

# **CONTENTS**

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- 1. INTRODUCTION**
- 2. HOW TO USE THIS BOOK**
- 3. ABOUT DOUBLE STOREY HOMES**
- 4. PLANS**
- 5. CUSTOM DESIGN**
- 6. ROOM SIZES FORM**
- 7. LIFESTYLE REQUIREMENT FORM**
- 8. CLIENT SERVICE**
- 9. PRICING INFORMATION**
- 10. HOW TO ORDER PLANS**
- 11. TERMS AND CONDITIONS**

### **3. ABOUT DOUBLE STOREY HOMES**

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A double storey home should only be built for the right reasons. If your building lot is small and the only way to build more floor area is to go up, if you have good views from an upper level or if the soil conditions require piled footings.

Most capital cities in Australia are built along the coast or along a major river and it is common to find that the majority of homes are double storey to take advantage of the views towards the ocean or river.

As the population increases in our major cities the demand for accommodation closer the central business district has amplified. Local governments in these areas have changed zoning regulations and increased densities allowing land to be sub-divided into smaller lots. These smaller sub-divisions have seen an increase in double storey homes designed and built.

#### **Designing double storey homes**

Designing a double storey home takes more time and thought than a single storey. This is due to the following:

- The ground floor has to be designed in conjunction with the second level so that certain walls on the first floor are in line with those on the ground level.
- Structural elements have to be taken into account, which can reduce the flexibility of the overall plan.
- To be cost effective, plumbing on the first floor should preferably be placed above other plumbing areas on the ground floor.
- Windows on the first floor should be located in areas where there is no direct view to your neighbours private area or outdoor entertainment spaces.
- The double storey section should not be located too close to the southern boundary as this will cast a shadow over your neighbours property thereby depriving them the privilege of the northern sun.
- With increased densities, councils have implemented a number of new regulations on double storey homes, which at times make double storey homes more complex in planning.

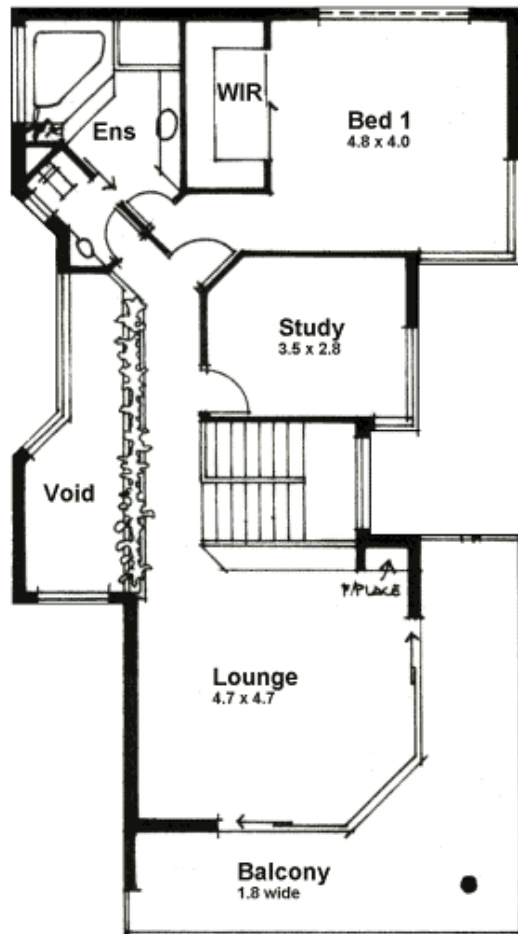
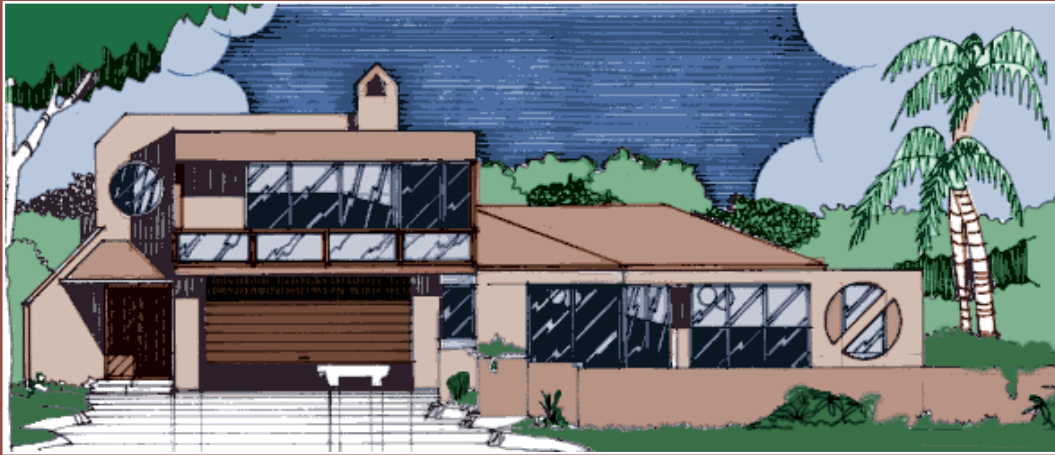
Despite the complex issues involved in designing a double storey residence the designer is offered more opportunities to explore new ideas on the exterior elevations. This is due to the increased height and volume of the building. In addition, the use of double volumes from the ground floor to the first can add interest to interior spaces, whilst access to a balcony is an added bonus.

