

design studio 22

South Solitary display home

design studio 22 is pleased to announce today's opening of their new, award winning display home – South Solitary.

Step inside ... feel the difference

Design studio 22 has developed a reputation for maintaining a strong relationship between the environment, landscape and structure and the South Solitary display home illustrates this design philosophy.

“This contemporary beach side residence, located in the prestigious North Sapphire Beach Estate, was designed especially for our clients, who have furnished their home with great care and attention in order to generously allow design studio 22 to open it to the public for the next 12 months.”



STYLE AND FUNCTIONALITY: Sustainable features can also be beautiful.

STOP PRESS

And the winner is ...

Announced last night at the Built Environment Design Institute Awards held in Brisbane. ".....the 2012 Sustainable Building Designer Award Australia – New Homes Category goes to – design studio 22 for 34 Red Ash Rd Project – South Solitary Display Home.

ENERGY EFFICIENT DISPLAY HOME OPENING TODAY



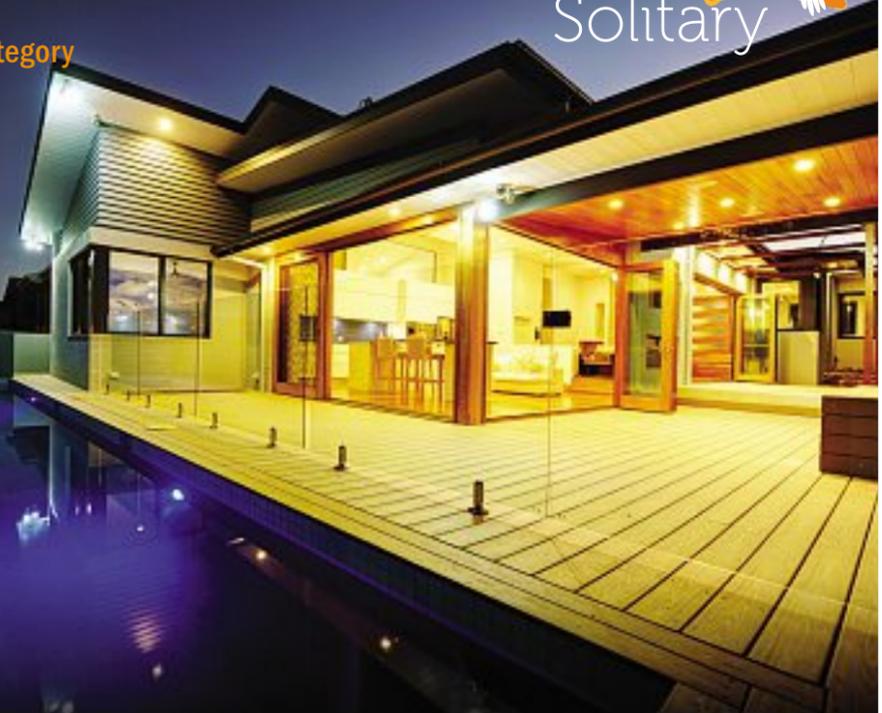
Awarded 27 July 2012 Richard Malcolm, Building Designer
 South Solitary Display Home, design studio 22
 2012 Sustainable Building Designer Award Australia – New Homes Category
 Built Environment Design Institute

SOUTH SOLITARY DISPLAY HOME

- Grand Opening** TODAY, Saturday, 28th July 2012
- Address** 34 Red Ash Road, North Sapphire Beach Estate
- Open days** Each Sunday, Wednesday & Thursday
- Time** 11am to 3pm (except during school holidays)
- Winner** MBA 'Best Sustainable Energy Project 2012'
Builder Mick Corcoran
- Visit** www.southsolitarydisplayhome.com
- Further information** Richard O'Ferrall 0403 923 892
Lyn Malcolm 0418 852 904

Parking is available on Red Ash Road and walk along path from Paperbark Street. NO PARKING in laneway at front entrance please.

