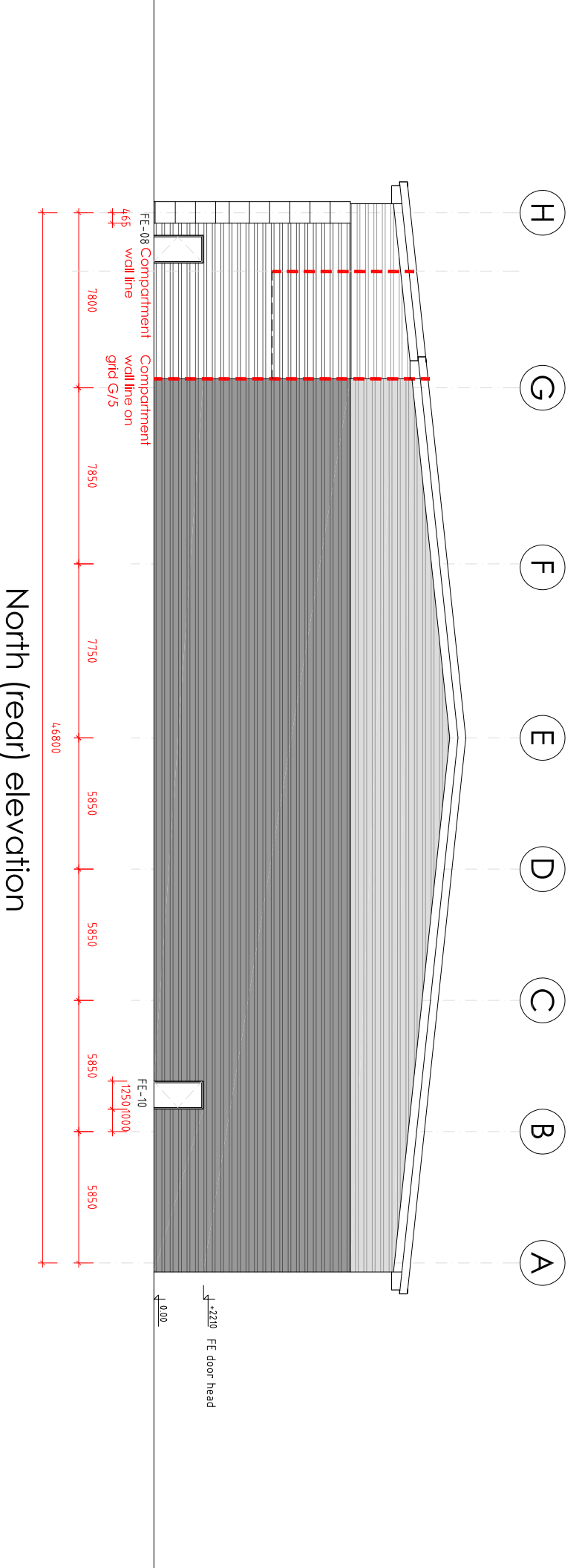
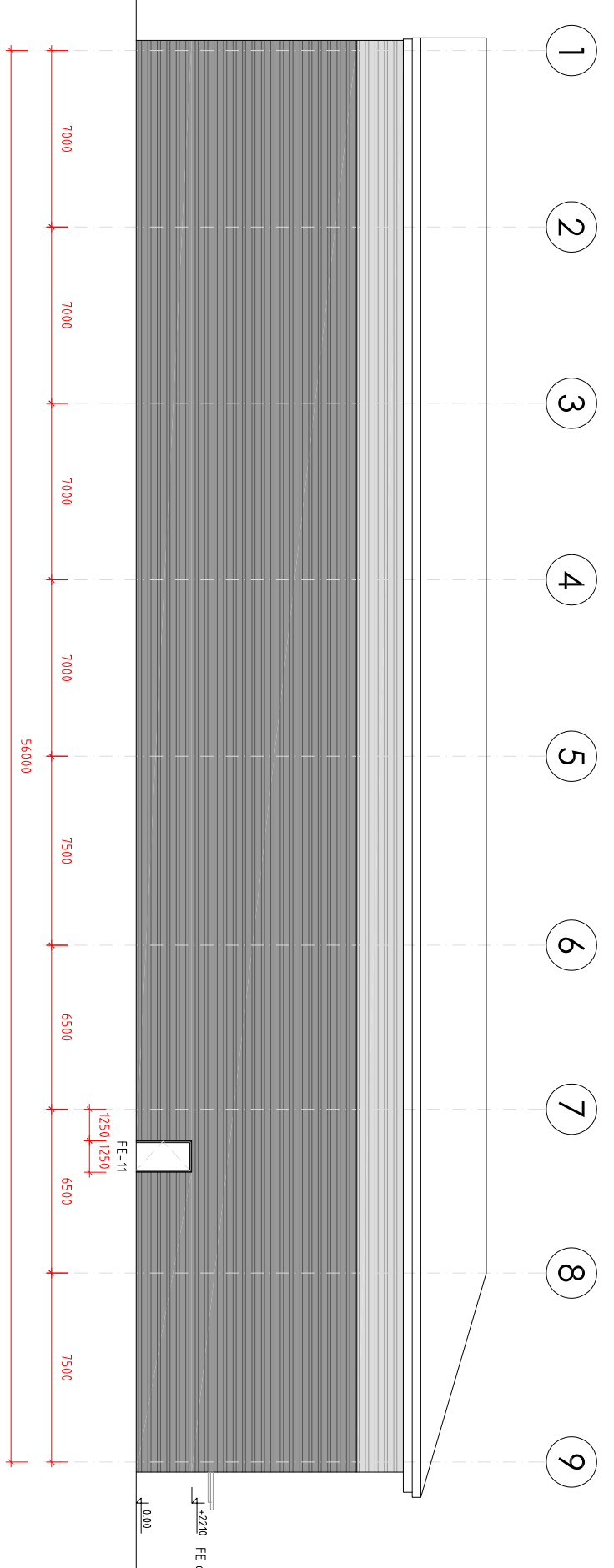


