



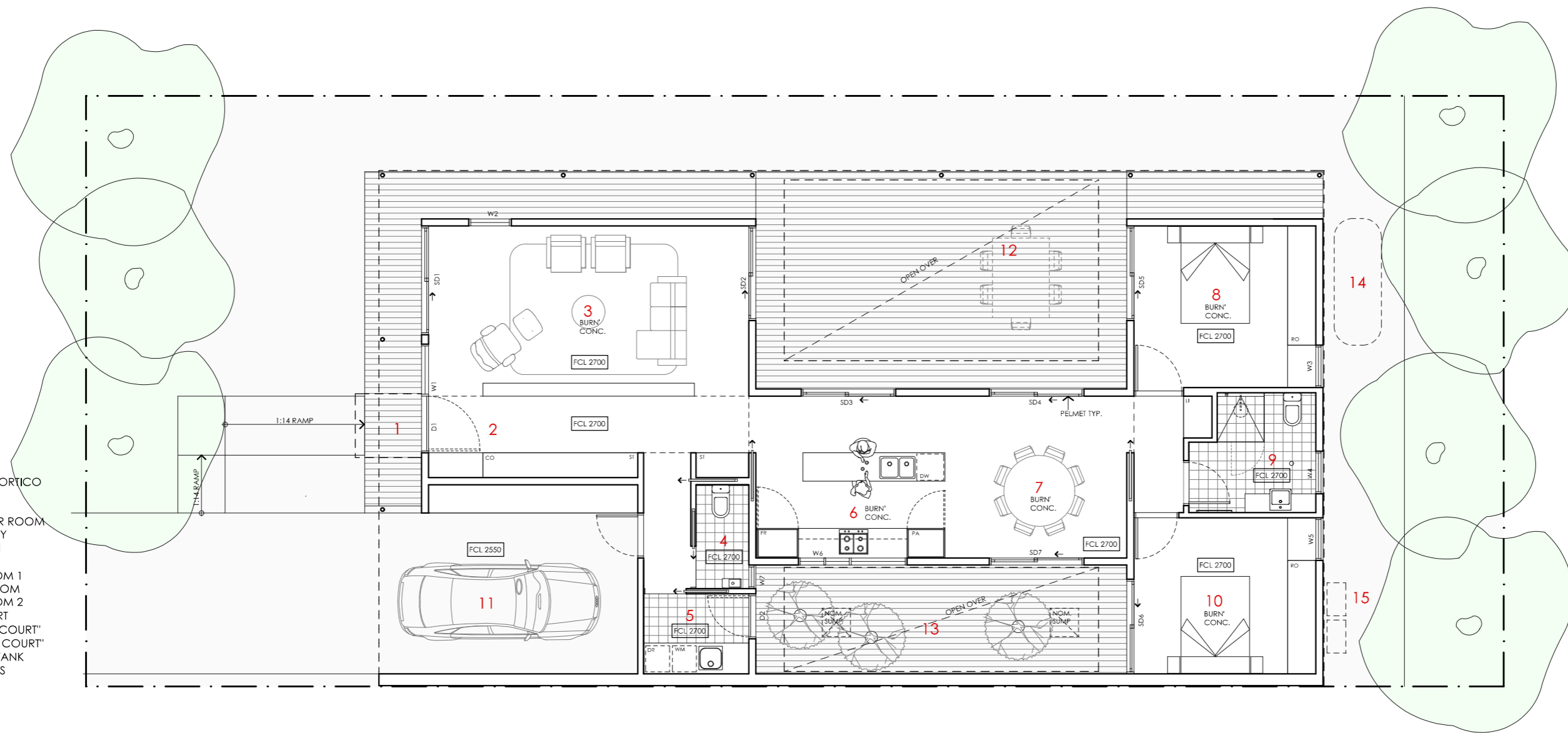


# ACACIA HOUSE

<p><b>LEGEND</b></p> <p>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></p> <p>Acacia House</p> <p><b>DESIGNED FOR</b></p> <p>Hobart</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> 1/10</p> <p><b>Date issued:</b> June 2023</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 Acacia House Hobart 'Design Options' document which includes building specifications and rating information.</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
<b>TOTAL GFA</b>	<b>146 m2 (including carport)</b>

