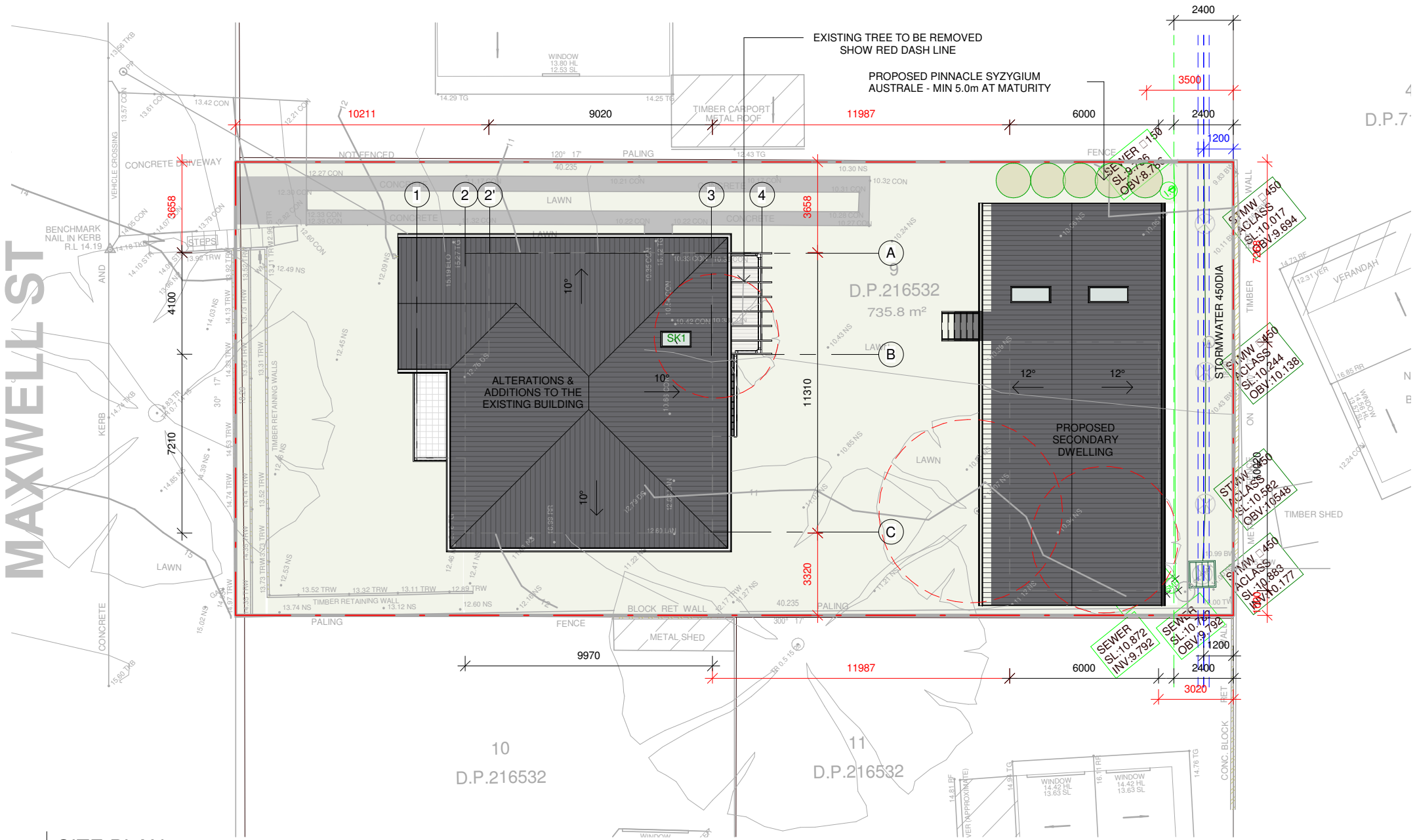


MAXWELL ST



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 %

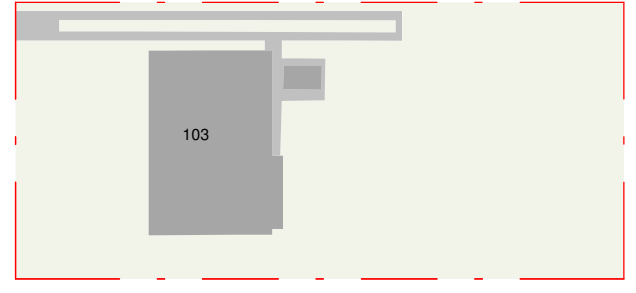


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/0918

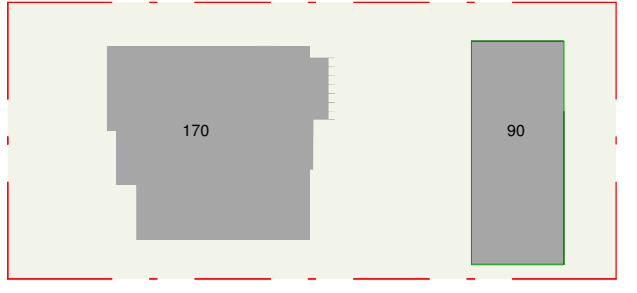
1 | SITE PLAN

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 