

Building Notations & Statutory Requirements

Builder's Registration

Works carried out must be carried out by a registered builder holding a current license issued by the Department of Fair Trading. All subcontractors are likewise required to carry out works as registered license contractors.

Insurances

Insurance cover of the works against risk for Fire, Theft, Malicious Damage and Materials on site are to be effected by the Contractor at the Contractor's expense. The Contractor shall also insure Home warranty Insurance, Public Liability and arrange Workers Compensation cover in respect of any liability under the Workers Compensation Act of New South Wales.

Regulations, Notices and Fees

The Contractor is to comply with Local Government Regulations, Work Cover requirements, Conditions of Development consent and comply with all relevant parts and clauses of the Building Code of Australia and in accordance with the relevant Australian Standards to the satisfaction of the Principle Certifying Authority. The Builder is to give all Notices, obtain all Permits and pay all Fees required by the legally constituted authorities for local government and/or for services.

Documentation Interpretation

Drawings to be read with all contract documents and in conjunction with all other relevant documentation and specifications provided by building consultants and other relevant regulations and standards. Prior to commencement of any works builder to verify all setting out dimensions and clarify any discrepancies with the architect.

Setting Out

Prior to commencement of any fabrication or installation builder to check and verify all measurements, dimensions, levels and component sizes. In all cases use figured dimensions in preference to scale. If in doubt verify with architect.







Site Protection

Builder to take appropriate measures for required by Local and State ordinances, laws and regulations for the protection of surrounding property, footpaths, street, kerbs and driveway crossings for the duration of the contract works.

Inspections by Authorities

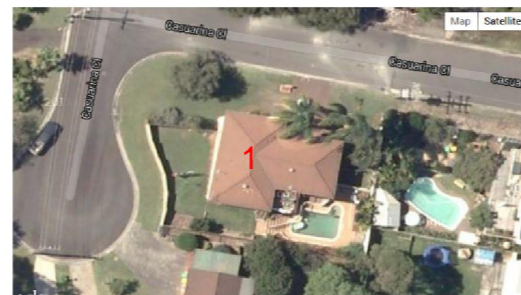
Arrange and facilitate all the necessary inspections for the works by the Principal Certifying Authority and other relevant approvals and certification required.

