

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



Width 14.5 x 17.4 Meters

Feet Width 47' 9" x 57' 3"

Unit 1 Metric Sizes

Unit 2 Metric Sizes

Unit 1 Feet & Inches

Unit 2 Feet & Inches

FEATURES

- 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

- 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

- 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

- Bed 1: 10' 10" x 10' 10"
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- Unit Area: 1320 Sq Ft

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

Total Building Area: 245.2 m2

Total Building : 2640 Sq Feet



Australian Design Services
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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 Feet & Inches

- Bed 1: 10' 10" x 10' 10"
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- Unit Area: 1320 Sq Ft

Total Building : 2640 Sq Feet

Width 14.5 x 17.4 Meters

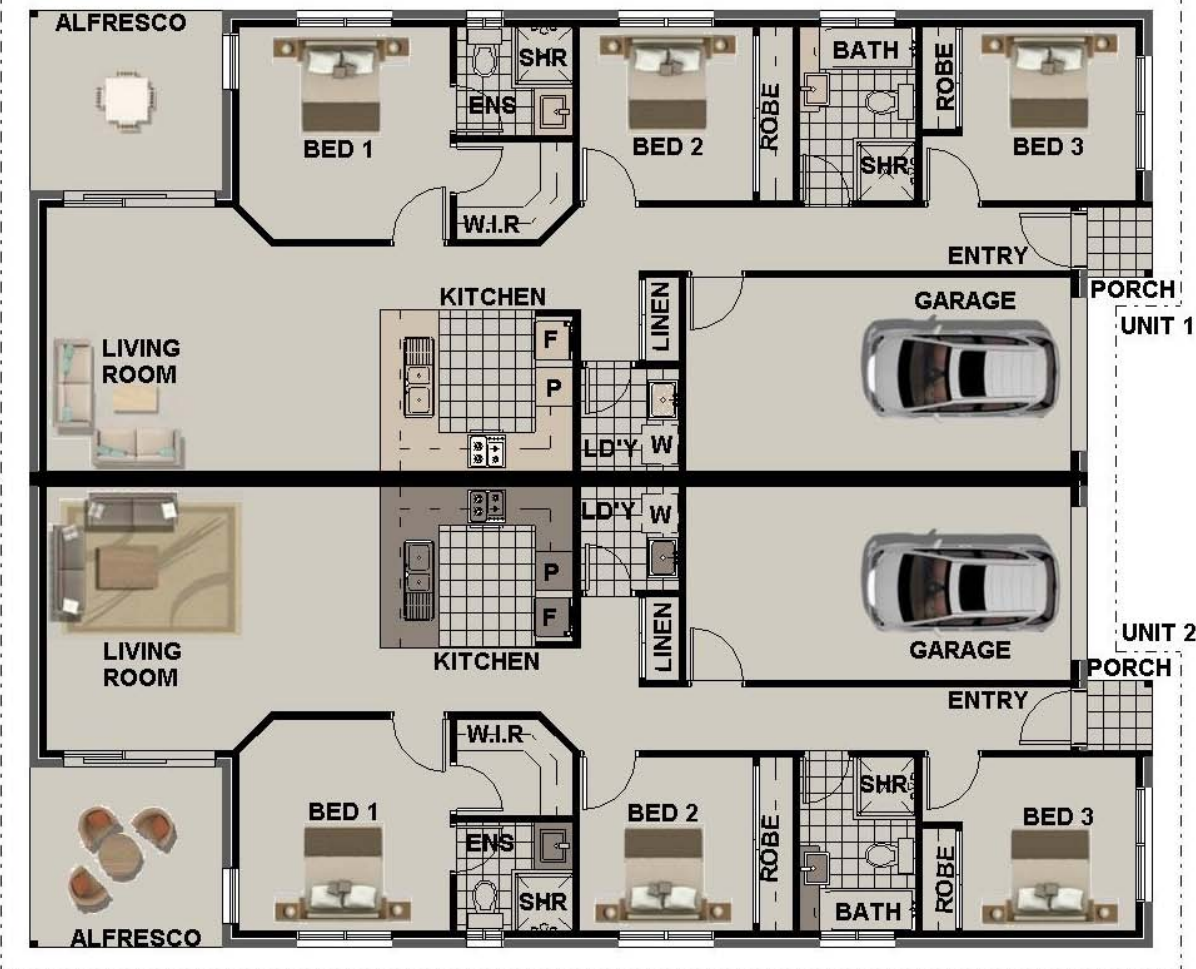
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Unit 2 Metric Sizes

- 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



CONSTRUCTION NOTES

- EXTERNAL WALLS = 10"
INTERNAL WALLS = 4"
- N2 WIND DESIGN SPEED
- ALL INTERNAL DOORS 7'
- WC DOOR TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3

