
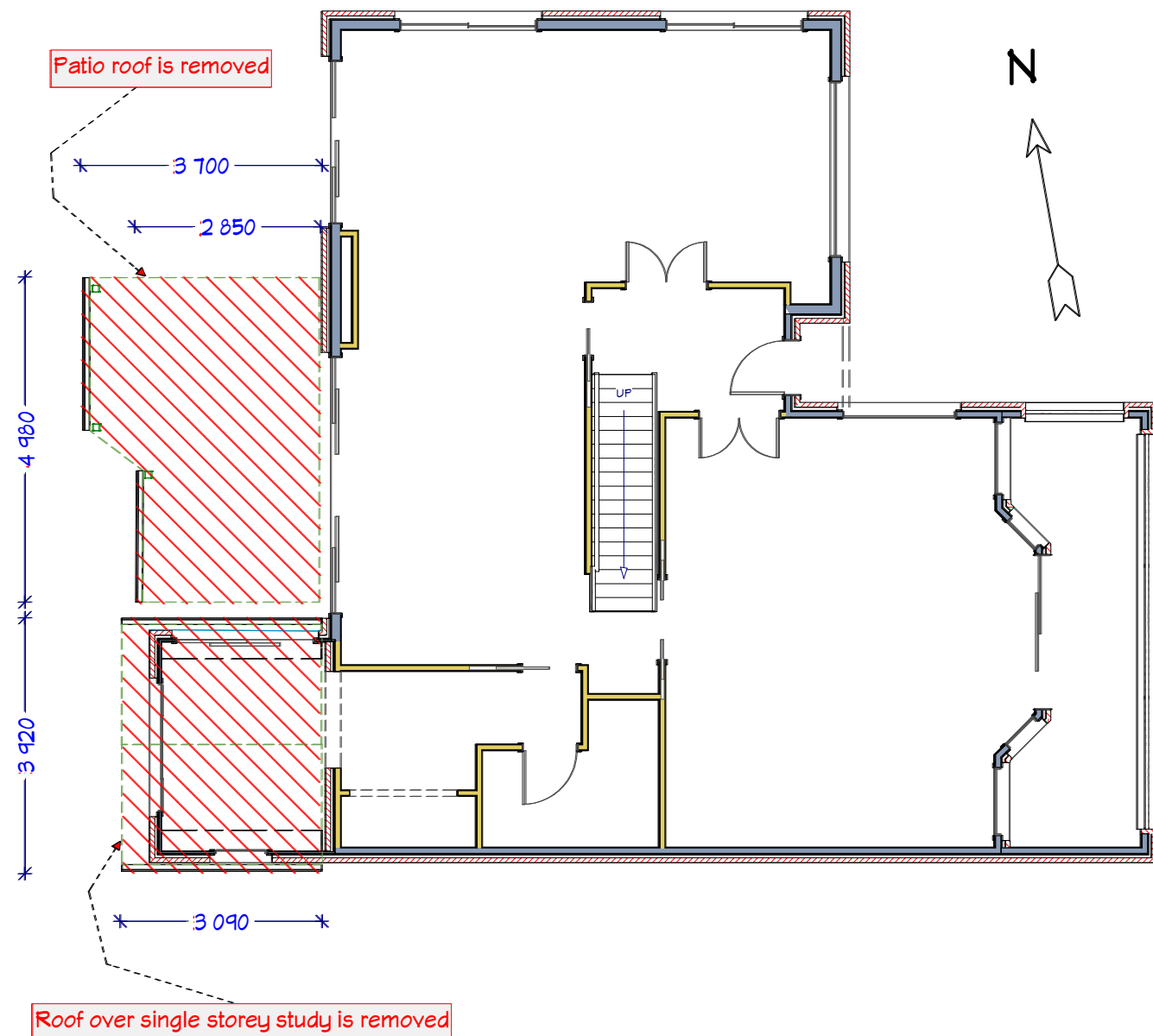
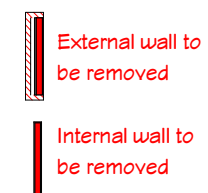
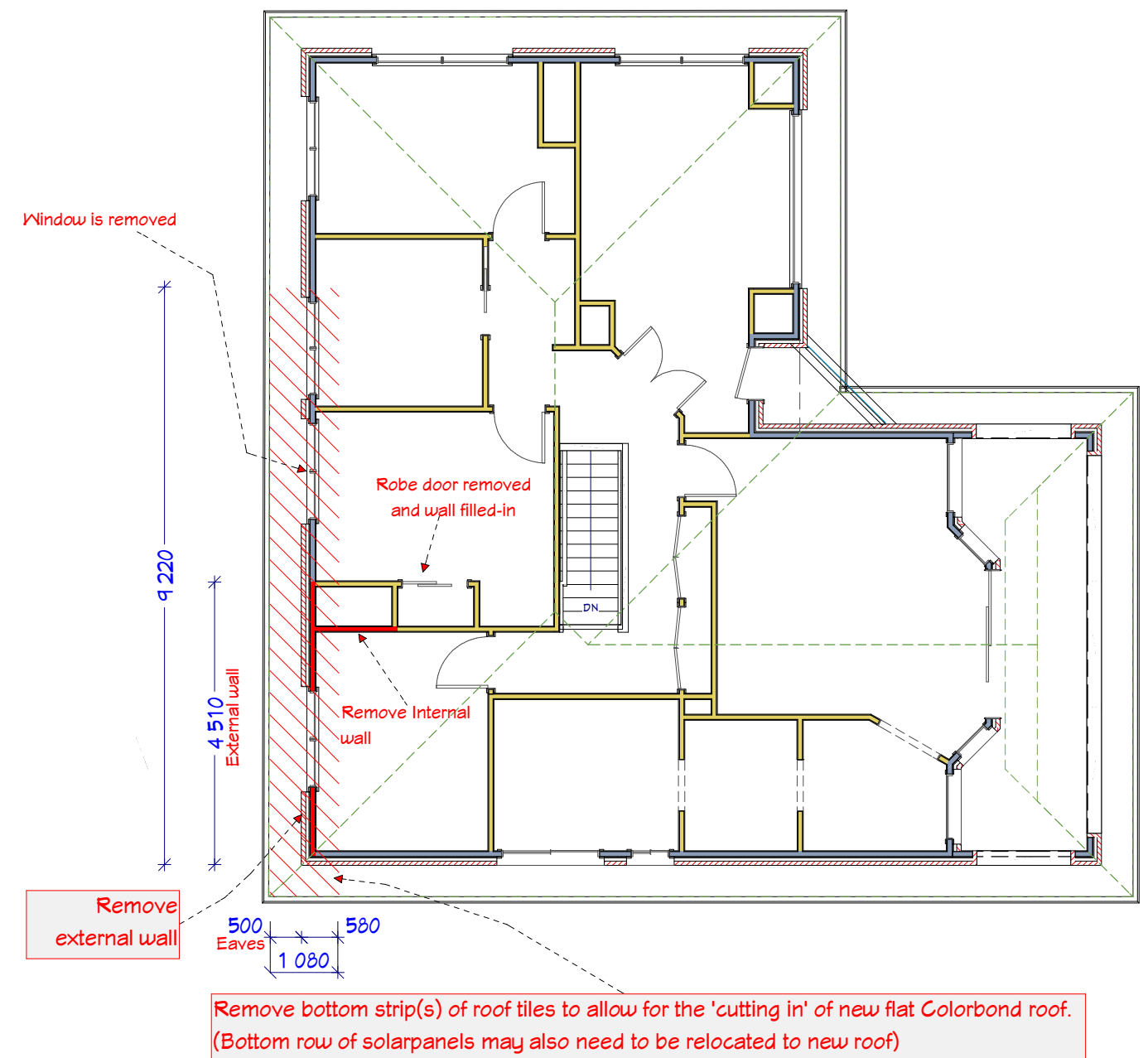


