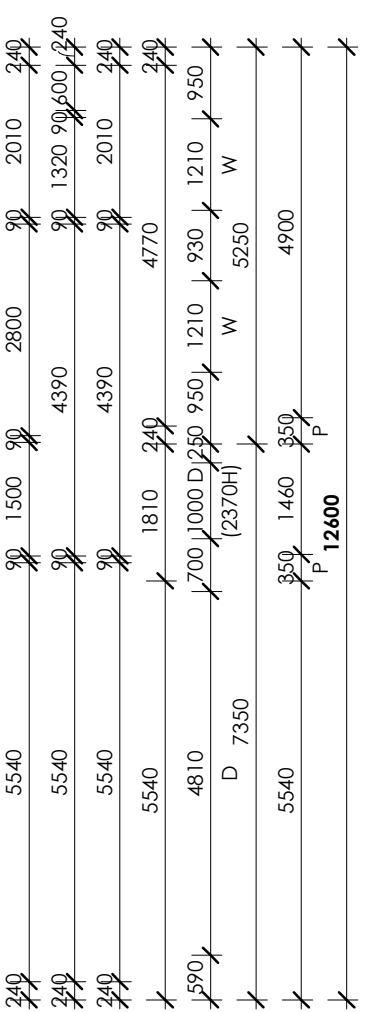
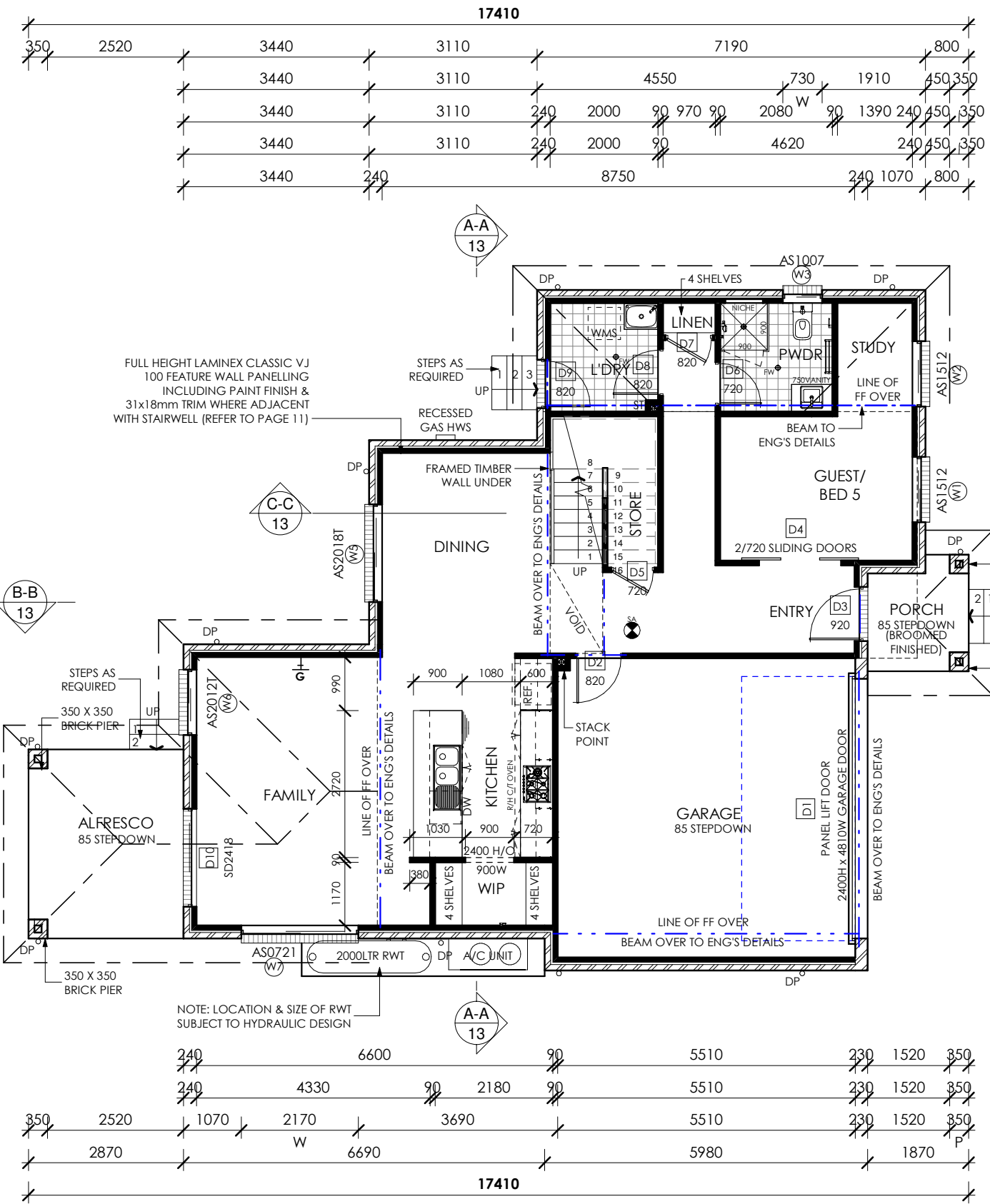
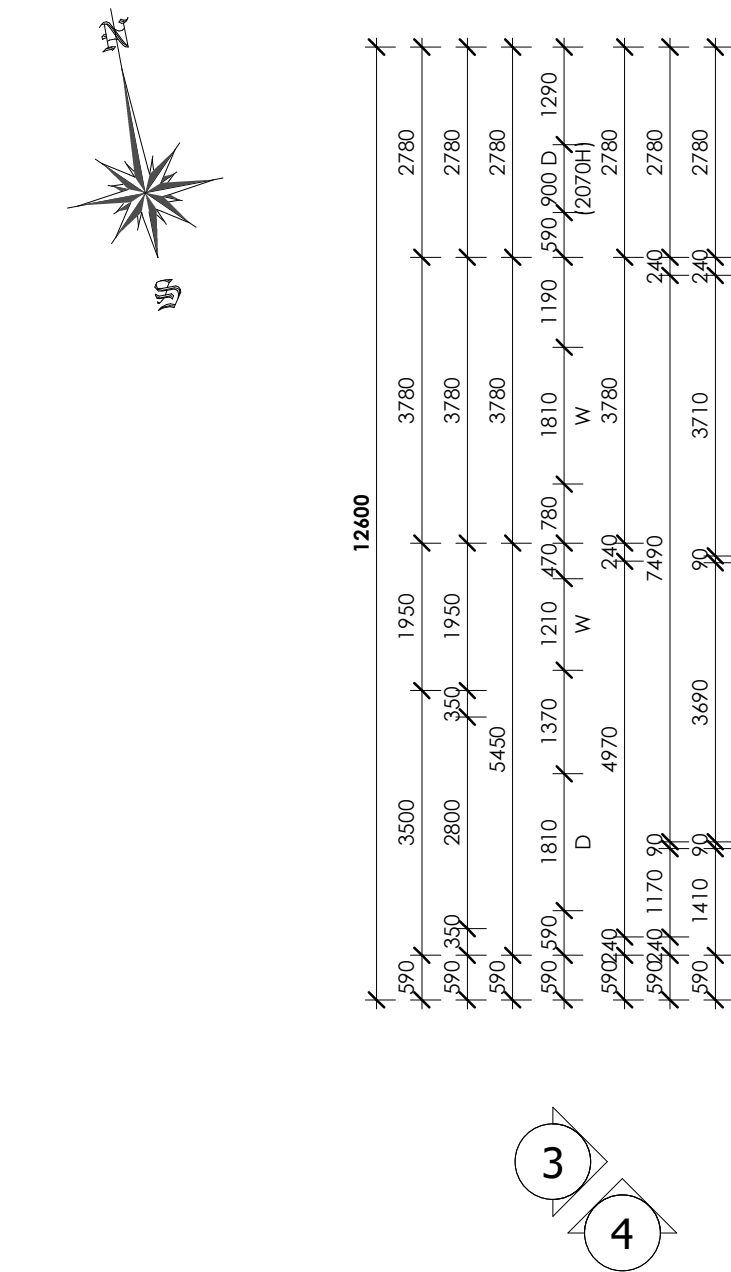



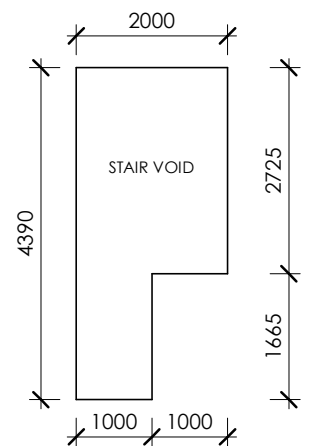
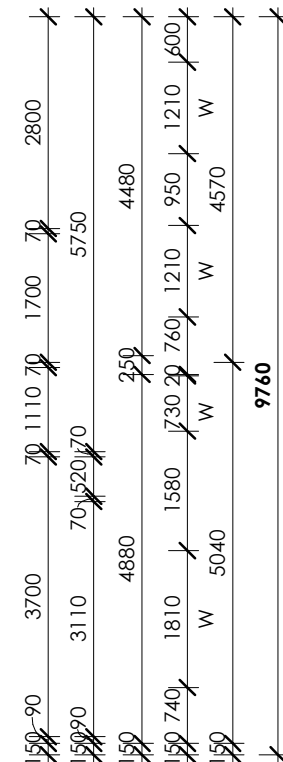
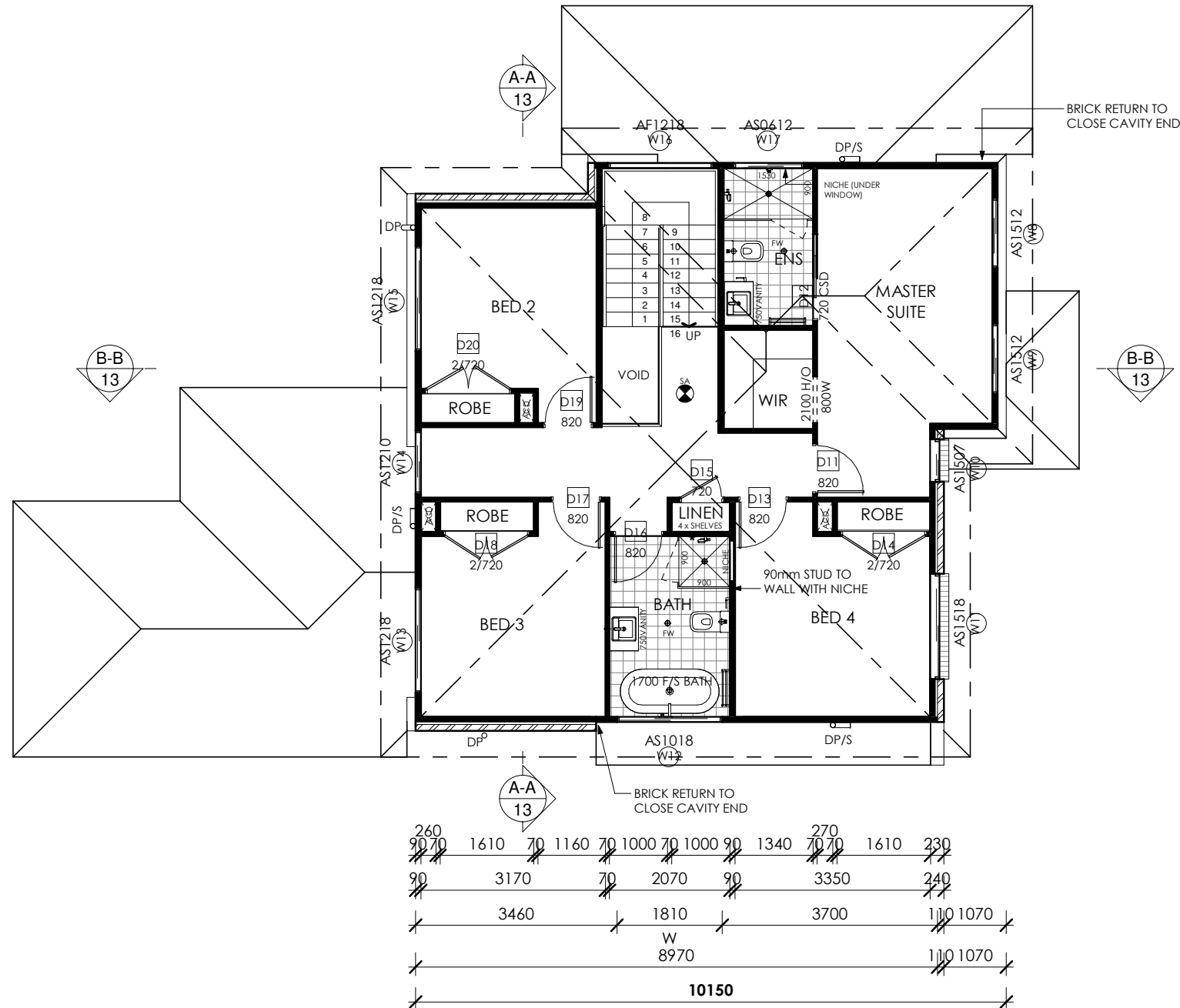
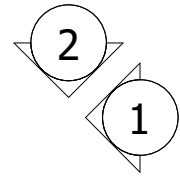
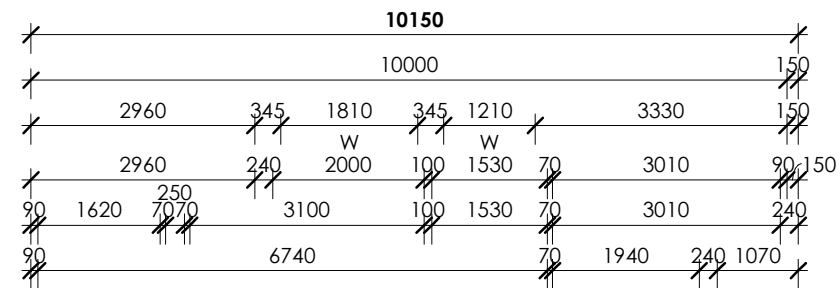
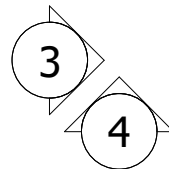
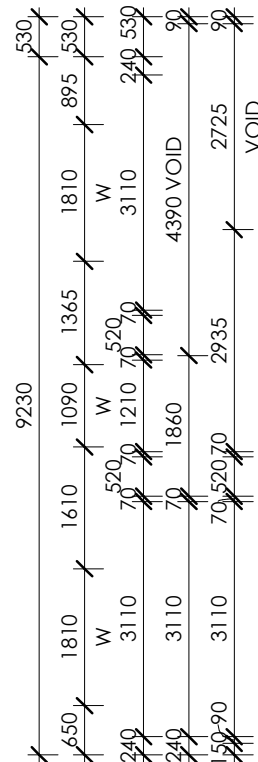
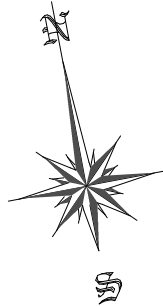
- NOTES:**
- REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
 - REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
 - REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
 - REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
 - A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC.)
