


Perspective view



M: 0410 419 682

E: KEN@BLACKADDERDESIGNS

W: WWW.BLACKADDERDESIGNS.COM

ABN: 32829136273

- All dimensions in millimetres (mm) unless otherwise indicated

- All boundary length (as marked) in metres

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 local council codes, BCA, Australian Standards and any relevant authorities.

New integrated outdoor / indoor living space

115 Warriewood Road

Warriewood

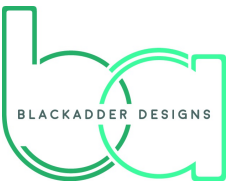
Karina & Brett Harris

Scale:	N/A
Size:	A3
Date:	21/04/2021
Drawing No:	01
Version:	1.5.5

Floor plan



Elevations plan



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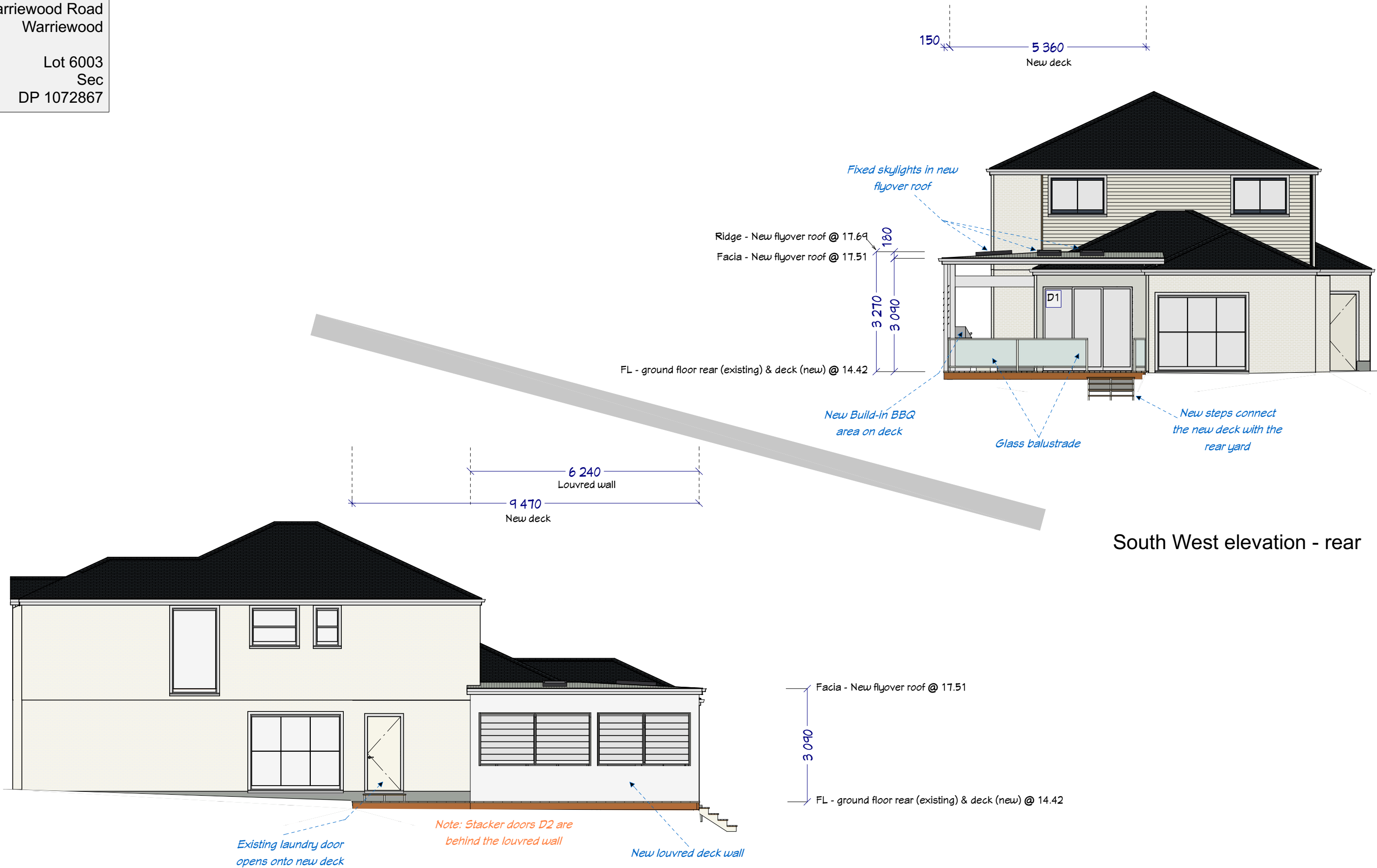
New integrated outdoor / indoor living space

