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Width 19.7 x 16.2 meters

Metric Sizes

Living area: 131.90 m2
Deck : 59.50 m2
Garage area: 35.70 m2

Total Area: 227.10 m2

CONCEPT PLANS



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Australian Home Design: 134 Pole

3 Bed + 2 Bath + 2 Car



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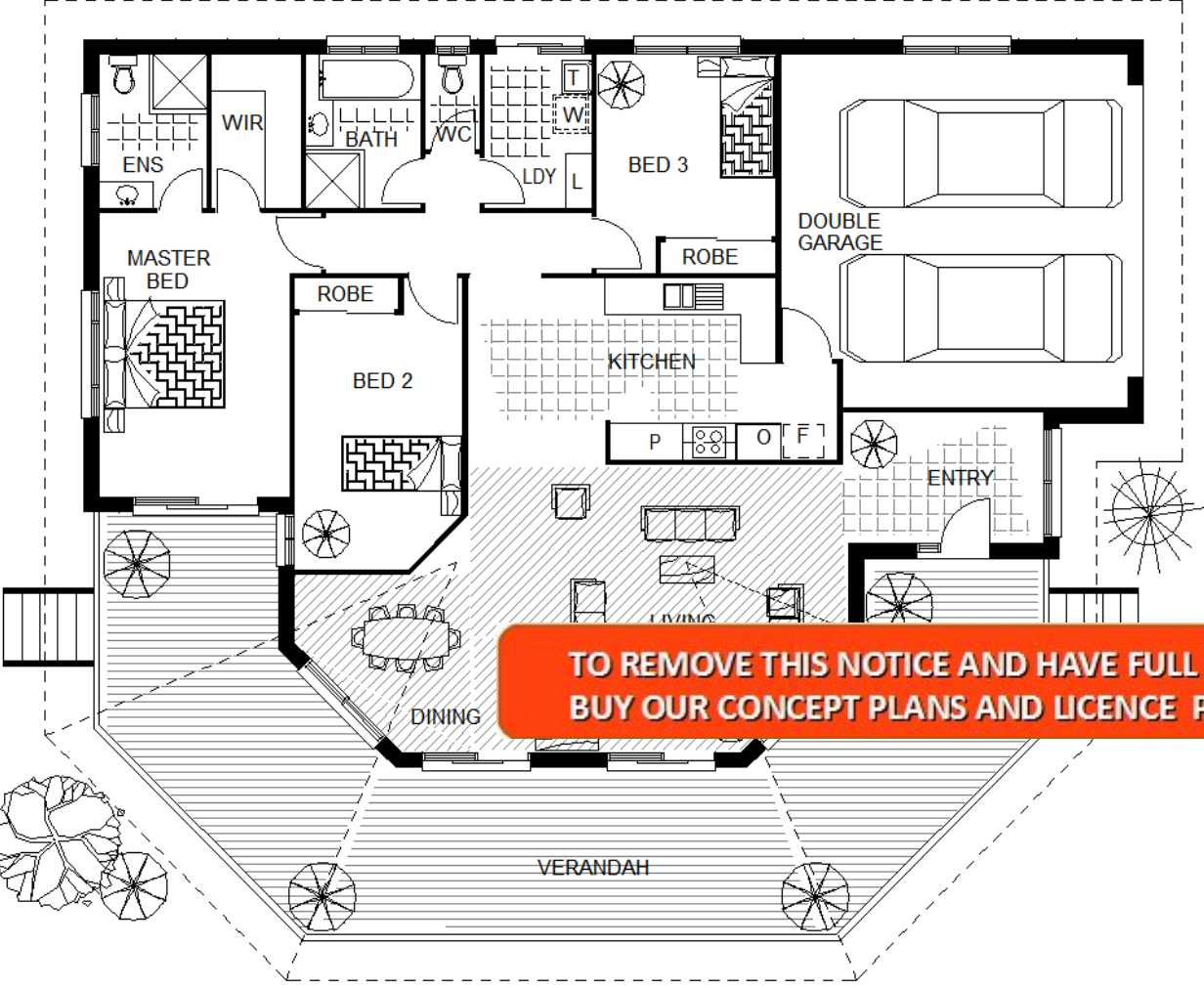
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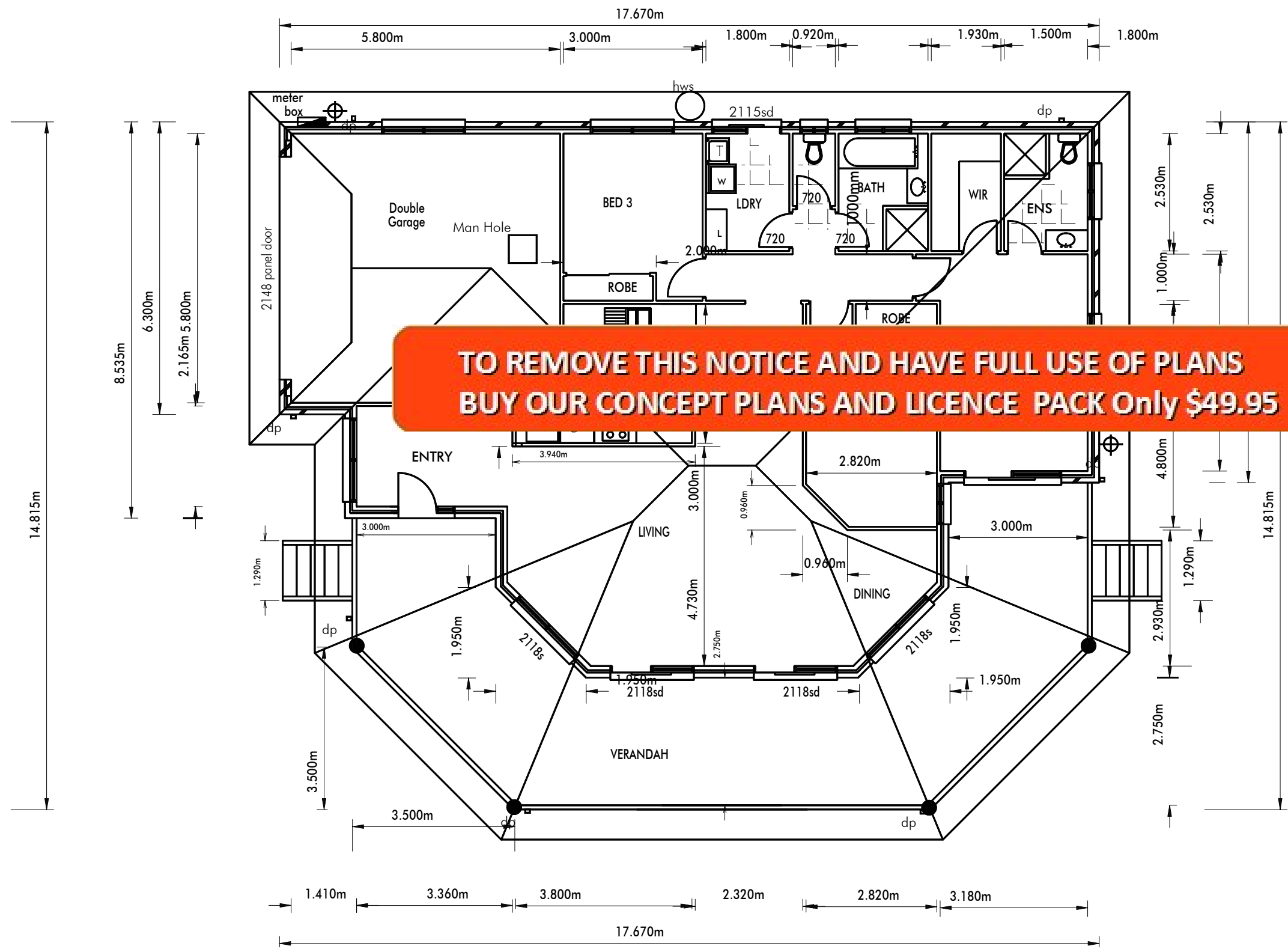
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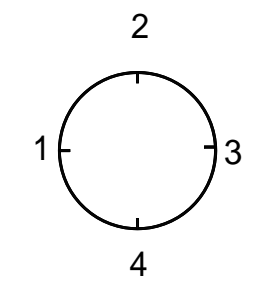
CONCEPT PLANS

