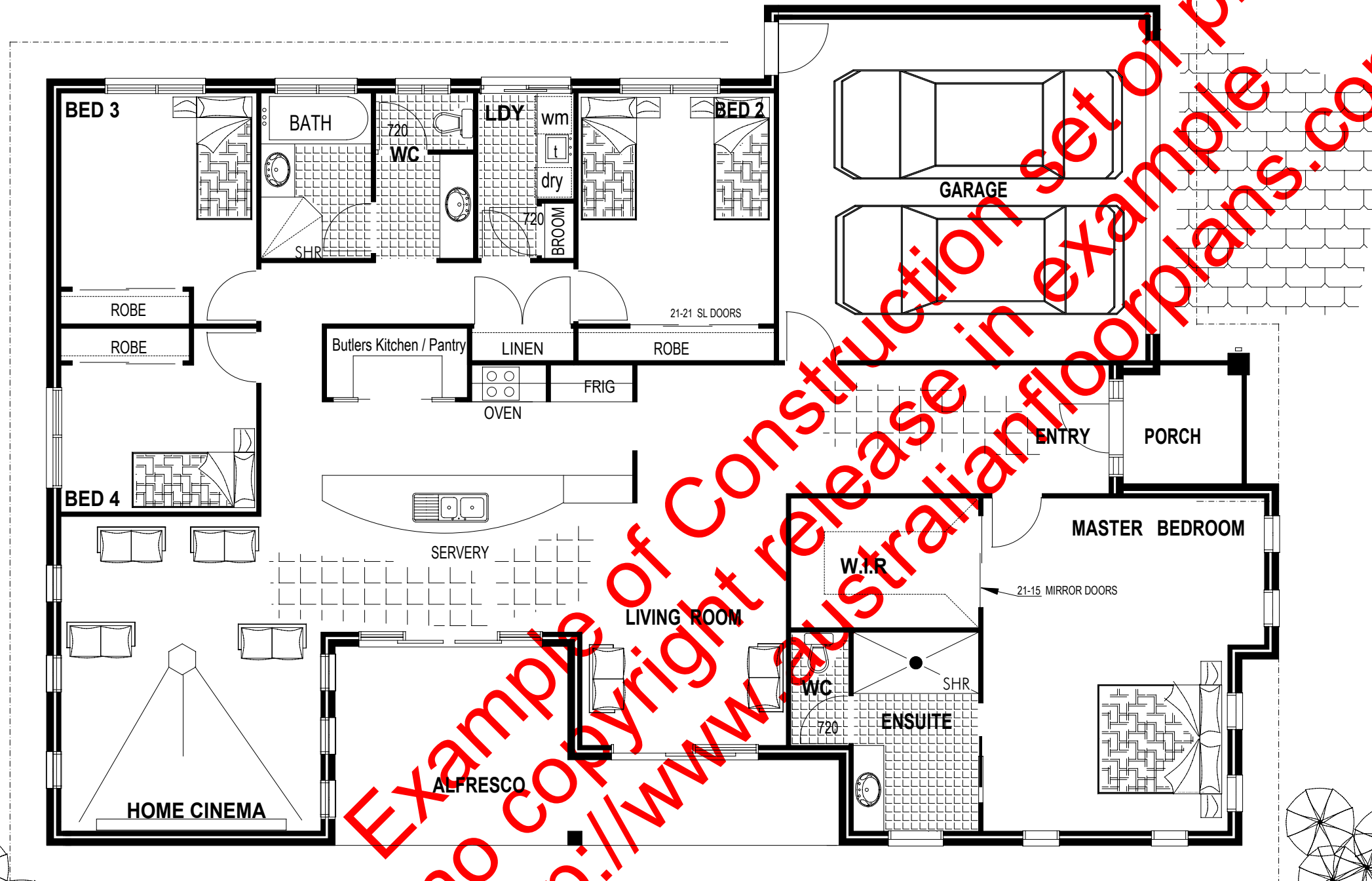


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Features/Size

- * 4 Bedrooms
 - * Spacious Master Bedroom
 - * Ensuite
 - * Walk in robe
 - * Large Family room
 - * Elegant Lounge room
 - * Formal Dining room
 - * Modern Kitchen
 - * Double Garage
- Length 14.9 metres
 Width 20.8 metres

