



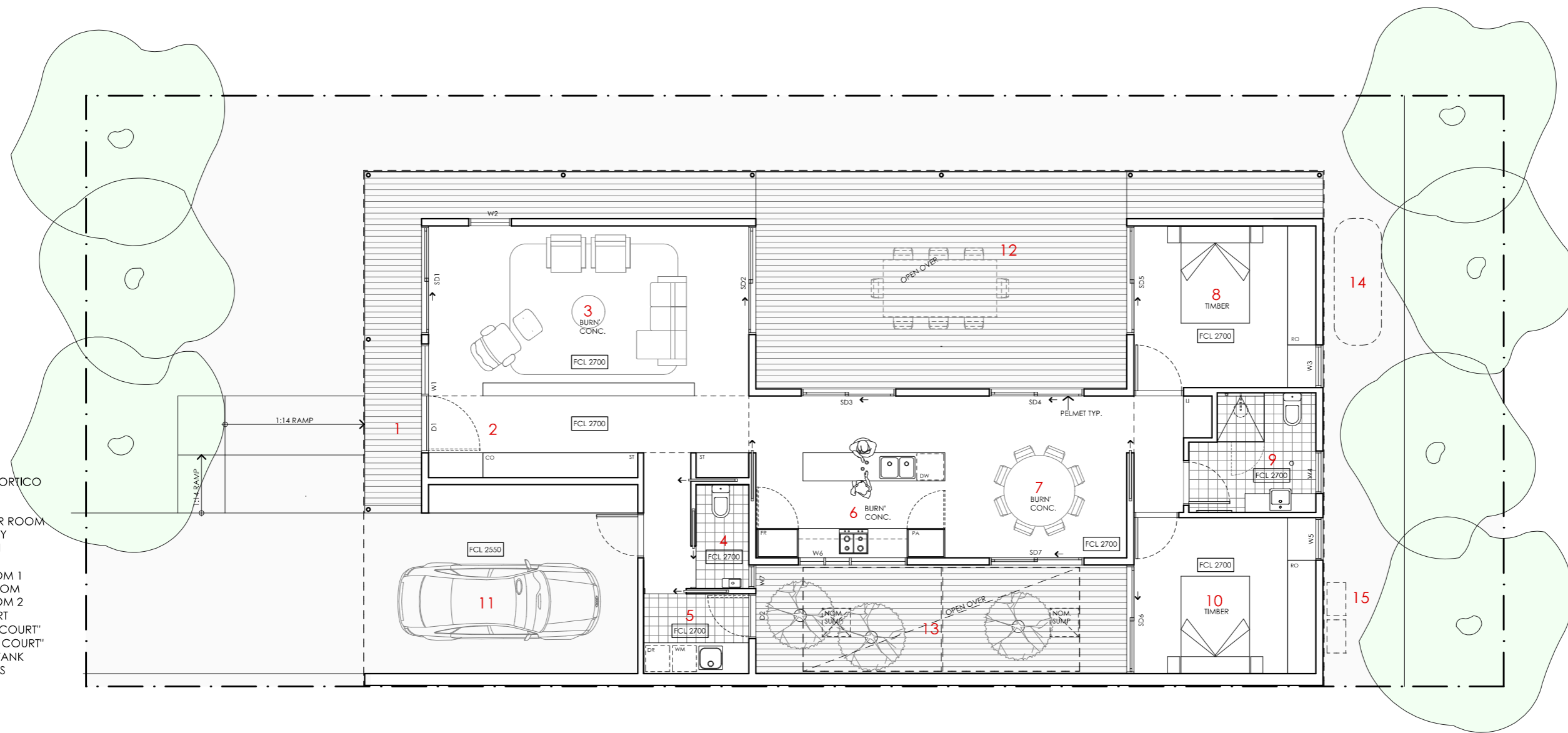


ACACIA HOUSE

<p>LEGEND</p> <p>N/A</p>	<p>PROJECT</p>  <p>Australian Government</p>  <p>YourHome Australia's guide to environmentally sustainable homes</p>  <p>Design For Place</p> <p>DESIGN</p> <p>Acacia House</p> <p>DESIGNED FOR</p> <p>Cairns</p> <p>Technical drawings should be read with the Acacia House Cairns 'Design Options' document which includes building specifications and rating information.</p>	<p>DETAILS</p> <p>Drawing title: Site Plan</p> <p>Scale: 1:200</p> <p>Paper size: A3</p> <p>Drawing number: 1/10</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</p> 
<p>DISCLAIMER</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>		

KEY

- 1 ENTRY PORTICO
- 2 ENTRY
- 3 LIVING
- 4 POWDER ROOM
- 5 LAUNDRY
- 6 KITCHEN
- 7 MEALS
- 8 BEDROOM 1
- 9 BATHROOM
- 10 BEDROOM 2
- 11 CARPORT
- 12 "LIVING COURT"
- 13 "WINTER COURT"
- 14 WATER TANK
- 15 SERVICES



