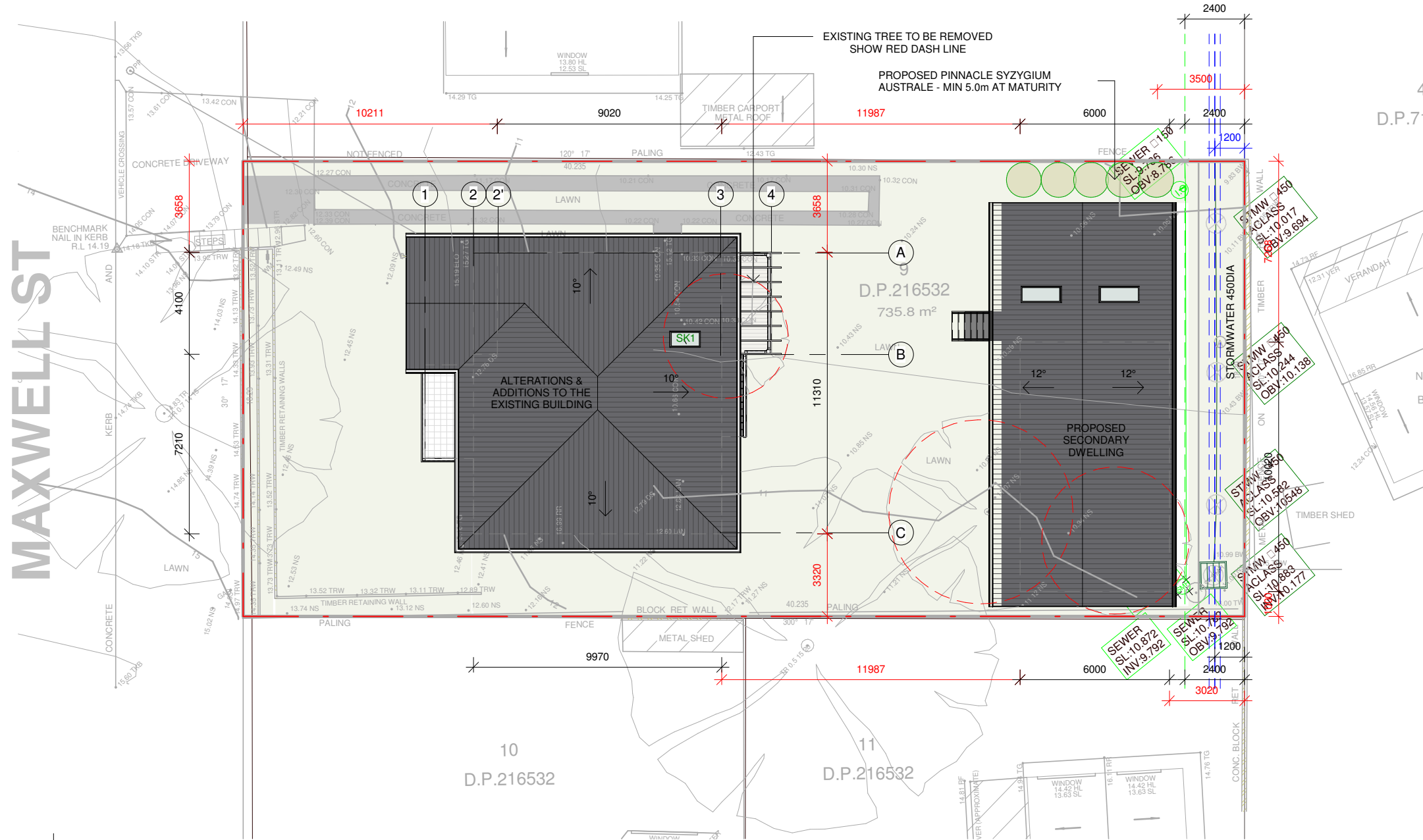
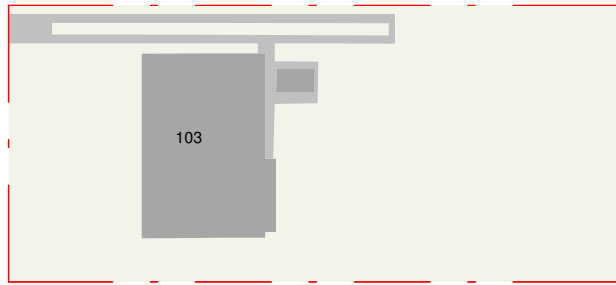


MAXWELL ST



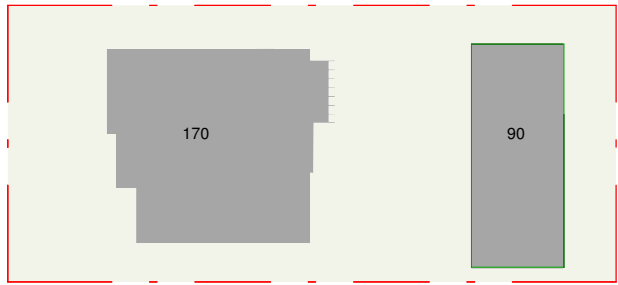
1 SITE PLAN

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

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

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	Hmax = 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	260 m ² / 35 %
HARD SURFACE	67 m ²	m ²	43 m ²
SOFT LANDSCAPING	561.8 m ² / 76.3 %	-	432.8 m ² / 58.9 %



