO
170mm HILTI MFT-FOX VT M BRACKET $\chi = 0.0013$ w/K
WITH 150mm ISOVER POLTERM MAX PLUS
RAINSCREEN INSULATION 0.034 W/m²K FIXED TO
STRUCTURE BY KLIMAS ECO-DRIVE 8 WITH MINERAL
WOOL CAP 0.002 W/m²K ON 200mm CEDARLAN
BSP200 5 LAYER CLT PANEL

W2
BLOCK INFILL RAINSCREEN
ALPOLIC A1 ALUCOMPOSITE RAINSCREEN CLADDING ON
HANGER MFT-H 50 T CONCEALED FASTENER ON HILTI
MFT-HP HORIZONTAL HANGER RAIL 22.5 FIXED TO
HILTI MFT-T VERTICAL RAIL CONNECTED TO 170mm
HILTI MFT-FOX VT M BRACKET $\chi = 0.0013$ w/K BETWEEN
ISOVER POLTERM MAX PLUS RAINSCREEN INSULATION
0.034 W/m²K TIED BACK WITH KLIMAS ECO-DRIVE 8
WITH MINERAL WOOL CAP 0.002 W/m²K TO 215mm
MEDIUM DENSITY BLOCK ON FLAT WITH 10MM
MORTAR JOINT WITH BLOWERPROOF SPRAY APPLIED
AIRTIGHT MEMBRANE ON 50X50MM TREATED
SOFTWOOD TIMBER STUD SERVICE CAVITY ON
GYPROC SOUNDBLOC 12.5MM PALSTERBOARD WITH
2MM GYPROC SKIMCOAT PLASTER SKIM FINIS

R1
CLT ROOF
30MM LOOSE LIMESTONE GRAVEL ON SIKA S-
FELT T-300 LOOSE LAYED ONTO SARNAFIL® G
410-20 EL POLYMERIC PVC ROOFING
MEMBRANE WHICH IS ADHERED VIA
SARNACOL® 2170 / 2172 SPRAY CONTACT
ADHESIVE TO 110MM SIKATHERM® PIR GT
RIGID INSULATION PLACED 50-75MM TAPERED
LIGHTWEIGHT SCREEN ONTO
S-VAP 5000E ON CEDARLAN BSP 200 5 LAYER
CLT PANEL

R2
TERRACE ROOF
20MM TOBERMORE PAVING FLAGS ON 50MM
HARMER MODULOCK PEDESTAL RAISED DECK
ON SIKA S-FELT T-300 LOOSE LAYED ONTO
SARNAFIL® G 410-20 EL POLYMERIC PVC
ROOFING MEMBRANE WHICH IS ADHERED VIA
SARNACOL® 2170 / 2172 SPRAY CONTACT
ADHESIVE TO 110MM SIKATHERM® PIR GT
RIGID INSULATION PLACED ONTO
S-VAP 5000E ON 180MM EXISTING RC ROOF
SLAB

R3
GREEN ROOF
50MM LANDSCAPING ON 200MM BAUDER
INTENSIVE GROWING MEDIUM ON BAUDER
FV 125 FLEECE FILTER ON 12-15MM
BAUDERGREEN SUB-MD LIGHTWEIGHT
SUBSTRATE ON BAUDER DSE 60 DRAINAGE
BOARD ON SIKA Sarnafil® G 410-20 EL ON
150MM SIKA PIR GT INSULATION ON 6MM
BAUDER RUBBER PROTECTION PRO MAT ON
SIKA S-Vap 5000 E SA ON 180mm RC CAST IN
SITU ROOF SLAB

FLOOR
75MM SCREEN ON 50MM KINGSPAN
THERMAFLOOR TF70 INSULATION ON
VISQUEEN RADON R400 MEMBRANE ON
200MM RC FLOOR SLAB

Section B-B
1 : 100



WINDOWS 0.92 W/m²K
 SCHÜCO WINDOW SYSTEM AWS
 75.SI+

EXTERNAL DOORS 1.4 W/m²K
 SCHÜCO DOOR SYSTEM AD UP 75

CURTAIN WALL 0.88 W/m²K
 SCHÜCO FAÇADE SYSTEM FWS 50.SI

W1
 CLT RAINSCREEN
 ALPOLIC A1 ALUCOMPOSITE RAINSCREEN CLADDING
 FIXED TO HANGER MFT-H 50 T CONCEALED
 FASTENER ON HILTI MFT-HP HORIZONTAL HANGER
 RAIL 22.5 ON HILTI MFT-T VERTICAL RAIL FIXED TO
 170mm HILTI MFT-FOX VT M BRACKET $\chi = 0.0013$ w/K
 WITH 150mm ISOVER POLTERM MAX PLUS
 RAINSCREEN INSULATION 0.034 W/m²K FIXED TO
 STRUCTURE BY KLIMAS ECO-DRIVE 8 WITH MINERAL
 WOOL CAP 0.002 W/m²K ON 200mm CEDARLAN
 BSP200 5 LAYER CLT PANEL

W2
 BLOCK INFILL RAINSCREEN
 ALPOLIC A1 ALUCOMPOSITE RAINSCREEN CLADDING ON
 HANGER MFT-H 50 T CONCEALED FASTENER ON HILTI
 MFT-HP HORIZONTAL HANGER RAIL 22.5 FIXED TO
 HILTI MFT-T VERTICAL RAIL CONNECTED TO 170mm
 HILTI MFT-FOX VT M BRACKET $\chi = 0.0013$ w/K BETWEEN
 ISOVER POLTERM MAX PLUS RAINSCREEN INSULATION
 0.034 W/m²K TIED BACK WITH KLIMAS ECO-DRIVE 8
 WITH MINERAL WOOL CAP 0.002 W/m²K TO 215mm
 MEDIUM DENSITY BLOCK ON FLAT WITH 10MM
 MORTAR JOINT WITH BLOWERPROOF SPRAY APPLIED
 AIRTIGHT MEMBRANE ON 50X50MM TREATED
 SOFTWOOD TIMBER STUD SERVICE CAVITY ON
 GYPROC SOUNDBLOC 12.5MM PALSTERBOARD WITH
 2MM GYPROC SKIMCOAT PLASTER SKIM FINIS

R1
 CLT ROOF
 30MM LOOSE LIMESTONE GRAVEL ON SIKA S-
 FELT T-300 LOOSE LAYED ONTO SARNAFIL® G
 410-20 EL POLYMERIC PVC ROOFING
 MEMBRANE WHICH IS ADHERED VIA
 SARNACOL® 2170 / 2172 SPRAY CONTACT
 ADHESIVE TO 110MM SIKATHERM® PIR GT
 RIGID INSULATION PLACED 50-75MM TAPERED
 LIGHTWEIGHT SCREEN ONTO
 S-VAP 5000E ON CEDARLAN BSP 200 5 LAYER
 CLT PANEL

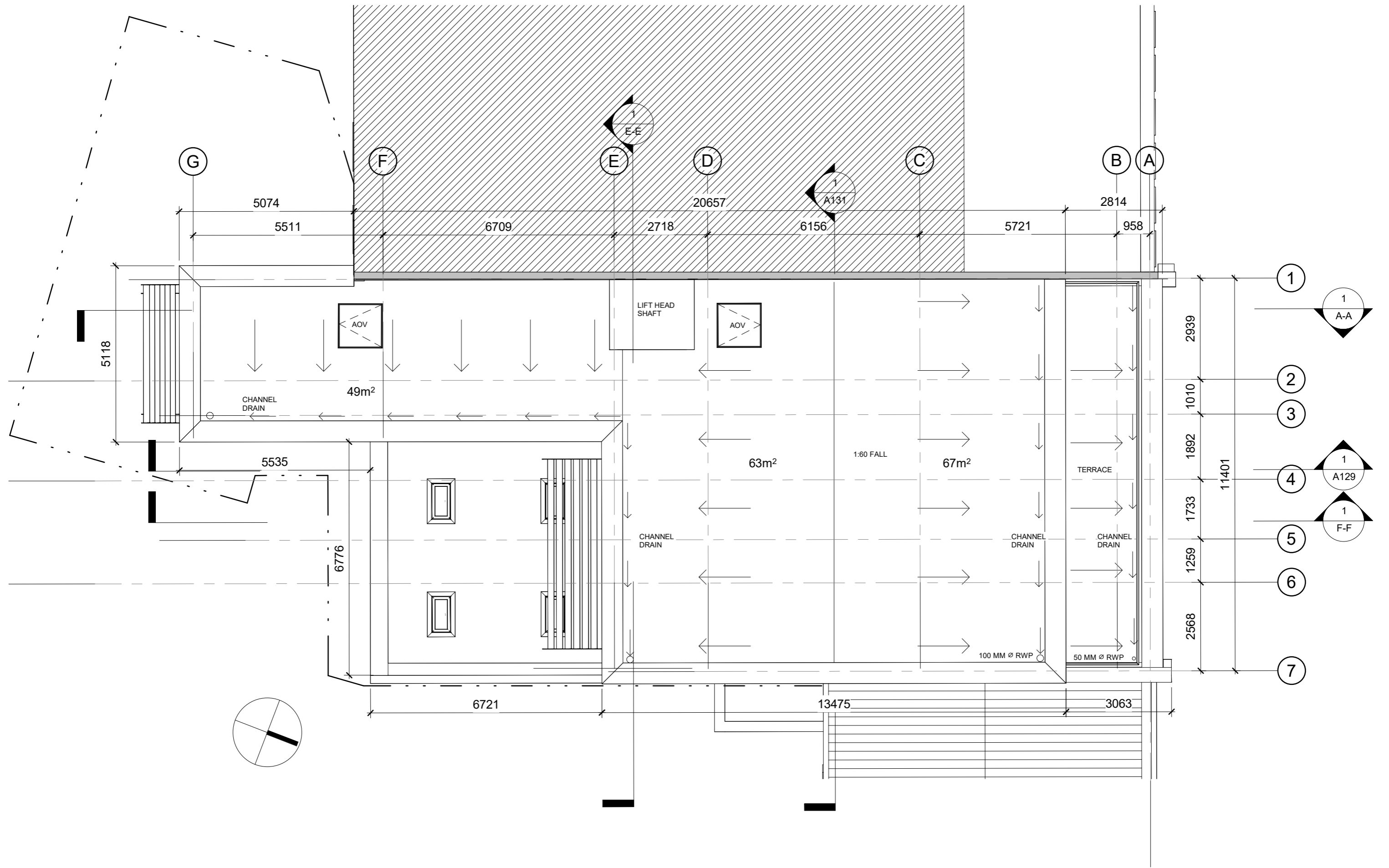
R2
 TERRACE ROOF
 20MM TOBERMORE PAVING FLAGS ON 50MM
 HARMER MODULOCK PEDESTAL RAISED DECK
 ON SIKA S-FELT T-300 LOOSE LAYED ONTO
 SARNAFIL® G 410-20 EL POLYMERIC PVC
 ROOFING MEMBRANE WHICH IS ADHERED VIA
 SARNACOL® 2170 / 2172 SPRAY CONTACT
 ADHESIVE TO 110MM SIKATHERM® PIR GT
 RIGID INSULATION PLACED ONTO
 S-VAP 5000E ON 180MM EXISTING RC ROOF
 SLAB