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**

**Hobart**

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

**DETAILS**

**Drawing title:** Floor Plan

**Scale:** 1:100

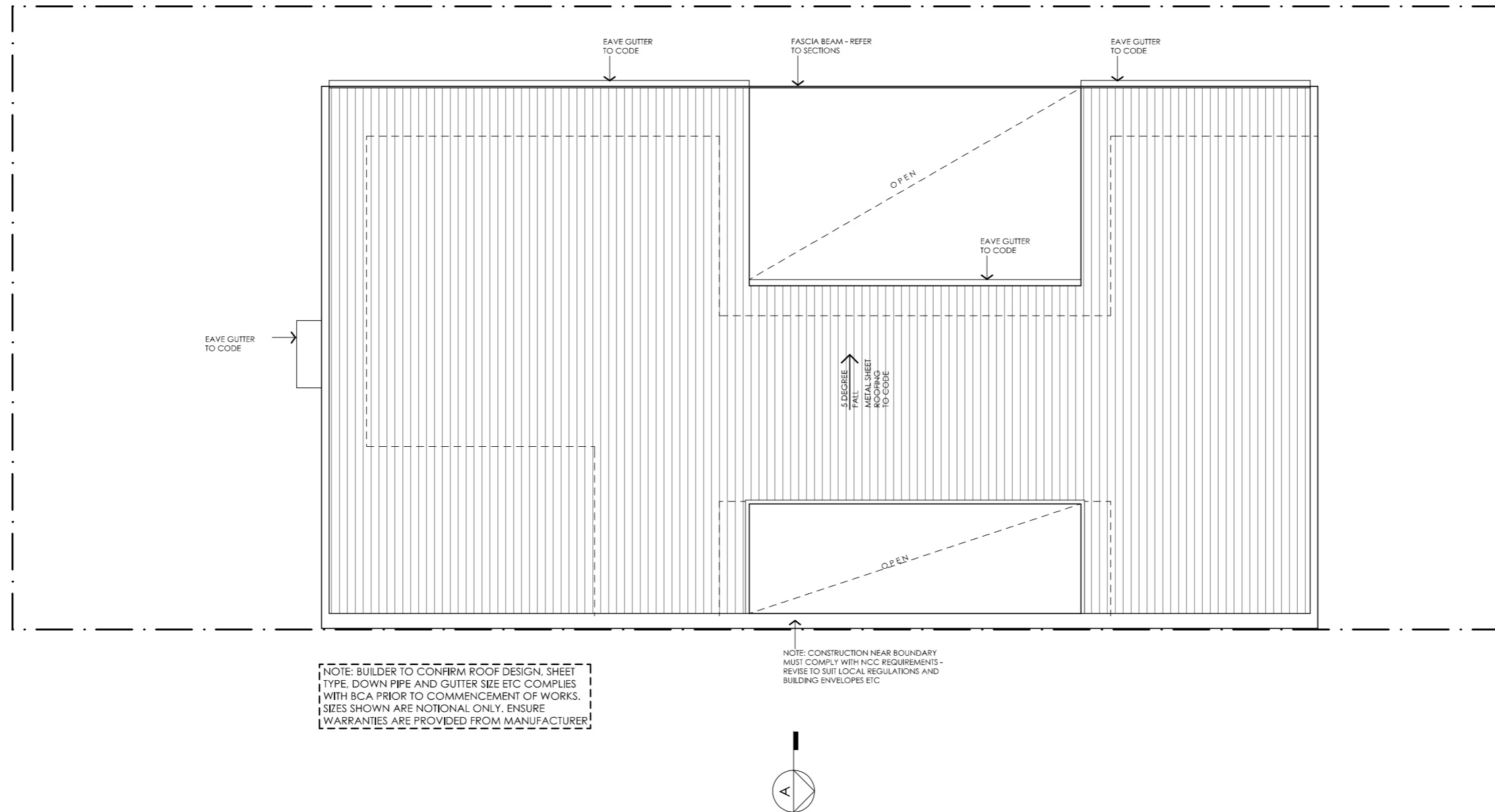
**Paper size:** A3

**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

# ACACIA HOUSE

<p><b>NOTES</b></p> <p>GFL LIVING 123 m2 CARPORT 23 m2 TOTAL GFA 146 m2 (including carport)</p> <p><small>NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, TERRACES, COURTYARDS, VERANDAHs, VOIDS, STAIRS &amp; BALCONIES @ UFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY AND GENERALLY INCLUDE JOINERY WITHIN THOSE DIMENSIONS.</small></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>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> Acacia House</p> <p><b>DESIGNED FOR</b> Hobart</p> <p>Technical drawings should be read with the Acacia House Hobart 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Roof Plan <b>Scale:</b> 1:100 <b>Paper size:</b> A3 <b>Drawing number:</b> 3/10 <b>Date issued:</b> June 2023 <b>Project stage:</b> Preliminary</p> 
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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  
Hobart

