



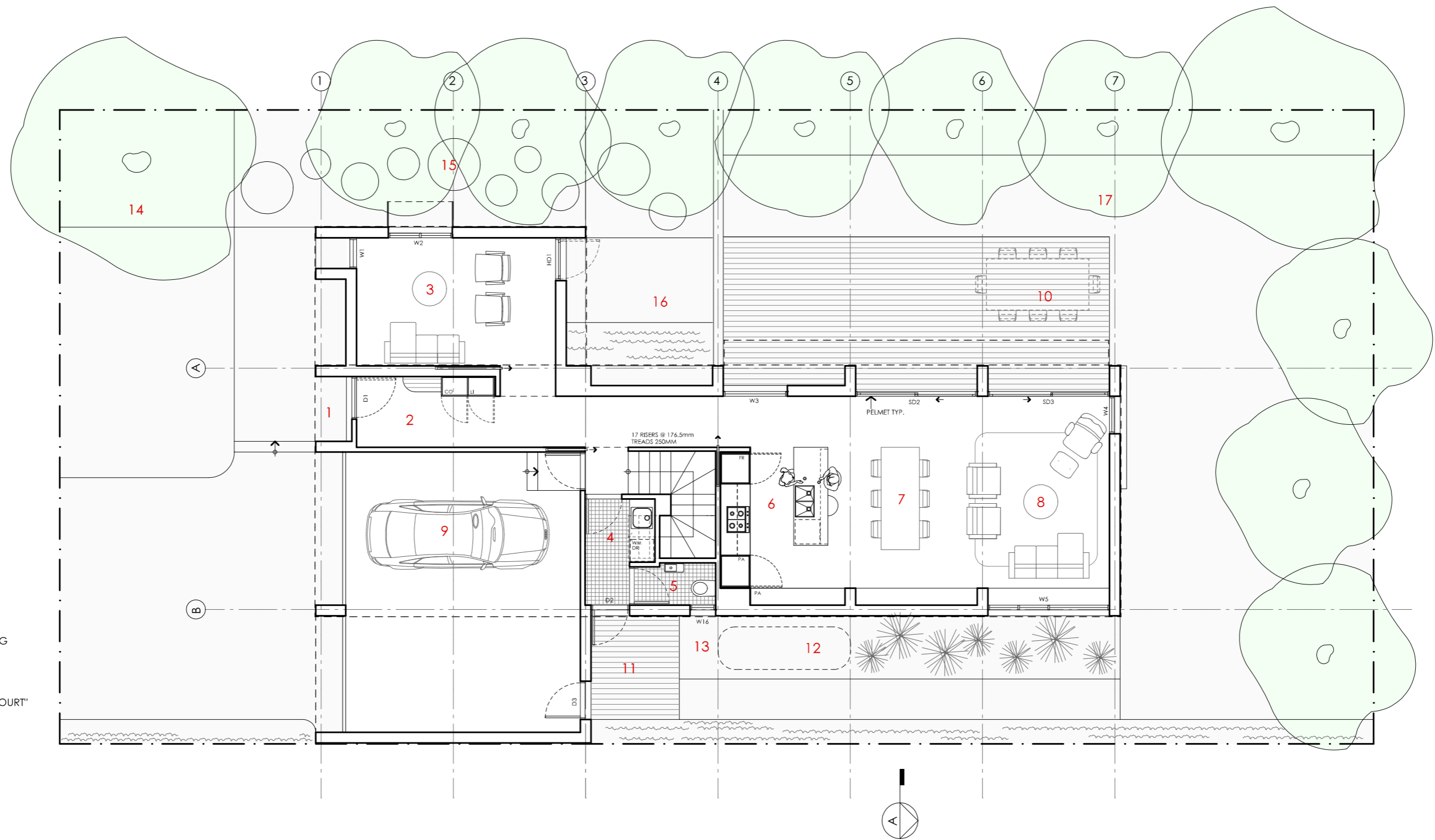


# TELOPEA HOUSE

<p><b>LEGEND</b> N/A</p>	<p><b>PROJECT</b></p>  <p>Australian Government</p>  <p>YourHome Australia's guide to environmentally sustainable homes</p>  <p>Design For Place</p>	<p><b>DESIGN</b> Telopea House</p> <p><b>DESIGNED FOR</b> Sydney</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Site Plan</p> <p><b>Scale:</b> 1:200</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 1/12</p> <p><b>Date issued:</b> March 2020</p> <p><b>Project stage:</b> Preliminary</p>
<p><b>DISCLAIMER</b></p> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>		<p>Technical drawings should be read with the Telopea House Sydney 'Design Options' document which includes building specifications and rating information.</p>	