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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
-	10.12.2018	EXISTING	MW	
	20.12.2018	PRELIMINARY 1	KM	
3	11.03.2019	DA ISSUE 3	KC	KM

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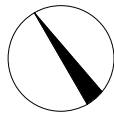
PO BOX 167
Newport 21106

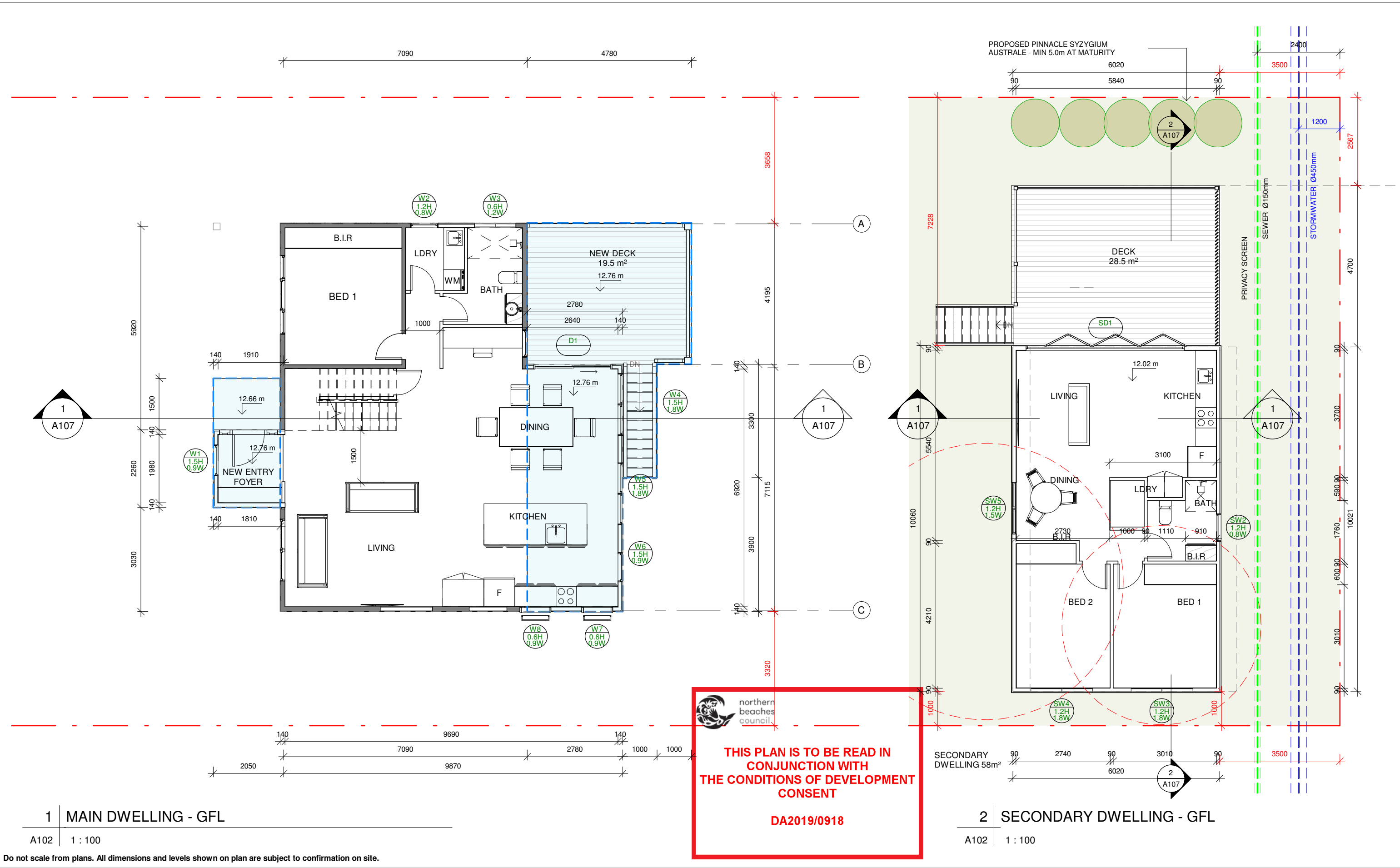
Mobile: 0 414 310 171
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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2018080
AT:	40 Maxwell St, Mona Vale
FOR:	Jake & Rebecca Wicks

SHEET TITLE:	SITE PLAN
SHEET NO:	A101
SCALE A3:	As indicated





ISSUE	DATE	DESCRIPTION	DRWN	CHKD
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BLUE SKY

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PROJECT TITLE:

ALTERATION & ADDITION

PROJECT NO.:

2018080

AT:

40 Maxwell St, Mona Vale

FOR:

Jake & Rebecca Wicks

SHEET TITLE:

