



BUILD WITH CONFIDENCE

YOUR HOME PLANS

A guide to understanding your plans





House plans are like road maps – but a lot more complicated! And no matter how they are held, they can still be confusing unless you know how to read them. This guide will assist you in understanding the important information contained in your new home plans.

Building a new home is a unique endeavour that brings together a myriad of emotions and experiences. It is a journey of dreams and possibilities, where imagination and reality collide.

From the moment you lay the foundation to the moment you get the keys, every step is filled with anticipation and excitement.

The process of designing and constructing a home allows you to shape a space that is a true reflection of you. With each brick laid, each wall erected, and each room taking shape, you witness the transformation of raw materials into a sanctuary that will hold the stories of your life. The decision-making process becomes an adventure, as you carefully select the perfect finishes, fixtures, and colours that will bring your vision to life.

We encourage you to use this guide to help you understand how to read the plans for your new home so you know exactly what will be under the roof of your new home. Rest assured, we've broken down the process in easier steps for you to understand.

Knowing how to read your new home plans helps you understand the process of a home build and what it takes to get it from a block of land to the place you come home to everyday.

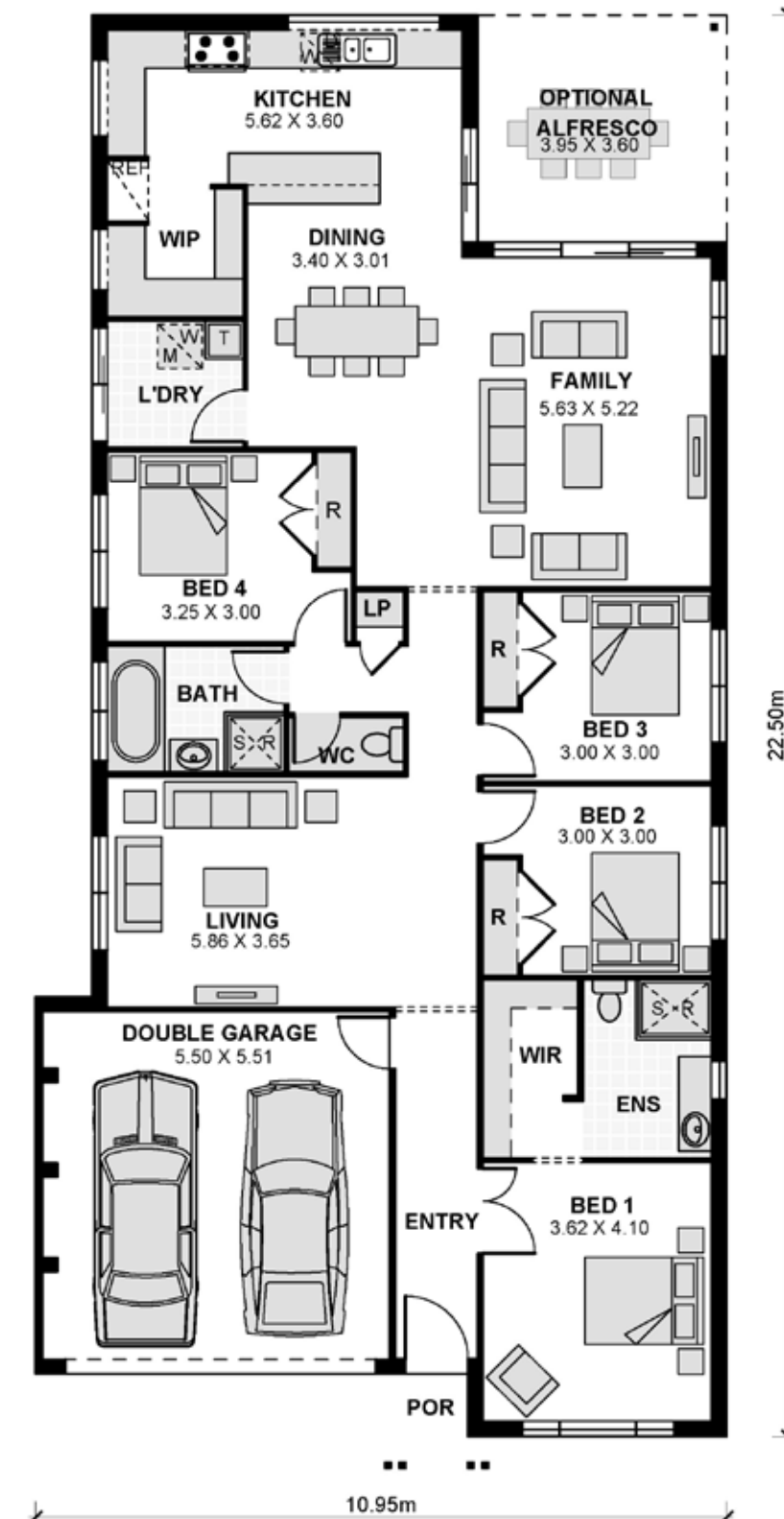
If you have questions about anything you read in this guide, please reach out to your Sales Consultant or Tender Presenter who can assist you on your home journey.