NOTES
 UNLESS OTHERWISE NOTED, ALL DOORS TO BE 820
 UNLESS OTHERWISE NOTED, WALL THICKNESS
 IS AS FOLLOWS:- EXTERNAL WALLS 250
 INTERNAL WALLS 70

general notes:
 - concrete construction to comply with AS2870.1 and AS3600.
 - termite treatment to comply with the provisions of Part 3.1.3 of the BCA and with AS3660.1
 - timber construction to comply with AS1720.1/AS1684.
 - 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.



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AREAS:

Floor	136.90
Garage	35.70
Verandah	60.1
total	232.7m²

AMENDMENTS

DATE:	SCALE 1 : 100	WIND SPEED: N2	DRAWN: CM	SHEET:
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CLIENT :

SITE:

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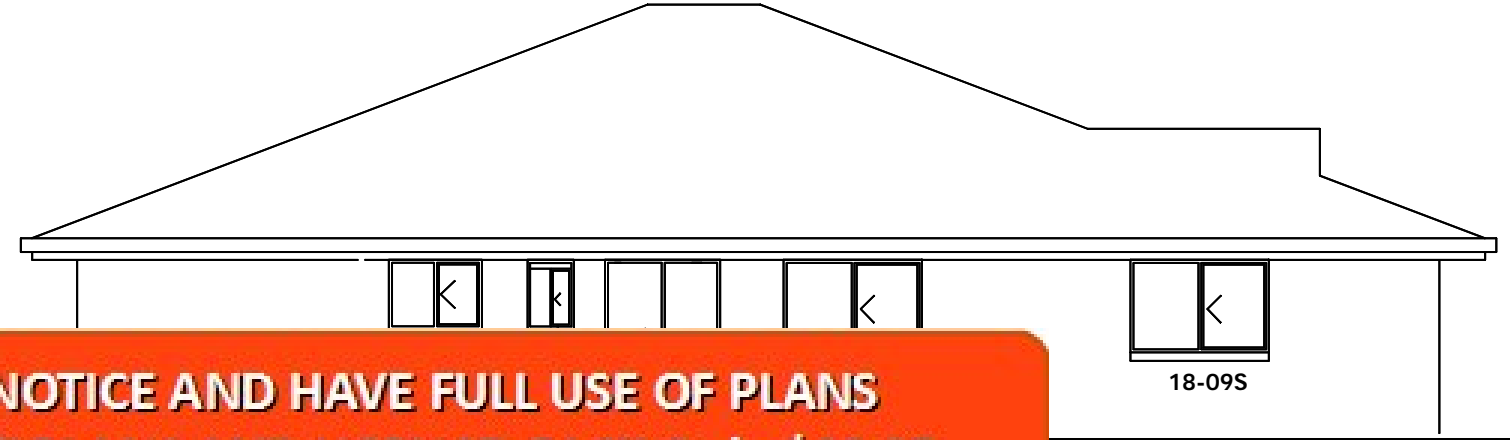
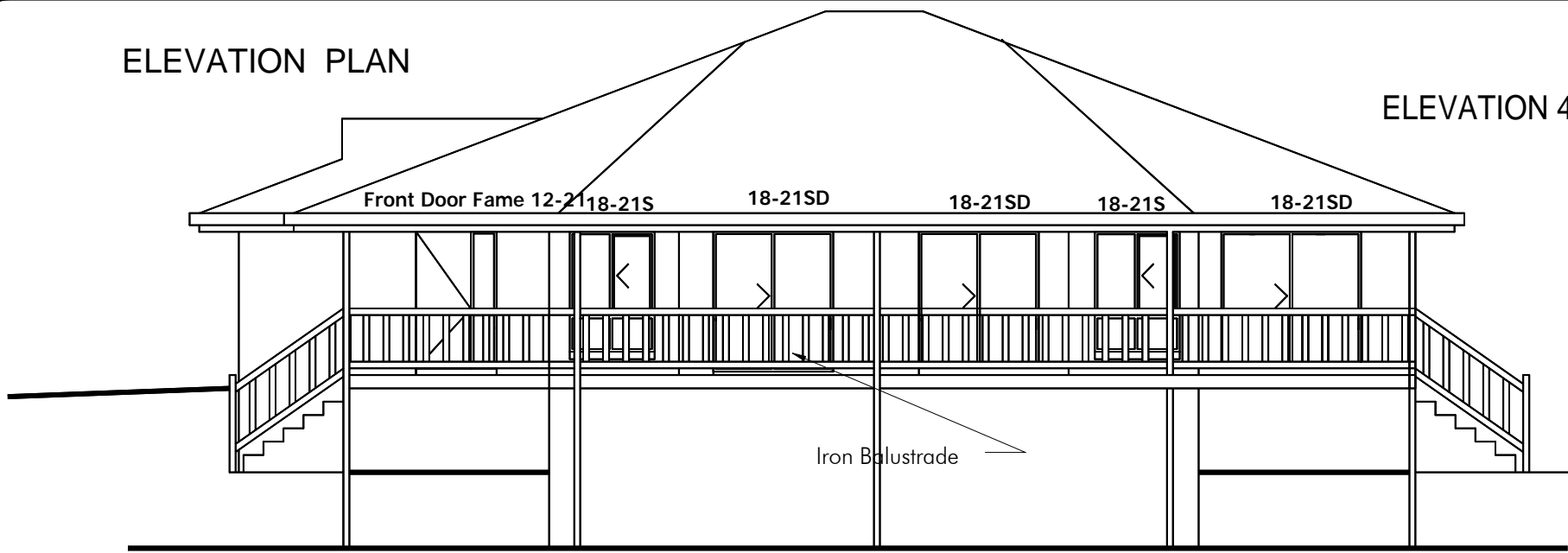
ELEVATION PLAN