- KEY**
- 1 ENTRY PORTICO
  - 2 ENTRY
  - 3 LIVING 2
  - 4 LAUNDRY
  - 5 POWDER ROOM
  - 6 KITCHEN
  - 7 DINING
  - 8 LIVING
  - 9 GARAGE
  - 10 OUTDOOR ENTERTAINING
  - 11 DECK
  - 12 WATER TANK
  - 13 SERVICES ZONE
  - 14 "STREET COURT"
  - 15 "WINTER AFTERNOON COURT"
  - 16 "REFLECTIVE COURT"
  - 17 "ENTERTAINING COURT"

# TELOPEA HOUSE

NOTES	
GFL LIVING	89 m2
GARAGE	41 m2
UFL LIVING	101 m2
TOTAL GFA	231 m2

NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, TERRACES, COURTYARDS, VERANDAHs, VOIDS, STAIRS & BALCONIES @ UFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY AND GENERALLY INCLUDE JOINERY WITHIN THOSE DIMENSIONS.

## PROJECT



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## DESIGN

**Telopea House**

**DESIGNED FOR  
Sydney**

Technical drawings should be read with the Telopea House Sydney 'Design Options' document which includes building specifications and rating information.

## DETAILS

**Drawing title:** Ground Floor Plan

**Scale:** 1:100

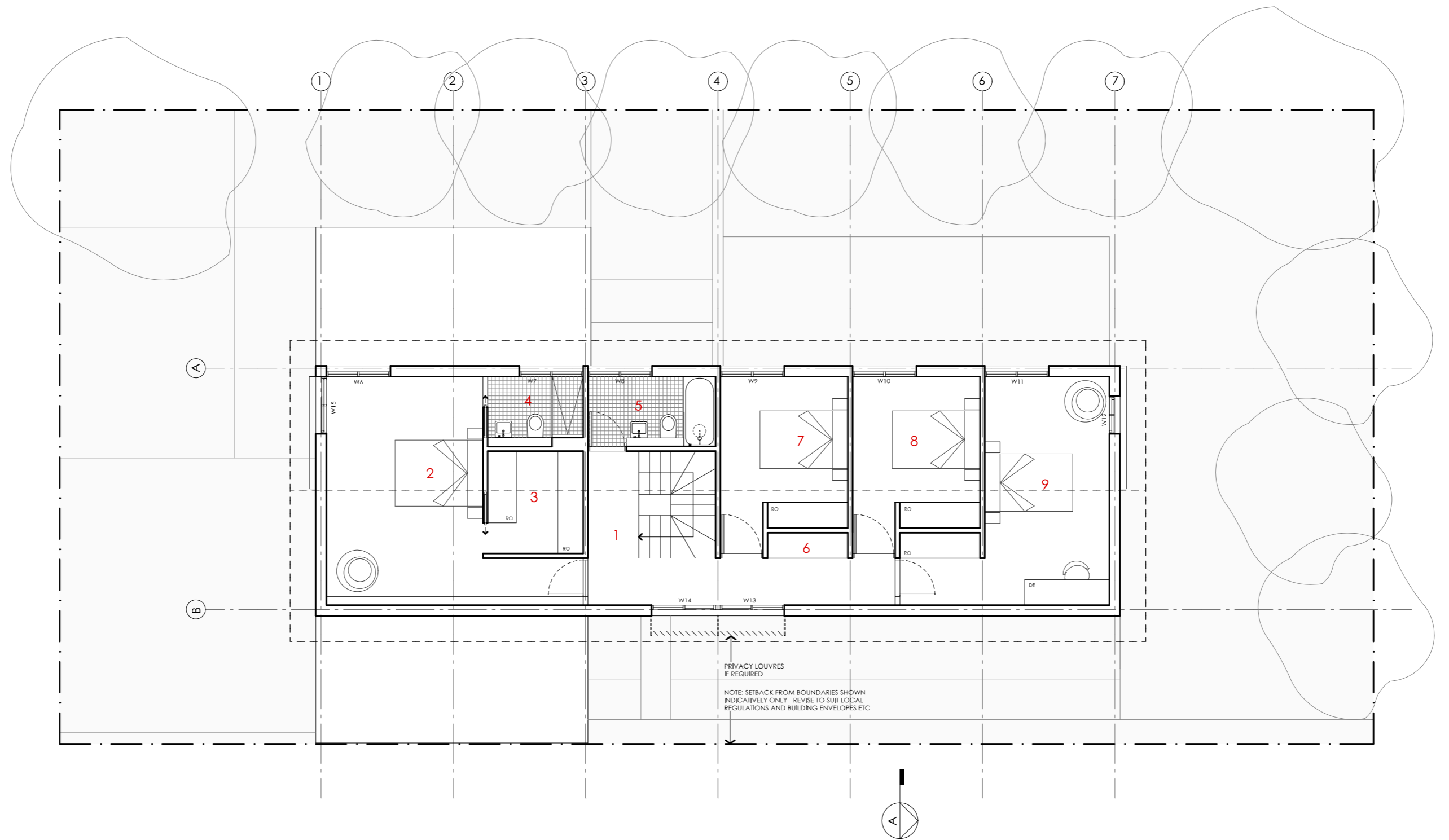
