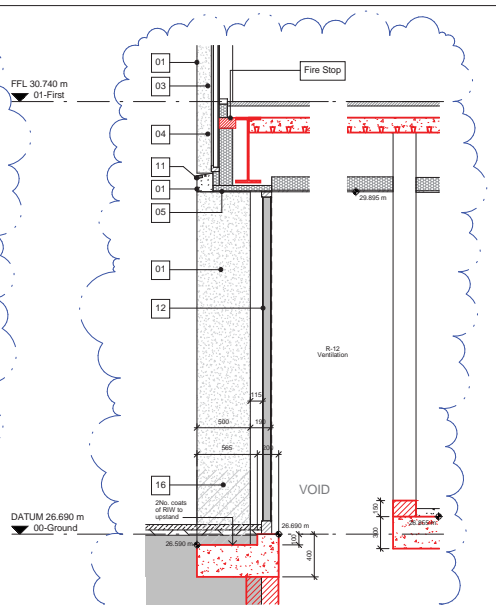
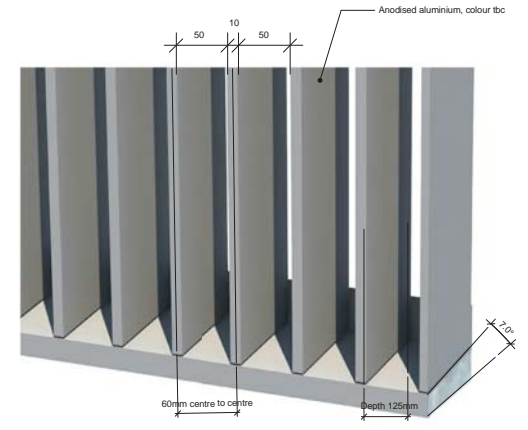


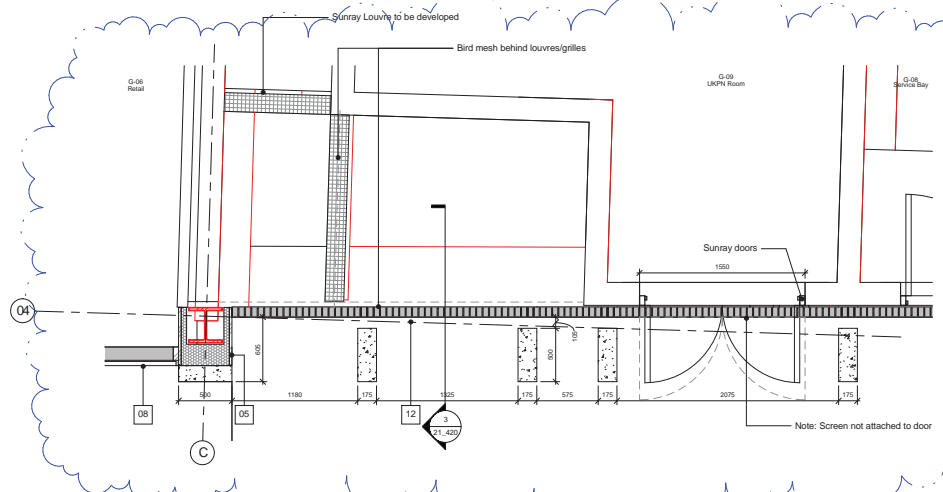
1 Elevation View



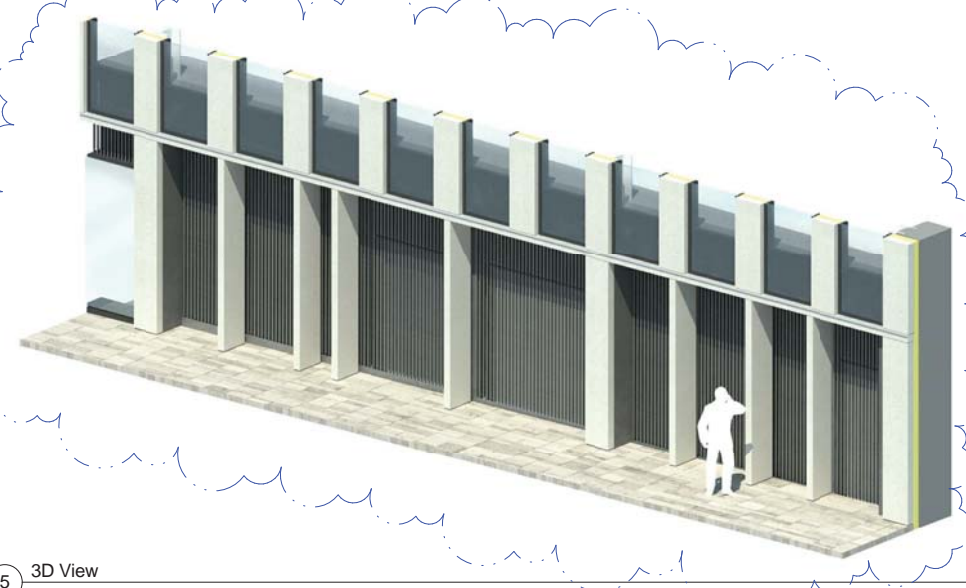
3 Section View



4 3D View of louvre cill detail  
Scale N.T.S.



2 Plan View



5 3D View  
Scale N.T.S.

Revisions	By	Chk	Revisions	By	Chk
141103 Issued for Envelope Tender	PB	DW			
A 150519 Issued for Stage 4	PB	DW			

**Notes:**  
 All structural steel shown in red for clarity, the structure indicated on this drawing has been drawn by WSL.

- 01 - Precast concrete cladding
- 02 - Bronze anodised aluminium
- 03 - Sulated double glazed unit, ceramic frit from FFL to 750mm
- 04 - Glass board insulated panel, with full ceramic frit
- 05 - Insulated zinc faced insulated panel
- 06 - Insulated double glazed unit, with glass to glass horizontal joint
- 07 - Glazed RGV window
- 08 - Glazed drop front
- 09 - Glazed door opening
- 10 - Steel cable balustrade
- 11 - PPC Flashing
- 12 - Anodised aluminium architectural louvres with bird mesh to rear face
- 13 - Anodised aluminium architectural louvres with bird mesh to rear face
- 14 - Galvan roof
- 15 - Architectural plant screen grille & gate
- 16 - Structural stainless steel handrail
- 17 - 17mm glass balustrade
- 18 - Datum band anti-graffiti treatment
- 19 - 17mm glass balustrade
- 20 - Concrete jawer

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Project  
**One Bedford Avenue**  
 Exemplar Properties (Bedford) Ltd.

Drawing Title  
**Facade Bay Study**  
 Morwell St. Elevation  
 Service Bay

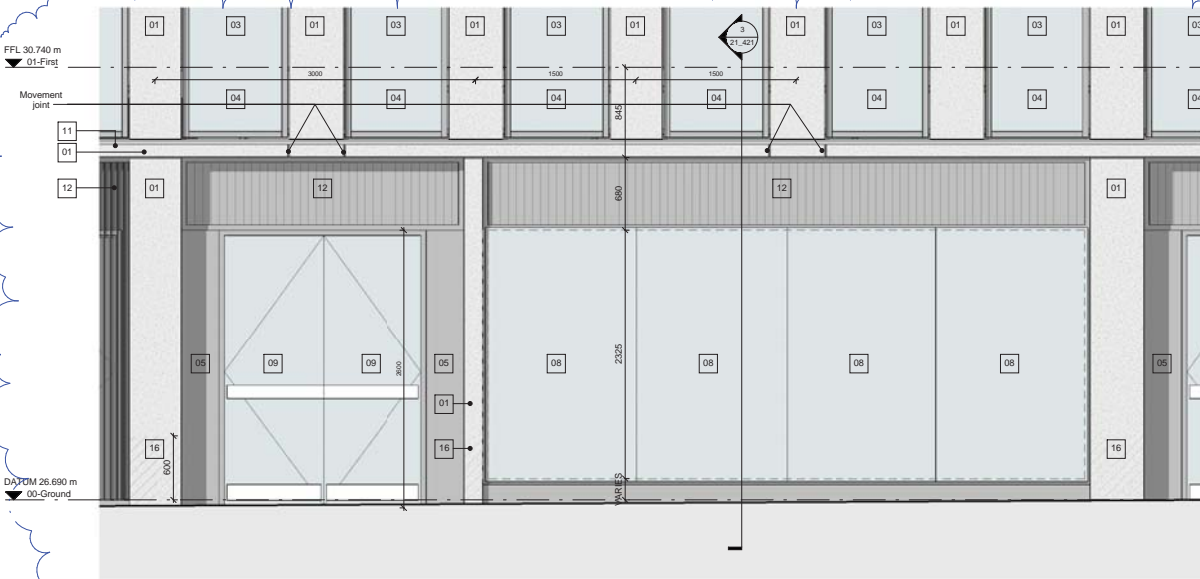
Drawing Number  
**1217\_21\_420**

Scale @ A3 1:50 Scale @ A1 1:25

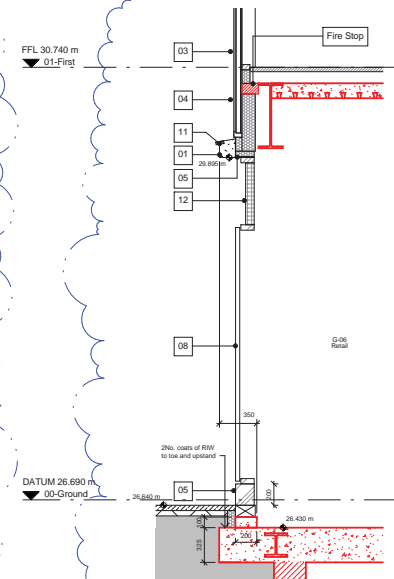
Revision  
**A**

Revision Date  
**150519**

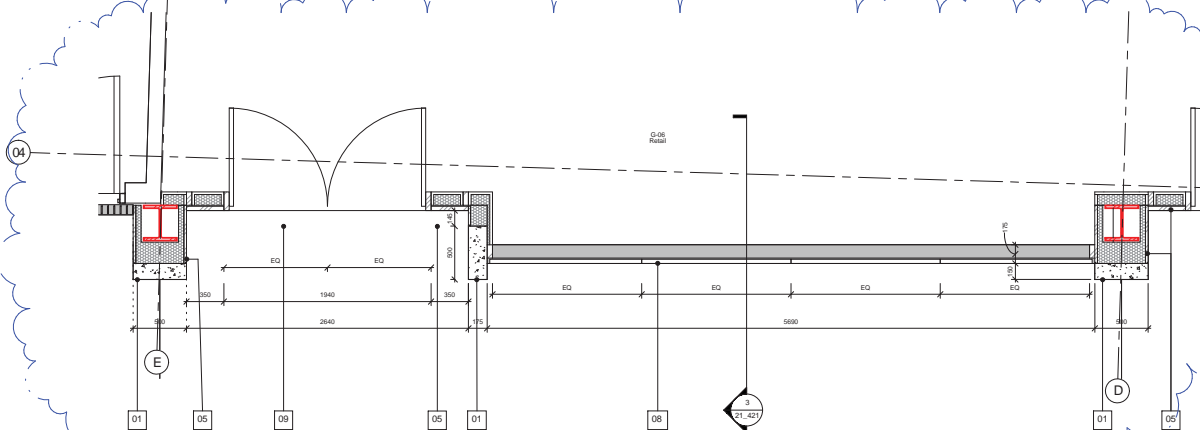
Project No. 1217  
 YYMMDD



1 Elevation View



3 Section View



2 Plan View



4 3D View

Revisions	By	Chk	Revisions	By	Chk
141193 Issued for Envelope Tender	PB	DW			
A 150519 Issued for Stage-4	PB	DW			

By	Chk	Revisions	By	Chk

- Notes**
- 1 - Precast concrete cladding
  - 2 - Bronze anodised aluminium
  - 3 - Scaled double glazed unit, ceramic frit from FFL to 750mm
  - 4 - Glass lead insulated panel, with full ceramic frit
  - 5 - Patterned zinc faced insulated panel
  - 6 - Scaled double glazed unit, with glass to glass horizontal joint
  - 7 - Glazed door window
  - 8 - Glazed door frame
  - 9 - Glazed door opening
  - 10 - Steel cable Balustrade
  - 11 - PPC Flashing
  - 12 - Vertical aluminium architectural louvres with bird mesh to rear face
  - 13 - Architectural plant screen grilles & gate
  - 14 - Green roof
  - 15 - Structural stainless steel handrail
  - 16 - Datum band anti-graffiti treatment
  - 17 - White powder primer
  - 18 - European granite pavers
  - 19 - Glass lead structure base
  - 20 - Concrete paver
- All structural steel shown in red for clarity, the structure indicated on this drawing has been drawn by WSL.

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Project  
**One Bedford Avenue**  
 Exemplar Properties (Bedford) Ltd.

