



AI ARCHITECTURES

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PROJECT

Single-Story Garage Duplex

Modern Contemporary

SHEET TITLE

Floor Plan

GROSS AREA (THIS LEVEL)

2,548 sq ft

GROSS AREA (TOTAL)

2,548 sq ft

ENVELOPE

80'-1" x 31'-10"

DWELLINGS

Unit A 1,274 sq ft / Unit B 1,274 sq ft

PARTY WALL

2-hour fire-rated, no windows or doors

SCALE

1/8" = 1'-0" on Tabloid 11x17

DATE

2026-10-10

PROJECT NO.

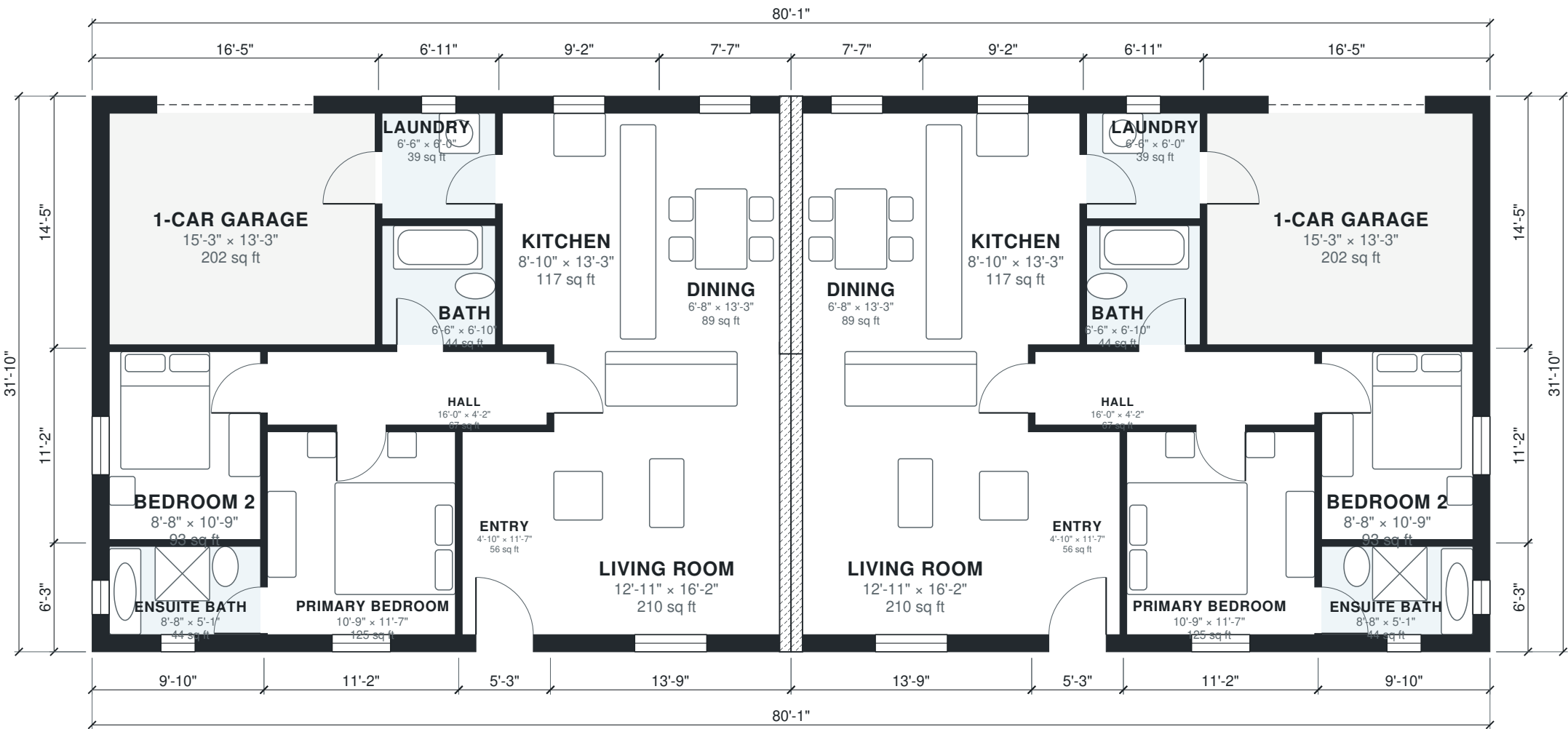
duplex-house-plans

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SHEET

A-101

of 2



Area Schedule

LEVEL	ROOM	SIZE	NET AREA	GROSS AREA
1	Unit A · 1-Car Garage	15'-3" × 13'-3"	202 sq ft	237 sq ft
1	Unit A · Bath	6'-6" × 6'-10"	44 sq ft	50 sq ft
1	Unit A · Bedroom 2	8'-8" × 10'-9"	93 sq ft	110 sq ft
1	Unit A · Dining	6'-8" × 13'-3"	89 sq ft	109 sq ft
1	Unit A · Ensuite Bath	8'-8" × 5'-1"	44 sq ft	61 sq ft
1	Unit A · Entry	4'-10" × 11'-7"	56 sq ft	67 sq ft
1	Unit A · Hall	16'-0" × 4'-2"	67 sq ft	75 sq ft
1	Unit A · Kitchen	8'-10" × 13'-3"	117 sq ft	133 sq ft
1	Unit A · Laundry	6'-6" × 6'-0"	39 sq ft	50 sq ft
1	Unit A · Living Room	12'-11" × 16'-2"	209 sq ft	240 sq ft
1	Unit A · Primary Bedroom	10'-9" × 11'-7"	125 sq ft	143 sq ft
1	Unit B · 1-Car Garage	15'-3" × 13'-3"	202 sq ft	237 sq ft
1	Unit B · Bath	6'-6" × 6'-10"	44 sq ft	50 sq ft
1	Unit B · Bedroom 2	8'-8" × 10'-9"	93 sq ft	110 sq ft
1	Unit B · Dining	6'-8" × 13'-3"	89 sq ft	109 sq ft
1	Unit B · Ensuite Bath	8'-8" × 5'-1"	44 sq ft	61 sq ft
1	Unit B · Entry	4'-10" × 11'-7"	56 sq ft	67 sq ft
1	Unit B · Hall	16'-0" × 4'-2"	67 sq ft	75 sq ft
1	Unit B · Kitchen	8'-10" × 13'-3"	117 sq ft	133 sq ft
1	Unit B · Laundry	6'-6" × 6'-0"	39 sq ft	50 sq ft
1	Unit B · Living Room	12'-11" × 16'-2"	209 sq ft	240 sq ft
1	Unit B · Primary Bedroom	10'-9" × 11'-7"	125 sq ft	143 sq ft
Unit A			1,086 sq ft	1,274 sq ft
Unit B			1,086 sq ft	1,274 sq ft
Total indoor			2,171 sq ft	2,548 sq ft

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SHEET

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