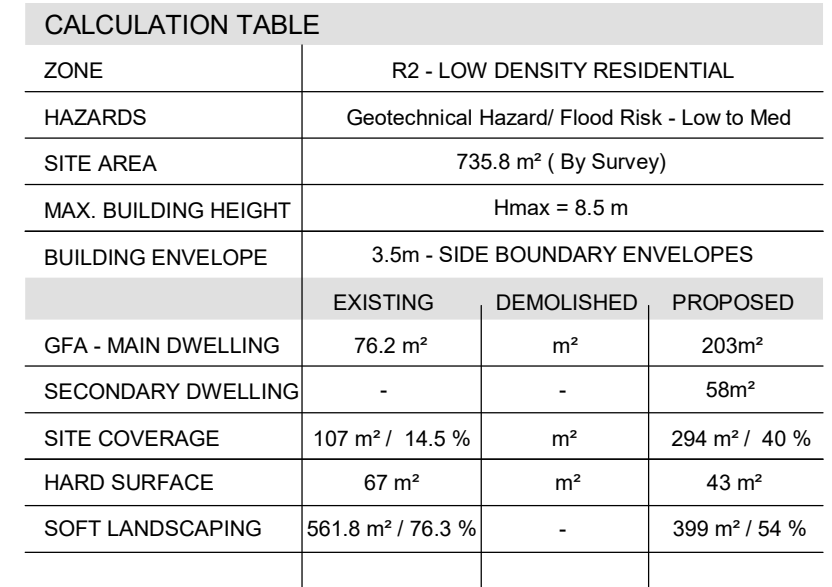


40 Maxwell St, Mona Vale 



| | |
|------|---------|
| A101 | 1 : 200 |
|------|---------|



NOTES:

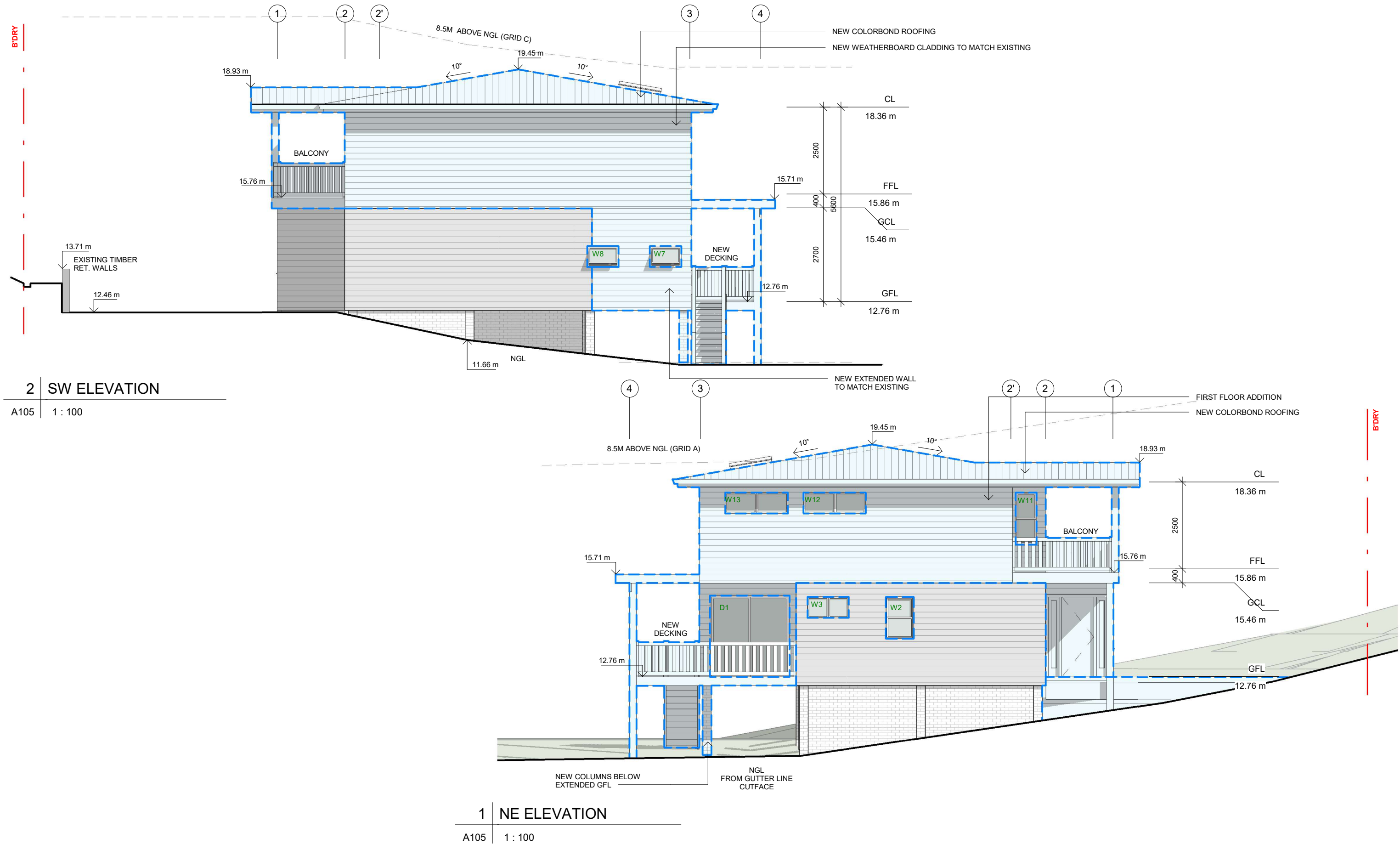
1. Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
 - Protection of site workers and the general public
 - Asbestos handling and disposal where applicable
2. Termite protection to be in accordance with AS 3600.1
3. All construction to comply with current BCA codes and Australian Standards.
4. Stormwater system to be connected to existing.
5. All timber framing shall comply with AS1684
6. 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
7. 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
8. Sediment & Erosion control are to be installed and maintained during the life of the project