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Harry Sprintz Nominated Architect | ARB/NSW Reg No 5819 & ACT/ARB Reg No 1067

architecture interior landscape graphic access

design studio 22

South Solitary display home



HOW DESIGN STUDIO 22'S DESIGN PROCESS WORKS

For new homes and larger renovation projects you will be allocated a building designer, interior designer and landscape designer (smaller or specialised projects may require only one designer) who will guide you through the exciting process of creating your new living environment. During the entire procedure they will work closely with you to ensure the result makes best use of your site, satisfies your family's requirements and provides you with a home you'll be delighted to live in.

See the difference at designstudio22.com.au

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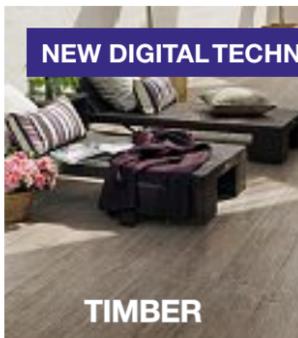
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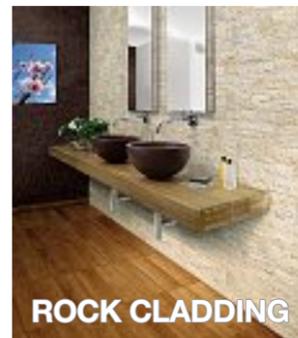
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See the difference!

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South Solitary display home

Design on display

DESIGNED as a signature home for the North Sapphire Beach Estate, South Solitary makes optimum use of the 443sq m, 14.5m wide lot with streamlined integration between internal and external spaces.

Many metres of timber bifolds and sliders exploit the northern and eastern aspects offering seamless indoor/outdoor living with views across the pool to the coastal wetlands beyond.

A natural flooded gum timber floor flows from the front to the rear of the home creating an unbroken line of sight and adding to the impact of the changes of levels.

Sustainability is a huge factor in

“This clever home exudes a casual beach lifestyle”

in the southern zones.

Primary domestic hot water, hydronic and pool heating is via heat exchange on demand from a 90-tube Apricus Allunga with a hot water loop (no storage).

This uses a computer restricted LPG for direct boost and Rotex dead water heat storage units while the rooftop 2kw solar PV panel array operates through a Nett Meter to minimise power usage.

22,000 litre rainwater collection tank, under the garage, provides all water to the house on a priority basis.

Natural light floods the home with its sweeping ceilings and additional internal windows strategically placed to allow secondary light into the master bedroom and ensuite zone.

Windows and doors are selectively fitted with Low E glass, all ceilings, interior and exterior walls and southern floors are fully insulated and all doors are of solid construction, making this a comfortable home to live in.

Design Pine weatherboards, eave and alfresco linings and Ezitrim skirtings and architraves are plantation grown timber.

Timbertech decking is recycled material and is bushfire, scratch and fade resistant.

This home exudes a casual beach lifestyle, which perfectly suits its occupants.

The partnership with clients, the builder, Mick Corcoran, and design studio 22 has created an extremely energy efficient and sustainable home for which



Mick recently won the 2012 MBA Regional Award for Sustainable Project of the Year.

All three members of this partnership contributed their environmentally sustainable philosophies which are featured in the design,

orientation, products, heating systems, water use, selected plants, construction methods plus many more innovations.

Further nominations should see a string of awards during the next 12 months.



WIN 1 OF 5 \$2,000 HOTEL VOUCHERS

Virtually invisible tank installation

Be one of the first 5 people to find the virtually invisible 20,000 litre **COOLAMON TANK** at the South Solitary Display Home this weekend to win!

