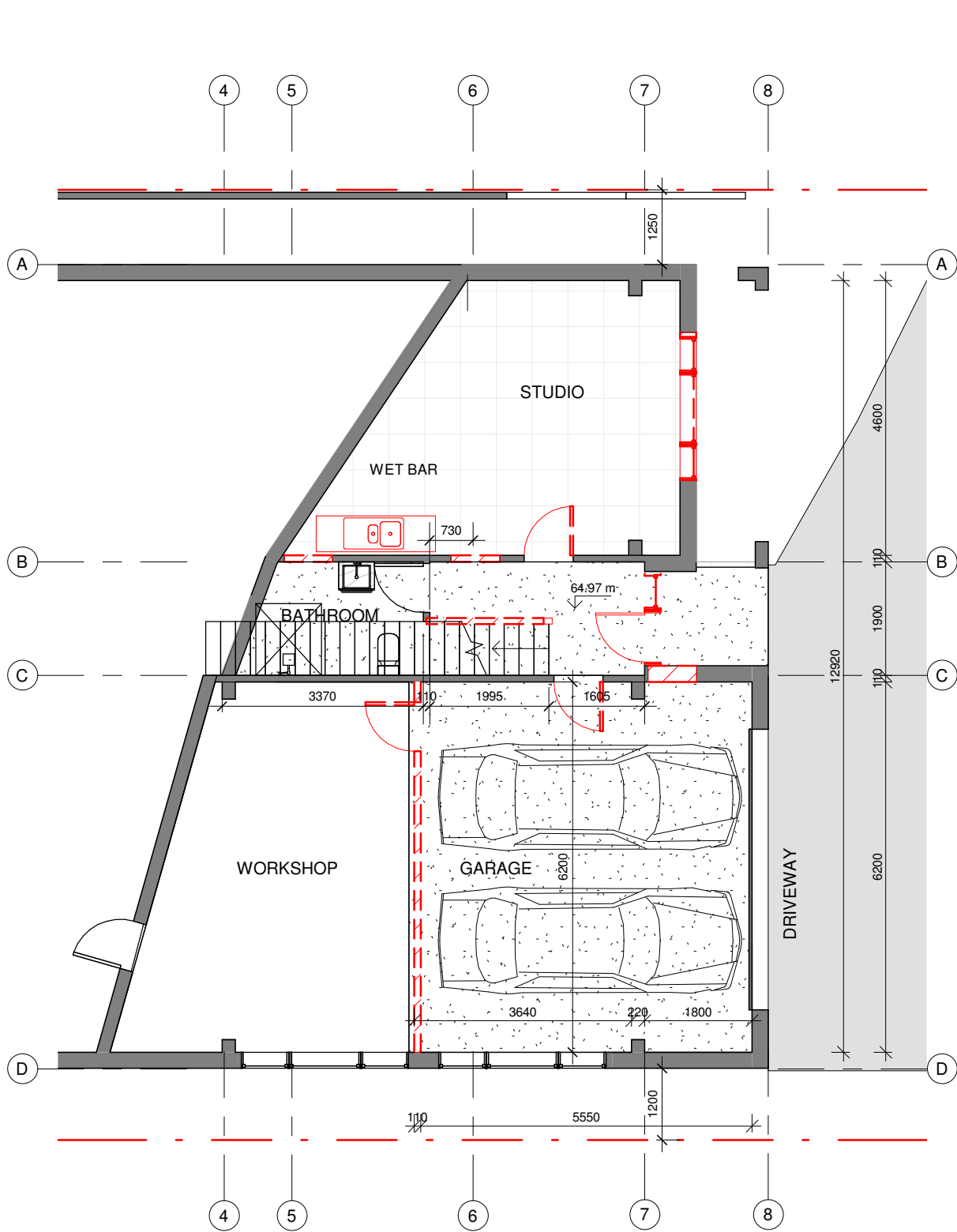




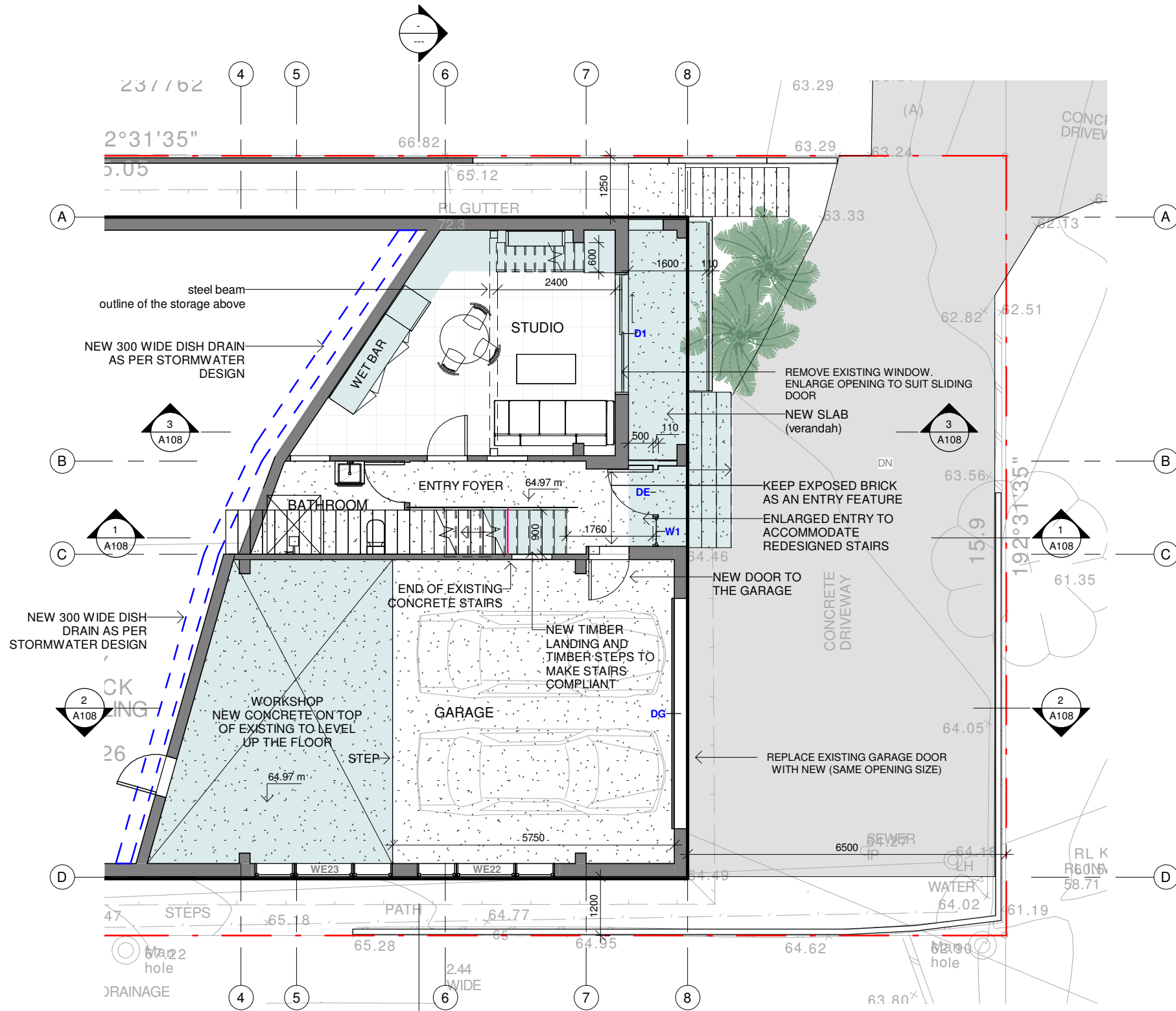
26 Woodward Street, Cromer 

A compass rose with a circle. The letter 'N' is at the top. A black shaded sector starts from the top (North) and extends clockwise to the North-East position (approximately 45 degrees).



