

- Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's app any structual details or design which is to be supplied by Structual Engineer.

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- COPYRIGHT: 6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local co. 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 possibl

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No.

# MICHAL KORECKY

21 NALYA ROAD, NARRAWEENA NSW 2099 ABN: 79 393 130 294

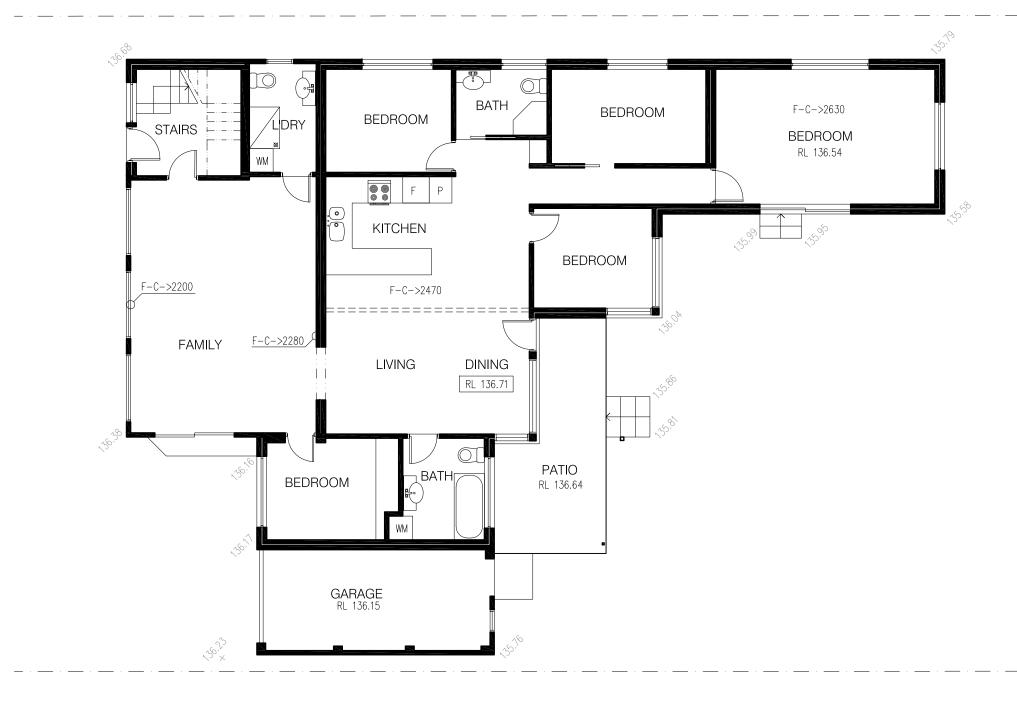
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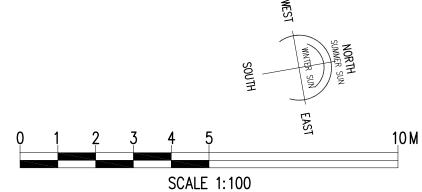
SUBDIVISION 45 OXFORD FALLS ROAD BEACON HILL NSW 2100

DP 206629 LOT 1 JIRI AND MARCELA ALBRECHT

DRAWN: MK ISSUE: DRAWING Nr SHEET: 18080







- I Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.

