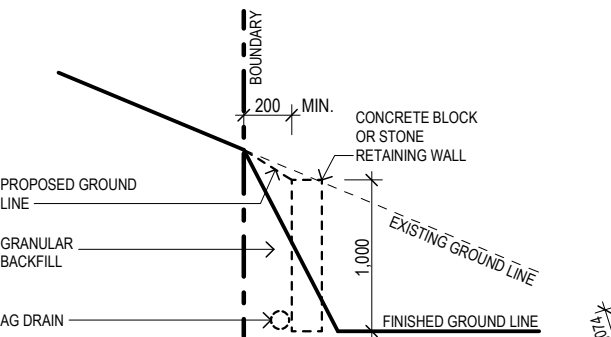
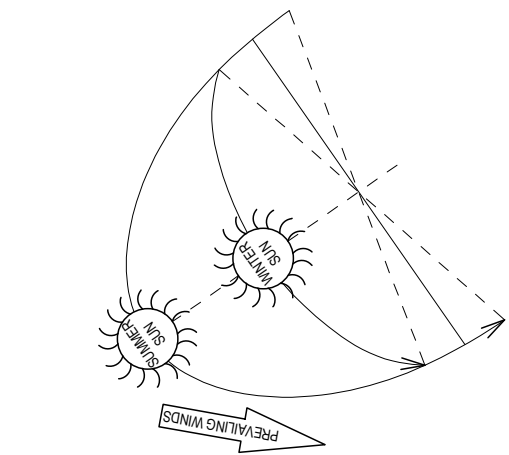


**RETAINING WALL - BY OWNER**  
**NOTE:** DESIGN AND CONSTRUCTION OF RETAINING WALLS BY OWNER PRIOR TO OCCUPATION CERTIFICATE. RETAINING WALLS OVER 1m H WILL BE REQUIRED TO BE DESIGNED BY A STRUCTURAL ENGINEER AND DETAILS WILL BE REQUIRED TO BE SUBMITTED TO THE PCA.

