

THIS IS A FREE TRIAL VERSION



DISTINCTIVE HOMES

HOUSE PLANS E-BOOK

SINGLE STOREY DESIGNS

**AN ASSORTMENT OF INTERNATIONAL HOUSE DESIGNS
HELPING BOTH THE HOME OWNER AND BUILDERS**

www.houseplansebook.com

FOR FULL VERSION

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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:

Design 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.!

Home Building Design

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.



The People involved in 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 Trade 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.

The People involved in Construction

Material Supplier

This is the supplier of the various materials in the home. Most material suppliers specialize 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.

Equipment Supplier

Specialize 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.



Home Design: 73 GR – 73 m2



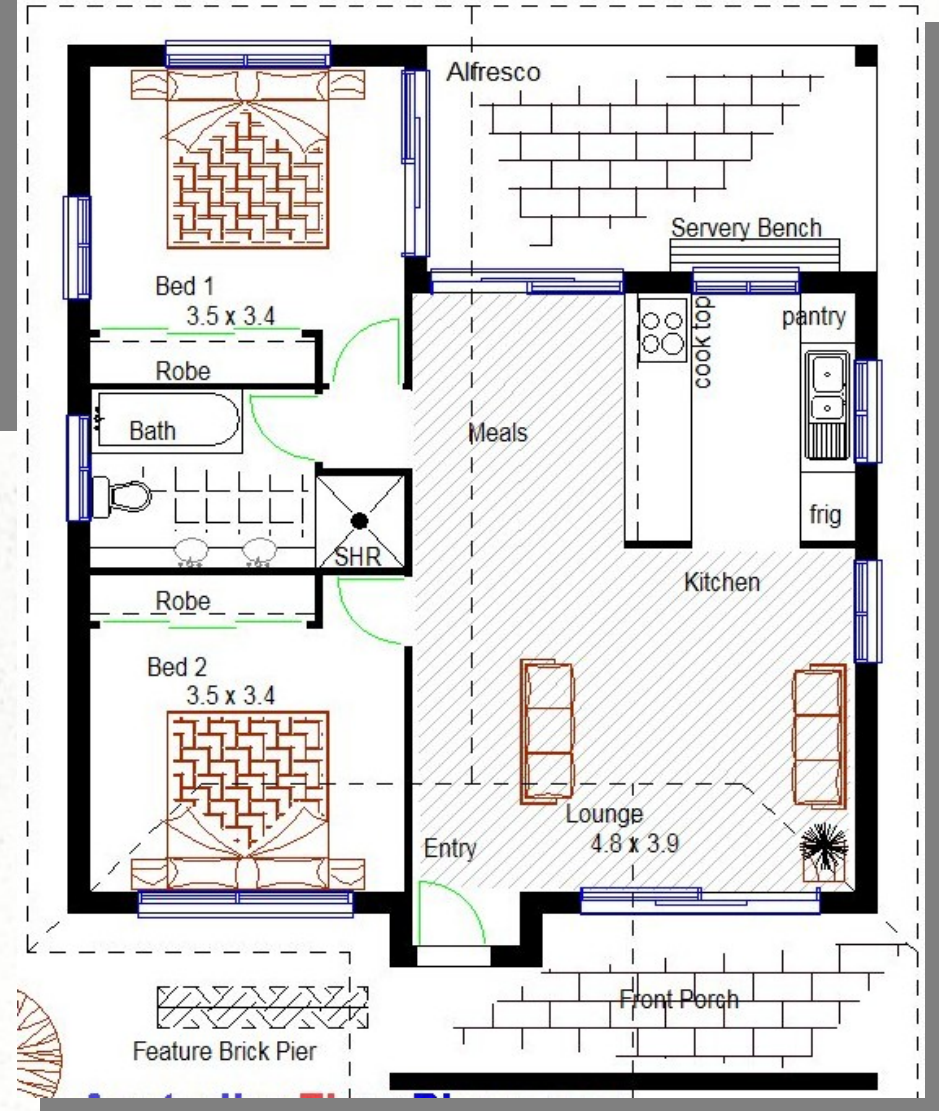
Total Area: 90.5 m2

Living Area : 73.0m2

9.68 Squares or 968 Sq Ft

Width of home: 8.9 meters

Depth of Home: 11.9 meters



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Home Design: 80 KR - 2 BEDROOM



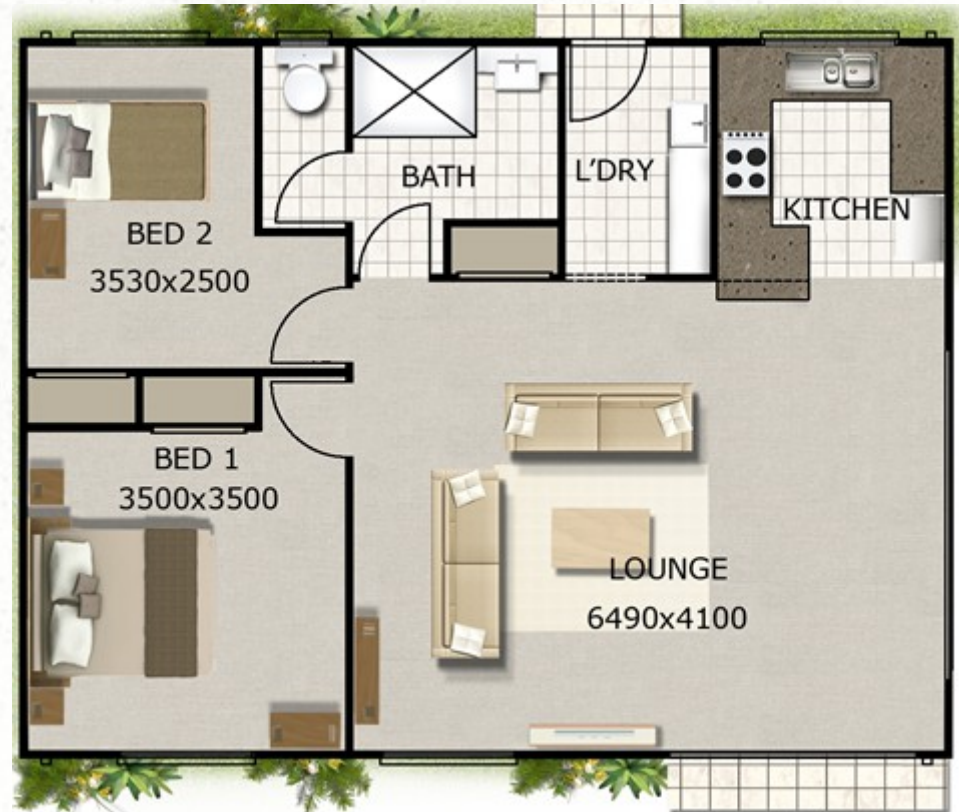
Total Area: 143.5 m²

Living Area :96 m²

15.44 Squares or 1544 Sq Ft

Width of home: 11.9 meters

Depth of Home: 15.9 meters



Home Design: 100 DRAGONFLY

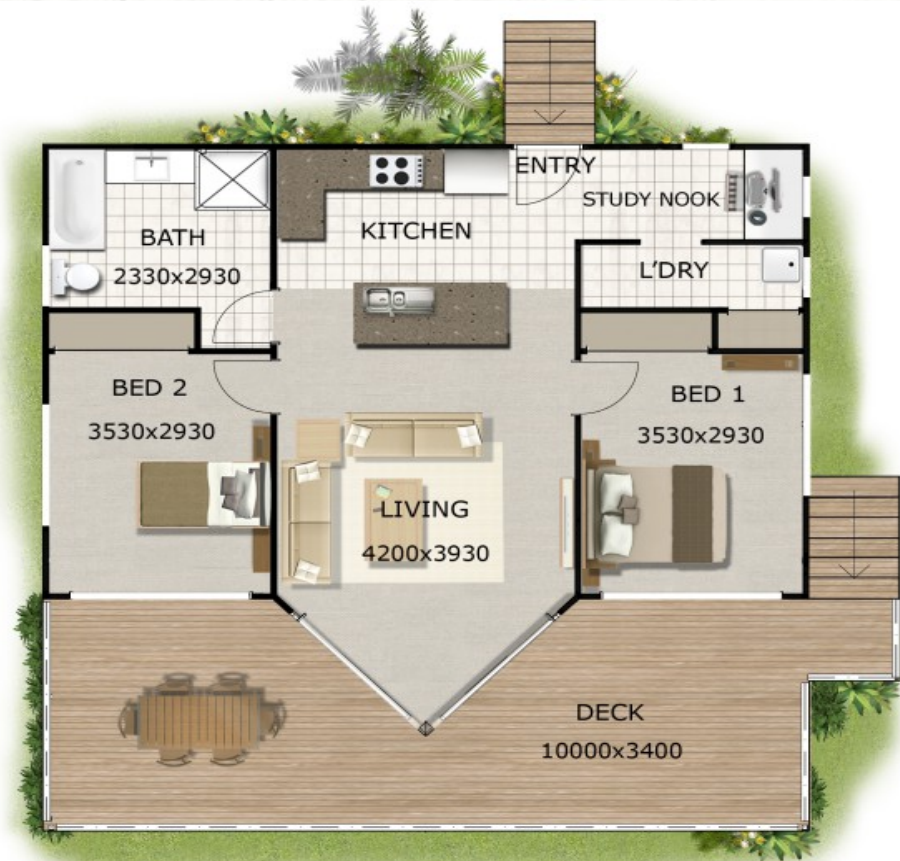


Total Area: 100 m²

10.76 Squares or 1076 Sq Ft

Width of home: 10.0 meters
Depth of Home: 10.0 meters

2 BEDROOM



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Home Design:100 KR RETREAT –100 m2



