SCHEDULE 8

[Draft Approved Drawings]

EDINBURGH ST. JAMES: GAM WORKS

BASIS OF ESTIMATE

1 Service Diversions
See utility tracker from TUV SUD

2 Allan Murray Architects
AMA Summary of GAM Works dated July 2015

3 BDP Architects
ESJ-BDP-XX-PB3-DR-A-SK501 Rev 00
ESJ-BDP-XX-PB2-DR-A-SK502 Rev 00
ESJ-BDP-XX-PB1-DR-A-SK503 Rev 00
ESJ-BDP-XX-P01-DR-A-SK504 Rev 00
ESJ-BDP-XX-P02-DR-A-SK505 Rev 00
ESJ-BDP-XX-P03-DR-A-SK506 Rev 00
ESJ-BDP-XX-P04-DR-A-SK507 Rev 00

3 OPEN Drawings
ESJ-OPE-ZZZ-SE6-DR-LA-LS103 Rev B,
ESJ-OPE-ZZZ-SE1-DR-LA –LS101 Rev E
ESJ-OPE-ZZZ-SE2-DR-LA –LS101 Rev E
ESJ-OPE-ZZZ-SE3-DR-LA –LS101 Rev E
ESJ-OPE-ZZZ-SE4-DR-LA –LS101 Rev E
ESJ-OPE-ZZZ-SE5-DR-LA –LS101 Rev E
ESJ-OPE-ZZZ-SE6-DR-LA –LS101 Rev E
ESJ-OPE-ZZZ-SE7-DR-LA –LS101 Rev E
ESJ-OPE-ZZZ-SE8-DR-LA –LS101 Rev E
ESJ-OPE-DET-DR-LA-DT501 Rev B;
ESJ-OPE-DET-DR-LA-DT502 Rev B;
ESJ-OPE-DET-DR-LA-DT503 Rev B;
ESJ-OPE-DET-DR-LA-DT504 Rev B;
ESJ-OPE-DET-DR-LA-DT505 Rev B;
ESJ-OPE-DET-DR-LA-DT506 Rev B;
ESJ-OPE-DET-DR-LA-DT507 Rev B;
ESJ-OPE-DET-DR-LA-DT508 Rev B;
ESJ-OPE-DET-DR-LA-DT509 Rev B;
ESJ-OPE-DET-DR-LA-DT510 Rev B;
ESJ-OPE-DET-DR-LA-DT511 Rev B;
ESJ-OPE-DET-DR-LA-DT512 Rev B;
ESJ-OPE-DET-DR-LA-DT513 Rev B;
ESJ-OPE-DET-DR-LA-DT514 Rev B;
ESJ-OPE-DET-DR-LA-DT515 Rev B;
ESJ-OPE-DET-DR-LA-DT516 Rev B;
ESJ-OPE-DET-DR-LA-DT517 Rev B;
ESJ-OPE-DET-DR-LA-DT518 Rev B;
ESJ-OPE-DET-DR-LA-DT519 Rev B;
ESJ-OPE-DET-DR-LA-DT520 Rev B;
ESJ-OPE-DET-DR-LA-DT521 Rev B;
Cathedral Lane Study - Option 3

4 Grontmil Drawings
115680/101 Rev A
115680/102 Rev A
115680/103 Rev A
115680/104 Rev A
115680/105 Rev A
115680/201 Rev A
115680/202 Rev A
115680/203 Rev A
115680/204 Rev A
115680/205 Rev A
115680/301 Rev A
115680/302 Rev A
115680/303 Rev A
115680/304 Rev A
115680/305 Rev A
115680/401 Rev A
115680/402 Rev A
115680/501 Rev A
115680/601 Rev A
115680/602 Rev A
115680/603 Rev A
115680/701 Rev A
115758_013_001 Rev 0
115758_013_002 Rev 0
115758_013_003 Rev 0
115680/SK101

5 Light Alliance Drawings
ESJ-LA-ZZZ-SE0-DR-LI-LX001 Rev 02;

EDINBURGH ST JAMES

Summary of GAM Works

July 2015

TIAA Henderson Real Estate

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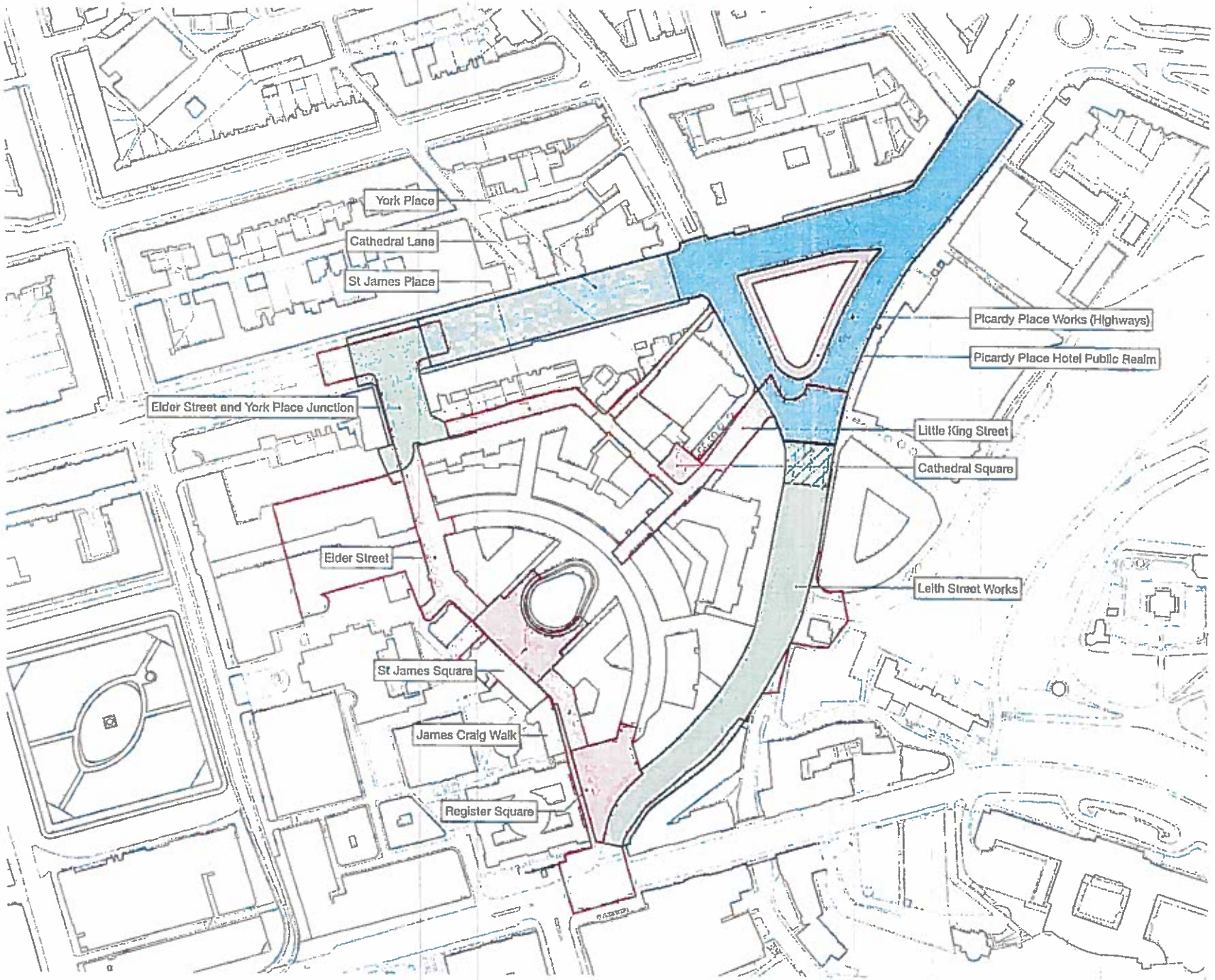


50 40 30 20 10 0 50m

Application Boundary

This is one of the CEC Growth Assets plans referred to in Schedule 8 of the foregoing Growth Accelerator Model Agreement among the City of Edinburgh Council, St James Edinburgh Limited, Cetza Trustees 3 Limited and Cetza Trustees 4 Limited dated 21 June 2016

Note: Picardy Place, tram stop information based on latest information by others to be confirmed.

