

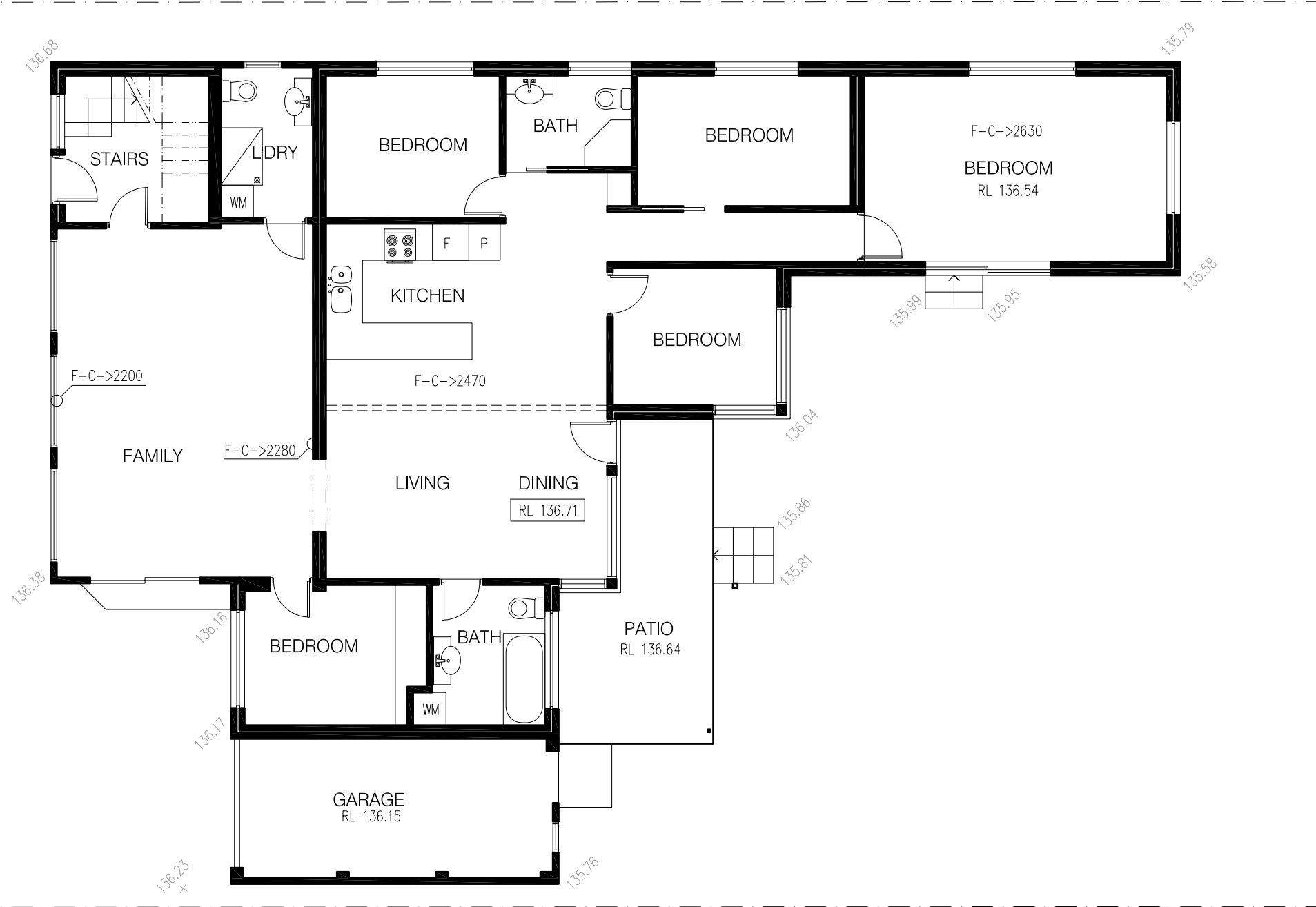
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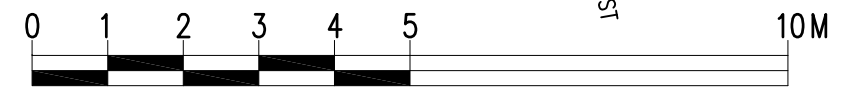
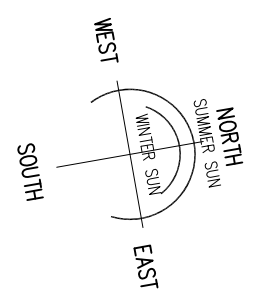
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PROJECT:	
SUBDIVISION	
45 OXFORD FALLS ROAD	
BEACON HILL NSW 2100	
CLIENT:	
JIRI AND MARCELA ALBRECHT	

