



www.tullipanhomes.com.au

Split Level Homes



TULLIPAN HOMES PTY LTD

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Sales Enquiries
To speak with our sales consultant
please call 0431 779 172

DISPLAY HOMES

Central Coast

San Souci (Downslope Design)
18 Grassie Avenue, Woongarah
Open 10am to 5pm, Saturdays & Sundays

Hunter Region

The Mayfield MKII (Upslope Design)
94 Constitution Drive, Cameron Park
Open 10am to 5pm, Saturdays & Sundays

TULLIPANHOMES.COM.AU

INSPIRATION SERIES 2013

BUILDING QUALITY AT AN AFFORDABLE PRICE

TULLIPAN HOMES
BUILDING QUALITY AT AN AFFORDABLE PRICE



showcase

INSPIRATION SERIES 2013



FREE COPY



CUSTOM HOME DESIGN

Tullipan Homes was founded by David Tullipan. David has been operating as a building contractor since 1968. David founded the business on the Central Coast in 1990 and since it has grown to become a reputable and well known building company that custom design and built high quality homes for an affordable price.

We are extremely proud of our pre-designed and pre-costed home collection, ranging from single storey to spacious homestead designs for acreage and an extensive range of split-level home designs. What separates us from our competitors is that we can create your dream home - from design to construction or customize a pre-designed home for your chosen block of land. We often design plans to accommodate varying sloping site conditions, including: view sharing and height restrictions, cut and fill restrictions, difficult vehicle access and driveway gradients. These challenges are nothing new to us and we take careful consideration when designing homes for complicated sites. We promote our full construction service which includes preparation of professional DA applications, plans and reports to achieve a prompt and hassle free approval from your local council and/or private certifiers.

Tullipan Homes use a list of suppliers, hand-picked by David Tullipan that have been chosen based on their capacity for standard of workmanship, reliability and competitive pricing. We can also arrange home interior specialists to assist you with the delicate selection of materials, textures, finishes and design features throughout the interior and exterior of your home.

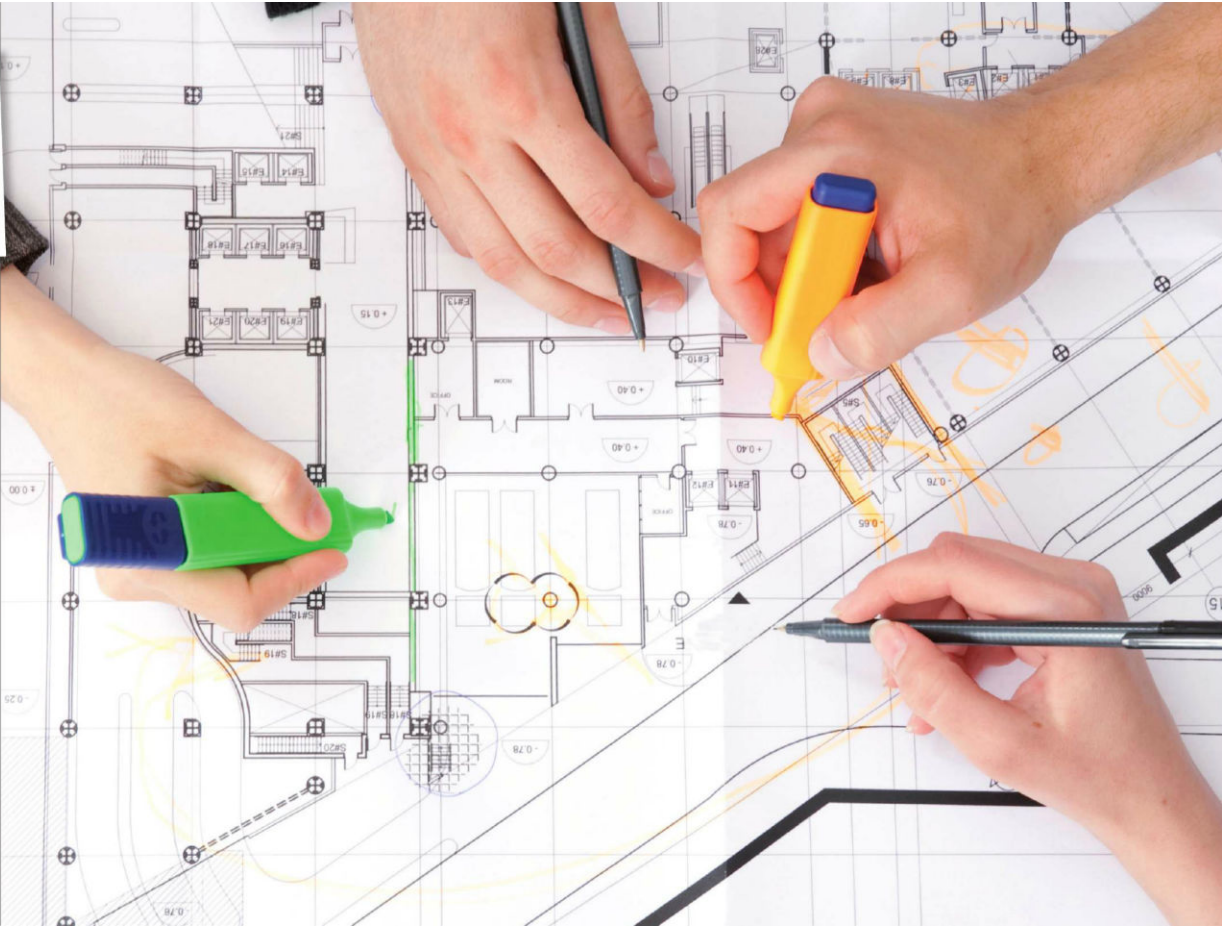
We hope you enjoy looking through our showcase of home designs and wish you all the best on your journey to building your dream abode.

