



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 waterproofing, waterproofing to be used at all joints.  
2. 300mm raft foundation under basement.  
3. 200mm flat concrete slab with 150mm buildup.  
4. 200mm concrete retaining structure to basement per perimeter, underpinning to listed wall according to engineer's method statement.  
5. Core reinforced concrete walls 250mm.  
6. All wall columns under flat slab to be 250mm diameter reinforced with unbraced panel.  
7. Wall - Roof Construction to incorporate continuous insulation in addition to insulation within the structure to achieve a u-value of 0.15 W/m<sup>2</sup>K.

FLOOR CONSTRUCTION:  
8. Finishing floor on 10mm plywood deck, metal web floor joists, VCLD 200mm, at 400mm centres.  
9. Glazed floor sections.  
Structural laminated glass floor panels, anti-slip surface finish.

CERAMIC CLADDING:  
10. Glazed terracotta tiled ceramic cladding, 200mm x 500mm and 100mm, mixed tones of white and cream, hung on aluminum sections. Vertical joints lapped, horizontal joints open maximum 10mm. To courtyards, undercroft, roof terraces and garden wall to rear of residential and commercial units as per drawings. Manufacturer: MNC ceramic.

METAL CLADDING:  
11A. Copper alloy cladding comprising 1.6mm thick TECUB Brass Profiled Elements.  
Support structure: Stainless or similar secondary metal support grid.  
Cladding system: Watertight Profiled TECUB Brass Cladding System.  
Cladding panel: Pre-fabricated brushed brass, manufacturer: MNC.  
11B. TECUB Brass, Code 30-30-20, Thickness: 1.6mm.  
Finish: Manual pre-burnished finish on outer surfaces to architects approved sample.  
Contractor design to include adequate measures to prevent, by methods or chemical corrosion of adjacent materials to brass.  
11C. Copper alloy profiled cladding, TECUB Brass or similar.  
11D. Copper alloy cladding, TECUB Brass or similar approved.

GLAZING:  
12. Ground + lower ground floor facade, glazing to incorporate glazing and openings, aluminum frame, powder coated to match metal cladding.  
Manufacturer: Camfil or similar.  
13. Copper alloy floor frame position to be mechanically adjustable for increased privacy.  
14. For overhead roller shading systems below metal floor, fixed fire 120mm x 230mm set back from facade at regular intervals, adding fire alarm x 200mm set back from facade. Internal glazing to be fixed.

15. Inward opening aluminum windows, 500mm x 2400mm/2 x 2400mm/2 x 2400mm.  
16. Glazed roof supported on 200mm x 400mm concrete fire at approx 1m centres.  
17. Rooflights: frameless, sheet, flush with standing seam roof, manufacturer: The Rooflight Company range (see for similar).  
Note: All doors and window frames to match TECUB profile, paint cladding in RAL 6013 Black-Blue.  
Note: All other materials to comply with consultants report.

ROOF FINISHES:  
18. Standing seam copper alloy to match profiled metal cladding, TECUB or similar.  
19. All gables and dormers to be concealed.  
20. Parapet capping to match profiled metal cladding, TECUB or similar.  
21. Brown roof over Unit 1 to increase biodiversity.

BRICK CLADDING:  
22. Perimeter bricks 225mm x 100mm x 50mm, warm red, finished with all other bricks limited to sections, white, expressed steel frame.  
23. Windows to all finished brick facade. Stagger bond setting out to have missing bricks as shown on elevation.

EXTERNAL FLOOR FINISHES:  
24. Perimeter: finished limestone external paving, flamed finish, Manufacturer: Hardscape.  
25. Basement courtyards: limestone external paving, flamed finish, Manufacturer: Hardscape.  
26. Unit 1 Terrace: Roof Terrace - Cedar decking with rough planed finish.

OTHER:  
27. Bioclimatic glazed roof access hatch to prime terrace.  
Note: Roof terrace to be fitted with beacon alarm system for fire safety purposes, this system to be approved by building control officer.  
28. Terrace balustrade - to match profiled metal cladding, TECUB or similar.  
29. Roof Terrace planter - to match profiled metal cladding, TECUB or similar.  
30. Terrace glazed balustrade.

**LANDSCAPE SPECIFICATION:**  
FLOOR FINISHES (inside Unit 01):  
Reclaimed and reuse existing granite sets, flat topped and smooth, pavement lights, Manufacturer: Lustrum or similar.

SHARED SURFACE (inside Unit 02, 03, 04):  
Reclaimed and reuse existing granite sets, flat topped and smooth, pavement lights, Manufacturer: Lustrum or similar.

FOOTPATH, FORECOURT, COURTYARDS:  
Limestone pavers, varied smooth and rough split texture, 100mm x 100mm.  
Tree pits with limestone edging and tree grates, Manufacturer: Hardscape.

LIGHTING:  
Recessed flush into soffits of building overhangs, Manufacturer: Louis Poulsen.

CYCLE PARKING:  
Shelfed stands of stainless steel flats, with concealed fittings, set in areas of extensive grass.

PLANTING:  
Native species planted in zone along listed wall.

Project:  
**1250**  
**The Old Dairy**  
Drawing Title:  
Ground Floor  
+00  
Stage:  
Planning  
Drawing no:  
1250-11-003-PA01  
Date:  
06.02.2015  
Scale:  
1:100  
Format:  
A0  
Status:  
INFORMATION  
Drawn by:  
AMC  
Revision:  
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