LEGEND

- FR FRIDGE
- PA PANTRY
- DW DISH WASHER
- RO ROBE
- DE DESK
- ST STORAGE CUPBOARD
- SH SHELVING
- WM WASHING MACHINE
- DR CLOTHES DRYER
- CO COAT CUPBOARD
- LI LINEN CUPBOARD
- FCL FINISHED CEILING LEVEL



ACACIA HOUSE

NOTES

GFL LIVING 123 m2
 CARPORT 23 m2
TOTAL GFA 146 m2 (including carport)

REFER TO NCC FOR SANITARY COMPARTMENT CIRCULATION, WALL REINFORCEMENT AND THRESHOLD/HOB REQUIREMENTS
 DOOR OPENINGS, CORRIDOR WIDTHS AND THRESHOLDS, ENTRY RAMP GRADES AND COVER ETC TO NCC REQUIREMENTS
 CONSTRUCTION NEAR BOUNDARY MUST COMPLY WITH NCC REQUIREMENTS - REVISE TO SUIT LOCAL REGULATIONS AND BUILDING ENVELOPES ETC
 SETBACK FROM BOUNDARIES SHOWN INDICATIVELY ONLY - REVISE TO SUIT LOCAL REGULATIONS AND BUILDING ENVELOPES ETC
 NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, TERRACES, COURTYARDS, VERANDAH, VOIDS, STAIRS & BALCONIES @ UFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY.
 CEILING INSULATION VALUES SPECIFIED EXTEND TO EAVES