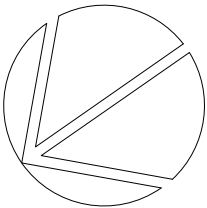


**RETAINING WALL DETAIL**  
SCALE 1:50



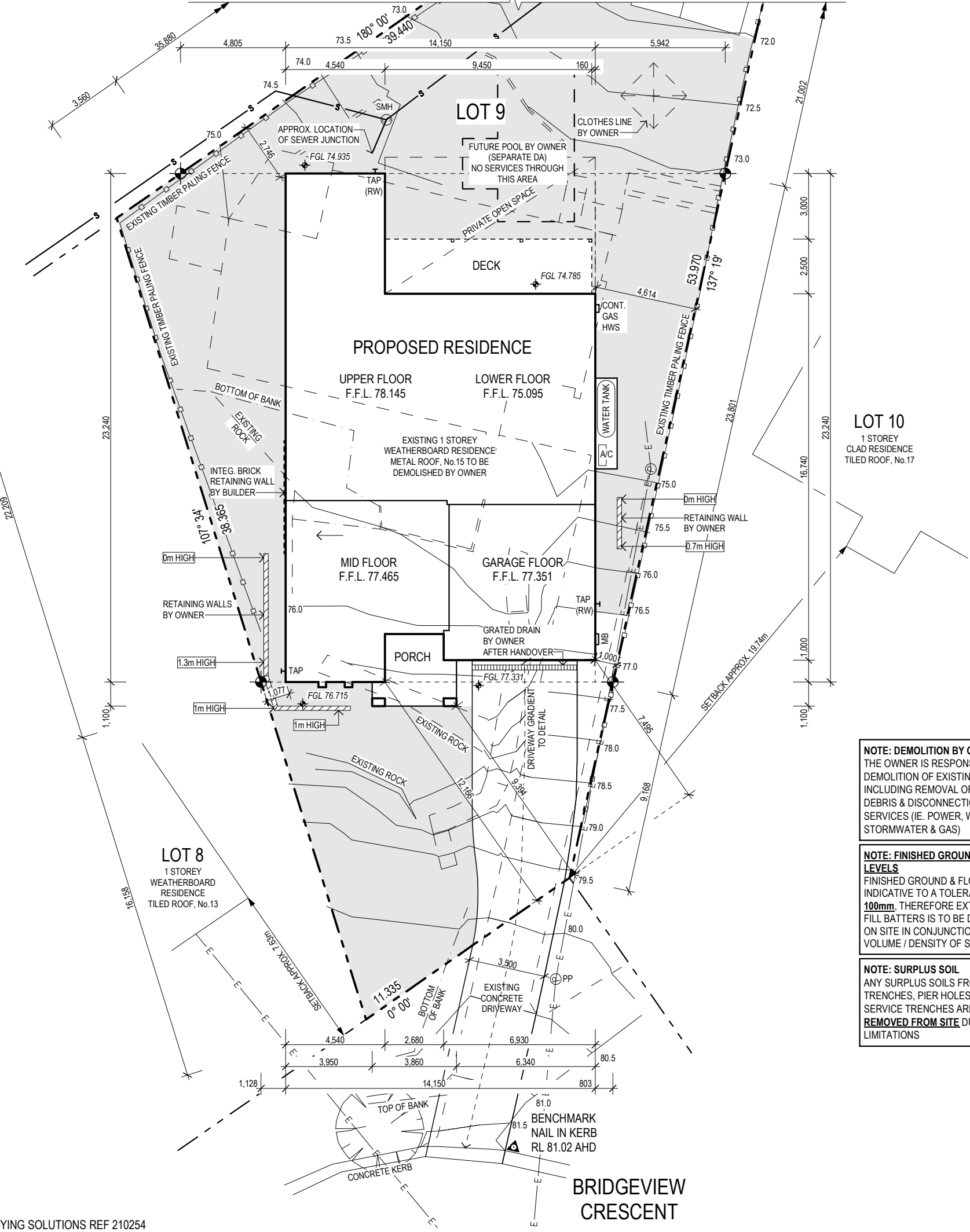
**SITE ANALYSIS**

LEVELS ARE BASED  
ON AUSTRALIAN  
HEIGHT DATUM (AHD)  
USING PM 2791  
WITH RL 101.254 (AHD)



**SITE PLAN**

SCALE 1:200 LOT 9 DP 25048 AREA 928.20m<sup>2</sup>  
SURVEY INFORMATION OBTAINED FROM TOTAL SURVEYING SOLUTIONS REF 210254








**NOTE: DEMOLITION BY OWNER**  
THE OWNER IS RESPONSIBLE FOR DEMOLITION OF EXISTING HOUSE, INCLUDING REMOVAL OF ALL BUILDING DEBRIS & DISCONNECTION OF SERVICES (IE. POWER, WATER, SEWER, STORMWATER & GAS)

**NOTE: FINISHED GROUND & FLOOR LEVELS**  
FINISHED GROUND & FLOOR LEVELS INDICATIVE TO A TOLERANCE OF  $\pm 100\text{mm}$ , THEREFORE EXTENT OF CUT / FILL BATTERS IS TO BE DETERMINED ON SITE IN CONJUNCTION WITH VOLUME / DENSITY OF SOIL MATERIALS.

**NOTE: SURPLUS SOIL**  
ANY SURPLUS SOILS FROM FOOTING TRENCHES, PIER HOLES AND/OR SERVICE TRENCHES ARE TO BE **REMOVED FROM SITE** DUE TO SITE LIMITATIONS

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SITE PLAN LEGEND		
MARK	DESCRIPTION	
	SURVEY SETOUT PEG	
 MB	METER BOX	
TAP	TOWNWATER TAP	<b>NOTE:</b> EXACT POSITION OF TAP TO BE DETERMINED ON SITE
TAP (RW)	RECYCLED / RAINWATER TAP	
	ALL RETAINING WALLS BY OWNER U.N.O.	
 -S-	APPROXIMATE SEWER LOCATION	
 FGL XX.XXX	PROPOSED FINISHED GROUND LEVELS BY OWNER PRIOR TO OCCUPATION CERTIFICATE	

**SOIL CLASSIFICATION:** M / P

**WIND CLASSIFICATION:** N3

**GAS TYPE:** NATURAL GAS

SITE AREA TABLE		FLOOR AREA TABLE	
AREA	m <sup>2</sup>	AREA	m <sup>2</sup>
SITE	928.20	UPPER / MID FLOOR	213.72
LANDSCAPED (SOFT)	536.44	LOWER FLOOR	159.84
DRIVEWAY	51.66	GARAGE	49.64
FOOTPRINT	278.08	DECK	24.03
PRIVATE OPEN SPACE	60.00	PORCH	10.71
<b>TOTAL FLOOR AREA:</b>	<b>423.20</b>	<b>ROOF AREA</b>	<b>334.47</b>