115 Warriewood Road
Warriewood
Karina & Brett Harris

Scale:	1:100
Size:	A3
Date:	21/04/2021
Drawing No:	03.1
Version:	1.5.5

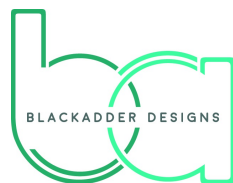
115 Warriewood Road
Warriewood

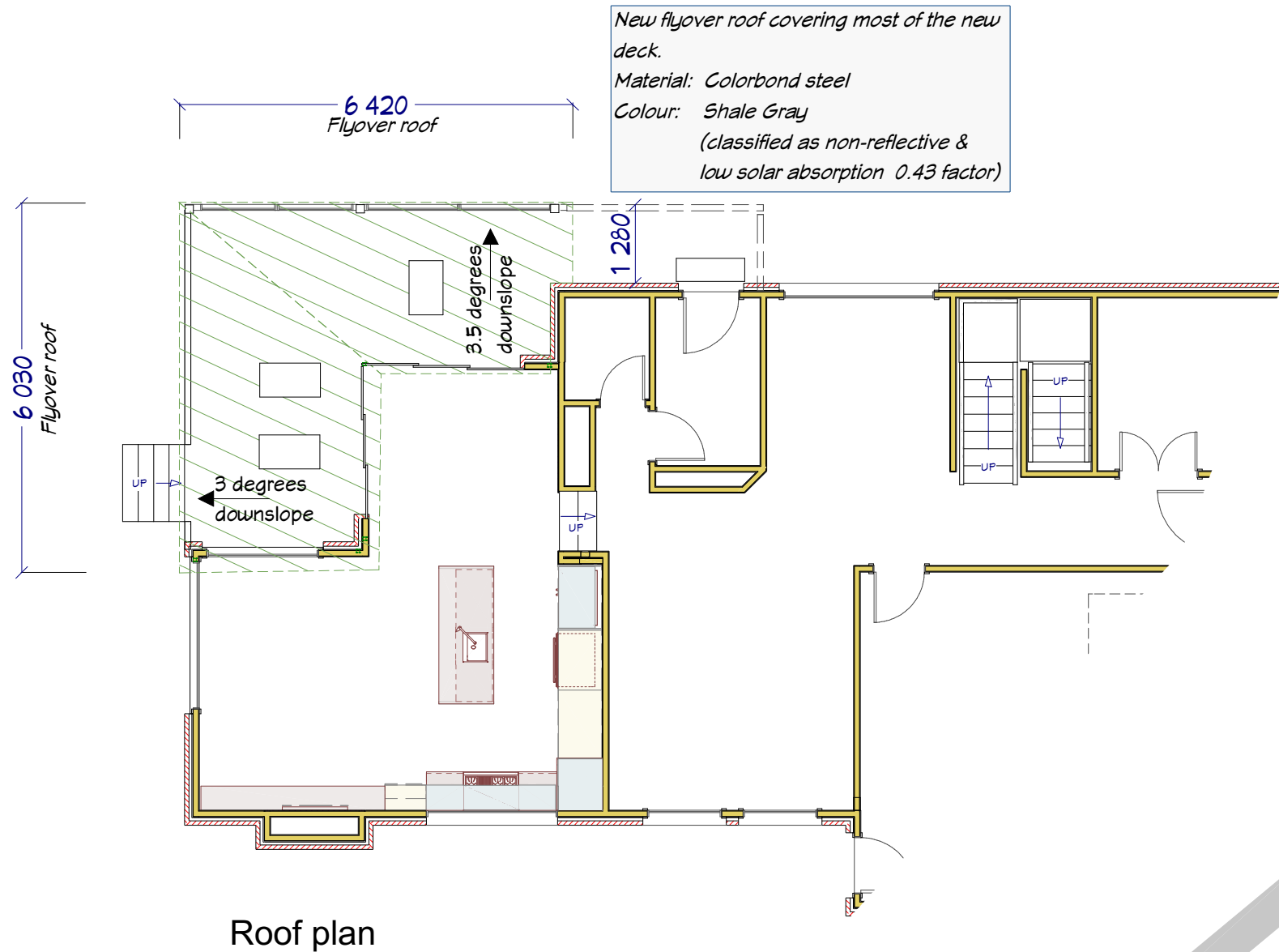
Lot 6003
Sec
DP 1072867



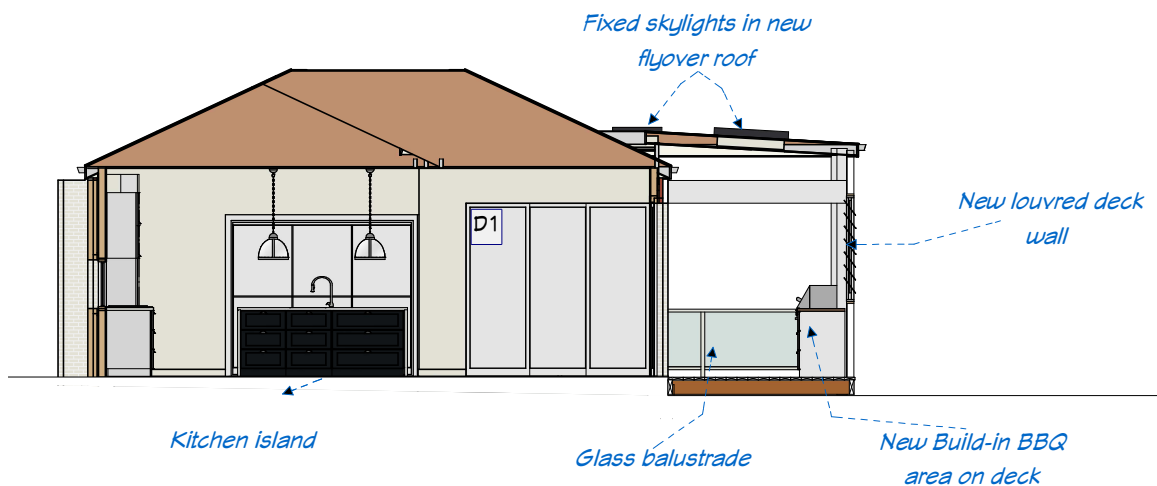
Elevations plan

North West elevation - Side

 BLACKADDER DESIGNS	M: 0410 419 682	<ul style="list-style-type: none">- All dimensions in millimetres (mm) unless otherwise indicated- All boundary length (as marked) in metres	<p>General Notes:</p> <p>Written dimensions take precedence over scaled dimensions.</p> <p>Builder to verify all dimensions on site and notify this office of any discrepancies.</p> <p>All work to be carried out in accordance with local council codes, BCA, Australian Standards and any relevant authorities.</p>	<p>New integrated outdoor / indoor living space</p> <p>115 Warriewood Road</p> <p>Warriewood</p> <p>Karina & Brett Harris</p>	Scale:	1:100
	E: KEN@BLACKADDERDESIGNS				Size:	A3
	W: WWW.BLACKADDERDESIGNS.COM				Date:	21/04/2021
	ABN: 32829136273				Drawing No:	03.2
					Version:	1.5.5



