Duplex Design: 248DU-Mid Century Ranch 6 Bed + 2 Alfresco's + 4 Bath + 2 Car



Width 14.5 x 17.4 Meters

Unit 1 Metric Sizes Bed 1: 3.3m x 3.3m Bed 2: 2.7m x 2.7m Bed 3: 2.7m x 2.7m Lounge: 5.2m x 4.1m Unit Area: 122.6 m2

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 Unit 2 Metric Sizes

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 Bed 1: 3.3m x 3.3m

 n
 Bed 2: 2.7m x 2.7m

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 Bed 3: 2.7m x 2.7m

 n
 Bed 3: 2.7m x 4.1m

 Lounge: 5.2m x 4.1m

 n
 Unit Area: 122.6 m2

Unit 1 Feet & Inches Bed 1: 10' 10" x 10' 10" Bed 2: 8' 10" x 8' 10" Bed 3: 8' 10" x 8'10" Lounge: 13' 5" x 17' 1" Unit Area: 1320 Sq Ft

Unit 2 Feet & Inches

Bed 1: 10' 10" x 10' 10" Bed 2: 8' 10" x 8' 10" Bed 3: 8' 10" x 8'10" Lounge: 13' 5" x 17' 1" Unit Area: 1320 Sq Ft

FEATURES

- 6 Bedroom (3 x 3)
- 4 Bathroom (2 x 2)
- Large Kitchens + Pantry's

Feet Width 47' 9" x 57' 3"

- Large Living
- Covered Alfresco Patio's

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Total Building Area: 245.2 m2

Total Building : 2640 Sq Feet

CONCEPT SET OF PLANS

Duplex Design: 248DU-Mid Century Ranch 6 Bed + 2 Alfresco's + 4 Bath + 2 Car



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FEATURES

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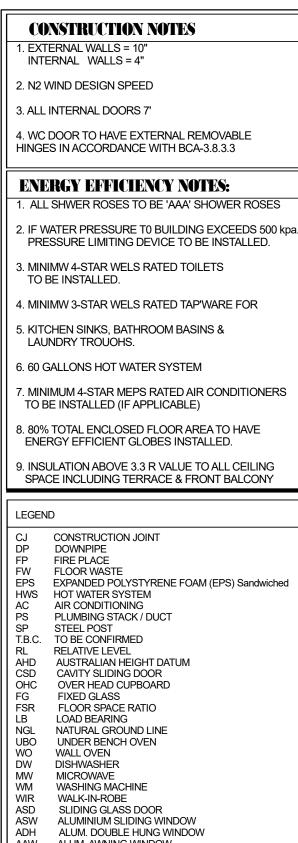
Unit 2 Metric Sizes

Bed 1: 3.3m x 3.3m Bed 2: 2.7m x 2.7m Bed 3: 2.7m x 2.7m Lounge: 5.2m x 4.1m Unit Area: 122.6 m2

Total Building Area: 245.2 m2

CONCEPT SET OF PLANS

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47

ASD	SLIDING GLASS DOOR	
ASW	ALUMINIUM SLIDING WINDOW	
ADH	ALUM. DOUBLE HUNG WINDOW	
AAW	ALUM. AWNING WINDOW	
ALW	ALUM. LOUVRE WINDOW	
BCA	BUILDING CODE OF AUSTRALIA	
AS	AUSTRALIAN STANDARDS	

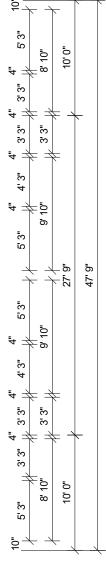
				Vindow Sc					edule					
	Number	Qty	Floor	Height	Width	Descript		Number	Qty	Floor	Height	Width	Descrip	
	W01	2	1	2' 0"	5' 0"	ALUMINIUM SLI		D01	2	1	7' 0"	8' 0"	ALUMINIUM SL	IDING DOOR
	W02	2	1	2' 0"	2' 0"	ALUMINIUM SLI		D02	2	1	7' 0"	2' 8"	HINGED EXTER	
	W03	2	1	4' 0"	5' 0"	ALUMINIUM SLI	DING WINDOW	D03	8	1	7' 0"	2' 8"	HINGED INTER	NAL DOOR
	W04	2	1	4' 0"	4' 0"	ALUMINIUM SLI		D04	8	1	7' 0"	2' 4"	HINGED INTER	
	W05	2	1	7' 0"	6' 0"	ALUMINIUM SLI	DING WINDOW	D05	2	1	7' 0"	5' 0"	ROBE MIRROR	SLIDING DOOR
	W06	2	1	7' 0"	3' 0"	ALUMINIUM SLI		D06	2	1	7' 0"	8' 0"	ROBE MIRROR	SLIDING DOOR
					í	1		D07	2	1	7' 0"	4' 0"	VINYL MIRROR	SLIDING DOOR
		1		t	í – – – – – – – – – – – – – – – – – – –	[I	D08	2	1	7' 0"	8' 0"	PANEL LIFT DO	OR
r.	/	9' 10" 9' 6"		<i>↓</i> <i>↓∤</i> ″ 1"		<u>/</u>	5' 11" 9' 10"	5' 1" 4"	4"		-#	5' 11" 19' 8"	++ ^{1' 9"} +	8' 10" 3' 3" 10"
21			wo)6		₩01 ■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■			W03	D06		W04 BATH	1005	BED 3



