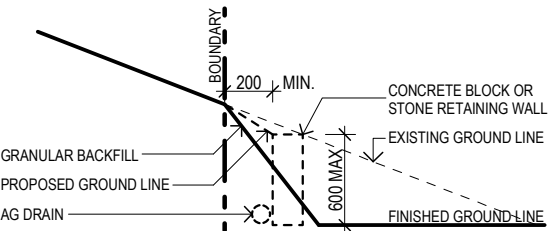
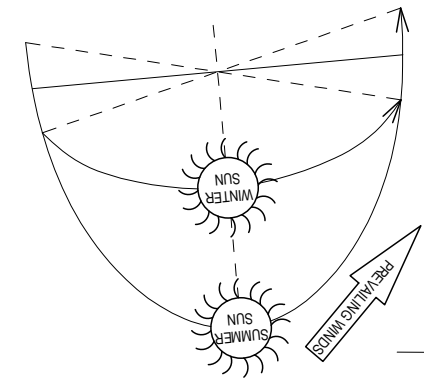


RETAINING WALL - BY OWNER
NOTE: DESIGN AND CONSTRUCTION OF RETAINING WALLS BY OWNER PRIOR TO OCCUPATION CERTIFICATE. RETAINING WALLS OVER 600mmH AND WITHIN 1M OF ANY BOUNDARY OR MORE THAN 1mH IN ANY OTHER LOCATION NEED TO BE CERTIFIED BY A STRUCTURAL ENGINEER AND DETAILS WILL BE REQUIRED TO BE SUBMITTED TO THE PCA.



RETAINING WALL DETAIL

SCALE 1:50

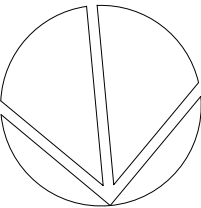


SITE ANALYSIS

ORIGIN OF LEVELS
AUSTRALIAN HEIGHT DATUM (AHD)
SSM 39886
RL 82.85 AHD

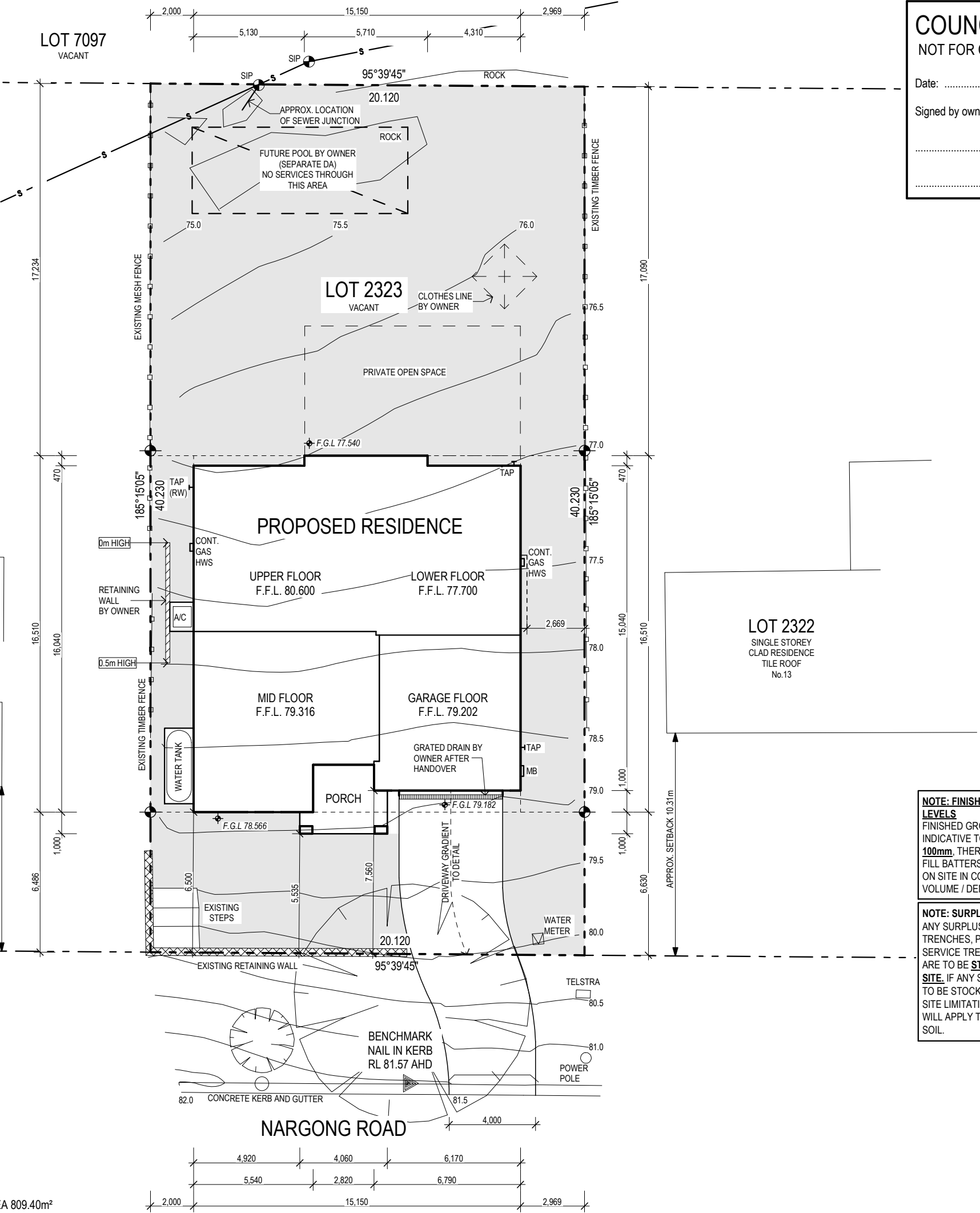
LOT 2324
TWO STOREY
STONE RESIDENCE
METAL ROOF
No.9