R3
 GREEN ROOF
 50MM LANDSCAPING ON 200MM BAUDER
 INTENSIVE GROWING MEDIUM ON BAUDER
 FV 125 FLEECE FILTER ON 12-15MM
 BAUDERGREEN SUB-MD LIGHTWEIGHT
 SUBSTRATE ON BAUDER DSE 60 DRAINAGE
 BOARD ON SIKA Sarnafil® G 410-20 EL ON
 150MM SIKA PIR GT INSULATION ON 6MM
 BAUDER RUBBER PROTECTION PRO MAT ON
 SIKA S-Vap 5000 E SA ON 180mm RC CAST IN
 SITU ROOF SLAB

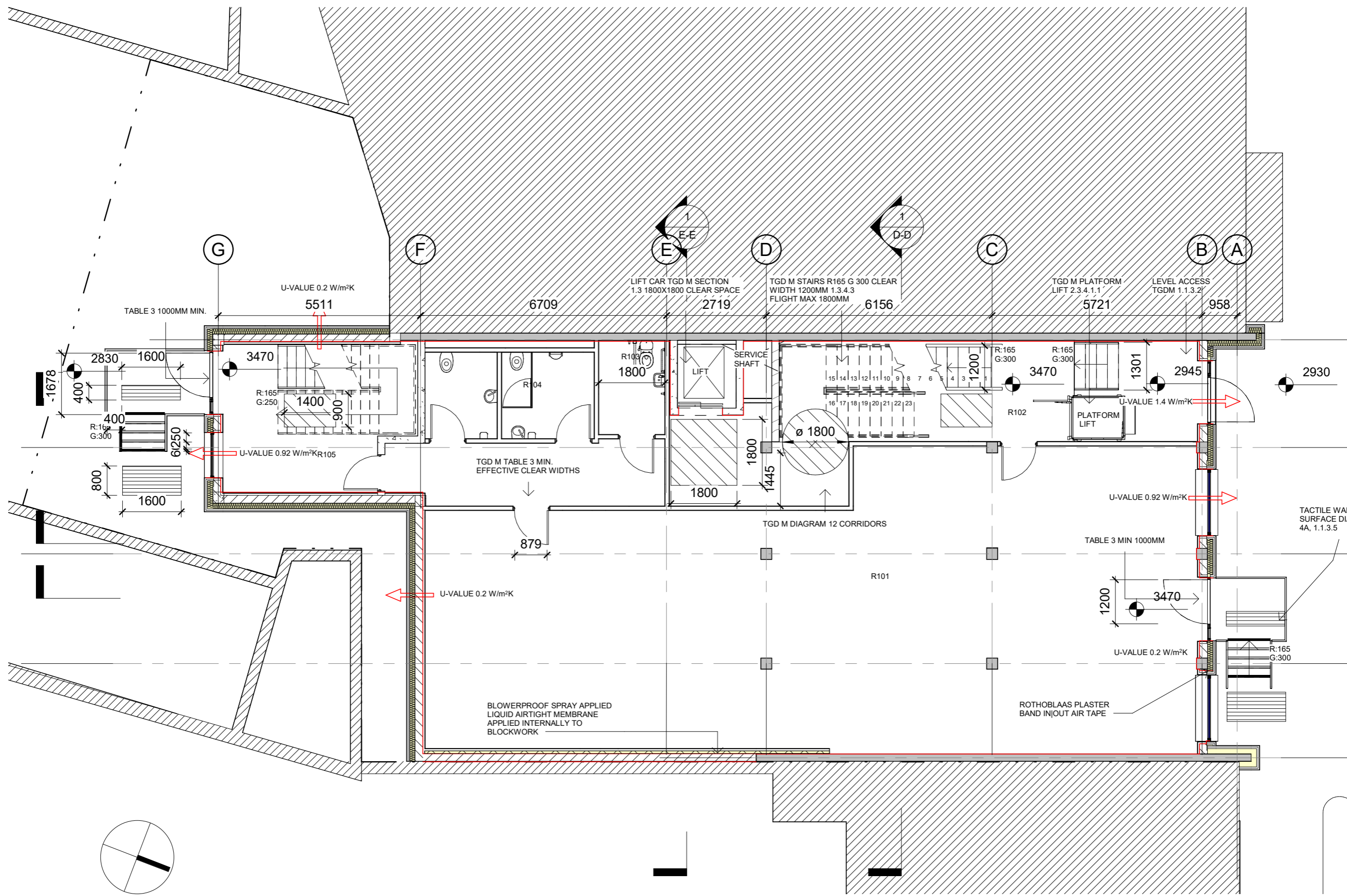
FLOOR
 75MM SCREEN ON 50MM KINGSPAN
 THERMAFLOOR TF70 INSULATION ON
 VISQUEEN RADON R400 MEMBRANE ON
 200M RC FLOOR SLAB

Section D-D

1 : 100



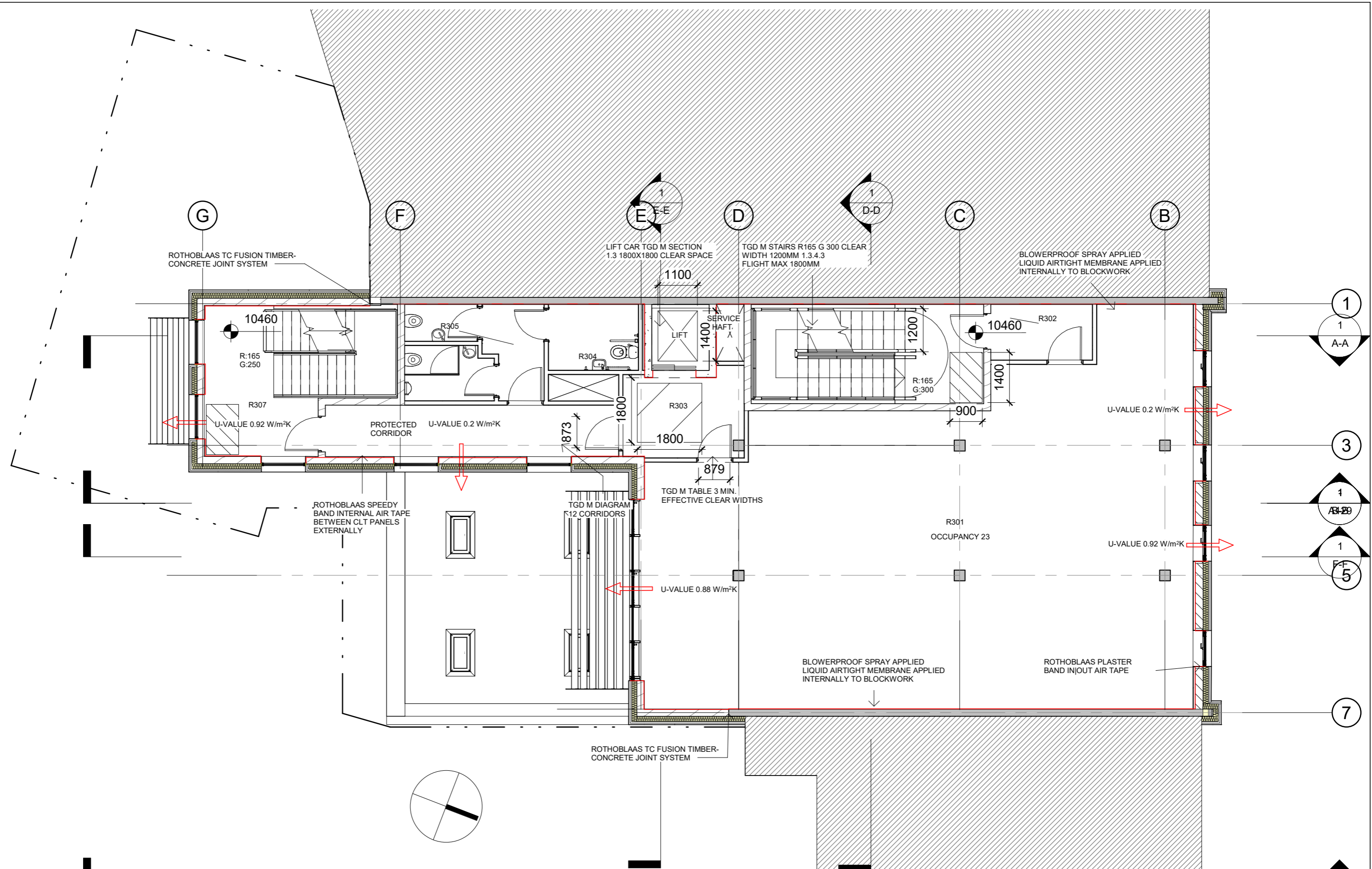
Roof Plan
1 : 100



ELEMENT	EXISTING U-VALUE W/m²K	REQUIRED U-VALUE W/m²K TABLE 10 (RETROFIT)	REQUIRED U-VALUE W/m²K TABLE 1 (NEW CONSTRUCTION)	fRsi	PROPOSED U-VALUE W/m²K
WALLS	0.59	0.35	0.21	0.5	0.2
ROOFS	0.59	0.25	0.2	0.5	0.2
FLOOR	3.8	0.45	0.21	0.5	0.2
CURTAIN WALL	0.58	1.8	1.8	-	0.88
WINDOWS	2.9	1.6	1.6	-	0.92
DOORS	3.3	1.6	1.6	-	1.4