Drawing Title  
**Facade Bay Study**  
 Morwell St. Elevation  
 Retail Frontage

Project No. 1217

Drawing Number  
**1217\_21\_421**

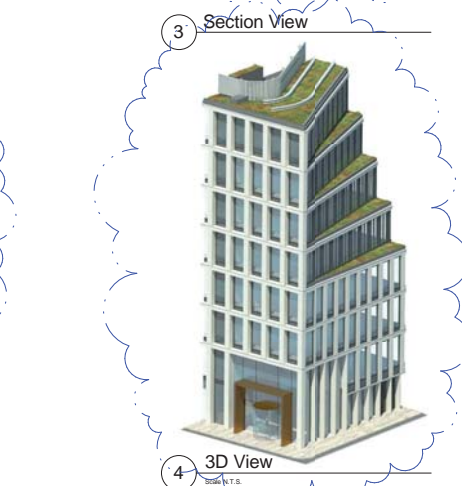
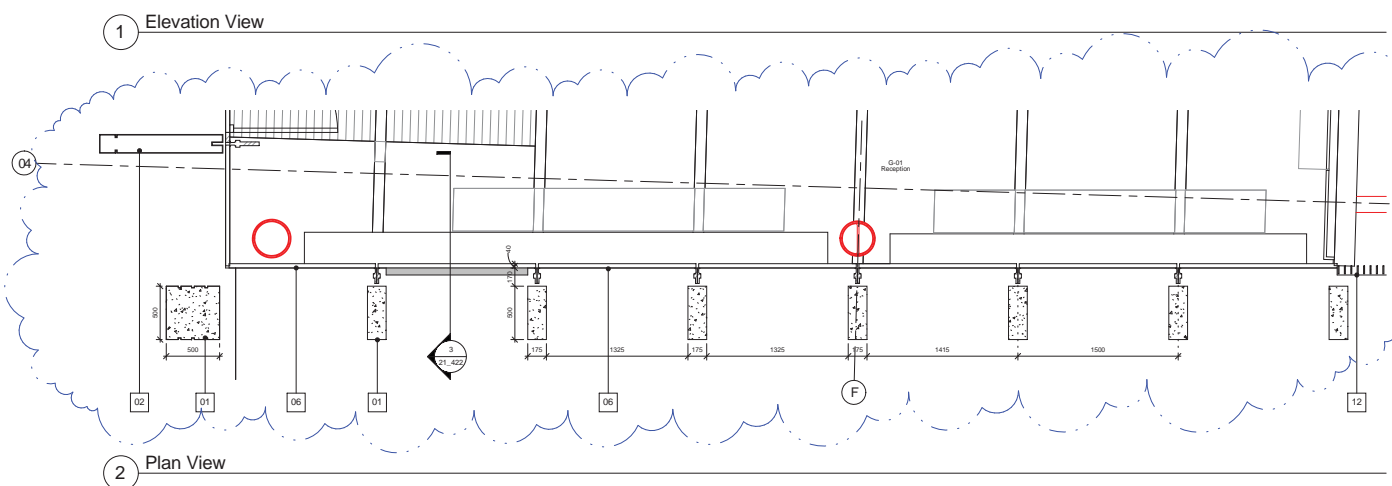
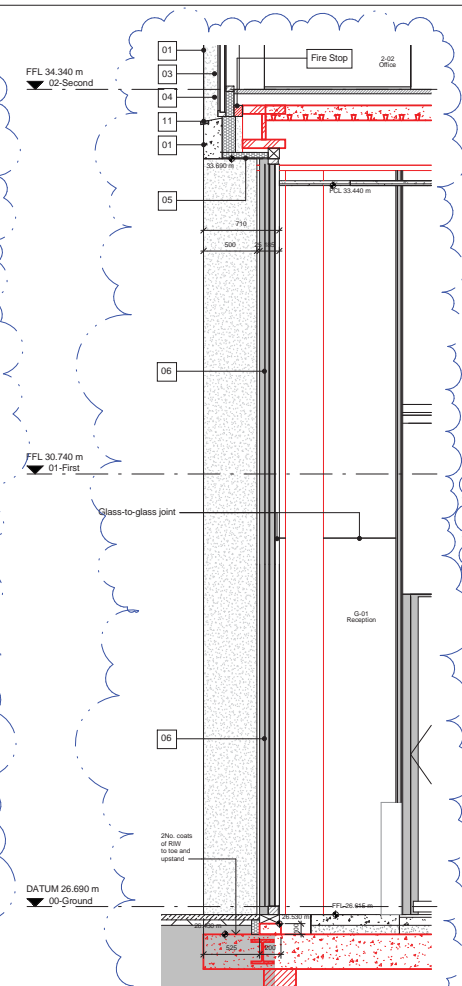
Revision  
**A**

Scale @ A3  
 1 : 50

Scale @ A1  
 1 : 25

Revision Date  
 150519

YY MM DD



Revisions	By	Chk
/ 141103	Issued for Envelope Tender	PE
A 150519	Issued for Stage 4	DW

- Notes
- All structural steel shown in red for clarity, the structure indicated on this drawing has been drawn by WSL.
- 01 - Fixed concrete cladding
  - 02 - Bronze anodised aluminium
  - 03 - Sealed double glazed unit, ceramic frit from FFL to 750mm
  - 04 - Glass faced insulated panel, with full ceramic frit
  - 05 - Polished zinc faced insulated panel
  - 06 - Sealed double glazed unit, with glass to glass horizontal joint
  - 07 - Glazed door window
  - 08 - Glazed door frame
  - 09 - Glazed door opening
  - 10 - Steel cable aluminium
  - 11 - PPC Flashing
  - 12 - Vertical aluminium architectural louvers with bird mesh to rear face
  - 13 - Architectural plant screen grille & gate
  - 14 - Green roof
  - 15 - Brushed stainless steel handrail
  - 16 - Clean back and grilles treatment
  - 17 - White polycarbonate ballast
  - 18 - European granite pavers
  - 19 - Glass faced shadow box
  - 20 - Concrete panel

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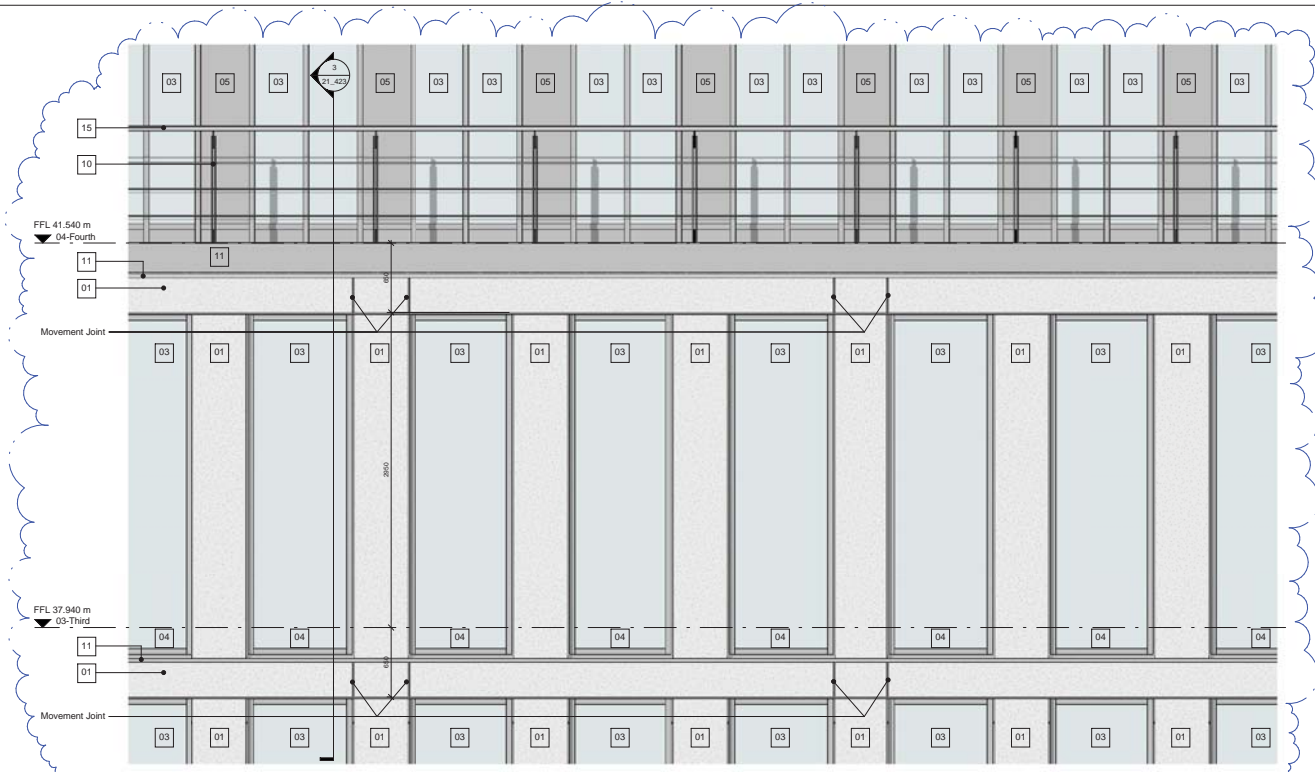
Project 1217  
**One Bedford Avenue**  
 Exemplar Properties (Bedford) Ltd.

Drawing Title  
**Facade Bay Study**  
 Morwell St. Elevation  
 Reception

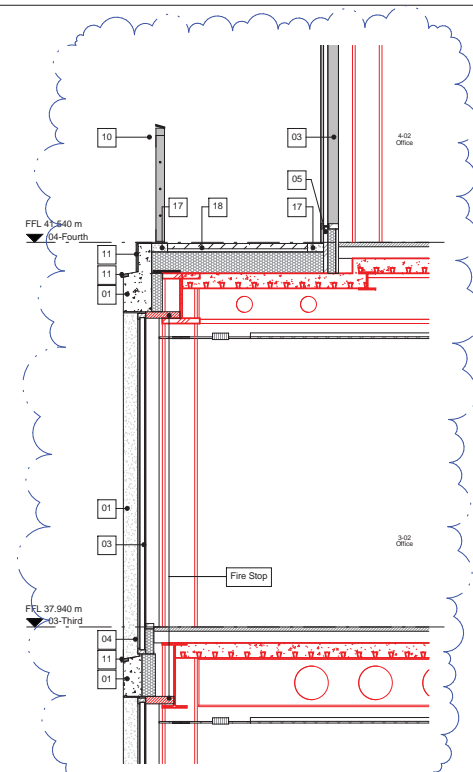
Drawing Number  
 1217\_21\_422

Revision  
 A

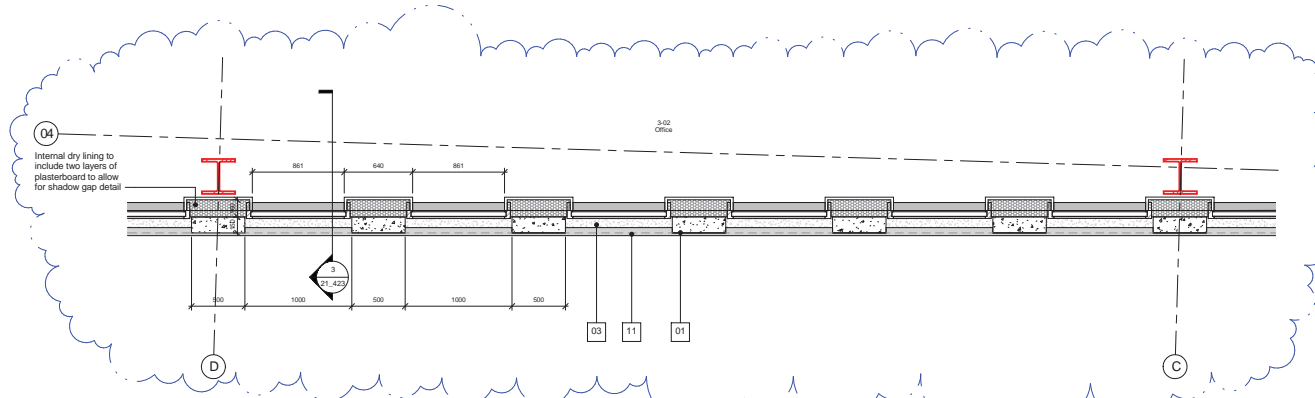
Scale @ A3 1:50  
 Scale @ A1 1:25  
 Revision Date  
 150519  
 VV MM DD



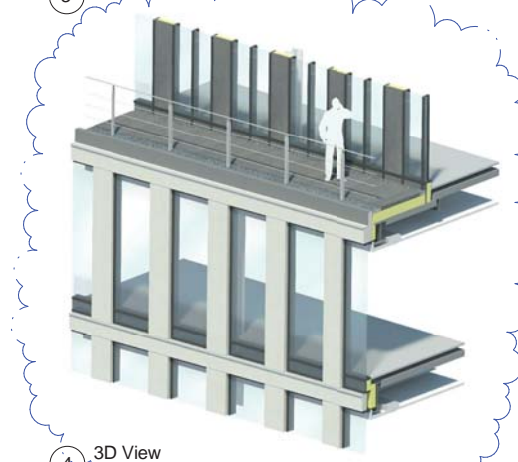
1 Elevation View



3 Section View



2 Plan View



4 3D View

Revisions	By	Chk	Revisions	By	Chk
141193 Issued for Envelope Tender	PB	DW			
A 150519 Issued for Stage 4	PB	DW			

By	Chk	Revisions

**Notes:**  
 All structural steel shown in red for clarity, the structure indicated on this drawing has been drawn by WSL.