2 | GFL demolition

A102 | 1 : 100



1 | GFL

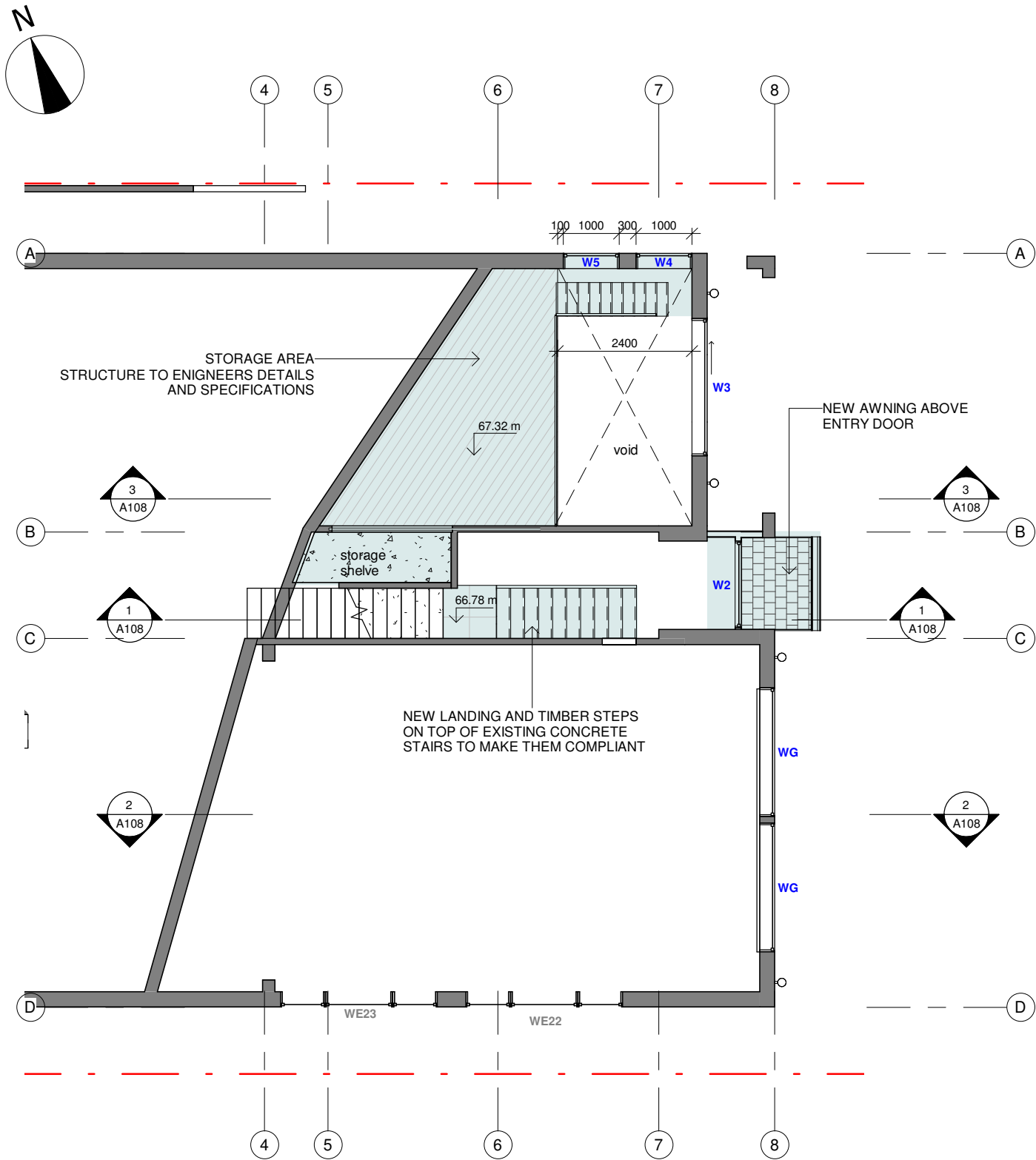
A102 | 1 : 100

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1 | mezzanine
A103 1 : 100

WINDOW SCHEDULE

Level	Mark	Phase Created	Width	Height	Sill Height	Comments	area
GFL	W1	New Construction	600	2400	0		1.44 m ²
GFL	W2	New Construction	1550	800	2700		1.24 m ²
GFL	W3	New Construction	2450	800	2700		1.96 m ²
GFL	W4	New Construction	1000	800	2700		0.80 m ²
GFL	W5	New Construction	1000	800	2700		0.80 m ²
GFL	WG	New Construction	2300	600	2700		1.38 m ²
GFL	WG	New Construction	2300	600	2700		1.38 m ²
FFL	W6	New Construction	600	2400	0	LOUVER	1.44 m ²
FFL	W7	New Construction	600	2400	0	LOUVER	1.44 m ²
FFL	W8	New Construction	1500	2400	0		3.60 m ²
FFL	W9	New Construction	600	2400	0	LOUVER	1.44 m ²
FFL	W10	New Construction	600	1500	900		0.90 m ²
GFL	WE22	Existing	2800	1400	1650		3.92 m ²
GFL	WE23	Existing	2800	1400	1650		3.92 m ²
FFL	WE11	Existing	1800	1450	950		2.61 m ²
FFL	WE12	Existing	1800	1450	950		2.61 m ²
FFL	WE13	Existing	1800	1450	950		2.61 m ²
FFL	WE14	Existing	2000	1500	950		3.00 m ²
FFL	WE15	Existing	2000	1500	950		3.00 m ²
FFL	WE16	Existing	1800	950	1500		1.71 m ²
FFL	WE17	Existing	850	900	1500		0.77 m ²
FFL	WE18	Existing	2000	1500	950		3.00 m ²
FFL	WE19	Existing	2700	1500	950		4.05 m ²
FFL	WE20	Existing	2700	1500	950		4.05 m ²
FFL	WE21	Existing	2000	1500	950		3.00 m ²

DOOR SCHEDULE

Level	Mark	Width	Height	Comments
GFL	D1	2400	2400	SLIDING
FFL	D2	5400	2350	SLIDING
FFL	D3	4400	2400	SLIDING
FFL	D4	4400	2400	SLIDING
FFL	D5	920	2400	HINGED GLASS DOOR TO BACKYARD
FFL	D6	1800	2400	SLIDING
GFL	DE	920	2400	SOLID ENTRY DOOR charcoal colour finish
GFL	DG	4700	2700	SECTIONAL GARAGE DOORS charcoal colour finish