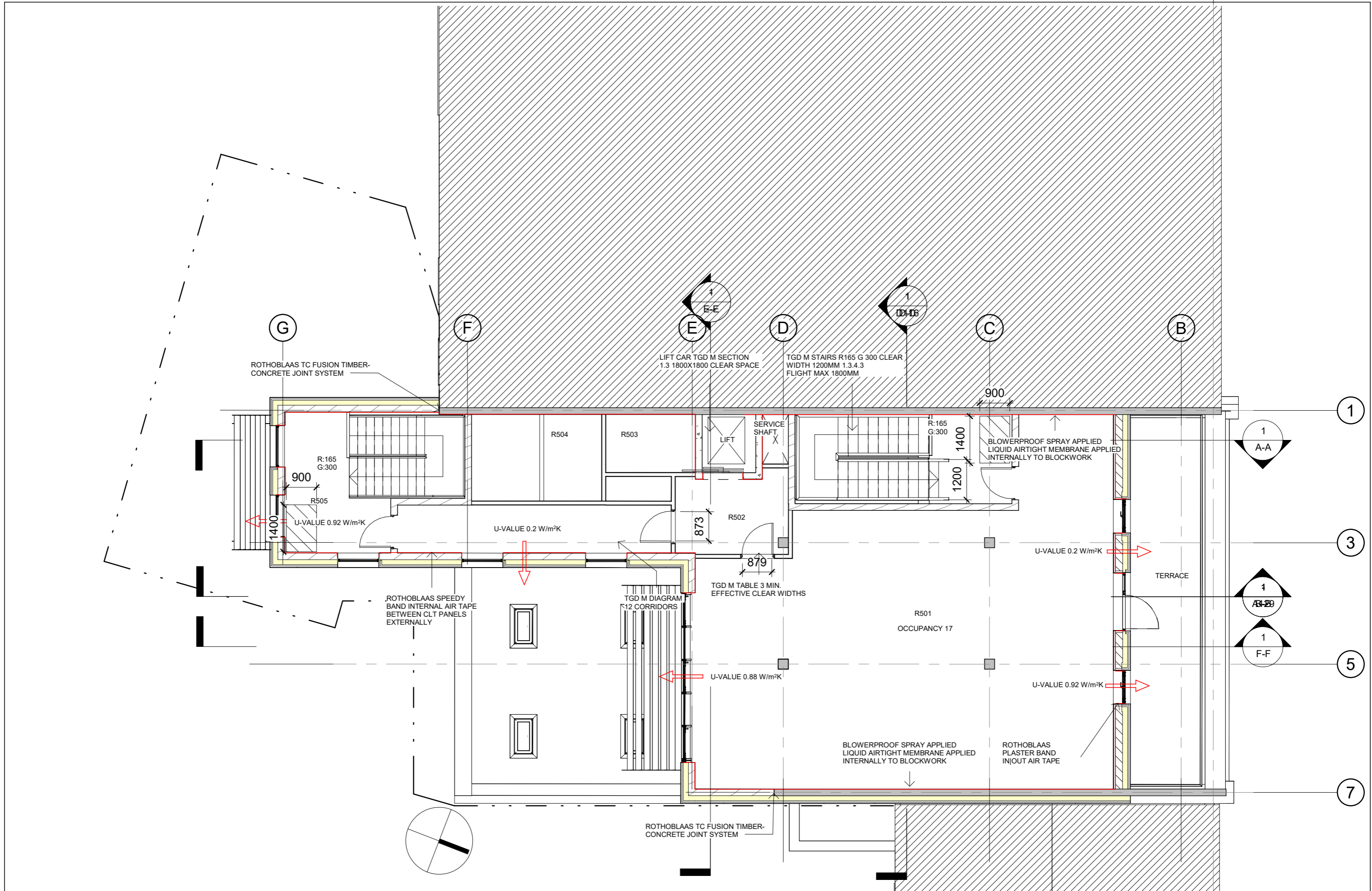
Ground Floor TGD M + L

1 : 100

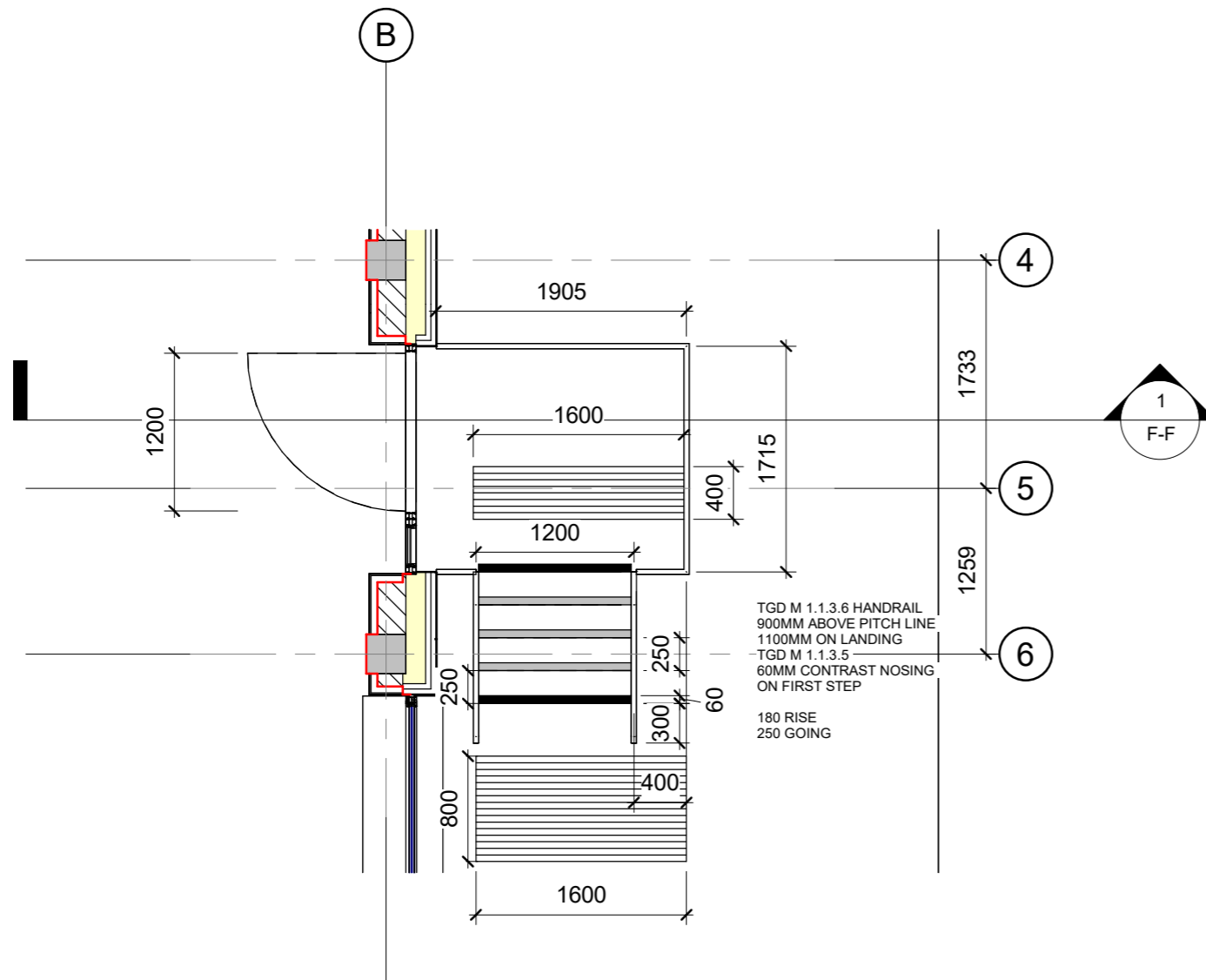


ELEMENT	EXISTING U-VALUE W/m²K	REQUIRED U-VALUE W/m²K TABLE 10 (RETROFIT)	REQUIRED U-VALUE W/m²K TABLE 1 (NEW CONSTRUCTION)	fRsi	PROPOSED U-VALUE W/m²K
WALLS	0.59	0.35	0.21	0.5	0.2
ROOFS	0.59	0.25	0.2	0.5	0.2
FLOOR	3.8	0.45	0.21	0.5	0.2
CURTAIN WALL	0.58	1.8	1.8	-	0.88
WINDOWS	2.9	1.6	1.6	-	0.92
DOORS	3.3	1.6	1.6	-	1.4

