

Big Little is a compact, space efficient, single level house for a small family, holiday abode or just an ideal low maintenance home for easy retirement & minimum bills.

Designed for where north is to the side of the block, it has all the trimmings required for elegant 9 star living at an affordable price, having also the potential to upgrade to the full 10 star house energy rating.

The floor plan is also adaptable with the small bedroom and loft storage space, being easily outfitted into an accesible ensuite for the master bedroom.

Welcome to another one of our 9 star range -

Big Little



ENVIRONMENTAL FEATURES

1) 9 Star House Energy Efficiency (~1/10 average energy to heat & cool)

- House layout and clerestory windows combine to bring sunlight deep into all living spaces
- Eaves designed to let in the winter sun, and keep out the summer rays
- Double glazed low emissivity coated casement windows & doors to maximise ventilation
- Thermal mass provided by tiled/ polished concrete floor store the heat in winter and cool in summer
- Highly insulated, tight building fabric
- Solar hot water system with instantaneous gas boost
- Louver vents to all exhaust fans (eliminates unwanted air leaks)
- Reversible ceiling fans to provide summer cooling
- LED and compact fluorescent lighting throughout
- Greenswitch to turn off standby loads
- 2.0 kW grid interactive Photovoltaic system

2) Efficient use of water (~1/3 average mains water use)

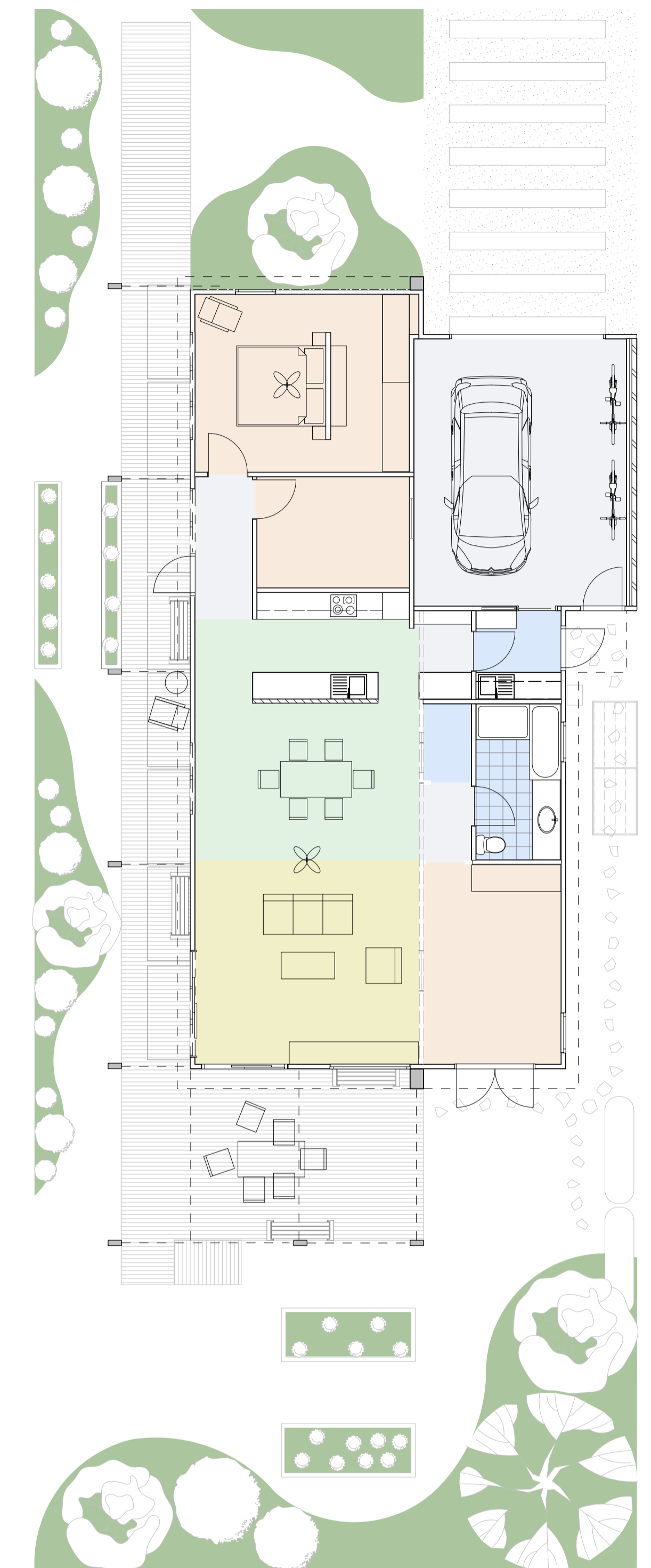
- Rainwater collected from entire roof via a charged filtered system
- Rounded gutters to enhance self cleaning
- Min. 5000 litre Rainwater tank to run laundry, flush toilets, & water garden. Mains backup
- Redwater valves to direct 'cold' hot water, normally wasted, to the watertank
- Water efficient tapware throughout; 7.5 litre per minute shower roses; & 3/4.5 litre flush toilets
- Greywater plumbing kept separate from sewer for future pickup
- Nylex greywater gravity diversion system to underground garden distribution (optional)

3) Low Impact Material Selection

- Low Embodied Energy Concrete floor made from Ecoblend concrete (60% cement replacement) with recycled aggregate and recycled steel
- Plantation hoop pine timber windows, with recycled Karri door frames
- FSC certified, Plantation or Salvaged timber used throughout
- Recycled content (70%) insulation
- Ekodeck bamboo decking and ramps
- Recycled brick to reverse brick veneer internal walls
- Low Embodied energy & low maintenance cladding materials- Rough sawn battens, Easy lap panel and Colorbond sheeting

4) Health Benefits

- Zero VOC (Volatile Organic Compounds) paint throughout
- E0 (minimal formaldehyde off-gassing) cabinetry and trims throughout
- Bamboo flooring in bedrooms
- Easy to clean surfaces in living spaces throughout
- Warm & bright with excellent ventilation when required



Areas	
Floor Area	124m ²
Garage Area	30m ²
Deck	55m ²
Block min. dimension 12.5m x 30m	



**Positive
Footprints
9 Star Series**

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