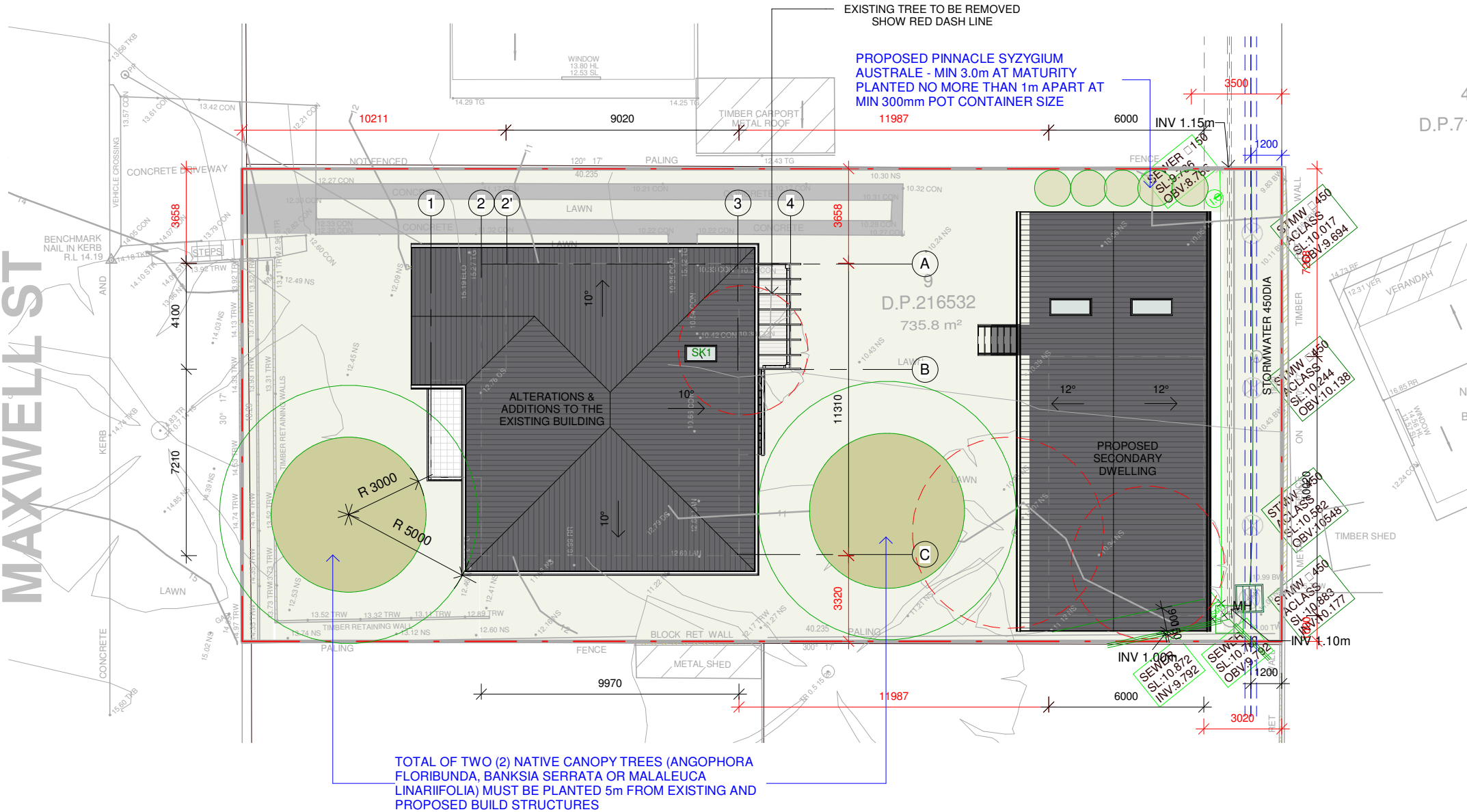


MAXWELL ST



CALCULATION TABLE			
ZONE	R2 - LOW DENSITY RESIDENTIAL		
HAZARDS	Geotechnical Hazard/ Flood Risk - Low to Med		
SITE AREA	735.8 m² (By Survey)		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
BUILDING ENVELOPE	3.5m - SIDE BOUNDARY ENVELOPES		
	EXISTING	DEMOLISHED	PROPOSED
GFA - MAIN DWELLING	76.2 m²	m²	203m²
SECONDARY DWELLING	-	-	58m²
SITE COVERAGE	107 m² / 14.5 %	m²	260 m² / 35 %
HARD SURFACE	67 m²	m²	43 m²
SOFT LANDSCAPING	561.8 m² / 76.3 %	-	432.8 m² / 58.9 %

1 SITE PLAN

CC101 1 : 200



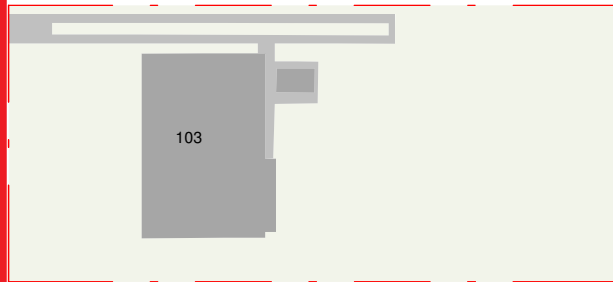
THIS PLAN IS TO BE READ IN
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ALL BUILDING WORKS MUST BE CARRIED OUT
IN ACCORDANCE WITH THE REQUIREMENTS OF
THE BUILDING CODE OF AUSTRALIA (BCA) AND
AUSTRALIAN STANDARDS

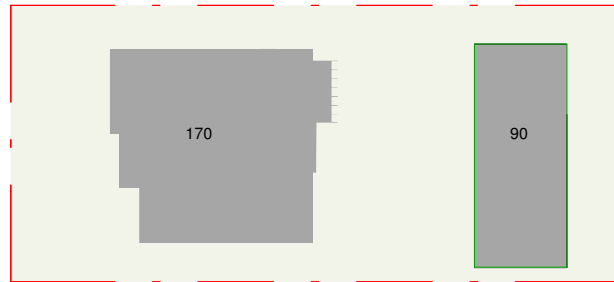
3 SITE PLAN ANALYSIS - EXISTING

CC101 1 : 500



4 SITE PLAN ANALYSIS - NEW PROPOSAL

CC101 1 : 500



NOTES:

- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
 - Protection of site workers and the general public
 - Asbestos handling and disposal where applicable
- Termite protection to be in accordance with AS 3600.1
- All construction to comply with current BCA codes and Australian Standards.
- Stormwater system to be connected to existing.
- All timber framing shall comply with AS1684
- These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- Sediment & Erosion control are to be installed and maintained during the life of the project

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	11.03.2019	DA ISSUE 3	KC	KM
4	29.10.2019	CC ISSUE	KM	
-	7.02.2020	SECTION 4.55	KM	

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BUILDING DESIGNS

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PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2018080

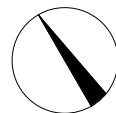
AT: 40 Maxwell St, Mona Vale

FOR: Jake & Rebecca Wicks

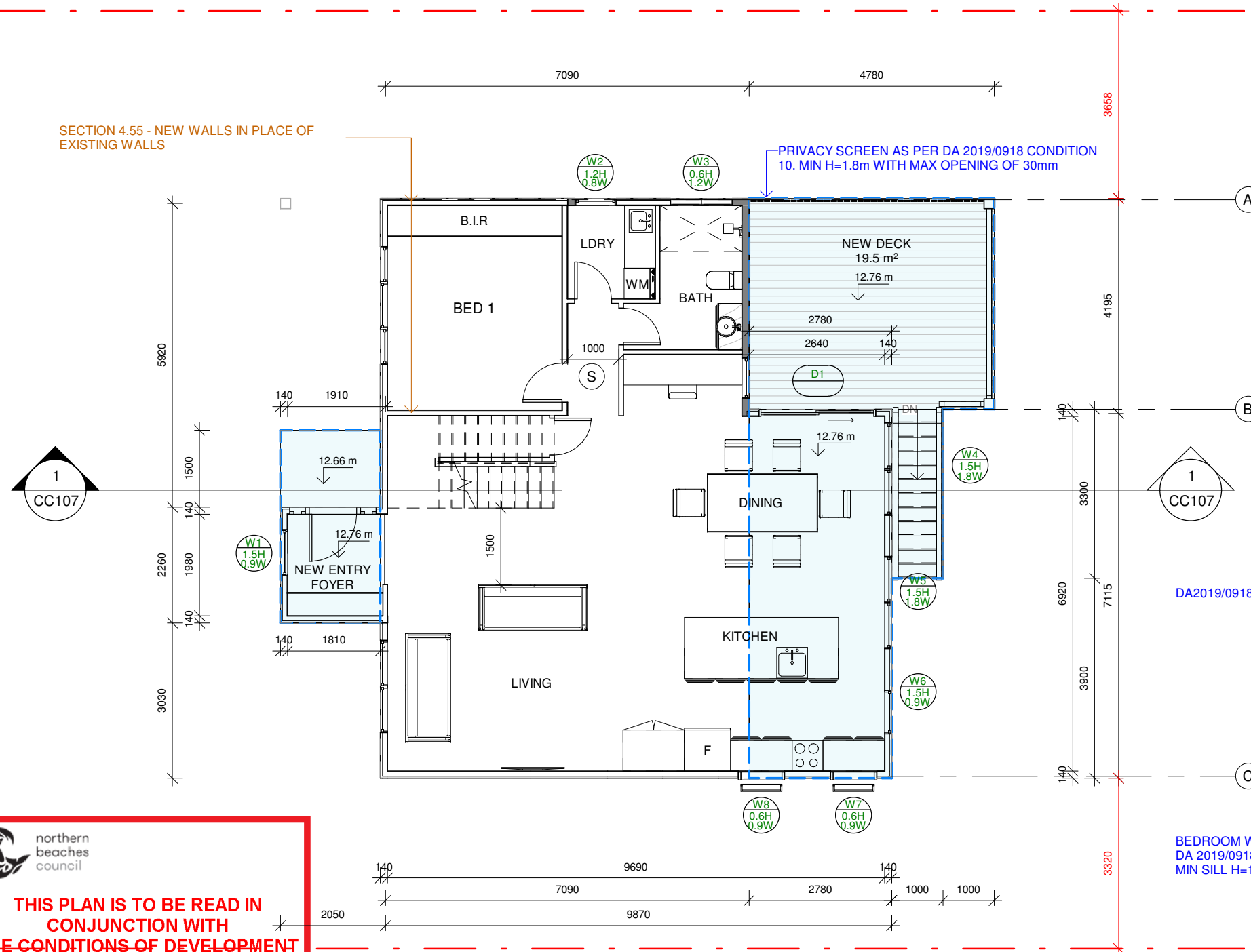
SHEET TITLE: SITE PLAN

SHEET NO: CC101

SCALE A3: As indicated



SECTION 4.55 - NEW WALLS IN PLACE OF EXISTING WALLS



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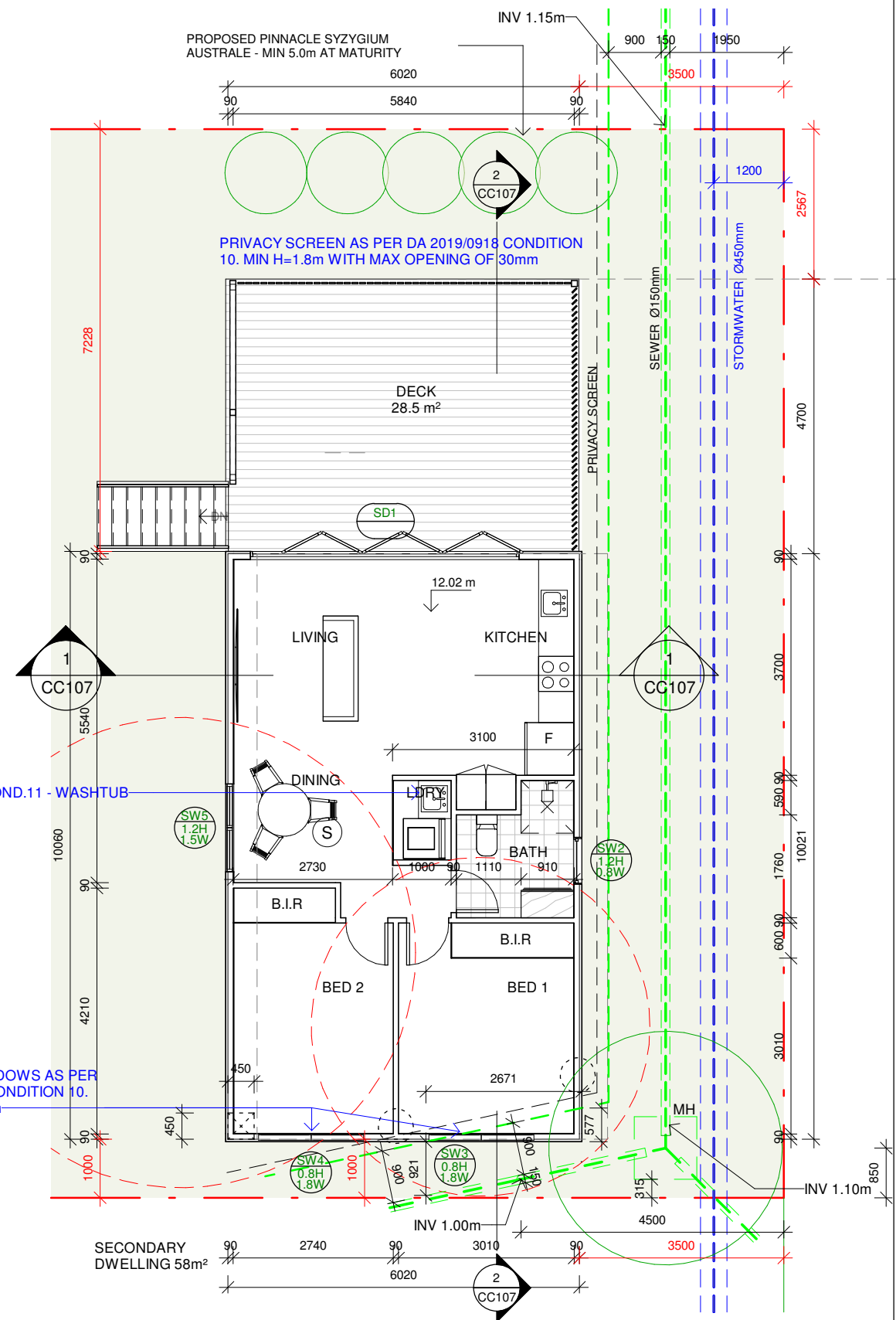
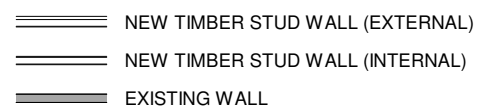
**THIS PLAN IS TO BE READ IN
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MOD2020/0048

1	MAIN DWELLING - GFL
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CC102	1 : 100
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2 | SECONDARY DWELLING - GFL

CC102	1 : 100
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PROJECT NO.:	2018080
AT:	40 Maxwell St, Mona Vale
FOR:	Jake & Rebecca Wicks

SCALE A3: 1 : 100



Woodland Grey®

Woodland Grey® is inspired by the depth of cool green forest, the canopy of eucalyptus on a rugged mountain plateau, the twisted bark and deep olive green leaves of teatree along the coast, the mossy boulders and ferns found in mountain crevices.

COLORBOND ROOFING

NOTES:

- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
 - Protection of site workers and the general public
 - Asbestos handling and disposal where applicable
- Termite protection to be in accordance with AS 3600.1 part 3.1.3
- Waterproofing shall be carried out in accordance with NCC Vol.2
- All timber framing shall comply with AS1684
- These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- Smoke alarms to be installed in accordance with NCC 3.7.5 vol.2 2019
- Sediment & Erosion control are to be installed and maintained during the life of the project
- All construction to comply with current NCC codes and Australian Standards.



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1 MAIN DWELLING - FFL

CC103 1 : 100

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PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2018080