ELEVATION 4

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PLAN NO: CEM 134
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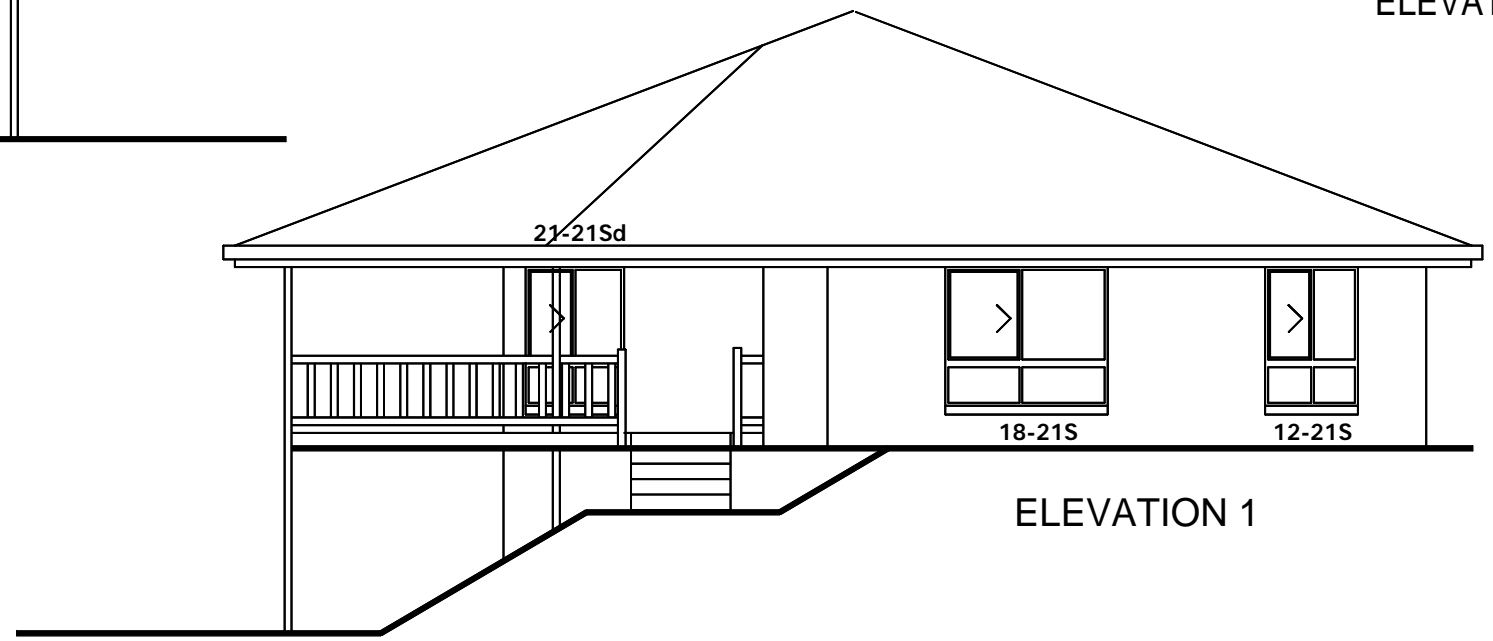
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ELEVATION 2



REDERED BRICKWORK.
 Colour Bond ROOF AT 38 : 100 PITCH.

ELEVATION 3



ENGINEER.
 CONCRETE ROOF TILES AT 38 : 100 PITCH.
 ROOF TRUSSES AT 600 CTRS FIXED TO
 MANUFACTURERS SPECS TO BE DESIGNED BY
 10mm PLASTERBOARD TO WALLS
 10mm SUPACEIL TO CEILINGS
 SLAB AND FOOTINGS TO ENGINEER'S DETAIL.
 PROVIDE D.P.C. UNDER EXTERNAL BOT. PLATE.
 POISONS TO A.S. 2057-1986 STANDARDS.

