



Sheet Index			
Layout ID	Layout Name	Issued	Remark
1	Duplex Concept Floor Plan	<input type="checkbox"/>	
2	Floor Plan Unit 1	<input type="checkbox"/>	
3	Floor Plan Unit 2	<input type="checkbox"/>	
4	Foundation Plan	<input type="checkbox"/>	
5	Roof Framing Plan	<input type="checkbox"/>	
6	Bracing Plan	<input type="checkbox"/>	
7	Electrical Plan	<input type="checkbox"/>	
8	Site Plan	<input type="checkbox"/>	
9	Site Services Plan	<input type="checkbox"/>	
10	Earthworks Plan	<input type="checkbox"/>	
11	Sections	<input type="checkbox"/>	
12	Water Tank Sections	<input type="checkbox"/>	
13	Elevations	<input type="checkbox"/>	
14	Elevations	<input type="checkbox"/>	
15	Various Details	<input type="checkbox"/>	
16	Roof Truss & Rafter Details	<input type="checkbox"/>	
17	Internal Door Schedule	<input type="checkbox"/>	
18	Aluminium Joinery Schedule	<input type="checkbox"/>	

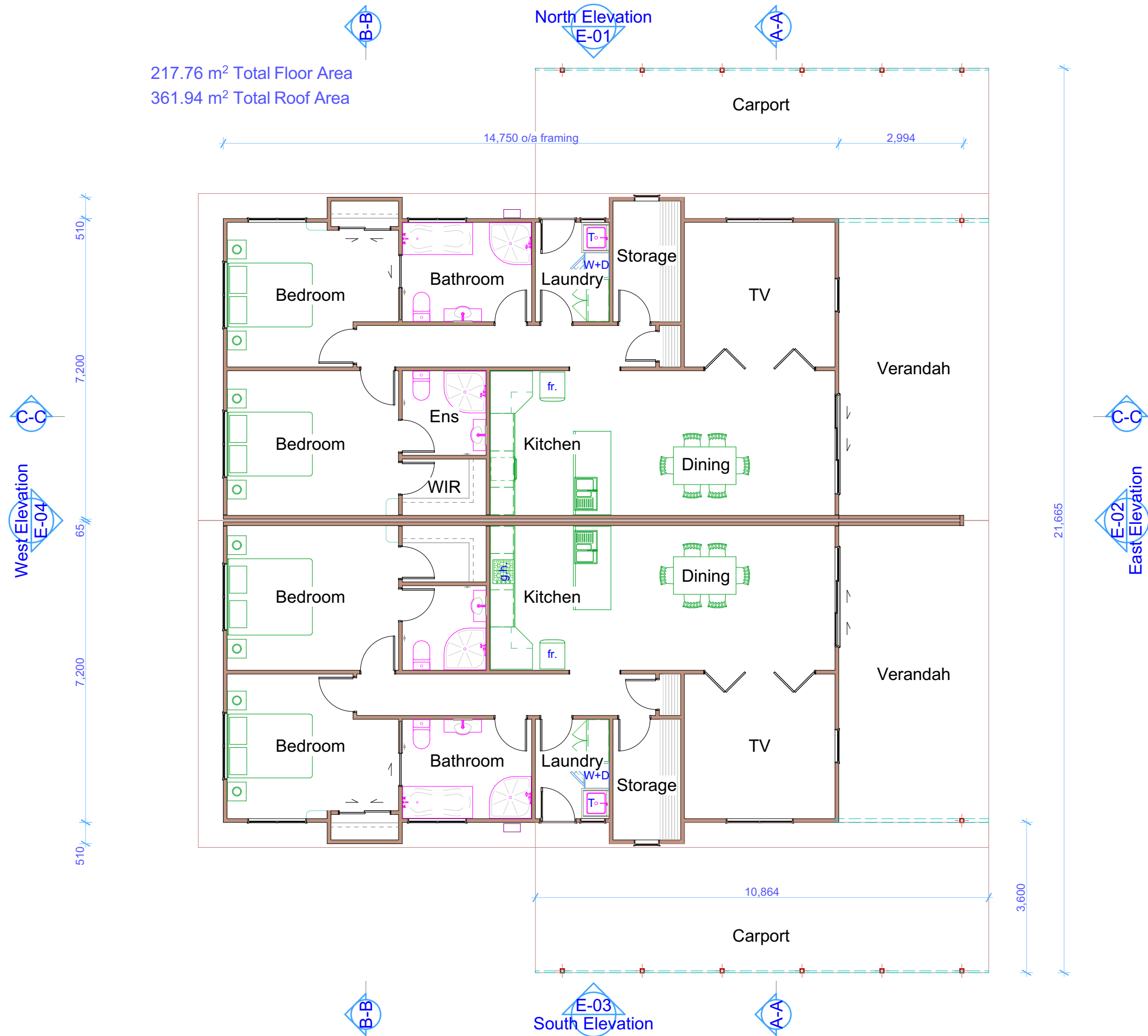


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Client: Pat & Helen Balmer
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Date: 11/08/2025
Job #25-30
Sheet
Scale: A4 / 1:1

217.76 m² Total Floor Area
361.94 m² Total Roof Area



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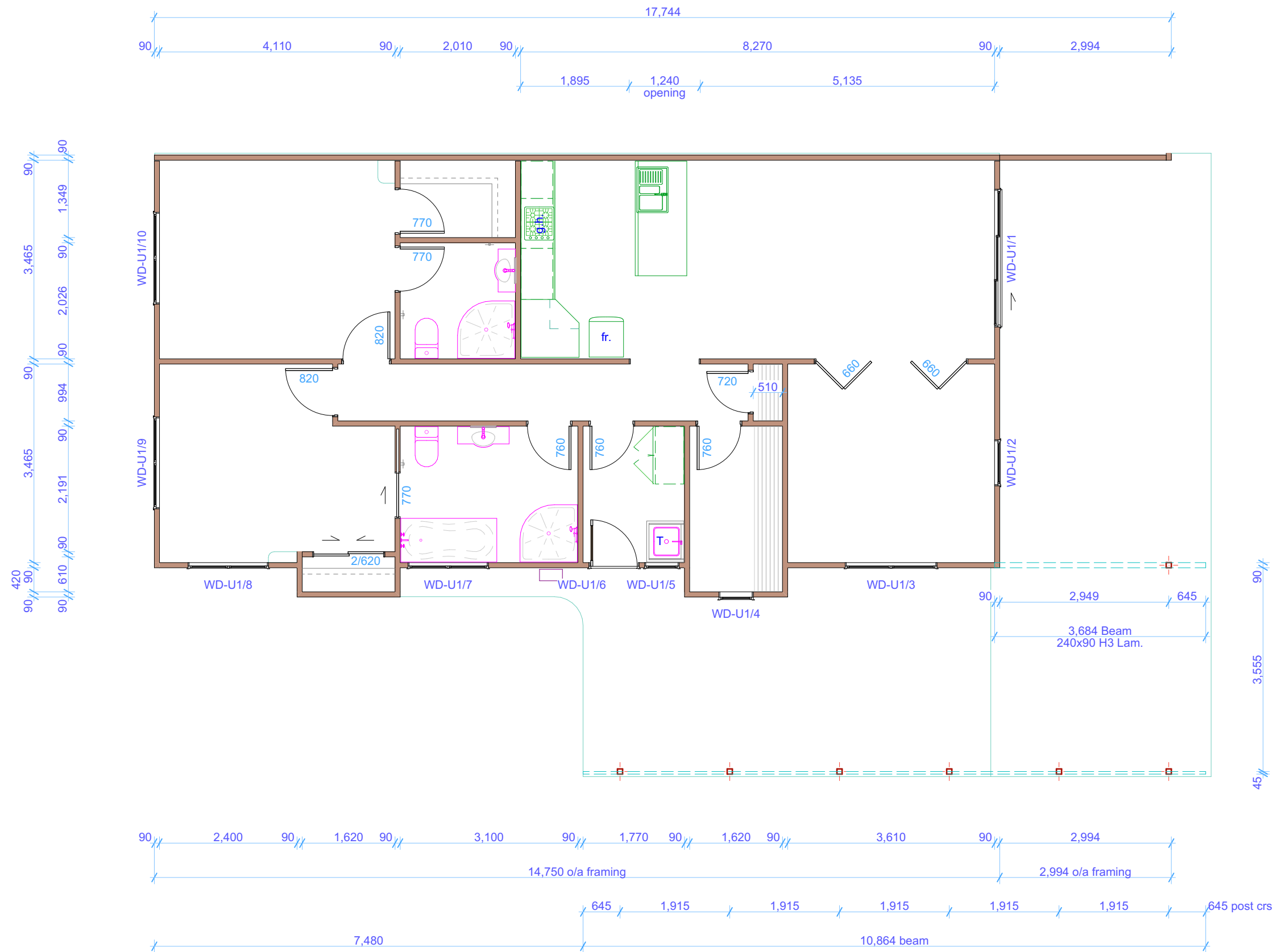
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Snow Load: N/A	EQ Zone: N/A
Climate Zone: N/A	Drawn: J D McCoy