**Paper size:** A3

**Drawing number:** 2/12

**Date issued:** March 2020

**Project stage:** Preliminary





- KEY**
- 1 LANDING
  - 2 BEDROOM 1
  - 3 LIVING 2 / RUMPUS
  - 4 ENSUITE
  - 5 BATHROOM
  - 6 STORAGE
  - 7 BEDROOM 2
  - 8 BEDROOM 3
  - 9 BEDROOM 4

PRIVACY LOUVRES  
IF REQUIRED

NOTE: SETBACK FROM BOUNDARIES SHOWN  
INDICATIVELY ONLY - REVISE TO SUIT LOCAL  
REGULATIONS AND BUILDING ENVELOPES ETC

# TELOPEA HOUSE

NOTES	
GFL LIVING	89 m2
GARAGE	41 m2
UFL LIVING	101 m2
TOTAL GFA	231 m2

NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, TERRACES, COURTYARDS, VERANDAH, VOIDS, STAIRS & BALCONIES @ UFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY AND GENERALLY INCLUDE JOINERY WITHIN THOSE DIMENSIONS.

## PROJECT



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## DESIGN

**Telopea House**

DESIGNED FOR  
**Sydney**

Technical drawings should be read with the Telopea House Sydney 'Design Options' document which includes building specifications and rating information.

