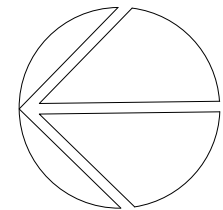
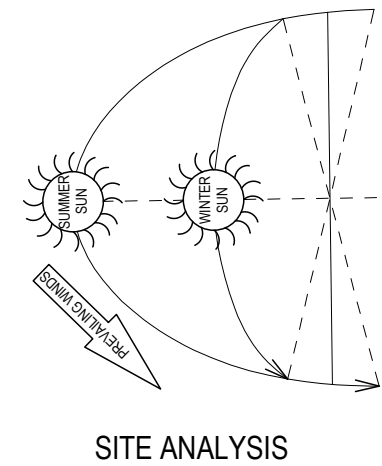


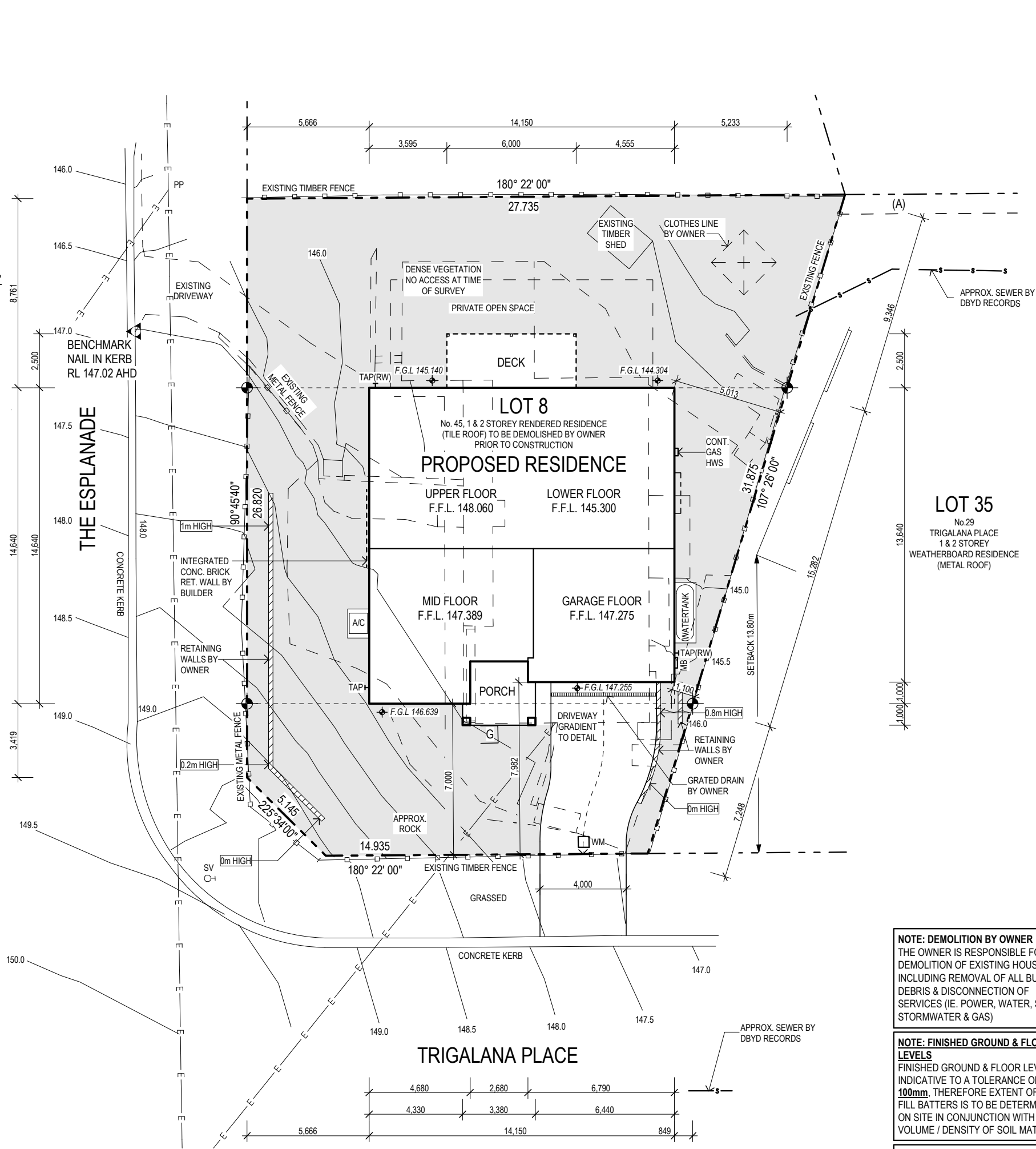
RETAINING WALL DETAIL

SCALE 1:50



SITE PLAN

SCALE 1:200 LOT Lot 8 DP 212961 AREA 699.00m²
SURVEY INFORMATION OBTAINED FROM TATTERSALL SURVEYORS. REF 210231








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	NOTE: 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.XXX.XXX	PROPOSED FINISHED GROUND LEVELS BY OWNER PRIOR TO OCCUPATION CERTIFICATE	

