



Width 10.0 x 10 .0 meters

Metric Sizes

Living area: 82.0 m2

Deck area : 18.0 m2

Total Area: 100.0 m2 includes deck areas

CONCEPT PLANS



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Australian Home Design: 100 KR

3 Bed + 2 Bath + 0 Car



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NOTES

UNLESS OTHERWISE NOTED,
ALL DOORS TO BE 820

UNLESS OTHERWISE NOTED, WALL THICKNESS
IS AS FOLLOWS:- EXTERNAL WALLS 90
INTERNAL WALLS 90

General notes:

- concrete construction to comply with AS2870 AND AS3600 BCA
- timber construction to comply with AS1684 -2006.
- concrete 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.

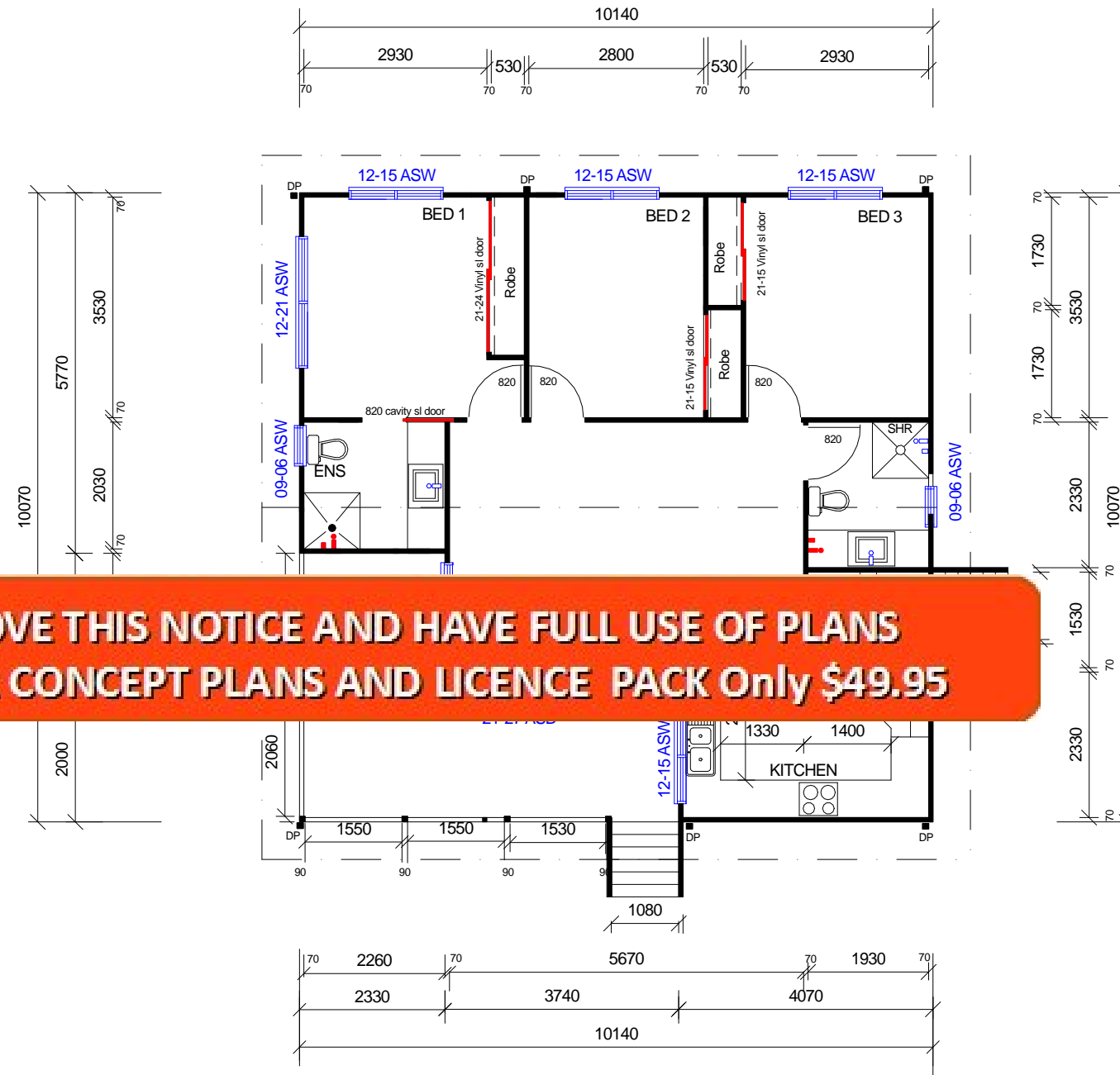
FLOOR AREAS:		DATE:
Floor	82.00 m ²	SCALE 1 : 100
Deck	18.00 m ²	WIND SPEED: N3
		DRAWN:
		SHEET:
Total	100.00 m²	