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



 **EXISTING GROUND FLOOR PLAN**
1:100



SCALE 1:100

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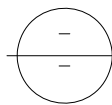
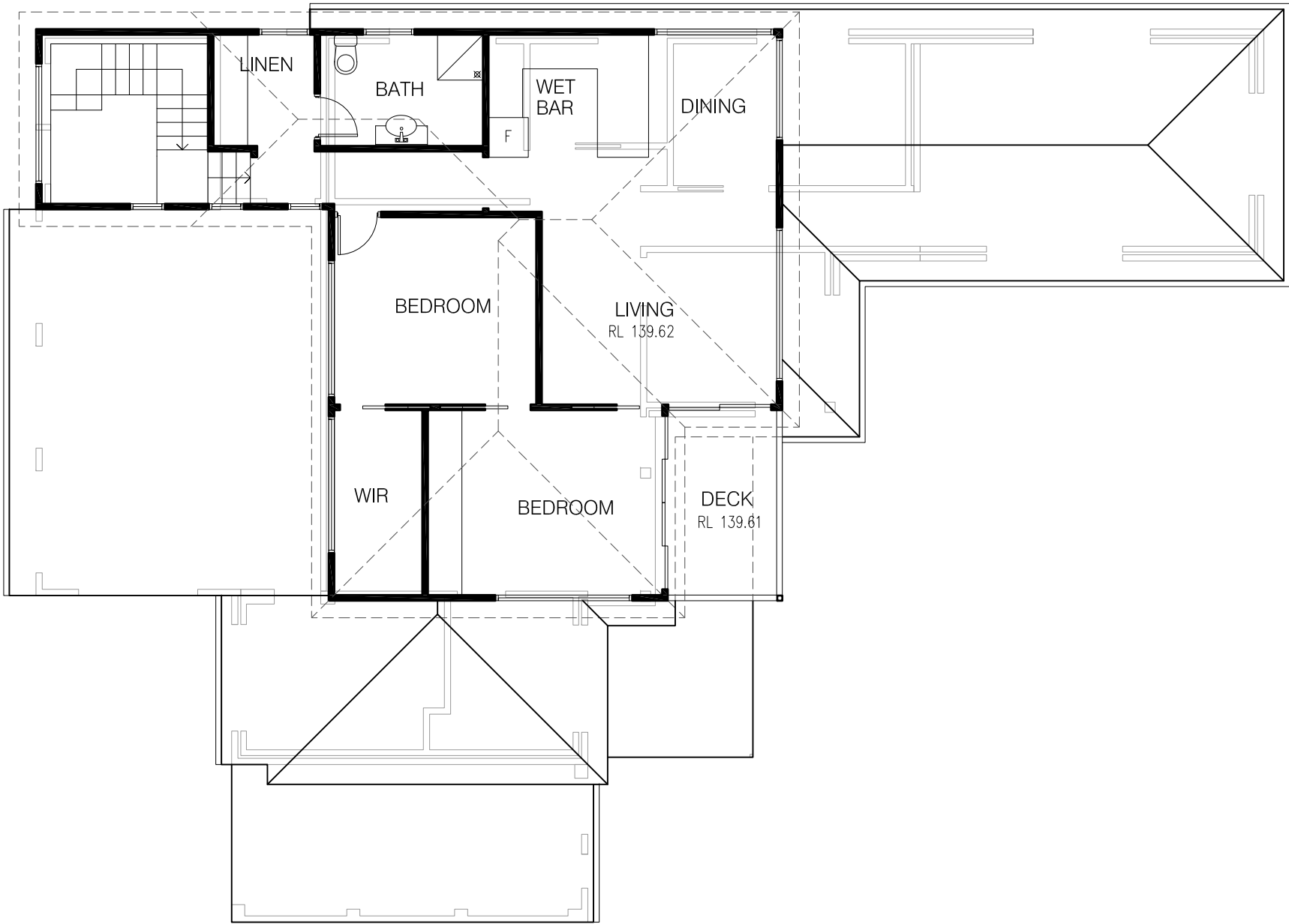
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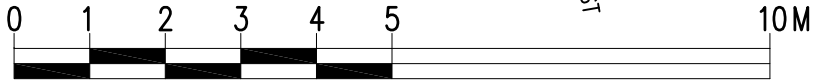
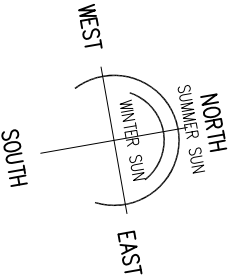
DP 206629
LOT 1

