



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. waterproof to be used at all joints
2. 200mm raft foundation under basement
3. 200mm flat concrete slab with 150mm buildup
4. 100mm concrete retaining structure to basement perimeter, underpinning to listed wall according to engineer's method
5. Corus loadbearing concrete walls 200mm
6. All steel columns under flat slab to be 225mm diameter
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. Finishing floor on 150mm plywood deck, metal web floor system, 150mm Exposed, 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, vertical joints of white and cream, hung on aluminum sections. Vertical joints lapped, horizontal joints open maximum 5mm. To courtyard, external, roof terrace and garden wall to rear of residential and commercial units as per drainage. Manufacturer: NBS ceramics

**METAL CLADDING:**

11. Copper alloy cladding comprising 1.5mm thick TECUB Brass Profiled Elements
12. Support structure: Staples or similar secondary metal support profile
13. Cladding system: Wetlock Profiled TECUB Brass Cladding System
14. Cladding panel: Pre-fabricated burnished brass, manufacturer: M&S
15. TECUB Brass: Cu90, 10-20 Thickness: 1.5mm
16. Finish: Manual pre-burnished finish on outer surfaces to architect's approved sample
17. Contractor design to include adequate measures to prevent, by methods or chemical corrosion of adjacent materials to the brass
18. Copper alloy profiled cladding, TECUB Brass or similar
19. Copper alloy cladding, TECUB Brass or similar approved

**GLAZING:**

20. Ground + lower ground floor facade, glazing to incorporate joints and openings, aluminum frame, external panel coated to match metal cladding
21. Manufacturer: Casella or similar
22. Upper ground floor facade panels to be mechanically adjustable for increased privacy
23. For horizontal lower glazing sections behind metal fins, fixed fins 100mm x 200mm set flush with facade at regular spacings, adding fins 20mm x 200mm set back from facade. Vertical panel substrate
24. Insulated opening aluminum windows, 500mm x 2400mm x 2 x 16mm, 16mm, insulated in profile metal in ridge
25. Insulating recess finish around window to maximize reflectance
26. Ground roof supported on 100mm x 400mm concrete fins at approx 1m centres
27. Rooflights: Limestone, steel, flush with standing seam roof, manufacturer: The Rooflight Company range 900 or similar
28. Note: All doors and windows frames to match TECUB profiled metal cladding or RAL 6015 Black Door
29. Note: All office ventilation to comply with consultants report

**ROOF FINISHES:**

30. Standing seam copper alloy to match profiled metal cladding, TECUB or similar
31. All gutters and downpipes to be concealed
32. Parquet taping to match profiled metal cladding, TECUB or similar
33. Brown roof over Unit 1 to increase biodiversity

**BRICK CLADDING:**

34. Red brick, 225mm x 110mm x 75mm, warm red, manufacturer: Casella or similar
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**EXTERNAL FLOOR FINISHES:**

51. Precast concrete external paving, flamed finish, manufacturer: Hardicore
52. Basalt concrete external paving, flamed finish, manufacturer: Hardicore
53. Unit 1 Terrace - Roof Terrace - Color decking with rough glass finish
54. Terrace glazed balustrade

**OTHER:**

55. Regular closed roof access hatch to private terrace, Note: Roof terrace to be fitted with beacon alarm system for fire safety purposes. Final solution to be approved by building control officer
56. Rainwater downpipes to match profiled metal cladding, TECUB or similar
57. Roof Terrace planter - to match profiled metal cladding, TECUB or similar
58. Roof Terrace planter - to match profiled metal cladding, TECUB or similar
59. Terrace glazed balustrade

**LANDSCAPE SPECIFICATION:**

**FLOOR FINISHES:** Outside Unit 11

60. Recycled and re-use existing granite sets, flat topped and smooth top
61. Pavement width 1.8m, precast concrete panels with circular glass pavement lights, Manufacturer: Limestone or similar

**SHARED SURFACE:** Outside Unit 02, 03 + 04

62. Recycled and re-use existing granite sets, flat topped and smooth top
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**FOOTPATH, FORECOURT + COURTYARDS:**

81. Limestone pavers, varied smooth and rough split texture, 100mm x 100mm
82. Tree pits with limestone edging and tree grates
83. Manufacturer: Hardicore

**LIGHTING:**

84. Recessed flush into soffits of building overhangs
85. Manufacturer: Lark Paulsen

**CYCLE PARKING:**

86. ShortRed plants of stainless steel flats, with concealed fittings, set in rows of limestone gravel

**PLANTING:**

87. Native species planted in zone along listed wall

Project:  
**1250**  
**The Old Dairy**

Drawing Title:  
**Roof + Landscape +02**

Stage:  
**Planning**

Drawing no:  
**1250-11-005-PA01**

Date:  
06.02.2015

Scale:  
1:100

Format:  
A0

Status:  
INFORMATION

Drawn by:  
AMC

Revision:  
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SEBS