PROJECT



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DESIGN

Acacia House

DESIGNED FOR Cairns

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

DETAILS

Drawing title: Floor Plan

Scale: 1:100

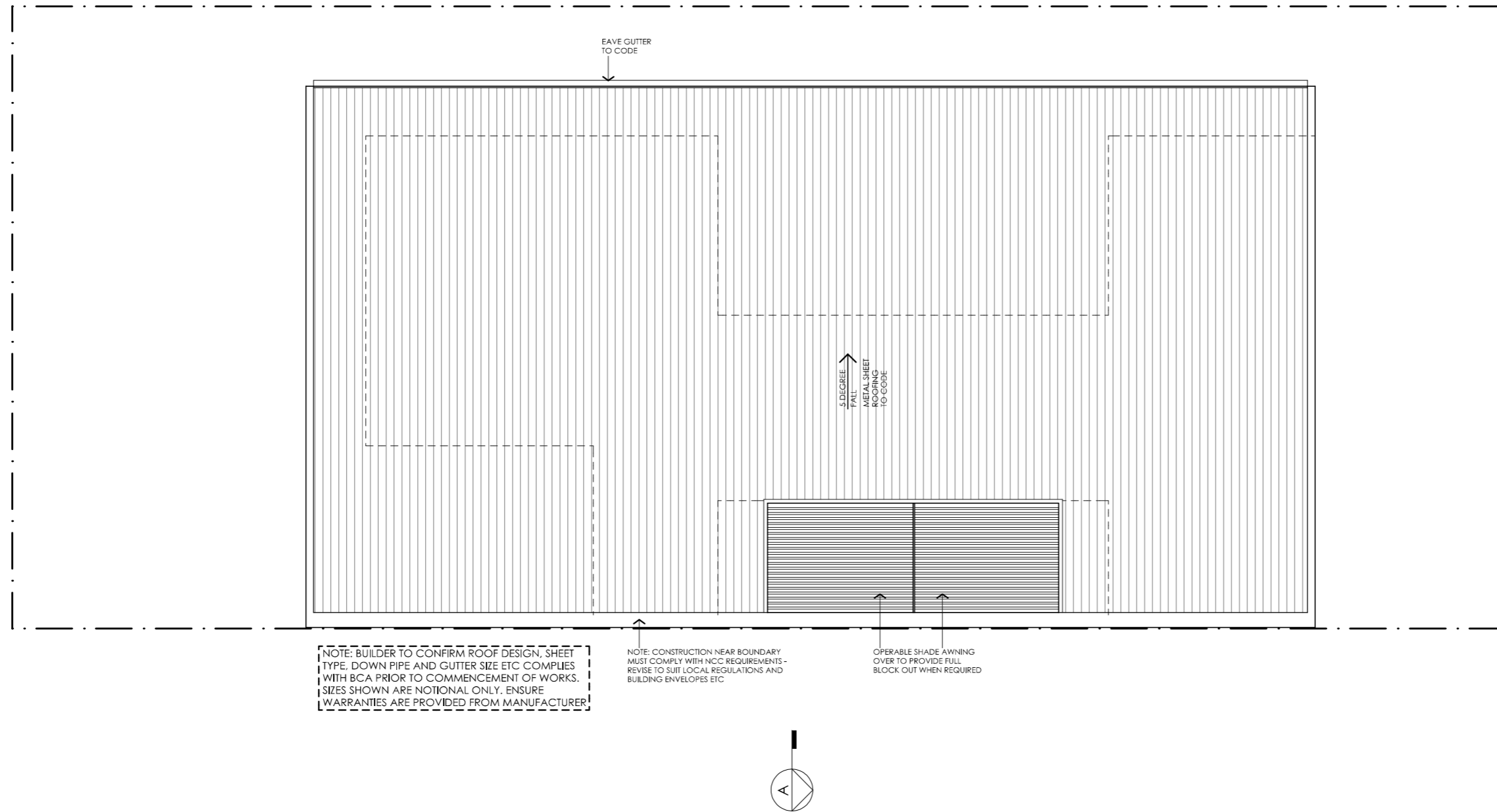
Paper size: A3

Drawing number: 2/10

Date issued: June 2023

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

NOTE: CONSTRUCTION NEAR BOUNDARY MUST COMPLY WITH NCC REQUIREMENTS - REVISE TO SUIT LOCAL REGULATIONS AND BUILDING ENVELOPES ETC

OPERABLE SHADE AWNING OVER TO PROVIDE FULL BLOCK OUT WHEN REQUIRED

ACACIA HOUSE

NOTES	
GFL LIVING	123 m2
CARPORT	23 m2
TOTAL GFA	146 m2 (including carport)
<small>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.</small>	

PROJECT



Australian Government



YourHome
Australia's guide to environmentally sustainable homes



Design For Place

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DESIGN
Acacia House

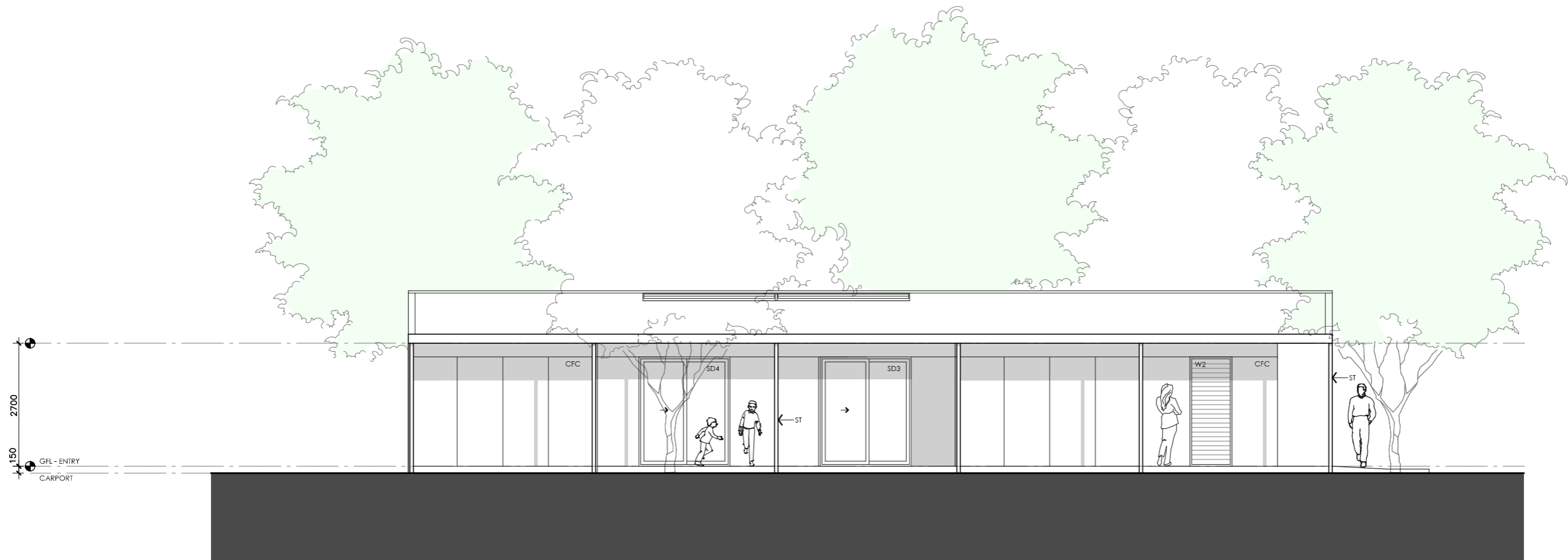
DESIGNED FOR
Cairns

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

DETAILS

Drawing title: Roof Plan
Scale: 1:100
Paper size: A3
Drawing number: 3/10
Date issued: June 2023
Project stage: Preliminary