Total Area: 100 m2

10.76 Squares or 1076 Sq Ft

Width of home: 10.0 meters
Depth of Home: 10.0 meters

3 BEDROOM

Home Design: 120KR



Total Area: 120 m²

Living Area : 98.9 m²

12.3 Squares or 1200 Sq Ft

Width of home: 9.2 meters
Depth of Home: 16.3 meters

2 BEDROOM



Home Design: 130 JOEY

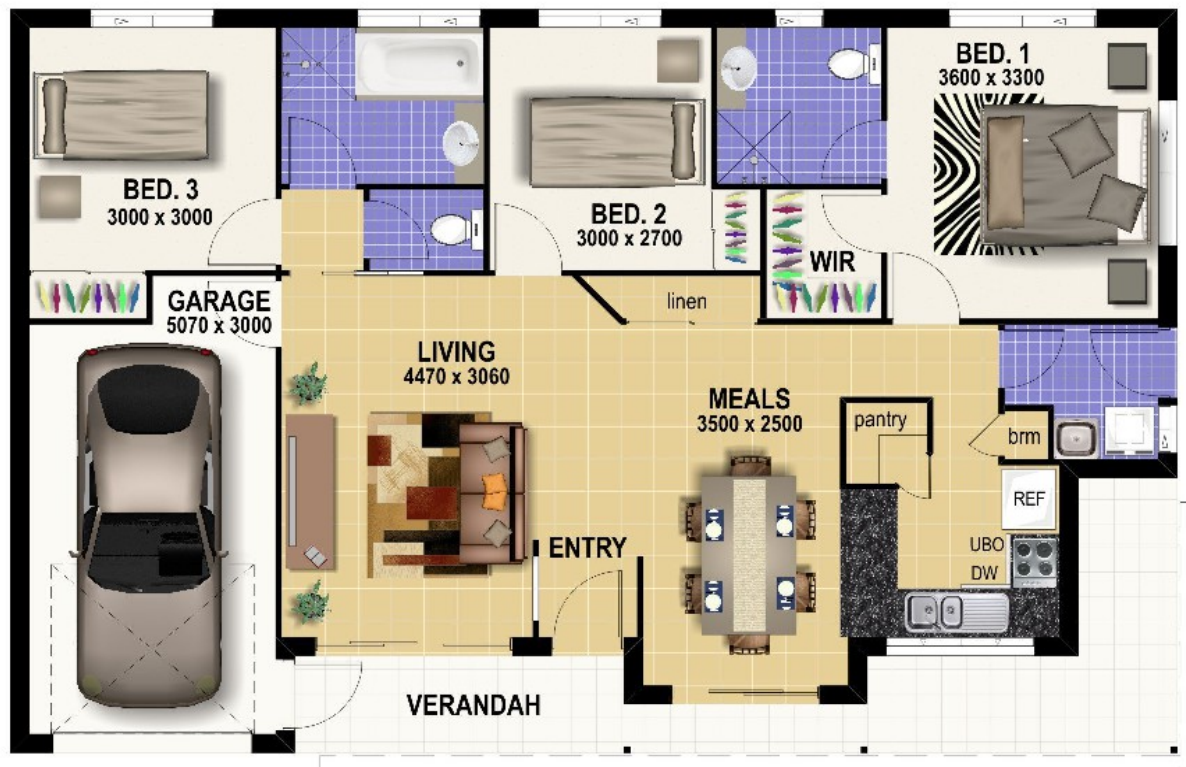
Total Area: 130.7 m2

Living Area : 98.5 m2

13.98 Squares or 1398 Sq Ft

Width of home: 9.2 meters

Depth of Home: 14.2 meters



3 BEDROOM

Home Design: CLM 134 -176 m2



Total Area: 176 m2

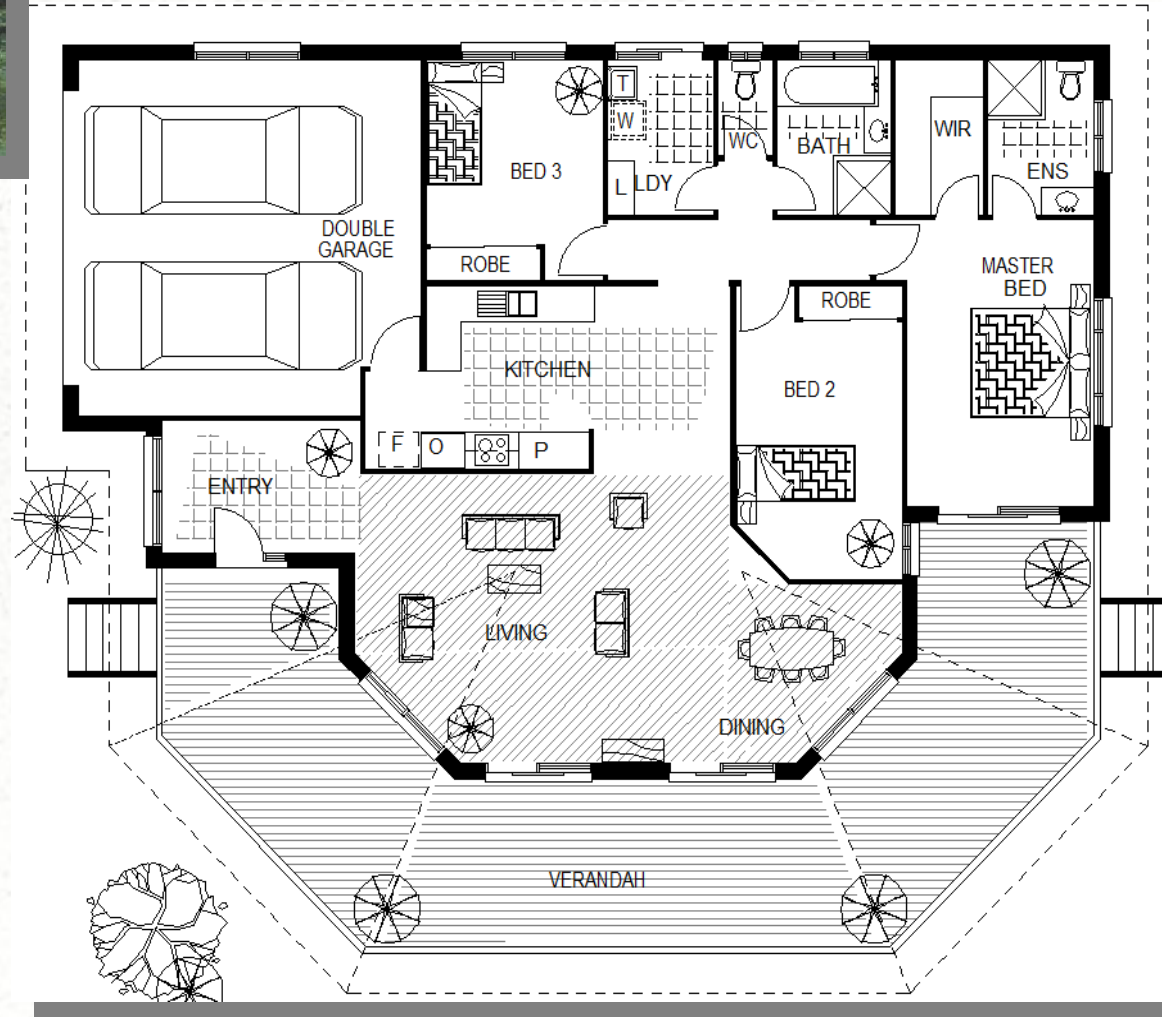
Living Area : 134 m2

60.47 Squares or 3240 Sq Ft

Width of home: 14.9 meters

Depth of Home: 17.9 meters

3 BEDROOM



SINGLE LEVEL HOME DESIGNS

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Home Design: 148 KR

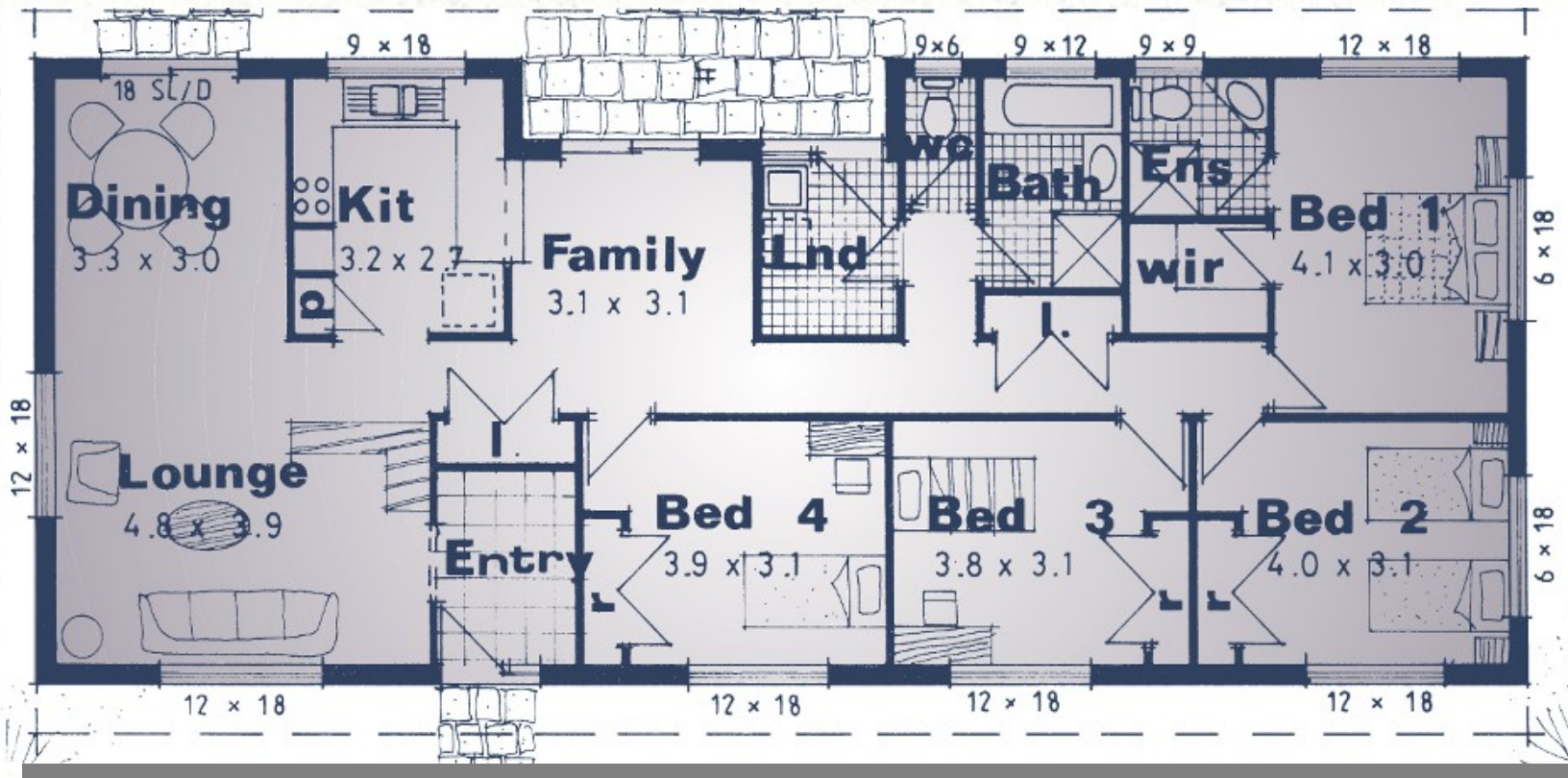
Total Area: 148.9 m²

15.9 Squares or 1590 Sq Ft

Width of home: 7.8 meters
Depth of Home: 19.1 meters



4 BEDROOM