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

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	
3	11.03.2019	DA ISSUE 3	KC	KM



 PO BOX 167 Newport 2106

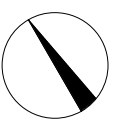
 Mobile: 0 414 310 171

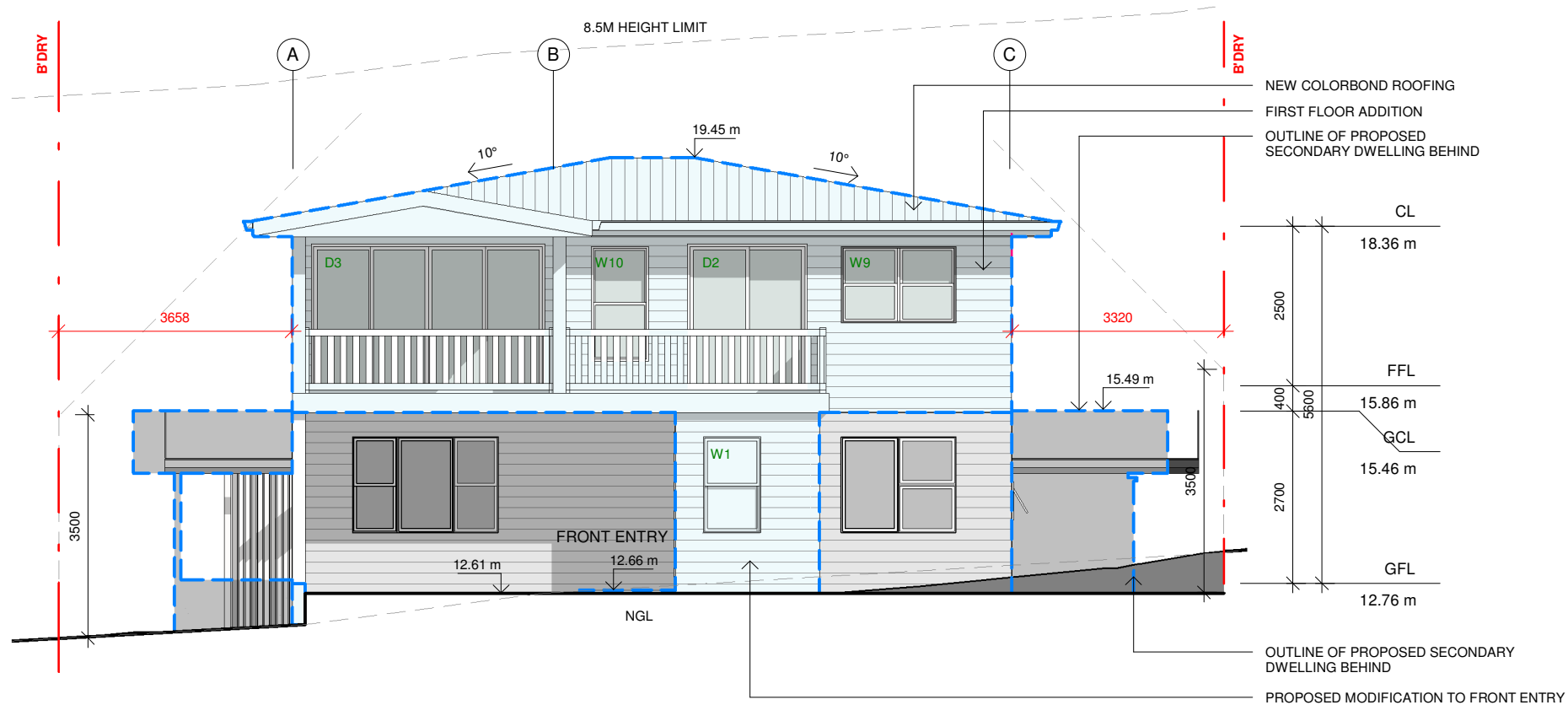
 E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