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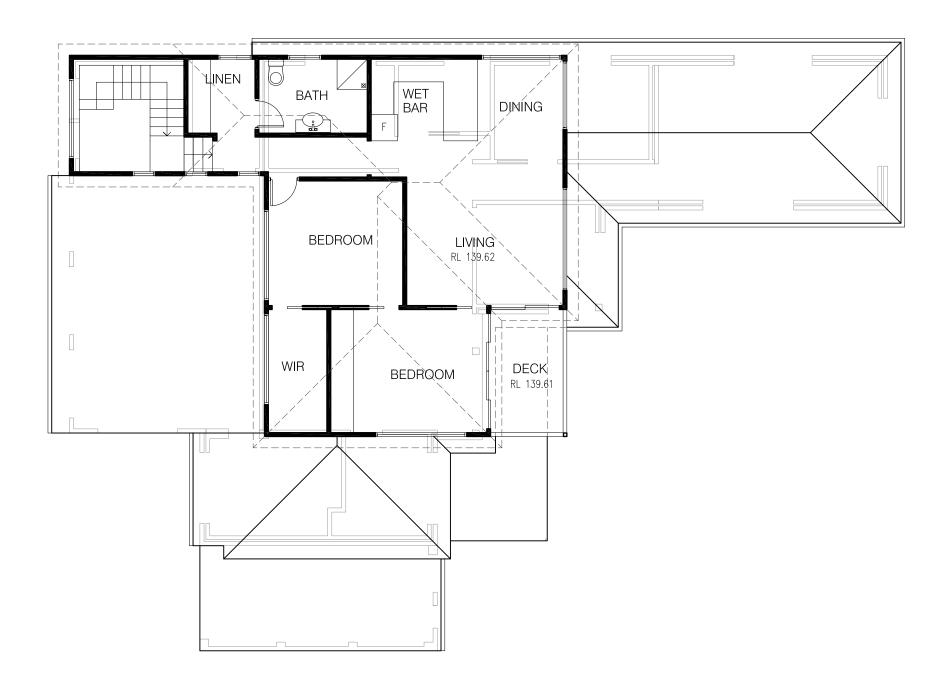
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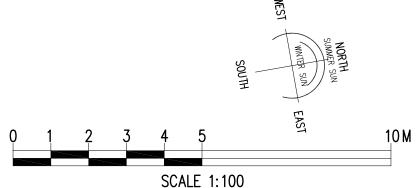
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PROJECT:		
SUBDIVISION		
45 OXFORD FALLS ROAD	DP	20662
BEACON HILL NSW 2100		LOT
CLIENT:		
JIRI AND MARCELA ALBRECHT		

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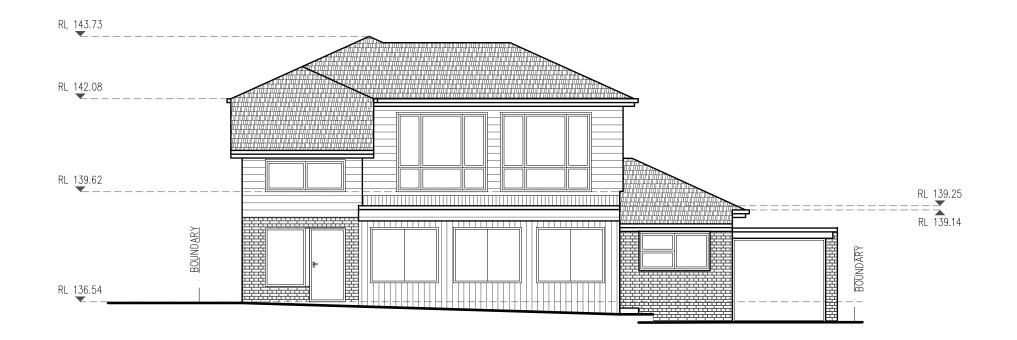
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ABN: 79 393 130 294
Email: koreckym@gmail.com www.plansdesign.com.au
Phone: 998133332, Mob: 0438 148 944

PROJECT:
SUBDIVISION
45 OXFORD FALLS ROAD DP 206629
BEACON HILL NSW 2100 LOT
CLIENT:
JIRI AND MARCELA ALBRECHT

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# **EXISTING EAST ELEVATION**





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**EXISTING WEST ELEVATION** 



# **EXISTING NORTH ELEVATION** 1:100

#### **GENERAL NOTES:**

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Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.

All electrical power & light outlets to be determined by owner.

Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

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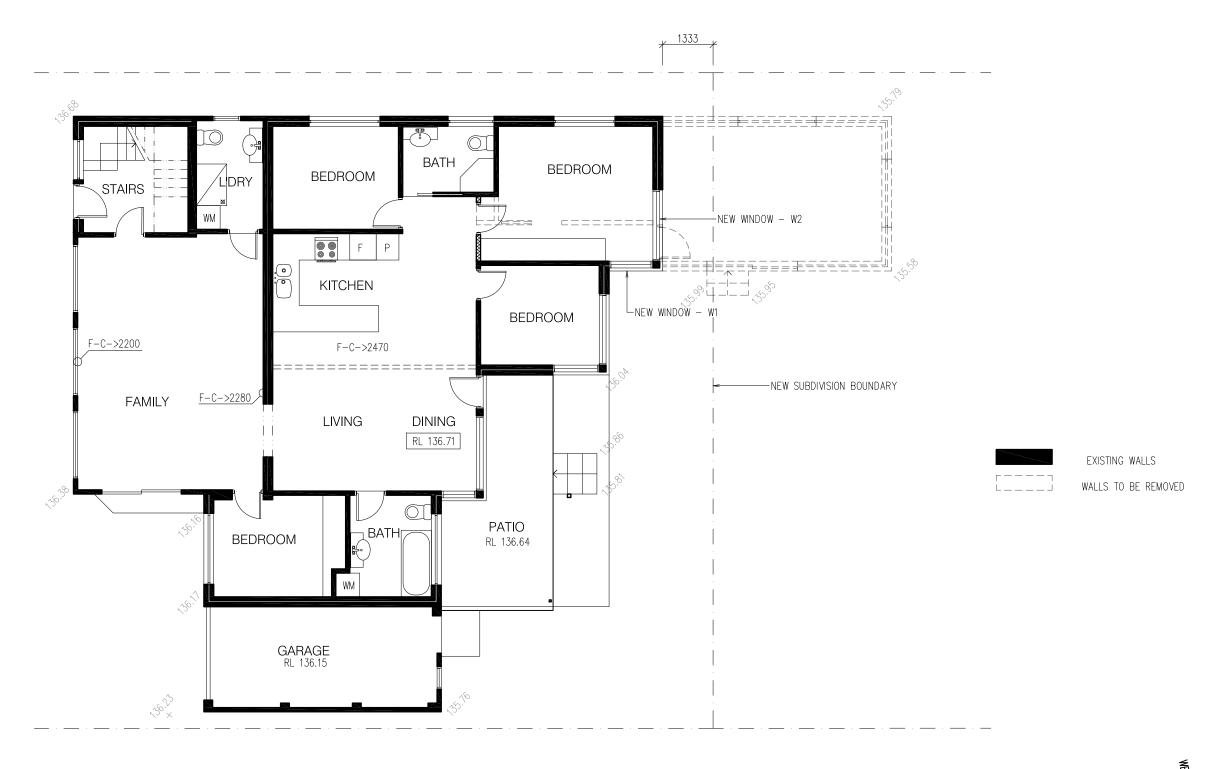
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SUBDIVISION 45 OXFORD FALLS ROAD BEACON HILL NSW 2100

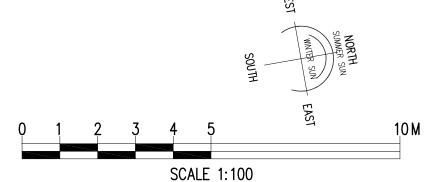
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JIRI AND MARCELA ALBRECHT

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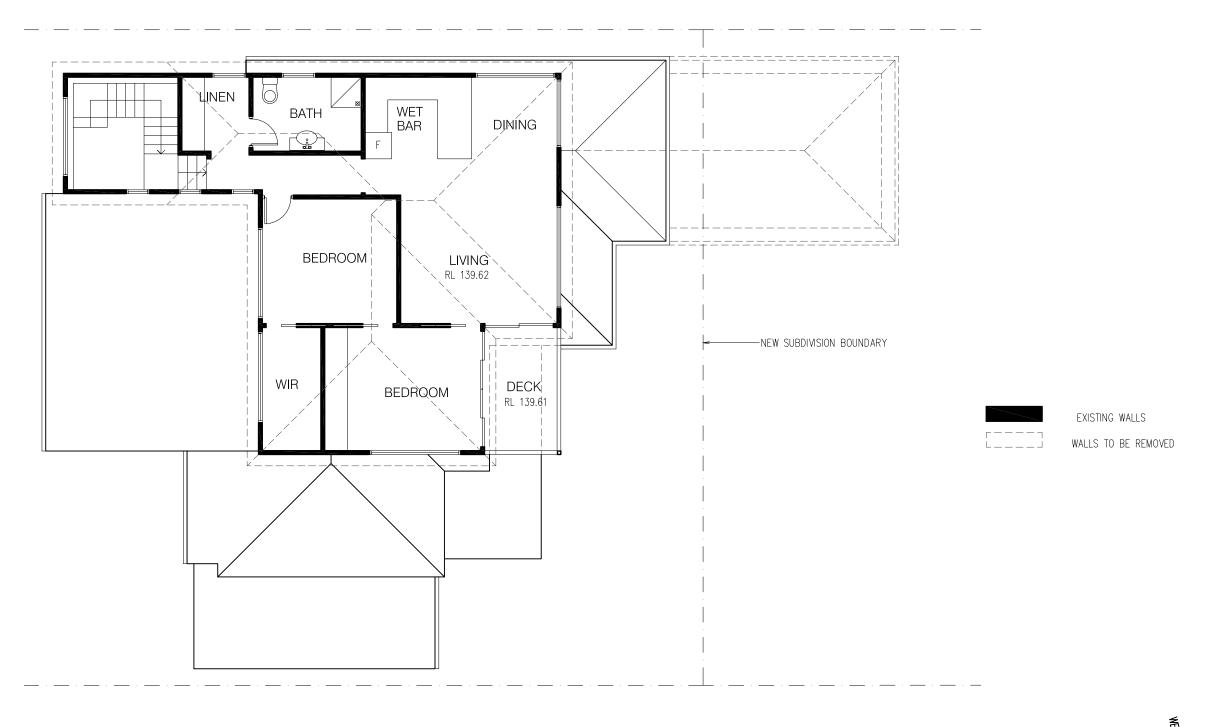
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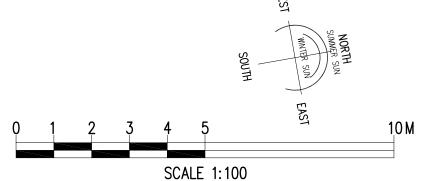
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PROJECT: SUBDIVISION 45 OXFORD FALLS ROAD BEACON HILL NSW 2100 DP 206629 LOT 1 CLIENT:
JIRI AND MARCELA ALBRECHT