THE BROCHURE PLAN

The Brochure Plan of the standard house design shows the basic layout and overall dimensions. The brochure plan is not specific to your tender, and the design may be mirror reversed to better suit the block of land.

It is simple, not always drawn to scale and is often populated with furniture to indicate the livability of the layout.





THE SITE PLAN

This is a bird's eye view looking down on your block and shows the exact position of the new home to the site and how it relates to:

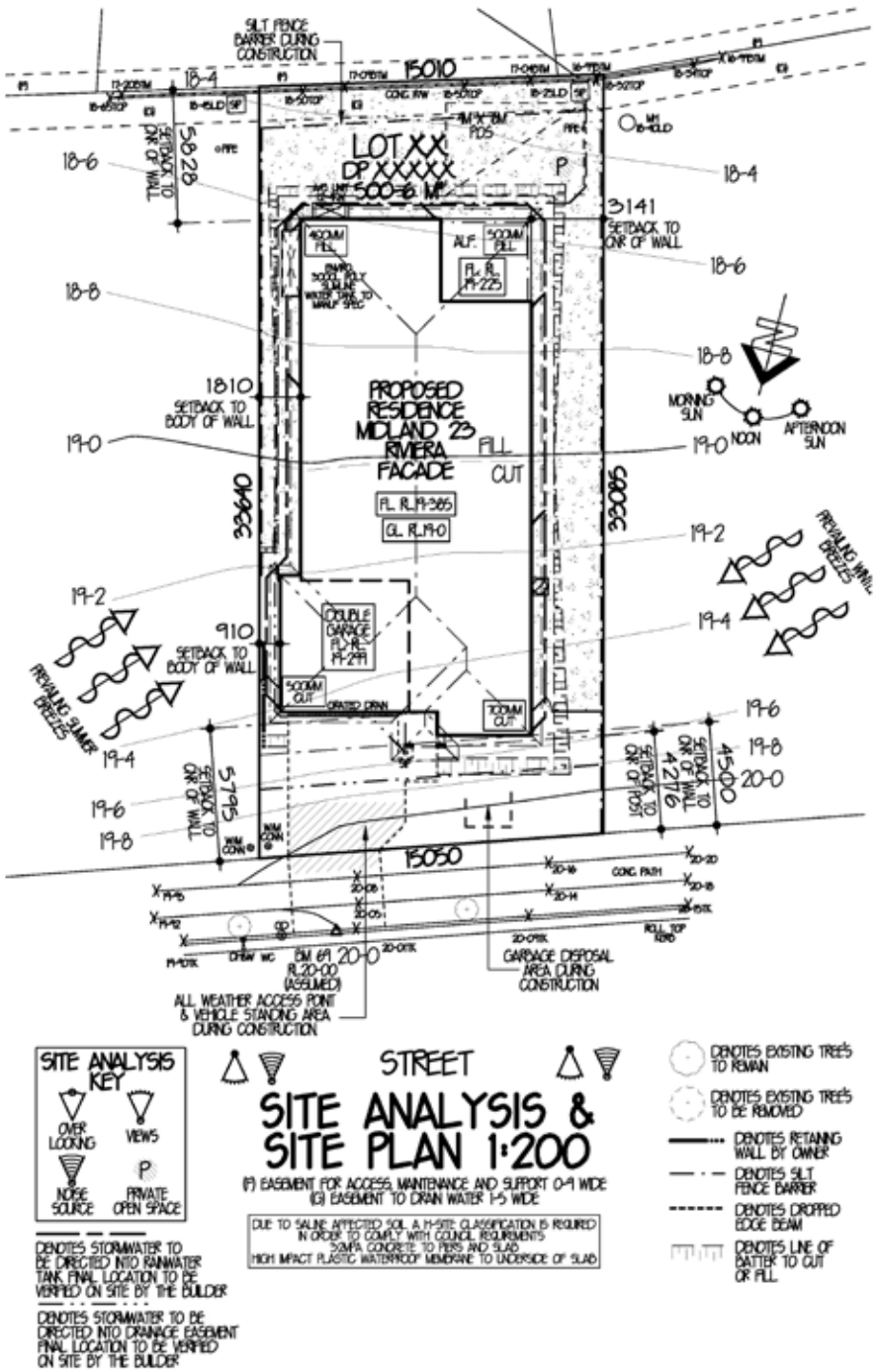
- Front, side, rear boundaries, dimensions, and the setback requirements;
- Neighbouring buildings or vacant lots if a new estate;
- The location of known underground services, easements, fences/retaining walls, location of driveways and footpaths;
- The location of existing features that must be preserved such as trees, or existing structures to be demolished;
- Alfresco and garage positions and orientation of the home;
- Total house size - provides the total floor area or size of the home.