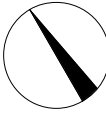
GROUND FLOOR PLAN

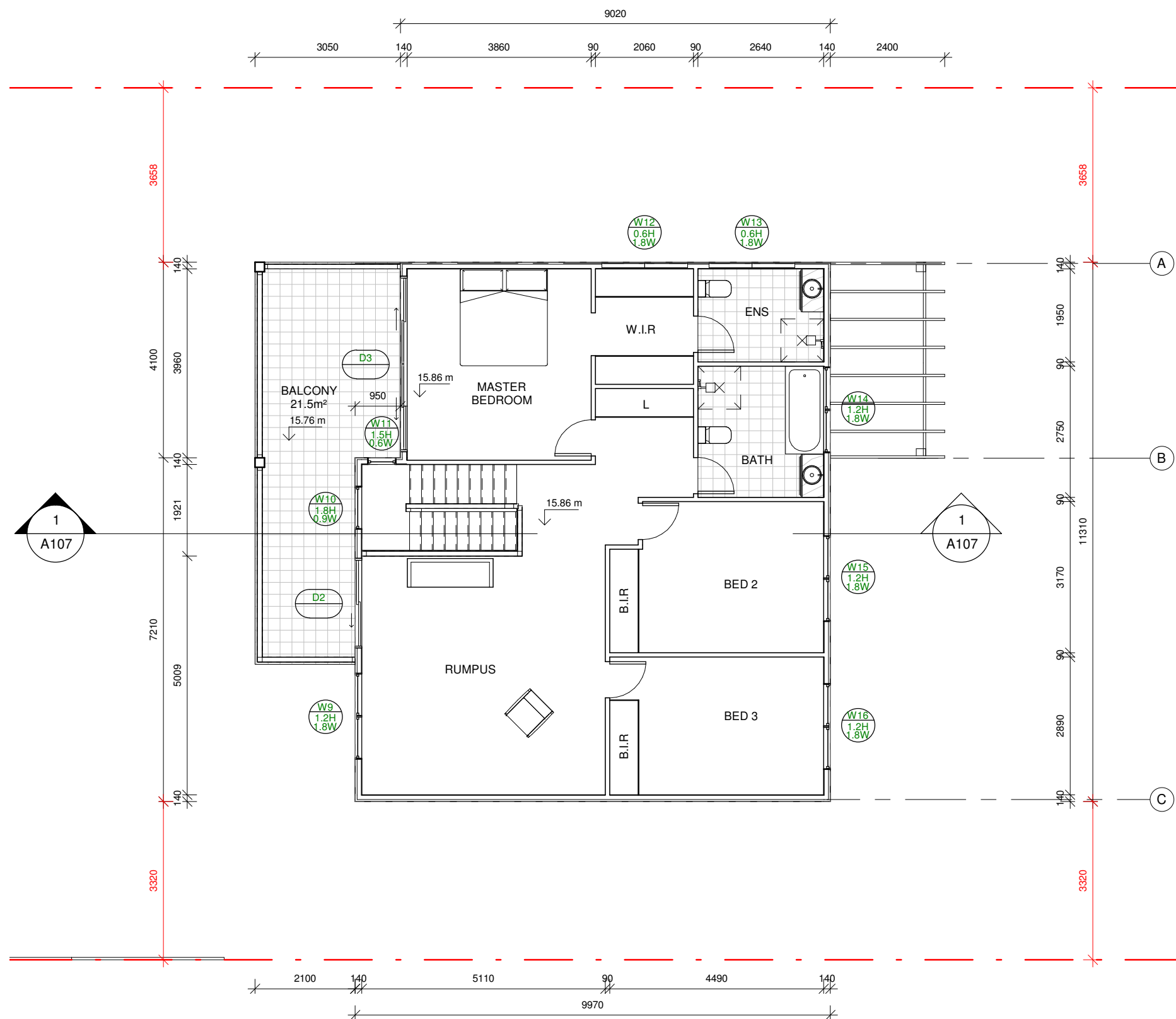
SHEET NO:

A102

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



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1 | MAIN DWELLING - FFL

A103 | 1 : 100

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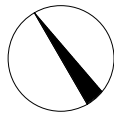
PO BOX 167
Newport 2106

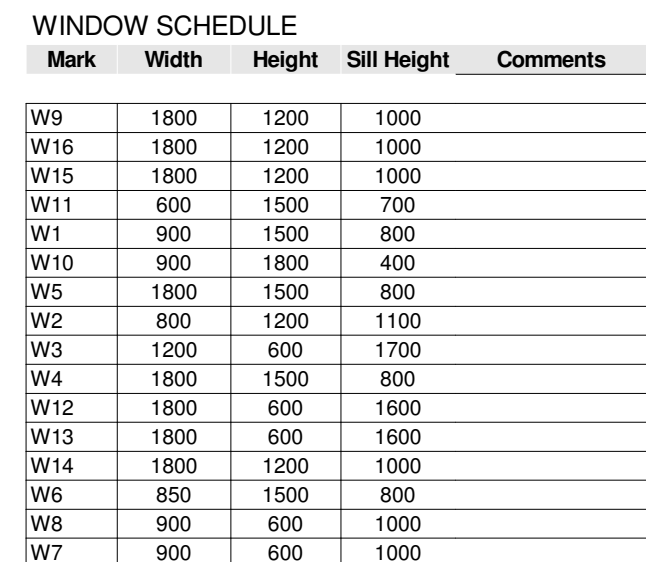
Mobile: 0 414 310 171
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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2018080
AT:	40 Maxwell St, Mona Vale
FOR:	Jake & Rebecca Wicks

