
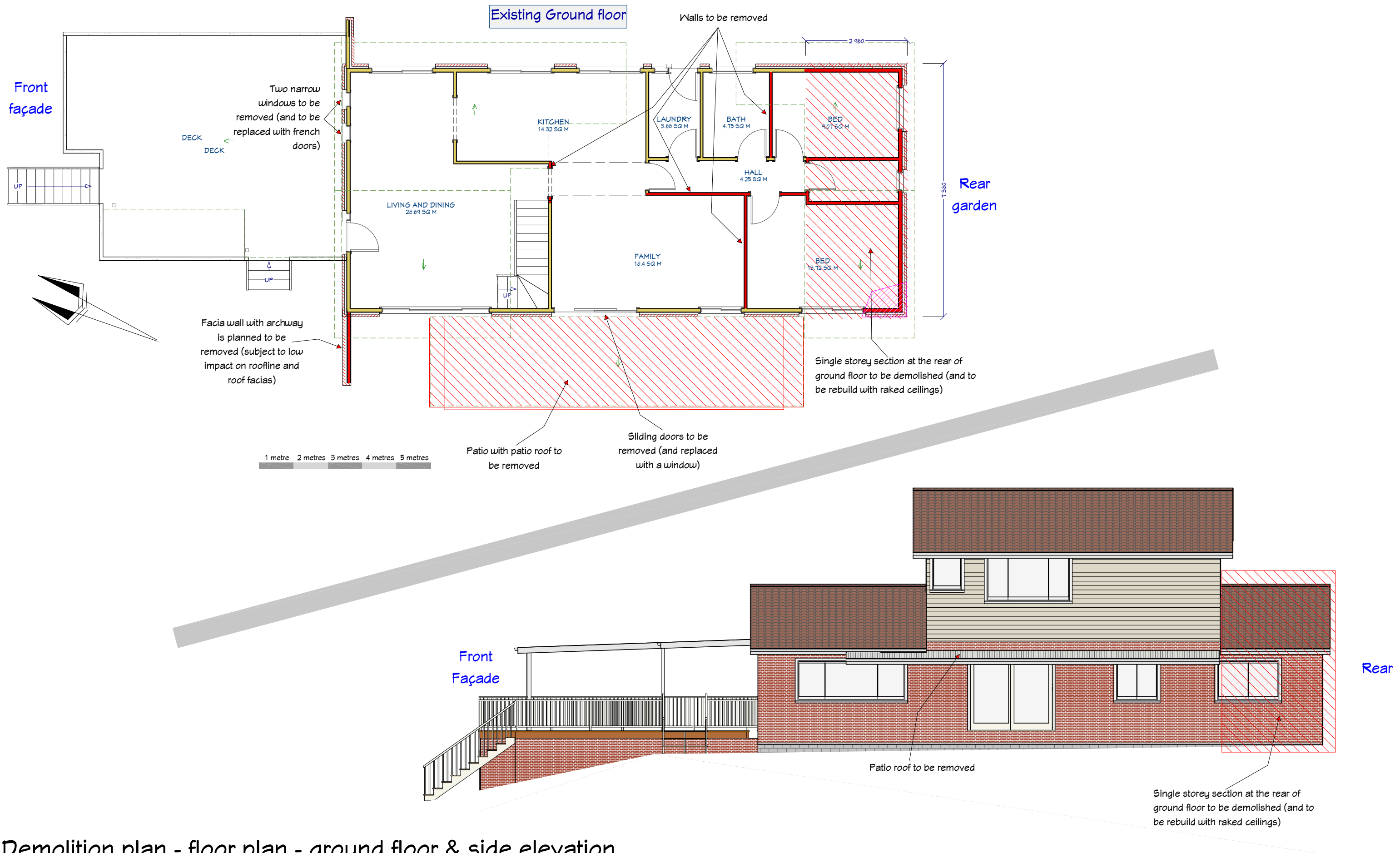


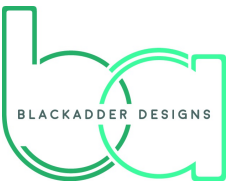


Ground floor renovation - perspective view

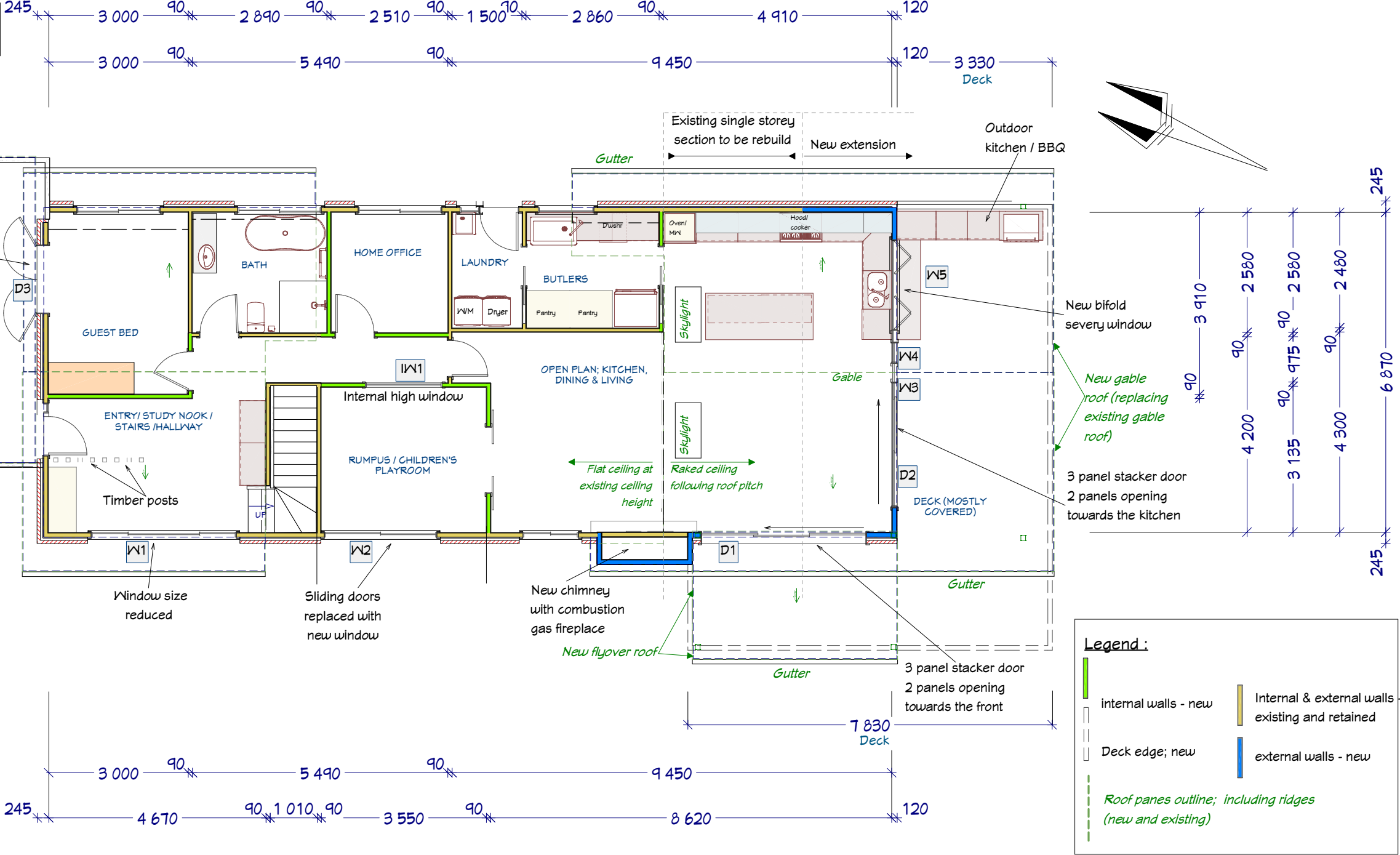
 <p>M: 0410 419 682 E: KEN@BLACKADDERDESIGNS W: WWW.BLACKADDERDESIGNS.COM ABN: 32829136273</p>	<p>General Notes: Written dimensions take precedence over scaled dimensions. Builder to verify all dimensions on site and notify this office of any discrepancies. All work to be carried out in accordance with local council codes, BCA, Australian Standards and any relevant authorities.