




Home Design: 134 - Left Hand

		
3 Beds	2 Bath	2 Car



Metric Sizes

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

Total Area: 227.10 m2

Width of home: 19.70 meters
Length of Home: 16.20 meters
Ceiling Heights: 2.400 meters

The Builders Pack

About Our Concept Home Plans

Our concept house plans are a great and smart way to develop a range of homes at a fraction of the costs of developing your own range.

These floor plans were created as preliminary house plans for previous clients or new concepts by the designer.

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.

Included In this pack:

**FREE EXAMPLE OF
CONCEPT PLANS**

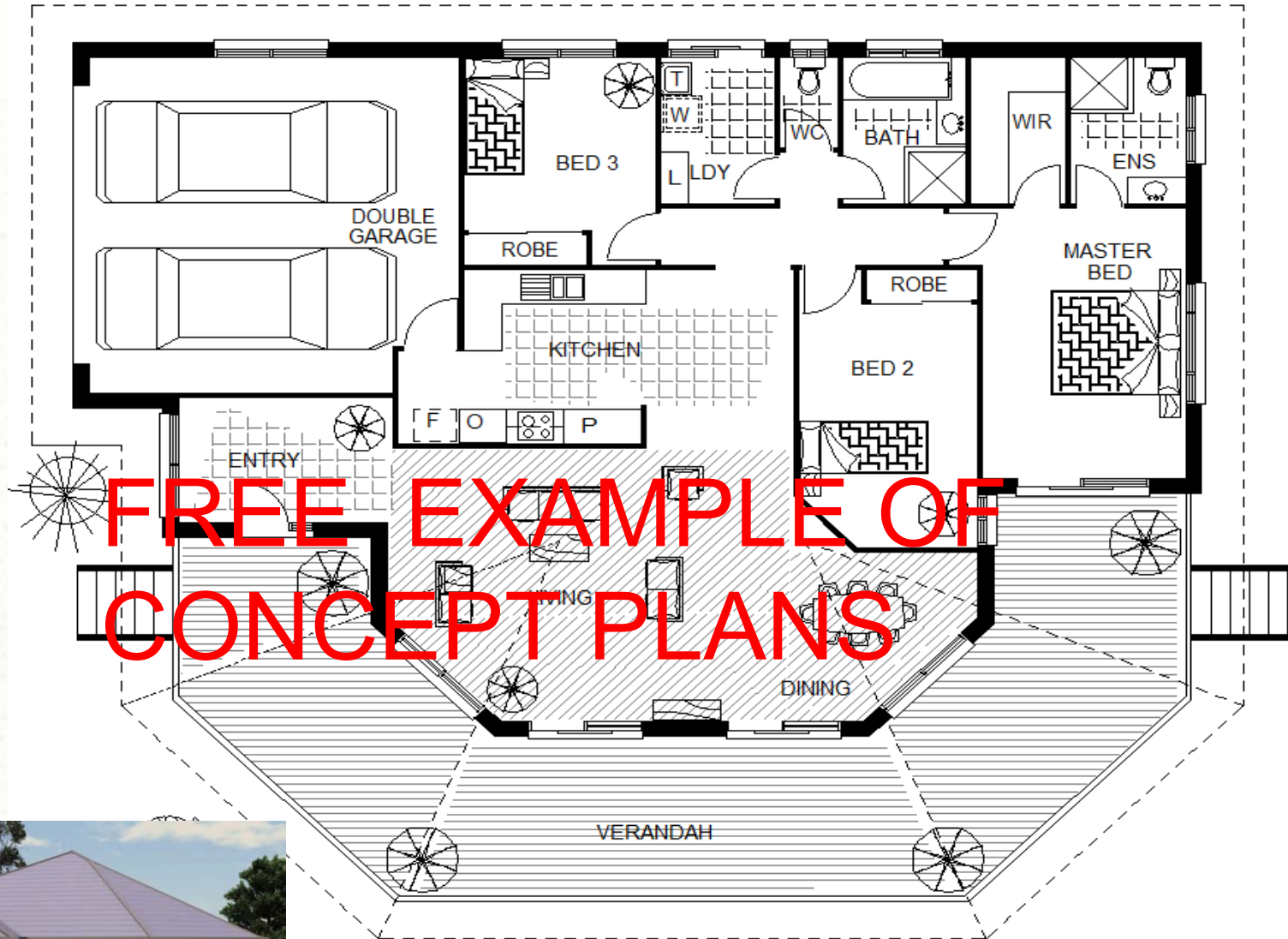
The Builders Pack is ideal for builders to use in selling homes. It is a new low cost way to increase your product line.