AMENDMENTS

DATE:	SCALE 1 : 100	WIND SPEED: N2	DRAWN: CM	SHEET:
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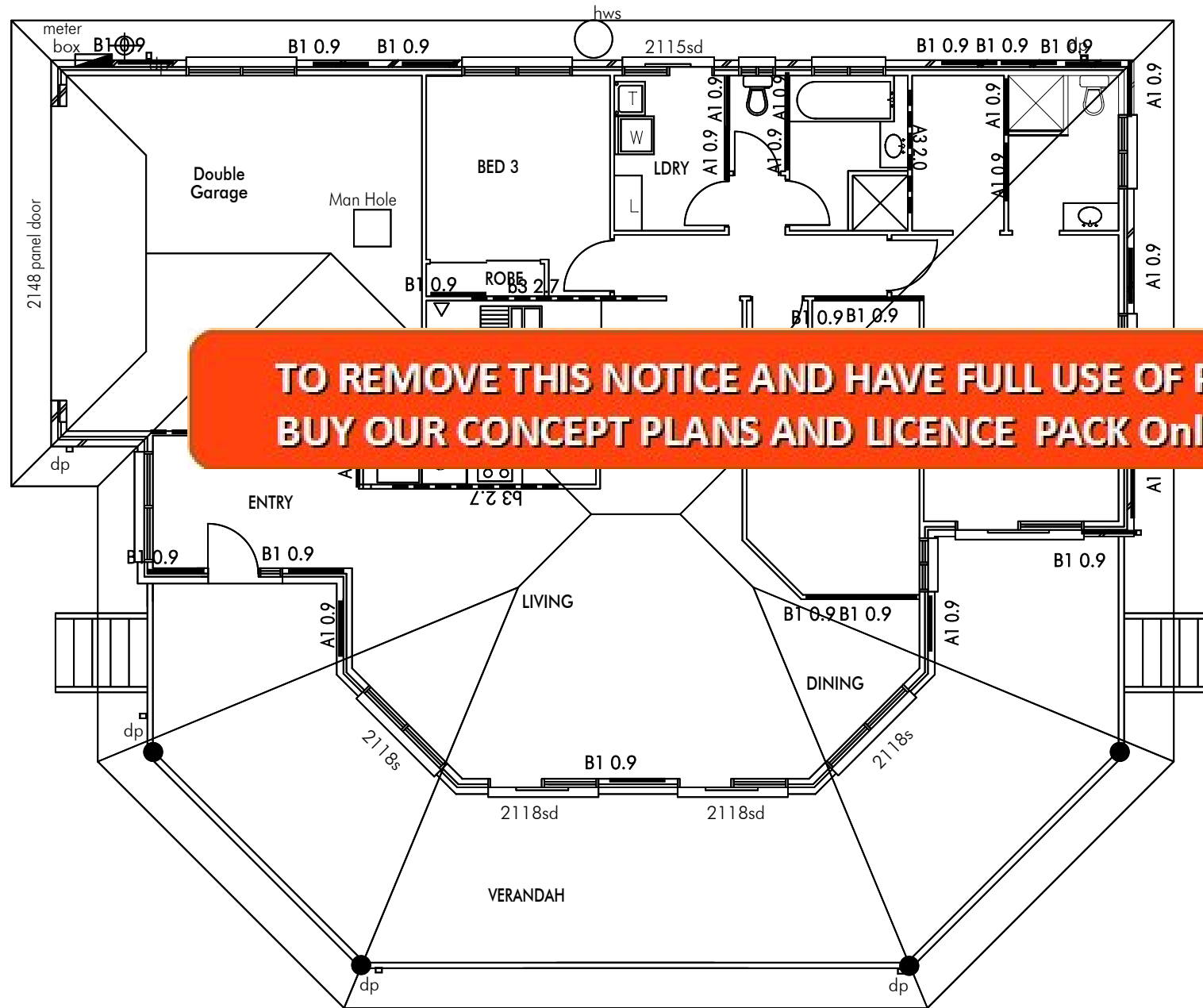
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wind bracing - N2

panel	no. of	structural plywood 6kN/m method B	tb. 1a a/b & n.p g.i. strap 1.5kN/m	350x350 brick pier rod, conc 2.25kN	sub total and total
A1	13	5.4			70.2
A2					
A3	2		4.05		8.10
A4					
A5					
A6					
A7					
resistance gained					78.3 kN
resistance required					69.8 kN
B1	15	5.4			81.0
B2					
B3	3		4.05		12.15
B4					
B5					
B6					
B7					
resistance gained					93.15 kN
resistance required					68.6 kN

wind bracing plan

AMENDMENTS

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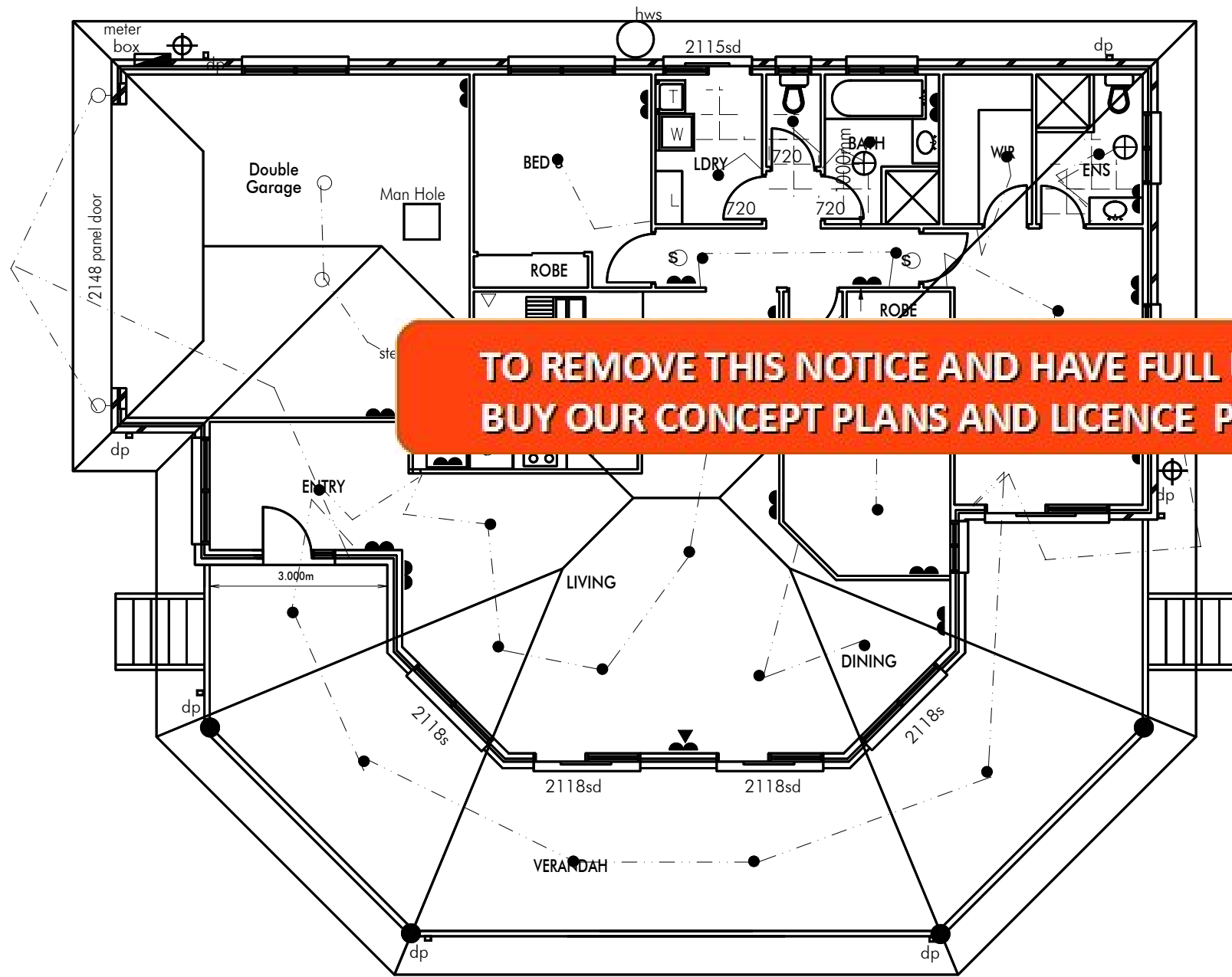


