

Modern Home Design



Feet Width 39' 6" x 60' 1"

Width 15.49 x 17.74 Meters

Metric Sizes

Living Area: 161.1 m²

Garage : 42.4 m²

Alfresco : 18.8 m²

Total Area: 226.9 m²



Australian Design Services

A Design World Of Difference

www.australianfloorplans.com.au

FEATURES

- 4 Bedroom
- 2 Bathroom
- Large Kitchen + Pantry
- Large Living
- Covered Alfresco Patio
- Home Theatre Room

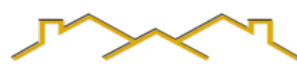
FREE VERSION

Free version is for creating ideas only
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Width 15.49 x 17.74 Meters

BUY OUR FULL CONCEPT PLANS AND LICENCE PACK

About Our Concept Home Plans

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

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 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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Example only

Australian floor plans

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Example only

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Conditions:
We are engaged as an employee and you are assumed to be acting as the builder or building Contractor. Quote excludes costs for: Council Application, Form 15 & 16 Engineering and Site Contours
Any Payment made is taken as accepting the conditions and that you agree to defend, indemnify and hold harmless Australian floor plans, Brockston Pty Ltd
And its directors and staff for any third-party claims which may arise from the use of the plans or copyright infringements. All payments are non-refundable.

Kind Regards

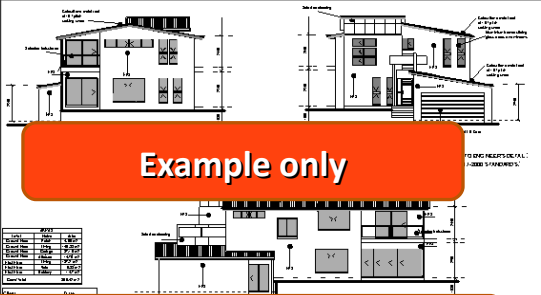
Peter Martin
Peter Martin.

Basic Comments



Example only

WATERMARK IS REMOVED SO YOU CAN FULLY USE THE PLANS



Example only

ARE YOU A BUILDING CONTRACTOR? BUY OUR HOME BUILDERS PACK

Home Builders Pack:

Building Contractors Plans and Copyright Licence Pack

Designed for building contractors. Ideal for websites, blogs, printing, advertising.
They come with an **Editable Doc File** so you can place your logo, contact details etc.

Builders Set of Plans Includes

- Preliminary House Plan Set (Digital)
 - Editable Doc File
 - 3D Front facade JPEG
 - 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

Example brochure

DUPLEX 196DU 5 2 2

WIDTH : 5.270 x DEPTH 10.2 meters

ALFRESCO ALFRESCO

W.B.K. BED 1 3.5 X 3.5 BATH 3.5 X 3.5 KITCHEN MEALS KITCHEN MEALS BED 2 3.3 X 2.7 GARAGE GARAGE BED 3 3.3 X 3.3 LOUNGE 6.0 X 4.0 LOUNGE 3.9 X 3.1

FEATURES
5 Bedroom 2 Bathroom
Duplex Design Alfresco
Metric Sizes

YOUR LOGO HERE
QUALITY HOME BUILDER

Example Floor Plan

BASIC COMMENTS

UNIT 1 UNIT 2

FLOOR PLAN

SCALE: 1:100

Example Elevation Plans

ELEVATION 1

ELEVATION 2

SECTION 1

CONSTRUCTIONS PLANS OPTION

DO YOU WANT MORE DETAILED PLANS ?