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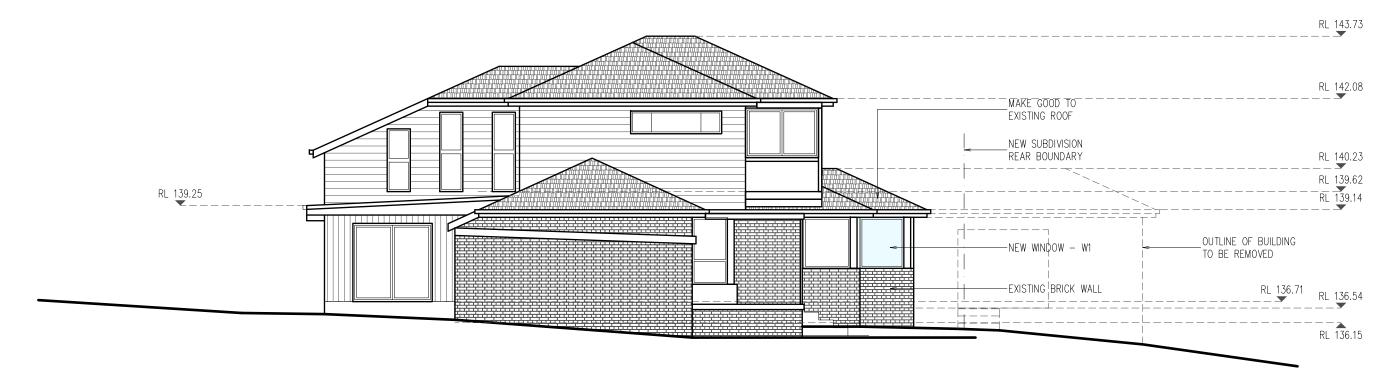
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ABN: 79 393 130 294
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Phone: 998133332, Mob: 0438 148 944

PROJECT: SUBDIVISION 45 OXFORD FALLS ROAD BEACON HILL NSW 2100 DP 206629 CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 11/10/23 | SCALE: AS NOTED DRAWN: MK ISSUE: DRAWING Nr : 18080 LOT 1 SHEET:









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SUBDIVISION 45 OXFORD FALLS ROAD DP 206629 BEACON HILL NSW 2100 LOT 1	
CLIENT: JIRI AND MARCELA ALBRECHT	

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	DATE: 11/10/23	SCALE:	AS NOTED				
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PROPOSED WEST ELEVATION

#### **NOTES**

- 1. ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. AND SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB. ANY DISCREPANCIES MUST BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
- 2. ALL CONSTRUCTION IS TO COMPLY WITH THE RELEVANT SAA BUILDING CODES AND TO THE LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.
- 3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
- 4. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED READINGS.
- 5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 'NATIONAL TIMBER FRAMING CODE A.S.1684.
- 6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.
- 7. FINAL POSITION OF ALL DOWNPIPES TO BE DECIDED BY ROOF PLUMBER.
- 8. ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.
- 9. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
- 10. ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED BY OWNER.
- 11. MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. RE-USE EXISTING MATERIALS WHERE POSSIBLE.
- 12. ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.