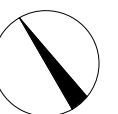
AT: 40 Maxwell St, Mona Vale

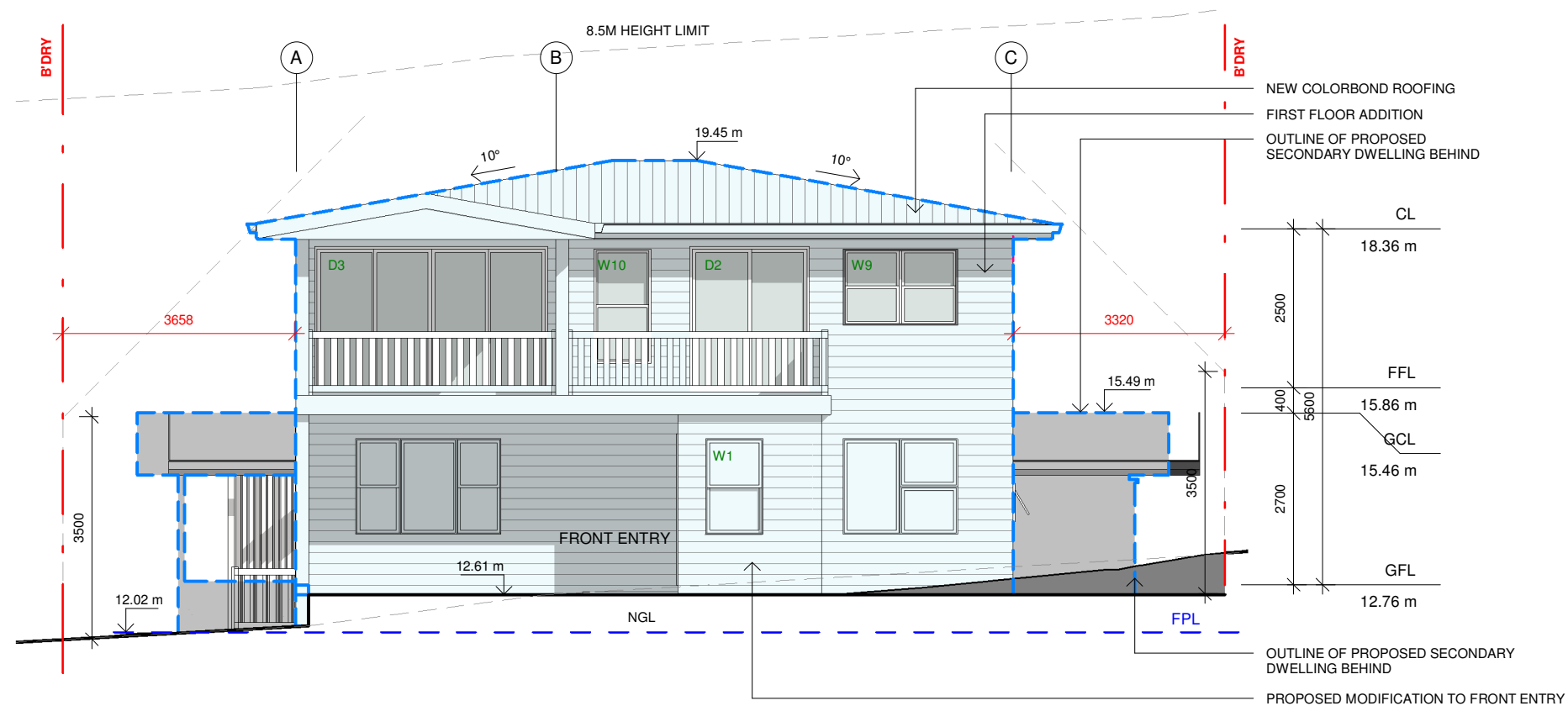
FOR: Jake & Rebecca Wicks

SHEET TITLE: FIRST FLOOR PLAN

SHEET NO: CC103

SCALE A3: As indicated





WINDOW SCHEDULE

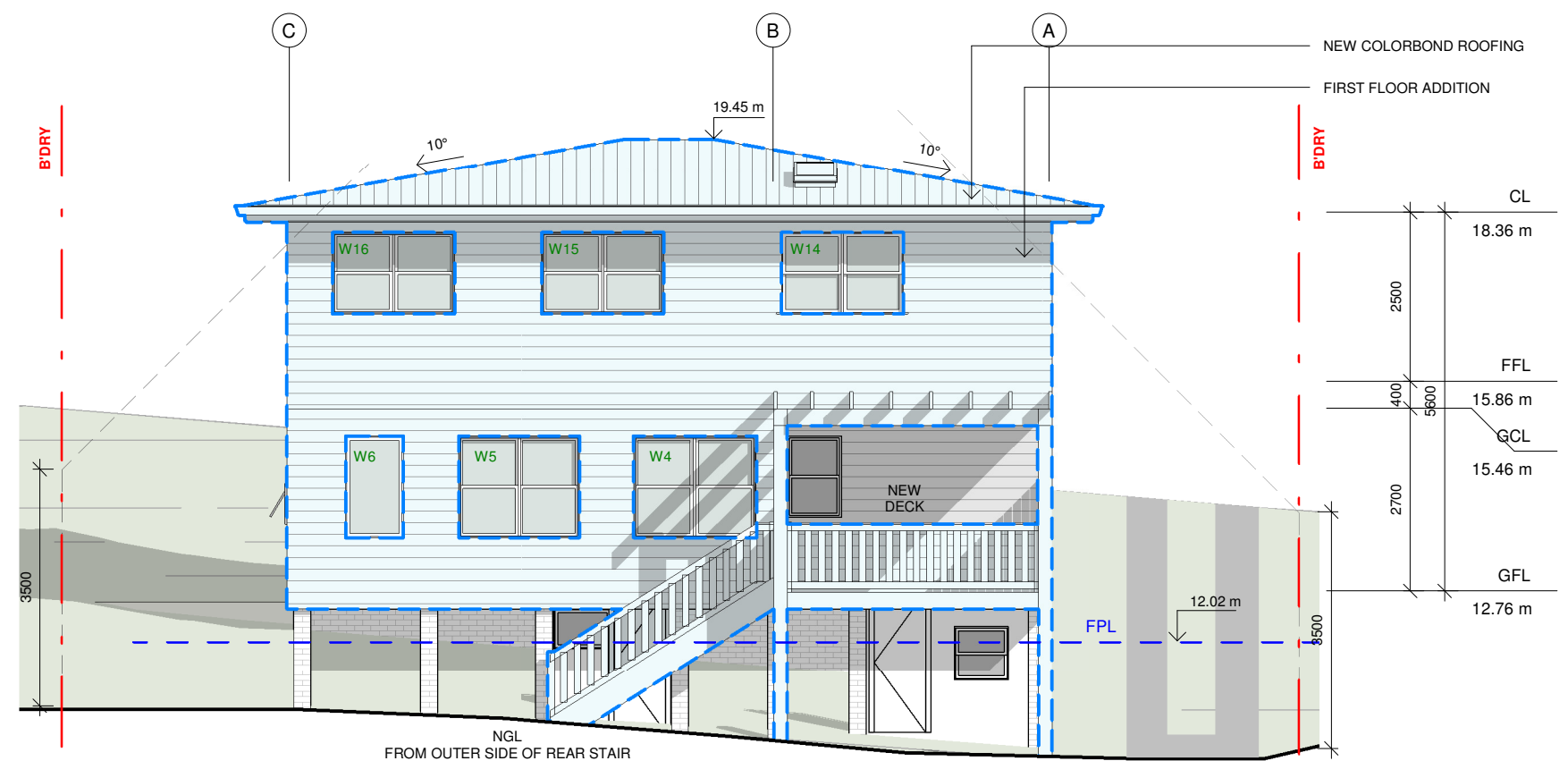
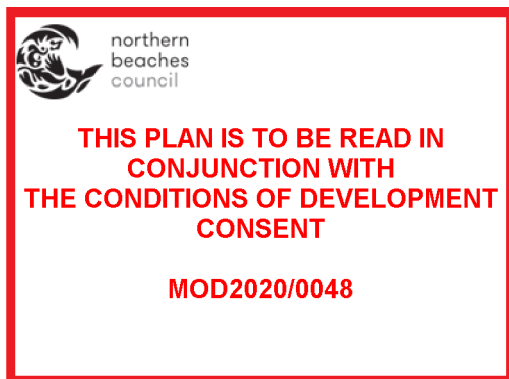
Mark	Width	Height	Sill Height	Comments
W9	1800	1200	1000	
W16	1800	1200	1000	
W15	1800	1200	1000	
W11	600	1500	700	
W1	900	1500	800	
W10	900	1800	400	
W5	1800	1500	800	
W2	800	1200	1100	
W3	1200	600	1700	
W4	1800	1500	800	
W12	1800	600	1600	
W13	1800	600	1600	
W14	1800	1200	1000	
W6	850	1500	800	
W8	900	600	1000	
W7	900	600	1000	