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





WINDOW SCHEDULE

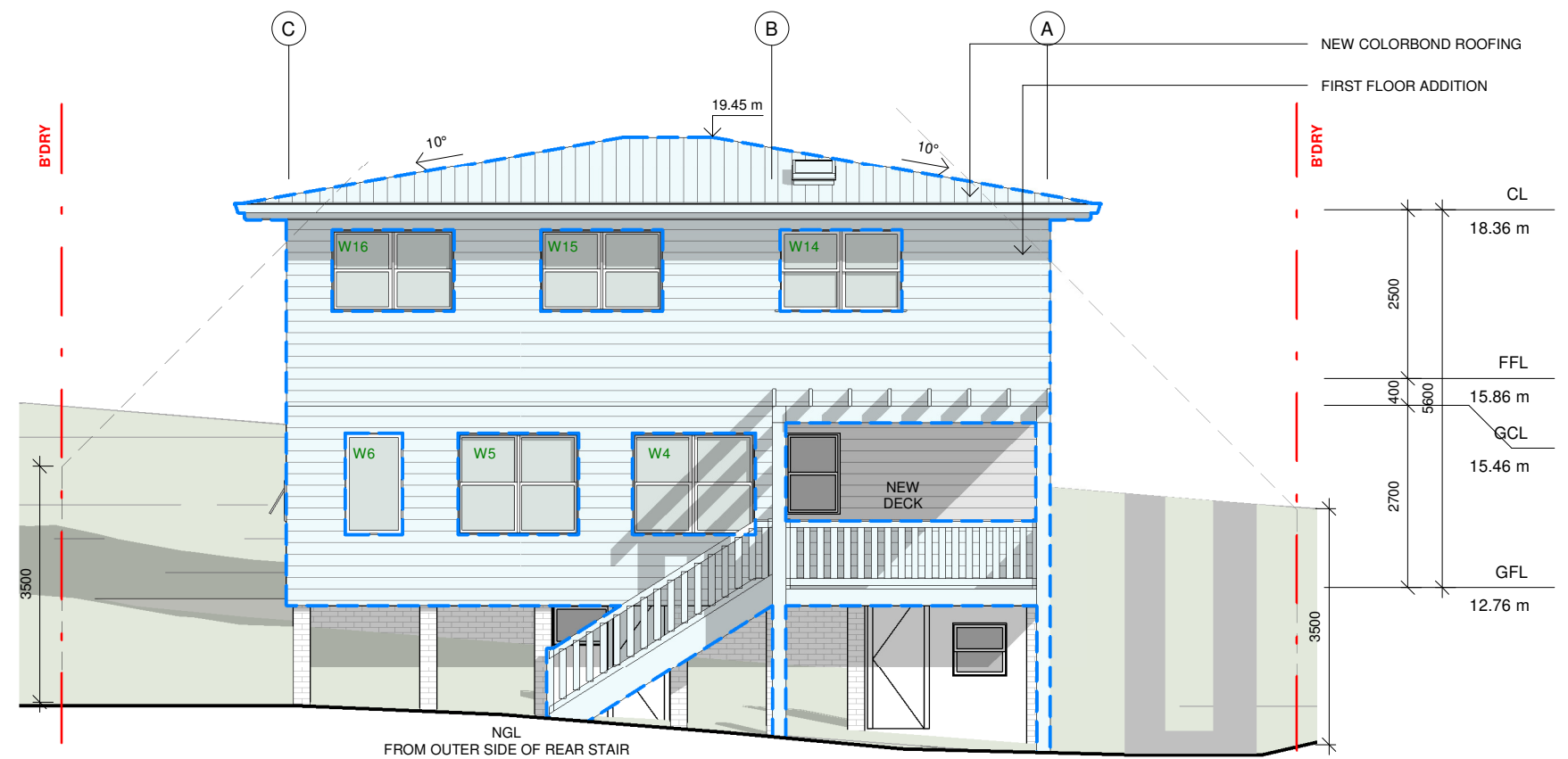
Mark	Width	Height	Sill Height	Comments
W9	1800	1200	1000	
W16	1800	1200	1000	
W15	1800	1200	1000	
W11	600	1500	700	
W1	900	1500	800	
W10	900	1800	400	
W5	1800	1500	800	
W2	800	1200	1100	
W3	1200	600	1700	
W4	1800	1500	800	
W12	1800	600	1600	
W13	1800	600	1600	
W14	1800	1200	1000	
W6	850	1500	800	
W8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