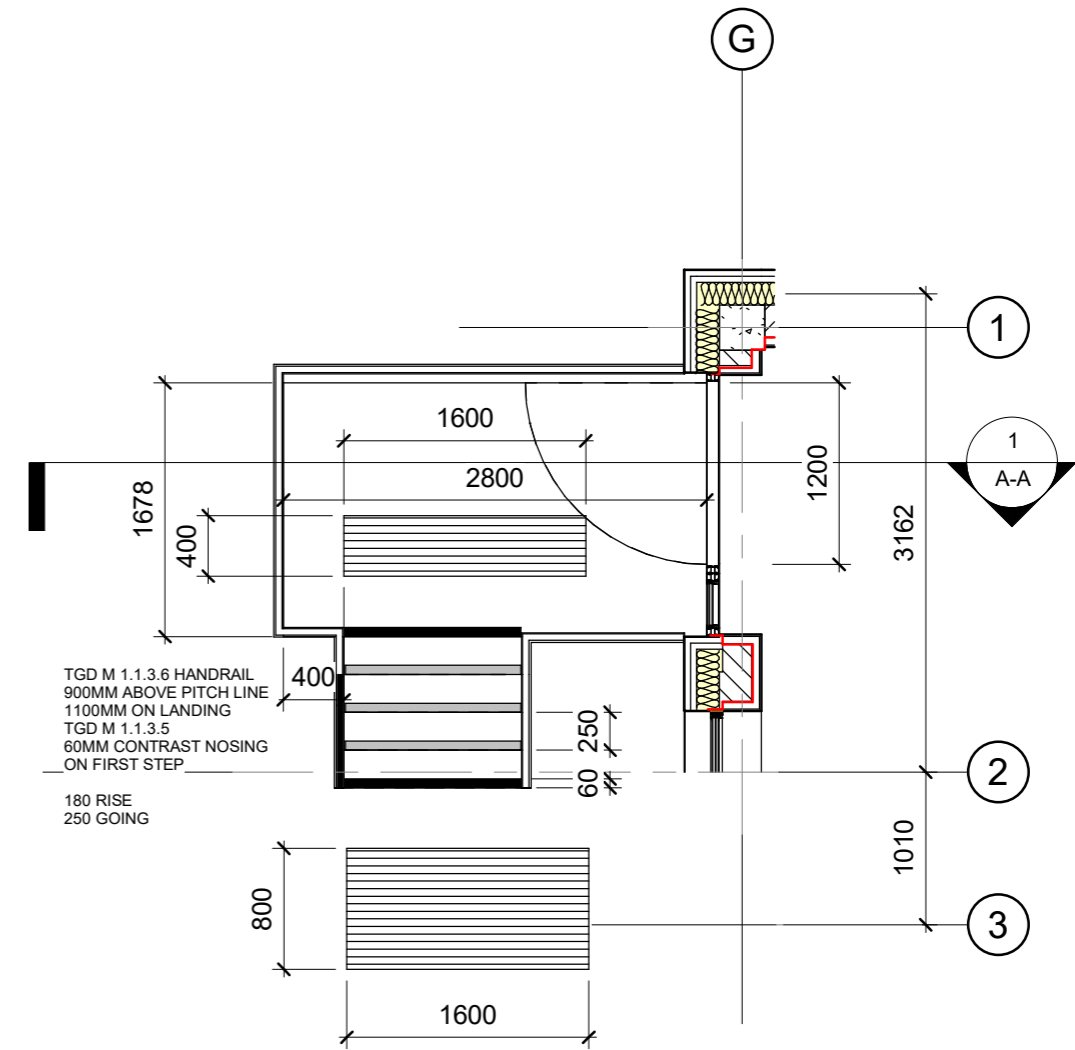
Typical Intermediate Floor TGD M + L
1 : 100