Home Design: 153 CLM - 3 BEDROOM



Total Area: 205 m2

Living Area : 153 m2

22.1 Squares or 2210 Sq Ft

Width of home: 17.5 meters
Depth of Home: 17.2 meters

Home Design: 159 SECA - 4 BEDROOM



Total Area: 159 m2

Living Area : 107 m2

17.1 Squares or 1710 Sq Ft

Width of home: 10.85 meters

Depth of Home: 19.6 meters

SINGLE LEVEL HOME DESIGNS

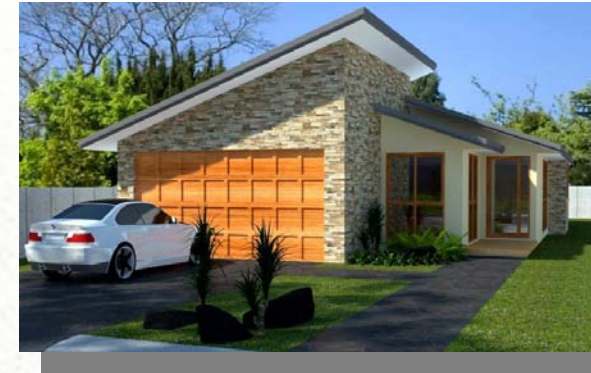
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Home Design: 168 CLM

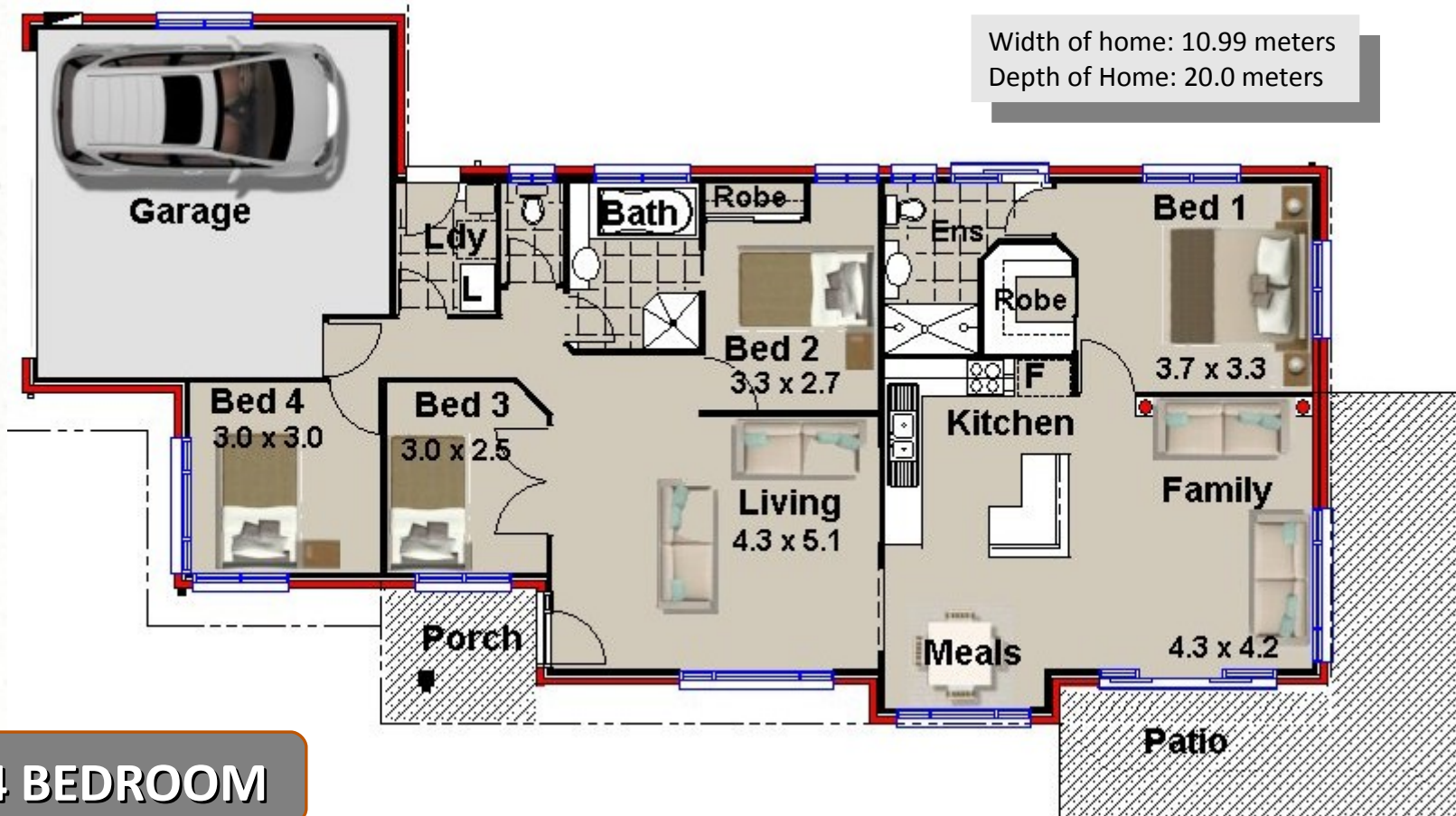
Total Area: 168 m²

Living Area : 121 m²

18.7 Squares or 1870 Sq Ft



Width of home: 10.99 meters
Depth of Home: 20.0 meters



4 BEDROOM

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Home Design: 170 KR - 2 BEDROOM



Total Area: 170 m²

Living Area : 90.2 m²

18.2 Squares or 1820 Sq Ft

Width of home: 16.0 meters
Depth of Home: 14.3 meters

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Home Design: 170 CLM - 4 BEDROOM