## DETAILS

**Drawing title:** First Floor Plan

**Scale:** 1:100

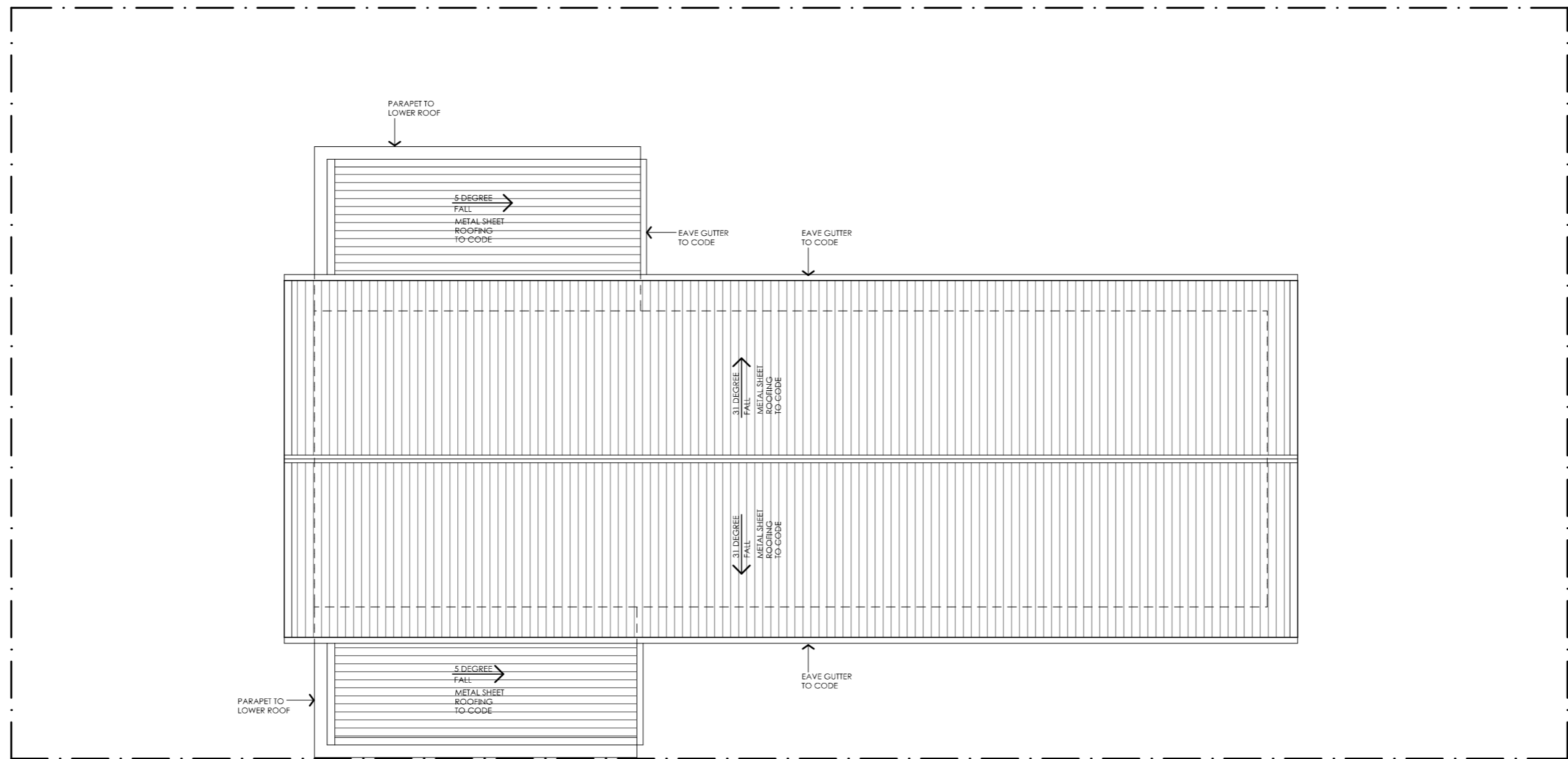
**Paper size:** A3

**Drawing number:** 3/12

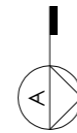
**Date issued:** March 2020

**Project stage:** Preliminary









NOTE: BUILDER TO CONFIRM ROOF DESIGN, SHEET TYPE, DOWN PIPE AND GUTTER SIZE ETC COMPLIES WITH BCA PRIOR TO COMMENCEMENT OF WORKS. SIZES SHOWN ARE NOTIONAL ONLY. ENSURE WARRANTIES ARE PROVIDED FROM MANUFACTURER