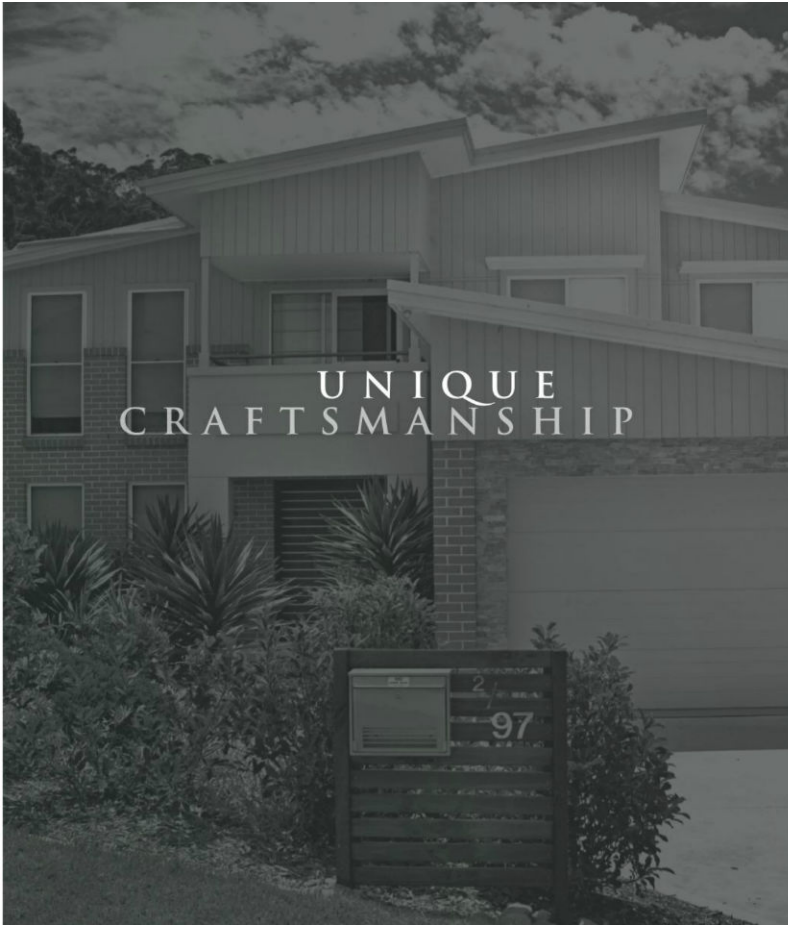
This showcase includes at least one home from each of our design series, our full range of designs can be found on our website www.tullipanhomes.com.au or please call our Sales Consultant: 0431 779 172.

www.
Split Level Homes
LCCM.AU

Just purchased or thinking about purchasing a sloping block?

Tullipan Homes has a specialist website to assist you with building a quality split level home on your sloping home site. Visit: www.splitlevelhomes.com.au





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SINGLE STOREY DESIGNS



THE CASABLANCA | THE FITZROY MKIII METRO | THE MERIDIAN
THE HOMESTEAD SERIES | THE SETTLER | THE CORDOVA | THE MARBELLA
THE VALENCIA | THE PORTO | THE SEVILLE

The image MERIDIAN Custom Modified House

THE CASABLANCA



single storey

THE CASABLANCA SINGLE STOREY

34 Square,
15.22m width x 23.54m depth

AREAS	
Living	249.30m ²
Garage	35.20m ²
Patio	5.72m ²
Alfresco	21.51m ²
TOTAL	311.73m²



THE FITZROY MKIII METRO FACADE

25 Square,
13.84m width x 23.87m depth

AREAS

Perimeter	84.97m ²
Living	188.39m ²
Garage	33.89m ²
Patio	5.67m ²
Pergola	5.78m ²
TOTAL	233.73m²



THE MERIDIAN SINGLE STOREY DESIGN

24 Square,
13.76m width x 19.46m depth

AREAS

Perimeter	73.72m ²
Living	179.10m ²
Garage	34.46m ²
Portico	4.77m ²
TOTAL	218.33m²



THE HOMESTEAD MKI
42 Square,
17.71m width x 31.08m depth

AREAS	
Living	297.00m ²
Garage	60.37m ²
Alfresco	21.72m ²
Patio	6.75m ²
TOTAL	385.84m²



THE HOMESTEAD MKII
43 Square,
17.52m width x 32.7m depth

AREAS	
Perimeter	105.06m ²
Living	294.81m ²
Garage	38.93m ²
Verandah	66.24m ²
Patio	4.75m ²
TOTAL	404.73m²



THE SETTLER

32 Square,
14.05m width x 24.41m depth

AREAS

Perimeter	75.61m ²
House	232.44m ²
Garage	35.24m ²
Verandah / Patio	28.03m ²
TOTAL	295.7m²