Site data outlines the main building compliance criteria, including site coverage, landscaping areas, and open space.

Topographical data is also provided that specifies the contour level of the land. These contour lines indicate which direction the site is sloping and the extent of the Earthworks required.

These are usually drawn to a scale no smaller than 1:200 scale – 1 cm on the plan represents 2 metres.

The North point is shown on the plan to indicate the rise and setting of the sun in relation to the site and the layout of the new home.



THE ARCHITECTURAL PLAN

Architectural plans are sometimes referred to as the working drawings and include the floor plan and all four elevations (exterior views) of the new home. The builder will use these views to build the home, so check them carefully, as the final contract is signed on the understanding that these drawings are final.

No structural changes are permitted. Structural changes are room and wall locations, ceiling height, window sizes and locations – any change affecting the external structure of the home. They are usually drawn to a 1:100 scale – 1 cm on the plan represents 1 metre, or 1 mm is equivalent to 10 cm.

THE FLOOR PLAN

The floor plan shows the finalised layout and detailed information of the home.

- 1 LEGEND – all architectural plans have a legend to explain the symbols on the plan.
- 2 SECTION – is a slice through view of a section of the home and describes both construction methods in more detail as well as internal finishes for that particular section of the home. A section plan is shown as a dark line with a letter on both ends.

LINES & MEASUREMENTS

- 3 PARALLEL LINES – are sets of vertical and horizontal parallel lines with numbers written alongside them which shows the entire measurements of the house down to the width of a wall. These lines are always expressed in millimetres (mm). The top of the line refers to the largest dimension like exterior walls and then works in towards the centre of the plan. The *notches or *markers in the line highlight the measurement in between them to show the width of the area.
- 4 DOTTED LINES – around the outside of the house plan denotes the width of the roof overhang (eave). Across the whole house plan indicates different roof angles.

- 5 WINDOW DIMENSIONS – are in metres (m) and expressed as four (4) digit numbers – the first two digits refer to the height of the window while the second refers to the width. Eg: ASW 1821 is an aluminium sliding window that is 1.8 m high x 2.1 m wide. Window heights from the floor level are shown on most elevations.

The type of window used is shown on the side elevations with arrows indicating the opening direction.