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

## 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  
Hobart**

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

## DETAILS

**Drawing title:** Elevation-North

**Scale:** 1:100

**Paper size:** A3

**Drawing number:** 5/10




**Date issued:** June 2023

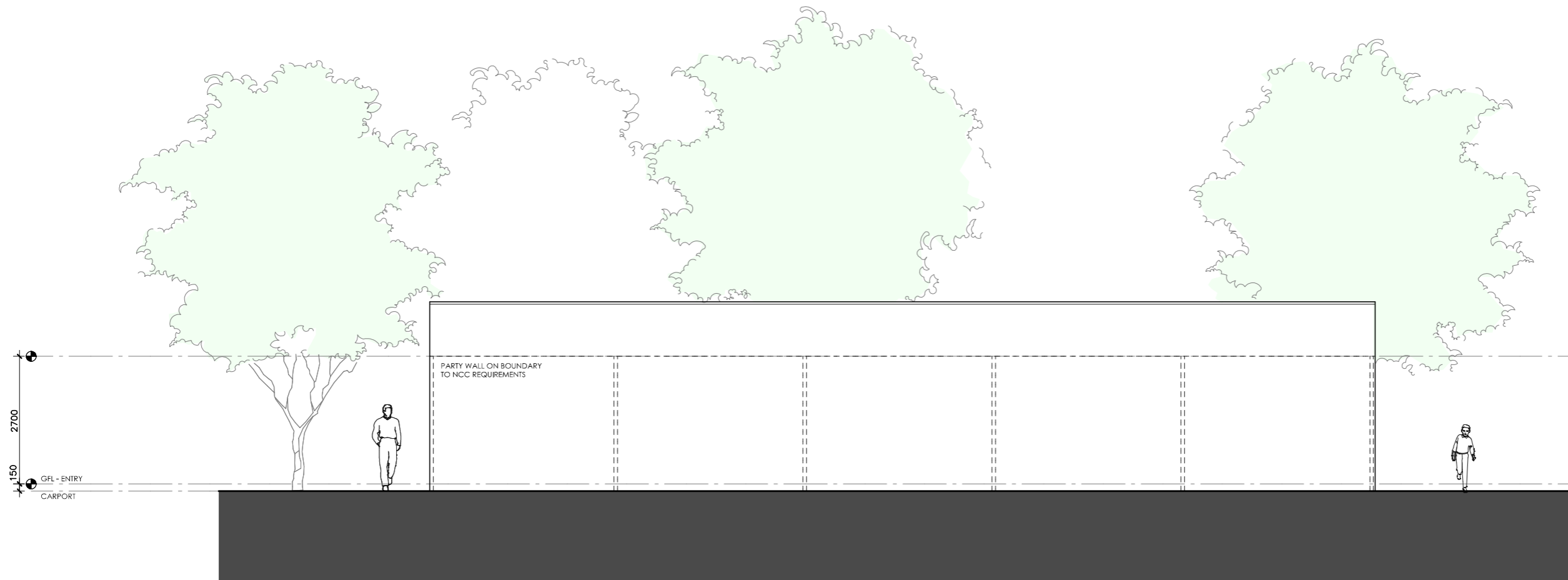
**Project stage:** Preliminary



01 | SOUTH ELEVATION  
1:100




# ACACIA HOUSE

<p><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>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></p> <p>Acacia House</p> <p><b>DESIGNED FOR</b></p> <p>Hobart</p> <p>Technical drawings should be read with the Acacia House Hobart 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Elevation-South</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 6/10</p> <p><b>Date issued:</b> June 2023</p> <p><b>Project stage:</b> Preliminary</p>