CLIENT :

SITE:

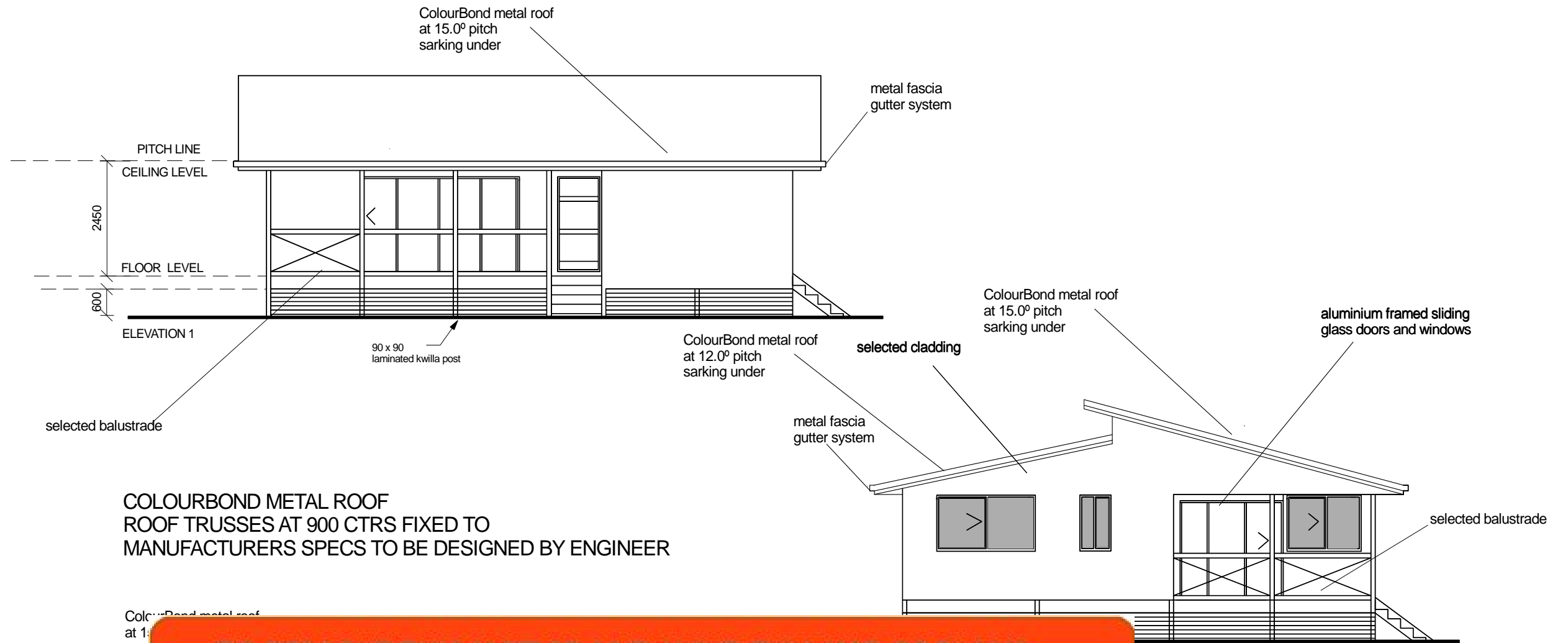
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AMENDMENTS



