

# Duplex House Design: 269DU 6 Bedroom + 2 Study Nooks + 4 Bathroom + 2 Car

## FEATURES

- 6 Bedroom
- 4 Bathrooms
- 2 Car Garages
- 2 Study Nooks
- 2 Balconies



**Width 16.52 x 9.04 Meters**

**Width Feet 54'2" x 29'8"**

### Unit 1 Metric Sizes

Ground Floor: 49.3 m2  
1<sup>st</sup> Floor : 61.0 m2  
Garage : 15.2 m2  
Balcony : 3.6 m2  
Unit 1 Total: 134.9 m2

### Unit 2 Metric Sizes

Ground Floor: 49.3 m2  
1<sup>st</sup> Floor : 61.0 m2  
Garage : 15.2 m2  
Balcony : 3.6 m2  
Unit 1 Total: 134.9 m2



### Unit 1 Feet & Inches

Ground Floor: 530 Sq. Ft  
1<sup>st</sup> Floor : 656 Sq. Ft  
Garage : 163 Sq. Ft  
Balcony : 38 Sq. Ft  
Unit 1 Total: 1452 Sq. Ft

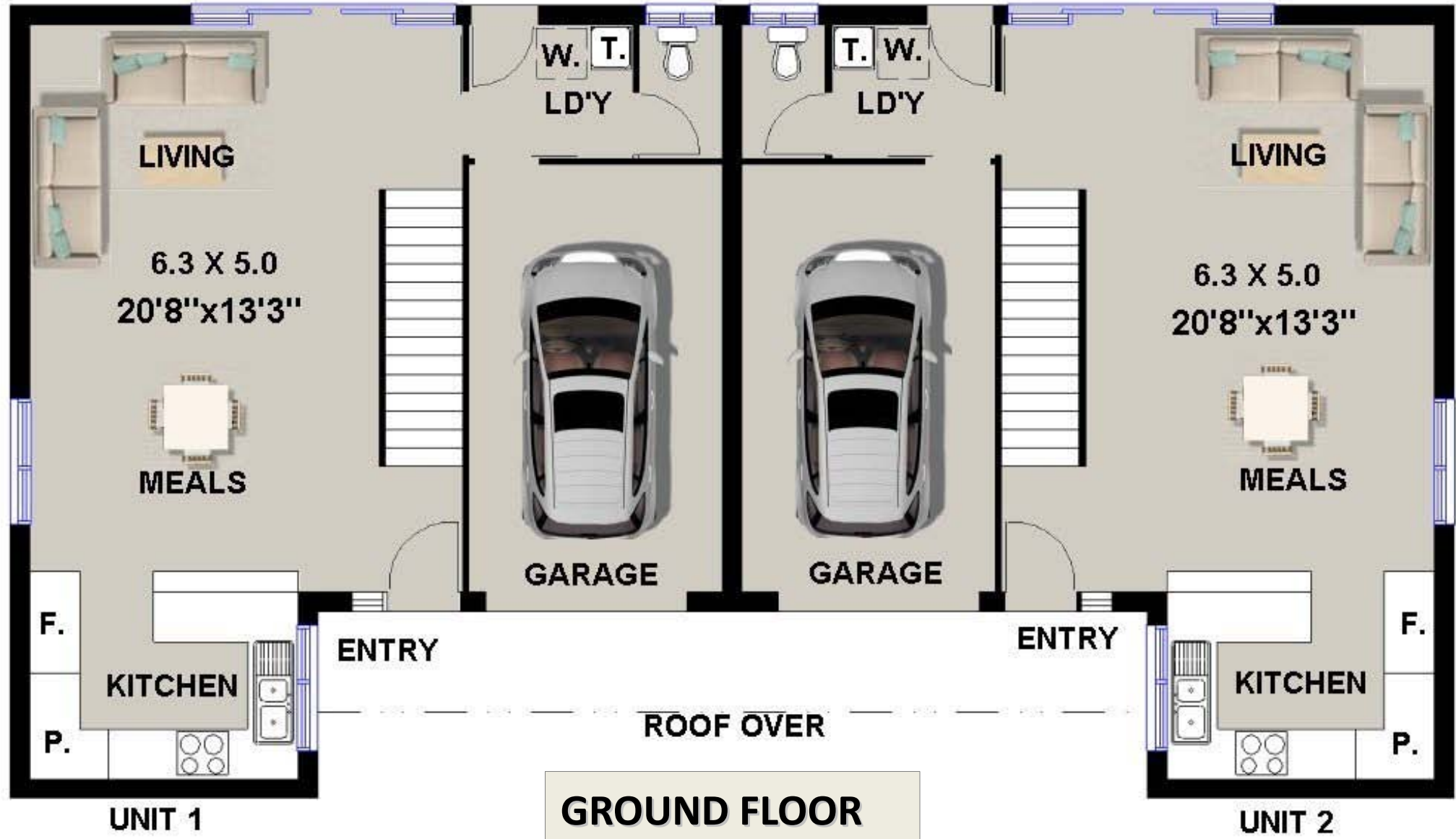
### Unit 2 Feet & Inches

Ground Floor: 530 Sq. Ft  
1<sup>st</sup> Floor : 656 Sq. Ft  
Garage : 163 Sq. Ft  
Balcony : 38 Sq. Ft  
Unit 1 Total: 1452 Sq. Ft