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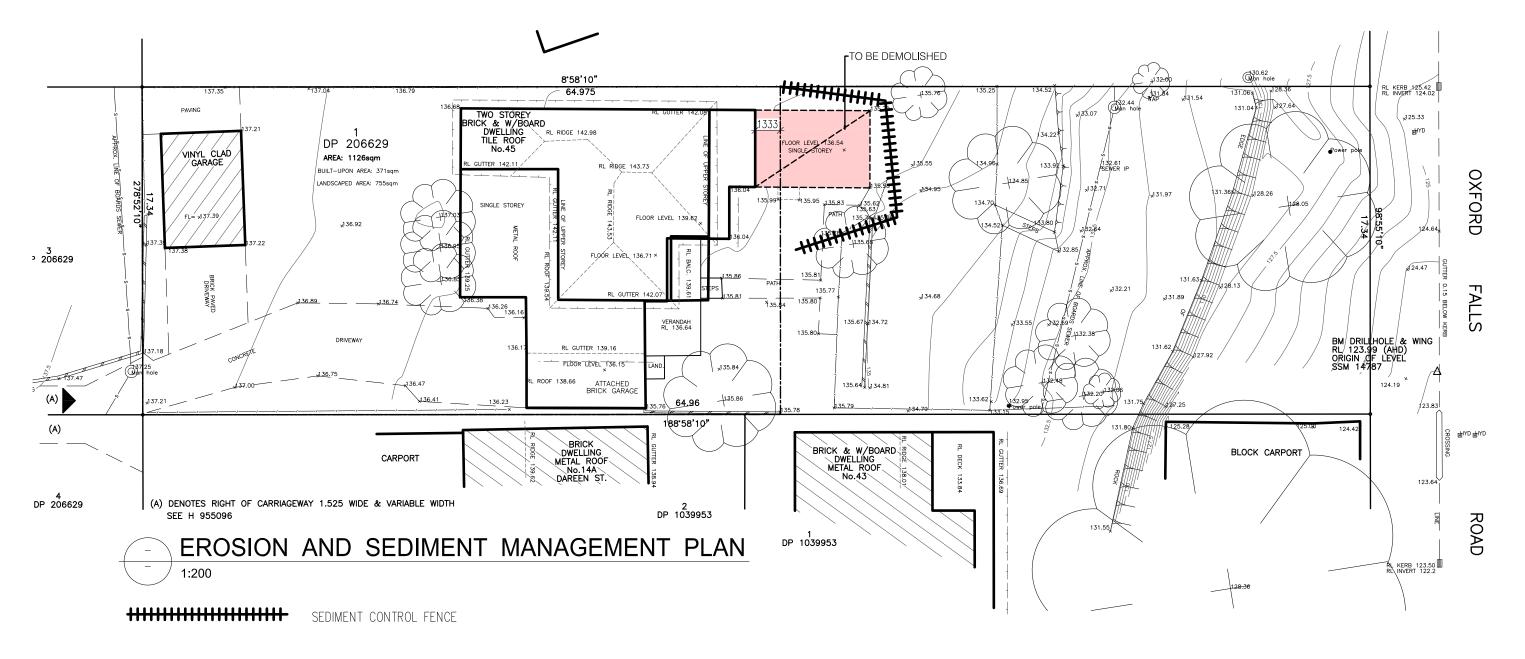
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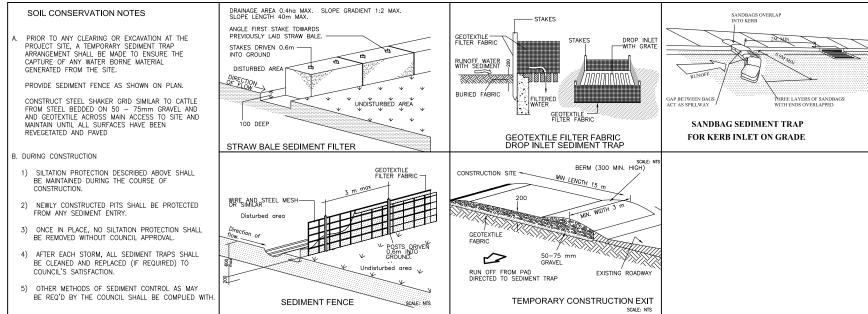
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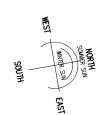
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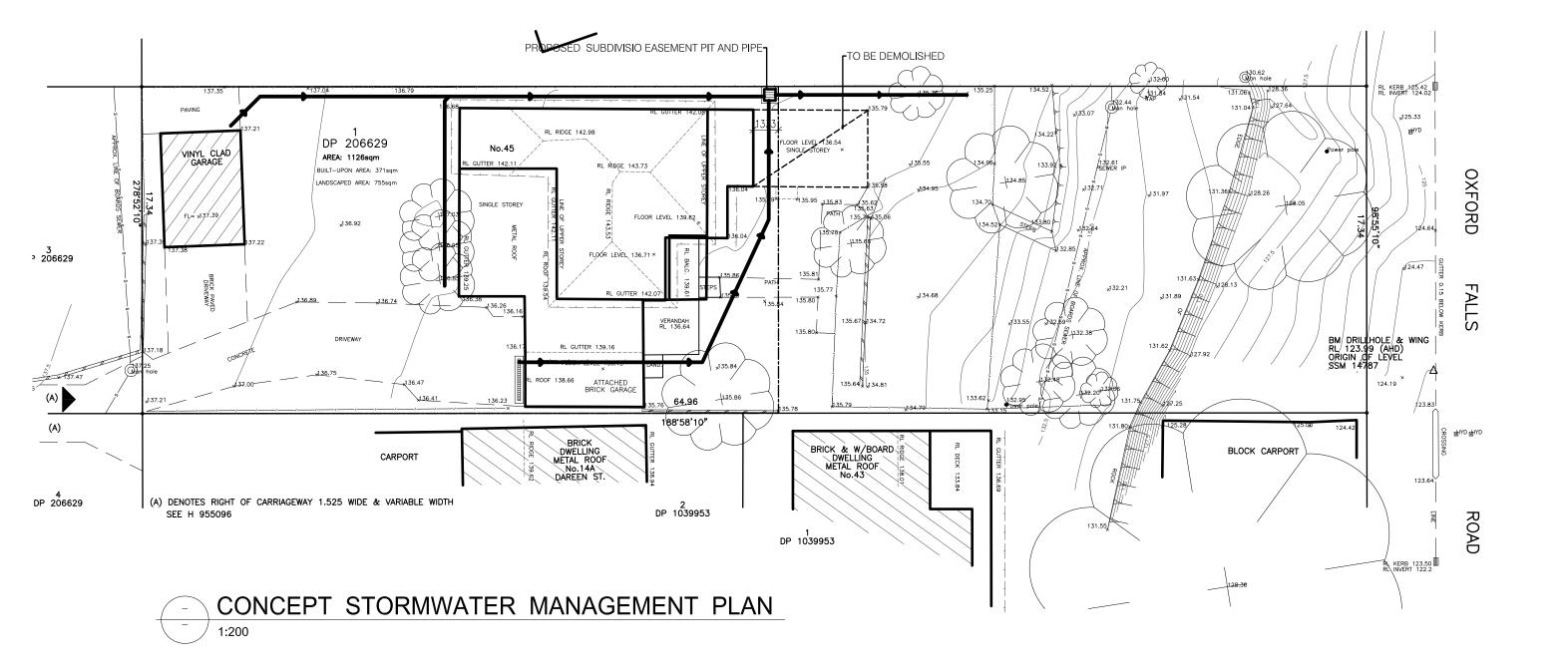
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DATE: 11/10/23	SCALE:	AS NOTED
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DRAWING Nr : 18080	SHEET:	10



ALL EXISTING DRAINAGE PIPE TO BE CHECKED ON SITE DURING CONSTRUCTION, IF INADEQUATE, NEW Ø100 uPVC SEWER GRADE PIPES TO BE INSTALLED



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SUBDIVISION 45 OXFORD FALLS ROAD BEACON HILL NSW 2100 CLIENT: JIRI AND MARCELA ALBRECHT	DP	206629 LOT
JIRI AND MARCELA ALBRECHT		

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