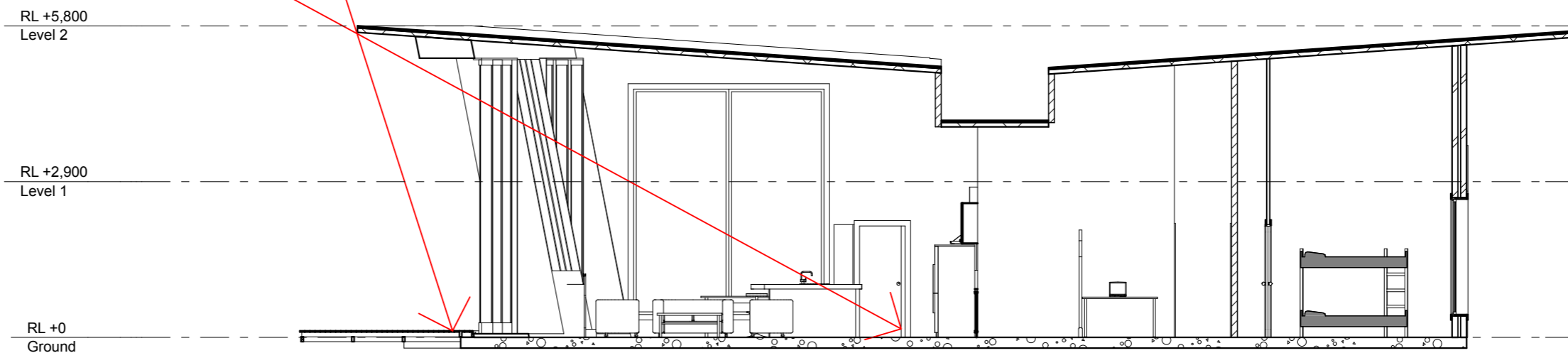


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At the deepest part of the house on the northern side the sun penetrates more than 90 percent of the living space - heating the exposed slab and north facing concrete walls which acts as a thermal mass storing and releasing heat slowly and evenly over the cooler hours of darkness to help keep the living space at a comfortable temperature. In summer the thermal mass of walls and slab are protected from heating by the eaves and angle of the north facing walls on the living area.

Midday - midsummer
sun elevation 72.18°

Midday - midwinter
sun elevation 28.48°



Section 1
1:100

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length in millimeters at full size

10 20 30 40 50 100 150 200 length in millimeters at full size

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Client
Joshua Armstrong
Lulworth/Tamoshanter Beach House
Lulworth
57 Seascapes Drive, Lulworth, Tasmania,
Australia, 7252

Drawing Title:
Plans - Sun Study
Section 1

Scale: 1 : 200 Date:

Status: FINAL Checked By:

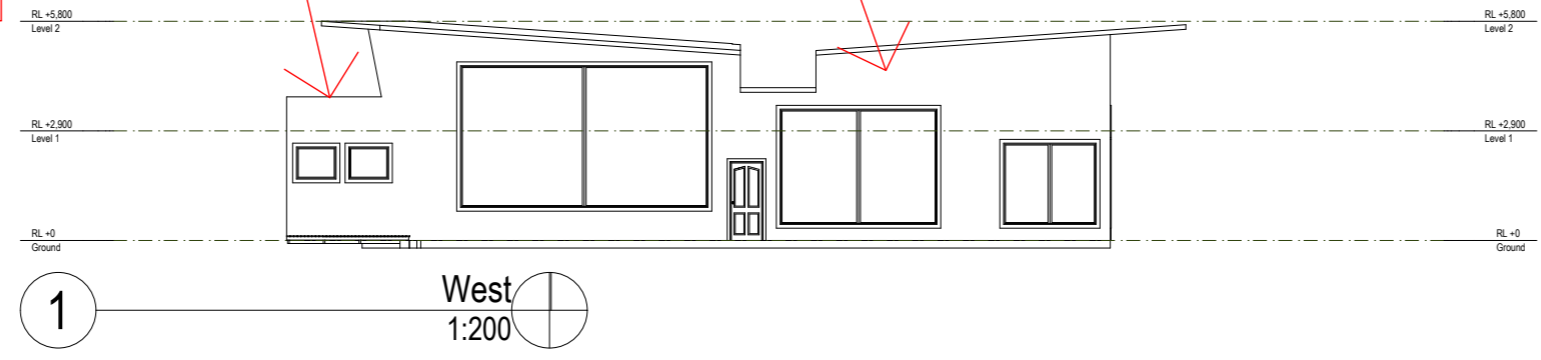
Project No.: **080601** Drawing No.: **1001**

