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Thank you for choosing SEQ Building Design for your home design project.

To begin your design journey and to get you really thinking about what the perfect design means to you I have enclosed your SEQ Design Kit.

We always give 100% to ensure our clients past and present receive the perfect design for their needs. If you believe this to be the case, and find the level of services and quality of our work to exceed your expectations, we'd really appreciate you telling your friends all about us.

Yours sincerely

Ryan Wood

SEQ Building Design

Ph: 07 3257 7224



DESIGN KIT



SCOPE

With over two decades of designing for the Queensland lifestyle the SEQ Building Design team have an intimate understanding of the 'must haves' for designing visually appealing homes that are highly livable in Brisbane's subtropical climate.

What we have also learned is how to listen...

Working closely with our clients and pinpointing their exact requirements is what we pride ourselves on and is what enables us to deliver the best, most personalised design outcomes.

Within this kit is a carefully thought-out plan that has helped many Queensland home owners, just like you, get the most from their home renovation design.

*We are not setting out to teach you to design (that's our job), the focus of this **Design Kit** is on getting you to really think about how you use your living spaces, and how your lifestyle impacts the livability of your home and ways you can future proof your home design for many years of enjoyment.*

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REQUIREMENTS

INSPIRATION

Start collecting samples of what you like in a home, this can be photos taken with your camera phone, magazine clippings or display brochures. Place these in a folder along with the notes you will be making below.

WRITE YOUR WISH LIST

Draw up two columns on a sheet of paper, the first column labeled 'Must Haves' and the second labeled 'If Possible'. Now list everything you would like in your home design to either column based on the level of importance.

MUST HAVE

IF POSSIBLE

EXAMINE YOUR HOME

What do you like and dislike about your current home?

LIKES

DISLIKES

NOTE PROBLEM AREAS

Make a note of uncomfortable rooms in your home and the reasons why. The SEQ Building Design team can suggest ways to improve these areas and avoid the same problems reoccurring in your new home.

REQUIRED

NOTES

HOW DO YOU USE YOUR HOME

Consider the people who frequent your home and whether your needs will change in the future. Incorporating a safe and accessible layout can make a home more child, elderly or disabled friendly.

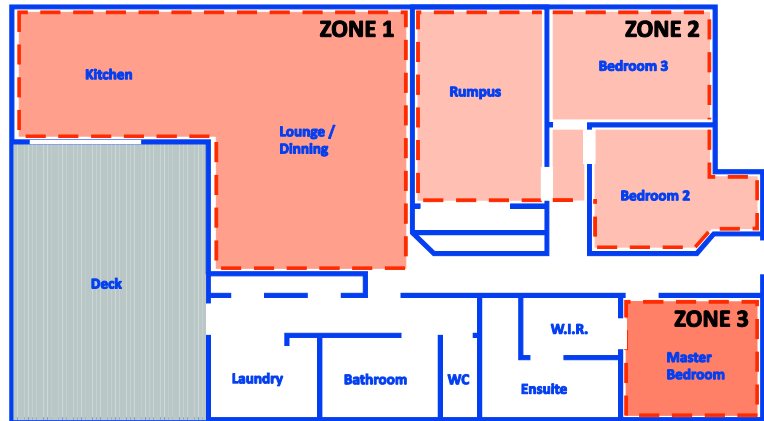
REQUIRED

NOTES

REQUIREMENTS

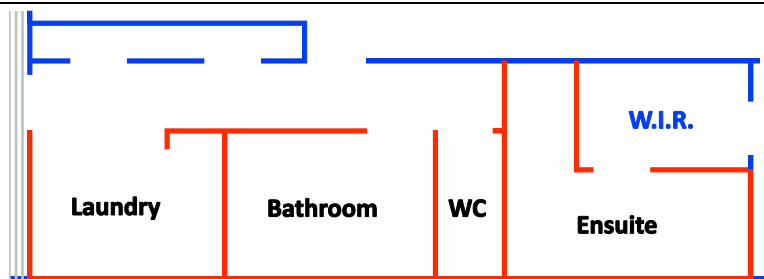
ZONE YOUR HOME

Be mindful of unoccupied parts of your home that won't require cooling or heating, these areas can be screened off to save power.



GROUP WET AREAS

Costs saving can be achieved by locating bathrooms, toilets and laundry's close to each other with your hot water system nearby.

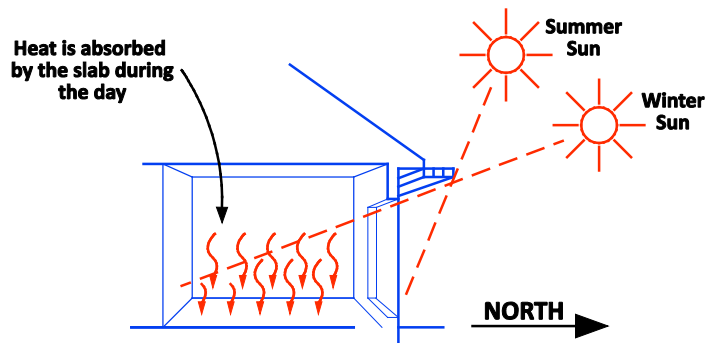


NATURAL LIGHT

Maximize natural lighting indoors and design lighting efficiently through the careful allocation of windows, skylights and room layout.

