



- 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 existing 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

- 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 or utilities resulting either directly or indirectly from the building operations shall be either directly or indirectly from the operations 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

- 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 FCI requirements.
- Manufacturers and suppliers to confirm 25 year warranty to products under coastal conditions.

KEY:

TAGA DESIGN		Drawing Name:	
		Existing	
		Front & Rear Elevations	
		Date:	
		MAY 2022	
Client:	Richard & Ashleigh Bell	Drawn:	MO
Project:	16 Broom Way, Liverpool	Checked:	KG
		Scale:	Revision:
		1:50 @ A1	A
Project No:	Status:	Drawing Number:	
2107	FOR PLANNING	10.110	