Perspective plan

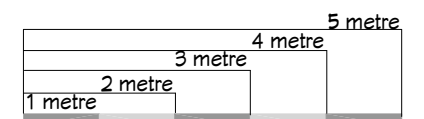
	M: 0410 419 682 E: KEN@BLACKADDERDESIGNS.COM W: WWW.BLACKADDERDESIGNS.COM ABN: 32829136273	<i>This drawing is protected by copyright</i> - All dimensions in millimetres (mm) unless otherwise noted.	General Notes: Written dimensions take precedence over scaled dimensions. Builder to verify all dimensions on site and notify this office of any discrepancies. All work to be carried out in accordance with engineering plans, local council's NOD, BCA, Australian Standards and any relevant authorities.	Alterations and addition to 2 rooms and new balcony	Scale:	N/A
				51 Radio Avenue, Balgowlah Heights Emily & David Washbrook	Size: Date: Drawing No: Version:	A3 10/01/2022 01 4.1



Ground floor



Upper floor



Demolition plan



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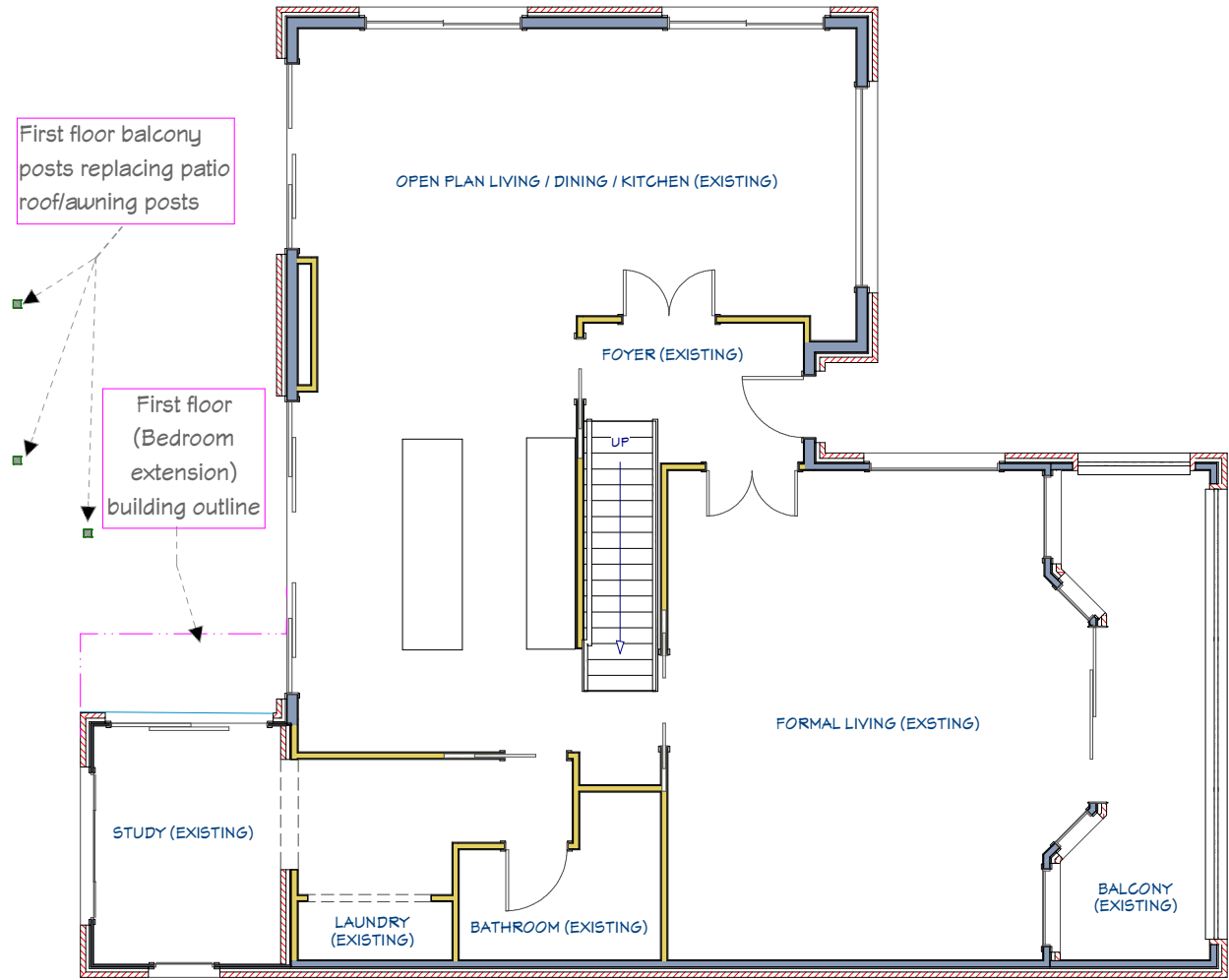
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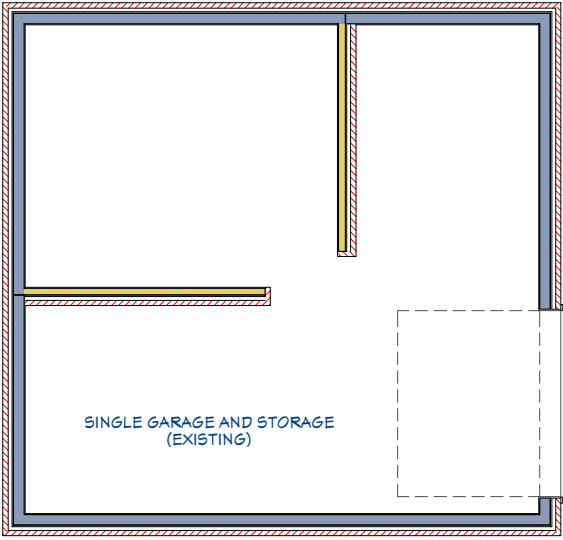
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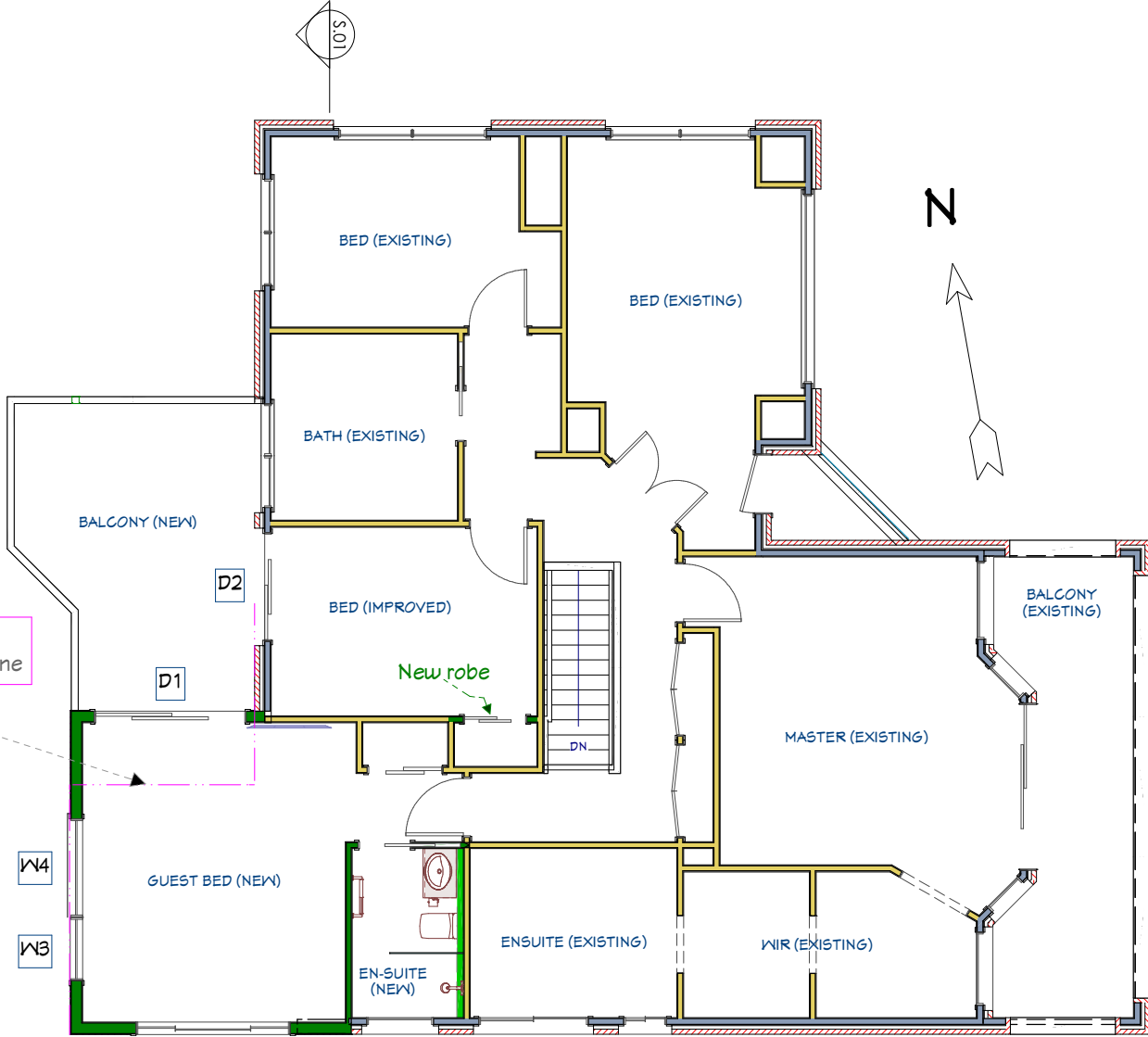
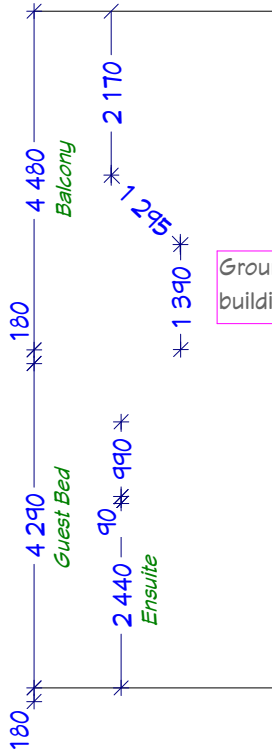
Scale: 1:100
Size: A3
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Drawing No: 02
Version: 4.1



Ground floor



Lower ground floor (garage)



Upper floor

- New external wall
- New internal wall
- New internal wall-ledge: 1200mm high and 100 deep (to house in-wall cistern)