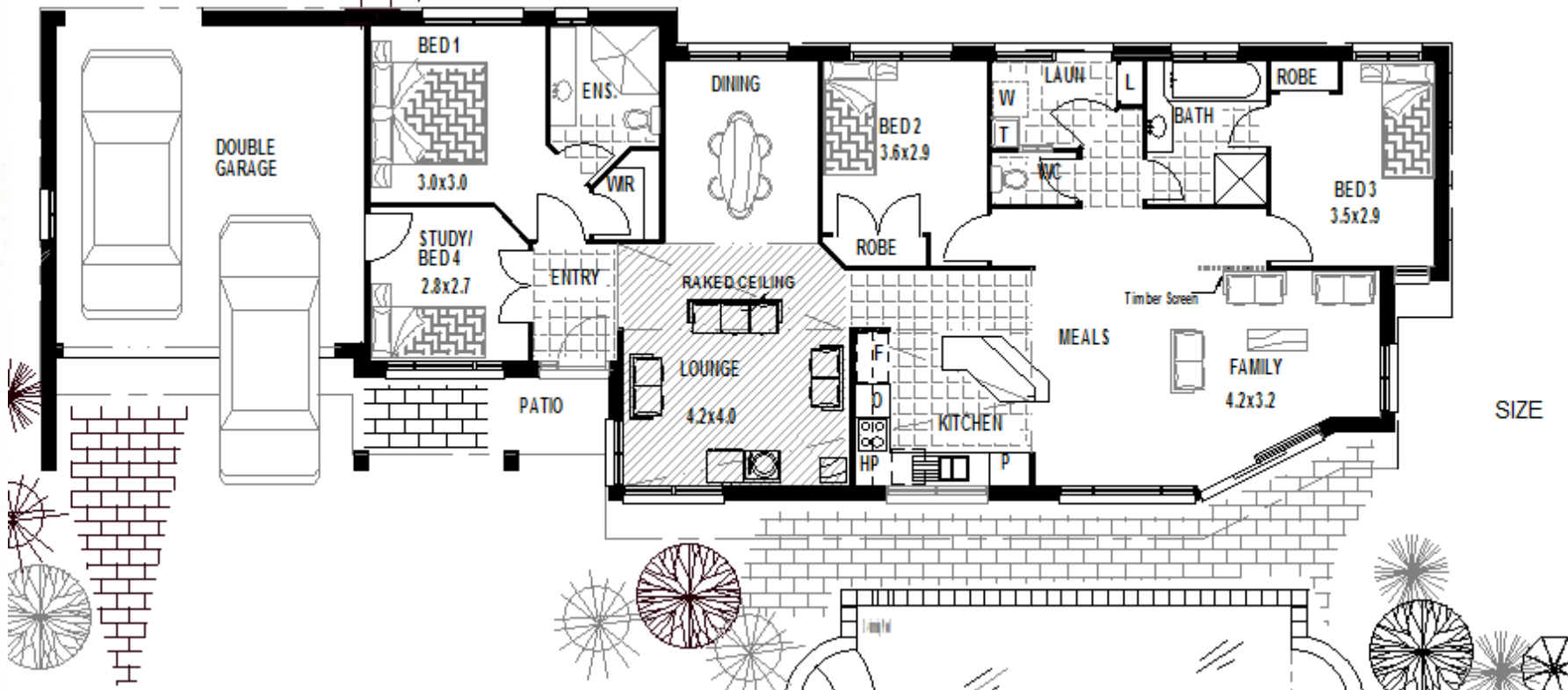


Total Area: 170 m²

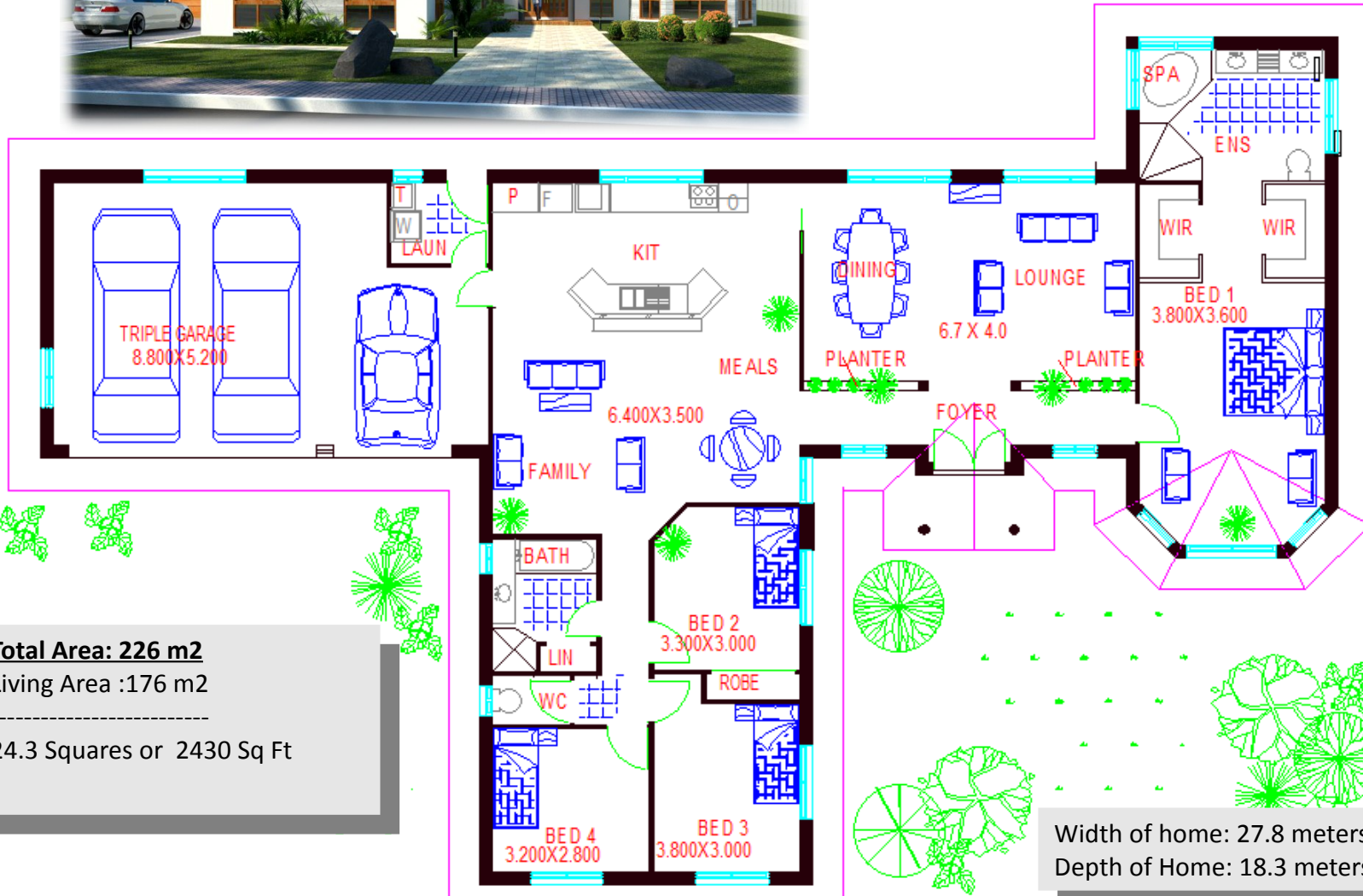
Living Area : 126 m²

18.2 Squares or 1820 Sq Ft

Width of home: 8.5 meters
Depth of Home: 25.0 meters



Home Design: 172s CLM - 4 BEDROOM



Total Area: 226 m2
Living Area :176 m2

24.3 Squares or 2430 Sq Ft

Width of home: 27.8 meters
Depth of Home: 18.3 meters

SINGLE LEVEL HOME DESIGNS

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Home Design: 173 MC - 2 BEDROOM