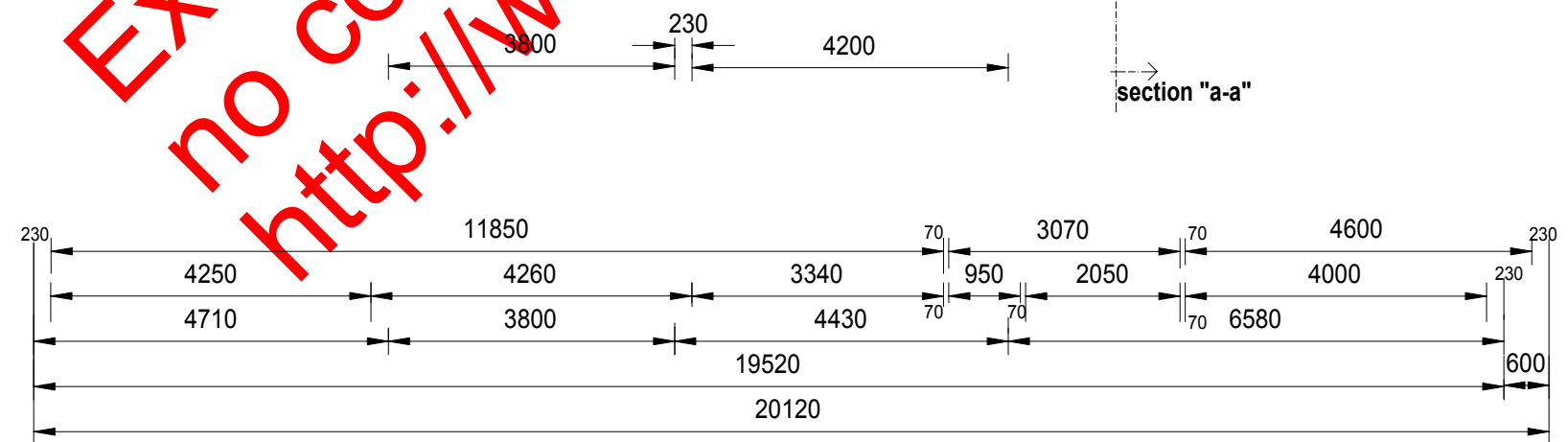
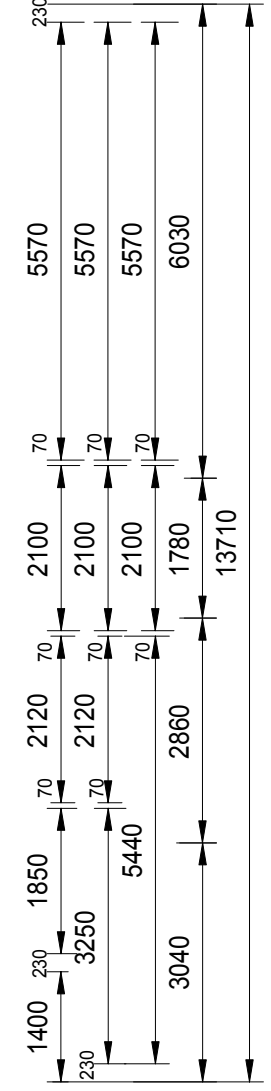
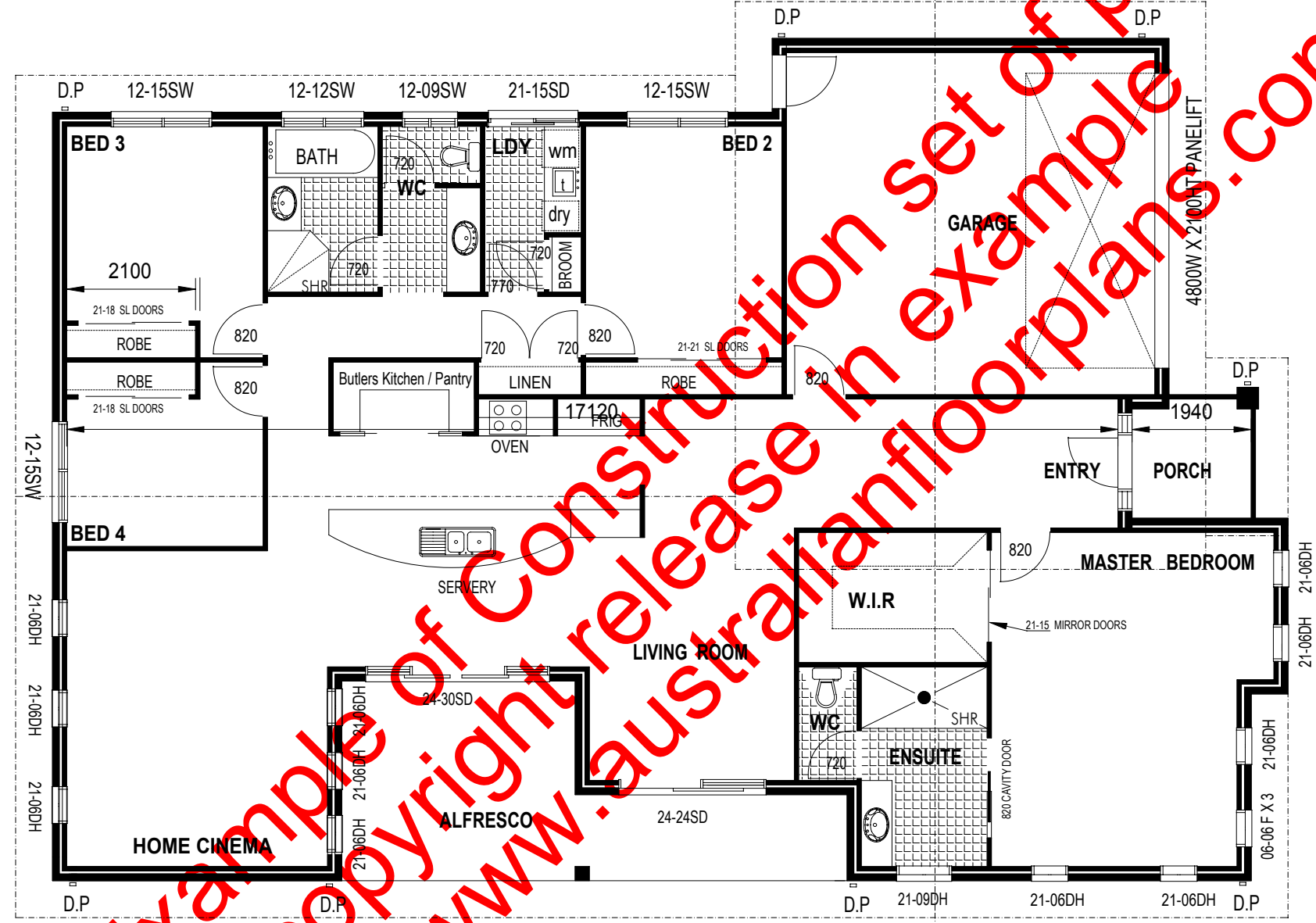
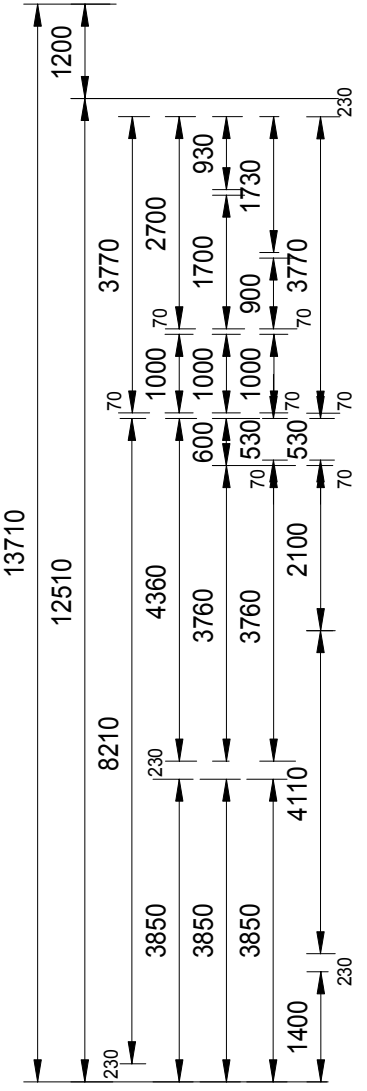
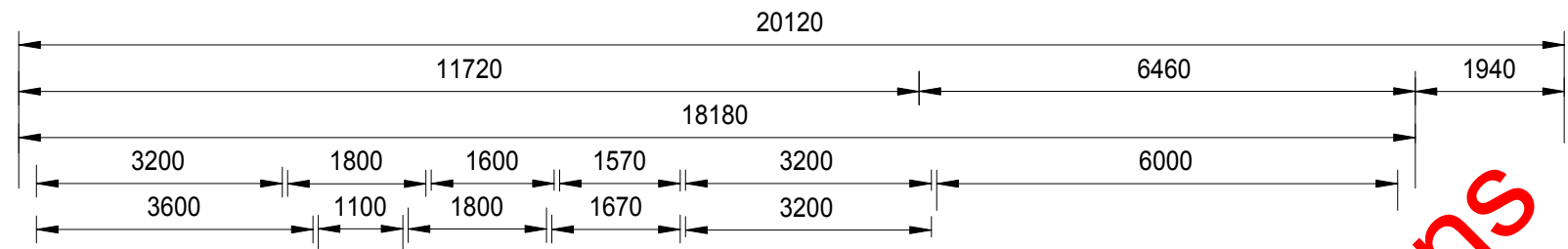
Floor	185.40
Alfresco	20.60
Garage	36.70
Porch	3.90
Total	246.60 m²