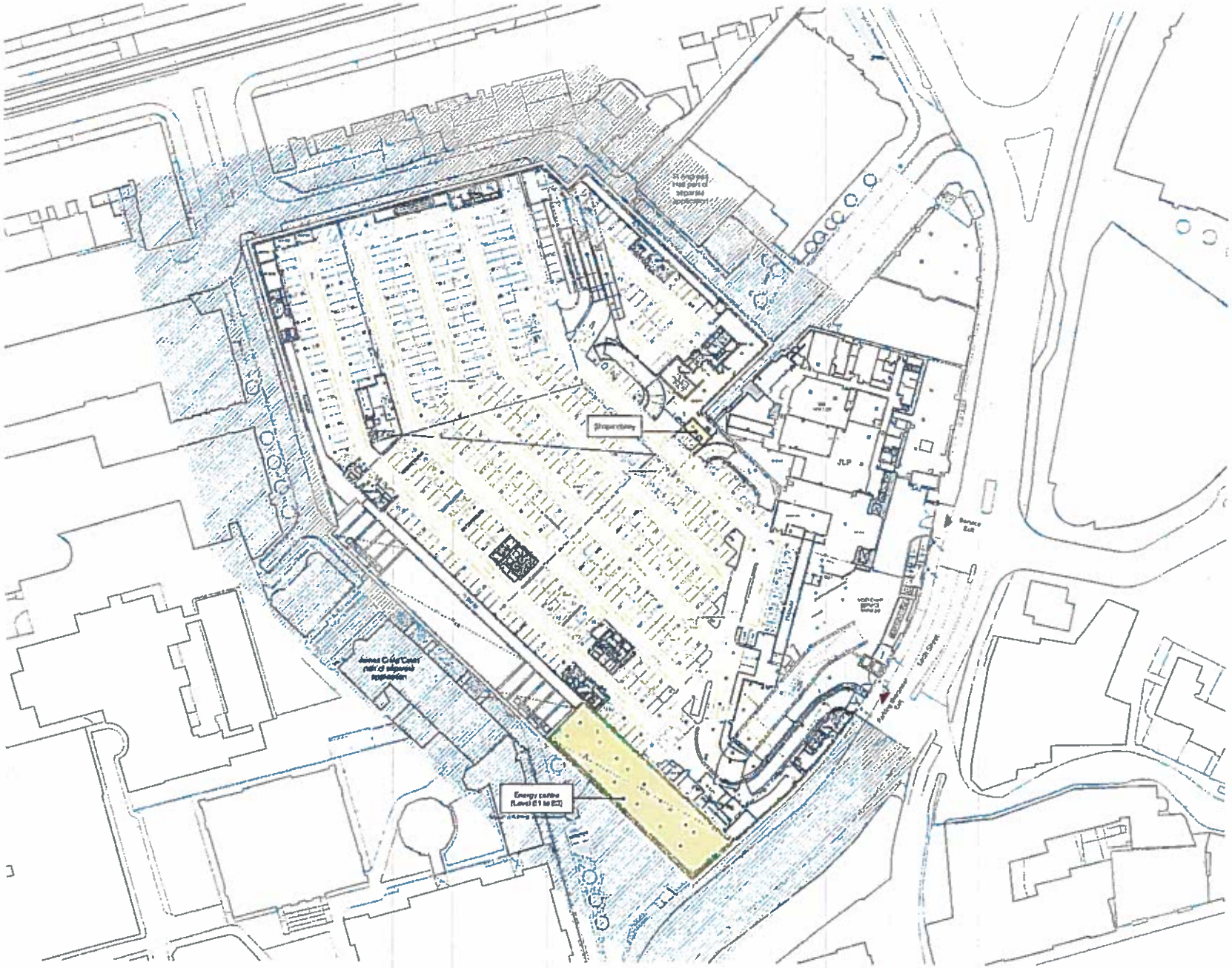
Edinburgh St James

TH Tilla Henderson Real Estate

Allan Murray Architects
architecture + urbanism

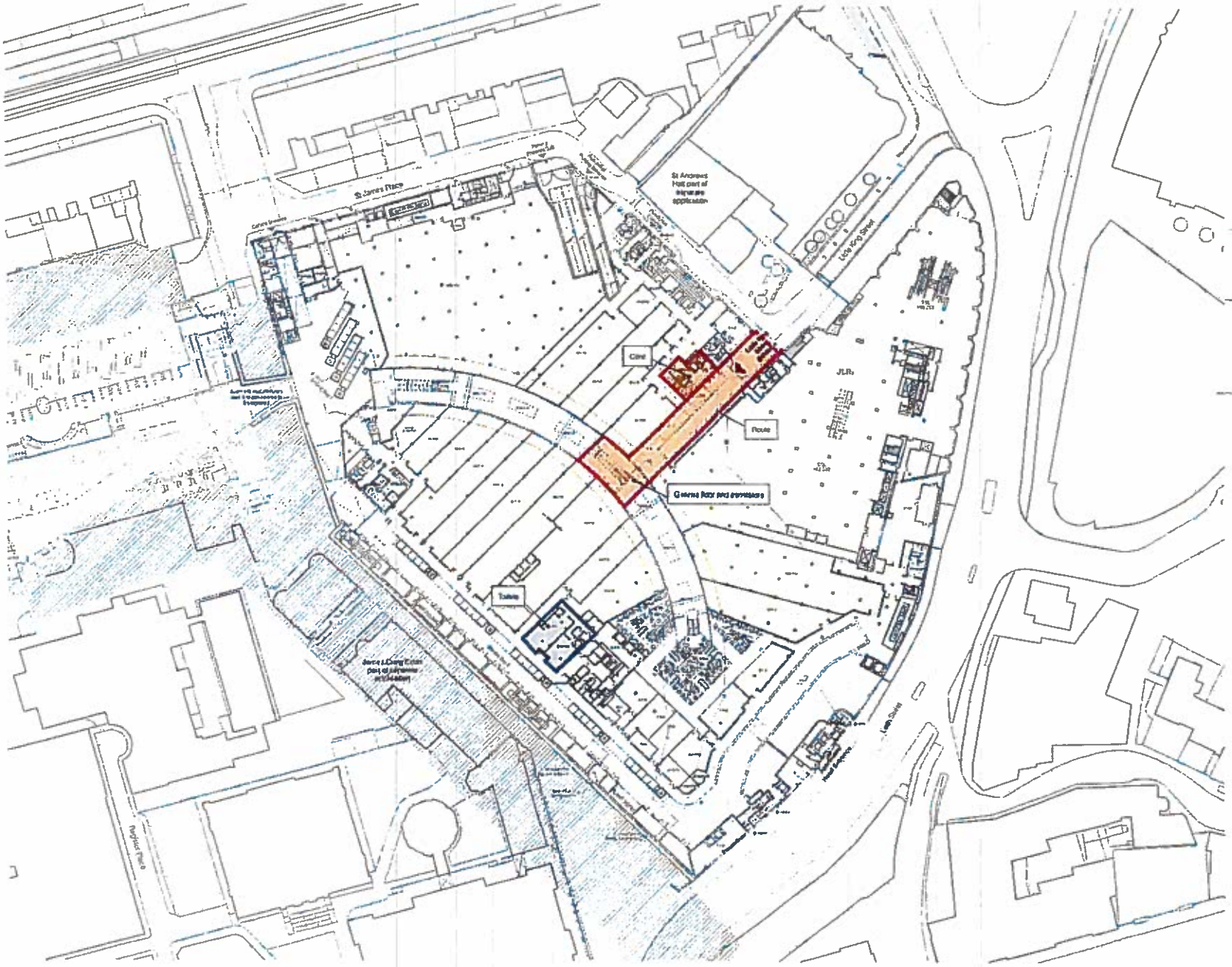
Proposed Public Realm Works Including York Place
ESJ-AMA-00-ZZ-DR-A-00084 P04

This is one of the CEC Growth Assets plans referred to in Schedule 8 of the foregoing Growth Accelerator Model Agreement among the City of Edinburgh Council, St James Edinburgh Limited, Cetza Trustees 3 Limited and Cetza Trustees 4 Limited dated 21 June 2016



Level B1 Plan

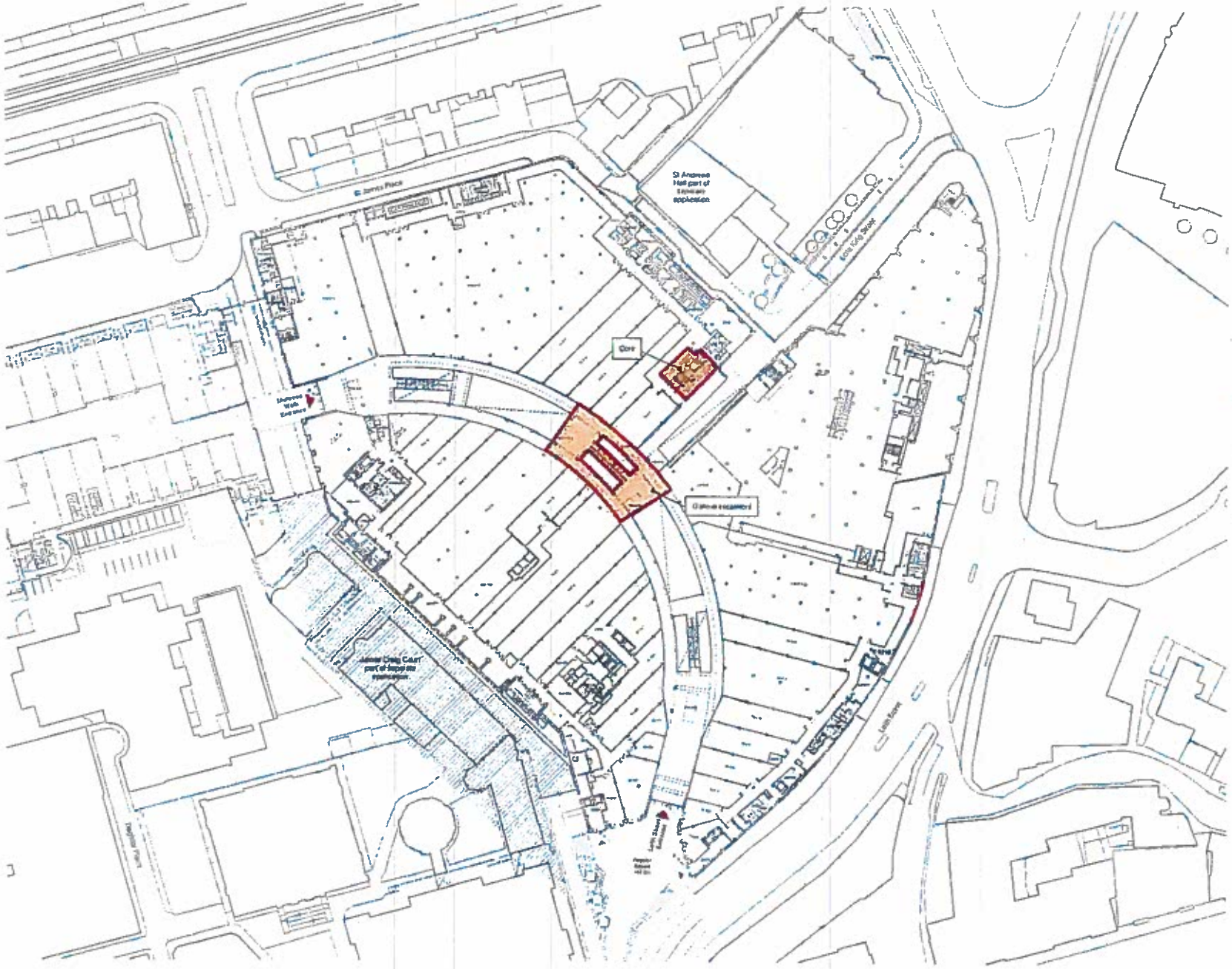
This is one of the CEC Growth Assets plans referred to in Schedule 8 of the foregoing Growth Accelerator Model Agreement among the City of Edinburgh Council, St James Edinburgh Limited, Cetza Trustees 3 Limited and Cetza Trustees 4 Limited dated 21 June 2016