Plot Date: 25/09/2009

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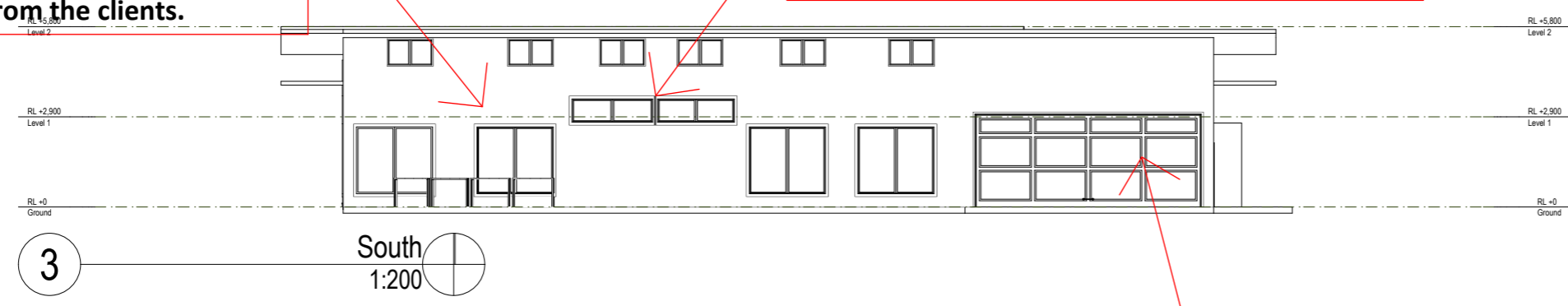
Wall to help reduce the effect of the winds from the sea on the deck.

Big windows to allow sunlight in during winter. I have calculated the length of the eaves to be 2m to allow maximum sunlight in winter and to help keep out sunlight in winter.



Big windows in the bedrooms were a requirement from the clients.

Small windows high up in the ensuites for privacy.



Big double garage door for the garage. Also the area in front of the garage is big allowing vehicles to turn around with ease.

length in millimeters at full size

length in millimeters at full size

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Client
Joshua Armstrong
Lulworth/Tamoshanter Beach House
Lulworth
57 Seascapes Drive, Lulworth, Tasmania,
Australia, 7252

Drawing Title:
Plans - South and West Elevation
West, South

Scale: 1 : 200 Date:
Status: FINAL Checked By:

Project No.: **080601** Drawing No.: **1001**

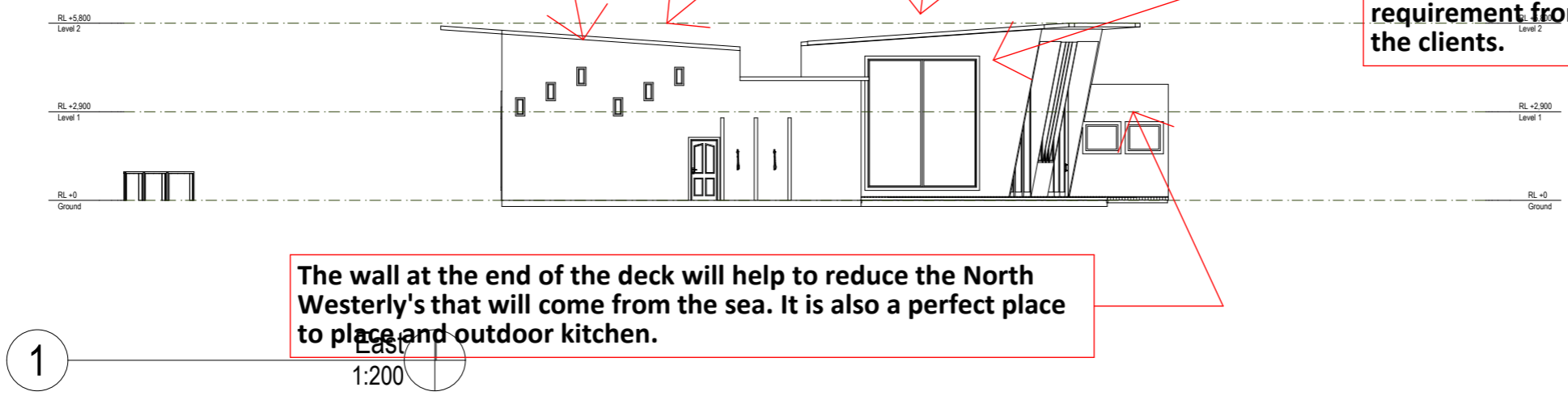
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These narrow tall windows create a picture sort of look from inside. It is a common design feature for many new houses today that have a view. And in the garage the windows will create a unique light display.

