

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

MATERIAL SPECIFICATION:

- WALL CONSTRUCTION:**
- Basement to be waterproofed to grade 3 using specialist concrete admixture, waterbars to be used at all joints
 - 200mm r/c foundation under basement
 - 300mm flat concrete slab with 150mm bulkup
 - 350mm concrete retaining structure to basement perimeter, underpinning to listed wall according to engineer's method statement.
 - Conc loadbearing concrete walls 200mm
 - All steel columns under flat slab to be 225mm diameter fireproofed with intumescent paint
 - 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:**
- Floating floor on 18mm plywood deck, metal web floor system, WS300 Easiject, at 400mm centres
 - Glazed floor sections structural laminated glass floor panels, anti-slip surface finish

- CERAMIC CLADDING:**
- 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 5mm. To courtyards, undercroft, roof terraces and garden wall to rear of residential and commercial units as per drawings. Manufacturer NBS ceramic

- METAL CLADDING:**
- Copper-alloy cladding comprising 1.0mm thick TECUB Brass Profiled Elements
 - Support structure: Euroflex or similar secondary metal support grid Cladding system: Weitec® Profiled TECUB Brass Cladding System Cladding panels: Fabricated brushed brass, manufacturer RME 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
 - Copper-alloy profiled cladding, TECUB Brass or similar approved
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- CLADDING:**
- Ground - lower ground floor facade, glazing to incorporate sliders and openings, aluminium frame, polyester powder coated to match metal cladding. Manufacturer: Ceratex or similar
 - Upper ground floor facade position to be mechanically adjustable for increased privacy
 - Fix hardwood finish 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
 - Inset opening aluminium windows, 500mm x 2400mm x 200mm x 2400mm, recessed in profiled metal to mitigate overlooking, recess finish around window to maximize reflectance
 - Glazed roof supported on 75mm x 400mm concrete fins at approx 1m centres
 - Rooflights, frameless, steel, flush with standing seam roof, manufacturer The Rooflight Company range Neo (or similar)

- ROOF FINISHES:**
- Standing seam copper-alloy to match profiled metal cladding, TECU or similar
 - 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:**
- Petersen's bricks (220mm x 100mm x 54mm), warm red, header bond with alternate bricks omitted in sections, within expressed steel frame
 - Windows to sit behind fixed brick facade. Stagger bond setting out to have missing bricks as shown on elevation

- EXTERNAL FLOOR FINISHES:**
- Forecourt - reinforced limestone external paving, flamed finish. Manufacturer: Hardscape
 - Basement courtyard - limestone external paving, flamed finish. Manufacturer: Hardscape
 - Unit 1 Terrace + Roof Terraces - Cedar decking with rough planed finish

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

- LANDSCAPE SPECIFICATION:**
- FLOOR FINISHES (outside Unit 01)**
- Reclaimed and reuse existing granite sets, flat topped and smooth laid
 - Pavement width: 1.0m, precast concrete panels with circular glass pavement lights. Manufacturer: Luxcrete or similar

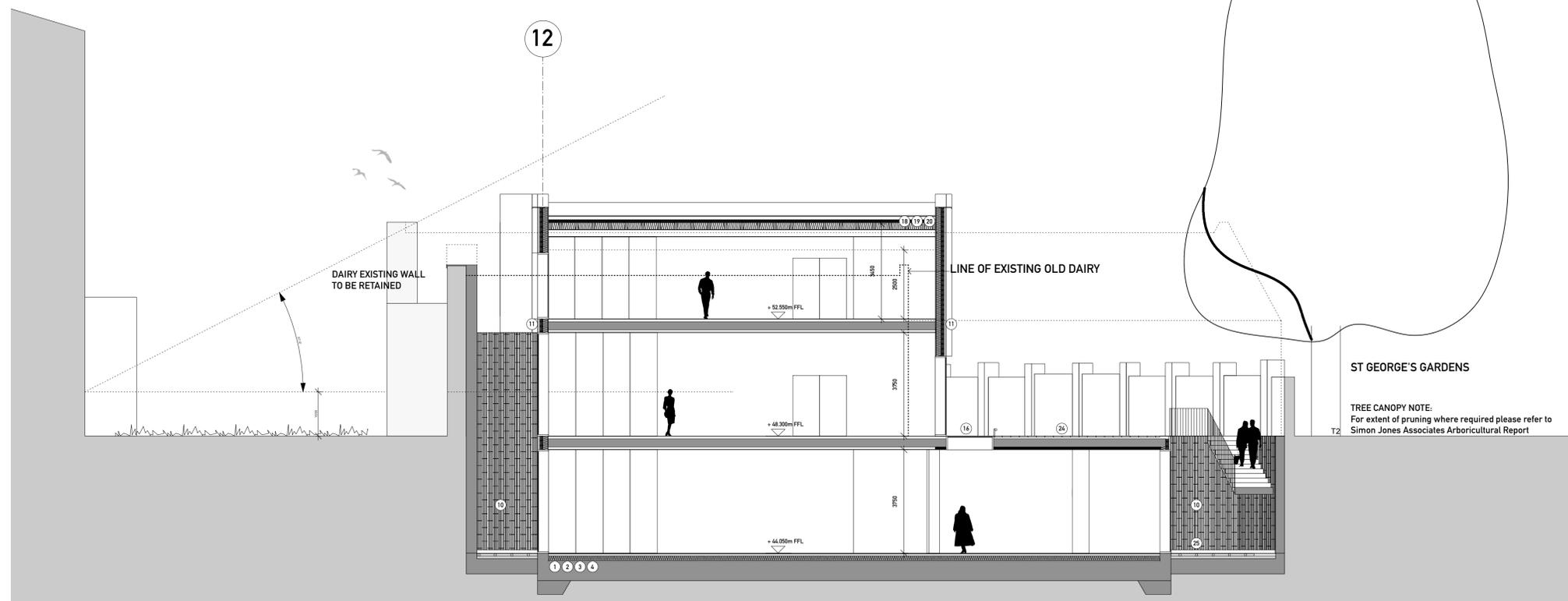
- SHARED SURFACE (outside Unit 02, 03 + 04)**
- Robust large format limestone paving suitable for heavy duty access by emergency and servicing vehicles
 - Manufacturer: Hardscape