Allan Murray Architects

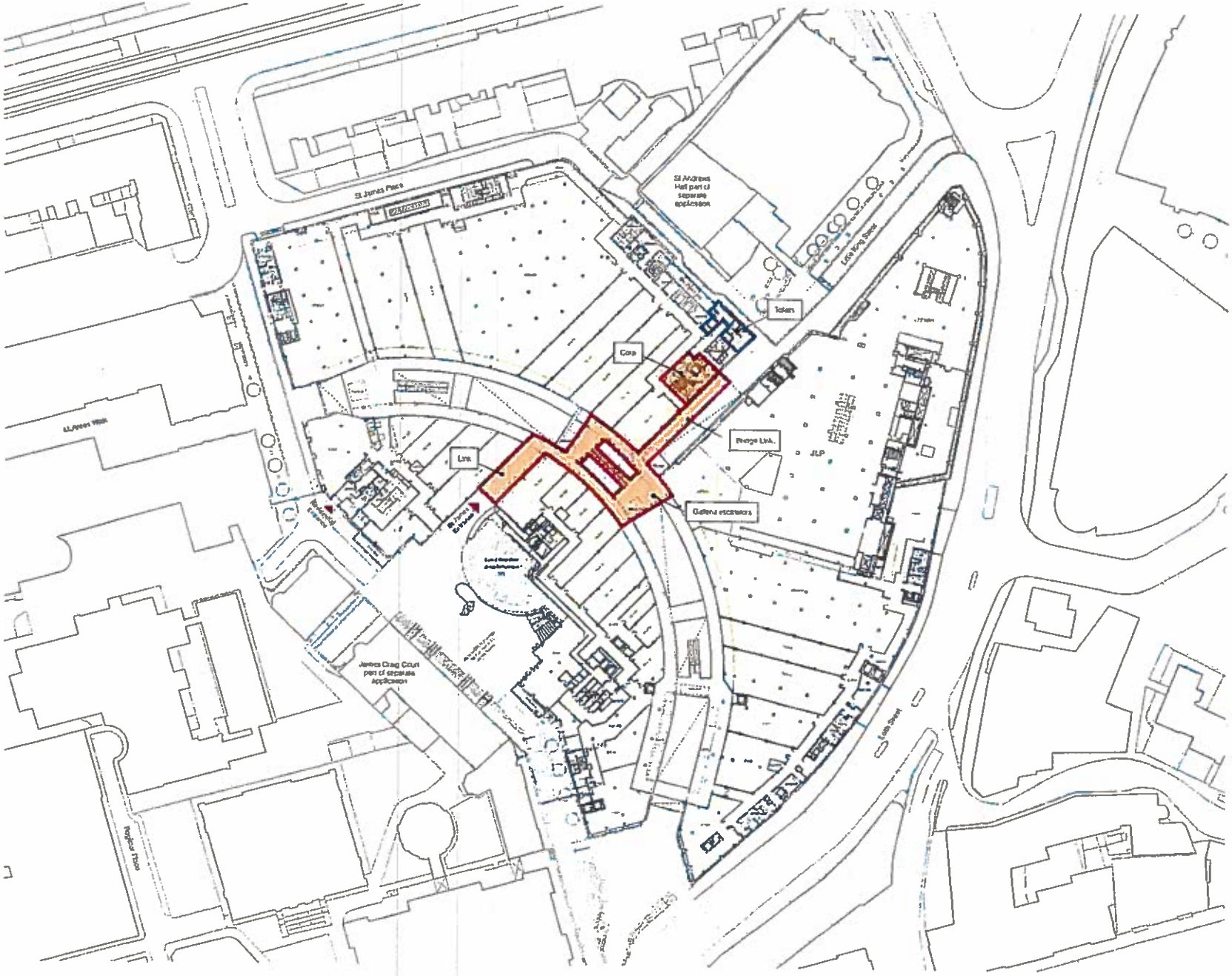
Level 01 Plan

This is one of the CEC Growth Assets plans referred to in Schedule 8 of the foregoing Growth Accelerator Model Agreement among the City of Edinburgh Council, St James Edinburgh Limited, Cetza Trustees 3 Limited and Cetza Trustees 4 Limited dated 21 June 2016



Level 02 Plan

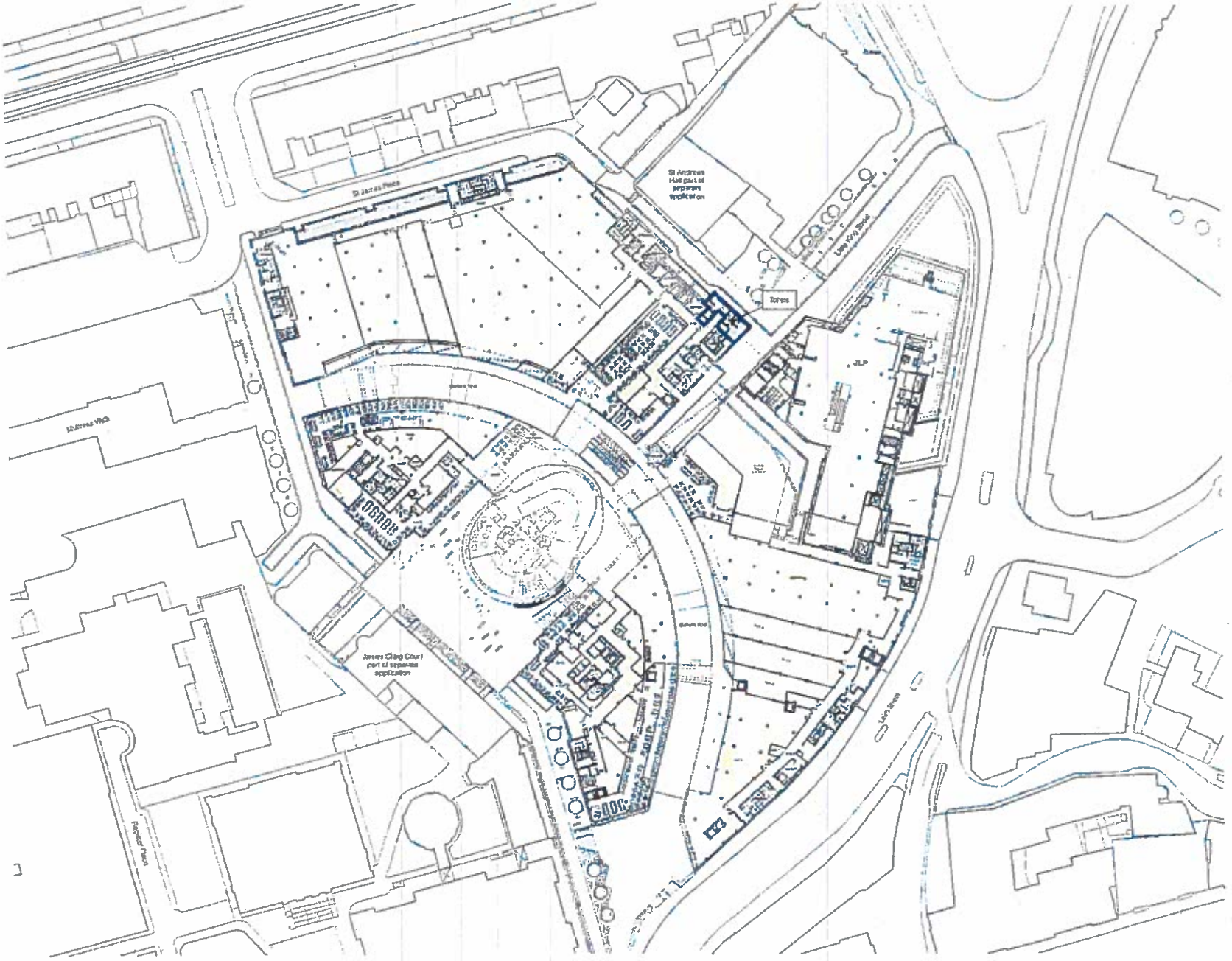
This is one of the CEC Growth Assets plans referred to in Schedule 8 of the foregoing Growth Accelerator Model Agreement among the City of Edinburgh Council, St James Edinburgh Limited, Cetza Trustees 3 Limited and Cetza Trustees 4 Limited dated 21 June 2016