DATE: 11/10/23	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 2



EXISTING FIRST FLOOR PLAN

1:100



SCALE 1:100

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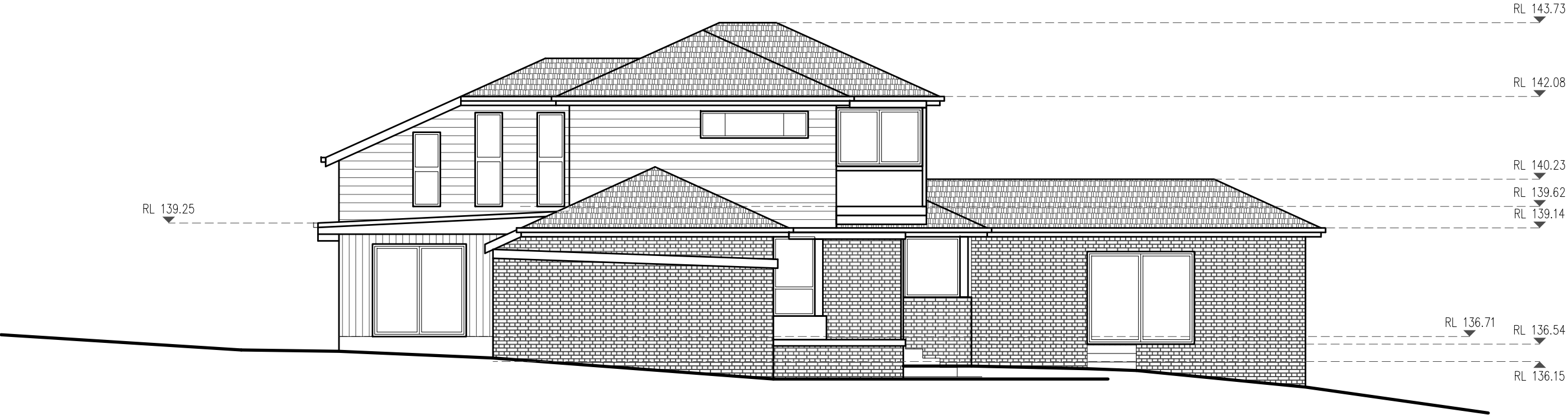
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DP 206629
LOT 1

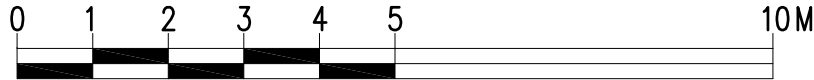
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EXISTING EAST ELEVATION
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EXISTING SOUTH ELEVATION
1:100