PLAN NO: CEM 131 LH

Collection of Designs

ELECTRICAL LEGEND

- DOWNLIGHT POINT
- CEILING MOUNTED LIGHT POINT
- ⊕ EXHAUST FAN
- ⊖ WALL MOUNTED LIGHT POINT
- ∩ SINGLE G.P.O. AT 300 ABOVE FLOOR
- ∪ SINGLE G.P.O. AT 1050 ABOVE FLOOR
- ∩∪ DOUBLE G.P.O. AT 300 ABOVE FLOOR
- ∪∩ DOUBLE G.P.O. AT 1050 ABOVE FLOOR
- ▼ TV ANTENNA POINT
- ▭ METER BOX
- ▽ TELEPHONE POINT
- Ⓢ SMOKE DETECTOR



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electrical plan

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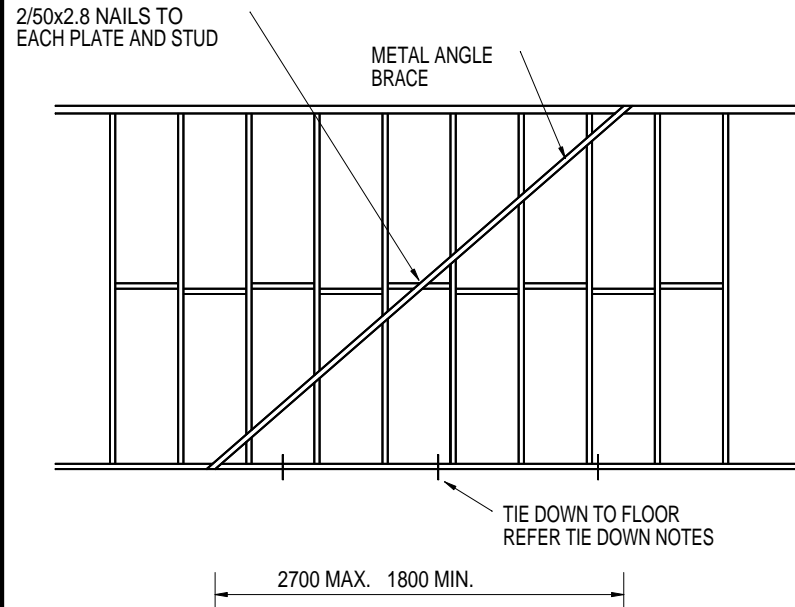


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TB1 METAL ANGLE BRACE (1kN/m)



NOTES: 1. THE MAXIMUM DEPTH OF SAWCUT SHALL NOT EXCEED 20mm
2. SAWCUTS SHALL BE DEEMED AS NOTCHES.

TIE DOWN FIXINGS W33N

TRADAC MANUAL IN GENERAL REFER TABLE 2.5 NOMINAL FIXINGS FOR TIMBER MEMBERS

CONNECTION (IN EXCESS OF TABLE 2.5 "NOMINAL FIXINGS")	UPLIFT FORCE REQ. (kN)	UPLIFT FORCE ACHIEVED (kN)	FIG No.	SPACING	FIXING
BATTENS TO TRUSS	0.17kN EDGES 0.05kN GENERAL	0.22kN 0.22kN	8.10(i)	330	1/65x2.8 \emptyset NAIL 40 PENETRATION
TRUSS TO TOP PLATE PLATES TO STUDS STUDS TO BOTTOM PLATE			8.7	600	NOMINAL FIXING (STRAPS OR FRAMING ANCHOR)
PLATE TO SLAB			8.7		NOMINAL FIXING

DIMENSION "A" = 4200
TILE ROOF
TRUSS SPACING = 600
BATTEN SPACING = 330

BATTENS - HARDWOOD (J2)
TRUSSES - PINE (JD4)
WALL FRAME - PINE (JD4)

TB4 PLYWOOD SHEET BRACING (4kN/m)

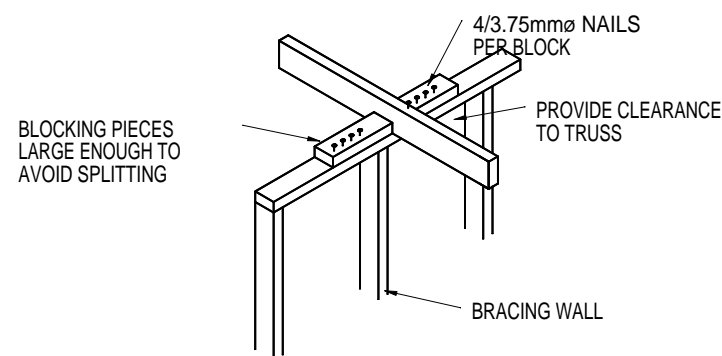
6mm THICK F11 STRUCTURAL PLYWOOD IN OUTER FACE OF STUD WALL FIXED TO TOP AND BOTTOM PLATES WITH 30x2.8 \emptyset FLATHEAD NAILS AT 50 CTRS; AT 150 CTRS ALONG VERTICAL EDGES AND AT 300 CTRS ALONG INTERNAL STUDS. THE BOTTOM PLATE SHALL BE FIXED TO THE SLAB WITH 1No.M12 BOLT INTERM.

ROOF FRAMING

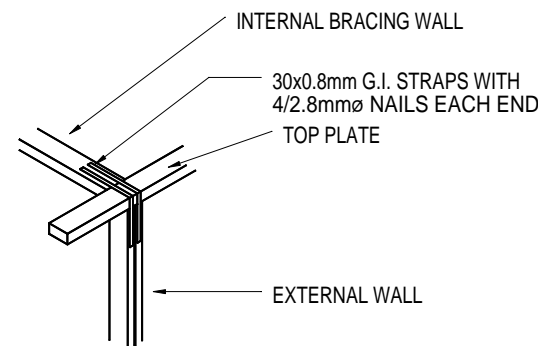
ROOF TO BE OF TIMBER TRUSS CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
ROOF CLADDING TO BE FIXED TO MANUFACTURERS SPECIFICATION.
BATTENS AT 330 CTRS.
ROOF TRUSSES AT 600 CTRS.
CEILING BINDERS TO BE 70x35 F5 AT 3000 CTRS. MAX.