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

| ISSUE | DATE | DESCRIPTION | DRWN | CHKD |
|-------|------------|---------------|------|------|
| - | 10.12.2018 | EXISTING | MW | |
| | 20.12.2018 | PRELIMINARY 1 | KM | |
| 2 | 11.03.2019 | DA ISSUE | KC | KM |
| | | | | |

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| ISSUE | DATE | DESCRIPTION | DRWN | CHKD |
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| 2 | 11.03.2019 | DA ISSUE | KC | KM |

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BLUE SKY

BUILDING DESIGNS

PO BOX 167

Newport 2106

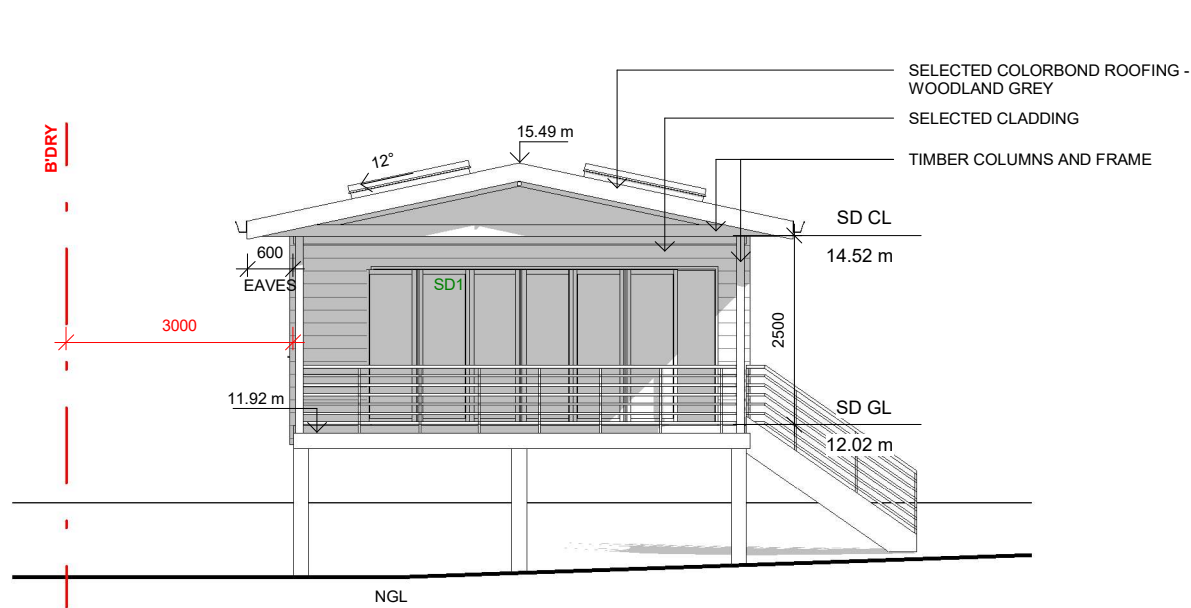
Mobile: 0 414 310 171

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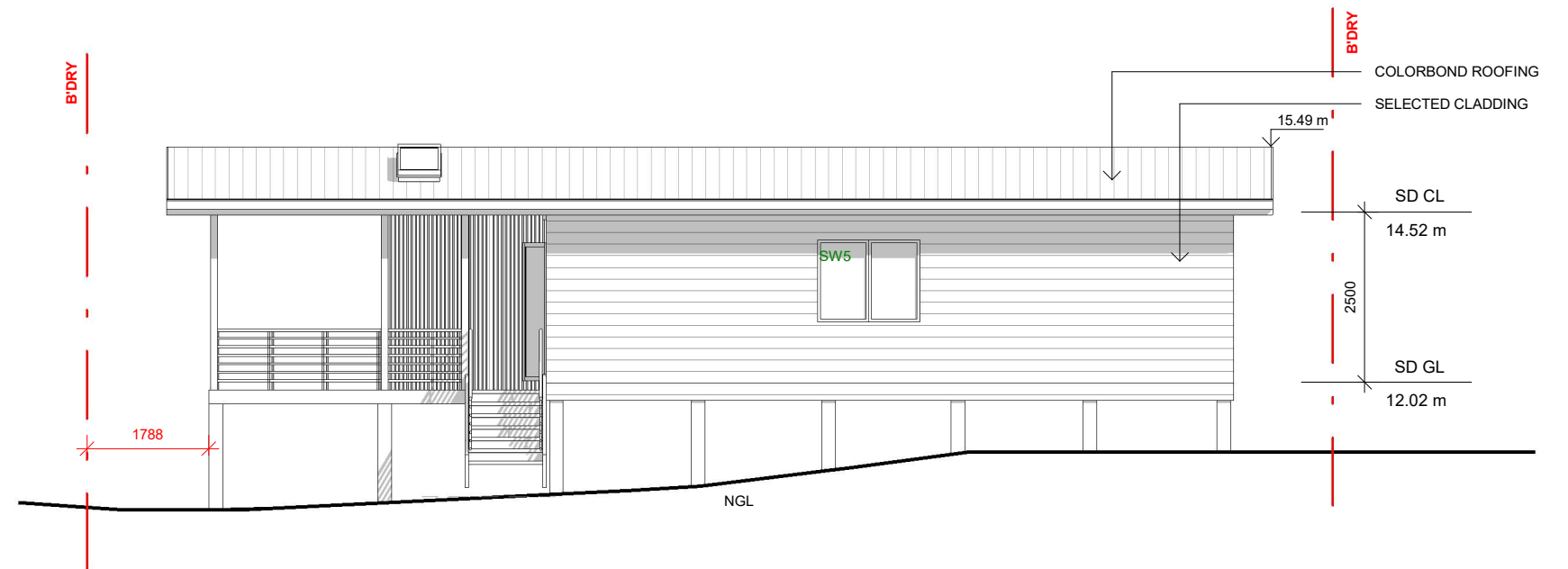
| | |
|----------------|--------------------------|
| PROJECT TITLE: | ALTERATION & ADDITION |
| PROJECT NO.: | 2018080 |
| AT: | 40 Maxwell St, Mona Vale |
| FOR: | Jake & Rebecca Wicks |

| | |
|--------------|----------------------------|
| SHEET TITLE: | MAIN DWELLING - ELEVATIONS |
| SHEET NO: | A105 |
| SCALE A3: | 1 : 100 |