**SITE COVERAGE:** 29.95%

**NOTE:** PROPOSED DRIVEWAY BY OWNER

WATER TANK - 1 x 3,000 LITRE (2.6m LONG x 0.8m WIDE x 1.5m HIGH)  
- SEPARATE WATER LINES / PIPING TO ALL TOILETS, WASHING MACHINE & 2 YARD TAPS

**CERTIFYING AUTHORITY:** DA - WARRINGAH

2	ISSUE TO BASIX & ENGINEER	28/09/2021
1	ISSUE TO SALES	14/05/2021
Issue:	Description:	Date:



**MONTGOMERY HOMES**  
BUILDING ON EVERY LEVEL

Sydney: (02) 8883 5400  
Newcastle: (02) 4945 4000  
Central Coast: (02) 4384 1441

  
[montgomeryhomes.com.au](http://montgomeryhomes.com.au)

Client Name:  
**VADILLO, JL**

Job Address:  
**PROPOSED RESIDENCE**  
**Lot 9, No.15 Bridgeview Crescent**  
**FORESTVILLE**

Design: the CAROLINA 2 - 353 - Grande 2020

Drawn: KJ	Sale: IL	Plot Date: 26/10/2021
Job No: 2889	Tender No: 32	Drp No: A1 of 9
		Revision: 2

DO NOT SCALE DRAWING

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## ELEVATION / SECTION LEGEND

MARK	DESCRIPTION
<b>GENERAL</b>	
A/C	AIR-CONDITIONING UNIT
C	COMMUNICATIONS BOX
CJ	CONTROL JOINT
CU	CONTROL UNIT
D.E.B.	DROPPED EDGE BEAM
E	EARTHSTAKE
FC	FIBRE CEMENT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GROUND LEVEL
HWS	HOT WATER SYSTEM
HP HWS	HEAT PUMP HOT WATER SYSTEM
MB	METER BOX