NOTE:
NO TREES ON SITE



SITE PLAN

SCALE 1:200 LOT 2323 DP 752038 AREA 809.40m²
SURVEY INFORMATION OBTAINED FROM TOTAL SURVEYING SOLUTIONS REF # 192737_1



COUNCIL PLANS






NOT FOR CONSTRUCTION

Date:

Signed by owners

.....

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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 XX.XXX | PROPOSED FINISHED GROUND LEVELS BY OWNER PRIOR TO OCCUPATION CERTIFICATE | |

SOIL CLASSIFICATION: M

WIND CLASSIFICATION: N2

GAS TYPE: NATURAL GAS

| SITE AREA TABLE | | FLOOR AREA TABLE | |
|--------------------------|----------------|------------------|----------------|
| AREA | m ² | AREA | m ² |
| SITE | 809.40 | UPPER FLOOR | 184.29 |
| LANDSCAPED (SOFT) | 513.06 | LOWER FLOOR | 117.52 |
| DRIVEWAY | 36.35 | GARAGE | 44.22 |
| FOOTPRINT | 249.79 | ALFRESCO | - |
| PRIVATE OPEN SPACE | 60.00 | PORCH | 10.86 |
| GROSS FLOOR AREA: | 346.03 | ROOF AREA | 273.29 |

NOTE: PROPOSED DRIVEWAY BY OWNER

WATER TANK -1 x 6,600LITRE (3.3m LONG x 1.1m WIDE x 1.8m HIGH)

- SEPARATE WATER LINES / PIPING TO ALL TOILETS, WASHING MACHINE & 1 YARD TAP.

CERTIFYING AUTHORITY: DA

| | | |
|--------|----------------------------|------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| 2 | ISSUE TO BASIX & ENGINEERS | 26/08/2020 |
| 1 | ISSUE TO SALES | 07/02/2020 |
| Issue: | Description: | Date: |