# TELOPEA HOUSE

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01 | STREET ELEVATION SINGLE GARAGE VERSION SHOWN  
1:100




# TELOPEA HOUSE

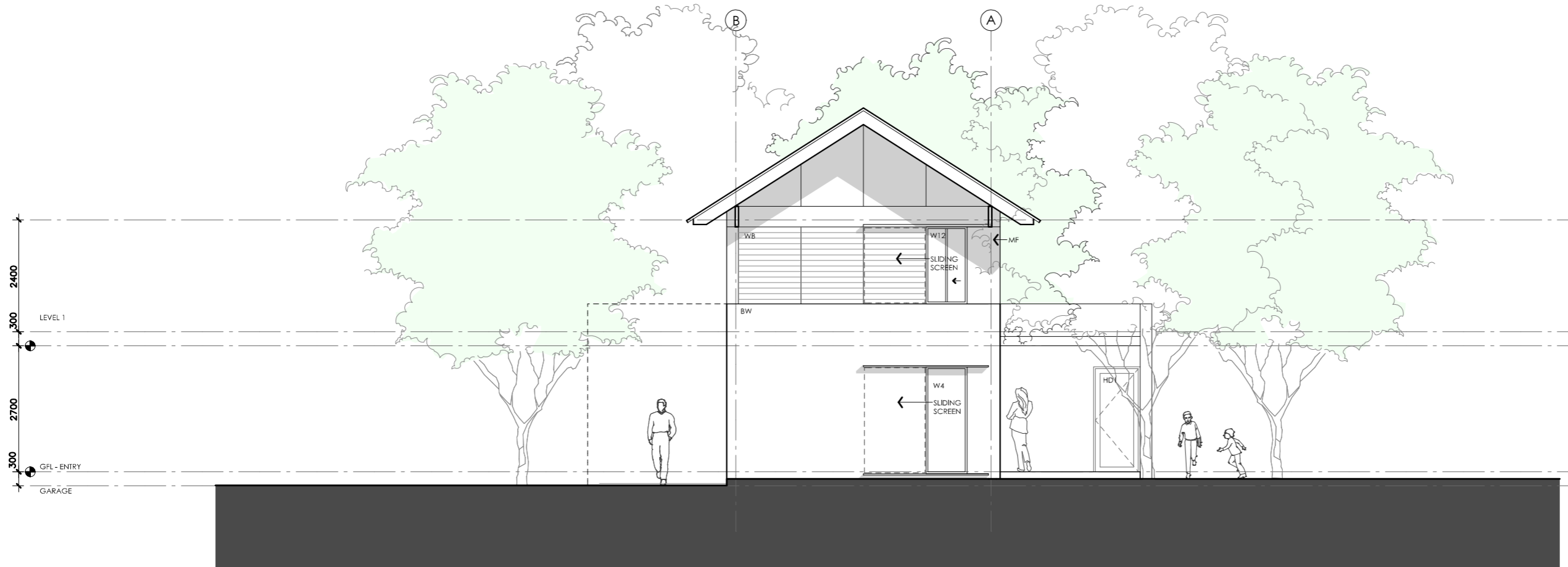
<p><b>LEGEND</b></p> <p>BW FACE BRICK WALL TYPE &amp; COLOUR TBC</p> <p>WB WEATHERBOARD CLADDING TYPE &amp; COLOUR TBC</p> <p>CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED</p> <p>MF FOLDED METAL FASCIA COLOUR TBC</p> <p>ST STEEL WORK COLOUR TBC</p> <p>GD GARAGE DOOR COLOUR TBC</p> <p>AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES</p>	<p><b>PROJECT</b></p>    <p><b>DISCLAIMER</b></p> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	<p><b>DESIGN</b> Telopea House</p> <p><b>DESIGNED FOR</b> Sydney</p> <p>Technical drawings should be read with the Telopea House Sydney 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Elevation</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 5/12</p> <p><b>Date issued:</b> March 2020</p> <p><b>Project stage:</b> Preliminary</p>
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01 | NORTH ELEVATION  
1:100




# TELOPEA HOUSE

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>BW FACE BRICK WALL TYPE &amp; COLOUR TBC</li> <li>WB WEATHERBOARD CLADDING TYPE &amp; COLOUR TBC</li> <li>CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED</li> <li>MF FOLDED METAL FASCIA COLOUR TBC</li> <li>ST STEEL WORK COLOUR TBC</li> <li>GD GARAGE DOOR COLOUR TBC</li> <li>AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES</li> </ul>	<p><b>PROJECT</b></p>    <p><b>DISCLAIMER</b></p> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	<p><b>DESIGN</b> Telopea House</p> <p><b>DESIGNED FOR</b> Sydney</p> <p>Technical drawings should be read with the Telopea House Sydney 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Elevation</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 6/12</p> <p><b>Date issued:</b> March 2020</p> <p><b>Project stage:</b> Preliminary</p>
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01 | EAST ELEVATION  
1:100