Level 03 Plan

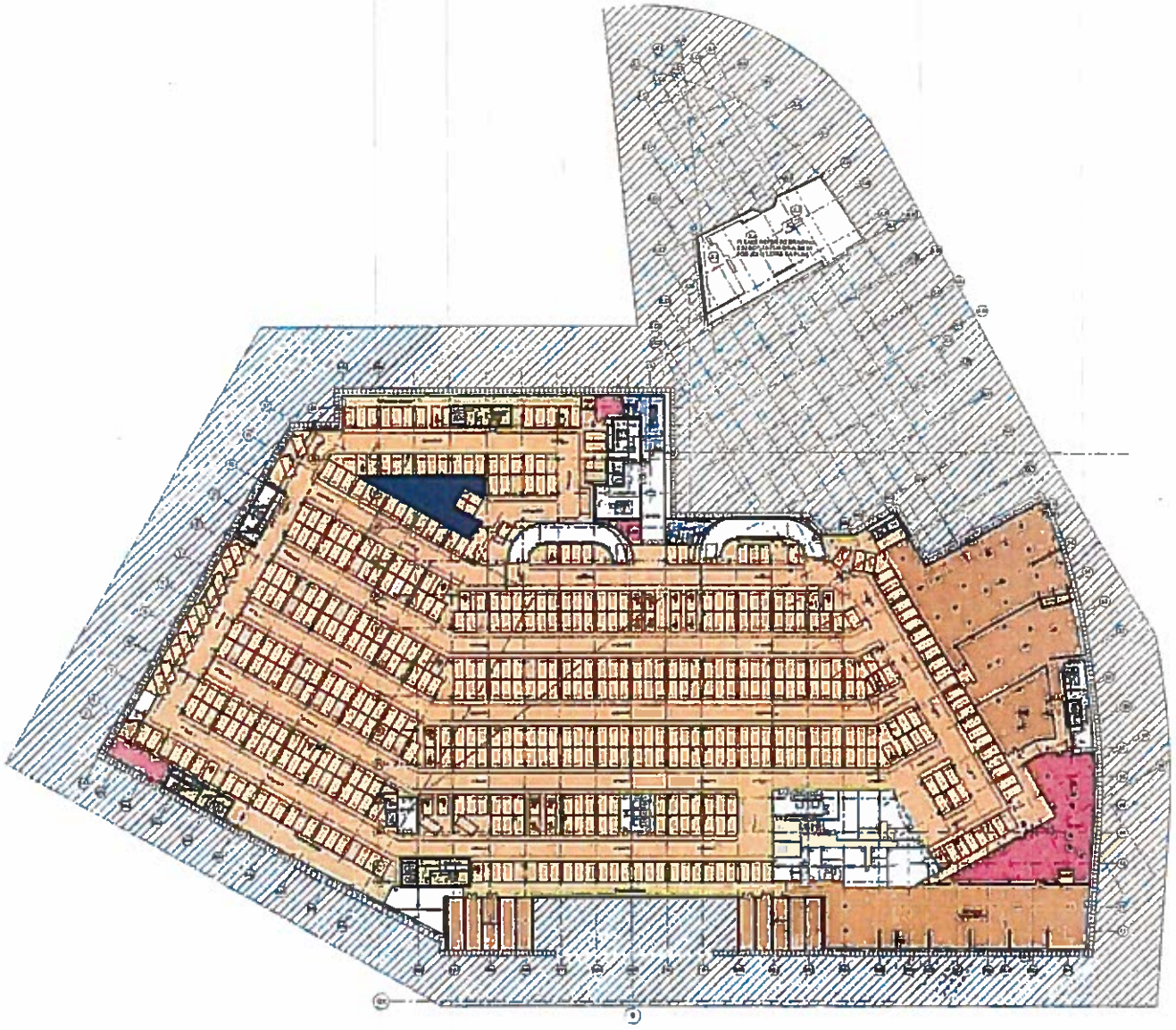
Allan Murray Architects

This is one of the CEC Growth Assets plans referred to in Schedule 8 of the foregoing Growth Accelerator Model Agreement among the City of Edinburgh Council, St James Edinburgh Limited, Cetza Trustees 3 Limited and Cetza Trustees 4 Limited dated 21 June 2016



Level 04 Plan

Allan Murray Architects



Department Key

- Ancillary
- Aparthotel Common
- Aparthotel unit
- Bicycle Parking
- Car Park
- Catering
- Catering Seating
- Centre Management Areas
- Cinema
- Department Store
- Hotel
- Hotel Rooms
- JLP
- Landlord
- Mall
- Plant
- Residential Common
- Residential Parking
- Residential unit
- Retail MSU
- Retail Unit
- Service floor
- Service Yard

NOTES

This drawing is an extract of a model which contains both structural and M&E that has not yet been released for coordination purposes.

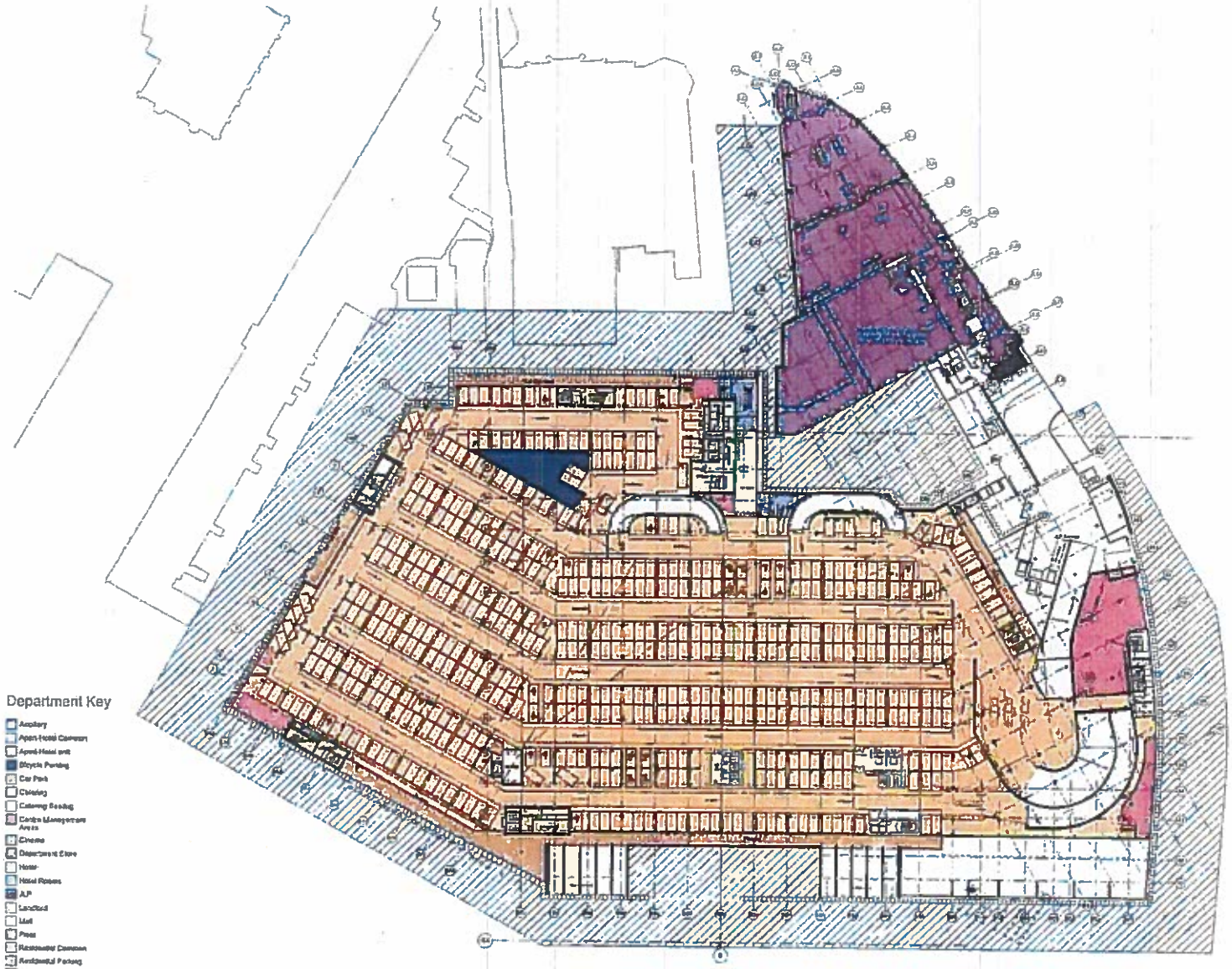
As such the information on this drawing is a work in progress and liable to change once full coordination information is available.

This is one of the CEC Growth Assets plans referred to in Schedule 8 of the foregoing Growth Accelerator Model Agreement among the City of Edinburgh Council, St James Edinburgh Limited, Cetza Trustees 3 Limited and Cetza Trustees 4 Limited dated 21 June 2016

EDINBURGH ST JAMES

BDP.

Edinburgh St James	
P2006415	
GA Plan with updated Hotel Car Park Level B3 +51.450m	1:500
	14.04.15
ESJ-BDP-XX-P83-DR-A-SK501	00



Department Key

- Ancillary
- Apart-Hotel Common
- Apart-Hotel unit
- Bicycle Parking
- Car Park
- Climbing
- Catering Seating
- Centre Management Areas
- Cinema
- Department Store
- Hotel
- Hotel Rooms
- JLP
- Landlord
- Mall
- Plant
- Residential Common
- Residential Parking
- Residential unit
- Retail MSU
- Retail Unit
- Service Road
- Service Yard

NOTES

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CEC

JE

CT

St

EDINBURGH ST JAMES

BDP.

