

DEAD IN CONJUNCTION WITH PHOTOGRAPHIC REPORT.

- GENERAL NOTES**
1. Do not scale from the print or use as a template.
 2. All dimensions must be verified on site before any work is put in hand and any discrepancies must be reported to the Architect. Where any variations occur between the original drawings and the site conditions, the Architect shall be notified in writing.
 3. All work shall be carried out in accordance with the current Building Regulations and not copied or disclosed to any third party other than the Architect or the Contractor.



Contractors should be aware that due to the nature of the work, there may be a need to remove the existing render and redecorate the building. The Architect shall be notified in writing of any such work and the necessary arrangements shall be made for the removal and replacement of the render.

Existing render - Render to be removed and replaced with new render.
Note: Existing render to be removed and replaced with new render. The new render shall be applied in accordance with the current Building Regulations and shall be finished to a standard that is acceptable to the Architect.

Existing render - Render to be removed and replaced with new render.
Note: Existing render to be removed and replaced with new render. The new render shall be applied in accordance with the current Building Regulations and shall be finished to a standard that is acceptable to the Architect.

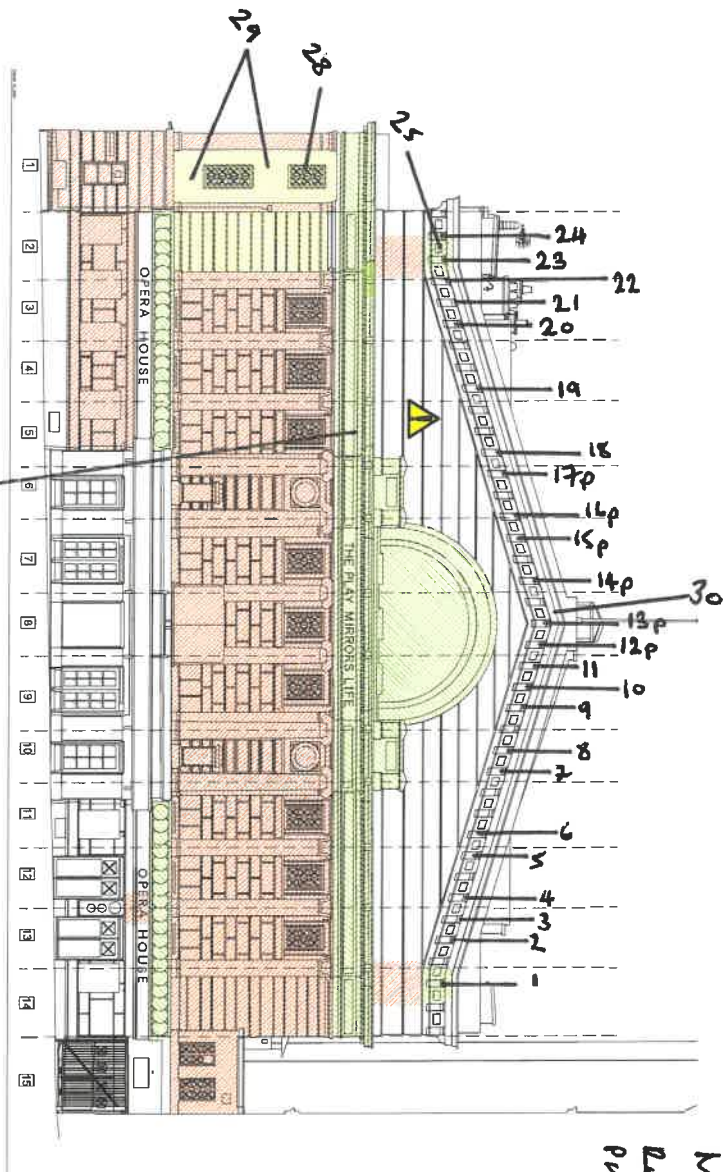
Stone - All stone to be removed and replaced with new stone.
Note: All stone to be removed and replaced with new stone. The new stone shall be applied in accordance with the current Building Regulations and shall be finished to a standard that is acceptable to the Architect.

