



DRAWING TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT DRAWINGS.
DO NOT SCALE FROM THIS DRAWING.

MATERIAL SPECIFICATION:
1. Basement to be waterproofed to grade 3 using specialist concrete admixture, waterproof to be used at all joints.
2. 200mm reinforced concrete slab.
3. 300mm flat concrete slab with 150mm buildup.
4. 300mm concrete retaining structure to basement perimeter, underpinning to listed wall according to engineer's method of construction.
5. Core loadbearing concrete walls 200mm.
6. All steel columns under flat slab to be 220mm diameter. Embedded with reinforcement.
7. Wall & Roof Construction to incorporate continuous insulation in addition to insulation within the structure. To achieve a value of 0.10 W/m2K.
8. Floating floor on 18mm plywood deck, metal web floor system. W500 Joist, 400mm centre.
9. Glazed floor sections, structural laminated glass floor panels, anti-slip surface finish.

CERAMIC CLADDING:
10. Glazed begrade floor ceramic cladding, 300mm x 300mm and 1000mm, varied tones of white and cream. Using on aluminium sections. Vertical joints upper, horizontal joints open maximum 3mm. To courtyard, undercroft, roof terraces and garden wall in rear of residential and commercial units as per drawings. Manufacturer: HBE ceramics.

METAL CLADDING:
11. Copper alloy cladding comprising 1.0mm thick TECU Brass. Prefabricated system. Support structure: Extruded or similar secondary metal support grid. Cladding system: Wetfast Prefabricated TECU Brass Cladding System. Cladding panel: Pre-fabricated laminated brass, Manufacturer: HBE. Material: TECU Brass, Grade 12, 0.2mm thickness. 1.0mm Finish: Manual pre-polished finish on outer surfaces to architects approved sample.
12. Contractor design to include adequate measures to prevent metallic or chemical corrosion of adjacent materials to the brass.
11B Copper alloy profiled cladding, TECU Brass or similar approved.
11C Copper alloy cladding, TECU Brass or similar approved.

GLAZING:
13. Ground & lower ground floor facade glazing to incorporate slats and awnings, aluminium frame, polycarbonate coated to match metal cladding.
13. Upper ground floor facade glazing to be mechanically adjustable for increased privacy.
14. For horizontal window sliding windows behind metal frame. Fixed fire 1500mm x 2000mm set back with heads of equal spacing, sliding box shown x 2000mm set back from facade. Internal glazed balustrade.
15. Inward opening aluminium windows, 540mm x 2000mm x 200mm x 200mm, increased to profile metal to mitigate overloading. Heads flush, frame and sash to match metal cladding.
16. Glazed roof supported on 75mm x 80mm concrete fin at approx 10m centres.
17. Rooflights, translucent, steel, flush with standing seam roof, manufacturer: The Rooflight Company, range: Neo for access.
Note: All balconies and outdoor frames to match TECU profiled metal cladding. All, B13, B14, B15, B16, B17, B18, B19, B20, B21, B22, B23, B24, B25, B26, B27, B28, B29, B30, B31, B32, B33, B34, B35, B36, B37, B38, B39, B40, B41, B42, B43, B44, B45, B46, B47, B48, B49, B50, B51, B52, B53, B54, B55, B56, B57, B58, B59, B60, B61, B62, B63, B64, B65, B66, B67, B68, B69, B70, B71, B72, B73, B74, B75, B76, B77, B78, B79, B80, B81, B82, B83, B84, B85, B86, B87, B88, B89, B90, B91, B92, B93, B94, B95, B96, B97, B98, B99, B100, B101, B102, B103, B104, B105, B106, B107, B108, B109, B110, B111, B112, B113, B114, B115, B116, B117, B118, B119, B120, B121, B122, B123, B124, B125, B126, B127, B128, B129, B130, B131, B132, B133, B134, B135, B136, B137, B138, B139, B140, B141, B142, B143, B144, B145, B146, B147, B148, B149, B150, B151, B152, B153, B154, B155, B156, B157, B158, B159, B160, B161, B162, B163, B164, B165, B166, B167, B168, B169, B170, B171, B172, B173, B174, B175, B176, B177, B178, B179, B180, B181, B182, B183, B184, B185, B186, B187, B188, B189, B190, B191, B192, 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