## LEVEL OF EXTERNAL FINISH

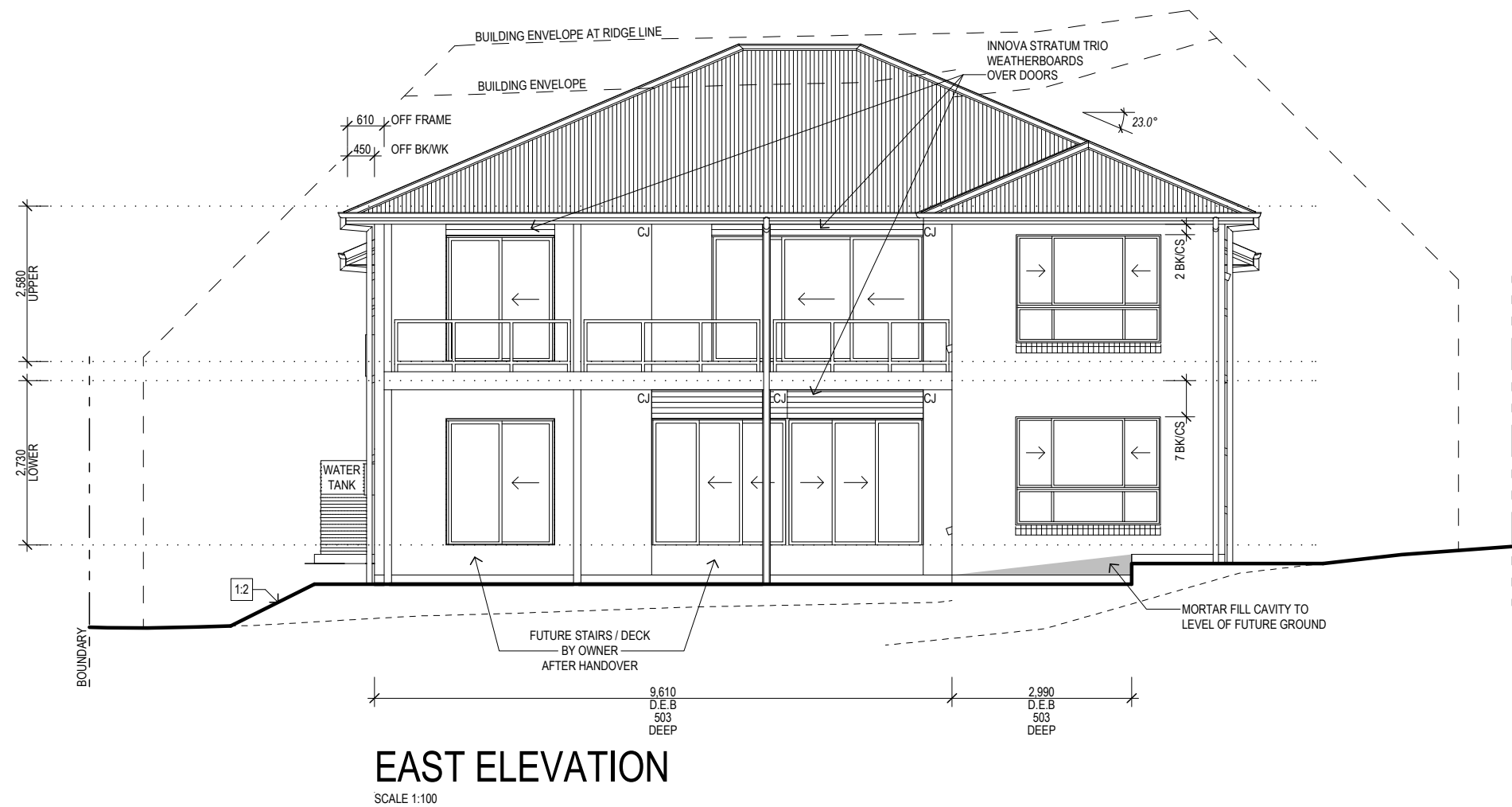
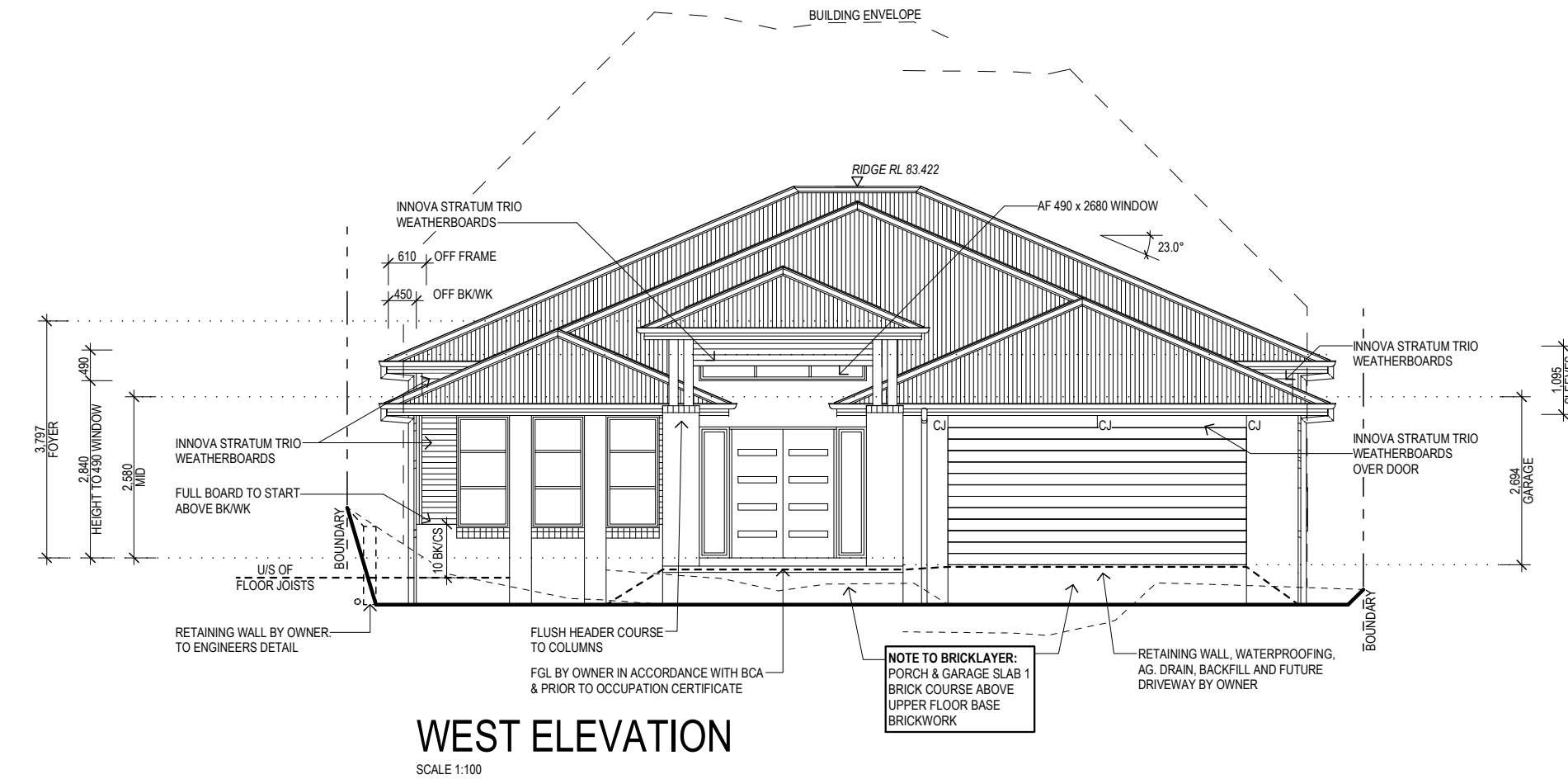
**EXTERNAL WALLS**  
(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

