



Width 22.0 x 11 .0 meters

Metric Sizes

Living area: 130.00 m2

Deck: 40.00 m2

Garage area: 0.0 m2

Total Area: 170.00 m2

CONCEPT PLANS



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Australian Home Design: 173 KR

2 Bed+ Study+ 2 Bed + 2 Bath



Width 22.0 x 11 .0 meters

Metric Sizes

Living area: 130.00 m2
Deck: 40.00 m2
Garage area: 0.0 m2

Total Area: 170.00 m2

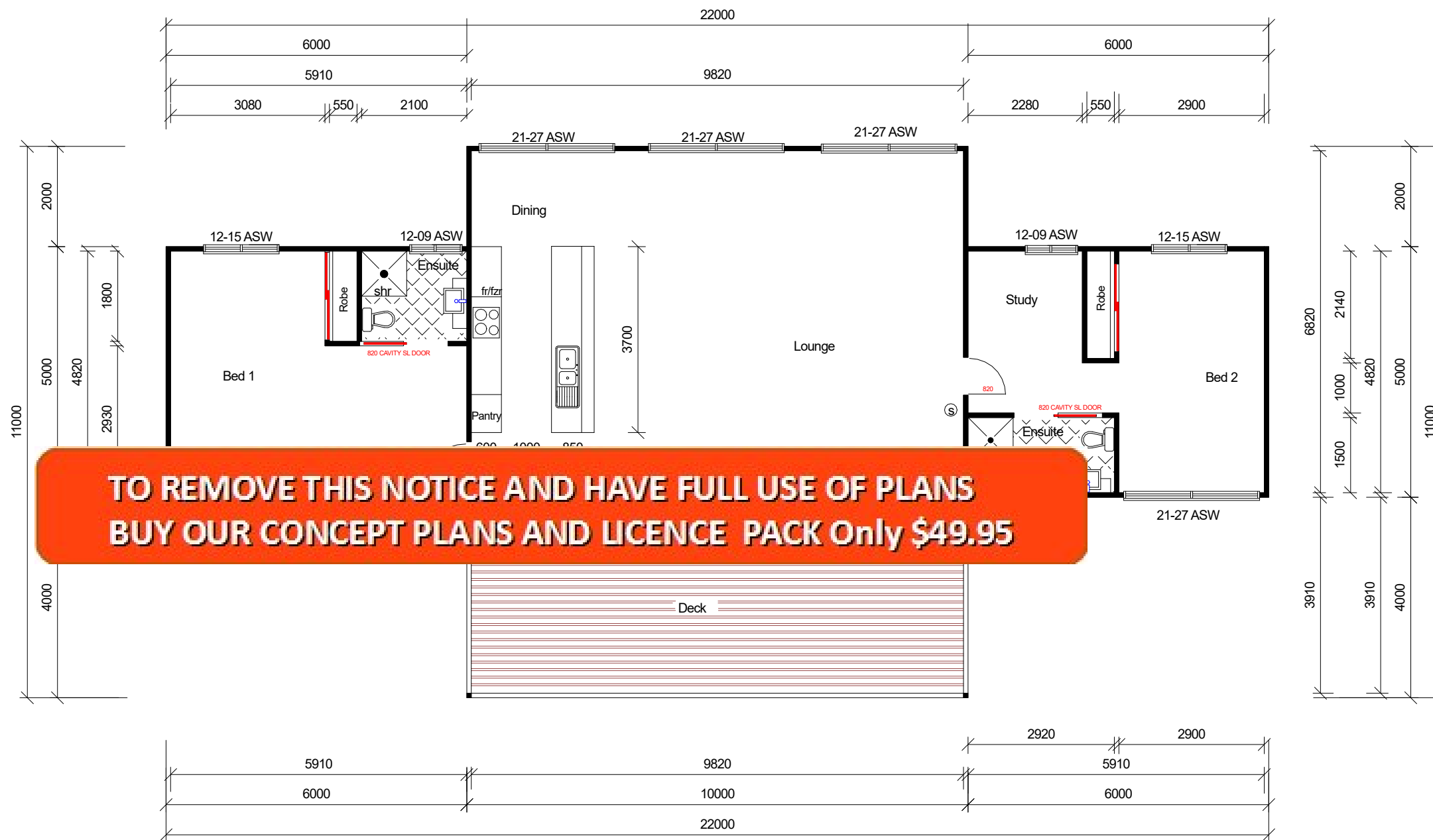
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BASIX COMMITMENTS



ELEVATIONS

DATE: SCALE: 1:100

CLIENT :

SITE:

Floor	128.4 m ²
Garage	0.0 m ²
Porch	0.0 m ²
Deck	40.9 m ²
Total	169.3 m²

DRAWN: BUILDER-DESIGNER :

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.

