

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 walls to be water proofed to grade 3 using specialist concrete waterproofing system.
 2. 300mm full height concrete under basement.
 3. 300mm full height concrete with 100mm insulation.
 4. 250mm concrete retaining structure to basement perimeter incorporating to hold wall according to engineer's structural requirements.
 5. 50mm insulating concrete walls 250mm.
 6. All steel columns under flat slab to be 200mm diameter fire proofed 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.
 9. 100mm Insulation, at 400mm centres.
 10. Glazed floor sections.
 11. Structural reinforced glass floor panels, anti-slip surface finish.

CERAMIC CLADDING:
 12. Glazed keramic glazed ceramic cladding, 200mm x 100mm and 100mm, varied tones of white and cream. Fixing on aluminium sections. Vertical joints lapped, horizontal joints open return from 10 to courtyard. Underfloor, roof terraces and garden wall to floor of residential and commercial units as per drawings. Manufacturer: NIK ceramic.

METAL CLADDING:
 11A. Copper-alloy cladding comprising 1.2mm thick TECUB Brass finished stainless steel.
 Support structure: Stainless or similar secondary metal support grid. Cladding system: Wetfast ProSeal TECUB Brass Cladding system. Cladding panels: Pre-fabricated laminated brass, manufacturer: FINE METALS, TECUB Brass, 200 x 100. Thickness: 1.0mm.
 Finish: Finish to be brushed finish on outer surface to architects approved sample.
 Corrosion: Cladding to include adequate measures to prevent galvanic or chemical corrosion of adjacent materials to the brass.
 11B. Copper-alloy profiled cladding, TECUB Brass or similar approved.
 11C. Copper-alloy cladding, TECUB Brass or similar approved.

GLAZING:
 12. Glazing: Lower ground floor facade, glazing to incorporate sliders and drainage, aluminium frame, polyester powder coated to match metal cladding.
 13. Upper ground floor facade glazing to be mechanically adjustable for privacy.
 14. Fire hardened timber sliding windows behind metal fins. Fixed fire 40mm x 200mm set back from facade or replace glazing, sliding fire 40mm x 200mm set back from facade. Internal glazed balcony etc.
 15. Insulated opening aluminium windows, 500mm x 200mm or 800mm, flush around window to maintain reflectance.
 16. Glazed roof supported by 100mm x 100mm concrete fix at supports.
 17. Windows, transoms, sills, flush with sliding beam roof manufacturer: The Rooflight Company range Neo (or similar).
 Note: All doors and window frames to match TECUB profiled metal cladding or FINE METALS Black Oxide.
 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 gutters and downpipes to be concealed.
 20. Flat roof coping to match profiled metal cladding, TECUB or similar.
 21. Brown roof over Unit 1 to increase biodiversity.

BRICK CLADDING:
 22. Pavement bricks 225mm x 100mm x 50mm, warm red, header, laid with minimum bricks laid in sections, with 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 - Herringbone limestone external paving, flamed finish.
 25. Forecourt - Herringbone limestone external paving, flamed finish.
 26. Basement courtyard - limestone external paving, flamed finish.
 27. Unit 1 Terrace - Roof Terrace - Cedar decking with rough planed finish.

OTHER:
 27. Breakout glazed roof access hatch to private terrace.
 Note: Roof Terrace to be fixed with secure alarm system for fire safety system. This addition to be approved by building control officer.
 28. Forecourt balustrade - to match profiled metal cladding, TECUB or similar.
 29. Roof Terrace planter - to match profiled metal cladding, TECUB or similar.
 30. Glazed Terrace balustrade.

LANDSCAPE SPECIFICATION:
 31. Ground Finishes: include Unit 01.
 Paved and finish existing granite sets, flat topped and smooth lead pavement with 1.5% fall, gravel concrete panels with circular glass pavement lights. Manufacturer: Lucerne or similar.

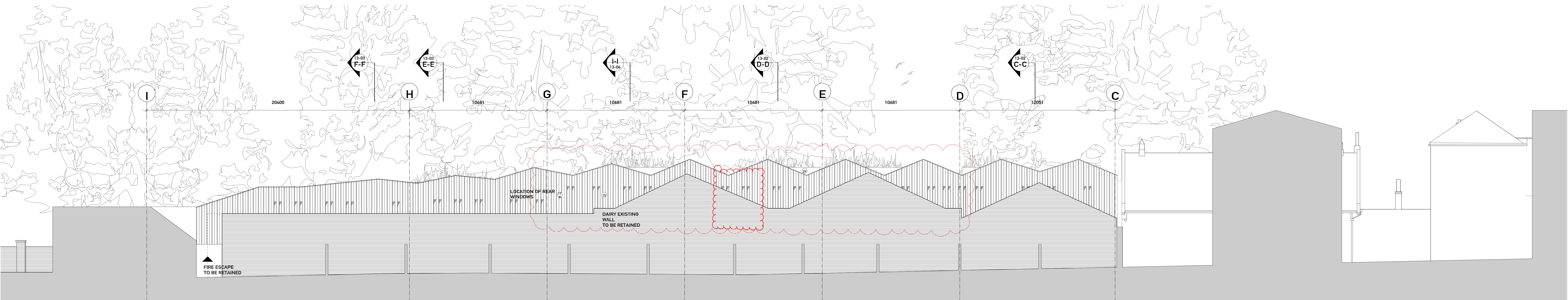
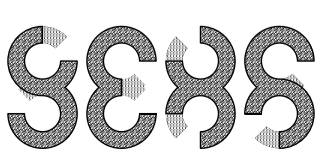
FOOTPATH: FORECOURT + COURTYARDS:
 Limestone paving, varied smooth and rough set textures, 100mm x 100mm.
 Tree pits with limestone edging and tree grates.
 Manufacturer: Hardscape.