A104 | 1 : 100



2 | SE ELEVATION

A104 | 1 : 100


northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/0918

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

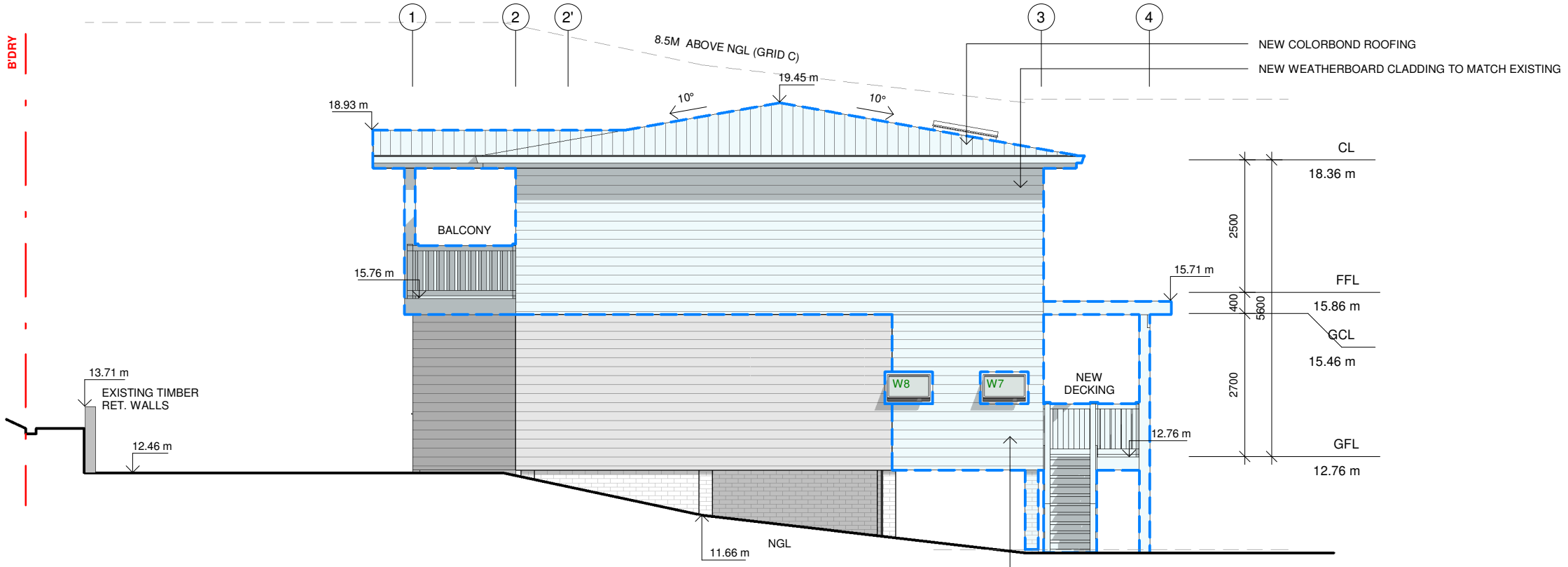
ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2018	EXISTING	MW	
	20.12.2018	PRELIMINARY 1	KM	
3	11.03.2019	DA ISSUE 3	KC	KM