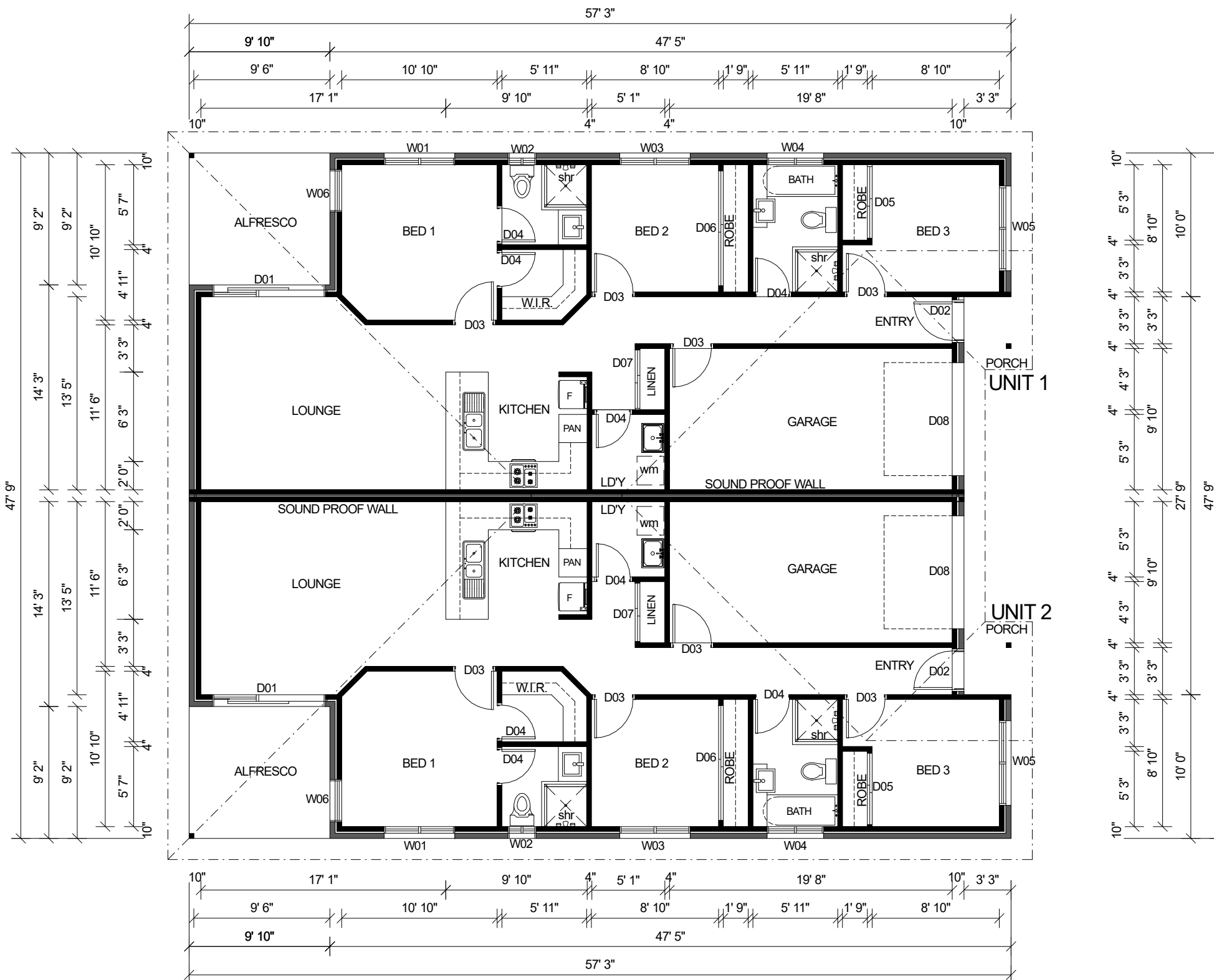
ENERGY EFFICIENCY NOTES:

- ALL SHWER ROSES TO BE 'AAA' SHOWER ROSES
- IF WATER PRESSURE TO BUILDING EXCEEDS 500 kpa PRESSURE LIMITING DEVICE TO BE INSTALLED.
- MINIMW 4-STAR WELS RATED TOILETS TO BE INSTALLED.
- MINIMW 3-STAR WELS RATED TAPWARE FOR
- KITCHEN SINKS, BATHROOM BASINS & LAUNDRY TROUGH.
- 60 GALLONS HOT WATER SYSTEM
- MINIMUM 4-STAR MEPS RATED AIR CONDITIONERS TO BE INSTALLED (IF APPLICABLE)
- 80% TOTAL ENCLOSED FLOOR AREA TO HAVE ENERGY EFFICIENT GLOBES INSTALLED.
- INSULATION ABOVE 3.3 R VALUE TO ALL CEILING SPACE INCLUDING TERRACE & FRONT BALCONY

LEGEND

CJ	CONSTRUCTION JOINT
DP	DOWNPIPE
FP	FIRE PLACE
FW	FLOOR WASTE
EPS	EXPANDED POLYSTYRENE FOAM (EPS) Sandwiched
HWS	HOT WATER SYSTEM
AC	AIR CONDITIONING
PS	PLUMBING STACK / DUCT
SP	STEEL POST
T.B.C.	TO BE CONFIRMED
RL	RELATIVE LEVEL
AHD	AUSTRALIAN HEIGHT DATUM
CSD	CAVITY SLIDING DOOR
OHC	OVER HEAD CUPBOARD
FG	FIXED GLASS
FSR	FLOOR SPACE RATIO
LB	LOAD BEARING
NGL	NATURAL GROUND LINE
UBO	UNDER BENCH OVEN
WO	WALL OVEN
DW	DISHWASHER
MW	MICROWAVE
WM	WASHING MACHINE
WIR	WALK-IN-ROBE
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