- FACE BRICKWORK
- MOROKA BAG & PAINT
- RENDER

**PLEASE NOTE:**  
SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GAUGE OF BRICKWORK

## ROOF CLADDING

- TILES
- COLORBOND



Sydney: (02) 8883 5400  
Newcastle: (02) 4945 4000  
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montgomeryhomes.com.au

Client Name:  
**VADILLO, JL**

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**PROPOSED RESIDENCE  
Lot 9, No.15 Bridgeview Crescent  
FORESTVILLE**

Design: the CAROLINA 2 - 353 - Grande 2020

Drawn: KJ	Sale: IL	Plot Date: 26/10/2021	
Job No: 2889	Tender No: 32	Drp No: A4 of 9	Revision: 2

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## ELEVATION / SECTION LEGEND

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## LEVEL OF EXTERNAL FINISH

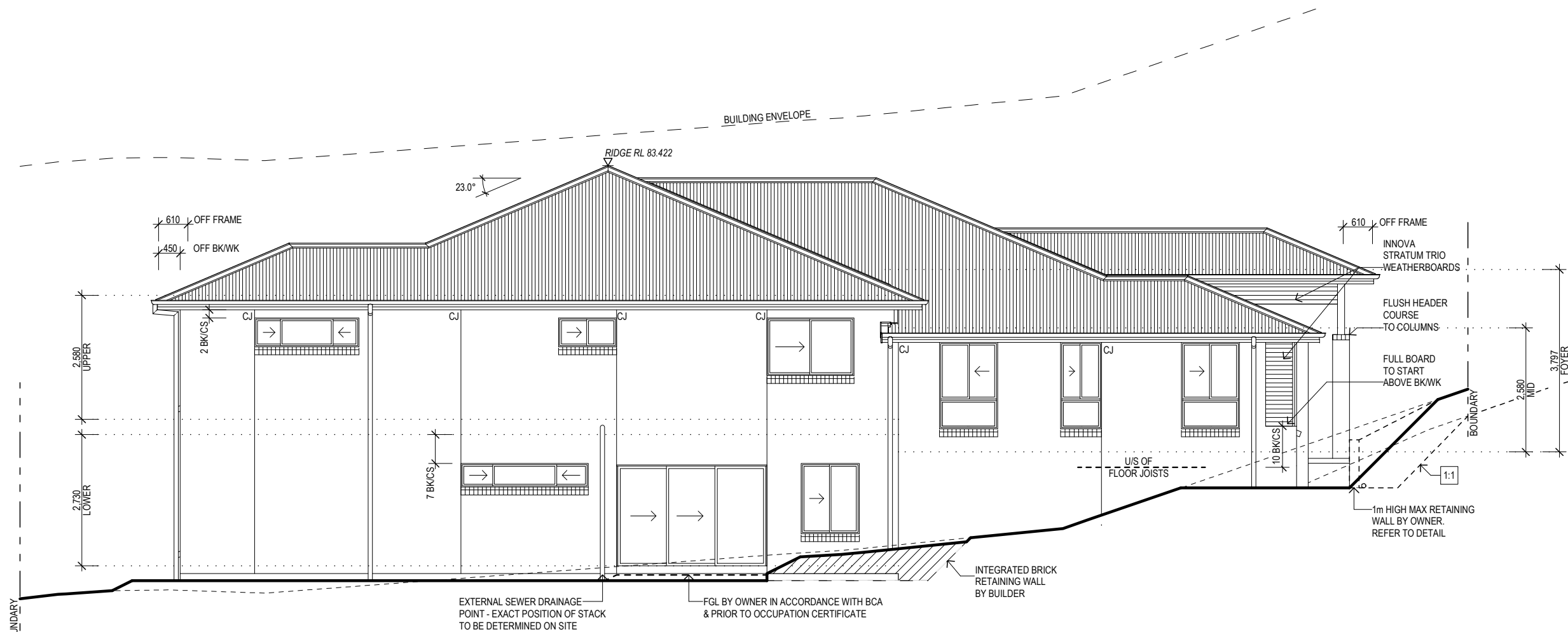
**EXTERNAL WALLS**  
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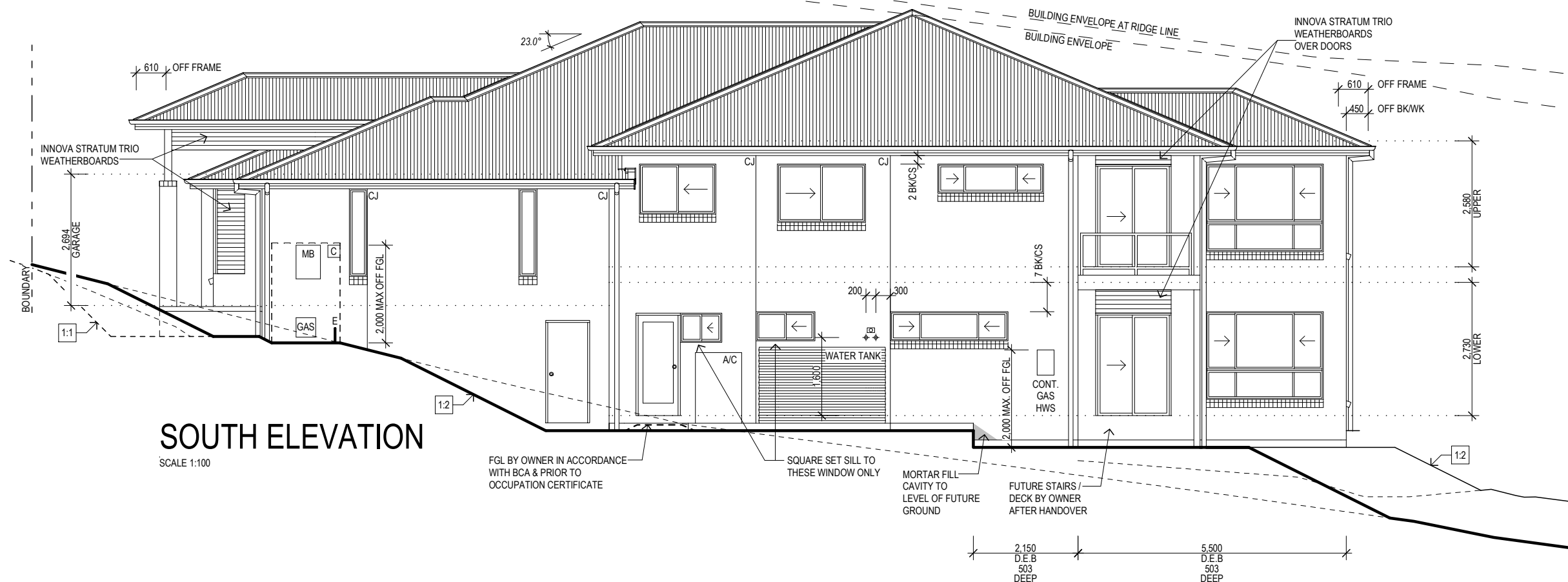
## ROOF CLADDING

- TILES
- COLORBOND



## NORTH ELEVATION

SCALE 1:100



## SOUTH ELEVATION

SCALE 1:100

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Client Name:  
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Design: the CAROLINA 2 - 353 - Grande 2020

Drawn: KJ	Sale: IL	Plot Date: 26/10/2021	
Job No: 2889	Tender No: 32	Drp No: A5 of 9	Revision: 2

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