Total Building 269.8 m2

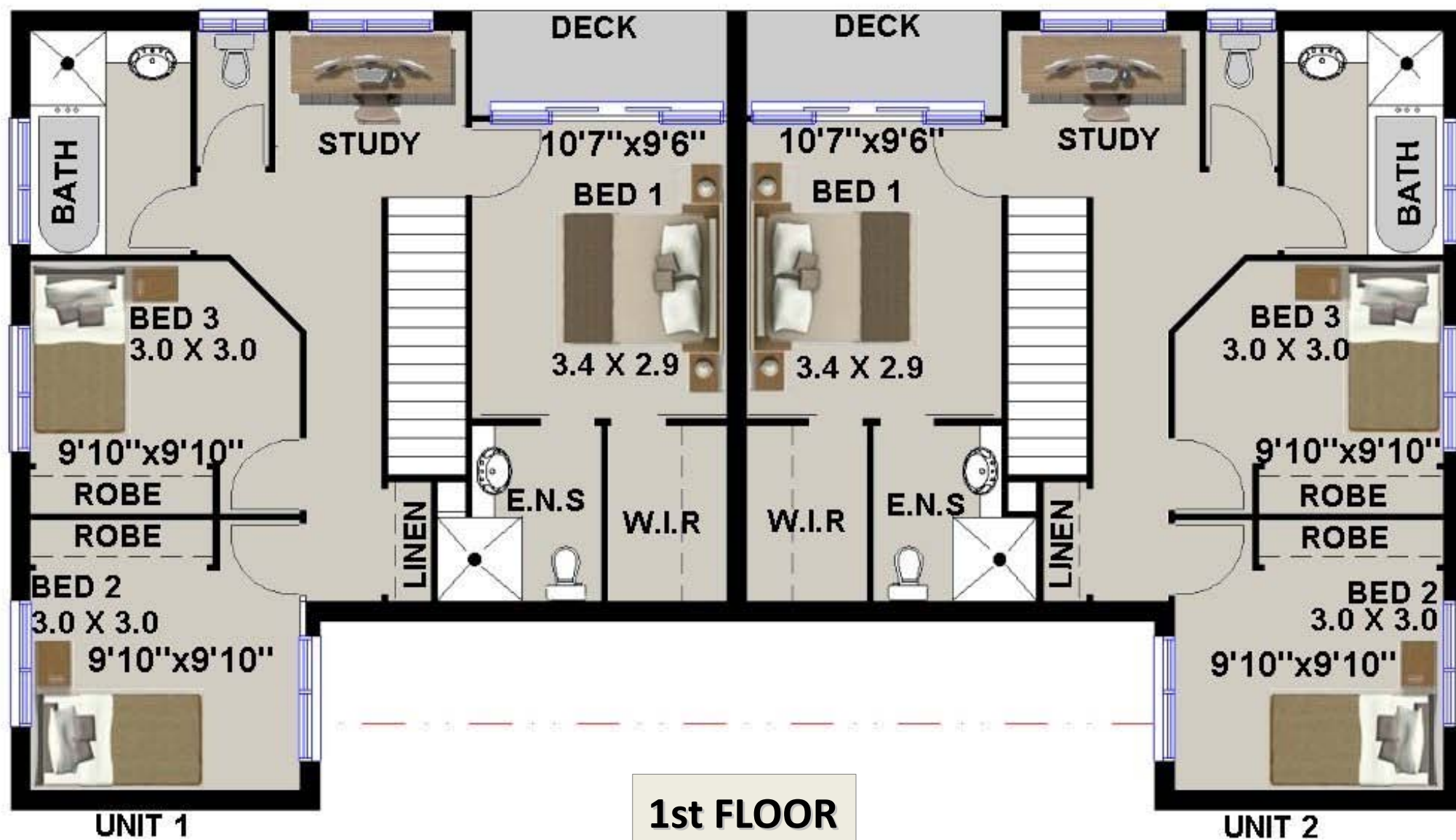
Total Building 2904 Sq Ft

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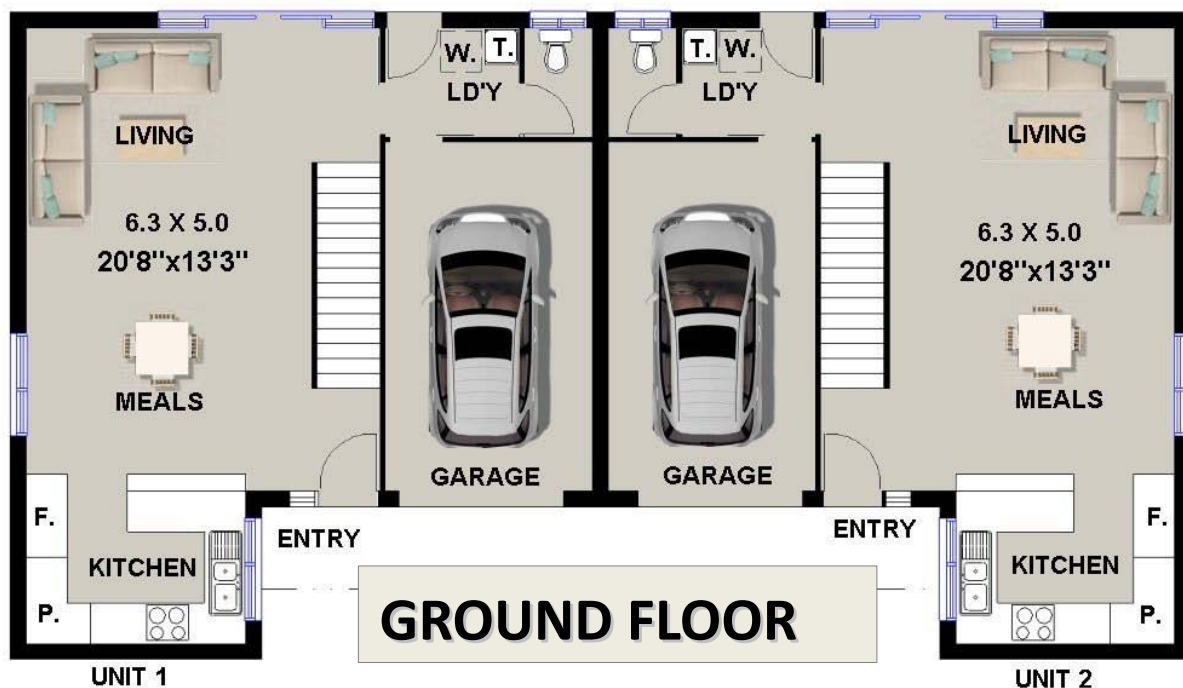
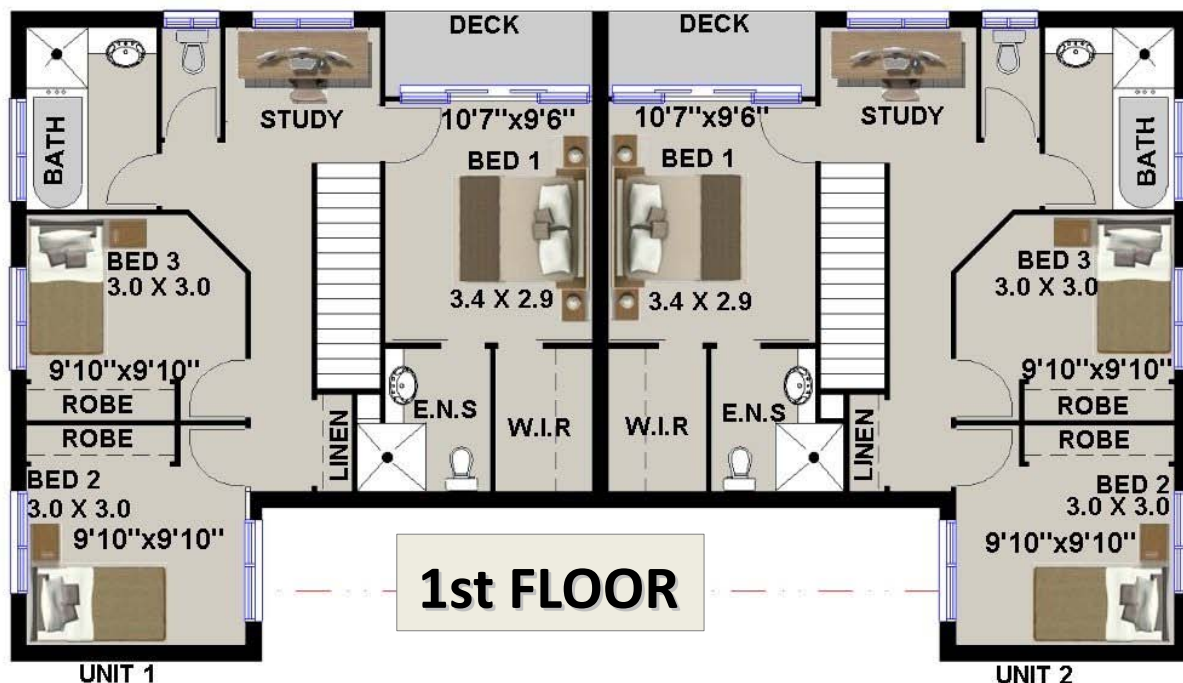




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 1<sup>st</sup> Floor : 656 Sq. Ft  
 Garage : 163 Sq. Ft  
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 Unit 1 Total: 1452 Sq. Ft

## Unit 2 Feet & Inches

Ground Floor: 530 Sq. Ft  
 1<sup>st</sup> Floor : 656 Sq. Ft  
 Garage : 163 Sq. Ft  
 Balcony : 38 Sq. Ft  
 Unit 2 Total: 1452 Sq. Ft

Total Building 2904 Sq Ft

**Width Feet 54'2" x 29'8"**

## Unit 1 Metric Sizes

Ground Floor: 49.3 m<sup>2</sup>  
 1<sup>st</sup> Floor : 61.0 m<sup>2</sup>  
 Garage : 15.2 m<sup>2</sup>  
 Balcony : 3.6 m<sup>2</sup>  
 Unit 1 Total: 134.9 m<sup>2</sup>

## Unit 2 Metric Sizes

Ground Floor: 49.3 m<sup>2</sup>  
 1<sup>st</sup> Floor : 61.0 m<sup>2</sup>  
 Garage : 15.2 m<sup>2</sup>  
 Balcony : 3.6 m<sup>2</sup>  
 Unit 2 Total: 134.9 m<sup>2</sup>