01 | EAST ELEVATION

1:100

ACACIA HOUSE

LEGEND

- BW FACE BRICK WALL
TYPE & COLOUR TBC
- WB WEATHERBOARD CLADDING
TYPE & COLOUR TBC
- CFC COMPRESSED FC SHEET ON TIMBER FRAME
EXPRESSED JOINT AT EDGES INDICATED
- MF FOLDED METAL FASCIA
COLOUR TBC
- ST STEEL WORK
COLOUR TBC
- GD GARAGE DOOR
COLOUR TBC
- AL ALUMINIUM COVER PLATE
COLOUR TO MATCH WINDOW FRAMES

PROJECT



Australian Government



Design For Place

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DESIGN

Acacia House

DESIGNED FOR

Cairns

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DETAILS

Drawing title: Elevation-East

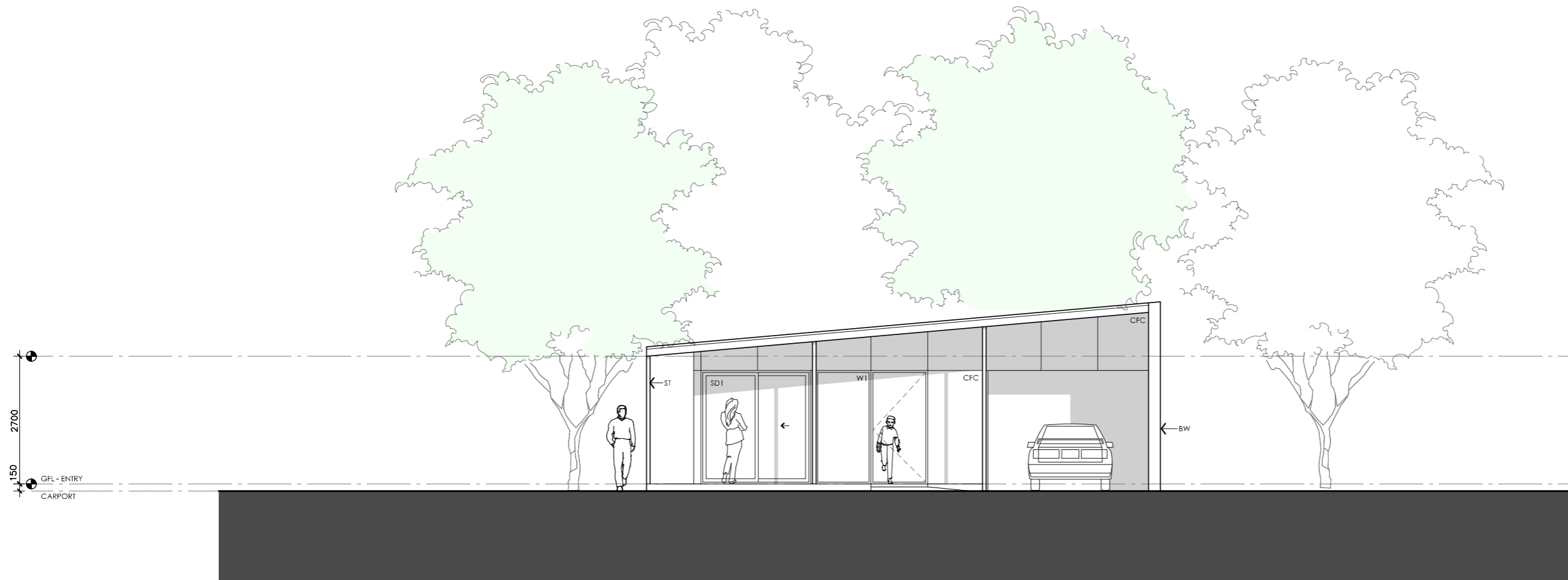
Scale: 1:100

Paper size: A3

Drawing number: 4/10

Date issued: June 2023

Project stage: Preliminary



01 | NORTH ELEVATION
1:100

ACACIA HOUSE

LEGEND

- BW FACE BRICK WALL
TYPE & COLOUR TBC
- WB WEATHERBOARD CLADDING
TYPE & COLOUR TBC
- CFC COMPRESSED FC SHEET ON TIMBER FRAME
EXPRESSED JOINT AT EDGES INDICATED
- MF FOLDED METAL FASCIA
COLOUR TBC
- ST STEEL WORK
COLOUR TBC
- GD GARAGE DOOR
COLOUR TBC
- AL ALUMINIUM COVER PLATE
COLOUR TO MATCH WINDOW FRAMES