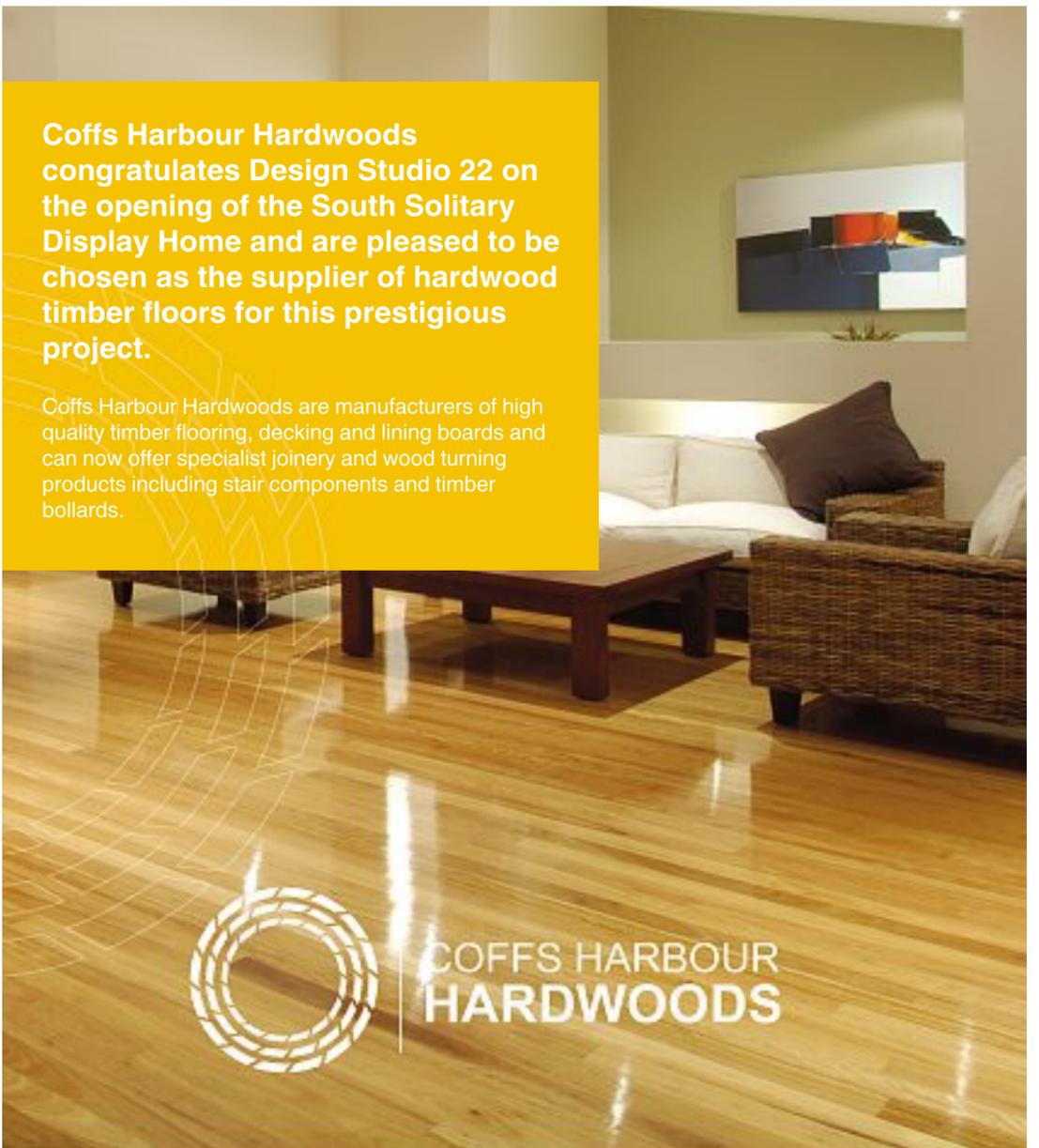
The first 5 onsite quotes will also receive a \$2,000 hotel voucher



coolamontanks.com.au

Coffs Harbour Hardwoods congratulates Design Studio 22 on the opening of the South Solitary Display Home and are pleased to be chosen as the supplier of hardwood timber floors for this prestigious project.