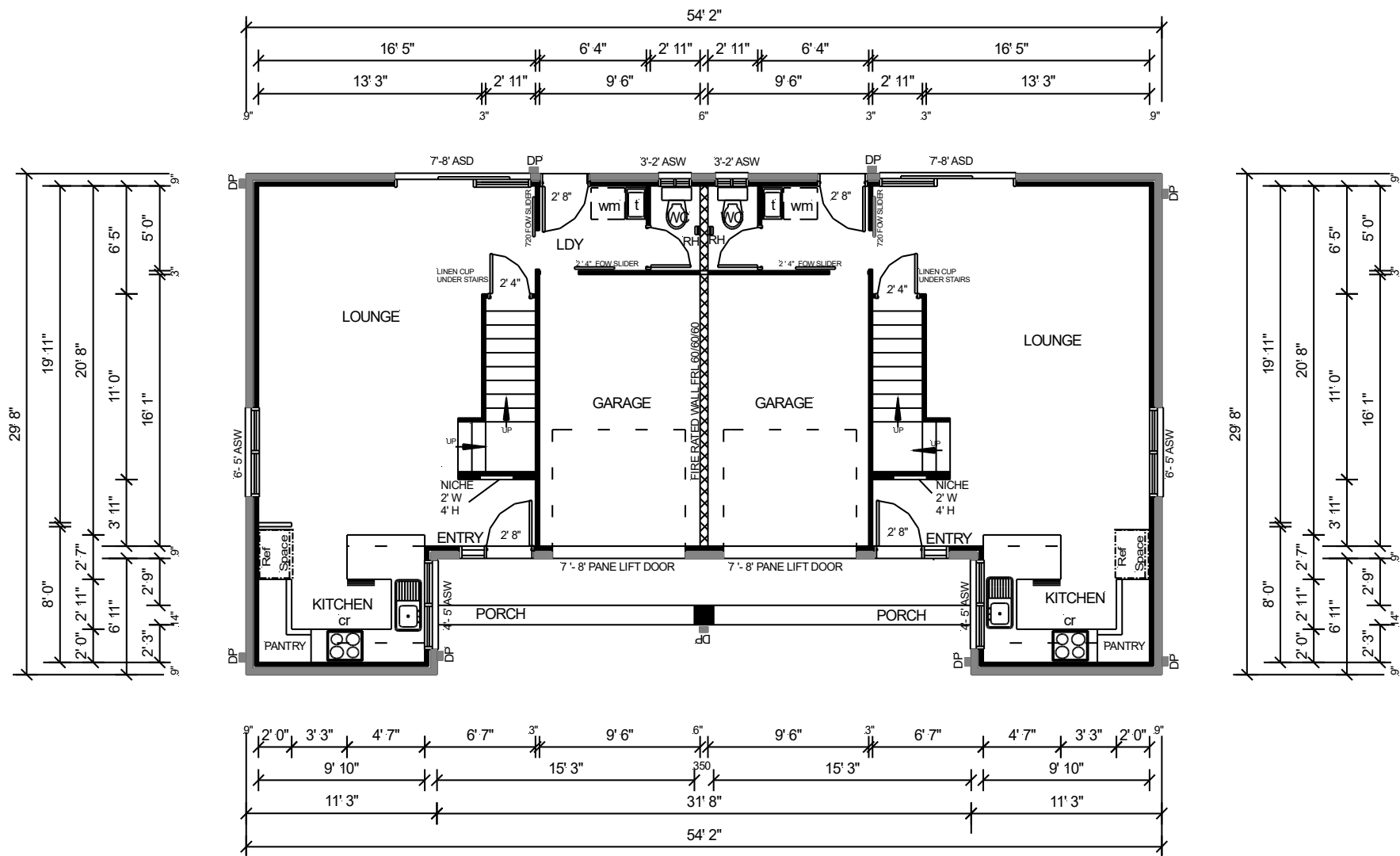
Total Building 269.8 m<sup>2</sup>

**Width 16.52 x 9.04 Meters**

**CONCEPT & PERMIT PLANS**

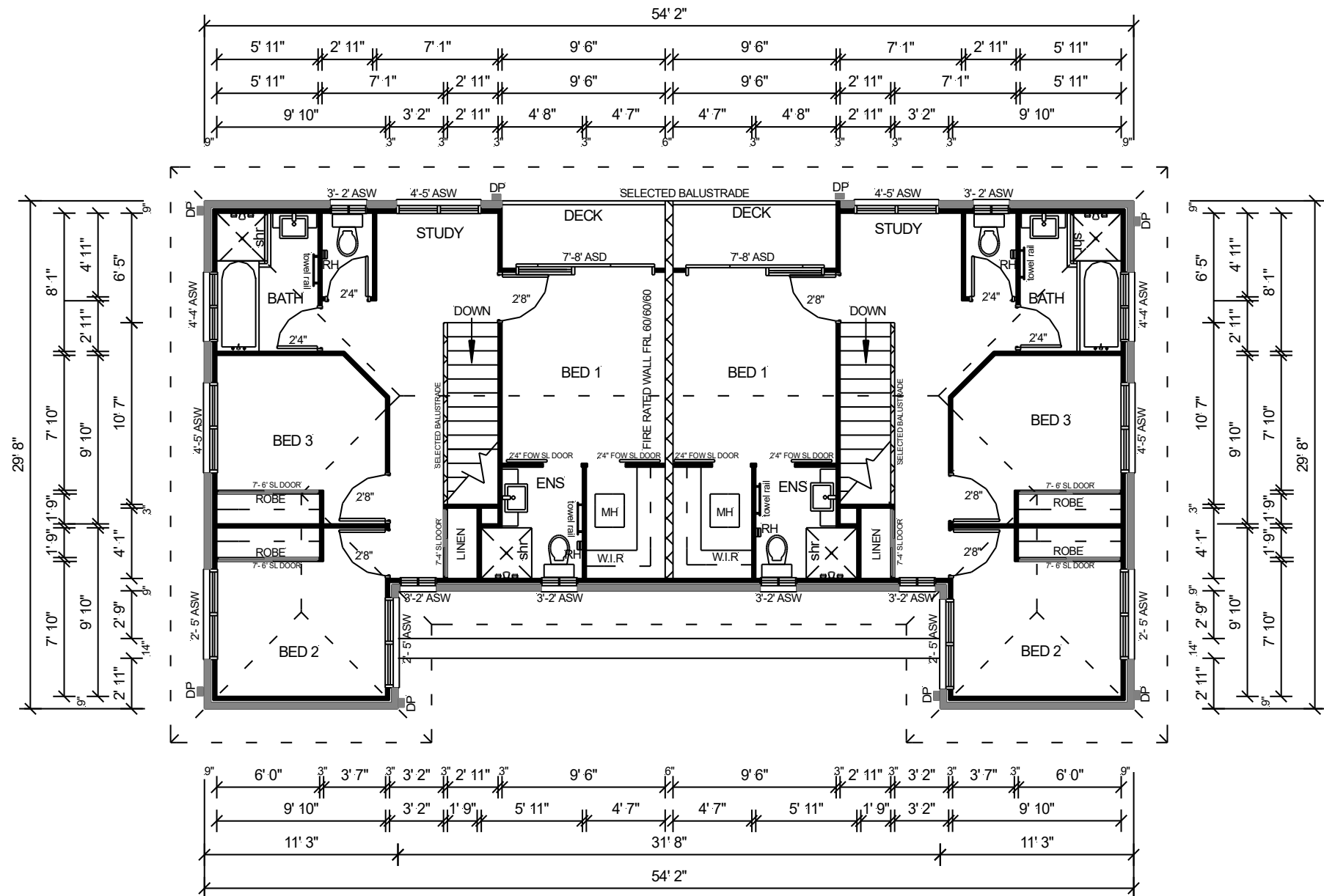
# Duplex House Design: 269DU    6 Bedroom + 2 Study Nooks + 4 Bathroom + 2 Car

## GROUND FLOOR PLAN FEET & INCHES



# Duplex House Design: 269DU 6 Bedroom + 2 Study Nooks + 4 Bathroom + 2 Car

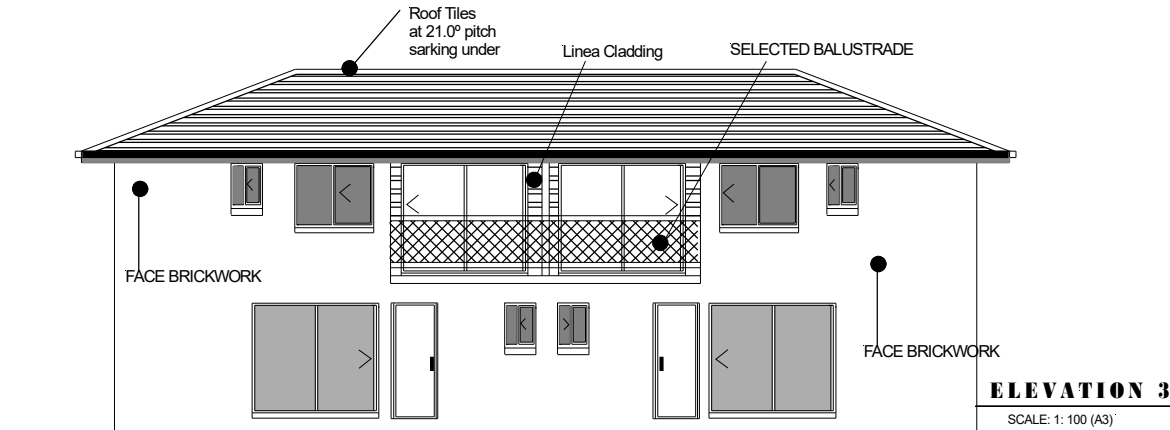
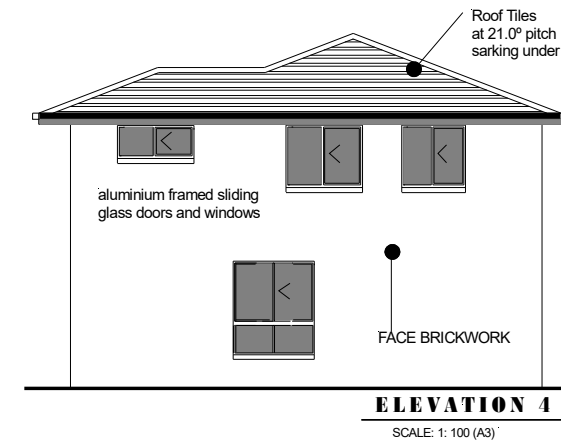
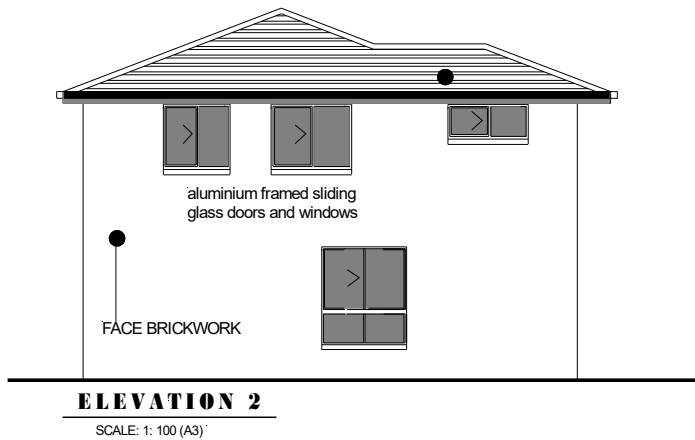
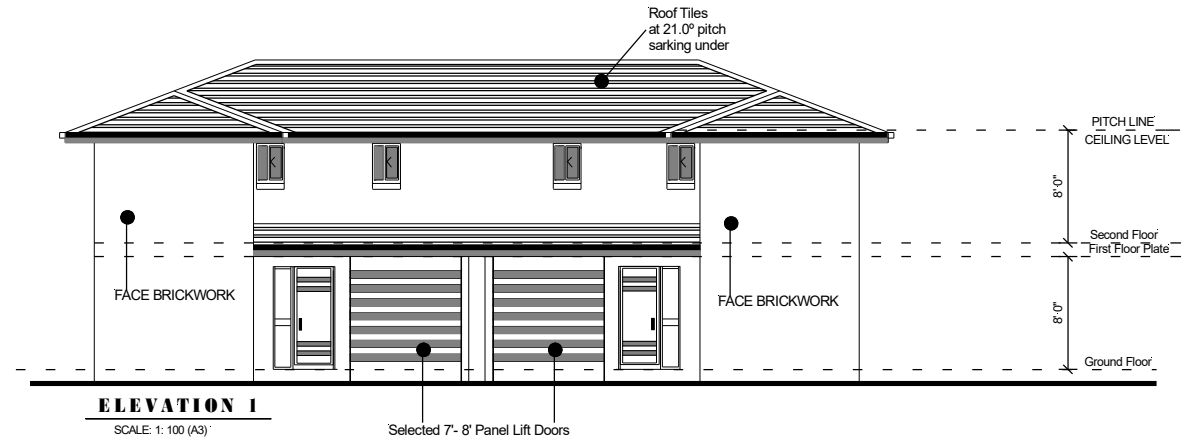
## 1ST FLOOR PLAN FEET & INCHES