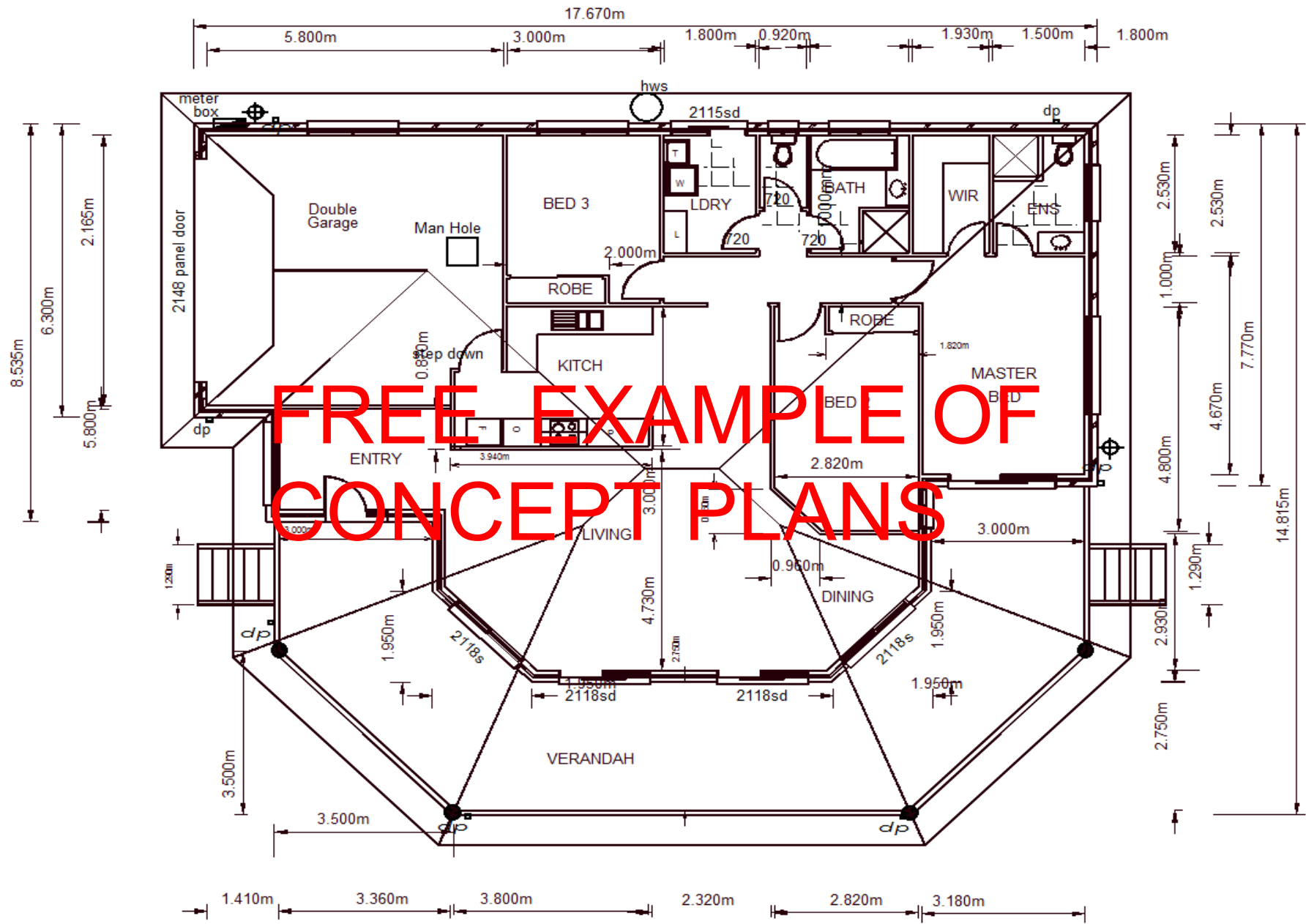
- Concept plan
- Concept Elevations
- Copyright to use plan
- PDF so you can print off as many as you want