Coffs Harbour Hardwoods are manufacturers of high quality timber flooring, decking and lining boards and can now offer specialist joinery and wood turning products including stair components and timber bollards.



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South Solitary display home

Native gardens attract wildlife

Landscape designer Nick Radford "goes native" for South Solitary

THE Sapphire display home gardens have a theme of diverse, local, native plants.

The species were chosen because they are suitably sized, adapted to the local conditions of poor soil, salt, wind and high but irregular rainfall.

Once established, no irrigation will be required.

Many people would be surprised at the huge diversity of Australian native plants and how so many are suitable for gardens.

Native plants assist local biodiversity.

The native plants themselves are subject to habitat loss by ongoing development, so why not include these plants in those new developments?

Also, native gardens provide the most suitable food and shelter for local

insects, birds and mammals.

By choosing a diverse range of plant species, we offer habitat to a more diverse range of wildlife (also impacted by habitat loss).

Diverse native gardens are best for attracting the wildlife, look naturalistic and attractive, however there are some disadvantages.

Greater time and expertise is required by the designer, landscaper and nursery.

A specialist nursery (Boggy Creek Native Nursery) was required to source local seed and assist with plant selection at South Solitary.

At this stage the gardens have only been recently planted with tubestock.

Over the next year or two the overall landscaping concept should start taking shape, and then mature in three or four years.



Creative design solutions

For your home

Our residential design team includes architects, building, interior and landscape designers. We can revitalise the look and feel of your home by (for example):

- Creating additional space by removing a wall and integrating an expanded alfresco deck with bifold doors
- Adding splashes of new colours and textures, up-

dating your kitchen and bathrooms

□ Creating new living environments, incorporating indoor/outdoor living rooms using our landscape designer.

For your business
design studio 22's commercial design team includes architects, building, interior and graphic designers. We can transform your business by:

- Updating your look to

attract new customers and retain current ones.

□ Rearranging work areas to be more effective/productive and introduce access and mobility solutions

□ Inspiring you by selecting innovative colour solutions, features and furniture

□ Updating and refreshing your logo, branding, signage and website.

Small investment equals

big rewards for you.

Design studio 22's has a team of designers who have won numerous awards for new residential and commercial projects of varying sizes and budgets.

It is important to remember that a well thought out design can cost the same as an unlivable/unworkable design.

How did they do it? See for yourself



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Congratulations to Mick Corcoran Building and Design Studio 22

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Our award-winning team

Design studio 22's creative team consists of – architects, building designers, interior designers, a landscape designer, graphic designer and access and mobility planners.

This group of award-winning design professionals works as a cohesive team designing and styling new homes, offices, businesses, residential and commercial renovations. The depth of expertise and experience in this team of designers means they can offer the best possible designs and finishes to their valued clients. The services are offered at reasonable prices with the designers remaining aware of the client's budget constraints throughout the process.



Andrew Wilson.

and went on to gain a Bachelor of Architecture at the University of New South Wales in 1996.

He has worked extensively in Sydney and the North Coast in the commercial field as project architect on numerous schools, health care facilities, capital works projects, sports centres and the refurbishment of heritage-listed buildings.

Andrew has extensive experience in documentation co-ordination, contract administration and project management.

In 2009 Andrew's work in converting an old boarding school into residential units won an RAIA Award for Residential Alterations and Additions. Andrew's vast experience

is a valuable complement to the professional team at design studio 22.

Harry Sprintz OAM: Nominated Architect, ARB/NSW Reg No 5819 and ACT/ARB Reg No 1067.

2012 has been a big year for Harry Sprintz, having published his new book, *House Adaptations*, which offers a human side to architecture

in a comprehensive guide for people with disabilities offering case study and cost examples.

In April he was inducted into the Design Institute of Australia's Hall of Fame, then in June was presented with the Order of Australia Medal for his services to architecture.

Harry's depth of experience in architecture, interior design and

disability access design spans more than 45 years, from private housing to commercial projects, and these acknowledgments for his service to architecture, most especially in the area of access and mobility, are greatly deserved.