- 01 - Precast concrete cladding
- 02 - Bronze anodized aluminium
- 03 - Scaled double glazed unit, ceramic frit from FFL to 750mm
- 04 - Glass board insulated panel, with foil ceramic frit
- 05 - Painted zinc faceted insulated panel
- 06 - Scaled double glazed unit, with glass to glass horizontal joint
- 07 - Glazed door opening
- 08 - Glazed door frame
- 09 - Glazed door opening
- 10 - Steel cable balustrade
- 11 - PPC Flashing
- 12 - Vertical aluminium architectural louvres with bird mesh to rear face
- 13 - Architectural plant screen grillage & gate
- 14 - Green roof
- 15 - Blended stainless steel hardware
- 16 - Datum band anti-graffiti treatment
- 17 - White powder ballast
- 18 - European granite pavers
- 19 - Cast lead drainage box
- 20 - Concrete paver

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Project  
**One Bedford Avenue**  
 Exemplar Properties (Bedford) Ltd.  
  
 Drawing Title  
**Facade Bay Study**  
 Morwell St. Elevation  
 First/Third Office Floor

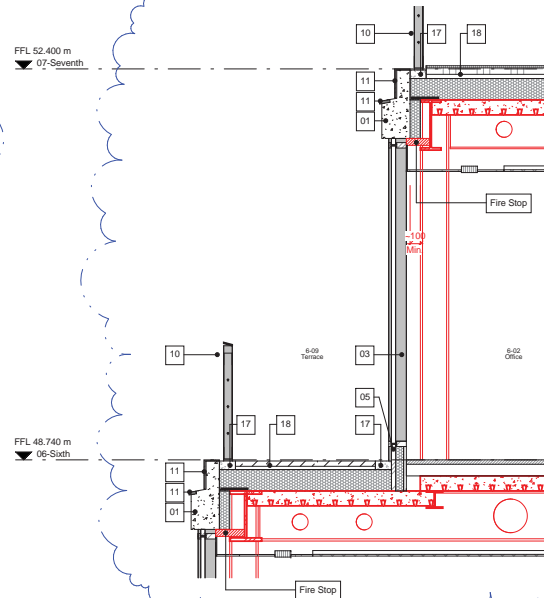
Drawing Number  
**1217\_21\_423**

Project No. 1217  
  
 Revision  
 A  
  
 Scale @ A3 1:50  
 Scale @ A1 1:25  
 Revision Date  
 150519  
 VV MM DD

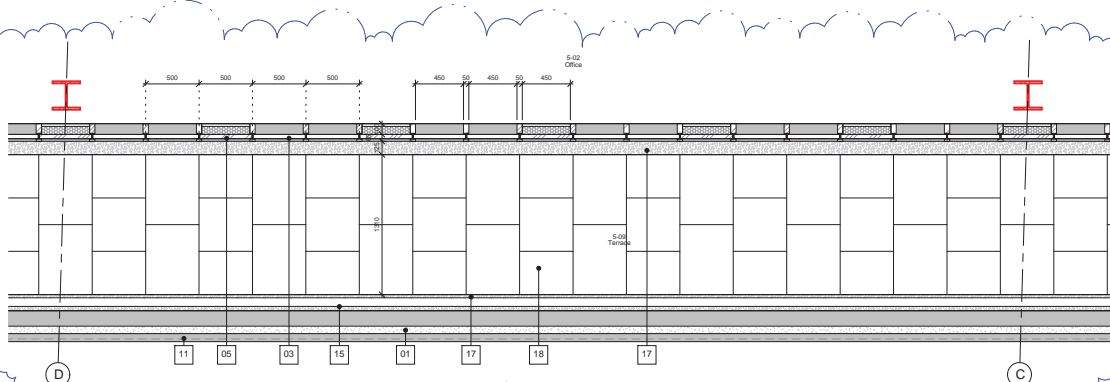




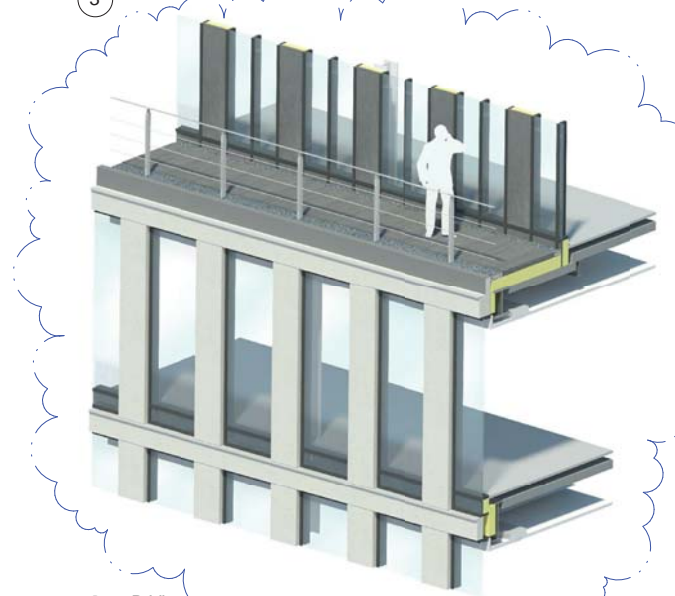
1 Elevation View



3 Section View



2 Plan View



4 3D View  
Scale N.T.S.

Revisions	By	Chk	Revisions
141103 Issued for Envelope Tender	PB	DW	
A 150519 Issued for Stage 4	PB	DW	

By	Chk	Revisions

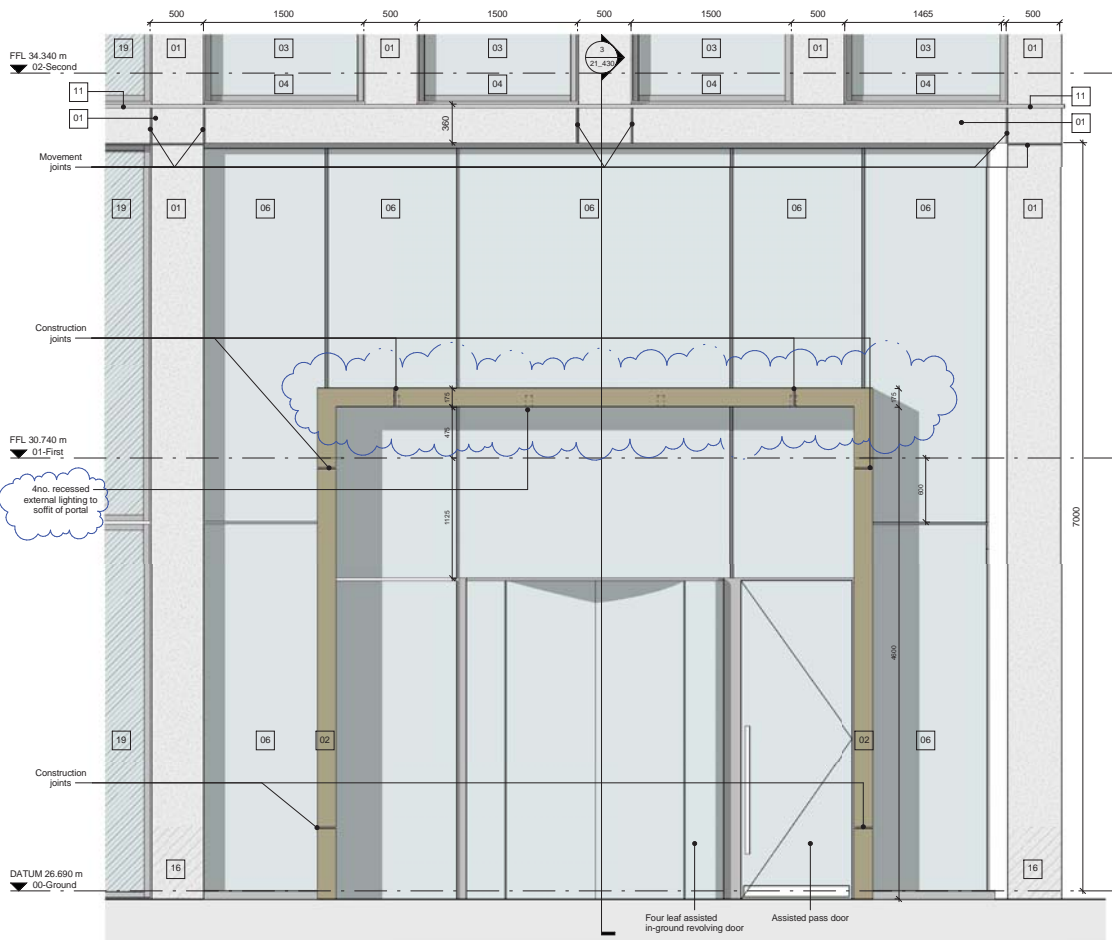
- Notes**
- 1 - All structural steel shown in red for clarity, the structure indicated on this drawing has been drawn by WSL.
  - 01 - Precast concrete cladding
  - 02 - Bronze anodized aluminium
  - 03 - Sealed double glazed unit, ceramic frit from FFL to 750mm
  - 04 - Glass fixed insulated panel, with frit ceramic frit
  - 05 - Fabricated zinc faced insulated panel
  - 06 - Sealed double glazed unit, with glass to glass horizontal joint
  - 07 - Glazed A/D/V window
  - 08 - Glazed drop front
  - 09 - Glazed door opening
  - 10 - Steel cable balustrade
  - 11 - PPC Flashing
  - 12 - Vertical aluminium architectural louvers with bird mesh to rear face
  - 13 - Architectural plant screen grille & gate
  - 14 - Glass roof
  - 15 - Blomberg glass door steel handrail
  - 16 - Datum band anti-graffiti treatment
  - 17 - White public ballast
  - 18 - European granite pavers
  - 19 - Glass fixed shadow box
  - 20 - Concrete paving

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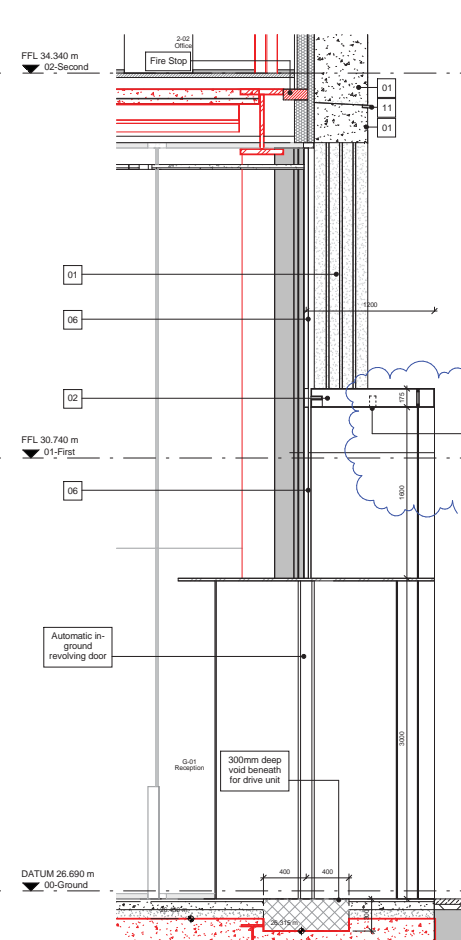
Project  
**One Bedford Avenue**  
 Exemplar Properties (Bedford) Ltd.  
 Drawing Title  
**Facade Bay Study**  
 Morwell St. Elevation  
 Fourth/Seventh Office Floor

Drawing Number  
**1217\_21\_424**  
 Scale @ A3  
 1 : 50  
 Scale @ A1  
 1 : 25

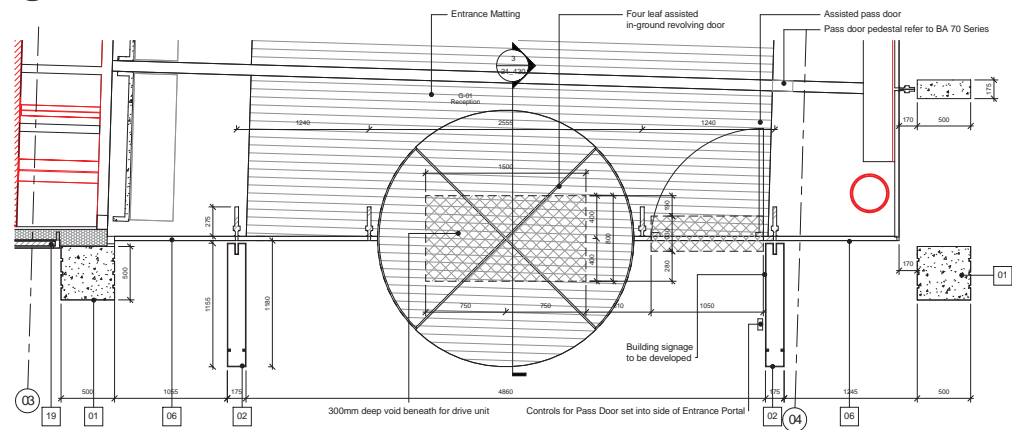
Project No. 1217  
 Revision  
 A  
 Revision Date  
 150519  
 VV MM DD



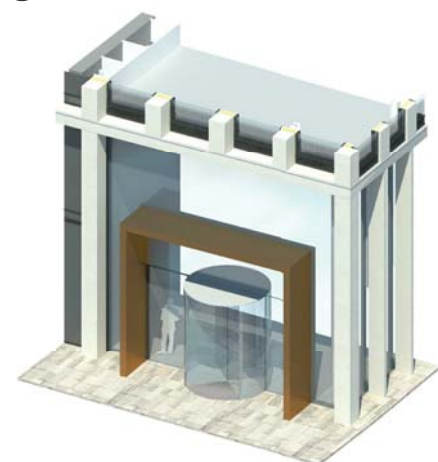
1 Elevation View



3 Section View



2 Level 00 Plan View



4 3D View  
Scale N.T.S.