Date: 11/08/2025
Project Number: 25-30
Sheet 1
Scale: A3 / 1:100





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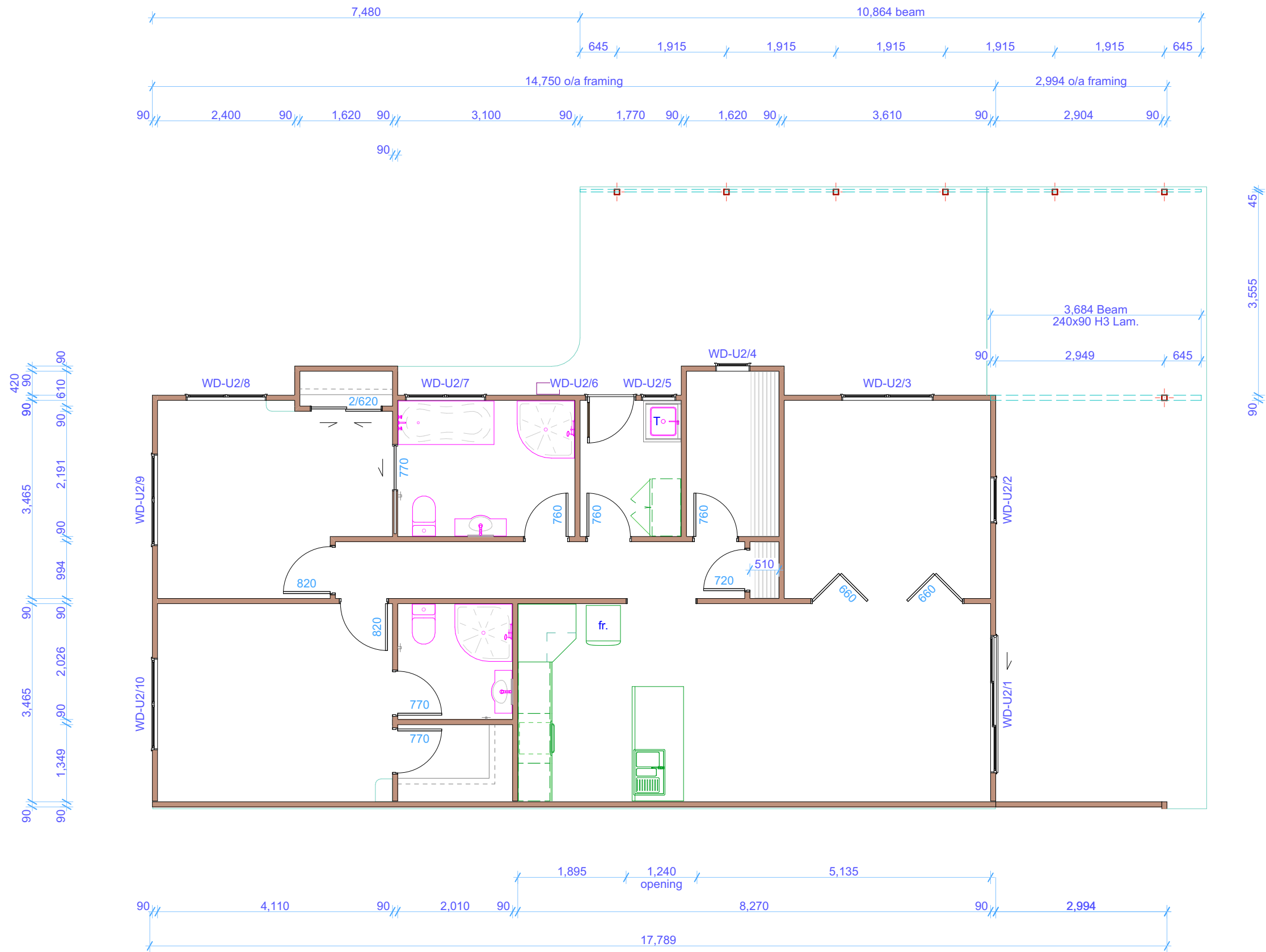
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Climate Zone: N/A	Drawn: J D McCoy

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Sheet 2
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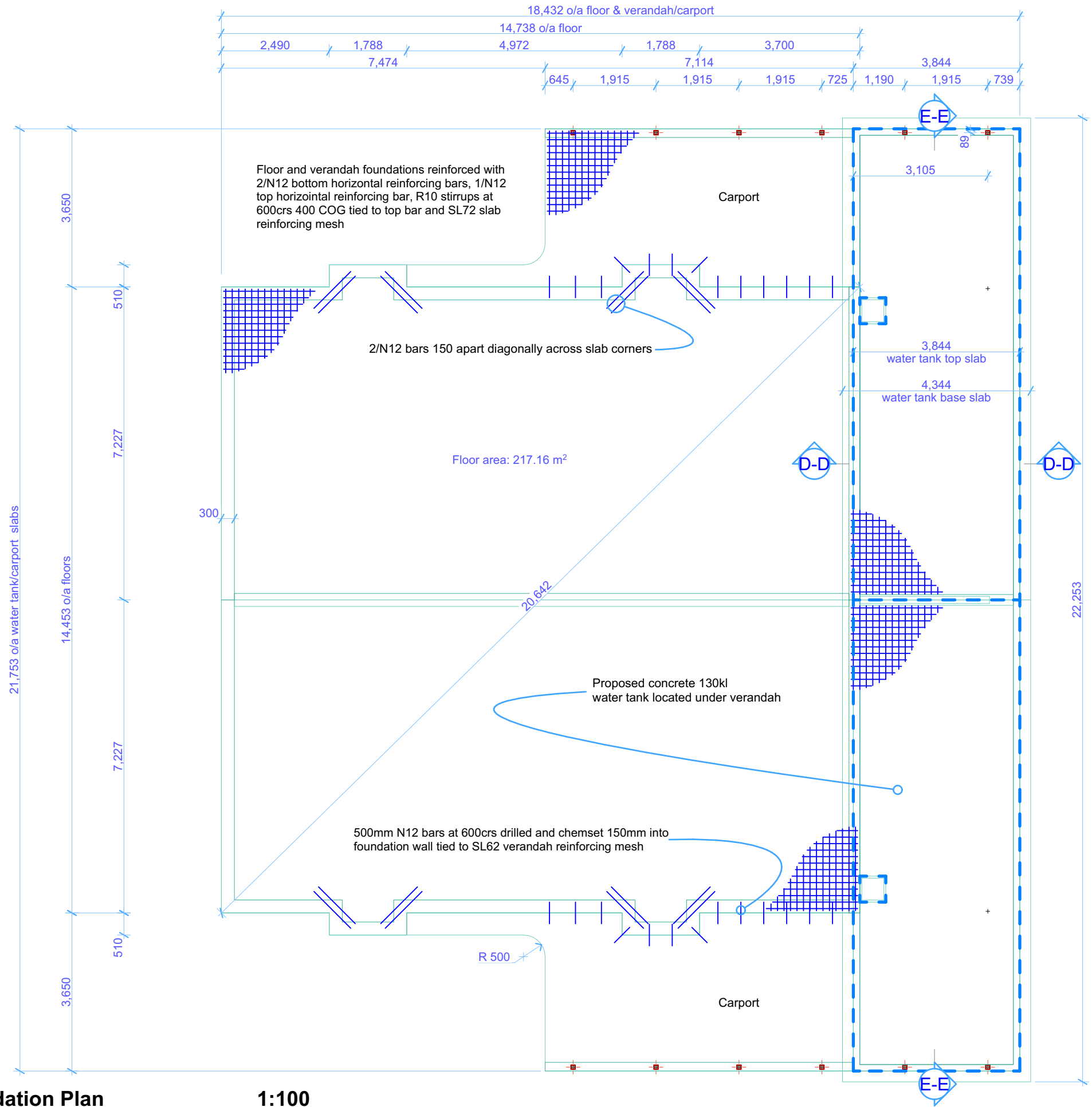
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Climate Zone: N/A	Drawn: J D McCoy

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Sheet 3
Scale: A3 / 1:75





104 Duplex Foundation Plan 1:100

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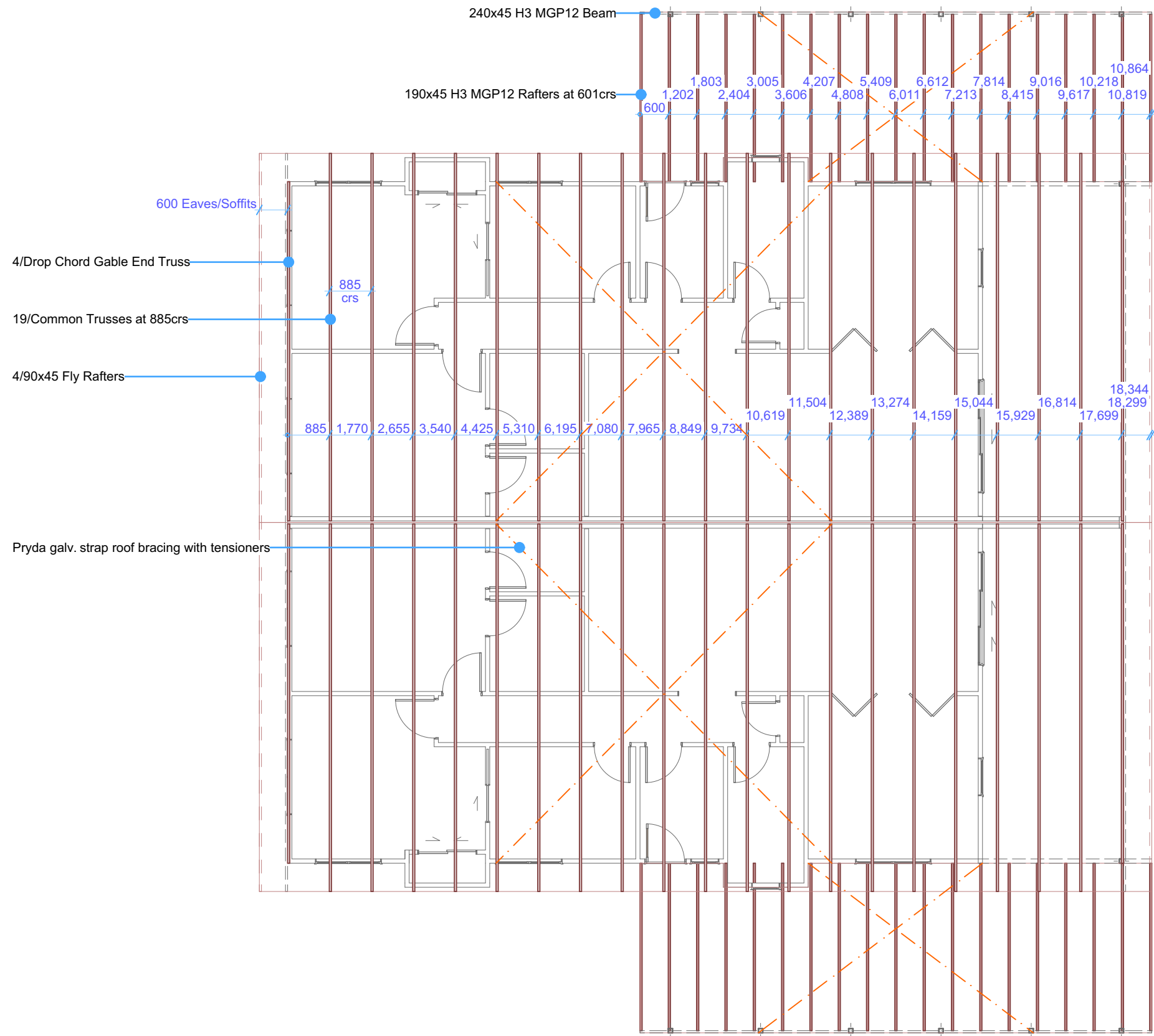
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Sheet 4
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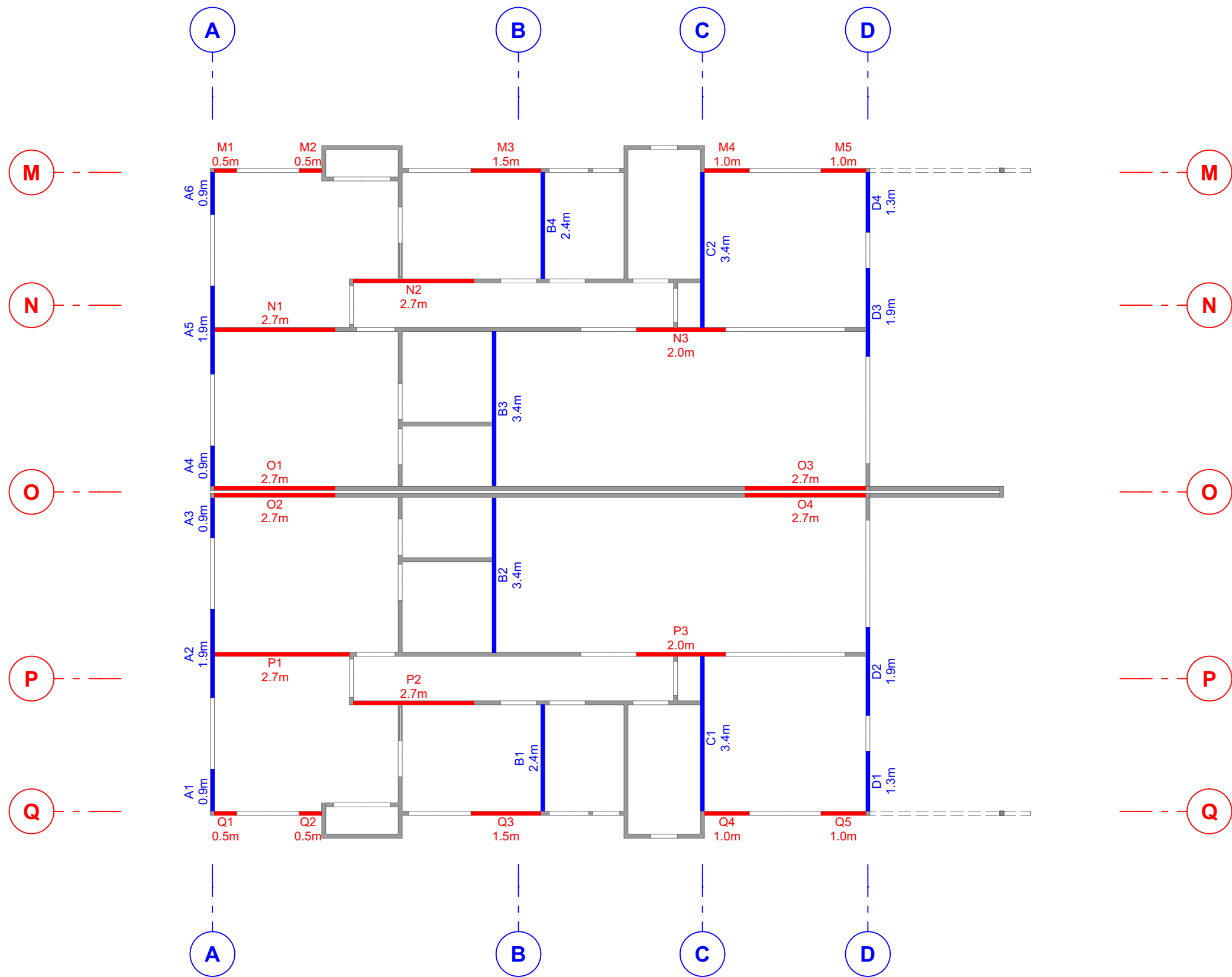
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Climate Zone: N/A	Drawn: J D McCoy