Design studio 22 is honoured to be associated with Harry and he is a great mentor to our team of designers.



Introducing the architects

Andrew Wilson: NSW Registered Architect 7906, ACAA Accredited Access Consultant 165.

Design studio 22 is proud to welcome Andrew Wilson to their comprehensive team.

Andrew was educated at St Ignatius College in Riverview, Sydney

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South Solitary display home

WHY ENGAGE THE SERVICES OF A PROFESSIONAL DESIGN TEAM

FOR most of us, building or renovating a home is one of the most important, and potentially stressful, projects we will undertake. Engaging a professional in this area can take a great weight off your shoulders as, working in the industry, they are kept up to date with statutory regulations, environmental strategies, the latest trends and products available for your specific needs. In other words, they can guide you through the entire process, ensuring you plan your project effectively and your hard-earned dollars are invested in a home that is the most efficient it can be for your family and your site.



You will be surrounded by sound

THE Forte A-BUS music system, as installed in South Solitary, is an elegant, simple way to submerge yourself in sound.

It can be designed for one to 100 rooms.

Music sources can be centrally distributed throughout your home but unique to A-BUS is the capability of having local source connection in bedrooms or study, when a more personalised choice is desired.

Forte A-BUS offers iPod wall docks, controllable via remote, Bluetooth connectivity and either inwall keypads or (if you don't want a keypad), IR speakers with handheld remotes.

This iPod-ready display home offers the iPod wall dock as the main source to four rooms and a second iPod

“A simple way to submerge yourself in sound.”

wall dock for local music in the office.

A-BUS patented-technology is primarily a one-cable solution, without any programming and can be installed by any builder's electrician or AV installer.

It is also energy efficient as a four-room system draws less electricity than one standard light globe.

For a free design and price visit: forte-electronics.com and mention South Solitary.

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Enjoy efficient energy

PASSIVE and active solar energy easily combine at South Solitary to clearly demonstrate how effectively a home on the NSW coast can be heated and cooled all year without using traditional central heating or air-conditioning.

The heart of the solar heat collection, storage, and distribution system for the house is a custom designed multi-input/output heat storage and exchange tank, which collects and stores solar heat energy from an oversized 90-tube solar collector array on the roof.

To back this up, the system accepts input from a low-pressure sub-system heated by a wetback slow combustion space heater.

Hot water is distributed to the output sub-circuits via separate heat exchangers feeding the domestic hot water circuit, a hydronic tube-in-slab heating system, and the outdoor lap pool.

The system is controlled by a pre-programmed control unit, which prioritises heat distribution subject to user demand.

Whenever the controller senses sunlight on the collectors, or a fire in the slow combustion fireplace, it activates sub-system feed pumps charging the central heat storage unit. Once water in the central unit reaches a specific temperature, the system will then heat the concrete floor slab via an extensive hydronic

“We are delighted this home performs as it was anticipated and even on the coldest of days is a pleasure to live in

— owners of 'South Solitary'

tubing network, while still keeping sufficient reserve heat to satisfy any possible domestic hot water requirements.

The solar collector generates approximately 27 kilowatts of energy per day on average, and the wetback slow combustion booster contributes a further 3.7 kilowatts per hour while burning, so the system has a large heating capacity reserve.

When sufficient energy has been stored to maintain both domestic hot water demands, and the slab heating has reached a preset temperature, any excess heat energy still being captured is diverted to a heat exchanger feeding heat to the swimming pool.

The house has 96 linear metres of hydronic piping installed in the concrete slab under the southern

half of the house, which means all bedrooms and bathrooms are heated hydronically through the floor. Rooms are kept comfortably warm, and bathroom tiles are warm to walk on.

Seasonal adjustments, and resetting of domestic, hydronic or pool temperatures and priorities can be made through the system controller.