</p>	<p>Ground floor renovations</p> <p>31 Tango Avenue Dee Why Jo & Mike Cornwell</p>	<table><tr><td>Scale:</td><td>N/A</td></tr><tr><td>Size:</td><td>A3</td></tr><tr><td>Date:</td><td>09/03/2020</td></tr><tr><td>Drawing No:</td><td>01</td></tr><tr><td>Version:</td><td>4.2.1</td></tr></table>	Scale:	N/A	Size:	A3	Date:	09/03/2020	Drawing No:	01	Version:	4.2.1
Scale:	N/A												
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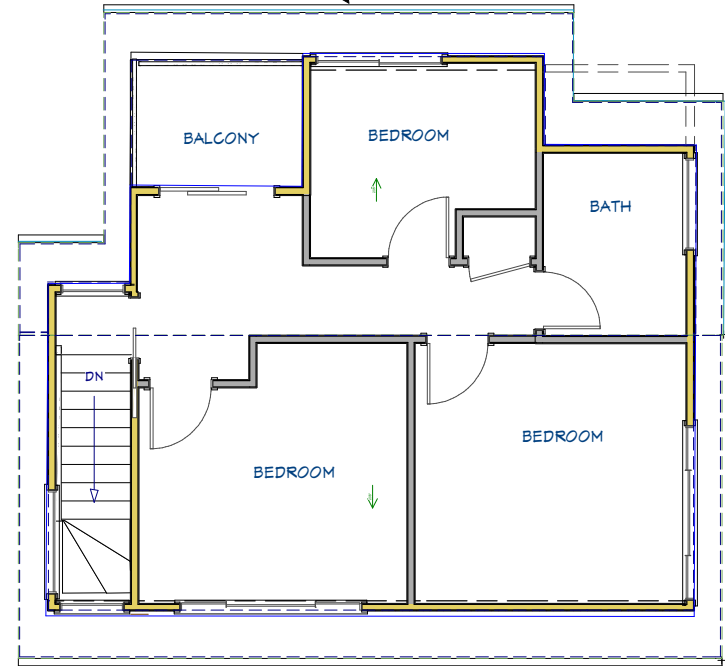
Demolition plan - floor plan - ground floor & side elevation