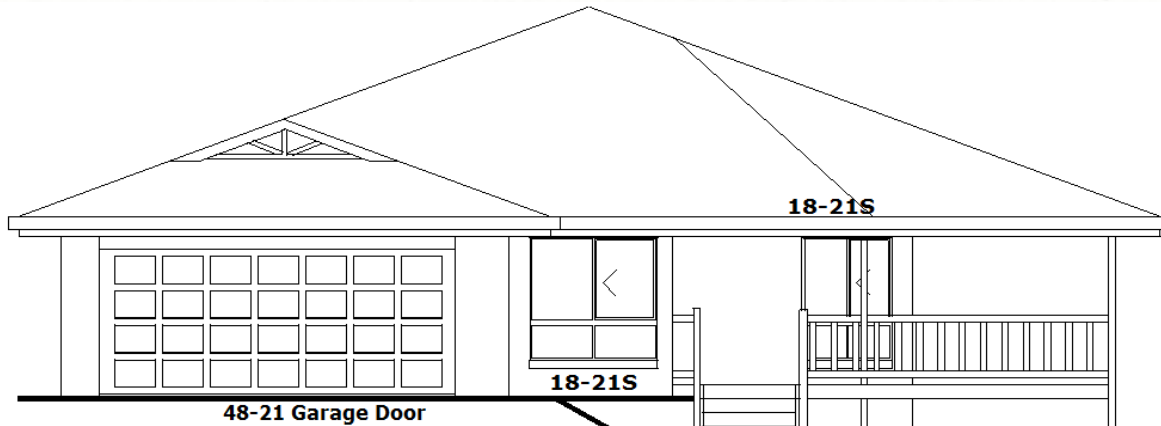
Custom Changes and Construction Plans

We offer a full custom design service where you can change the initial design or we can create a complete custom design to suit your needs and budget.