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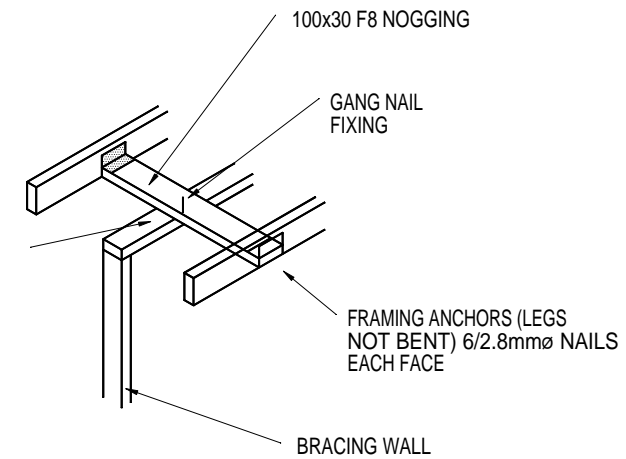
TRUSS AT RIGHT ANGLES TO BRACING WALL



tiedown details



PROVIDE CLEARANCE TO TRUSS



ALL CONSTRUCTION METHODS, MATERIALS & WORKMANSHIP TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND THE RELEVANT TRADAC MANUAL

AMENDMENTS

DATE: _____
SCALE 1 : 100
WIND SPEED: N3
DRAWN: _____
SHEET: _____

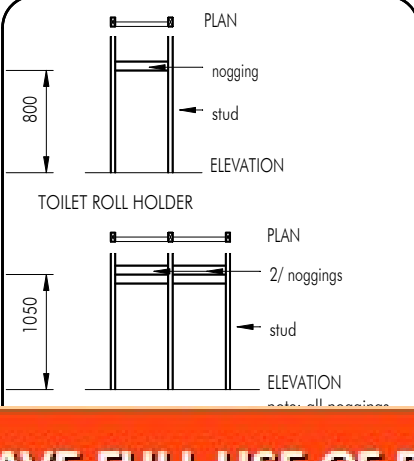
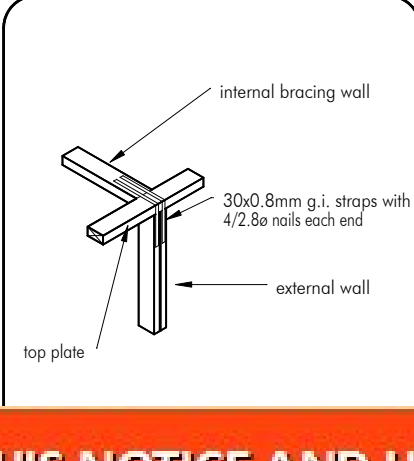
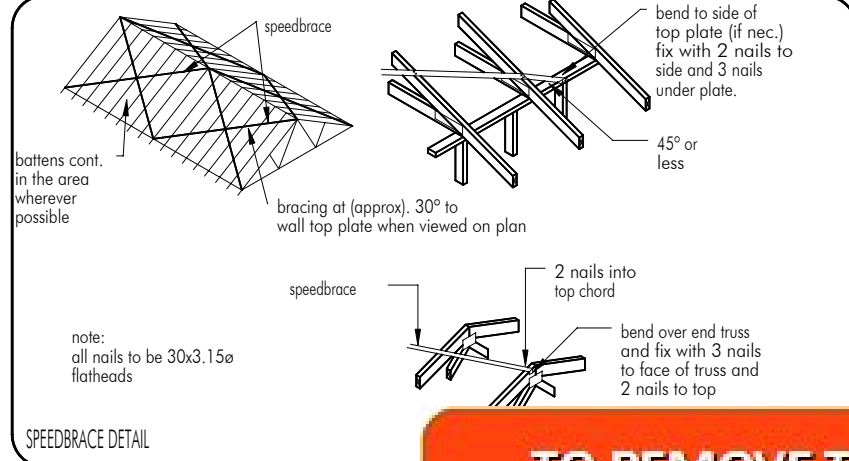
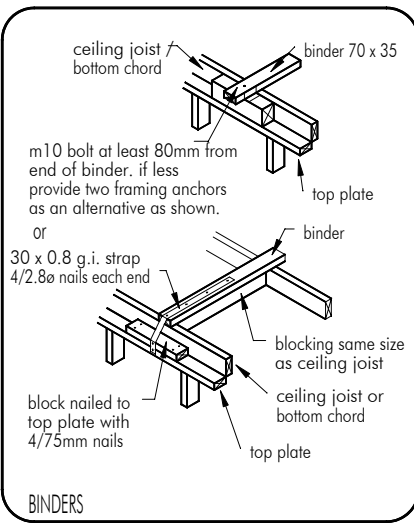
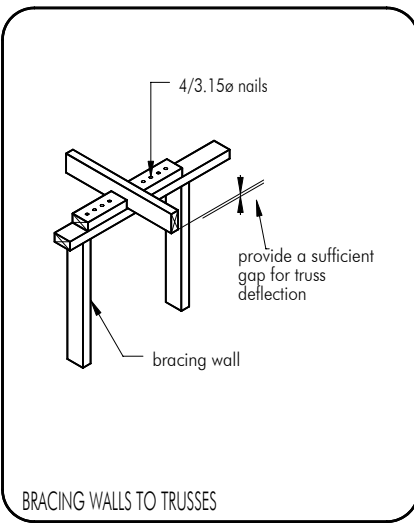
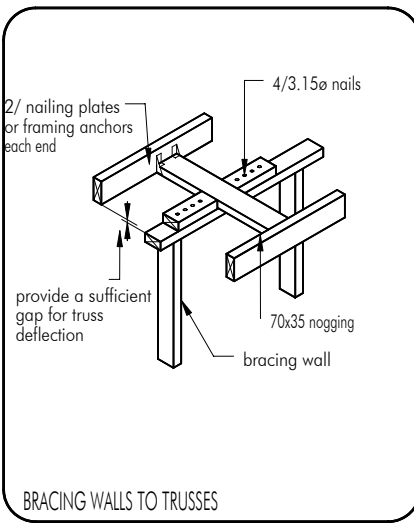
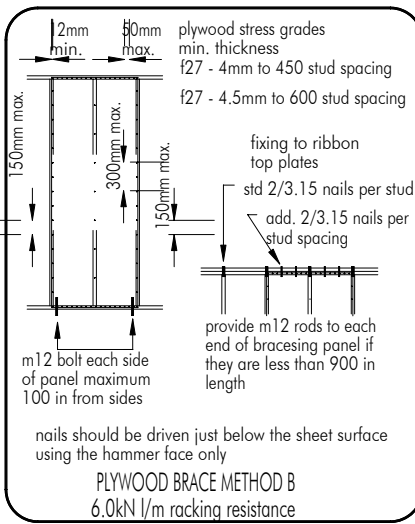
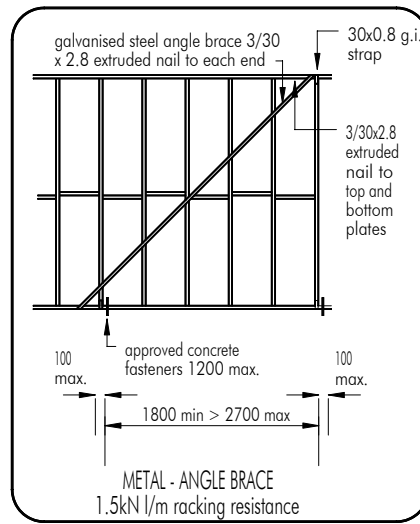
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- all construction to be in strict accordance with:- the building code of australia AS 1684- 1999
- termite treatment to comply with the provisions of Part 3.1.3 of the BCA and with AS3660.1.
- concrete construction to comply with AS2870.1 / AS3600.
- timber construction to comply with the provisions of Part 3.4.3 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 Part 3.7.2 of the BCA.
- wall bracing to comply with the provisions of Part 3.4.3.8 of the BCA. + AS 1684 - 1999