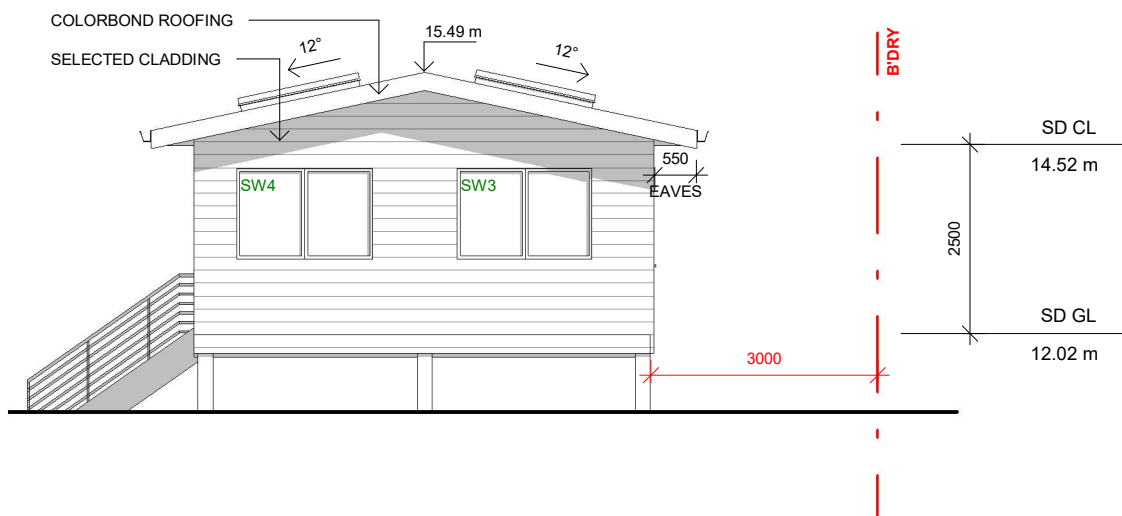
1 SD - NE ELEVATION

A106 1 : 100



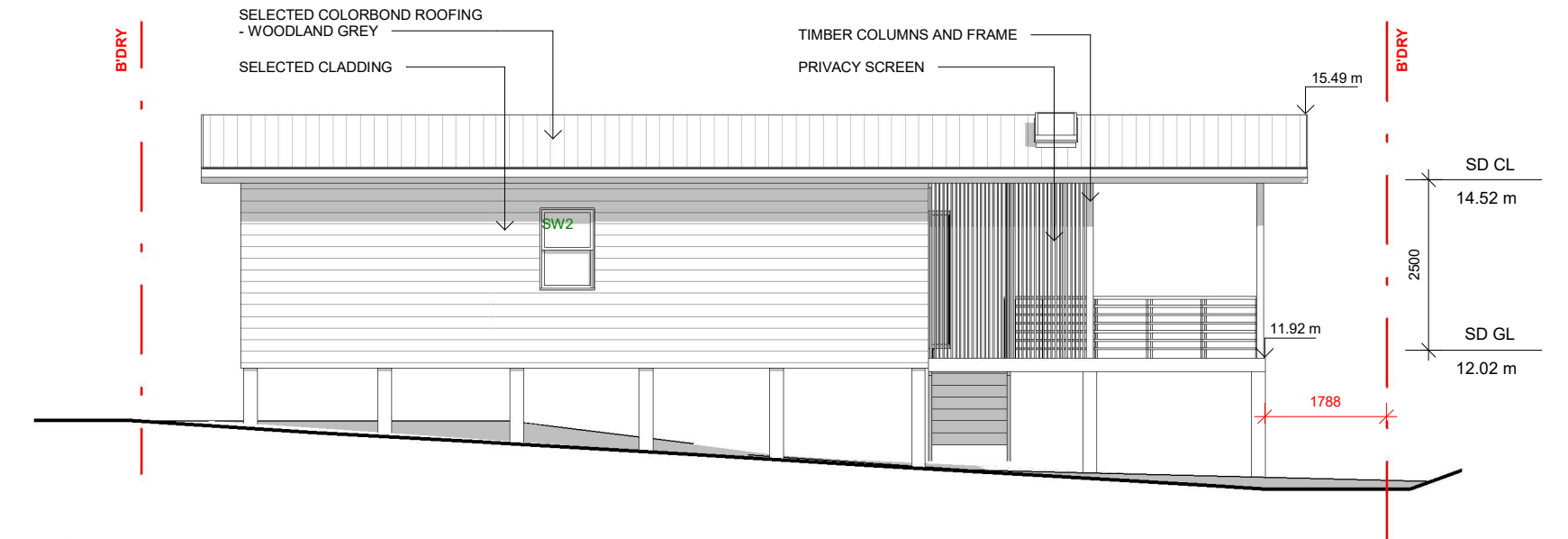
2 SD - NW ELEVATION

A106 1 : 100



3 SD - SW ELEVATION

A106 1 : 100



4 SD - SE ELEVATION

A106 1 : 100

SD - WINDOW SCHEDULE

| Mark | Width | Height | Sill Height | Comments |
|------|-------|--------|-------------|----------|
| SW5 | 1500 | 1200 | 900 | |
| SW4 | 1800 | 1200 | 1000 | |
| SW3 | 1800 | 1200 | 1000 | |
| SW2 | 800 | 1200 | 900 | |