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

ColourBond metal roof
 at 12.0° pitch
 sarking under

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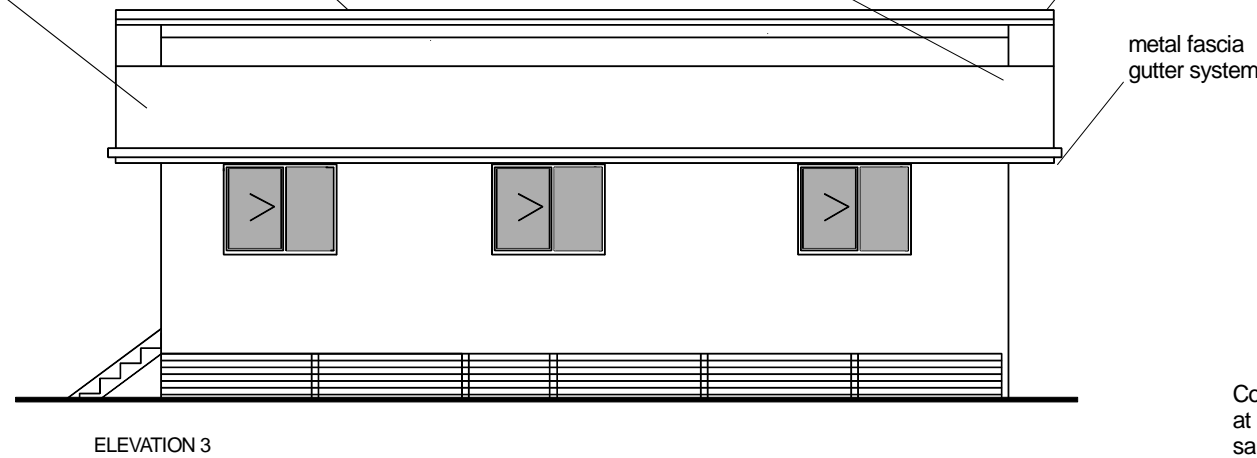
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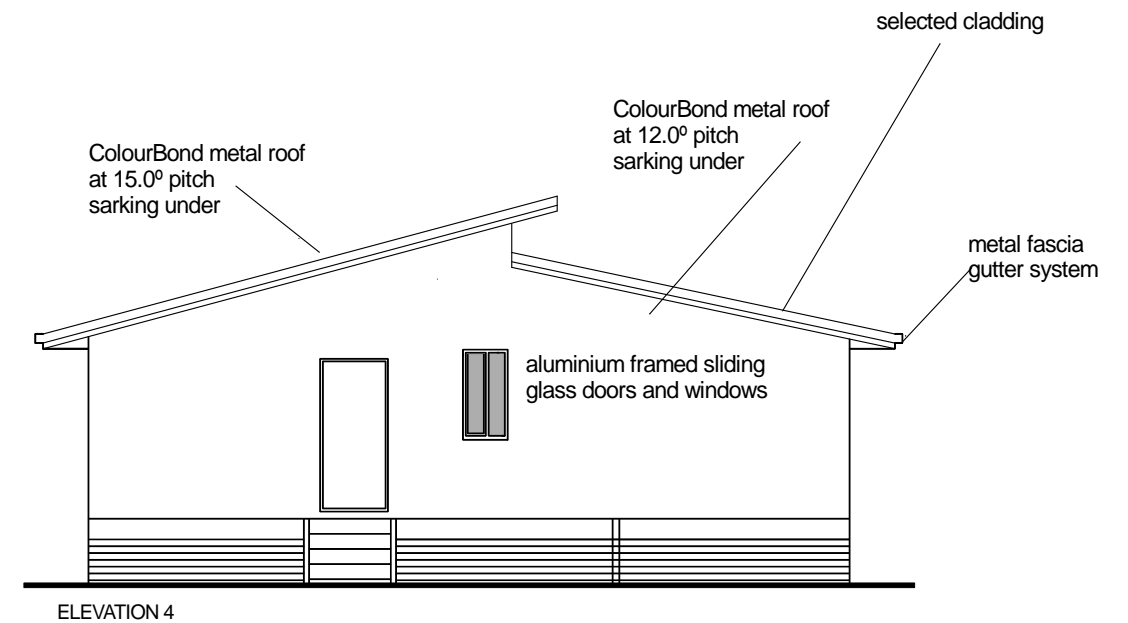
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10mm SUPERCEIL TO CEILINGS
 10mm PLASTERBOARD TO WALLS