DOOR SCHEDULE

Mark	Width	Height	Comments
D3	3600	2200	
D2	1800	2200	
D1	2200	2300	

1 NW ELEVATION

CC104 1 : 100

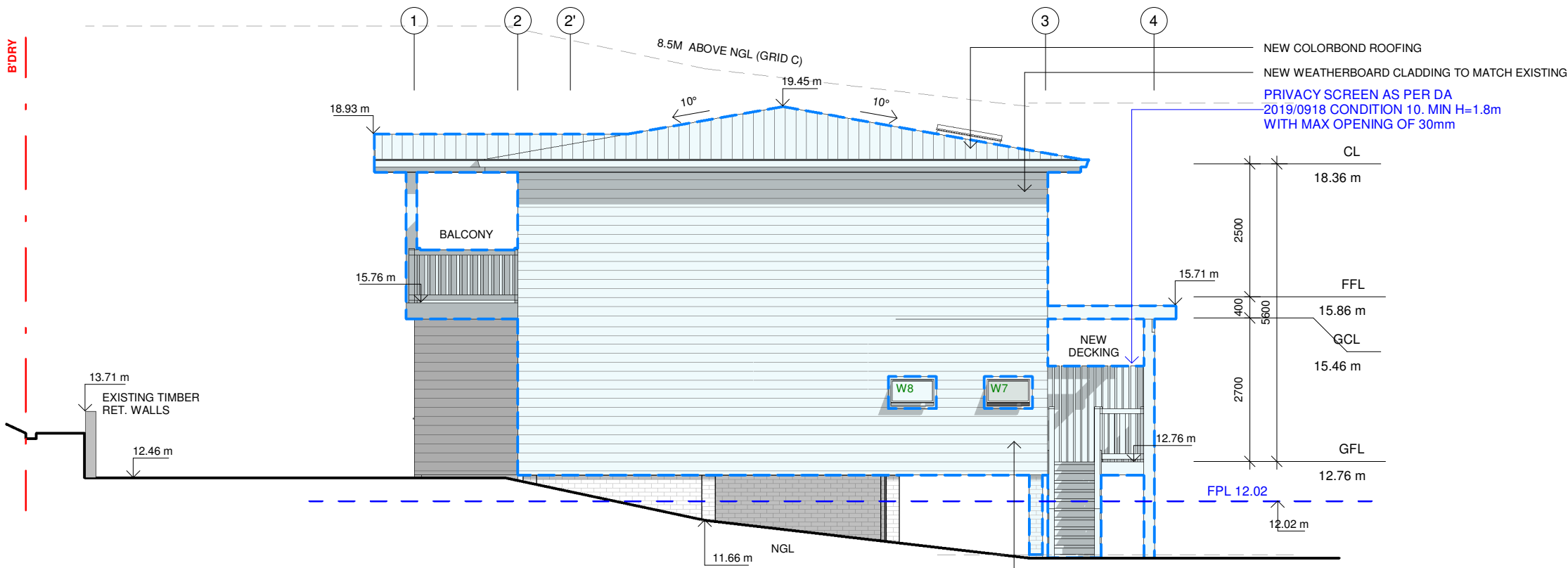


2 SE ELEVATION

CC104 1 : 100

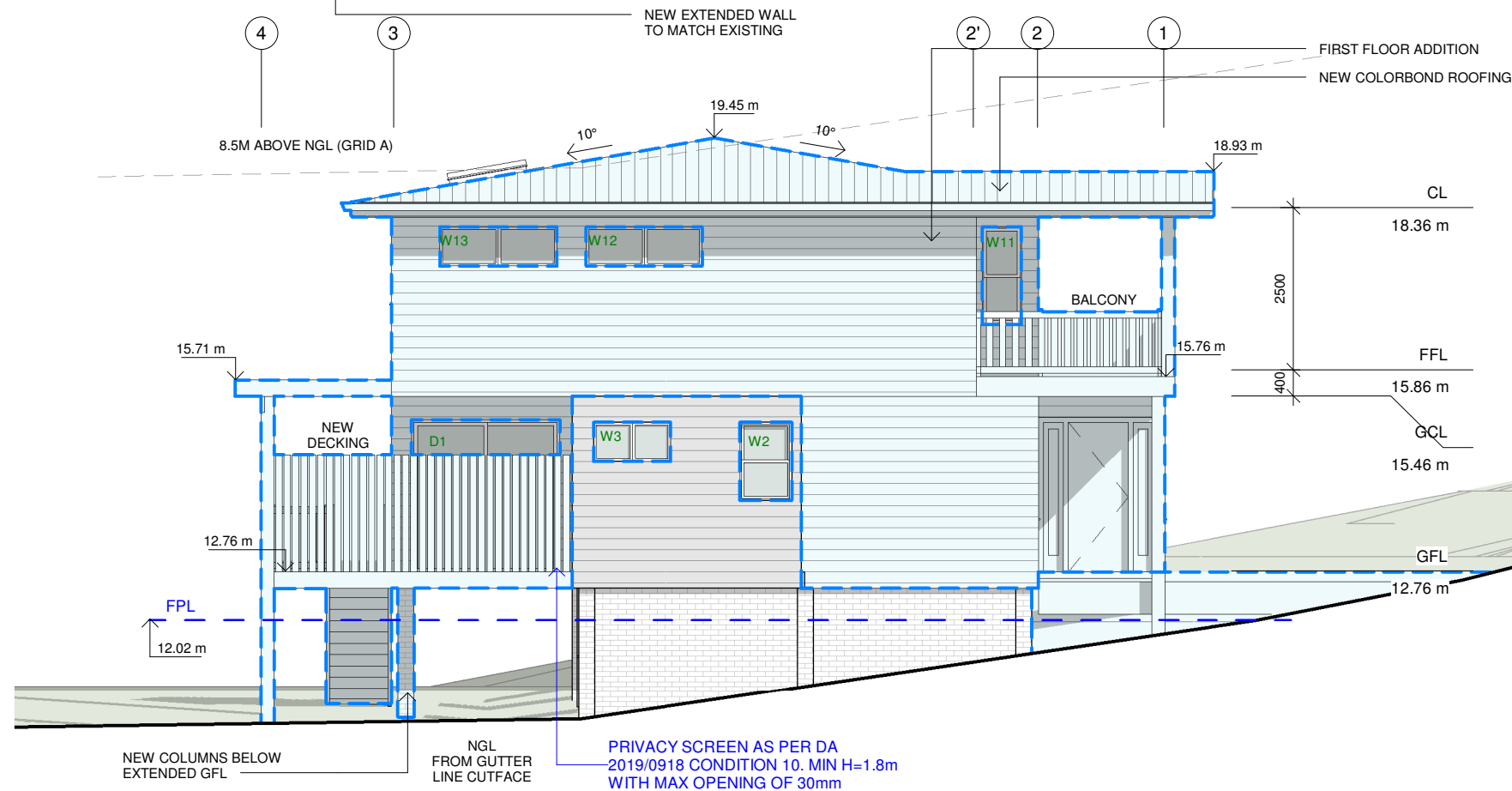
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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	11.03.2019	DA ISSUE 3	KC	KM
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-	7.02.2020	SECTION 4.55	KM	