**THE CORDOVA
SINGLE STOREY**

27 Squares,
14.59m width x 19.92m depth

AREAS

Garage	34.35m ²
Porch	3.78m ²
Living	196.80m ²
Alfresco	15.30m ²
TOTAL	250.23m²



**THE MARBELLA
SINGLE STOREY**

27 Squares,
14.14m width x 19.92m depth

AREAS

Garage	34.35m ²
Porch	3.78m ²
Living	190.56m ²
Alfresco	22.05m ²
TOTAL	250.74m²

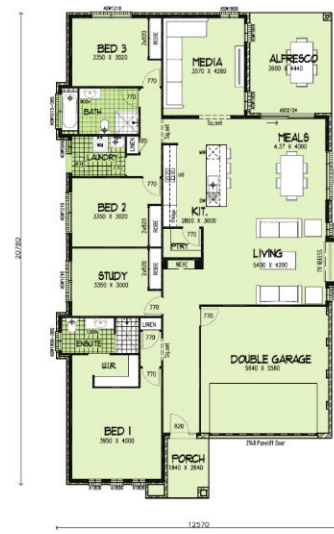


**THE VALENCIA
SINGLE STOREY
METRO FACADE**

25 Squares,
12.57m width x 20.78m depth

AREAS

Garage	33.29m ²
Porch	4.86m ²
Living	181.52m ²
Alfresco	15.99m ²
TOTAL	235.66m²



THE PORTO SINGLE STOREY

25 Squares,
11.96m width x 24.07m depth

AREAS

Garage	33.89m ²
Porch	2.81m ²
Living	177.63m ²
Alfresco	19.42m ²
TOTAL	233.74m²



THE SEVILLE SINGLE STOREY

25 Squares,
12.7m width x 17.96m depth

AREAS

Garage	34.26m ²
Porch	3.78m ²
Living	180.07m ²
Alfresco	13.44m ²
TOTAL	231.53m²





DOUBLE STOREY DESIGNS

THE SAN SOUCL | THE RAVENNA GF3-FF3 | THE SANTA CRUZ MKII
THE SORRENTO MKII | THE SYLVANIA | THE VEGAS GF3-FF2 | THE CALDERA

The Image: BAYVIEW Custom Modified Home

THE SAN SOUCI



double storey



THE SAN-SOUCI
 36 Square,
 13m width x 19.91m depth

AREAS	
Ground floor	151.65m ²
First floor	122.70m ²
Garage	37.87m ²
Portico	4.73m ²
Alfresco	20.00m ²
TOTAL	336.95m²



**THE RAVENNA GF3-FF3
METRO FACADE**

35 Square,
12.41m width x 18.23m depth

AREAS

Perimeter	61.29m
Ground floor	127.69m ²
First floor	137.89m ²
Garage	38.51m ²
Patio/balcony	22.11m ²
TOTAL	326.20m²



THE SANTA CRUZ MKII

27 Square,
14.51m width x 15.47m depth

AREAS

Perimeter	58.18m
Ground floor	114.32m ²
First floor	104.04m ²
Garage	32.64m ²
Patio	3.55m ²
TOTAL	254.55m²



THE SORRENTO MKII

38 Square,
12.3m width x 15.74m depth

AREAS

Perimeter	56.08m
Ground floor	139.93m ²
First floor	155.16m ²
Garage	34.23m ²
Patio/balcony	24.71m ²
TOTAL	354.03m²



THE SYLVANIA

36 Square,
15.65m width x 19m depth

AREAS

Perimeter	71.54m
Ground floor	149.71m ²
First floor	133.89m ²
Garage	36.31m ²
Patio/balcony	12.12m ²
TOTAL	332.03m²



THE VEGAS GF3-FF2

40 Square,
13.07m width x 21.7m depth

AREAS

Perimeter	73.08m
Ground floor	161.70m ²
First floor	153.2m ²
Garage	37.4m ²
Patio/balcony	16.36m ²
TOTAL	369.00m²



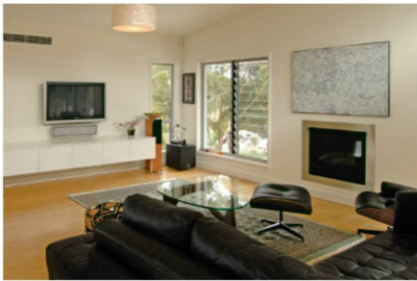
THE CALDERA DOUBLE STOREY

27 Squares,
11.68m width x 13.38m depth

AREAS

Ground Floor	111.02m ²
Garage	37.07m ²
First Floor	104.73m ²
Portico	1.97m ²
TOTAL	254.79m²





DOWNHILL DESIGNS

LOWSIDE OF THE STREET

THE BALTIMORE MKI | THE BAYVIEW DOWNSLOPE | THE CASABLANCA DOWNSLOPE
THE COPACABANA DOWNSLOPE | THE MIAMI MKII DOWNSLOPE | THE EDGEWATER MKIII
THE SIENA | THE MALIBU MKII | THE NARRABEEN METRO | THE SAN SOUCI SERIES
THE SEDONA | THE SORRENTO

The House: SORRENTO METRO - 32-30

THE BALTIMORE MKI



downhill design



**THE BALTIMORE MKI
DOWNSLOPE DESIGN**
28 Square,
12.95m width x 15.74m depth

AREAS	
Ground floor	122.00m ²
First floor	88.05m ²
Garage	35.16m ²
Portico	3.85m ²
Patio	6.30m ²
TOTAL	255.36m²

THE BAYVIEW SPLIT LEVEL METRO SKILLION FACADE

42 Square,
12.64m width x 16.24m depth

AREAS	
Perimeter	58.46m
Ground floor	137.10m ²
First floor	168.20m ²
Garage	38.30m ²
Patio	4.61m ²
Deck	43.06m ²
TOTAL	391.27m²



THE CASABLANCA SINGLE STORY - SPLIT LEVEL DOWNSLOPE DESIGN

34 Square,
15.22m width x 23.54m depth

AREAS	
Living	251.4m ²
Garage	35.2m ²
Patio	5.72m ²
Alfresco	21.51m ²
TOTAL	313.83m²



**THE COPACABANA
METRO FACADE**

40 Square,
17.39m width x 12.64m depth

AREAS	
Perimeter	62.06m
Ground floor	109.10m ²
First floor	178.24m ²
Garage	36.60m ²
Balcony	7.00m ²
Patio	4.60m ²
Deck	27.13m ²
Store	10.20m ²
TOTAL	373.00m²



**THE MIAMI MKII
DOWNSLOPE DESIGN**

35 Square,
12.65m width x 21.68m depth

AREAS	
Ground floor	155.03m ²
First floor	110.10m ²
Garage	37.03m ²
Portico	3.10m ²
Al Fresco	21.70m ²
TOTAL	326.96m²