SHEET TITLE:	FIRST FLOOR PLAN
SHEET NO:	A103
SCALE A3:	1 : 100





DOOR SCHEDULE

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

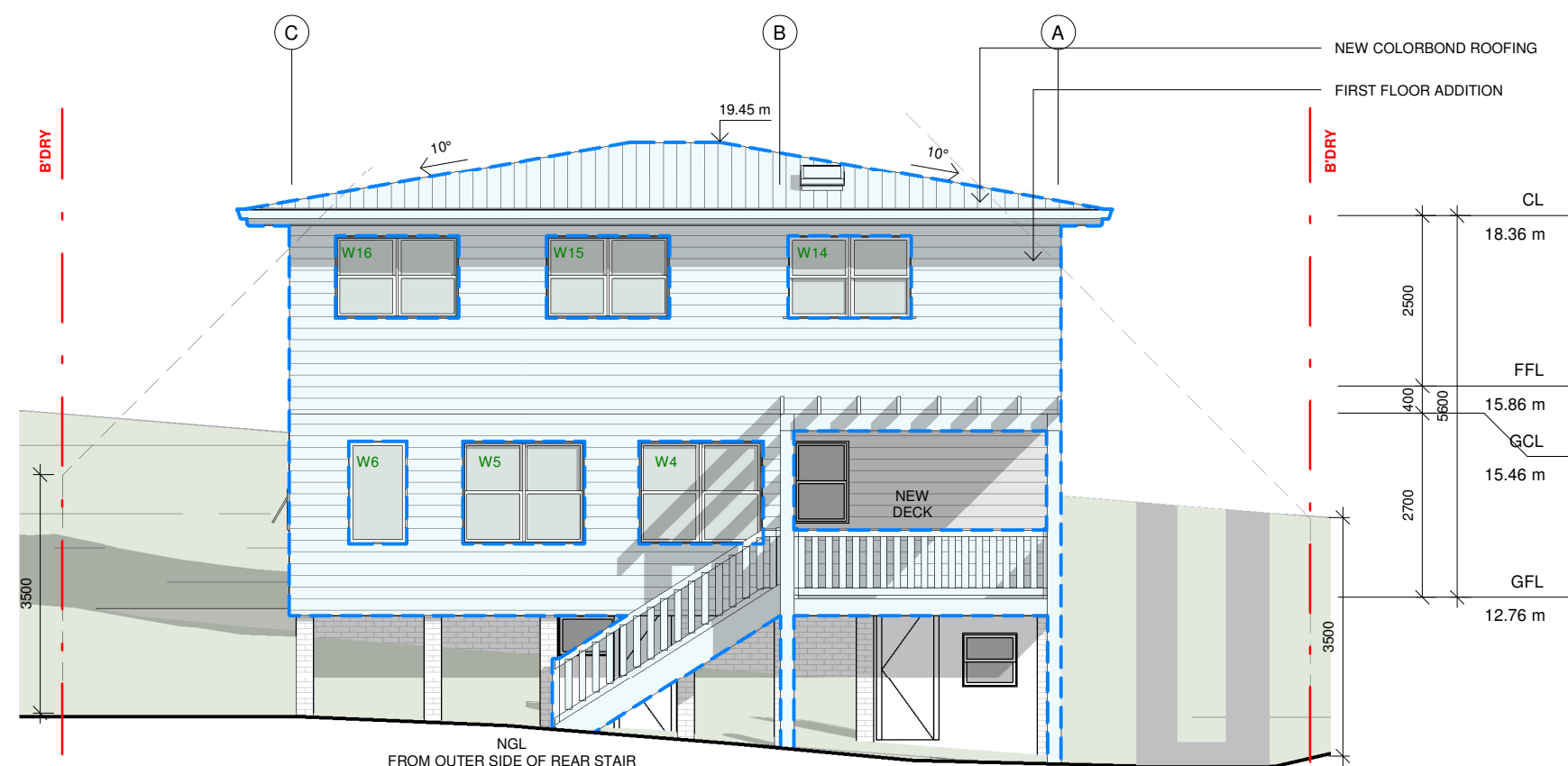
1 | NW ELEVATION

A104	1 : 100
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2 | SE ELEVATION

A104	1 : 100
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-	10.12.2018	EXISTING	MW	
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3	11.03.2019	DA ISSUE 3	KC	KM

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PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2018080

