

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

**SUBDIVISION PLAN**  
1:200

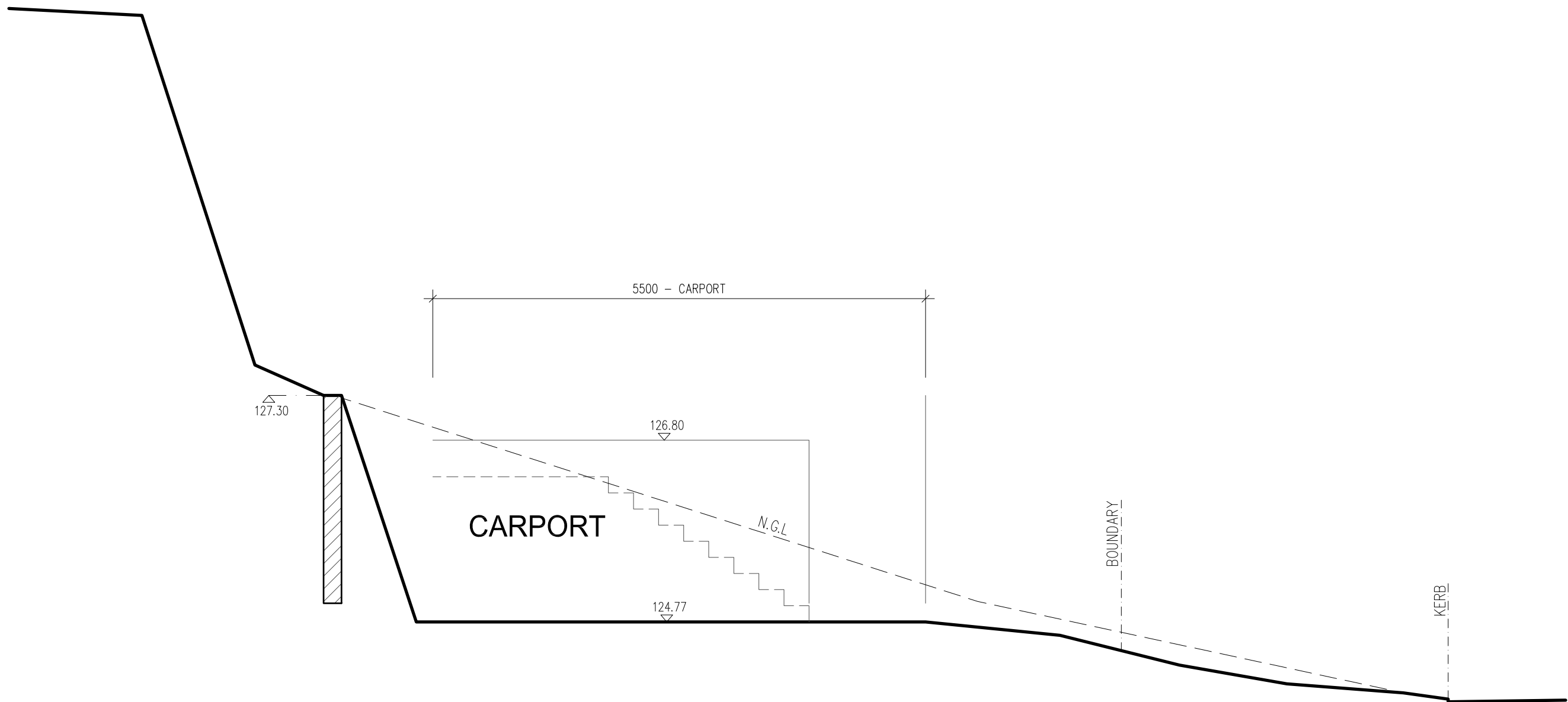
**GENERAL NOTES:**  
 1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.  
 2 All dimensions that relate to site boundaries and easements are subject to verification by site survey.  
 3 All work to be in accordance with BUILDING CODE of AUSTRALIA & 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.