PROJECT



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DESIGN

Acacia House

**DESIGNED FOR
Cairns**

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DETAILS

Drawing title: Elevation-North

Scale: 1:100

Paper size: A3

Drawing number: 5/10




Date issued: June 2023

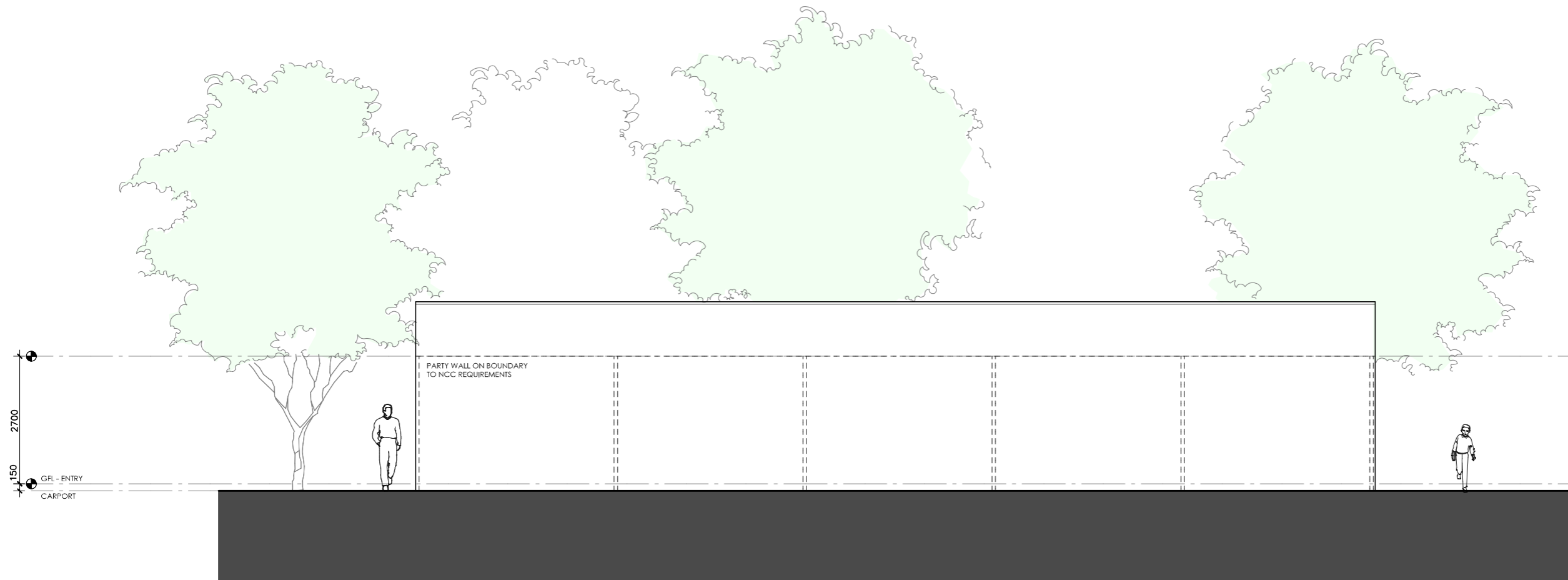
Project stage: Preliminary



01 | SOUTH ELEVATION
1:100




ACACIA HOUSE

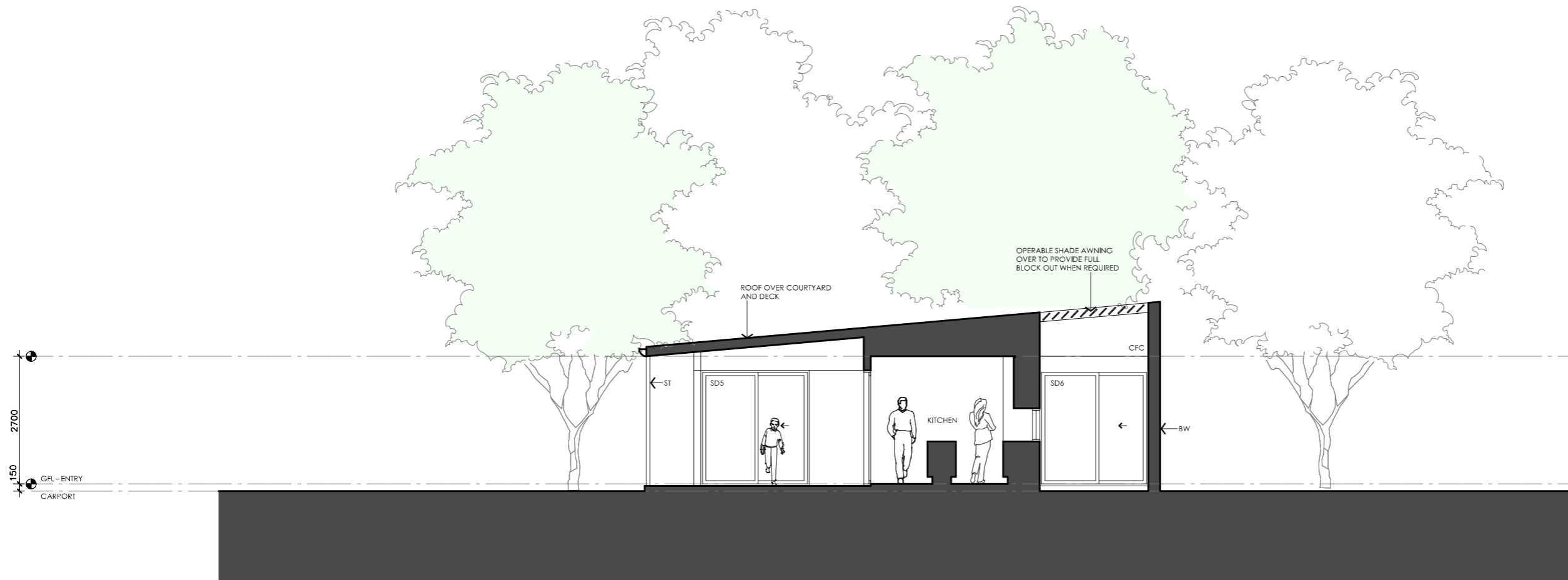
<p>LEGEND</p> <p>BW FACE BRICK WALL TYPE & COLOUR TBC</p> <p>WB WEATHERBOARD CLADDING TYPE & COLOUR TBC</p> <p>CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED</p> <p>MF FOLDED METAL FASCIA COLOUR TBC</p> <p>ST STEEL WORK COLOUR TBC</p> <p>GD GARAGE DOOR COLOUR TBC</p> <p>AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES</p>	<p>PROJECT</p>  <p>Australian Government</p>  <p>YourHome Australia's guide to environmentally sustainable homes</p>  <p>Design For Place</p> <p>DISCLAIMER</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>DESIGN</p> <p>Acacia House</p> <p>DESIGNED FOR</p> <p>Cairns</p> <p>Technical drawings should be read with the Acacia House Cairns 'Design Options' document which includes building specifications and rating information.</p>	<p>DETAILS</p> <p>Drawing title: Elevation-South</p> <p>Scale: 1:100</p> <p>Paper size: A3</p> <p>Drawing number: 6/10</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</p>