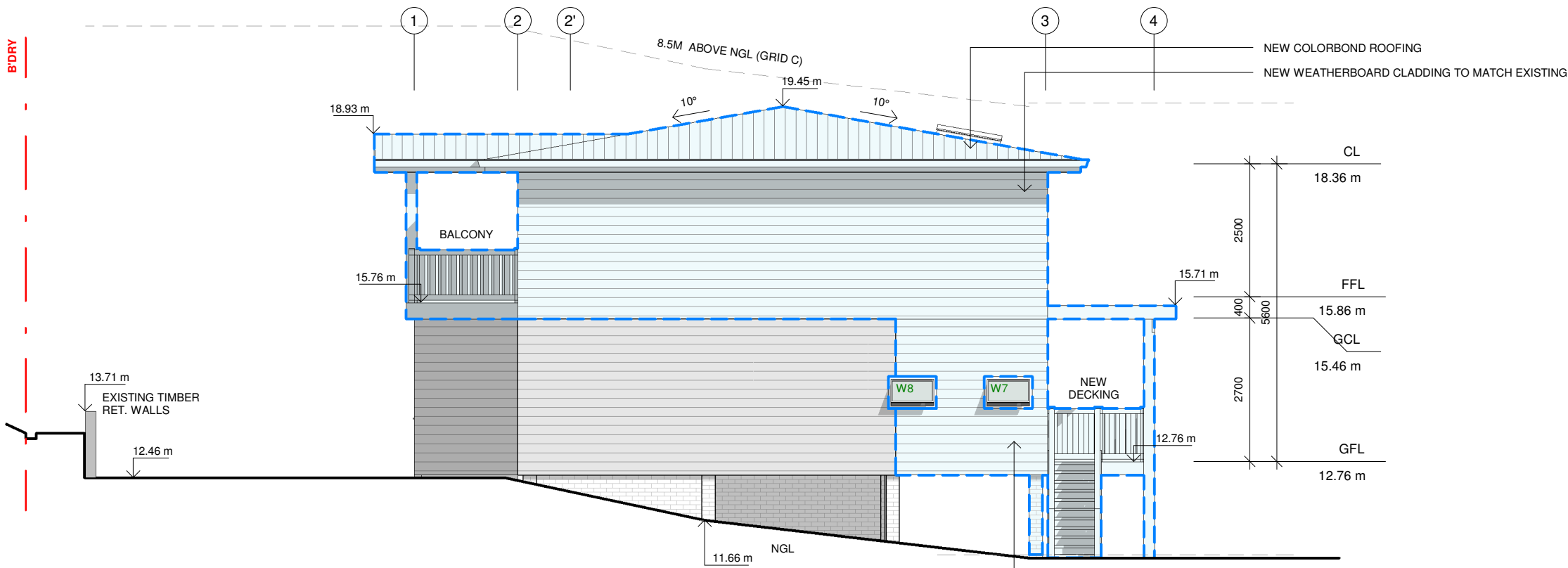
AT: 40 Maxwell St, Mona Vale

FOR: Jake & Rebecca Wicks

SHEET TITLE: MAIN DWELLING - ELEVATIONS

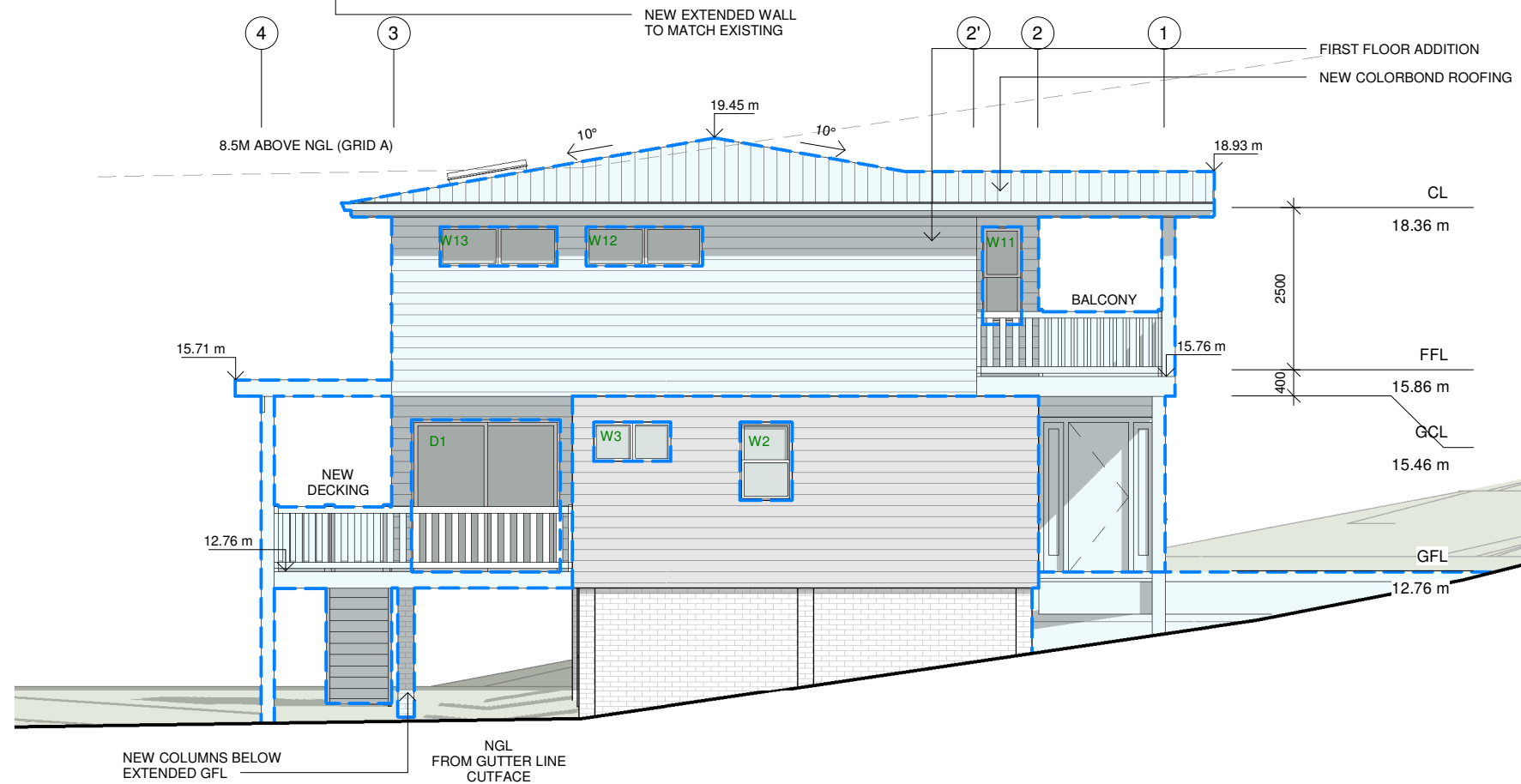
SHEET NO: A104

SCALE A3: 1 : 100



2 SW ELEVATION

A105 1 : 100



1 NE ELEVATION

A105 1 : 100

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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
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PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2018080

