



DRAWING TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT DRAWINGS.

DO NOT SCALE FROM THIS DRAWING.

NOTES:

REVISIONS AS BUBBLED.

REV	DATE	COMMENTS
A	28.04.2011	REVISIONS BUBBLED. AMENDMENTS IN RESPONSE TO PLANNING COMMENTS. BLOCKS 1, 3, 4 and MASSING AND ROOF HEIGHTS REDUCED.
B	29.04.2011	FLOOR PLANS REVISED.
C	22.09.2011	FLOOR PLANS REVISED.
D	02.11.2011	FLOOR PLANS REVISED.
E	15.11.2011	GENERAL UPDATES MADE. ROOF LIGHTS ADDED AND WINDOWS REVISED IN ACCORDANCE WITH ARUP REPORT.
G	05.01.2011	ISSUED FOR PLANNING.
H	11.04.2011	AMENDED FOR PLANNING.

Material Specification:

WALL CONSTRUCTION:

- Basement to be waterproofed to grade 3 using specialist concrete admixture, waterbars to be used at all joints.
- 300mm raft foundation under basement.
- 300mm flat concrete slab with 150mm buildup.
- 300mm flat concrete slab with 100mm buildup.
- 300mm concrete retaining structure to basement perimeter, underpinning to listed wall.
- Cores loadbearing concrete walls 250mm.
- All steel columns under flat slab to be 225mm diameter fire proofed with intumescent paint.
- Pre-fabricated Structural Insulated Panels: OSB 3-core board, structural timber, thermal insulation, OSB 3-core board, 12.5m internal drying.

FLOOR CONSTRUCTION:

- Floating floor on 18mm plywood deck, metal web floor system, WS300 Eastjoist, at 400mm centres.
- Glazed floor sections: structural laminated glass floor panels, applied anti-slip surface finish, sloping where shown supported on 75x400mm precast concrete ribs.

LOWER LEVEL CLADDING:

- Glazed bespoke tiled 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 and ground floor of residential units as per drawings, manufacturer: NBS Ceramics.
- Glazed floor sections: structural laminated glass floor panels, applied anti-slip surface finish, sloping where shown supported on 75x400mm precast concrete ribs.

TIMBER CLADDING:

- Heat treated timber sections Thermowood by Finforest, 45mm wide of varied depths 45-100mm fixed at 48mm centres from batten to vertical timber battens, nylon insect mesh fixed to 25x40mm battens from behind, ventilated cavity dark coloured building paper, cladding occasionally continues across windows refer to drawings.

GLAZING:

- Ground floor facade, floor to ceiling glazing with uncapped recessed aluminium framed curtain walling to Innovation Spaces and foyers, eg Eastern Architectural Aluminium type CW15.
- Ground entrance doors, floor to ceiling glazing with uncapped recessed aluminium framed curtain walling to Innovation Spaces and foyers, eg Eastern Architectural Aluminium for similar.
- Ground & basement terrace sliding doors, floor to ceiling glazing with uncapped recessed aluminium framed curtain walling to Innovation Spaces and foyers, eg Eastern Architectural Aluminium for similar.
- Ground & basement terrace sliding doors, floor to ceiling glazing with uncapped recessed aluminium framed curtain walling to Innovation Spaces and foyers, eg Eastern Architectural Aluminium for similar.
- Fsc hardwood timber sliding windows behind fixed & sliding metal fins. Fixed fins 130mm x 2300mm set flush with facade at regular spacings, internal glazed balustrade. Sliding fins 40mm x 2300mm set back form facade.
- Fsc hardwood timber windows behind fixed timber fins 42mm x 42/70/95mm (dim to vary) set into window reveals at random spacing, cladding continues past window where indicated.
- Glazed roof supported on 75mm x 400mm concrete fins at approx 1m centres.
- Glazed roof supported on 75mm x 300mm concrete fins at approx 1m centres.
- Rooflights, frameless, steel, flush with timber cladding, manufacturer The Rooflight Company range Neo (or similar).
- NOTE: ALL FRAMES/ LOUVRES TO BE PAINTED OR PPC RAL 600 GREEN BROWN (OR SIMILAR).

ALL OFFICE VENTILATION TO COMPLY WITH CONSULTANTS REPORT

ROOF CONSTRUCTION:

- Heat treated timber sections Thermowood by Finforest as per facade treatment, on 18mm ply deck on WS300 Eastjoist Metal Web floor system at 400mm centres.
- All gutters and downpipes concealed behind removable timber cladding panels.
- Services and plant placed over staircases.
- Green roof with indigenous species.

BRICK CLADDING:

- Peterman's bricks 220mm x 108mm x 54mm, warm red, header bond with alternate bricks omitted in sections, within expressed steel frame.
- Fsc hardwood timber windows to sit behind fixed brick facade. Stagger bond setting out to have missing bricks as shown in relevant elevation and section.
- Fsc hardwood timber sliding windows behind fixed metal fins. Fixed fins 150mm x 2300mm set flush with facade at regular spacings, internal glazed balustrade.

EXTERNAL FLOOR FINISHES:

- Courtyards (public & private) - reinforced limestone external floor paving. Manufacturer tbc.
- Basement terrace - limestone external floor paving. Manufacturer tbc.
- Order decking with anti-slip grooves, stained to match facade.

Landscape Specification:

FLOOR FINISHES, gridlines A-E

Reclaimed and existing granite sets

Pavement with 1.8m precast concrete panels with circular glass pavement lights.

SHARED SURFACE, gridlines E-L

Robust large format limestone paving suitable for heavy duty access by emergency and servicing vehicles.

Areas of sloping glazed floor clad with matching limestone, incorporates signage, seating and lighting.

FOOTPATH + COURTYARDS, gridlines K-V

Limestone pavers, varied smooth and rough split texture, 100mm x 500mm

Orientation of paving changes at gridline T

Tree pits with limestone edging and tree grilles

LIGHTING

Recessed flush into soffits of building overhangs and incorporated into sloping glazed flooring.

CYCLE PARKING

Sheffield stands of stainless steel flats, with concealed lockings, set in areas of limestone gravel.

PLANTING

Native species planted in zone along listed wall.

NOTE: STRUCTURAL LAYOUT TBC BY APPOINTED SPECIALIST

Project:
**1178
The Old Dairy**

Drawing Title:
**Second Floor Plan
+02**

Stage:
Planning

Drawing no:
1178-11-005

Date: 13.06.2011

Scale: 1:100

Format: A0

Status: INFORMATION

Drawn by: -

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