 PO BOX 167 Newport 2106
 Mobile: 0 414 310 171
 E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

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

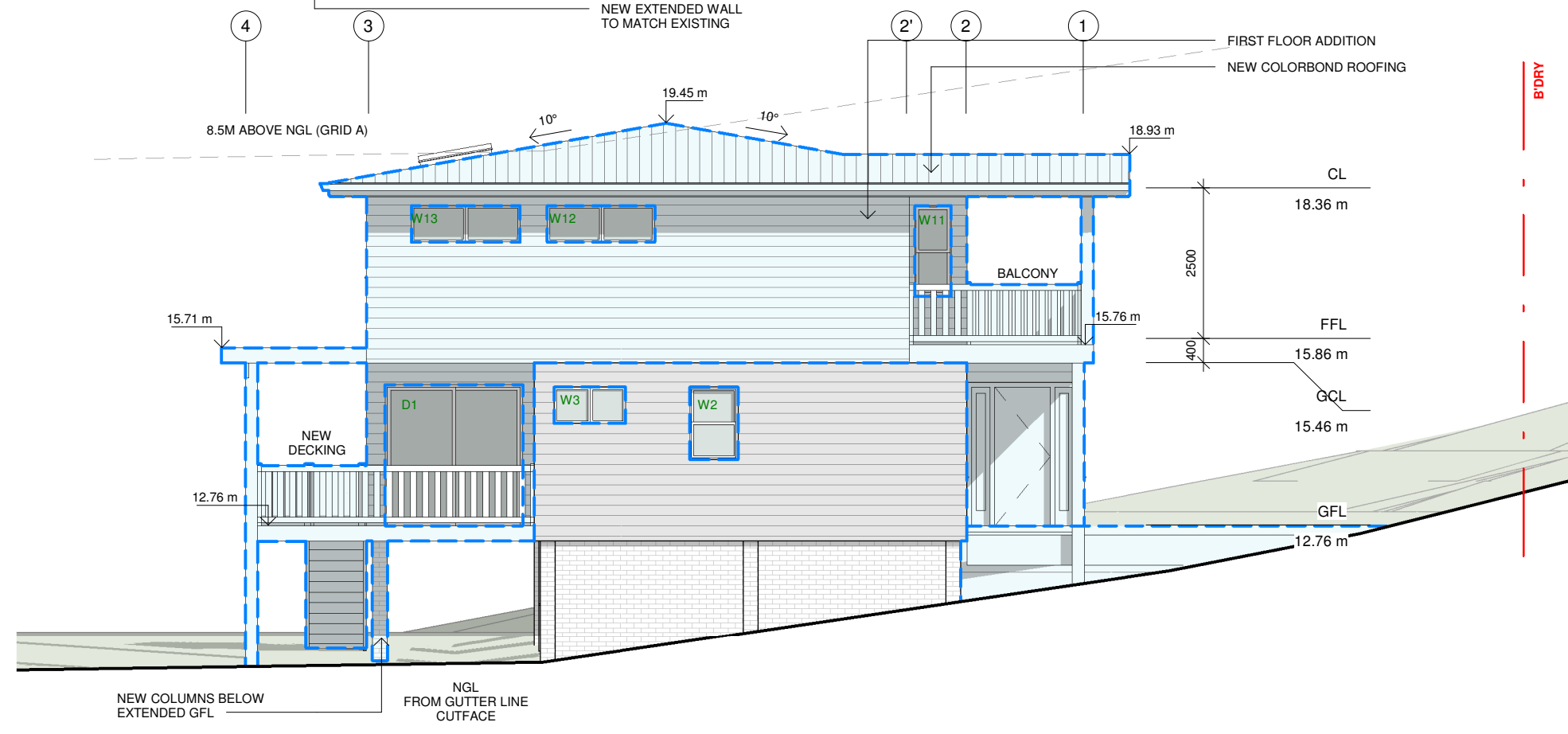


2 SW ELEVATION

A105 1 : 100



 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2019/0918



1 NE ELEVATION

A105 1 : 100