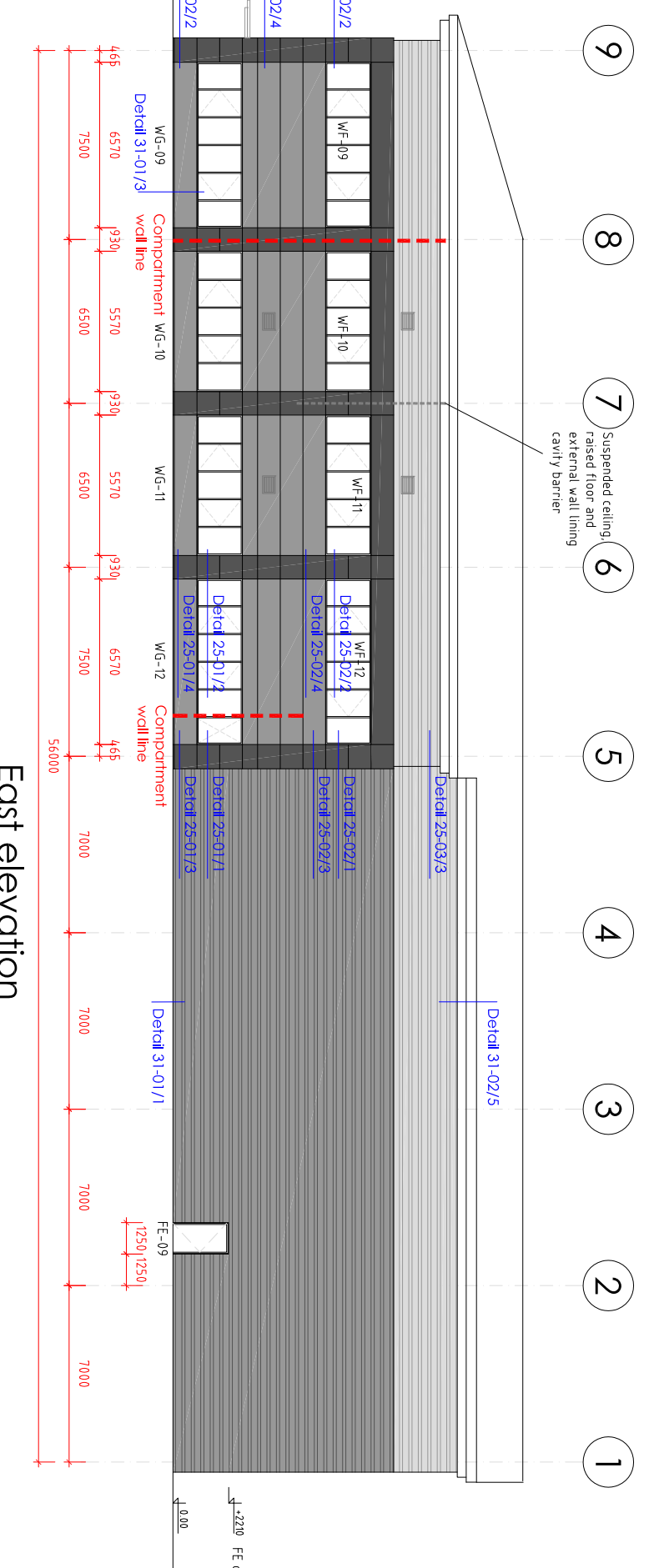
South (front) elevation



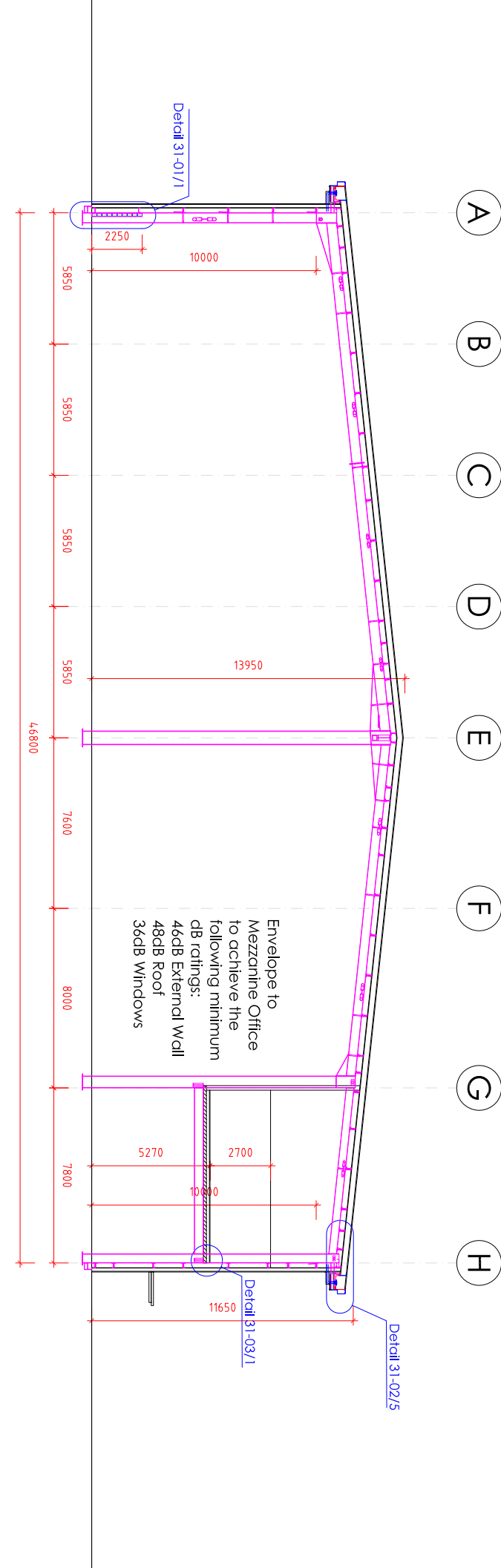
North (rear) elevation



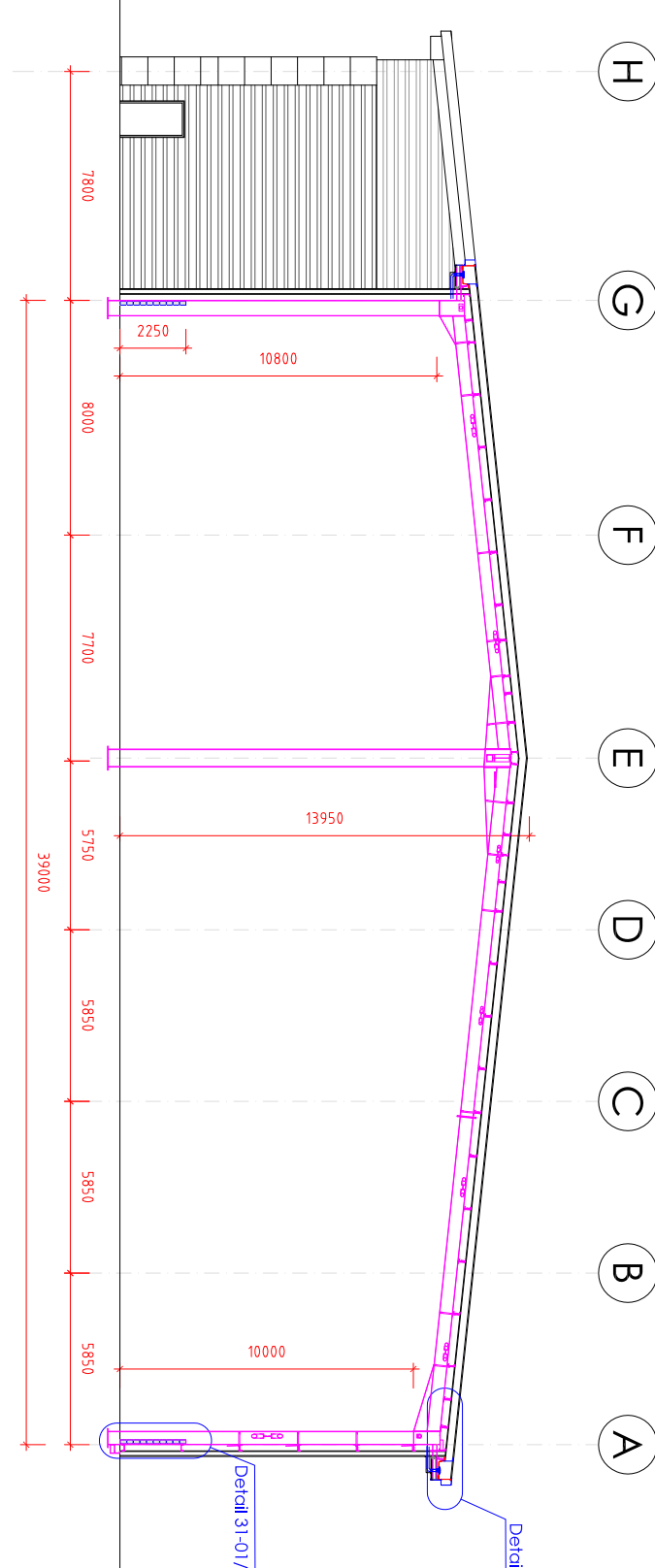
West elevation



East elevation



Section A-A



Section B-B

- ### Materials:
- Profiled built-up roof cladding in HPS200 Coosweeping Grey BS 10A05
  - Circular RWs in Grey Aluminium RAL 9007 or Prima Pergasus Green to match adjoining cladding
  - Culter fascia in Grey Aluminium colour RAL 9007
  - Horizontally laid profiled built-up wall cladding and related flashings in Grey Aluminium colour RAL 9007
  - Horizontally laid profiled built-up wall cladding and related flashings in Metallic Silver colour RAL 9006
  - Horizontally laid Microrib composite wall cladding in Antracite RAL 7016
  - Horizontally laid Microrib composite wall cladding in Grey Aluminium RAL 9007