CONCEPT & PERMIT PLANS

# Duplex House Design: 269DU 6 Bedroom + 2 Study Nooks + 4 Bathroom + 2 Car

## ELEVATIONS FEET & INCHES



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**CONCEPT & PERMIT PLANS**



CONSTRUCTION NOTES

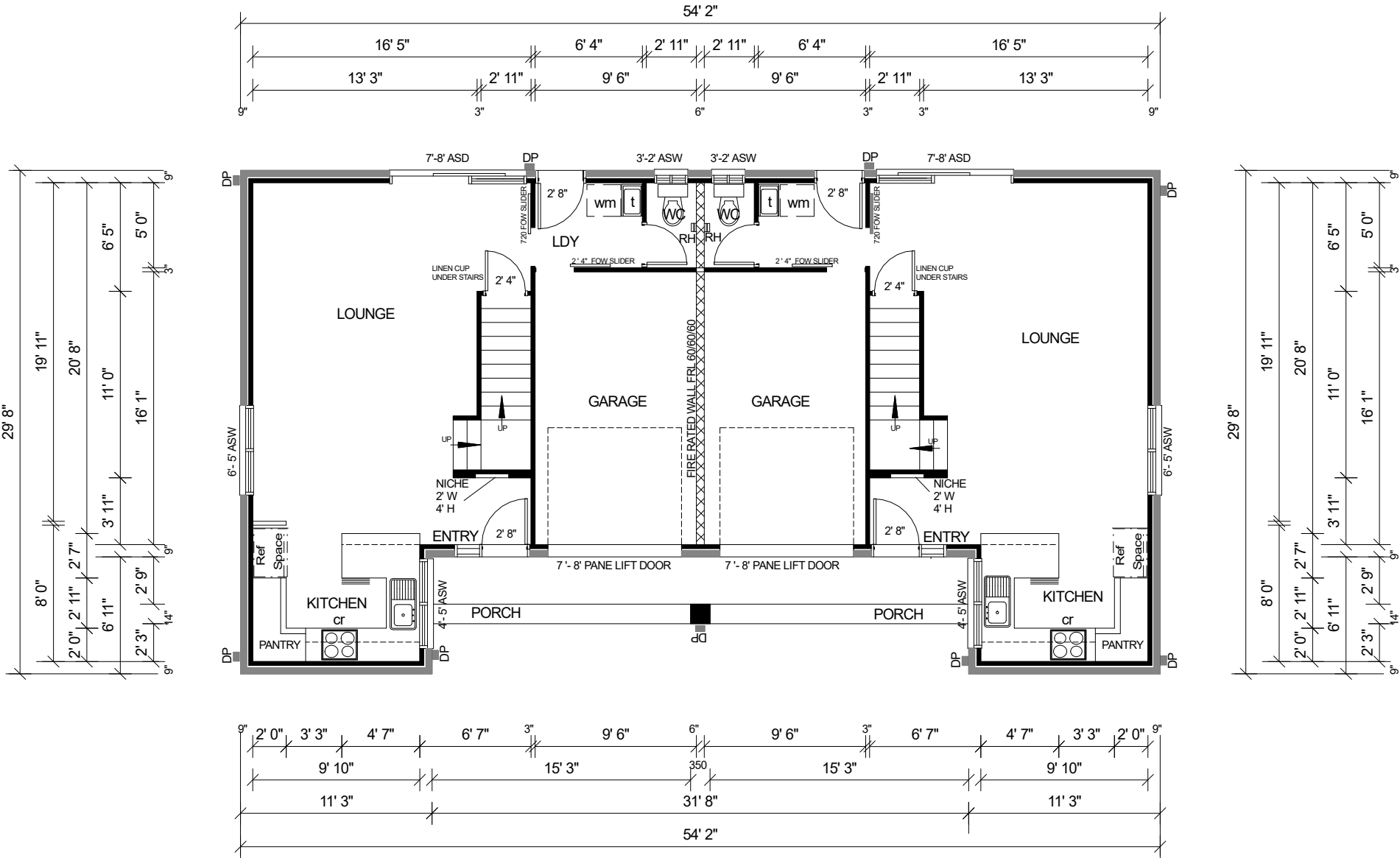
1. EXTERNAL WALLS = 9"  
INTERNAL WALLS = 3"
2. N2 WIND DESIGN SPEED
3. ALL INTERNAL DOORS 7'
4. WC DOOR TO HAVE EXTERNAL REMOVABLE  
HINGES IN ACCORDANCE WITH BCA-3.8.3.3

ENERGY EFFICIENCY NOTES:

1. ALL SHWER ROSES TO BE 'AAA' SHOWER ROSES
2. IF WATER PRESSURE T0 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 TAPWARE FOR
5. KITCHEN SINKS, BATHROOM BASINS &  
LAUNDRY TROUOHS.
6. 60 GALLONS HOT WATER SYSTEM
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

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



DATE:		SCALE: 1:100			
CLIENT :			UNIT 1:	UNIT 2:	DRAWN: BUILDER-DESIGNER :
SITE:		Ground Floor	530 Sq. FT	530 Sq. FT	
		1st Floor	656 Sq. FT	656 Sq. FT	
		Garage	163. Sq. FT	163. Sq. FT	
		Deck	38 Sq. FT	38 Sq. FT	
		Sub-Total	1452 Sq. FT	1452 Sq. FT	
DO NOT SCALE OFF. Written dimensions take precedence		Total	2904 Sq. FT		WIND SPEED: N2
<div><div>GROUND FLOOR PLAN</div><div><div>General notes:</div><div><div>- concrete construction to comply with USA Building Regulations</div><div>- timber frame construction to comply with USA Building Regulations.</div><div>- metal roofing to comply with USA Building Regulations</div><div>- wet areas to comply with the provisions of Part 3.8.1of the USA.</div><div>- weepholes in masonry walls at 3' ctrs.</div><div>- glass installation to comply with USA Building Regulations.</div><div>- s denotes smoke detector; smoke alarms to comply USA Building Regulations with the provisions of Part 3.7.2 of the USA Building Regulations.</div><div>- manhole position approx. only, determine on site.</div></div><div><div>- provide alcor barrier between lead flashing and zincalume valley gutter as required.</div><div>- keep hws 4" clear of walls.</div><div>- protection of masonry wall ties to comply with the USA Building Regulations.</div><div>- protection of lintels in masonry to comply with the USA Building Regulations</div><div>- mechanical ventilation to internal wc to be vented to external air via ducting in accordance with USA Building Regulations</div></div></div></div>					



CONSTRUCTION NOTES

1. EXTERNAL WALLS = 9"  
INTERNAL WALLS = 3"

2. N2 WIND DESIGN SPEED

3. ALL INTERNAL DOORS 7'

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

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LAUNDRY TROUOHS.

6. 60 GALLONS HOT WATER SYSTEM

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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

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FLOOR SPACE RATIO

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LOAD BEARING

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NATURAL GROUND LINE

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WALK-IN-ROBE

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ALUMINIUM SLIDING WINDOW

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ALUM. LOUVRE WINDOW

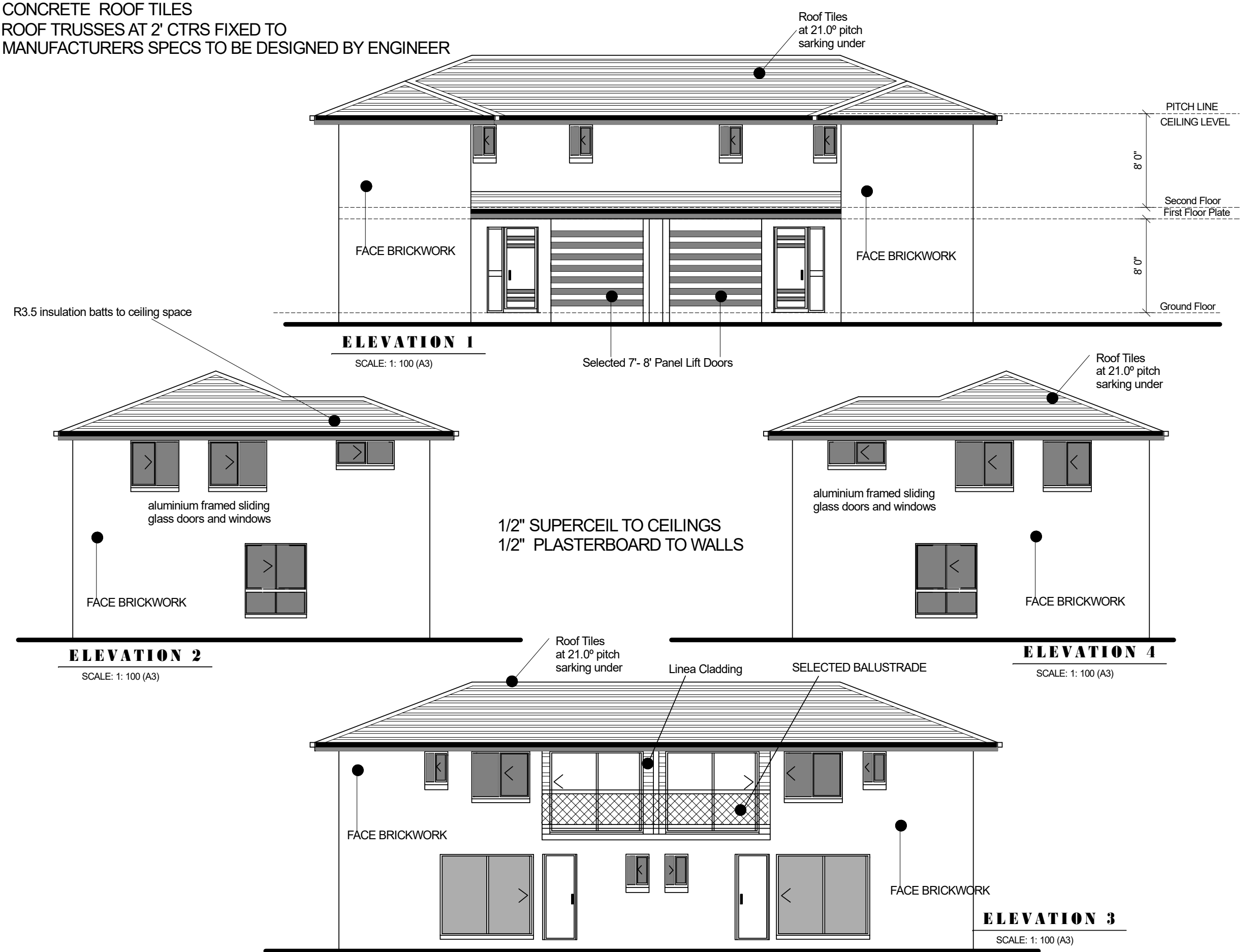
BCA

BUILDING CODE OF AUSTRALIA

AS

AUSTRALIAN STANDARDS

CONCRETE ROOF TILES  
ROOF TRUSSES AT 2' CTRS FIXED TO  
MANUFACTURERS SPECS TO BE DESIGNED BY ENGINEER



DATE:SCALE: 1:100

CLIENT :

SITE:

DO NOT SCALE OFF.  
Written dimensions take precedence

	UNIT 1:	UNIT 2:	DRAWN: BUILDER-DESIGNER :
Ground Floor	530 Sq. FT	530 Sq. FT	
1st Floor	656 Sq. FT	656 Sq. FT	
Garage	163. Sq. FT	163. Sq. FT	
Deck	38 Sq. FT	38 Sq. FT	
Sub-Total	1452 Sq. FT	1452 Sq. FT	
Total	2904 Sq. FT		WIND SPEED: N2

ELEVATIONS

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 3.8.1of 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.