Edinburgh St James

P2006416

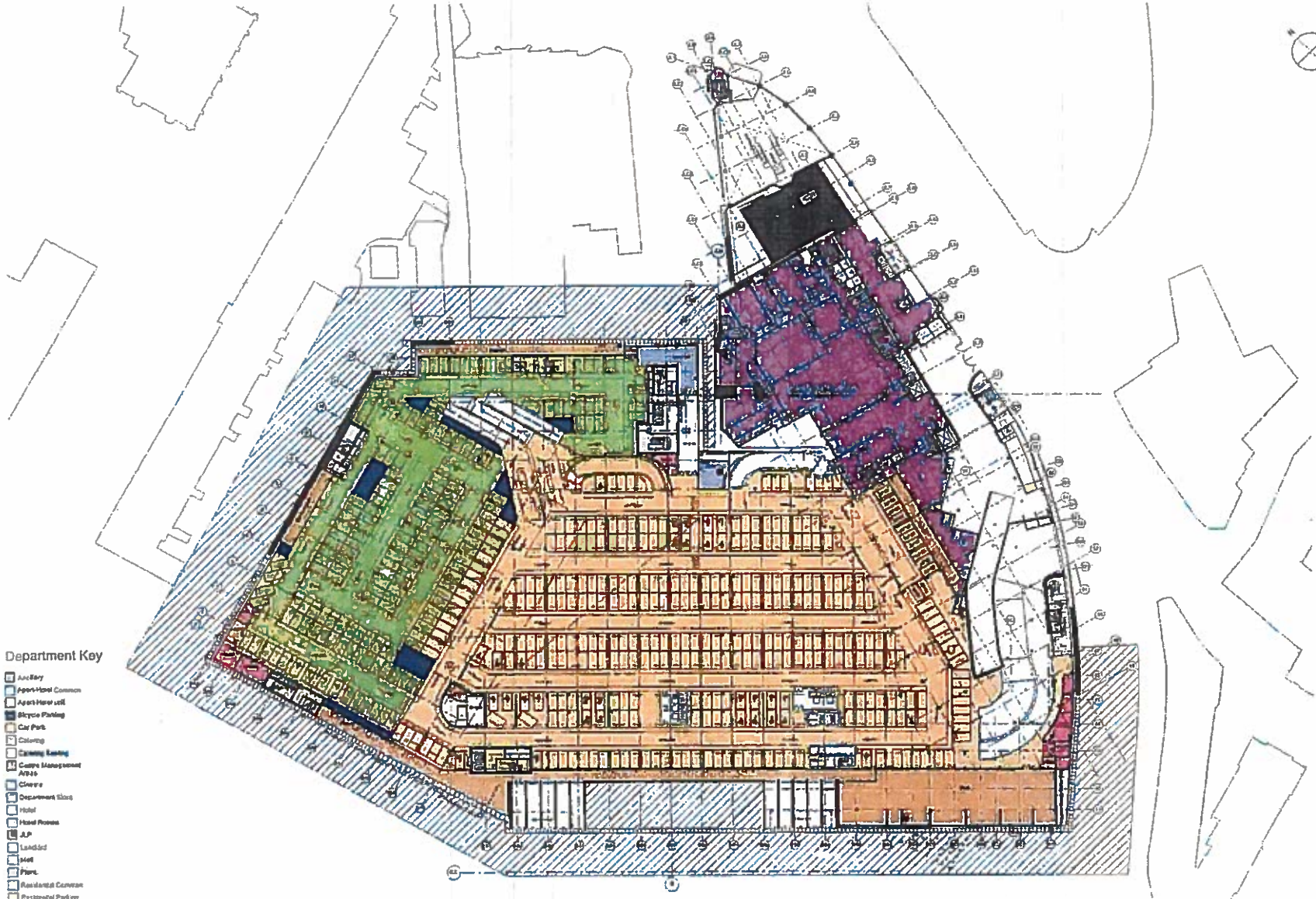
GA Plan with updated Hotel
Car Park
Level B2 +54.630

1:500

14.04.15

ESJ-BDP-XX-P02-DR-A-BK302

00



Department Key

- Ancillary
- Apart-Hotel Common
- Apart-Hotel unit
- Bicycle Parking
- Car Park
- Catering
- Catering Seating
- Centre Management Areas
- Cinema
- Department Store
- Hotel
- Hotel Rooms
- J.P
- Landlord
- Mall
- Plant
- Residential Common
- Residential Parking
- Residential Unit
- Retail MSU
- Retail Unit
- Sports Hall
- Service Yard

NOTES

This drawing is an extract of a model which contains both structural and M&E but has not yet been released for coordination purposes.

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15 Exchange Place
Glasgow, G1 3AH
United Kingdom
T +44 (0)141 227 7207
F +44 (0)141 227 7201
www.bdp.com

Edinburgh St James

P2006415

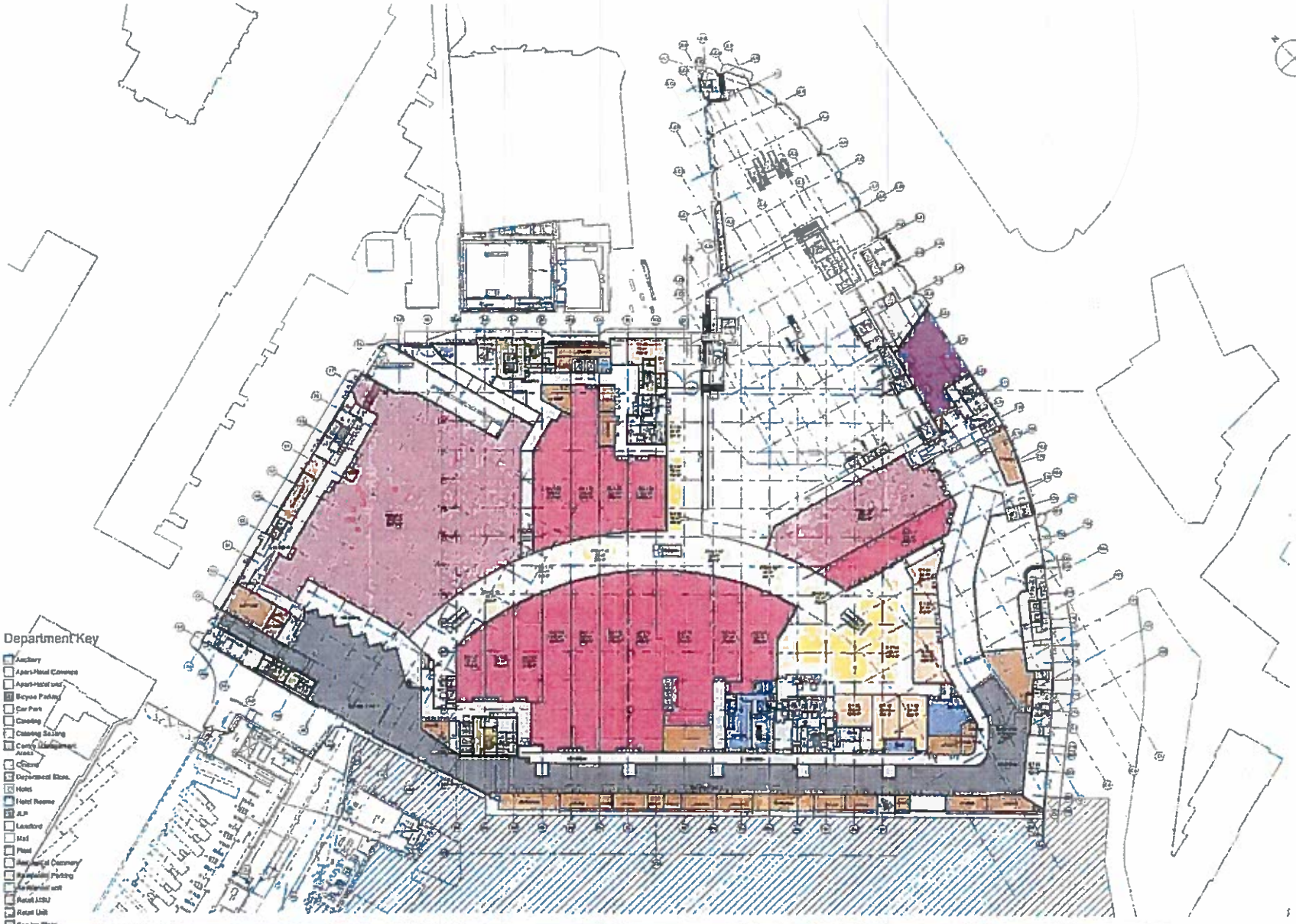
GA Plan with updated Hotel
Car Park
Level B1 +57.760m

A3 1:500

14.04.15

ESJ-BDP-XX-PB1-DR-A-SK503

00



NOTES

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BDP.