 <div>BLACKADDER DESIGNS</div>	M: 0410 419 682	<div>- All dimensions in millimetres (mm)</div> <div>- All elevations (marked as @) in metres (m)</div>	<div>General Notes:</div> <div>Written dimensions take precedence over scaled dimensions.</div> <div>Builder to verify all dimensions on site and notify this office of any discrepancies.</div> <div>All work to be carried out in accordance with local council codes, BCA, Australian Standards and any relevant authorities.</div>	<div>Ground floor renovations</div> <div>31 Tango Avenue</div> <div>Dee Why</div> <div>Jo & Mike Cornwell</div>	Scale:	1:100
	E: KEN@BLACKADDERDESIGNS				Size:	A3
	W: WWW.BLACKADDERDESIGNS.COM				Date:	09/03/2020
	ABN: 32829136273				Drawing No:	02
					Version:	4.2.2

Proposed improved ground floor

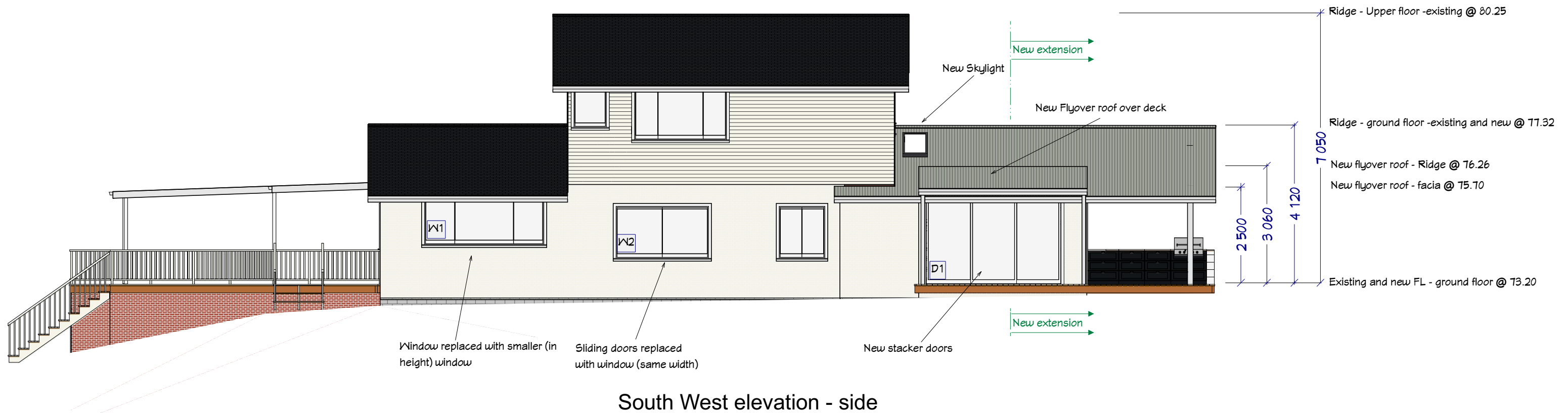
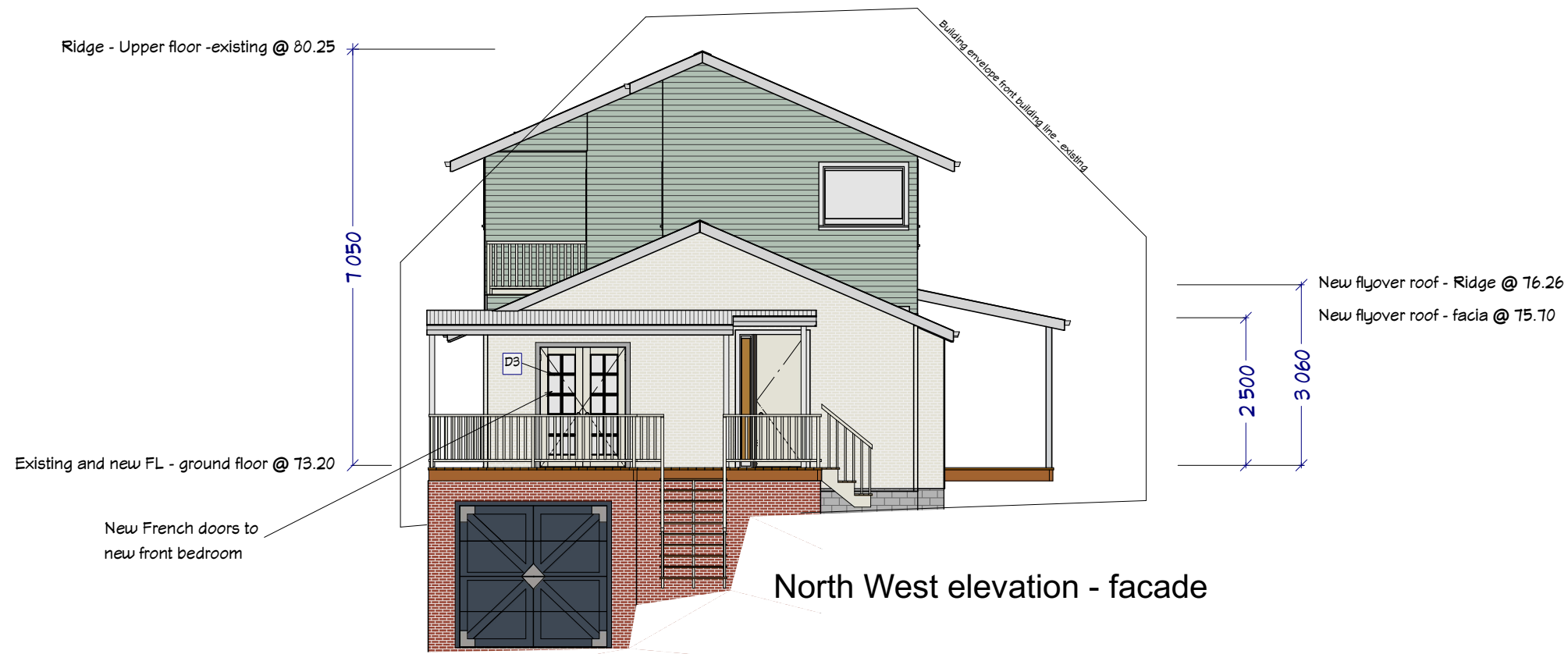