## Building cost

The cost of double storey homes is higher than a single level building and this is due to the following factors:

- Building a double storey home is like building two homes and in two stages. This in turn increases the construction period and increases the cost of building materials due to inflation.
- Tradesmen working on the structural elements of the second storey charge more as scaffolding would be required.
- A staircase uses the same area as another room and depending on the finish could add quite significantly to the building cost.

Although a double storey home cost more and take a longer time to build they can look stately and architecturally more interesting than a single storey home, and if it captures increased views then the overall value is increased making the building a good investment.



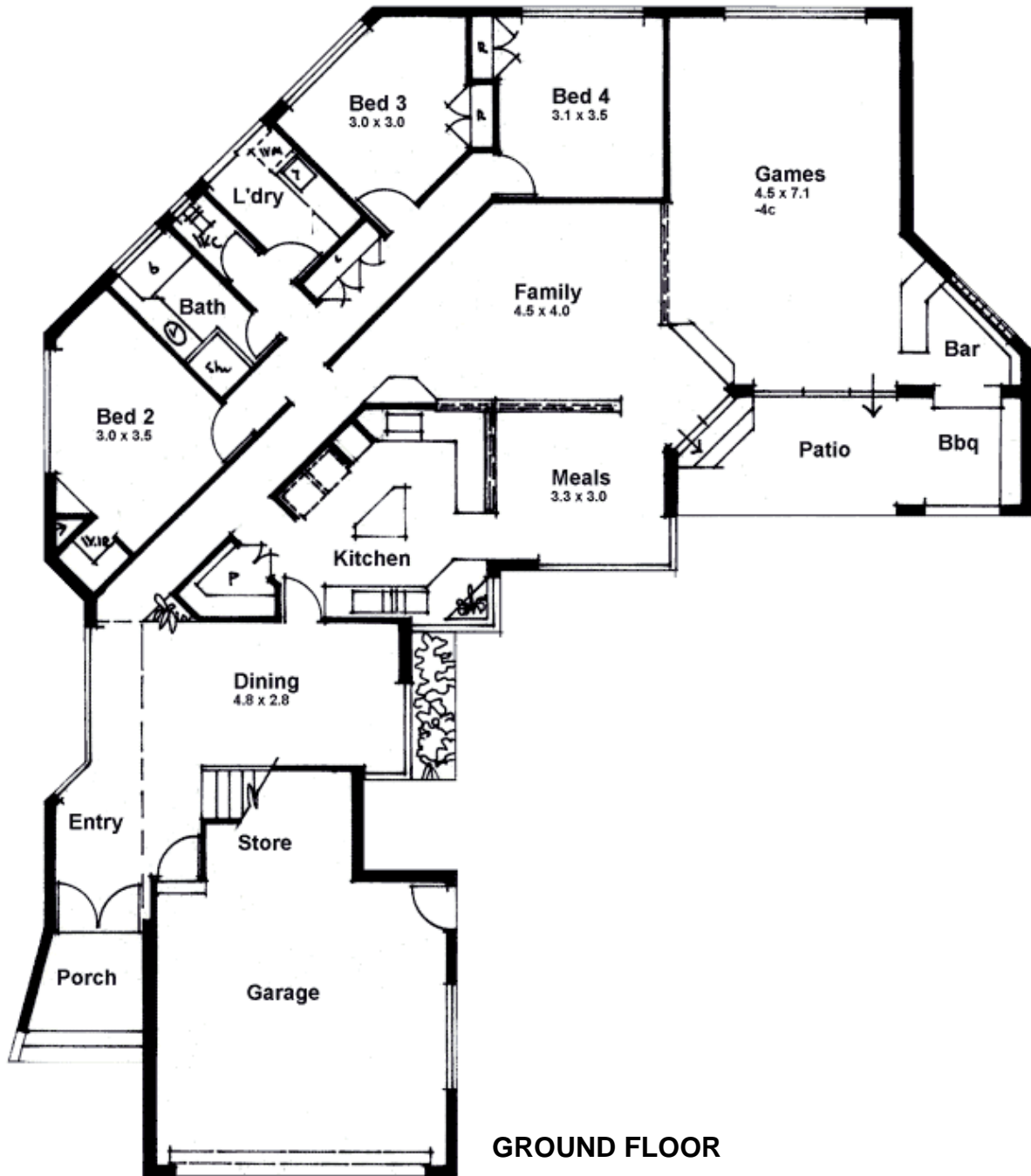
**FIRST FLOOR**

**AP8926ds**

Designed to take advantage of the Northerly aspect to the front of the property. This good size 4 bedroom family home has its own private space on the second floor.

- Areas:**
- Ground Floor 193.75sqm:
  - Patio 15.60sqm:
  - Porch 3.99sqm:
  - Garage/Store 42.70sqm:
  - First Floor 95.83sqm:
  - Balcony 22.68sqm:
  - Total 374.55sqm

**Width:** 19.07metres  
**Depth:** 22.79metres



AP8926ds



**Areas:**

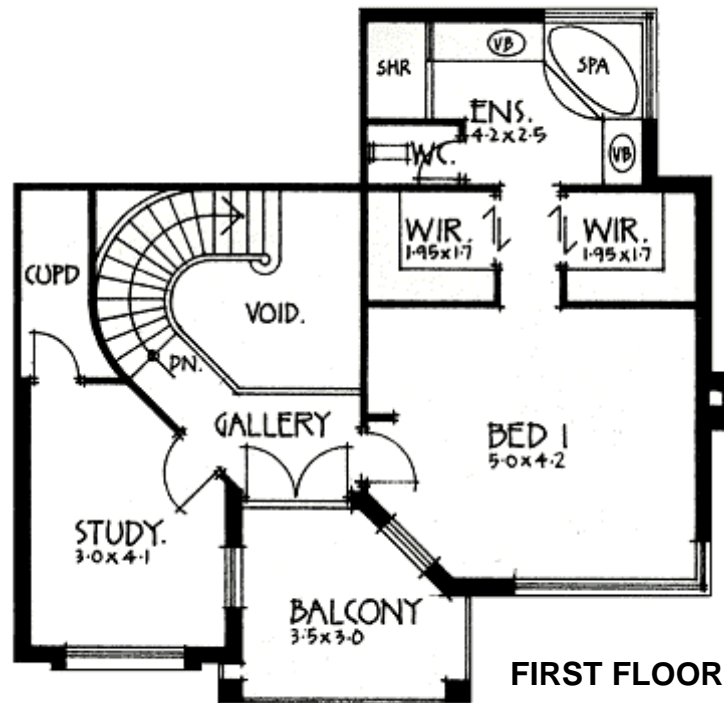
Ground Floor 236.64sqm:  
 Portico 9.45sqm:  
 Verandah 7.80sqm:  
 Garage/Store 41.97sqm:  
 First Floor 78.18sqm:  
 Balcony 9.45sqm:  
 Total 383.49sqm

