The Cove House

by The Sociable Weaver
The Cove House
4 Bed 2 Bath 1 Living

The Cove design wraps around a central courtyard to provide a hidden oasis, inviting connection with nature, while maintaining privacy. With three bedrooms on one arm of the u-shaped house and the living/dining and master bedroom on the opposite arm, the Cove design is suitable for larger families.

This unique design is suitable for any climate or setting (urban or rural), and would be particularly suited to areas that receive high winds where the central courtyard can offer a retreat.

Design features:

PASSIVE SOLAR DESIGN
Large double-glazed north-facing windows ensure maximum solar penetration in winter, heating the home naturally. The internal courtyard maximises northerly sun exposure to the rear three bedrooms, with a brick mass wall to hold heat.

THERMAL MASS
A naturally burnished concrete slab and internal blockwork add thermal mass to the home to harvest and store solar heat.

COURTYARD DESIGN
Internal courtyard maximises northerly sun exposure to the rear bedrooms while also providing protection from southerly and westerly winds. For inhabitants, the courtyard provides another area to enjoy the outdoors and open the home to nature.

7.8 STAR ENERGY RATING
This design has been assessed as a 7.8 star energy rating. A higher energy rating can be achieved with design alterations.

For more information on The Cove design, please contact The Sociable Weaver:

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PERIWINKLE PLACE

SITE PLAN

SCALE: 1:200

LOT 21
No. 3
659m²

LOT 22
SINGLE STOREY HOUSE

LOT 19

LOT 20

PERIWINKLE PLACE

SITE PLAN

SCALE: 1:100

A. Parking,
2 compounds provided in proposed. One within the proposed building lines to the average minimum
simulations of 8.0m deep and 3.5m wide. The other
compound is to be flush to the limit of the
measuring line of 4.5.2.2.

A.8. No part of the proposed dwelling to be
boundary, this

A.12. Daylight to Existing Windows.
All habitable room windows on existing
buildings 1.0m clear to sky to all habitable room windows.

Providing properties above boundary.

STORMWATER DRAIN NOTE:
PROVIDE, 50mm DIAMETER D.V.G STORMWATER
PIPE WITH MINIMUM FALL OF 1:100.

STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY & WILL BE LAY AT THE DRAINERS DISCRETION.
PROVIDE SELECTED DOWNPIPES AT
12.0m MAXIMUM CENTRES.

CONNECT STORMWATER TO RAINWATER TANK
AND DISCHARGE THE OVERFLOW TO NORTH
EAST CORNER, TO BE ADVISED.

SITE PLAN NOTE:
BUILDER TO VERIFY ALL BUILDING DIMENSIONS PRIOR TO SETTING OUT.
NO BUILDING WORKS ARE TO ENROCCH OVER THE TITLE BOUNDARY INCLUSIVE OF ANY
EQUIPMENT USED ON, OVER, UNDER OR IN AIR SPACE OF THE ADJOINING PROPERTIES.
PART 7 OF THE BUILDING ACT 1883 AND
PURSUANT TO PART 7 OF THE BUILDING ACT 1993 AND BUILDING REGULATION 602.

DRAINER MUST REFER TO START WORK NOTICE FOR SEWER POINT LOCATION.
SEWERAGE AND SULLAGE TO CONNECT TO SEWERAGE MAIN AS DIRECTED BY LOCAL
SEWERAGE MAIN AS DIRECTED BY LOCAL AUTHORITIES.
SITE TO BE SCRAPED LEVEL OVER PROPOSED BUILDING AREA WITH FINISHED
GROUND TO BE GRADED AWAY FROM BUILDING.

BEFORE & DURING CARRYING OUT OF BUILDING WORK & ErevATIONS, THE ALLOTMENT
SHOULD BE BONED OR OTHERWISE GUARDED AGAINST BEING A DANGER TO LIFE OR
PROPERTY.

THE MAXIMUM GRADIENT OF THE DRIVEWAY SHALL NOT EXCEED 1:5.