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Floor	185.40
Alfresco	20.60
Garage	36.70
Porch	3.90
Total	246.60 m²

FLOOR PLAN

AMENDMENTS	
DATE:	SCALE 1 : 100
WIND SPEED: N2	DRAWN: DM
CLIENT : Ron & Merrilyne Greenhill	
SITE : Lot 409 Gibson Crescent Bellbowrie	

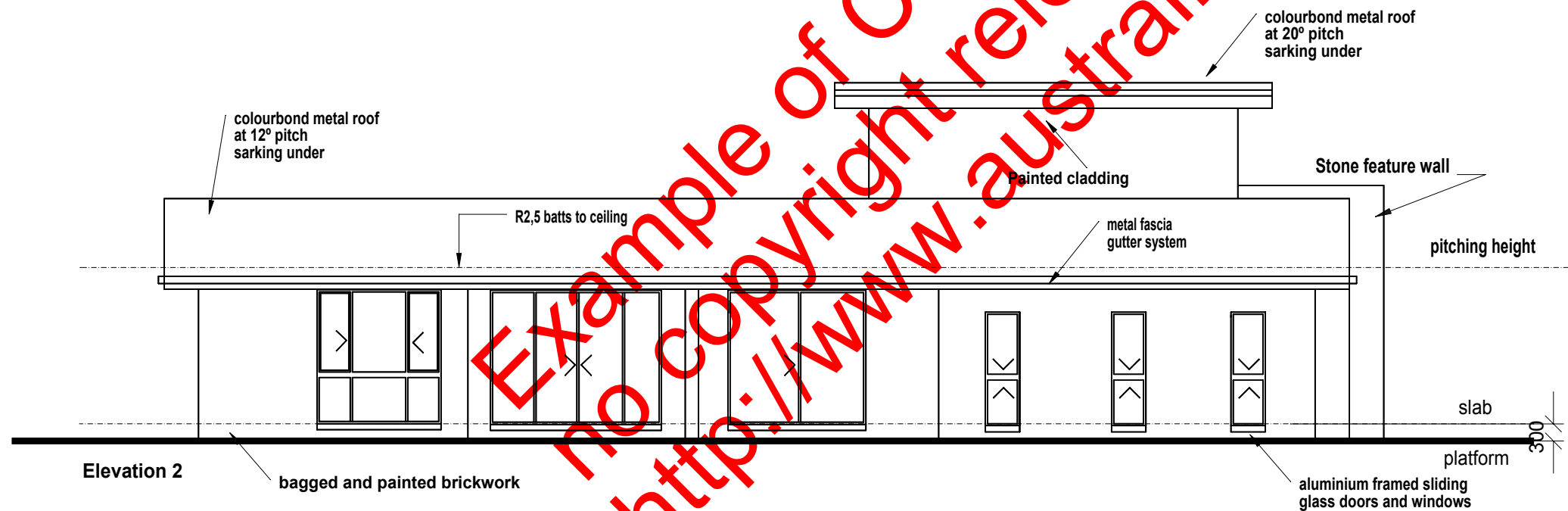
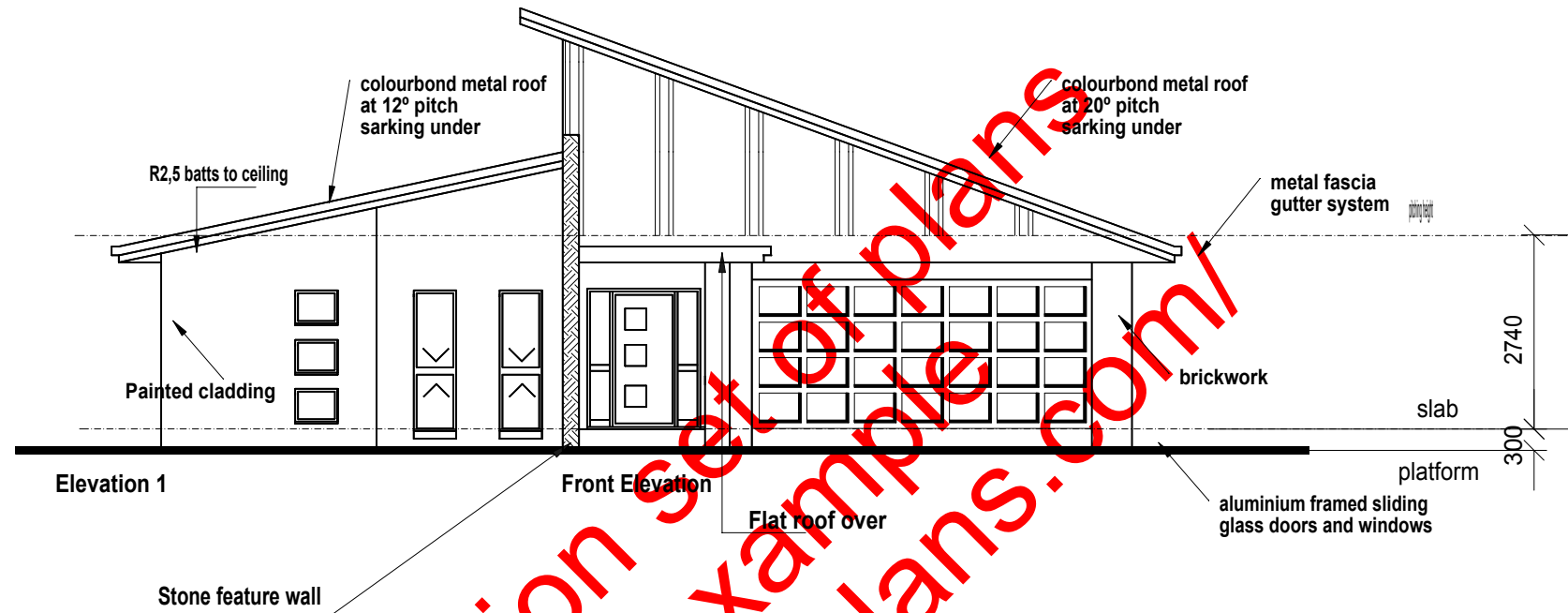
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general notes:

- 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 clause f1.7 of the bca.
- weepholes in masonry walls at 900 ctrs.
- glass installation to comply with AS1288 and AS2047.
- concrete roof fixed in accordance with the manufacturer's specifications for w33n conditions.
- provide alcor barrier between lead flashing and zincalume valley gutter as required.
- vertical articulation joints to comply with the provisions of Part 3.3.1.8 of the BCA.