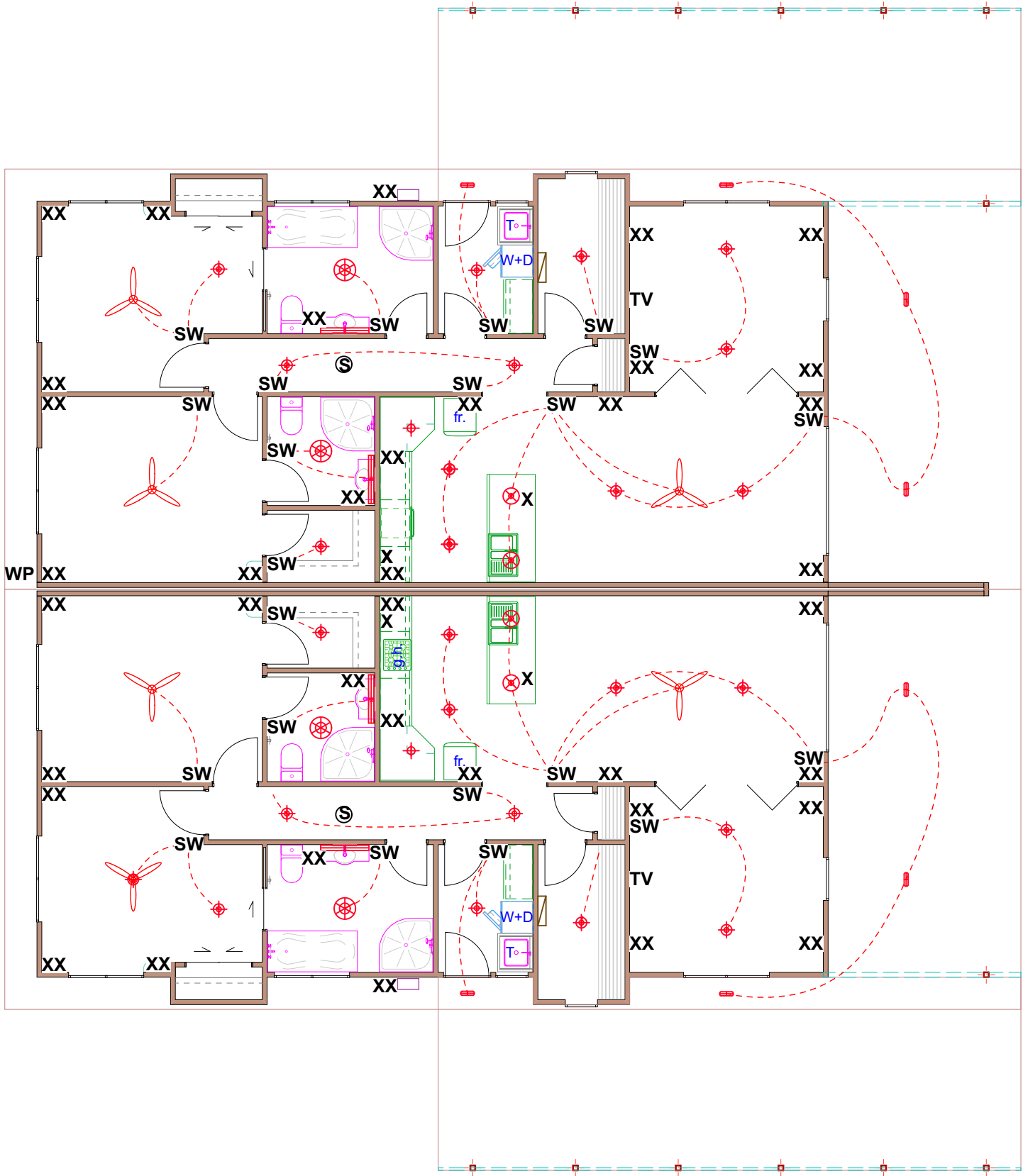
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Project Number: 25-30
Sheet 5
Scale: A3 / 1:100

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LEGEND	
	Ceiling mounted LED light
	Pantry sensor light
	Pendant light
	Mirror light
	Extractor fan/light
	Soffit mounted LED exterior light
SW	Light switch
XX	Double power point
X	Single power point
⊕	Photoelectric Smoke Alarm
WP	Water pump feed
TV	TV aerial outlet
	Distribution Board
	Ceiling Fan



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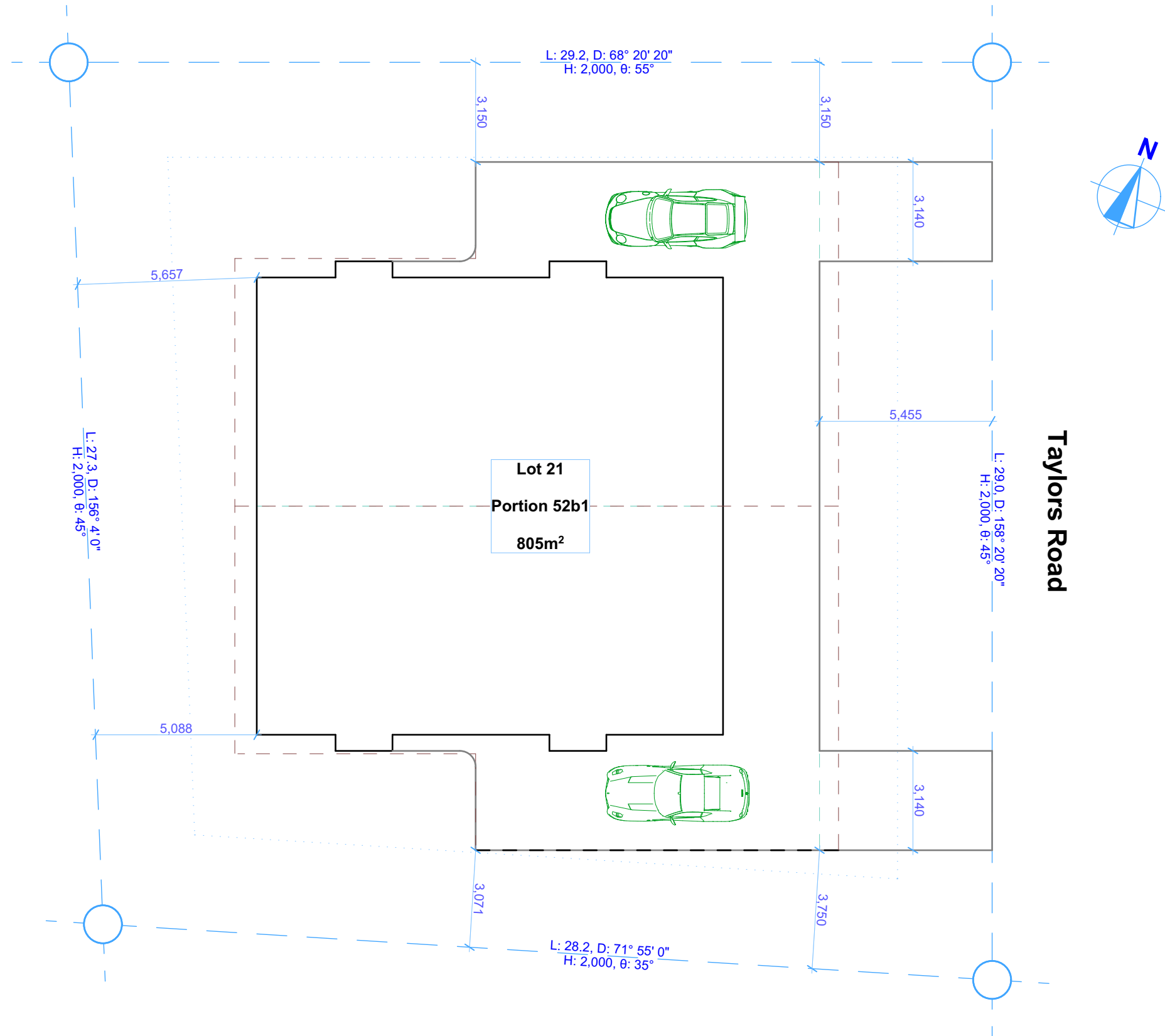
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Climate Zone: N/A	Drawn: J D McCoy