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01 | WEST ELEVATION  
1:100




# ACACIA 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> <div style="display: flex; justify-content: space-around; align-items: center;">  <p>Australian Government</p>  <p>Australia's guide to environmentally sustainable homes</p>  <p>Design For Place</p> </div> <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> Acacia House</p> <p><b>DESIGNED FOR</b> Hobart</p> <p>Technical drawings should be read with the Acacia House Hobart 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Elevation-West</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 7/10</p> <p><b>Date issued:</b> June 2023</p> <p><b>Project stage:</b> Preliminary</p>
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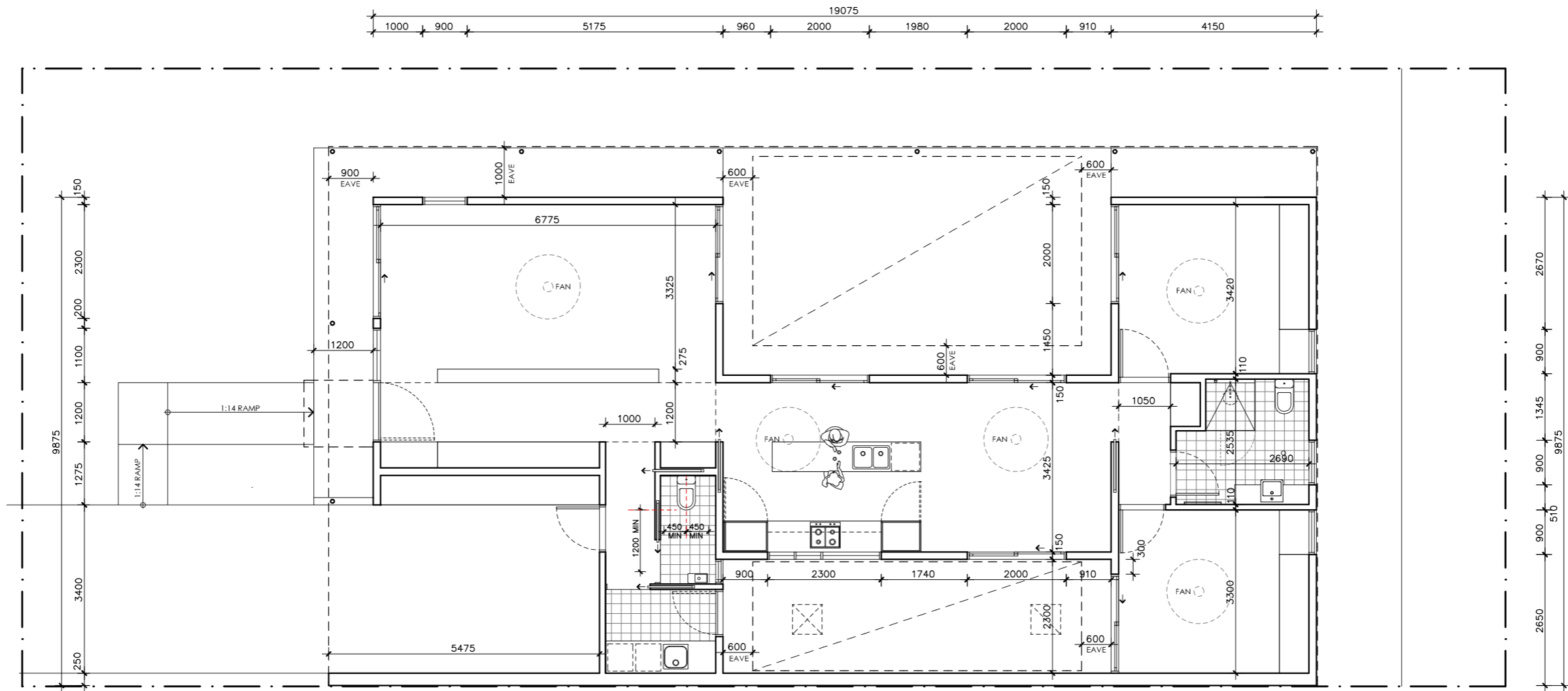


