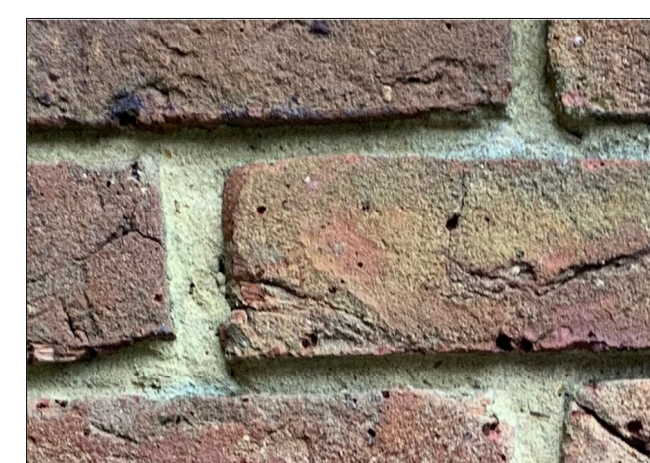


1.D1 DRAWING 001 @ 1:20



3.EX BRICKWORK



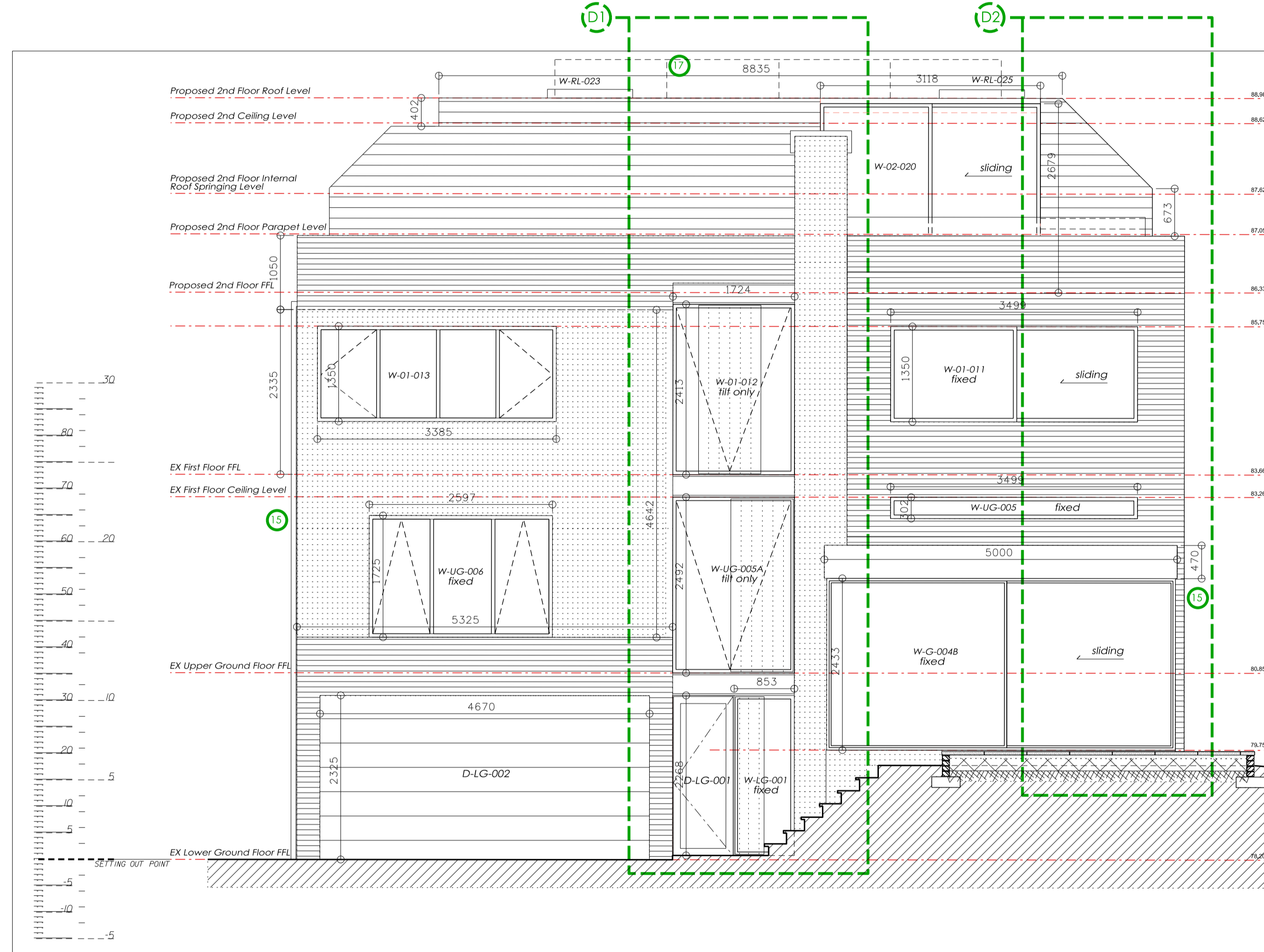
2.PC ALUMINIUM COLOUR



4.NEW BRICKWORK TO MATCH



5.ROOF TILE



7.FRONT ELEVATION



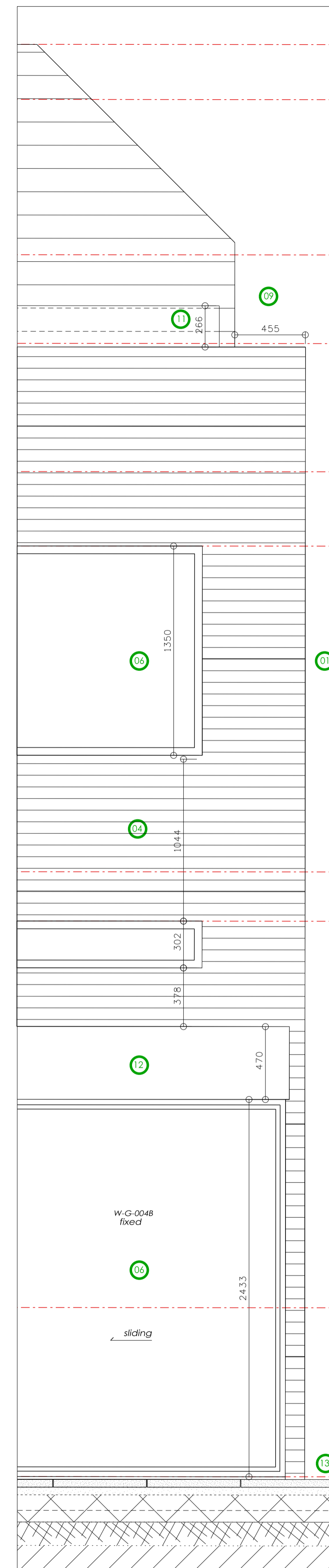
8.OAK FRONT DOOR



9.PC DOORS & WINDOWS



10.SIBERIAN LARCH



6.D2 DRAWING 001 @ 1:20

GENERAL NOTES:
 PLANNING & BUILDING CONTROL MAY REQUEST ADDITIONAL INFORMATION. CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER TO BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR INCONSISTENCIES AND IS RESPONSIBLE FOR REQUESTING ANY CORRECT EXECUTION OF THE WORKS. ANY VARIATIONS TO THE DRAWINGS MUST OBTAIN PRIOR APPROVAL.
 CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER TO VERIFY ALL DIMS ON SITE AGAINST ANY WORKS OR SHOP DRAWING PREPARATION.
 ANY AFFECT TO COST & PROGRAMME (+/- & -) ARISING OUT OF ALTERATIONS TO THE PROPOSED WORKS SHOWN ON THIS DRAWING MUST BE NOTIFIED TO THE ARCHITECT/QUANTITY SURVEYOR.
 ALL COMPONENTS, MATERIALS, WORKMANSHIP & HEALTH & SAFETY TO COMPLY WITH CURRENT RELEVANT BRITISH STANDARDS, CIP & APPROPRIATE MANUFACTURERS RECOMMENDATIONS.
 DO NOT SCALE FROM THIS DRAWING. ANY DISCREPANCIES REPORTED ALL DIMENSIONS ARE MILLIMETERS UNLESS OTHERWISE STATED.
 METERAGE REQUIRED TO BE CONFIRMED BY CONTRACTOR WITH ALL MATERIALS TO BE SUITABLE FOR CONTRACT USE.
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Maximum U values:

External Walls	- 0.28 W/sq.m/K
Floors	- 0.25 W/sq.m/K
Pitched Roofs (ins @ rafter level)	- 0.18 W/sq.m/K
Flat Roofs	- 0.18 W/sq.m/K
Windows	- 1.6 W/sq.m/K
External Doors	- 1.8 W/sq.m/K

- NOTES:
- 25mm thick vertical siberian larch sliding panel feature internally to g/f 2270 x 4500mm on cast iron track & rollers to RAL 9007 (to match window frames) - timber to be distressed/natural/knotted
 - Main front door to be 150mm wide 44mm h/wood track oak door (air-dried) with d/g glazed unit. Door size 2200 x 950mm with level access. Oil protection to compose of Imperial colour with clean top coat & Osmo oak UV oil protection all as manufacturers recommendations.
 - Cardiac automated large rib steel insulated sectional doors RAL 9007
 - New facing brickwork to match existing 'stretcher bond with raked/tooled mortar joint
 - pc aluminium fascia to RAL 9007, precision formed over 18mm WBP backing mould. Structural steel beam to S/Eng detail & spec. Kingspan K106 insulation to steel web internally with breather membrane to maintain U = 0.28 W/sq.m/K. See dwg no P17-025-03-05-005 for demolition
 - Powder coated aluminium bottom hung window with engineered oak PAL38855 (14mm thick) floor finish to existing & new floors as noted
 - Internal vertical timber screen detail on steel roller guides & track. Panel size 880mm x 2450. Details as for point No.1 above
 - Halching denotes existing facing brickwork areas
 - Recland Hollander clay pantile - red
 - VC SILA siberian larch light reddish brown horizontal boarding with secret fixings to match new feature timber detail elsewhere
 - 21mm laminated toughened clear glass balustrade to 1100mm high. Painted r/w bracket returned & fixed to parapet structural upstand to 0.74KN/m
 - Profiled steel fascia panel, precision formed over 18mm WBP backing mould with breather membrane. Structural steel beam to S/Eng detail & spec. Kingspan K106 insulation to steel web internally to maintain U = 0.28W/sq.m/K
 - Existing paving slabs removed, cleaned & re-laid to provide level access patio from main lounge. Slabs laid to falls away from building with brick edging detail to match existing. Patio area extended as noted on ground floor plan
 - Existing external lighting, alarms to Electrical spec
 - Existing rwp's replaced with 68mm sq. flushjoint p/coated aluminium RAL 9007 with new BIG with roading access to connect to existing drainage system as per civil engineer detailed design
 - Internal vertical timber screen detail on steel roller guides & track. Panel size 880mm x 2400mm. Details as for No.1 above
 - See Elec Eng spec & details for PV's

- Facades
- Existing brickwork to be retained from demolished segments & evenly distributed within new brick facades & parapet
 - Existing brickwork to be doff cleaned & new brickwork matched following cleaning process
- New powder coating elements
- All new windows/doors (& garage door), new lounge extension fascia, metal profiles, rwp's & cover flashing to RAL 9007
 - Sample panels to be provided
 - All new ext glazed elements (except front door & frame) manufactured & fitted by Express bi-folding doors Ltd expressbi-folds.co.uk
 - Brick sample = Reclamation weathered soft red (site check required to ensure closest match used)

REV T1	DATE 07.03.19	BY GH	DETAIL TENDER
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TENDER ISSUE

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PROJECT TITLE	3 FITZROY CLOSE, LONDON, CAMDEN, N6 6JT.
DRAWING TITLE	PROPOSED FRONT ELEVATION
CLIENT	MR M CLACK & MS L FRY
PROJECT NO.	P17-025
DRAWING NO.	03-05-001
DRAWN BY	GH
DATE	07.12.2018
SCALE	A1@1:50 / 1:20



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