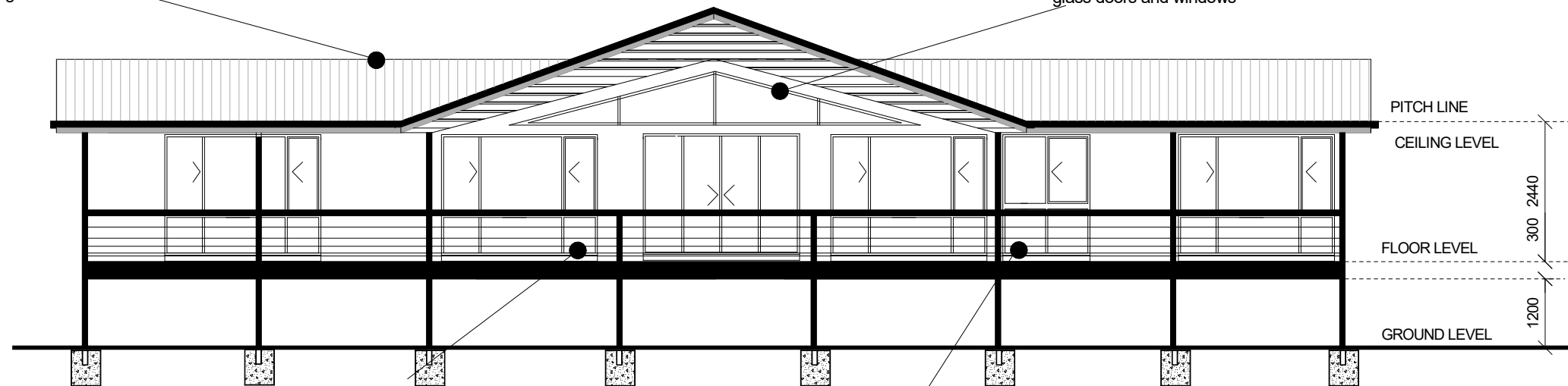
- provide alcor barrier between lead flashing and zincalume valley gutter as required.
- keep hws 100 clear of walls.
- protection of masonry wall ties to comply with the provisions of Part 3.3.3.2 of the BCA.
- protection of lintels in masonry to comply with the provisions of Part 3.3.3.4 of the BCA.
- 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

BASIX COMMITMENTS

ColourBond Metal Roof
at 20.0° pitch
sarking under

aluminium framed sliding
glass doors and windows



ELEVATION 1

SCALE: 1: 100 (A3)

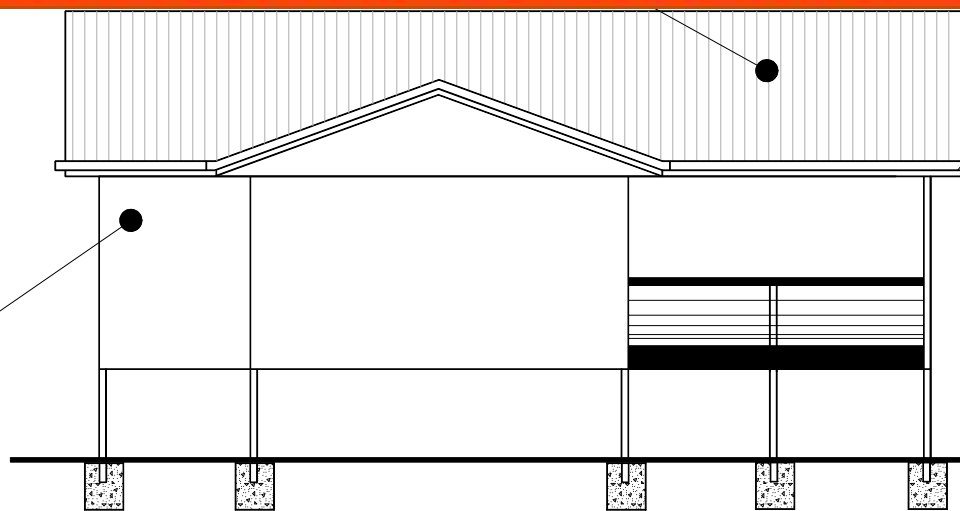
aluminium framed sliding
glass doors and windows

Selected Ballastrude

COLOURBOND METAL ROOF
ROOF TRUSSES AT 900 CTRS. FIXED TO
MANU

10mm SUPERCEIL TO CEILINGS
10mm PLASTERBOARD TO WALLS

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metal fascia
gutter system

Selected Cladding

ELEVATION 2

SCALE: 1: 100 (A3)

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

DATE: SCALE: 1:100

CLIENT :

SITE:

Floor	128.4 m ²
Garage	0.0 m ²
Porch	0.0 m ²
Deck	40.9 m ²
Total	169.3 m²

DRAWN: BUILDER-DESIGNER :

WIND SPEED: N2

ELEVATIONS 1 & 2

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 3.8.1of 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.