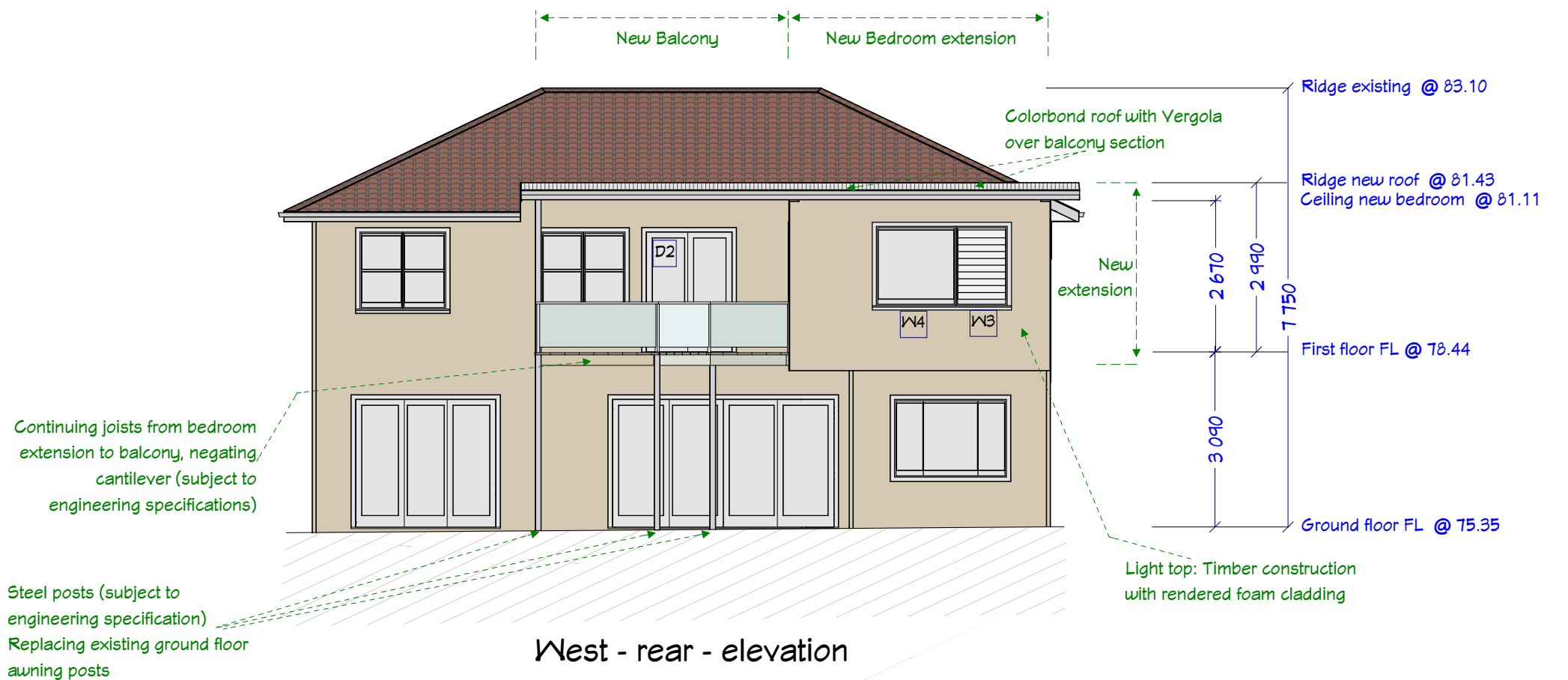
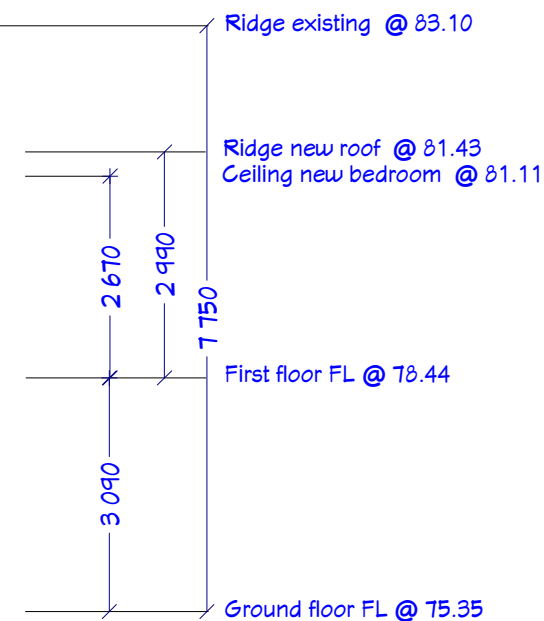
Window Schedule

Window:	Type	Width	Height	SQM	Head Height	Note
W1	Awning	950	500	0.48	2230	Frosted
W2	Triple sliding	2200	500	1.10	2230	Centre fixed
W3	Glass Louvre	900	1400	1.26	2230	(one unit with W4)
W4	Fixed	1400	1400	1.96	2230	(one unit with W3)
D1	Sliding	2130	2230	4.75	2230	Two Panels
D2	Sliding & Aneeta in fixed panel	600	1100	0.66	2230	Door & window combo