  - Coloured insulated flooding doors in Metallic Silver RAL 9006
  - Powder coated windows and curtain walling in RAL 9007

Fire escape doors in RAL9007 to match cladding

- Glazed spandrel panels
- Turn opening windows
- Building mounted floodlights
- Main entrance fire lights

**SIGN**  
Signage panel with inset plate - 900 x 2440mm  
Unit number - 458mm high

For specifications see the following NBS sections:  
 F10 For Brick/ block walling  
 F30 For Accessories/ sundry items for brick/ block/ stone walling  
 H31 For the full profiled/ flat sheet cladding/ covering  
 H33 For Paintwork/ external finish/ masonry/ rendering  
 K10 For Pastiche/ panel for finishing/ partitions/ ceilings  
 K11 For Raised access floors  
 L10 For Windows/ rooflights/ screens/ louvers  
 L20 For Doors/ shutters/ hatchets  
 L30 For Stairs/ ladders/ walkways/ handrails/ balustrades  
 M61 For Innumescent coatings for fire protection of steelwork  
 M25 For Permanent access and safety equipment  
 N2 For Fire stopping systems  
 R10 For Rainwater drainage systems

**Unit 2**  
Elevations & Sections

DWG No	OS-106 - 20 - 04
Date	11-2021
Scale	1:250(A) 1
Down	Checked CDM
	Preliminary
	Final
	Approval
	C-Construction

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**NOTES:**  
 No dimensions are to be scaled from this drawing.  
 Dimensions given in all drawings shall apply unless the title block otherwise states.  
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Job  
 Poyle Point 1 & Poyle Point 2  
 Blockhome Road  
 St James's Place UK Plc  
 c/o Orchard Street Investment Management LLP