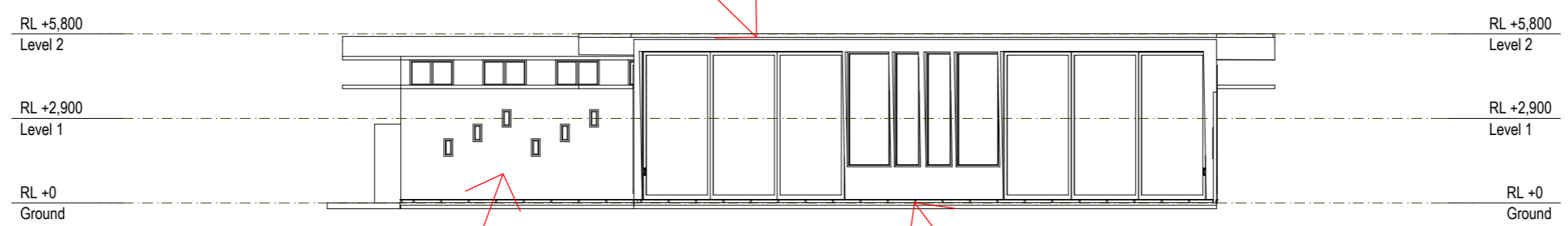
The slanted roof is an architectural feature, but also I have calculated the angle of slope for maximum solar gain during the winter and to keep the sun out during the summer.

Both master bedrooms have ensuites and walk in wardrobes. This was a requirement from the clients.



The wall at the end of the deck will help to reduce the North Westerly's that will come from the sea. It is also a perfect place to place an outdoor kitchen.

Big glass sliding doors to maximise the solar gain, and to increase flow from inside to outside and vice versa



These narrow tall windows create a picture sort of look from inside. It is a common design feature for many new houses today that have a view. And in the garage the windows will create a unique light display.

The fence around the house will be colour bond. This is because colour bond is easy to install, rust resistant, lasts for decades, has a huge range of colours, and is perfect for a seaside residence. Also at the front of the house it is not as high as the rear, this helps to maximise the view. Having it a 2m at the rear of the house increases security and privacy.

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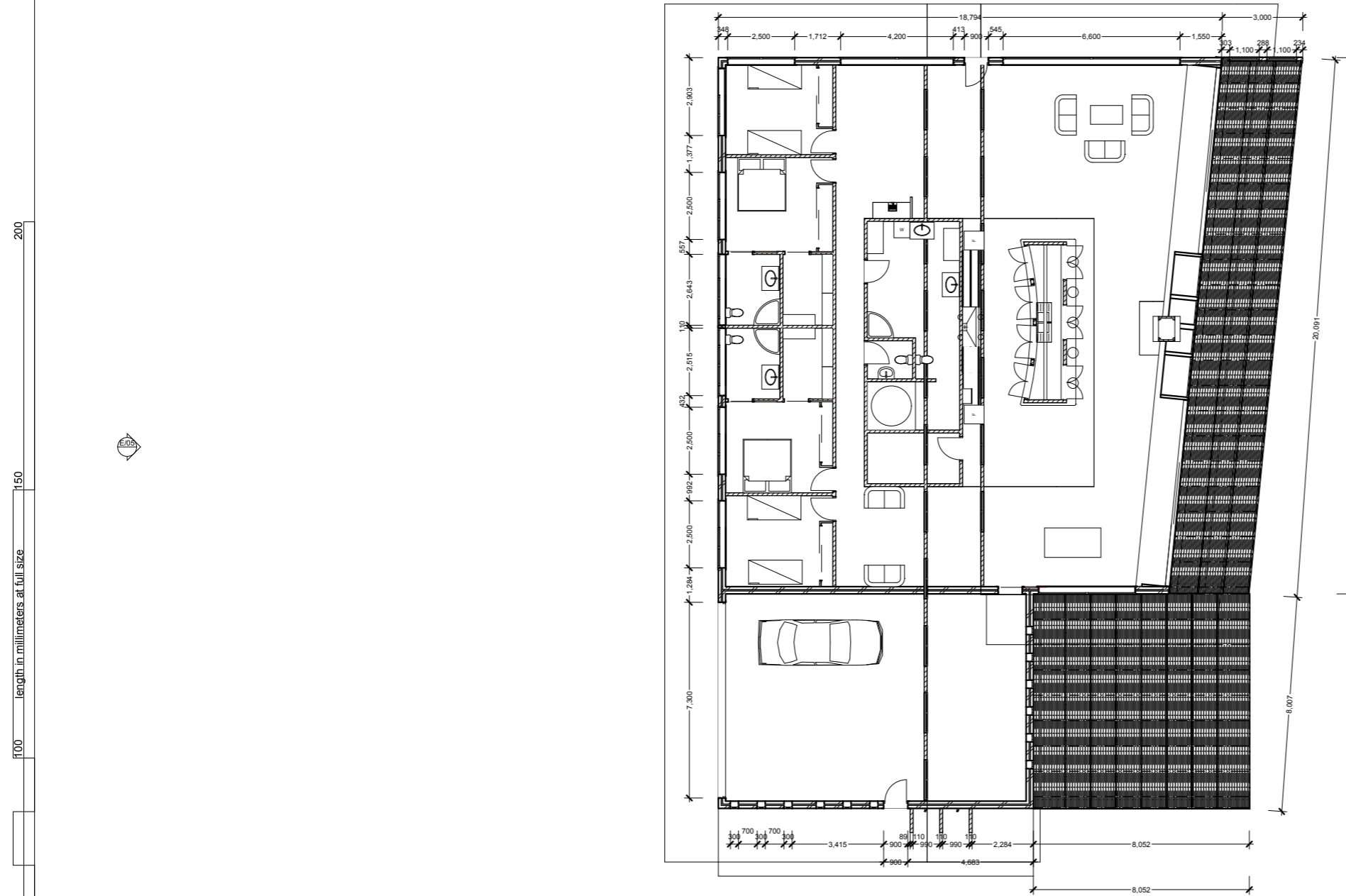
Client
Joshua Armstrong
Lulworth/Tamoshanter Beach House
Lulworth
57 Seascapes Drive, Lulworth, Tasmania,
Australia, 7252