ELEVATION PLAN 1

AMENDMENTS

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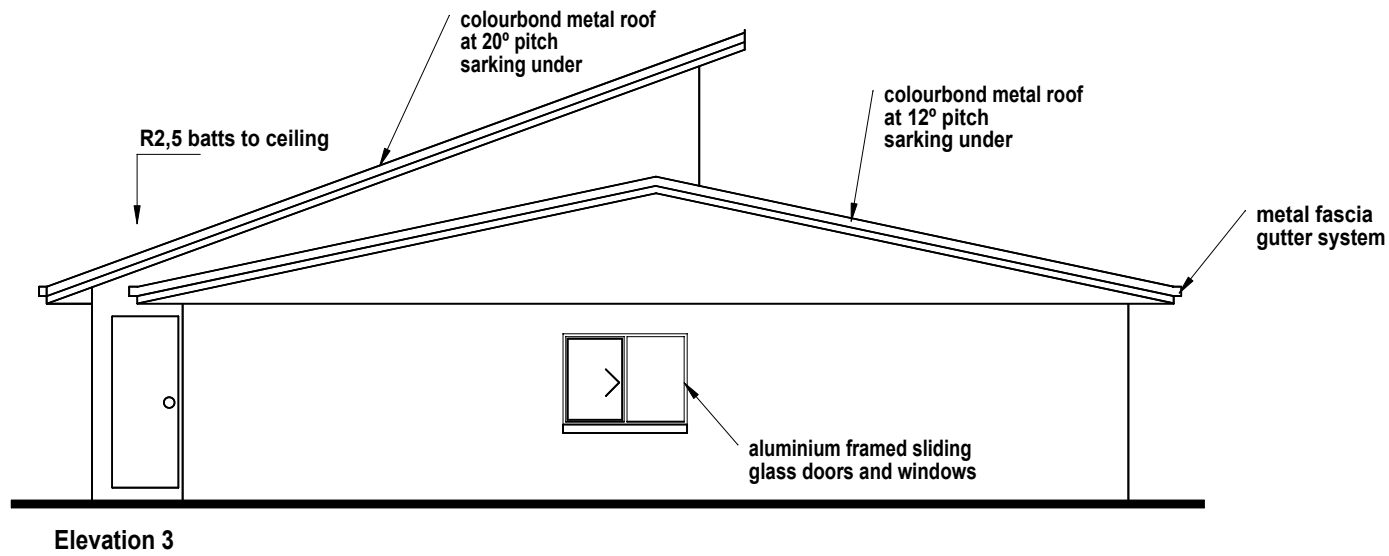
CLIENT :

SITE:

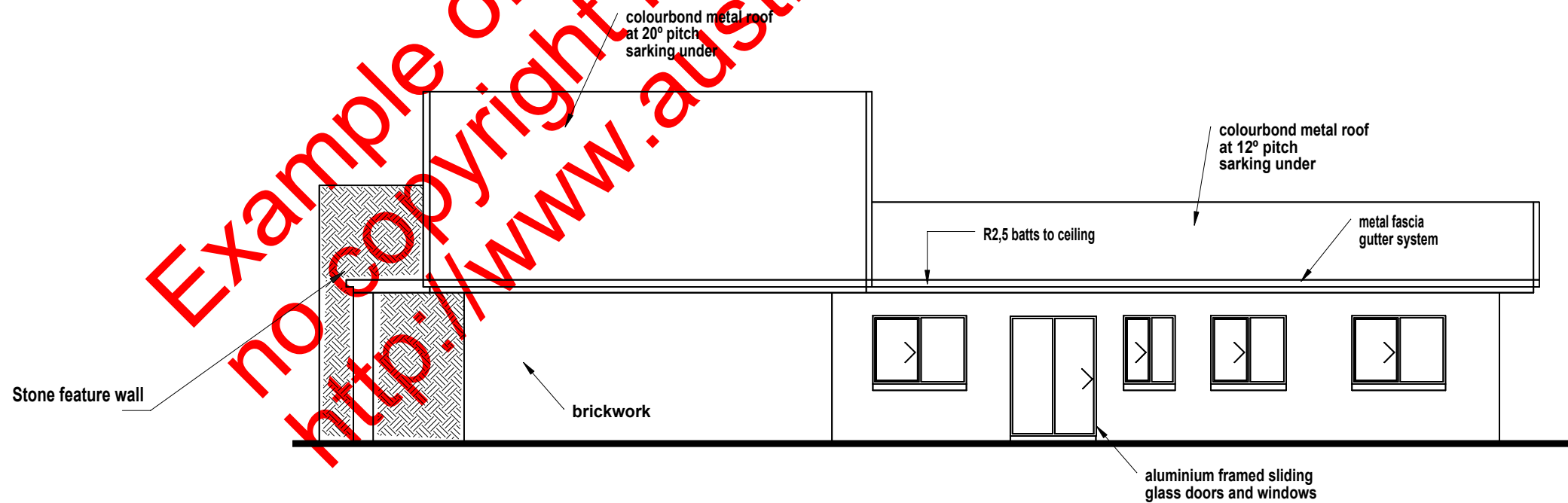
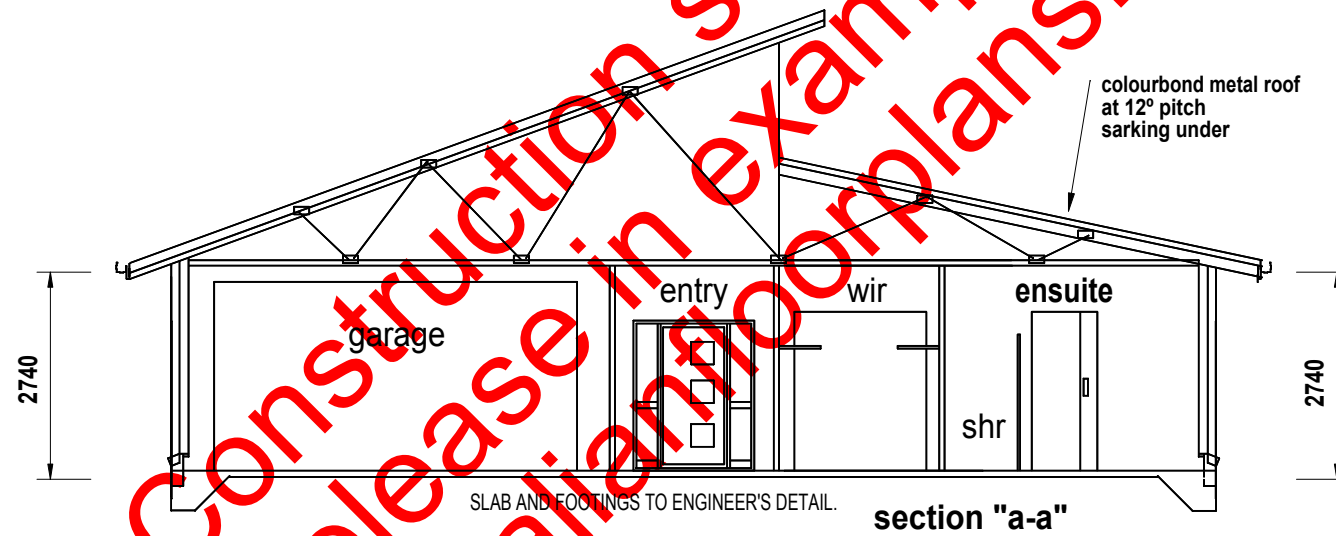
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- general notes:
- concrete construction to comply with AS2870.1 and AS3600.
 - termite treatment to comply with the provisions of Part 3.1.3 of the BCA and with AS3660.1
 - timber construction to comply with AS1720.1/AS1684.
 - concrete roofing to comply with AS1757 / AS2050
 - wet areas to comply with clause f1.7 of the bca.
 - weepholes in masonry walls at 900 ctrs.
 - glass installation to comply with AS1288 and AS2047.
 - concrete roof fixed in accordance with the manufacturer's specifications for w33n conditions.
 - provide alcor barrier between lead flashing and zincalume valley gutter as required.
 - vertical articulation joints to comply with the provisions of Part 3.3.1.8 of the BCA.