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

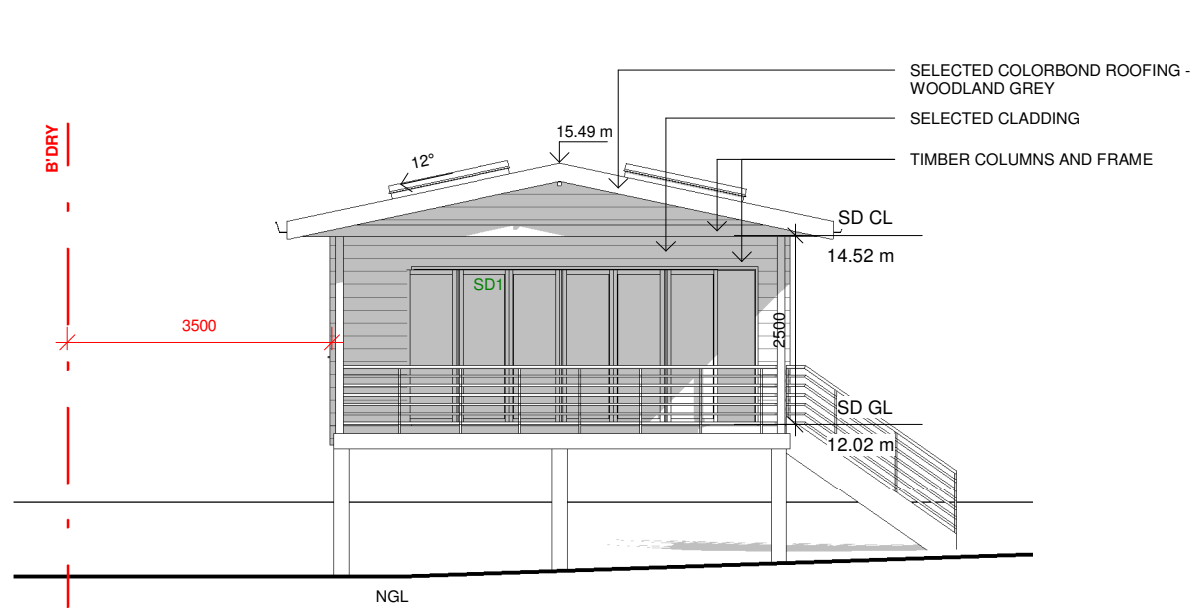
ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2018	EXISTING	MW	
	20.12.2018	PRELIMINARY 1	KM	
3	11.03.2019	DA ISSUE 3	KC	KM



BLUE SKY
 BUILDING DESIGNS
 PO BOX 167 Newport 2106
 Mobile: 0 414 310 171
 E: info@bsbd.com.au
www.blueskybuildingdesigns.com.au