- FOOTPATH, FORECOURT + COURTYARDS**
- Limestone pavers, varied smooth and rough split texture, 100mm x 500mm
 - Tree pits with limestone edging and tree grilles
 - Manufacturer: Hardscape

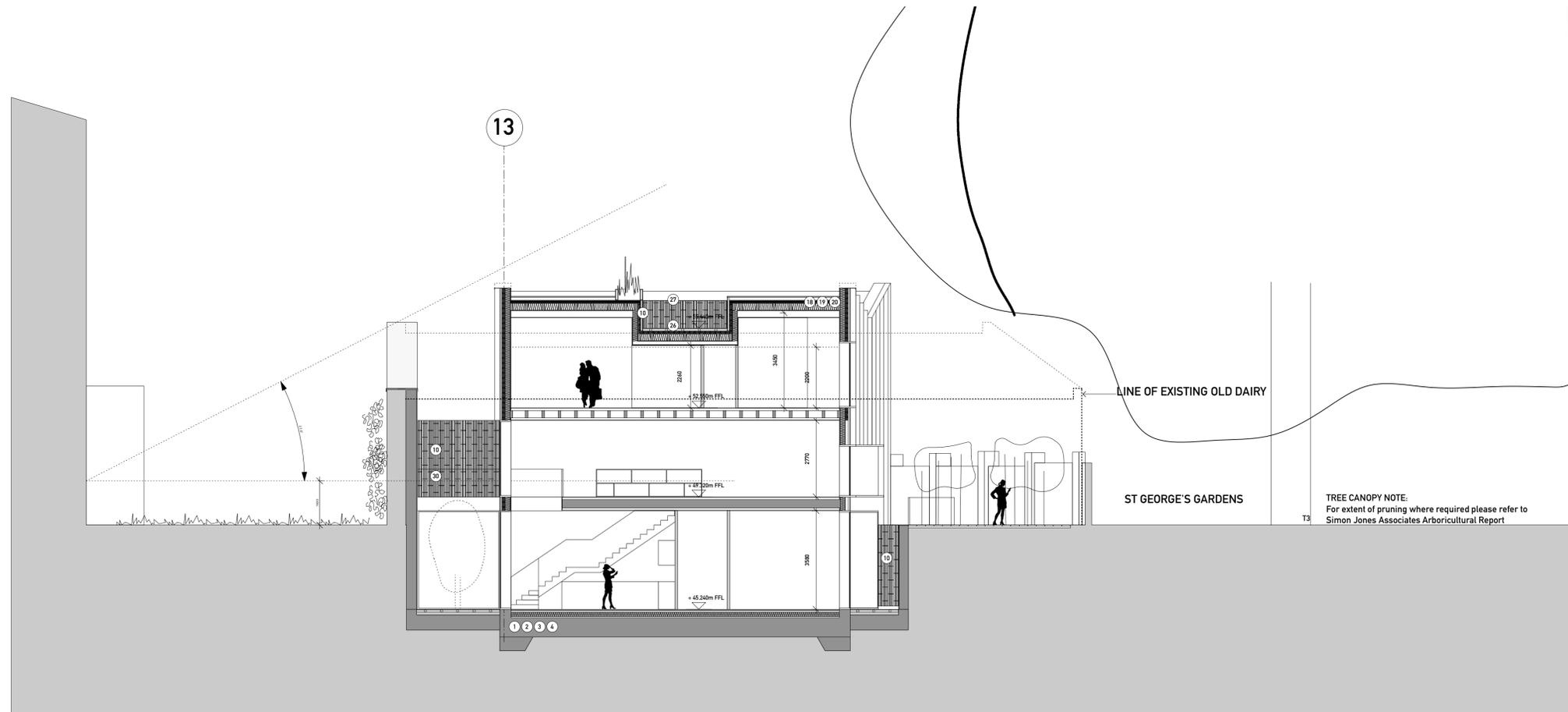
- LIGHTING**
- Recessed flush into soffits of building overhangs
 - Manufacturer: Louis Proulx

- CYCLE PARKING**
- Shelfed stands of stainless steel flats, with concealed fixings, set in areas of limestone gravel

- PLANTING**
- Native species planted in zone along listed wall



SECTION C-C



SECTION D-D

Project:
**1250
Old Dairy**

Drawing Title:
Section C + D

Stage:
Planning

Drawing no:
1250-13-002

Date: 10.02.2012

Scale: 1:100

Format: A1

Status: INFORMATION

Drawn by: -

Revision: -