**Width:** 17.75metres

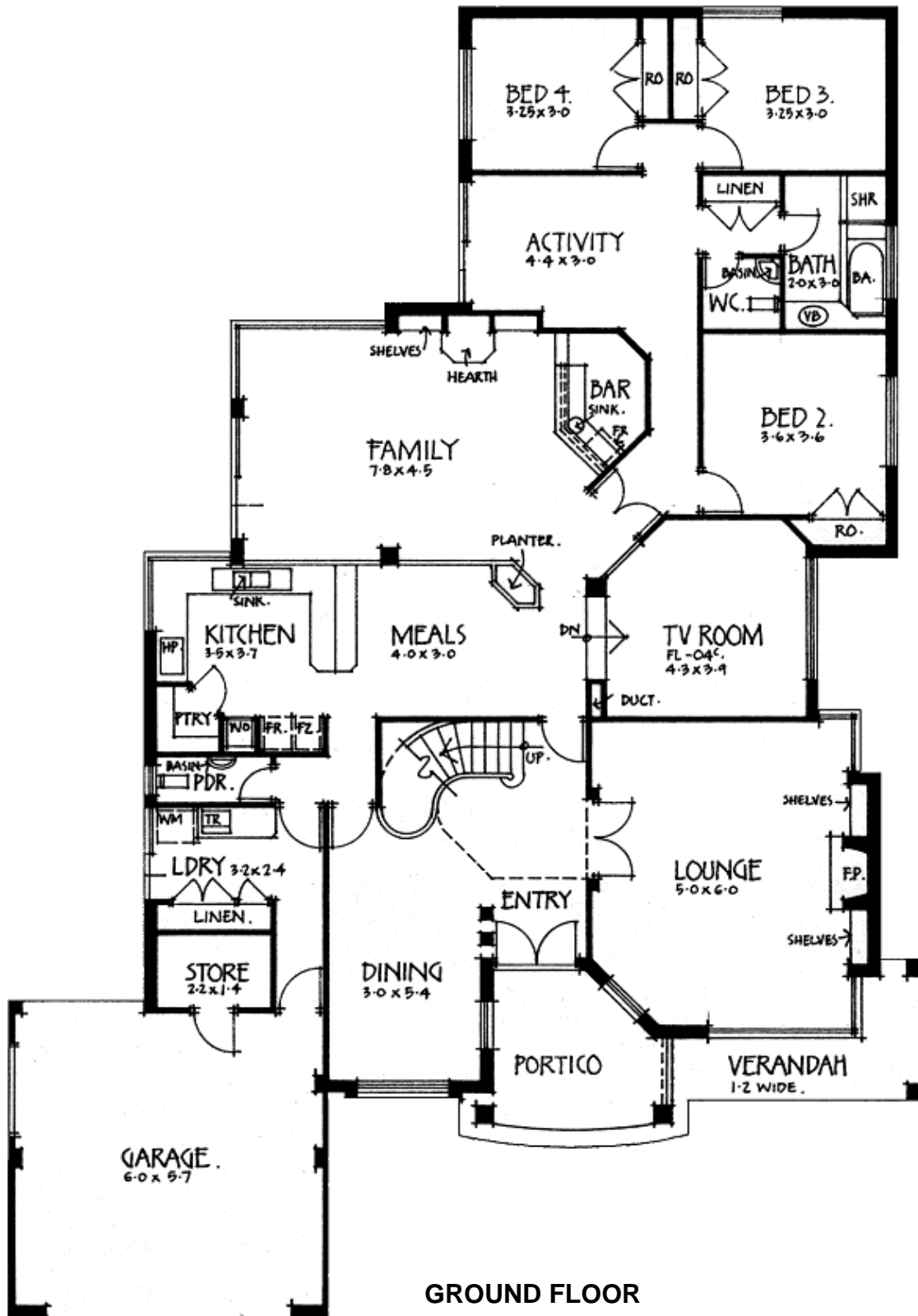
**Depth:** 25.65metres

**AP90120ds**

The feature staircase leads you to the master suite and study on the top floor. Besides the normal family accommodation, additional features include a TV room and a kid's activity area.