LIGHTING:
 Recessed flush into soffits of building overhangs.
 Manufacturer: Lush Position.

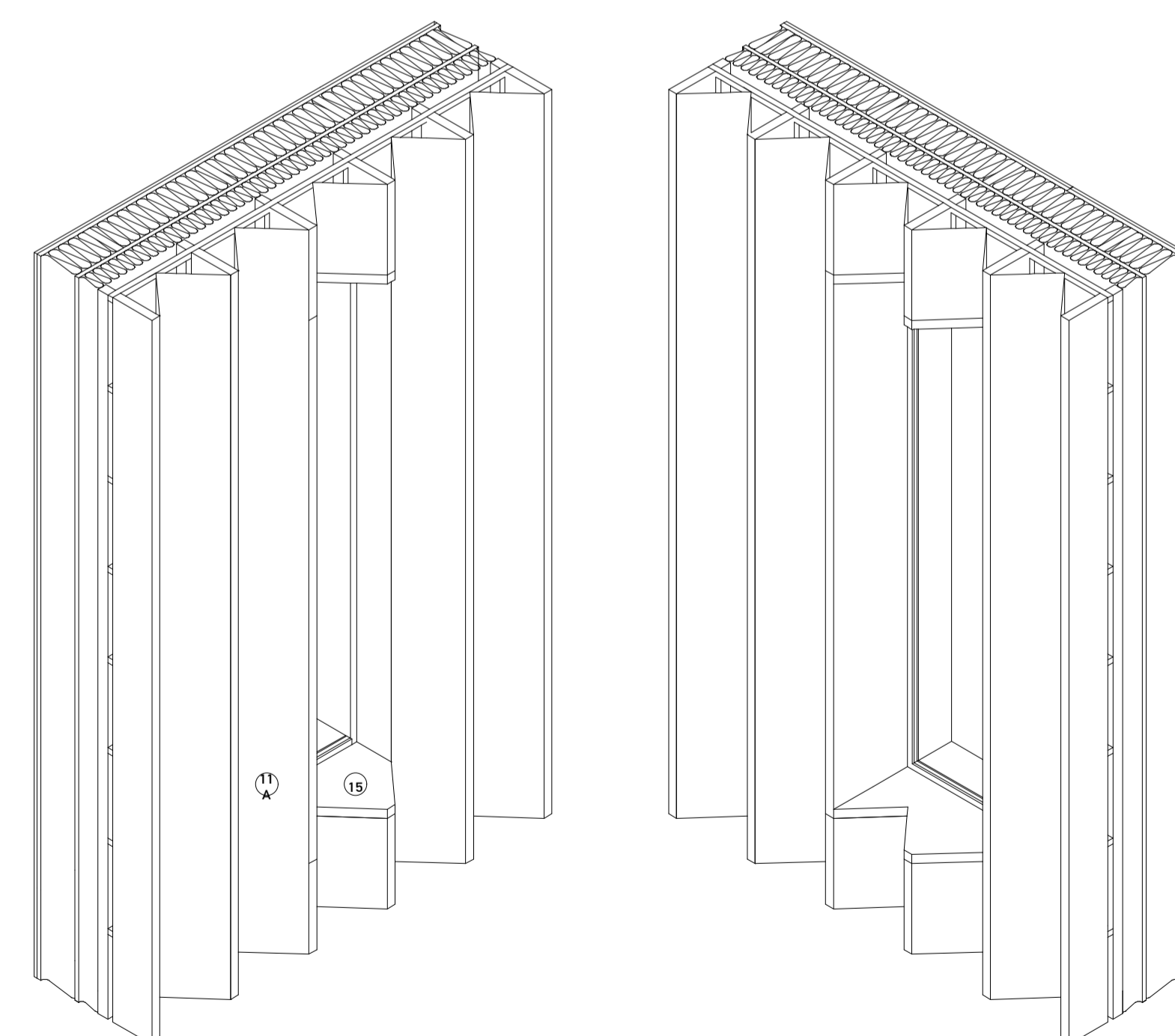
CYCLE PARKING:
 Shaded stands of stainless steel flats, with concealed fittings, set in areas of limestone paving.