WE OFFER A LOW COST AND AFFORDABLE DESIGN SERVICE FOR BUILDERS

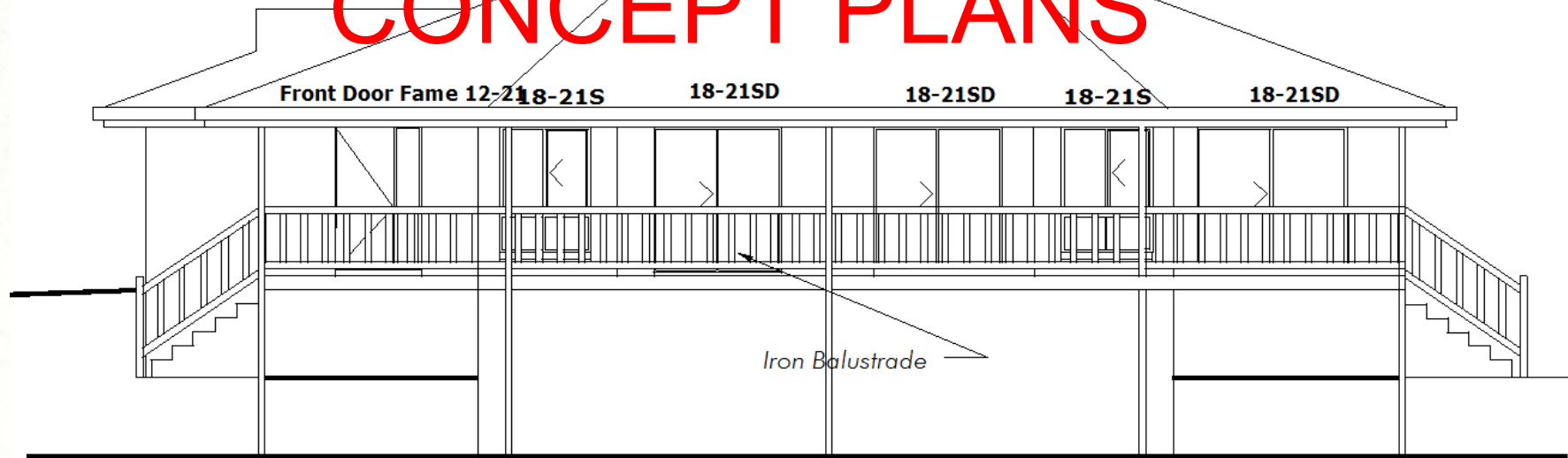


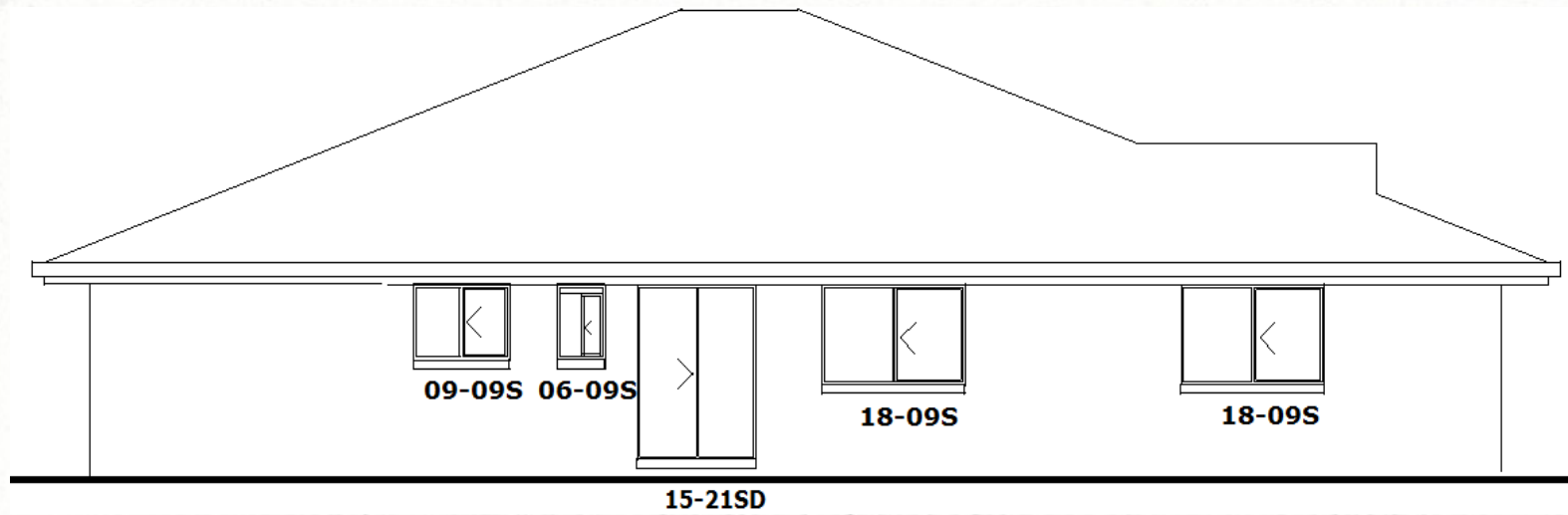




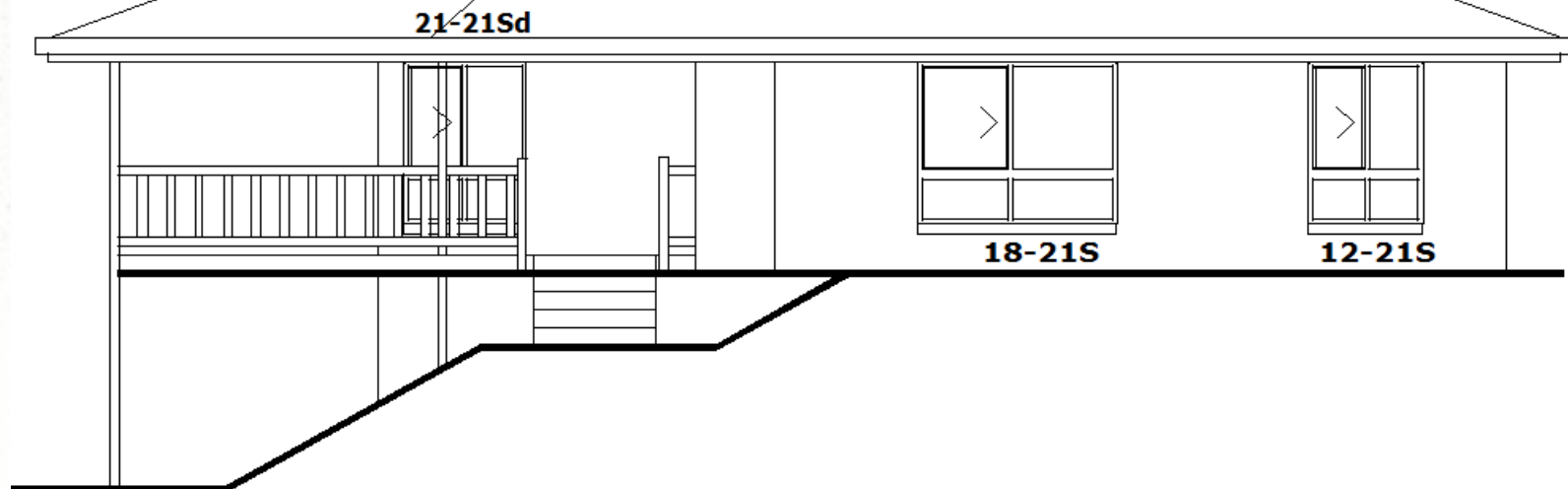
ELEVATION 3

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Home Building Design

The design of a home must incorporate your lifestyle, your budget, the shape of your land, the climate and last but not least re-sale value.

The Land:

If you intend to have a distinctive shaped home you should consider purchasing your land first, as this sets the amount of area you can build to as well as set a budget to allow for building.

Lifestyle:

Your lifestyle should be incorporated into the design of the home. For example, if you like to do a lot of entertaining the design can include a large entertainment area that has easy access to the kitchen area. Whereas if you like outdoor entertaining such as BBQ etc. you can design the home more to outdoor living with larger outdoor covered areas. Some people prefer more of a private life and do little entertaining. They can require a more private home front with the house designed towards a relaxed home environment with reading rooms, or a home cinema area with only a minimum of entertainment areas.

Budget:

Designing a home to your budget is probably one of the most neglected areas in home design and causes many of the problems in building. You should carefully budget for all the aspects of costs prior to designing the home itself. This will help in choosing many of the features you would like to bring to the design. Very few people have an unlimited budget, so if you do not allow for the finishing items such as landscaping, fencing, pools etc. prior to designing the home you tend to build a home that is larger than it should have been and you will have sacrificed finishing off the home. A well designed home completely finished has much more a appeal and re-sale value than a large unfinished home.

Aspect:

The aspect of the home is very important and easy to design into the home layout. The easiest method is to draw the land shape showing the house as a rectangle on the land. Now show the north/south direction on the drawing. You can draw small boxes in the house area where the position of each room should be in relation to the sun, heat and cold. For example - the ideal position for the kitchen is usually on the eastern side of the home so it gets the morning sun which can incorporate a breakfast or meals area. The garage is most commonly put facing the street but can be utilised to protect the home from hot western sun or simply to block the street noise from a room located behind the garage. When designing this layout you should keep in mind the time the rooms are most used, such as bedrooms - they are mostly used at night and therefore can be placed in the areas of the design that have the most extreme weather conditions in the day time. Whereas areas such as family rooms and lounge rooms are utilised at all times of the day and night and should be given the best position in the design with easy access to kitchen and bathroom areas.

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The People Involved In The Construction

Architect

The Architect is the designer of the home usually in conjunction with the home owner or builder.

Draftsman

Also gets involved in designing the home and is mostly employed by Builders or Architects to do the drawing of the home in detail so it is ready for construction.

The Interior Designer

They are usually responsible for the interior selections and colour co-ordination so the home blends throughout.