Revisions	By	Chk
/ 141103 Issued for Envelope Tender	PB	DW
A 150519 Issued for Stage 4	PB	DW
B 150701 Amended for inclusion of CCF	KC	DW

Notes

- All structural steel shown in red for clarity, the structure indicated on this drawing has been drawn by WSL.
- 01 - Precast concrete cladding
  - 02 - Bronze anodised aluminium
  - 03 - Sealed double glazed unit, ceramic frit from FFL to 750mm
  - 04 - Glass faced insulated panel, with full ceramic frit
  - 05 - Sealed double glazed unit, with glass to glass horizontal joint
  - 06 - Glazed door opening
  - 07 - Glazed door opening
  - 08 - Glazed door opening
  - 09 - Glazed door opening
  - 10 - Steel cable fastener
  - 11 - PPC Flashing
  - 12 - Vertical aluminium architectural binnacle with bird mesh to rear face
  - 13 - Architectural plate screen grille & gale
  - 14 - Glass end
  - 15 - Brushed stainless steel handrail
  - 16 - Clear hand anti-graffiti treatment
  - 17 - White polka ballast
  - 18 - European granite pavers
  - 19 - Glass faced shadow box
  - 20 - Concrete paver

**Drawing updates to this revision for CCF:**  
1 - CCF 020: Inclusion of 4no. flush external lights into the soffit of the reception portal.

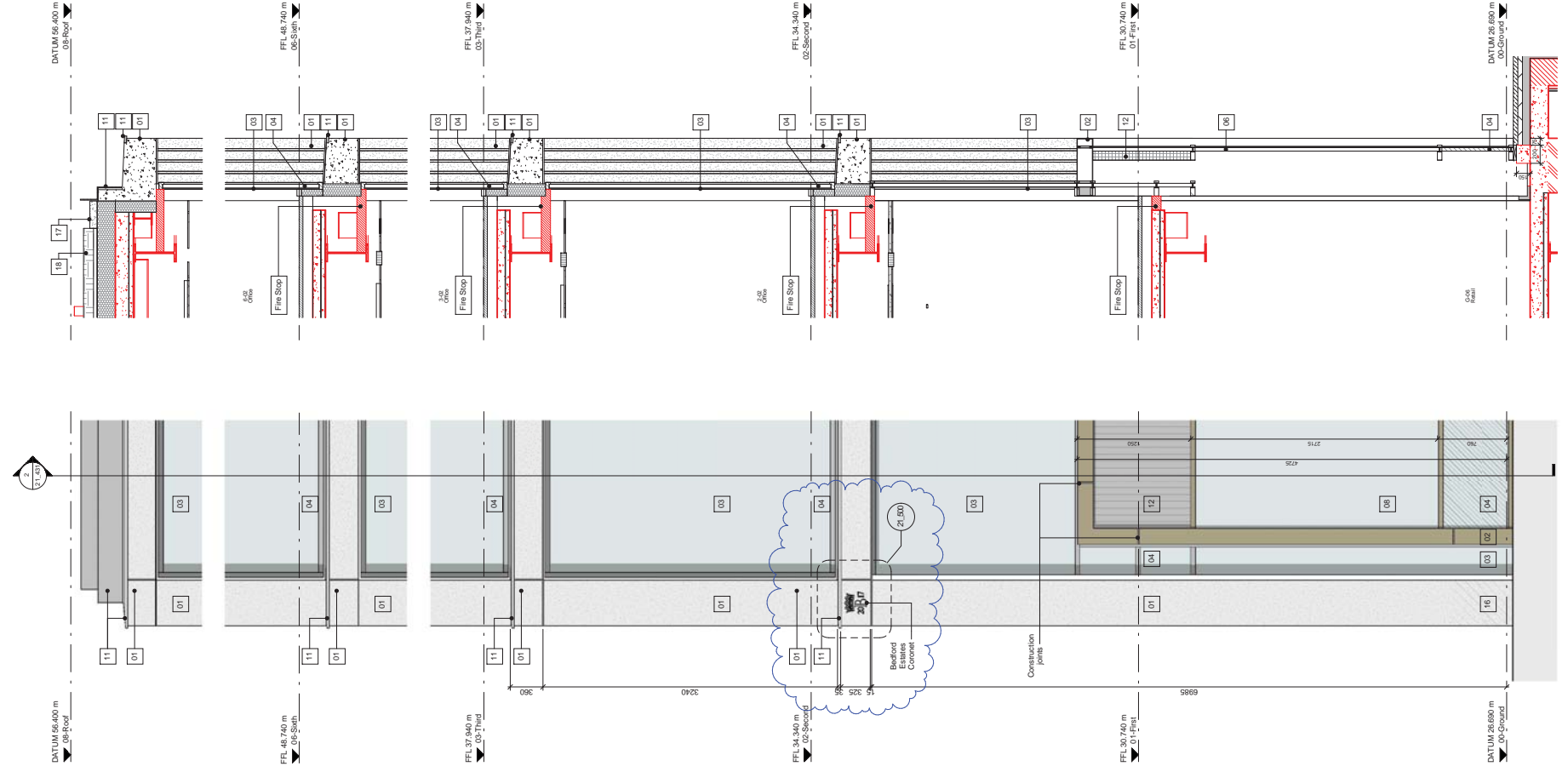
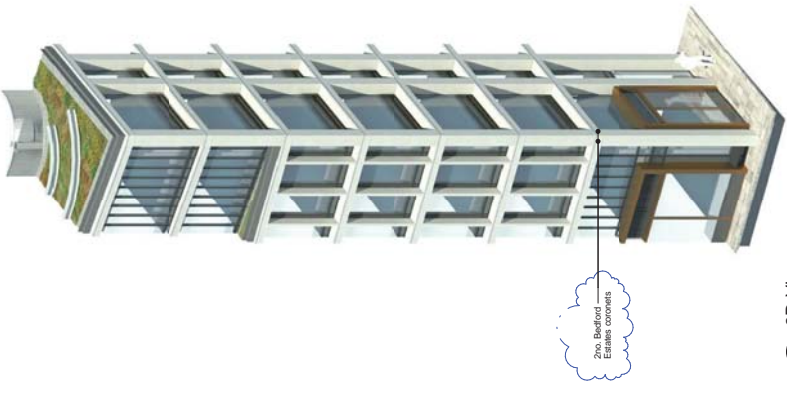
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Project 1217  
**One Bedford Avenue**  
Exemplar Properties (Bedford) Ltd.

Drawing Title  
**Facade Bay Study**  
Bedford Avenue Elevation  
Reception

Drawing Number  
1217\_21\_430  
Revision  
B

Scale @ A3 1:50  
Scale @ A1 1:25  
Revision Date  
15/07/01  
YY MM DD



1 Elevation View

2 Section View

6 3D View

3 Level 06 Plan View

4 Level 03 Plan View

5 Level 00 Plan View

Revisions

1	14/1/03	Issued for Envelope Tender
2	14/1/03	Approved for inclusion of CCF
3	15/07/01	Approved for inclusion of CCF

- By: CH, Notes
- RS DW
  - RC DW
  - IC DW
- All structure steel shown in red for clarity. The structure is precast concrete casting.
- 01 Precast concrete casting
  - 02 Slab on grade
  - 03 Slab on grade
  - 04 Slab on grade
  - 05 Slab on grade
  - 06 Slab on grade
  - 07 Slab on grade
  - 08 Slab on grade
  - 09 Slab on grade
  - 10 Slab on grade
  - 11 Slab on grade
  - 12 Slab on grade
  - 13 Slab on grade
  - 14 Slab on grade
  - 15 Slab on grade
  - 16 Slab on grade
  - 17 Slab on grade
  - 18 Slab on grade
  - 19 Slab on grade
  - 20 Slab on grade

**Drawing updated for inclusion of CCF:**

- 1- CCF 001: Addition of Bedford Estates concrete to Tottenham Court Road and Bedford Avenue elevation
- 2- CCF 016: 750mm mullion spacing to Bedford Avenue and Tottenham Court Road elevation

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Drawing Title  
 Facade Bay Study  
 Bedford Avenue Elevation  
 Retail Corner

Scale @ A3 1:25  
 Scale @ A1 1:25

Drawing Number  
 1217\_21\_431

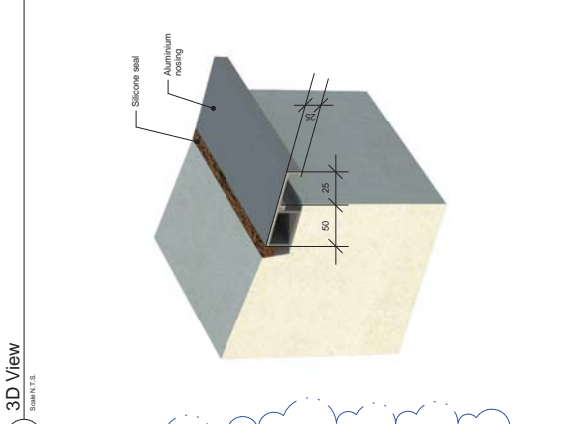
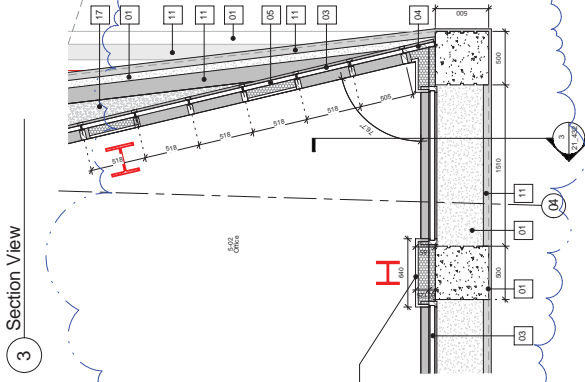
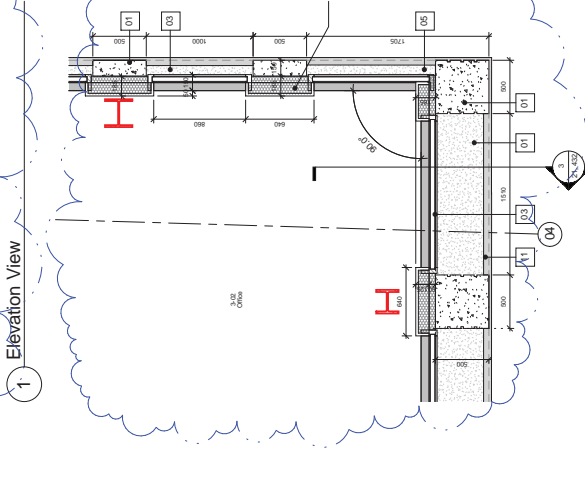
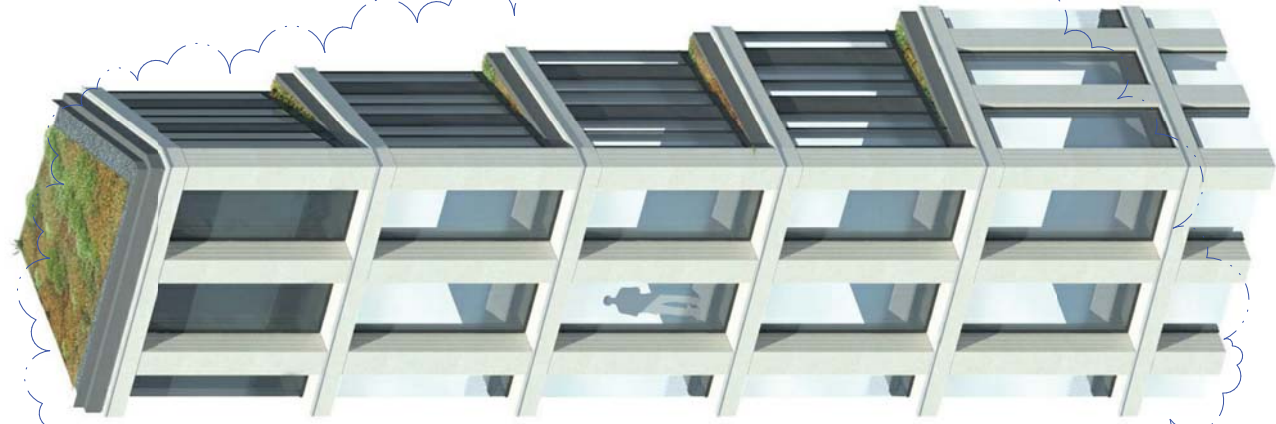
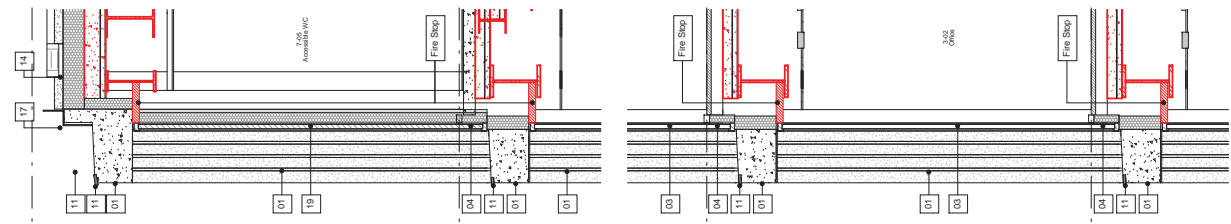
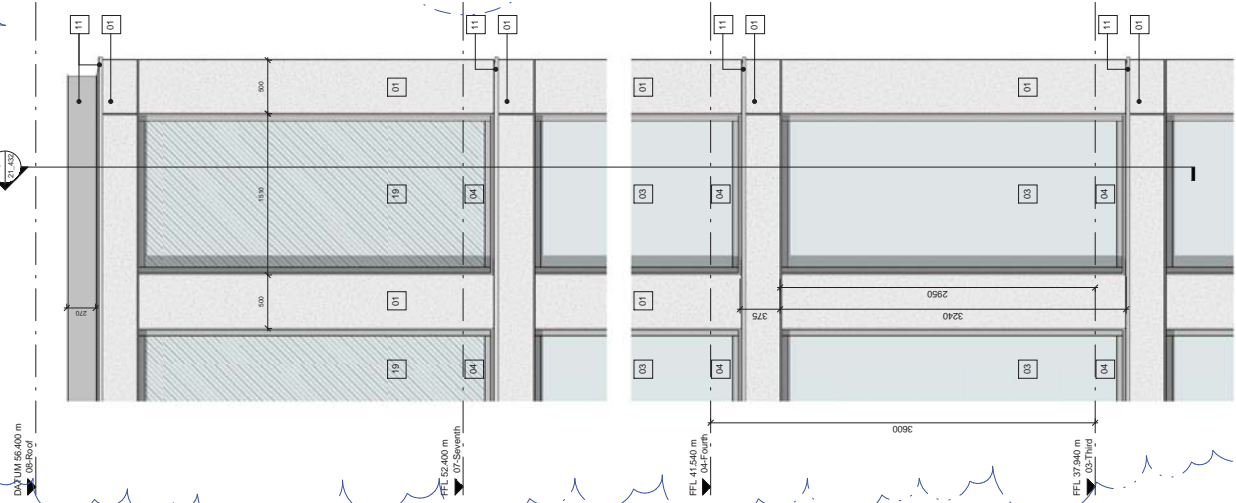
Revision  
 B