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BLUE SKY

BUILDING DESIGNS

PO BOX 167

Newport 2106

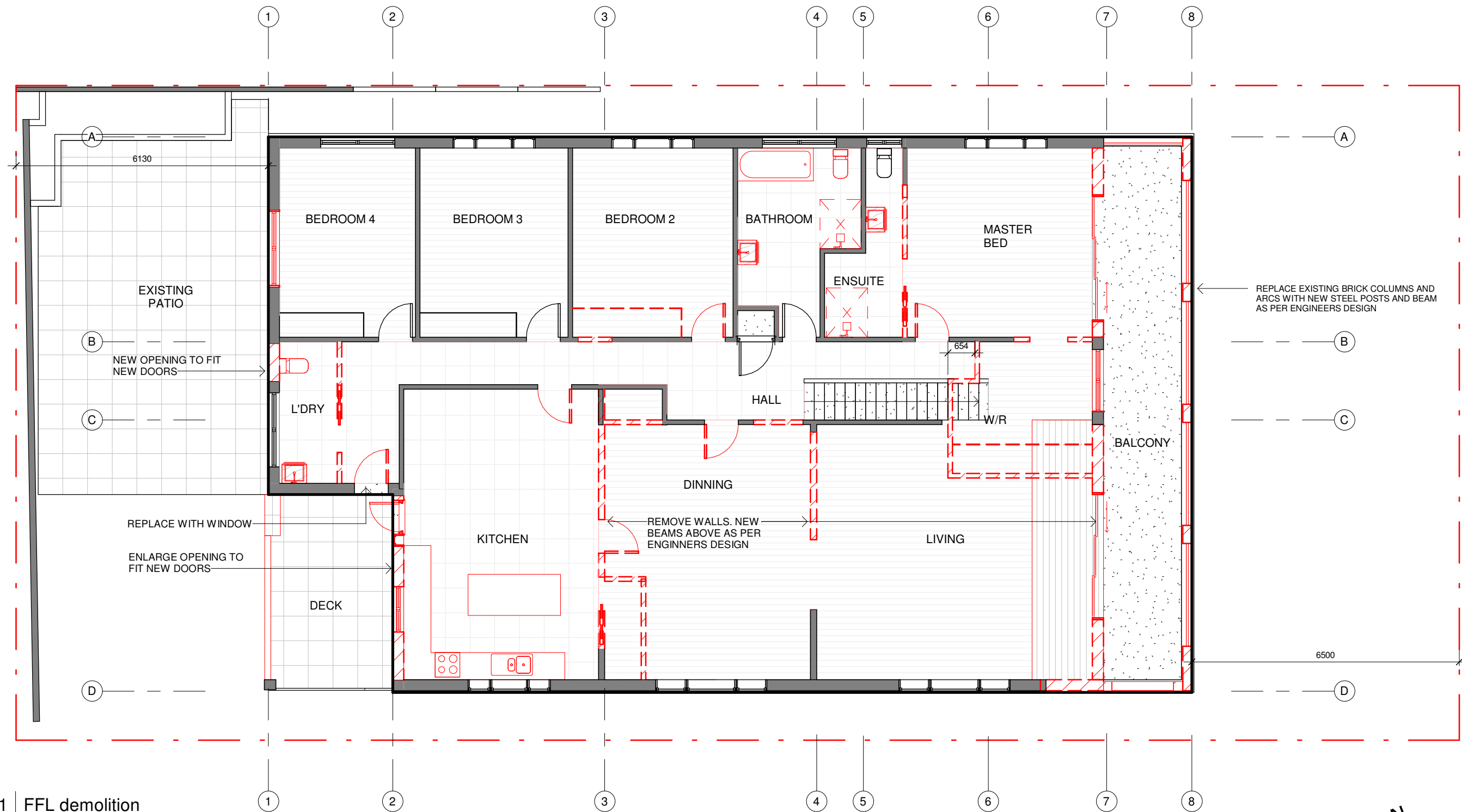
Mobile: 0 414 310 171

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:	Alteration & Addition
PROJECT NO.:	2019050
AT:	26 Woodward Street, Cromer
FOR:	Rhonda & Iain Hogg

SHEET TITLE:	STORAGE LEVEL
SHEET NO:	A103
SCALE A3:	1 : 100



1	FFL demolition
A104	1 : 100

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BLUE SKY

BUILDING DESIGNS

PO BOX 167

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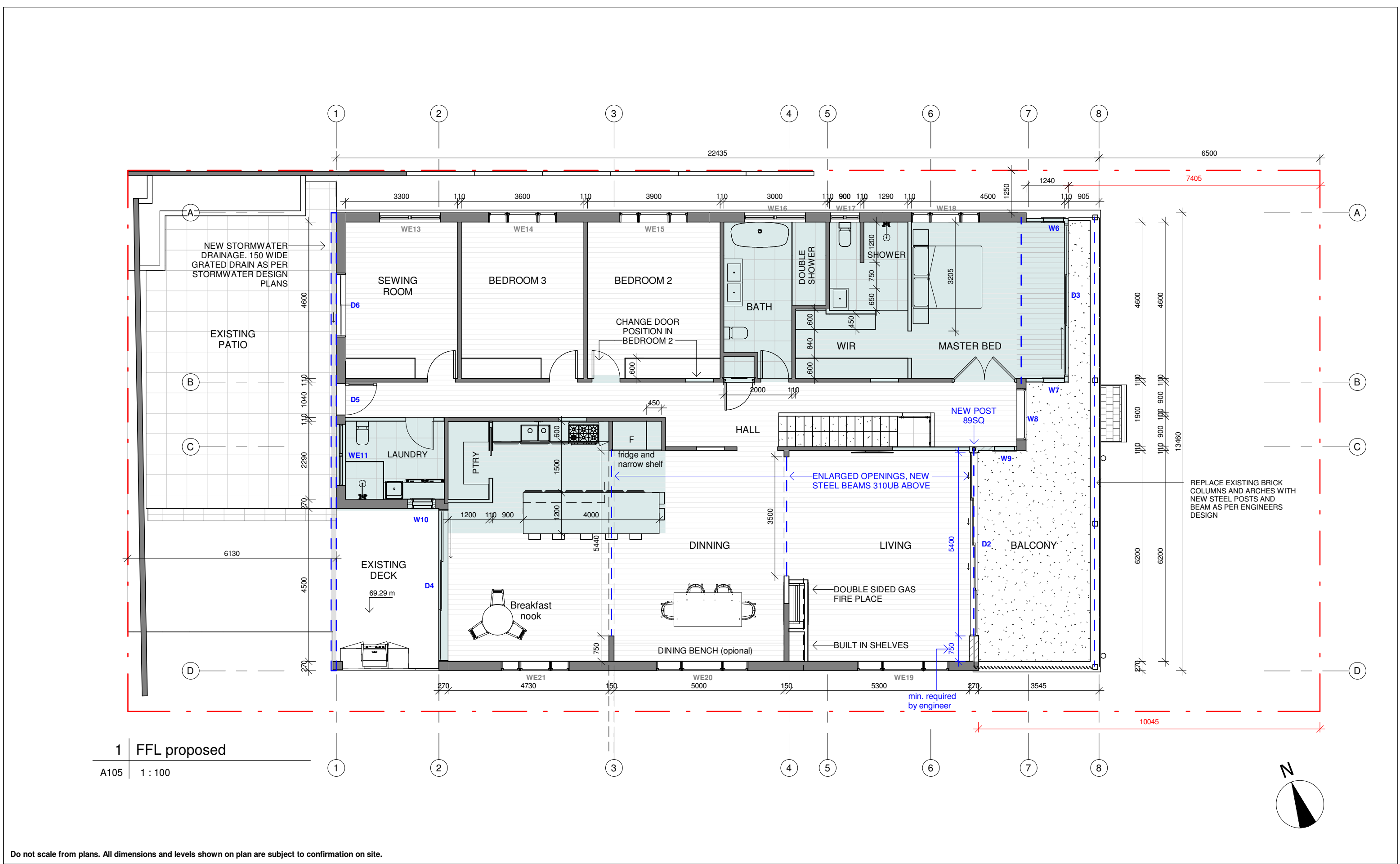
Mobile: 0 414 310 171