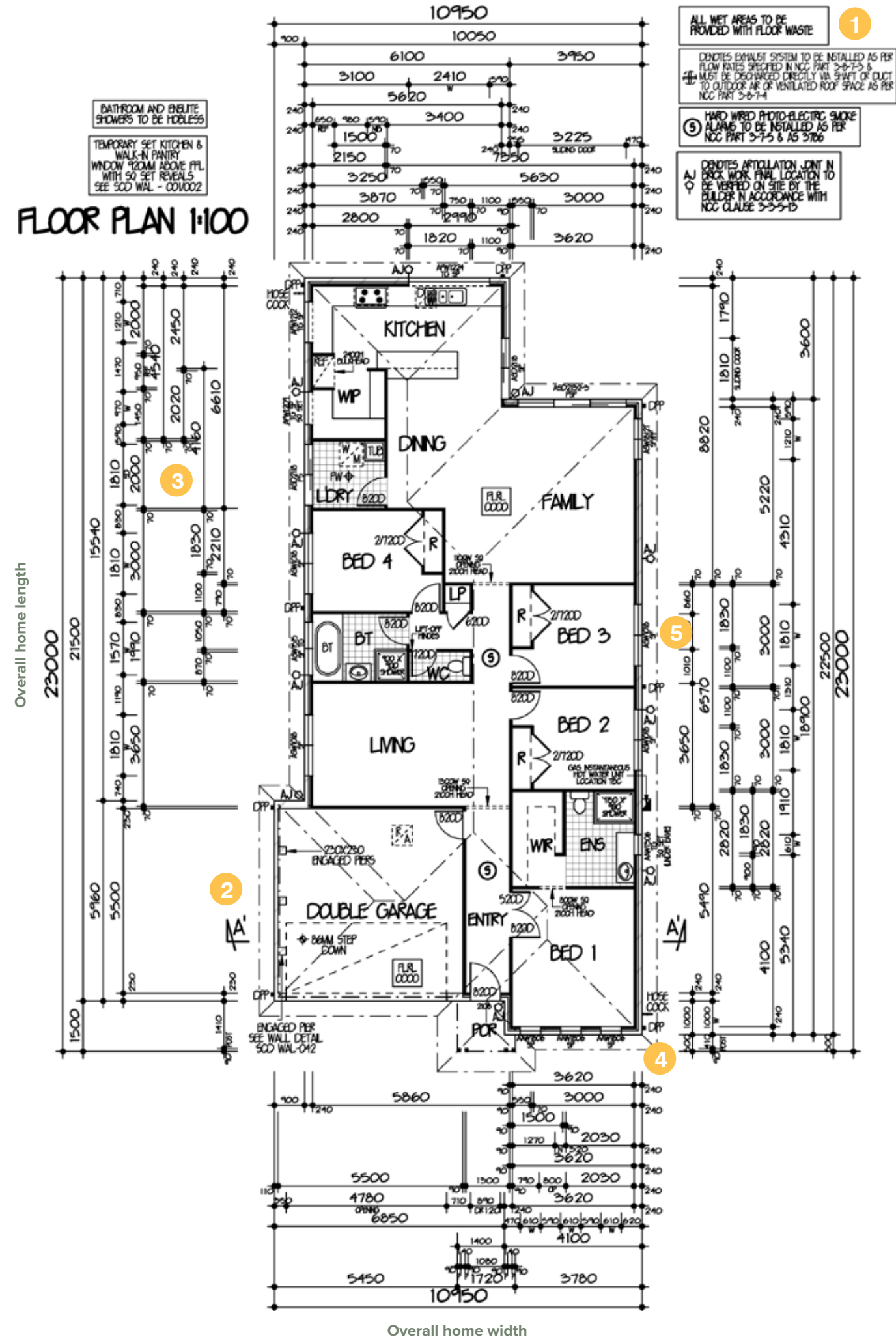
ABBREVIATIONS

AFW	Aluminium fixed window
ASW	Aluminium sliding window
ASW0618	Aluminium sliding window @ 0.6m x 1.8m (the first two digits refer to the window height and second two refer to width, these numbers will change according to your plan)
AAW	Aluminium awning window
TAW	Timber awning window
DHW	Double hung window
CSD	Cavity sliding door

Sliding door dimensions work in much the same as above. Arrows on the elevation indicate the opening direction.

