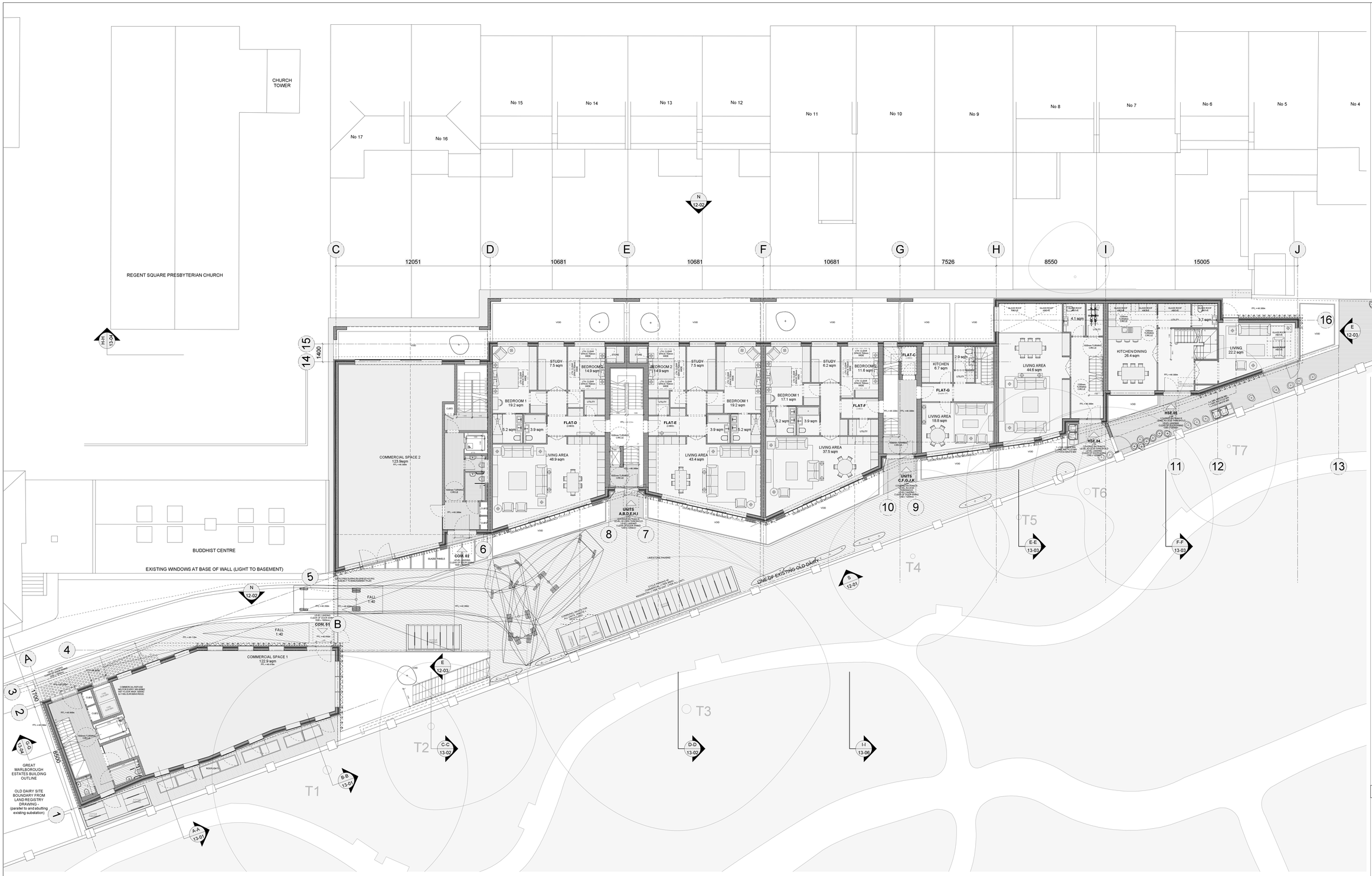

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DRAWING TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT DRAWINGS.
DO NOT SCALE FROM THIS DRAWING.

