40 Maxwell St, Mona Vale

1 | SITE PLAN

A101 | 1 : 200

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 %

3 | SITE PLAN ANALYSIS - EXISTING

A101 | 1 : 500

4 | SITE PLAN ANALYSIS - NEW PROPOSAL

A101 | 1 : 500

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 boundries 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

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

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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2018	EXISTING	MW	
	20.12.2018	PRELIMINARY 1	KM	
3	11.03.2019	DA ISSUE 3	KC	KM

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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: A101

SCALE A3: As indicated

1 NW ELEVATION

A104 1 : 100

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	

2 SE ELEVATION

A104 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:	A104
SCALE A3:	1 : 100

2 | SW ELEVATION

A105 | 1 : 100

1 | NE ELEVATION

A105 | 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:	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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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2018080
AT:	40 Maxwell St, Mona Vale
FOR:	Jake & Rebecca Wicks
SHEET TITLE:	SEC. DWELLING - ELEVATIONS
SHEET NO:	A106
SCALE A3:	1 : 100

MAXWELL
STREET
D.P.258582
D.P.258582
D.P.258582
D.P.258582
D.P.258582
D.P.258582
D.P.777582
D.P.777582
D.P.777

1 | SEDIMENT CONTROL PLAN

A109 | 1 : 200

GENERAL LEGEND

SILT FENCE	
STOCKPILE	SP
MATERIAL STORAGE	MS
WASTE STORAGE & RECYCLING AREA	WS
GARBAGE BIN	B
ONSITE TOILET	WC
ACCESS FOR VEHICLES	»

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

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

3 STREET VIEW
A110

1 KITCHEN - MAIN
A110

2 REAR VIEW
A110

4 PROPOSED SECONDARY
A110

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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2018080
AT:	40 Maxwell St, Mona Vale
FOR:	Jake & Rebecca Wicks
SHEET TITLE:	3D VIEWS
SHEET NO:	A110
SCALE A3:	

NOTIFICATION

1 | SITE PLAN.

NP1 | 1 : 200

2 | NW ELEVATION.

NP1 | 1 : 200

3 | SE ELEVATION.

NP1 | 1 : 200

4 | SW ELEVATION.

NP1 | 1 : 200

5 | NE ELEVATION.

NP1 | 1 : 200

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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2018080
AT:	40 Maxwell St, Mona Vale
FOR:	Jake & Rebecca Wicks
SHEET TITLE:	NOTIFICATION - MAIN DWELLING
SHEET NO:	NP1
SCALE A3:	1 : 200

NOTIFICATION

1 | SITE PLAN..

NP2 | 1 : 200

2 | SD - NE ELEVATION.

NP2 | 1 : 200

3 | SD - SW ELEVATION.

NP2 | 1 : 200

4 | SD - NW ELEVATION.

NP2 | 1 : 200

5 | SD - SE ELEVATION.

NP2 | 1 : 200

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PROJECT NO.:	2018080
AT:	40 Maxwell St, Mona Vale
FOR:	Jake & Rebecca Wicks
SHEET TITLE:	NOTIFICATION - SD
SHEET NO:	NP2
SCALE A3:	1 : 200

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