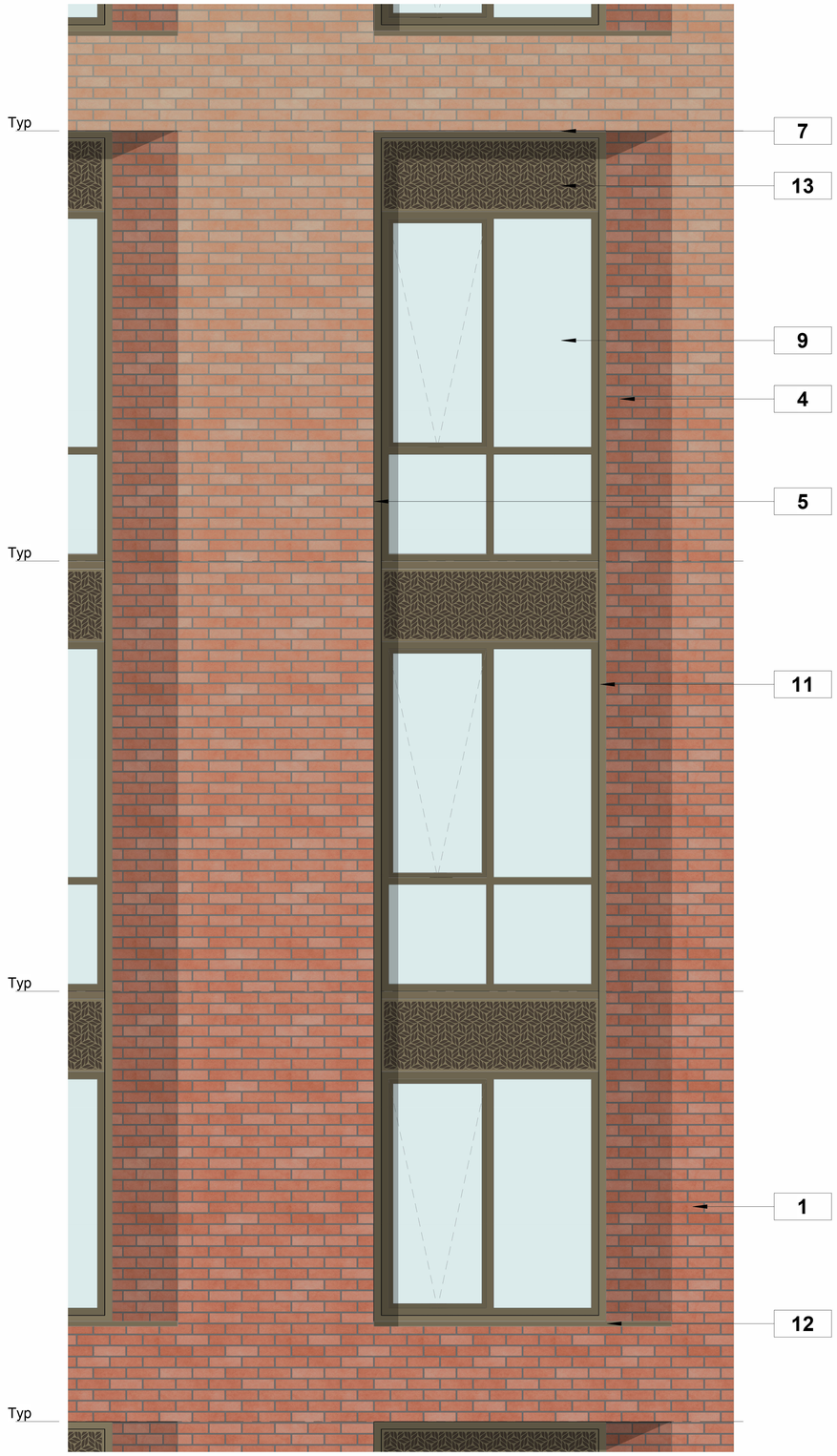
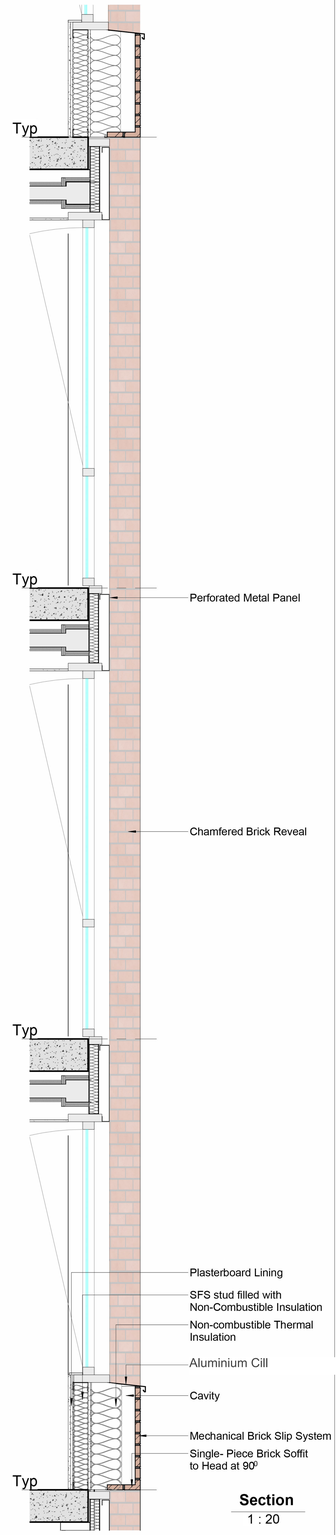