Revision Date  
 15/07/01

Project No. 1217

Y:\MJD





2 Level 03 Plan View

4 Level 05 Plan View

6 Drip Detail on Precast Concrete Transoms

Revisions

141103	Issued for Envelope Tender
150519	Issued for 3d/4d
A	

By: CH  
 DW  
 PB

- All structural steel shown in red for clarity. The structure has been drawn by VSL.
- 01 Precast concrete cladding
  - 02 Precast concrete slabs
  - 03 Slabs on edge cladding
  - 04 Slabs on edge cladding
  - 05 Slabs on edge cladding
  - 06 Slabs on edge cladding
  - 07 Slabs on edge cladding
  - 08 Slabs on edge cladding
  - 09 Slabs on edge cladding
  - 10 Slabs on edge cladding
  - 11 Slabs on edge cladding
  - 12 Slabs on edge cladding
  - 13 Slabs on edge cladding
  - 14 Slabs on edge cladding
  - 15 Slabs on edge cladding
  - 16 Slabs on edge cladding
  - 17 Slabs on edge cladding
  - 18 Slabs on edge cladding
  - 19 Slabs on edge cladding
  - 20 Slabs on edge cladding

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**Project**  
 One Bedford Avenue  
 Exemplar Properties (Bedford) Ltd.

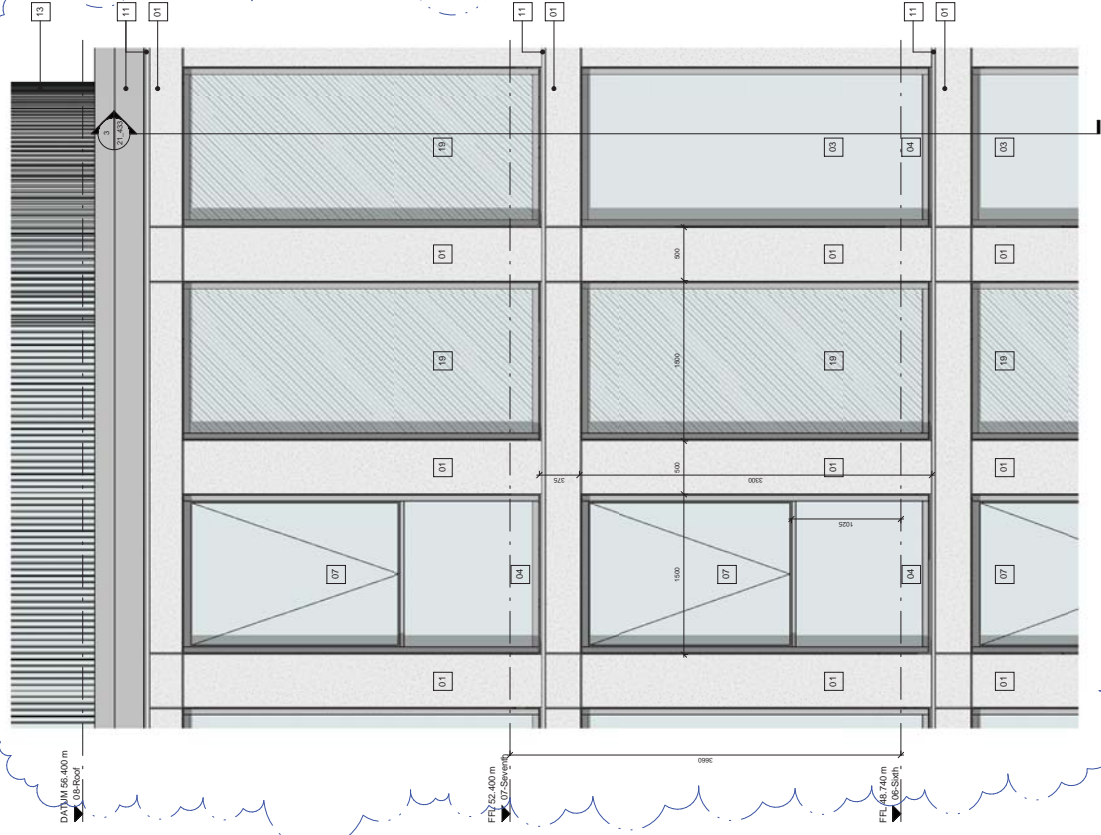
**Drawing Title**  
 Facade Bay Study  
 Bedford Avenue Elevation  
 Office Corner

Scale: A3 1:25  
 Scale: A1 1:25

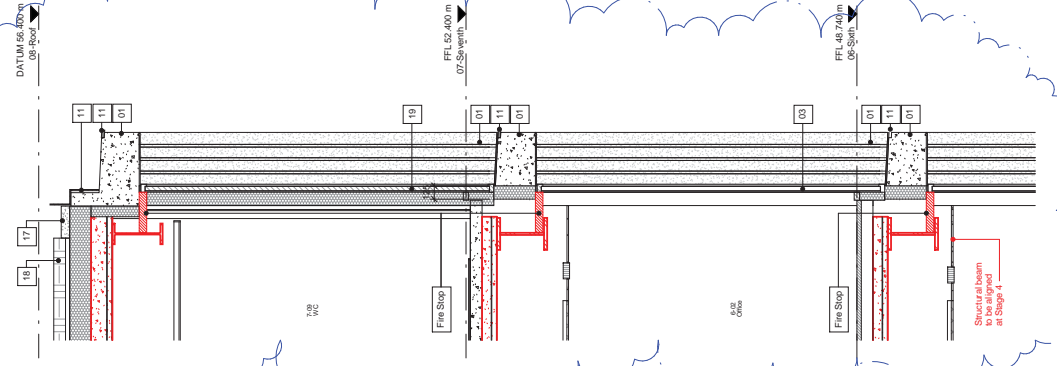
Revision Number: 1217\_21\_432  
 Revision: A

Project No: 1217  
 Revision Date: 15/05/19  
 VY: MJD

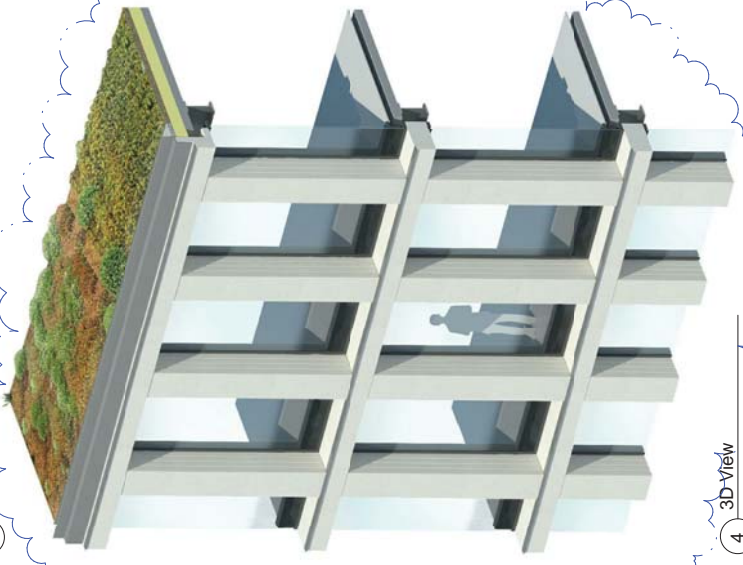




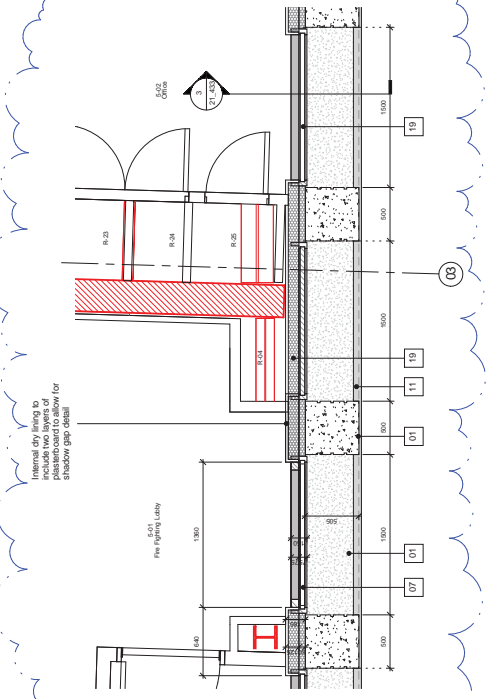
1 Elevation View



3 Section View



4 3D-View



2 Level 05 Plan View

Revisions

1	14.11.20	Issued for Envelope Tender
A	15.03.19	Issued for Stage 4

By: CH  
 DW  
 PB

All structural steel shown in red for clarity, the structure is shown in grey.

- 01 - Precast concrete cladding
- 02 - Precast concrete slabs
- 03 - Slabs on edge slab (unit - concrete 40 from FFL, 40 70 from FFL)
- 04 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 05 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 06 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 07 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 08 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 09 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 10 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 11 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 12 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 13 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 14 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 15 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 16 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 17 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 18 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 19 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)
- 20 - Precast concrete panels (unit - concrete 40 from FFL, 40 70 from FFL)

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Project  
**One Bedford Avenue**  
 Exemplar Properties (Bedford) Ltd.

Drawing Title  
**Facade Bay Study**  
 Bedford Avenue Elevation  
 Typical Office Floor