SOIL CLASSIFICATION: M / P

WIND CLASSIFICATION: N2

GAS TYPE: NATURAL GAS

SITE AREA TABLE		FLOOR AREA TABLE	
AREA	m ²	AREA	m ²
SITE	699.00	UPPER FLOOR	154.98
LANDSCAPED (SOFT)	436.46	LOWER FLOOR	107.90
DRIVEWAY	36.15	GARAGE	40.70
FOOTPRINT	208.25	DECK	15.00
PRIVATE OPEN SPACE	60.00	PORCH	8.98
TOTAL FLOOR AREA:	303.58	ROOF AREA	249.51

SITE COVERAGE: 29.79%

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

2	ISSUE TO BASIX & ENGINEER	25/10/2021
1	ISSUE TO SALES	07/05/2020
Issue:	Description:	Date:



Sydney: (02) 8883 5400
Newcastle: (02) 4945 4000
Central Coast: (02) 4384 1441
montgomeryhomes.com.au

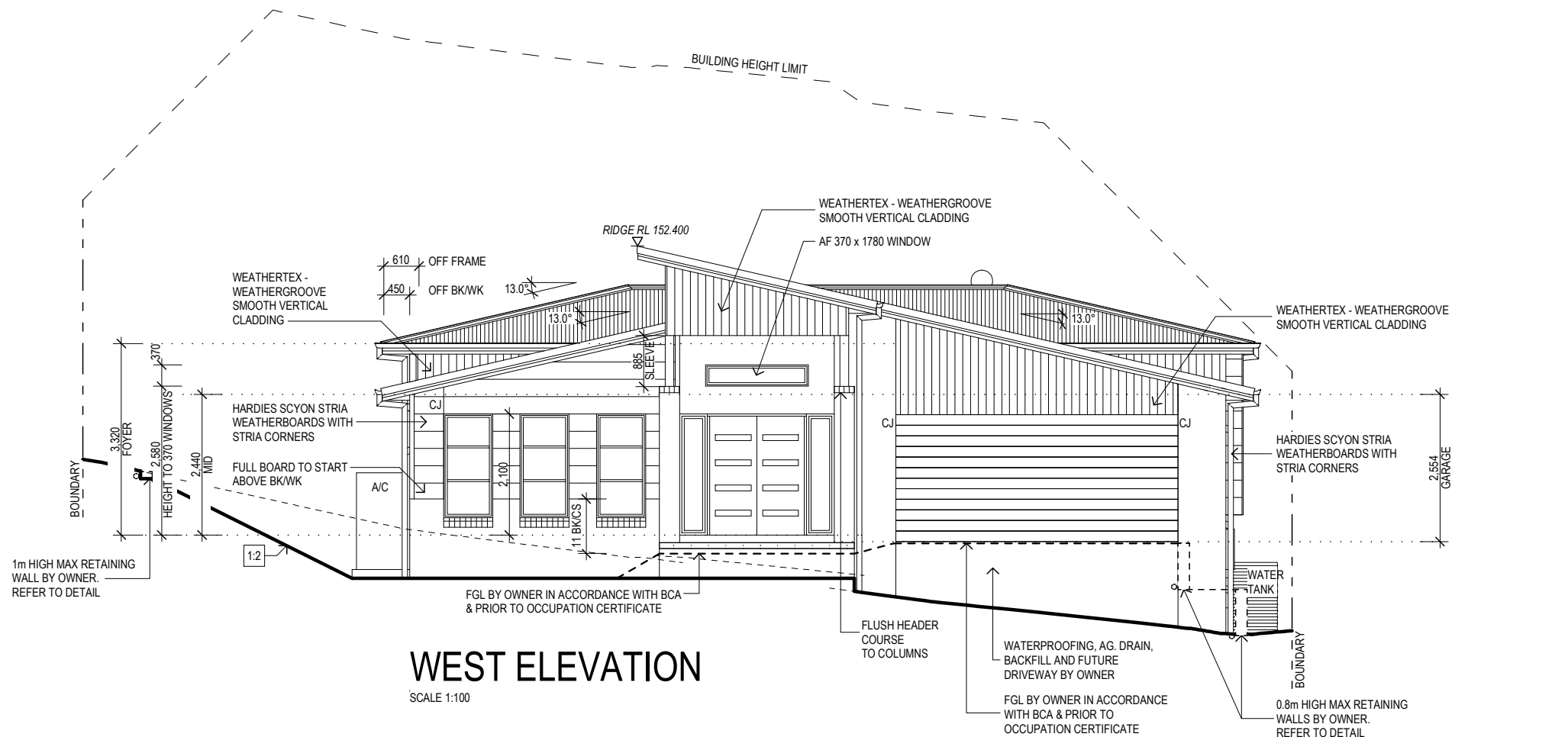
Client Name:
BENSON K & M

Job Address:
PROPOSED RESIDENCE
Lot 8, No. 45 Esplanade
FRENCHS FOREST

Design: the CAROLINA 1 - 311 - Retro - 2020

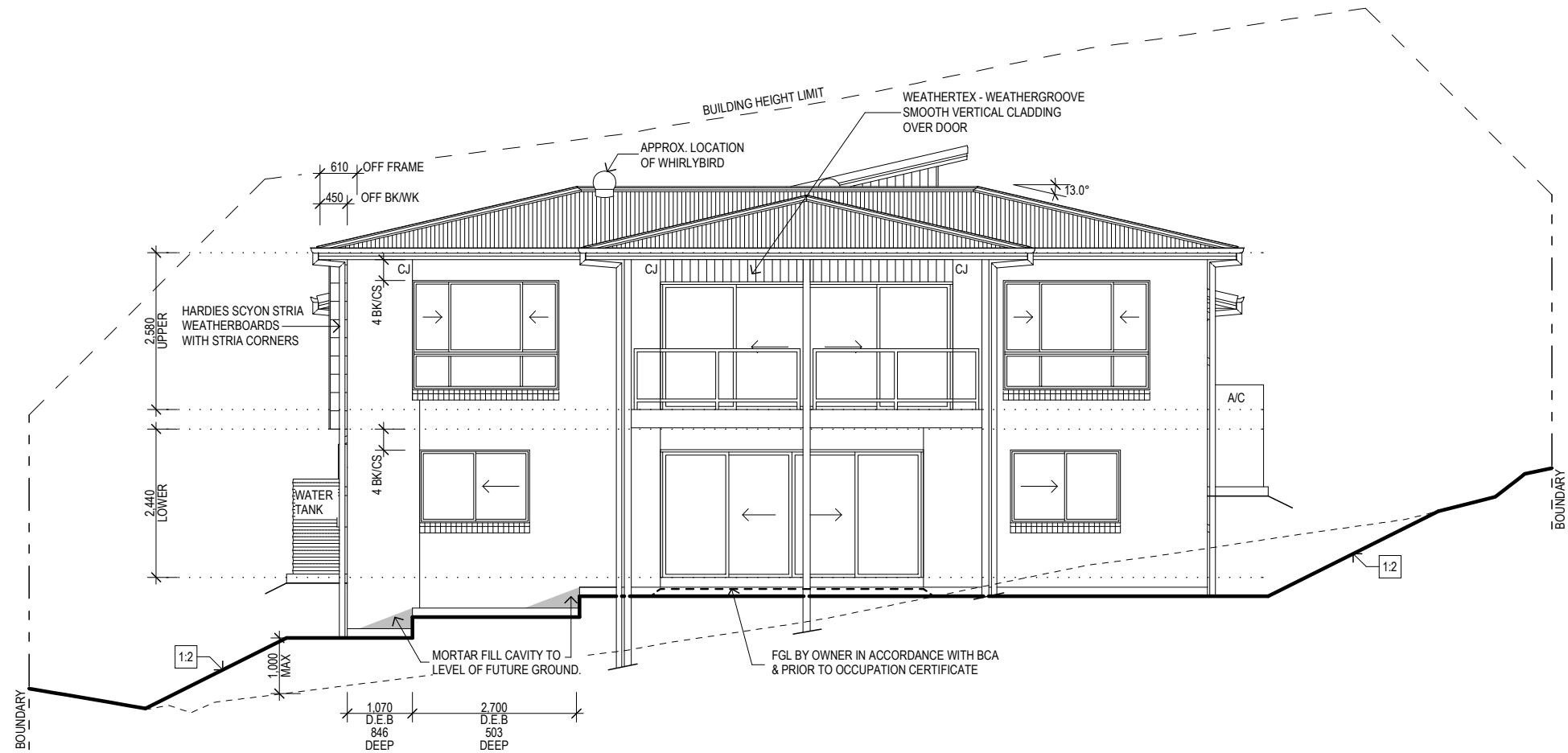
Drawn: LC	Sale: RB	Plot Date: 26/10/2021
Job No: 2908	Tender No: 26	Drg No: A1 of 9
		Revision: 2

DO NOT SCALE DRAWING



WEST ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

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ELEVATION / SECTION LEGEND

MARK	DESCRIPTION
GENERAL	
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

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Design: the CAROLINA 1 - 311 - Retro - 2020

Drawn: LC	Sale: RB	Plot Date: 26/10/2021	
Job No: 2908	Tender No: 26	Drp No: A4 of 9	Revision: 2

DO NOT SCALE DRAWING