SD - DOOR SCHEDULE

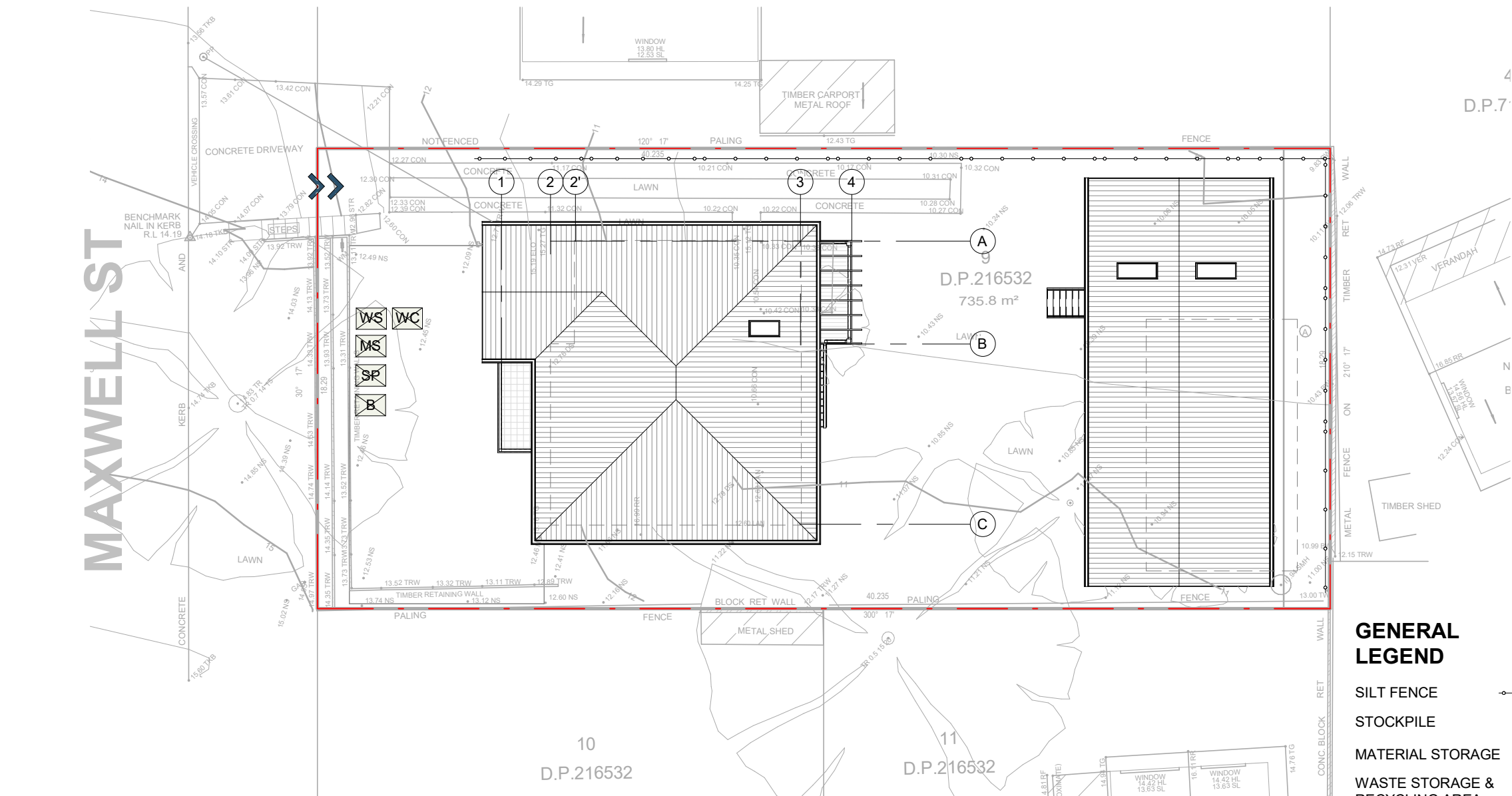
| Mark | Width | Height | Comments |
|------|-------|--------|----------|
| SD1 | 4600 | 2100 | |

