



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 waterproofing, waterproofers to be used at all joints.
- 300mm masonry foundation under basement.
- 250mm flat concrete slab with 150mm build-up.
- 250mm concrete retaining structure to basement perimeter, underpinning to listed wall according to engineer's method of construction.
- Core loadbearing concrete walls 250mm.
- All wall columns under flat slab to be 250mm diameter reinforced with unbraced panel.
- Wall - Roof Construction to incorporate continuous insulation in addition to insulation within the structure to achieve a u-value of 0.15 W/m²K.

FLOOR CONSTRUCTION:

- Finishing floor on 100mm plywood deck, metal web floor joists, VCL on top, at 400mm centres.
- Glazed floor sections.
- Structural laminated glass floor panels, anti-slip surface finish.

CERAMIC CLADDING:

- Glazed terracotta tiled ceramic cladding, 200mm x 300mm and 100mm, mixed tones of white and cream, hung on aluminium 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: NIS Ceramics.

METAL CLADDING:

- Copper alloy cladding comprising 1.6mm thick TECUB Brass Profiled Elements.
- Support structure: Stainless or similar secondary metal support grid.
- Cutting system: Waterjet Profiled TECUB Brass Cladding System.
- Cutting panel: Pre-fabricated burnished brass, manufacturer: MHC.
- TECUB Brass, Code 30-90-20, Thickness: 1.6mm.
- Finish: Manual pre-burnished finish on outer surfaces to architect approved sample.
- Contractor design to include adequate measures to prevent fire spread or chemical corrosion of adjacent materials to the brass.
- Copper alloy profiled cladding, TECUB Brass or similar.
- TECUB Brass alloy cladding, TECUB Brass or similar approved.

GLAZING:

- Fixed + lower ground floor facade, glazing to incorporate glazing and openings, aluminium frame, exterior powder coated to match metal cladding.
- Manufacturer: Camfil or similar.
- Upper upper floor facade glazing to be mechanically adjustable for increased privacy.
- For fixed upper floor facade glazing below metal fins, fixed fins 120mm x 200mm set back from facade at regular intervals, adding the distance x 200mm set back from facade. Internal glazing to be aluminium.
- Lower opening aluminium windows, 500mm x 200mm/2 x 200mm/2.
- Glazed roof supported on 25mm x 400mm concrete fins at approx 1m centres.
- Rooflights: frameless, sheet, flush with standing seam roof, manufacturer: The Rooflight Company range 100 for similar.
- Roof: All Roofs and walls to match TECUB profile.
- Roof: All other rooflights to comply with consultants report.

ROOF FINISHES:

- Standing seam copper alloy to match profiled metal cladding, TECUB or similar.
- All gables and dormers to be concealed.
- Parapet capping to match profiled metal cladding, TECUB or similar.
- Brown roof over Unit 1 to increase biodiversity.

BRICK CLADDING:

- Parapet brickwork 220mm x 100mm x 50mm, warm red, weathered finish.
- Roof terrace to be finished with bricks, weathered finish, weathered finish.
- Window to be finished with bricks, weathered finish. Shaggy bond setting out to have missing bricks as shown on elevation.

EXTERNAL FLOOR FINISHES:

- Parapet: finished limestone external paving, flamed finish, Manufacturer: Hardispace.
- Basement courtyard: limestone external paving, flamed finish, Manufacturer: Hardispace.
- Unit 1 Terrace: Roof Terrace - Cedar decking with rough planed finish.
- Roof Terrace planter: to match profiled metal cladding, TECUB or similar.
- Terrace glazed balustrade.

OTHER:

- Roof terrace glazed roof access hatch to prime terrace.
- New roof terrace to be fitted with breeze dam system for fire safety purposes, this addition to be approved by building control officer.
- Roof terrace balustrade: to match profiled metal cladding, TECUB or similar.
- Roof Terrace planter: to match profiled metal cladding, TECUB or similar.
- Terrace glazed balustrade.

LANDSCAPE SPECIFICATION:

FLOOR FINISHES:

- Parapet: finished limestone external paving, flamed finish, Manufacturer: Hardispace.
- Basement courtyard: limestone external paving, flamed finish, Manufacturer: Hardispace.
- Unit 1 Terrace: Roof Terrace - Cedar decking with rough planed finish.
- Roof Terrace planter: to match profiled metal cladding, TECUB or similar.
- Terrace glazed balustrade.

SHARED SURFACE:

- Parapet: finished limestone external paving, flamed finish, Manufacturer: Hardispace.
- Basement courtyard: limestone external paving, flamed finish, Manufacturer: Hardispace.
- Unit 1 Terrace: Roof Terrace - Cedar decking with rough planed finish.
- Roof Terrace planter: to match profiled metal cladding, TECUB or similar.
- Terrace glazed balustrade.

FOOTPATH, FORECOURT - COURTYARDS:

- Limestone pavers, varied smooth and rough split texture, 100mm x 100mm.
- Trim with limestone edging and tree grates.
- Manufacturer: Hardispace.

LIGHTING:

- Recessed flush into soffits of building overhangs.
- Manufacturer: Luceo Pendants.

CYCLE PARKING:

- Shedded 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**

Date: 10.02.2012

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Status: INFORMATION

Drawn by: AMC

Revision: D

10.03.2015 Cycle show revised following LSC comments

24.01.2015 Levels plan revised following LSC comments

18.01.2015 Survey levels added

18.01.2015 Supplementary information added by the architect for planning purposes 11.1.15

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