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

Client Name:
WILLIAMSON, W & E & FINDLAY P

Job Address:
PROPOSED RESIDENCE
Lot 2323, No. 11 Nargong Rd
ALLAMBIE HEIGHTS

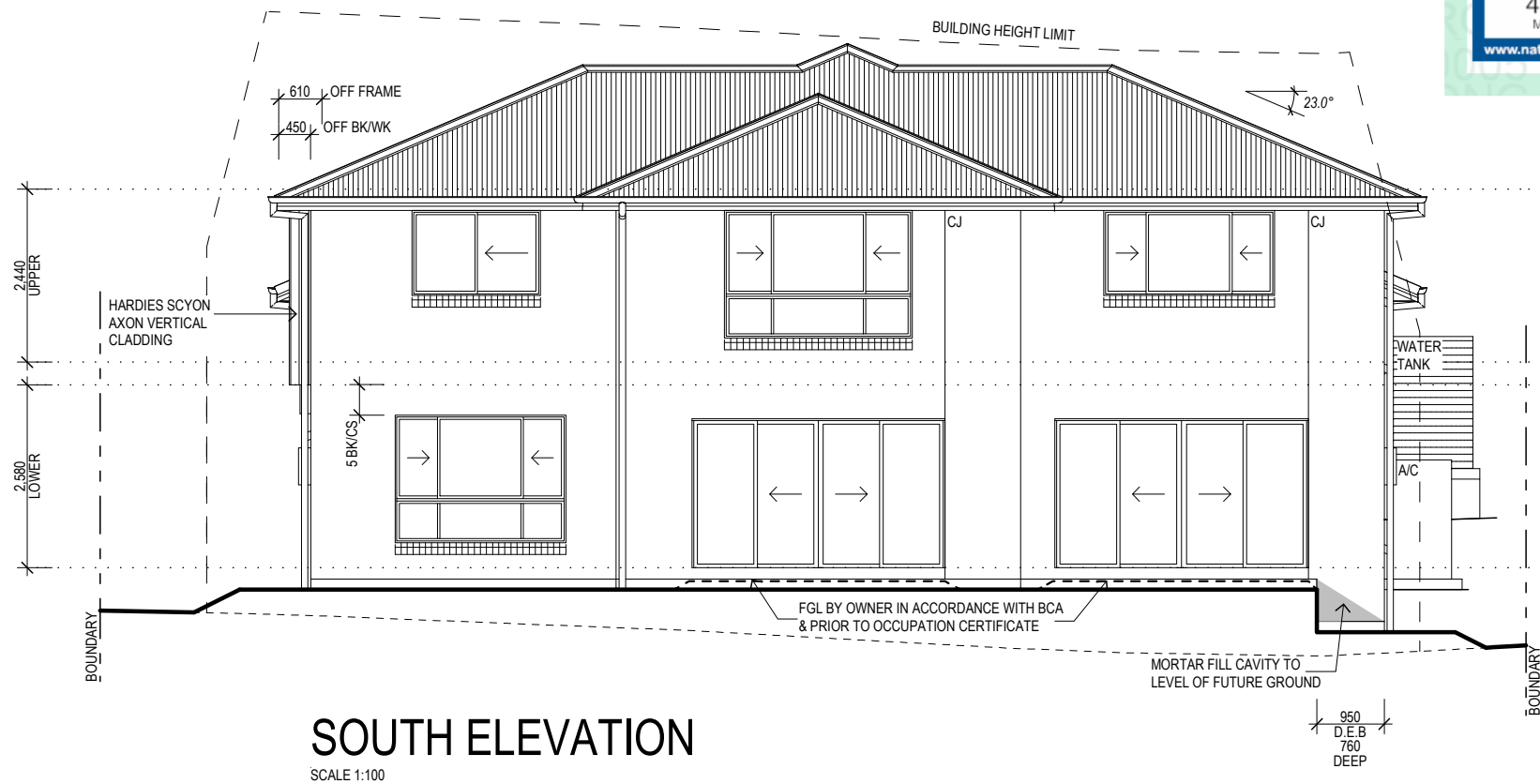
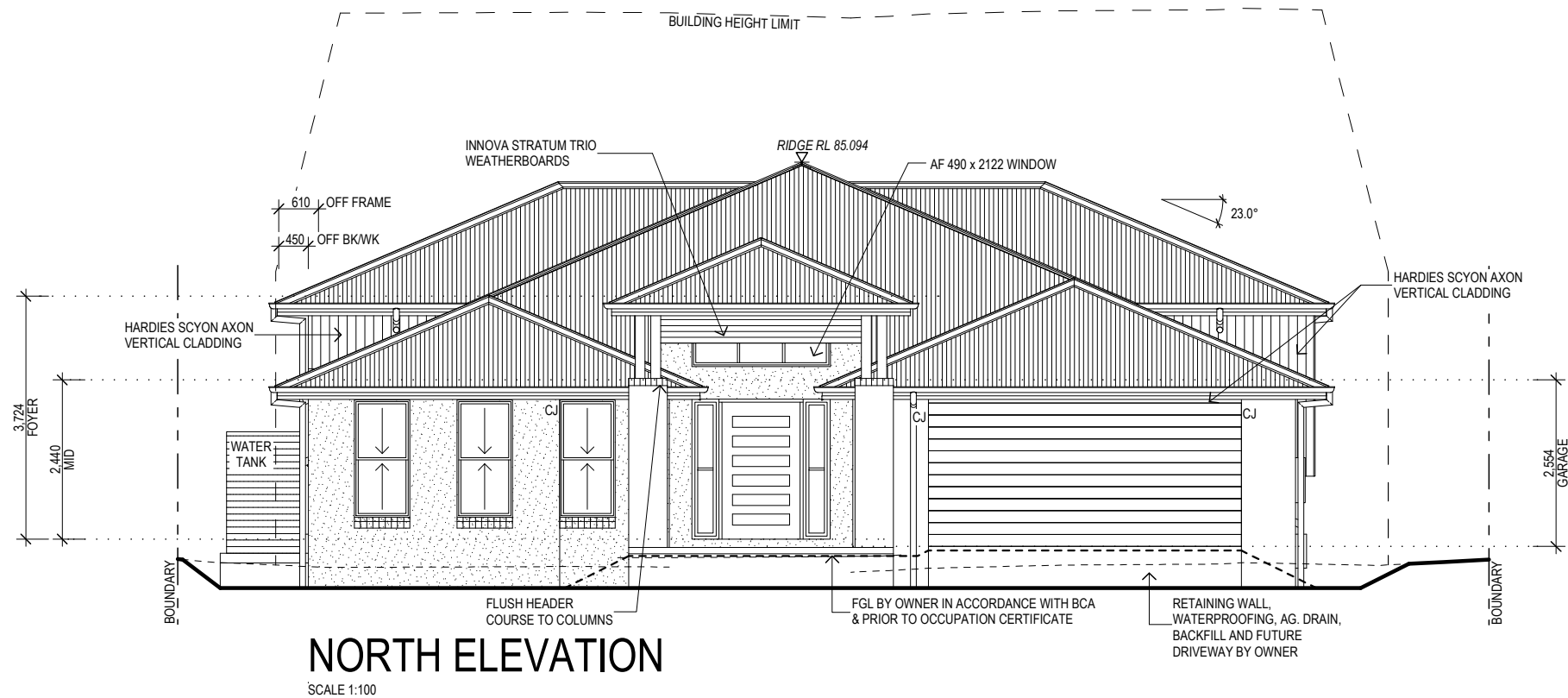
Design: the CAROLINA 2 - 341 - Grande 2019