01 | SECTION AA  
1:100

# ACACIA 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>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></p> <p>Acacia House</p> <p><b>DESIGNED FOR</b></p> <p>Hobart</p> <p>Technical drawings should be read with the Acacia House Hobart 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Section</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 8/10</p> <p><b>Date issued:</b> June 2023</p> <p><b>Project stage:</b> Preliminary</p>
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# 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  
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 NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, TERRACES, COURTYARDS, VERANDAH, VOIDS, STAIRS & BALCONIES @ UFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY.  
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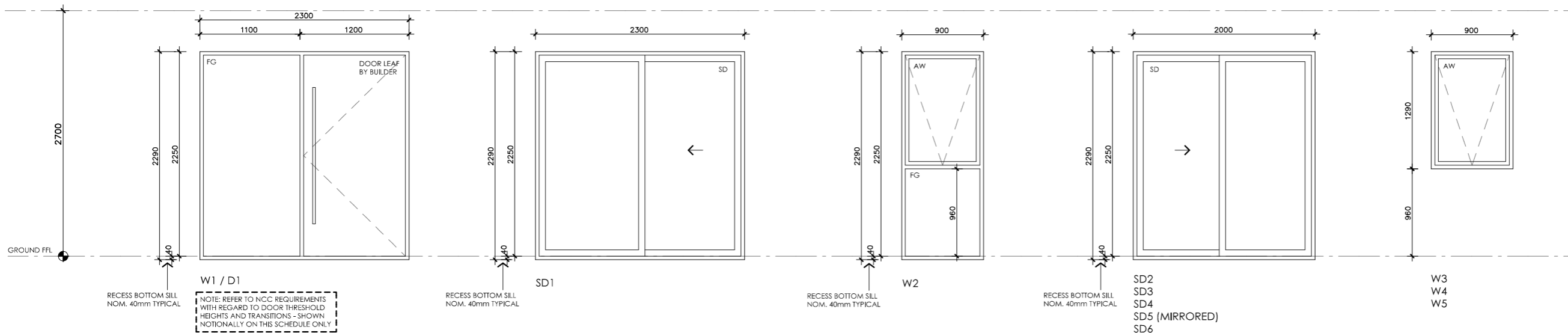
**DESIGN**  
 Acacia House

**DESIGNED FOR**  
 Hobart

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

**DETAILS**

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



- LEGEND**
- FG FIXED GLASS  
GLAZING TO CODE REQUIREMENTS
  - CW CASEMENT SASH  
GLAZING TO CODE REQUIREMENTS
  - AW AWNING SASH  
GLAZING TO CODE REQUIREMENTS
  - SD SLIDING DOOR  
GLAZING TO CODE REQUIREMENTS
  - SSD SLIDING STACKER DOOR  
GLAZING TO CODE REQUIREMENTS
  - SW SLIDING WINDOW  
GLAZING TO CODE REQUIREMENTS