Roof plan




Section - rear of building (looking front to rear)

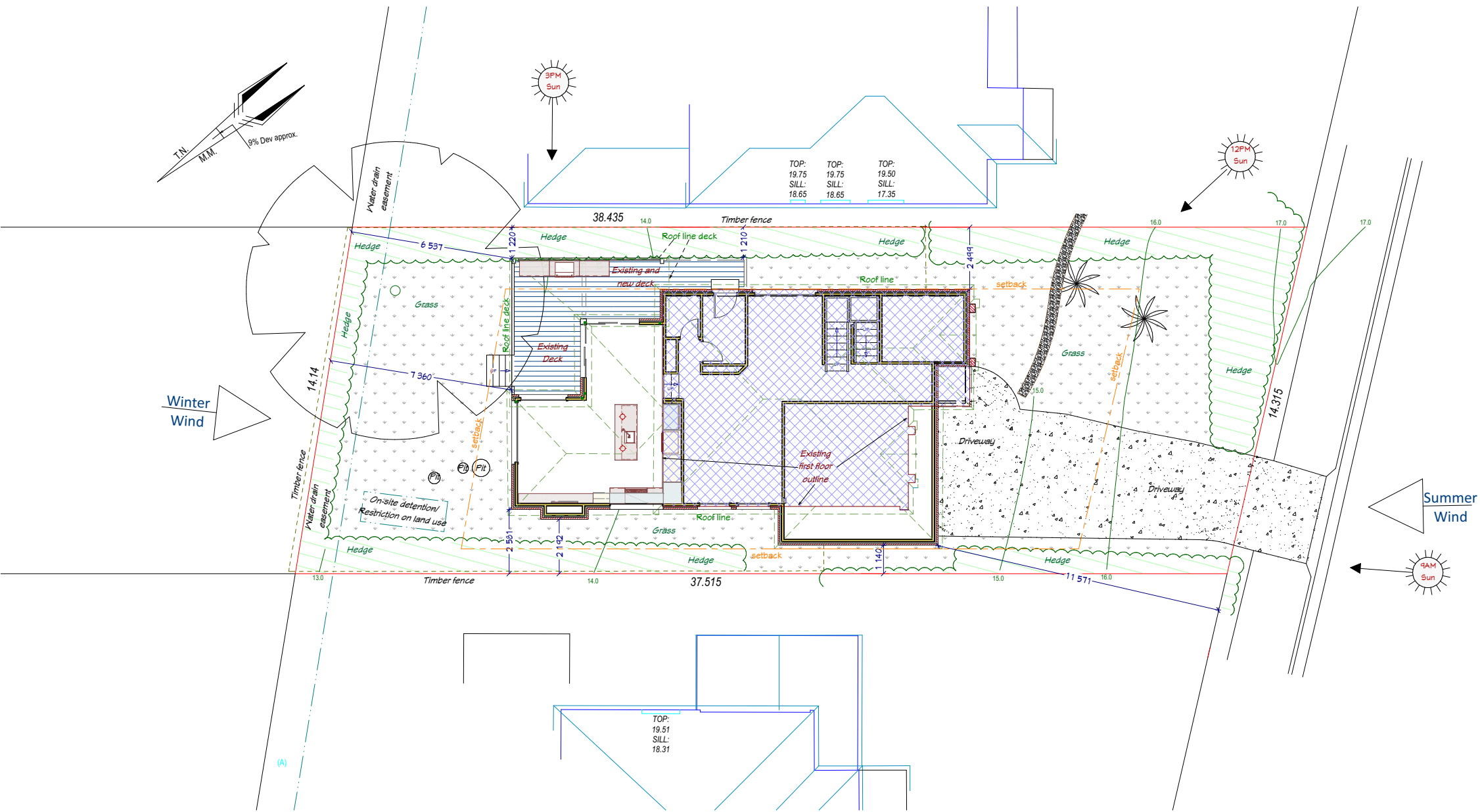


115 Warriewood Road
Warriewood

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Section plan, building envelope plan & roof plan