| | | | |
|--------------------|------------------|--------------------------|----------------|
| Drawn: SF/CJ/BM | Sale: JS/IL | Plot Date: 26/08/2020 | |
| Job No: 2563 | Tender No: 39 | Drg No: A1 of 8 | Revision: 2 |

DO NOT SCALE DRAWING

NOTE: FINISHED GROUND & FLOOR LEVELS
FINISHED GROUND & FLOOR LEVELS INDICATIVE TO A TOLERANCE OF **±L 100mm**, 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 SOIL FROM FOOTING TRENCHES, PIER HOLES AND/OR SERVICE TRENCHES (IF APPLICABLE) ARE TO BE **STOCKPILED & REMAIN ON SITE**, IF ANY SURPLUS SOIL IS UNABLE TO BE STOCKPILED ON SITE DUE TO SITE LIMITATIONS, ADDITIONAL COSTS WILL APPLY TO REMOVE THE SURPLUS SOIL.



COUNCIL PLANS

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Date:

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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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Newcastle: (02) 4945 4000
Central Coast: (02) 4384 1441
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Client Name:
WILLIAMSON, W & E & FINDLAY P

Job Address:
PROPOSED RESIDENCE
Lot 2323, No. 11 Nargong Rd
ALLAMBIE HEIGHTS

Design: the CAROLINA 2 - 341 - Grande 2019

| | | | |
|--------------------|------------------|--------------------------|----------------|
| Drawn: SF/CJ/BM | Sale: JS/IL | Plot Date: 26/08/2020 | |
| Job No: 2563 | Tender No: 39 | Drg No: A4 of 8 | Revision: 2 |

DO NOT SCALE DRAWING

COUNCIL PLANS
NOT FOR CONSTRUCTION

Date: _____
Signed by owners

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ELEVATION / SECTION LEGEND

| MARK | DESCRIPTION |
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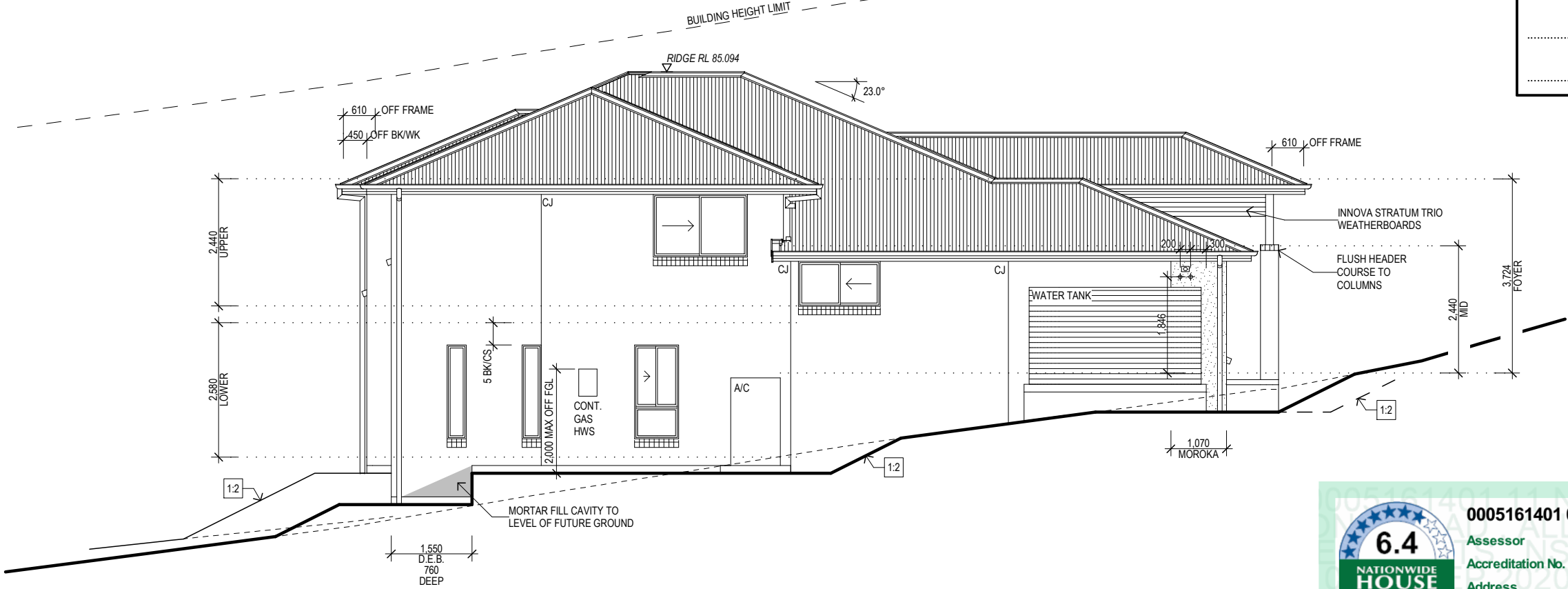
LEVEL OF EXTERNAL FINISH