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



NOTE: IN ADDITION TO TIE DOWN & BRACING REQUIREMENTS, THE BOTTOM PLATE OF ALL WALLS (LOAD & NON-LOAD BEARING) ARE TO BE FIXED TO THE SLAB AS FOLLOWS: HAMMERED, FIRED, SCREWED OR EXPANSION MASONRY FASTENERS AT 1200mm CENTRES ALONG THE PLATE.

construction details

reference codes:

instruction to be in accordance with the

general specifications

preliminaries:

all construction methods, materials, & workmanship must comply with the building act and subsequent amendments and all australian standards referred to therein. it is the builders responsibility to verify the contents of this document before construction is commenced. written measurements are to the face of the timber framing or the brickwork and are to take preference over scaled measurements. all levels are to be verified on site.

concretor:

all concrete shall comply with a.s. 3600. footings and slabs shall comply with a.s. 2870-1995. where local authorities require soil tests and engineered footing and slab details, these engineered details take preference over drawn details. the method of termite control shall comply with a.s.3660.1

carpenter:

all timber sizes are the minimum required under AS.1684.2 walls are 2400 single/upper & 2700 lower storey unless otherwise noted. wc doors are to be fitted with lift off hinges timber sizes to be as per table 1. tie down to be as per table 2. and as specified on plan. roof trusses to be as per engineered design by authorised manufacturers. fixing to be as per table 2. trusses to be braced strictly in accordance with the manufacturers recommendations. lintel sizes as per table 3.

other trades:

unless otherwise specified: the walls to be sheeted with 10mm thick gypsum plasterboard, 6mm thick villaboard to wet areas. ceilings to be 10mm thick gypsum plasterboard where roof trusses/ceiling joists are at 900mm centres roof sheeting to be fixed in accordance with the manufacturers specifications brickwork shall be straight plumb and level (within tolerances as allowed in the australian standards code for brickwork) and have veneer ties at maximum 600mm centers horizontally and vertically. smoke alarms to comply with b.c.a. class 1 & 10 part 3.7.2 and with a.s. 3786.

table 2. (tie down) 1storey sheet roof N3

type A	battens to rafters/trusses at 900crs max	edges - 2.3kN - 1/75 long No. 14 type17 screw(4.5kN) general - 1.2kN - 1/75 long No. 14 type17 screw(4.5kN)
type B	rafter/truss to plate (ULW - 7500)	required - 8.9kN 900crs 1/30x0.8 GI looped strap with 4/2.8mm ϕ nails each end (13.0kN)
type C	top plate to stud (ULW - 7500)	required - 6.8kN 900crs 1/30x0.8 GI looped strap with 6/2.8mm ϕ nails each end (8.4kN)
type D	plates to floor	Nominal fixing only. (as per AS.1684.2, Table 9.2) 1/75mm masonry nail (hand-driven at slab edge.) screw or bolt at max 1200crs