Drawing Title: Plans - North and East Elevation East, North	
Scale: 1 : 200	Date:
Status: FINAL	Checked By:
Project No: 080601	Drawing No.: 1002
Plot Date:	25/09/2009

length in millimeters at full size

10 20 30 40 50 100 150 200 length in millimeters at full size

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North →

← Seascape Drive →

Ground
1:200

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Client
Joshua Armstrong
Lulworth/Tamoshanter Beach House
Lulworth
57 Seascape Drive, Lulworth, Tasmania,
Australia, 7252

Drawing Title:
Plans - Final Layout
Ground

Scale: 1 : 200	Date:
Status: FINAL	Checked By:
Project No: 080601	Drawing No.: 1003

Plot Date: 25/09/2009

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Laundry in the bathroom reduces the initial plumbing costs and also allows for easy cleaning of clothes, in a comfortable place, rather than outside or in the garage.

Plumbing in the ensuites is back to back, saving costs during construction.

2 toilets in the main bathroom, one in a separate room for when the bath room is in use allowing maximum privacy.

Spa/bath is almost hidden for maximum privacy. The area around the spa will become a feature wall.

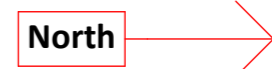
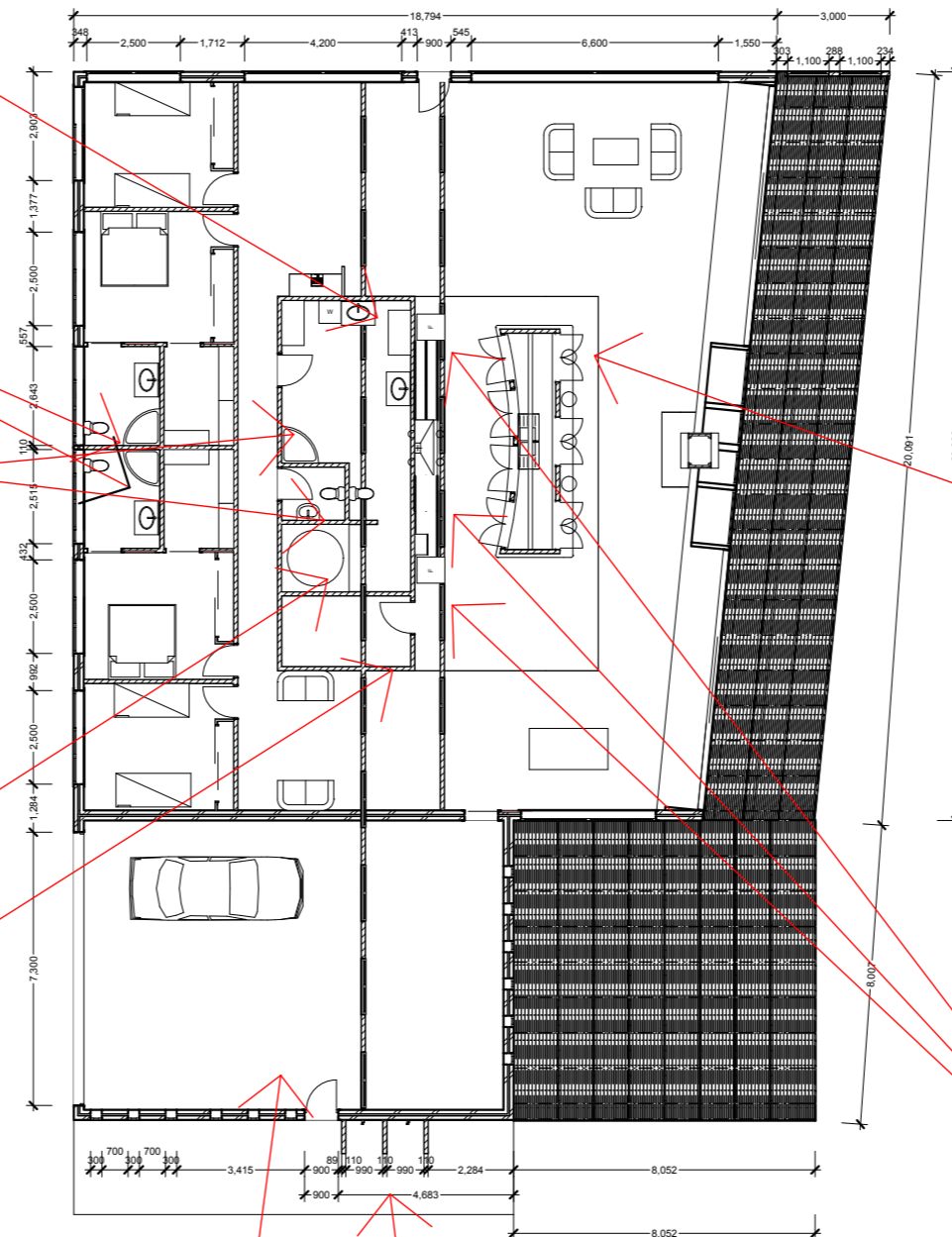
Pantry is inbuilt next to and flush with the bathroom.