57' 3"

DATE:	SCALE: 1:100						
CLIENT :							General notes:
SITE:		AREAS Living	UNIT 1 1017 Sq.Ft	UNIT 2 1017 Sq.Ft			- concrete construction to comply - timber frame construction to com
SITE.		Garage		204 Sq.Ft			 metal roofing to comply with USA wet areas to comply with the pro
		Porch Alfresco	10 Sq.Ft 86 Sq.Ft	10 Sq.Ft 86 Sq.Ft		FLOOR PLAN	 weepholes in masonry walls at 3 glass installation to comply with s denotes smoke detector; smoke
		Sub-Total	1320 Sq.Ft	1320 Sq.Ft		SCALE: 1: 100	 s denotes shoke detector, sind with the provisions of Part 3.7.2 d manhole position approx. only, d
DO NOT SCALE OFF. Written dimensions take precedence		TOTAL	2640) Sq.Ft	WIND SPEED: N2		- mannore position approx. only, d

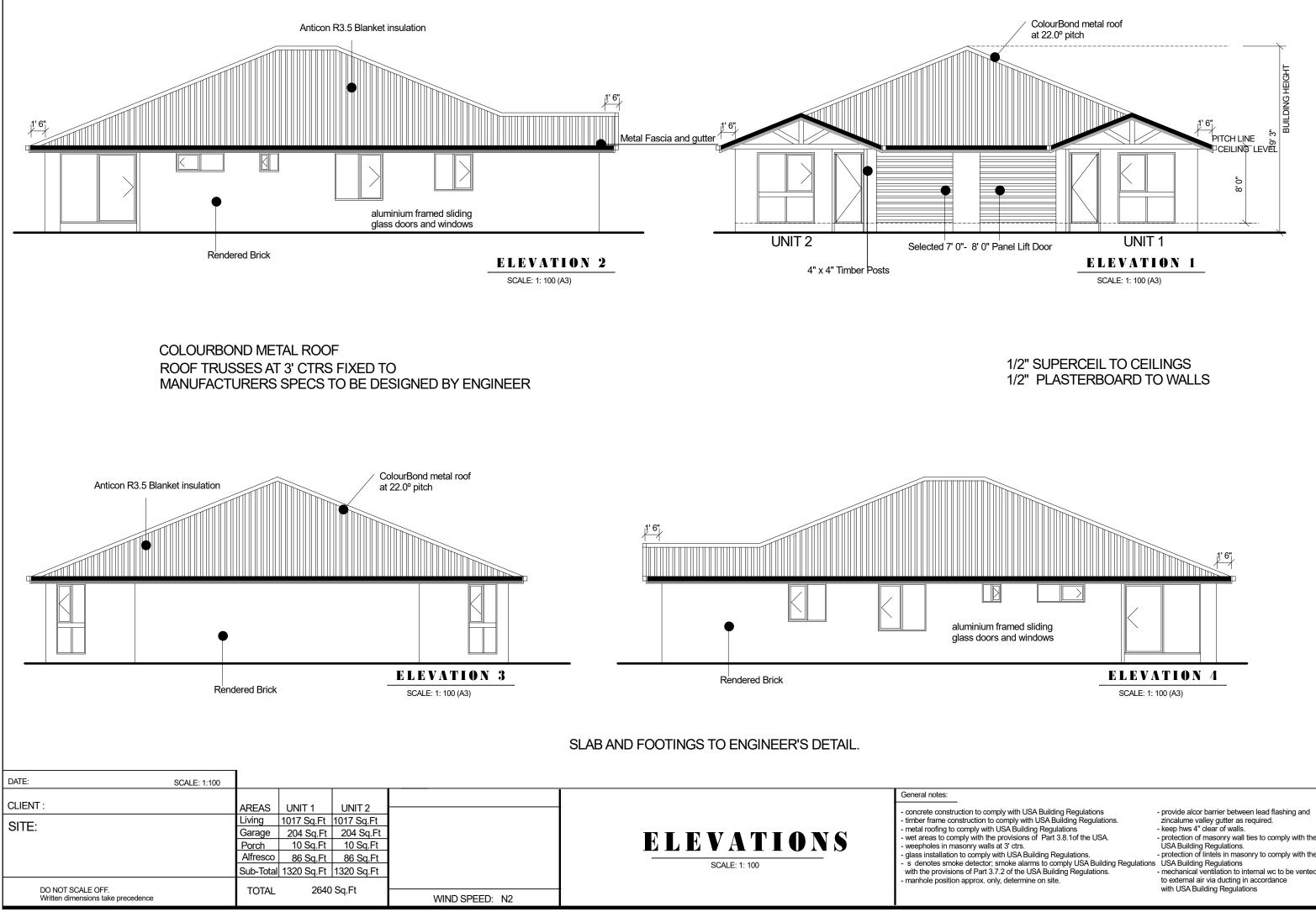






ply with USA Building Regulations comply with USA Building Regulations.