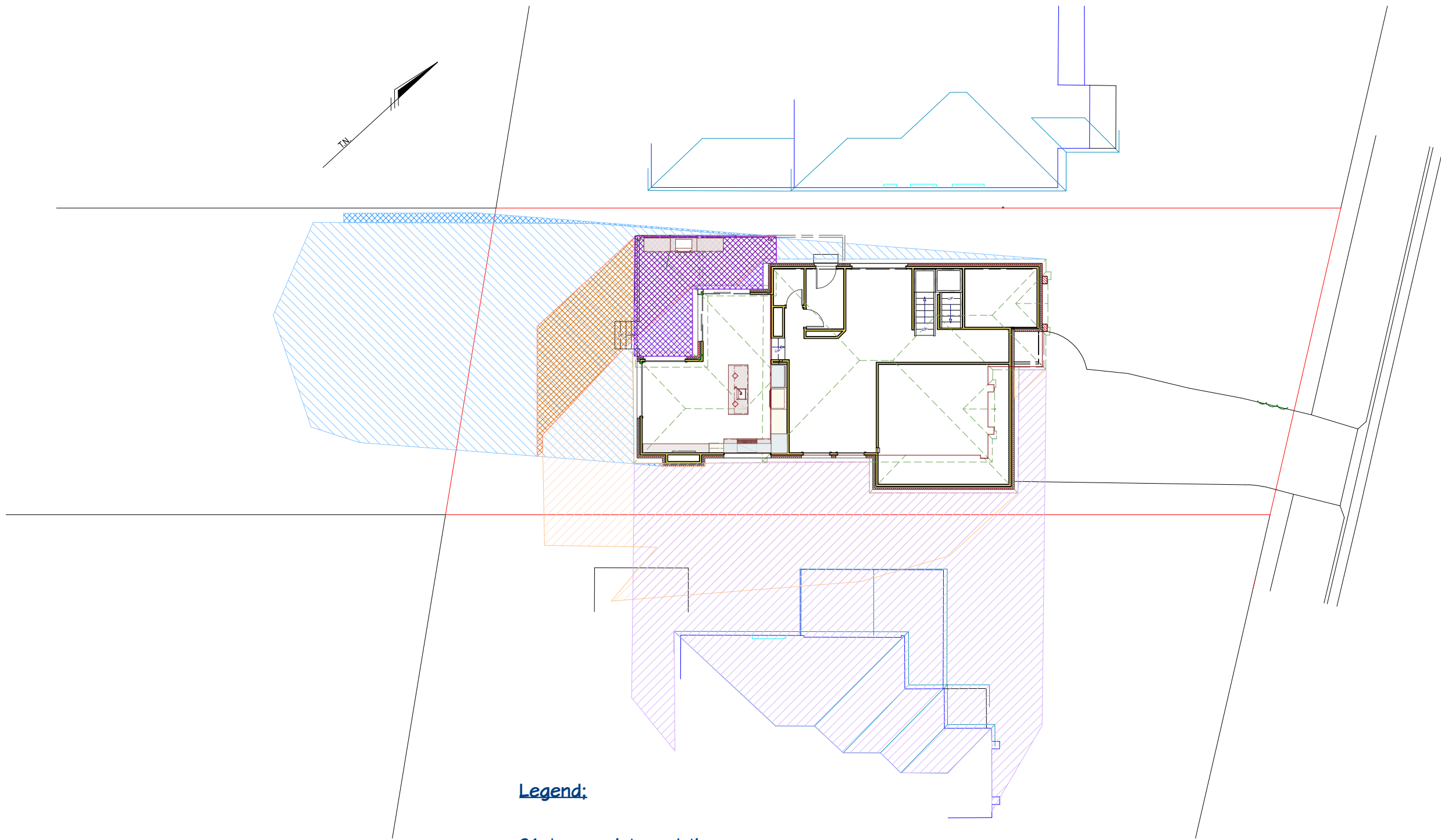
<div><p>BLACKADDER DESIGNS</p></div> <div>M: 0410 419 682 E: KEN@BLACKADDERDESIGNS W: WWW.BLACKADDERDESIGNS.COM ABN: 32829136273</div>	<div>- All dimensions in millimetres (mm) unless otherwise indicated - All boundary length (as marked) in metres</div> <div>General Notes: Written dimensions take precedence 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 local council codes, BCA, Australian Standards and any relevant authorities.</div>	<div>New integrated outdoor / indoor living space</div> <div>115 Warriewood Road Warriewood Karina & Brett Harris</div>	<div>Scale: 1:100 Size: A3</div> <div>Date: 21/04/2021 Drawing No: 04 Version: 1.5.5</div>
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Landscaped area			
Is the same pre and post construction:			
	SQM	SQM	
Site area		529.8	100%
Lawn and garden areas;			
Front yard and North Western side lawn and garden	127.3		24.0%
Front South Eastern section next to driveway & garage	24.1		4.5%
Rear yard and South Eastern section behind garage	133.1		25.1%
Total landscaped open space and bushland setting		284.5	53.7%