PLANTING:
 Native species planted in zone along listed wall.

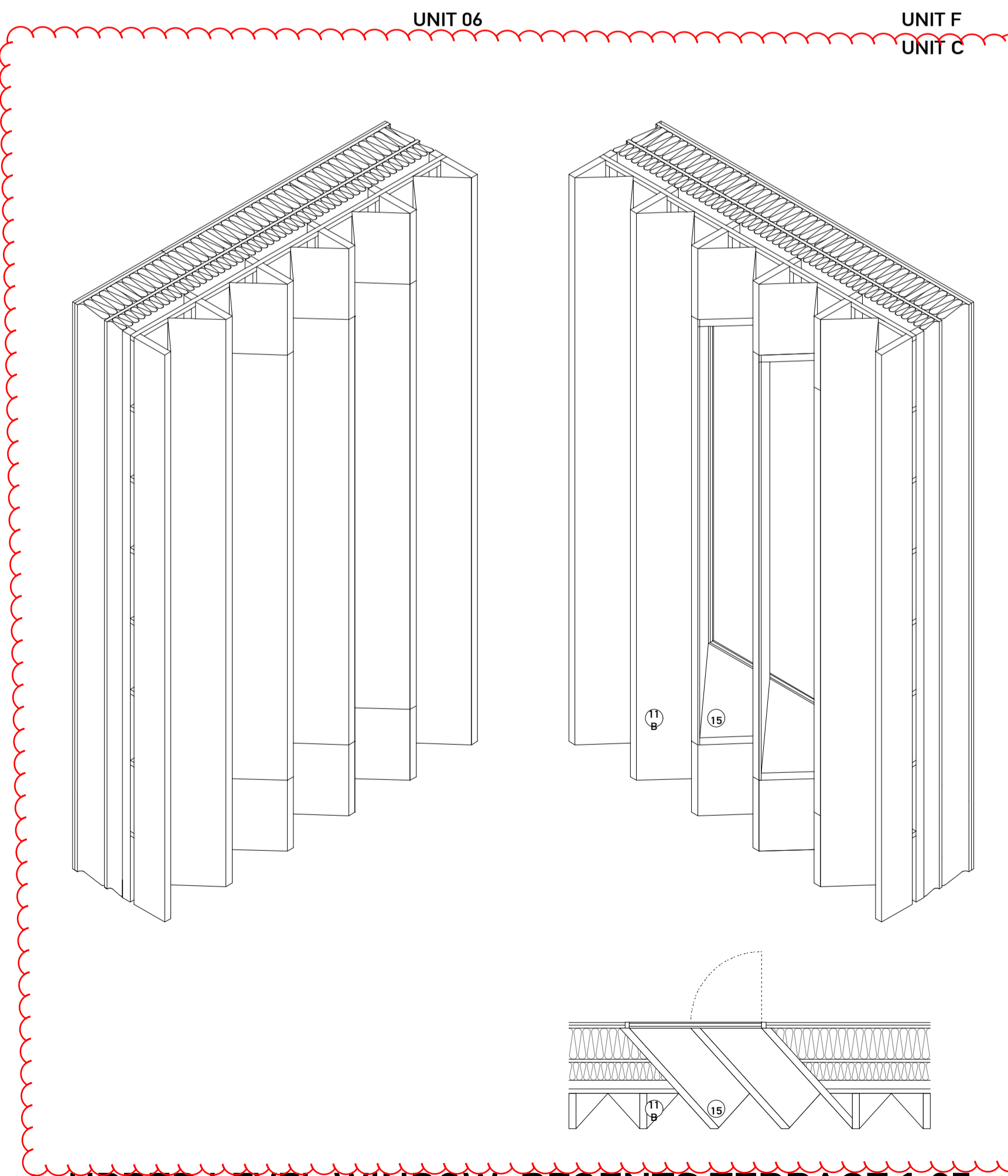
Project:
1250
The Old Dairy
 Drawing Title:
 Regents Terrace
 Elevation + Window
 Details
 Stage:
Planning
 Drawing no:
1250-12-002-PA01
 Date: 06.02.2015
 Scale: 1:100/1:25
 Format: A1 OVERSIZE
 Status: INFORMATION
 Drawn by: AMc
 Revision: -



REGENTS TERRACE GARDEN ELEVATION 07



UPPER LEVEL WINDOW: ST GEORGE'S GARDEN 1:25



UPPER LEVEL WINDOW: REGENTS TERRACE 1:25

UNIT 06
 UNIT F
 UNIT C
 UNIT H
 UNIT E
 UNIT B
 UNIT G
 UNIT D
 UNIT A
 UNIT 02
 UNIT 01