 - FLOOR FINISHES AS SELECTED AS PER TENDER.
 - STACK POINT LOCATIONS, SUBJECT TO FLOOR JOIST LAYOUT.
 - STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
 - OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2.
 - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.
 - NOTE: FLOOR FINISHES AS SELECTED AS PER TENDER.
 - 2340H INTERNAL DOORS TO GROUND FLOOR WITH 2400H SQUARE SET OPENINGS (UNLESS NOTED OTHERWISE)
 - 2314H WINDOW HEAD HEIGHTS TO GROUND FLOOR, UNLESS NOTED OTHERWISE.



FLOOR AREAS	
GROUND FLOOR	96.78 m²
FIRST FLOOR	90.36 m²
GARAGE	33.32 m²
ALFRESCO	10.05 m²
PORCH	3.66 m²
TOTAL	234.17 m²

 ASHMONT HOMES	THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF ASHMONTHOMES ©		GENERAL NOTES: - LEVELS ARE APPROX. ONLY AND SHOULD ONLY BY VERIFIED ON SITE PRIOR TO WORK COMMENCING. - FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING. - ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE STATED. - WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER. - DIMENSIONS ARE TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK. - ALL SERVICES ARE TO BE LOCATED PRIOR TO COMMENCEMENT OF WORK. - ALL CONSTRUCTION TO BE INACCORDANCE WITH B.C.A AND ANY OTHER RELEVANT AUSTRALIAN STANDARDS. - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ATTACHED BASIX CERTIFICATE.									
	ADDRESS: SUITE 1103, 31 LASSO ROAD GREGORY HILLS, NSW 2557						JOB No: 020WING		HOUSE TYPE	DRAWN BY:	PROJECT TYPE:	
	PHONE: (02) 8328 1388						CLIENT: PHONG & ANG TRAN		MODEL: CUSTOM DOUBLE STOREY	RLD	AMENDED SUBMISSION PLANS	
							SITE ADDRESS: LOT 451 (DP 1050059) 20 WINGARA STREET CHESTER HILL, NSW 2162		FACADE: CLASSIC	DATE:	COUNCIL AREA:	SCALE:
									SPECIFICATION: INSPIRE	30.07.22	CANTERBURY/BANKSTOWN	1 : 100
				DRAWING TITLE: GROUND FLOOR		LODGE MENT: DA	SHEET No: 9	ISSUE: C				

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- NOTE: FLOOR FINISHES AS SELECTED AS PER TENDER.
- NOTE: 70mm STUDS TO INTERNAL WALLS OF FIRST FLOOR ONLY - UNLESS NOTED OTHERWISE.



PHONE: (02) 8328 1388

- LEVELS ARE APPROX. ONLY AND SHOULD ONLY BE VERIFIED ON SITE PRIOR TO WORK COMMENCING.
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ISSUE:
C