Schedule of External Finishes

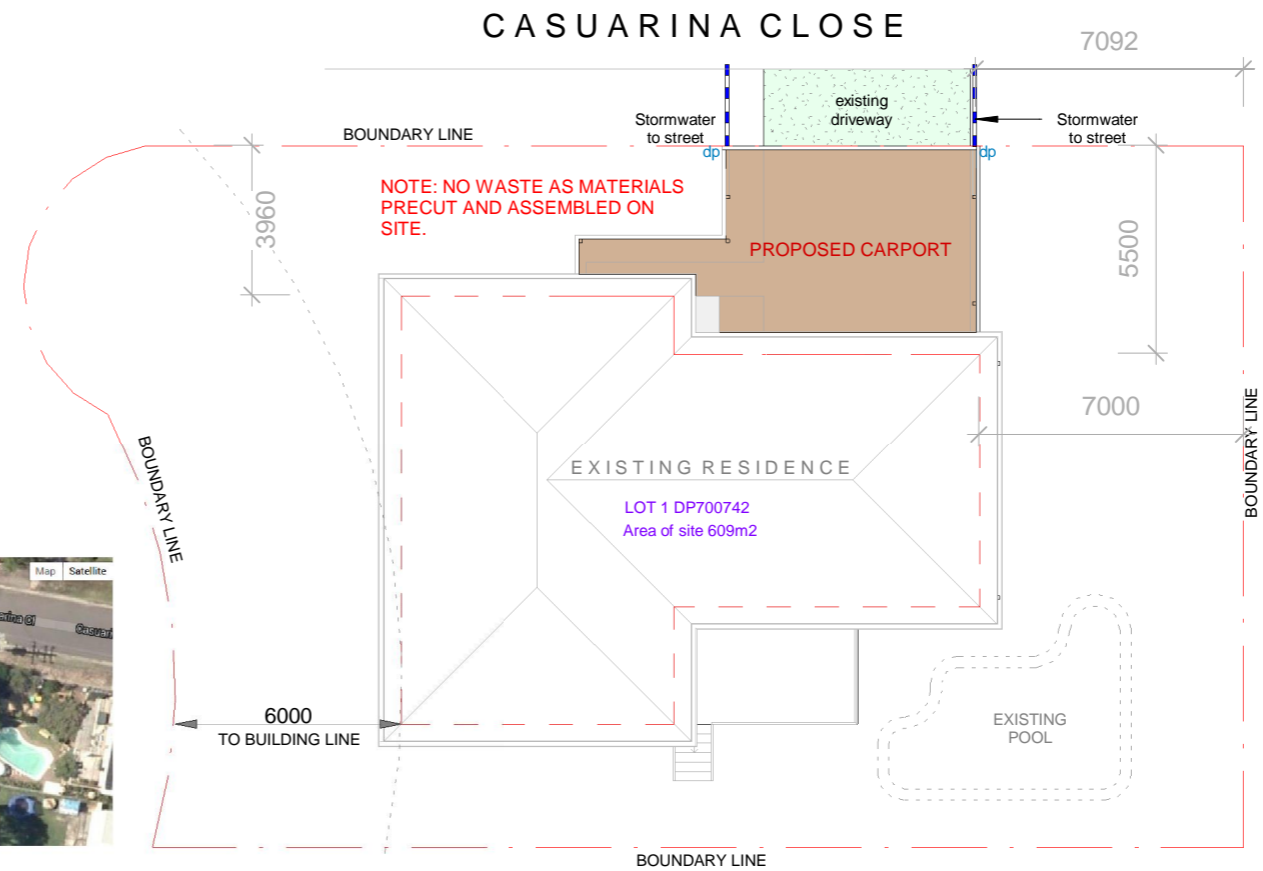
-  Roof sheeting - Topside
Shale grey.
-  Roof sheeting - Underside
Pearl white.
-  Powdercoated perimeter guttering
Pearl white.
-  Colorbond steel Beams
Pearl white.
-  Powdercoated aluminium posts
Pearl white.
-  PVC downpipes
Pearl white.

SHEET Titles

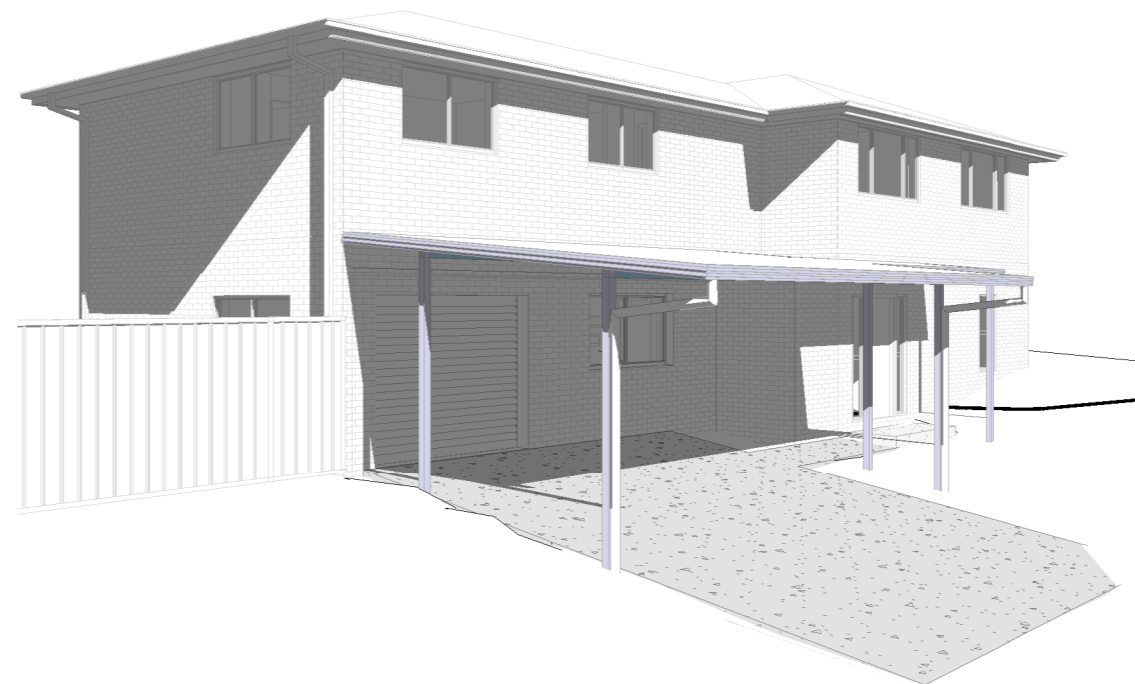
- A101 - TITLE PAGE
- A102 - EXISTING GROUND FLOOR & PROPOSED CARPORT PLAN
- A103 - ELEVATIONS
- A104 - ELEVATIONS
- A105 - SECTION
- A106 - NOTIFICATION PLAN



