

**Modern Home Design: 265.58**

**4 Bed + Study + 2 Bath + 2 Living Rooms + 2 Car**



www.australianfloorplans.com.au

**Width 12.7 x 25.2 Meters**

**Metric Sizes**  
Bed 1: 5.2 x 3.5  
Bed 2: 3.2 x 3.6  
Bed 3: 3.0 x 2.9  
Bed 4 : 3.6 x 3.0  
Living: 5.2 x 5.3  
Family: 6.1 x 2.9

**Metric Sizes**  
Living Area: 195.3 m2  
Porch: 2.23 m2  
Garage: 39.6 m2  
Alfresco: 28.45 m2  
Total Area: 265.58 m2

  
**Australian Design Services**  
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- FEATURES**
- 4 Bedroom + Study Nook
  - 2 Bathroom
  - Large Kitchen + Pantry
  - 2 Living Rooms
  - Covered Alfresco Patio

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Upgrade to our affordable concept plans for full use

# Modern Home Design: 265.58

# 4 Bed + Study + 2 Bath + 2 Living Rooms + 2 Car

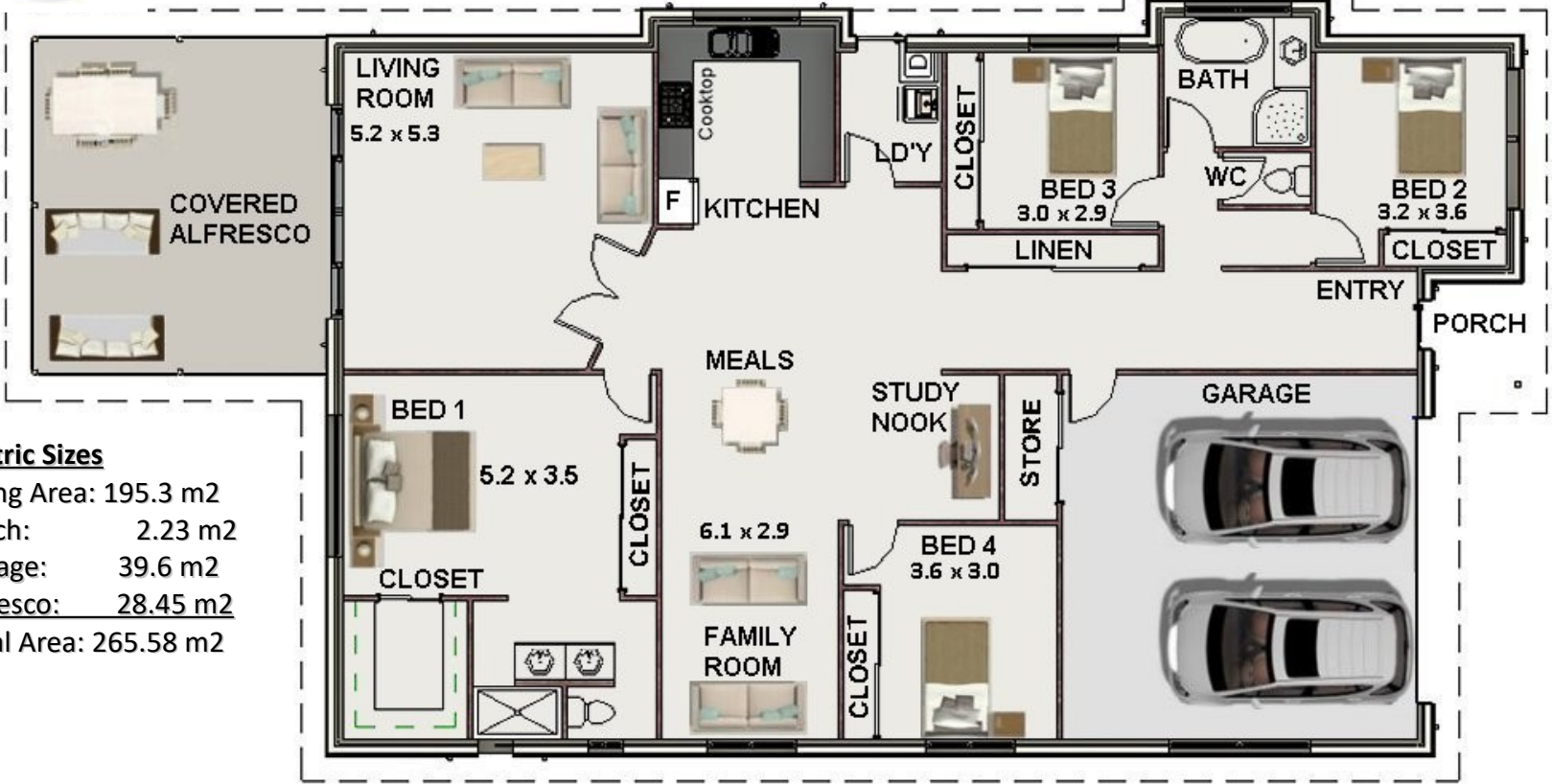


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**FEATURES**

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**CONSTRUCTION NOTES**

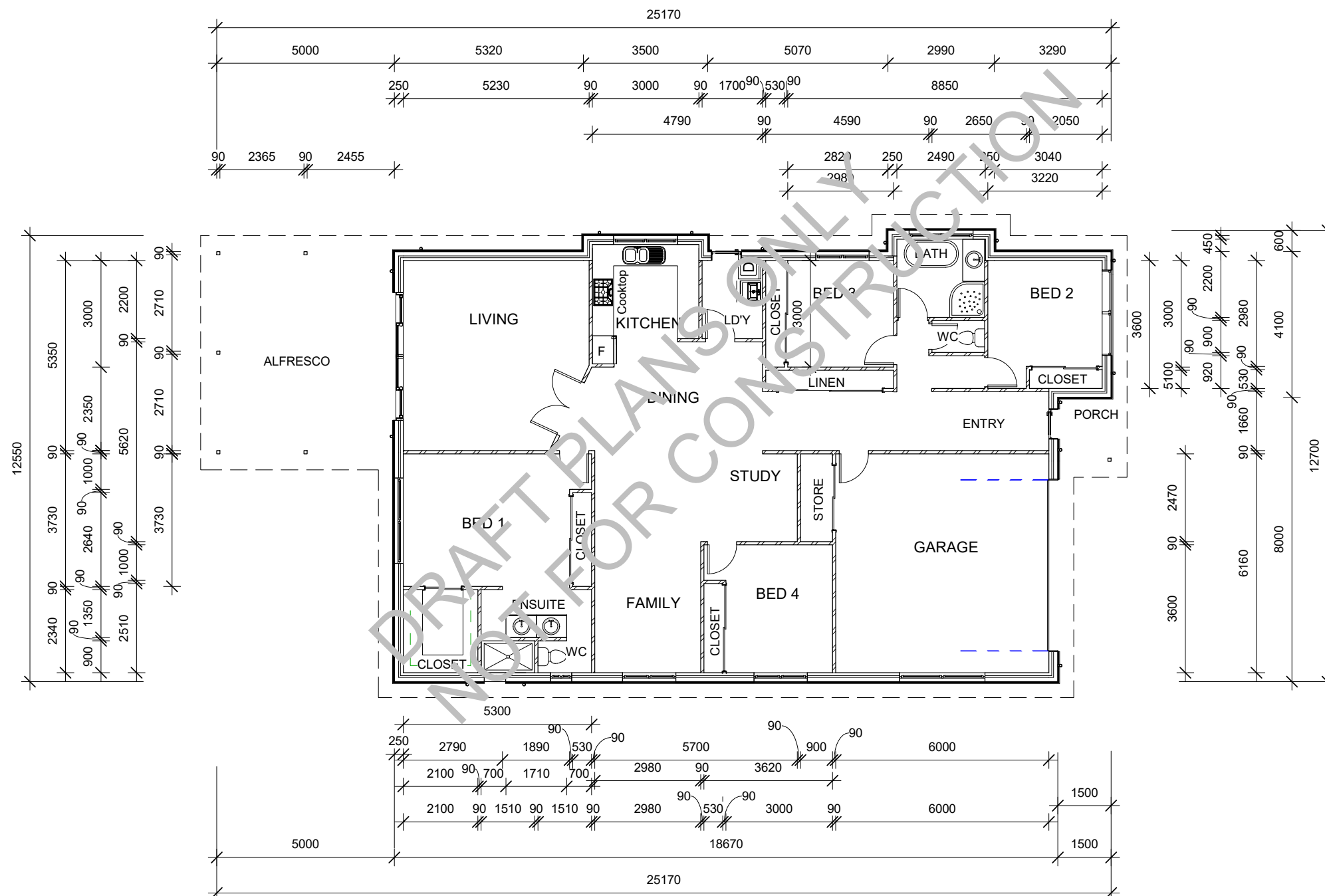
1. EXTERNAL WALLS =250mm
2. INTERNAL WALLS = 90mm
3. ALL INTERNAL DOORS 2040 HT
4. WC DOOR EXTERNAL REMOVABLE HINGES

