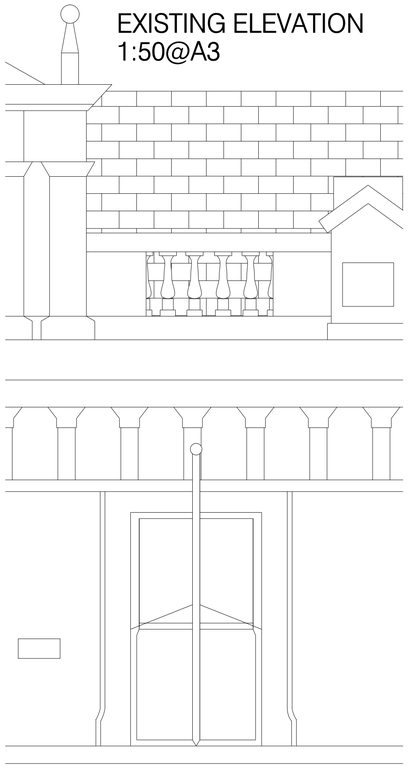
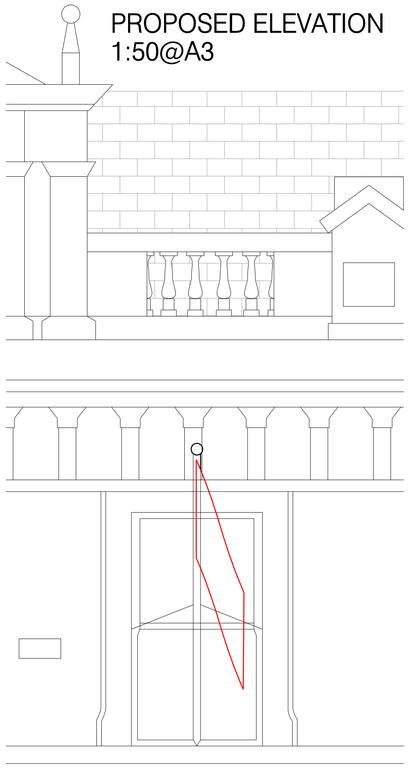
All dimensions to be as noted. Do not scale from this drawing. Report any discrepancies to the Architect / CA immediately. All Areas are approximate and use of these Areas for commercial purposes should include due allowance for variations inherent in design development and building processes. This drawing is the copyright and property of Hurd Rolland Partnership and must not be reproduced without prior written permission

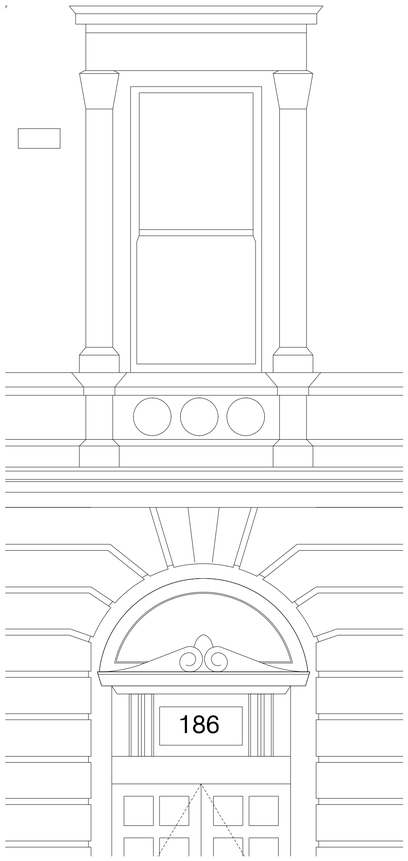
Rev	Description	By	Chk	Date
-	Issued for planning	MW	CM	27.11.13