Window Schedule					Door Schedule						
Number	Qty	Floor	Height	Width	Description	Number	Qty	Floor	Height	Width	Description
W01	2	1	2' 0"	5' 0"	ALUMINIUM SLIDING WINDOW	D01	2	1	7' 0"	8' 0"	ALUMINIUM SLIDING DOOR
W02	2	1	2' 0"	2' 0"	ALUMINIUM SLIDING WINDOW	D02	2	1	7' 0"	2' 8"	HINGED EXTERNAL DOOR
W03	2	1	4' 0"	5' 0"	ALUMINIUM SLIDING WINDOW	D03	8	1	7' 0"	2' 8"	HINGED INTERNAL DOOR
W04	2	1	4' 0"	4' 0"	ALUMINIUM SLIDING WINDOW	D04	8	1	7' 0"	2' 4"	HINGED INTERNAL DOOR
W05	2	1	7' 0"	6' 0"	ALUMINIUM SLIDING WINDOW	D05	2	1	7' 0"	5' 0"	ROBE MIRROR SLIDING DOOR
W06	2	1	7' 0"	3' 0"	ALUMINIUM SLIDING WINDOW	D06	2	1	7' 0"	8' 0"	ROBE MIRROR SLIDING DOOR
						D07	2	1	7' 0"	4' 0"	VINYL MIRROR SLIDING DOOR
						D08	2	1	7' 0"	8' 0"	PANEL LIFT DOOR



ELEVATIONS

DATE: SCALE: 1:100

CLIENT :	AREAS	UNIT 1	UNIT 2
SITE:	Living	1017 Sq.Ft	1017 Sq.Ft
	Garage	204 Sq.Ft	204 Sq.Ft
	Porch	10 Sq.Ft	10 Sq.Ft
	Alfresco	86 Sq.Ft	86 Sq.Ft
	Sub-Total	1320 Sq.Ft	1320 Sq.Ft
TOTAL	2640 Sq.Ft		

WIND SPEED: N2

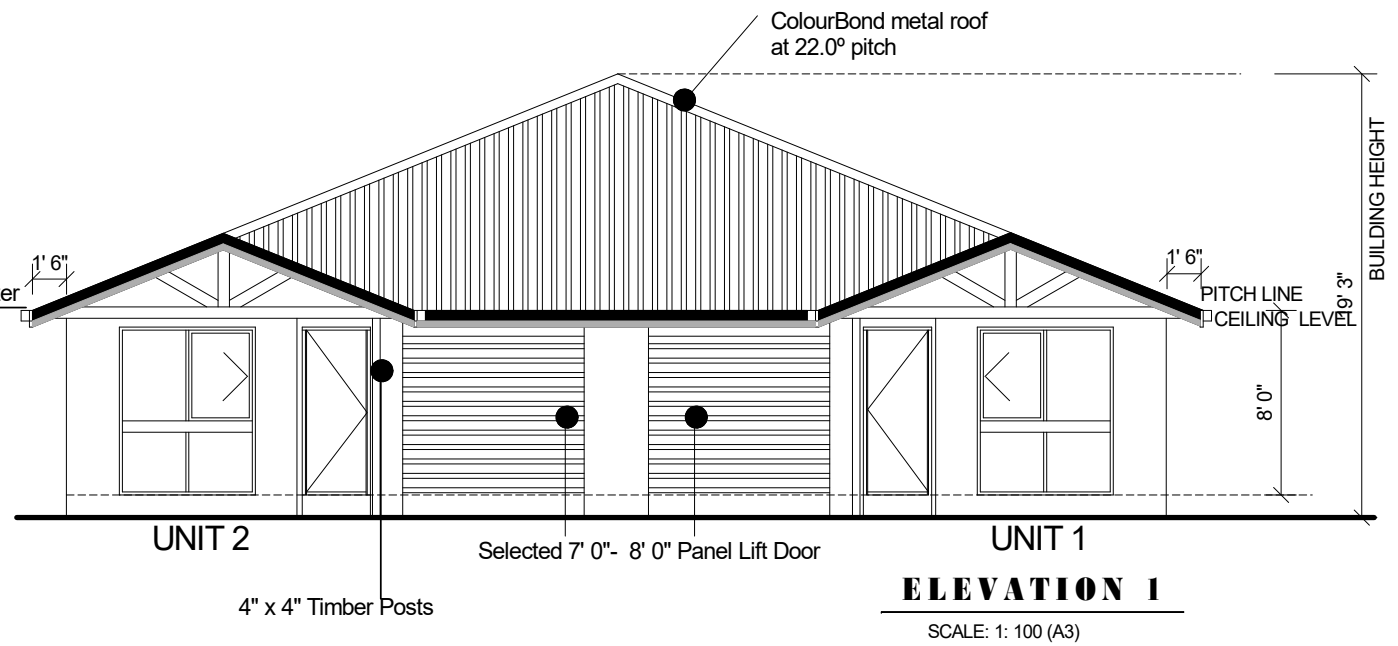
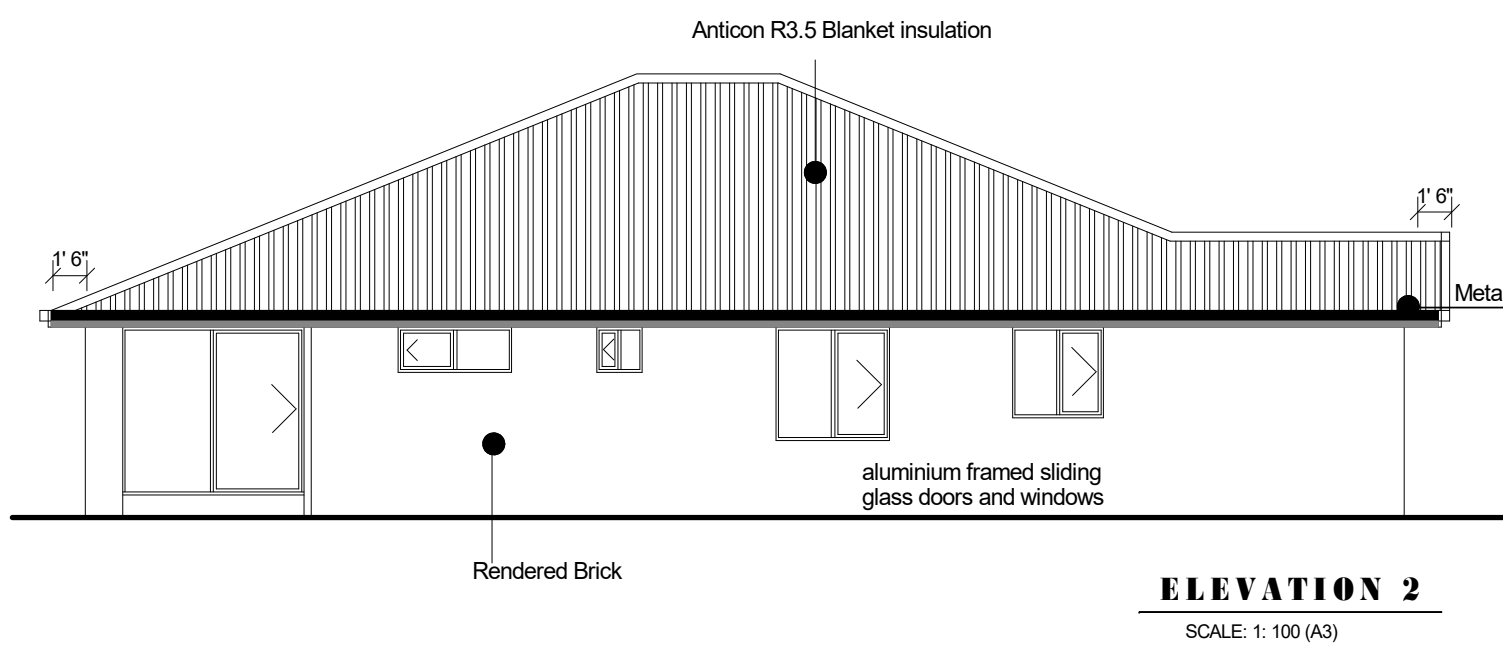
FLOOR PLAN