1	ISSUED FOR DA	13/06/19
No.	AMENDMENT	DATE
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DESIGN BY:  
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 Phone: 99813332, Mob: 0438 148 944

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

DATE: 13/06/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr: 18080	SHEET: 1



SECTION A  
1:50

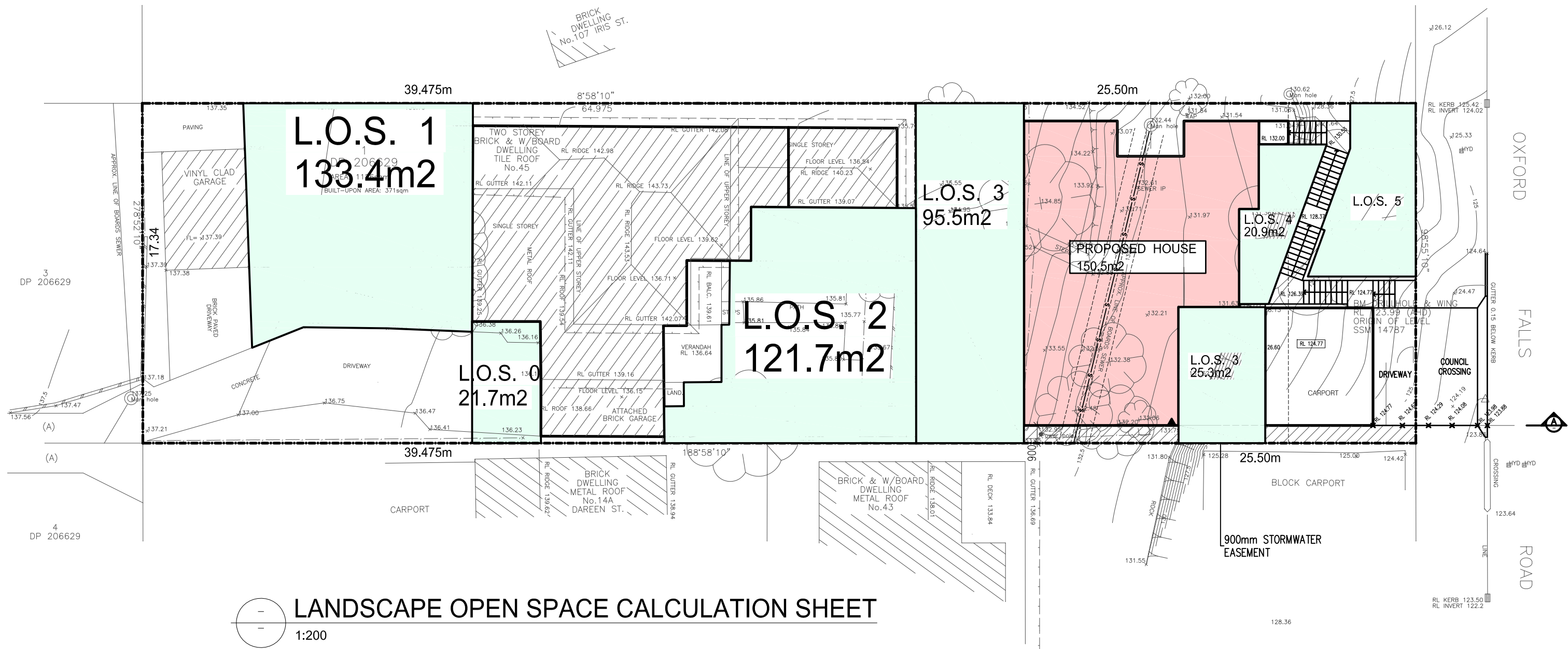
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DRAWING Nr : 18080	SHEET: 2



LANDSCAPE OPEN SPACE CALCULATION SHEET  
1:200

LOT 1	
	(m2)
L.O.S. 0	21.7
L.O.S. 1	133.4
L.O.S. 2	121.7
SITE AREA	684.4
L.O.S. TOTAL	276.8m2 (40.4%)

LOT 2	
	(m2)
L.O.S. 3	30.7
L.O.S. 4	20.9
L.O.S. 5	36.8
L.O.S. 6	95.5
SITE AREA	442.2
L.O.S. TOTAL	183.9m2 (41.6%)

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