Big double garage was a requirement from the clients and also it will help with storage.

Outside showers to wash off the sand and dirt before entering the house.

2 fridges, 2 stoves, and a double sink, all help to reduce congestion in the kitchen and also help to cook large meals, as the house will sleep up to 12 people at once. This was also a requirement from the clients.

Island bench improves flow and adds more bench space to the kitchen. Also it was a requirement from the clients.



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length in millimeters at full size

3 Ground 1:200

100 length in millimeters at full size 150 200

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Client
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Lulworth
57 Seascapes Drive, Lulworth, Tasmania,
Australia, 7252

Drawing Title:
Plans - Ground
Ground

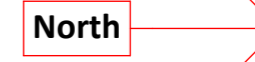
Scale: 1 : 200 Date:

Status: FINAL Checked By:

Project No.: **080601** Drawing No.: **1004**

Plot Date: 25/09/2009

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The washing machine/dryer will be a LG WD12490FD. It has a 4.5 star energy rang using just 77L per load. It has a capicity of a 9kg wash cycle and 5kg drying cycle. It will use less water than a convenonal top loader. Incorporaoting the 2 units in 1 reduces energy costs and maximises storage space.

Both master bedrooms have ensuites and walk in wardrobes. This was a requirement from the clients. Also having the plumbing back to back reduces cost and workload.