table 3. (standard lintel schedule)
studs 600crs max 2.7 ceiling height

1500	3	2/140x35 pine mgp12	3	190x35 pine mgp12
1800	3	2/190x35 pine mgp12	3	190x35 pine mgp12
2100	3	2/190x35 pine mgp12	3	2/190x35 pine mgp12
2400	4	2/190x35 pine mgp15	4	2/190x35 pine mgp12
2700	4	2/240x35 kd mgp12	4	2/220x35 kd mgp12
3000	4	2/240x35 kd mgp15	4	2/240x35 kd mgp12
opening	jamb studs	ULW 4500		
900	2	90x35 pine mgp12		
1200	2	140x35 pine mgp12		
1500	2	140x35 pine mgp12		
1800	3	190x35 pine mgp12		
2100	3	190x35 pine mgp12		
2400	3	2/190x35 pine mgp12		
2700	3	2/190x35 pine mgp15		
3000	3	2/220x35 kd mgp15		

NOTE: FOR LINTELS SUPPORTING GIRDER TRUSSES REFER TO FLOOR PLAN OR FRAME MANUFACTURER'S DETAILS

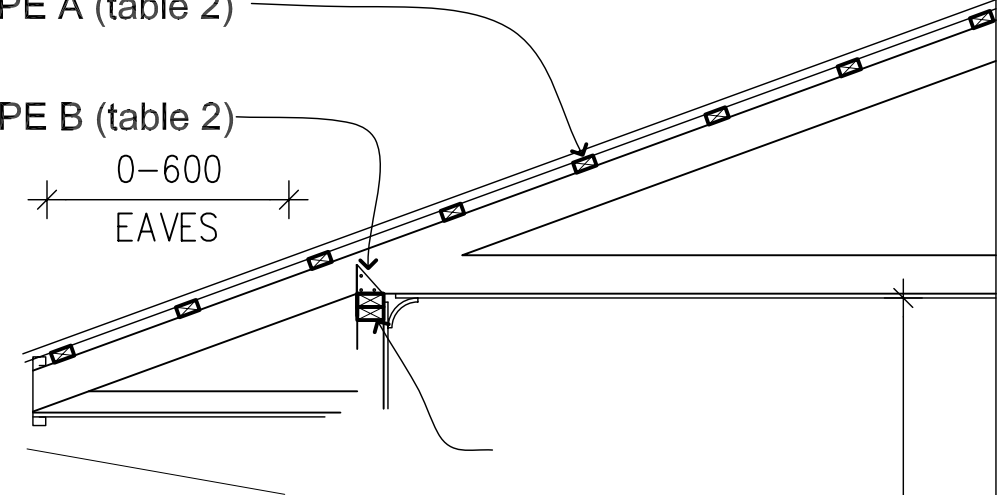
steel lintels supporting upper brickwork only

UP TO 1000mm:	85x8 FLAT BAR. 90mm END SUPPORT
1001mm TO 2100mm:	100x100x6 ANGLE. 100mm END SUPPORT
2101mm TO 3600mm:	150x100x8 ANGLE. 100mm END SUPPORT

REFER TYPE A (table 2)

REFER TYPE B (table 2)

0-600
EAVES



2440-3040

T

FINISHED FLOOR LEVEL

SECTION DETAIL

termite protection: slab edge exposure for slab perimeter. For penetrations & control joints use stainless steel mesh by RE-TIC PEST MANAGEMENT ph: 0409647483



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AMENDMENTS

ELECTRICAL PLAN

	meter box		fluorescent light - 1200 single		single g.p.o. 1050 above floor level		M microwave g.p.o. 1650 a.f.l. if req'd		hws hot water service
	light switch 1350 above floor level		exhaust fan		dbble g.p.o. 1050 above floor level		H rangehood g.p.o. 1650 a.f.l. if req'd		S smoke detector
	ceiling light - batten holder		ceiling fan		vanity d.g.p.o. 1100 above floor		TV television outlet		CF ceiling fan light
	wall mounted light		single g.p.o. 300 above floor level		G garage d.g.p.o. 1350 above floor		P telephone outlet 300 above floor		15 split air-conditioning g.p.o.
	downlight		dbble g.p.o. 300 above floor level		R refridg. g.p.o. 1650 above floor		P telephone outlet 1650 above floor		E Ethernet data