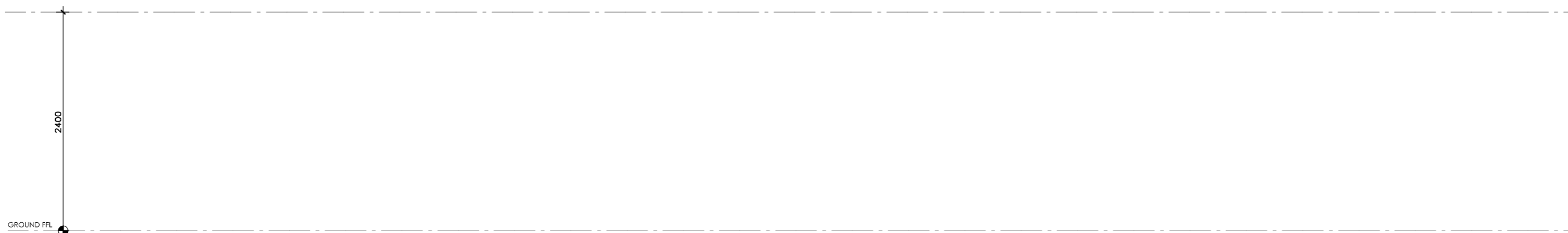
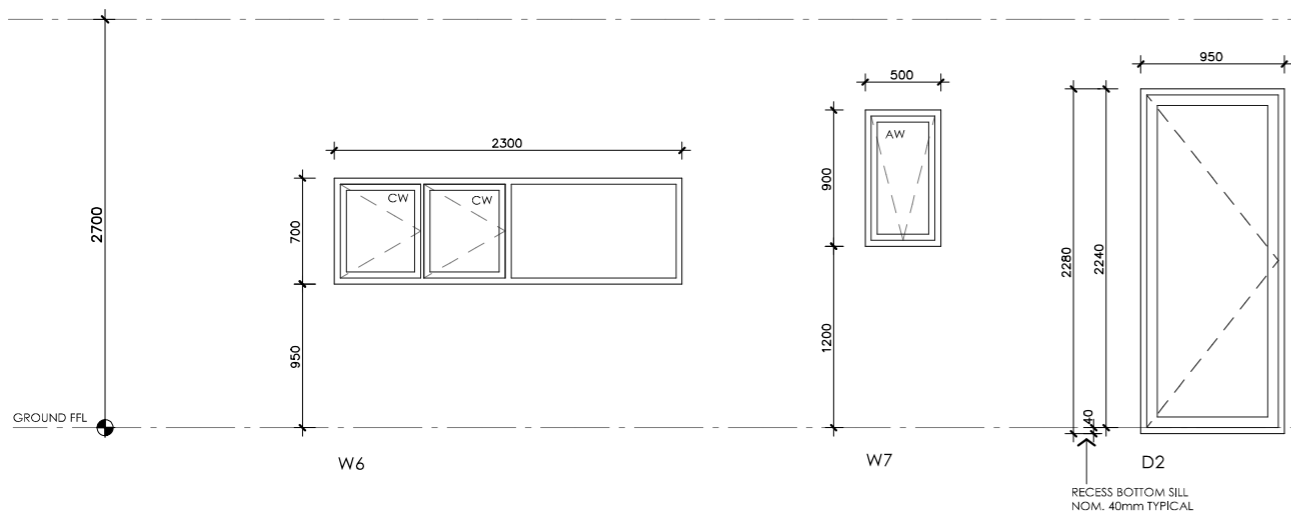
**NOTES**

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 SPECIFICATIONS DOCUMENT FOR FRAME TYPE, AND GLAZING PERFORMANCE VALUES (U-VALUE AND SHGC)



# ACACIA HOUSE

- LEGEND**
- FG FIXED GLASS  
GLAZING TO CODE REQUIREMENTS
  - CW CASEMENT SASH  
GLAZING TO CODE REQUIREMENTS
  - AW AWNING SASH  
GLAZING TO CODE REQUIREMENTS
  - SD SLIDING DOOR  
GLAZING TO CODE REQUIREMENTS
  - SSD SLIDING STACKER DOOR  
GLAZING TO CODE REQUIREMENTS
  - SW SLIDING WINDOW  
GLAZING TO CODE REQUIREMENTS

**PROJECT**



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**DESIGN**

**Acacia House**

**DESIGNED FOR**

**Hobart**

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**DETAILS**

**Drawing title:** Window and Door Schedule

**Scale:** 1:50

**Paper size:** A3

**Drawing number:** 10/10

**Date issued:** June 2023

**Project stage:** Preliminary