Drawing Number  
**1217\_21\_433**

Scale @ A3  
 1:50

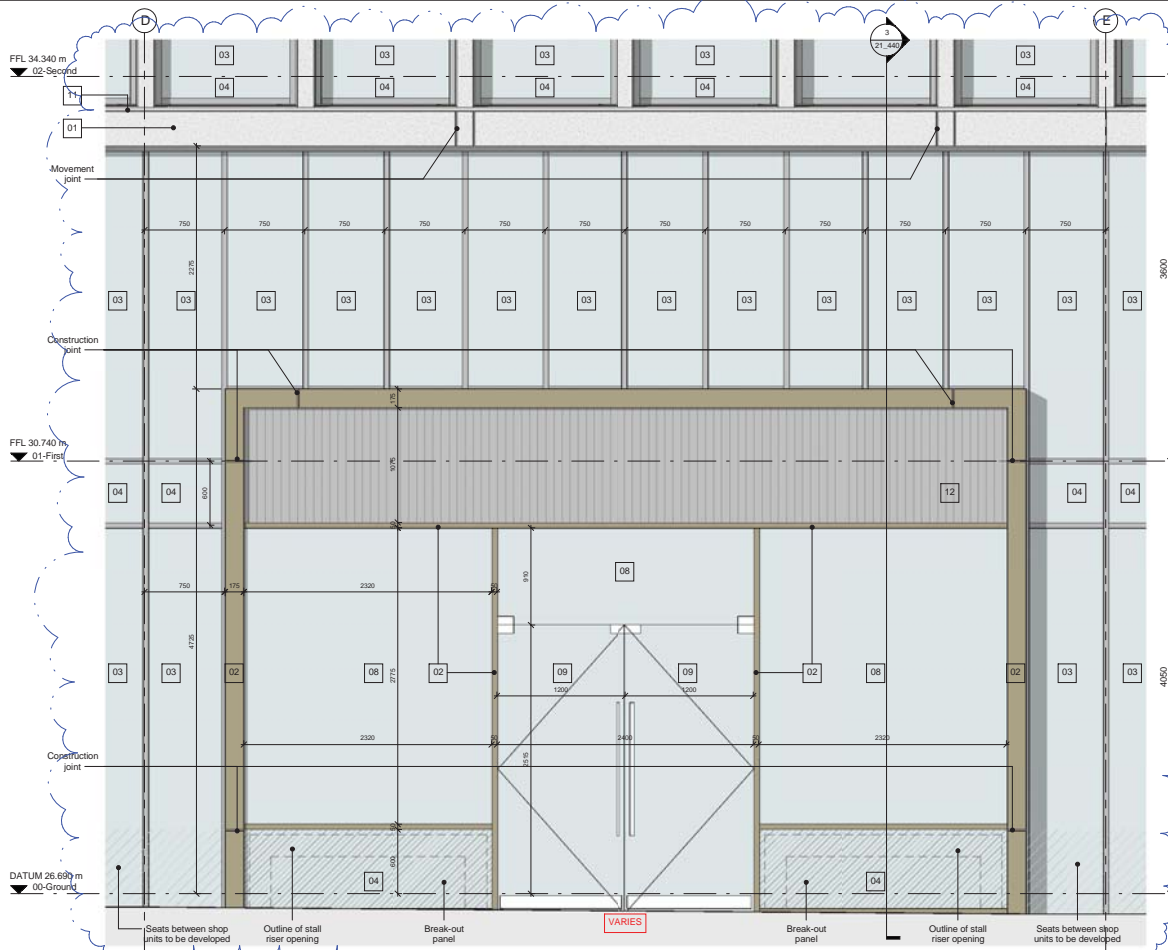
Scale @ A1  
 1:25

Revision  
 A

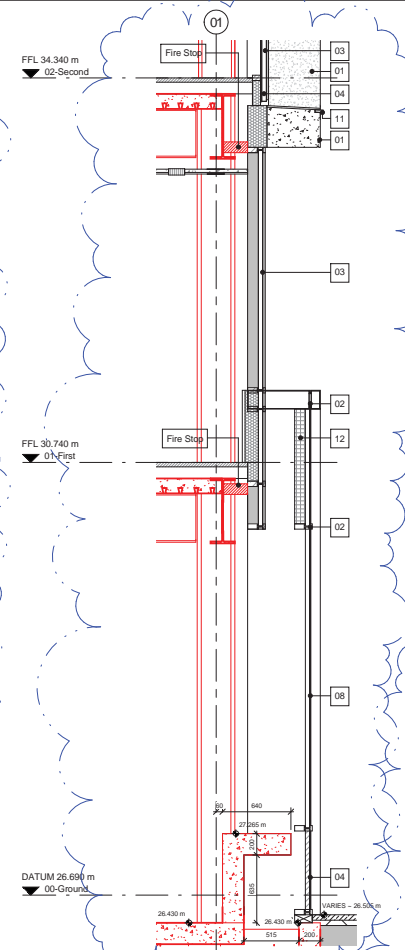
Project No: 1217

Revision Date  
 15.03.19

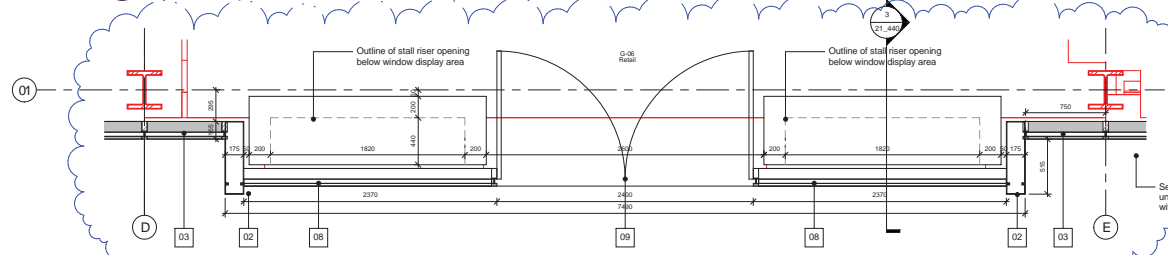
YV MCO



1 Elevation View



3 Section View



2 Level 00 Plan View



4 3D View  
Scale N.T.S.

Revisions	By	Chk	Revisions	By	Chk
141103 Issued for Envelope Tender	PB	DW			
A 150519 Issued for Stage 4	PB	DW			

By	Chk	Revisions

**Notes:**  
 All structural steel shown in red for clarity, the structure indicated on this drawing has been drawn by WSL.

- 01 - Precast concrete cladding
- 02 - Bronze anodised aluminium
- 03 - Sealed double glazed unit, ceramic frit from FFL to 750mm
- 04 - Glass bonded insulated panel, with full ceramic frit
- 05 - Polished zinc faced insulated panel
- 06 - Sealed double glazed unit, with glass to glass horizontal joint
- 07 - Glazed door opening
- 08 - Glazed shop front
- 09 - Glazed door opening
- 10 - Steel cable balustrade
- 11 - PPC Flashing
- 12 - Vertical aluminium architectural louvers with bird mesh to rear face
- 13 - Architectural aluminium screen grating & gate
- 14 - Queen roof
- 15 - Bonded stainless steel handrail
- 16 - Datum band anti-graffiti treatment
- 17 - White public hand
- 18 - European granite pavers
- 19 - Glass hand shadow box
- 20 - Concrete paver

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Project  
**One Bedford Avenue**  
 Exemplar Properties (Bedford) Ltd.  
 Drawing Title  
**Facade Bay Study**  
 Tottenham Court Road Elevation  
 Retail Frontage

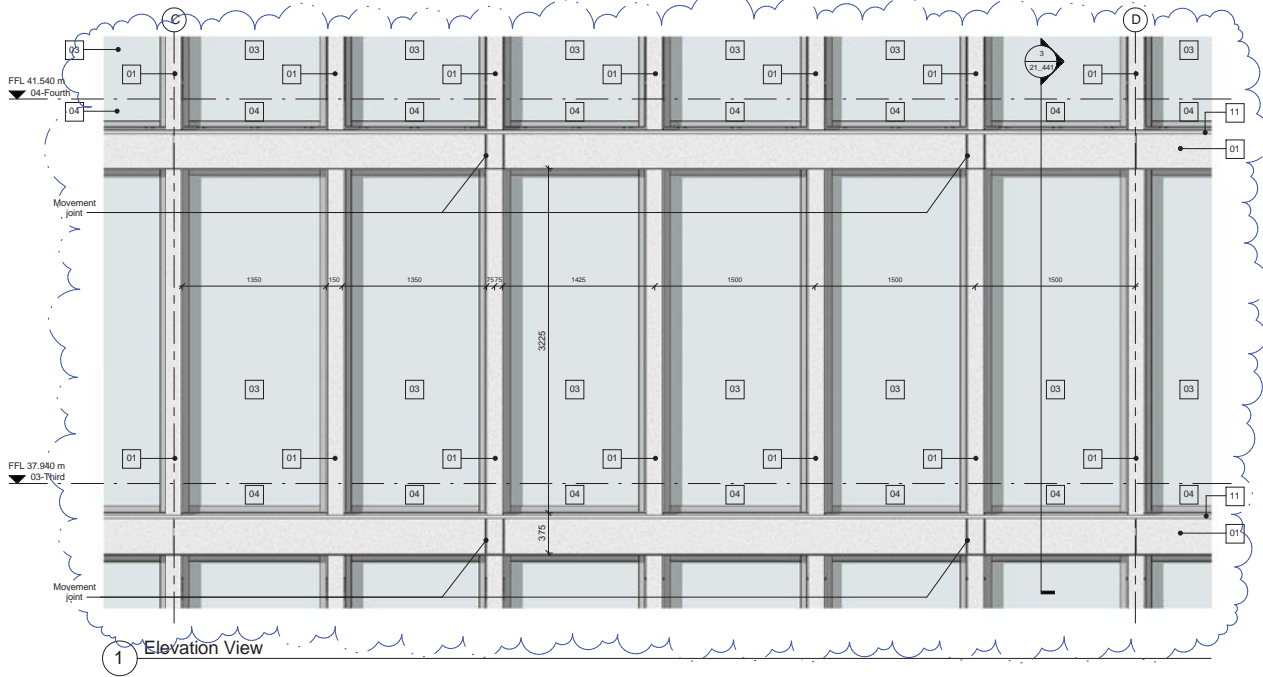
Drawing Number  
**1217\_21\_440**

Project No. 1217

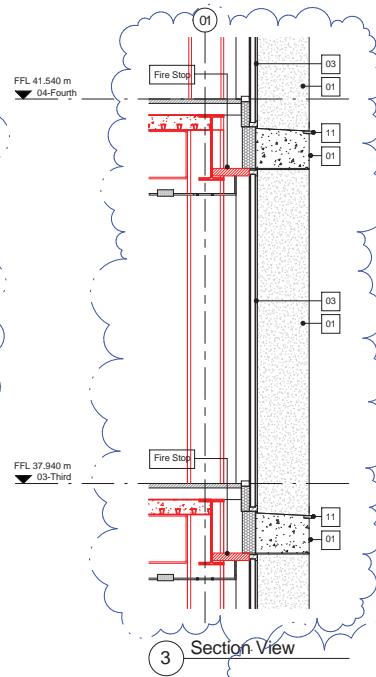
Revision  
**A**

Scale @ A3 1:50 Scale @ A1 1:25 Revision Date 150519

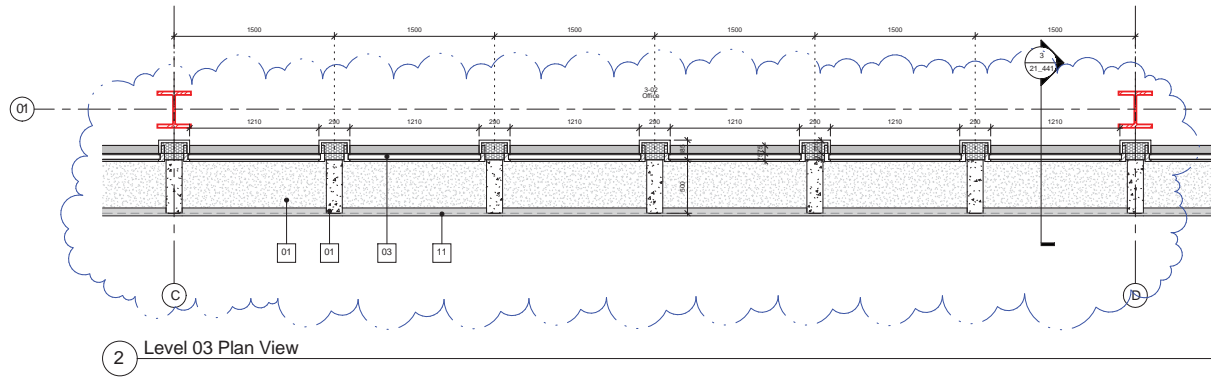
YY MM DD



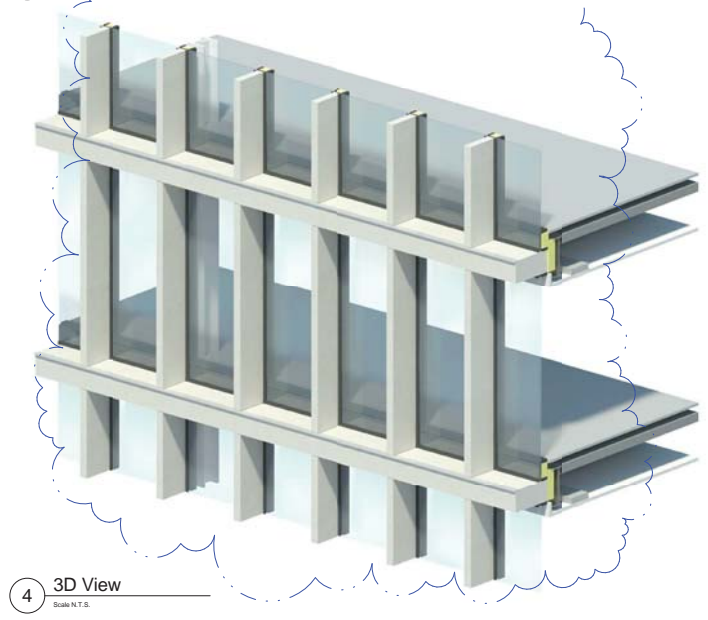
1 Elevation View



3 Section View



2 Level 03 Plan View



4 3D View  
Scale N.T.S.

Revisions	By	Chk	Revisions	By	Chk
/ 141193 Issued for Envelope Tender		PB	DW		
A. 150519 Issued for Stage-4		PB	DW		

By	Chk	Revisions

**Notes**

1. All structural steel shown in red for clarity, the structure indicated on this drawing has been drawn by WSL.

01 - Precast concrete cladding  
 02 - Bronze anodized aluminium  
 03 - Stained double glazed unit, ceramic frit from FFL to 750mm  
 04 - Stained double glazed panel, with full ceramic frit  
 05 - Stained double glazed unit, with glass to glass horizontal joint  
 06 - Stained double glazed unit, with glass to glass horizontal joint  
 07 - Glazed door frame  
 08 - Glazed door opening  
 09 - Steel cable balustrade  
 10 - PPC Flashing  
 11 - Vertical aluminium architectural louvres with bird mesh to rear face  
 12 - Architectural plant screen grille & gate  
 13 - Green roof  
 14 - Stained stainless steel handrail  
 15 - White polished handrail  
 16 - Datum hand anti-graffiti treatment  
 17 - European granite pavers  
 18 - Stained hand structure box  
 19 - Concrete power

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Project  
**One Bedford Avenue**  
 Exemplar Properties (Bedford) Ltd.