THE EDGEWATER MKIII

48 Square,
16.63m width x 21.33m depth

AREAS	
Ground floor	116.65m ²
First floor	201.36m ²
Garage	34.75m ²
Portico	6.44m ²
Verandah	41.18m ²
Upper Deck	41.18m ²
TOTAL	441.56m²



**THE SIENA
DOWNSLOPE
SPLIT LEVEL**

24 Squares,
11.67m width x 13.31m depth

AREAS	
Lower Ground Floor	69.79m ²
Garage	33.87m ²
Ground Floor	41.25m ²
First Floor	69.80m ²
Portico	3.96m ²
TOTAL	218.67m²



THE MALIBU MKII DOWNSLOPE DESIGN

(Upstairs all on one constant level)
36 Square,
23.5m width x 13m depth

AREAS	
Ground floor living	87.29m ²
First floor living	173.47m ²
Garage	34.74m ²
Patio	4.61m ²
Balcony	33.26m ²
TOTAL	333.37m²



THE NARRABEEN METRO FACADE

42 Square,
13.30m width x 20.58m depth

AREAS	
Perimeter	67.76m
Ground floor	178.20m ²
Lower floor	105.22m ²
Garage	33.93m ²
Portico/Balcony	73.27m ²
TOTAL	390.62m²



**THE SAN-SOUCI
DOWNSLOPE DESIGN**
37 Squares,
13m width x 20.23m depth

AREAS	
Ground floor	157.13m ²
First floor	124.17m ²
Garage	36.83m ²
Porlco	4.73m ²
Alfresco	20.00m ²
TOTAL	342.86m²



**THE SAN SOUCI MKIII
DOWNSLOPE DESIGN**
39 Squares,
14.64m width x 17.415m depth

AREAS	
Garage	36.28m ²
Porch	3.56m ²
Ground Floor Living	137.44m ²
Alfresco	31.20m ²
First Floor Living	150.43m ²
TOTAL	358.87m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**THE SEDONA MKI
SKILLION ROOF
RAKED CEILINGS**

33 Square,
13.83m width x 17.10m depth

AREAS

Perimeter	58.34m
Ground floor	94.91m ²
First floor	147.82m ²
Garage	34.14m ²
Portico	6.61m ²
Deck	26.55m ²
TOTAL	310.03m²



THE SEDONA MKVII

30 Square,
13.28m width x 15.82m depth

AREAS

Ground floor	133.5m ²
First floor	101.03m ²
Garage	42.74m ²
Portico	5.67m ²
TOTAL	282.94m²



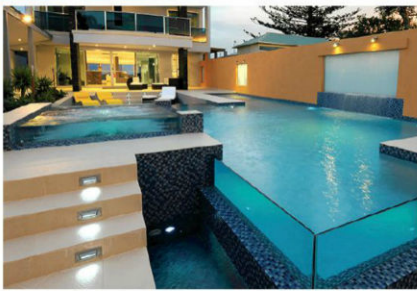
THE SORRENTO MKV.

**SPLIT LEVEL,
METRO FACADE,
SKILLION FACADE**
36 Square,
12.9m width x 17.4m depth

AREAS

Perimeter	60.60m
Ground floor	140.66m ²
First floor	142.37m ²
Garage	35.34m ²
Portico	6.01m ²
Balcony	5.07m ²
TOTAL	329.45m²





UPHILL DESIGNS

HIGHSIDE OF THE STREET



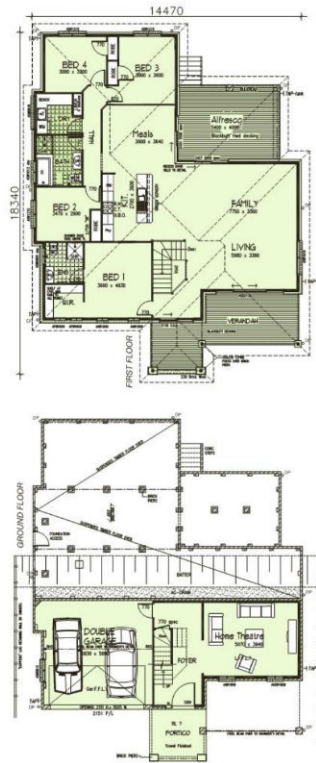
THE MAYFIELD SERIES | THE KEYLARGO | THE NEWPORT SERIES
THE MIAMI UPSLOPE | THE SALISBURY MKIII | THE SIENA UPSLOPE

This image: SALISBURY MKIII

THE MAYFIELD MKII



uphill designs



THE MAYFIELD MKII UPSLOPE DESIGN

32 Square,
14.47m width x 18.34m depth

AREAS

Upper living	169.17m ²
Verandah	23.34m ²
Lower living	39.93m ²
Garage	36.15m ²
Portico	8.48m ²
Alfresco	21.60m ²
TOTAL	298.67m²

**THE MAYFIELD MKIII
SUITS 50FT FRONTAGE**

33 Square,
13.32m width x 19.11m depth

AREAS

Upper living	173.74m ²
Verandah	25.08m ²
Lower living	46.71m ²
Garage	35.56m ²
Portico	8.78m ²
Atrfresco	13.22m ²
TOTAL	303.09m²

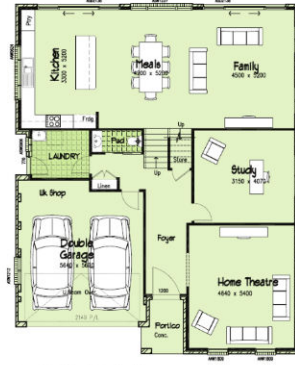
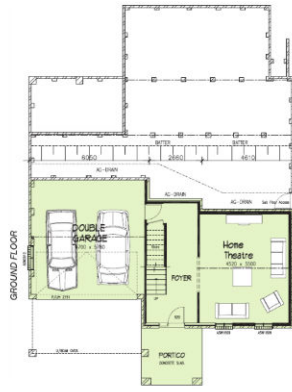