- USA Building Regulations provisions of Part 3.8.10f the USA.
- at 3' ctrs.
- , determine on site
- provide alcor barrier between lead flashing and zincalume valley gutter as required. - keep hws 4" clear of walls.
- protection of masonry wall ties to comply with the USA Building Regulations.
- th USA Building Regulations. smoke alarms to comply USA Building Regulations 7.2 of the USA Building Regulations. mechanical ventilation to internal wc to be vented mechanical ventilation to internal wc to be vented
 - to external air via ducting in accordance with USA Building Regulations



- provide alcor barrier between lead flashing and

- USA Building Regulations mechanical ventilation to internal wc to be vente



INTERNAL WALLS = 100 mm

2. N2 WIND DESIGN SPEED

3. ALL INTERNAL DOORS 2040 HT

4. WC DOOR TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3

ENERGY EFFICIENCY NOTES:

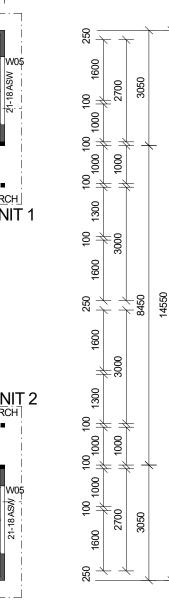
- 1. ALL SHWER ROSES TO BE 'AAA' SHOWER ROSES
- IF WATER PRESSURE TO BUILDING EXCEEDS 500 kpa. PRESSURE LIMITING DEVICE TO BE INSTALLED.
- 3. MINIMW 4-STAR WELS RATED TOILETS TO BE INSTALLED.
- 4. MINIMW 3-STAR WELS RATED TAP'WARE FOR
- 5. KITCHEN SINKS, BATHROOM BASINS & LAUNDRY TROUOHS.
- 6. 250 LITRE RHEEM HOT WATER SYSTEM (OR SIMILAR)
- 7. MINIMUM 4-STAR MEPS RATED AIR CONDITIONERS TO BE INSTALLED (IF APPLICABLE)
- 8. 80% TOTAL ENCLOSED FLOOR AREA TO HAVE ENERGY EFFICIENT GLOBES INSTALLED.
- 9. INSULATION ABOVE 3.3 R VALUE TO ALL CEILING SPACE INCLUDING TERRACE & FRONT BALCONY

LEGENE	0
C J DP FP FW EPS HWC PS SP T.B. A HD D C GF SR LB NGLO DW WM WIR A SW ADH AAW ALW AS AS	CONSTRUCTION JOINT DOWNPIPE FIRE PLACE FLOOR WASTE EXPANDED POLYSTYRENE FOAM (EPS) Sandwiched HOT WATER SYSTEM AIR CONDITIONING PLUMBING STACK / DUCT STEEL POST TO BE CONFIRMED RELATIVE LEVEL AUSTRALIAN HEIGHT DATUM CAVITY SLIDING DOOR OVER HEAD CUPBOARD FIXED GLASS FLOOR SPACE RATIO LOAD BEARING NATURAL GROUND LINE UNDER BENCH OVEN WALL OVEN DISHWASHER MICROWAVE WASHING MACHINE WALK-IN-ROBE SLIDING GLÁSS DOOR ALUMINIUM SLIDING WINDOW ALUM. DOUBLE HUNG WINDOW ALUM. AWNING WINDOW ALUM. AWNING WINDOW ALUM. LOUVRE WINDOW BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS

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DATE: SCALE: 1:100				
CLIENT : SITE: DO NOT SCALE OFF.	AREAS UNIT 1 UNIT 2 Living 94.5 m² 94.5 m² Garage 19.0 m² 19.0 m² Porch 1.0 m² 1.0 m² Alfresco 8.1 m² 8.1 m² Sub-Total 122.6 m² 122.6 m²		FLOOR PLAN SCALE: 1: 100	General notes: - concrete construction to comply - timber frame construction to com- - metal roofing to comply with AS1 - wet areas to comply with the pro - weepholes in masonry walls at 9 - glass installation to comply with - s denotes smoke detector; smo with the provisions of Part 3.7.2 c - manhole position approx. only, d
Written dimensions take precedence	101AL 240.2111	WIND SPEED: N2		







- ply with AS2870 AND AS3600 BCA comply with AS1684 -2006. AS1757 /AS2050
- provisions of Part 3.8.1of the bca.
- at 900 ctrs. ith AS1288 and AS2047.
- moke alarms to comply
- .2 of the BCA.
- determine on site.

- provide alcor barrier between lead flashing and
- provide and barrier between head masking and zincalume valley gutter as required.
 keep hws 100 clear of walls.
 protection of masonry wall ties to comply with the provisions of Part 3.3.3.2 of the BCA.
- protection of lintels in masonry to comply with the provisions of Part 3.3.3.4 of the BCA.
- mechanical ventilation to internal wc to be vented to external air via ducting in accordance with the provisions of part 3.8.5.0 of the BCA 1996.