2 SW ELEVATION

CC105 1 : 100



1 NE ELEVATION

CC105 1 : 100



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PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2018080

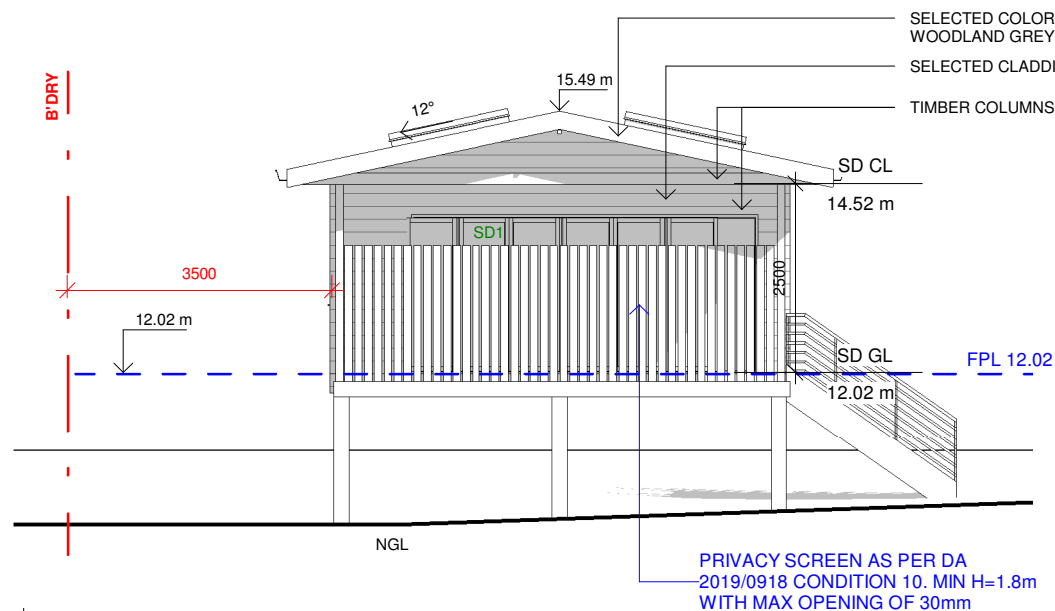
AT: 40 Maxwell St, Mona Vale

FOR: Jake & Rebecca Wicks

SHEET TITLE: MAIN DWELLING - ELEVATIONS

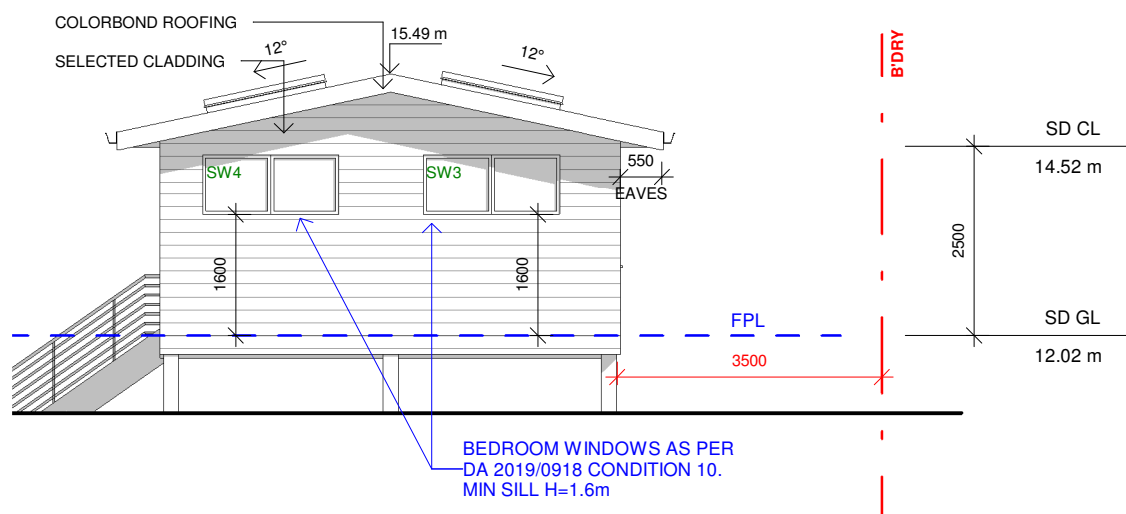
SHEET NO: CC105