**AP90120ds**

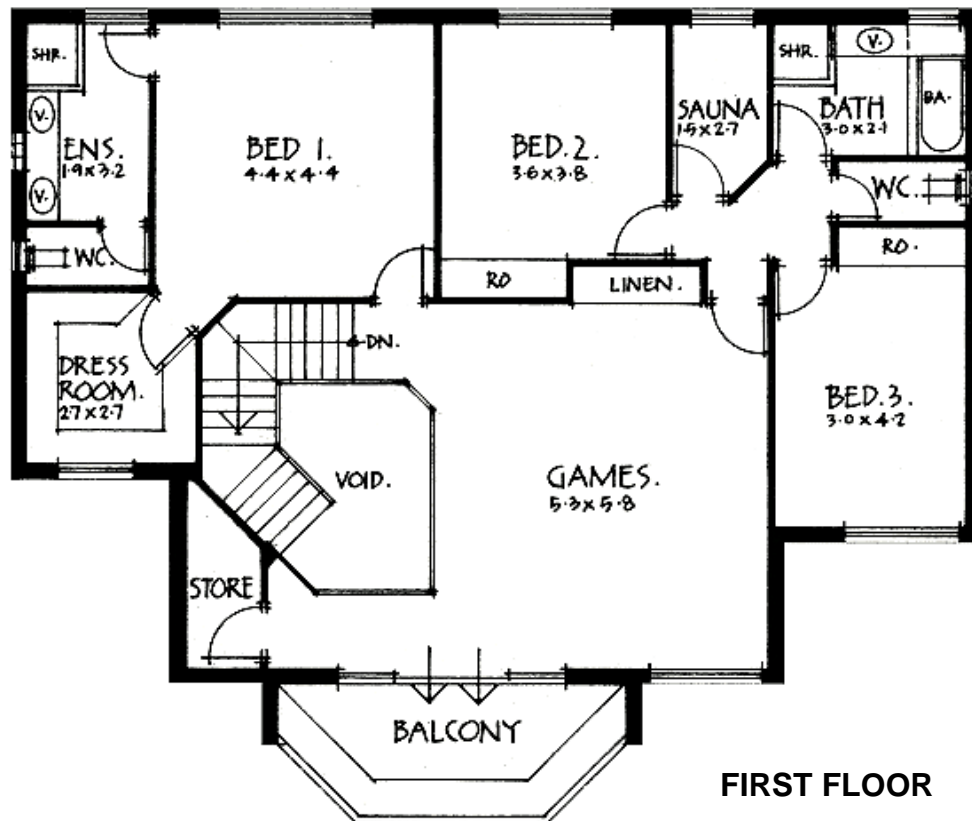


AP90120ds



### AP9068ds

Compact exterior yet internally spacious family home. All sleeping areas and a games area on the top floor with the living areas located below.