Axonometric View

NOTE:
Window frames are indicative, and subject to further Supplier and Subcontractor detailed design to suit wind loads and other technical requirements of the project.

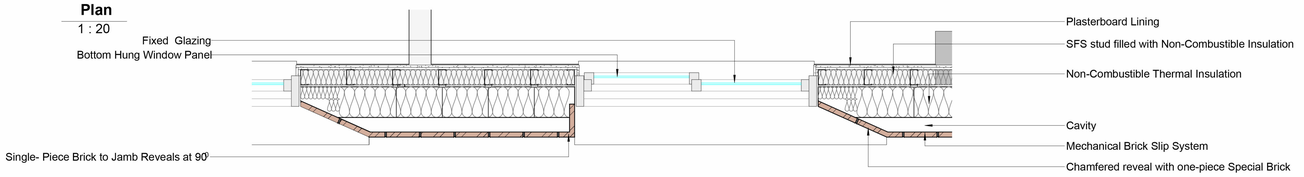


Elevation
1 : 20



Section
1 : 20

Plan
1 : 20



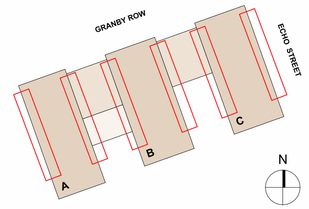
© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Sheppard Robson before proceeding work

FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also effect the stated areas. All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis.
Figures relate to the likely areas of the building at the current stage of the design and are calculated using one of the following (as stated in the accompanying areas schedule) IPMS1, IPMS2, IPMS 3, Gross External Area (GEA), Gross Internal Area (GIA) or Nett Internal Area (NIA) methods of measurement from the RICS Property Measurement 1st edition.

KEYPLAN



REV.	DATE	AMENDMENT
P01	24/03/2023	Draft Issue for Planning
P02	14/04/2023	Planning Issue
P03	02/05/2023	Stage 2 Issue
P04	17/07/2023	Updates to Windows, Metalwork and Courtyards
P05	22/09/2023	Non-material amendment updates

MATERIAL KEY

1. Brick Tile Cladding
2. Engineered Stone Cladding
3. Feature Brick Tile Cladding
4. Brick Tile Chamfered Window Reveal
5. Brick Tile 90° Window Reveal
6. Engineered Stone 90° Window Reveal
7. Brick Tile Window Soffit
8. Engineered Stone Window Soffit
9. Transparent Window Glazing
10. Back- Painted Look-alike Window Glazing
11. Anodised Aluminium Window Frames (Medium Bronze)
12. Anodised Aluminium Window Sill (Medium Bronze)
13. Anodised Aluminium Perforated Spandrel Panel (Medium Bronze)
14. Anodised Aluminium Flashing (Medium Bronze)
15. Entrance Canopy in Anodised Aluminium (Dark Bronze)
16. PPC Perforated Screen (Dark Bronze) with Anodised Panel behind (Medium Bronze)
17. PPC Louvres/ Louvred Doors (Dark Bronze)
18. PPC Metalwork (Dark Bronze)
19. Glazed Balustrade

CLIENT

IQ Student Accommodation

Student Accommodation

SHEPPARD ROBSON

27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: enquiries@sheppardrobson.com

PROJECT
Echo Street PBSA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
As indicated	**22/09/2023**	**LA**	**VC**	**RG**

Brick Façade Bay Study Chamfer

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	**Planning**	**7054**

DRAWING NO.	REV.
ECHO-SRA-ZZ-XX-DR-A-02502	**P05**