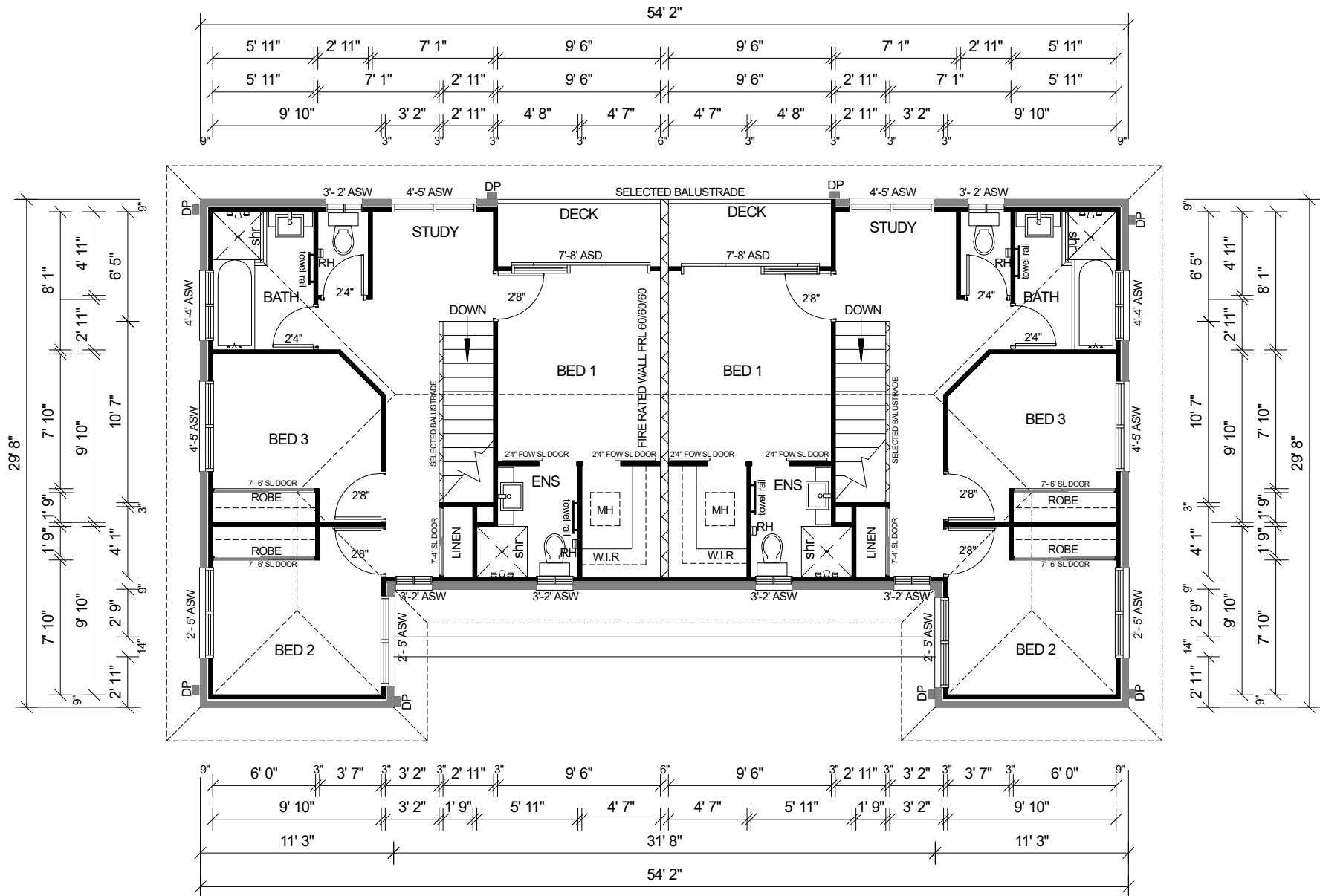
- protection of lintels in masonry to comply with the USA Building Regulations

- mechanical ventilation to internal wc to be vented to external air via ducting in accordance with USA Building Regulations

<b>CONSTRUCTION NOTES</b>
1. EXTERNAL WALLS = 9" INTERNAL WALLS = 3"
2. N2 WIND DESIGN SPEED
3. ALL INTERNAL DOORS 7'
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<b>ENERGY EFFICIENCY NOTES:</b>
1. ALL SHWER ROSES TO BE 'AAA' SHOWER ROSES
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4. MINIMW 3-STAR WELS RATED TAPWARE FOR
5. KITCHEN SINKS, BATHROOM BASINS & LAUNDRY TROUOHS.
6. 60 GALLONS HOT WATER SYSTEM
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

<b>LEGEND</b>
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



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

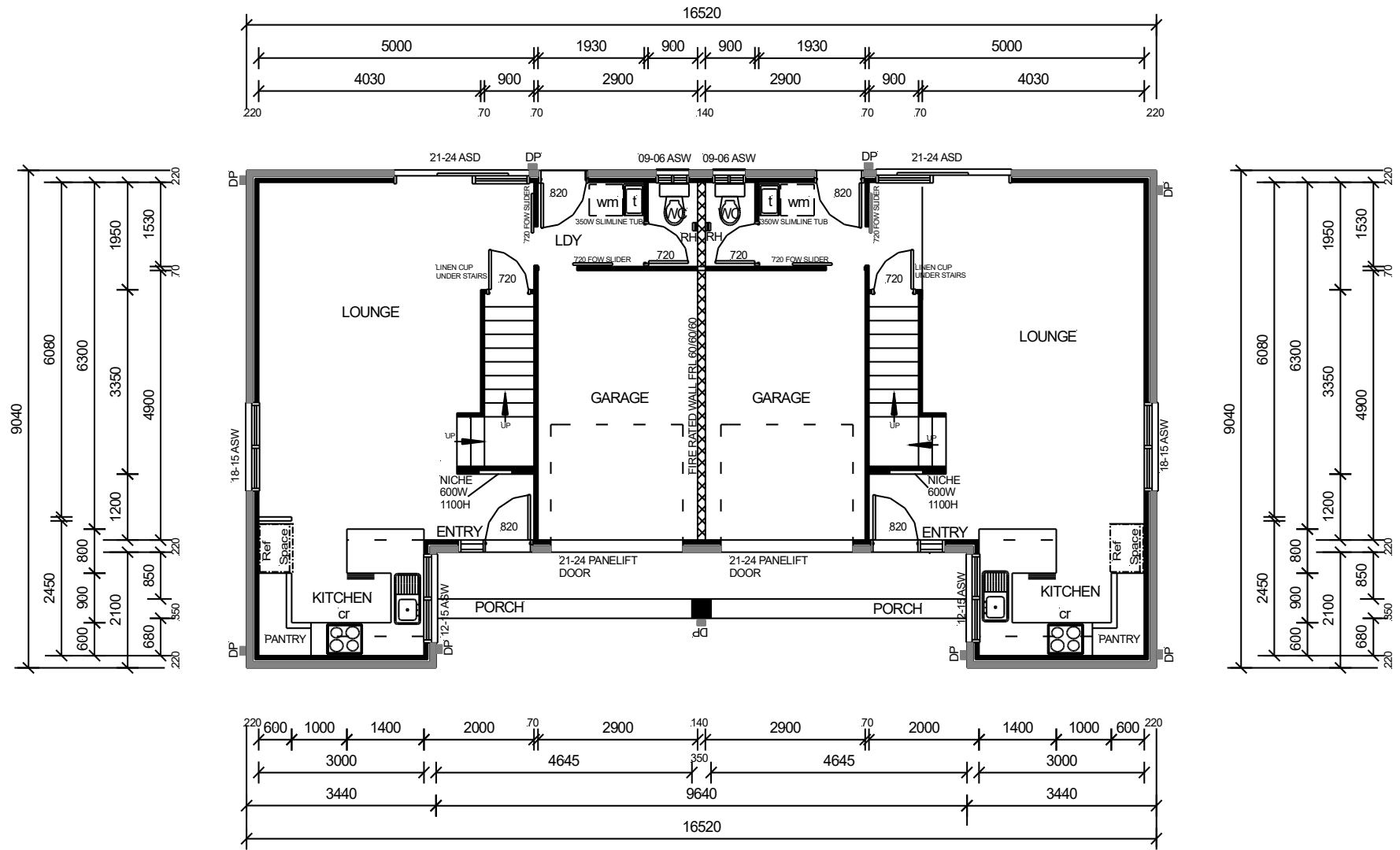
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Sub-Total	1452 Sq. FT	1452 Sq. FT	
Total	2904 Sq. FT		WIND SPEED: N2

<b>FIRST FLOOR</b>
--------------------

General notes:	
- concrete construction to comply with USA Building Regulations	- provide alcor barrier between lead flashing and zincalume valley gutter as required.
- timber frame construction to comply with USA Building Regulations.	- keep hws 4" clear of walls.
- metal roofing to comply with USA Building Regulations	- protection of masonry wall ties to comply with the USA Building Regulations.
- wet areas to comply with the provisions of Part 3.8.1of the USA.	- protection of lintels in masonry to comply with the USA Building Regulations
- weepholes in masonry walls at 3' ctrs.	- mechanical ventilation to internal wc to be vented to external air via ducting in accordance with USA Building Regulations
- 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.	