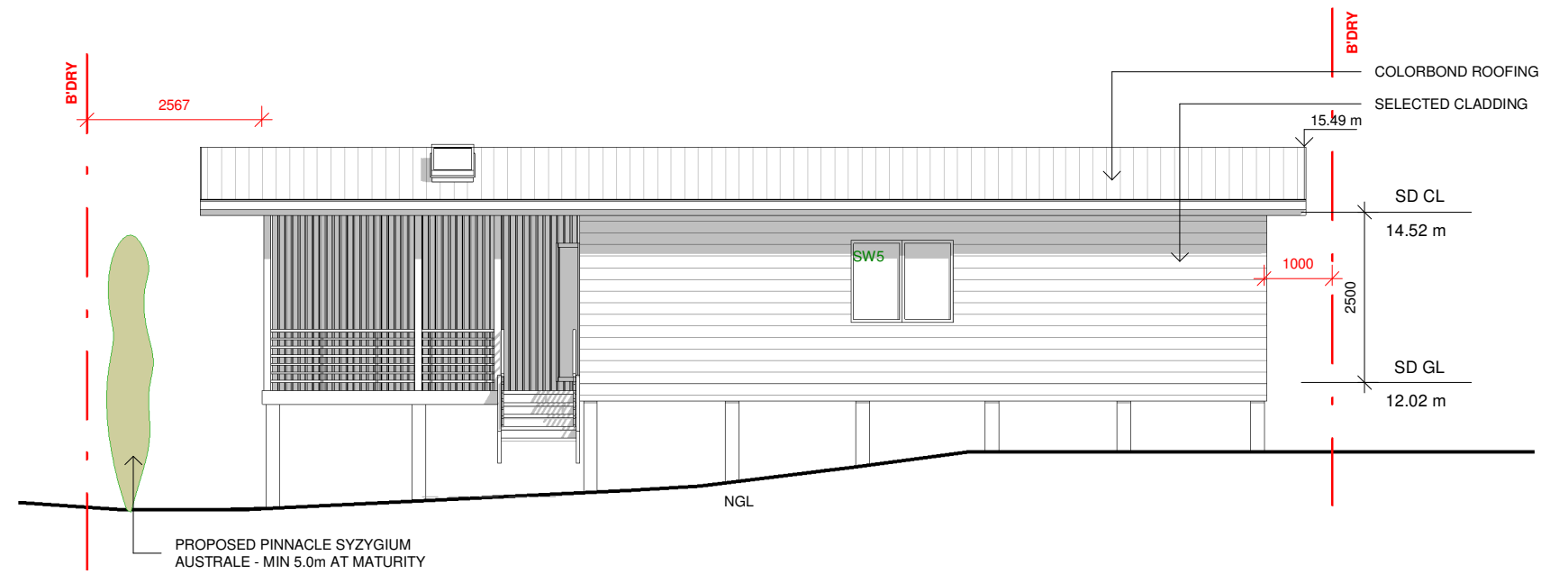
PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: 2018080
AT: 40 Maxwell St, Mona Vale
FOR: Jake & Rebecca Wicks