Total Area: 173 m²

Living Area : 127 m²

18.6 Squares or 1860 Sq Ft

Width of home: 22.0 meters

Depth of Home: 11.0 meters



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Home Design: 178 KR ROOM



Total Area: 178 m2
Living Area : 149 m2

19.2 Squares or 1920 Sq Ft

Width of home: 15.5 meters
Depth of Home: 15.9 meters

3 BEDROOM

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Home Design: 198 KRC



Total Area: 198 m²

Living Area : 166 m²

21.3 Squares or 2130 Sq Ft

Width of home: 14.3 meters

Depth of Home: 20.3 meters

4 BEDROOM



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Home Design: 203 - NARROW



Total Area: 203.8 m²

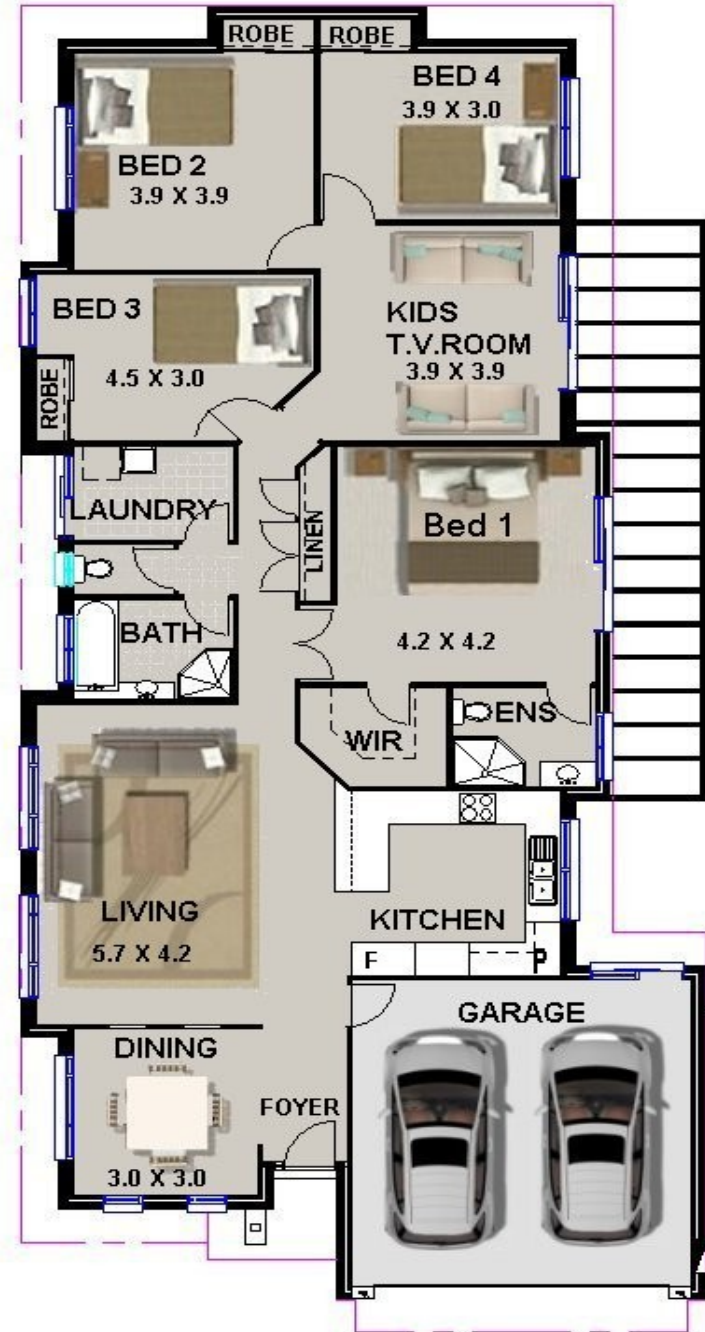
Living Area : 168.10 m²

21.8 Squares or 2184 Sq Ft

Width of home: 23.2 meters

Depth of Home: 11.1 meters

4 BEDROOM

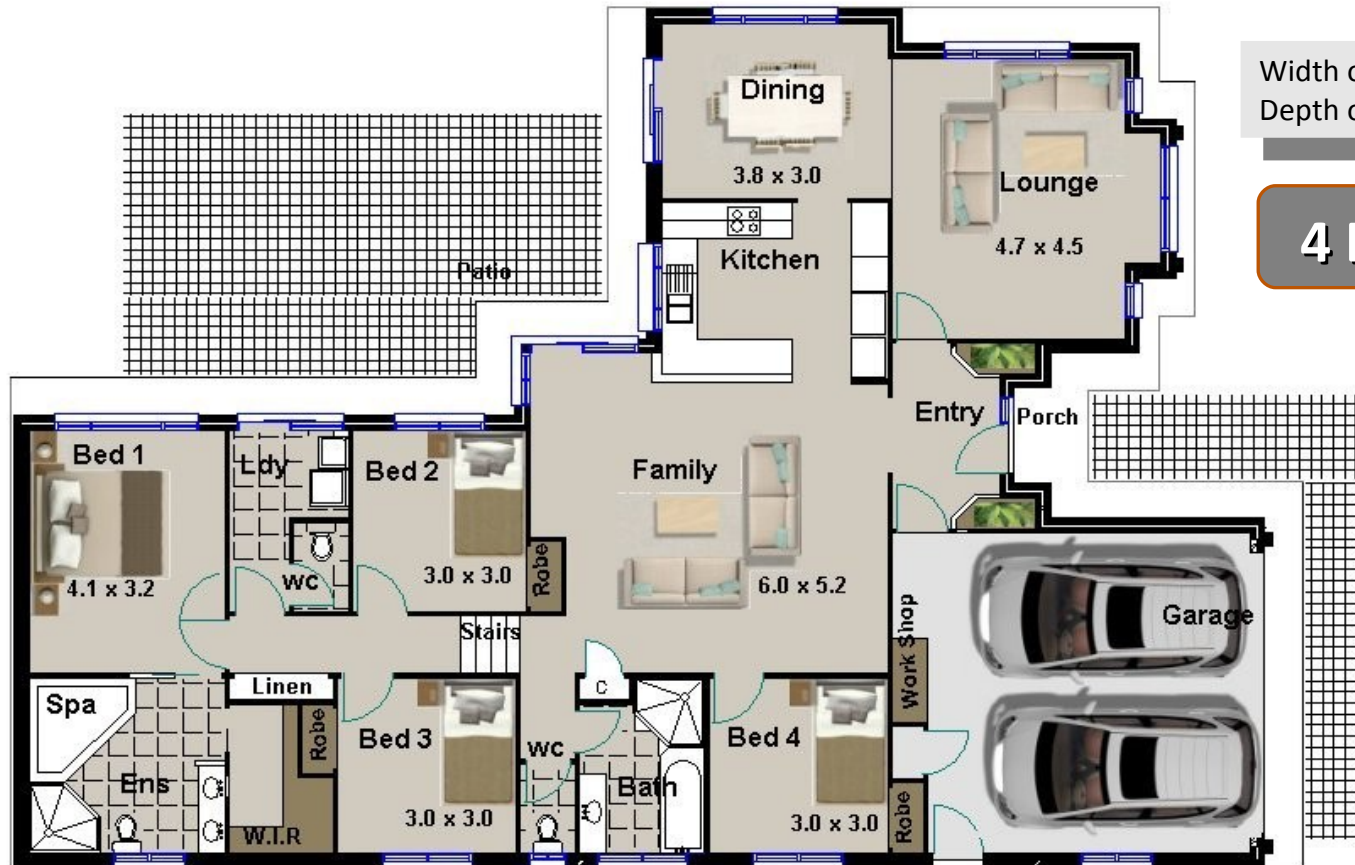


Home Design: 213 CLM

Total Area: 213 m²

Living Area :176 m²

22.9 Squares or 2290 Sq Ft



Width of home: 15.0 meters
Depth of Home: 21.7 meters

4 BEDROOM

Home Design: 217 - 4 BEDROOM



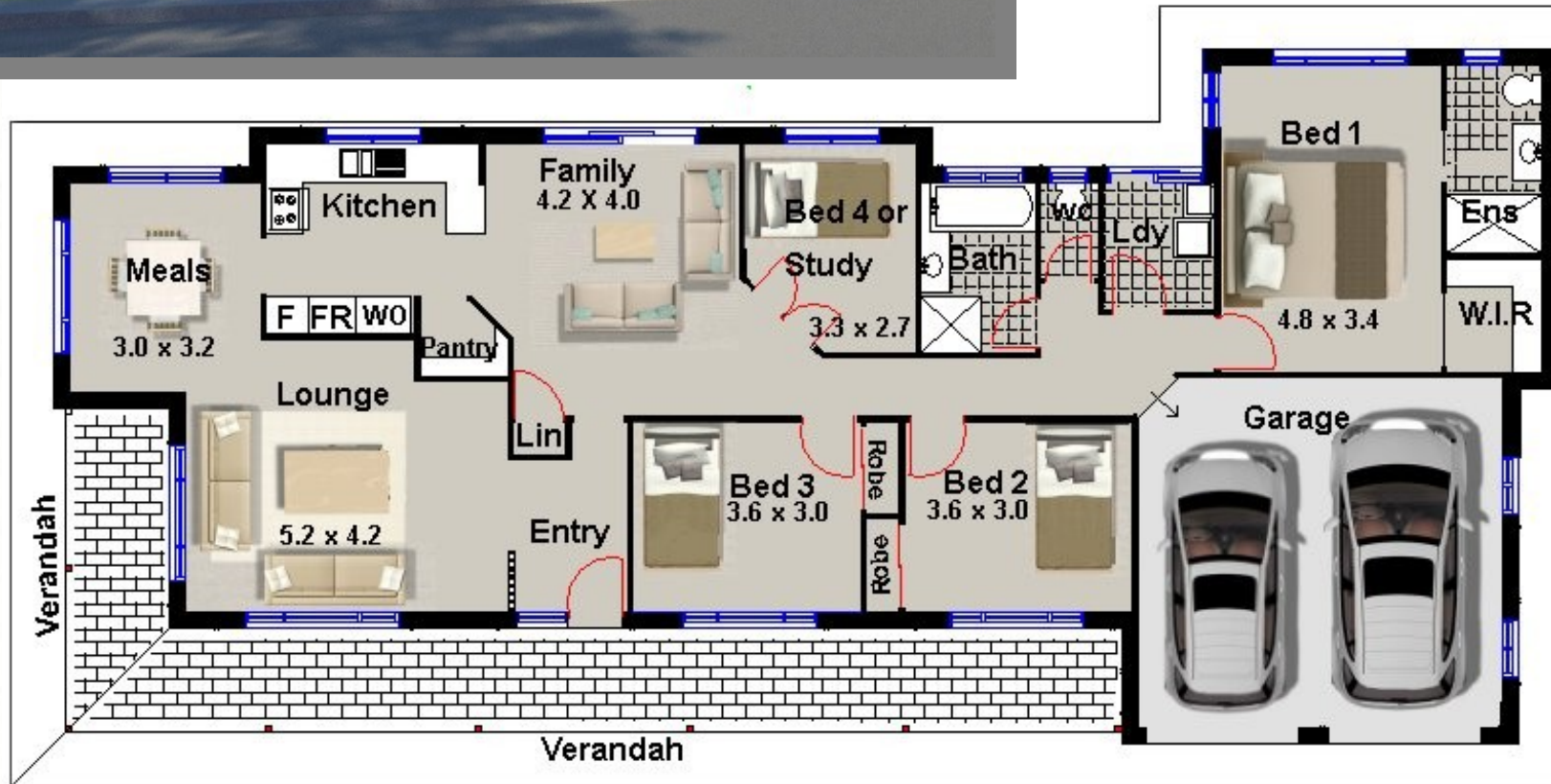
Total Area: 223 m²

Living Area :156 m²

24.0 Squares or 2400 Sq Ft

Width of home: 10.9 meters

Depth of Home: 23.1 meters



SINGLE LEVEL HOME DESIGNS

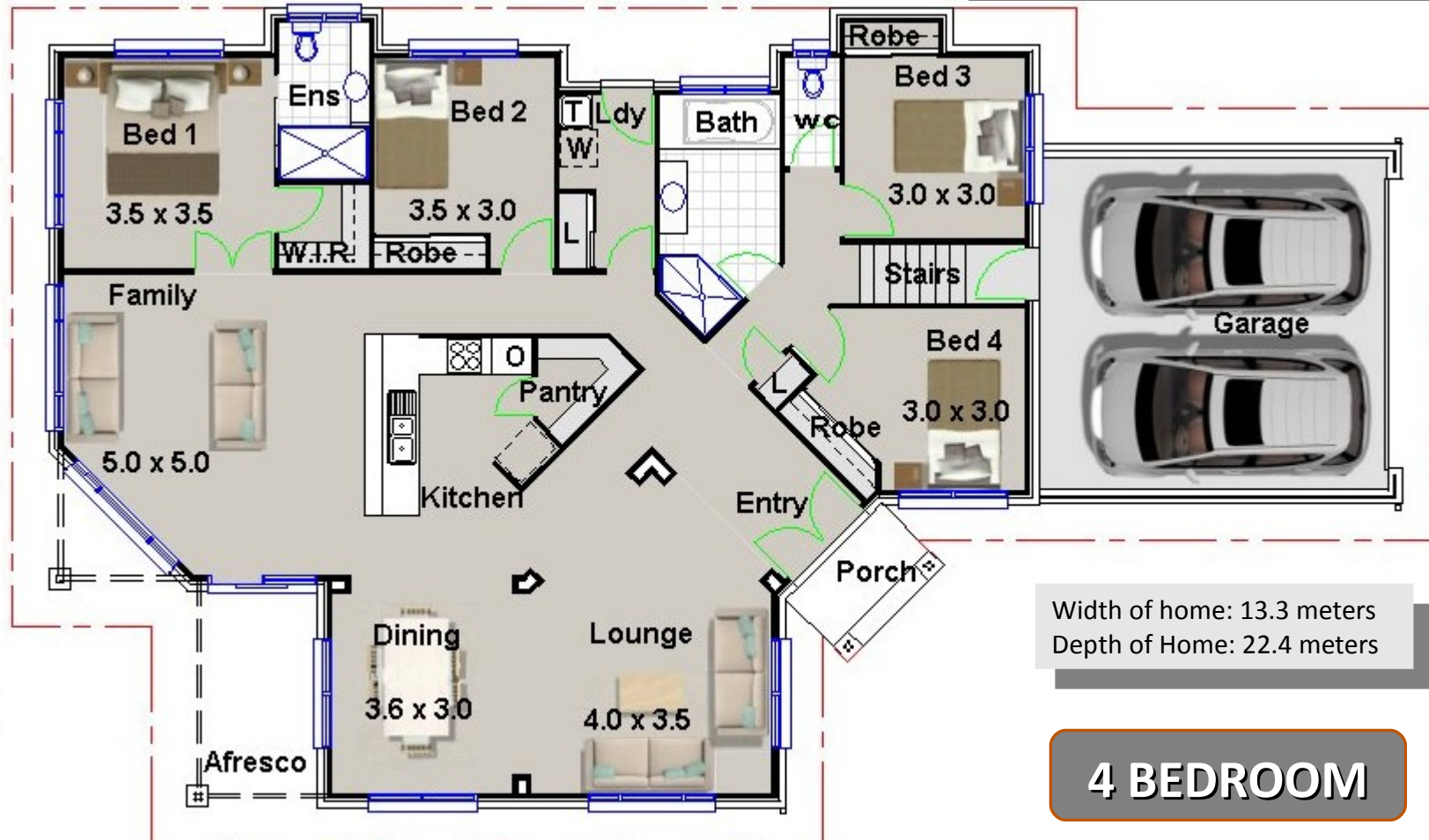
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Home Design: 218 MC