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01 | WEST ELEVATION
1:100




ACACIA HOUSE

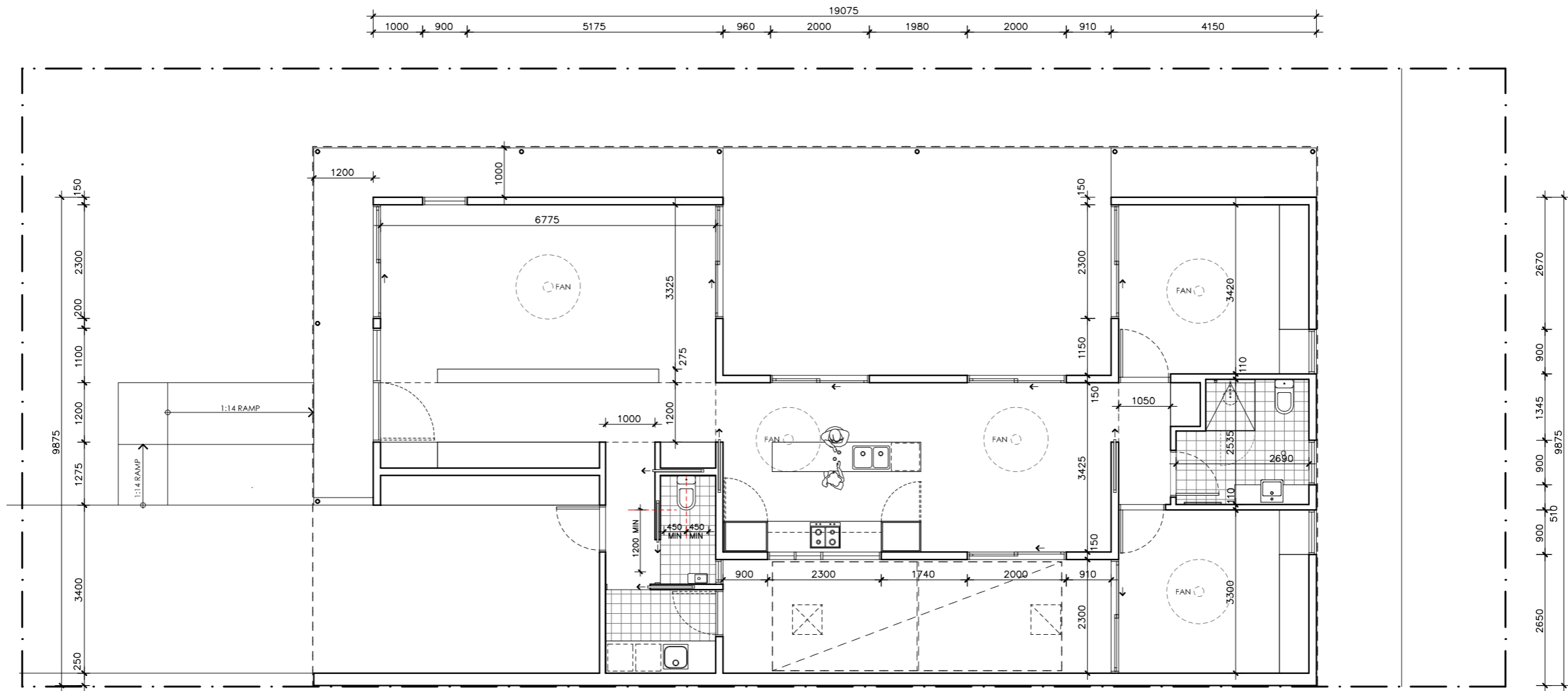
<p>LEGEND</p> <p>BW FACE BRICK WALL TYPE & COLOUR TBC</p> <p>WB WEATHERBOARD CLADDING TYPE & COLOUR TBC</p> <p>CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED</p> <p>MF FOLDED METAL FASCIA COLOUR TBC</p> <p>ST STEEL WORK COLOUR TBC</p> <p>GD GARAGE DOOR COLOUR TBC</p> <p>AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES</p>	<p>PROJECT</p>  <p>Australian Government</p>  <p>YourHome Australia's guide to environmentally sustainable homes</p>  <p>Design For Place</p> <p>DISCLAIMER</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>DESIGN</p> <p>Acacia House</p> <p>DESIGNED FOR</p> <p>Cairns</p> <p>Technical drawings should be read with the Acacia House Cairns 'Design Options' document which includes building specifications and rating information.</p>	<p>DETAILS</p> <p>Drawing title: Elevation-West</p> <p>Scale: 1:100</p> <p>Paper size: A3</p> <p>Drawing number: 7/10</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</p>
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01 | SECTION AA
1:100