Upper floor (unaltered)



Floor plan - proposed improved ground floor (& upper floor unaltered)

Window schedule:						
Window:	Type	Width	Height	SQM	Head Height	Note
W1	Sliding (triple)	3120	1220	3.81	2255	Existing window reduced in height.
W2	Sliding	2420	1355	3.28	2030	Sliding doors replaced with window
W3	Fixed	2680	0 - 1185	1.59	3780	Triangular shaped; height from 1185 to 0
W4	Fixed	2680	0 - 1185	1.59	3780	Triangular shaped; height from 0 to 1185
W5	Bi-fold	1930	1430	2.76	2340	Servery window above kitchen bench
D1	stacker door (3)	3520	2340	8.24	2340	
D2	stacker door (3)	3520	2340	8.24	2340	
D3	French doors (2)	1440	2040	2.94	2040	
IW1	Fixed	1650	600	0.99	2040	Internal (not subject to BASIX)



Elevations plan



M: 0410 419 682
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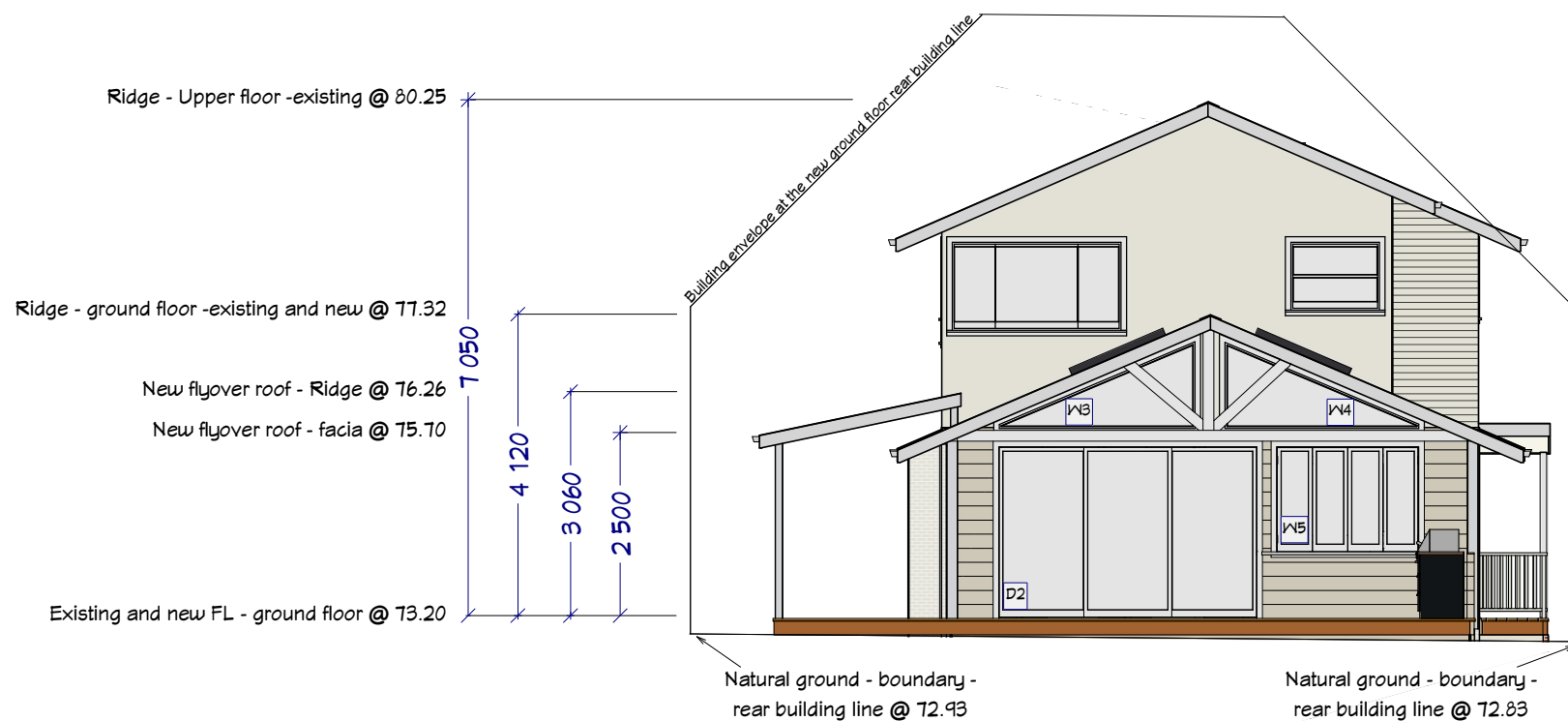
- All dimensions in millimetres (mm)
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Ground floor renovations