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Sheet 7
Scale: A3 / 1:100



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Taylors Road

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Snow Load: N/A	EQ Zone: N/A
Climate Zone: N/A	Drawn: J D McCoy

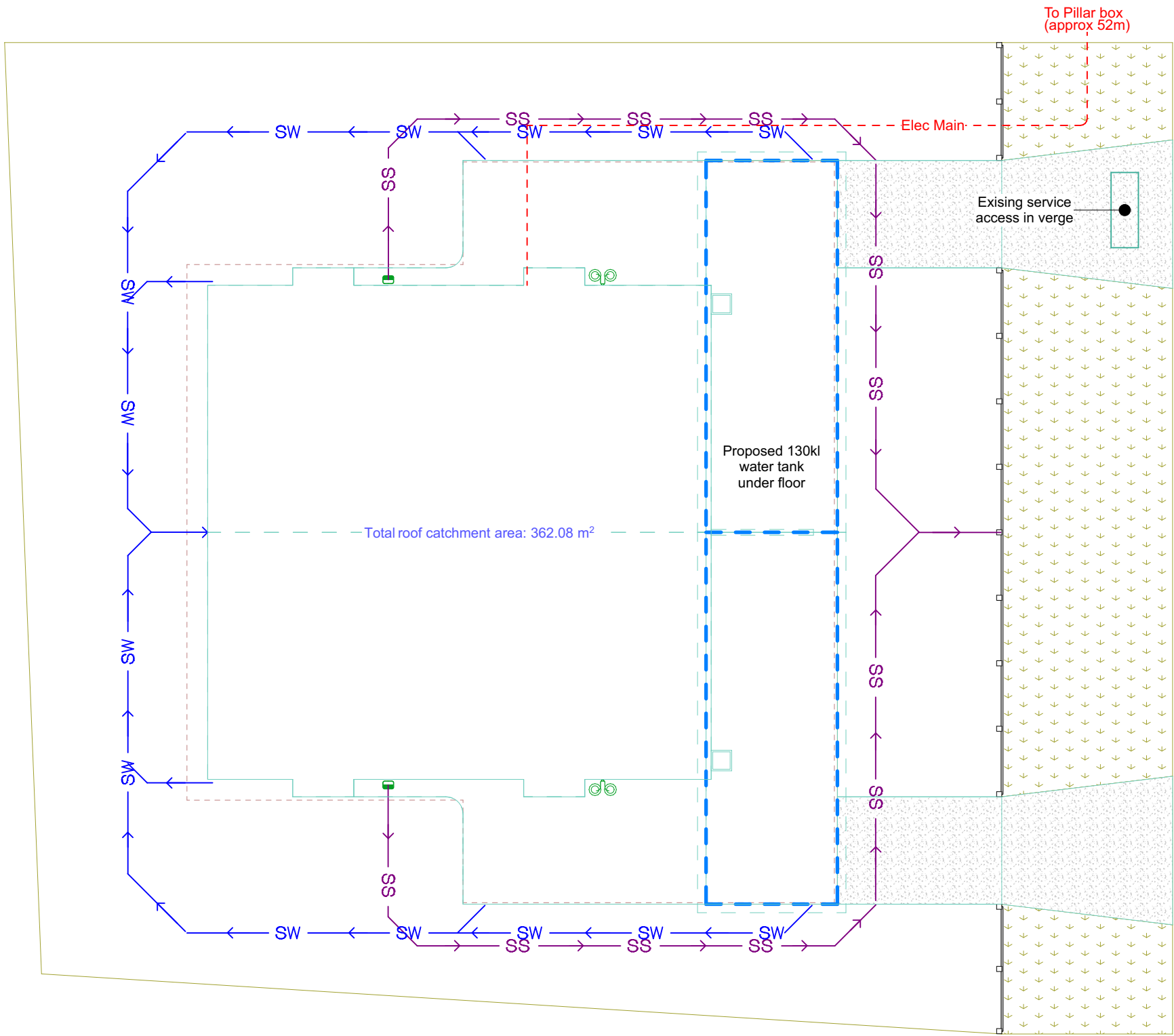
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Sheet 8
Scale: A3 / 1:150

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130kl WATER TANK DETAILS:

Wall thickness: 150mm
Base slab: 165mm
Top slab thickness: 140mm
Central wall thickness: 250mm

Internal Dimensions
Width: 3.544m
Length: 10.602m (each tank)
Depth: 1.760m
Area: 37.573m² x2 = 75.14m²

External Dimensions
Base Slab: 22.253m x 4.344m
Excavation Depth: 2.015m
Total Excavation for Tank: 195m³

Concrete Volumes
Base: 15.95m³
Walls: 17.5m³
Top Slab: 11.707m³
= 45.157m³ (+10%)
Total: 49.6m³

Reinforcing
Base Slab:
N12 @ 200crs both ways
Walls:
Vertical N16 @ 200crs,
Horizontal N12 @ 300crs,
Central wall:
Vertical N16 @ 200crs,
Horizontal N12 @ 200crs
Top Slab:
N12 @ 200crs both ways

Cover
Base slab: 50mm
Walls: 40mm
Central wall: 40mm
Top Slab: 30mm

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Snow Load: N/A	EQ Zone: N/A
Climate Zone: N/A	Drawn: J D McCoy

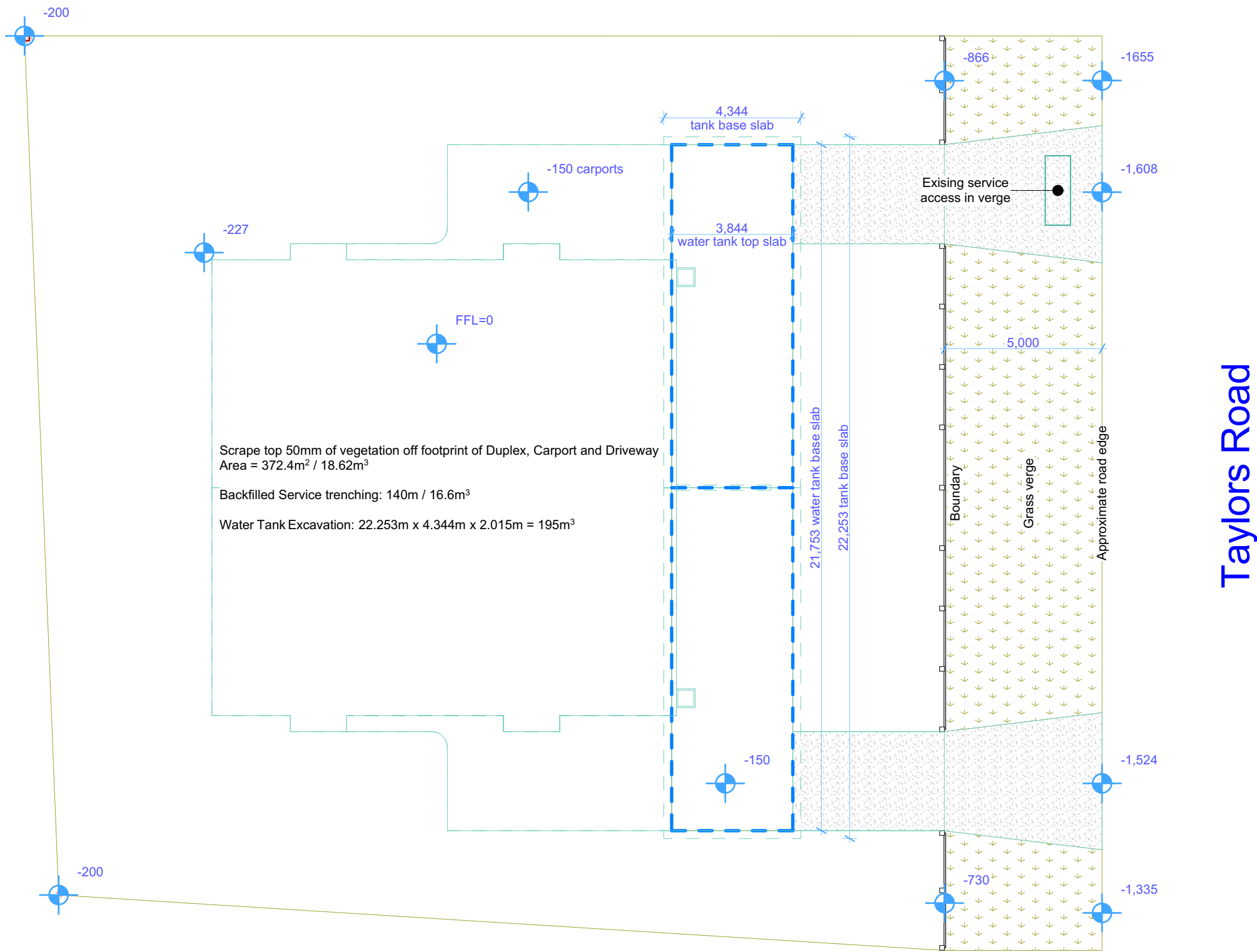
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Sheet 10
Scale: A3 / 1:150