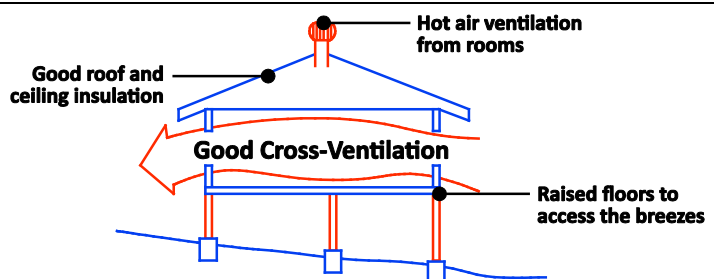
SOLAR BENEFITS

The summer sun arc is at almost right angles to the earth's surface whereas the winter sun arc is much lower in the northern sky while summer breezes (topography dependent) generally come from the north east. Generally we want living areas on the north side to benefit from light and the warming winter sun, bedrooms on the south side for cool sleeping areas and utility rooms on the west and south west sides to shade the remainder of the house from hot western sun. Significant glazing areas and verandas should be located to a north east aspect to capture cooling summer breezes.



NATURAL VENTILATION

In Brisbane's subtropical climate taking advantage of cross breezes is essential of a comfortable home. The location of your home is a determining factor in how many cool breezes the local area will have in summer, take note of which direction these come from.



REVIEW AND REVISE

Read back through the information you gathered, if it helps, walk through your home as you are doing so to ensure your listed requirements will be a practical improvement to your lifestyle, revise accordingly.

MASTER LIST

ENTRY

- DOORS**
 - Single
 - Double
 - Side Light
 - High Light
- STORAGE CUPBOARD**

FOR YOUR CONSIDERATION...
Many home floor plans are centered on entertaining and welcoming guests the minute they step through the front door. A wide foyer opening into an open floor plan living area may be perfect for the home entertainer.

BEDROOMS

- NUMBER OF:**
- SINGLE** (typically 3 x 3.5m)
- DOUBLE** (typically 4 x 3.5m)
- ROBE**
 - WIR
 - Built-in
 - Length of Hanging
 - Space Required In Metres
 - Preferred Door
 - Swinging
 - Sliding Wardrobe
 - Cavity Slider
- FAN**
- WINDOWS**

STYLE	MATERIAL
<input type="checkbox"/> Awning	<input type="checkbox"/> Aluminum
<input type="checkbox"/> Casement	<input type="checkbox"/> Timber
<input type="checkbox"/> Double-hung	
<input type="checkbox"/> Louvre	
<input type="checkbox"/> Sliding	
- FLOOR FINISH**
 - Carpet
 - Timber
 - Tiles

FOR YOUR CONSIDERATION...
Most families who have young children like to have the private spaces of the house – bedrooms and bathrooms grouped in one area of the home. While families with teenagers and young adults prefer to have bedrooms separated from each other.

MASTER BEDROOM (typically 4.5 x 5m)

- PREFERRED SIZE**
- ROBE**
 - WIR
 - Built-in
 - Length of Hanging
 - Space Req'd In Metres
 - Preferred Door
 - Swinging
 - Sliding Wardrobe
 - Cavity Slider
- EN-SUITE**
 - Shower
 - WC
 - Separate WC
 - Vanity
 - Single
 - Double
 - Corner
 - Bath
 - Small (1500mm L x 750mm W)
 - Large (1700mm L x 750mm W)
 - Other
- FAN**
- WINDOWS**

STYLE	MATERIAL
<input type="checkbox"/> Awning	<input type="checkbox"/> Aluminum
<input type="checkbox"/> Casement	<input type="checkbox"/> Timber
<input type="checkbox"/> Double-hung	
<input type="checkbox"/> Louvres	
<input type="checkbox"/> Sliding	
- FLOOR FINISH**
 - Carpet
 - Timber
 - Tiles

FOR YOUR CONSIDERATION...
Where will the location of the Master Suite be in relation to the rest of the home. Would you prefer a Master Suite away from other bedrooms, or close by for small children? Would you like your room to the front of the home, or at the rear of the home away from a noisy street?

MASTER LIST

BATHROOM

- SHOWER**
- WC**
- SEPARATE WC**
- VANITY**
 - Single
 - Double
 - Corner
- BATH**
 - Small (1500mm L x 750mm W)
 - Large (1700mm L x 750mm W)
 - Other

WHAT WE'LL CONSIDER...
For costs reasons we'll aim to centralise the plumbing in the house by keeping all of the plumbing close together. For example, we try to stack bathrooms next to one another and set the kitchen and laundry room adjacent to each other so that the plumbing can share common walls.