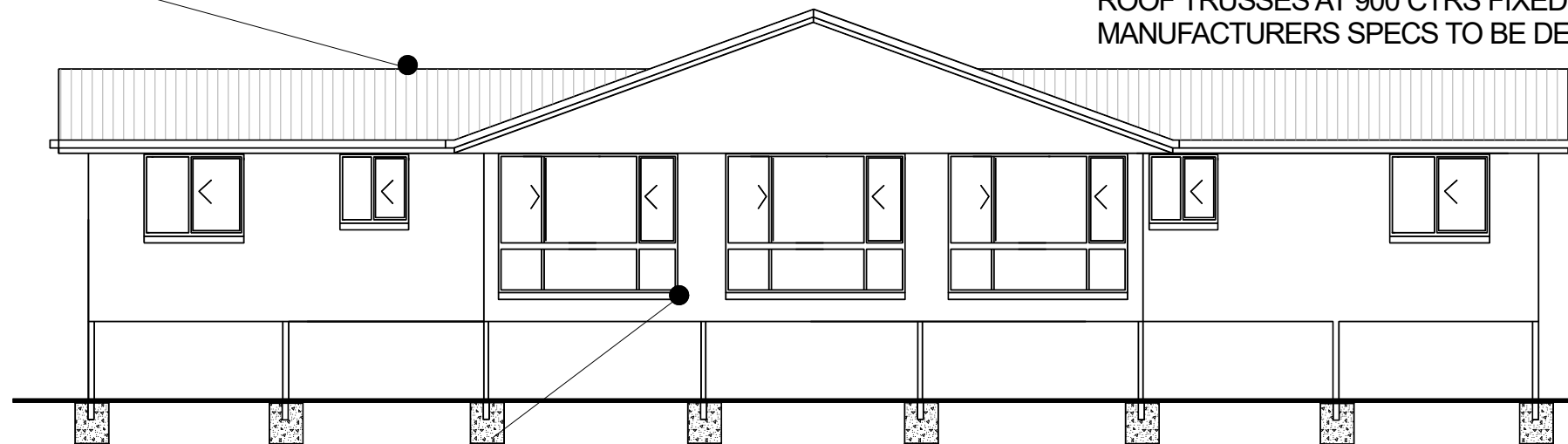
- provide alcor barrier between lead flashing and zincalume valley gutter as required.
- keep hws 100 clear of walls.
- protection of masonry wall ties to comply with the provisions of Part 3.3.3.2 of the BCA.
- protection of lintels in masonry to comply with the provisions of Part 3.3.3.4 of the BCA.
- 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

BASIX COMMITMENTS

ColourBond Metal Roof
at 20.0° pitch
sarking under

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



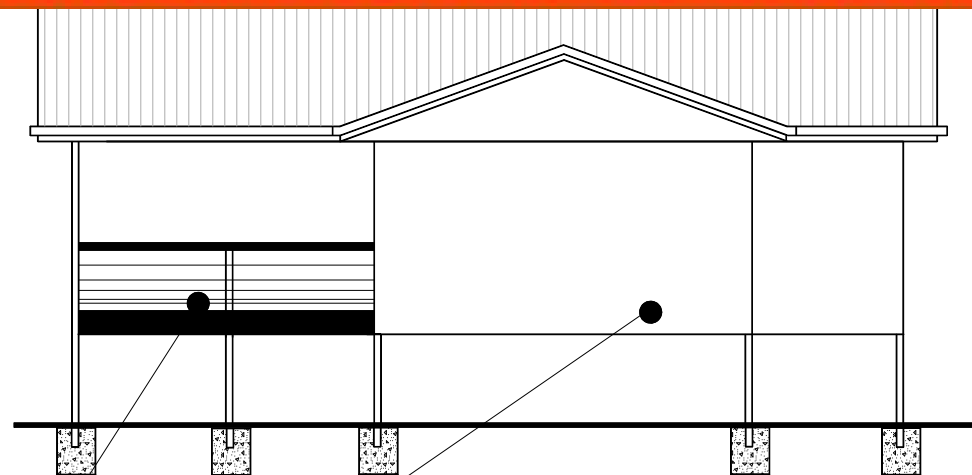
ELEVATION 3

SCALE: 1: 100 (A3)

aluminium framed sliding
glass doors and windows

10mm SUPERCEIL TO CEILINGS
10mm PLASTERBOARD TO WALLS

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ELEVATION 4

SCALE: 1: 100 (A3)