Floor coverings

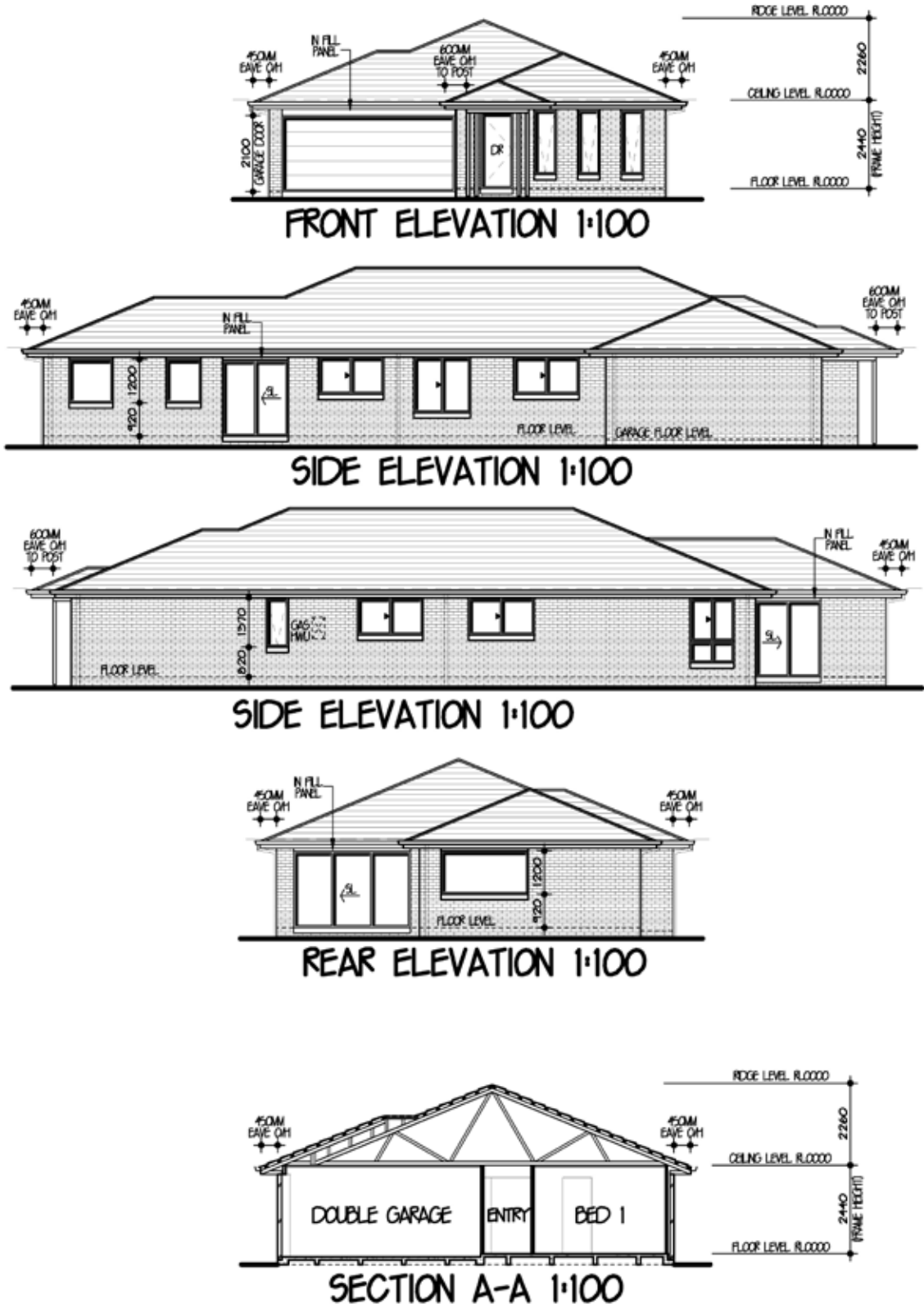
Tiles to wet areas (bathrooms and laundry) are shown as a grid pattern on the plan. Tiles and carpet to living areas are shown with labels (if applicable).