Floor plan



North - secondary street façade - elevation



West - rear - elevation

Elevations plan



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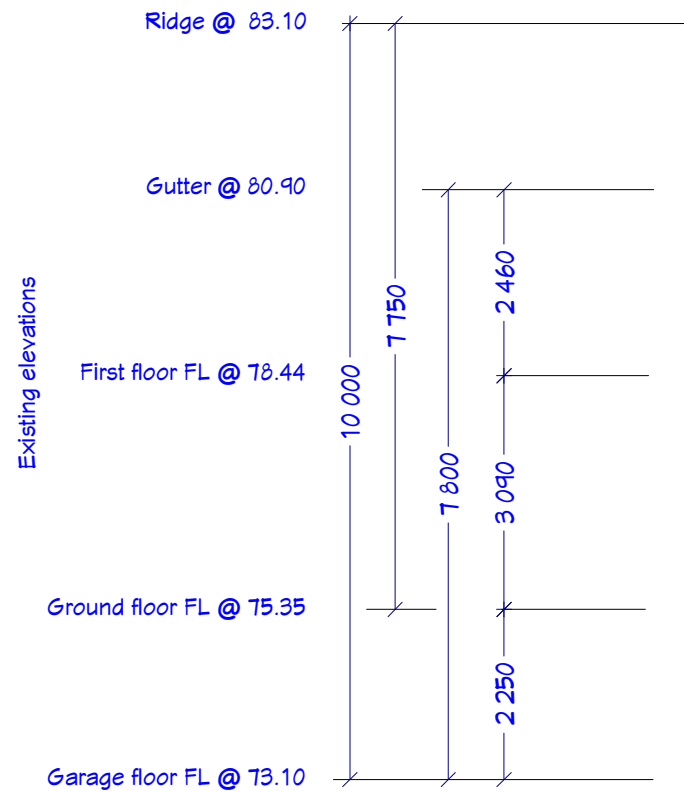
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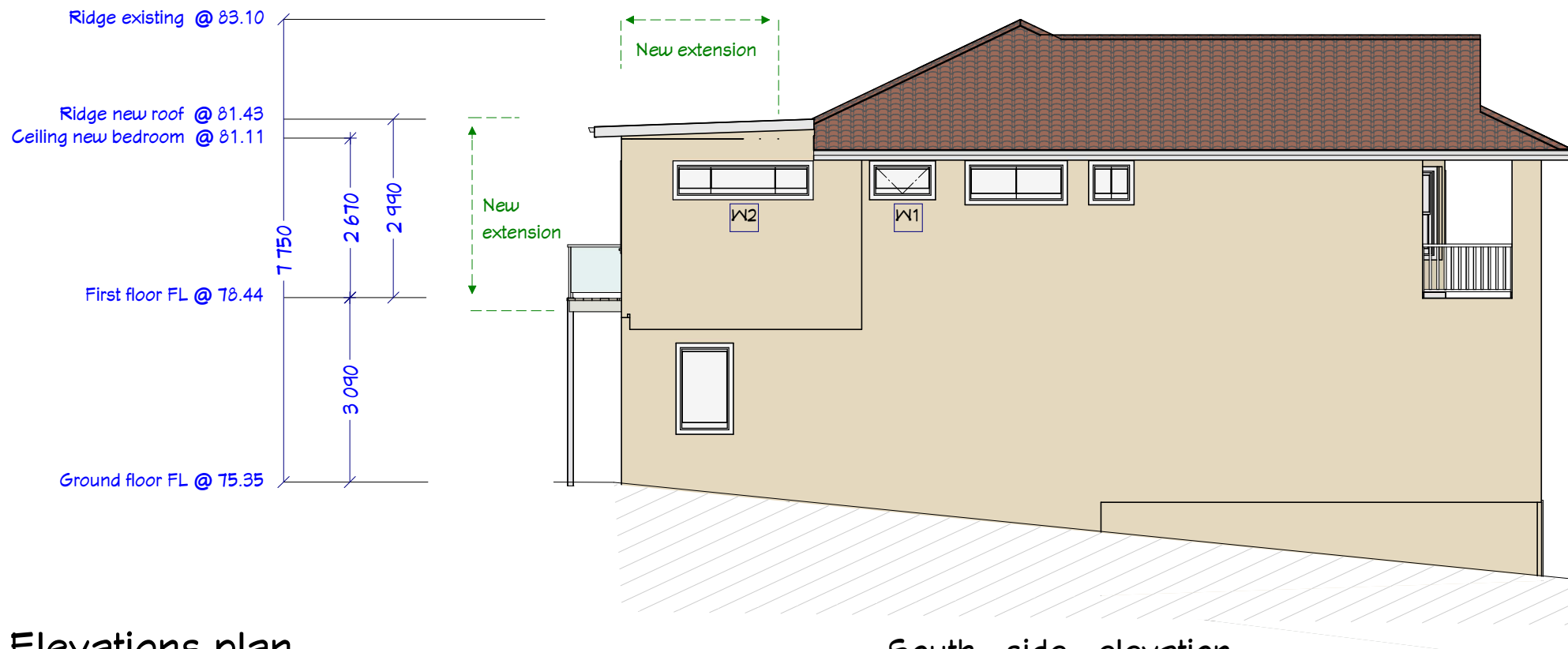
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Alterations and addition to 2 rooms and new balcony
51 Radio Avenue,
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Emily & David Washbrook

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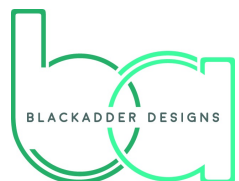


