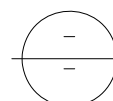


(A) DENOTES RIGHT OF CARRIAGEWAY 1.525 WIDE & VARIABLE WIDTH  
SEE H 955096



# SUBDIVISION PLAN / DEMOLITION PLAN

1:200

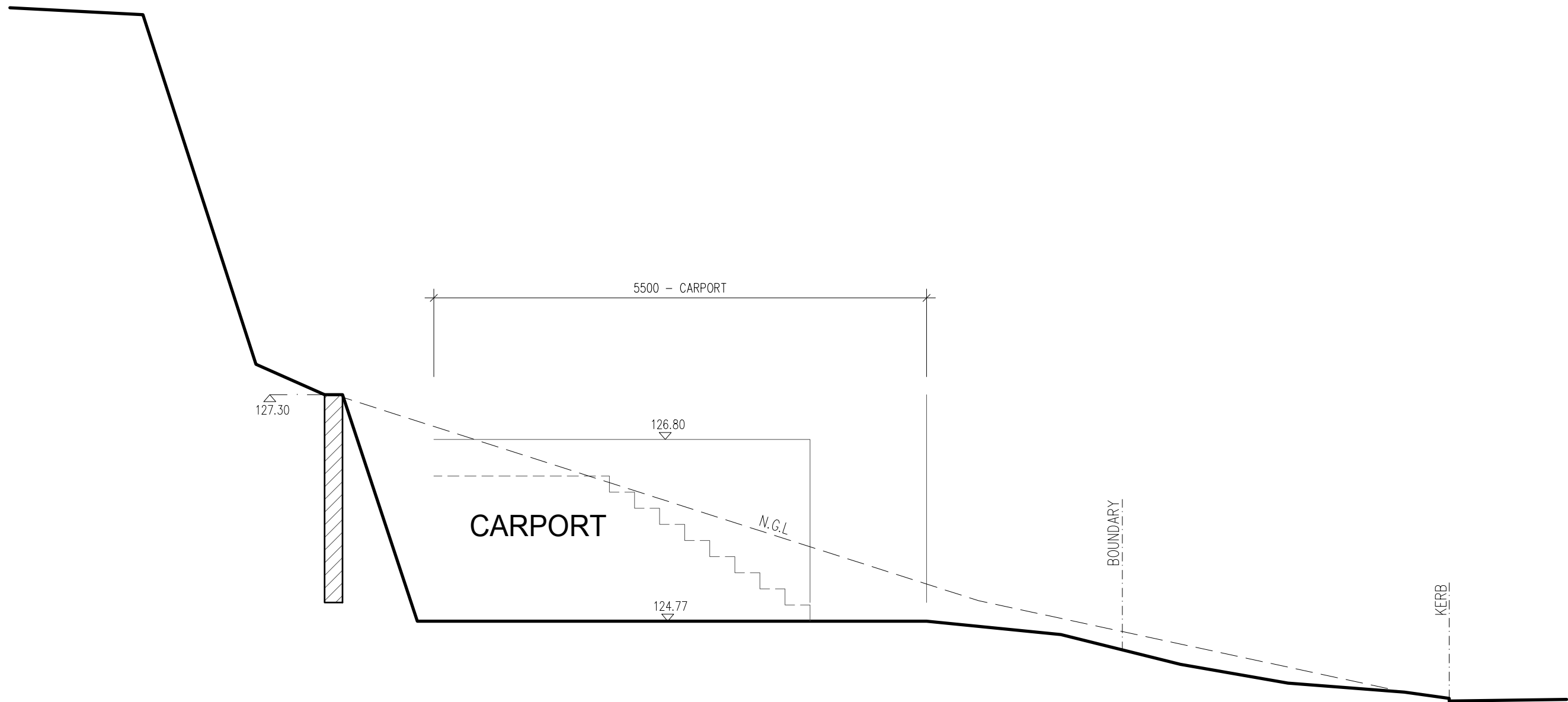
**GENERAL NOTES:**  
 1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.  
 2 All dimensions that relate to site boundaries and easements are subject to verification by site survey.  
 3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.  
 4 All timber construction to be in accordance with the "TIMBER FRAMING" code.  
 5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.  
 6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.  
 7 All electrical power & light outlets to be determined by owner.  
 8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