Edinburgh St James

P2006415

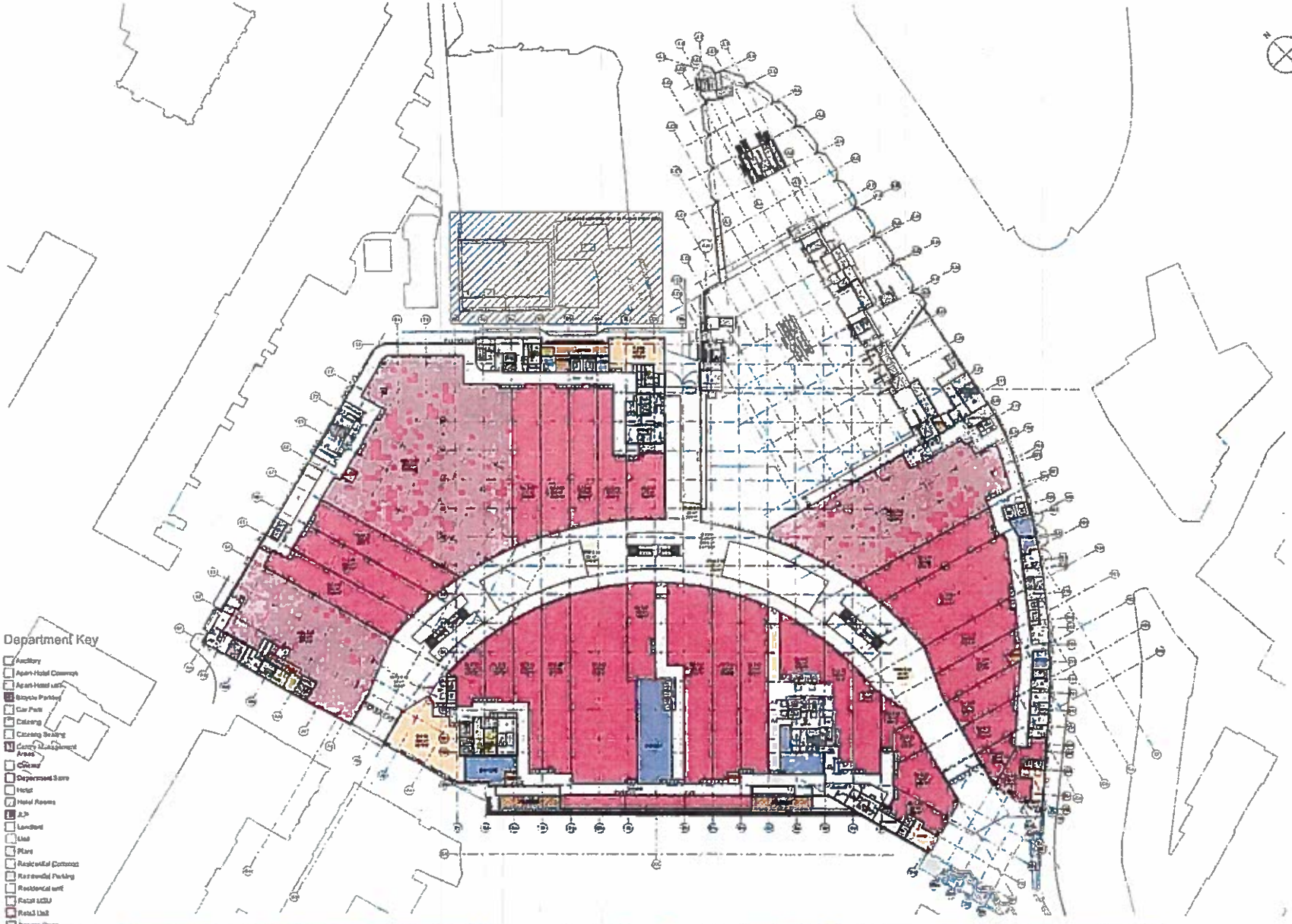
GA Plan with updated Hotel
Lower Galleria
Level 01 +82.000m

1:500

13.04.15

ESJ-BDP-XX-P01-DR-A-SK504

00



NOTES

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EDINBURGH ST JAMES

BDP.

Edinburgh St James

P2006415

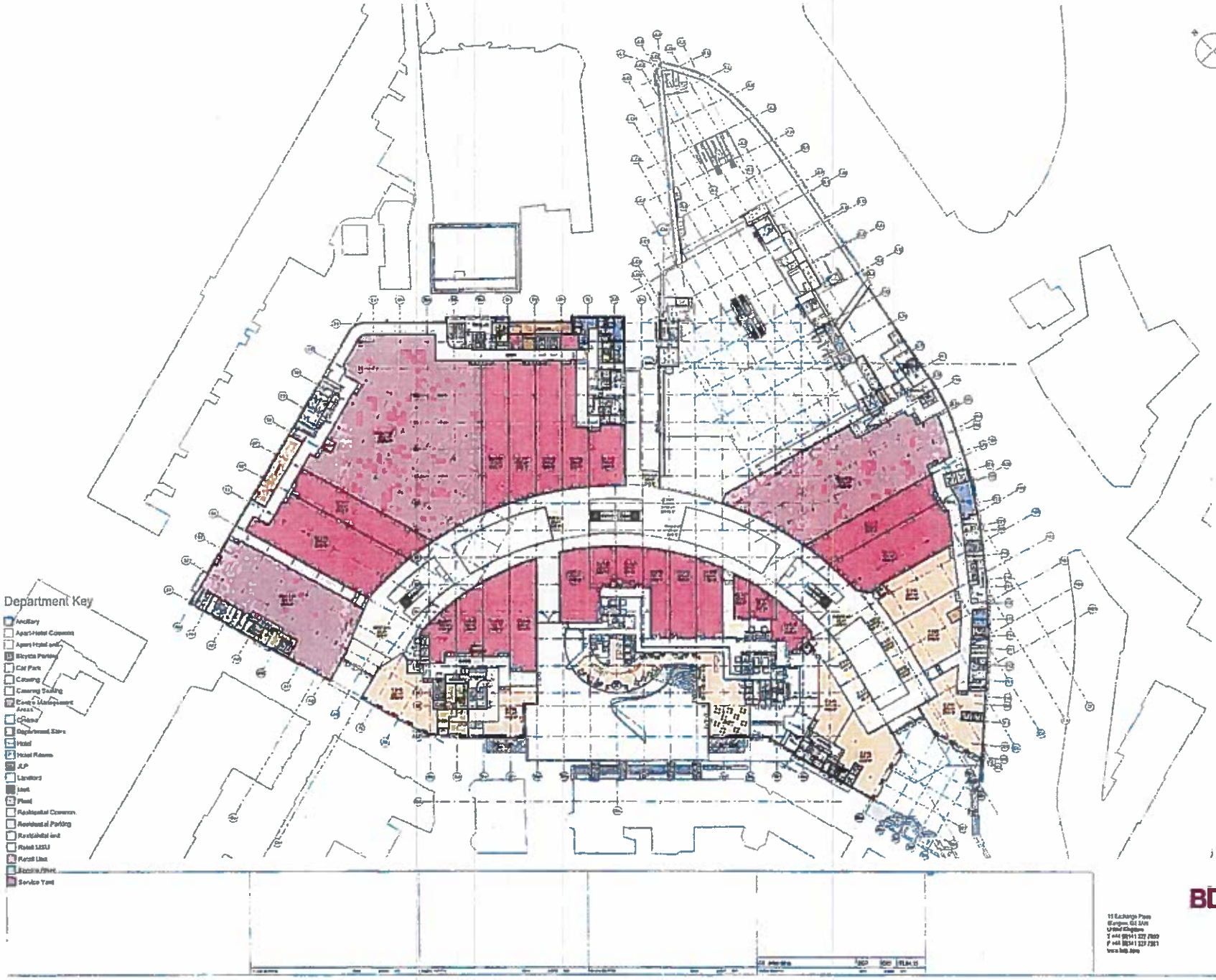
GA Plan with updated Hotel
Middle Galleria
Level 02 +67.000m

@ A1 1:500

13.04.15

ESJ-BDP-XX-P02-DR-A-SK505

00



NOTES

This drawing is an extract of a model which combines both structural and M&E that has not yet been released for coordination purposes.

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CEC

BDP.

11 Exchange Place
Glasgow, G1 3AN
United Kingdom
T +44 (0)141 227 7800
F +44 (0)141 227 7801
www.bdp.com

Edinburgh St James

P2006415

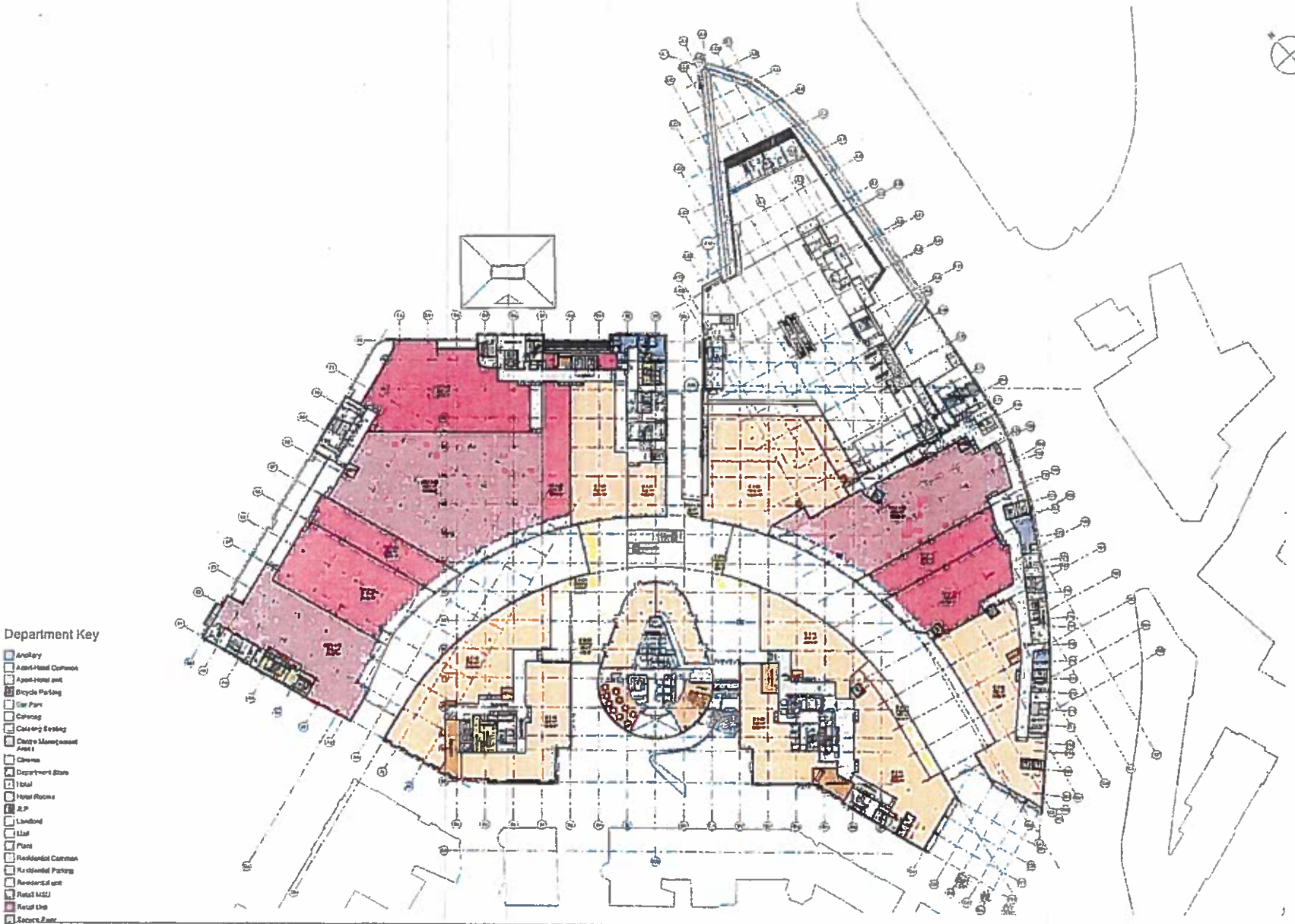
GA Plan with Updated Hotel
St James Square
Level 03 +72.000m

@ A1 1:500

13.04.15

ESJ-BDP-XX-P03-DR-A-SK506

00



NOTES

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EDINBURGH ST JAMES

BDP.