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## GROUND FLOOR PLAN METRIC



## 1ST FLOOR PLAN METRIC

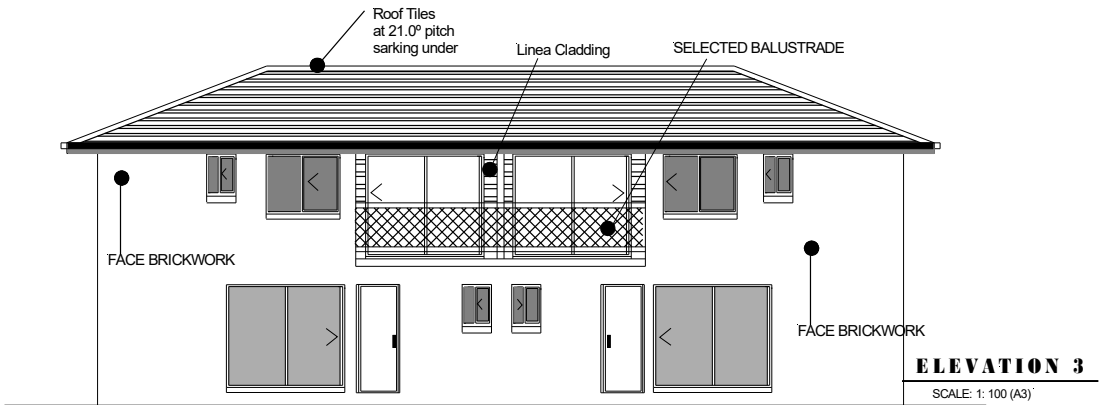
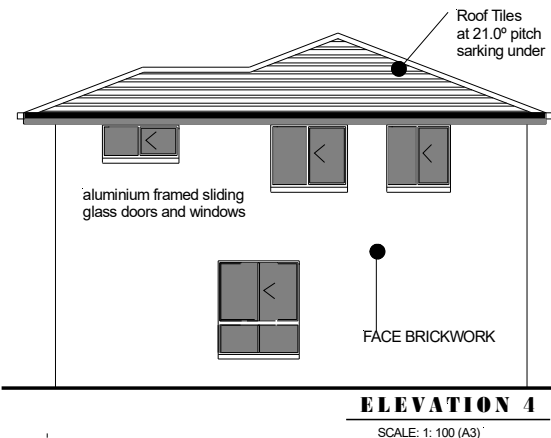
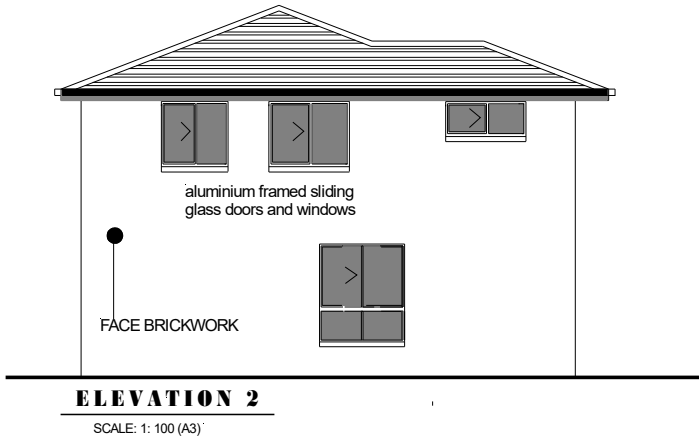
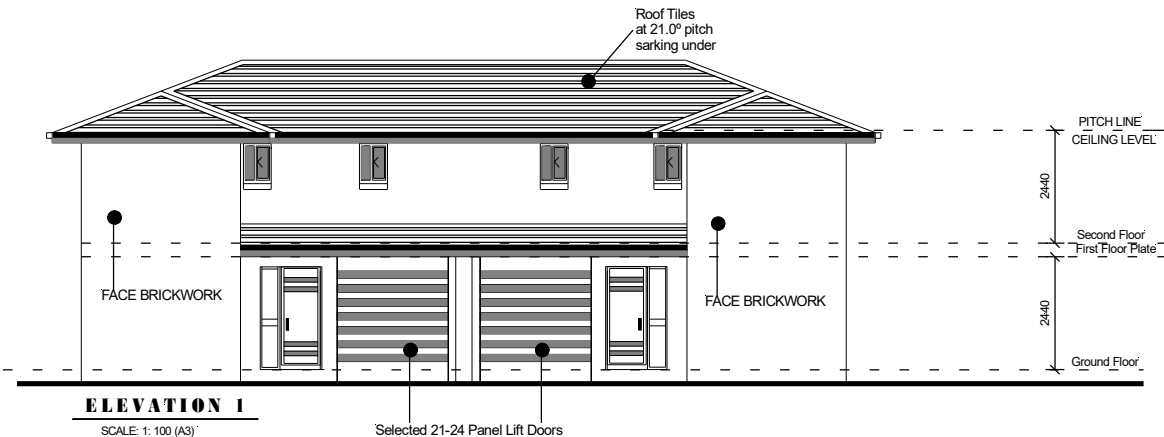


## CONCEPT & PERMIT PLANS



Duplex House Design: 269DU 6 Bedroom + 2 Study Nooks + 4 Bathroom + 2 Car

ELEVATIONS METRIC



CONSTRUCTION NOTES

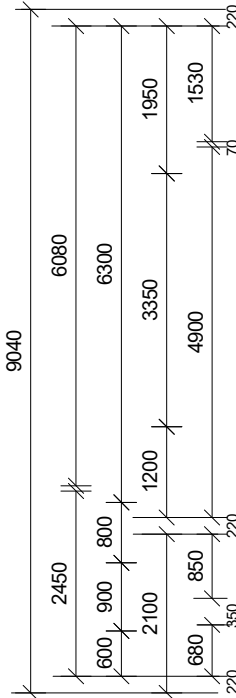
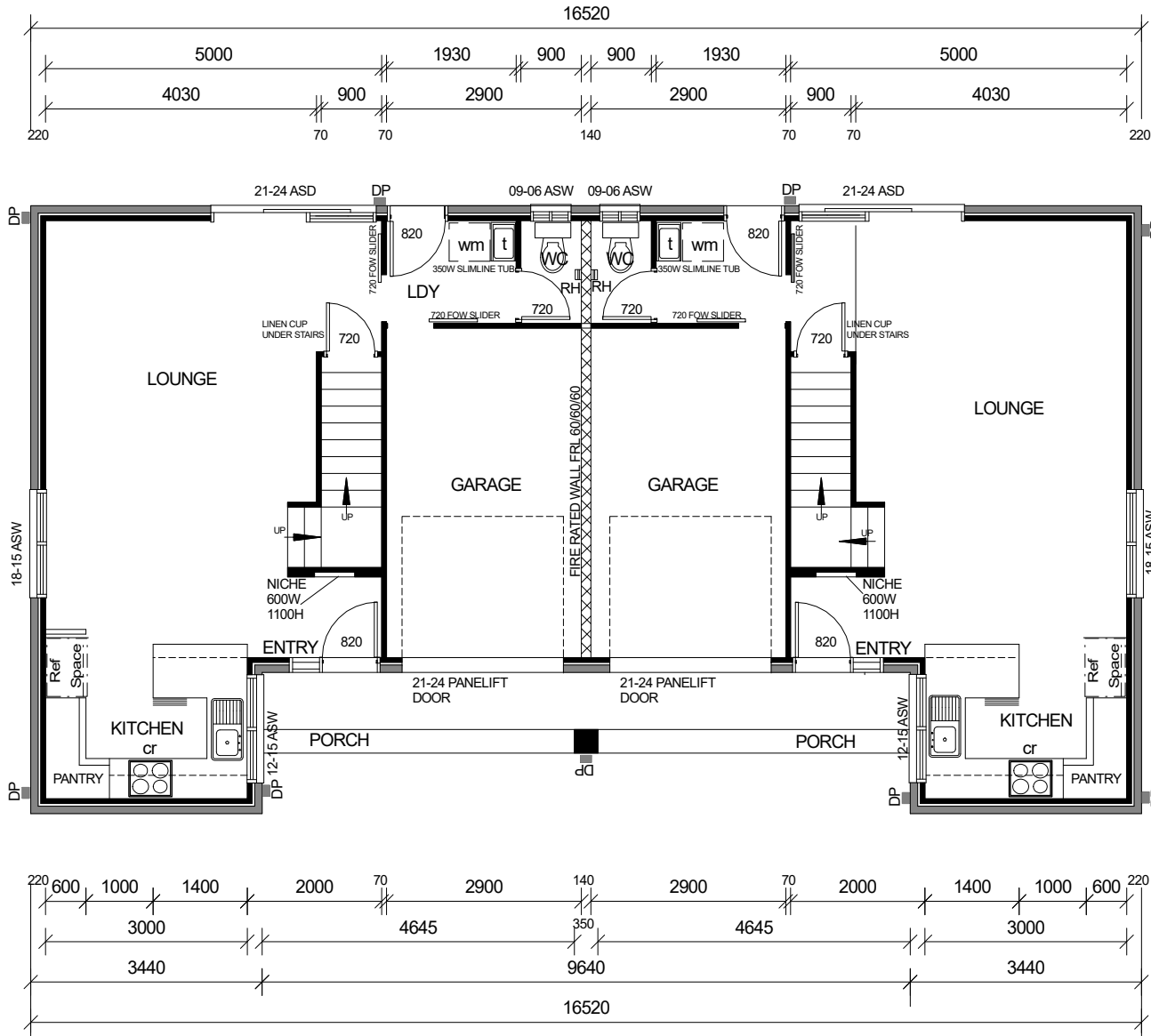
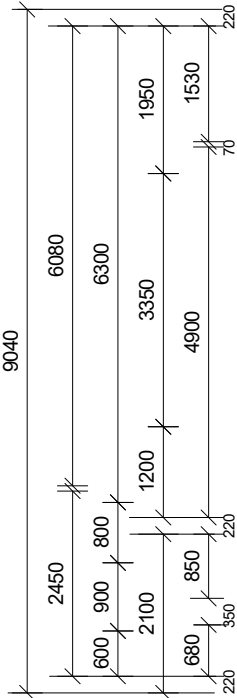
1. EXTERNAL WALLS = 220 mm 70mm wall + 40mm cavity + 110 Bricks ( unless otherwise nominated )
2. N2 WIND DESIGN SPEED
3. ALL INTERNAL DOORS 2040 HT
4. WC DOOR TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3

ENERGY EFFICIENCY NOTES:

1. ALL SHOWER ROSES TO BE 'AAA' SHOWER ROSES
2. IF WATER PRESSURE TO BUILDING EXCEEDS 500 kpa. PRESSURE LIMITING DEVICE TO BE INSTALLED.
3. MINIMW 4-STAR WELLS RATED TOILETS TO BE INSTALLED.
4. MINIMW 4-STAR WELLS RATED TAPWARE FOR
5. KITCHEN SINKS, BATHROOM BASINS & LAUNDRY TROUGHS.
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. R1.5 WALL INSULATION  
R5.0 CEILING INSULATION
10. RAINWATER WATER TANK 2000 LITRE MIN.