SCALE A3: 1 : 100



1 SD - NE ELEVATION

CC106 1 : 100



3 SD - SW ELEVATION

CC106 1 : 100

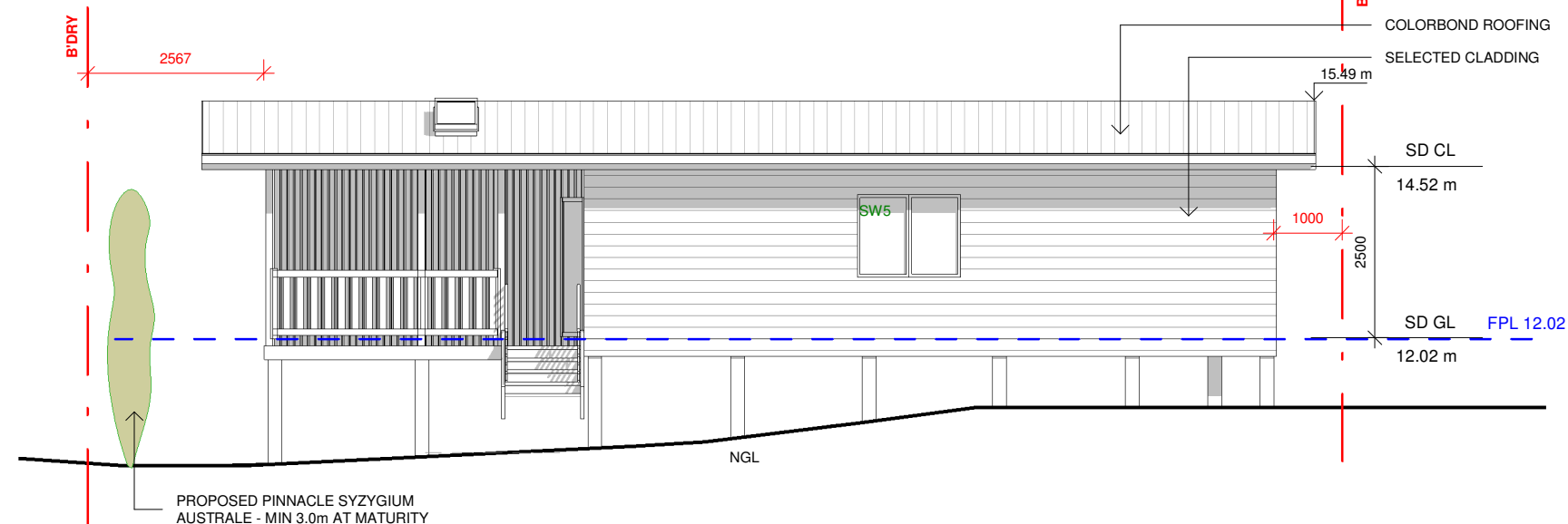
SD - WINDOW SCHEDULE

Mark	Width	Height	Sill Height	Comments
SW5	1500	1200	900	
SW4	1800	800	1600	
SW3	1800	800	1600	
SW2	800	1200	900	

SD - DOOR SCHEDULE

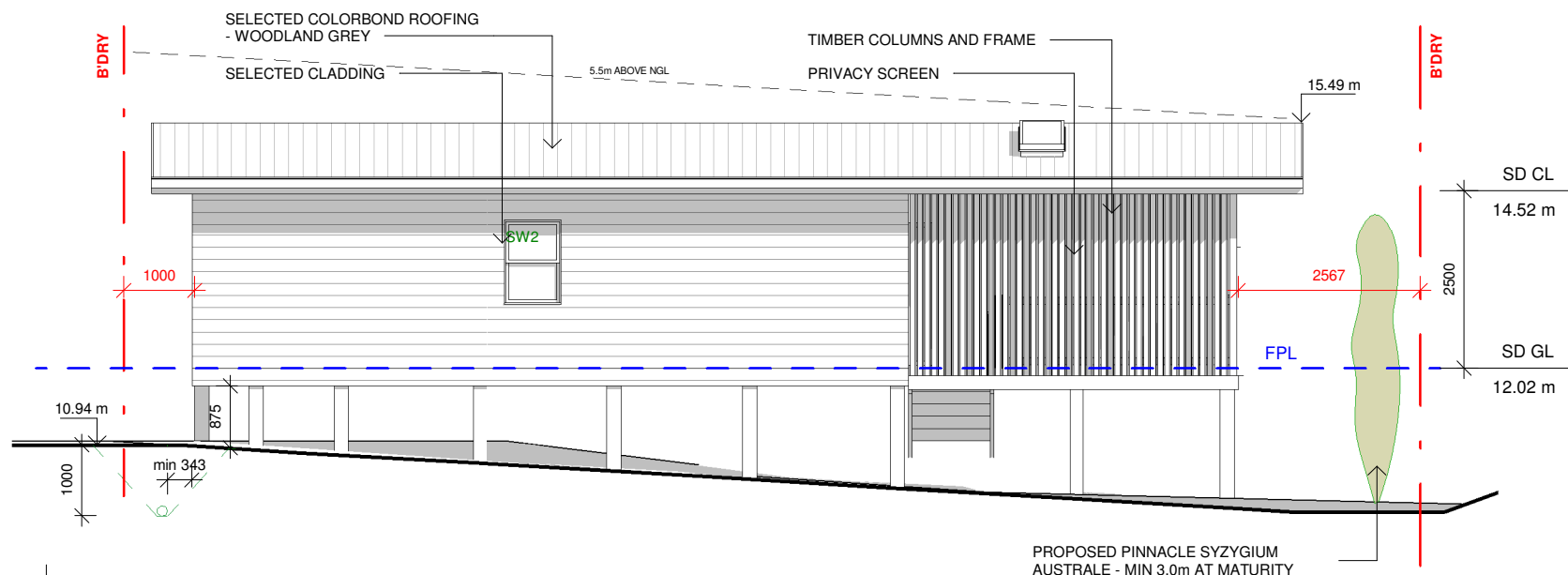
Mark	Width	Height	Comments
SD1	4600	2100	