**GENERAL NOTES**

DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.  
 THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA . CURRENT STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIA AND THE AUSTRALIAN STANDARDS.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPUTIONS AND DRAWINGS



DESIGN : 265.58

METRIC VERSION

**AREAS**

LIVING AREA: 195.3 m<sup>2</sup>  
 ALFRESCO: 28.45 m<sup>2</sup>  
 PORTICO: 2.23 m<sup>2</sup>  
 GARAGE: 39.6 m<sup>2</sup>  
**TOTAL AREA: 265.58m<sup>2</sup>**

No.	Description	Date

**FLOOR PLAN**

Project number	0001
Date	Issue Date
Drawn by	Author
Checked by	Checker
<b>A103</b>	
Scale	1 : 100

**1 FLOOR PLAN**  
1 : 100

**CONSTRUCTION NOTES**

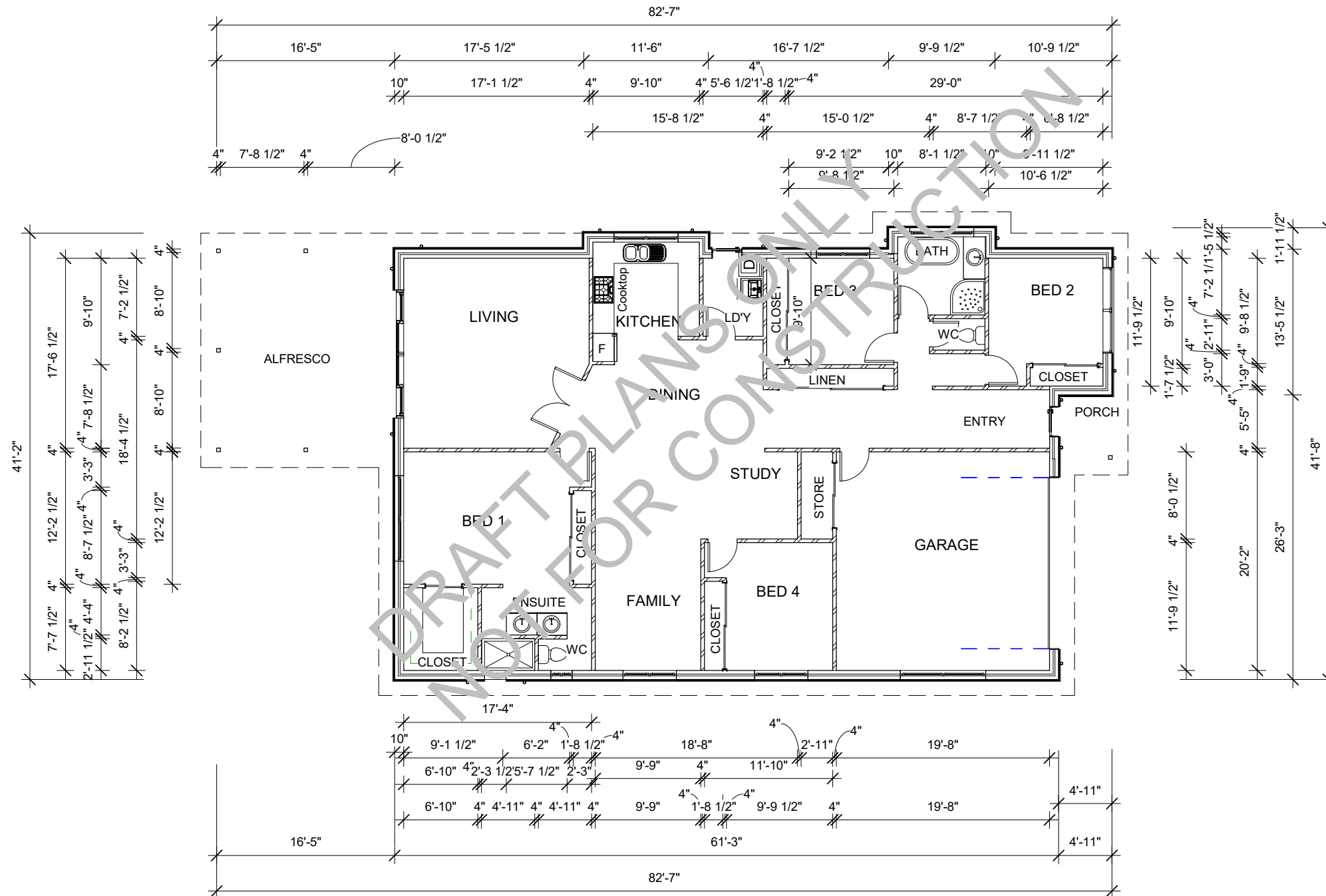
1. EXTERNAL WALLS = 10"
2. INTERNAL WALLS = 4"
3. ALL INTERNAL DOORS 80"
4. WC DOOR EXTERNAL REMOVABLE HINGES

**GENERAL NOTES**

DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.  
 THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF USA . CURRENT STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.

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DESIGN : 265.58

IMPERIAL VERSION

**AREAS**

LIVING AREA: 2102 Sq. Feet  
 GARAGE AREA: 426 Sq. Feet  
 ALFRESCO: 306 Sq. Feet  
 PORCH: 25 Sq. Feet  
 TOTAL AREA: 2858 Sq. Feet

No.	Description	Date

**FLOOR PLAN**

Project number	0001
Date	Issue Date
Drawn by	Author
Checked by	Checker
<b>A103</b>	
Scale	1 : 100

**1 FLOOR PLAN**  
1 : 100

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

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australianfloorplans.com

**Example only**

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



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**Example only**

Australian floor plans

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**Example only**

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It is the customer's responsibility to ensure the accuracy, compliance with applicable statute or regulation, and fitness of purpose of any plans or construction information received from Australian Floor Plans and Brockston Pty Ltd prior to use thereof. In the event any liability is imposed on Australian Floor Plans and Brockston Pty Ltd, Australian Floor Plans and Brockston Pty Ltd liability to you or any third party shall not exceed the price paid for Australian Floor Plans and Brockston Pty Ltd product.


All council and state requirements for permits and drafting license are the responsible of the buyer and not the responsibility of Australian Floor Plans and Brockston Pty Ltd.