AP9068ds

**Areas:**

Ground Floor 182.54sqm:

Garage 43.20sqm:

Portico 10.65sqm:

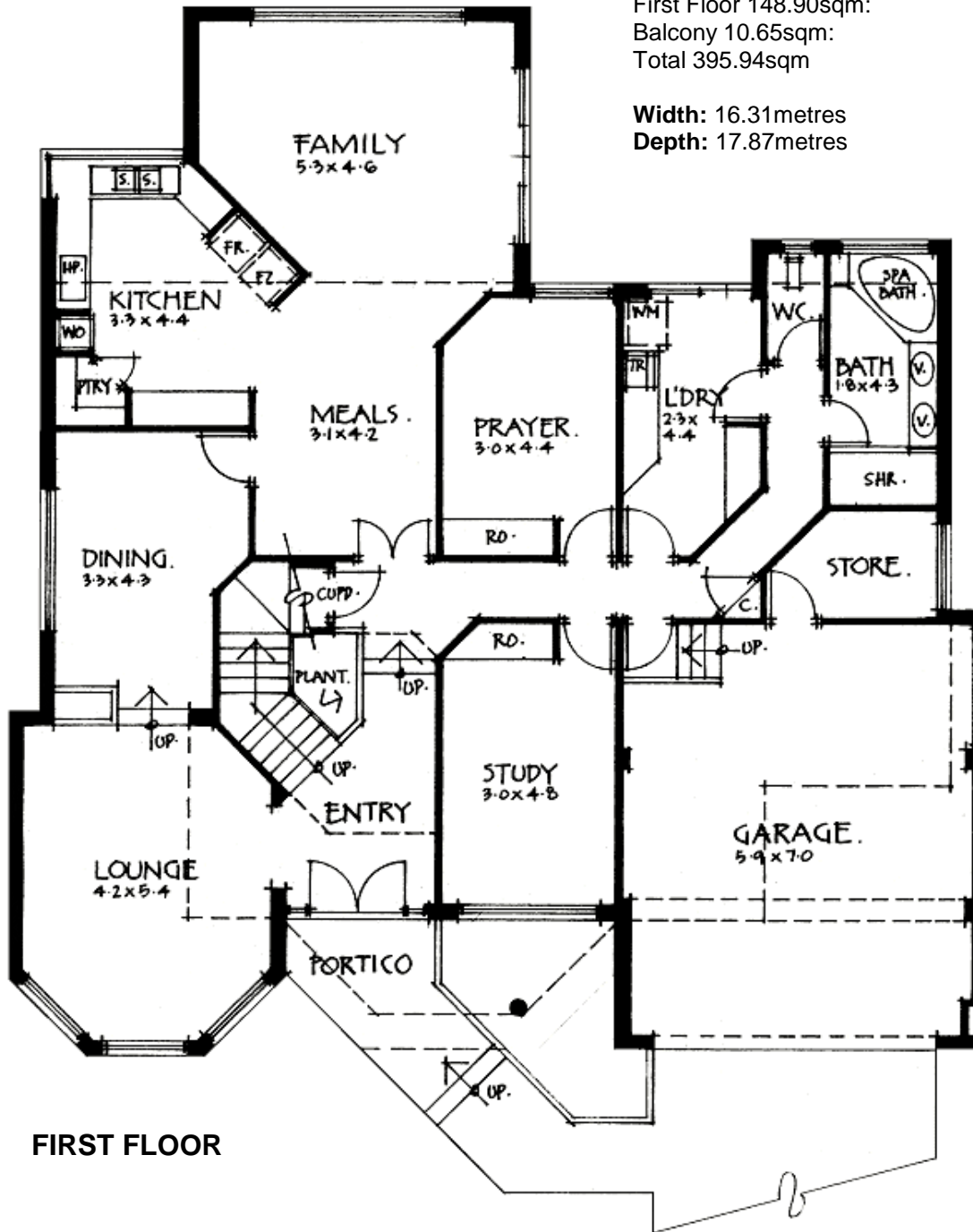
First Floor 148.90sqm:

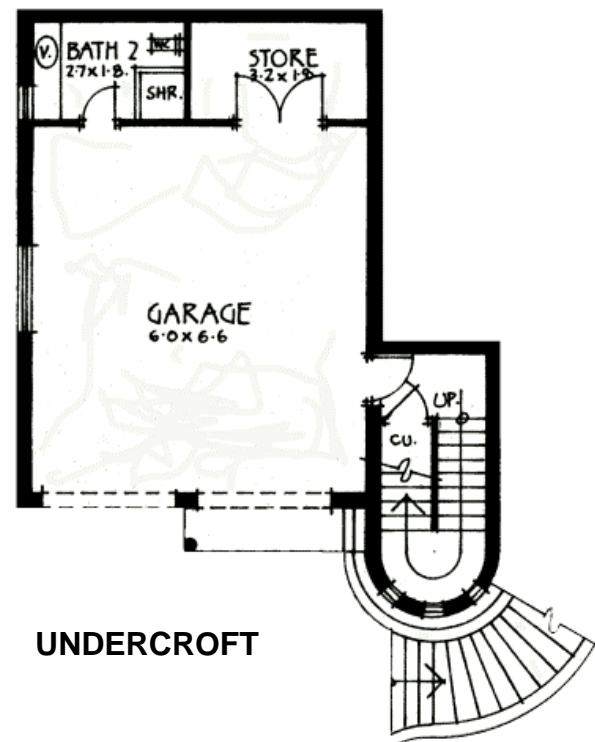
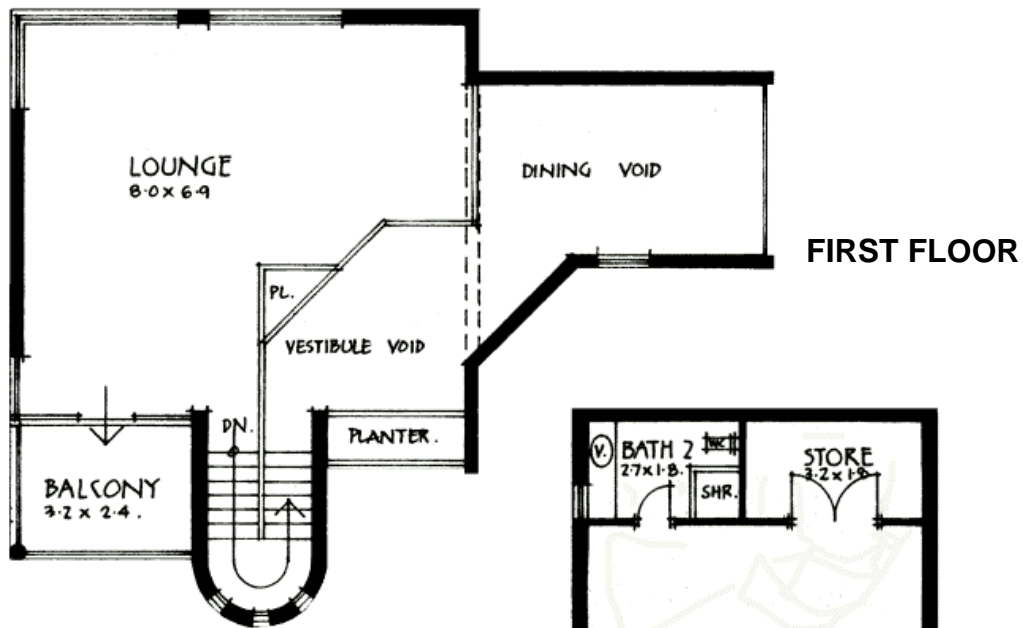
Balcony 10.65sqm:

Total 395.94sqm

**Width:** 16.31metres

**Depth:** 17.87metres





### AP9080ds

The expressed staircase creates a well-balanced façade on this modern split level home. The private and spacious master suite is to the front of the building whilst the kids have their own activity area at the rear.

