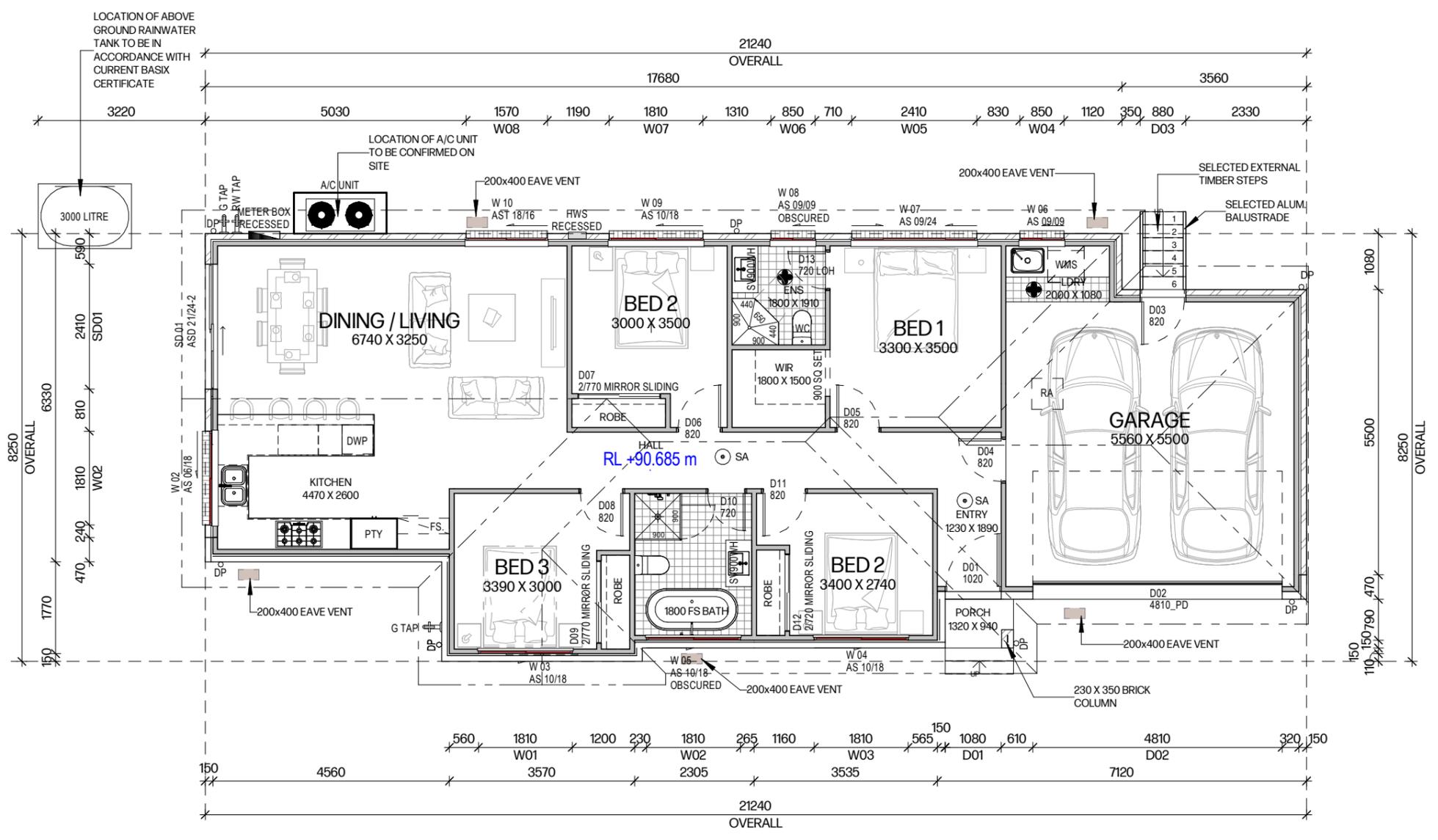


PRELIMINARY ONLY
 PLANS ARE IN CONJUNCTION WITH SUPPORTING DOCUMENTS AND CLIENT VARIATIONS. SUBJECT TO CHANGE ONCE LOT SPECIFIC REPORTS & CONSTRUCTION DOCUMENTS IDENTIFIED/RECEIVED.

NOTES:
 1. ALL PLUMBING SETOUT DIMENSIONS ARE FROM THE TIMBER FRAME.
 2. INTERNAL ELEVATIONS ARE INDICATIVE ONLY. ALL CUPBOARD DIMENSIONS TO BE SITE MEASURED.
 3. TRADESMAN TO ALLOW EXTRA 30-40mm FOR ANY MOUNTED TAPWARE HEIGHTS.

NOTE:

- ALL STEEL BEAMS AND COLUMNS IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS.
- CENTRE POINTS FOR KITCHEN SINKS AND STOVE MAY VARY. SUBJECT TO FINAL KITCHEN LAYOUT BY KITCHEN MANUFACTURER.
- WASTE STACKS TO BE VERIFIED ON SITE, PRIOR TO THE POUR OF CONCRETE SLAB.
- AC DUCT LOCATION TO BE VERIFIED ON SITE WITH CONTRACTOR.



LEGEND:

MW	MICROWAVE PROVISION
DWP	DISHWASHER PROVISION
WMS	WASHING MACHINE SPACE
FS	FRIDGE SPACE
PD	PANELIFT GARAGE DOOR
#	2340 HIGH DOORS
⊙	AIR CONDITIONING DUCTS/DROPPER
⊙SA	SMOKE ALARM
L.O.H	LIFT OFF HINGES
⊗	EXHAUST FAN
⊠	AC DUCT OUTLET
→	FLOOR JOIST DIRECTION
G TAP	GARDEN TAP LOCATION
R TAP	RAINWATER TAP LOCATION
DP	DOWN PIPE LOCATION
FW	FLOOR WASTE
WS	WASTE STACK
AJ	ARTICULATION JOINTS
RA	ROOF ACCESS
SC	STRUCTURAL COLUMN TO ENGINEER'S DETAIL
SB	STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS
TB	TIMBER BEAMS TO ROOF/ FLOOR MANUFACTURERS SPECS.



GROUND FLOOR PLAN

FLOOR AREAS

GROUND FLOOR	115.70 m²
GARAGE	37.05 m²
PORCH	124 m²
Grand total	153.99 m²

ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	HOUSE NAME: Custom	CLIENT'S NAME: Mr. Mrs.	SHEET NAME: GROUND FLOOR PLAN			P: (02) 7252-5330 E: info@sdcd.com.au A: Suite 106, Level 1 351 Oran Park Drive, Oran Park, Nsw 2570. W: sdcd.com.au	 Design Matters National Accredited Building Designer Member	CLIENT'S SIGNATURE _____
	FACADE: Modern	SITE ADDRESS: Lot 245- in DP 1294340 392 Browns Road & Ardeale Street Austral, NSW 2179	DRAWN: HN	JOB NO: 25196				REV NO: 6
SPECIFICATION: STANDARD	SCALE @ A3: 1:100	GARAGE HAND: RH	PROJECT STAGE: Preliminary Plan	APPLY TO LODGE: CDC				