

THE SPECIFICATION AND ALL RELEVANT DO NOT SCALE FROM THIS DRAWING.

DRAWING TO BE READ IN CONJUNCTION WITH

MATERIAL SPECIFICATION: WALL CONSTRUCTION: Basement 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, underpinning to listed wall according to engineer's method 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

and garden wall to rear of residential and commercial units as per drawings. Manufacturer NBK ceramics 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

Material: TECU® Brass, CuSn 30, R-250. Thickness: 1.0mm
Finish: Manual pre-burnished finish on outer surfaces to architects 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

13. Upper Ground floor louvre position to be mechanically adjustable for increased privacy

14. Fsc hardwood timber sliding windows behind metal fins. Fixed fins 130mm x 2300mm set flush with facade at regular spacings, sliding fins 40mm x 2300mm set back from façade. Internal glazed balustrade. 15. 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 centres.

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

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

Annufacturer Hardscape

25. Basement courtyards - limestone external paving, flamed finish Manufacturer Hardscape

26. Unit 1 Terrace + Roof Terraces - Cedar decking with rough 27. Bespoke Glazed roof access hatch to private terraces. Note: Roof terraces to be fitted with beacon alarm system for fire

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. Terrace glazed balustrade LANDSCAPE SPECIFICATION: FLOOR FINISHES (outside Unit 01)
Reclaimed and reuse existing granite setts, flat topped and smoot

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

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 The Old Dairy

Lower Ground Floor

Planning Drawing no:

Date: 06.02.2015

Scale: 1:100

Status: INFORMATION

Drawn by: AMc Revision: -