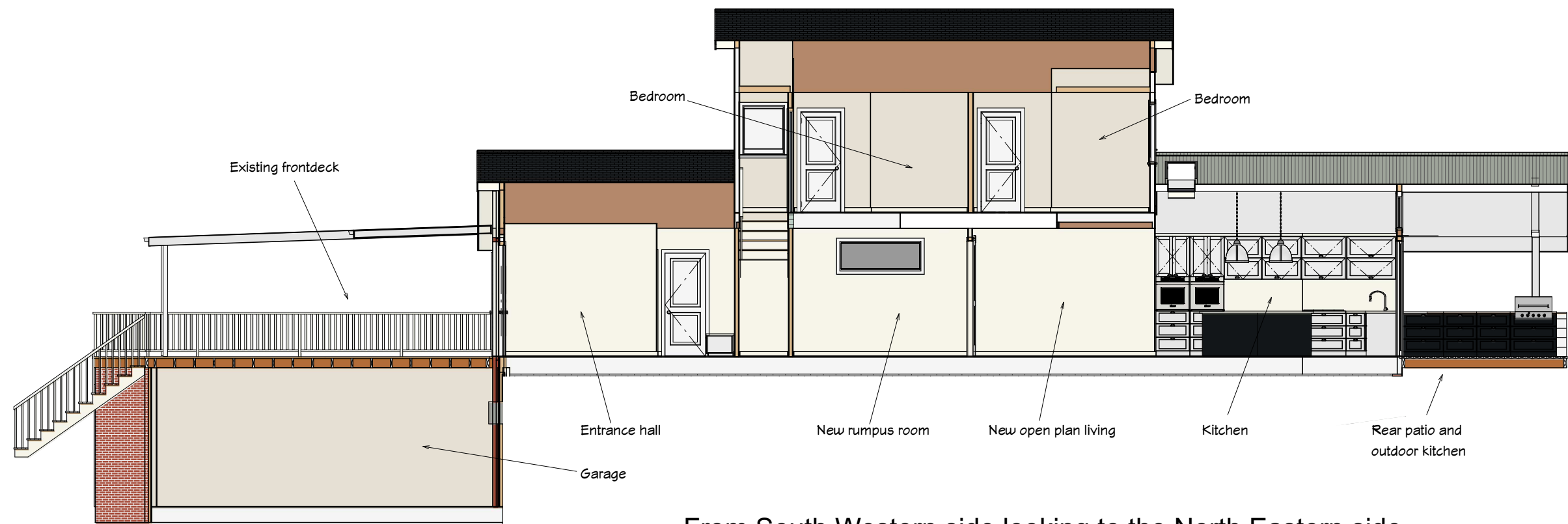
31 Tango Avenue
Dee Why
Jo & Mike Cornwell