Edinburgh St James

P2008415

GA Plan with updated Hotel Mezzanine
Level 04 +77.000m

@ A1 1:500

13.04.15

ESJ-BDP-XX-P04-DR-A-SK507

00

Zone 6-1:200

INFORMATION SHOWN OUTSIDE THE REDLINE IS INCLUDED FOR CONTEXT ONLY AND SHOULD BE CONSIDERED ILLUSTRATIVE.

FOR BUILDING REFER TO ARCHITECTS INFORMATION.

LEGEND

Site Info

Surfacing

Edging and Steps

Furniture

Walls, Fences, Railings

Note: All areas shown outside the red line are shown for context only.

Building floor plans shown for context only, refer to architects information.

Proposals to be developed to co-ordinate with lighting designer's information.

1 2 3 4 5 6 7 8

This is one of the CEC Growth Assets plans referred to in Schedule 8 of the foregoing Growth Accelerator Model Agreement among the City of Edinburgh Council, St James Edinburgh Limited, Celza Trustees 3 Limited and Celza Trustees 4 Limited dated 21 JUNE 2016

CEC

SJ

0 1 4 10m

optimised environments

TIAA Henderson Real Estate

Edinburgh St James
St James Square

Public Realm:St James Square
Landscape GA

STAGE 3

ESJ-OPE-ZZZ-SES-CR-LA-LE103 B

Zone 1-1:200

This is one of the CEC Growth Assets plans referred to in Schedule 8 of the foregoing Growth Accelerator Model Agreement among the City of Edinburgh Council, St James Edinburgh Limited, Cetza Trustees 3 Limited and Cetza Trustees 4 Limited dated 21 June 2016

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LEGEND

Site Info

Surfacing

Edging and Steps

Furniture

Walls, Fences, Railings

Tree Planting

NOTES

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Building floor plans shown for context only, refer to architects information.

Refer to full packages of information to interpret proposals.

0 1 4 10m

optimised environments

Client
TIAA Henderson Real Estate

Project
Edinburgh St James

Drawing Title
Public Realm: St James
Zone 1 - Landscape GA

STAGE 3

ESJ-OPE-ZZZ-SE1-DR-LA-LS101

Zone 2-1:200

INFORMATION SHOWN OUTSIDE THE REDLINE IS INCLUDED FOR CONTEXT ONLY AND SHOULD BE CONSIDERED ILLUSTRATIVE.

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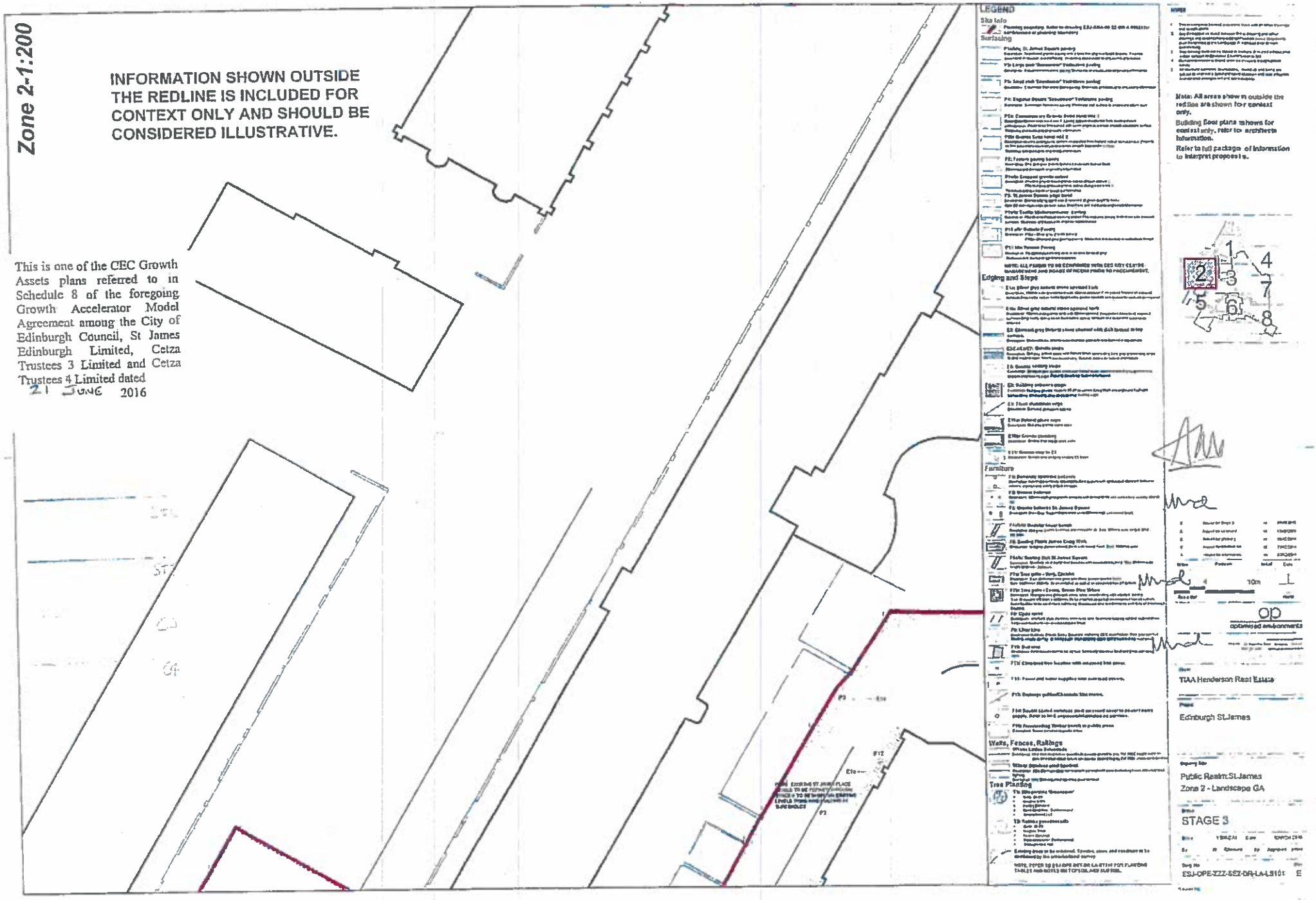

Zone 3-1:200

INFORMATION SHOWN OUTSIDE THE REDLINE IS INCLUDED FOR CONTEXT ONLY AND SHOULD BE CONSIDERED ILLUSTRATIVE.

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LEGEND

Site Info

Surfacing

Edging and Steps

Furniture

Walls, Fences, Railings

Tree Planting

NOTES

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Building floor plans shown for context only, refer to architects information.

Refer to full package of information to interpret proposals.

1 2 3 4 5 6 7 8

0 1 4 10m

op optimised environments

Client: Henderson Real Estate

Project: Edinburgh St James

Drawing Title: Public Realm: St James Zone 3 - Landscape GA

Status: STAGE 3

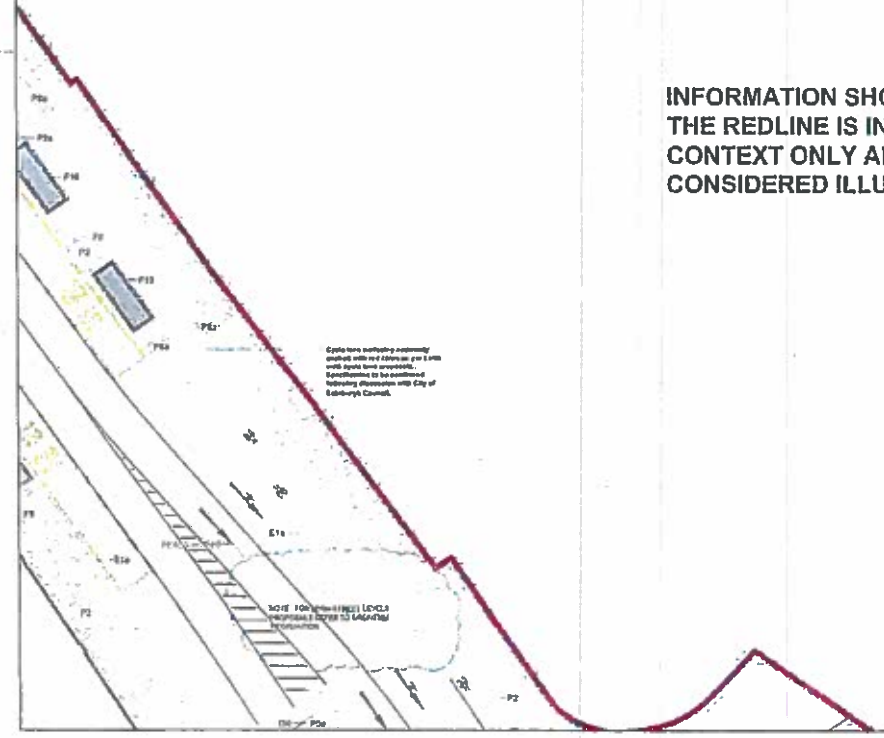
Drawing No: ESJ-OPE-ZZZ-SE3-DR-LA-LS101

Rev: E

Zone 4-1:200

This is one of the CEC Growth Assets plans referred to in Schedule 8 of the foregoing Growth Accelerator Model Agreement among the City of Edinburgh Council, St James Edinburgh Limited, Cetza Trustees 3 Limited and Cetza Trustees 4 Limited dated 21 June 2016

INFORMATION SHOWN OUTSIDE THE REDLINE IS INCLUDED FOR CONTEXT ONLY AND SHOULD BE CONSIDERED ILLUSTRATIVE.