ACACIA HOUSE

<p>LEGEND</p> <p>BW FACE BRICK WALL TYPE & COLOUR TBC</p> <p>WB WEATHERBOARD CLADDING TYPE & 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>PROJECT</p>  <p>Australian Government</p>  <p>YourHome Australia's guide to environmentally sustainable homes</p>  <p>Design For Place</p> <p>DISCLAIMER</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>DESIGN</p> <p>Acacia House</p> <p>DESIGNED FOR</p> <p>Cairns</p> <p>Technical drawings should be read with the Acacia House Cairns 'Design Options' document which includes building specifications and rating information.</p>	<p>DETAILS</p> <p>Drawing title: Section</p> <p>Scale: 1:100</p> <p>Paper size: A3</p> <p>Drawing number: 8/10</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</p>
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ACACIA HOUSE

NOTES

GFL LIVING 123 m2
 CARPORT 23 m2
 TOTAL GFA 146 m2 (including carport)

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DESIGN

Acacia House

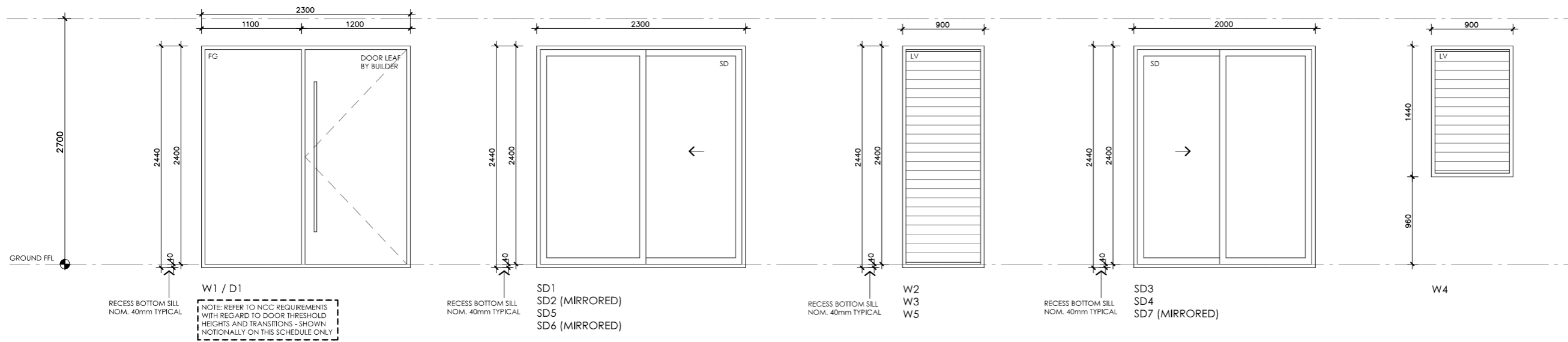
DESIGNED FOR
 Cairns

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DETAILS

Drawing title: Setout Plan
Scale: 1:100
Paper size: A3
Drawing number: 9/10
Date issued: June 2023
Project stage: Preliminary