The General Contractor or Builder

He/She is mainly the Manager of the building construction and co-ordinates the design, sub-contractors and suppliers, Councils and home-owners throughout the project to its completion.

The Sub-Contractor

The Sub-Contractor works directly for the Builder and does the work specific to his trade e.g. the carpenter completes the carpentry work throughout the home at an agreed price with the Contractor.

Licensed Trades People

Some of the trades have to be licensed to comply with Laws. Example- plumbers and electricians have to be licensed before they can work on any site.

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The People Involved In The Construction

Material Supplier

This is the supplier of the various materials in the home. Most material suppliers specialise in a particular material.

For Example -the Plumbing fixtures. Suppliers mainly stay in their own areas and do not supply materials such as timber. However some suppliers do stock many of the materials used in a house, such as the hardware. Some suppliers may supply the majority of the products in the home.

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Equipment Supplier

Specialise in Equipment - such as heavy equipment used in earthworks as well as items such as scaffolding planks etc.

Inspectors

Councils and Government departments have inspectors to check that the work is in accordance with the Building Act and State and Federal Laws.

Australian Floor Plans: Custom design-Send this form

DRAFTING CHECKLIST Australainfloorplans.com

DATE: ___/___/20

Client: _____ Dwg# _____

Address: _____

Phone No: _____ Mobile No: _____

RP or SP#: _____ House Design: _____



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		Land			
Ceiling Height	2440mm	2550mm	2740mm	Slope of Land - Looking from street			
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	Notes: To have a Land survey is best			
Bracing (if known)	N2	N3	N4	Frame			
House levels	Single	Double	3 storey	Wall & Roof Frame	Timber	Steel	Block
Toilet	Sewer	Treatment Plant					

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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

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

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- ◆ You can use the plans to email brochures to clients
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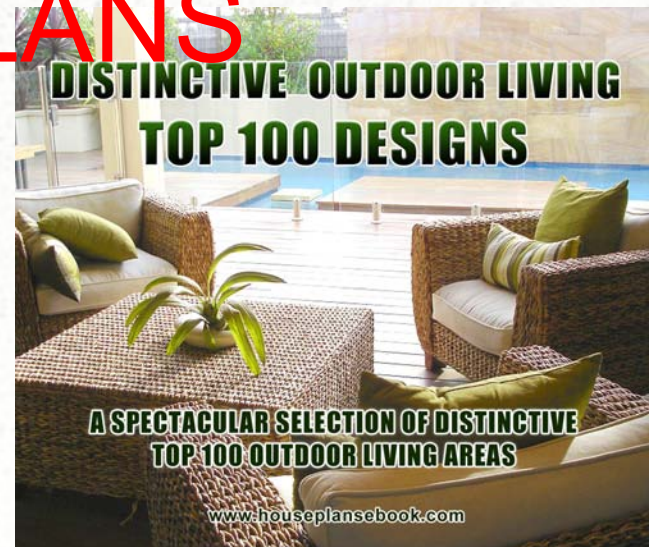
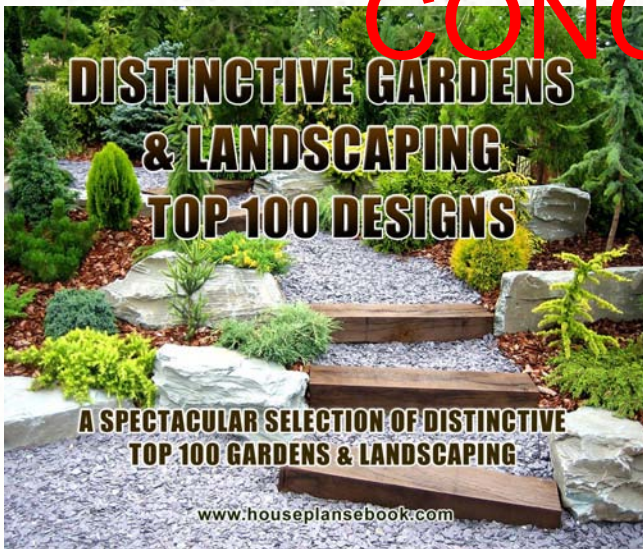
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Some of our other Ebooks



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