SCALE: 1: 100

General notes:

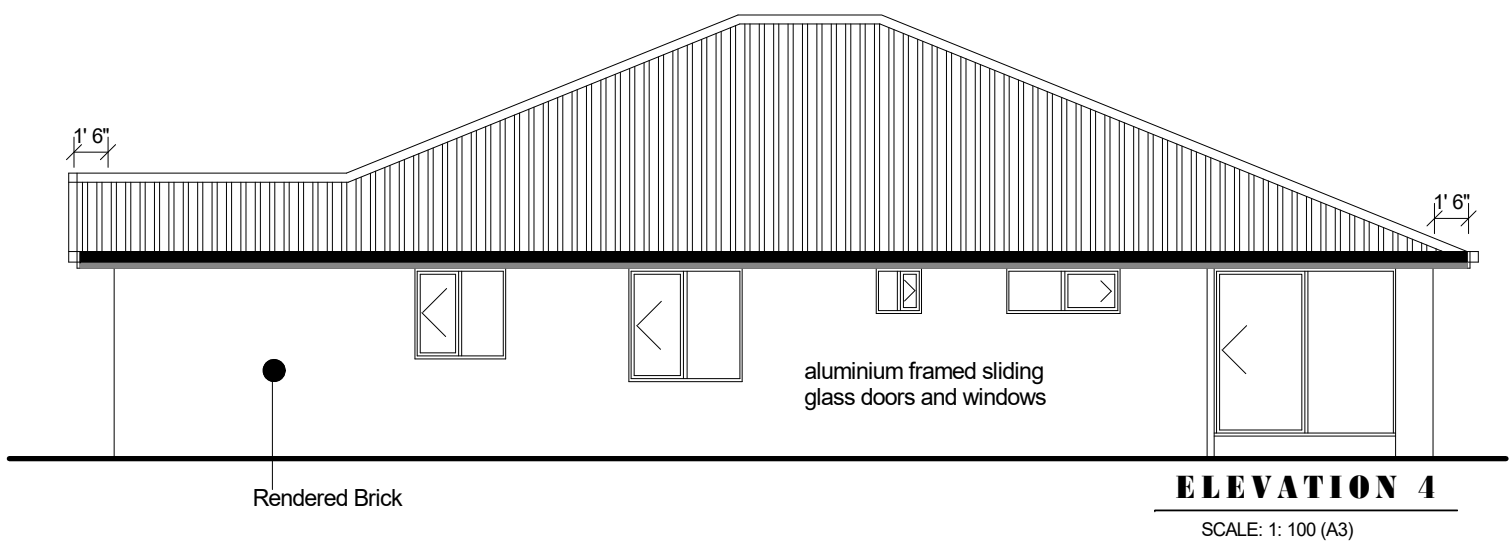
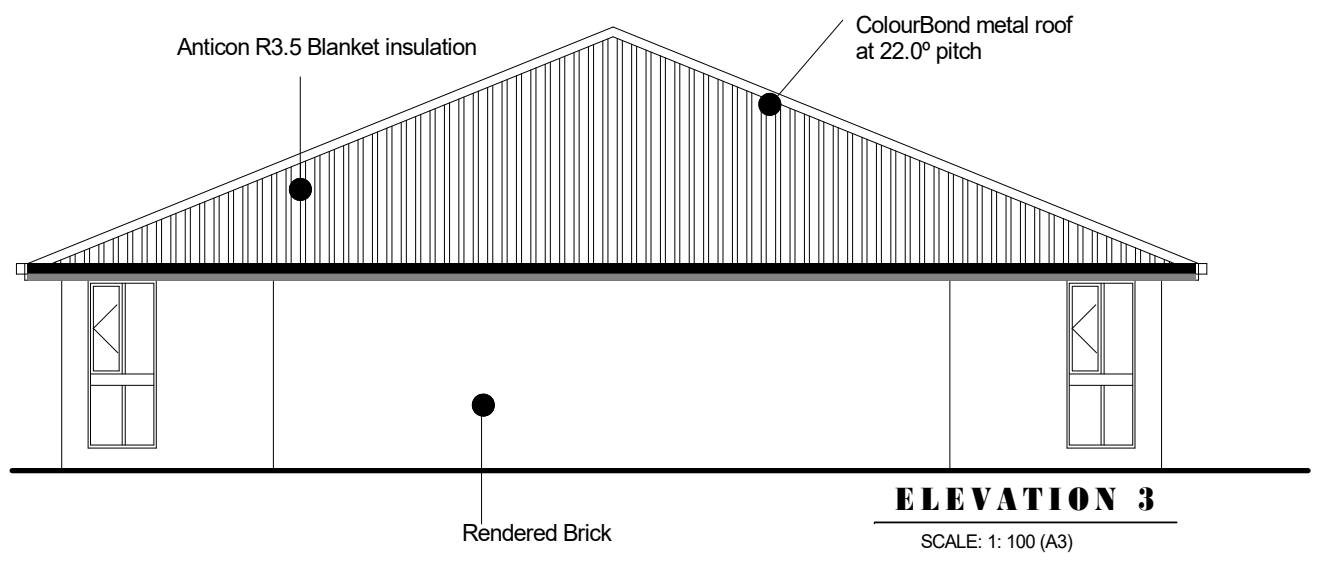
- concrete construction to comply with USA Building Regulations
- timber frame construction to comply with USA Building Regulations.
- metal roofing to comply with USA Building Regulations
- wet areas to comply with the provisions of Part 3.8.1 of the USA.
- weepholes in masonry walls at 3' ctrs.
- glass installation to comply with USA Building Regulations.
- s denotes smoke detector; smoke alarms to comply USA Building Regulations with the provisions of Part 3.7.2 of the USA Building Regulations.
- manhole position approx. only, 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.
- protection of lintels in masonry to comply with the USA Building Regulations
- mechanical ventilation to internal wc to be vented to external air via ducting in accordance with USA Building Regulations