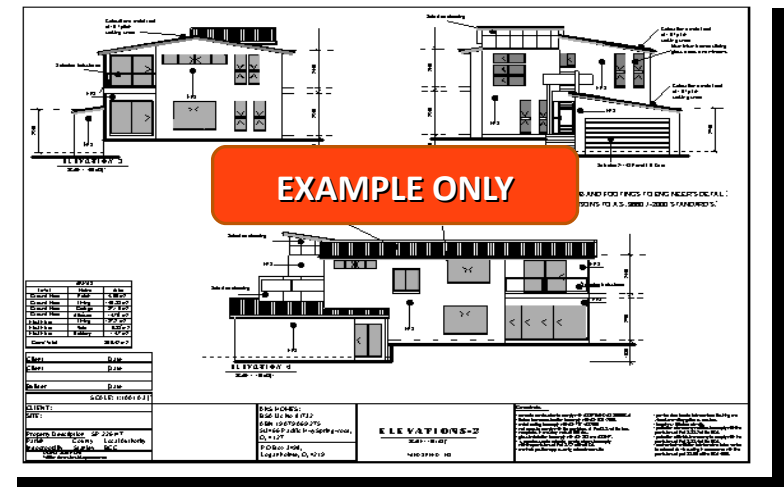
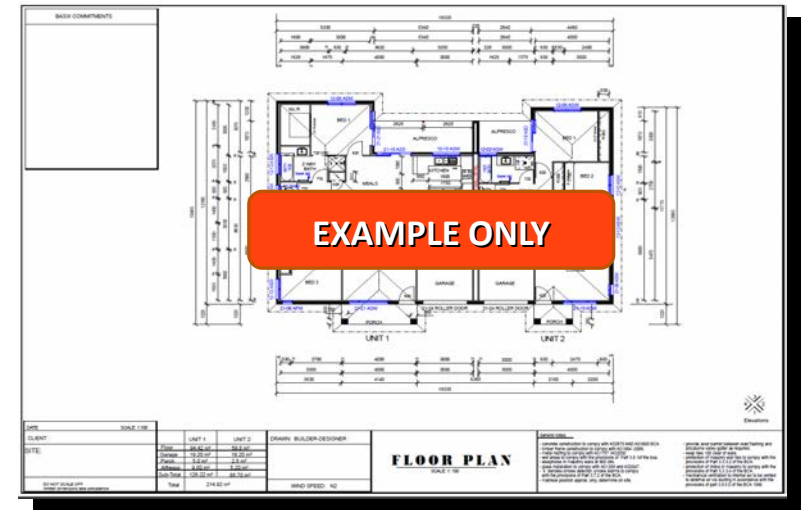
Buy Our Construction Plans & Copyright Licence Pack

2. Full House Plan Set - \$Free Quote

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 .



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

CUSTOM DESIGN OPTION

Do you want modifications to this design

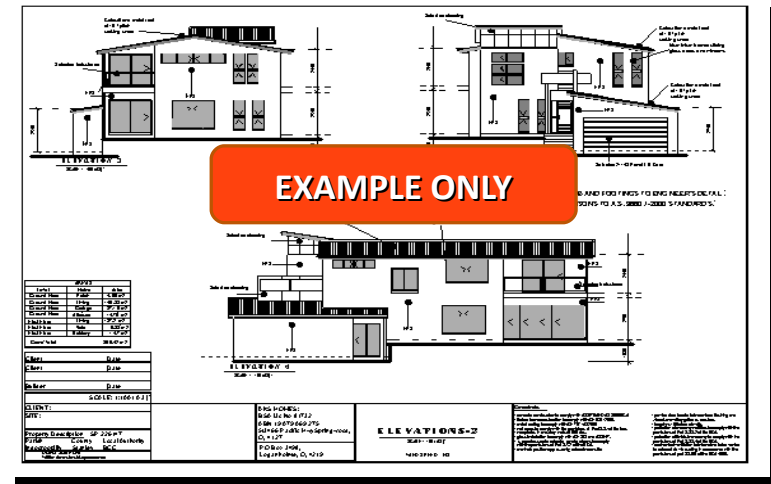
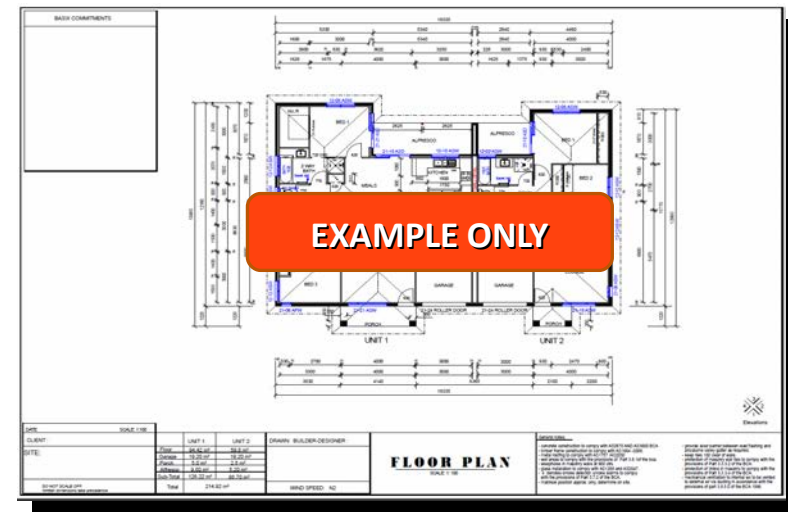
3. Custom Design Set – Free Quote