Scale:	1:100
Size:	A3
Date:	09/03/2020
Drawing No:	04.1
Version:	4.2.3



Elevations plan

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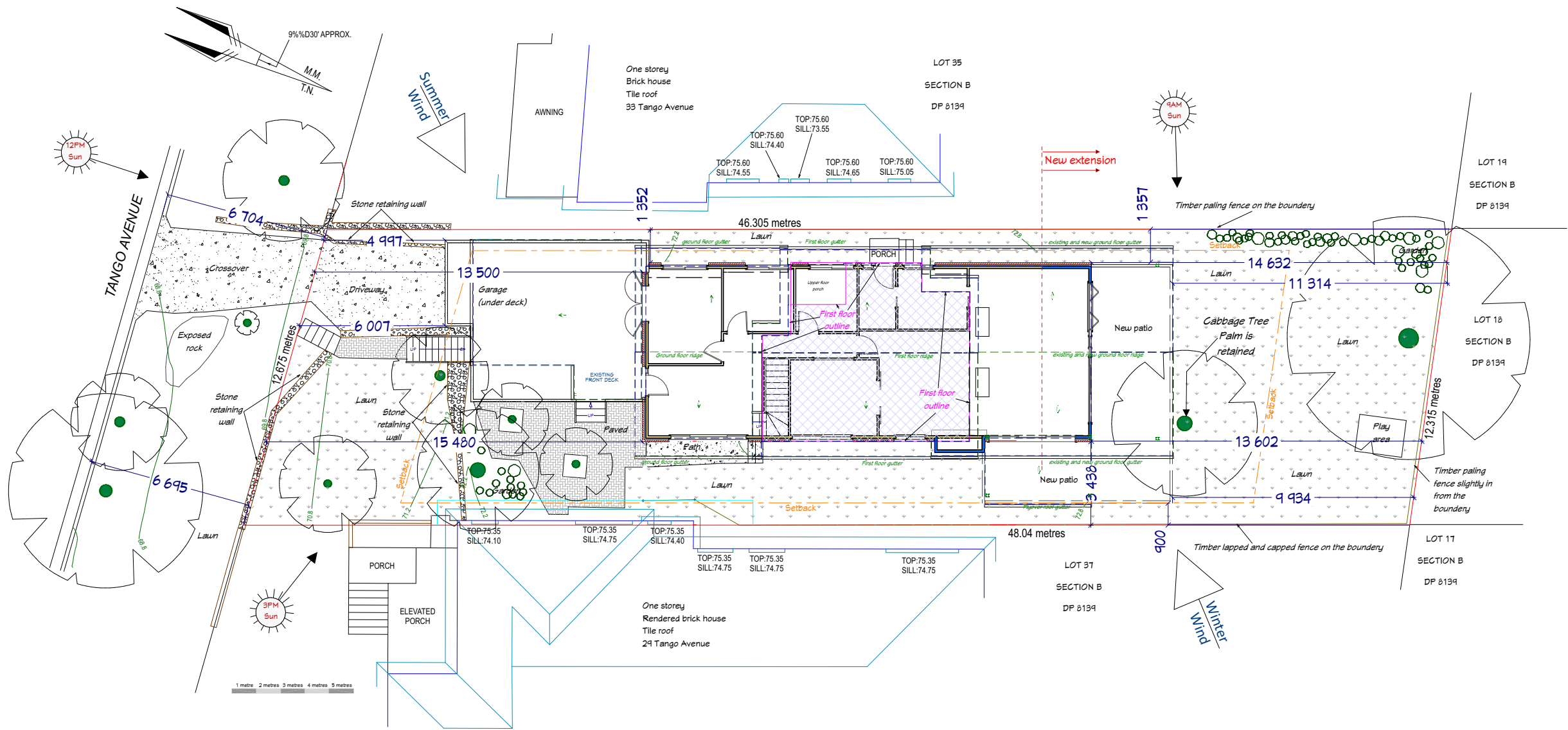
From South Western side looking to the North Eastern side



From new single storey section looking to the front (North West)