East - primary street façade (Radio Ave) - elevation



South - side - elevation

Elevations plan



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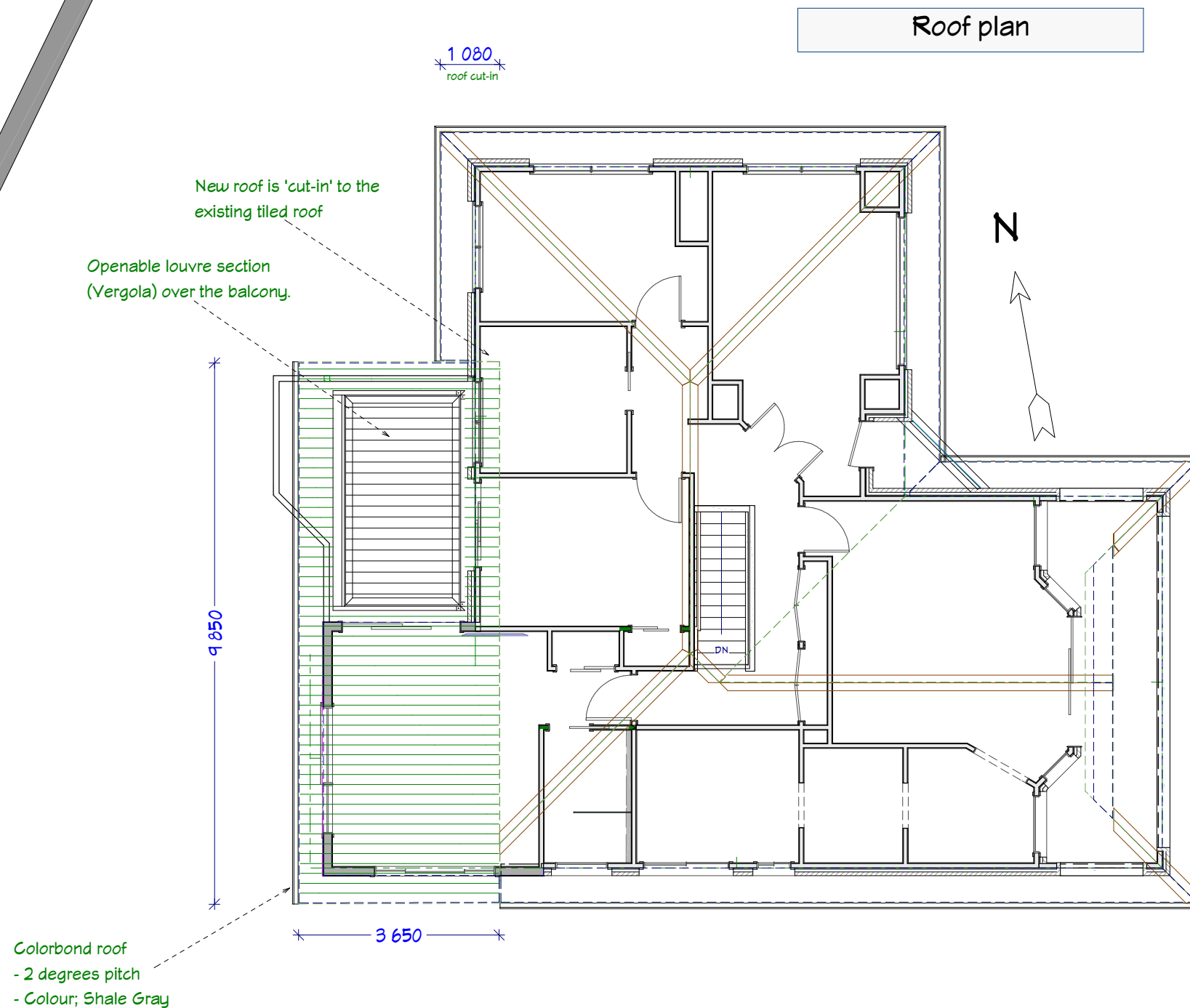
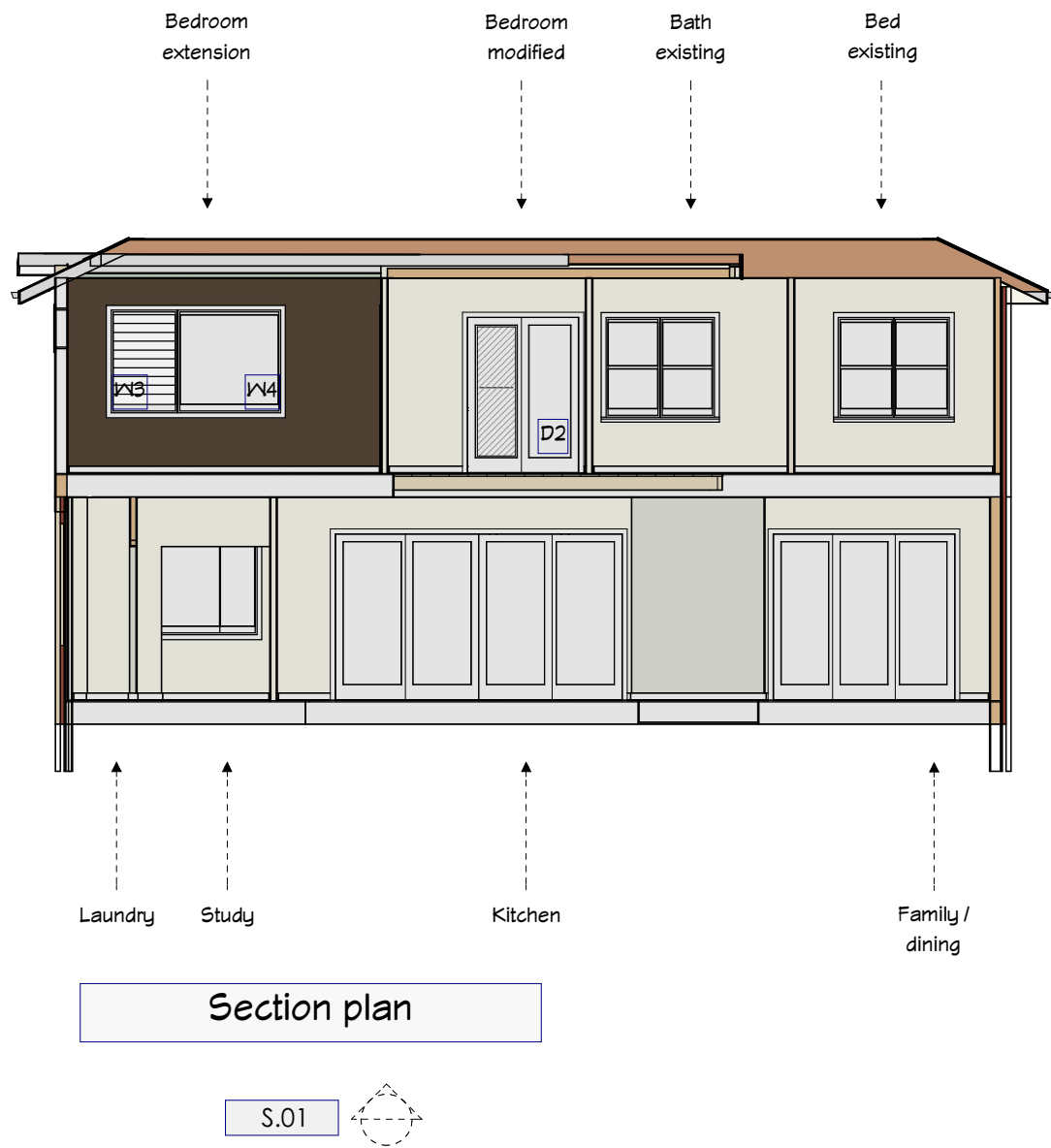
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Section plan & Roof plan



