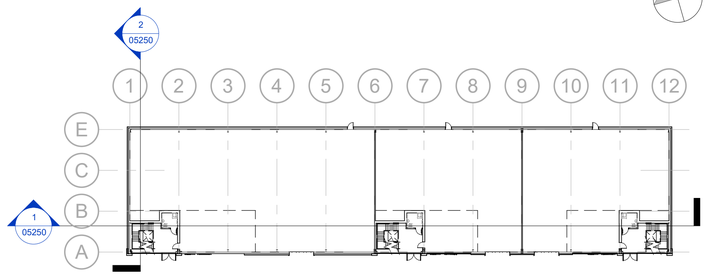
Scale Bars		TO BE USED ONLY AS GUIDANCE				
1:100	mm	1000		3000		5000
1:200	mm		5000	8000		
1:500	M	5		15		25
1:1250	M	10		30	50	70



Key Plan

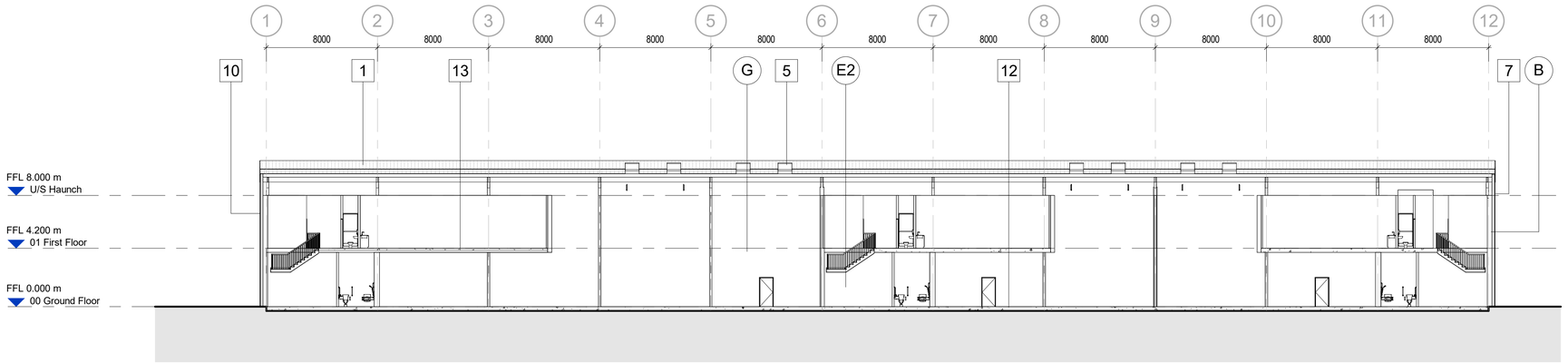
Scale @ 1 : 500

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- Whilst information on this sheet is issued to scale, scaling directly from this drawing may result in inaccuracies. For precise measurements, refer to the stated dimensions or contact the Architect.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

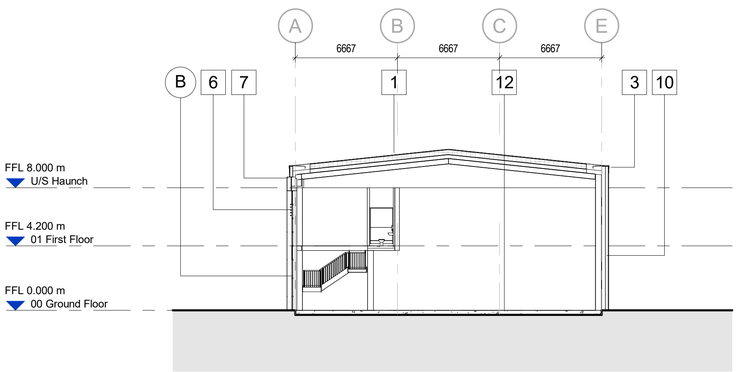
This drawing contains the following model files: -

13502-AEW-B2-XX-M3-A-0002



1 Proposed Section AA

Scale @ 1 : 200



2 Proposed Section BB

Scale @ 1 : 200

BUILDING FABRIC - MATERIAL SCHEDULE

1 Roof Cladding
Trapezoidal profile, insulated, built up system, min pitch 6° with Colourcoat HPS200 Ultra finish or similar in light grey

2 Photo Voltaic Panel area
Refer to M&E details for specification and exact number / area

3 Rainwater Goods & Gutters
Internal downpipes and insulated gutters in galvanised steel with membrane lining to gutters

4 Parapet and Cladding Flashings
Plastisol coated pressed metal flashings in colour to match adjacent cladding

5 Rooflights
GRP, in-plane, non-fragile, triple skinned translucent rooflights

6 Portico entrance feature
Pressed metal flashing with PPC finish in bronze

7 Feature banding
Pressed metal flashing with PPC finish in bronze

8 Wall Type 1
Horizontally laid insulated composite cladding panels with flat finish such as Kingspan Spectrum or similar in dark grey

9 Wall Type 2
Horizontally laid aluminium rainscreen cladding on insulated liner panel with PPC finish in bronze

10 Wall Type 3
Twin-skinned, built-up trapezoidal profile metal cladding system laid horizontally with mineral wool insulation and Colourcoat HPS200 Ultra finish or similar in light grey

11 Wall Type 4
Twin-skinned, built-up trapezoidal profile metal cladding system laid vertically with mineral wool insulation and Colourcoat HPS200 Ultra finish or similar in mid grey

12 Ground bearing concrete slab
To be laid on suitable DPM / gas membrane (and insulation where required), all to Structural Engineer's details

13 Concrete metal deck
to Structural Engineer's details

A Office Entrance - Canopy
Cantilevered glazed canopy with PPC steel arm supports in colour to match curtain walling

B Glazing - Entrances
PPC thermally broken aluminium curtain wall system with bronze mullions and transoms. Top panes to be ceramic backed glass spandrel units in dark grey with mineral wool insulation backing panel.
All other panes to be sealed double glazed units

C Glazing - Offices
PPC thermally broken aluminium curtain wall system with bronze mullions and transoms. Bottom panes to be ceramic backed glass spandrel units in dark grey with mineral wool insulation backing panel.
Top panes to be aluminium louvre panels in dark grey
Central panes to be sealed double glazed units

D Windows
PPC thermally broken window system with bronze mullions and transoms and sealed double glazed units

E Brise Soleil
PPC aluminium brise soleil fins to be provided as part of the curtain wall system in same colour as mullions / transoms

F Main Entrance Doors
PPC thermally broken aluminium swing doors to be colour matched and integrated within the curtain wall system with sealed double glazed units.

G Personnel Access / Escape Doors
PPC Galvanised Steel doors with thermally insulated core in colour to match surrounding cladding.

H Level Access Doors
Insulated sectional overhead doors Shutter with vision panels and PPC finish or similar in dark grey

I Signage
PPC aluminium signage / numbering in bronze shown indicatively only

Rev	Date	Description	Drawn by	Checked By
P01	24/11/25	Initial Issue	AW	AS

Status: S2 — For Information

drawing stage: **Planning**

client: **Ask Real Estate Ltd**

project: **Manchester Business Park**

drawing title: **Unit 2 - Proposed GA Sections**

date: 10/29/25 — drawn: AW
scale @ A1: As indicated — checked: CF

Rev **P01**

Dwg No **13502-AEW-B2-ZZ-DR-A-05250**

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