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:	Alteration & Addition
PROJECT NO.:	2019050
AT:	26 Woodward Street, Cromer
FOR:	Rhonda & Iain Hogg

SHEET TITLE:	FFL DEMOLITION
SHEET NO:	A104
SCALE A3:	1 : 100



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BLUE SKY

BUILDING DESIGNS

PO BOX 167

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E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: Alteration & Addition

PROJECT NO.: 2019050

AT: 26 Woodward Street, Cromer

FOR: Rhonda & Iain Hogg

SHEET TITLE: FFL PLAN

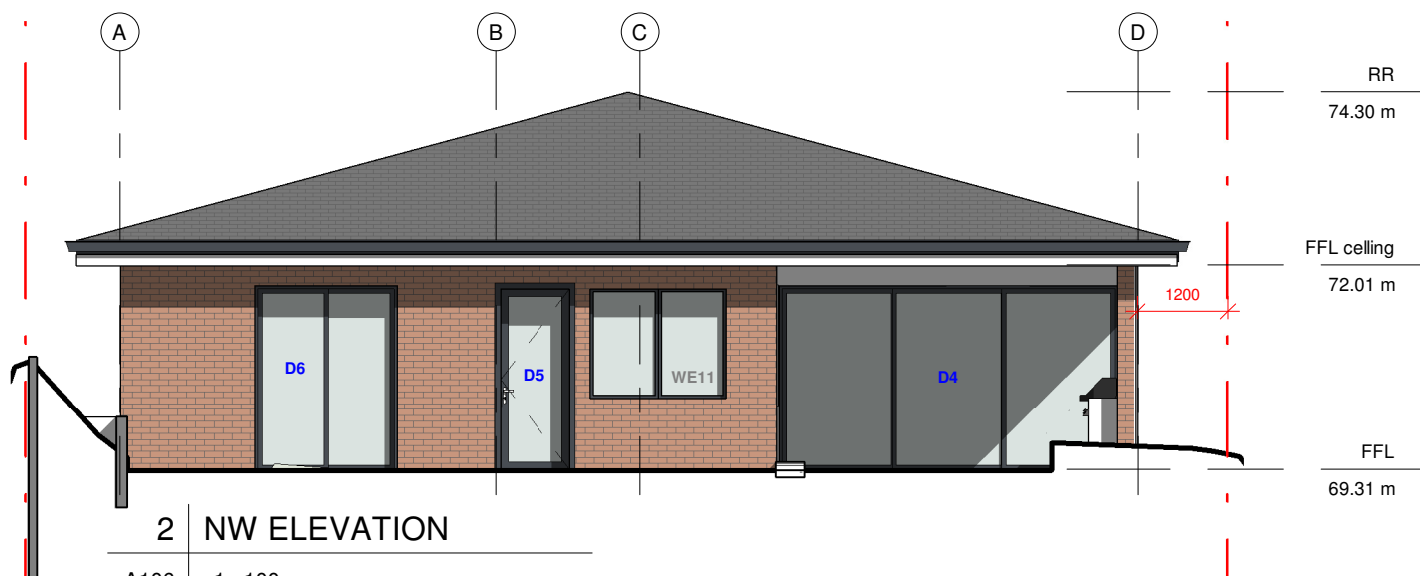
SHEET NO: A105

SCALE A3: 1 : 100



1 SE ELEVATION

A106 1 : 100



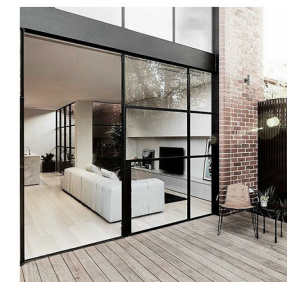
2 NW ELEVATION

A106 1 : 100

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EXISTING



Pictures above -
INSPIRATIONS FOR EXTERNAL
LOOK - contemporary (industrial)
BRICK + DARK STEEL (beams,
posts, joinery) + OVERSIZED
GLASS+ WHITE INTERIORS

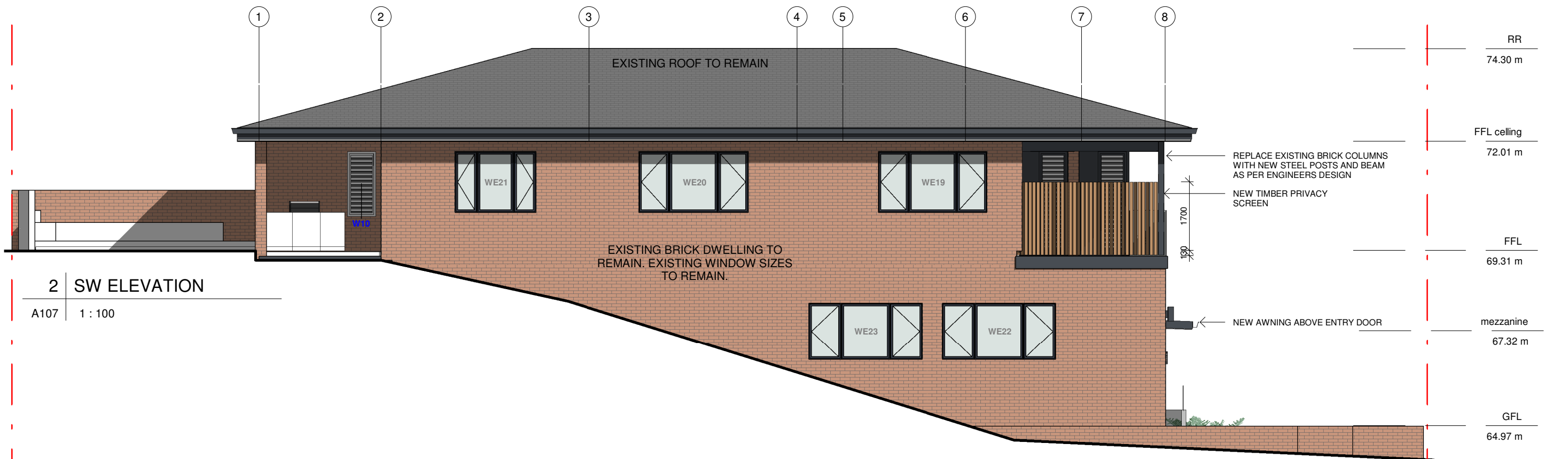
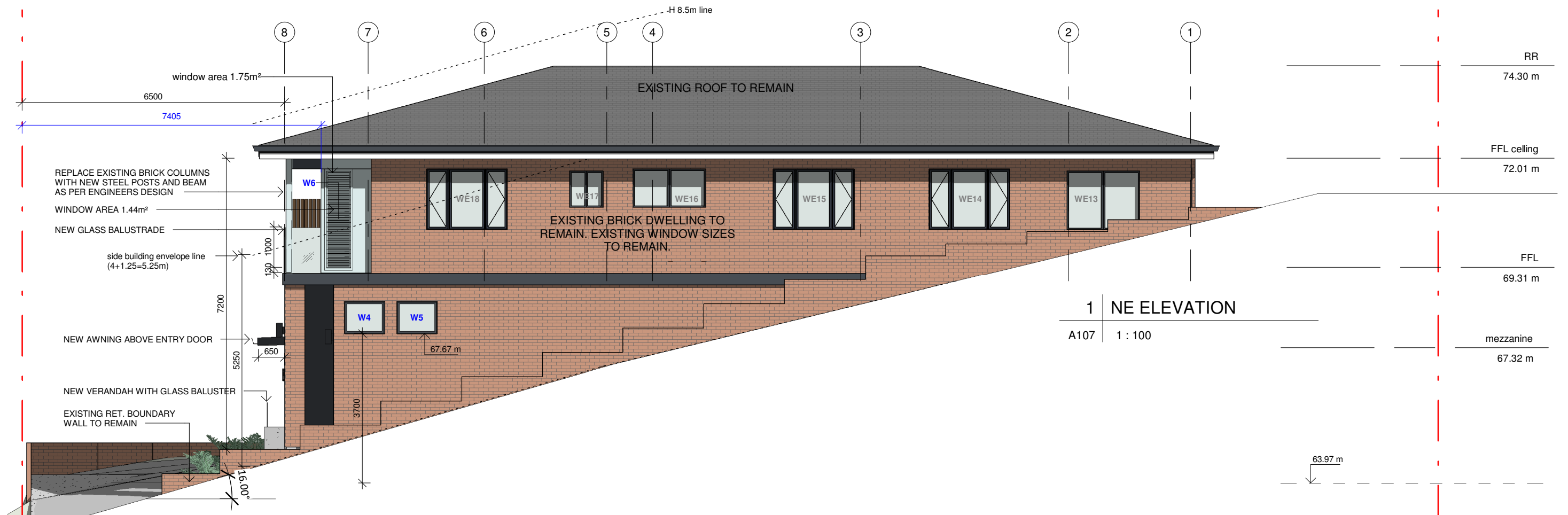