Stone - All stone to be removed and replaced with new stone.
Note: All stone to be removed and replaced with new stone. The new stone shall be applied in accordance with the current Building Regulations and shall be finished to a standard that is acceptable to the Architect.

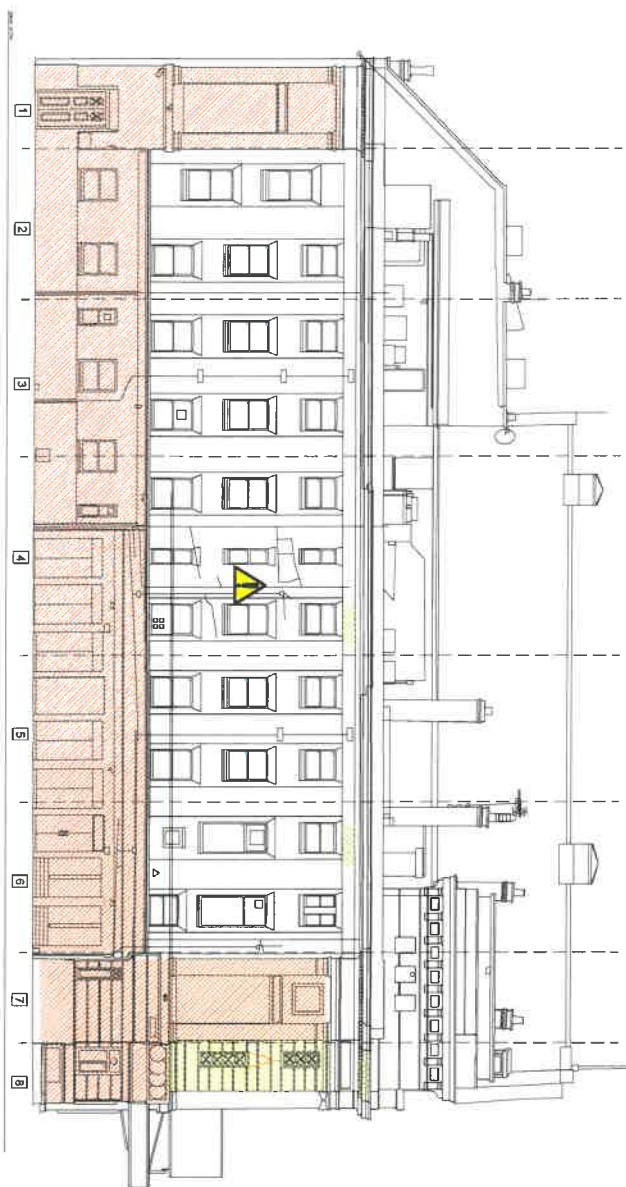
Existing render - Render to be removed and replaced with new render.
Note: Existing render to be removed and replaced with new render. The new render shall be applied in accordance with the current Building Regulations and shall be finished to a standard that is acceptable to the Architect.

Stone - All stone to be removed and replaced with new stone.
Note: All stone to be removed and replaced with new stone. The new stone shall be applied in accordance with the current Building Regulations and shall be finished to a standard that is acceptable to the Architect.

Stone - All stone to be removed and replaced with new stone.
Note: All stone to be removed and replaced with new stone. The new stone shall be applied in accordance with the current Building Regulations and shall be finished to a standard that is acceptable to the Architect.



EXISTING QUAY STREET ELEVATION
1:100



EXISTING BYRON STREET ELEVATION
1:100



Reference for painted areas on Quay Street.



Reference for painted areas on Byron Street.

REV B 23/05/23: Scaffold note added.

REV A 05/07/22: Drawing updated to include full redecoration of render and stone work areas - IE

OSBORNE CHARTERED ARCHITECTS
The Botcones - Honley Swon - Midvern - Worcesterhire - W88 0DN

CLIENT: AMBASSADOR THEATRE GROUP
PROJECT: MANCHESTER OPERA HOUSE

TITLE: ELEVATIONS - RENDER REPAIRS

SCALE: 1:50 @ A1
DATE: JAN 2022

DRAWING NUMBER: 22.11.45E19

LE MCDONALD.

11.07.23