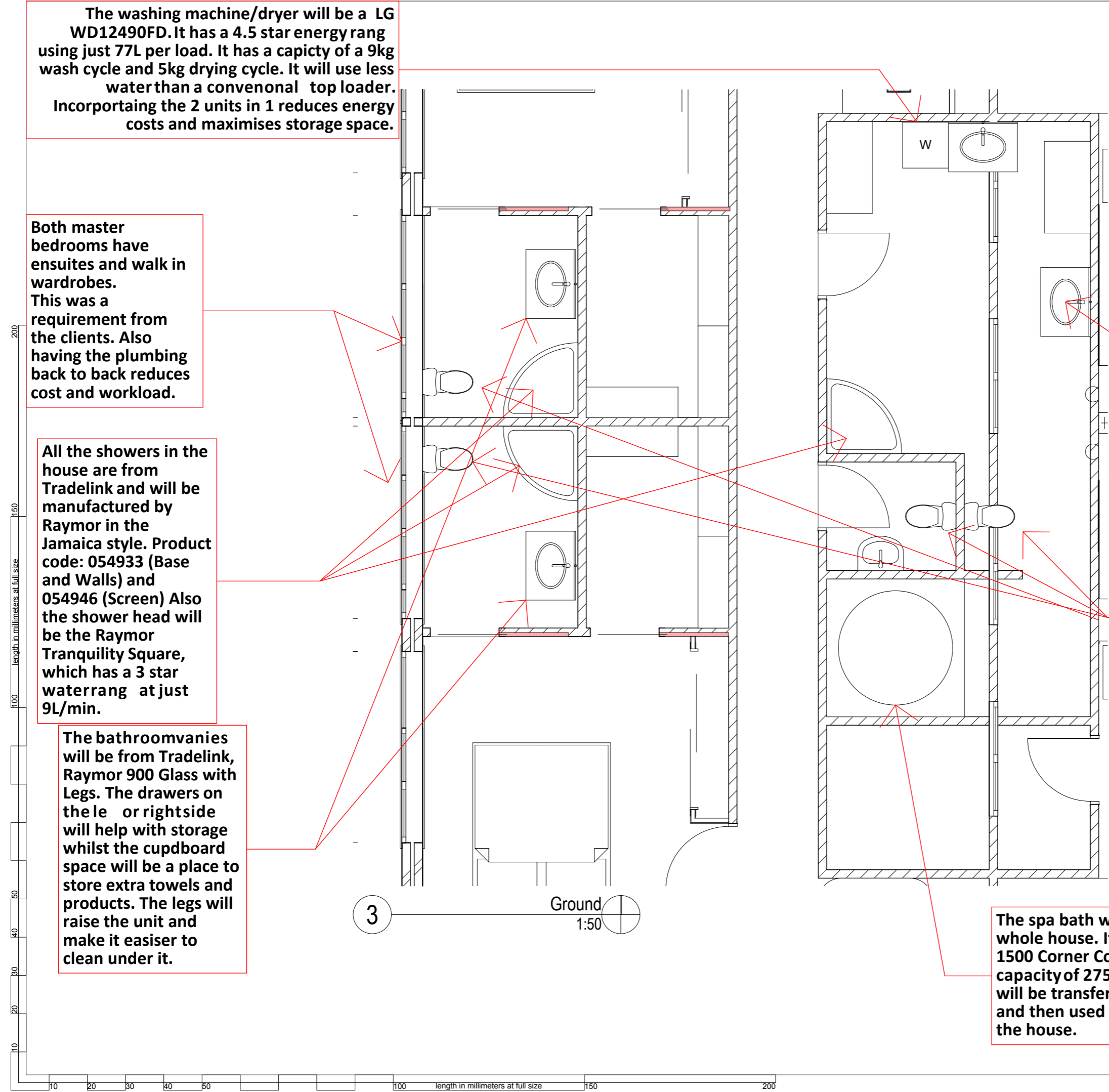
All the showers in the house are from Tradelink and will be manufactured by Raymor in the Jamaica style. Product code: 054933 (Base and Walls) and 054946 (Screen) Also the shower head will be the Raymor Tranquility Square, which has a 3 star waterrang at just 9L/min.

The bathroomvanies will be from Tradelink, Raymor 900 Glass with Legs. The drawers on the le or rightside will help with storage whilst the cupdboard space will be a place to store extra towels and products. The legs will raise the unit and make it easier to clean under it.

The bathroomvanies will be from Tradelink, Raymor 900 Glass with Legs. The drawers on the le or rightside will help with storage whilst the cupdboard space will be a place to store extra towels and products. The legs will raise the unit and make it easier to clean under it.

All the toilets in the house will be Caroma Alse TX close coupled toilet suites from Tradelink. These units have a 4 star water rang at just 4.5L full flush and 3L half flush. Also all the plumbing is enclosed so it is easier to keep clean.

The spa bath will be a major feature of the whole house. It will be a Raymor Bermuda 1500 Corner Contour Spa. It has a working capacity of 275L, but the water aer use will be transferred to grey water treatment and then used on the garder and around the house.



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Client
Joshua Armstrong
Lulworth/Tamoshanter Beach House
Lulworth
57 Seascap Drive, Lulworth, Tasmania,
Australia, 7252

Drawing Title:
Plans - Bathroom Appliances
Ground

Scale: 1 : 200 Date:
Status: FINAL Checked By:

Project No.: **080601** Drawing No.: **1005**

Plot Date: 25/09/2009

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All the bench tops are to be a black granite. This is because granite is hard wearing and tough to scratches and heat. It will also complement the kitchen appliances, through contrasting the stainless steel to the black of the granite surfaces.

Both fridges are Electrolux EBM4307SC Boom Mount. They have a total capacity of 430L and a 5 Star energy rating, making them perfect for a house that is not used all the time as they consume less energy than a conventional fridge-freezer.

Overhead cupboards for more storage.

Omega DH451S double basin sink with a 20.35L capacity in each bowl. Polished stainless steel. Also Omega MK II 141mm mixer, which is all chrome and has a ceramic disc.

