



- 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 or 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 FOI requirements.
- Manufacturers and suppliers to confirm 25 years warranty to products under coastal conditions.

KEY:

TAGA
DESIGN

Drawing Name:

Proposed
Front Elevation

Date:

June 2022

Client:	Richard & Ashleigh Bell	Drawn:	MO
Project:	16 Broom Way, Liverpool	Checked:	KG
		Scale: 1:50 @ A1	Revision: A
Project No:	Status:	Drawing Number:	
2107	FOR PLANNING	20.212	

Date: June 2022

TAGA
DESIGN

Client:	Richard & Ashleigh Bell
Project:	16 Broom Way, Liverpool
Project No:	Status:
2107	FOR PLANNING