ELEVATION PLAN 2

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AMENDMENTS

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

SITE:

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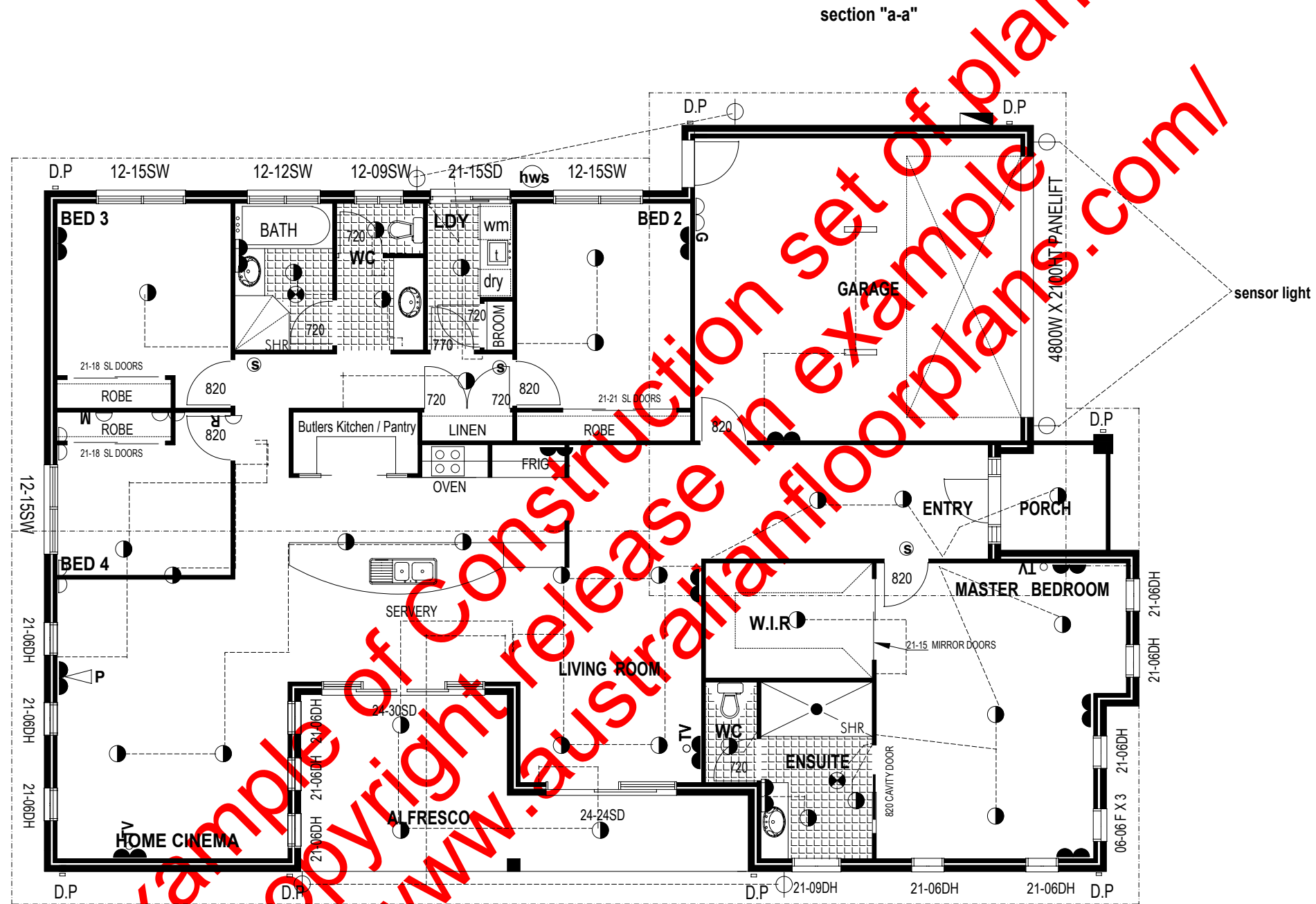


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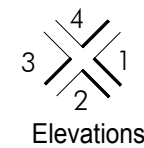


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	fluorescent light - 1200 single		single g.p.o. 1050 above floor level		M microwave g.p.o. 1650 a.f.l. if req'd		hws hot water service
	light switch 1350 above floor level		exhaust fanlight		H dble g.p.o. 1050 above floor level		S smoke detector
	ceiling light - batten holder		ceiling fan		V vanity d.g.p.o. 1100 above floor		CF ceiling fan light
	wall mounted light		single g.p.o. 300 above floor level		G garage d.g.p.o. 1350 above floor		EF ex. fan w/- 2 heatlamps & 1 light
	downlight		dble g.p.o. 300 above floor level		R refridg. g.p.o. 1650 above floor		12V halogen downlight

Floor 185.40
 Alfresco 20.60
 Garage 36.70
 Porch 3.90

Total 246.60 m²



ELECTRICAL FLOOR PLAN

AMENDMENTS

DATE:
SCALE 1 : 100
WIND SPEED: N2
DRAWN: DM
SHEET:

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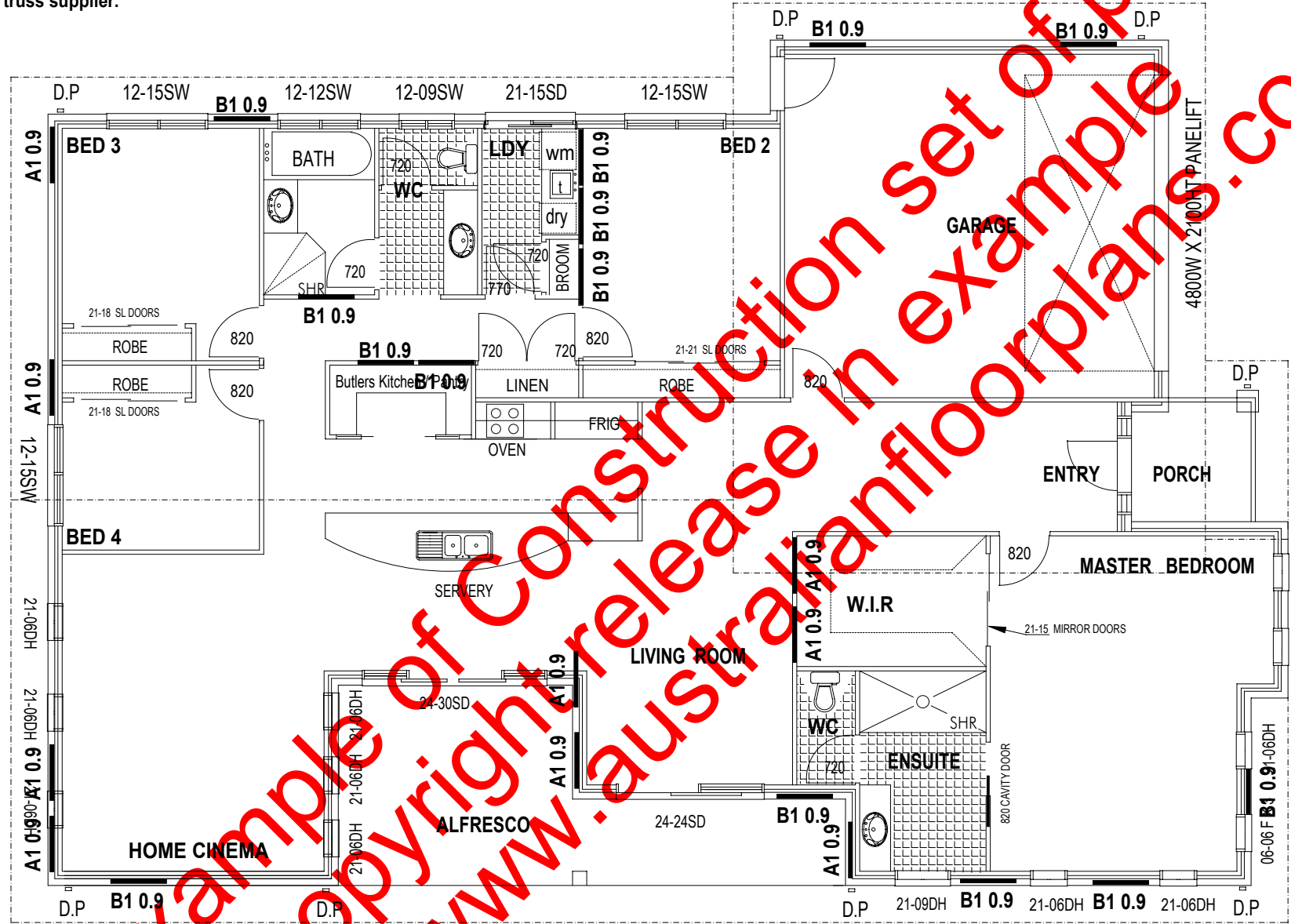
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all head sizes are mgp10 unless noted otherwise
girder truss locations are indicative and to be confirmed by truss supplier.

WIND-BRACING PLAN



section "a-a"

section "a-a"

wind bracing - N2						
	panel	no. off	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
direction a	A1	13	5.4			70.2
	A2					
	A3					
	A4					
	A5					
	A6					
	A7					
			resistance gained			70.2kN
			resistance required			68.8kN
direction b	B1	10	5.4			54.0
	B2					
	B3					
	B4					
	B5					
	B6					
	B7					
			resistance gained			54.0kN
			resistance required			52.5kN

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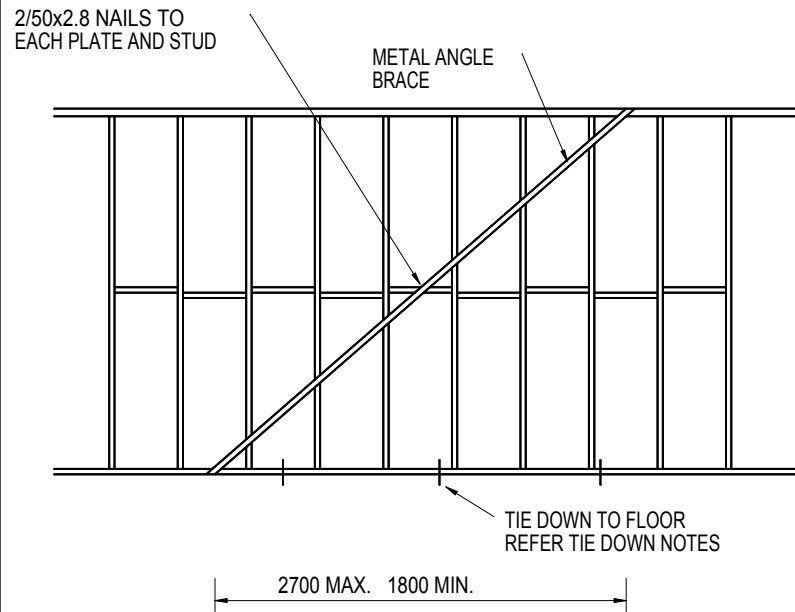
Floor	185.40
Alfresco	20.60
Garage	36.70
Porch	3.90
Total	246.60 m²

AMENDMENTS

DATE:	SCALE 1 : 100	WIND SPEED: N2	DRAWN: DM	SHEET:
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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	1/65x2.8ø 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)

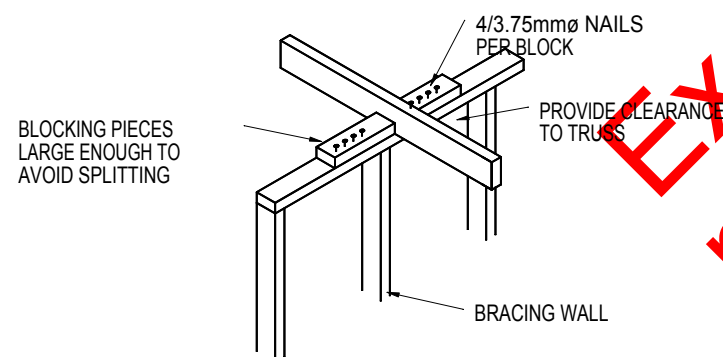
TB4 PLYWOOD SHEET BRACING (4kN/m)

6mm THICK F11 STRUCTURAL PLYWOOD IN OUTER FACE OF STUD WALL FIXED TO TOP AND BOTTOM PLATES WITH 30x2.8ø 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 INTERMEDIATELY.

