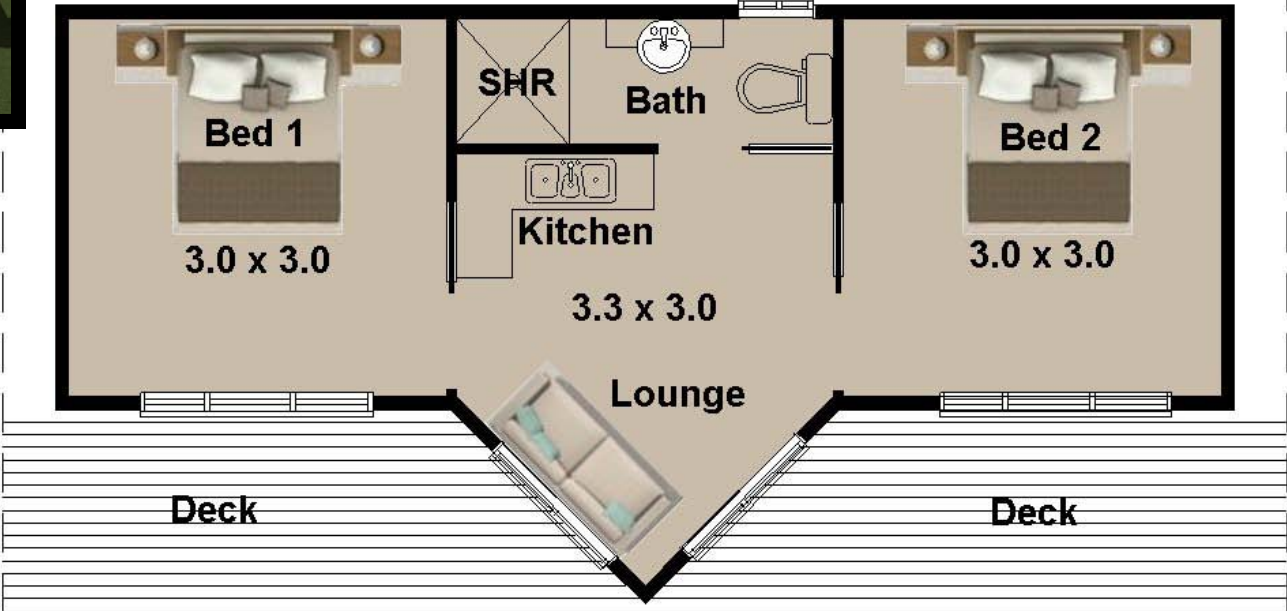


# Australian Home Design: 44 Dragonfly

# 2 Bed + 1 Bath + Deck



**UPGRADE NOW**   
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**Width 9.34 meters x 4.8 meters**

**Sizes**  
-----  
Living Area: 32.0 m2  
Total Area: 44.80 m2  
-----

## FREE VERSION

Free version is for creating ideas only (no copyright release given)  
Upgrade to our affordable concept plans for full use

  
**Australian Design Services**  
**A Design World Of Difference**

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Our concept house plans were created as preliminary house plans for clients or builders.

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.

This free pack will have the copyright watermark removed and you will have the full use of the plans.

## Included In Our Concept Plans & Copyright Pack:

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



Only \$49.95

## INCLUDED IN CONCEPT PLANS AND LICENCE PACK

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



Width 10.0 x 10.0 meters

Metric Sizes  
Living area: 82.0 m<sup>2</sup>  
Deck area: 18.0 m<sup>2</sup>  
Total Area: 100.0 m<sup>2</sup>

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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 m<sup>2</sup>  
Deck area: 18.0 m<sup>2</sup>  
Total Area: 100.0 m<sup>2</sup>

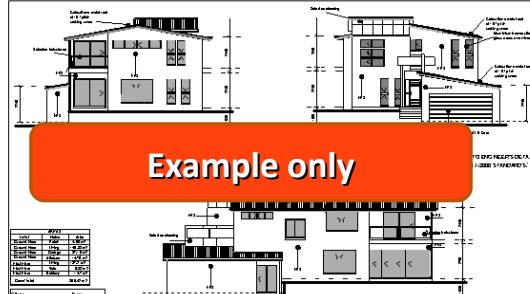
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WATERMARK IS REMOVED SO YOU CAN FULLY USE THE PLANS