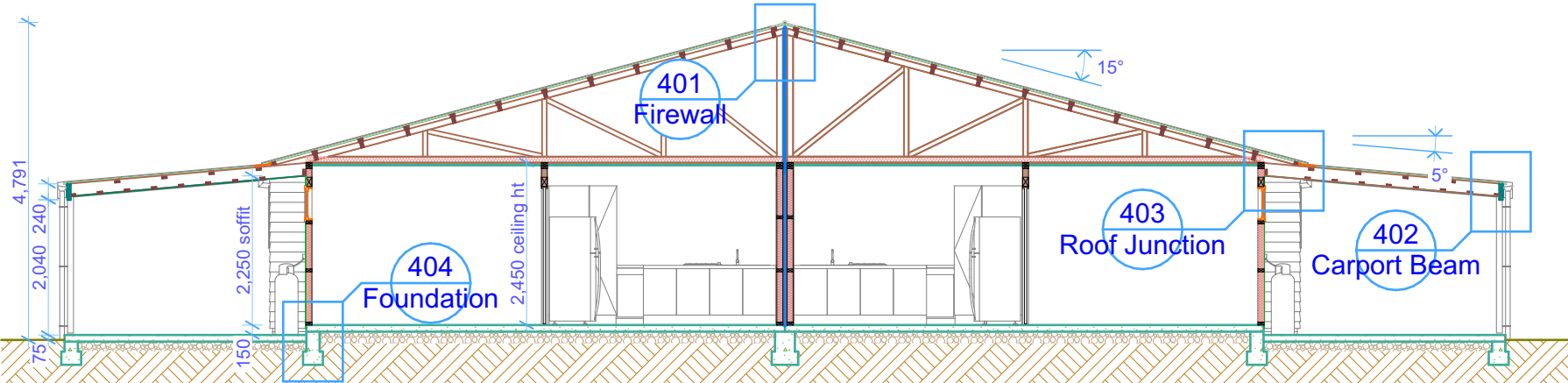
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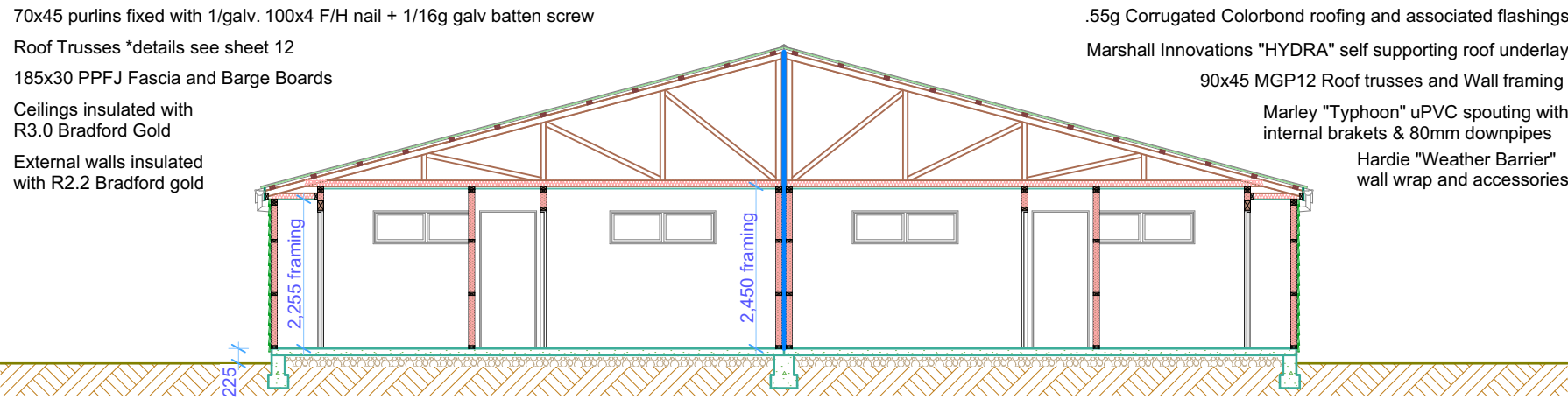
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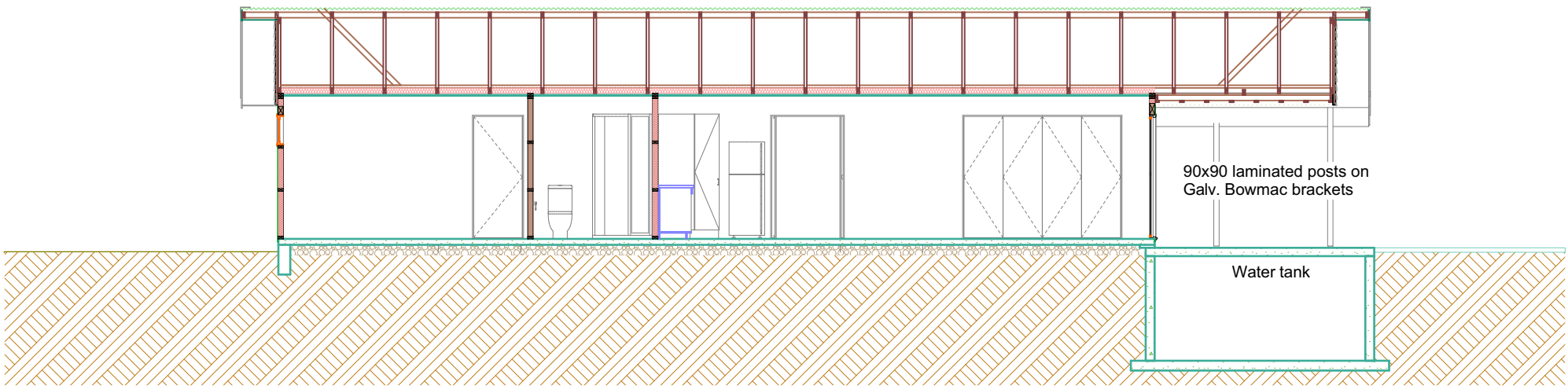
Taylors Road



201 Section A-A 1:100



202 Section B-B 1:100



203 Section C-C 1:100

130kl WATER TANK DETAILS:

Wall thickness: 150mm
Base slab: 165mm
Top slab thickness: 140mm
Central wall thickness: 250mm

Internal Dimensions

Width: 3.544m
Length: 10.602m (each tank)
Depth: 1.760m
Area: $37.573\text{m}^2 \times 2 = 75.14\text{m}^2$

External Dimensions

Base Slab: $22.253\text{m} \times 4.344\text{m}$
Excavation Depth: 2.015m

Total Excavation for Tank: 195m^3

Concrete Volumes

Base: 15.95m^3
Walls: 17.5m^3
Top Slab: 11.707m^3
= $45.157\text{m}^3 (+10\%)$

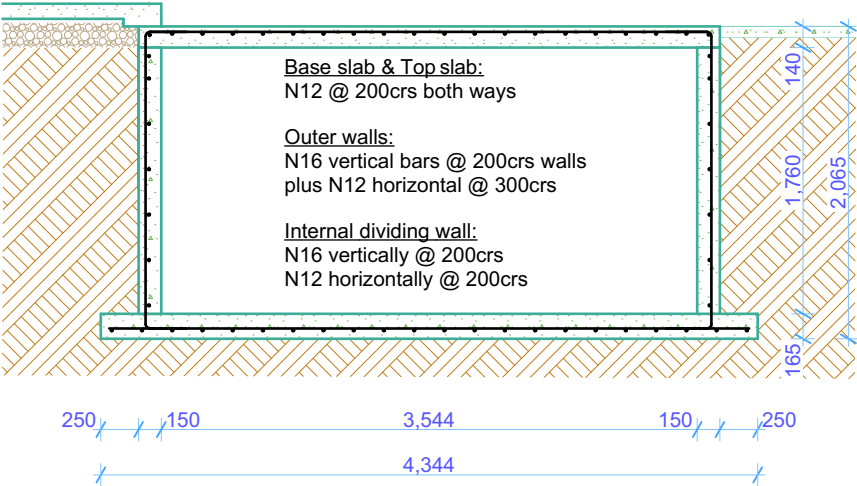
Total: 49.6m^3

Reinforcing

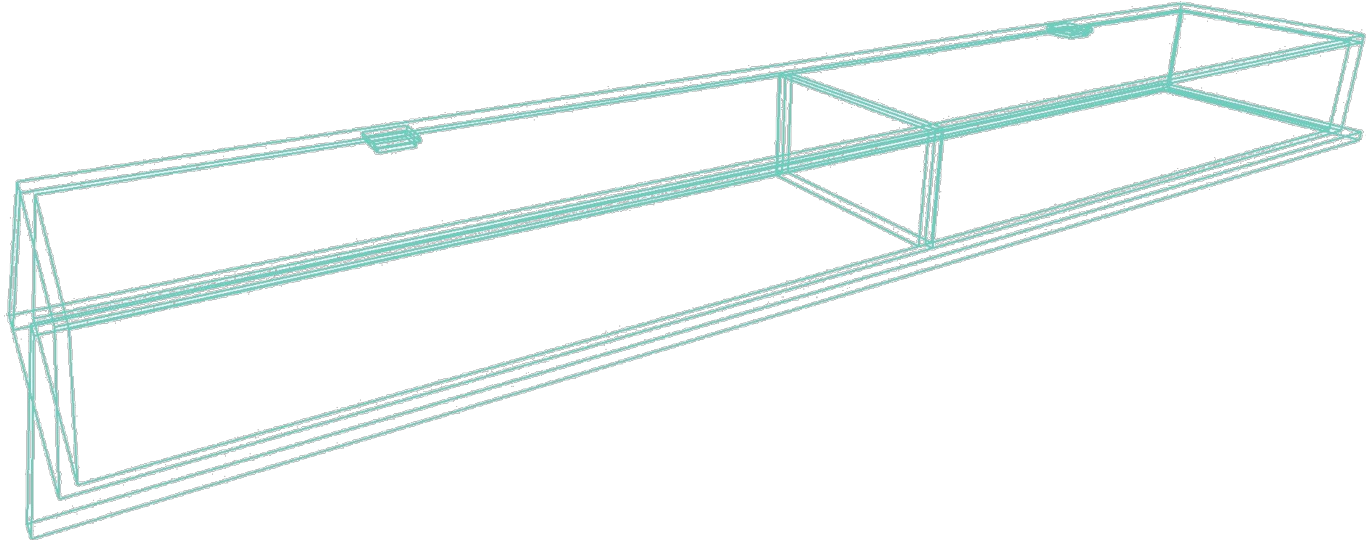
Base Slab:
N12 @ 200crs both ways
Walls:
Vertical N16 @ 200crs,
Horizontal N12 @ 300crs,
Central wall:
Vertical N16 @ 200crs,
Horizontal N12 @ 200crs
Top Slab:
N12 @ 200crs both ways