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TIE DOWN CALCULATION - N2 NON- CYCLONIC AS 1684 - 1999		GENERAL								
MEMBER CONNECTION	UPLIFT	TIEDOWN	ROOF							
ROOF TILES TO BATTENS: TO MANUFACTURER'S SPECIFICATIONS	NOM. FIXING		ROOF TILES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS TO SUIT							
ROOF BATTENS TO TRUSSES: WITHIN 1200mm OF EDGES GENERAL AREA 1/65x2.8e NAIL (40mm PENETRATION INTO RECEIVING MEMBER)	0.17kN 0.05kN	0.22kN	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							
ROOF TRUSSES TO TOP PLATE: 1 No. FRAMING ANCHOR WITH 3 NAILS MIN. TO EACH LEG AT INTERFACE OR: 1/30x0.8 G.I. STRAP FIXED OVER TRUSS WITH STRAP ENDS FIXED TO PLATE WITH 3/2.8e NAILS PLUS 2/75mm SKEW NAILS TO EACH INTERFACE	NOM. FIXING AS PER AS 1684.4 TABLE 9.7	NOM. FIXING AS PER AS 1684.4 TABLE 9.7	CEILING BINDERS SHALL BE 70x35 F5 AT 3000 CTRS. MAXIMUM.							
WALL FRAMING - GROUND FLOOR: 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. OR: 2/75mm NAILS SKEWED THRU STUD INTO PLATE NOGGINGS TO STUDS: 2/75mm NAILS SKEW NAILED OR THRU NAILED. BOTTOM PLATES TO CONCRETE SLAB: 1 MASONRY NAIL HAND DRIVEN AT SLAB EDGE OR. SCREW OR BOLT AT NOT MORE THAN 3000mm CTRS. 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 1864.4 - 1999	NOM. FIXING AS PER AS 1684.4 TABLE 9.7	NOM. FIXING AS PER AS 1684.4 TABLE 9.7	CONCRETE REFER TO ENGINEER'S DETAILS. PROVIDE CONTINUOUS 200um POLYTHENE VAPOUR BARRIER LAPPED 200 MIN. AND SEALED AT ALL JOINTS AND PENETRATIONS. PROVIDE TERMITE CONTROL IN ACCORDANCE WITH A.S. 3660.1							
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
II	1	1	2	2	2	3	3	3	4	4
III	1	1	2	2	2	3	3	3	4	4

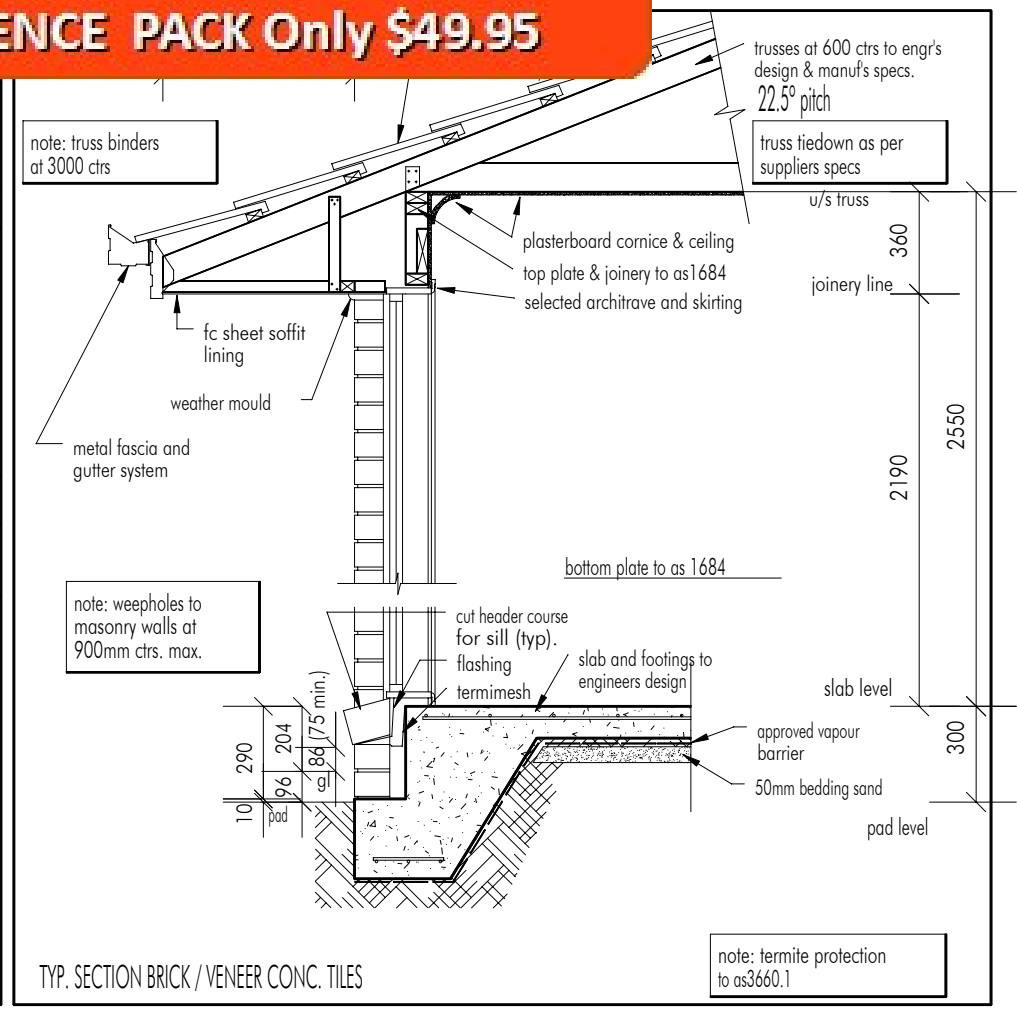
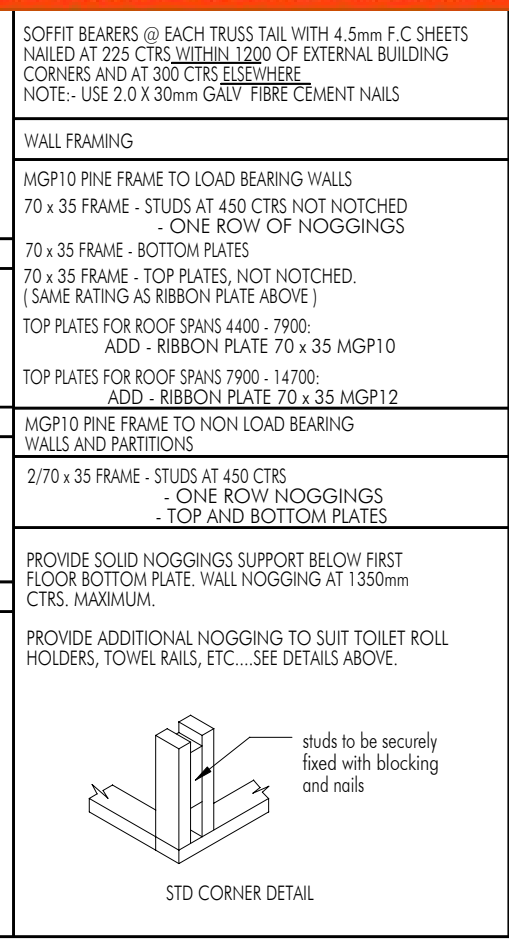
SOFFIT BEARERS @ EACH TRUSS TAIL WITH 4.5mm F.C SHEETS NAILED AT 225 CTRS WITHIN 1200 OF EXTERNAL BUILDING CORNERS AND AT 300 CTRS ELSEWHERE
NOTE:- USE 2.0 X 30mm GALV FIBRE CEMENT NAILS