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2 SD - NW ELEVATION

CC106 1 : 100



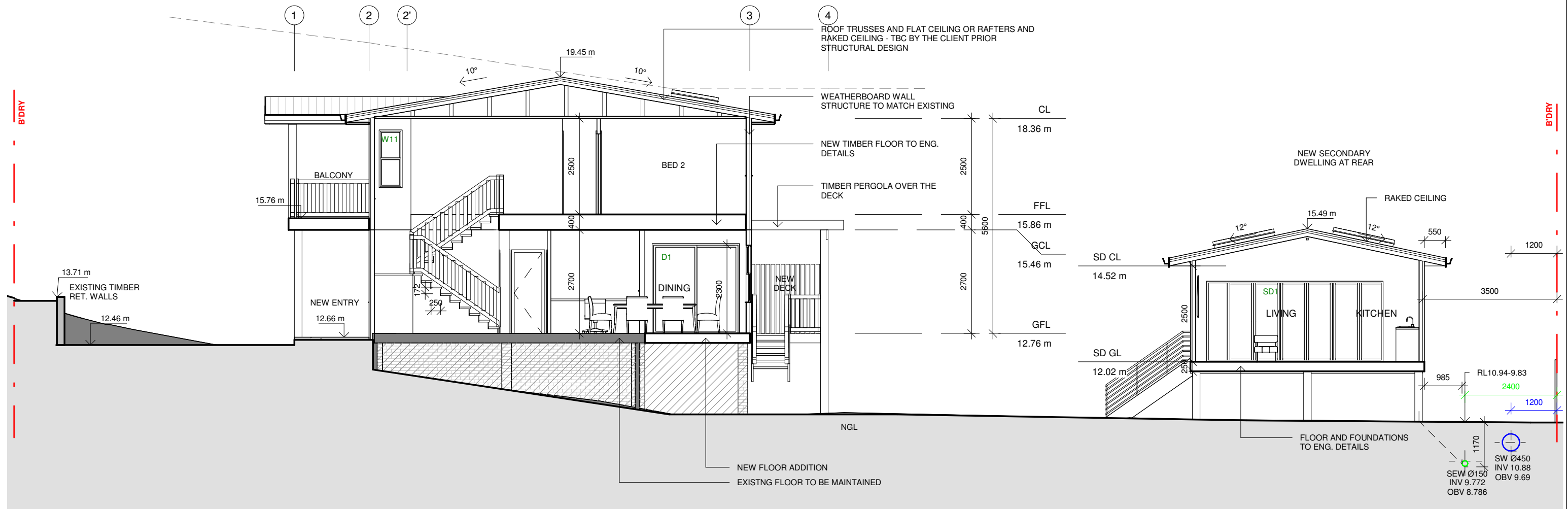
4 SD - SE ELEVATION

CC106 1 : 100



ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	11.03.2019	DA ISSUE 3	KC	KM
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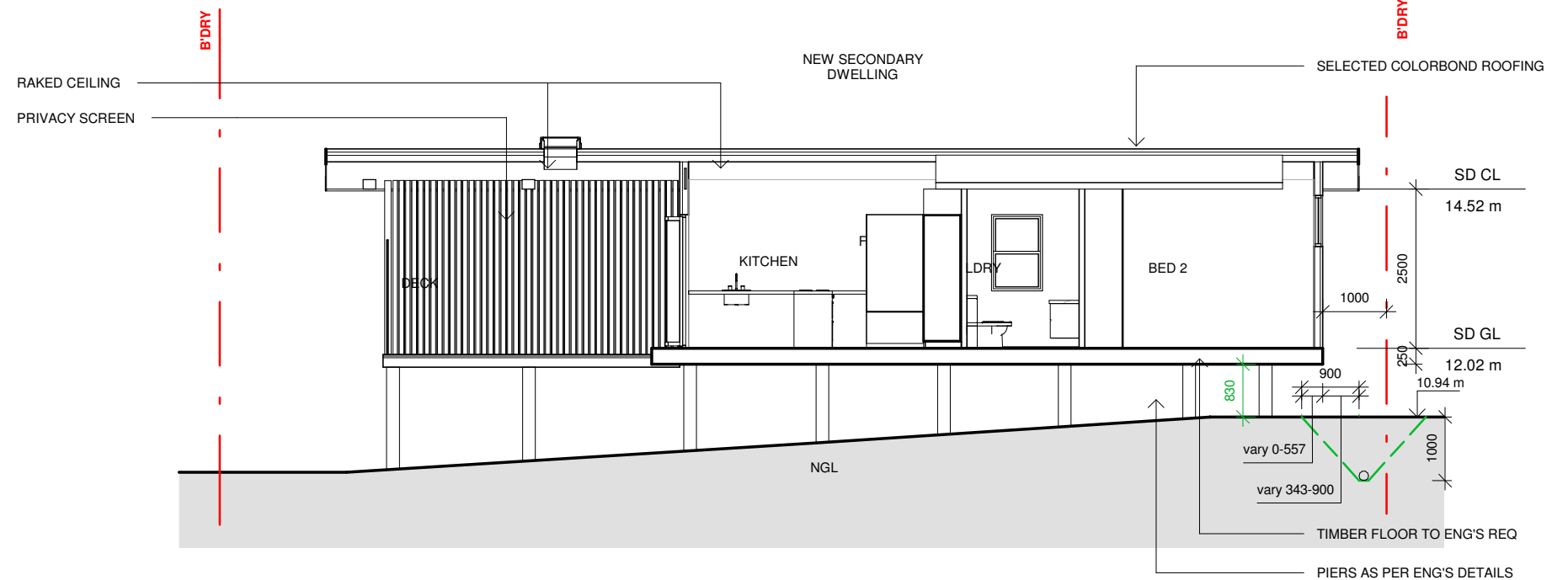
1 SECTION A - A'

CC107 1 : 100



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2 SECTION B - B'

CC107 1 : 100

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-	7.02.2020	SECTION 4.55	KM	

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PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2018080

AT: 40 Maxwell St, Mona Vale

FOR: Jake & Rebecca Wicks

SHEET TITLE: SECTIONS

SHEET NO: CC107

SCALE A3: 1 : 100