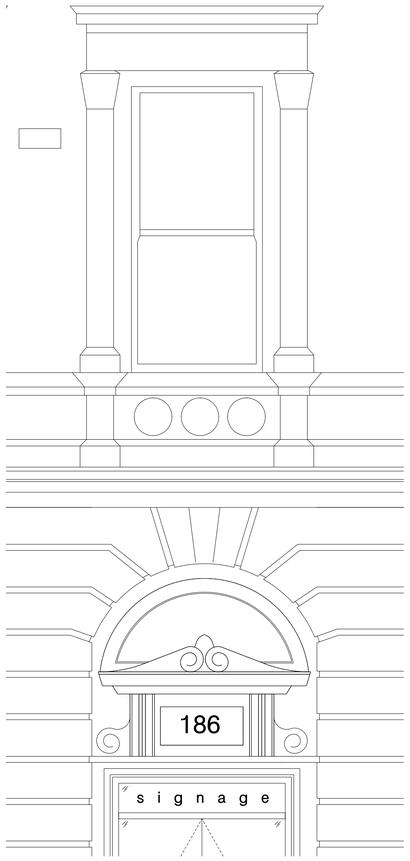
EXISTING ELEVATION
1:50@A3



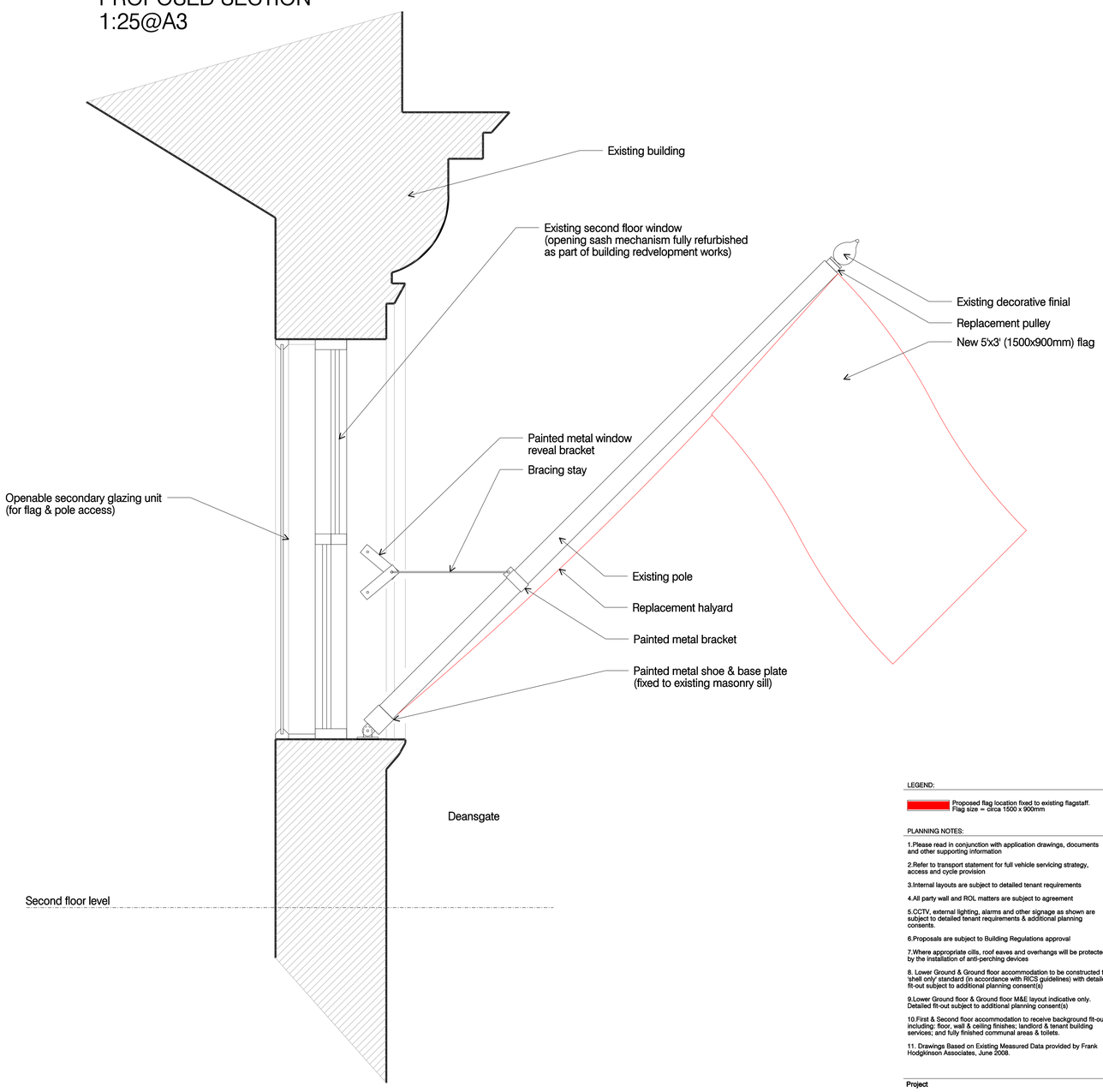
PROPOSED ELEVATION
1:50@A3







PROPOSED SECTION
1:25@A3



LEGEND:

Proposed flag location fixed to existing flagstaff.
Flag size = circa 1500 x 900mm

PLANNING NOTES:

1.Please read in conjunction with application drawings, documents and other supporting information

2.Refer to transport statement for full vehicle servicing strategy, access and cycle provision

3.Internal layouts are subject to detailed tenant requirements

4.All party wall and ROL matters are subject to agreement

5.CCTV, external lighting, alarms and other signage as shown are subject to detailed tenant requirements & additional planning consents.

6.Proposals are subject to Building Regulations approval

7.Where appropriate cills, roof eaves and overhangs will be protected by the installation of anti-perching devices

8. Lower Ground & Ground floor accommodation to be constructed to 'shell only' standard (in accordance with RICS guidelines) with detailed fit-out subject to additional planning consent(s)

9.Lower Ground floor & Ground floor M&E layout indicative only. Detailed fit-out subject to additional planning consent(s)

10.First & Second floor accommodation to receive background fit-out including: floor, wall & ceiling finishes; landlord & tenant building services; and fully finished communal areas & toilets.

11. Drawings Based on Existing Measured Data provided by Frank Hodgkinson Associates, June 2008.

Project

184-186 DEANSGATE

for Henry Boot Developments Ltd

Title

ODDFELLOWS HOUSE
Proposed flag detail

Drawn: MW	Checked: CM	Approved: IG
Scale: 1:25/50@A3	Date: 27.11.13	Project No: M7105
Drawing No: L(03)81		Revision: .

ISSUED FOR PLANNING

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