Property width at the building line 15.24 metres			
	SQM	SQM	SQM
Site area			529.8 100%
Existing - dwelling	152.4		28.8%
Existing - Rear deck	11.4		2.2%
Total existing dwelling floor area		163.8	30.9%
New - Extension of deck (total new deck size 27.3 sqm)	15.9		3.0%
New - Steps to rear yard	1.3		0.2%
New - Fireplace	0.8		0.2%
Total increase in dwelling (deck & fireplace)		18.0	3.4%
Existing - driveway & walk way to porch	59.5		11.2%
Existing - Retaining wall in front yard	2.9		0.5%
total additional hard surfaces		62.4	11.8%
Total of all buildings and hard surfaces		244.2	46.1%

Site and site analysis plan



Legend:

21 June - winter solstice

@ 09:00
Current (existing) shadow cast by dwelling house

@ 09:00
Additional shadow cast by new deck roof

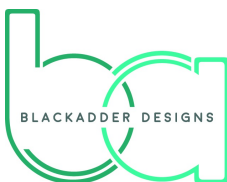
@ 12:00 (noon)
Current (existing) shadow cast by dwelling house

@ 12:00 (noon)
Additional shadow cast by new deck roof

@ 15:00
Current (existing) shadow cast by dwelling house

@ 15:00
Additional shadow cast by new deck roof

Shadow Diagrams

 <div>BLACKADDER DESIGNS</div>	M: 0410 419 682	<div>- All dimensions in millimetres (mm) unless otherwise indicated</div> <div>- All boundary length (as marked) in metres</div>	General Notes:	New integrated outdoor / indoor living space	Scale:	1:200
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	ABN: 32829136273		All work to be carried out in accordance with local council codes, BCA, Australian Standards and any relevant authorities.		Drawing No:	06
						Version:
			115 Warriewood Road			
			Warriewood			
			Karina & Brett Harris			

Waste Management Plan

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

The following waste is sorted on site and removed

Waste Management Plan – Demolition

- Brick
- Minimal brick waste estimated at 0.2 metric tonne
 - To be recycled at the Kimbriki crusher or an alternate stone recycling plant.

- Roof tiles
- Only a few roof tiles are removed.

- Floor tiles
- Floor tiles waste estimated at 0.5 tonne
 - To be recycled at the Kimbriki crusher or an alternate stone recycling plant.

- Other materials consisting primarily of decking wood, windows and kitchen joinery but may also include items such as framing timbers and plaster board
- Estimated between 0.8 to 1.2 metric tonne
 - To go to landfill.

- Soil
- No soil excavation.