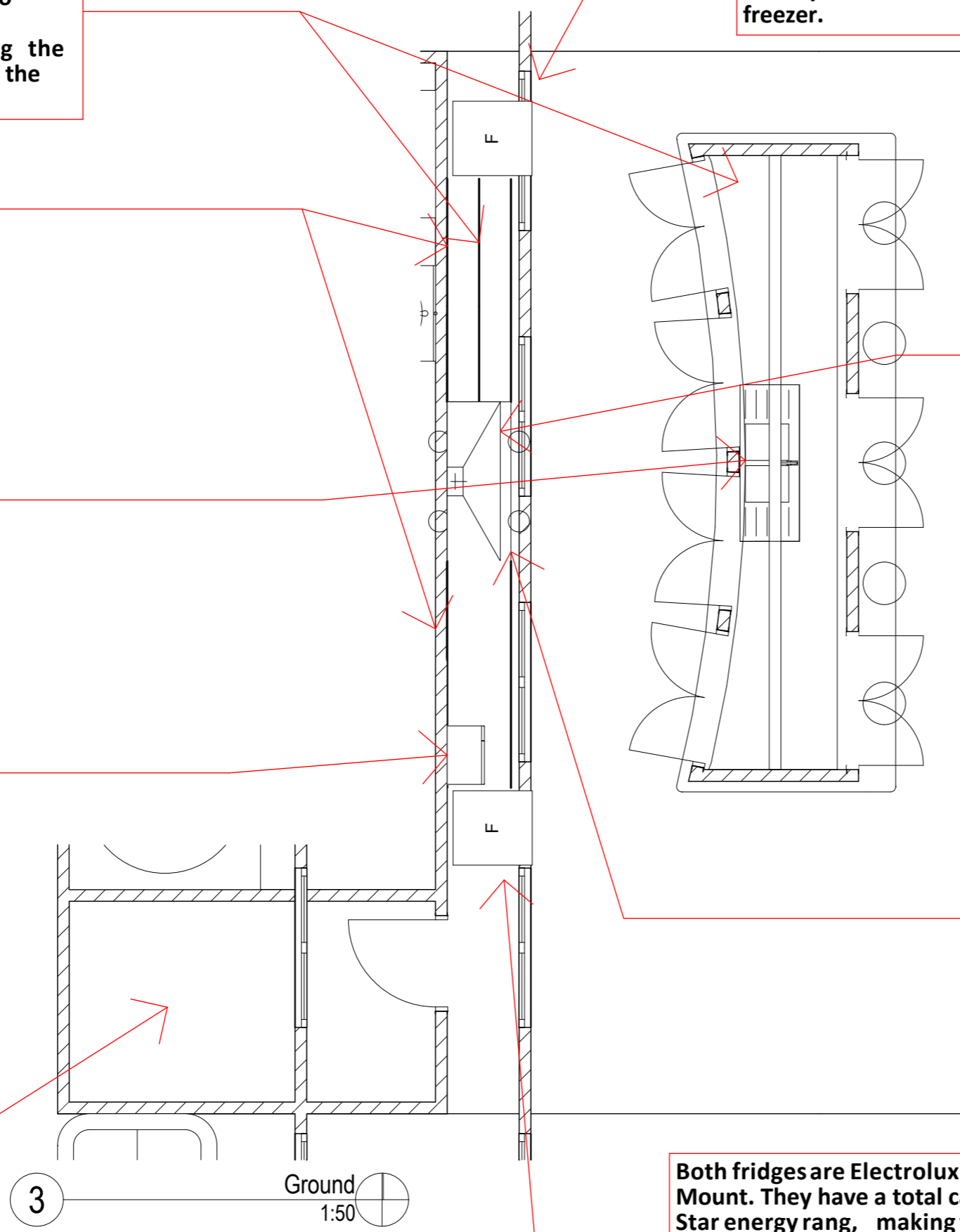
Omega OM250XA, 25L Microwave oven. Perfect for reheating leftovers and defrosting food.

Walk in pantry appx. 1890x3448. Requirement of the clients to have a walk in pantry that was out of the way.

Smeg K7088D Range Hood. It has 2 flu's and will be directly ducted outside above the roof. It is perfect for the freestanding oven as it has 2 conventional range hoods built into 1, stylish efficient unit. Also it can be used as a singular range hood or both at once, saving energy.

Freestanding Smeg CSA 150X, gas cook top and electric oven. This oven is exactly what the clients wanted, they needed 2 ovens but by using the Smeg CSA 150X it reduces the cost by incorporating it into 1 unit rather than 2. It also reduces the energy needs by having a gas cook top and an efficient electric oven.

Both fridges are Electrolux EBM4307SC Boom Mount. They have a total capacity of 430L and a 5 Star energy rating, making them perfect for a house that is not used all the time as they consume less energy than a conventional fridge-freezer.



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Client
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Drawing Title:
Plans - Kitchen Appliances
Ground

Scale: 1 : 200 Date:

Status: FINAL Checked By:

Project No.: **080601** Drawing No.: **1006**

Plot Date: 25/09/2009

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Entrance door from outside, allows easy access to back yard.

3800 high wall to reduce impact of North Westerly's on the deck, windows for the view. Another requirement from the clients.

Large glass sliding doors increase flow onto the deck, also they allow sunlight in and increase the view. Another requirement from the clients.

Large open plan living area increases the flow, and was also a requirement of the clients.

Door into and out of the garage increases flow and allows easy access to storage and vehicles. Main door into house from outside.