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MAXWELL ST

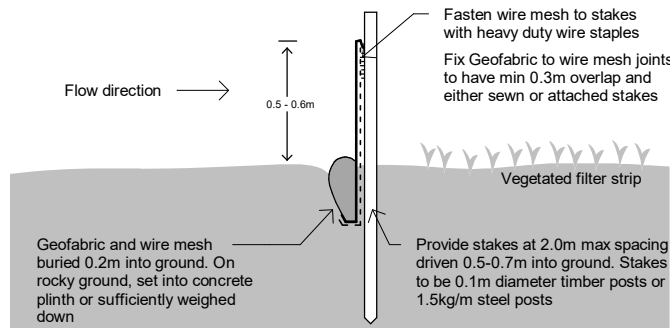


1 SEDIMENT CONTROL PLAN

A109 1 : 200

DISTURBED AREA

UNDISTURBED AREA



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

GENERAL LEGEND

SILT FENCE

STOCKPILE

MATERIAL STORAGE

WASTE STORAGE & RECYCLING AREA

GARBAGE BIN

ONSITE TOILET

ACCESS FOR VEHICLES



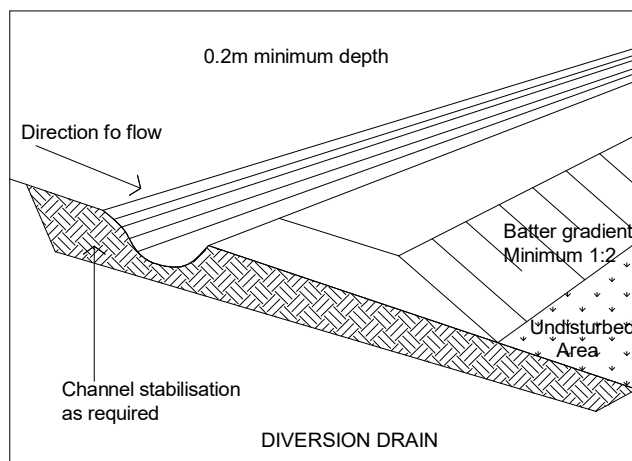
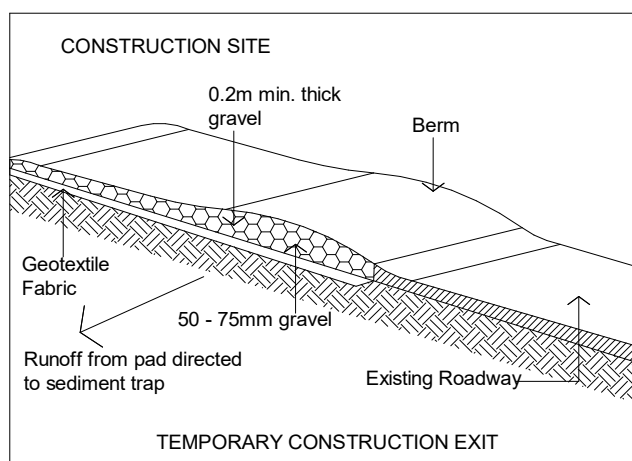
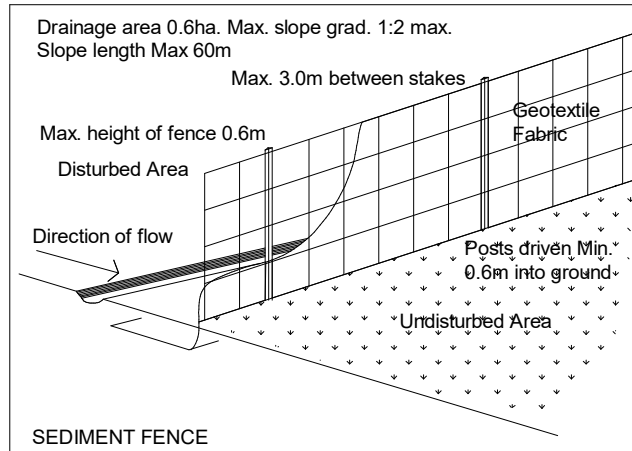
WASTE MANAGEMENT PLAN

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 waste 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.



