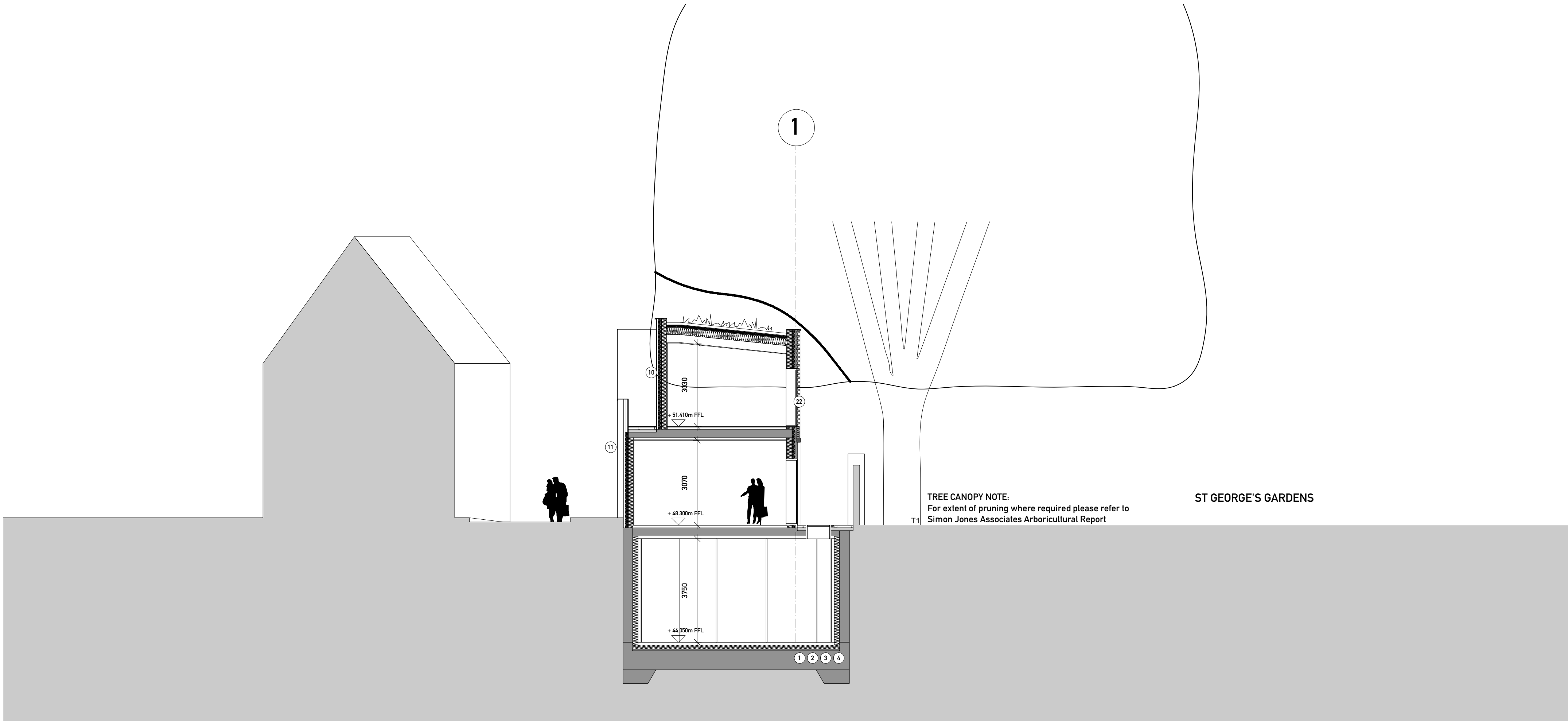


SECTION A-A



SECTION B-B

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

MATERIAL SPECIFICATION:
WALL CONSTRUCTION
1. Basement to be waterproofed to grade 3 using specialist concrete admixture, waterbars to be used at all joints
2. 200mm r/c foundation under basement
3. 300mm flat concrete slab with 150mm buildup
4. 50mm concrete retaining structure to basement perimeter, underpinning to listed wall according to engineer's method statement.
5. Core loadbearing concrete walls 200mm
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 Easiject, at 400mm centres
9. Glazed floor sections: structural laminated glass floor panels, anti-slip surface finish

CERAMIC CLADDINGS:
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 3mm. To courtyards, undercroft, roof terraces and garden wall to rear of residential and commercial units as per drawings. Manufacturer NBS ceramics

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

GLAZING:
12. Ground - lower ground floor facade, glazing to incorporate sliders and openings, aluminium frame, polyester powder coated to match metal cladding Manufacturer: Carlitz or similar
13. Upper ground floor louvre position to be mechanically adjustable for increased privacy
14. Fix hardwood timber sliding windows behind metal fins. Fixed fins 130mm x 230mm set flush with facade at regular spacings, sliding fins 40mm x 230mm set back from facade. Internal glazed balustrade.
15. Inward opening aluminium windows, 540mm 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 400mm concrete fins at approx 1m centres
17. Rooflights, frameless, steel, flush with standing seam roof, manufacturer The Rooflight Company range Neo (or similar)

Note: All louvers and window frames to match TECU profiled metal cladding or BSAL 4013 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 similar
19. All gutters and downpipes to be concealed
20. Parapet capping to match profiled metal cladding, TECU or similar
21. 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 + COURTYARDS
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 of limestone gravel

PLANTING
Native species planted in zone along listed wall

Project:
**1250
Old Dairy**

Drawing Title:
Section A + B

Stage:
Planning

Drawing no:
1250-13-001

Date: 10.02.2012

Scale: 1:100

Format: A1

Status: INFORMATION

Drawn by: -

Revision: -