**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

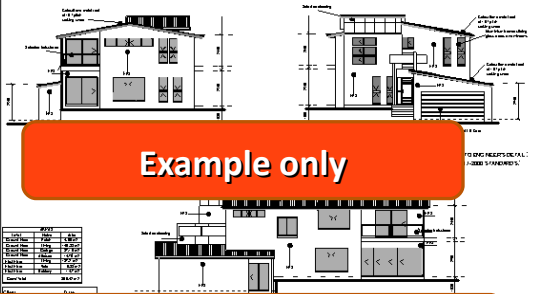
*Peter Martin*  
Peter Martin.

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 ROBE LIN 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

SCALE: 1:100

FLOOR PLAN

Example Elevation Plans

ELEVATION 1  
SCALE: 1:50

ELEVATION 2  
SCALE: 1:50

SECTION 1  
SCALE: 1:50

# CONSTRUCTIONS PLANS OPTION

**DO YOU WANT MORE DETAILED PLANS ?**

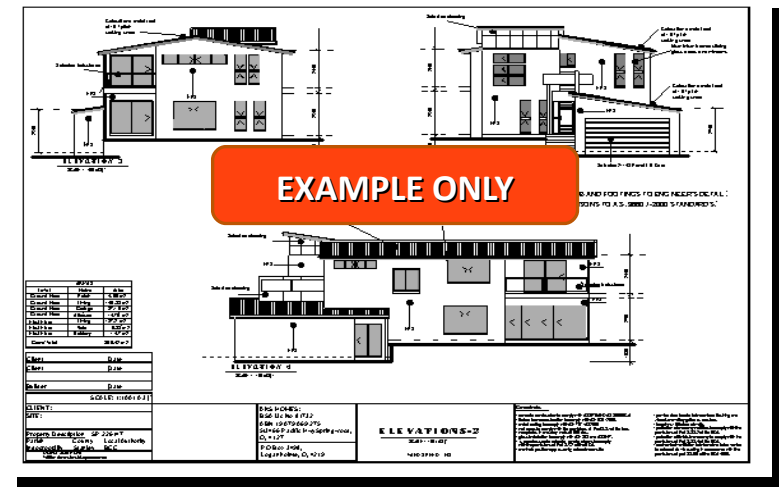
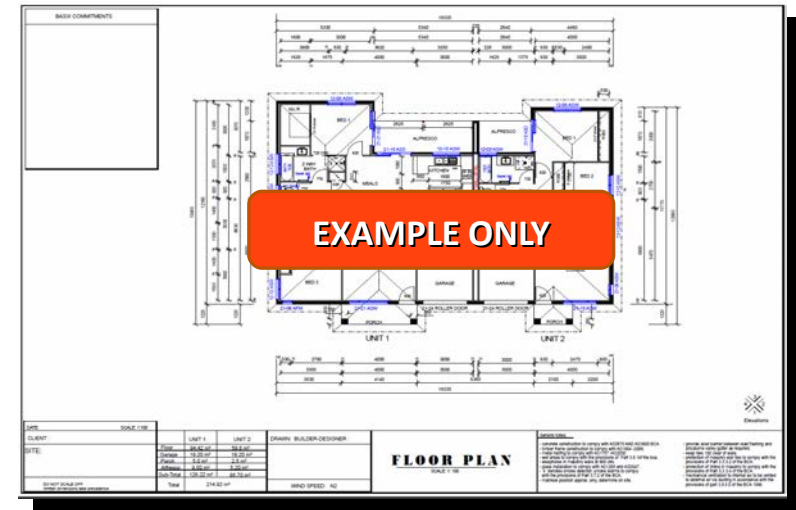
**Buy Our Construction Plans & Copyright Licence Pack**