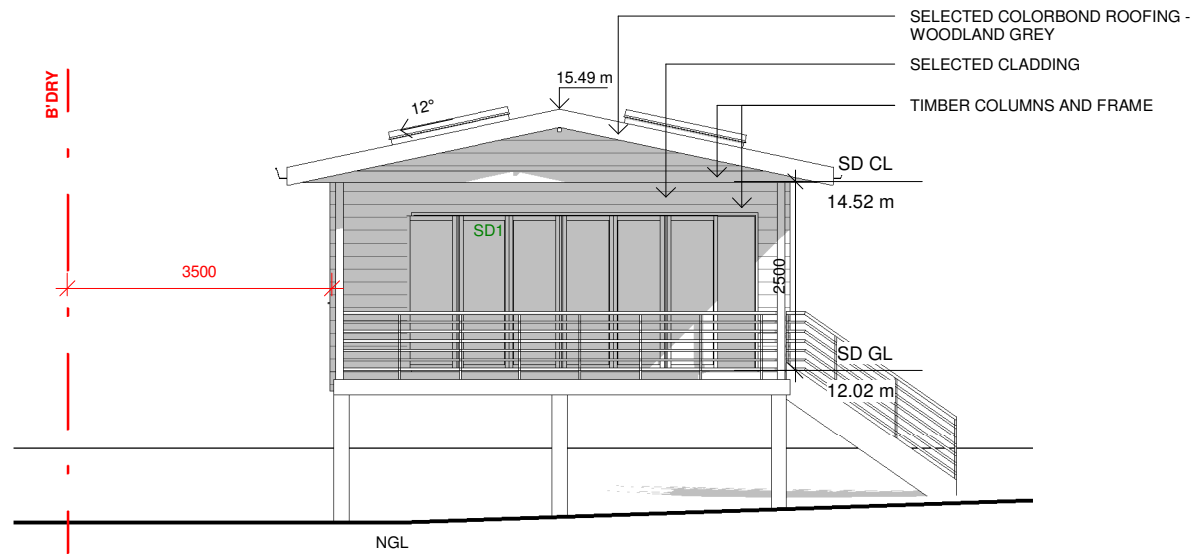
AT: 40 Maxwell St, Mona Vale

FOR: Jake & Rebecca Wicks

SHEET TITLE: MAIN DWELLING - ELEVATIONS

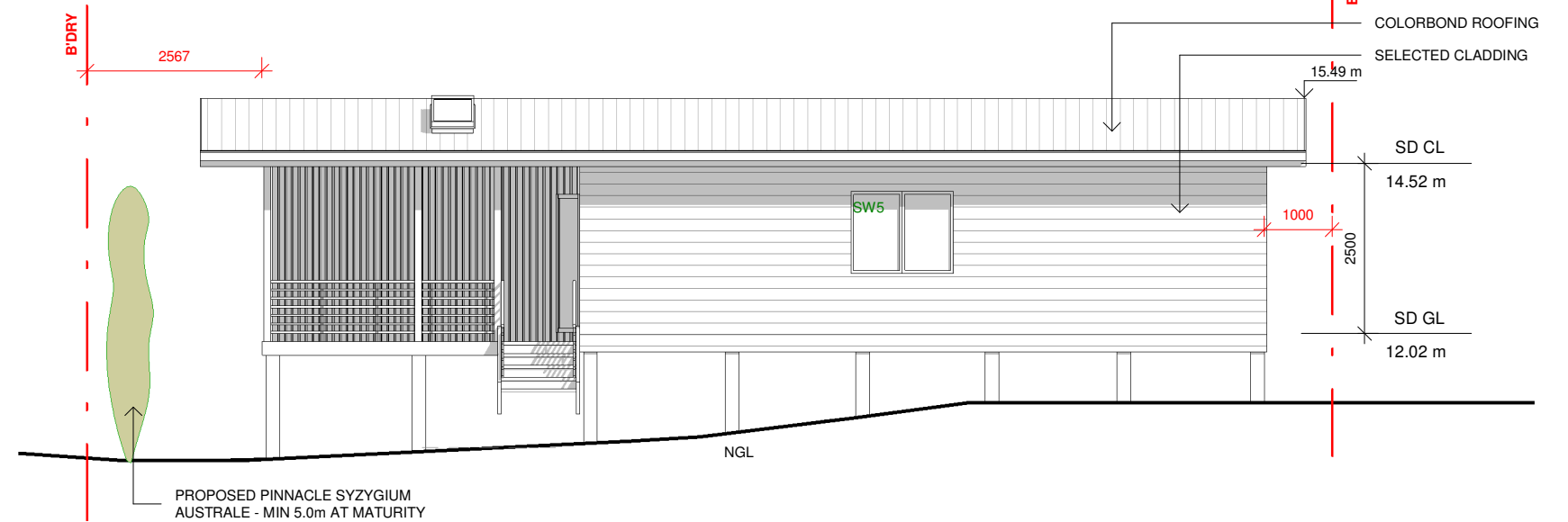
SHEET NO: A105

SCALE A3: 1 : 100



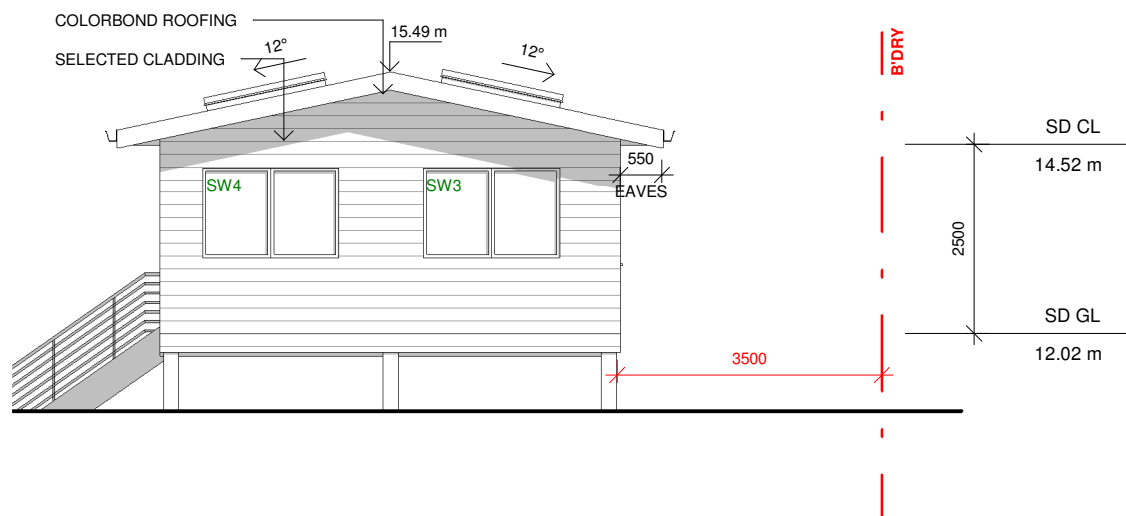
1 SD - NE ELEVATION

A106 1 : 100