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No.	AMENDMENT	DATE
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PROJECT:  
**SUBDIVISION**  
**No 45 OXFORD FALLS ROAD**  
**BEACON HILL**  
 CLIENT:  
**JIRI AND MARCELA ALBRECHT**

DATE: 24/12/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 1



SECTION A  
1:50

**GENERAL NOTES:**

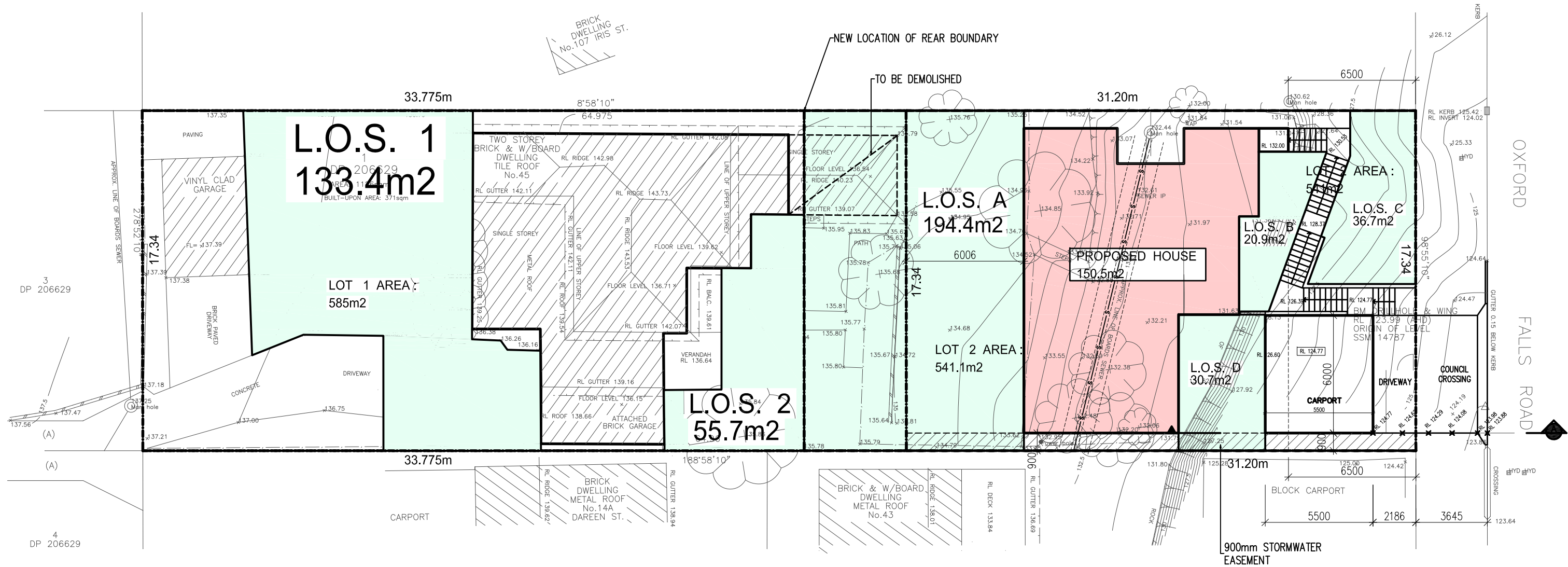
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DATE: 24/12/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : <b>18080</b>	SHEET: <b>2</b>



LANDSCAPE OPEN SPACE CALCULATION SHEET  
1:200

LOT 1	
	(m2)
L.O.S. 1	178.4
L.O.S. 2	55.7
SITE AREA	585.0
40% OF SITE AREA	234.0
L.O.S. TOTAL	234.1m2 (40.0%)

LOT 2	
	(m2)
L.O.S. A	194.4
L.O.S. B	20.9
L.O.S. C	36.7
L.O.S. D	30.7
SITE AREA	541.0m2
L.O.S. TOTAL	282.7m2 (52.2%)

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DRAWING Nr: 18080	SHEET: 3