**THE KEYLARGO
UPSLOPE
SPLIT LEVEL**

31 Squares,
12.48m width x 15.33m depth

AREAS

Ground Floor	144.55m ²
Garage	35.36m ²
First Floor	104.88m ²
Portico	4m ²
TOTAL	288.79m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

THE NEWPORT MKI

36 Square,
15m width x 16.1m depth

AREAS

Perimeter	62.18m ²
Ground floor living	77.86m ²
First floor living	173.90m ²
Garage	36.77m ²
Portico	10.25m ²
Balcony	10.74m ²
Affresco	21.84m ²
TOTAL	331.36m²



THE NEWPORT MKIV

34 Square,
14m width x 15.03m depth

AREAS

Ground floor living	72.03m ²
First floor living	175.70m ²
Garage	37.34m ²
Portico	3.86m ²
Balcony	22.43m ²
TOTAL	311.36m²



THE MIAMI UPSLOPE DESIGN

41 Square,
12.65m width x 21.68m depth

AREAS

Perimeter	73.52m ²
Ground floor living	159.22m ²
First floor living	136.22m ²
Garage	37.40m ²
Portico	3.10m ²
Alfresco	21.68m ²
Balcony	23.33m ²
TOTAL	380.96m²



THE SALISBURY MKIII

36 Square,
15.6m width x 16.81m depth

AREAS

Ground floor living	67.51m ²
Garage	34.73m ²
Porch	8.40m ²
First floor living	198.62m ²
Balcony	20.00m ²
Patio	3.05m ²
TOTAL	332.51m²

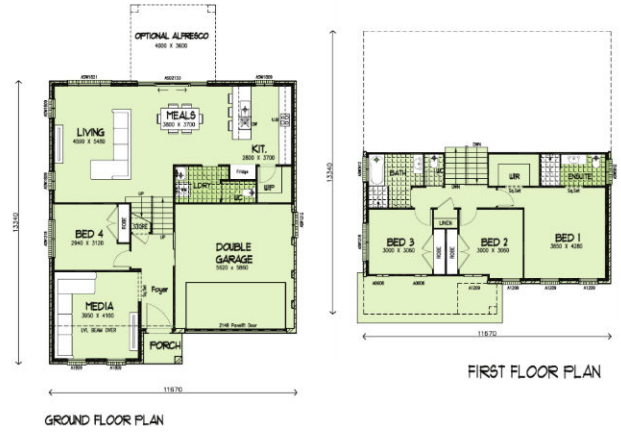


THE SIENA UPSLOPE SPLIT LEVEL

24 Squares,
11.67m width x 13.34m depth

AREAS

Lower Ground Floor	42.55m ²
Garage	34.90m ²
Ground Floor	67.80m ²
First Floor	70.07m ²
Portico	2.65m ²
TOTAL	217.97m²





SIDWAYS SLOPING
DESIGNS

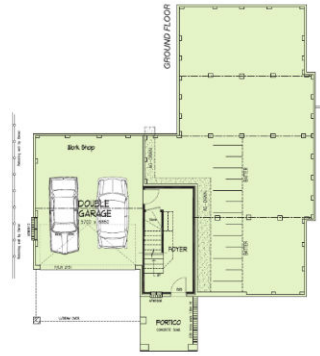
THE MAYFIELD | THE DEVONPORT SERIES | THE ROBINA

This image: THE MAYFIELD sideways sloping design

THE MAYFIELD



sideways sloping design



THE MAYFIELD - SIDE SLOPE DESIGN

29 Square,
14.97m width x 18.34m depth

AREAS	
Upper living	171.88m
Verandah	25.08m ²
Lower living	17.53m ²
Garage	41.83m ²
Portico	8.78m ²
TOTAL	265.10m²

THE DEVONPORT MKII

32 Square,
16.53m width x 13.42m depth

AREAS	
Perimeter	67.71m
Ground floor	197.83m ²
Lower floor	46.83m ²
Garage	41.85m ²
Patio/deck	12.98m ²
TOTAL	299.49m²



THE DEVONPORT MKII METRO FAÇADE

33.2 Square,
17.37m width x 14.85m depth

AREAS	
Perimeter	67.71m
Ground floor	202.00m ²
Lower floor	49.6m ²
Garage	44.00m ²
Patio	7.6m ²
Balcony	5.3m ²
TOTAL	308.5m²



**THE DEVONPORT MKIII
PROVINCIAL FACADE**

35 Square,
14.13m width x 17.2m depth

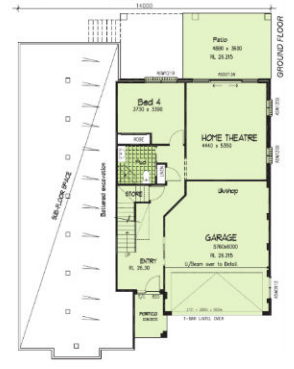
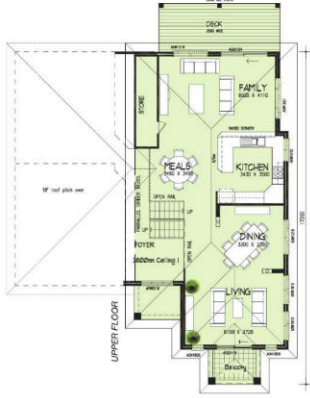
AREAS	
Ground floor	153.07m ²
Upper floor	104.23m ²
Garage	34.59m ²
Patio	4.20m ²
Verandah	15.65m ²
Portico	4.86m ²
Balcony	4.86m ²
TOTAL	321.46m²