Sharing a section of the roof is a photovoltaic electricity array that generates an average of 9.5 kilowatt hours per day in winter. This array feeds to the grid through a nett meter, offsetting approximately 70% of the property's average daily domestic electricity consumption.

The house has no conventional incandescent light bulbs except for those in the ovens. Interior room and exterior accent lighting all employ LED downlights, with low power compact fluorescent bulbs in external security lights.

There is no electric heating of any sort, or air-conditioning.

In winter passive solar heating provides all the heating requirements of the northern side open space living areas, and on dull winter days and at night, the slow combustion fireplace heats the open plan living areas not hydronically warmed.

Low E glass has been used throughout and overall thermal efficiency has been enhanced through the use of wooden frames on all sliding and bi-fold external doors.

In summer, eave lines are set to limit direct passive solar heating. Also, breezeways and window placement have been designed to capture and funnel the cooling north-easterly sea breeze through the large open spaces of the house. This natural sea breeze cooling is backed up by low energy consumption slow-turning oversized hardwood ceiling fans in the main living space, and all other rooms are fitted with low power consumption marine grade stainless steel ceiling



fans for air circulation on days where the sea breeze fails.

Insulation used in all wall and roof spaces exceeds code requirements for this climate.

Finally, all water used in the house during non-drought periods is supplied from a 22,000-litre rainwater tank located under the garage floor, and supplied from roof capture. Rainwater was used to fill the 33,000-litre lap pool.

No grass has been planted in the grounds and rainwater is used to sustain the native landscape.

Time for a change...



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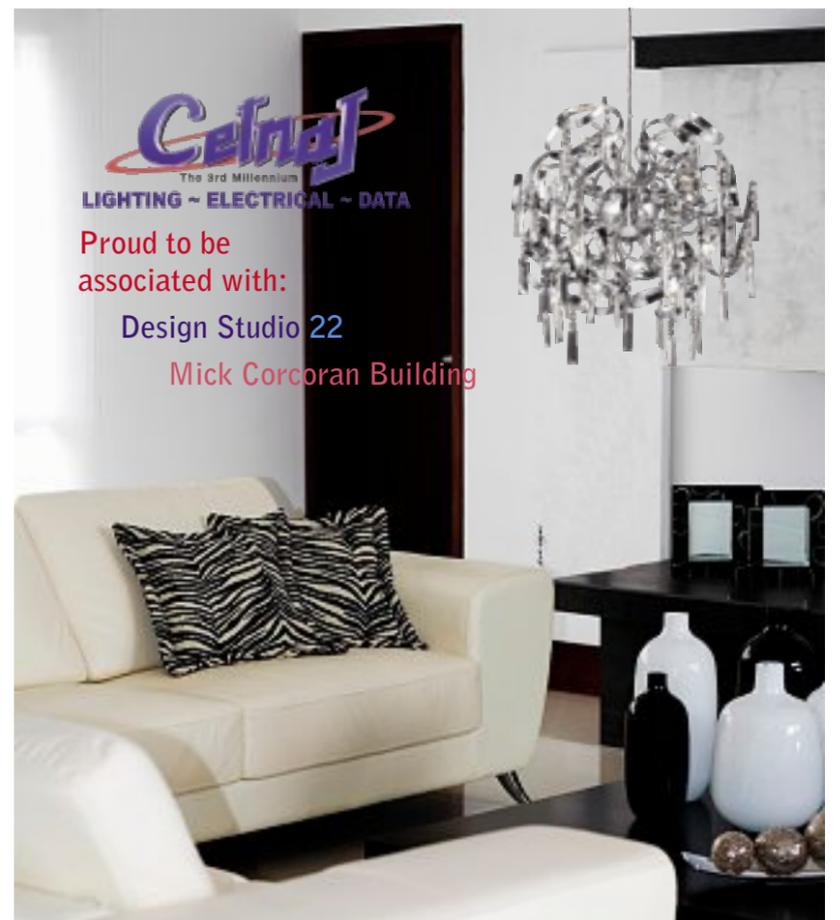
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