wind bracing - N3

direction a	panel	no. off	structural plywood 6kN/m method B	tb.1a a/b & n.p g.i. strap 1.5kN/m	rod, conc 2.25kN	sub total and total
	A1	6	5.4			32.4
	A2					
	A3					
	A4					
	A5					
	resistance gained					32.4 kN
	resistance required					29.8 kN
	B1	6	5.4			32.4
	B2					
	B3					
	B4					
	B5					
	resistance gained					32.4 kN
	resistance required					29.8 kN

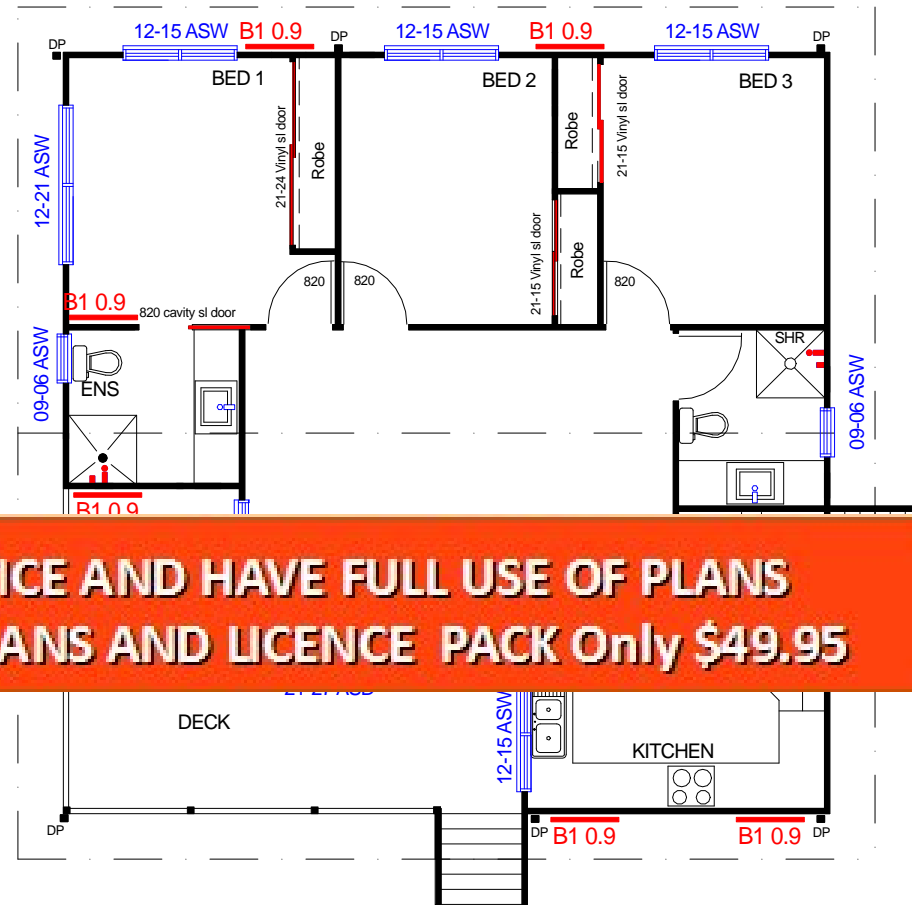
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Example only