Total Area: 218 m²

Living Area :169.5 m²

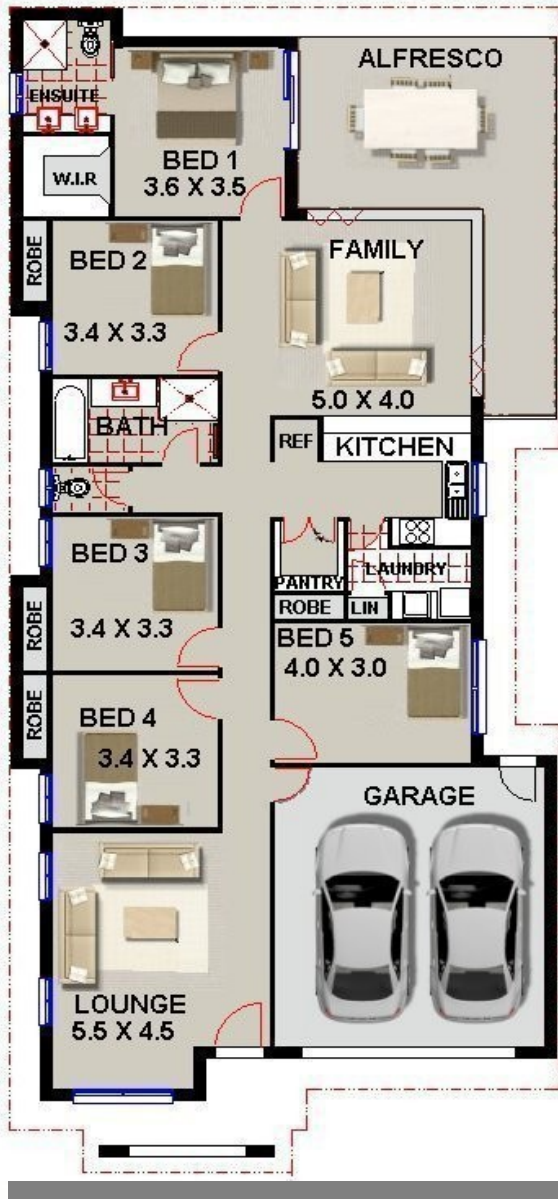
23.5 Squares or 2350 Sq Ft



Width of home: 13.3 meters
Depth of Home: 22.4 meters

4 BEDROOM

Home Design: 233 NARA - 5 BEDROOM



Metric Sizes

24.96 squares - 2496 Sq Ft

Total Area: 232.2 m2

Width of home: 11.30 meters
Depth of Home: 24.70 meters

SINGLE LEVEL HOME DESIGNS

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Home Design: 239 CLM EAGLE



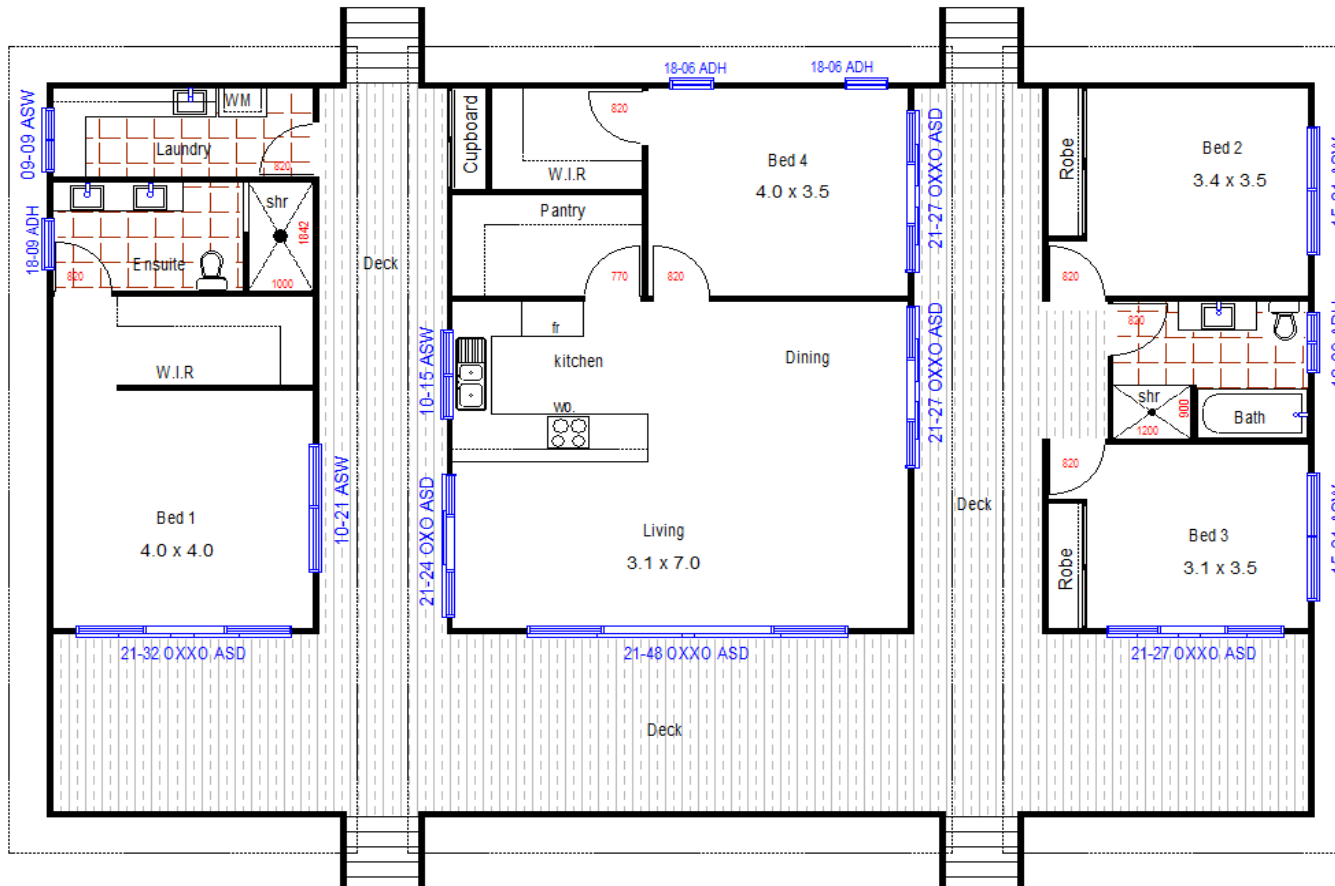
Total Area: 239 m2

Living Area : 145 m2

25.4 Squares or 2540 Sq Ft

Width of home: 12.4 meters

Depth of Home: 19.5 meters



Home Design: 278 WH - 4 BEDROOM

Total Area: 277.8 m²

Living Area : 176.9 2m

29.90 Squares or 2990 Sq Ft

Width of home: 11.0 meters

Depth of Home: 28.0 meters



Home Design: 282 AUS

Total Area: 282.16 m²

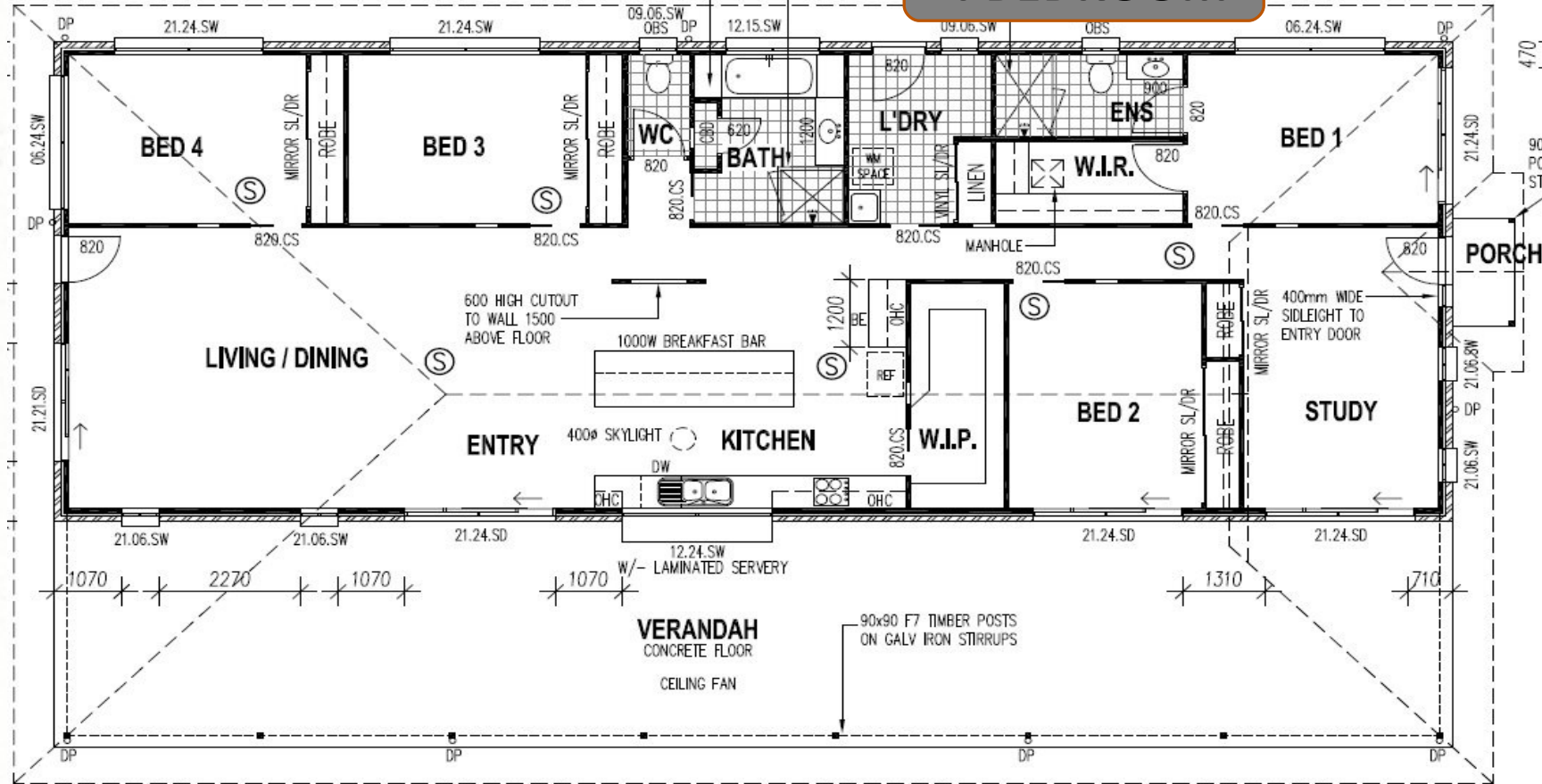
Living Area : 190.7 m²

30.34 Squares or 3034 Sq Ft

Width of home: 12.5 meters
Depth of Home: 23.5 meters



4 BEDROOM



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Home Design: 301 REGATTA



4 BEDROOM

Metric Sizes

Living Area = 224 m²

Total Area: 301.0 m²

32.4 squares - 3240 Sq Ft

Width of home: 15.5 meters
Depth of Home: 24.4 meters
Ceiling Heights: 3.0 meters



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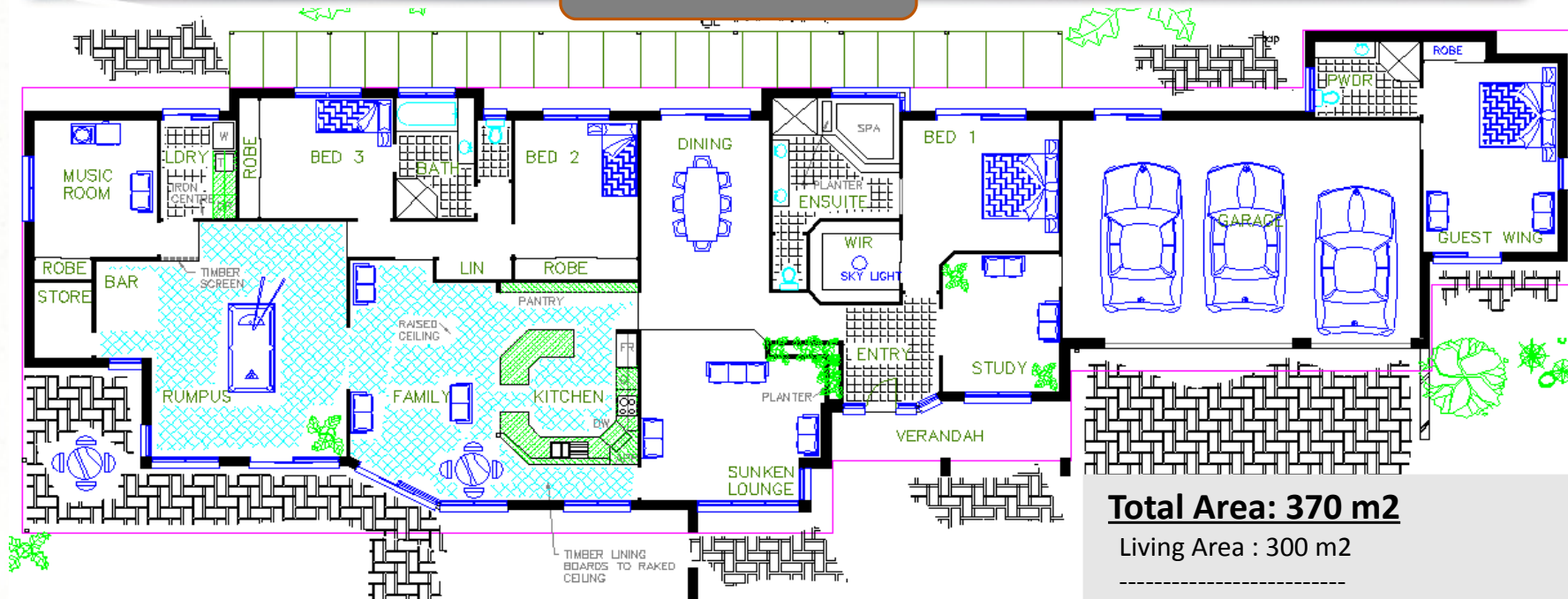
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Home Design: 370 DENT