Cross section plan

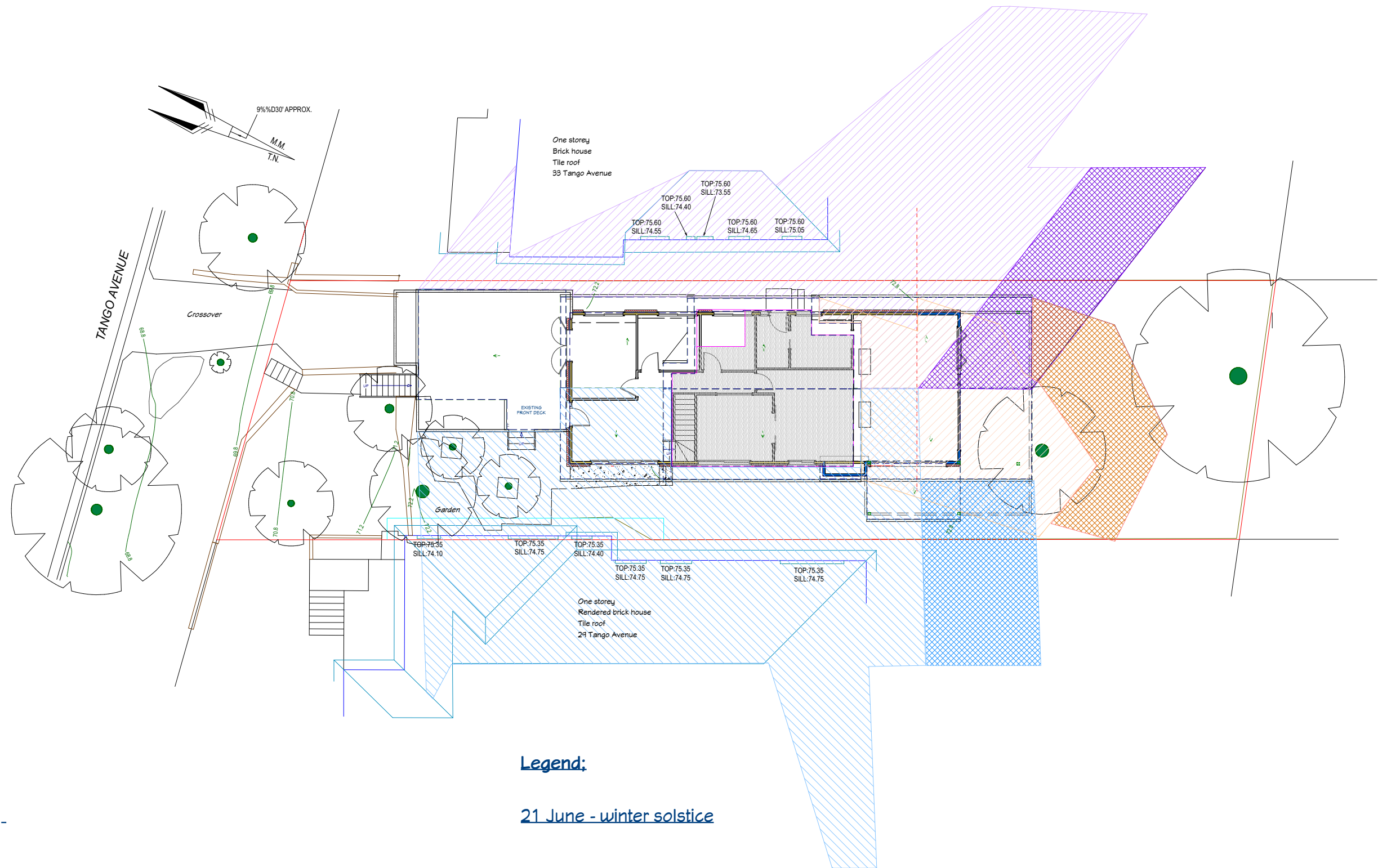
 <div>M: 0410 419 682 E: KEN@BLACKADDERDESIGNS W: WWW.BLACKADDERDESIGNS.COM ABN: 32829136273</div>	<div><div><div>- All dimensions in millimetres (mm)</div><div>- All elevations (marked as @) in metres (m)</div></div><div><div>General Notes:</div><div>Written dimensions take precedence over scaled dimensions.</div><div>Builder to verify all dimensions on site and notify this office of any discrepancies.</div><div>All work to be carried out in accordance with local council codes, BCA, Australian Standards and any relevant authorities.</div></div></div>	<div>Ground floor renovations</div> <div>31 Tango Avenue</div> <div>Dee Why</div> <div>Jo & Mike Cornwell</div>	<div><div>Scale:1:100</div><div>Size:A3</div><div>Date:09/03/2020</div><div>Drawing No:04.3</div><div>Version:4.2.3</div></div>
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Site and site analysis plan

Property width at the building line 12.19 metres			
	SQM	SQM	SQM
Site area			569.1
Existing - dwelling (ground floor footprint)	120.9		21.2%
Existing - front deck	51.3		9.0%
Total existing dwelling floor area		172.2	30.3%
New - building	15.1		2.7%
New - chimney	1.2		0.2%
New - rear deck / patio	42.3		7.4%
Total new dwelling floor area (including patio / deck)		58.6	10.3%
Removed - Side roofed patio	-26.5		-4.7%
Net increase of non pervious surfaces		32.1	5.6%
Existing - driveway	18.0		3.2%
Existing - sundry steps, paths, paved area & porch	33.9		6.0%
total additional hard surfaces		51.9	9.1%
Total of all buildings and hard surfaces		282.7	49.7%

Landscaped open space and bushland setting		
	SQM	SQM
Site area		569.1
Front lawn and garden area	65.8	11.6%
Western side lawn area (nee covered patio)	44.2	7.8%
Rear yard lawn and garden area	129.1	22.7%
Total landscaped open space and bushland setting	239.1	42.0%



Legend:

21 June - winter solstice

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

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

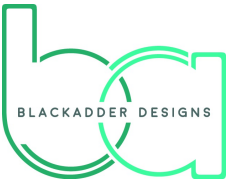
@ 15:00
Current (existing) shadow cast by dwelling house

@ 09:00
Additional shadow cast by new extension

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

@ 15:00
Additional shadow cast by new extension

Shadow Diagrams



M: 0410 419 682
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Ground floor renovations

31 Tango Avenue
Dee Why
Jo & Mike Cornwell

Scale:	1:200
Size:	A3
Date:	09/03/2020
Drawing No:	06
Version:	4.2.1

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 – Build

Roof tiles:

- 2.9 metric ton
- To be recycled at the Kimbriki crusher or an alternate brick recycling plant.