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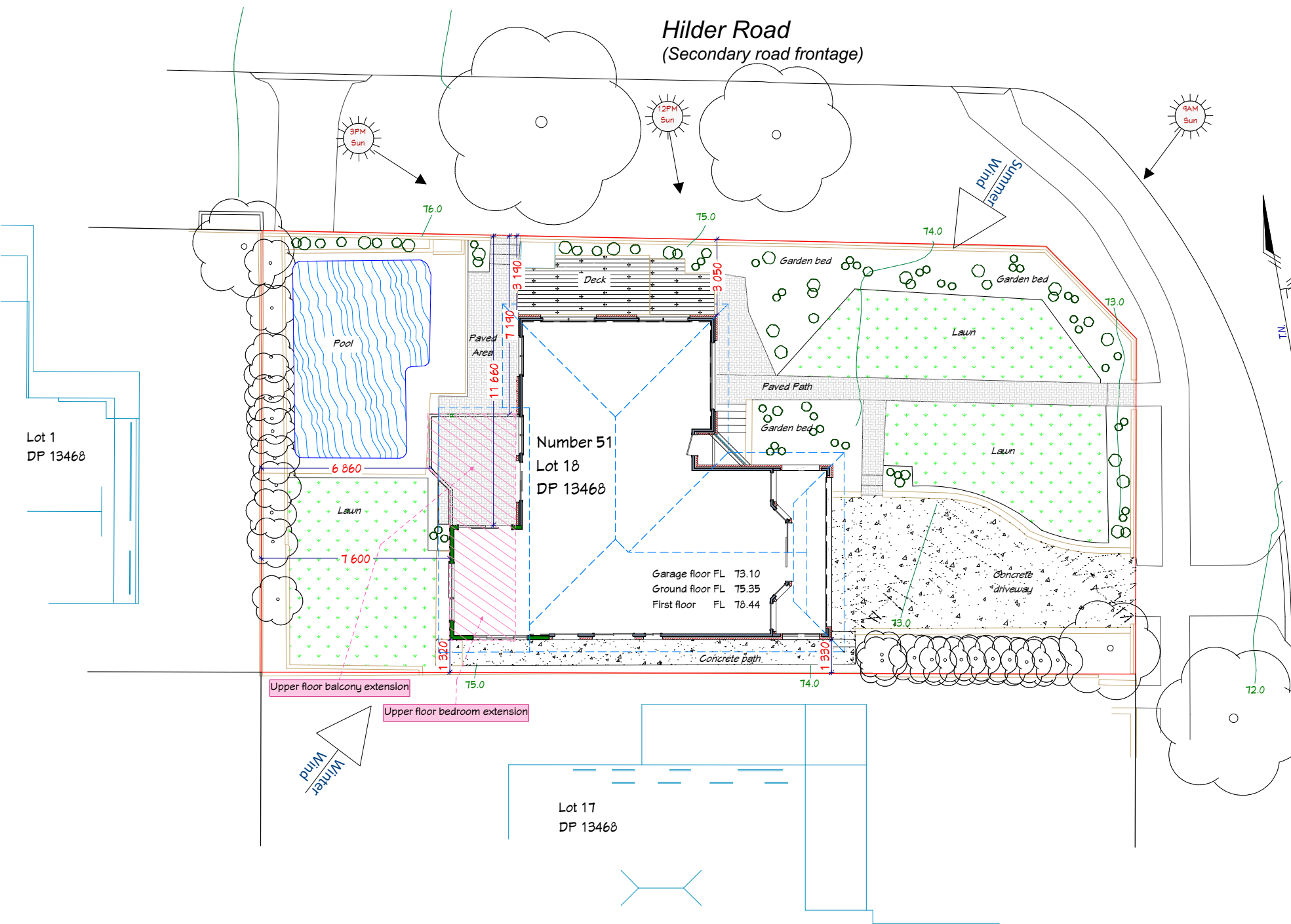
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Version: 4.1

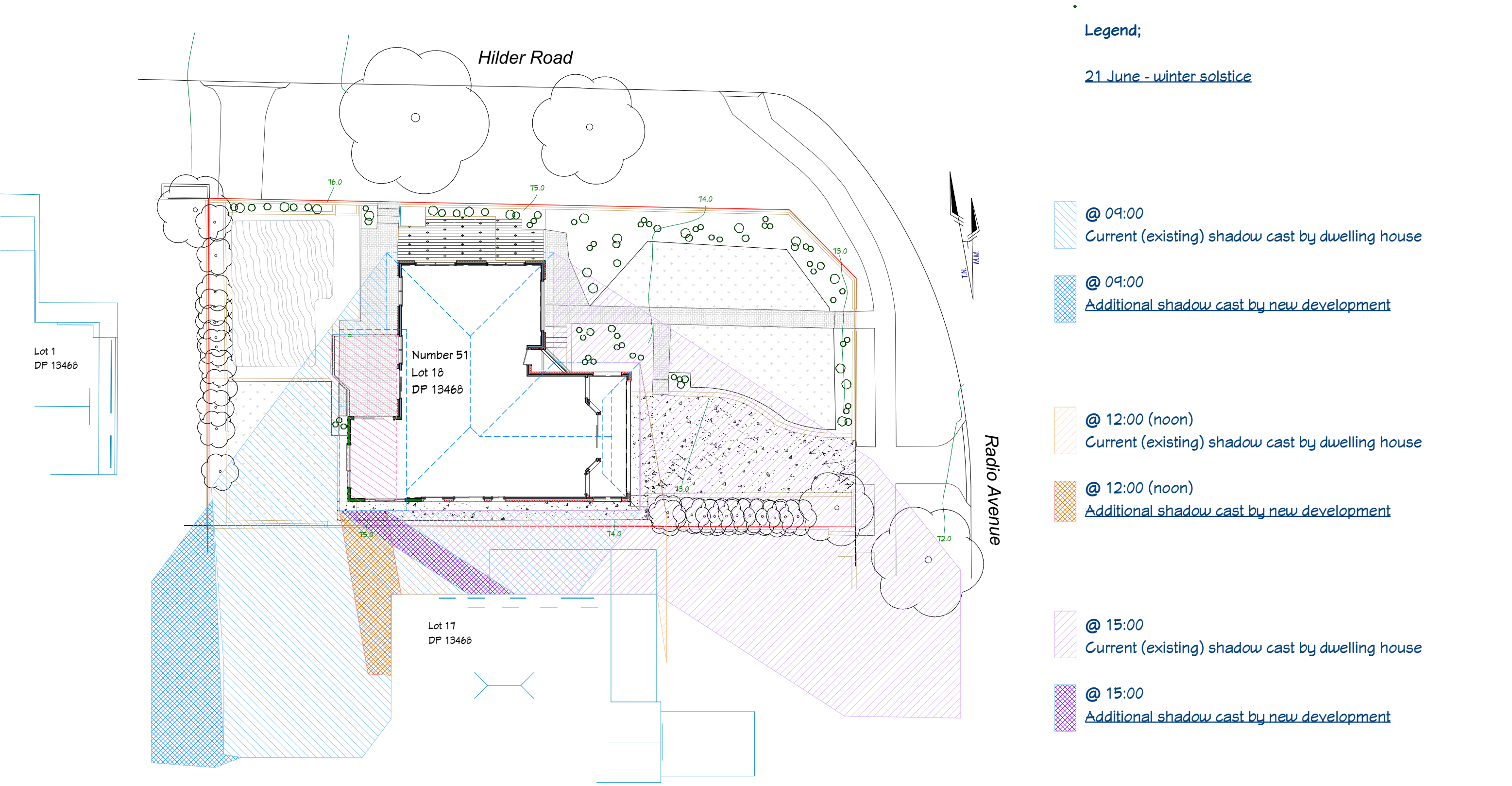


Radio Avenue
(Primary road frontage)