Selected Ballastrude

Selected Cladding

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

DATE:	SCALE: 1:100	
CLIENT :		
SITE:	Floor	128.4 m ²
	Garage	0.0 m ²
	Porch	0.0 m ²
	Deck	40.9 m ²
	Total	169.3 m ²
DO NOT SCALE OFF. Written dimensions take precedence		

DRAWN: BUILDER-DESIGNER :

WIND SPEED: N2

ELEVATIONS 3 & 4

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.

BASIX COMMITMENTS

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	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	smoke detector
ceiling light - batten holder	ceiling fan	vanity d.g.p.o. 1100 above floor	TV television outlet	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	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	Ethernet data



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LED lighting throughout in accordance with PART 3.12 Building Code of Australia (BCA)

DATE: SCALE: 1:100

CLIENT :

SITE:	Floor	128.4 m ²
	Garage	0.0 m ²
	Porch	0.0 m ²
	Deck	40.9 m ²

DRAWN: BUILDER-DESIGNER :

ELECTRICAL

SCALE: 1: 100

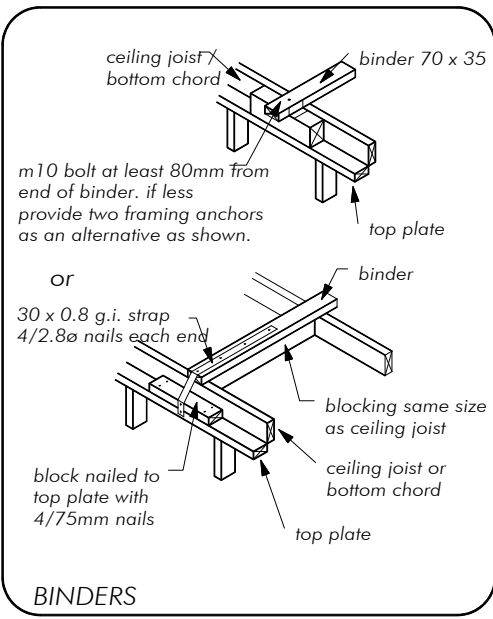
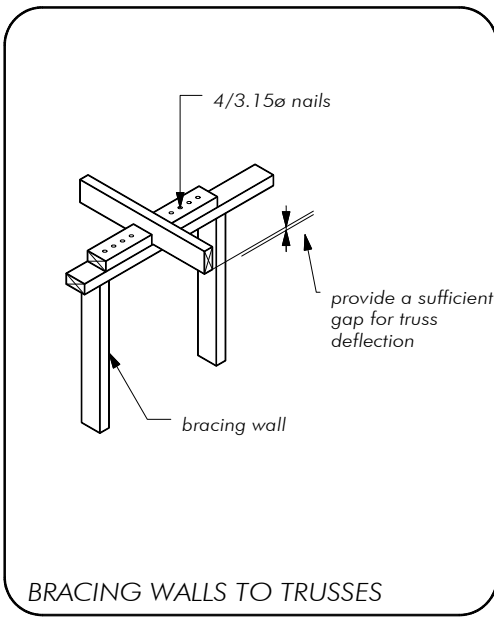
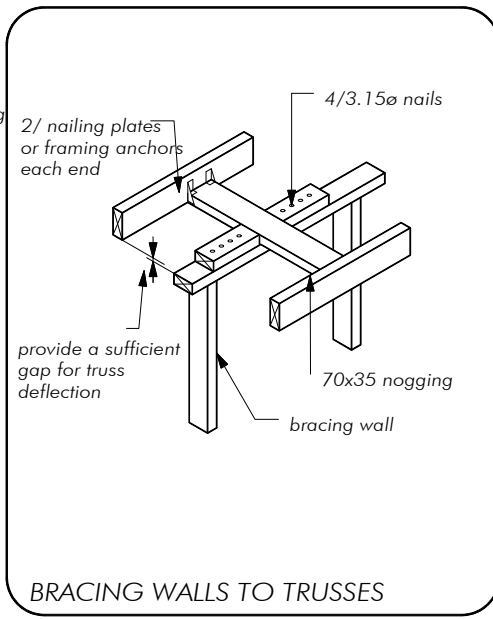
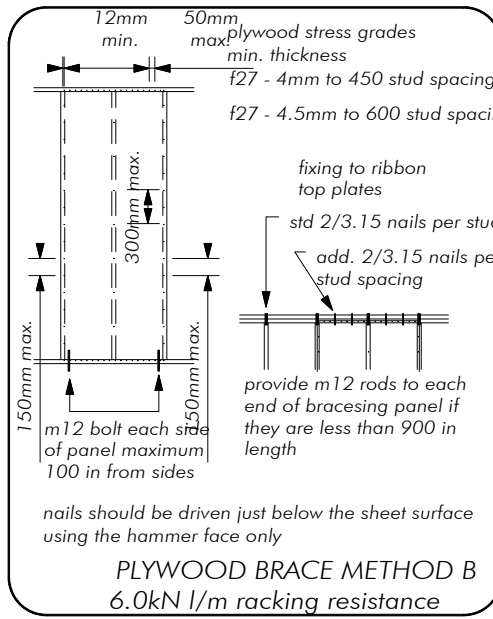
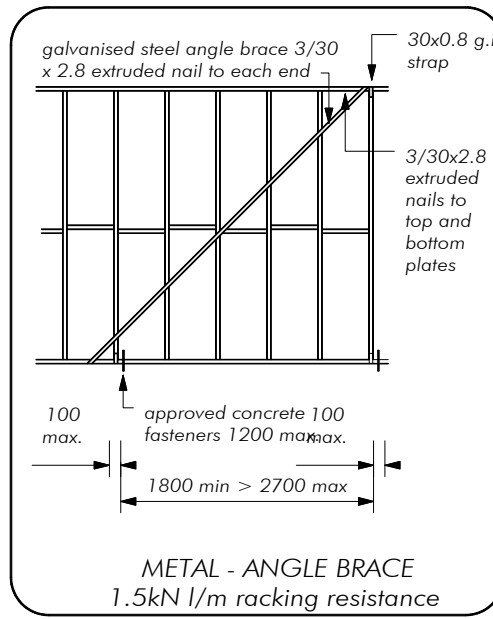
General notes:

- 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 3.8.1of 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 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.

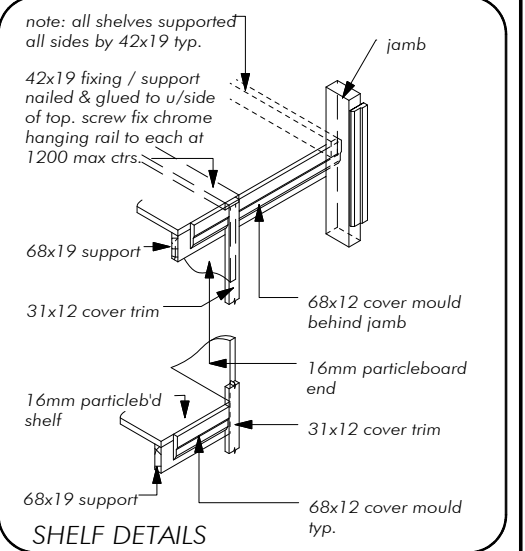
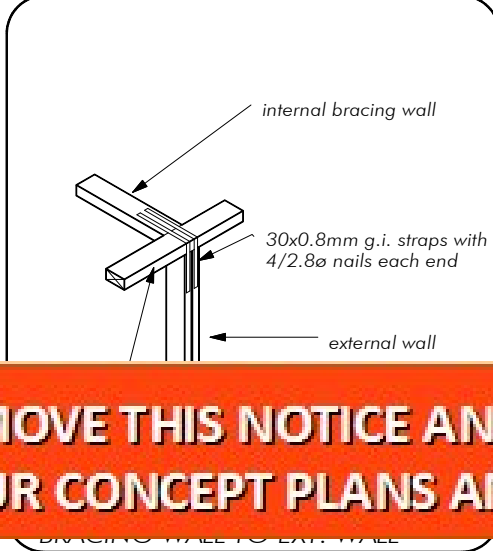
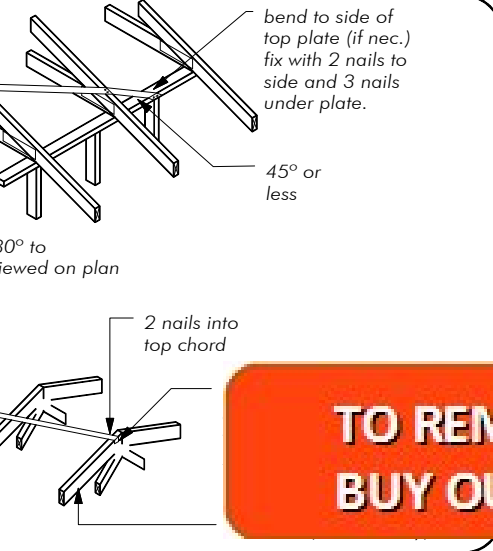
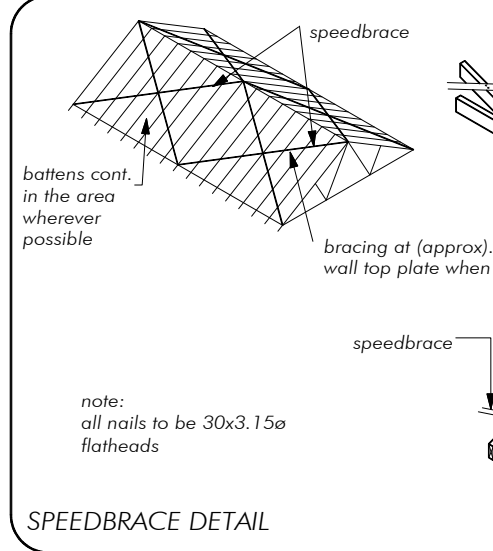
DO NOT SCALE OFF. Written dimensions take precedence