# TELOPEA HOUSE

<p><b>LEGEND</b></p> <p>BW FACE BRICK WALL TYPE &amp; COLOUR TBC</p> <p>WB WEATHERBOARD CLADDING TYPE &amp; COLOUR TBC</p> <p>CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED</p> <p>MF FOLDED METAL FASCIA COLOUR TBC</p> <p>ST STEEL WORK COLOUR TBC</p> <p>GD GARAGE DOOR COLOUR TBC</p> <p>AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES</p>	<p><b>PROJECT</b></p>  <p>Australian Government</p>  <p>YourHome Australia's guide to environmentally sustainable homes</p>  <p>Design For Place</p> <p><b>DESIGN</b> Telopea House</p> <p><b>DESIGNED FOR</b> Sydney</p> <p>Technical drawings should be read with the Telopea House Sydney 'Design Options' document which includes building specifications and rating information.</p> <p><b>DISCLAIMER</b></p> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Elevation</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 7/12</p> <p><b>Date issued:</b> March 2020</p> <p><b>Project stage:</b> Preliminary</p>
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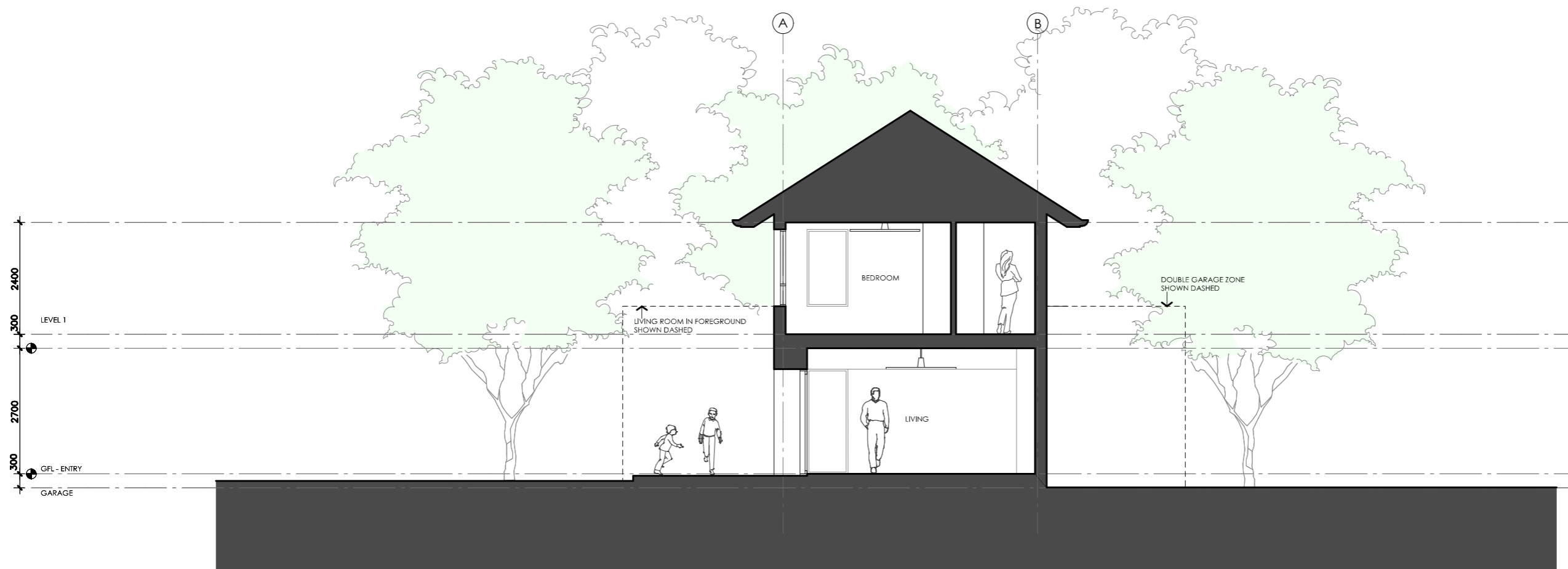


