

MATERIAL SPECIFICATION:

WALL CONSTRUCTION:

1. Basement to be waterproofed to grade 3 using special concrete admixture, waterbars to be used at all joints.
2. 300mm raft foundation under basement.
3. 300mm flat concrete slab with 150mm buildup
4. 350mm concrete retaining structure to basement if wall spanning to listed wall according to engineer's statement.
5. Cores for bearing concrete walls 250mm
6. All steel columns under flat slab to be 225mm dia. fireproofed with intumescent paint.
7. Wall = Roof Construction to incorporate continuous insulation in addition to insulation within the structure to achieve 0.10 W/m2K

METAL CLADDING
11A. Copper-alloy cladding comprising 1.0mm thick TEU® Profiled Elements
Support structure: Eurofix or similar secondary metal cladding system. Watfix® Profiled TEU® Brass Cladding
Cladding panel: Pre-fabricated burnished brass, manual Material: TEU® Brass, CuSn 30, R-250. Thickness: 1.0mm
Finish: Manual pre-burnished finish on outer surfaces to approved sample
Contractor design to include adequate measures to prevent chemical corrosion of adjacent materials to the brass
11B. Copper-alloy profiled cladding: TEU® Brass or similar
11C. Copper-alloy cladding: TEU® Brass or similar

GLAZING:

- 12. Ground + lower ground floor facade, glazing to include openings, aluminium frame, polyester powder coated metal cladding.
- Manufacturer Cantifix or similar
- 13. Upper Ground floor leisure position to be mechanized for increased privacy
- 14. Fac hardwood timber sliding windows behind metal 1305mm x 2300mm set flush with facade at regular spacing face 400mm x 2300mm set back from facade. Internal glazing 1305mm x 2300mm
- 15. Inward opening aluminium windows, 560mm x 2400mm x 305mm x 200mm, recessed in profiled metal to mitigate recess finish around window to maximise reflectance
- 16. Glazed roof supported on 700mm x 600mm concrete 1m 1m centres.
- 17. Rooflights, frameless, steel, flush with standing seam

Note: All joistres and window frames to match TEGU pro cladding or RAL 6015 Black Olive
Note: All office ventilation to comply with consultants req

ROOF FINISHES:
18. Standing seam copper-ally to match profiled metal
or similar
19. All gutters and downpipes to be concealed

21. Brown roof over Unit 1 to increase biodiversity

BRICK CLADDING:

22. Petersen's bricks (228mm x 108mm x 54mm), warm bond with alternate bricks omitted in sections, within exp frame

23. Windows to sit behind fixed brick facade. Stagger bond such that no bricks are visible through glazing.

EXTERNAL FLOOR FINISHES:
24. Forecourt - reinforced limestone external paving, flat
Manufacturer: Hardscape
25. Basement courtyards - limestone external paving, flat
Manufacturer: Hardscape
26. Unit 1 Terrace + Roof Terraces - Cedar decking with

OTHER:

- 2. Bespoke glazed roof access hatch to private terraces

Note: Roof terraces to be fitted with beacon alarm system for safety purposes, final solution to be approved by building officer

- 3. Forecourt balustrade - to match profiled metal cladding similar
- 4. Roof Terrace planter - to match profiled metal cladding similar
- 5. To match glazed balustrade

LANDSCAPE SPECIFICATION:
FLOOR FINISHES (outside Unit 01)
 Reclaimed and reuse existing granite sets. Flat topped area
 Pavement width 1.8m, precast concrete panels with circular
 pavement lights. Manufacturer: Lucerne or similar

SHARED SURFACE (outside Unit 02, 03 + 04)
 Robust large format limestone paving suitable for heavy
 by emergency and servicing vehicles

Manufacturer: Hardscape
FOOTPATH, FORECOURT + COURTYARD
Limestone pavers, varied smooth and rough split texture
500mm
Tree pits with limestone edging and tree grilles
Manufacturer: Hardscape

CYCLE PARKING
Sheffield stands of stainless steel flats, with concealed flat areas of limestone gravel

PLANTING
Native species planted in zone along listed wall

Project:

1250

The Old Dairy

Drawing Title:

Lower Ground Flo
-01

Stage:

Planning

1250-11-002

Date: 10.02.2012

Scale: 1:100

Format: A0

Status: INFORMATION

Drawn by: LL

Revision: -

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