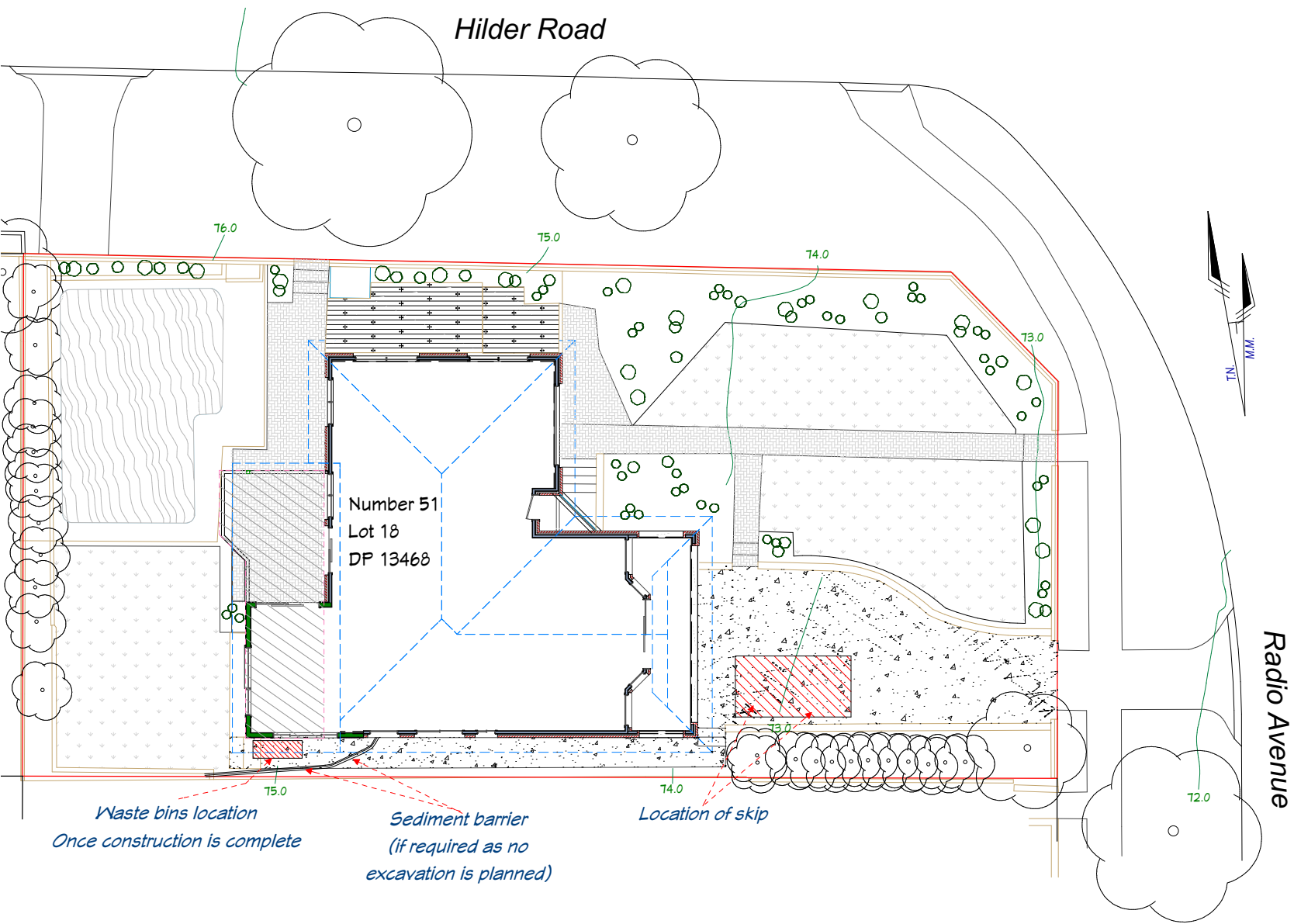
Property width at the building line 17.45 metres				
	SQM	SQM	SQM	
Site area			611.1	100%
Existing footprint:				
Dwelling	133.8			21.9%
Front balconies	16.1			2.6%
Total existing dwelling footprint		149.9		24.5%
New footprint:				
Bedroom extension northerly overhang	3.0			0.5%
Balcony	14.1			2.3%
Total new		17.1		2.8%
Removed:				-2.7%
Patio roof	-16.3			
Zero change:				
(section between study and patio roof is paved)	-0.7			
Net increase of non pervious surfaces		0.1		0.0%
Existing other hard surfaces:				
Driveway	53.5			8.8%
Paved front path	34.1			5.6%
Decking (north side)	17.1			2.8%
Rear garden paving (not covered by new balcony)	15.5			2.5%
Pool coping	18.9			3.1%
total additional hard surfaces		139.1		22.8%
Total of all buildings and hard surfaces post development			306.1	50.1%

Landscaped area and open space				
Is the same pre and post construction:	SQM	SQM	SQM	% of open space % of site
Site area			611.1	100%
Total open space	363.3			59.5%
Landscaped area	224.2			61.7%
Open space above ground (increased by 14.1 sqm)	40.9			11.3%

Site plan & Site Analysis plan



Certified shadow diagram



Waste Management Plan

General notes;
Good access exists for waste removal, skip location and product delivery via the existing concrete driveway
All on site trees and vegetation is retained
Ample street parking for trade vehicles

The following waste is sorted on site and removed

Waste Management Plan – Demolition

- Brick
No brick waste is expected during demolition.
- Roof tiles
1.5 tonne of roof tiles are removed
To be recycled at the Kimbriki crusher or an alternate stone recycling plant.
- Other materials consisting of framing timbers, windows, doors, plaster board, awning roof, etc.
Estimated between 1.5 and 2.5 tonne
To go to landfill.
- Soil
No soil excavation.
- Asbestos
It has not been determined as yet if asbestos exists on site.
If asbestos is found and required to be removed then this will be removed, wrapped and discarded in accordance with the appropriate standards and codes.

Waste management - Ongoing


The House is currently occupied by the one family and this will remain unchanged during and after the build and as such ongoing waste management remains the same.
Council waste bins;
Green waste is fortnightly collected in the council provided green bin
Glass, plastic, metal and carton household containers are fortnightly collected in the council provided yellow bin
All cardboard and papers are fortnightly collected in the council provided blue bin
All remaining household waste is collected weekly in the council provided red bin.

Bins are collected by council on Thursdays.

Waste Management Plan – Build

- Excess building waste / cut offs
To be kept to a minimum and deposited in on-site skip for landfill.
- Roof cut-offs
Steel roof and gutter leftovers to be removed by the roofing company and recycled
Particular care is to be made that small metal shrapnel and rivet pins are collected and do not find their way into the lawn that surrounds the house.
- Other
Builder will provide on-site recycle and waste bins for appropriate disposal and recycling of coffee cups, lunch containers, food waste, etc. These bins are periodically emptied in the appropriate household's yellow, blue and red lidded bins.

Waste mangement plan and sediment control plan

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			Drawing No:	08	
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