EXTERNAL WALLS
(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)
FACE BRICKWORK
MOROKA BAG & PAINT
RENDER

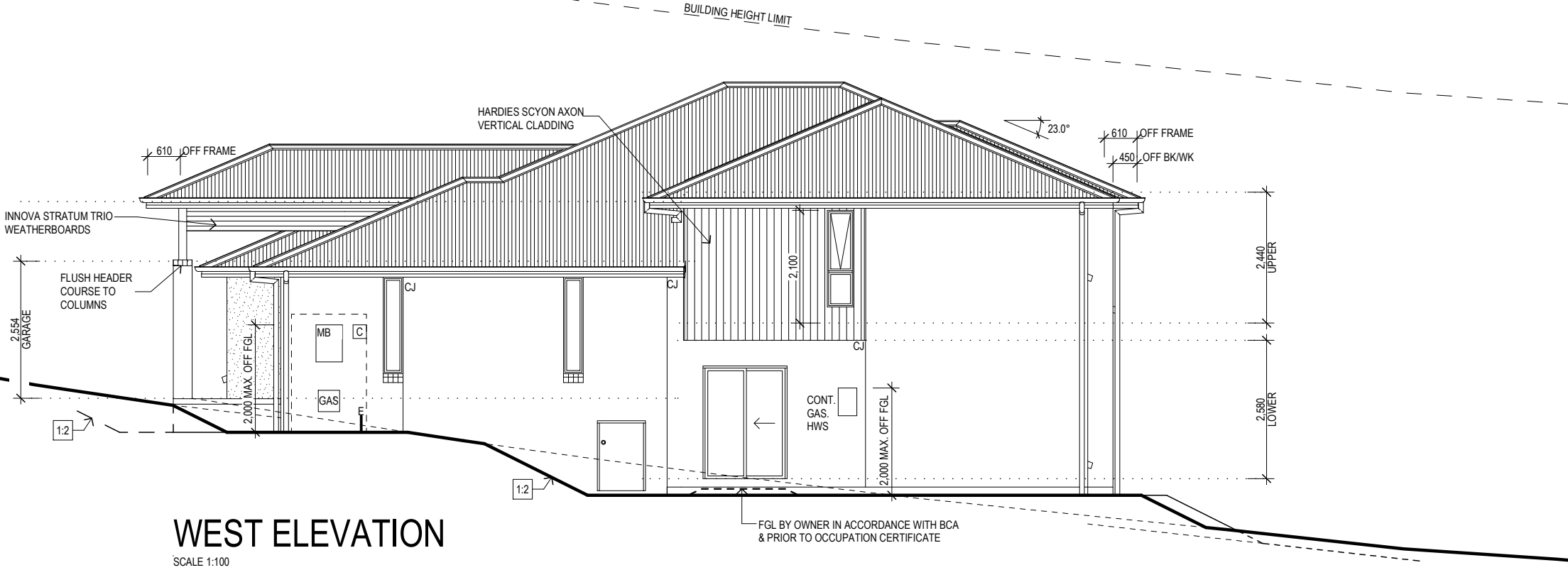
PLEASE NOTE:
SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GAUGE OF BRICKWORK

ROOF CLADDING

TILES
COLORBOND



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

MONTGOMERY HOMES
BUILDING ON EVERY LEVEL

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Central Coast: (02) 4384 1441
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| | | | |
|--|------------------|--------------------------|----------------|
| Client Name: WILLIAMSON, W & E & FINDLAY P | | | |
| Job Address: PROPOSED RESIDENCE Lot 2323, No. 11 Nargong Rd ALLAMBIE HEIGHTS | | | |
| Design: the CAROLINA 2 - 341 - Grande 2019 | | | |
| Drawn: SF/CJ/BM | Sale: JS/IL | Plot Date: 26/08/2020 | |
| Job No: 2563 | Tender No: 39 | Drp No: A5 of 8 | Revision: 2 |
| DO NOT SCALE DRAWING | | | |