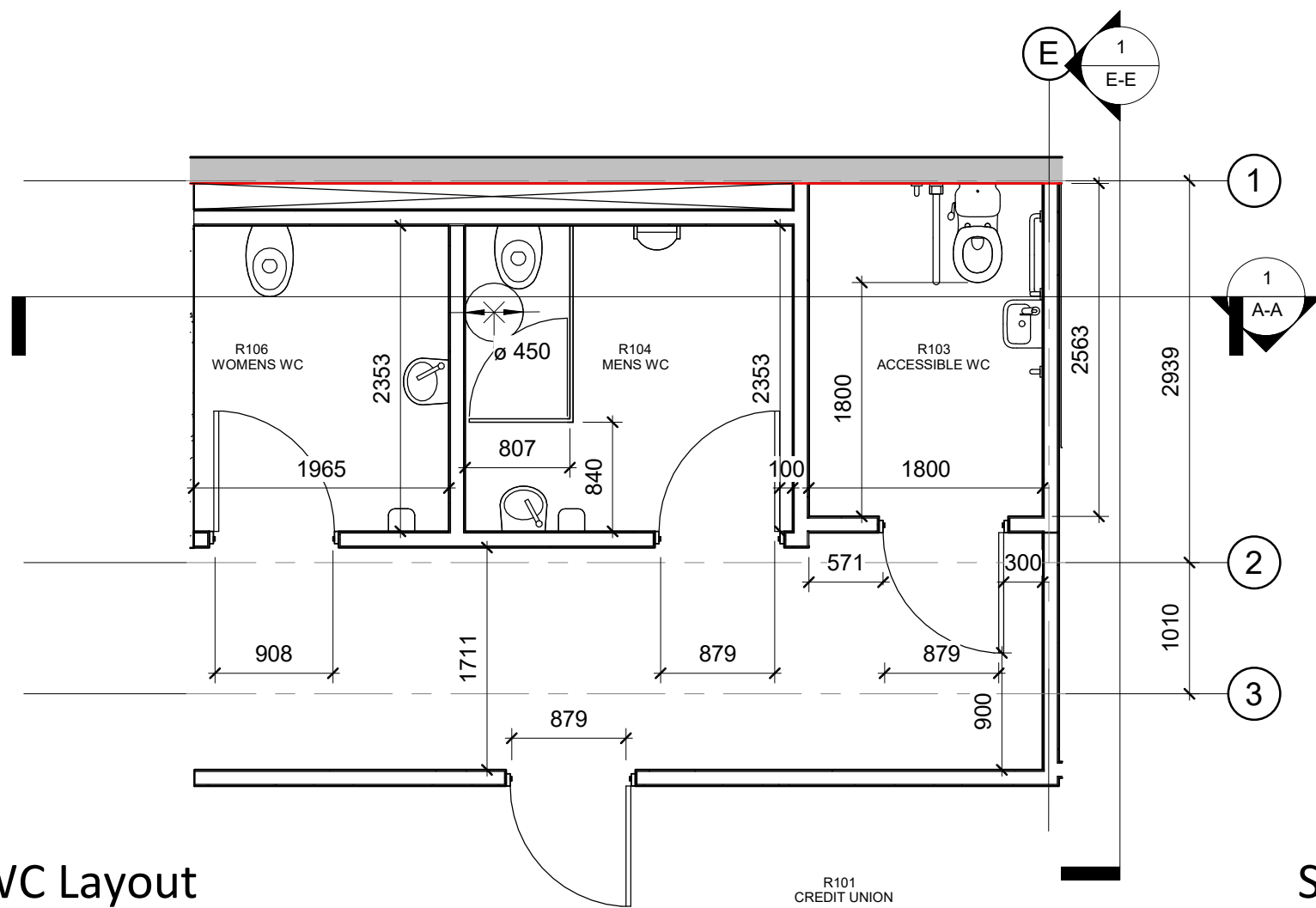
Fourth Floor TGD M + L
 1 : 100



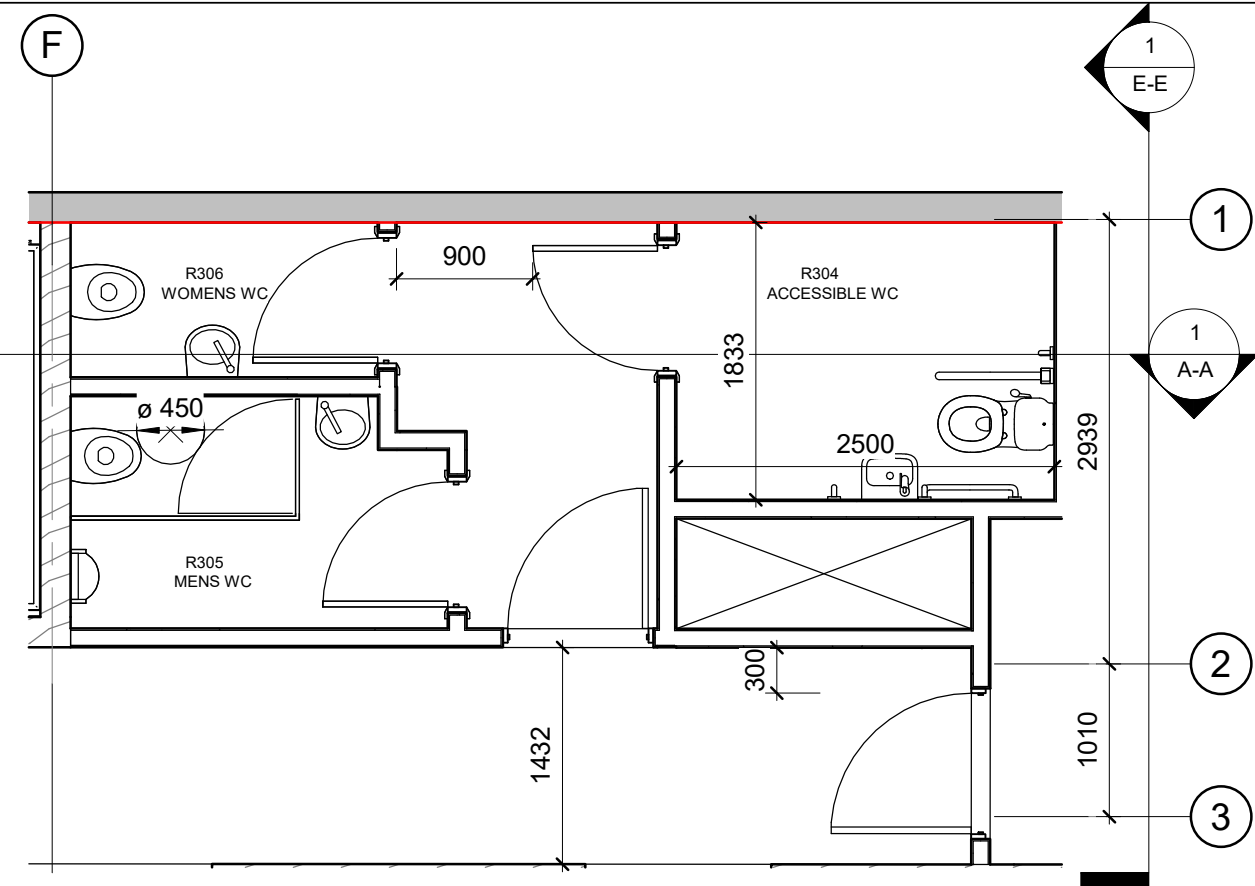
Entrance Callout
1 : 50



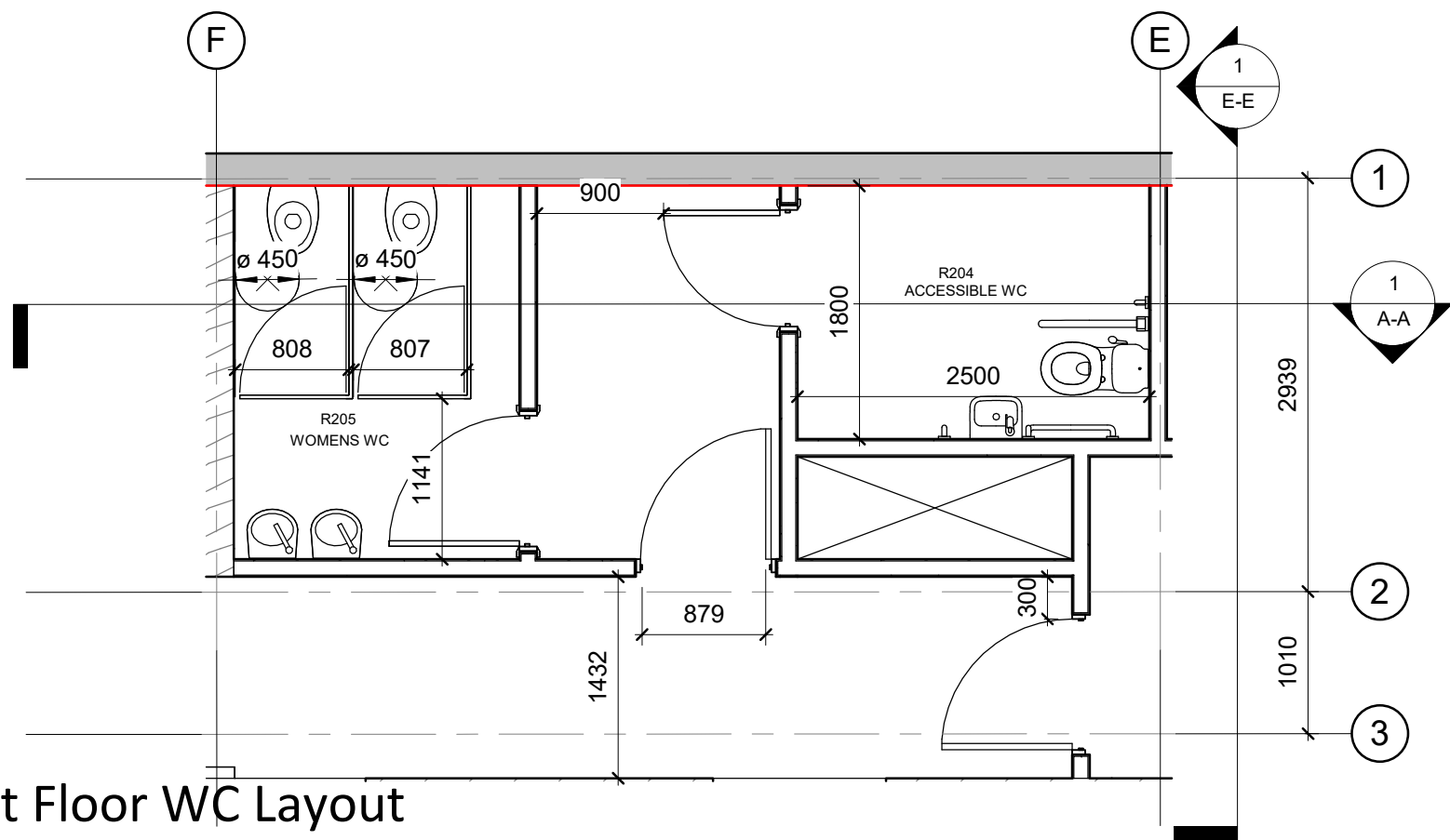
Exit Callout
1 : 50



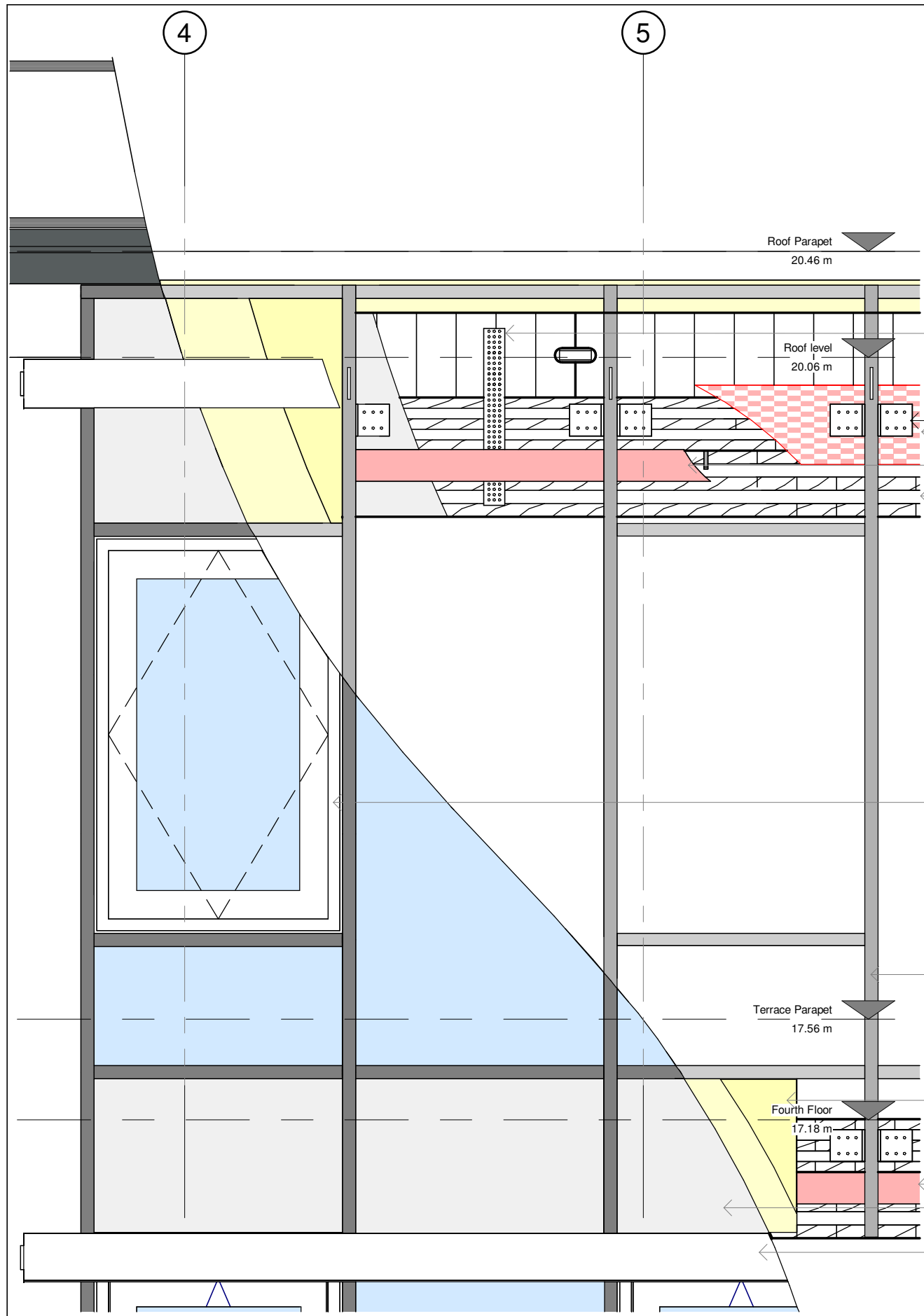
GF WC Layout
1 : 50



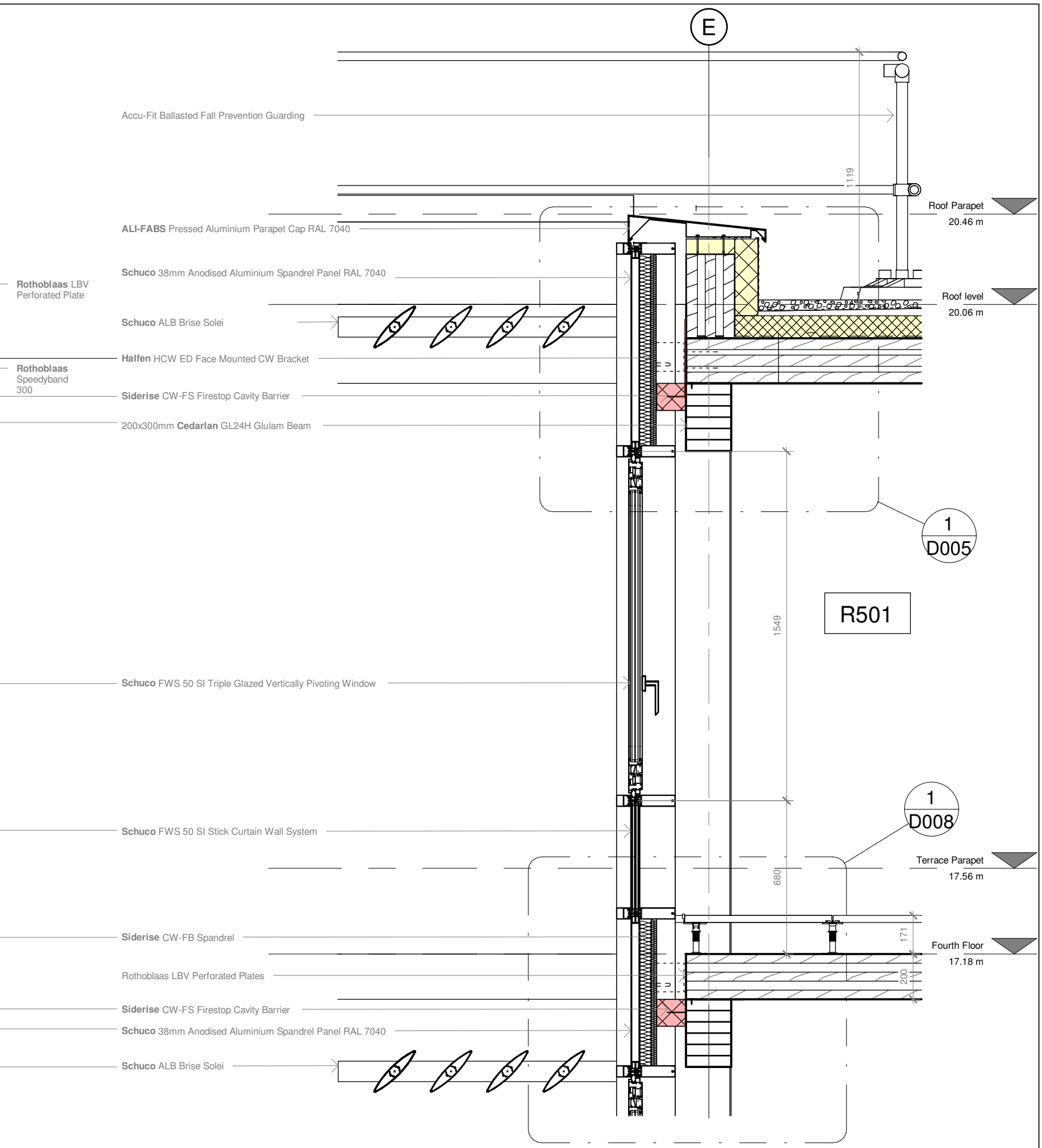
Second Floor WC Layout
1 : 50



First Floor WC Layout
1 : 50



South Elevation Curtain Wall
1 : 20



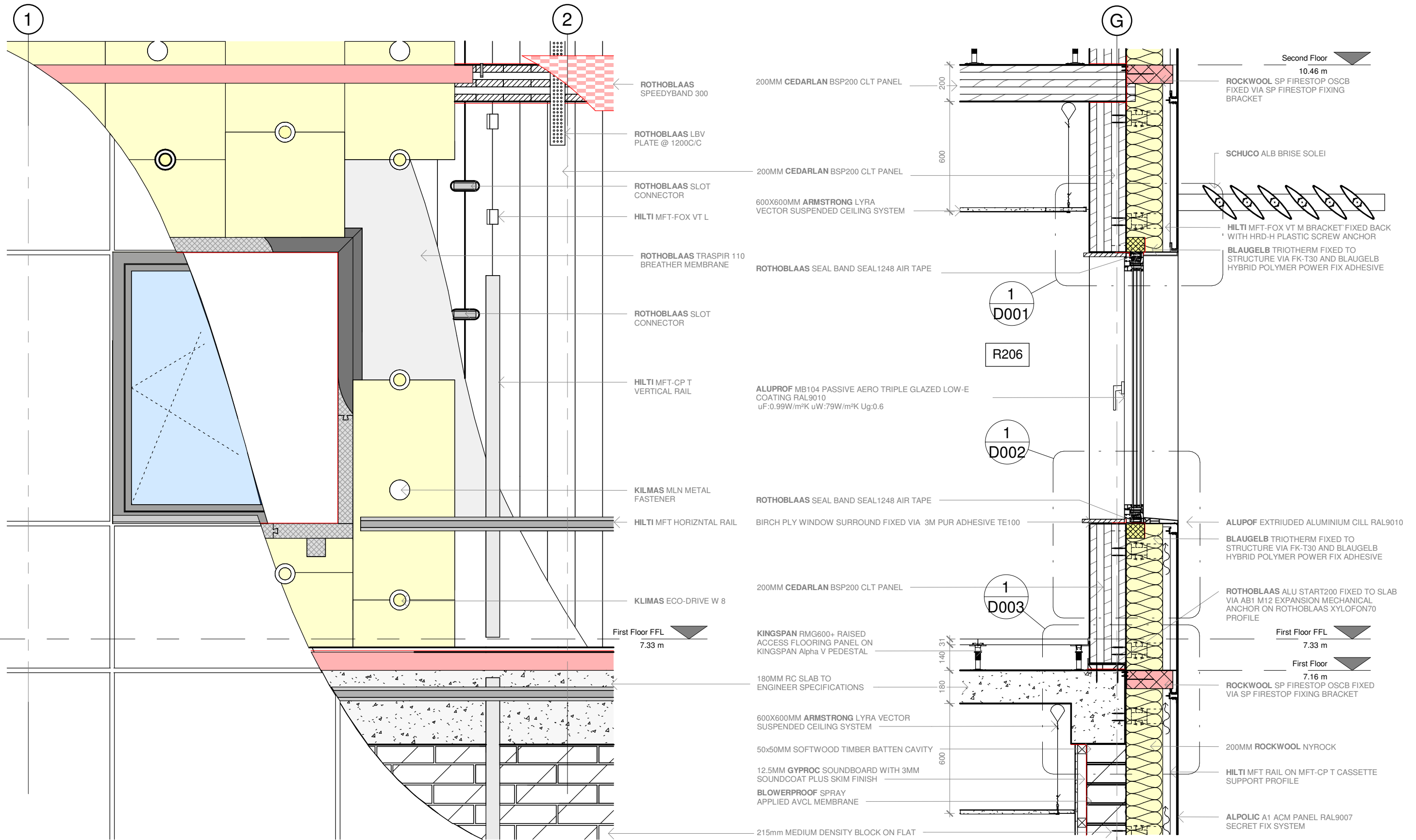
Curtain Wall Partial Section
1 : 20

- Rothoblaas LBV Perforated Plate
- Rothoblaas Speedyband 300
- Accu-Fit Ballasted Fall Prevention Guarding
- ALI-FABS Pressed Aluminium Parapet Cap RAL 7040
- Schuco 38mm Anodised Aluminium Spandrel Panel RAL 7040
- Schuco ALB Brise Solei
- Halfen HCW ED Face Mounted CW Bracket
- Siderise CW-FS Firestop Cavity Barrier
- 200x300mm Cedarlan GL24H Glulam Beam
- Schuco FWS 50 SI Triple Glazed Vertically Pivoting Window
- Schuco FWS 50 SI Stick Curtain Wall System
- Siderise CW-FB Spandrel
- Rothoblaas LBV Perforated Plates
- Siderise CW-FS Firestop Cavity Barrier
- Schuco 38mm Anodised Aluminium Spandrel Panel RAL 7040
- Schuco ALB Brise Solei

