

GENERAL NOTES

Do not scale from drawing, use figured dimensions only.

All dimensions must be checked and verified on site prior to commencement of work and architect to be notified of any discrepancies.

No works are to start on site prior to discharge of any / all pre-start planning conditions. the client is at risk if any works are started prior to approval by appointed building control body.

Party wall act: the owner has a duty to serve a party structure notice to any adjoining owner if works are to be carried out to a party wall, structure, or line of junction; or if works involve excavations lower than the foundations of a neighbouring building within 3m, or excavations cut through a 45° line from the foundations of a neighbouring building within 6m, a party wall agreement/award should be formalised before the commencement of the works.

Existing slate roof tiles, ridge tiles and all flashings to be inspected and repaired / replaced where appropriate

Existing guttering to be inspected and repaired / replaced where appropriate

All first and second floor window frames to be sanded and painted

All first and second floor masonry to be cleaned and repointed.

Stone cills and header bricks over window openings to have existing paint removed and repaired where appropriate.

Existing timber double doors to be repaired and new locks and ironmongery fitted.



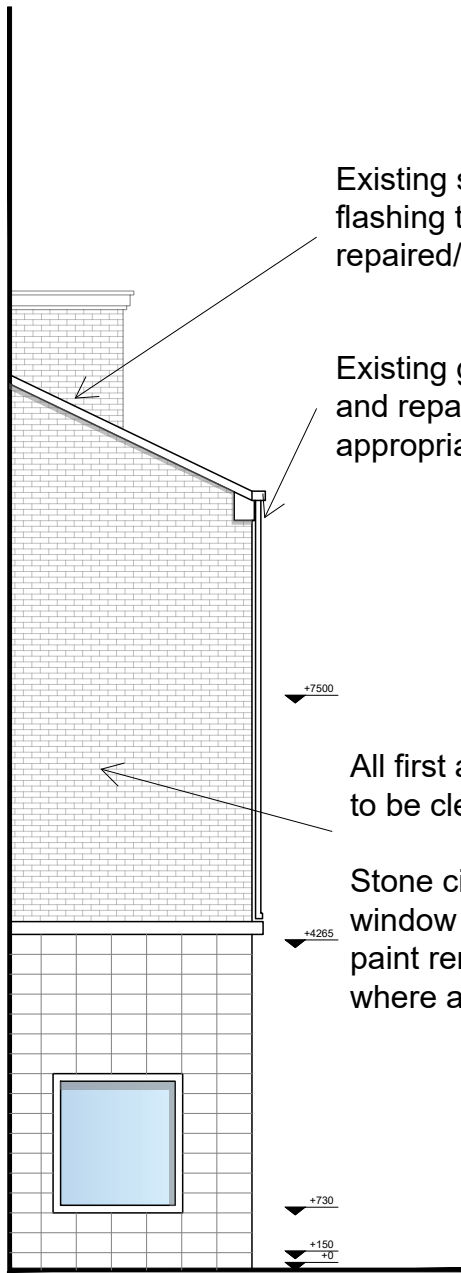
Proposed Elevation 1

Existing slate roof, ridge tiles and all flashing to be inspected and repaired/replaced where appropriate

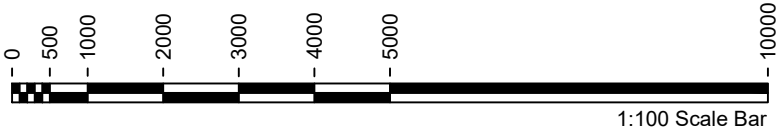
Existing guttering to be inspected and repaired/replaced where appropriate.

All first and second floor masonry to be cleaned and repointed.

Stone cills and header bricks over window openings to have existing paint removed and repaired where appropriate.



Proposed Elevation 2



PAUL
COX
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02 - Planning Issue - July 2023

Project.

65 Princess Street,
Manchester, M2 3FX

Scale.

1:100 @ A3

Title.

Proposed
Front
Elevations 1 & 2

Drwg No.

106