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



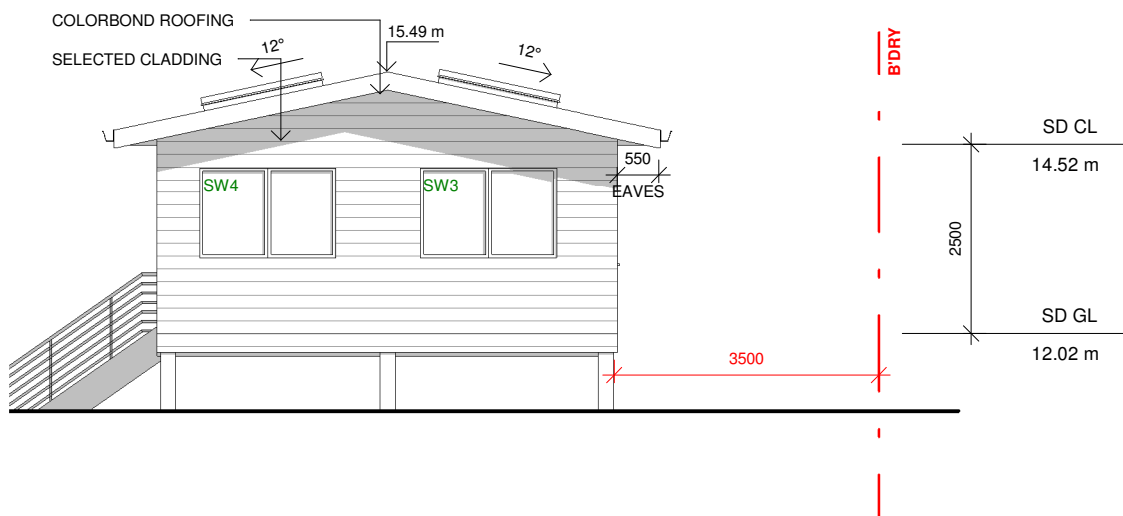
1 SD - NE ELEVATION

A106 1 : 100



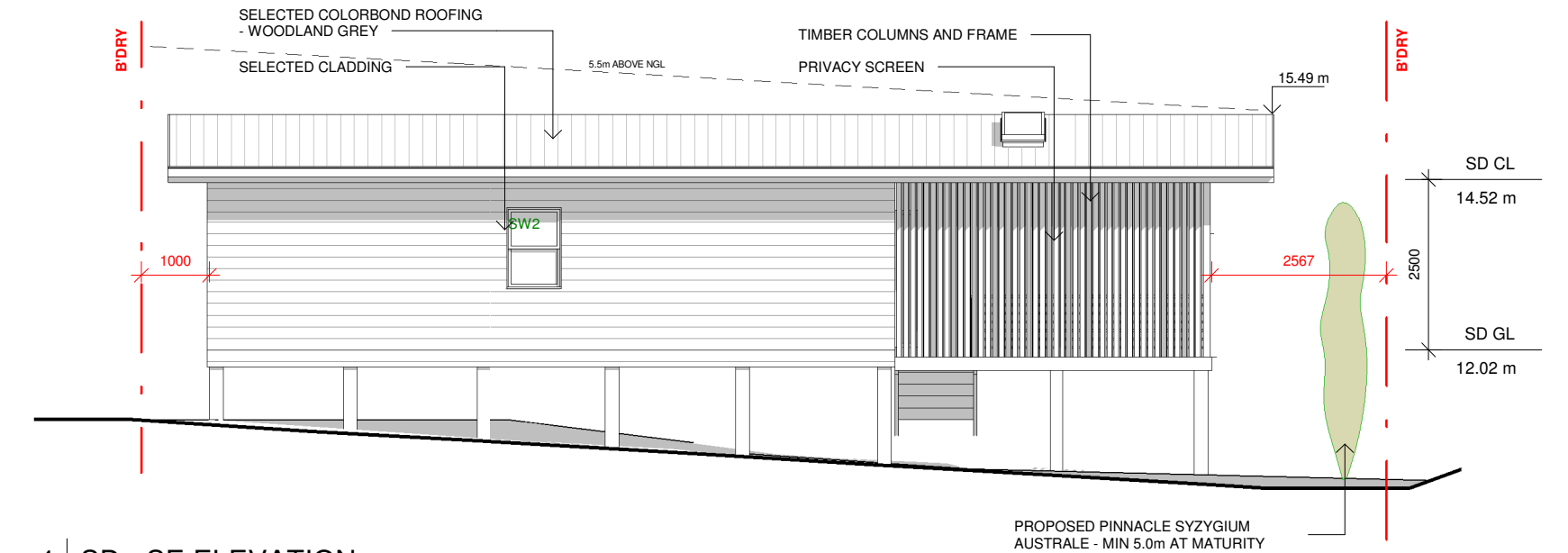
2 SD - NW ELEVATION

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	



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/0918

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	
3	11.03.2019	DA ISSUE 3	KC	KM

BLUE SKY
BUILDING DESIGNS

PO BOX 167
Newport 2106

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

www.blueskybuildingdesigns.com.au

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