01 | SOUTH ELEVATION  
1:100

# TELOPEA HOUSE

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>BW FACE BRICK WALL TYPE &amp; COLOUR TBC</li> <li>WB WEATHERBOARD CLADDING TYPE &amp; COLOUR TBC</li> <li>CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED</li> <li>MF FOLDED METAL FASCIA COLOUR TBC</li> <li>ST STEEL WORK COLOUR TBC</li> <li>GD GARAGE DOOR COLOUR TBC</li> <li>AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES</li> </ul>	<p><b>PROJECT</b></p>    <p><b>DISCLAIMER</b></p> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	<p><b>DESIGN</b> Telopea House</p> <p><b>DESIGNED FOR</b> Sydney</p> <p>Technical drawings should be read with the Telopea House Sydney 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Elevation</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 8/12</p> <p><b>Date issued:</b> March 2020</p> <p><b>Project stage:</b> Preliminary</p>
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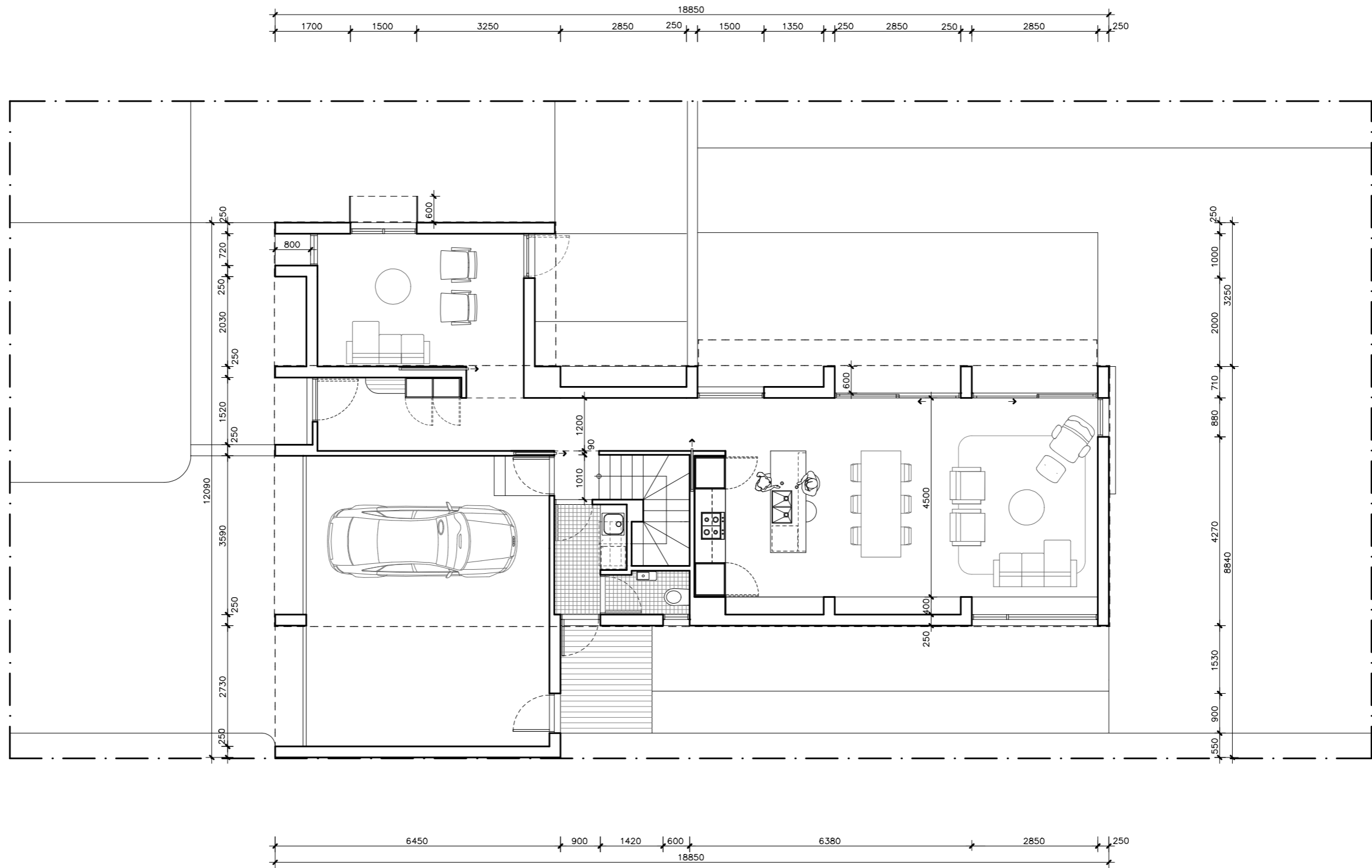




01 | SECTION AA  
1:100

# TELOPEA HOUSE

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# TELOPEA HOUSE

## LEGEND

N/A

## PROJECT



## DESIGN

Telopea House

## DESIGNED FOR

Sydney

Technical drawings should be read with the Telopea House Sydney 'Design Options' document which includes building specifications and rating information.