PROPOSED - artist's impression

EXTERNAL FINISHES AND MATERIALS SCHEME

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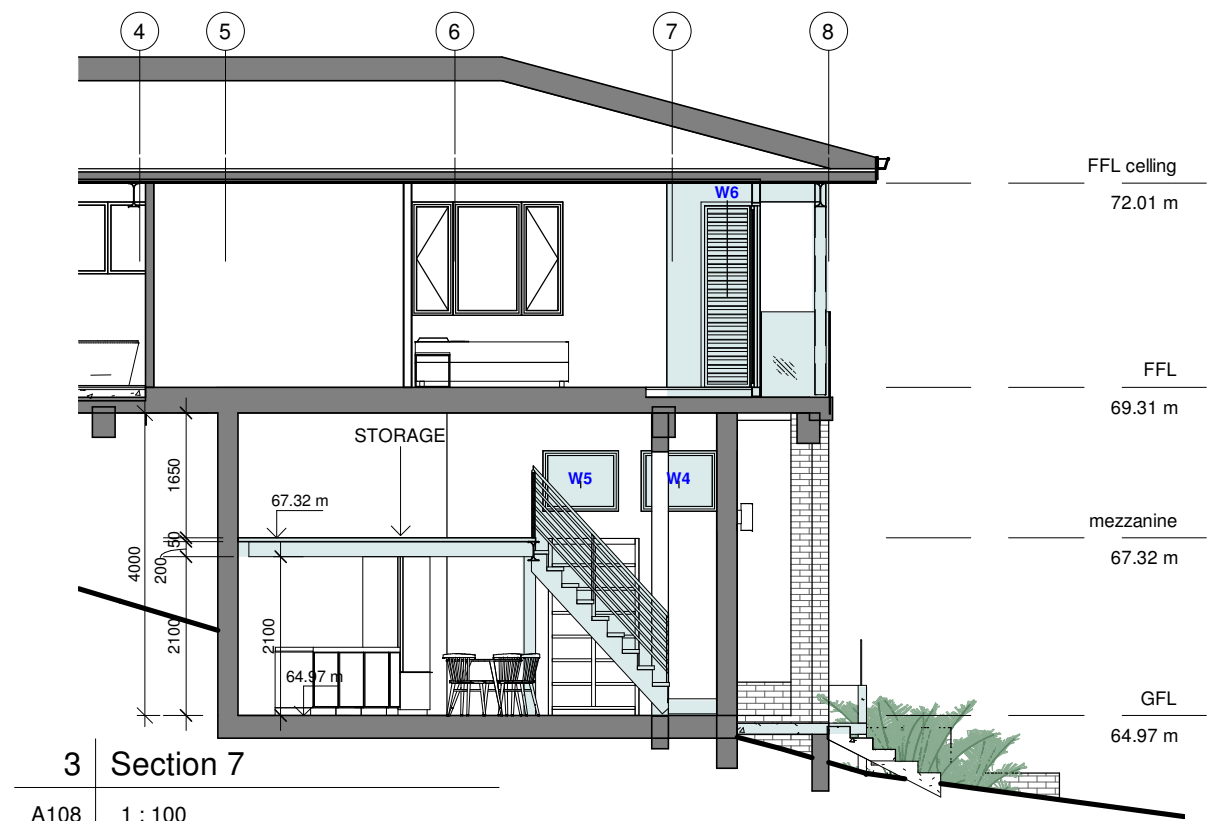
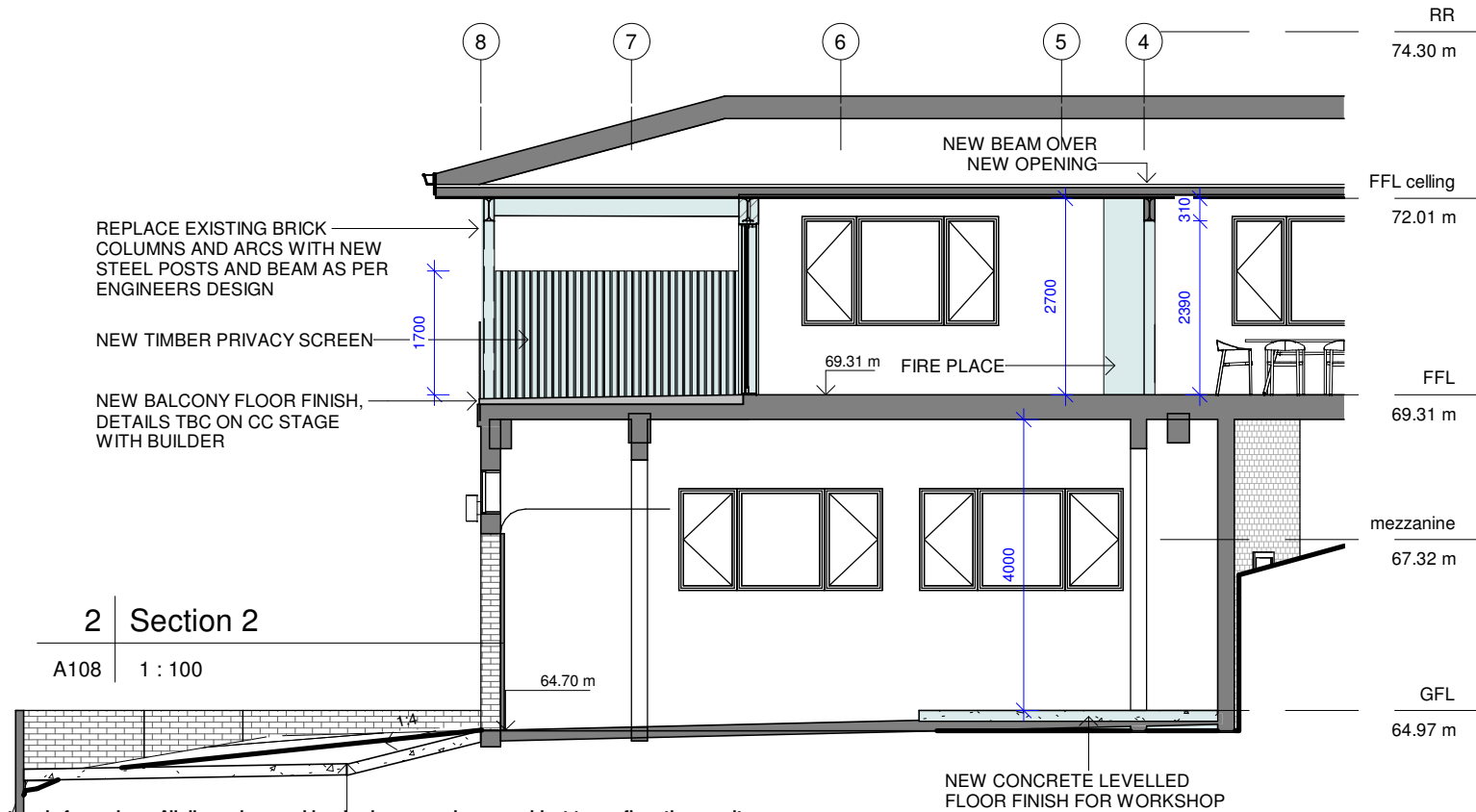
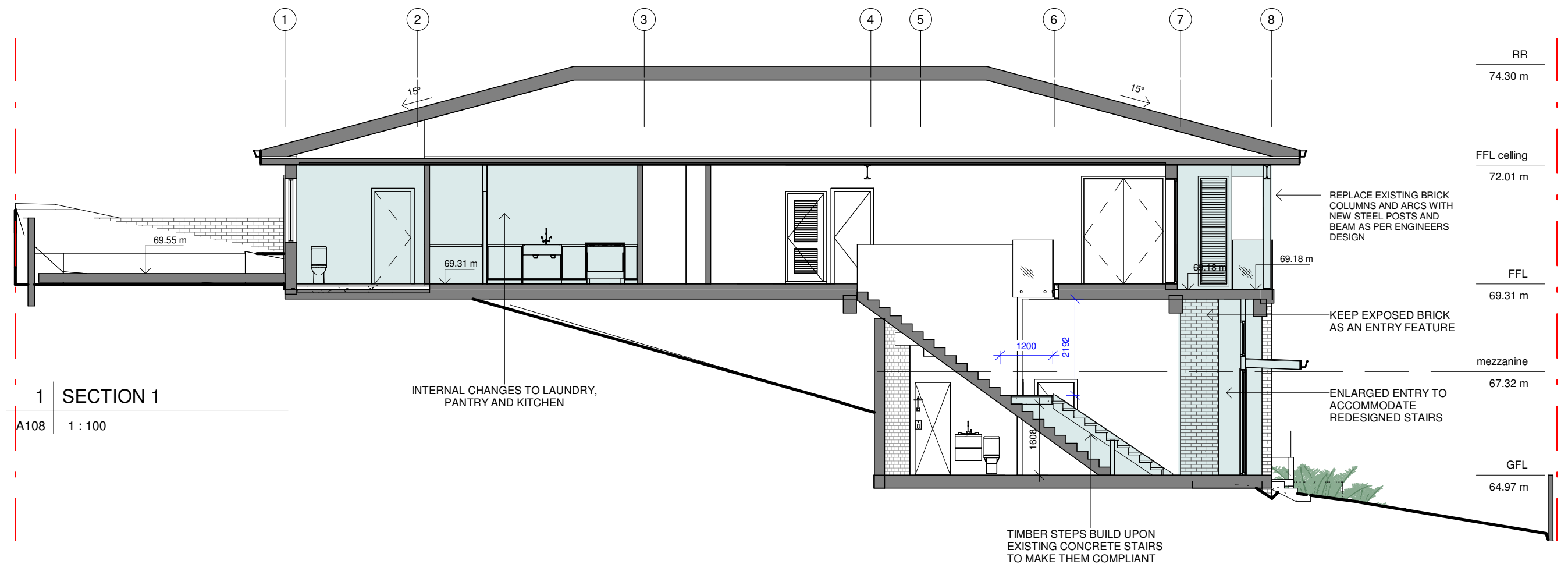
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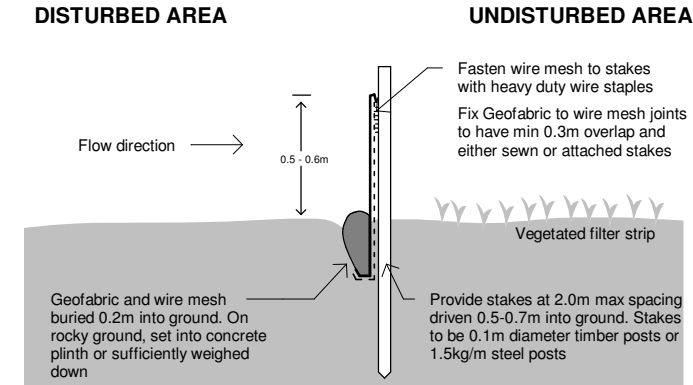
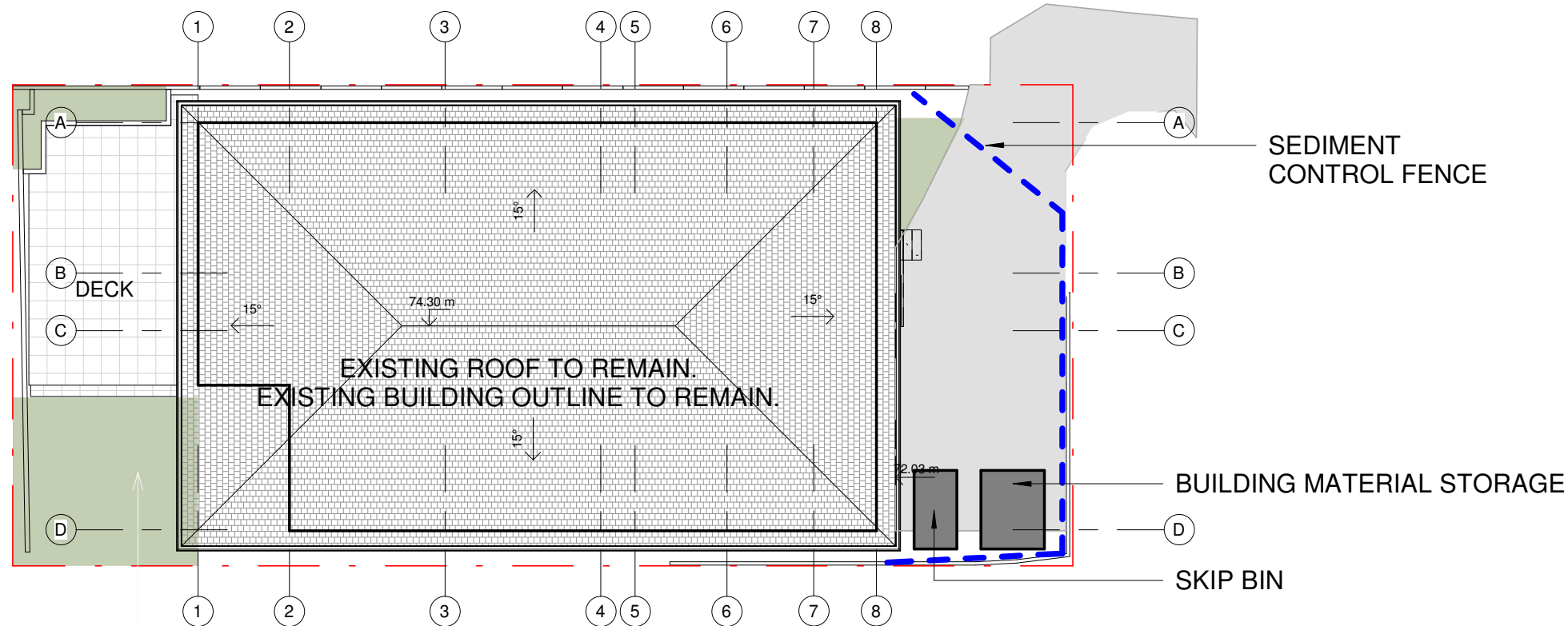
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- SILT FENCE DETAIL & NOTES:**
1. Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
 2. Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
 3. Significant downward slopes should use the curved installation method
 4. Stockpiles of soil and building materials must be contained by a silt fence
 5. Leave the silt fence in place until vegetation is established, or sediment is stabilised
 6. Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
 7. Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare

1 Sediment Ctrl Plan

A109 1 : 200

EXISTING LANDSCAPED
AREA TO REMAIN - 50m²

WASTE MANAGEMENT PLAN

CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
2. Demolition and construction will be minimised and separation, reuse and recycling of materials will be maximised.
3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
4. Demolition will be managed to minimise site disturbance to the surrounding area.

KEY ACTIONS :

1. Install Sediment Barrier on downslope side of property
2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment in Designated area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible.
8. Preserve as much grassed area as possible.

2 WASTE MANAGEMENT PLAN

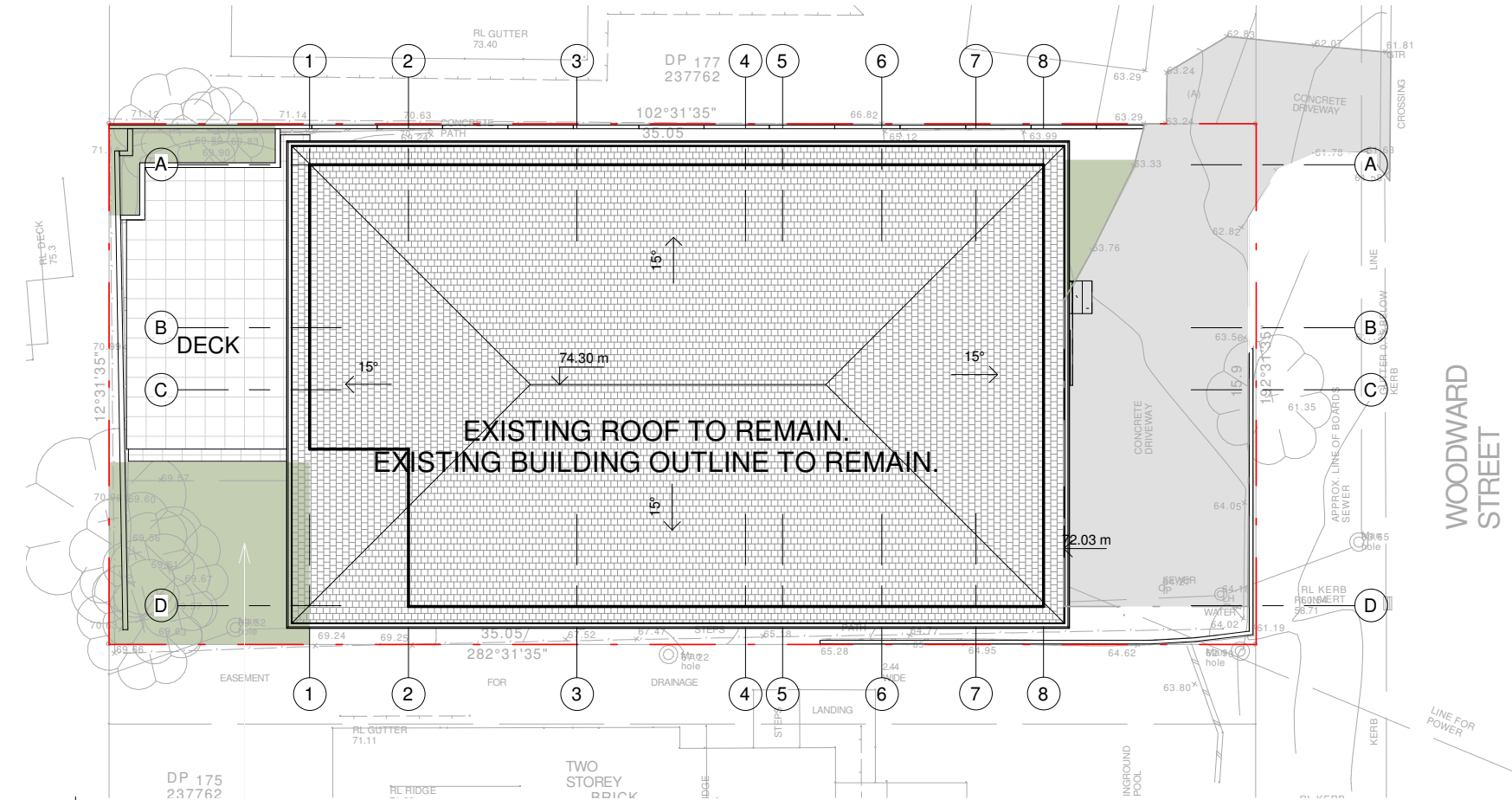
A109 1 : 65

WASTE MANAGEMENT PLAN					
MATERIAL ON SITE			DESTINATION		
TYPE OF MATERIAL	ESTIMATED VOLUME		REUSE OR RECYCLING		DISPOSAL
	DEMOLITION	CONSTRUCTION	ON-SITE	OFF-SITE	
EXCAVATION MATERIAL	1m³			SOIL & CRASHED ROCK TO KIMBRICKI	
GREEN WASTE			DISPOSED ON SITE		
BRICKS	0.5m³		REUSED FOR FILL INS AND NEW WALLS FINISH		
CONCRETE	0.5m³	0.1m³		KIMBRIKI RECYCLE	
TIMBER	10m³	2m³		KIMBRIKI RECYCLE	
PLASTER BOARDS	3m³	0.2m³			KIMBRIKI BY BUILDER
ASBESTOS	TBC PRIOR DEMOLITION				ASBESTOS REMOVALIST
ROOF TILES					
METALS	1m³	0.1m³		KIMBRIKI RECYCLE	
GLASS	1m³			KIMBRIKI RECYCLE	
PLASTIC					
OTHERS	1m³	1m³			KIMBRIKI BY BUILDER

