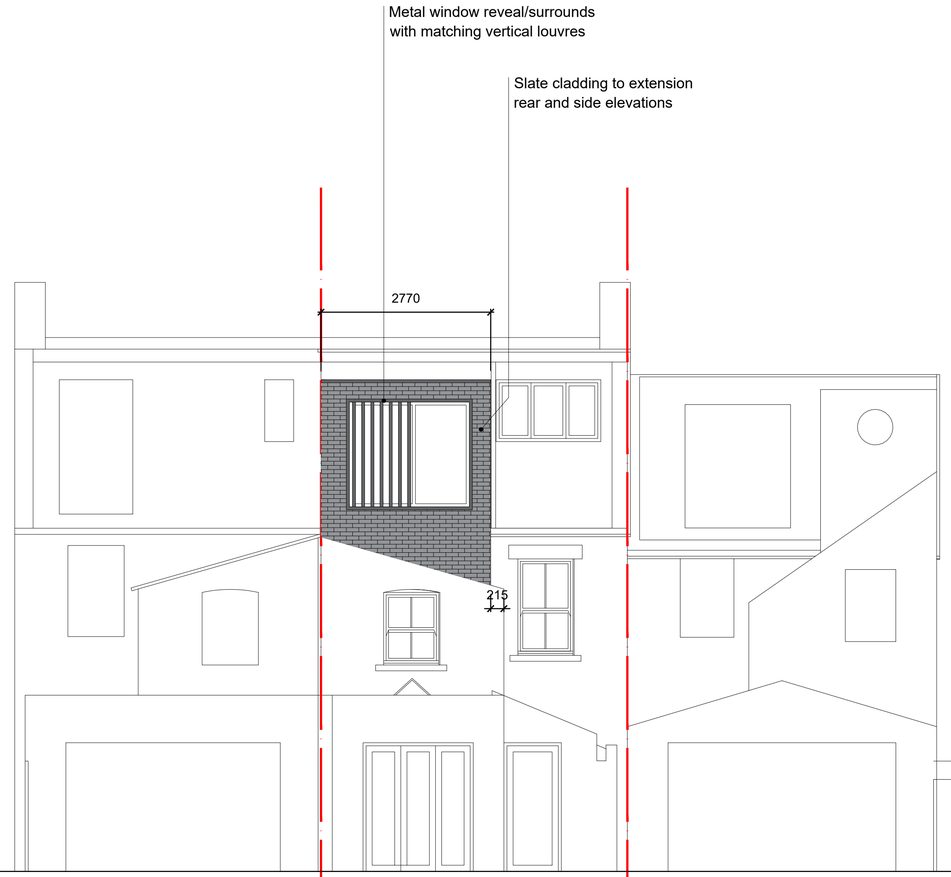
19 CHARLES STREET | 21 CHARLES STREET | 23 CHARLES STREET

(APPLICATION SITE)

01 / 20.201 — Proposed Front Elevation — 1:50 @ A1



23 CHARLES STREET | 21 CHARLES STREET | 19 CHARLES STREET

(APPLICATION SITE)

02 / 20.201 — Proposed Rear Elevation — 1:50 @ A1

0m 0.5 1.0 1.5 3.0m

1:50

GENERAL NOTES:

- All materials and components to be used in accordance with manufacturer's recommendations and instructions.
- All work to be carried out in accordance with the current building regulations.
- The contractor shall check and verify all dimensions, notes and conditions on site before any construction work is started.
- All discrepancies shall be reported to the architect.
- The contractor shall assume full and undivided responsibility for the accuracy, fit and stability of all parts of the work.
- All labor, materials and installations must comply with the codes, rules and regulations of all authorities having jurisdiction.
- Any discrepancy which exists between the requirements by the plans, specifications, said codes, rules and regulations shall be immediately brought to the attention of the architect, in writing, for resolution.
- The contractor shall provide all necessary protection of existing work and newly added work.
- The contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortion and misalignment according to applicable codes and standards.
- The contractor shall repair and restore to its original condition all work and items damaged as a result of building operations and shall leave the work completed to the true intent of the drawings and specifications and to the satisfaction of the architect and owner.
- Any disturbance or damage to the existing buildings os utilities resulting either directly or indirectly from the operation of this resulting either directly or indirectly from the operation of this contract shall be promptly repaired, restored or replaced to the satisfaction of the architect at no additional cost to the owner.
- All transitions of new work to existing (walls, floors and ceilings) work shall be carefully executed, existing construction shall be repaired as needed and patched to match finishes of adjacent surfaces.
- The contractor shall coordinate the work with mechanical, electrical and plumbing drawings for all necessary openings and penetrations through walls, ceilings and floors.
- All materials to be used to manufacturer's recommendations and details to include preparation and application.
- The design allows for double occupancy in studios throughout.
- All corridors and doors to corridors to be 30 mins protected and in accordance to FO requirements.
- Manufacturers and suppliers to confirm 25 year warranty to products under coastal conditions.

NOTES:

KEY:

Rev	Date	Description
-	05.12.23	FIRST ISSUE

ALL EXISTING INFORMATION ON THE DRAWINGS HAVE BEEN PROVIDED BY THE CLIENT

SPACE FOR CHANGE

Drawing Name: Proposed Front & Rear Elevations

Date: December 2023

Client: MR CRAIG GOODSELL

Drawn: KG

Project: 21 Charles Street, Oxford

Checked: -

Scale: 1:50 @ A1

Revision: -

Project No: 2323

Status: FOR PLANNING

Drawing Number: 20.201