MATERIAL SPECIFICATION:
CERAMIC CLADDING:
1. Glazed bespoke fluted ceramic cladding. 200mm x 500mm and 1000mm, varied tones of white and cream, hung on aluminum sections. Vertical joints lapped, horizontal joints open maximum 9mm. To courtyards, undercroft, roof terraces and garden wall to rear of residential and commercial units as per drawings. Manufacturer NBK ceramics

METAL CLADDING:
2A. 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 KME
Material: TECU® Brass, CuZn30, R-250. Thickness 1.0mm
Finish: Manual pre-burnished finish on outer surfaces to architect's approved sample
Contractor design to include adequate measures to prevent bi-metallic or chemical corrosion of adjacent materials to the brass.
2B. Copper-alloy profiled cladding, TECU® Brass or similar approved
2C. Copper-alloy cladding, TECU® Brass or similar approved

GLAZING:
3. Ground + lower ground floor facade, glazing to incorporate sliders and openings, aluminum frame, polyester powder coated to match metal cladding. Manufacturer Cantifix or similar
4. Upper Ground floor louver position to be mechanically adjustable for increased privacy
5. Fsc hardwood timber sliding windows behind metal fins. Fixed fins 330mm x 2300mm set flush with facade at regular spacing, sliding fins 40mm x 2300mm set back from facade. Internal glazed balustrade
6. Inward opening aluminum windows, 950mm x 2400mm/2 x 350mm x 2400mm, recessed in profiled metal to mitigate overlooking, recess finish around window to maximise reflectance
7. Glazed roof supported on 75mm x 600mm concrete fins at approx 1m centres.
8. 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 metal cladding or RAL 6015 Black Olive
Note: All office ventilation to comply with consultants report.

ROOF FINISHES:
9. Standing seam copper-alloy to match profiled metal cladding, TECU or similar
10. All gutters and downpipes to be concealed
11. Parapet capping to match profiled metal cladding, TECU or similar
12. Brown roof over Unit 1 to increase biodiversity

BRICK CLADDING:
13. Petersen's bricks (228mm x 108mm x 54mm), warm red, header bond with alternate bricks omitted in sections, within expressed steel frame
14. Windows to sit behind fixed brick facade. Stagger bond setting out to have missing bricks as shown on elevation

EXTERNAL FLOOR FINISHES:
15. Forecourt - reinforced limestone external paving, flamed finish
Manufacturer Hardscape
16. Basement courtyards - limestone external paving, flamed finish
Manufacturer Hardscape
17. Unit 1 Terrace + Roof Terraces - Cedar decking with rough planed finish

OTHER:
18. Bespoke Glazed roof access hatch to private terraces. Note: Roof terraces to be fitted with beacon alarm system for fire safety purposes, final solution to be approved by building control officer
19. Forecourt balustrade - to match profiled metal cladding, TECU or similar
20. Roof Terrace planter - to match profiled metal cladding, TECU or similar
21. Glazed Terrace balustrade

LANDSCAPE SPECIFICATION:
FLOOR FINISHES (outside Unit 01)
Reclaimed and reuse existing granite sets, flat topped and smooth laid
Pavement width 1.8m, precast concrete panels with circular glass pavement lights. Manufacturer Luxcrete or similar

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 + COURTYARDS
Limestone pavers, varied smooth and rough split texture, 100mm x 500mm
Tree pits with limestone edging and tree grilles
Manufacturer Hardscape

LIGHTING
Recessed flush into soffits of building overhangs
Manufacturer Louis Poulsen

PLANTING
Native species planted in zone along listed wall

PLANNING ISSUE

REV.	DATE	DESCRIPTION
PA02	16/05/17	Change in unit mix.

THE OLD DAIRY
WAKEFIELD STREET
LONDON

Ground Floor

DRNG No	SCALE	DATE
1250-11-003-PA02	1:100@A0	May 2017

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