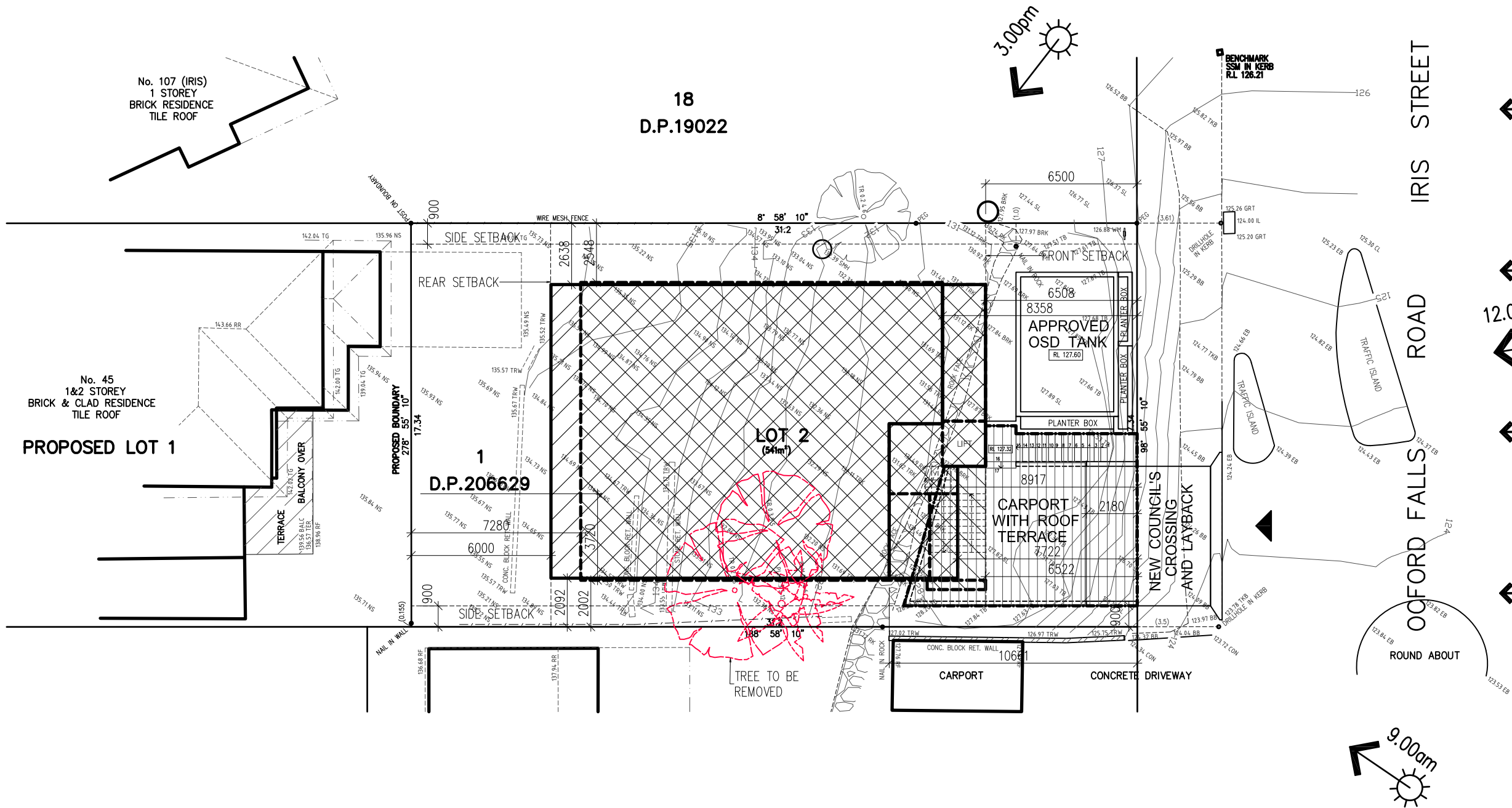


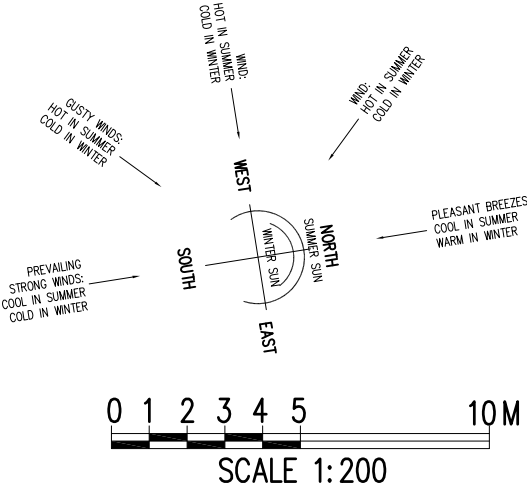
SITE PLAN AND SITE ANALYSIS PLAN

1:200

- 1ST FLOOR PLAN
- GROUND FLOOR
- LOWER GROUND FLOOR
- DEMOLISH

KEY

- CAR ENTRY POINT
- SUN DIRECTION - 22 JUNE
- NOISE SOURCE
- DISTRICT VIEWS OVER ADJOINING HOUSES



GENERAL NOTES:

- Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- All dimensions that relate to site boundaries and easements are subject to verification by site survey.
- All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
- All timber construction to be in accordance with the "TIMBER FRAMING" code.
- 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.
- 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.

1	ISSUED FOR DA	30/05/25
No.	AMENDMENT	DATE
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PROJECT:
PROPOSED RESIDENCE
45 OXFORD FALLS ROAD, BEACON HILL
NSW 2100, LOT 2 IN DP.206629
CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 30/05/25	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 1