Total	169.3 m ²
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WIND SPEED: N2



- all construction to be in strict accordance with:- the building code of australia AS 1684 - 1999
- termite treatment to comply with the provisions of Part 3.1.3 of the BCA and with AS3660.1.
- concrete construction to comply with AS2870.1 / AS3600.
- timber construction to comply with the provisions of Part3.4.3 of the BCA and AS1720.1 /AS1684.
- concrete roofing to comply with AS1757, AS2050 and be fixed to manufacturer's specs for relevant conditions.
- weepholes in masonry walls at 900 ctrs.
- vertical articulation in masonry walls to comply with the provisions of Part 3.3.1.8 of the BCA.
- wet areas to comply with the provisions of Part 3.8.1 of the BCA.
- Smoke alarms to comply with the provisions of Part3.7.2 of the BCA.
- wall bracing to comply with the provisions of Part 3.4.3.8 of the BCA. + AS 1684 - 1999
- ensure shear blocks are of a sufficient length to avoid possible splitting.
- glass installation to comply with AS1288, and AS2047.



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TIE DOWN CALCULATION - N2 NON-CYCLONIC (ULW=6000) 1684 - 1999										GENERAL NOTES	SOFFIT LININGS
MEMBER CONNECTION - JD4 TYP. u.n.o	UPLIFT REQ.	UPLIFT RESISTED	ROOF FRAMING							WALL FRAMING	
ROOF TILES TO BATTENS: TO MANUFACTURER'S SPECIFICATIONS			ROOF TILES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS TO SUIT ROOF BATTENS SHALL BE 50x25 F14 HWD FIXED AS PER TIE DOWN SCHEDULE. ENTIRE ROOF SHALL BE TRUSS CONSTRUCTION AT 600 CTRS. MAX. DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS TO SUIT N2 CONDITIONS UNLESS NOTED OTHERWISE ON PLANS							SOFFIT BEARERS @ EACH TRUSS TAIL WITH 4.5mm F.C SHEETS NAILED AT 225 CTRS WITHIN 1200 OF EXTERNAL BUILDING CORNERS AND AT 300 CTRS ELSEWHERE NOTE:- USE 2.0 X 30mm GALV FIBRE CEMENT NAILS	
ROOF BATTENS TO TRUSSES: WITHIN 1200mm OF EDGES (1/65x3.05ø deformed shank nail)	table 9.14 0.50kN	table 9.25(a) 0.68kN	CEILING BINDERS SHALL BE 70x35 F5 AT 3000 CTRS. MAXIMUM.							MGP10 PINE FRAME TO LOAD BEARING WALLS 70 x 35 FRAME - STUDS AT 450 CTRS NOT NOTCHED - ONE ROW OF NOGGINGS	
GENERAL AREA (1/65x2.8ø plain shank nail) (40mm PENETRATION INTO RECEIVING MEMBER)	0.23kN	0.32kN	CONCRETE							70 x 35 FRAME - BOTTOM PLATES 70 x 35 FRAME - TOP PLATES, NOT NOTCHED. (SAME RATING AS RIBBON PLATE ABOVE)	
