



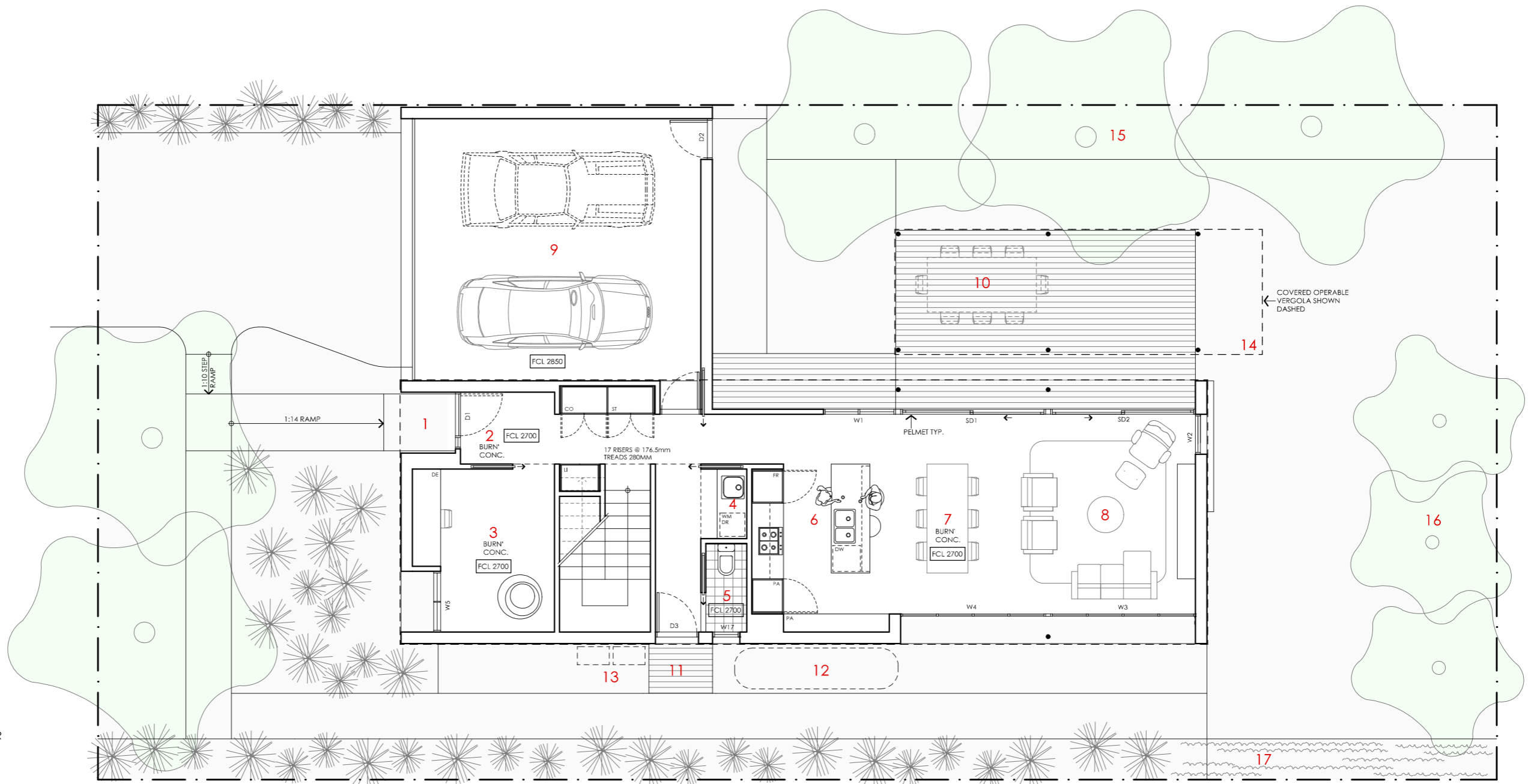


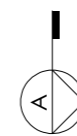
TELOPEA HOUSE

<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>Telopea House</p> <p>DESIGNED FOR</p> <p>Brisbane</p> <p>Technical drawings should be read with the Telopea House Brisbane '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: 1/12</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 STUDY/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 COVERED PERGOLA OVER GARAGE
 - 15 EVERGREEN TREE GROVE
 - 16 ORCHARD TREES
 - 17 VEGETABLE PATCH



- 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



TELOPEA HOUSE

NOTES

GFL LIVING 88 m2
 GARAGE 40 m2
 UFL LIVING 95 m2
 TOTAL GFA 223 m2

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, VERANDAHs, VOIDS, STAIRS & BALCONIES @ UFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY.