Cover

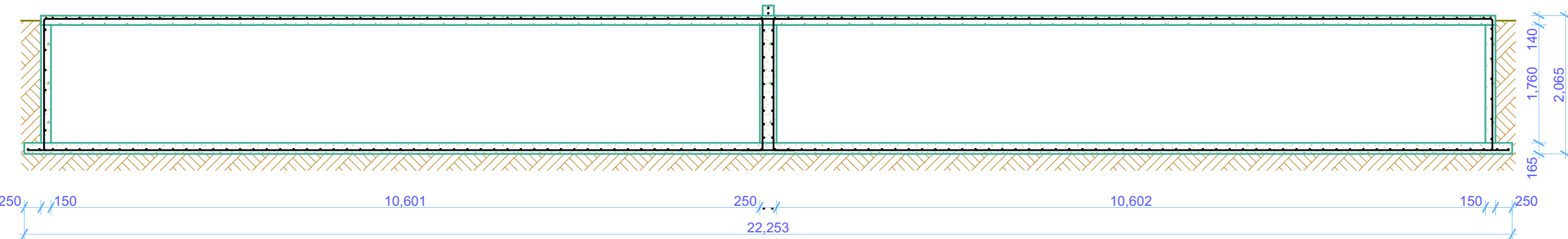
Base slab: 50mm
Walls: 40mm
Central wall: 40mm
Top Slab: 30mm



204 Tank Section D-D 1:50



Tank 3D Perspective



205 Tank Section E-E 1:75

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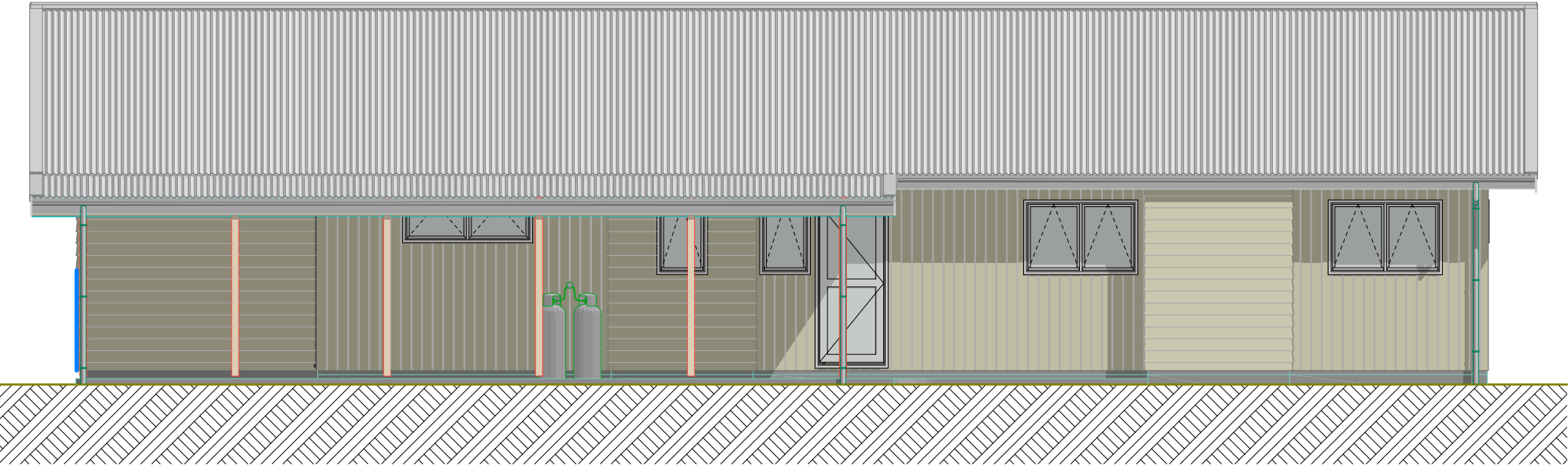
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Climate Zone: N/A	Drawn: J D McCoy

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Sheet 12
Scale: A3 / 1:50, 1:75





301

North Elevation

1:75

.55g Corrugated Colorbond roofing
and associated flashings over
"HYDRA" fire retardant, breathable,
self supporting roof underlay

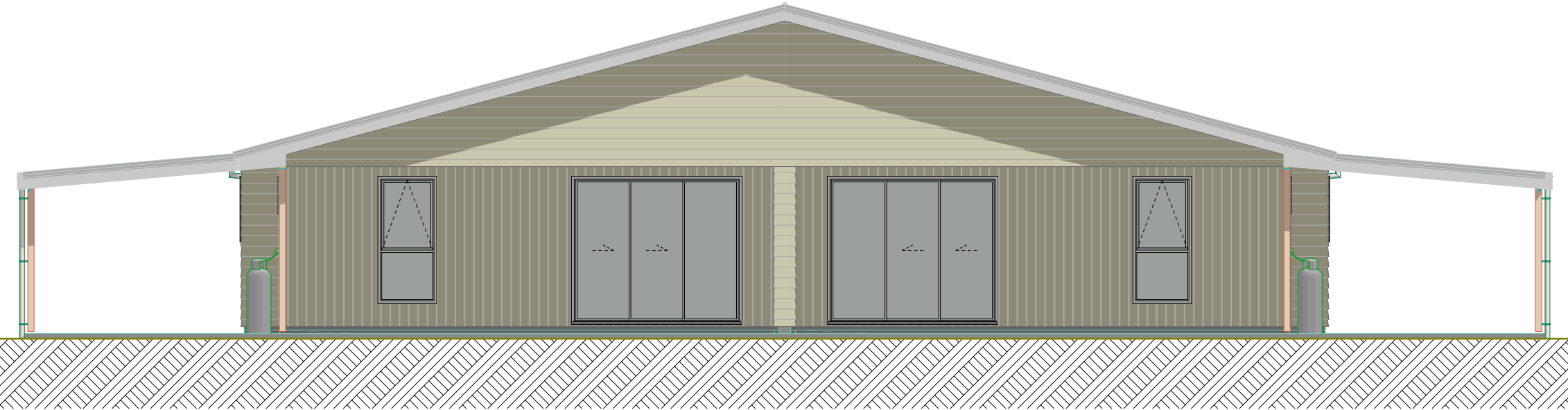
Marley "Typhoon" uPVC spouting system
with internal brackets & 80mm downpipes

Hardies Axon and Linea 180 cladding
over Hardie "Weather Barrier" vapour
permeable wall wrap membrane

Bowmac S/S BS38 post/beam fixing bracket

Bowmac BS197 S/S external post brackets

All exposed bolts S/S min. grade 304



302

East Elevation

1:75



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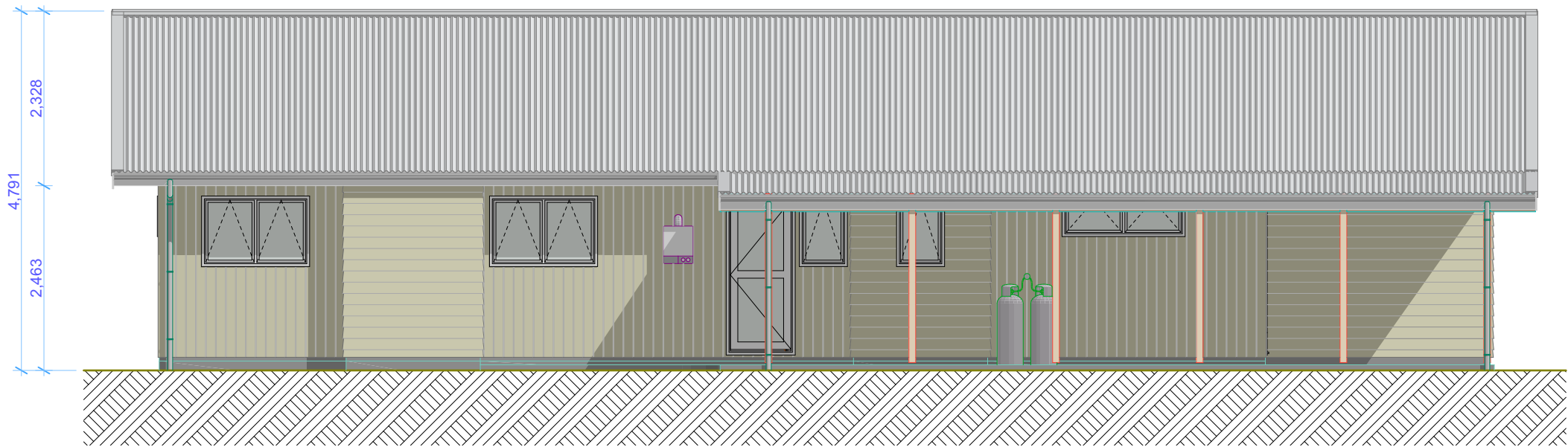
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Snow Load: N/A	EQ Zone: N/A
Climate Zone: N/A	Drawn: J D McCoy



Date: 11/08/2025
Project Number: 25-30
Sheet 13
Scale: A3 / 1:75





303

South Elevation

1:75

.55g Corrugated Colorbond roofing
and associated flashings over
"HYDRA" fire retardant, breathable,
self supporting roof underlay

Marley "Typhoon" uPVC spouting system
with internal brackets & 80mm downpipes

Hardies Axon and Linea 180 cladding
over Hardie "Weather Barrier" vapour
permeable wall wrap membrane