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
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SP	STEEL POST
T.B.C.	TO BE CONFIRMED
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BCA	BUILDING CODE OF AUSTRALIA
AS	AUSTRALIAN STANDARDS



DATE:	SCALE: 1:100					
CLIENT :		UNIT 1:	UNIT 2:	DRAWN: BUILDER-DESIGNER :	<div>GROUND FLOOR PLAN</div>	<div>General notes:</div> <div>- concrete construction to comply with AS2870 AND AS3600 BCA</div> <div>- timber frame construction to comply with AS1684 -2006.</div> <div>- roof tiles roofing to comply with AS1757 /AS2050</div> <div>- wet areas to comply with the provisions of Part 3.8.1of the bca.</div> <div>- weepholes in masonry walls at 900 ctrs.</div> <div>- glass installation to comply with AS1288 and AS2047.</div> <div>- s denotes smoke detector; smoke alarms to comply with the provisions of Part 3.7.2 of the BCA.</div> <div>- manhole position approx. only, determine on site.</div> <div>- provide alcor barrier between lead flashing and zincalume valley gutter as required.</div> <div>- keep hws 100 clear of walls.</div> <div>- protection of masonry wall ties to comply with the provisions of Part 3.3.3.2 of the BCA.</div> <div>- protection of lintels in masonry to comply with the provisions of Part 3.3.3.4 of the BCA.</div> <div>- 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.</div>
SITE:	Ground Floor	49.3 m²	49.3 m²			
	1st Floor	61.0 m²	61.0 m²			
	Garage	15.2 m²	15.2 m²			
	Deck	3.6 m²	3.6 m²			
	Sub-Total	134.9 m²	134.9 m²			
DO NOT SCALE OFF. Written dimensions take precedence	Total	269.8 m²		WIND SPEED: N2		

<b>CONSTRUCTION NOTES</b>	
1.	EXTERNAL WALLS = 220 mm 70mm wall + 40mm cavity + 110 Bricks ( unless otherwise nominated )
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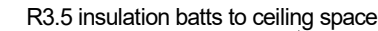
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SP	STEEL POST
T.B.C.	TO BE CONFIRMED
RL	RELATIVE LEVEL
AHD	AUSTRALIAN HEIGHT DATUM
CSD	CAVITY SLIDING DOOR
OHC	OVER HEAD CUPBOARD
FG	FIXED GLASS
FSR	FLOOR SPACE RATIO
LB	LOAD BEARING
NGL	NATURAL GROUND LINE
UBO	UNDER BENCH OVEN
WO	WALL OVEN
DW	DISHWASHER
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

## CONCRETE ROOF TILES

## ROOF TRUSSES AT 600 CTRS FIXED TO

## MANUFACTURERS SPECS TO BE DESIGNED BY ENGINEER



SCALE: 1: 100 (A3)

	10mm SUPERCEIL TO CEILINGS 10mm PLASTERBOARD TO WALLS
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SCALE: 1: 100 (A3)

SCALE: 1: 100 (A3)

## POISONS TO A.S. 3660.1-2000 STANDARDS.

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

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## ELEVATIONS

- concrete construction to comply with AS2870 AND AS3600 BCA
- timber frame construction to comply with AS1684 -2006.
- roof tiles roofing to comply with AS1757 /AS2050
- wet areas to comply with the provisions of Part 3.8.1of 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 a cold air 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 3.8.5.6 of the BCA 1996.

CONSTRUCTION NOTES

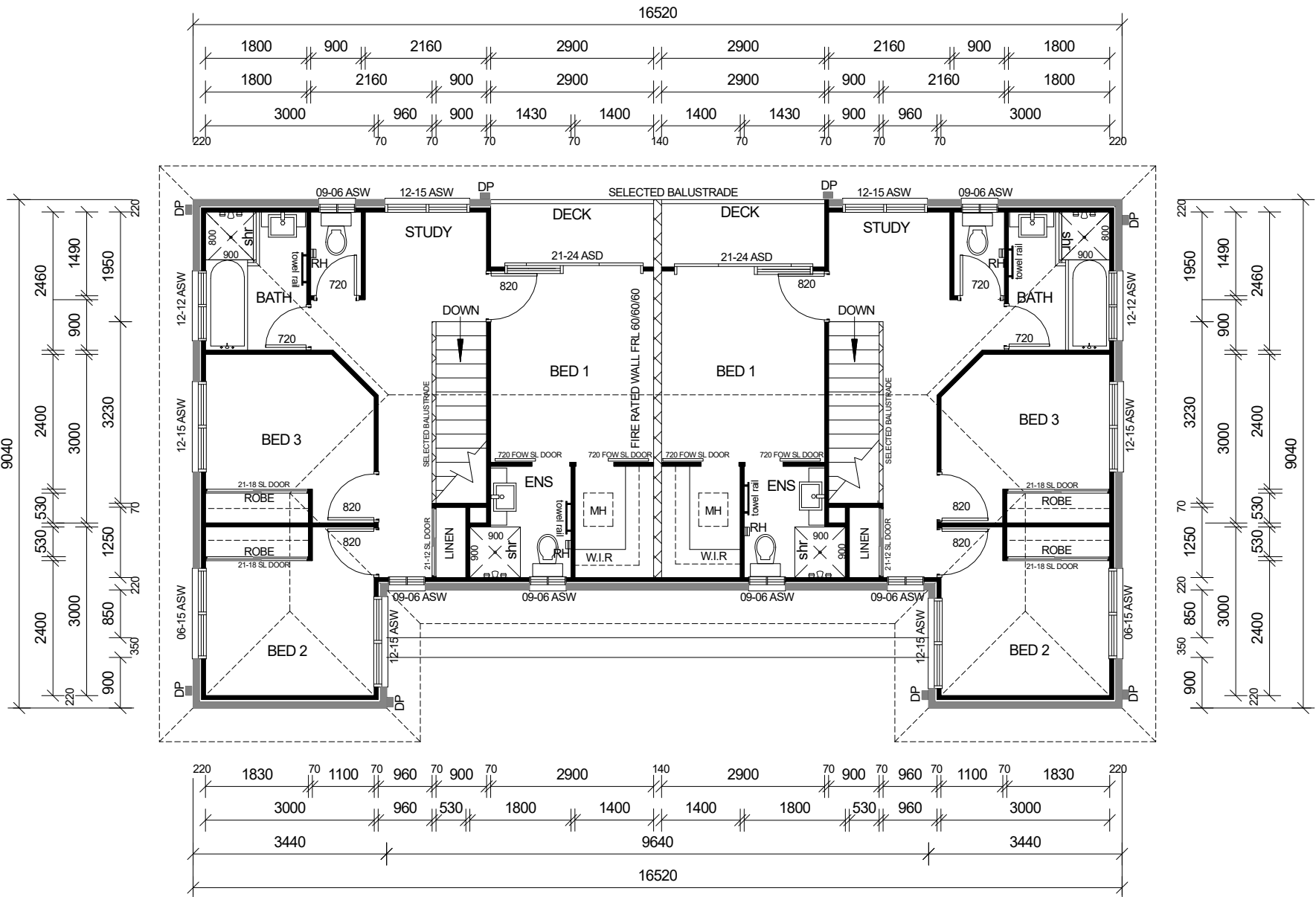
1. EXTERNAL WALLS = 220 mm 70mm wall + 40mm cavity + 110 Bricks ( unless otherwise nominated )
2. N2 WIND DESIGN SPEED
3. ALL INTERNAL DOORS 2040 HT
4. WC DOOR TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3

ENERGY EFFICIENCY NOTES:

1. ALL SHOWER ROSES TO BE 'AAA' SHOWER ROSES
2. IF WATER PRESSURE TO BUILDING EXCEEDS 500 kpa. PRESSURE LIMITING DEVICE TO BE INSTALLED.
3. MINIMW 4-STAR WELLS RATED TOILETS TO BE INSTALLED.
4. MINIMW 4-STAR WELLS RATED TAPWARE FOR
5. KITCHEN SINKS, BATHROOM BASINS & LAUNDRY TROUGHS.
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. R1.5 WALL INSULATION  
R5.0 CEILING INSULATION
10. RAINWATER WATER TANK 2000 LITRE MIN.

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
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ALW	ALUM. LOUVRE WINDOW
BCA	BUILDING CODE OF AUSTRALIA
AS	AUSTRALIAN STANDARDS



DATE:	SCALE: 1:100				
CLIENT :		UNIT 1:	UNIT 2:	DRAWN: BUILDER-DESIGNER :	<div>General notes:</div> <div><div><div>concrete construction to comply with AS2870 AND AS3600 BCA</div><div>timber frame construction to comply with AS1684 -2006.</div><div>roof tiles roofing to comply with AS1757 /AS2050</div><div>wet areas to comply with the provisions of Part 3.8.1of the bca.</div><div>weepholes in masonry walls at 900 ctrs.</div><div>glass installation to comply with AS1288 and AS2047.</div><div>s denotes smoke detector; smoke alarms to comply with the provisions of Part 3.7.2 of the BCA.</div><div>manhole position approx. only, determine on site.</div></div><div><div>provide alcor barrier between lead flashing and zincalume valley gutter as required.</div><div>keep hws 100 clear of walls.</div><div>protection of masonry wall ties to comply with the provisions of Part 3.3.3.2 of the BCA.</div><div>protection of lintels in masonry to comply with the provisions of Part 3.3.3.4 of the BCA.</div><div>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.</div></div></div>
SITE:	Ground Floor	49.3 m²	49.3 m²		
	1st Floor	61.0 m²	61.0 m²		
	Garage	15.2 m²	15.2 m²		
	Deck	3.6 m²	3.6 m²		
	Sub-Total	134.9 m²	134.9 m²		
DO NOT SCALE OFF. Written dimensions take precedence	Total	269.8 m²		WIND SPEED: N2	



# CONCEPT PLANS

## About Our Concept Home Plans

Our concept house plans are a great and smart way to develop a range of homes at a fraction of the costs of developing your own range.

These floor plans were created as preliminary house plans for previous clients or new concepts by the designer.

Choose a plan and tweak it to your lifestyle or have us complete the plans as is. As an option, you can have your local home designer complete the full construction plans for you or we can offer you a low cost set of working drawings ready for construction.

## Included In this pack:

The Builders Pack is ideal for builders to use in costing homes.