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



DRAFTING CHECKLIST 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

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

Email or fax to Australian floor plans Fax: 07 33190916 - Email: admin@australianfloorplans.com

CHECK OUT OUR DESIGN BOOKS



[2 Storey Homes Ebook more details HERE](#)



[1 Storey Homes Ebook more details HERE](#)



[Bathrooms Ebook more details HERE](#)

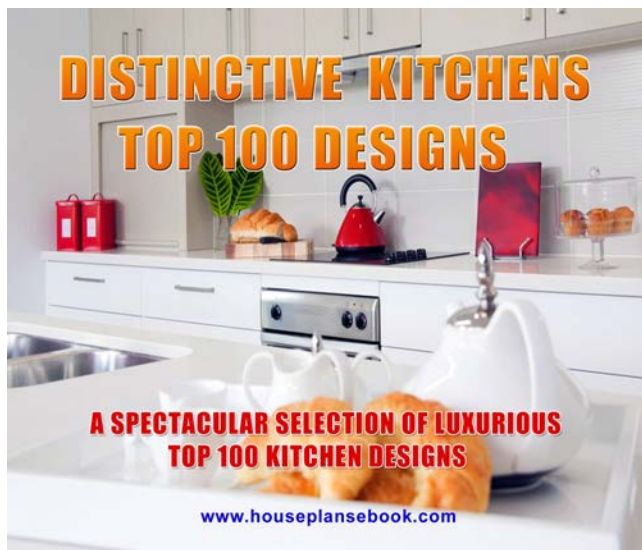


[House Facades and Home Fronts details HERE](#)

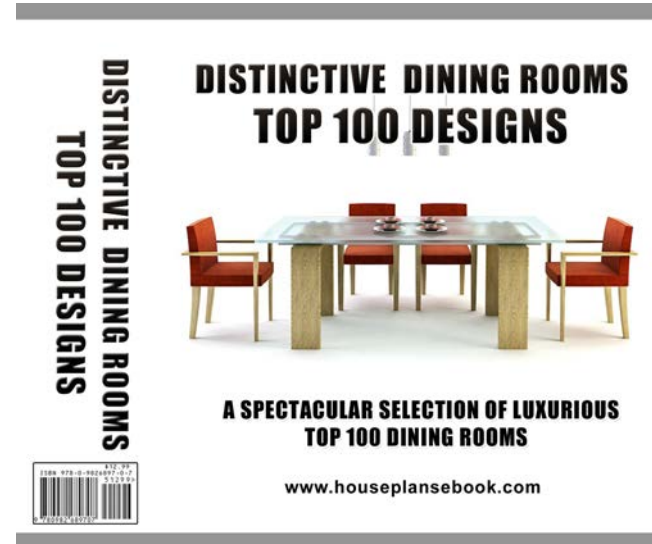
CHECK OUT OUR DESIGN BOOKS



Duplex Designs more details [HERE](#)



CHECK OUT OUR DESIGN BOOKS



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