CEILING INSULATION VALUES SPECIFIED EXTEND TO EAVES



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DESIGN
 Telopea House

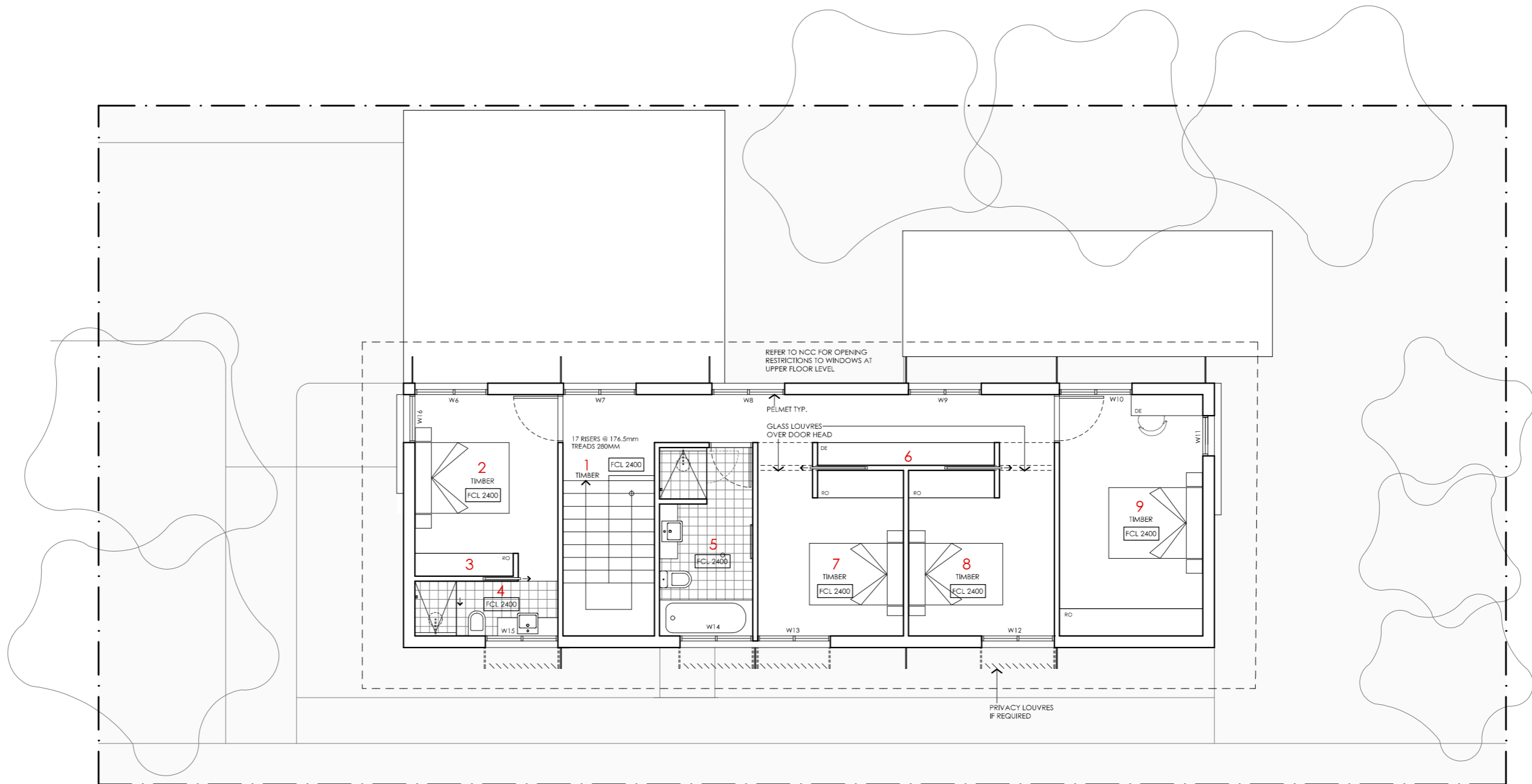
DESIGNED FOR
 Brisbane

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

DETAILS

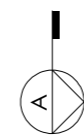
Drawing title: Ground Floor Plan
Scale: 1:100
Paper size: A3
Drawing number: 2/12
Date issued: June 2023
Project stage: Preliminary