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Kind Regards

Peter Martin  
Peter Martin

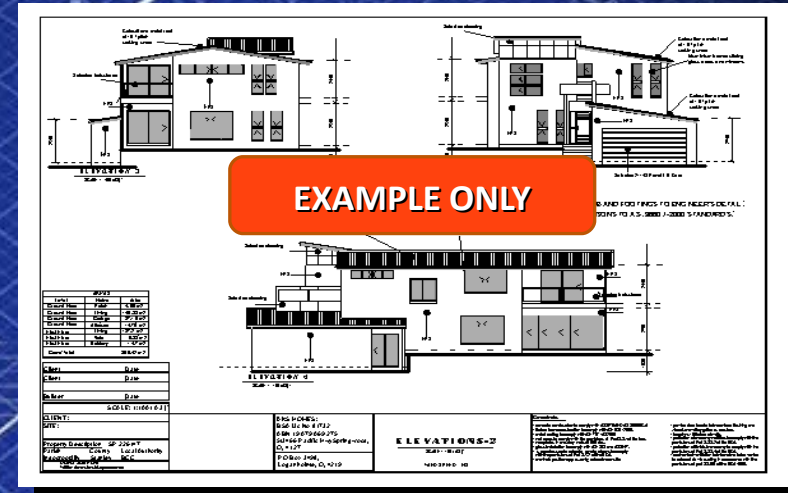
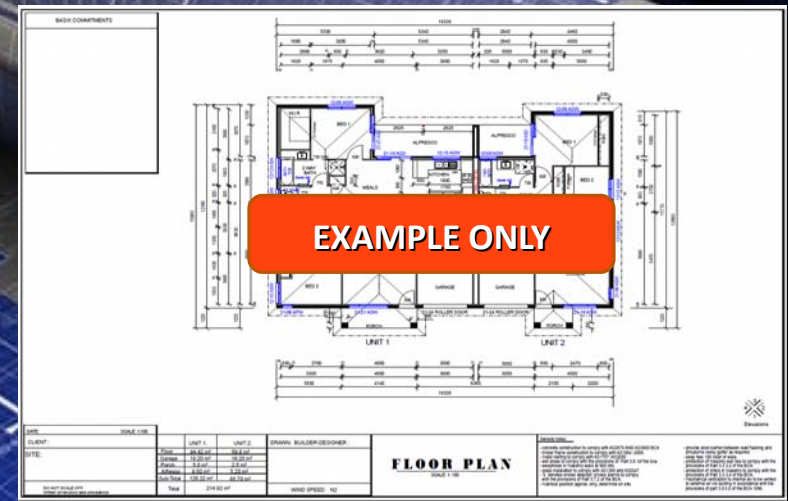
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**2. Full House Plan Set - \$895**

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 for a cost of \$250.00.



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

Do you want modifications to this design

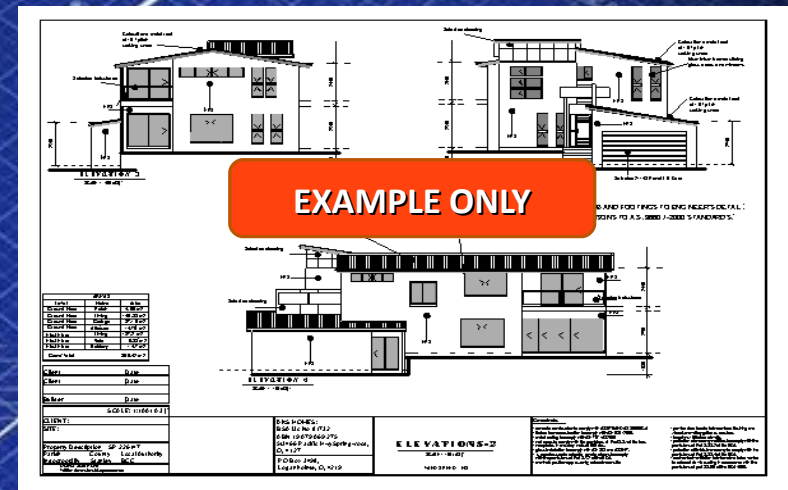
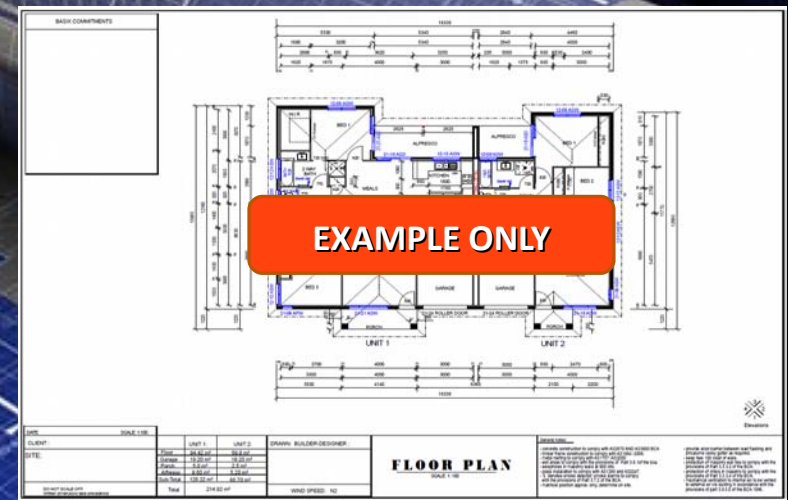
### 3. Custom Design Set – Free Quote