ROOF FRAMING

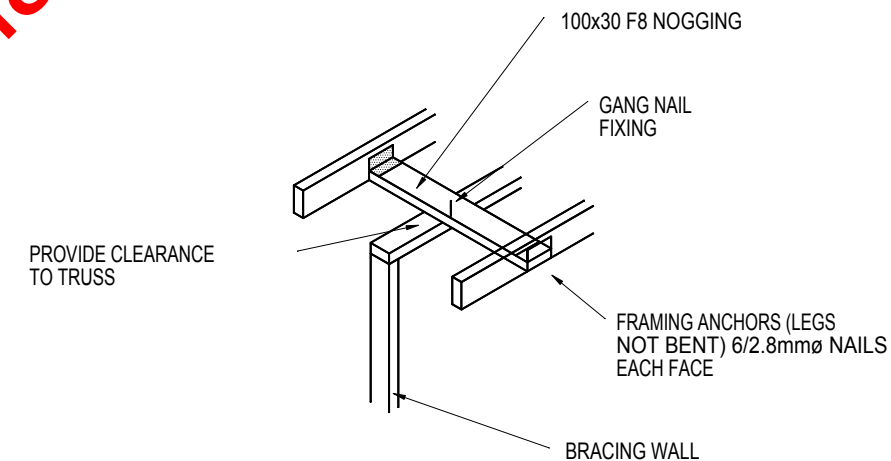
ROOF TO BE OF TIMBER TRUSS CONSTRUCTION UNLESS OTHERWISE SPECIFIED ON PLANS
ROOF CLADDING TO BE FIXED TO MANUFACTURERS SPECIFICATIONS ON 50x25 F14 HWD BATTENS AT 330 CTRS.
ROOF TRUSSES AT 600 CTRS.
CEILING BINDERS TO BE 70x35 F5 AT 3000 CTRS. MAX.

TRUSS AT RIGHT ANGLES TO BRACING WALL



tiedown details

TRUSS PARALLEL TO BRACING WALL



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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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CLIENT :

SITE:

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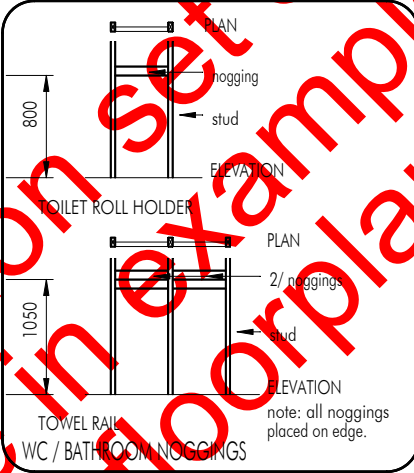
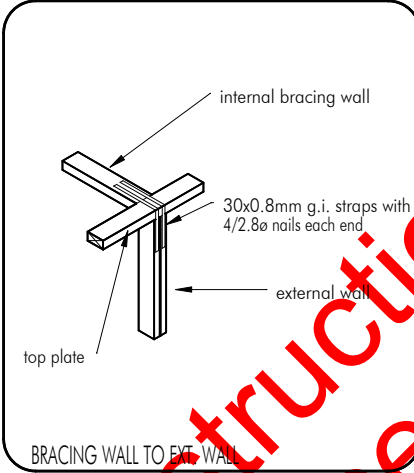
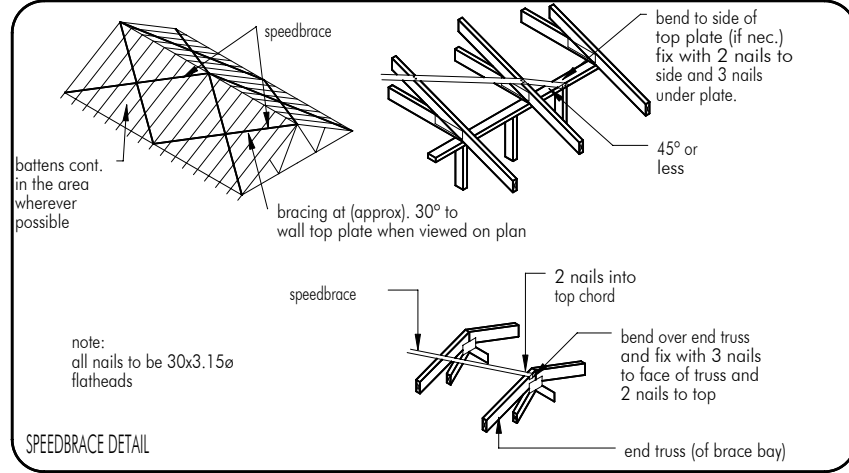
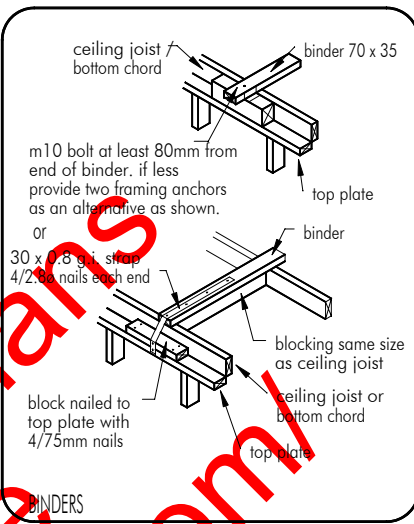
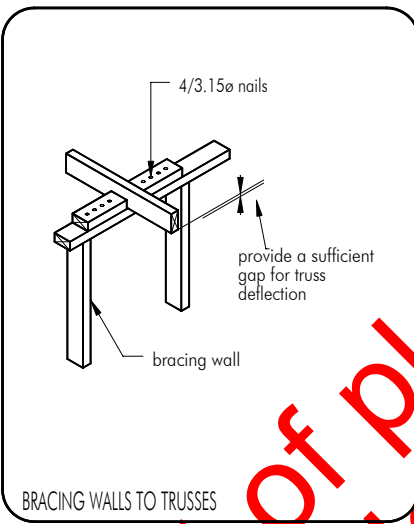
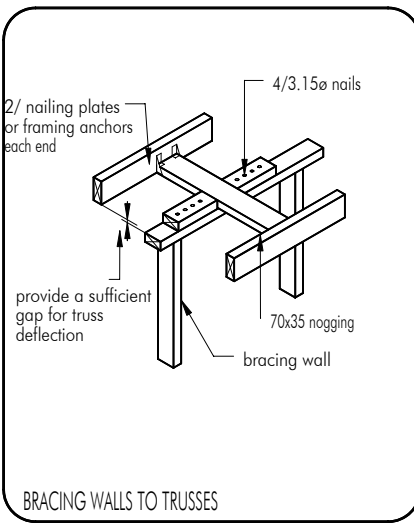
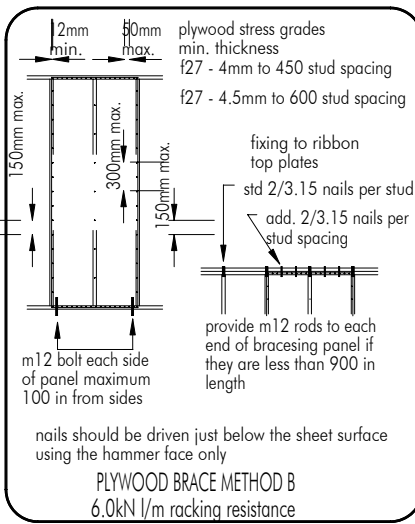
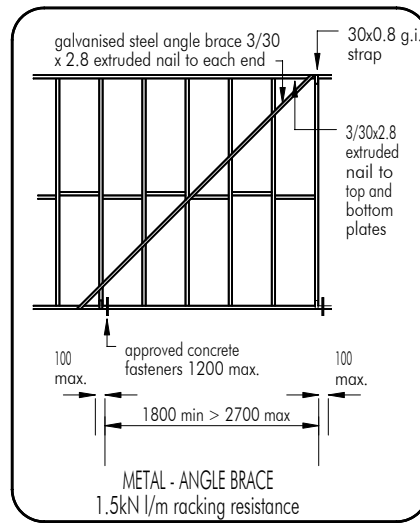
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- all construction to be in strict accordance with:- the building code of australia AS 1684- 1999
- termite treatment to comply with the provisions of Part 3.1.3 of the BCA and with AS3660.1.
- concrete construction to comply with (S200) / AS3600.
- 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 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.