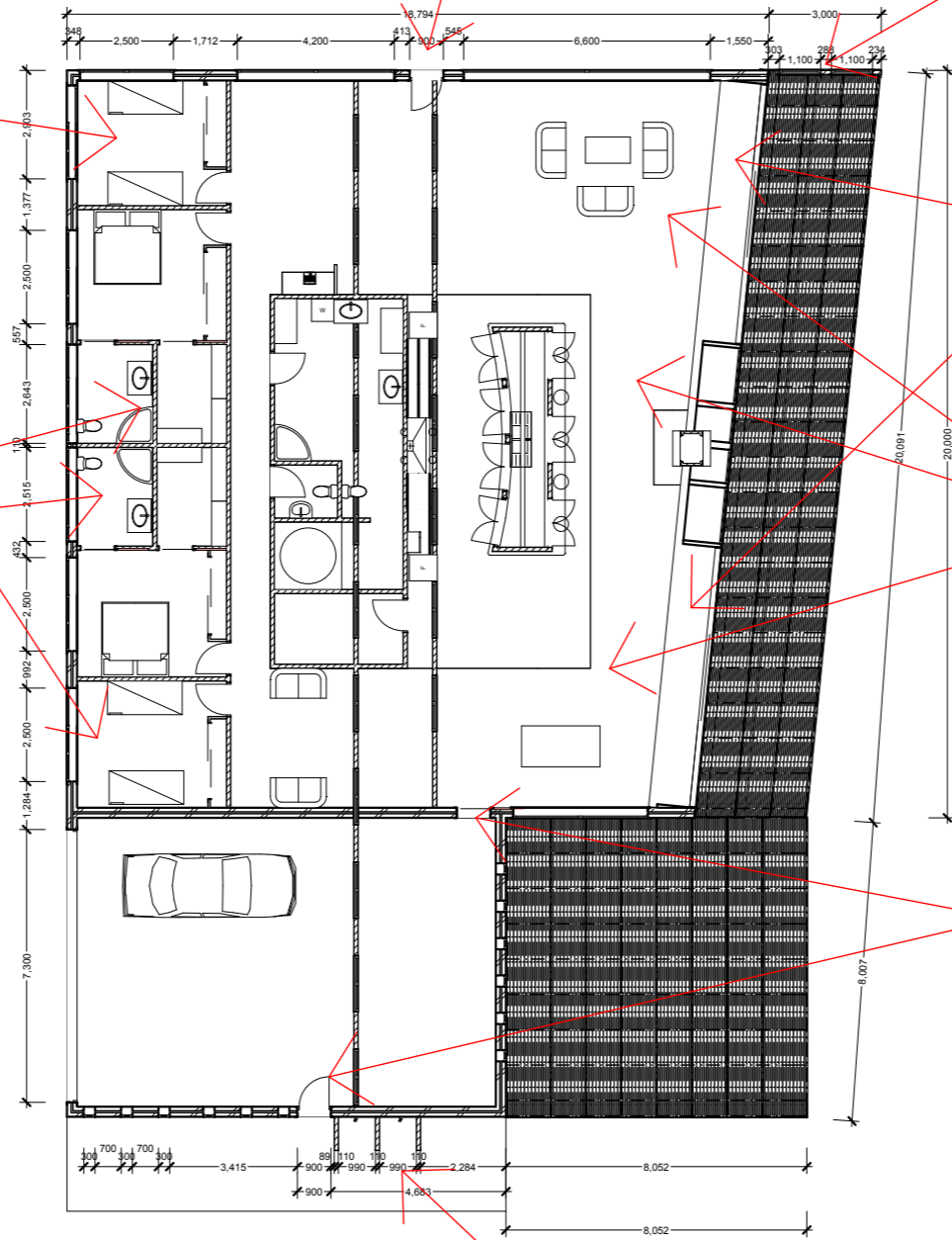
Outside showers, a requirement from clients and a must for any seaside house. It allows people to wash the sand off them before entering the house.

High security fence all around the house. Increases security and also was a requirement from the clients.

Both of the other bedrooms have 2 sets of bunks and a built in wardrobe. The bunks allow more people to sleep in the rooms. This also was a requirement of the clients.

Both master bedrooms have ensuites and walk in wardrobes. This was a requirement from the clients.

Large area to turn vehicles and park them. A requirement from the clients.



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length in millimeters at full size

10 20 30 40 50 100 150 200 length in millimeters at full size

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Client
Joshua Armstrong
Lulworth/Tamoshanter Beach House
Lulworth
57 Seascapes Drive, Lulworth, Tasmania,
Australia, 7252

Drawing Title:
Plans - Bedrooms and Living Area Labels
Ground

Scale: 1 : 200 Date:

Status: FINAL Checked By:

Project No: **080601** Drawing No.: **1007**

Plot Date: 25/09/2009