ROOF TRUSSES TO TOP PLATE: @ 600 CRS	table 9.13 1.3kN	table 9.21(d) 13.0kN	REFER TO ENGINEER'S DETAILS. PROVIDE CONTINUOUS 200µm POLYTHENE VAPOUR BARRIER LAPPED 200 MIN. AND SEALED AT ALL JOINTS AND PENETRATIONS. PROVIDE TERMITE CONTROL IN ACCORDANCE WITH A.S. 3660.1							TOP PLATES FOR ROOF SPANS 4400 - 7900: ADD - RIBBON PLATE 70 x 35 MGP10	
1/30x0.8 G.I. LOOP STRAP FIXED OVER TRUSS STRAP ENDS FIXED TO PLATE WITH 4/2.8ø NAILS PLUS 2/75mm SKEW NAILS TO EACH INTERFACE	1.3kN	13.0kN	BRICKWORK							TOP PLATES FOR ROOF SPANS 7900 - 14700: ADD - RIBBON PLATE 70 x 35 MGP12	
WALL FRAMING - GROUND FLOOR: TOP AND BOTTOM PLATES TO STUDS: @ 1800 crs PRYDA ST4, IN BUILT CLAW NAILS.	7.5kN	10.3kN	APPROVED BRICK TIES AT 600 x 600 CTRS. MAX. STAGGERED. BRICKWORK SHALL HAVE APPROVED DAMP COURSE NOT LESS THAN 2 COURSES ABOVE GROUND LEVEL. PROVIDE APPROVED CAVITY FLASHING WITH WEEPHOLES AT 900mm CTRS. MAXIMUM.							MGP10 PINE FRAME TO NON LOAD BEARING WALLS AND PARTITIONS	
WALL FRAMING - GROUND FLOOR: INTERMEDIATE TOP AND BOTTOM PLATES TO STUDS: PLATES UP TO 38mm THICK - 2/75mm NAILS PLATES 38-50mm THICK - 2/90mm NAILS NAILS THRU PLATE IN BOTH CASES.			LININGS							70 x 35 FRAME - STUDS AT 450 CTRS - ONE ROW NOGGINGS - TOP AND BOTTOM PLATES	
NOGGINGS TO STUDS: 2/75mm NAILS SKEW NAILED OR THRU NAILED.			CEILING SHALL BE LINED WITH 10mm THICK SUPACEIL LINING, FOR FRAME SPACING OF 600mm AND 10mm THICK PLASTERBOARD FOR FRAME SPACINGS OF 450mm (eg UNDERSIDE OF FIRST FLOOR JOISTS).							PROVIDE SOLID NOGGINGS SUPPORT BELOW FIRST FLOOR BOTTOM PLATE. WALL NOGGING AT 1350mm CTRS. MAXIMUM.	
BOTTOM PLATES TO CONCRETE SLAB: M12 BOLT AT NOT MORE THAN 3000mm CTRS.	table 9.11 11.0kN	table 9.18(d) 15.0kN	WALLS SHALL BE LINED WITH 10mm THICK PLASTERBOARD OR 6mm THICK VILLABOARD TO WET AREAS. FIXED @ 300 CTRS OR 200 CTRS WHEN TILED, REFER TO BRACING PLANS FOR POSSIBLE VARIATIONS TO WALL LININGS OR FIXING METHODS. ALL ABOVE LININGS SHALL APPLY UNLESS NOTED OTHERWISE ON FLOOR PLANS.							PROVIDE ADDITIONAL NOGGING TO SUIT TOILET ROLL HOLDERS, TOWEL RAILS, ETC....SEE DETAILS ABOVE	
OR CHEMICAL EXPANSION OR FIRED PROP. FASTENERS.			REFER MANUF. SPECS.								
BOTTOM PLATE TO JOISTS: PLATES UP TO 38mm THICK - 2/75mm NAILS PLATES 38 - 50mm THICK - 2/90mm NAILS RIBBON PLATE TO TOP PLATE - REFER TO AS 1684.4 - 1999			STUDS TO BE SECURELY FIXED WITH BLOCKING AND NAILS								
COMMON STUD SPACING (mm)	NUMBER OF COMMON STUDS AT SIDES OF OPENINGS OF WIDTH (mm)										
	900	1200	1500	1800	2100	2400	2700	3000	3300	3600	
450	1	2	2	2	2	3	3	3	4	4	
600	1	1	2	2	2	2	3	3	4	4	