R501

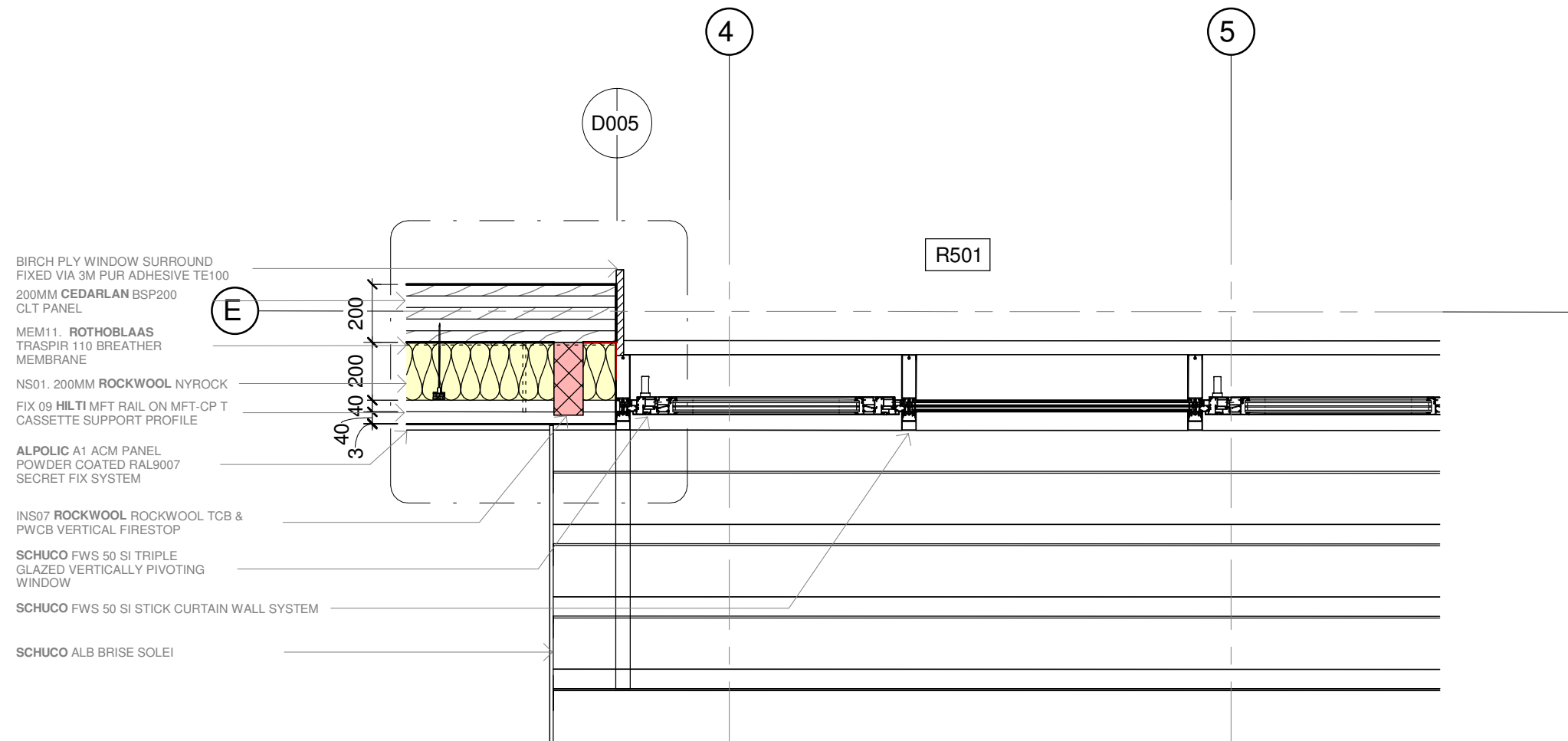
1
D005

1
D008

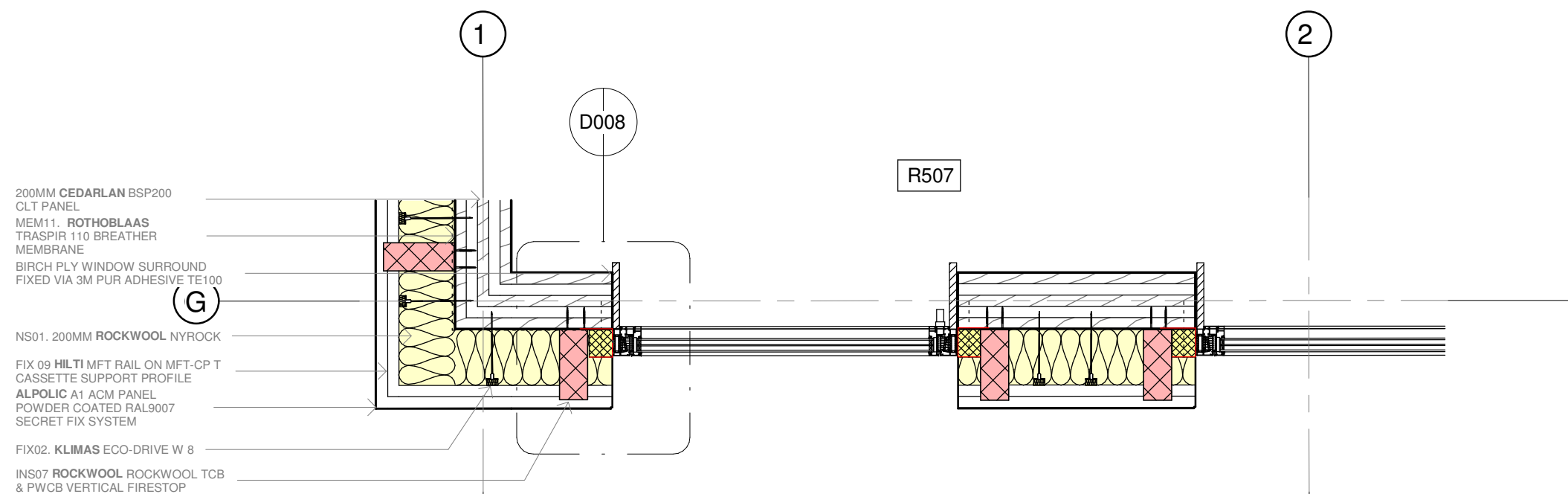


Partial Elevation - CLT - Concrete
1 : 20

Partial Section - CLT - Concrete
1 : 20

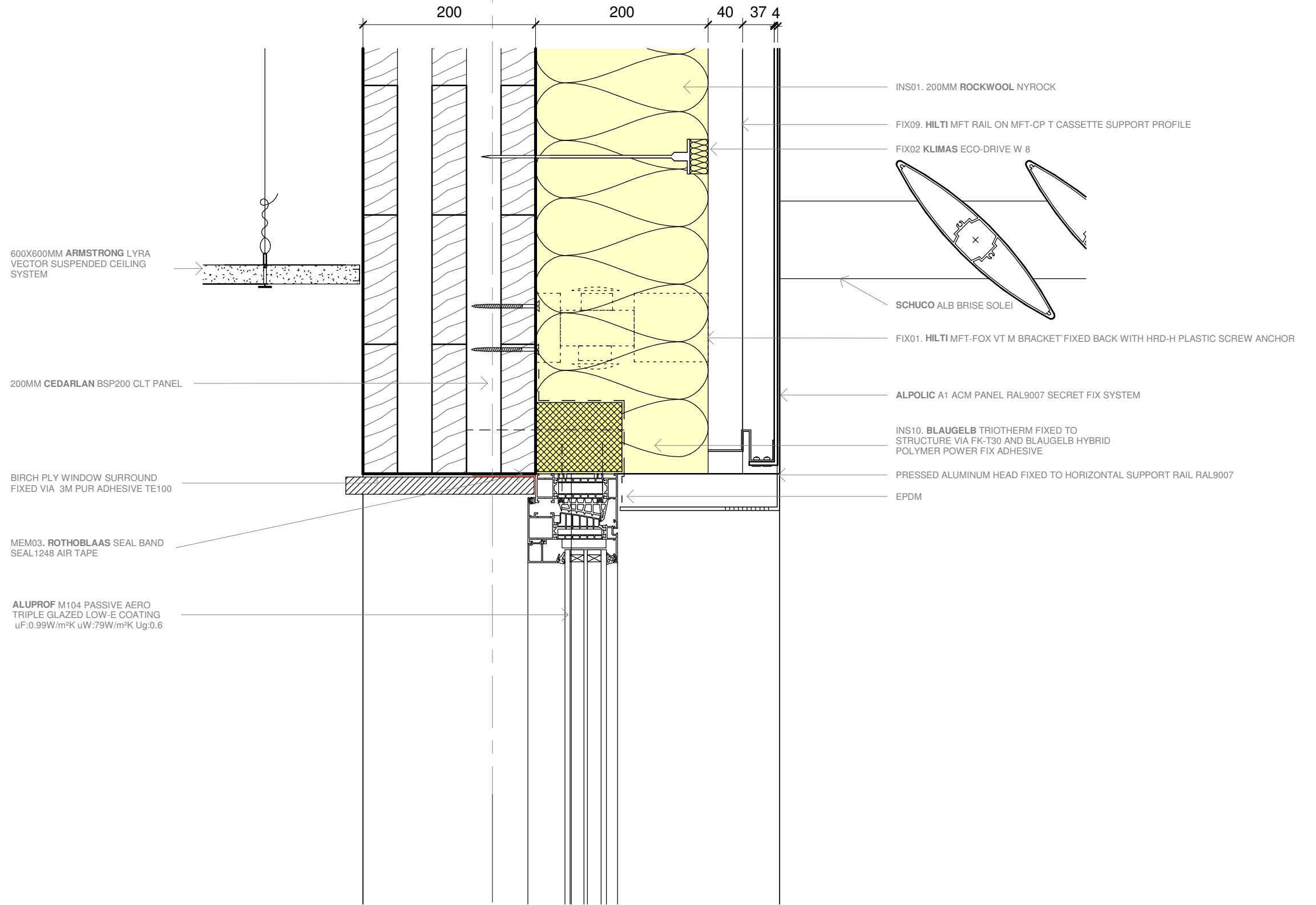


Curtain Wall Part Plan
1:20



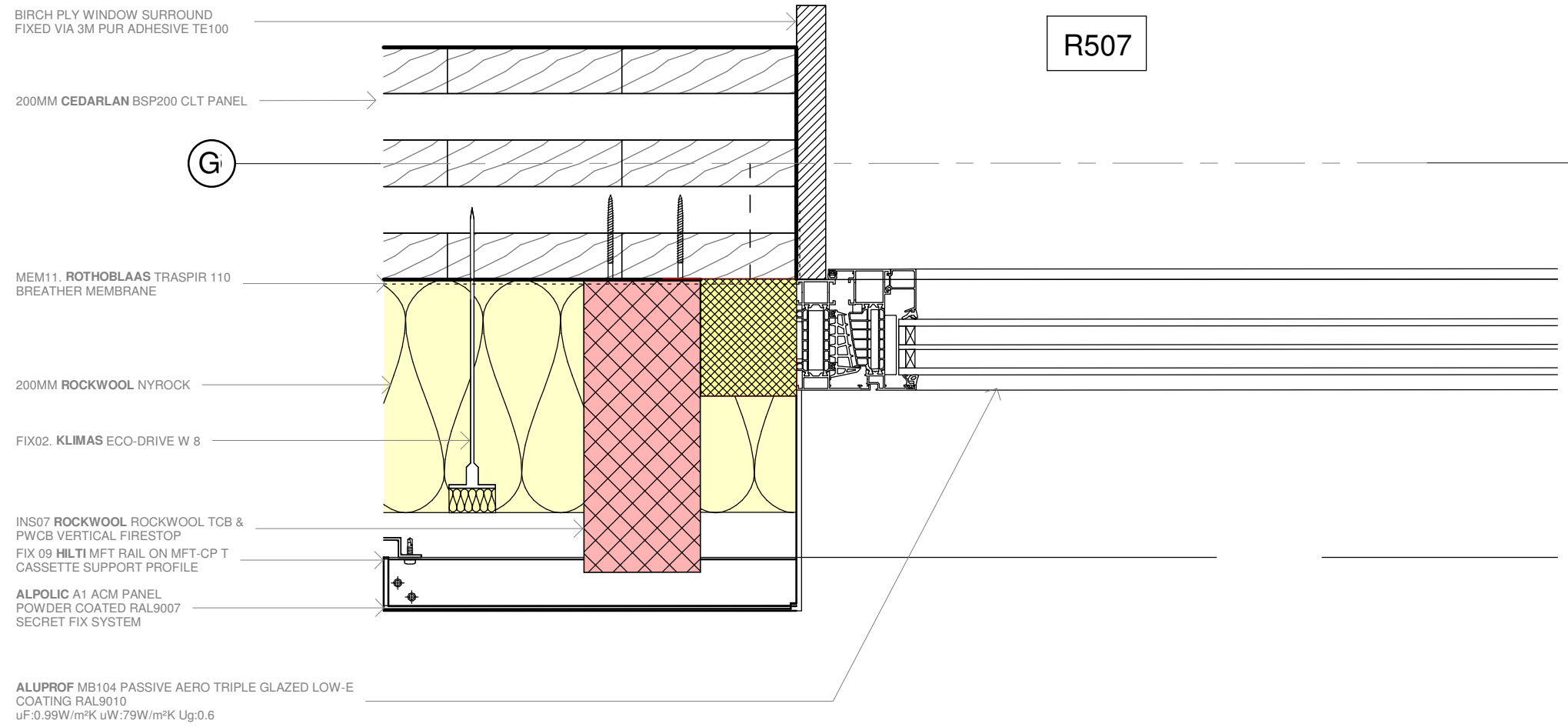
Rainscreen Part Plan
1:20

G



CLT Rainscreen - Window Head

1 : 5



Rainscreen - Window Jamb
1:20

E

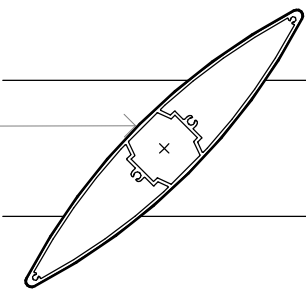
Roof Parapet
20.46 m

ALI-FABS PRESSED ALUMINIUM PARAPET CAP RAL 7040 FIXED TO CLT VIA BOLTS

SIDERISE CW-FB SPANDREL

ROTHOBLAAS LBV PLATE AT 1200 C/C

SCHUCO ALB BRISE SOLEI RAL 9007



HALFEN HCW ED FACE MOUNTED CW BRACKET

ROTHOBLAAS SPEEDYBAND 300
ROTHOBLAAS XYLOFON70 PROFILE

SIDERISE CW-FS FIRESTOP CAVITY BARRIER