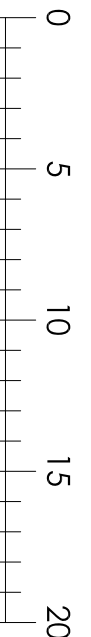
Title  
 Unit 2

Unit 2  
 Elevations & Sections

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**For construction**



**GENERAL NOTES**

- The drawings should be read in conjunction with the NBS specifications and Employer's Requirements. Any discrepancy between the documents should be advised back to the Employer's Representative and the design team so that a corrected information is issued as an addendum.
- When issuing tender information for sub-contractor pricing packages should be clearly defined to include all information that is necessary for the completion and integration of the works as required by the design. Incomplete information leads to incomplete pricing/interacts between various packages should be carefully considered to include for all the required items.
- Contractor proposals should include a compliant tender with a list of VC items stated separately and including detailed specification and cost savings. Any exclusions should be clearly listed.

**HEALTH, SAFETY & ENVIRONMENT**

- The following specific hazards have been identified through design risk assessment. The planning and execution of the works should take into account all usual and specific hazards. Hazards should also be taken into account in the maintenance, operation, decommissioning and demolition of the works.
- Excavation (live services present on site, soft spots, hazardous material)
- Other excavations and works in trenches
- Incoming services (electricity, gas, water, telephone)
- Works and material at heights externally (vert walls, roof, window cleaning and internally)
- Works around staircases and holes in slabs
- Works around staircases and holes in slabs
- Works around overhead utilities, power, steam pipes, small boilers, and tanks.
- Use of large and specialist hand held equipment (shot firing, heavy equipment, large cutters, and saws.)
- Use of large machinery (cranes, JCBs, )
- Working with materials that give off dust, vapours and fumes (hardwood dust, paints, adhesives, varnishes, glues, mineral fibres, cement, )
- Working and installation of heavy and large elements (door panels, glass panels, glazing panels, leading glass)
- Noise from using large drills, shot firing equipment
- Working with breakable elements (glass)
- Sloping in wet areas
- Overhead power lines
- Working adjacent to existing neighbouring sites
- Below ground obstructions from previous buildings
- Working around existing gas, water, sewer, HV cables and conduits
- Working adjacent to existing buildings

**Fire strategy and boundary conditions**

- First floor is fitted out as offices.
- All fire boundaries are shown on the drawings.
- Fire protect the whole frame to 60 minutes fire (columns, rafters/ beams) - no moment resisting braces.
- All steelwork (columns and beams) supporting mezzanines and staircases to be fire protected to 60 minutes fire.
- The unit is considered to be office and industrial uses; purpose Groups 3 and 6 within Approved Document B, and has been designed for single occupancy use.
- The building is subject to Approved Document C para 355 of Approved Document B Volume 2, asbestos occupancy rates are 1 person per 30m<sup>2</sup> and mezzanine occupancy is 1 person per 5m<sup>2</sup>.
- All escape routes are in accordance with Part B for industrial premises of normal risk. Office use - 80m (75m) for one direction of escape or 45m (30m) for more than one direction of escape. Industrial use - 75m (71m) for one direction of escape or 45m (30m) for more than one direction of escape.
- F3035 - Double fire resisting self-closing smoke control door complete with fire safety signage to BS 5499-1:2002 & compliant re-energizing.
- All doors have fire safety signage to BS 5499-1:2002.
- Fire & rescue services vehicle access to building perimeter is along grid lines 1, 7 and A (6.5% of the perimeter - greater than 50% minimum requirement)

**GENERAL NOTES**

- For site plan see drawings, 10 series
- For staircase sections & plans see drawings 24 series
- For cores layouts see drawings 24 and 75 series
- For plan details see drawings 25 series
- For section details see drawings 31 series
- For internal doors see drawings 32 series
- For WC details see drawings 75 series
- U-Values
- Floor - 0.16 W/m<sup>2</sup>K
- Roof - 0.18 W/m<sup>2</sup>K
- External Wall - 0.27 W/m<sup>2</sup>K
- Windows/Glass Walling - 1.80 W/m<sup>2</sup>K (average inc frame)
- Doors - 1.02 W/m<sup>2</sup>K (average inc frame)
- Roof Lights - 1.30 W/m<sup>2</sup>K
- Person Doors - 2.20 W/m<sup>2</sup>K (average inc frame)
- Leading Bay Doors - 1.50 W/m<sup>2</sup>K (average inc frame)
- Glazing Data
- Type - Pilkington SunGard 66 / 733 g-Value - 34%
- Light Transmittance - 58%
- Light Transmittance - 32%
- Underprofl. g-value - 0.55
- g-value - 0.35
- Air Permeability - 5 (m<sup>3</sup>/hr/m<sup>2</sup>)