AP9080ds

**Areas:**

Ground Floor 266.99sqm:

Verandah 10.05sqm:

Porch 5.70sqm:

Portico 5.76sqm:

Balcony 12.32sqm:

Planter 7.18sqm:

Undercroft 67.34sqm:

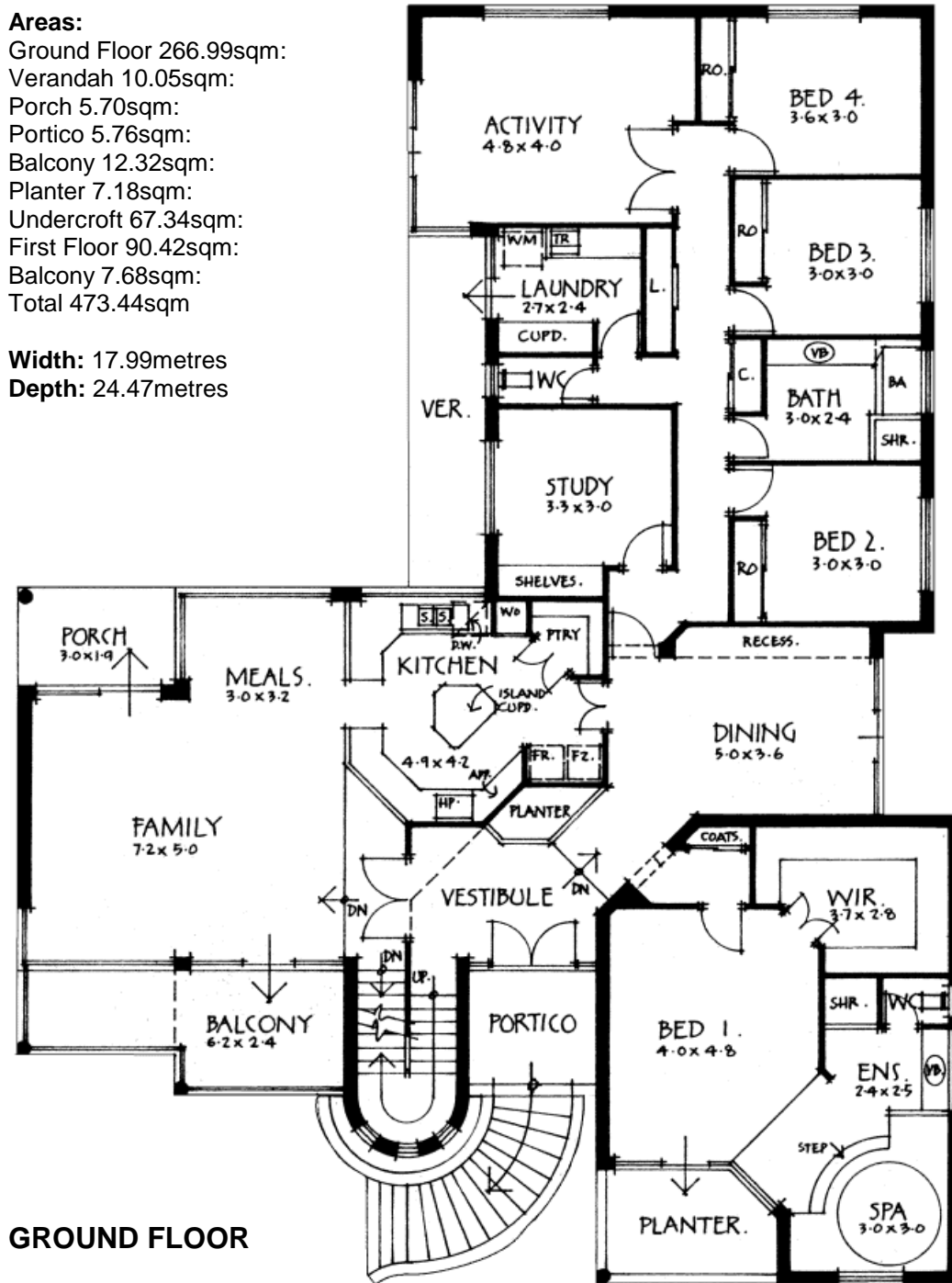
First Floor 90.42sqm:

Balcony 7.68sqm:

Total 473.44sqm

**Width:** 17.99metres

**Depth:** 24.47metres



**GROUND FLOOR**