TIE DOWN CALCULATION - N2 NON- CYCLONIC AS 1684 - 1999		GENERAL NOTES									
MEMBER CONNECTION	UPLIFT	TIEDOWN	ROOF FRAMING								
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 SHALL BE 50x25 F14 HWD FIXED AS PER TIE DOWN SCHEDULE.								
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	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	2	3	3	3	4	4
III	1	1	2	2	2	2	3	3	3	4	4

GENERAL NOTES

ROOF FRAMING
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

CEILING BINDERS SHALL BE 70x35 F5 AT 3000 CTRS. MAXIMUM.

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

BRICKWORK
APPROVED BRICK TIES AT 600 x 600 CTR. 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.

LININGS
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).
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.

SOFFIT LININGS
SOFFIT BEARERS @ EACH TRUSS RAIL 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

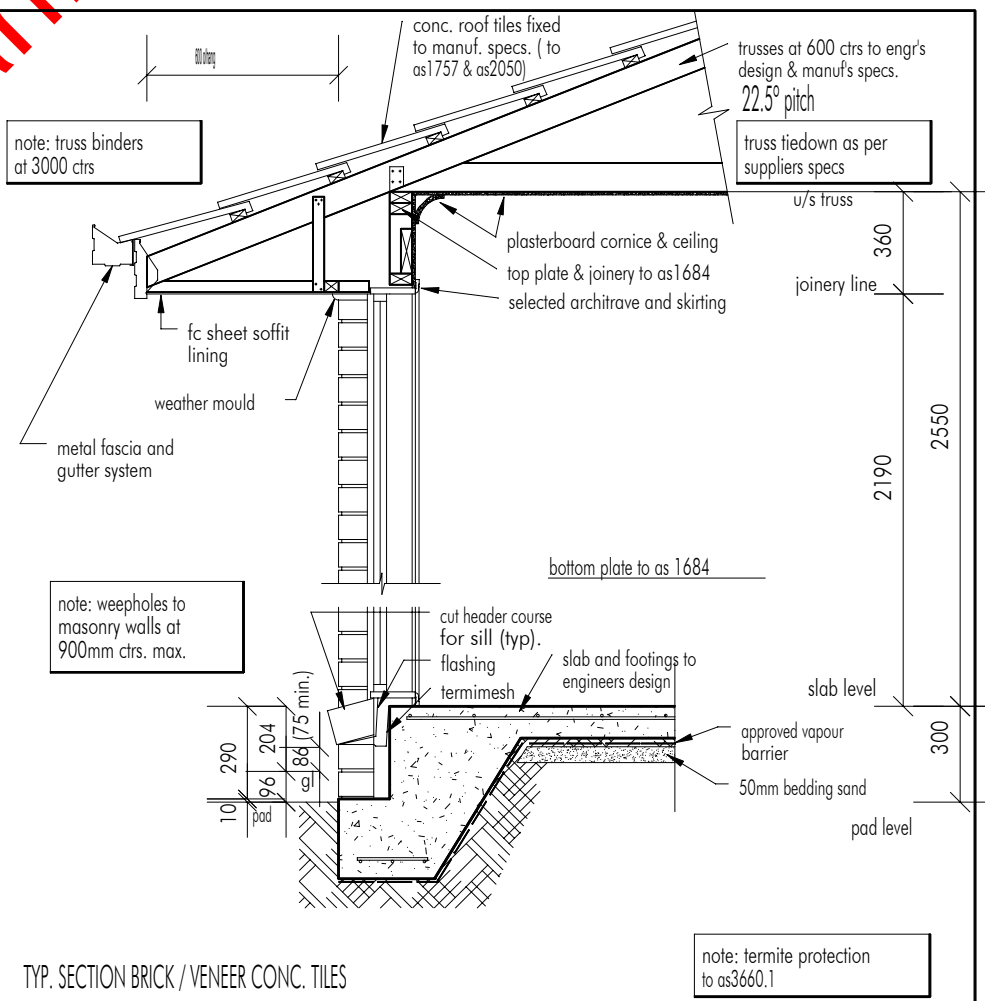
WALL FRAMING
MGP10 PINE FRAME TO LOAD BEARING WALLS
70 x 35 FRAME - STUDS AT 450 CTRS NOT NOTCHED - ONE ROW OF NOGGINGS
70 x 35 FRAME - BOTTOM PLATES
70 x 35 FRAME - TOP PLATES NOT NOTCHED. (SAME RATING AS RIBBON PLATE ABOVE)
TOP PLATES FOR ROOF SPANS 4400 - 7900:
ADD - RIBBON PLATE 70 x 35 MGP10
TOP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

STD CORNER DETAIL
studs to be securely fixed with blocking and nails



AMENDMENTS

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