IFGFND

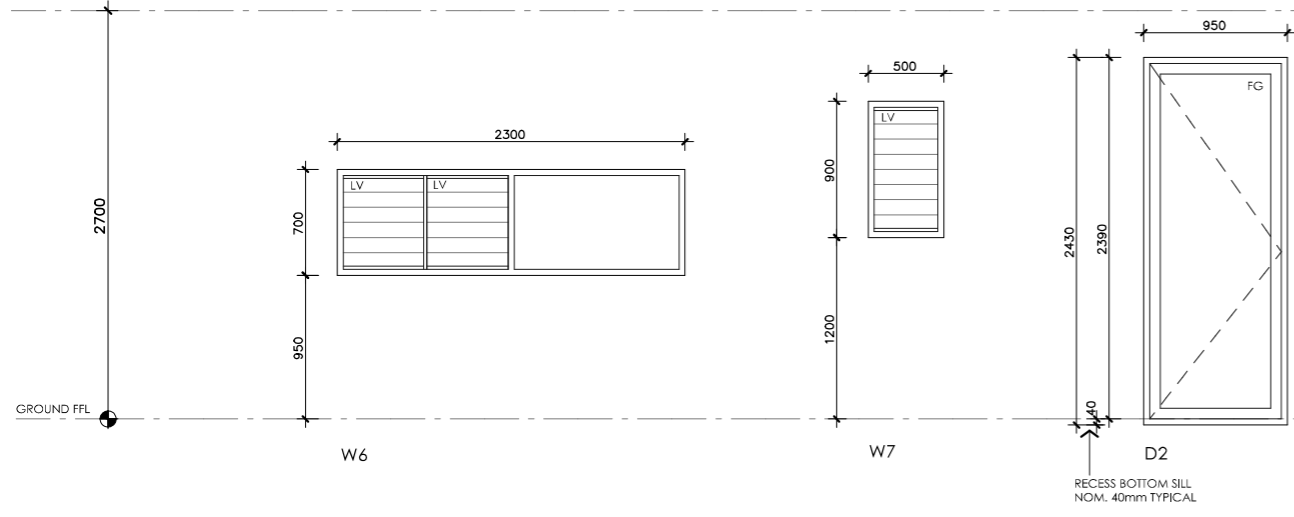
NOTE: REFER TO NCC REQUIREMENTS WITH REGARD TO DOOR THRESHOLD HEIGHTS AND TRANSITIONS - SHOWN NOTIONALLY ON THIS SCHEDULE ONLY

NOTE: FABRICATOR TO CONFIRM WHICH WINDOWS/DOORS REQUIRE LAMINATED SAFETY GLASS AND SPECIFY ACCORDINGLY. ALL GLAZING TO CODE REQUIREMENTS




NOTE: FRAME SECTION WIDTHS DIMENSIONED ARE NOTIONAL ONLY. FABRICATOR TO CONFIRM FRAME SECTION SIZE

NOTE: OVERALL WINDOW DIMENSIONS NOMINAL ONLY - CHECK MEASURE EXISTING OPENING ON SITE PRIOR TO ORDERING

NOTE: REFER TO ENERGY RATING CERTIFICATES FOR PERFORMANCE VALUES REQUIRED



ACACIA HOUSE

<p>LEGEND</p> <p>FG FIXED GLASS GLAZING TO CODE REQUIREMENTS</p> <p>LV GLASS LOUVRES GLAZING TO CODE REQUIREMENTS</p> <p>AW AWNING SASH GLAZING TO CODE REQUIREMENTS</p> <p>SD SLIDING DOOR GLAZING TO CODE REQUIREMENTS</p> <p>SSD SLIDING STACKER DOOR GLAZING TO CODE REQUIREMENTS</p> <p>SW SLIDING WINDOW GLAZING TO CODE REQUIREMENTS</p>	<p>PROJECT</p>    <p>DISCLAIMER</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>DESIGN</p> <p>Acacia House</p> <p>DESIGNED FOR</p> <p>Cairns</p> <p>Technical drawings should be read with the Acacia House Cairns 'Design Options' document which includes building specifications and rating information.</p>	<p>DETAILS</p> <p>Drawing title: Window and Door Schedule</p> <p>Scale: 1:50</p> <p>Paper size: A3</p> <p>Drawing number: 10/10</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</p>
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