FIXED VIA STEEL BRACKED

SCHUCO 38MM ANODISED ALUMINIUM
SPANDREL PANEL RAL 7040

CEDARLAN GL24H Glulam Beam

SCHUCO FWS 50 SI STICK CURTAIN WALL SYSTEM
POWDER COAT FINISH RAL 9010

Schuco FWS 50 SI Triple Glazed Vertically
Pivoting Window

20mm LOOSE LIMESTRONGRAVEL ON SIKA SFELT T-300

SIKA SARNAFIL G-410-20 EL PVC MEMBRANE FIXED VIA SARNACOL
SPRAY ADHESIVE

SIKA SIKATHERM PIR G INSULATION

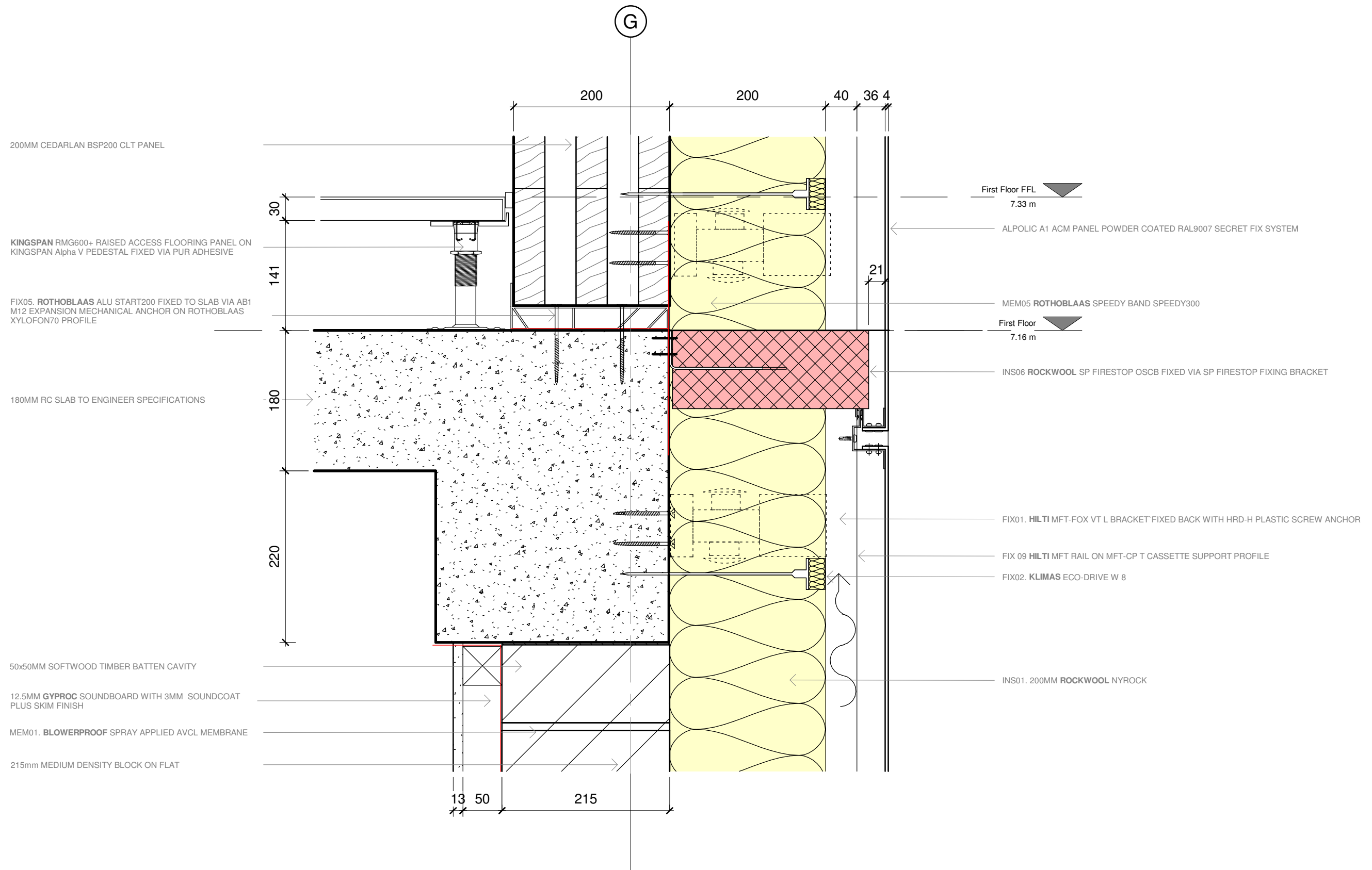
SIKA SVAP 5000 E SELF
ADHERING VAPOUR BARRIER

CEDARLAN BSP 200
CLT PANEL
TAPERING AT 1:60

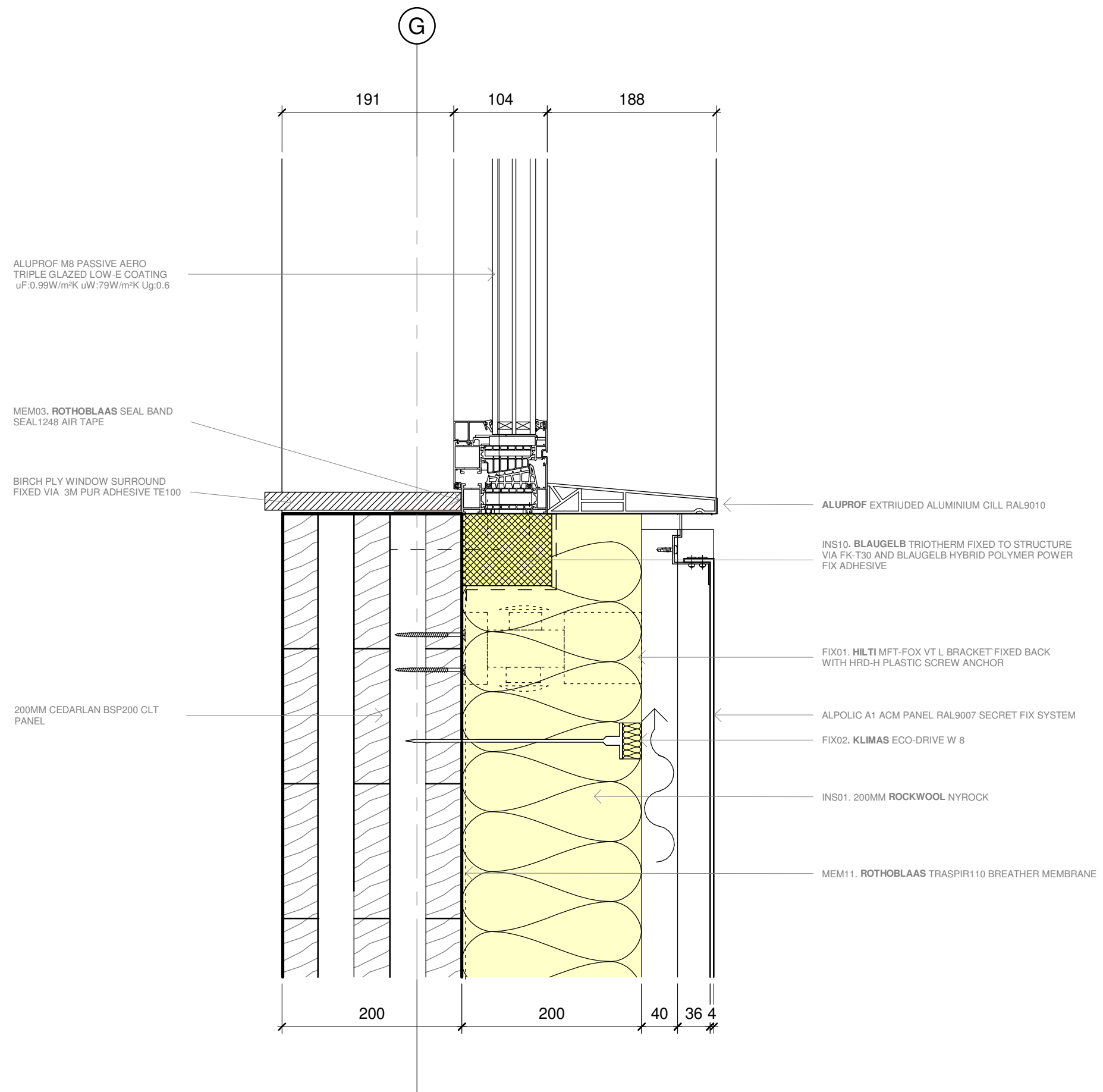
Roof level
20.06 m

ROTHOBLAAS WBR ANGLE BRACKET

Curtain Wall - CLT Parapet 1 : 5



CLT Rainscreen to Cast Concrete Floor
1 : 5



CLT Rainscreen - Window Cill
1 : 5