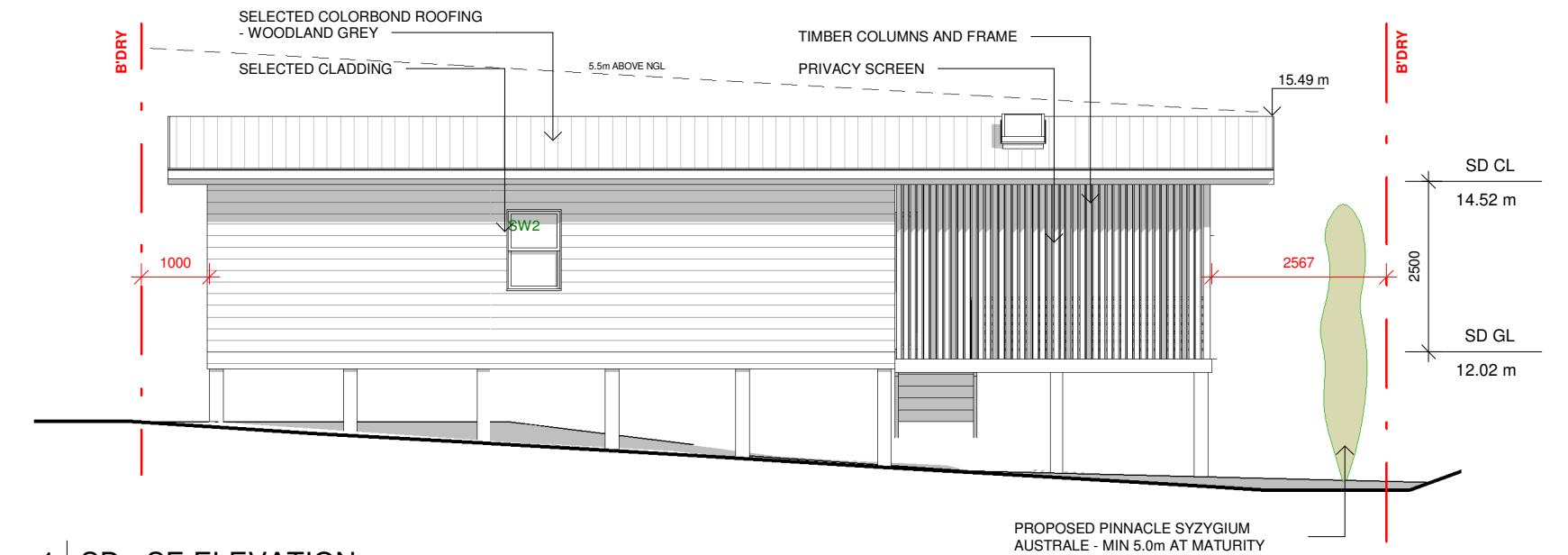
2 SD - NW ELEVATION

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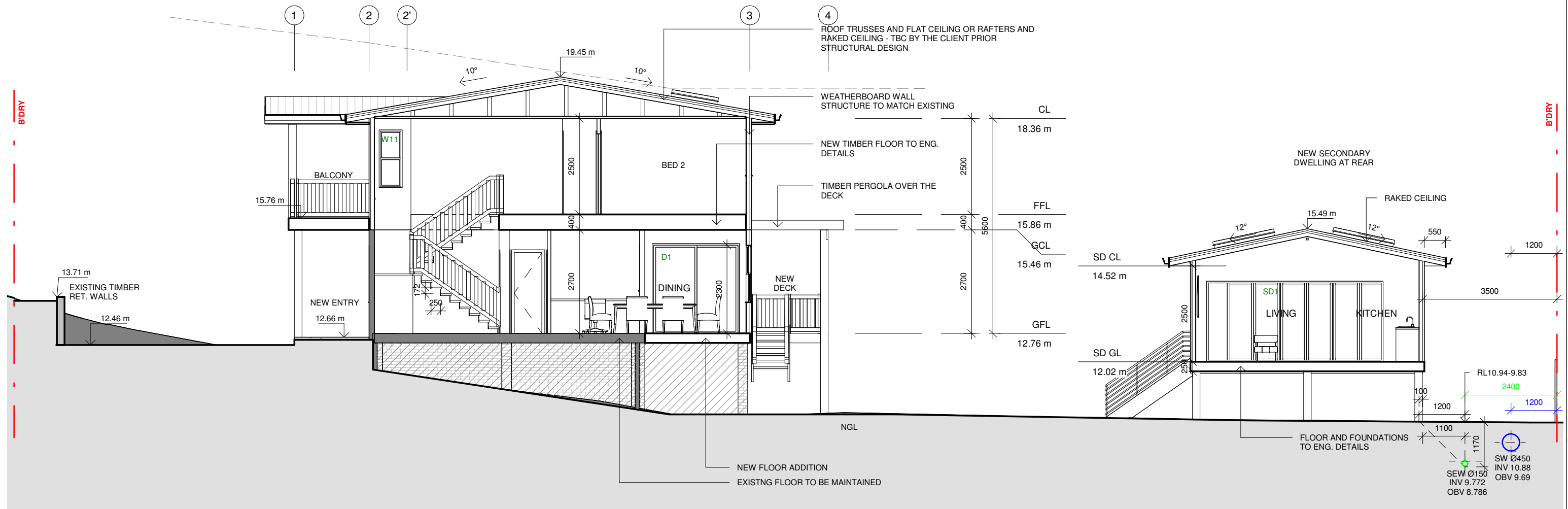
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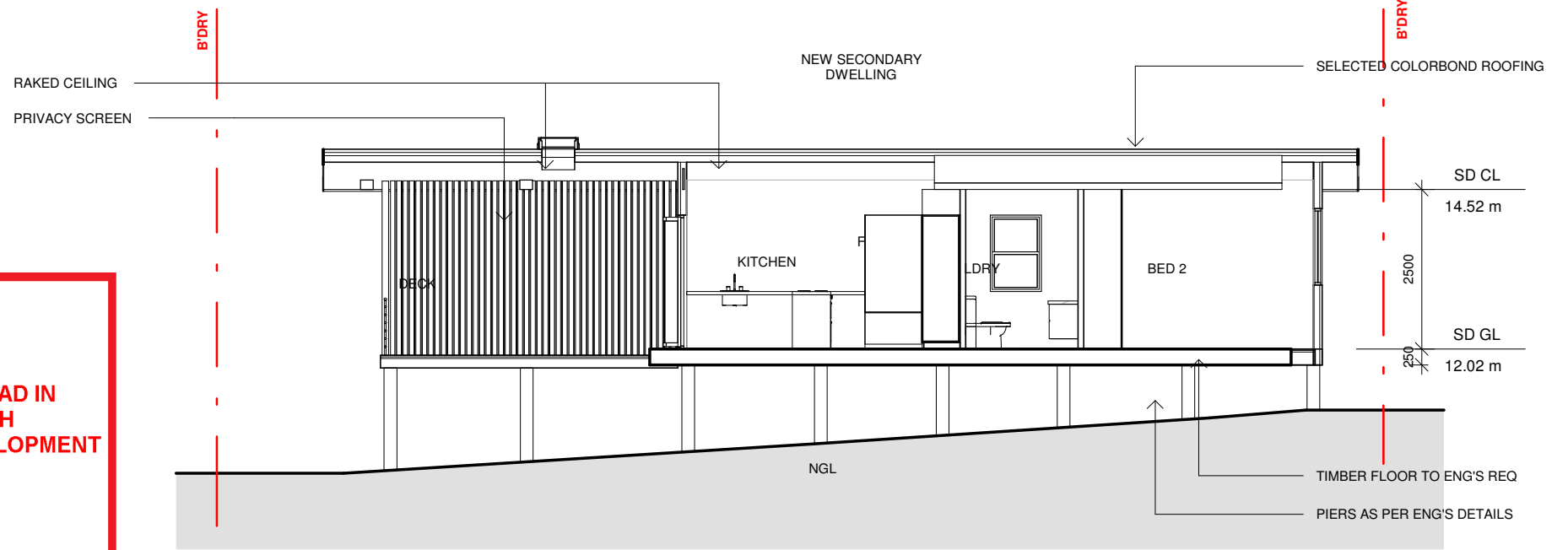
PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2018080
AT:	40 Maxwell St, Mona Vale
FOR:	Jake & Rebecca Wicks

SHEET TITLE:	SEC. DWELLING - ELEVATIONS
SHEET NO:	A106
SCALE A3:	1 : 100



1 SECTION A - A'

A107 1 : 100



2 SECTION B - B'

A107 1 : 100

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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