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PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2018080

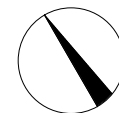
AT: 40 Maxwell St, Mona Vale

FOR: Jake & Rebecca Wicks

SHEET TITLE: SEDIMENT CONTROL PLAN

SHEET NO: A109

SCALE A3: As indicated



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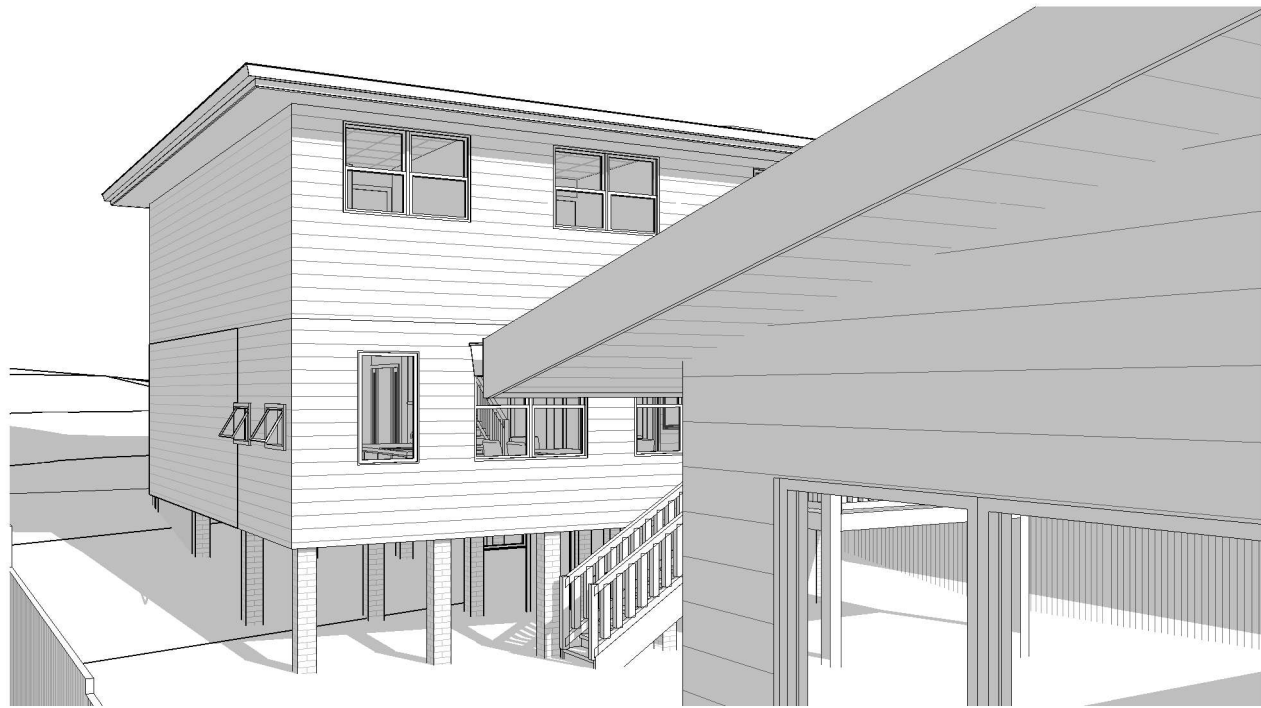
3 STREET VIEW

