

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

MATERIAL SPECIFICATION:

WALL CONSTRUCTION: Alacement to be waterproofed to grade 3 using specialist 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 perimeter, underpin

to listed wall according to engineer's method statement. 5. Cores loadbearing concrete walls 250mm 6. All steel columns under flat slab to be 225mm diameter fireproofed with

intumescent paint 7. Wall + Roof Construction to incorporate continuous insulation in addition

to insulation within the structure to achieve a u-value of 0.10 W/m2K FLOOR CONSTRUCTION:

8. Floating floor on 18mm plywood deck, metal web floor system, WS300 Easijoist, at 400mm centres 9. Glazed floor sections:

structural laminated glass floor panels, anti-slip surface finish

CERAMIC CLADDING: 10. Glazed bespoke fluted ceramic cladding, 200mm x 500mm and 1000mm, varied tones of white and cream, hung on aluminium sections. Vertical joints lapped, horizontal joints open maximum 9mm. To courtyards, undercroft, roof terraces and garden wall to rear of residential and commercial units as per drawings. Manufacturer NBK ceramics METAL CLADDING:

METAL CLADDING: 11A. Copper-alloy cladding comprising 1.0mm thick TECU® Brass Profiled Elements Support structure: Eurofox or similar secondary metal support grid Cladding system: Weltec® Profiled TECU® Brass Cladding System Cladding panel. Pre-fabricated burnished brass, manufacturer KME Material: TECU® Brass, CuSn 30, R-250. Thickness: 1.0mm Finish: Manual pre-burnished finish on outer surfaces to architects approved sample

Sample Contractor design to include adequate measures to prevent bi-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

 Ground + lower ground floor facade. glazing to incorporate sliders and openings, aluminium frame, polyester powder coated to match metal cladding. Manufacturer Cantifix or similar

GLAZING:

13. Upper Ground floor louvre position to be mechanically adjustable for Upper Ground Itoor touvre position to be mechanically adjustance in increased privacy
Fisc hardwood timber sliding windows behind metal fins. Fixed fins
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Mark 2300mm set flush with facade at regular spacings, sliding fins
40mm x 2300mm set back from façade. Internal glazed balustrade.
Inward opening aluminium windows, 560mm x 2400mm/2 x 350mm x
2400mm, recessed in profiled metal to mitigate overlooking, recess finish

around window to maximise reflectance 16. Glazed roof supported on 75mm x 600mm concrete fins at approx 1m 17. Rooflights, frameless, steel, flush with standing seam roof, manufacturer

The Rooflight Company range Neo (or similar) Note: All louvres and window frames to match TECU profiled metal cladding or RAL 6015 Black Olive Note: All office ventilation to comply with consultants report

ROOF FINISHES: 18. Standing seam copper-alloy to match profiled metal cladding, TECU or

All gutters and downpipes to be concealed
Parapet capping to match profiled metal cladding, TECU or similar
Brown roof over Unit 1 to increase biodiversity

BRICK CLADDING:

22. Petersen's bricks (228mm x 108mm x 54mm), warm red, header bond with alternate bricks omitted in sections, within expressed steel frame 23. Windows to sit behind fixed brick facade. Stagger bond setting out to have missing bricks as shown on elevation

EXTERNAL FLOOR FINISHES: 24. Forecourt - reinforced limestone external paving, flamed finish

Manufacturer Hardscape 25. Basement courtyards - limestone external paving, flamed finish Manufacturer Hardscape 26. Unit 1 Terrace + Roof Terraces - Cedar decking with rough planed finish

OTHER: 27. Bespoke Glazed roof access hatch to private terraces. Note: Roof terraces to be fitted with beacon alarm system for fire safety purposes, final solution to be approved by building control officer 28. Forecourt balustrade - to match profiled metal cladding, TECU or similar 29. Roof Terrace planter - to match profiled metal cladding, TECU or similar

30. Glazed Terrace balustrade LANDSCAPE SPECIFICATION: FLOOR FINISHES (outside Unit 01)

Reclaimed and reuse existing granite sets, flat topped and smooth laid Pavement width 1.8m, precast concrete panels with circular glass pavement lights. Manufacturer Luxcrete or similar

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

FOOTPATH, FORECOURT + COURTARDS

Limestone pavers, varied smooth and rough split texture, 100mm x 500mm Tree pits with limestone edging and tree grilles Manufacturer Hardscape

LIGHTING Recessed flush into soffits of building overhangs Manufacturer Louis Poulsen

CYCLE PARKING Sheffield stands of stainless steel flats, with concealed fixings, set in areas o limestone gravel

PLANTING Native species planted in zone along listed wall

Project: 1250 The Old Dairy

Drawing Title: Unit 1 + Unit 7 Elevations

Stage:

Planning

Drawing no: 1250-12-003

10.02.2012 Date: Scale: 1:100

Format: A1

Status: INFORMATION

Drawn by: LL

Revision: -

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