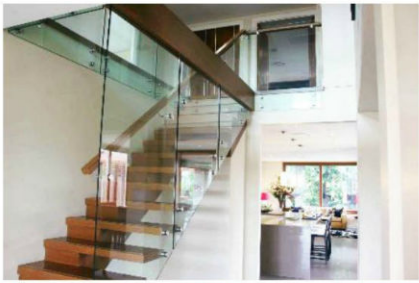


THE ROBINA

40 Square,
14m width x 18.63m depth

AREAS	
Ground floor	67.25m ²
First floor	191.84m ²
Garage	42.10m ²
Portico	4.00m ²
Patio	17.57m ²
Balcony	19.05m ²
Deck	30.06m ²
TOTAL	371.87m²





THE BAYVIEW



living areas upstairs



THE BAYVIEW
METRO FACADE
CURVED ROOFING
 44 Square,
 14.24m width x 17.05m depth

AREAS	
Perimeter	62.59m
Ground floor	154.78m ²
First floor	170.06m ²
Balcony	20.7m ²
Garage	35.98m ²
Portico	4.20m ²
Parapet	19.34m ²
TOTAL	405.04m²

THE BAYVIEW MKI
39 Square,
12.64m width x 15.5m depth

AREAS	
Perimeter	56.28m
Ground floor	141.27m ²
First floor	159.94m ²
Garage	34.23m ²
Patio/Balcony	21.96m ²
TOTAL	357.40m²



THE BAYVIEW MKII
43 Square,
12.64m width x 15.5m depth

AREAS	
Perimeter	59.07m
Ground floor	154.05m ²
Upper floor	170.20m ²
Garage	35.40m ²
Patio	4.20m ²
Deck	15.65m ²
Balcony	20.02m ²
TOTAL	399.52m²



THE BAYVIEW MKIII

38 Square,
14.43m width x 15.4m depth

AREAS

Perimeter	59.60m
Ground floor	117.99m ²
Upper floor	161.75m ²
Garage	43.15m ²
Patio	4.38m ²
Balcony	10.19m ²
Deck	15.12m ²
TOTAL	352.58m²



THE VEGAS MKI LIVING UPSTAIRS

41 Square,
13.34m width x 18.65m depth

AREAS

Perimeter	67.53m
Ground floor	151.34m ²
First floor	156.50m ²
Garage	36.65m ²
Patio / Balcony	32.36m ²
TOTAL	376.84m²



**THE VEGAS MKII
METRO FACADE
LIVING UPSTAIRS**

43 Square,
13.34m width x 20.81m depth

AREAS

Perimeter	67.37m
Ground floor	151.91m ²
First floor	166.84m ²
Garage	38.4m ²
Patio	8.0m ²
Balcony	31.0m ²
TOTAL	395.0m²





THE DEL MAR MKI
 37 Square,
 9.51m width x 26.76m depth

AREAS	
Perimeter	74.38m
Ground floor	124.41m ²
First floor	136.89m ²
Garage	44.44m ²
Porch	14.89m ²
Balcony	9.20m ²
Verandah	17.33m ²
TOTAL	347.16m²



THE DEL MAR MKII
 38 Square,
 8.25m width x 26.76m depth

AREAS	
Perimeter	70.66m
Ground floor	125.38m ²
First floor	127.96m ²
Garage	46.34m ²
Patio	5.61m ²
Deck	11.23m ²
Verandah	11.23m ²
Balcony	19.75m ²
Courtyard	6.09m ²
TOTAL	353.59m²



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



THE DEL MAR MKIII
 35 Square,
 8.25m width x 25.45m depth

AREAS	
Perimeter	67.40m
Ground floor	122.22m ²
First floor	113.98m ²
Garage	44.48m ²
Patio	3.57m ²
Verandah/Deck	15.44m ²
Pergola	14.26m ²
Balcony	3.96m ²
Courtyard	8.14m ²
TOTAL	326.05m²



FIRST FLOOR



GROUND FLOOR



INCLUSIONS



CREATING A NEW STANDARD

At Tullipan Homes we have raised the bar with our inclusions packages. Our new 'GEM Collection' can offer you a high level of inclusions to meet your homes needs and your budget. Together with our team of suppliers we have handpicked a range of quality inclusions that will give your home that Tullipan look and feel for years to come.

KITCHEN INCLUSIONS

	Sapphire	Ruby	Diamond
Kitchen Cupboards			
Laminate doors with 2mm PVC edge in a wide choice of colours	◆		
Laminate rolled edge benchtop in choice of colours	◆		
Wall cabinets to 2100mm high	◆		
Provision for one bank of three drawers	◆		
Provision for dishwasher and microwave including single power point	◆	◆	◆
1 & 3/4 Bowl stainless steel sink and drainer	◆	◆	◆
Shen or Gloss colour board doors		◆	
Wall cabinets to 2400mm high or Craftwood Bulkheads with painted finish		◆	◆
Provision for three banks of drawers		◆	◆
20mm stone bench tops in your choice of colour from our standard range		◆	◆
20mm stone waterfall end panels to kitchen island bench			◆
Polyurethane doors in your choice of colour.			◆
Blum soft close drawers and door buffers			◆
Splashback			
Ceramic tile splashback 600mm above bench tops (allowance up to \$29.50 m2, incl GST)	◆	◆	
Glass splashback in your choice of colour			◆
Kitchen Appliances			
SMEG 60cm electric oven in stainless steel finish	◆	◆	
SMEG 60cm 4 burner Gas cooktop, cast iron trivets in stainless steel finish	◆	◆	
SMEG 60cm slide out/retractable recirculating rangehood in stainless steel finish	◆	◆	
SMEG 60cm freestanding dishwasher in stainless steel finish		◆	◆
SMEG 90cm freestanding upright multifuel cooker, electric oven/gas cooktop		◆	◆
SMEG 90cm canopy Ducted rangehood			◆
Kitchen Tapware			
Mizu 1500 series gooseneck sink mixer	◆	◆	
Mizu 1700 series gooseneck sink mixer			◆