- KEY**
- 1 LANDING
 - 2 BEDROOM 1
 - 3 ROBE
 - 4 ENSUITE
 - 5 BATHROOM
 - 6 "HEAT SINK" STUDY
 - 7 BEDROOM 2
 - 8 BEDROOM 3
 - 9 BEDROOM 4

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



TELOPEA HOUSE

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DESIGN
Telopea House

DESIGNED FOR
Brisbane

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DETAILS

Drawing title: Upper Floor Plan

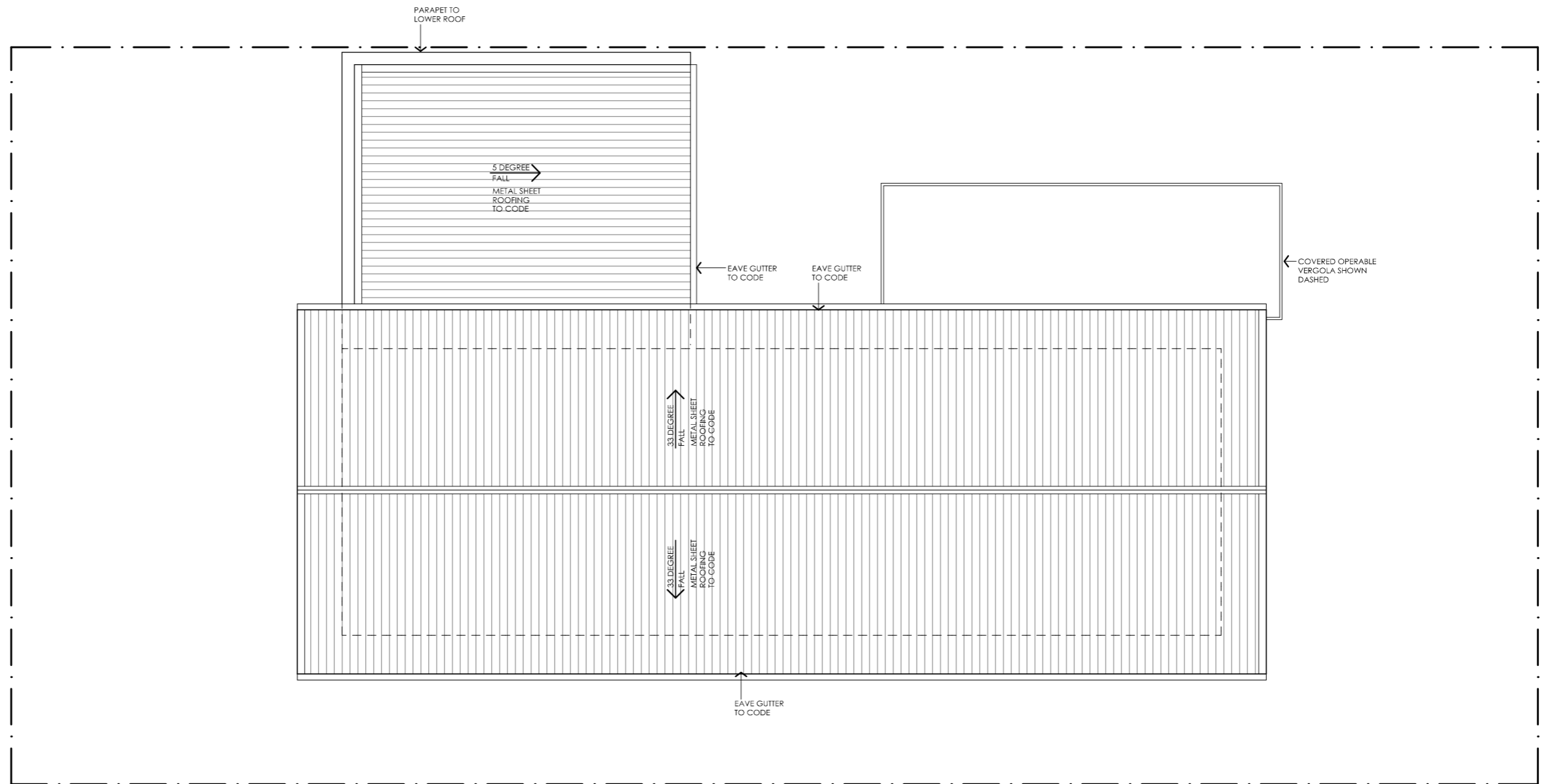
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Paper size: A3