- Concept plan
- Concept Elevations
- Copyright to use plan
- PDF so you can print off as many as you want

## Custom Changes and Construction Plans

We offer a full custom design service where you can change the initial design or we can create a complete custom design to suit your needs and budget.

**Do you want modifications to this design  
Order our Custom Design Set - See below for more details**

## CONSTRUCTIONS PLANS OPTION

## DO YOU WANT MORE DETAILED PLANS ?

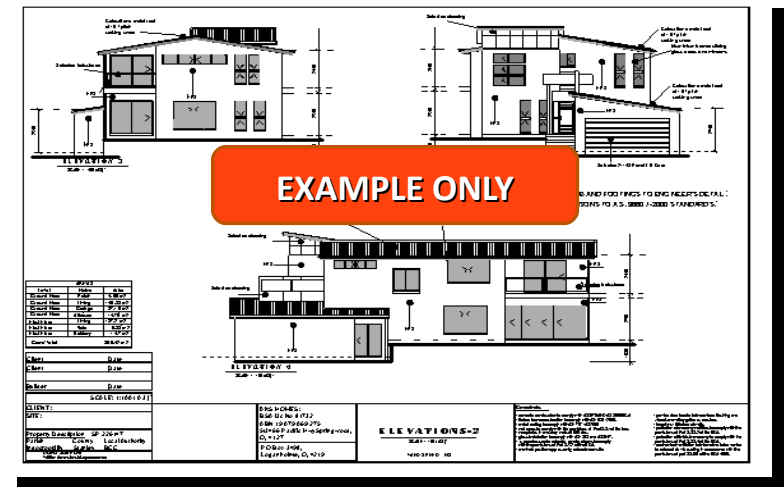
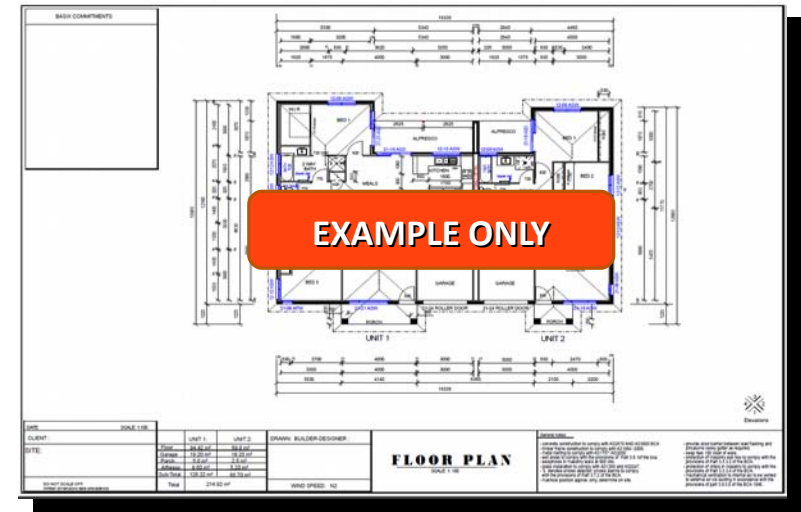
## Buy Our Construction Plans & Copyright Licence Pack

## 2. Full House Plan Set - \$Free Quote

**Full set of construction plans for the home shown in the above images. These are ideal for builders as they are a full set of working drawings. The full house plan set is pre-drawn so no changes to the plan can be made. The Full House Plan Set is a discounted set of plans as the cost of drawing is shared over many buyers. If you want to customise the plan you would then need to choose the Custom Design Set as set out below, and we will make any changes to the plan prior to posting.**

### Includes:

- Floor plan with all dimensions nominated.
- Elevation Plans
- Electrical Plans
- Bracing Plans
- Tie Down Details
- Building Notes Page
- Sketch Plan
- 3D Render of Façade
- All the above plans are classified as "Full Working Drawings"
- A site plan can be provided if required .



**Do you want modifications to this design**  
**Order our Custom Design Set - See below for more details**

[www.australianfloorplans.com.au](http://www.australianfloorplans.com.au)

## CUSTOM DESIGN OPTION

## Do you want modifications to this design

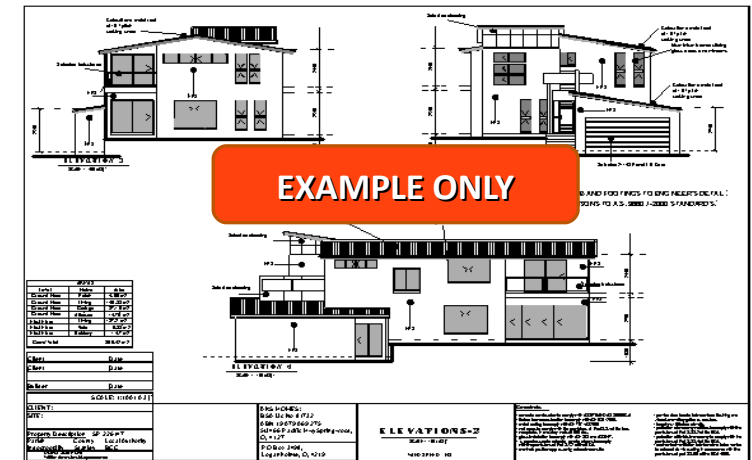
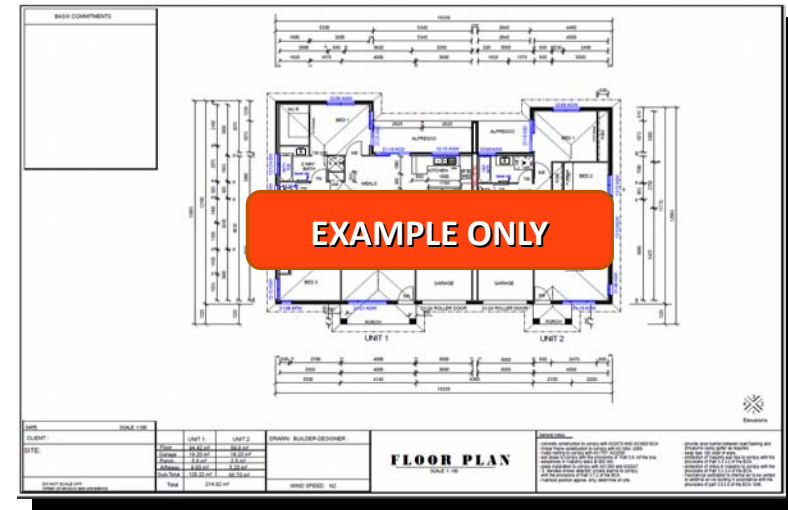
### 3. Custom Design Set – Free Quote

**A Custom Design Set is a full set of construction plans as per the Full House Plan Set, however we also will make custom changes as per your requirements. When you request a change to a plan, example room sizes, window changes, layout changes etc our Custom Design Team need to redraw all the plans to reflect your changes. This is very labour intensive and time consuming as creating a full set of working drawings with roof changes and bracing changes can take 5-7 days labour. Even a small change like a window change will still need all the plans to be altered. However our discounted Custom Design Set is dramatically cheaper than most Design Companies**

**Includes: (Customised to your requirements)**

- Floor plan with all dimensions nominated.
  - Elevation Plans
  - Electrical Plans
  - Bracing Plans
  - Tie Down Details
- Building Notes Page
  - Sketch Plan
- 3D Render of Façade
- All the above plans are classified as "Full Working Drawings"
- A site plan can be provided if required for a cost of \$250.00.
- Please contact us with any questions for Custom Design Set and we will call you back to discuss it further

admin@australianfloorplans.com







# CHECK OUT OUR DESIGN BOOKS



[2 Storey Homes Ebook more details HERE](#)



[1 Storey Homes Ebook more details HERE](#)



[Bathrooms Ebook more details HERE](#)



[House Facades and Home Fronts details HERE](#)

# CHECK OUT OUR DESIGN BOOKS

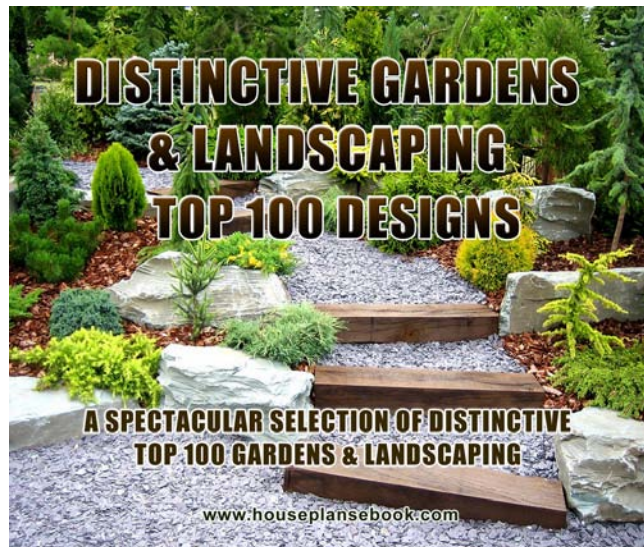
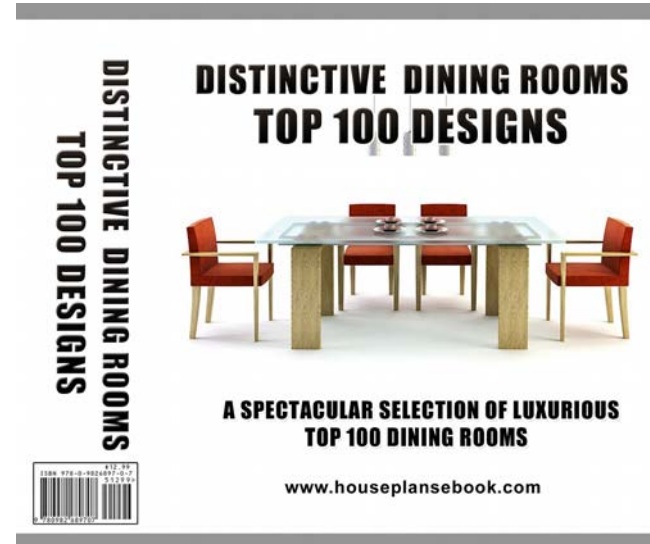


Duplex Designs more details [HERE](#)





# CHECK OUT OUR DESIGN BOOKS



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