SCALE 1:100

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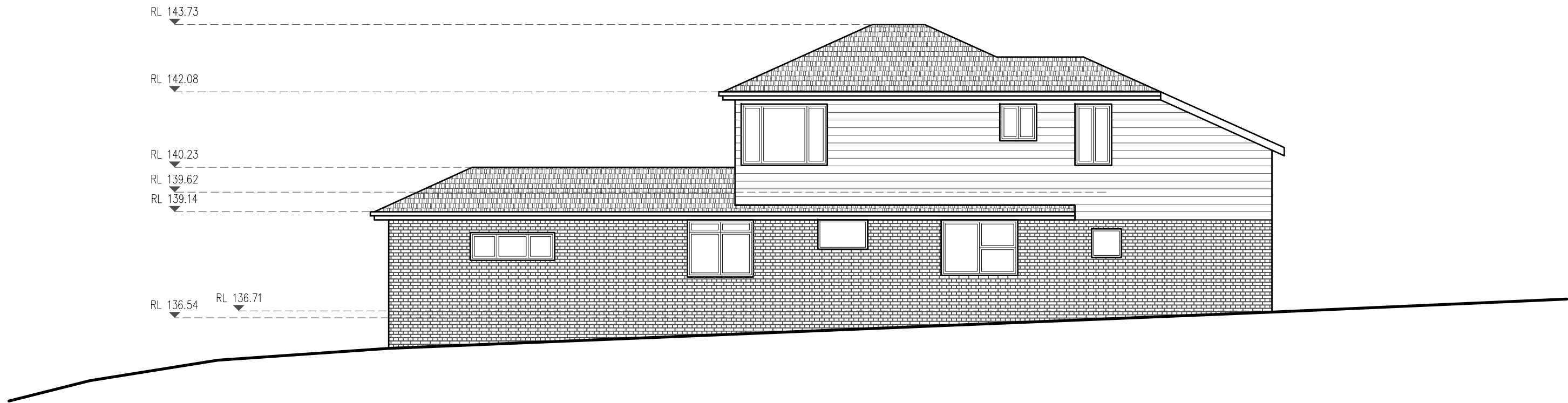
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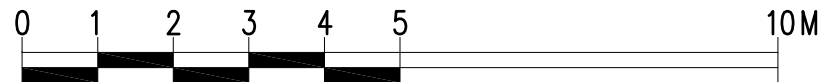
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EXISTING WEST ELEVATION
1:100