DO NOT SCALE OFF.
Written dimensions take precedence



COLOURBOND METAL ROOF
 ROOF TRUSSES AT 3' CTRS FIXED TO
 MANUFACTURERS SPECS TO BE DESIGNED BY ENGINEER

1/2" SUPERCEIL TO CEILINGS
 1/2" PLASTERBOARD TO WALLS



SLAB AND FOOTINGS TO ENGINEER'S DETAIL.

DATE:	SCALE: 1:100
CLIENT :	
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DO NOT SCALE OFF. Written dimensions take precedence	

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ELEVATIONS

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CONSTRUCTION NOTES

- EXTERNAL WALLS = 250 mm
INTERNAL WALLS = 100 mm
- N2 WIND DESIGN SPEED
- ALL INTERNAL DOORS 2040 HT
- WC DOOR TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3

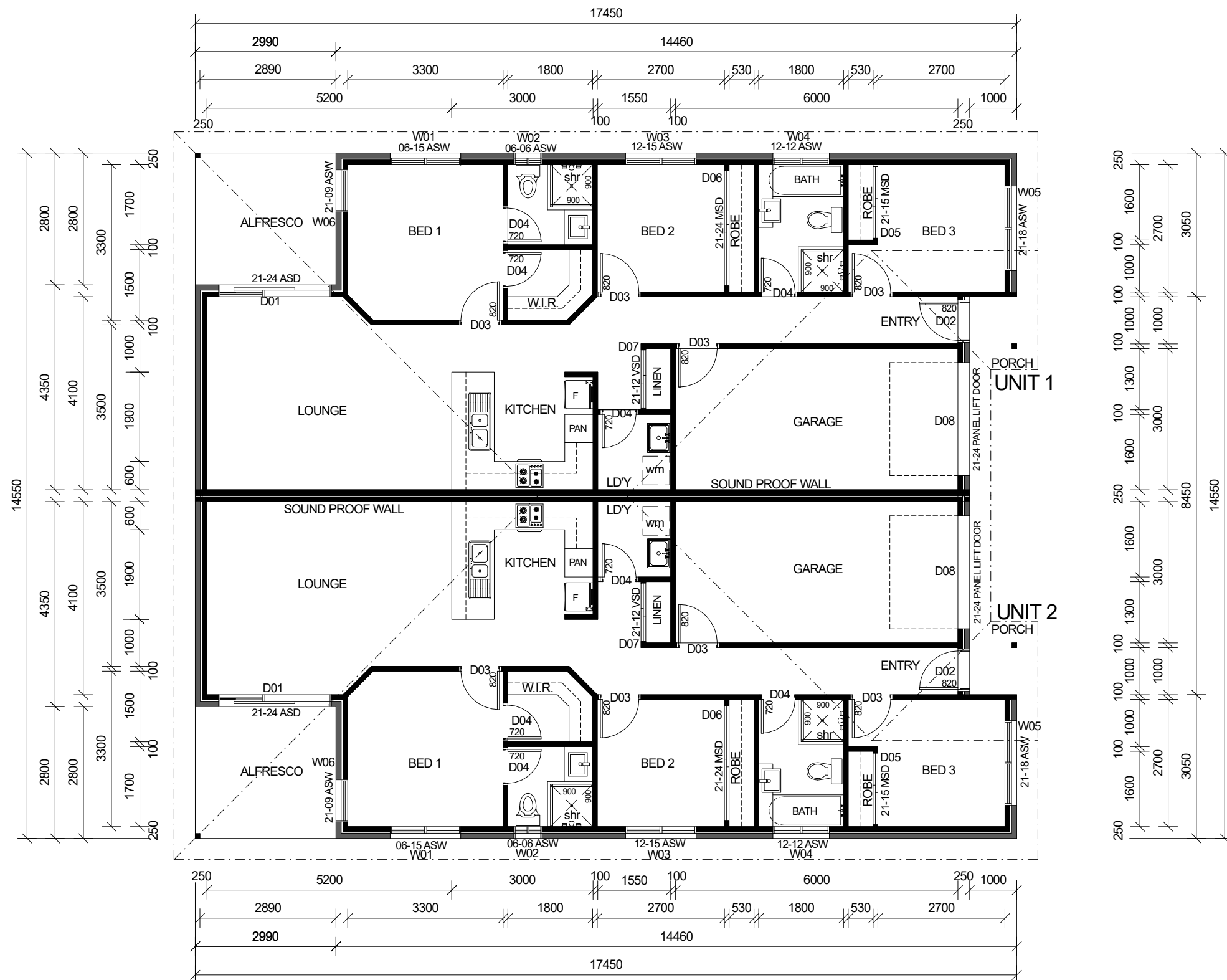
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- ALL SHOWER ROSES TO BE 'AAA' SHOWER ROSES
- IF WATER PRESSURE TO BUILDING EXCEEDS 500 kpa. PRESSURE LIMITING DEVICE TO BE INSTALLED.
- MINIMUM 4-STAR WELS RATED TOILETS TO BE INSTALLED.
- MINIMUM 3-STAR WELS RATED TAPWARE FOR
- KITCHEN SINKS, BATHROOM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

LEGEND

CJ	CONSTRUCTION JOINT
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Window Schedule					Door Schedule						
Number	Qty	Floor	Height	Width	Description	Number	Qty	Floor	Height	Width	Description
W01	2	1	600	1500	ALUMINIUM SLIDING WINDOW	D01	2	1	2100	2400	ALUMINIUM SLIDING DOOR
W02	2	1	600	600	ALUMINIUM SLIDING WINDOW	D02	2	1	2100	820	HINGED EXTERNAL DOOR
W03	2	1	1200	1500	ALUMINIUM SLIDING WINDOW	D03	8	1	2100	820	HINGED INTERNAL DOOR
W04	2	1	1200	1200	ALUMINIUM SLIDING WINDOW	D04	8	1	2100	720	HINGED INTERNAL DOOR
W05	2	1	2100	1800	ALUMINIUM SLIDING WINDOW	D05	2	1	2100	1500	ROBE MIRROR SLIDING DOOR
W06	2	1	2100	900	ALUMINIUM SLIDING WINDOW	D06	2	1	2100	2400	ROBE MIRROR SLIDING DOOR
						D07	2	1	2100	1200	VINYL MIRROR SLIDING DOOR
						D08	2	1	2100	2400	PANEL LIFT DOOR



DATE: _____ SCALE: 1:100

CLIENT :	AREAS	UNIT 1	UNIT 2
SITE:	Living	94.5 m ²	94.5 m ²
	Garage	19.0 m ²	19.0 m ²
	Porch	1.0 m ²	1.0 m ²
	Alfresco	8.1 m ²	8.1 m ²
	Sub-Total	122.6 m ²	122.6 m ²

TOTAL	245.2 m ²
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WIND SPEED: N2