ELEVATION PLANS

The elevation plans are a 2D view of each external elevation of the home. Letters such as A, B, C, D or N, S, E, W are sometimes used to refer to the front elevation (the façade) and the rear and both sides of the home. The elevations specify roof and ridge heights, existing

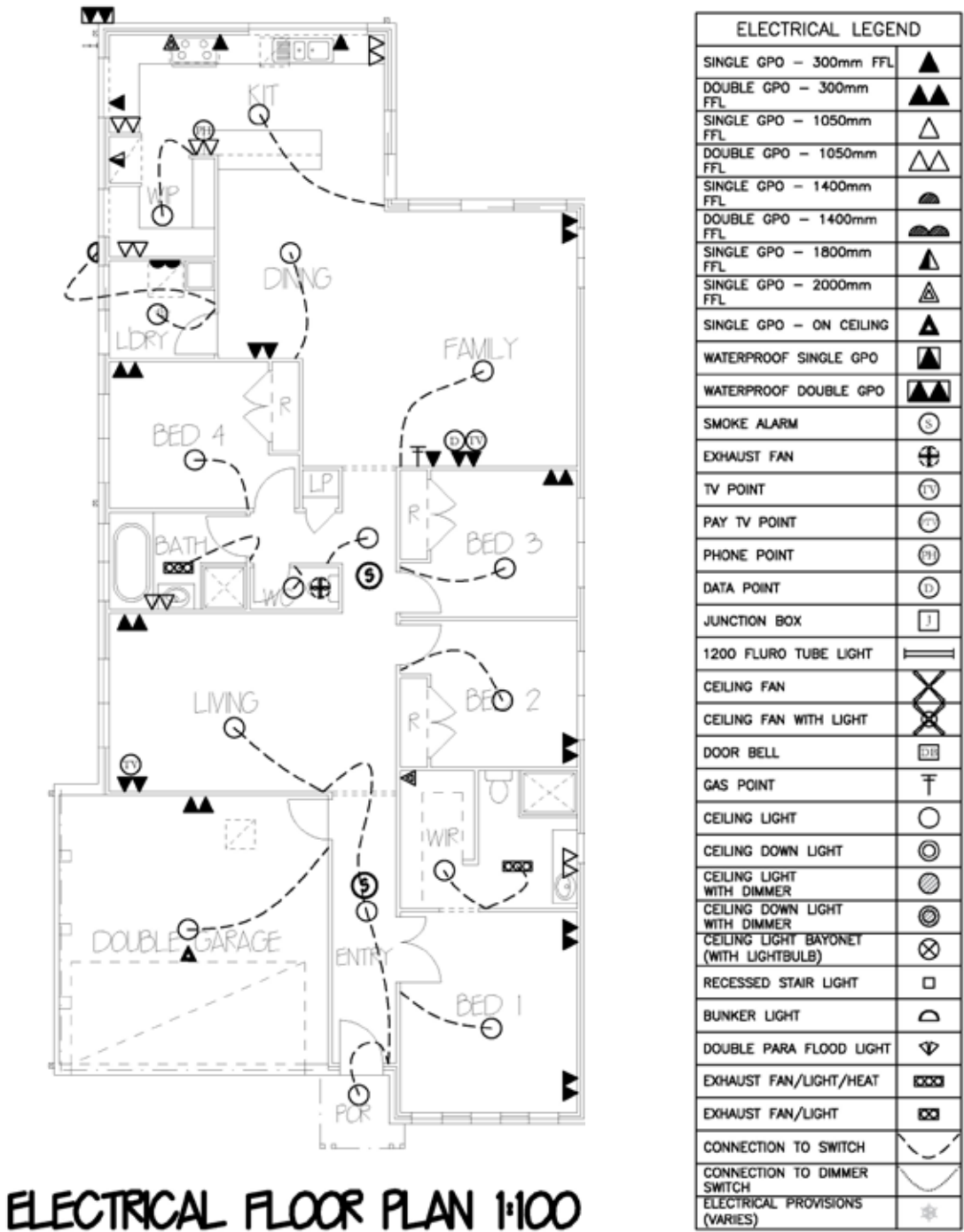
and finished ground levels, style and opening directions of windows and doors, location of fences and details of materials and finishes to give the home its external appearance. Ceiling heights are noted on the section or front elevations.