WALL FRAMING
MGP10 PINE FRAME TO LOAD BEARING WALLS
70 x 35 FRAME - STUDS AT 450 CTRS NOT NOTCHED - ONE ROW OF NOGGINGS
70 x 35 FRAME - BOTTOM PLATES
70 x 35 FRAME - TOP PLATES, NOT NOTCHED. (SAME RATING AS RIBBON PLATE ABOVE)
TOP PLATES FOR ROOF SPANS 4400 - 7900: ADD - RIBBON PLATE 70 x 35 MGP10
TOP PLATES FOR ROOF SPANS 7900 - 14700: ADD - RIBBON PLATE 70 x 35 MGP12

MGP10 PINE FRAME TO NON LOAD BEARING WALLS AND PARTITIONS
2/70 x 35 FRAME - STUDS AT 450 CTRS
- ONE ROW NOGGINGS
- TOP AND BOTTOM PLATES

PROVIDE SOLID NOGGINGS SUPPORT BELOW FIRST FLOOR BOTTOM PLATE. WALL NOGGING AT 1350mm CTRS. MAXIMUM.

PROVIDE ADDITIONAL NOGGING TO SUIT TOILET ROLL HOLDERS, TOWEL RAILS, ETC.... SEE DETAILS ABOVE.



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




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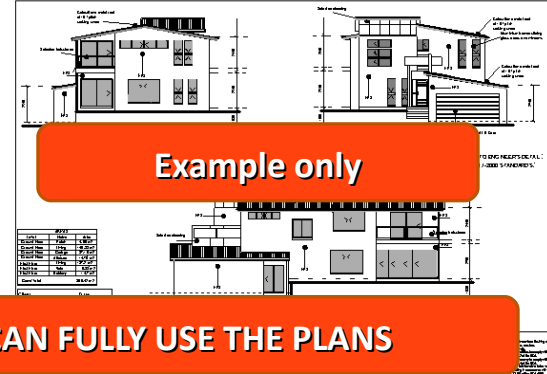
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Example only



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Australian floor plans

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Kind Regards

Peter Martin
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- 2D Floor plan JPEG
- Copyright to use the plans

- Preliminary House Plan Set (Digital)
- Brochure Plans in PDF format
- Editable Doc File
- 3D Front facade JPEG
- 2D Floor plan JPEG
- Copyright to use the plans

[More Details Here](#)

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

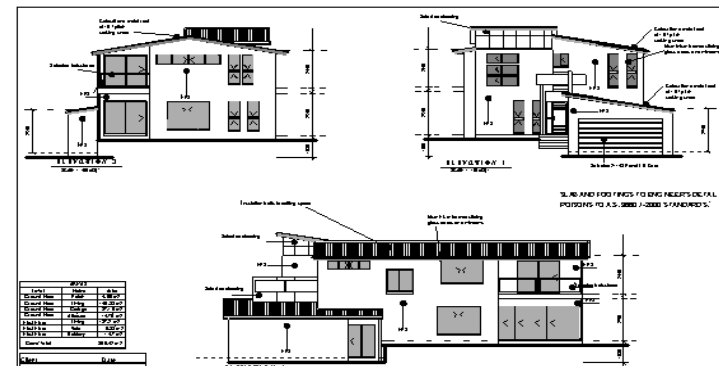
BASIC COMMENTS



FLOOR PLAN
 DUPLEX 196DU

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

Example Floor Plan



SCALE: 1:50

DATE: 2024/01/15

Example Elevation Plans

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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"**
- **Please contact us with any questions for Custom Design Set and we will call you back to discuss it further**

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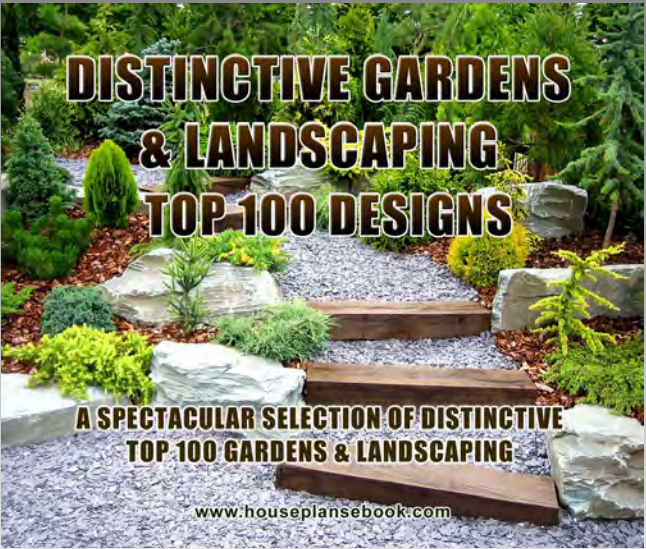


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