DATE: _____ SCALE: 1:100

CLIENT: _____

SITE: _____

DO NOT SCALE OFF. Written dimensions take precedence

DRAWN: BUILDER-DESIGNER: _____

TIE-DOWN

DO NOT SCALE OFF. Written dimensions take precedence

this sheet: tie-down, bracing and construction details

date: _____ wind caty: N2

DRAWN: CM SCALE 1 : 100

AMENDMENTS

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Australian Home Design: 100 KR 3 Bed + 2 Bath + 0 Car



Width 10.0 x 10.0 meters

Metric Sizes
Living area: 82.0 m²
Deck area: 18.0 m²
Total Area: 100.0 m²

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Example only

Australian Home Design: 100 KR 3 Bed + 2 Bath + 0 Car




Width 10.0 x 10.0 meters



Metric Sizes
Living area: 82.0 m²
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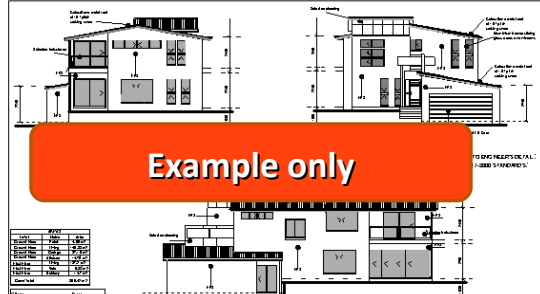
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Example only



Example only

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Peter Martin
Peter Martin.

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- Brochure Plans in PDF format
- Editable Doc File
- 3D Front facade JPEG
- 2D Floor plan JPEG
- Copyright to use the plans

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DUPLEX 196DU 5 2 2



WIDTH : 5.270 x DEPTH 10.2 meters



FEATURES
 5 Bedroom 2 Bathroom
 Duplex Design Alfresco
 Metric Sizes

YOUR LOGO HERE
 LUXURY HOME BUILDER

Example brochure



Example 3D Render

Example 2D Floor Plan

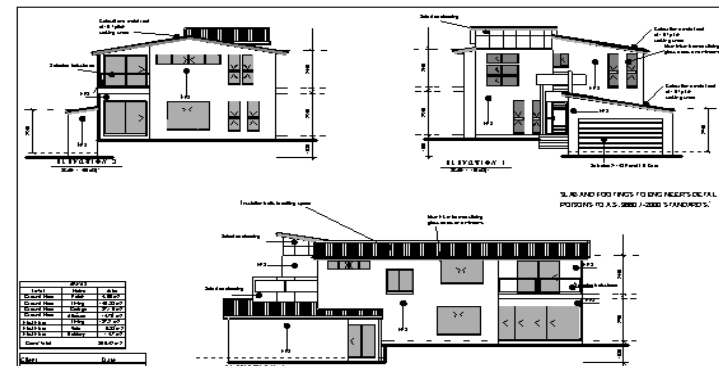
BASIC COMMENTS



FLOOR PLAN
 DUPLEX 196DU

DATE:	DATE:	DATE:	DATE:
DATE:	DATE:	DATE:	DATE:

Example Floor Plan



SCALE: 1:100

DATE: 2024/01/15

PROJECT: DUPLEX 196DU

Example Elevation Plans

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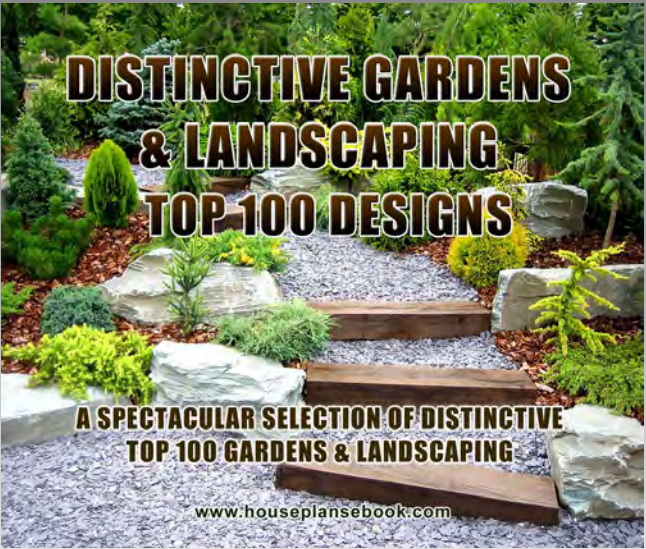


DISTINCTIVE DINING ROOMS
TOP 100 DESIGNS

DISTINCTIVE DINING ROOMS
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