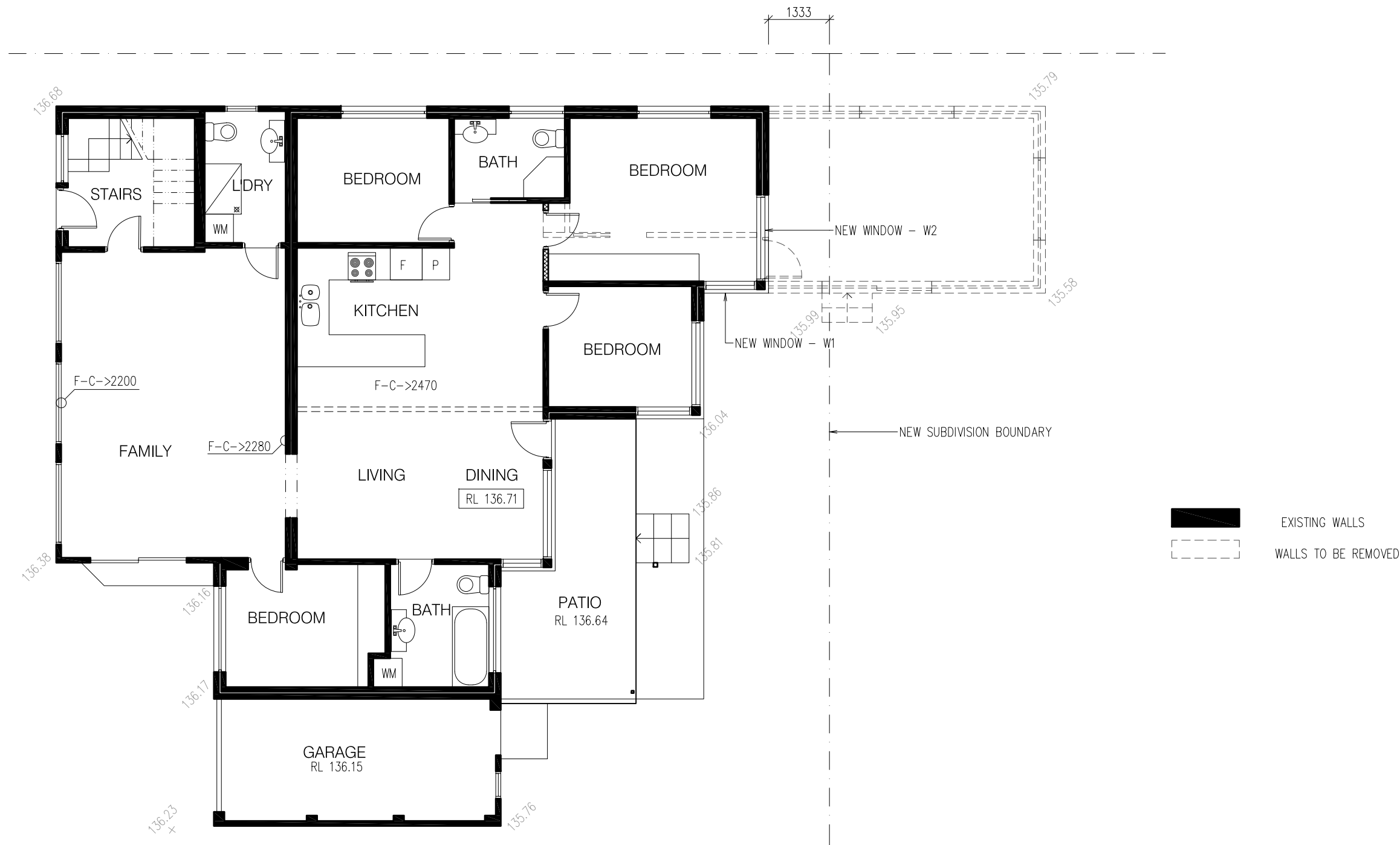


EXISTING NORTH ELEVATION
1:100

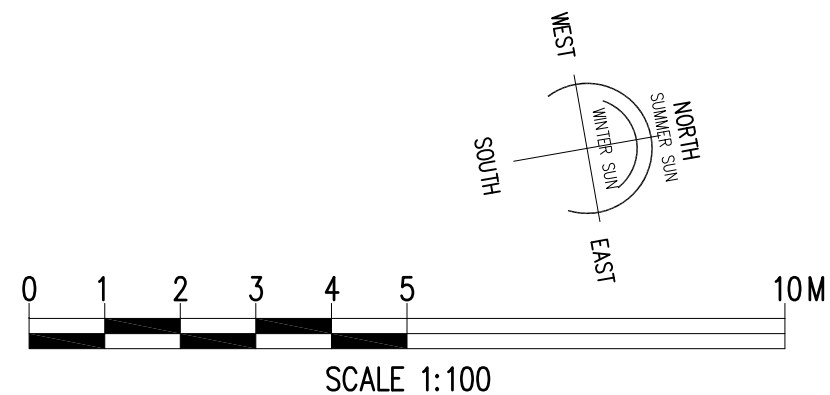


SCALE 1:100

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						DP 206629 LOT 1	



PROPOSED GROUND FLOOR PLAN
1:100



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PROJECT:

SUBDIVISION

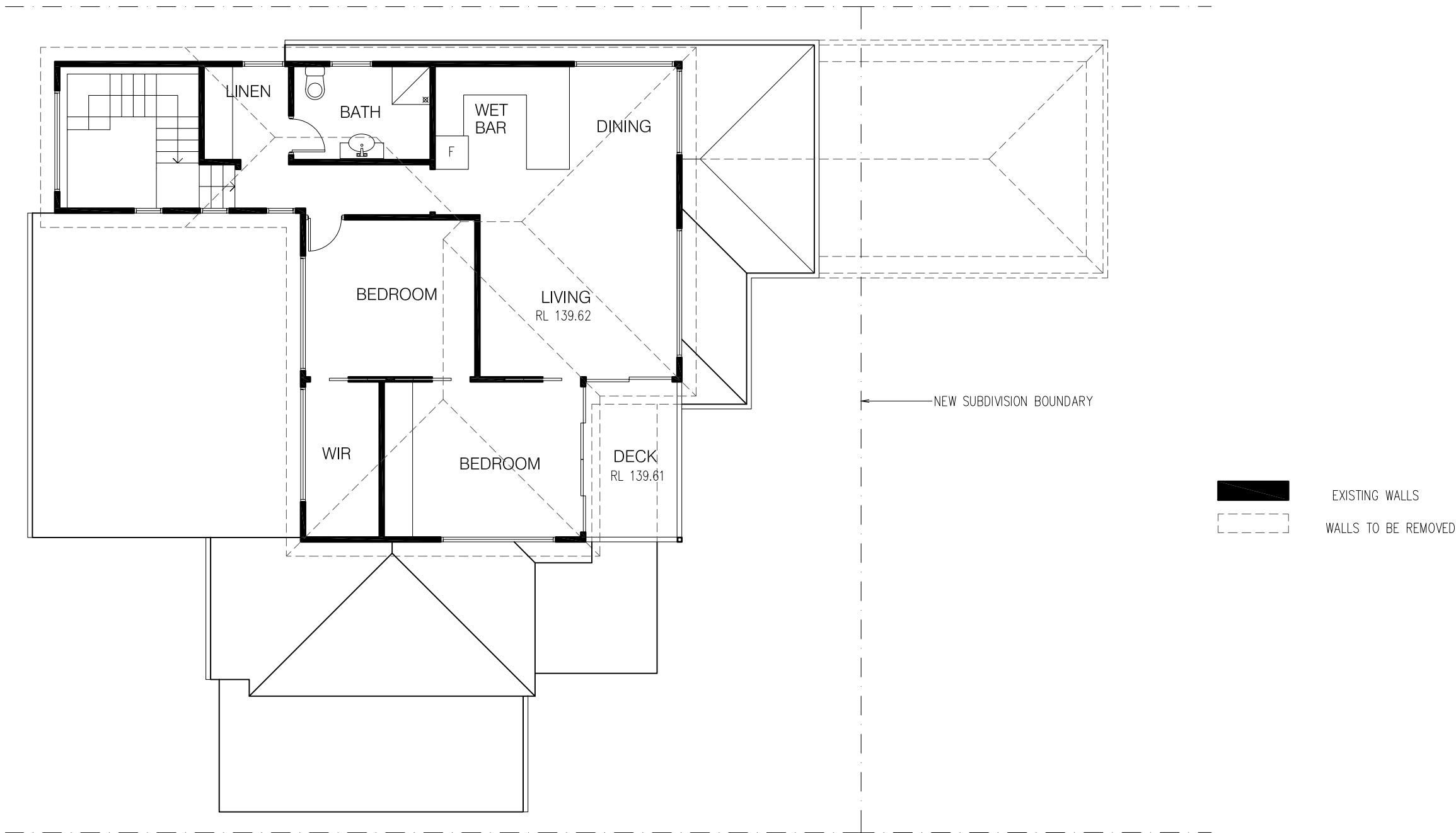
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BEACON HILL NSW 2100LOT 1