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](mailto:admin@australianfloorplans.com)



## DRAFTING CHECKLIST [australianfloorplans.com](http://australianfloorplans.com)

DATE: \_\_\_/\_\_\_/20

Client: \_\_\_\_\_ Dwg# \_\_\_\_\_

Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Mobile No: \_\_\_\_\_

RP or SP#: \_\_\_\_\_ House Design: \_\_\_\_\_

## Custom Changes

Custom changes are easy. Just fill in this form and fax it to us. If you have a rough sketch you can send that as well.

We will quote the changes and email it to you.

You can email the form to

[admin@australianfloorplans.com](mailto:admin@australianfloorplans.com)

Or

Fax: 07 33190916

Please Circle required				Please Circle required			
Floor	Concrete	Timber Elevated floor		Garage	Single	Double	
Roof Pitch	20 deg	22.5 deg	25 deg	Local Council is			
Roof Material	Roof Tiles	Metal roof		<u>Land</u>			
Ceiling Height	2440mm	2550mm	2740mm	<u>Slope of Land - Looking from street</u>			
No of bedrooms	2   3	4   5		Falls left to right			
Other rooms req	Lounge	Home Cinema	Family	Falls right to left			
Water	Town water	Water Tank		Rise from the road			
Cladding	Brick	Hardiplank	Render	Falls from the road			
Hot Water	Gas	Electric Heating	Solar Heating	<i>Notes: To have a Land survey is best</i>			
Bracing (if known)	N2	N3   N4	C1   C2	Frame			
House levels	Single	Double	3 storey	Wall & Roof Frame	Timber	Steel	Block
Toilet	Sewer	Treatment Plant					

Other Notes:

Please advise if you require special sizes for the rooms otherwise we will use STD rooms sizes

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Email or fax to Australian floor plans Fax: 07 33190916 - Email: [admin@australianfloorplans.com](mailto:admin@australianfloorplans.com)

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RP or SP#: \_\_\_\_\_ House Design: \_\_\_\_\_

Please Circle required				Please Circle required			
Floor	Concrete	Timber Elevated floor		Garage	Single	Double	
Roof Pitch	20 deg	22.5 deg	25 deg	Local Council is			
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Water	Town water	Water Tank		Rise from the road			
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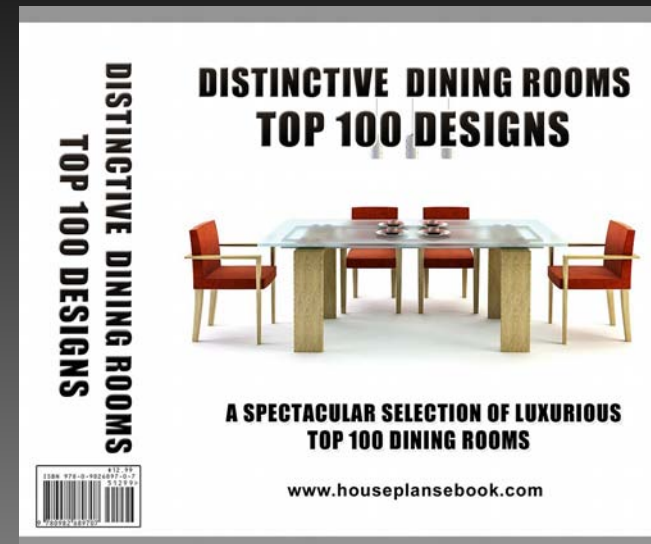


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