BATHROOM INCLUSIONS

	Sapphire	Ruby	Diamond
Vanities			
ADP Oasis wall hung vanity unit, including durable acrylic tops and your choice white polyurethane or a range of Laminex finishes	◆	◆	
ADP Medina wall hung vanity unit, including durable acrylic tops and your choice white polyurethane or a range of Laminex finishes			◆
Mirrors			
Polished edge frameless mirrors to full width of vanities	◆	◆	◆
Toilet Suites			
Close coupled vitreous china 4 star toilet suite	◆	◆	
Back to Wall vitreous china 4 star toilet suite, including soft close seat			◆
Baths			
Posh Solus 1500mm rectangle bath inset in a fully tiled island setting	◆	◆	◆
Posh Solus 1500mm corner bath (selected designs only)	◆	◆	◆
Tapware			
Mizu 1550 series flick mixer tapware to all bathrooms	◆	◆	
Posh Solus rail shower outlet to main bathroom and ensuite.		◆	◆
Mizu 1700 series mixer tapware to all bathrooms		◆	◆
Bathroom Accessories			
Mizu 1500 Series double towel rail	◆	◆	
Mizu 1500 Series combination shower shelf	◆	◆	
Mizu 1500 Series loop toilet roll holder	◆	◆	
Mizu 1700 Series double towel rail			◆
Mizu 1700 Series glass shower shelf			◆
Mizu 1700 Series toilet roll holder			◆
Showerscreens			
Semi framed showerscreens with pivot door	◆		
Designer semi framed showerscreens with pivot door		◆	◆
Wall and Floor Tiling			
Ceramic floor and wall tiles to bathroom, ensuite, and powder rooms, selection allowance to \$29.50m2.			
Wall tiles specification as follows: Showers to 2100mm, including vertical feature to shower wall Baths to 1200mm around baths, i.e. 600mm to face of bath with 600mm over bath. Vanity splashbacks to 300mm, with skirtings to remainder.	◆	◆	
Ceramic floor and wall tiles to Ensuite, selection allowance to \$29.50m2. Wall tiles specification as follows: Full height wall tiles to ceiling in Ensuite. Includes vertical feature to shower Remaining rooms to sapphire Inclusions specifications		◆	
Ceramic floor and wall tiles to bathroom, and ensuite, selection allowance to \$39.50m2. Wall tiles specification as follows: Full height wall tiles to ceiling in Bathroom and Ensuite. Includes vertical feature to shower Remaining rooms to sapphire Inclusions specifications			◆



INTERNAL INCLUSIONS

	Sapphire	Ruby	Diamond
Laundry			
45 Litre stainless steel laundry tub and cabinet, with washing machine taps concealed under sink.	◆	◆	
Mizu 1500 series mixer tapware	◆	◆	◆
Ceramic tile splashback to 600mm (allowance up to \$29.50 m2, incl GST)	◆	◆	◆
Laminate cabinet as detailed on floor plans with 45 litre stainless steel drop in sink.			◆
Hot Water System			
25 Litre continuous flow gas hot water system, unit recessed into external brick wall including enclosure cover, (brick veneer construction only)	◆	◆	◆
Electrical			
Single phase meter provision	◆	◆	
Light point (batten holder incl globe) to each room, additional light point to larger living areas	◆	◆	
Double power point to each room	◆	◆	◆
Single power points for the, cooktop, rangehood, microwave and dishwasher	◆	◆	◆
Separate circuits to fridge and oven including single power point	◆	◆	◆
2 x Phone points	◆	◆	◆
2 x TV points	◆	◆	◆
Hard wired Smoke detectors as required	◆	◆	◆
Exhaust fans to Bath/Ensuite/Powder rooms where no natural ventilation available	◆	◆	◆
Allowance for downlights to living areas only (x16)			◆
1 x Foxtel IQ TV point			◆
3 in L, heat, fan, light in bathroom and ensuite (non ducted)			◆
Three phase meter provision (for Reverse Cycle Air Conditioning)			◆
Security/Intercom			
Bosch 880 alarm system incl 5 quad infra red detectors, 8 zone LCD code pad, Internal and External siren with strobe		◆	◆
Dorani DORV044 Colour Video Intercom including: 1 x slimline DORV044 Door Camera with high intensity LED for night vision, 1 x DORV047 Hands free internal monitors with 7 inch LCD TFT display screen, Note: Excludes electronic/automatic opening of front door.		◆	◆
Air Conditioning			
Actron reverse cycle ducted air conditioning (unit size and model dependant on design)			◆
Internal Linings			
10mm recessed edge plasterboard to walls. 6mm villa board to all bathroom & ensuite walls.	◆	◆	◆
10mm plasterboard (span 600) to all ceilings.	◆	◆	◆
90mm cove cornice to ceiling.	◆	◆	◆
3 Step feature cornice to Living areas and bedrooms			◆

INTERNAL INCLUSIONS CONTINUED

	Sapphire	Ruby	Diamond
Skirting & Architraves			
66mm Half splayed or bevelled profile skirting boards and architraves to all doors, sliding glass doors and, 42mm profile architraves to windows, in primed pine (solid timber not MDF)	◆	◆	◆
Internal Doors			
Humes internal doors selected from the Accert or Moulded panel interior range.	◆	◆	◆
Humes "Smart Robe" Sliding door wardrobe system – (to selected designs only)	◆	◆	◆
Door Furniture			
Gainsborough 64 series modern lever style internal door handles. Privacy locks to main bedroom, ensuite, bathroom and powder rooms.	◆	◆	◆
Gainsborough 395 Circular passage (privacy where required) sets to all cavity sliding doors	◆	◆	◆
Gainsborough Door Stops to all doors	◆	◆	◆
Walk in Robes and Linen Cupboards			
Four (4) x white melamine shelves to linen press.	◆	◆	◆
One shelf & hanging rail to walk-in-robos & wardrobes.	◆	◆	◆
Pre fabricated custom wardrobe fit out to master bedroom walk in robe			◆
Internal Stairs & Handrails			
Stairs to be craftwood treads & risers (for carpet finish). Pine timber balustrading	◆	◆	
Stairs to be hardwood (Blackbutt) treads & risers. Balustrading consisting of stainless steel vertical bars and timber hand rail, or			◆
Stairs to be craftwood treads & risers (for carpet finish). Stainless Steel Cable balustrading			◆
Painting			
Taubmans 2 coat system throughout including ceilings & cornice (1 colour), internal walls (1 colour), internal woodwork and doors in full gloss (1 colour)	◆	◆	
Taubmans 2 coat system of exterior grade paint to cladding, eaves & gables (maximum of two colours)	◆	◆	◆
Taubmans Endure 3 coat system to internal walls (1 colour), internal woodwork and doors in (door and woodwork in full gloss)			◆