Aerial View of 1 Casuarina Close



1 Site Plan 1 : 200



Site Analysis:

1. Site area	609 m2
2. Area of existing upper floor	136 m2
3. Area of existing lower floor	83 m2
4. Area of proposed carport	37 m2
5. Floor to site ratio:	.36:1

REVISION:

ID	Date	Description

Proposed Carport

Mr & Mrs Grauner
1 Casuarina Close
Umina Beach

Richard Altavilla
architectural design studio

3/332 OCEAN VIEW ROAD
ETTALONG BEACH
t: 02 43418185
m: 0405 249 614
e: richard.altavilla@bigpond.com
architects/designers
project managers/builders

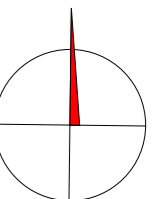
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Title Page

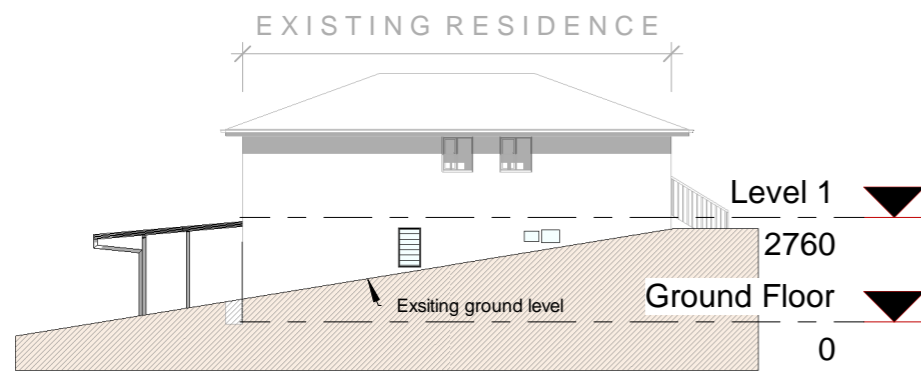
DRAWN BY Richard Altavilla
PROJECT/REF No. 010820
SCALE As shown
DATE 01.12.24

ALL LEVELS TO A.H.D.
COPYRIGHT LAWS APPLY
PLAN DIMENSIONS PRIORITY
CONFIRM ON SITE BEFORE COMMENCEMENT

DRAWING No:

A101



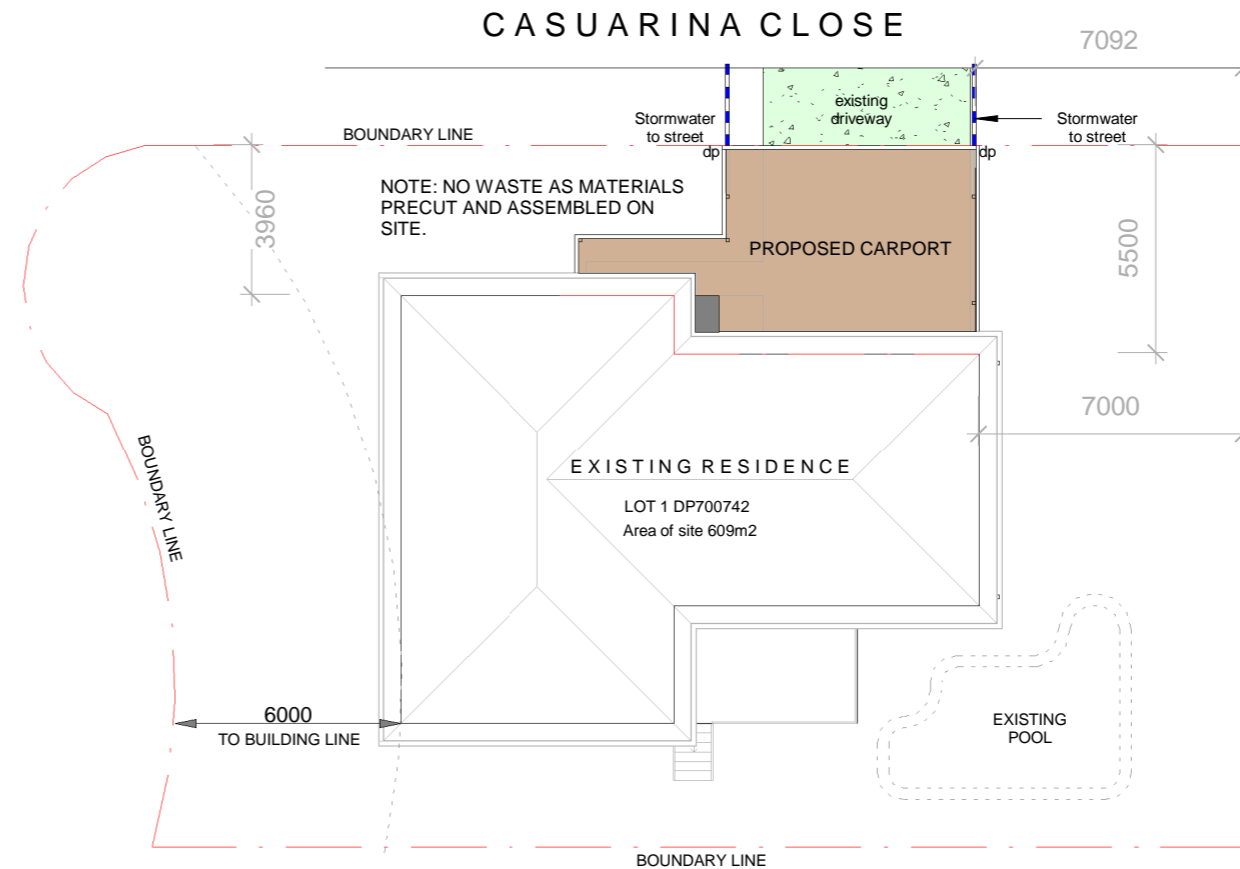


5 West Elevation-Advertising
1 : 200



2 East Elevation-Advertising
1 : 200

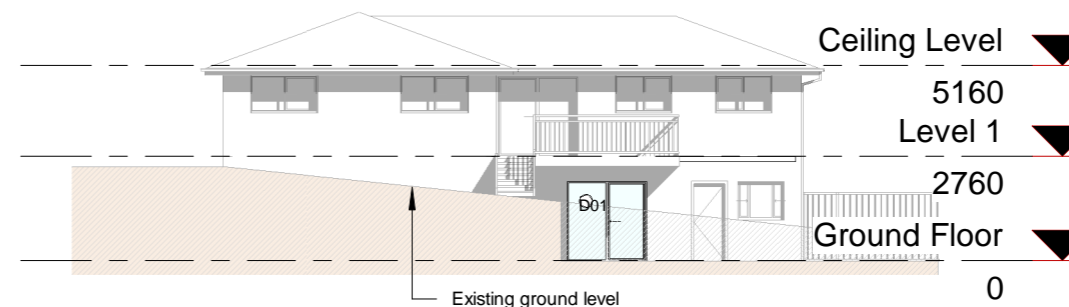
CASUARINA CLOSE



1 Site Plan Advertising
1 : 200



4 North Elevation-Advertising
1 : 200



3 South Elevation-Advertising
1 : 200

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Umina Beach

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e: richard.altavilla@bigpond.com
architects/designers
project managers/builders

TITLE:
Notification Plan

DRAWN BY Richard Altavilla
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