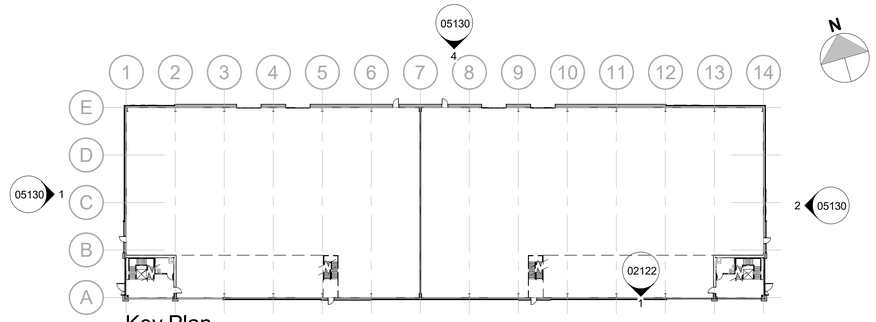


Key Plan
Scale @ 1 : 500

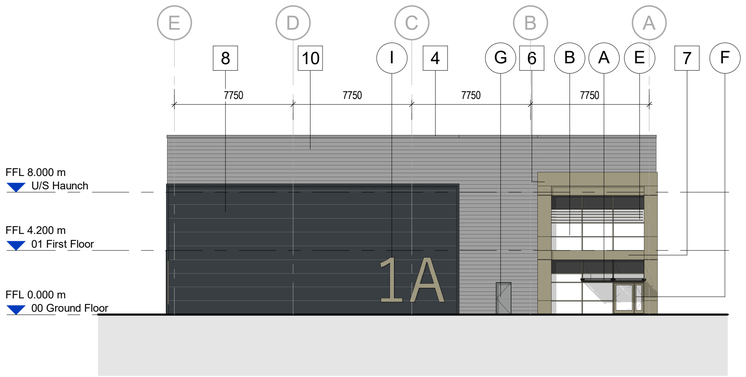
Scale Bars		TO BE USED ONLY AS GUIDANCE				
1:100	mm	1000	3000	5000		
1:200	mm	5000	8000			
1:500	M	5	15	25		
1:1250	M	10	30	50	70	

NOTES

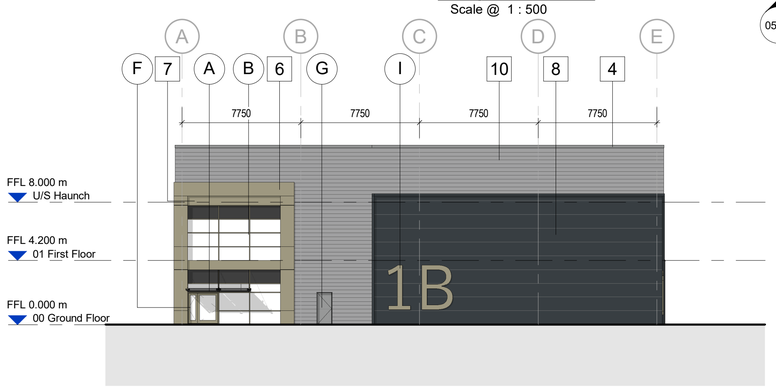
- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- Whilst information on this sheet is issued to scale, scaling directly from this drawing may result in inaccuracies. For precise measurements, refer to the stated 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: -

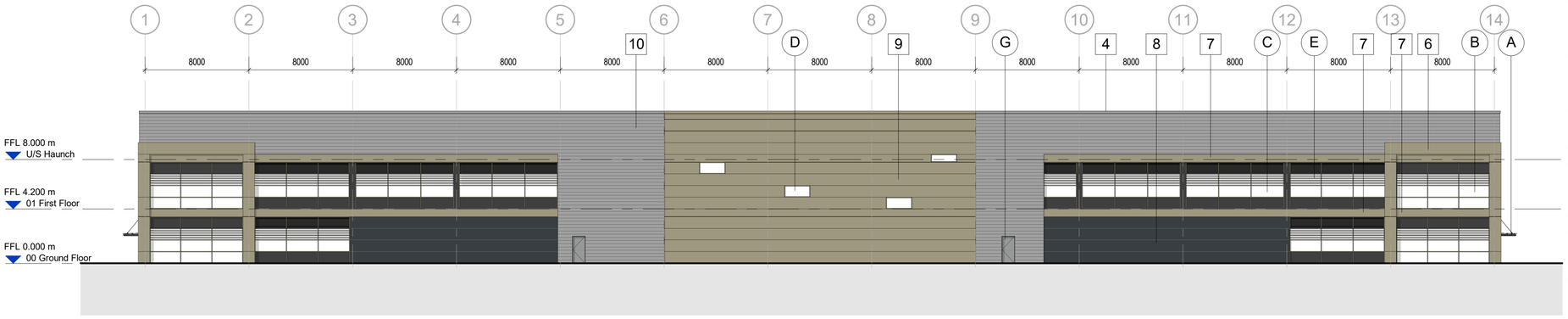
13502-AEW-B1-ZZ-M3-A-01100



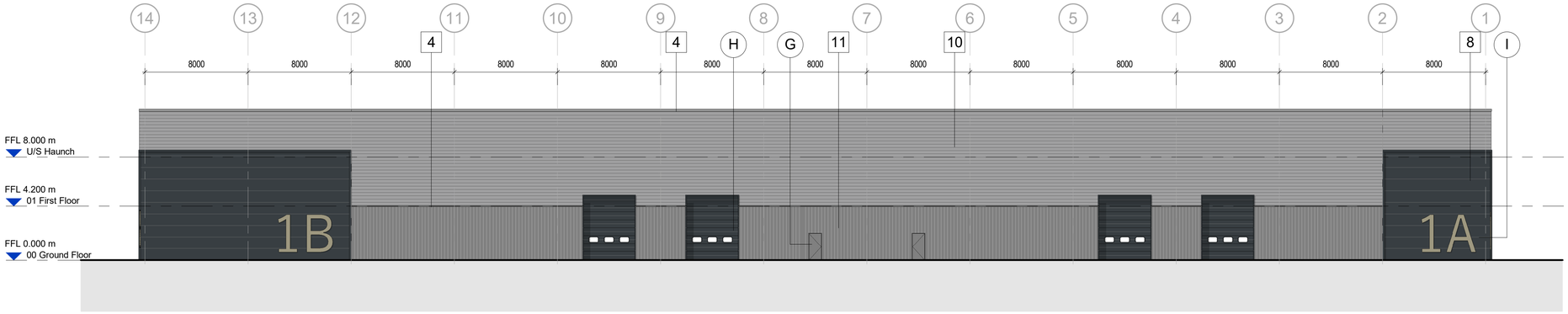
1 Proposed West Elevation
Scale @ 1 : 200



2 Proposed East Elevation
Scale @ 1 : 200



3 Proposed South Elevation
Scale @ 1 : 200



4 Proposed North Elevation
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	Raised Access Floor To provide 150mm service void above concrete slab

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
P03	24/11/25	Planning Issue	AW	AS
P02	05/11/25	Material schedule added	AW	CF
P01	31/10/25	Initial Issue	AW	CF

Status: S2 — Purpose of Issue: For Information

drawing stage: **Planning**

client: **Ask Real Estate Ltd**

project: **Manchester Business Park**

drawing title: **Unit 1 - Proposed GA Elevations**

date: 10/24/25 — drawn: AW

scale @ A1: As indicated — checked: CF

Rev **P03**

Dwg No **13502-AEW-B1-ZZ-DR-A-05130**

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