EXTERNAL INCLUSIONS

	Sapphire	Ruby	Diamond
Foundations			
Engineer designed concrete slabs and footings to suit Class "M" sites	◆	◆	◆
Termite Control			
Termimesh Stainless Steel collars to slab penetrations with BIFENTHRIN Chemical Perimeter Spray	◆	◆	◆
Termimesh physical barrier system to full perimeter of house, with Stainless Steel collars to slab penetrations. Includes a 10 year guarantee provided annual inspections are carried out	◆	◆	◆
Framing & Trusses			
Timber frame construction with Termite resistant T2 Blue seasoned pine timber frames & roof trusses with a 25 year guarantee against structural damage by termites	◆	◆	◆
90mm Frames to all External Walls and lower floor internal walls	◆	◆	◆
70mm framing to upper floor internal walls	◆	◆	◆
Upper timber floor construction using Hy Beam termite resistant 300mm engineered joists with H2 termite treated particle board flooring over (applies to selected designs)	◆	◆	◆
Bricks			
Selection of bricks from our standard range from PGH, Austral & Boral	◆	◆	◆
Selection of bricks from our selected "Ruby range" from PGH, Austral & Boral	◆	◆	◆
Selection of bricks from our selected "Diamond range" from PGH, Austral & Boral	◆	◆	◆
Off White Mortar in a selection of finishes	◆	◆	◆
Roof			
Choice of our selected range of concrete roof tiles from Monier and Boral. Available in a wide choice of colours.	◆	◆	◆
Colorbond (standard grade) custom or b sheet roofing or Monier Horizon flat profile concrete roof tiles incl sarking	◆	◆	◆
Water Tank			
Colorbond Slimline 5000L above ground water tank in a wide choice of colours, connected to toilets and laundry.	◆	◆	◆
Fascia, Gutter & Downpipes			
Colorbond fascia & quad gutter in a wide choice of colours	◆	◆	◆
90mm PVC round downpipes	◆	◆	◆
Insulation			
R2.0 batts to external walls	◆	◆	◆
R3.0 batts to ceilings (excludes ceiling over garage & alfresco areas)	◆	◆	◆
Aluminium Windows & Doors			
Aluminium windows & sliding doors available from a range of standard colours (non standard colours available as optional extra). Sash locks fitted to all opening windows. Keyed deadlocks to all aluminium sliding doors	◆	◆	◆
Aluminium flyscreens Ind PVC mesh to windows and sliding glass doors (excludes external hinged doors and security type doors)	◆	◆	◆

EXTERNAL INCLUSIONS CONTINUED

	Sapphire	Ruby	Diamond
Garage Doors			
Colorbond Panel lift garage doors, in a choice finish styles	◆	◆	◆
Remote control opening unit including two handsets to garage doors	◆	◆	◆
Entrance Doors			
Humes Newington range of 820mm wide front entrance door with clear glazing. Includes matching sidelight on selected designs	◆	◆	◆
Laundry external door Humes flush finish duracote solid core external grade door	◆	◆	◆
Humes Savoy 1200mm front entry door with clear glazing. Includes fully glazed sidelights on selected designs	◆	◆	◆
Door Furniture			
Front entrance door - Gainsborough Tri-lock lever series, choice of styles in satin or bright chrome finish	◆	◆	◆
External doors/internal garage access door - Gainsborough Contractor series lever handles, with innovator series double or single cylinder deadbolt	◆	◆	◆
Front entrance door - Gainsborough Omni Tri-lock pull handle series	◆	◆	◆



Looking for a **quality** split level home design?

Split level home designs can offer the ideal solution when tackling the challenges associated with all forms of sloping home sites. Choosing the right split level home design for your particular home site can be the answer to achieving the challenging requirements of Council in relation to, cut and fill restrictions, regulations relating to maximum driveway grades, building height regulations and restrictions on the overall bulk and scale of new homes.

Councils are now also insisting that buildings are to be designed with more character and articulation of design. Gone are the days where Council would allow home sites to be cut level from boundary to boundary. Council are now insisting on designs which contain split floor levels which marry in with the natural lay of the land. Design concepts are requested that eliminate any excessive Cut and Fill at property boundaries which in the past has brought endless problems to both home owners and their neighbouring properties. Some examples of the problems that occur with excessive Cut, & Fill are; excessive building heights and overshadowing issues, drainage problems to neighbours on the low side of filled land, structural failure of retaining walls due to undermining from excess cut by neighbours on the low side and privacy/overlooking issues relation to height variation between neighbours level.

Over the years Tullipan Homes have developed a broad spectrum of split level floor plans which have the ability to tackle every combination of varying home sites.

For more information visit: www.slplitlevelhomes.com.au or call us to enquire about how we can help you with your sloping home site Phone (02) 4353 8644.

www.SplitLevelHomes.com.au



These images Tullipan Homes under construction

www.tullipanhomes.com.au

FACADES

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FLOOR PLANS

The floor plans shown are scaled to fit.

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