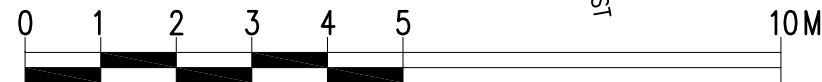
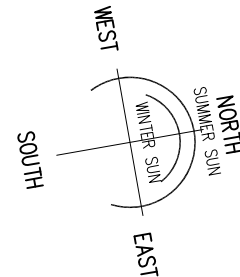
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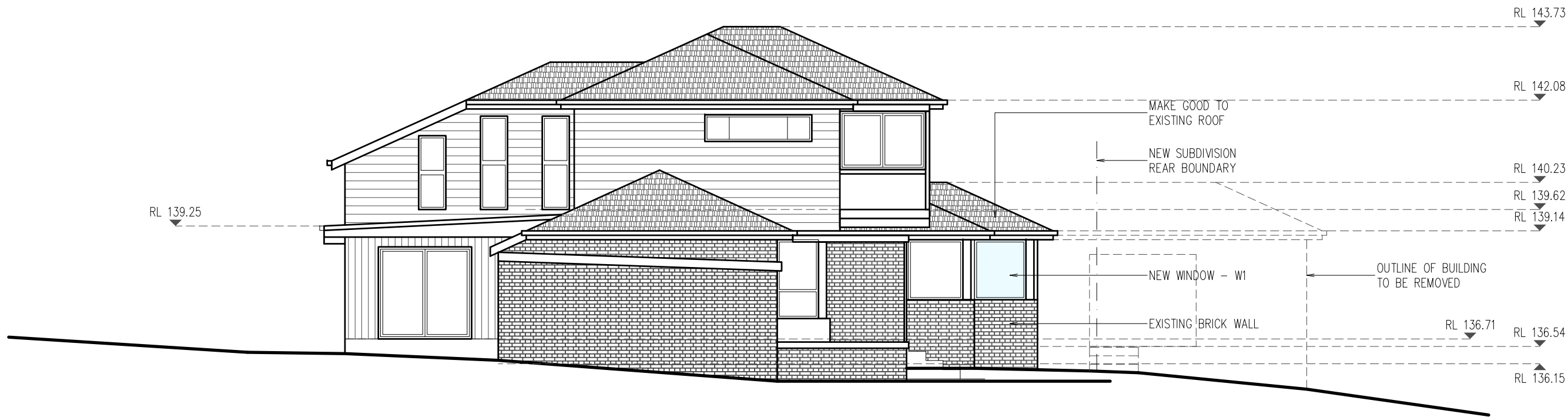


PROPOSED FIRST FLOOR PLAN
1:100



SCALE 1:100

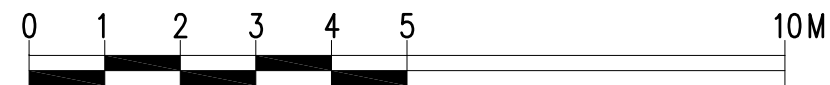
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PROPOSED EAST ELEVATION
1:100



PROPOSED NORTH ELEVATION
1:100



SCALE 1:100

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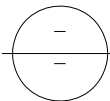
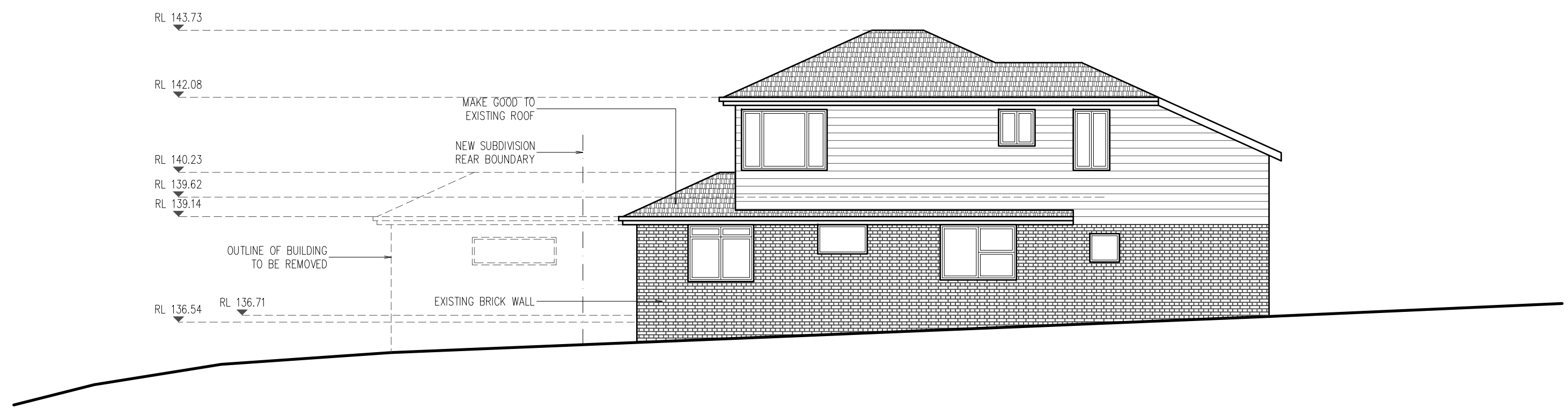
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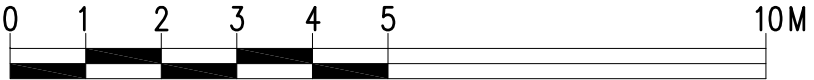


PROPOSED WEST ELEVATION

1:100

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.