Bowmac S/S BS38 post/beam fixing bracket

Bowmac BS197 S/S external post brackets

All exposed bolts S/S min. grade 304



304

West Elevation

1:75



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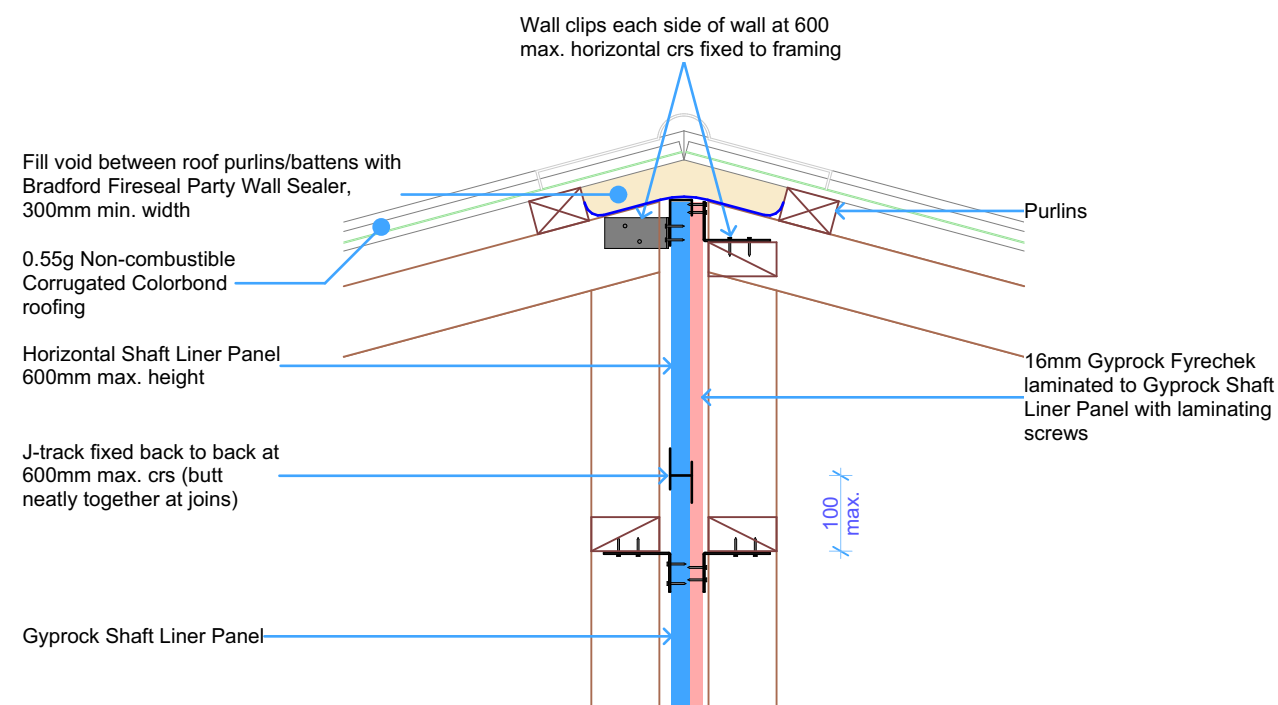
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Climate Zone: N/A	Drawn: J D McCoy

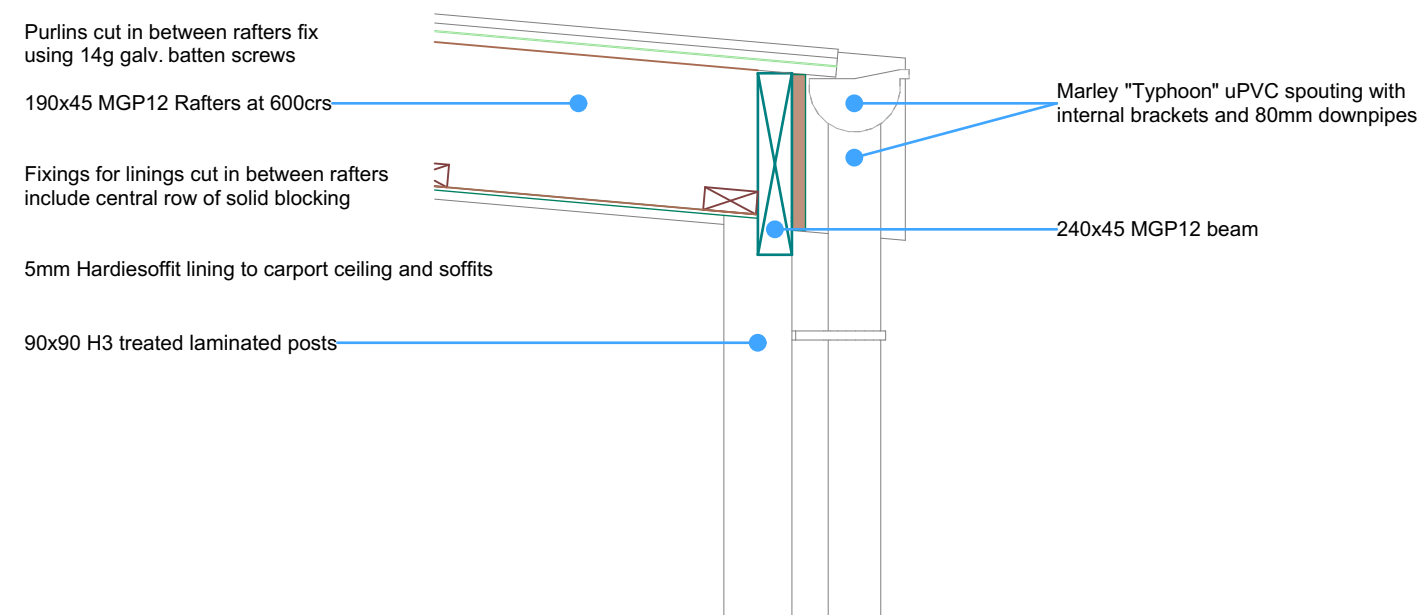


Date: 11/08/2025
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Sheet 14
Scale: A3 / 1:75

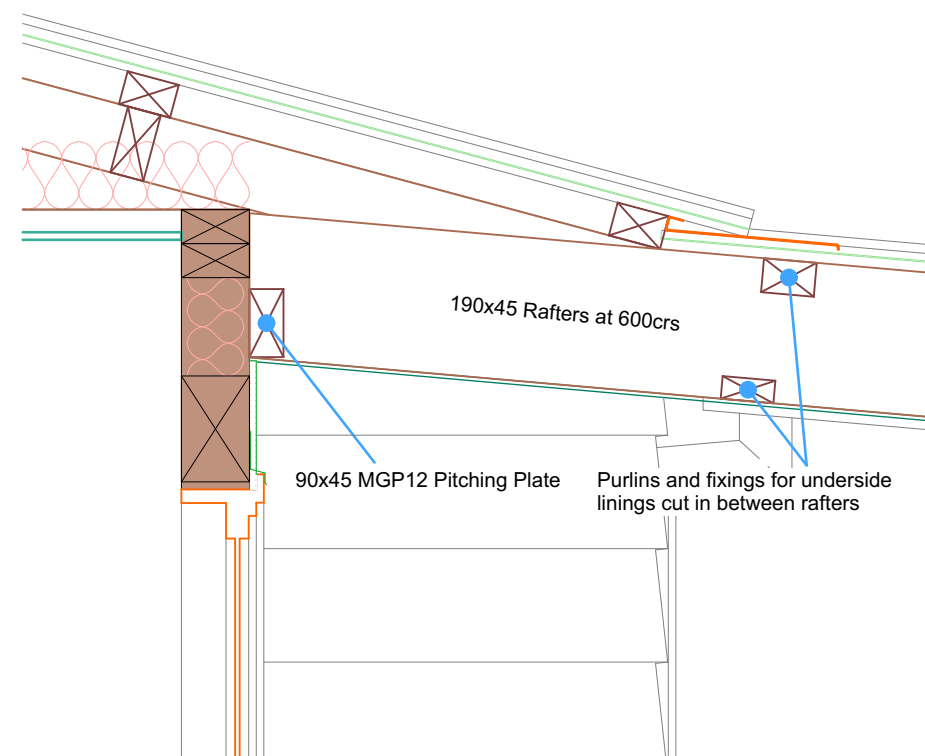




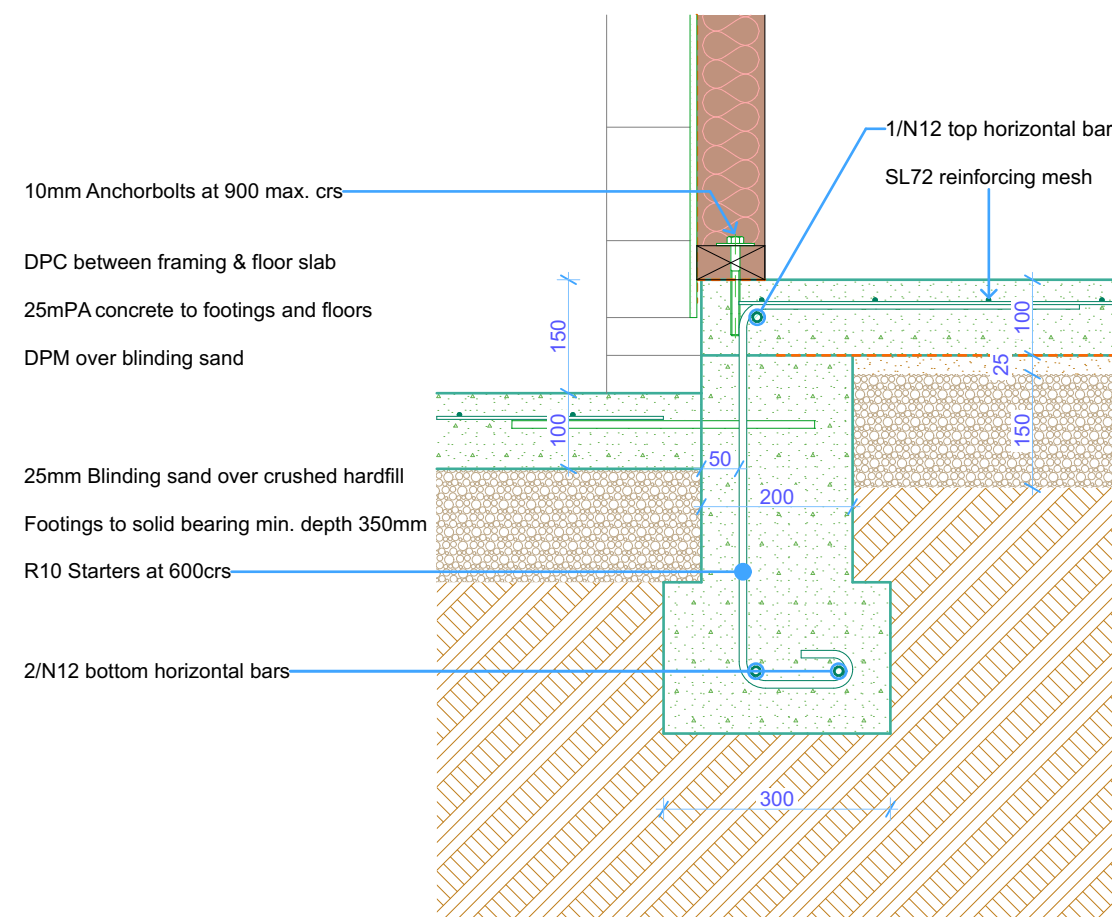
401 **Firewall Detail** **1:10**



402 **Carport Beam** **1:10**



403 **Roof Junction** **1:10**



404 **Foundation** **1:10**

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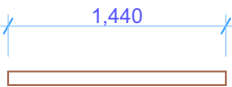
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Climate Zone: N/A	Drawn: J D McCoy