ELECTRICAL PLANS

The electrical plan is drawn to specify the location of all things electrical for both interior and the exterior of your new home. A blank electrical plan is provided initially and you will finalise your plan, with the assistance of an experienced consultant, at your electrical selection

appointment in Studio Eden. The electrical plan includes a legend that makes it easy to understand the various types of fixtures and outlets, and their location around the home.



NOT SURE WHAT THESE TERMS MEAN?
WE'VE ATTACHED A BUILDING JARGON GUIDE AT THE BACK OF THIS BOOKLET

Building your new home can be very detail orientated with many decisions to make. We've broken down some of the most popular building jargon to make it easier for you during the build process.



BUILDING DIRECTORY: INTERNAL

ARCHITRAVE – This material is used to seal the window/door frame to the walls and can come in varied and ornate shapes, generally timber.

CORNICE – This material is fitted to the junction of the wall and the ceiling and can be ornate or plain, generally semi curved.

UNDERCOAT – A coat applied PRIOR to the finishing or top coat of a paint job.

SKIRTING BOARD – A wooden board running along the base of an internal wall, generally timber.

TRIM – The finish materials such as mouldings, edgings applied around openings (window trim, door trim) or at the floor and ceilings of rooms (cornices, skirting boards).

BALUSTRADE – This is the vertical material that supports the handrail on a staircase , the word is the plural of baluster. These predominantly prevent falling from the staircase.

BEAM – A structural member (usually made of steel or wood) transversely supporting a weight.

LANDING – A platform between flight of stairs or where the stairs end.

RISER – The vertical height of a step or flight of stairs.

TREAD – The horizontal board on a stairway, on which the foot is placed.



BUILDING DIRECTORY: EXTERNAL

BRICK – Generally a clay based product that forms the external veneer of the house. Builder's range face brick come standard to all homes.

DOWNPIPE – This is a vertical material that carries the rain water from the roof down into the storm water.

EAVES – This section of the building is horizontal and usually abuts your brickwork on one side and your fascia on the other.

EXTERNAL CLADDING – Usually would refer to material other than brickwork that is applied as a veneer to the external walls of your home.

FAÇADE – This is a French word often used to describe the front face or external front of the home.

FASCIA – This material usually runs horizontally around your house and covers the edge of your roof.

GUTTER – A shallow channel of metal set along the eaves of a house to capture and carry water.

HIP – The external angle formed by the meeting of two sloping sides of a roof.

METER BOX – This is where your electrical metering will be stored and is located externally on your house.

MOROKA – This is a propriety brand of paint finish that is applied with a woollen mitt, generally over the common brickwork.

MORTAR – When looking at a brick wall, it is the material separating the bricks from each other.