SCALE 1:100

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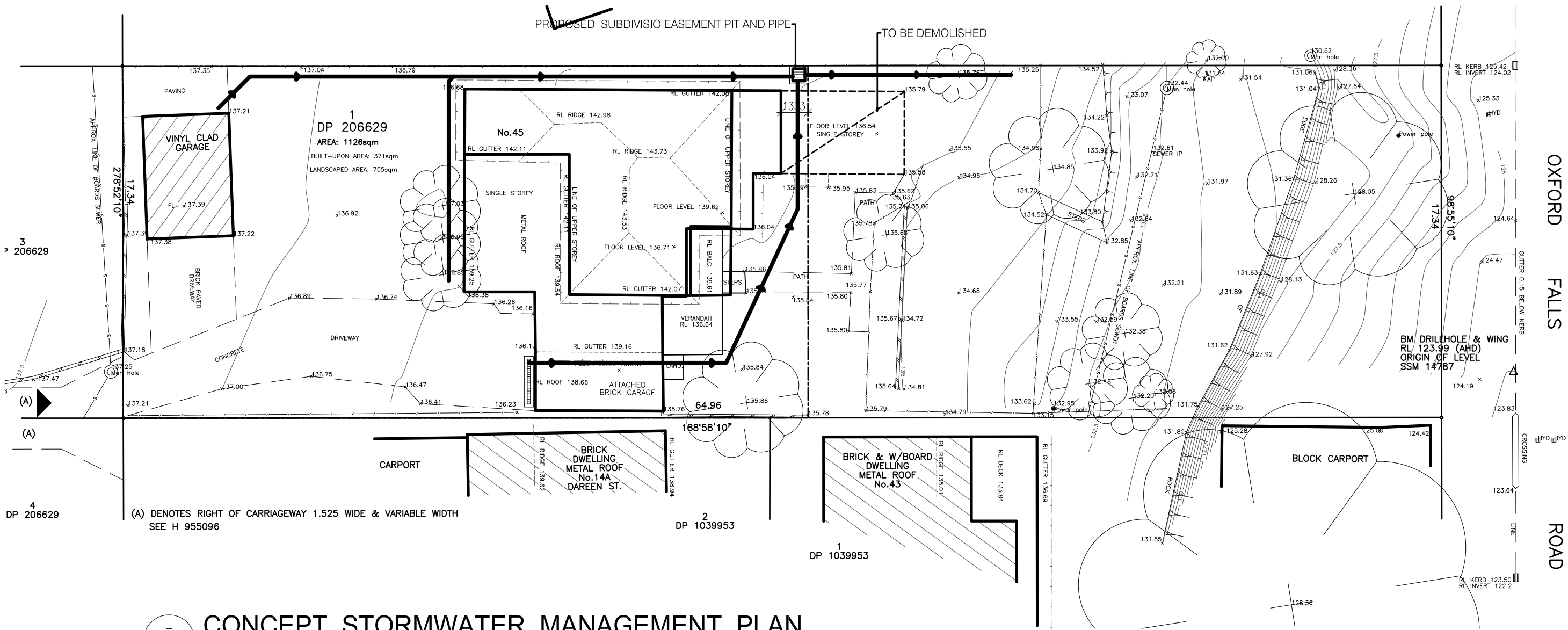
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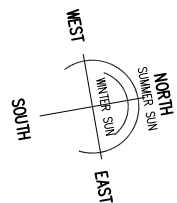
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CONCEPT STORMWATER MANAGEMENT PLAN

1:200

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



0 1 2 3 4 5 10M
SCALE 1:200

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DRAWING Nr :

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ISSUE: 1

SHEET:

11