LEGEND

Site Info

Surfacing

Edging and Steps

Furniture

Walls, Fences, Railings

Tree Planting

Note: All areas shown outside the red line are shown for context only.

Building floor plans shown for context only, refer to architects information.

Refer to full package of information to interpret proposals.

0 1 4 10m

optimised environments

Client
TIAA Henderson Real Estate

Project
Edinburgh St James

Drawing Title
Public Realm: St James
Zone 4 - Landscape GA

Status
STAGE 3

Drawing No
ES-OPE-ZZZ-SE4-DR-LA-LS101

Rev
E

Zone 5-1:200

This is one of the CEC Growth Assets plans referred to in Schedule 8 of the foregoing Growth Accelerator Model Agreement among the City of Edinburgh Council, St James Edinburgh Limited, Cetza Trustees 3 Limited and Cetza Trustees 4 Limited dated 21 JUNE 2016

INFORMATION SHOWN OUTSIDE THE REDLINE IS INCLUDED FOR CONTEXT ONLY AND SHOULD BE CONSIDERED ILLUSTRATIVE.

LEGEND

Site Info

Surfacing

Edging and Steps

Furniture

Walls, Fences, Railings

Tree Planting

NOTE:

1. This drawing is to be read in conjunction with all other relevant drawings.
2. Any discrepancies found between this drawing and other documents must be reported immediately to the Landscape Architect and Engineer.
3. Dimensions must not be taken off scaled drawings.
4. Refer to Landscape Specification for all construction details.
5. All dimensions shown are in millimetres and levels are in metres unless stated otherwise.

Note: All areas shown outside the red line are shown for context only.

Building floor plans shown for context only, refer to architects information.

Refer to full package of information to interpret proposals.

1 2 3 4 5 6 7 8

Mod

Mod

Rev	Description	Drawn	Date
A	Issued for comment		
B	Issued for approval		
C	Issued for planning		
D	Issued for construction		
E	Issued for construction		

1 4 10m

Scale Bar

op optimised environments

Client
TIAA Henderson Real Estate

Project
Edinburgh St James

Drawing Title
Public Realm St James
Zone 5 - Landscape GA

Status
STAGE 3

Date	Drawn	Checked	Approved

Drg No: ESJ-OPE-ZZZ-SE5-DR-LA-LS101

Rev: E

Zone 6-1:200

INFORMATION SHOWN OUTSIDE THE REDLINE IS INCLUDED FOR CONTEXT ONLY AND SHOULD BE CONSIDERED ILLUSTRATIVE.

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LEGEND

Site Info

Surfacing

Edging and Steps

Furniture

Walls, Fences, Railings

Tree Planting

Note: All areas shown outside the red line are shown for context only.

Building floor plans shown for context only, refer to architects information.

Refer to full package of information to interpret proposals.

optimised environments

Client: TIAA Henderson Real Estate

Project: Edinburgh St James

Drawing Title: Public Realm St James Zone 6 - Landscape GA

STAGE 3

Drawing No: ESJ-OPE-ZZZ-SE6-DR-LA-LS101 E

Zone 6-1:200

INFORMATION SHOWN OUTSIDE THE REDLINE IS INCLUDED FOR CONTEXT ONLY AND SHOULD BE CONSIDERED ILLUSTRATIVE.

FOR BUILDING REFER TO ARCHITECTS INFORMATION.

LEGEND

Site Info

Surfacing

Edging and Steps

Furniture

Walls, Fences, Railings

Note: All areas shown outside the red line are shown for context only.

Building floorplans shown for context only, refer to architects information.

Proposals to be developed to co-ordinate with lighting designer's information.

1 2 3 4 5 6 7 8

0 1 4 10m

Scale Bar

This is one of the CEC Growth Assets plans referred to in Schedule 8 of the foregoing Growth Accelerator Model Agreement among the City of Edinburgh Council, St James Edinburgh Limited, Cetza Trustees 3 Limited and Cetza Trustees 4 Limited dated 21 JUNE 2016

optimised environments

Henderson Real Estate

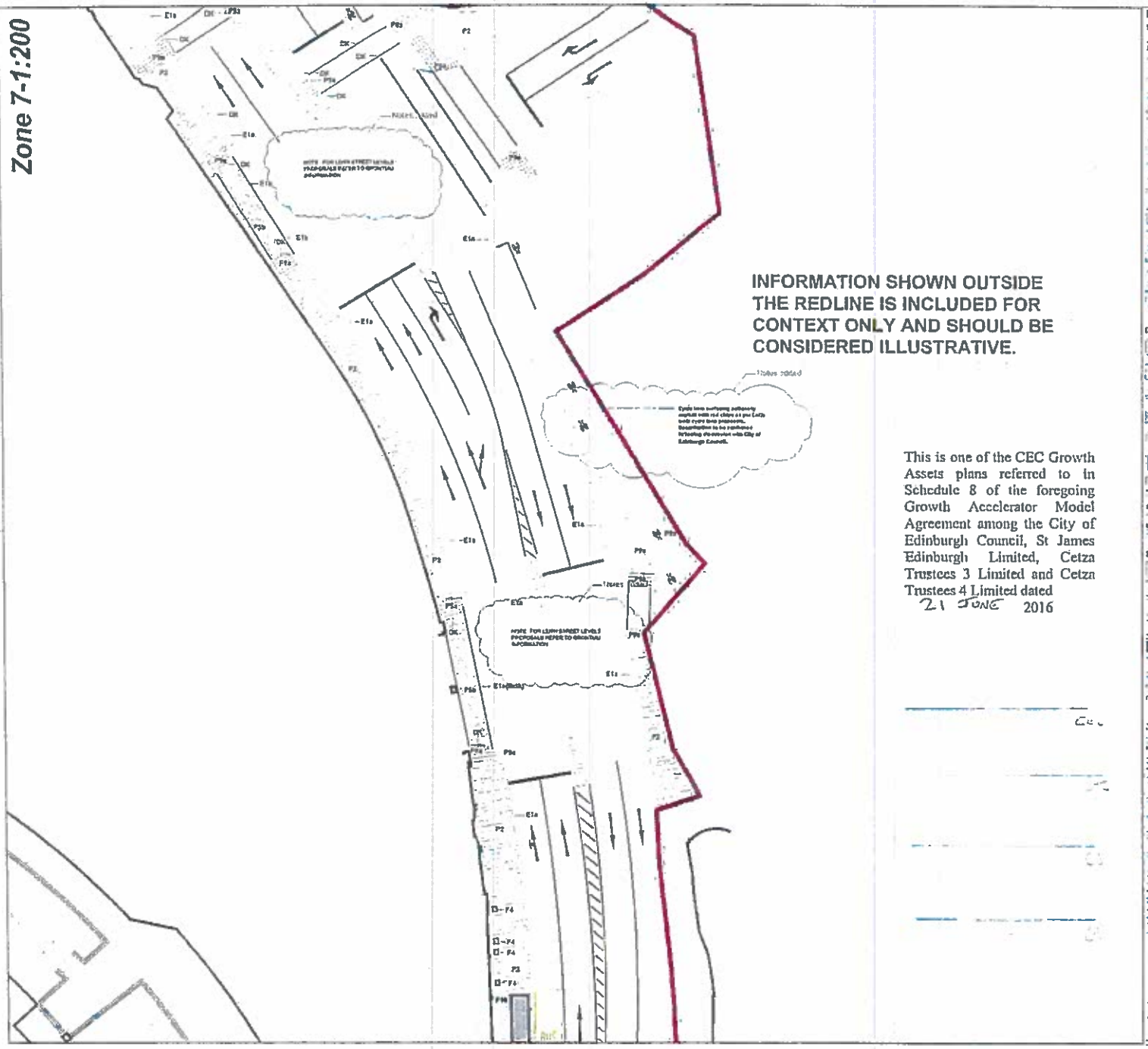
ugh St James
ps Square

Realm:St James Square
ape GA

STAGE 3

Drg No ESJ-OPE-ZZZ-SES-DR-LA-LS103- Rev B

Zone 7-1:200



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LEGEND

Site Info

Surfacing

Coping and Steps

Furniture

Walls, Fences, Railings

Tree Planting

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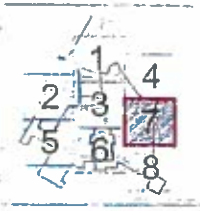
Building floor plans shown for context only, refer to architects information.

Refer to full package of information to interpret proposals.



1 4 10m

Scale Bar

Mod

op optimised environments

Client

TIAA Henderson Real Estate

Project

Edinburgh St James

Mod

Drawing Title

Public Realm:St.James
Zone 7 - Landscape GA

Status

STAGE 3

Drawn Checked Date Scale/Paper Size

Drg. No ESJ-OPE-ZZZ-BE7-DR-LA-LS101 Rev E