LAUNDRY

- ROOM**
- CUPBOARD**
- BENCH**
 - Sink in Bench
 - Cupboards Under
- STAND ALONE SINK**
- HANGING SPACE REQUIRED**
- LAUNDRY CHUTE**
- LINEN CUPBOARD**
- WASHER**
- DRYER**
- DRYER OVER WASHER**
- OTHER...**

STORAGE

- Linen Size
- Broom
- Other

FOR YOUR CONSIDERATION...
We all need storage space, but sometimes it's harder to plan than you'd expect. If you're not a huge fan of sideboards and armories, we can plan closets in spaces that you otherwise wouldn't be using.

KITCHEN

- ISLAND BENCH**
- SERVERY WINDOW**
- BREAKFAST BAR**
- WINDOW**
 - Bi-Fold
 - Other
- PANTRY**
 - Walk-in
 - Corner
 - Slide-out
 - Other
- FLOOR FINISH**
 - Timber
 - Tiles
 - Other

FOR YOUR CONSIDERATION...
If your family loves to cook and eat, a large eat-in kitchen or a large kitchen with a breakfast bar, might be essential.
Do you want it flowing onto the deck where you would enjoy the majority of your family meals, or do you want it central to the living areas in your home?

DINING ROOM

- PREFERRED SIZE**
- NUMBER OF PEOPLE TO SEAT:**
- WINDOWS**

STYLE	MATERIAL
<input type="checkbox"/> Awning	<input type="checkbox"/> Aluminum
<input type="checkbox"/> Casement	<input type="checkbox"/> Timber
<input type="checkbox"/> Double-hung	
<input type="checkbox"/> Louvers	
<input type="checkbox"/> Sliding	
- FLOOR FINISH**
 - Carpet
 - Timber
 - Tiles

FOR YOUR CONSIDERATION...
Dining rooms can be a great addition to a family home where formal meals are enjoyed together on a regular basis, however if the dining room is less regularly used then we will aim to situate this room so that it is not a thoroughfare from kitchen to living areas.

MASTER LIST

LOUNGE ROOM

- PREFERRED SIZE**
- TV**
- WINDOWS**
 - STYLE**
 - Awning
 - Casement
 - Double-hung
 - Louvres
 - Sliding
 - MATERIAL**
 - Aluminum
 - Timber
- FLOOR FINISH**
 - Carpet
 - Timber
 - Tiles

FOR YOUR CONSIDERATION...
If you have a very informal family style, you can position your lounge room or family room to be the focal point of your house.

DECK

- LOCATION**
- SIZE**
- FLOOR FINISH**
 - Timber
 - Tiles
 - Concrete
- WITH ROOF**
 - Integrated With Main
 - Fly-over
 - Other
- CONCRETE UNDER**
- OTHER**

FOR YOUR CONSIDERATION...
We don't need to tell you that Queensland living is all about the deck, outdoor entertainment areas, and fantastic weather and breezes. How big do you need your deck? Consider BBQ and outdoor furniture?

STUDY / OFFICE

- SEPARATE ROOM**
- OPEN AREA**
- CUPBOARDS**
- LOCATION**
- WINDOWS**
 - STYLE**
 - Awning
 - Casement
 - Double-hung
 - Louvres
 - Sliding
 - MATERIAL**
 - Aluminum
 - Timber
- FLOOR FINISH**
 - Carpet
 - Timber
 - Tiles

FOR YOUR CONSIDERATION...
Be sure to consider how accessible you will be to your family members while you are in your study / office. Where the room will be heavily used and solitude will be an important factor perhaps placing your study / office in a separate zone to living areas will eliminate distractions.

For the home office that will be frequented by clients, we would locate close to the formal entry way to ensure clients are not funneled through living areas to access your office.

CARPORT OR GARAGE

- SINGLE**
- DOUBLE**
- TANDEM**
- ROOF TYPE**
 - Gable
 - Hipped
 - Skillion
- MATERIAL**
 - Timber
 - Block / Brick
 - Steel
- DOORS**
 - Roller
 - Panel
 - Extra Door
- SIZE**
- FLOOR SIZE**
 - Concrete
 - Tiles
 - Other
- WINDOWS**
 - STYLE**
 - Awning
 - Casement
 - Double-hung
 - Louvres
 - Sliding
 - MATERIAL**
 - Aluminum
 - Timber
- Location**



WHAT NEXT...

DESIGN KIT

We recommend you print out a copy and walk through your home and give careful consideration to questions being asked. The more information (no matter how minor) is included the greater the insight you will provide to your designer.

On completion, return to SEQ Building Design via email so we can get acquainted with your design requirements prior to your design consultation.

DESIGN CONSULTATION

Your design consultation is where we discuss your requirements and explore preliminary design ideas based on the information provided from your design kit.

The design consultation enables the SEQ Building Design team to align your requirements with good design principals, also to provide a sounding board for new ideas and options you may not have considered.

HAVE A QUESTION?

If you have any questions at any stage prior to your design consultation please don't hesitate to contact us...

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