Width of home: 41.5 meters
Depth of Home: 15.0 meters



4 BEDROOM



Total Area: 370 m²

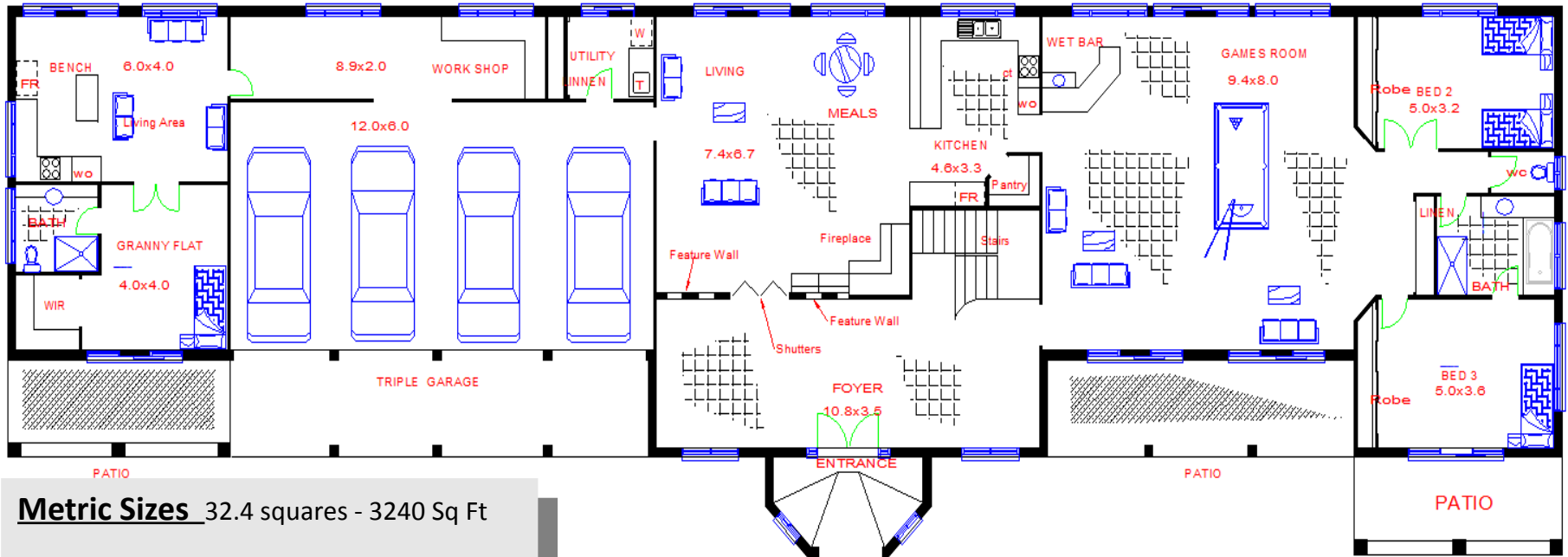
Living Area : 300 m²

39.8 Squares or 3980 Sq Ft

Home Design: 574



4 BEDROOM



Metric Sizes 32.4 squares - 3240 Sq Ft

Living Area = 434.2 m2

Total Area: 586.10 m2

Width of home: 14.2 meters

Depth of Home: 44.0 meters

Quick Tips for Home Office Organisation

1. Invest in adequate furniture.

Home offices need a clear work area, and that means providing adequate space for your computer and equipment, a spot for reference materials, file space and a location for frequently referenced supplies and paper. Make sure your office furniture provides ample space for work and storage.

2. Establish activity areas.

The efficient office should be zoned into activity areas:

- The Work Area, which includes a clear workspace, the computer and frequently-used office products.
- The Reference Area, which includes binders, manuals, dictionary and professional books and materials.
- The Supply Area, which contains office and paper supplies.

3. Properly place the computer and equipment.

Position your equipment by frequency of use. If the printer is used daily, it should be within easy reach. If the CPU is only accessed for troubleshooting, it can be placed under or next to the desk. If a scanner is rarely used, it can be placed outside the work area.

When setting up hardware, be conscious of access to drives, trays and cords. Don't block access to drawers or take up leg room with tangled cords.

To be more productive, make your office a place where you enjoy being. Here are some tips to make your workplace more fun, even if you work from home:

- Paint the walls (or just one wall) a striking colour that you love.
- Hang wallpaper or a simple border.

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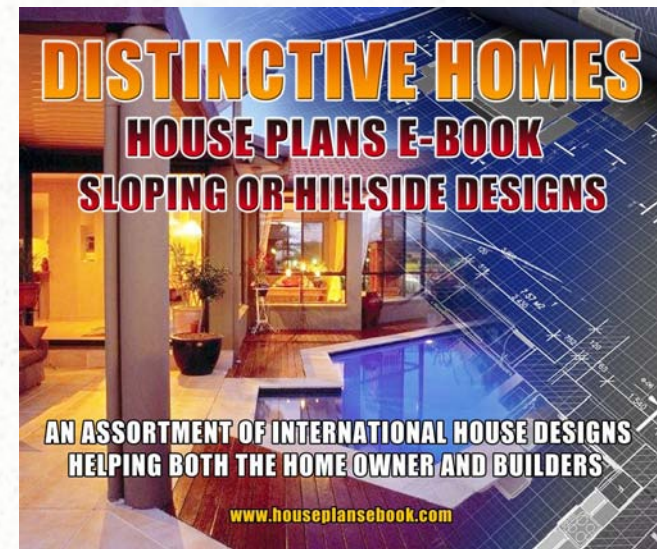


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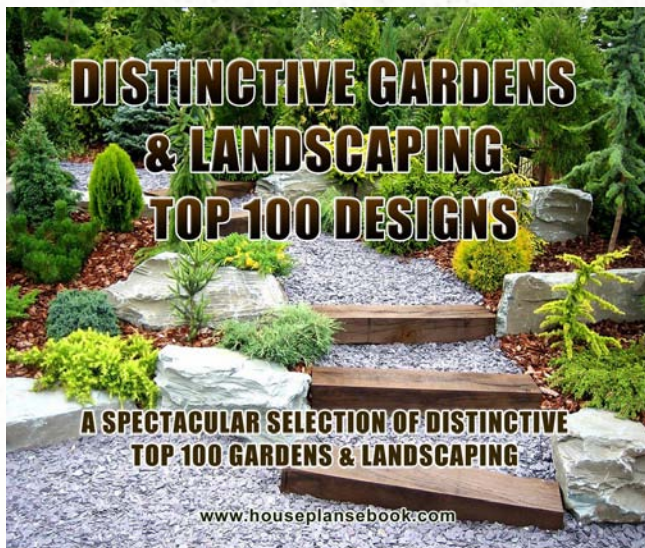
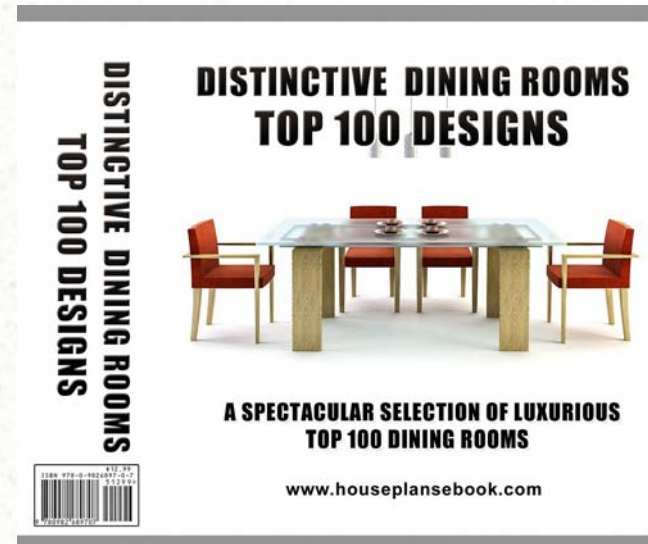
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