## 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

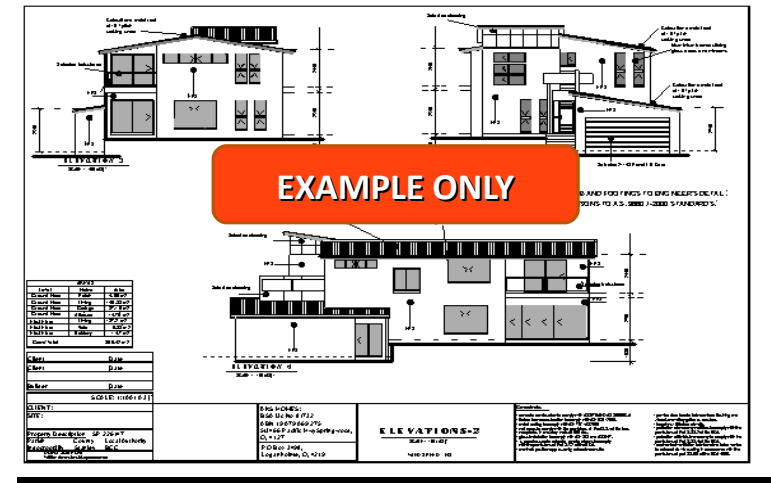
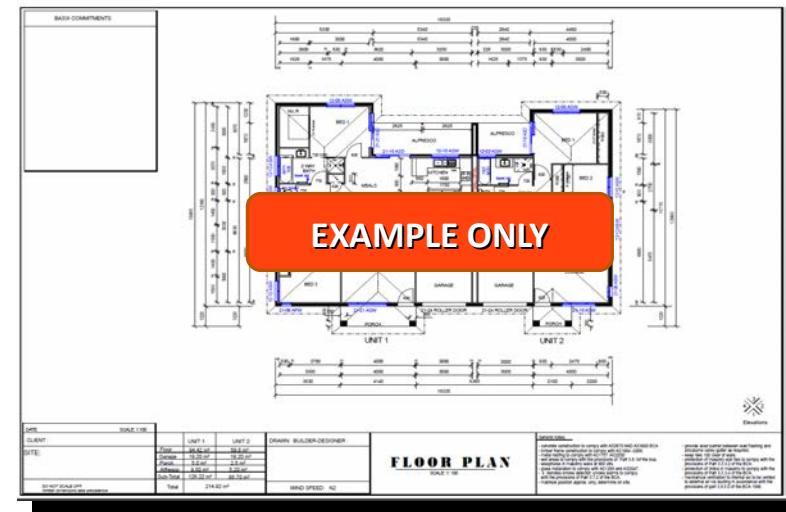
## 3. Custom Design Set – Free Quote

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](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)

# 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](#)

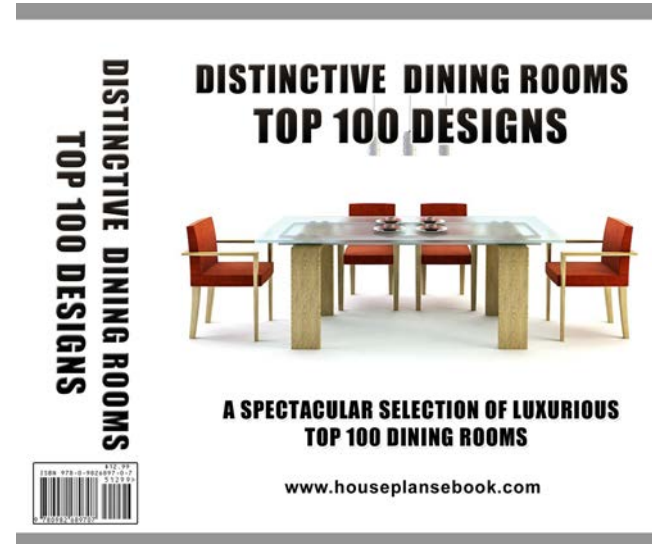
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# CHECK OUT OUR DESIGN BOOKS



# CHECK OUT OUR DESIGN BOOKS