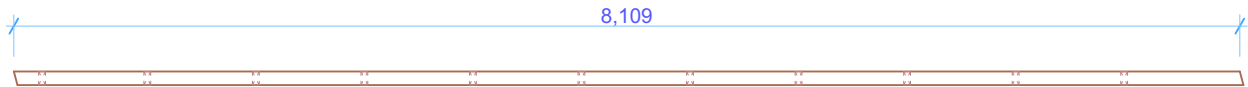
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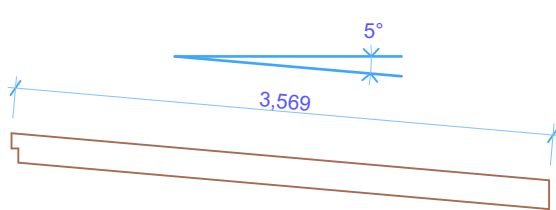




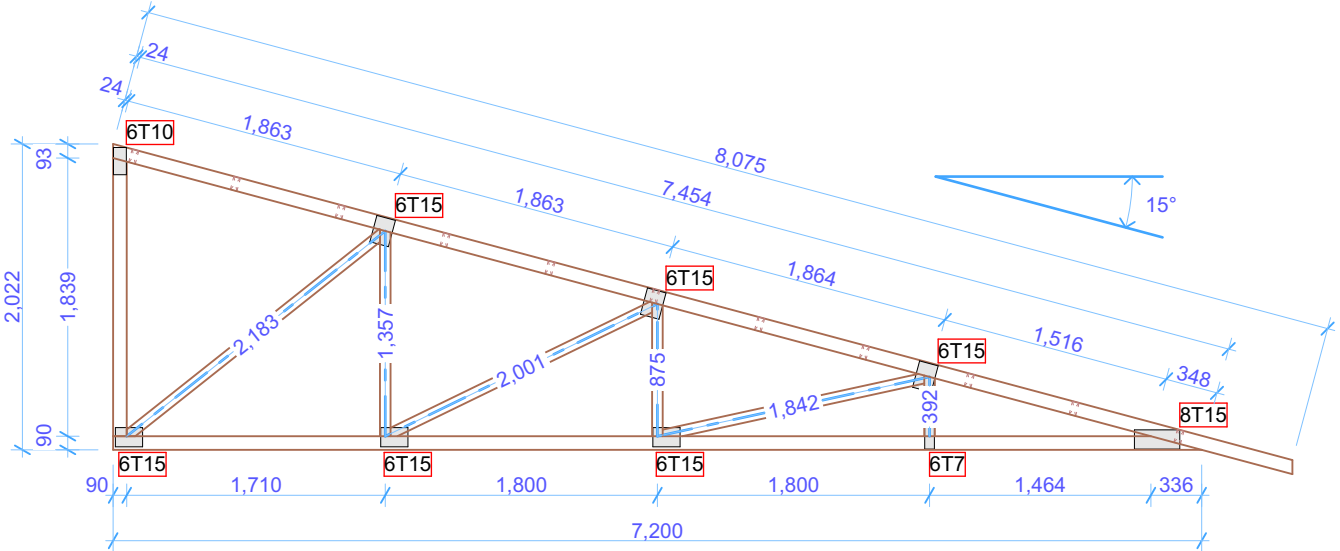
44 Outriggers at 1,440



90x45 MGP12 Fly rafters x 4

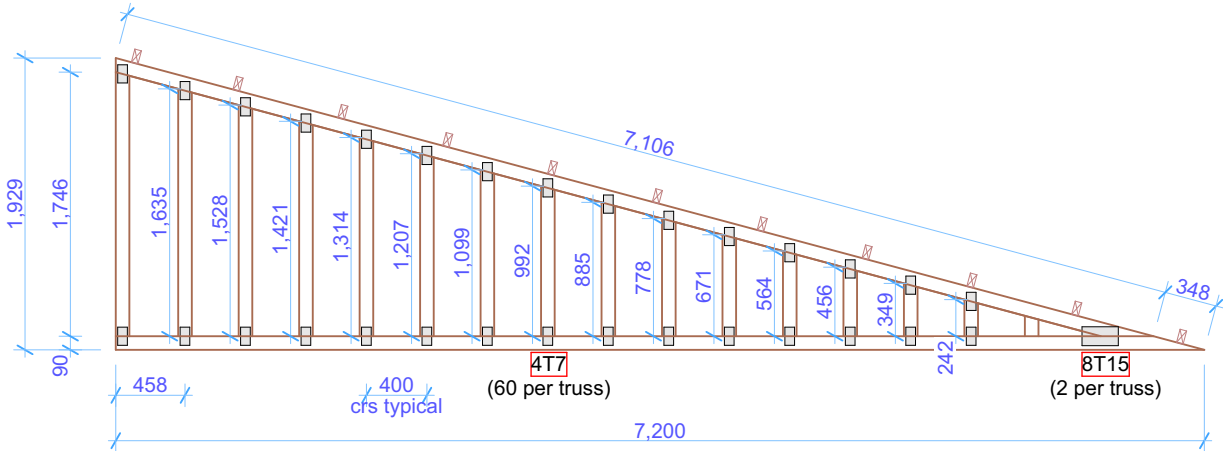


240x45 MGP12 Rafter x 38



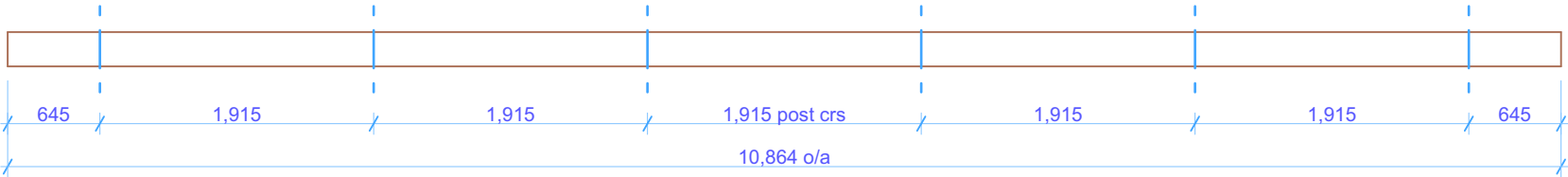
Common Truss Nail Plates:
76/6T10
456/6T15
76/6T7
76/8T15

Common Truss x 38

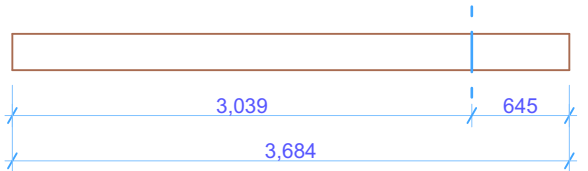


Drop Chord Truss Nail Plates:
240/4T7
8/8T15

Drop Chord Gable Truss x 4



240x45 H3 MGP12 Carport Beam x 2



Laminated 240x90 H3 Verandah Beam x 2

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Sheet 16
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Internal Door Schedule											
Full Element ID	U1/D1	U1/D2	U1/D3	U1/D4	U1/D5	U1/D6	U1/D7	U1/D8	U1/D9	U1/D10	U1/D11
Leaf Dimensions	2,640×2,040	720×2,040	760×2,040	760×2,040	760×2,040	820×2,040	770×2,040	1,220×2,040	820×2,040	770×2,040	770×2,040
Orientation	L	L	L	L	R	L	L	R	L	R	L
Head height	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080
2D Symbol											
View from Side Opposite to Opening Side											

Internal Door Schedule											
Full Element ID	U2/D1	U2/D2	U2/D3	U2/D4	U2/D5	U2/D6	U2/D7	U2/D8	U2/D9	U2/D10	U2/D11
Leaf Dimensions	2,640×2,040	720×2,040	760×2,040	760×2,040	760×2,040	820×2,040	770×2,040	1,220×2,040	820×2,040	770×2,040	770×2,040
Orientation	R	R	R	R	L	R	R	L	R	L	R
Head height	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080
2D Symbol											
View from Side Opposite to Opening Side											

Internal Door Schedule

Jason McCoy
Architectural Draughting & Design

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Phone: +6723 52031

Proposed: Proposed Duplex
at: Taylors Road
Client: Pat & Helen Balmer

Contact: Pat & Helen Balmer #Contact Phone
Number E: Pat@Autocable.com.au

Prior to commencing any work:
Locate all services.
Confirm siting of structure.
Work only from Council approved and stamped construction documents.
Where building proximity to boundary location is critical seek advice from a suitably qualified person

Read with amendments:	
Date:	Reference #

Exposure Zone: N/A	Wind Zone: N/A
Snow Load: N/A	EQ Zone: N/A
Climate Zone: N/A	Drawn: J D McCoy

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Date: 11/08/2025
Project Number: 25-30
Sheet 17
Scale: A3 / 1:1

LICENSED BUILDING PRACTITIONER

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Aluminium Joinery Schedule										
Hotlink and Element ID	WD-U1/1	WD-U1/2	WD-U1/3	WD-U1/4	WD-U1/5	WD-U1/6	WD-U1/7	WD-U1/8	WD-U1/9	WD-U1/10
W x H Size	2,400×2,080	800×1,780	1,600×500	600×900	600×900	880×2,080	1,400×900	1,400×900	1,600×500	1,600×500
Orientation	R	R	L	L	R	R	L	L	L	L
2D Symbol										
View from Side Opposite to O...										

Aluminium Joinery Schedule										
Hotlink and Element ID	WD-U2/1	WD-U2/2	WD-U2/3	WD-U2/4	WD-U2/5	WD-U2/6	WD-U2/7	WD-U2/8	WD-U2/9	WD-U2/10
W x H Size	2,400×2,080	800×1,780	1,600×500	600×900	600×900	880×2,080	1,400×900	1,400×900	1,600×500	1,600×500
Orientation	R	R	L	L	L	L	R	L	R	L
2D Symbol										
View from Side Opposite to O...										

Aluminium Joinery Schedule



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Read with amendments:	
Date:	Reference #

Exposure Zone: N/A	Wind Zone: N/A
Snow Load: N/A	EQ Zone: N/A
Climate Zone: N/A	Drawn: J D McCoy



Date: 11/08/2025
Project Number: 25-30
Sheet 18
Scale: A3 / 1:1