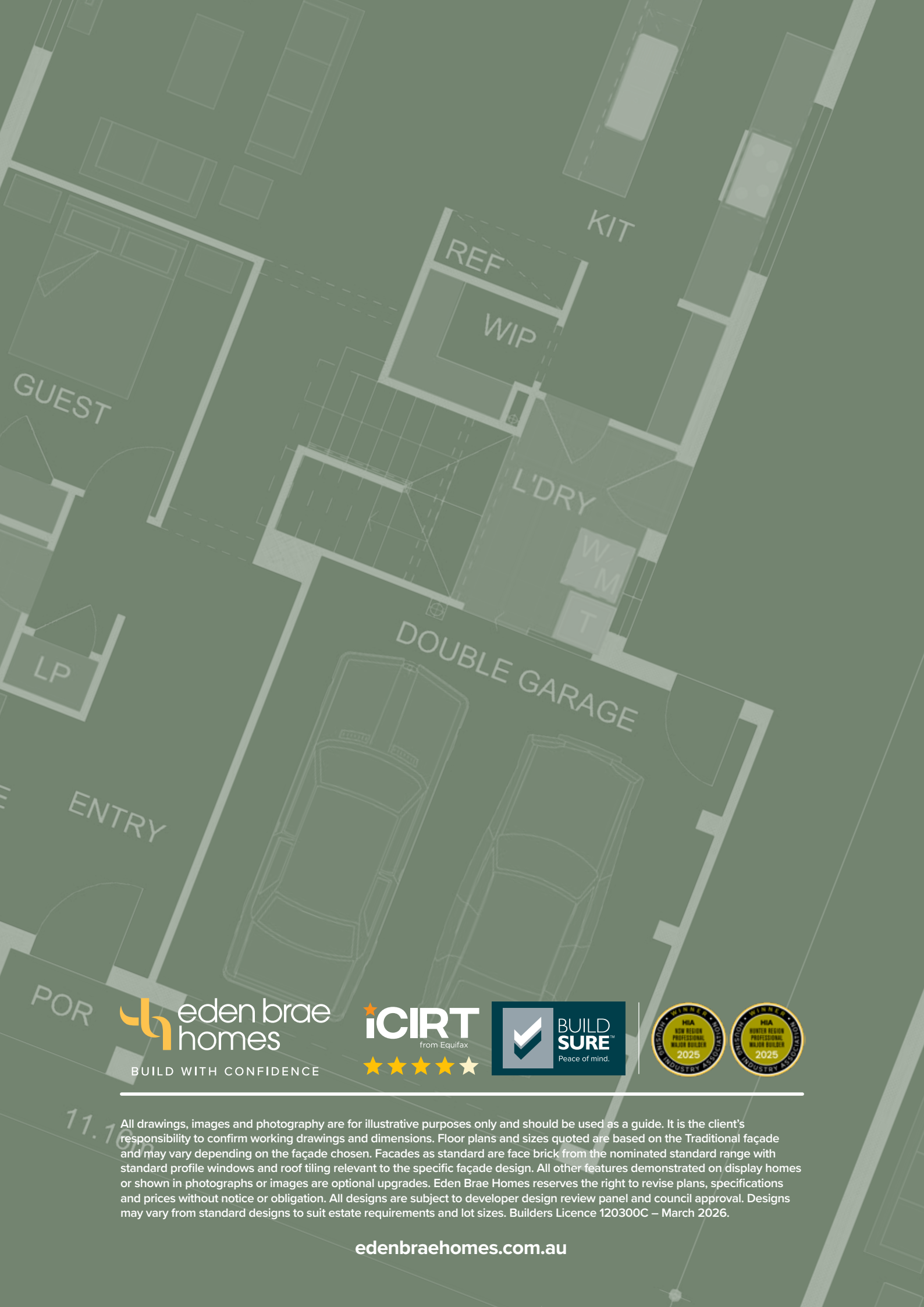
PITCH – The slope of the roof. Standard pitch is 22.5°.

RENDER – This product is generally applied over a ridged surface forming a hard durable finish that can be pre coloured or painted to your choice.

ROOF VENT – You will see these protruding from many roofs; they are a mechanical way of removing hot air from the area under your roof.

WATER TANK – Subject to local authority requirements this capture and stores rain water from your roof.

WINDOW – Allow natural light to flow into the home. Powder-coated aluminium come standard.



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All drawings, images and photography are for illustrative purposes only and should be used as a guide. It is the client's responsibility to confirm working drawings and dimensions. Floor plans and sizes quoted are based on the Traditional façade and may vary depending on the façade chosen. Facades as standard are face brick from the nominated standard range with standard profile windows and roof tiling relevant to the specific façade design. All other features demonstrated on display homes or shown in photographs or images are optional upgrades. Eden Brae Homes reserves the right to revise plans, specifications and prices without notice or obligation. All designs are subject to developer design review panel and council approval. Designs may vary from standard designs to suit estate requirements and lot sizes. Builders Licence 120300C – March 2026.

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