## DETAILS

**Drawing title:** Ground Floor Wall Setout Plan

**Scale:** 1:100

**Paper size:** A3

**Drawing number:** 10/12

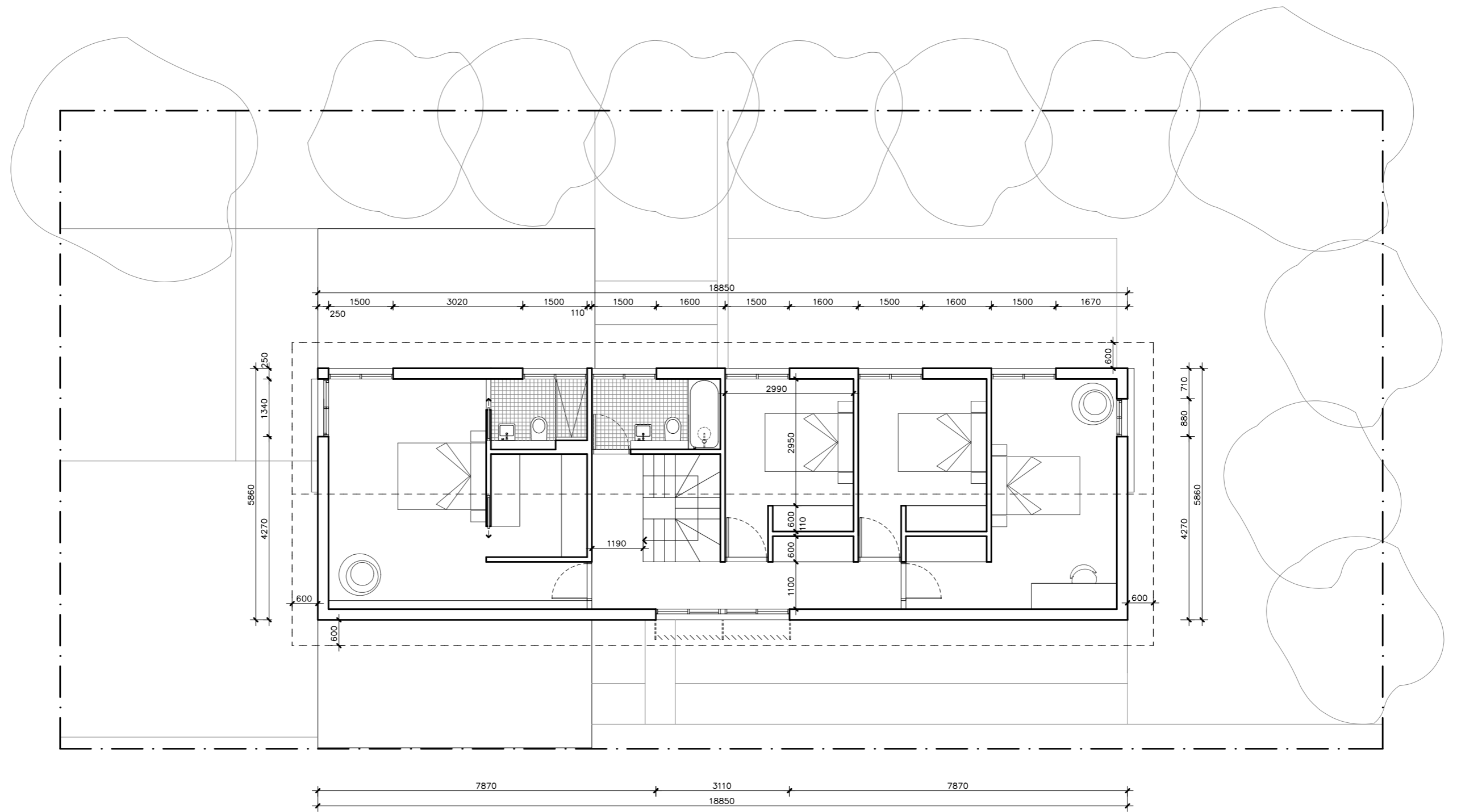
**Date issued:** March 2020

**Project stage:** Preliminary







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# TELOPEA HOUSE

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REFERENCE	HEIGHT	WIDTH	TYPE	NOTES
D1	2250mm	1000mm	Solid door	800mm Eave
D2	2250mm	820mm	Solid door	
D3	2250mm	820mm	Solid door	
W1	1050mm	720mm	Fixed window	800mm Eave
W2	1050mm	1500mm	Fixed / casement window	600mm Sun hood See elevations for breakdown of opening types
W3	1050mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
HD1	2250mm	920mm	Glazed hinged door	600mm Eave
SD2	2250mm	2850mm	Glazed sliding door	600mm Eave
SD3	2250mm	2850mm	Glazed sliding door	600mm Eave
W4	2250mm	880mm	Fixed window	External sliding sun screen
W5	600mm	2850mm	Fixed / casement window	See elevations for breakdown of opening types
W6	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W7	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W8	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W9	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W10	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W11	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W12	1650mm	880mm	Sliding window	External sliding sun screen and 600mm Eave
W13	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W14	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W15	1650mm	1340mm	Sliding window	External sliding sun screen and 600mm Eave
W16	900mm	600mm	Casement window	Frosted

# TELOPEA HOUSE

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	<b>DISCLAIMER</b> This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.				Technical drawings should be read with the Telopea House Sydney 'Design Options' document which includes building specifications and rating information.