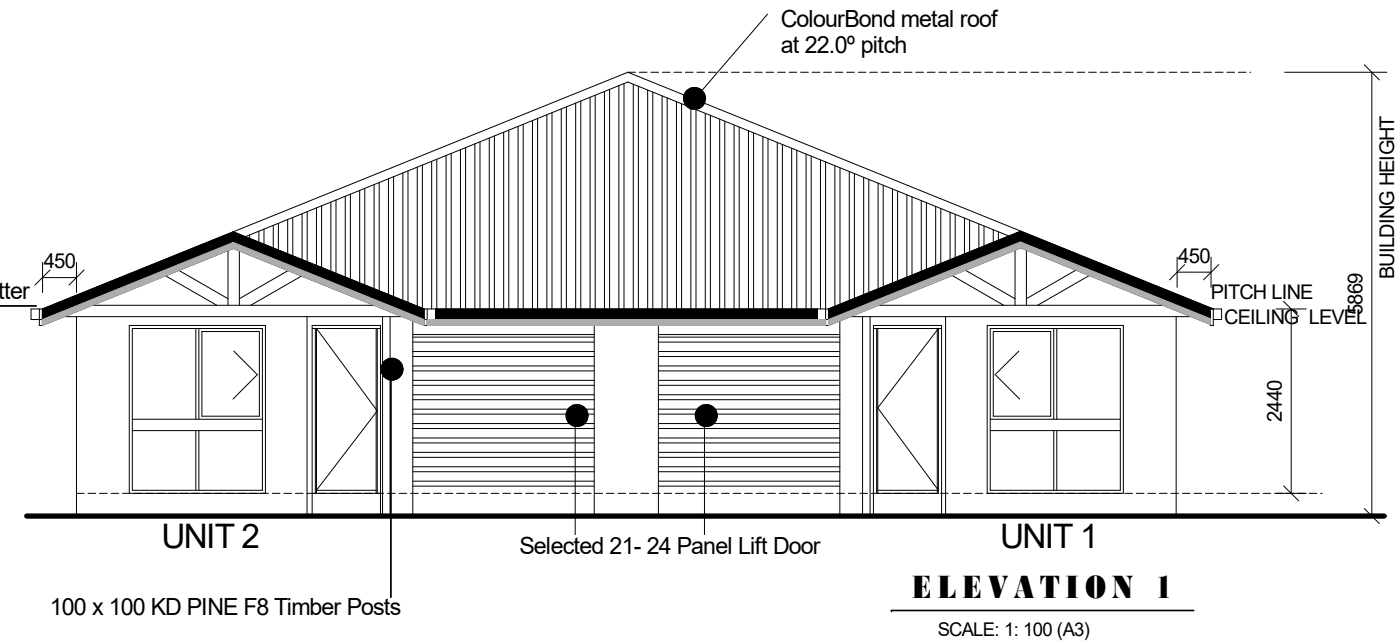
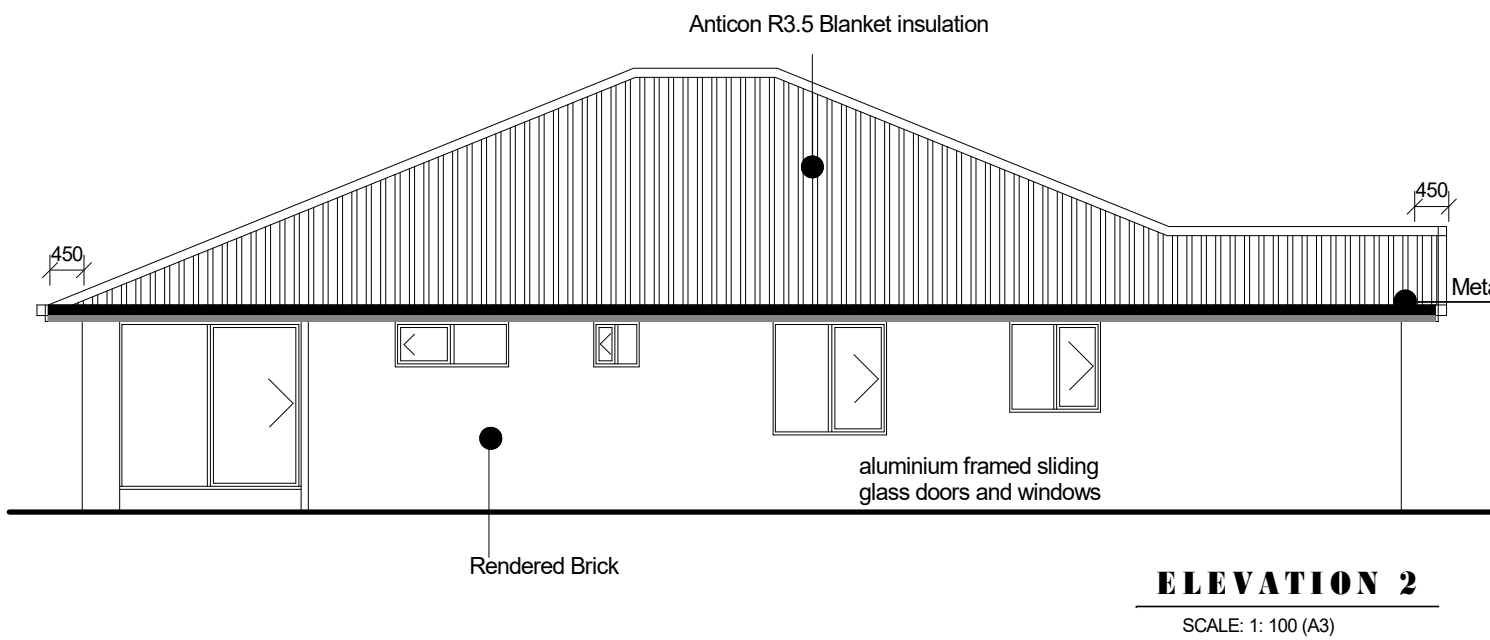
FLOOR PLAN

SCALE: 1: 100

General notes:

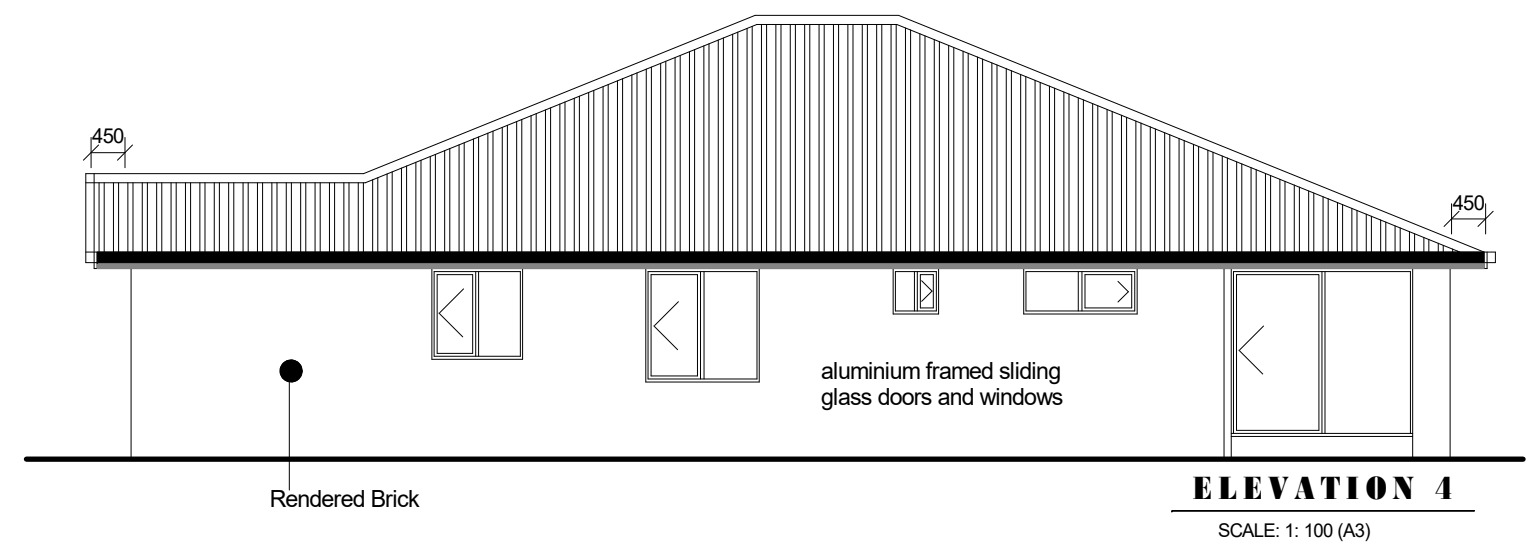
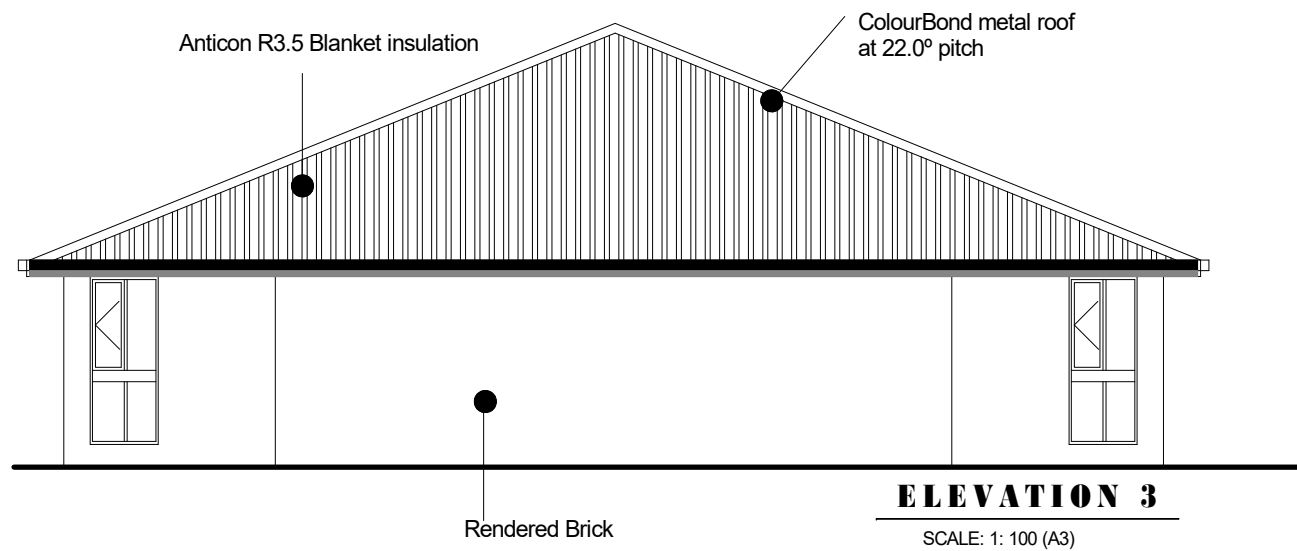
- concrete construction to comply with AS2870 AND AS3600 BCA
- timber frame construction to comply with AS1684 -2006.
- metal roofing to comply with AS1757 /AS2050
- wet areas to comply with the provisions of Part 3.8.1 of the bca.
- weepholes in masonry walls at 900 ctrs.
- glass installation to comply with AS1288 and AS2047.
- s denotes smoke detector; smoke alarms to comply with the provisions of Part 3.7.2 of the BCA.
- manhole position approx. only, determine on site.
- provide alcor barrier between lead flashing 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.

DO NOT SCALE OFF.
Written dimensions take precedence



COLOURBOND METAL ROOF
 ROOF TRUSSES AT 900 CTRS FIXED TO
 MANUFACTURERS SPECS TO BE DESIGNED BY ENGINEER

10mm SUPERCEIL TO CEILINGS
 10mm PLASTERBOARD TO WALLS



SLAB AND FOOTINGS TO ENGINEER'S DETAIL.
 POISONS TO A.S. 3660.1-2000 STANDARDS.

ELEVATIONS

SCALE: 1: 100

General notes:

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