Other materials such as framing timber, plaster board, windows and flooring:

- Estimated at 1.2 to 1.5 metric ton
- to go to landfill.

Brick:

- Absolutely minimal brick waste 0.2 ton
- To be recycled at the Kimbriki crusher or an alternate stone recycling plant.

Soil:

- No soil excavation

Waste Management Plan – Build

Excess building waste / cut-offs:

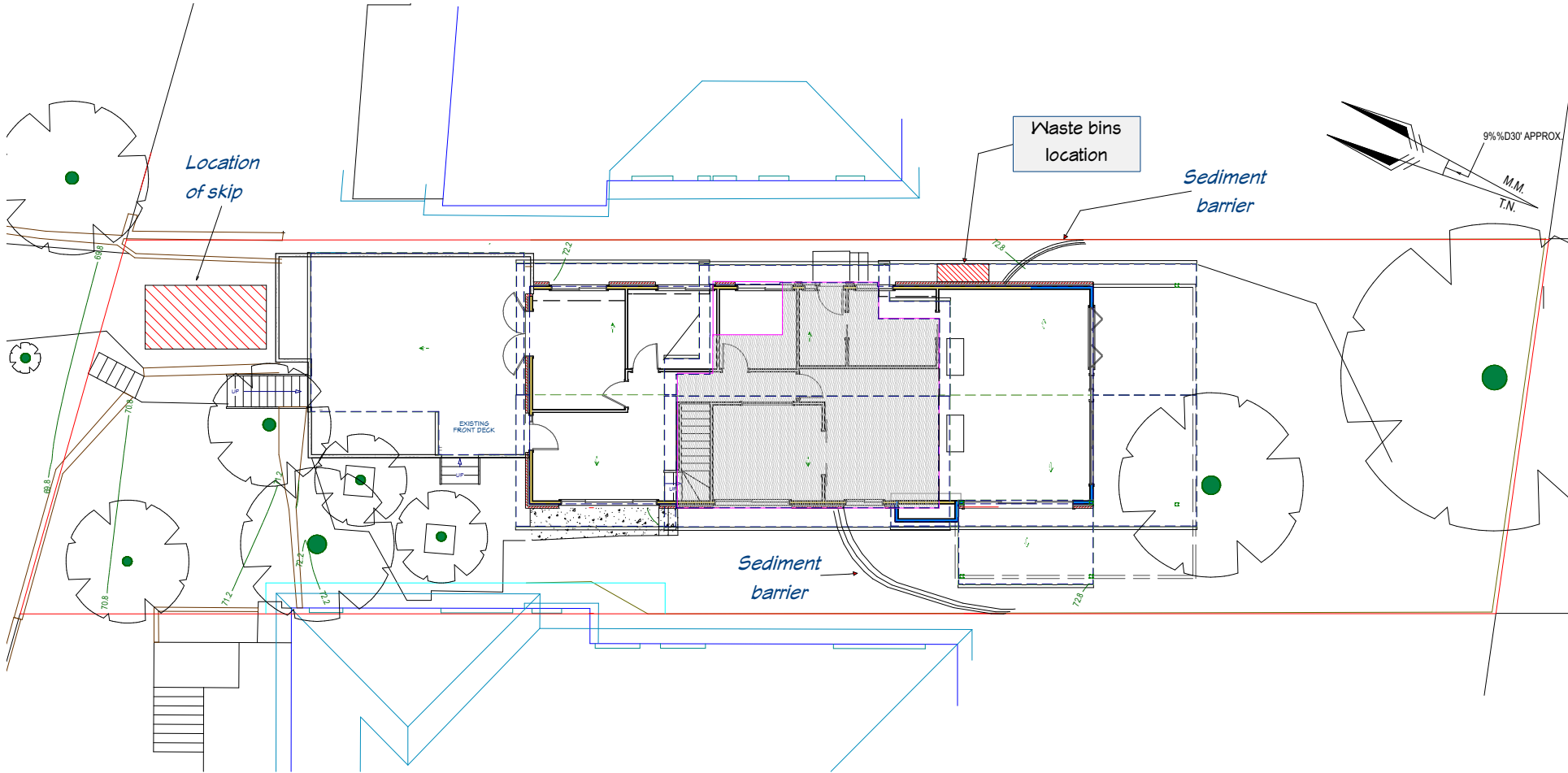
- To be kept to a minimum and deposited in on-site skip for landfill.

Roof cutoffs:

- Steel roof and gutter leftovers to be removed be 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:

- 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.
- 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 and sediment control

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				Size:	A3
			31 Tango Avenue Dee Why Jo & Mike Cornwell	Date:	09/03/2020
				Drawing No:	07
				Version:	4.2.1