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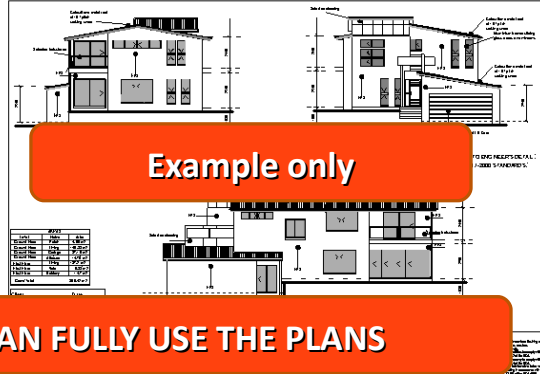
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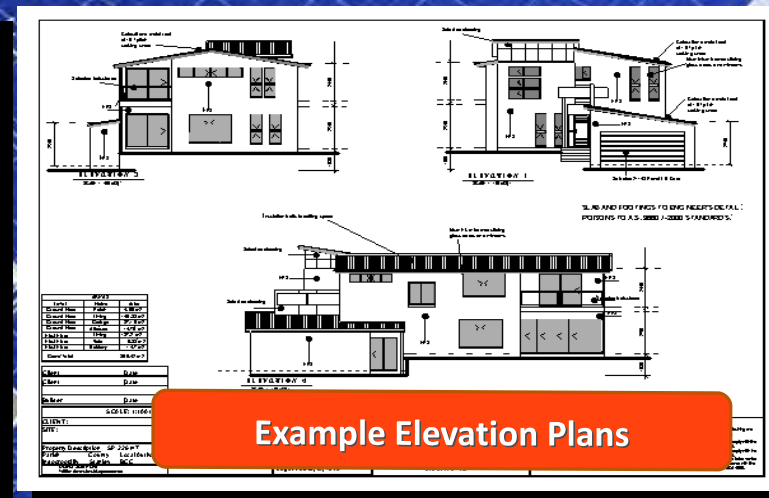
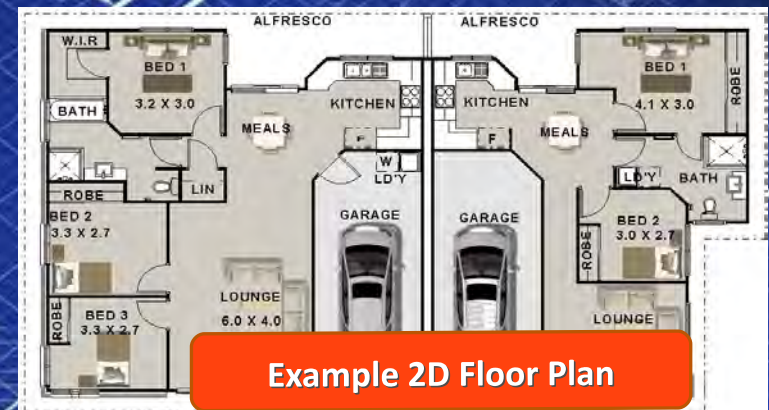
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Example brochure



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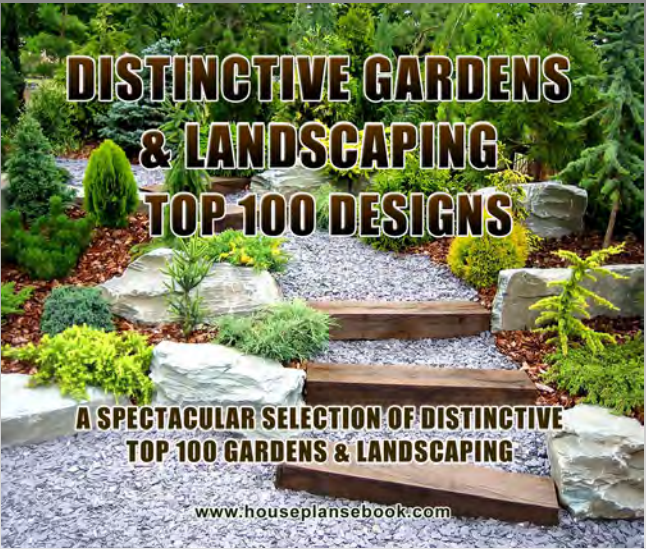


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