Project No. 1217

Drawing Title  
**Facade Bay Study**  
 Tottenham Court Road Elevation  
 Second/Fifth Office Floor

Drawing Number  
**1217\_21\_441**

Revision  
**A**

Scale @ A3 1:50  
 Scale @ A1 1:25

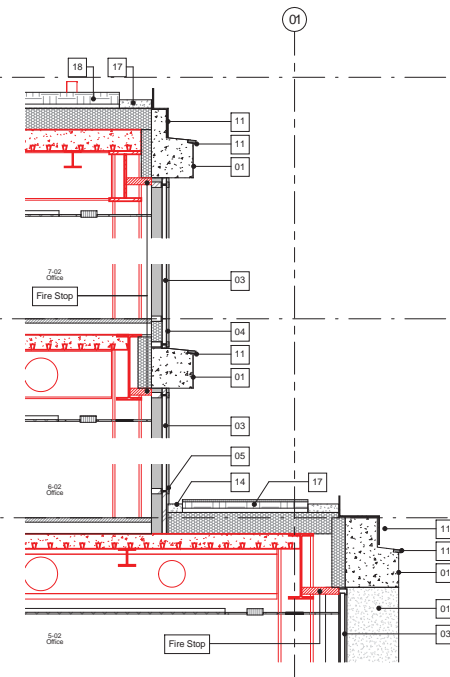
Revision Date  
**150519**

YY MM DD

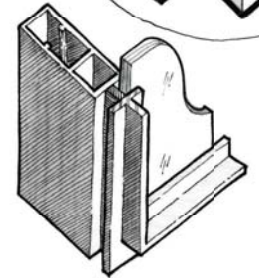
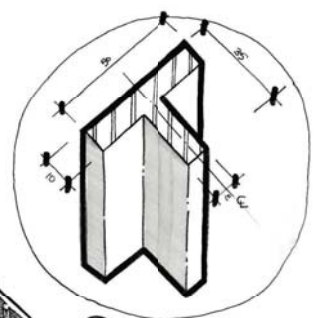




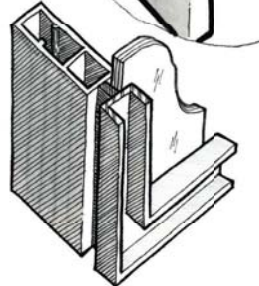
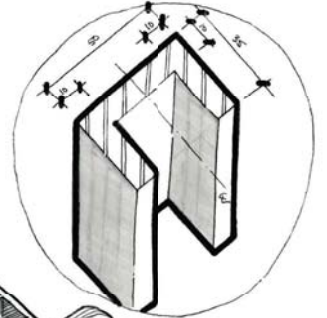
1 Elevation View



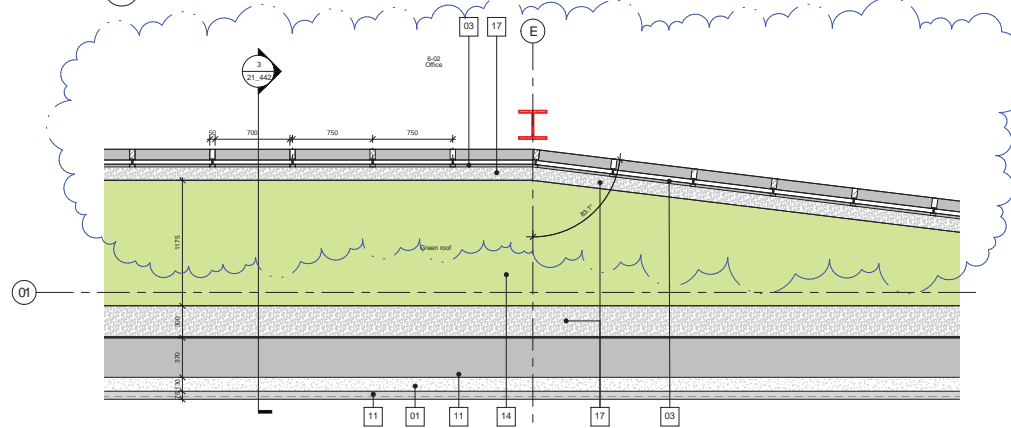
3 21-TCR Office 06



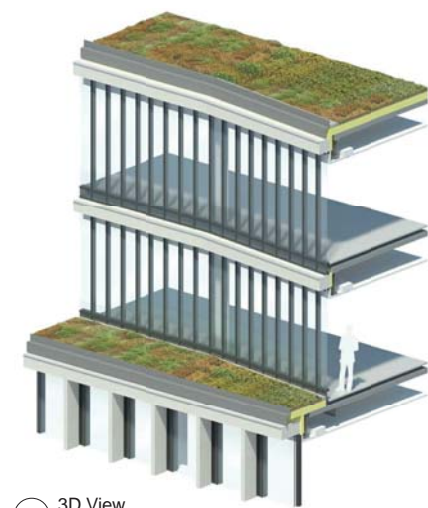
Range of standard cappings to be agreed with sub contractor



5 Capping detail options  
Scale N.T.S.



2 Level 06 Plan View



4 3D View  
Scale N.T.S.

Revisions	By	Chk
141193 Issued for Envelope Tender	PB	DW
A 150519 Issued for Stage-4	PB	DW
B 150701 Amended for inclusion of CCF	KC	DW

Revisions

**Drawing updates to this revision for CCF:**

**1- CCF 016: 750mm mullion spacing to levels 6 and 7 Tottenham Court Road elevation**

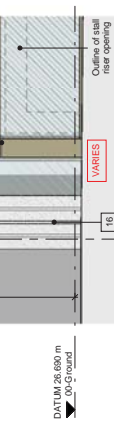
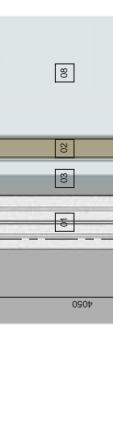
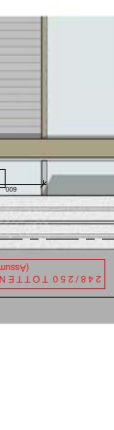
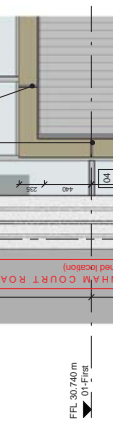
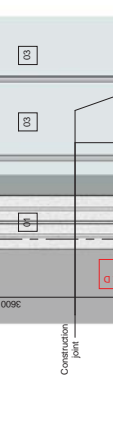
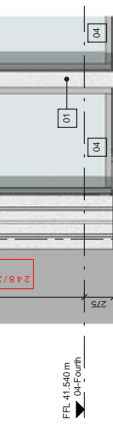
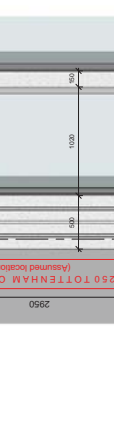
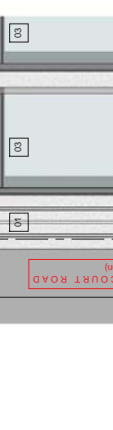
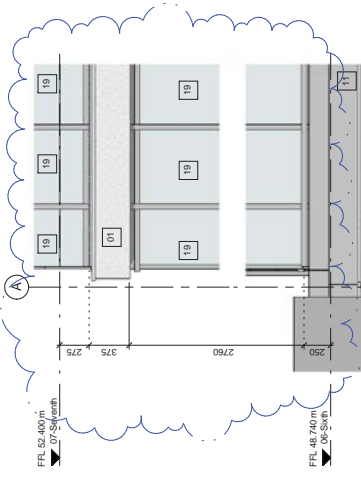
By	Chk	Notes
		All structural steel shown in red for clarity, the structure indicated on this drawing has been drawn by WSL.
01		Precast concrete cladding
02		Brass structural aluminium
03		Insulated double glazed unit, ceramic frit from FFL to 750mm
04		Glazed double insulated panel, with full ceramic frit
05		Painted zinc faceted insulated panel
06		Insulated double glazed unit, with glass to glass horizontal joint
07		Glazed door opening
08		Glazed door opening
09		Steel cable balustrade
10		PPC Flashing
11		Vertical structural aluminium louvers with bird mesh to rear face
12		Architectural plant screen grating & gale
13		Architectural stainless steel handrail
14		Green roof
15		Brushed stainless steel handrail
16		Datum band anti-graffiti treatment
17		White public balustrade
18		European granite pavers
19		Class road drainage box
20		Concrete paver

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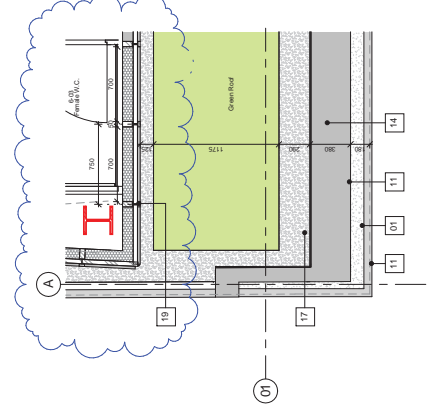
Project  
**One Bedford Avenue**  
 Exemplar Properties (Bedford) Ltd.  
 Drawing Title  
**Facade Bay Study**  
 Tottenham Court Road Elevation  
 Sixth/Seventh Office/Plantroom Floor

Project No. 1217  
 Drawing Number  
**1217\_21\_442**  
 Revision  
**B**  
 Scale @ A3 1:50  
 Scale @ A1 1:25  
 Revision Date  
 150701  
 YY MM DD

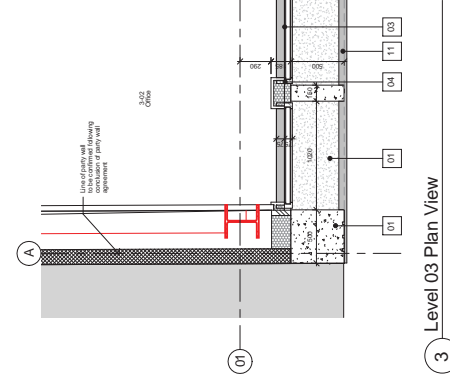




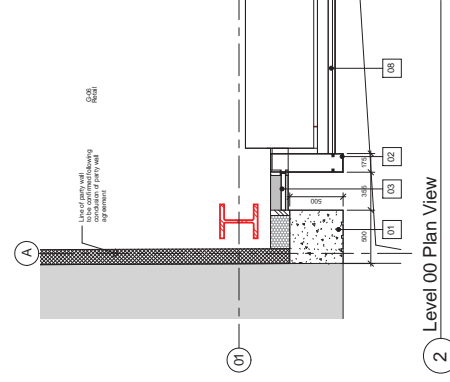
1 Elevation View



4 Level 06 Plan View



3 Level 03 Plan View



2 Level 00 Plan View



5 3D View

Revisions  
 / 14.11.03 Issued for Envelope Tender  
 B 15/07/11 Amended for inclusion of CCF

By: CH  
 DW  
 RS  
 KC  
 DW

All structural steel shown in red for clarity, the structure is to be constructed in concrete.  
 01 - Precast concrete cladding  
 02 - Precast concrete slabs  
 03 - Slabs on edge slabs  
 04 - Slabs on edge slabs  
 05 - Slabs on edge slabs  
 06 - Slabs on edge slabs  
 07 - Slabs on edge slabs  
 08 - Slabs on edge slabs  
 09 - Slabs on edge slabs  
 10 - Slabs on edge slabs  
 11 - Slabs on edge slabs  
 12 - Slabs on edge slabs  
 13 - Slabs on edge slabs  
 14 - Slabs on edge slabs  
 15 - Slabs on edge slabs  
 16 - Slabs on edge slabs  
 17 - Slabs on edge slabs  
 18 - Slabs on edge slabs  
 19 - Slabs on edge slabs  
 20 - Concrete floor

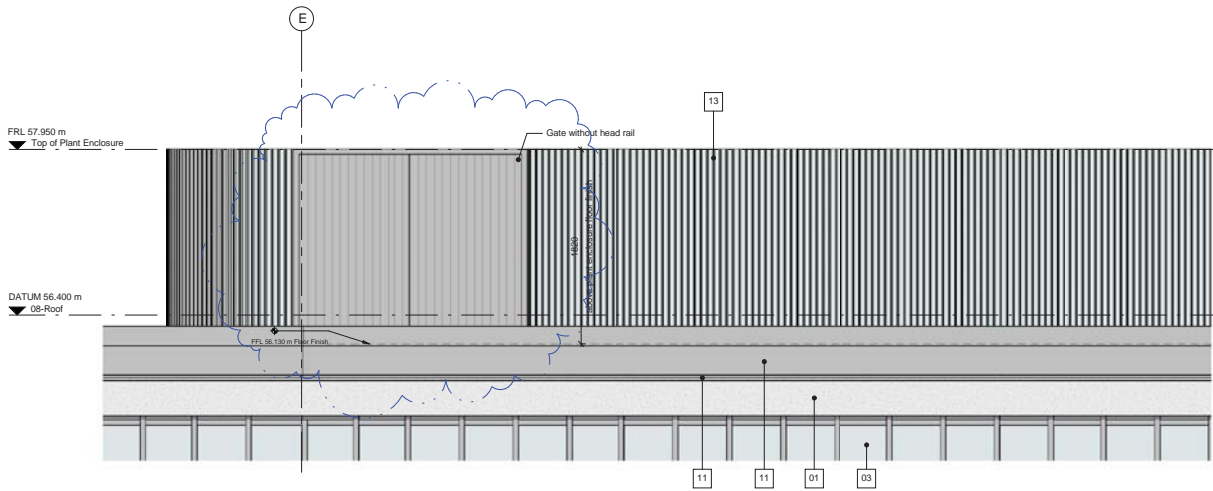
Drawing updates to this revision for CCF:  
 1- CCF 016: 750mm maximum spacing to levels 6 and 7 Tottenham Court Road elevation