A110



1 KITCHEN - MAIN

A110



2 REAR VIEW

A110



4 PROPOSED SECONDARY

A110

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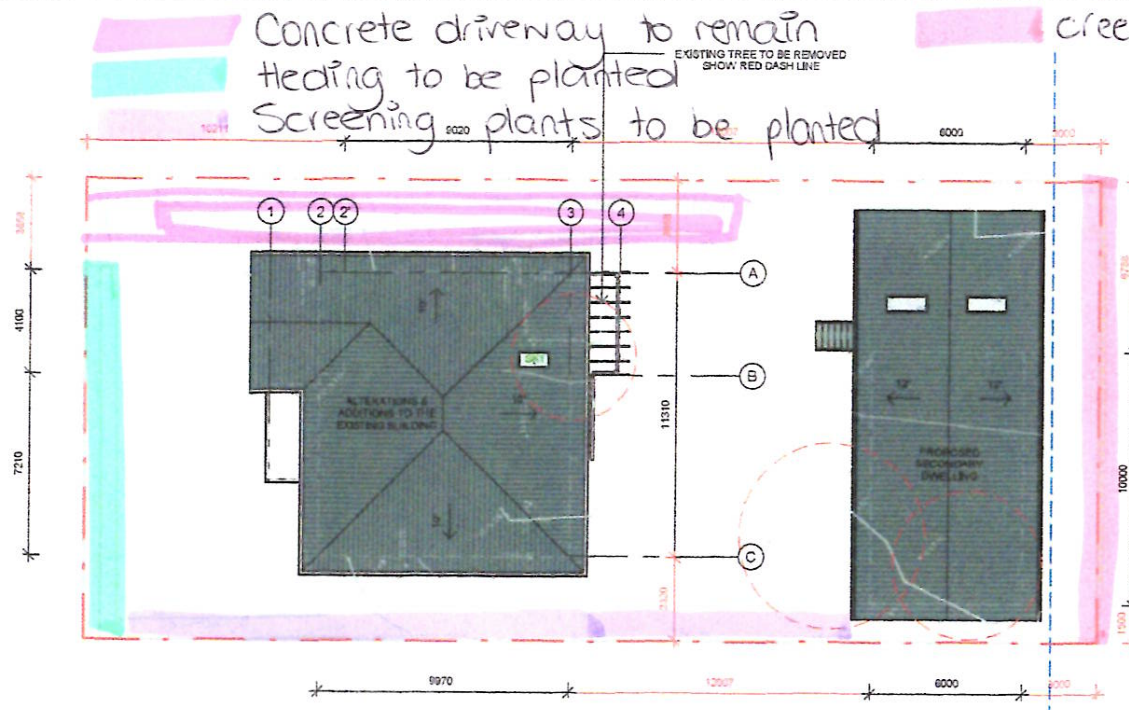
PO BOX 167
Newport 2106

Mobile: 0 414 310 171
E: info@bsbd.com.au

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

| | |
|--------------|----------|
| SHEET TITLE: | 3D VIEWS |
| SHEET NO: | A110 |
| SCALE A3: | |

LANDSCAPE PLAN

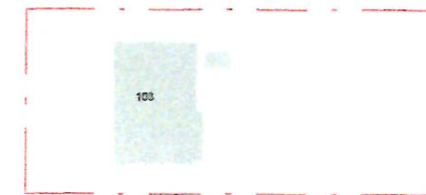


CALCULATION TABLE

| ZONE | R2 - LOW DENSITY RESIDENTIAL | | |
|----------------------|--|----------------|---------------------------|
| HAZARDS | Geotechnical Hazard/ Flood Risk - Low to Med | | |
| SITE AREA | 735.8 m ² (By Survey) | | |
| MAX. BUILDING HEIGHT | H _{max} = 8.5 m | | |
| BUILDING ENVELOPE | 3.5m - SIDE BOUNDARY ENVELOPES | | |
| | EXISTING | DEMOLISHED | PROPOSED |
| GFA - MAIN DWELLING | 76.2 m ² | m ² | 203m ² |
| SECONDARY DWELLING | - | - | 58m ² |
| SITE COVERAGE | 107 m ² / 14.5 % | m ² | 294 m ² / 40 % |
| HARD SURFACE | 67 m ² | m ² | 43 m ² |
| SOFT LANDSCAPING | 561.8 m ² / 76.3 % | - | 399 m ² / 54 % |

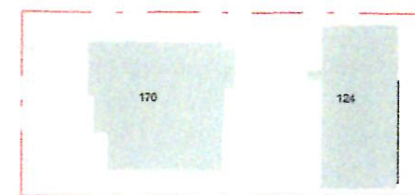
1 SITE PLAN

A101 1: 200



3 SITE PLAN ANALYSIS - EXISTING

A101 1: 500



4 SITE PLAN ANALYSIS - NEW PROPOSAL

A101 1: 500

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

NOTES

- Demolition works to be carried out in accordance with the requirements of A2801-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
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Schedule of Finishes

40 Maxwell St, Mona Vale NSW 2103

Jake and Rebecca Wicks

Addition to existing dwelling and new dwelling

External Wall Covering

Fibre Cement Cladding – Skylon Linear

Colour – Taupe Stone (Taubmans A29)

Roof Covering

Colourbond metal sheet roof

Colour – Colourbond Woodland Grey EB BC14

Gutters

Colour – Colourbond Woodland Grey EB BC14

Fascia

Colour – Taubmans Whitehouse A64

Windows, Doors, Flyscreens, Trims

Colour – Taubmans Whitehouse A64