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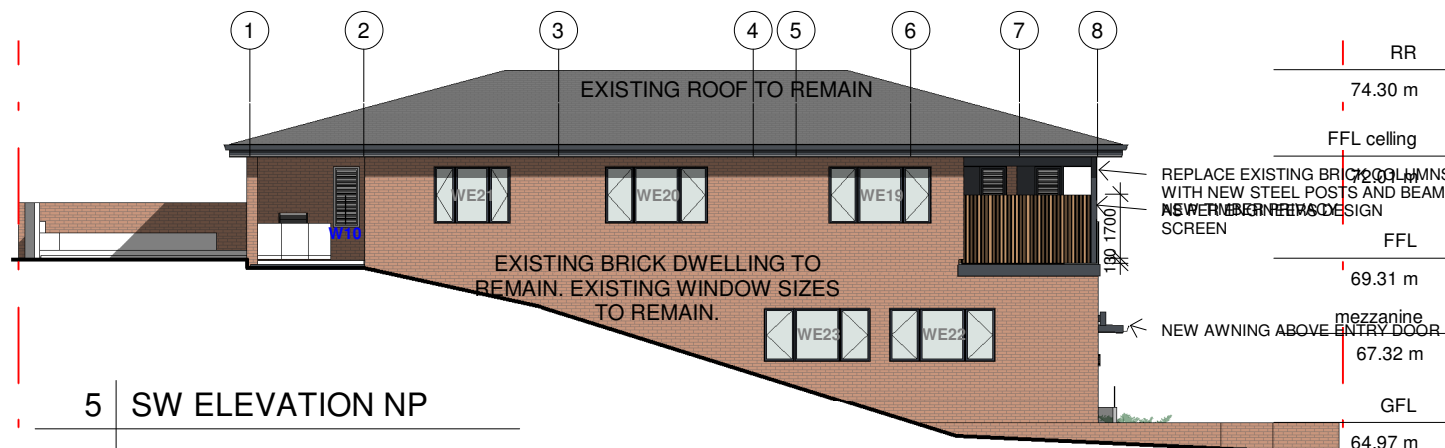
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1 SITE PLAN NP

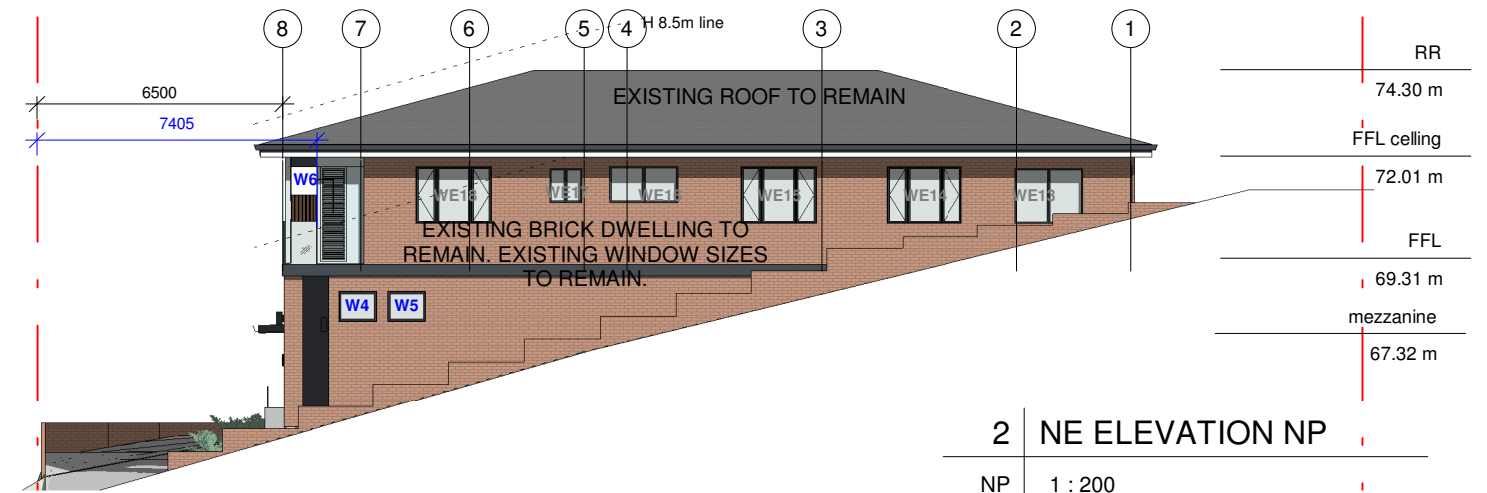
NP 1 : 200

EXISTING LANDSCAPED
AREA TO REMAIN - 50m²



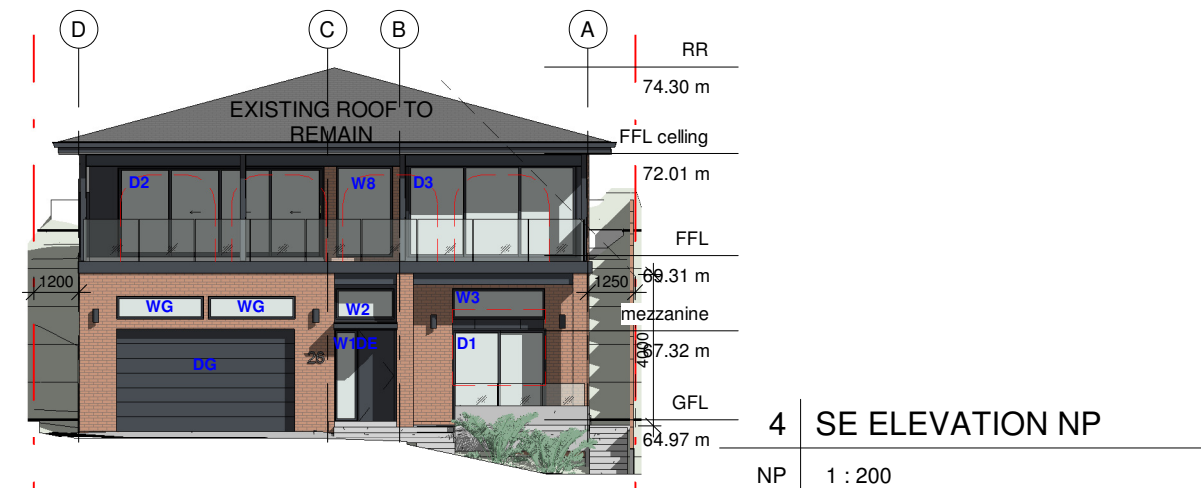
5 SW ELEVATION NP

NP 1 : 200



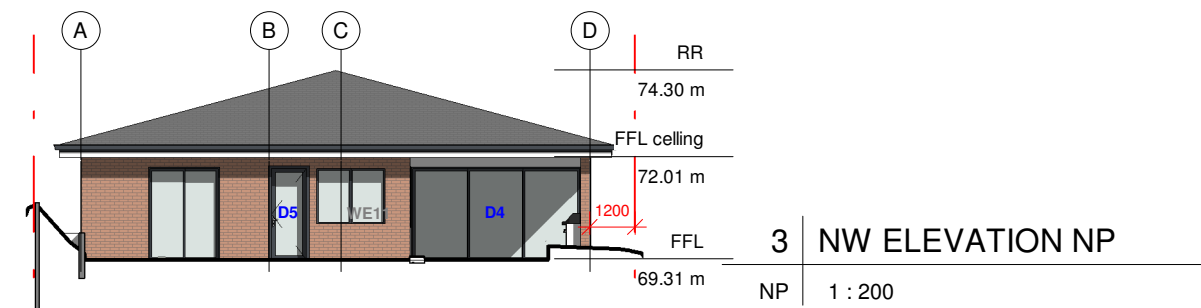
2 NE ELEVATION NP

NP 1 : 200



4 SE ELEVATION NP

NP 1 : 200



3 NW ELEVATION NP

NP 1 : 200

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