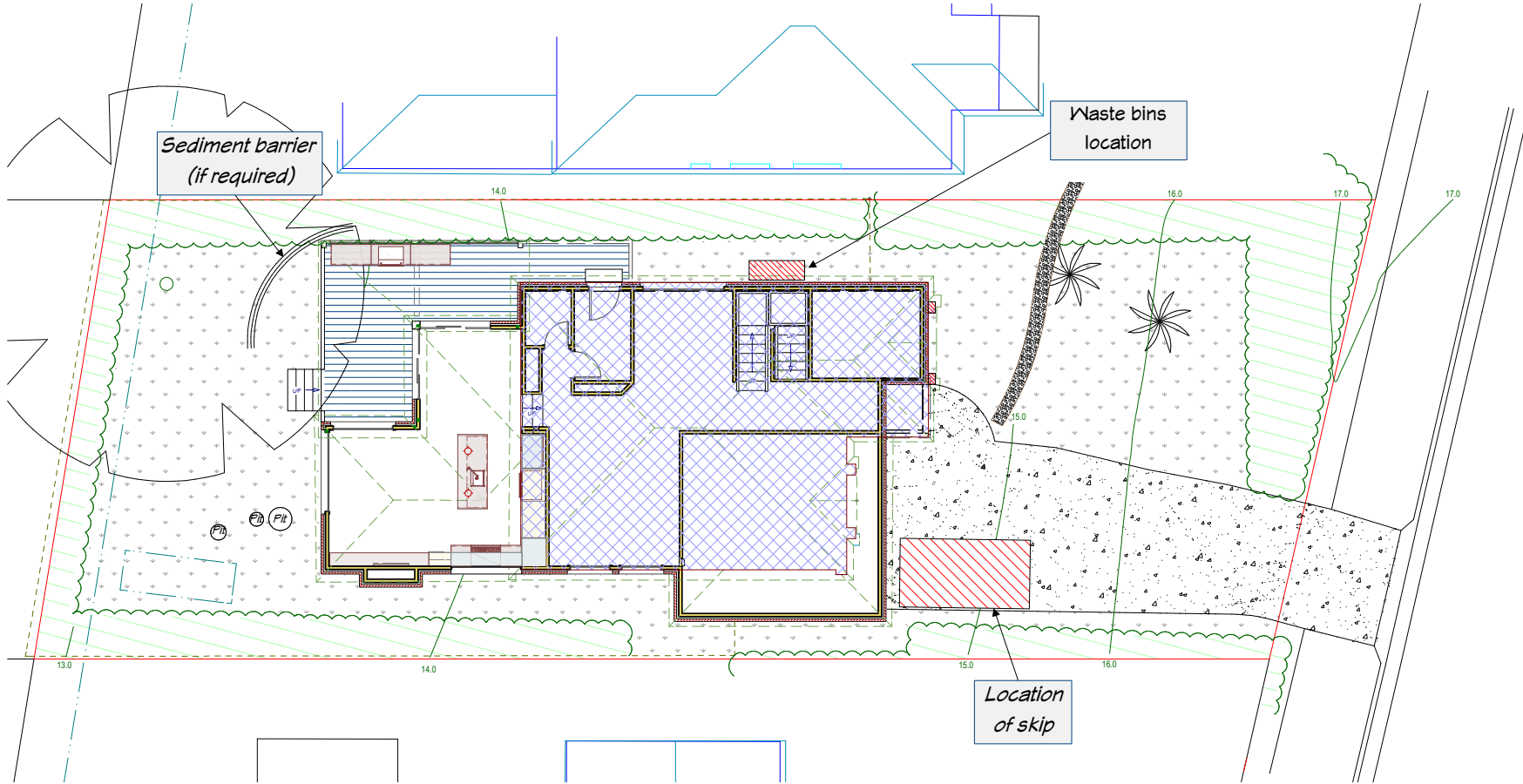
- Asbestos
- There is no know asbestos on site. If however asbestos is found then this will be removed, wrapped and discarded in accordance with the appropriate standards and codes.

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 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 paper is 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 Fridays.

Waste Management Plan

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			Karina & Brett Harris	Version:	1.5.5