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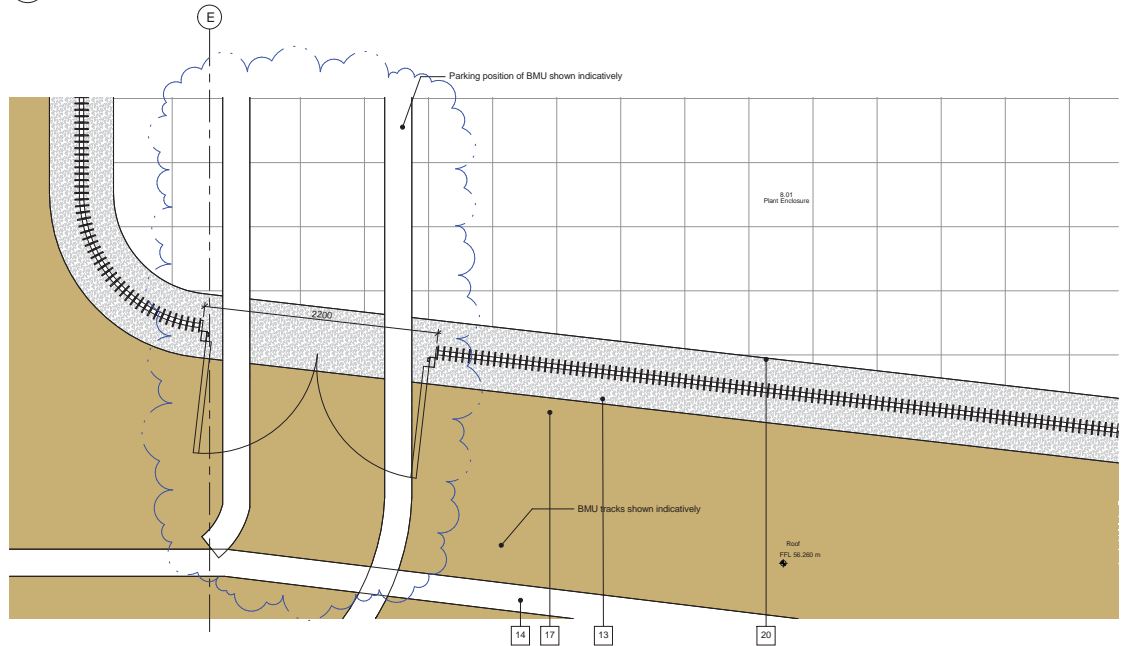
Project No: 1217

Drawing Number  
 1217\_21\_443  
 Scale @ A3  
 1:50  
 Scale @ A1  
 1:25  
 Revision  
 B  
 Revision Date  
 15/07/11  
 VY MDO

Project  
**One Bedford Avenue**  
 Exemplar Properties (Bedford) Ltd.  
 Drawing Title  
 Facade Bay Study  
 Tottenham Court Road Elevation  
 Party Wall



1 Elevation View



2 Level 08 Plan View



3 3D View of Louvres  
Scale N.T.S.



4 View of Similar Plant Screen as Precedent

Revisions	By	Chk	Revisions	By	Chk
141103 Issued for Envelope Tender	PB	DW			
A. 150519 Issued for Stage 4	PB	DW			

- Notes**
- All structural steel shown in red for clarity, the structure indicated on this drawing has been drawn by WSL.
- 01 - Precast concrete cladding
  - 02 - Bronze anodised aluminium
  - 03 - Stainless double glazed unit, ceramic frit from FFL to 750mm
  - 04 - Glass faced insulated panel, with full ceramic frit
  - 05 - Painted zinc faced insulated panel
  - 06 - Stained double glazed unit, with glass to glass horizontal joint
  - 07 - Glazed PVC opening
  - 08 - Glazed shop front
  - 09 - Glazed floor opening
  - 10 - Steel cable Balustrade
  - 11 - PPC Flashing
  - 12 - Vertical aluminium architectural louvres with bird mesh to rear face
  - 13 - Architectural plant screen grille & gate
  - 14 - Green roof
  - 15 - Brushed stainless steel handrail
  - 16 - Clough hand stir-grille treatment
  - 17 - White polka ballast
  - 18 - Clough grille panels
  - 19 - Glass faced shadow box
  - 20 - Concrete panel

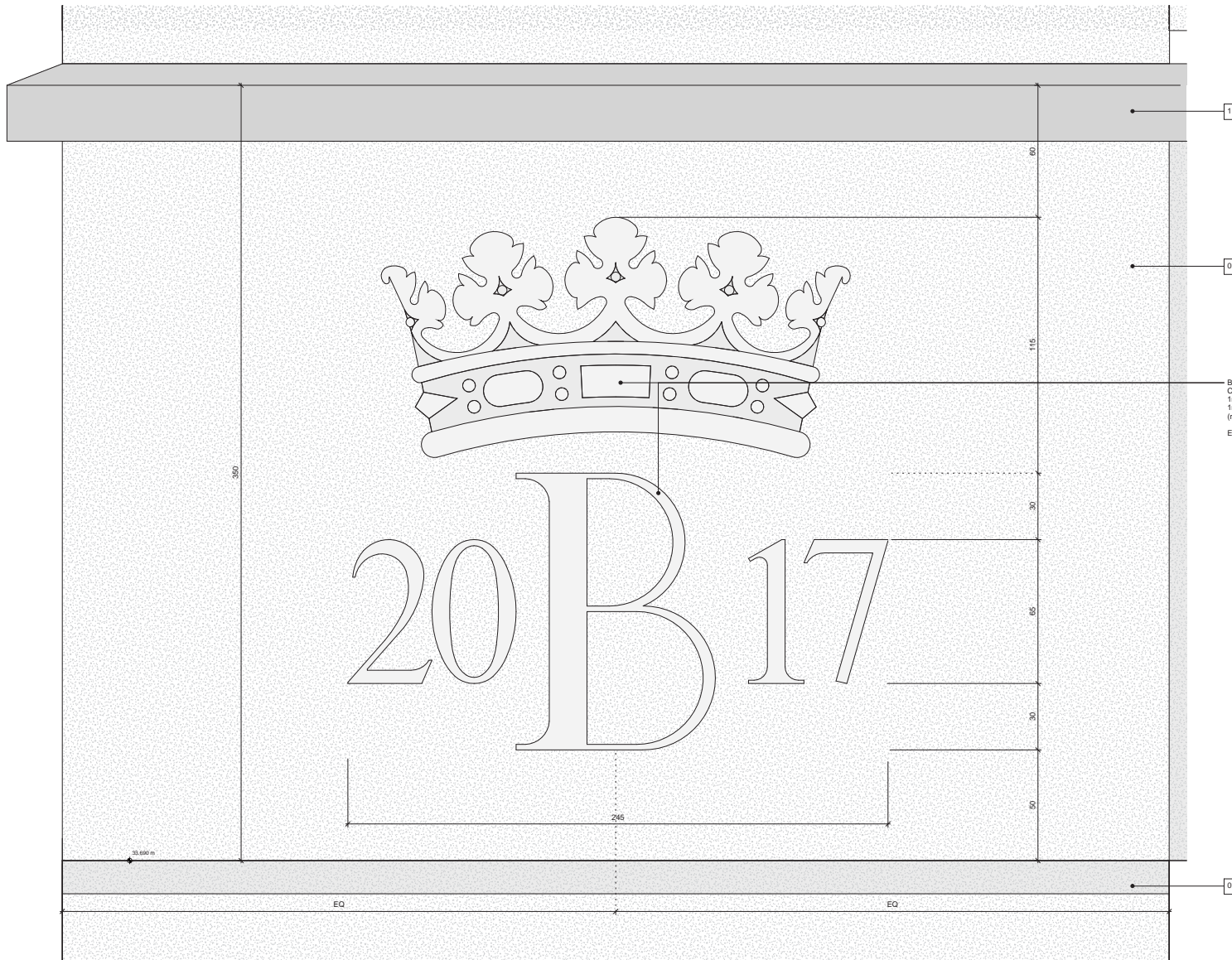
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Project  
**One Bedford Avenue**  
 Exemplar Properties (Bedford) Ltd.  
 Drawing Title  
 Facade Bay Study  
 Tottenham Court Road Elevation  
 Plant Screen

Drawing Number  
 1217\_21\_444

Scale @ A3 1 : 50  
 Scale @ A1 1 : 25

Project No. 1217  
 Revision  
 A  
 Revision Date  
 150519  
 YY MM DD



Bedford Estates Coronet to precast concrete spandrel at second floor level.  
 Coronet to be cast into concrete (to be by cladding contractor)  
 1no. Bedford Avenue corner  
 1no. Tottenham Court Road corner  
 (refer to 1217-20-330 & 340 for locations)  
 Exact installation method to be agreed / co-ordinated with contractor

1 Cononet detailed elevation - Bedford Avenue and Tottenham Court Road corners  
 1:1

Revisions	By	Chk	Revisions	By	Chk	Notes
150701 Amended for inclusion of CCF	KC	DW				All structural steel shown in red for clarity, the structure indicated on this drawing has been drawn by WSL.
<b>Drawing created for inclusion of CCF:</b> 1- CCF 021: Addition of Bedford Estates coronet to Tottenham Court Road and Bedford Avenue cladding						

By	Chk	Notes
		01 - Precast concrete cladding 02 - Bronze anodised aluminium 03 - Sealed double glazed unit, ceramic frit from FFL to 750mm 04 - Glass bonded insulated panel, with 16 acoustic fill 05 - Perimeter zinc faced insulated panel 06 - Sealed double glazed unit, with glass to glass horizontal joint 07 - Glazed ADU window 08 - Glazed shop front 09 - Glazed door opening 10 - Steel cable balustrade 11 - PVC flashing 12 - Vertical aluminium architectural louvers with bird mesh to rear face 13 - Horizontal aluminium architectural louvers with bird mesh to rear face 14 - Green roof 15 - Brushed stainless steel handrail 16 - Datum bonded anti-graffiti treatment 17 - White wettable surface 18 - European granite pavers 19 - Glass bonded shatterlock 20 - Concrete paver

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Project  
**One Bedford Avenue**  
 Exemplar Properties (Bedford) Ltd.  
 Drawing Title  
**Facade Bay Study**  
 Bedford Estates coronet detail  
 Signage

Drawing Number  
**1217\_21\_500**  
 Scale @ A3 1:2  
 Scale @ A1 As indicated  
 Revision Date  
 150701  
 Project No. 1217  
 YY MM DD





# 4.0

## PHOTOGRAPHS OF MATERIAL SAMPLES

- |    |           |   |
|----|-----------|---|
| 1  | Sample 1  | PPC coping / flashing                         |
| 2  | Sample 2  | PPC double glazed unit                        |
| 3  | Sample 3  | PPC capping                                   |
| 4  | Sample 4  | Reconstituted precast stone                   |
| 5  | Sample 5  | Bronze anodised aluminium                     |
| 6  | Sample 6  | Patinated zinc panel                          |
| 7  | Sample 7  | Stainless steel balustrade                    |
| 8  | Sample 8  | PPC aluminium grillage                        |
| 9  | Sample 9  | Double glazed window                          |
| 10 | Sample 10 | PPC aluminium flat plate architectural louvre |

1 Sample 1  
Coping/Flashing

Finish: Polyester powder coated flashing  
RAL Colour 7043  
Matt finish



2 Sample 2  
PPC double glazed window units

Finish: Polyester powder coated aluminium  
RAL Colour 7043  
Matt finish



3 Sample 3  
PPC Capping

Finish: Polyester powder coated  
RAL Colour 7043  
Matt finish



4 Sample 4  
Reconstituted precast stone

Finish: Reconstituted precast stone  
C190 Aggregate Mix  
Acid etched



5 Sample 5  
Bronze anodised aluminium

Finish: Bronze anodised aluminium  
United anodised ltd.  
Anodised Anolok 545



6 Sample 6  
Patinated zinc panel

Finish: Patinated zinc  
RHINEZINC prePATINA  
Graphite grey



7 Sample 7  
Stainless steel balustrade

Finish: Stainless steel balustrade  
Brushed/satin finish





8 Sample 8  
PPC louvre

Finish: Polyester powder coated  
RAL Colour 7043  
Matt finish



9 Sample 9  
Double glazed window

Finish: Double glazed insulated glass unit  
Solar control coating cool-lite  
Xtreme 60/28



10 Sample 10  
PPC aluminium architectural louvre.

Finish: Polyester powder coated  
RAL 7043  
Matt finish



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