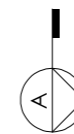
Drawing number: 3/12

Date issued: June 2023





Project stage: Preliminary

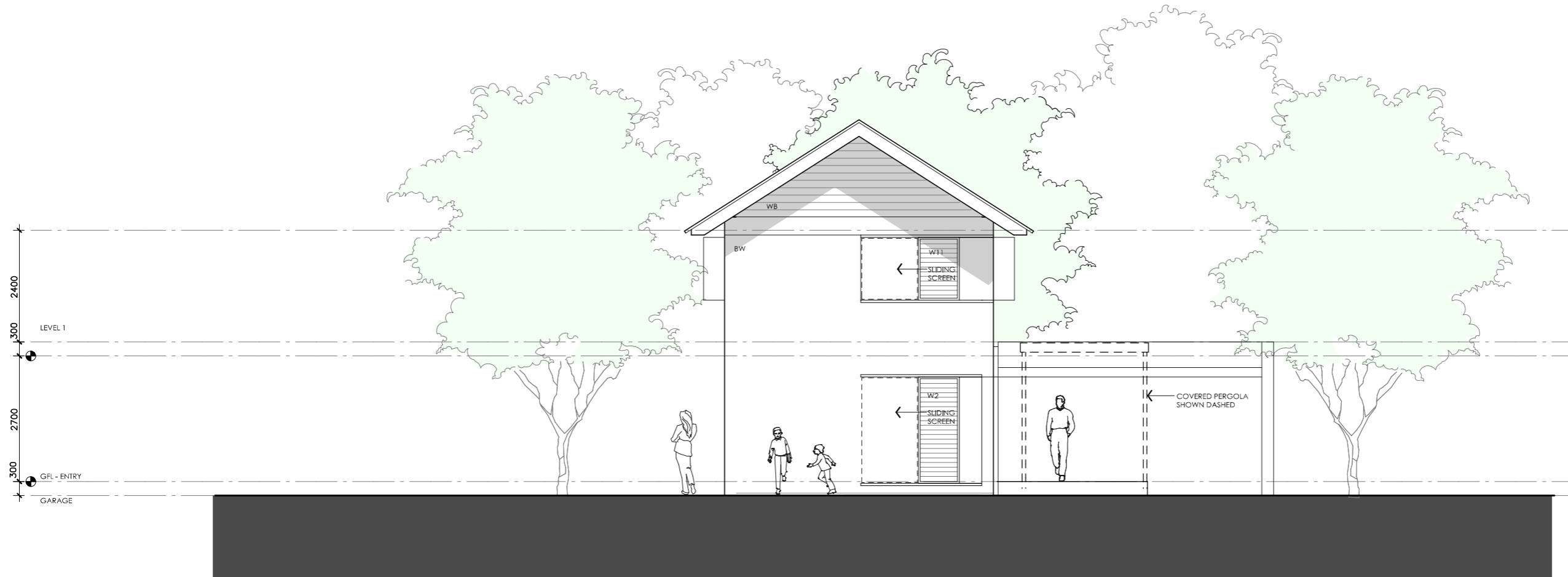


NOTE: BUILDER TO CONFIRM ROOF DESIGN, SHEET TYPE, DOWN PIPE AND GUTTER SIZE ETC COMPLIES WITH BCA PRIOR TO COMMENCEMENT OF WORKS. SIZES SHOWN ARE NOTIONAL ONLY. ENSURE WARRANTIES ARE PROVIDED FROM MANUFACTURER



TELOPEA HOUSE

LEGEND N/A	PROJECT  Australian Government	 YourHome Australia's guide to environmentally sustainable homes	 Design For Place	DESIGN Telopea House	DETAILS Drawing title: Roof Plan Scale: 1:100 Paper size: A3 Drawing number: 4/12 Date issued: June 2023 Project stage: Preliminary
	DISCLAIMER 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.	DESIGNED FOR Brisbane Technical drawings should be read with the Telopea House Brisbane 'Design Options' document which includes building specifications and rating information.			



01 | EAST ELEVATION

01_203 | 1:100

TELOPEA 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

Telopea House

DESIGNED FOR
Brisbane

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DETAILS

Drawing title: Elevation-East

Scale: 1:100

Paper size: A3

Drawing number: 5/12

Date issued: June 2023

Project stage: Preliminary



01 | NORTH ELEVATION

01_202 | 1:100

TELOPEA 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

Telopea House

**DESIGNED FOR
Brisbane**

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DETAILS

Drawing title: Elevation-North

Scale: 1:100

Paper size: A3

Drawing number: 6/12




Date issued: June 2023

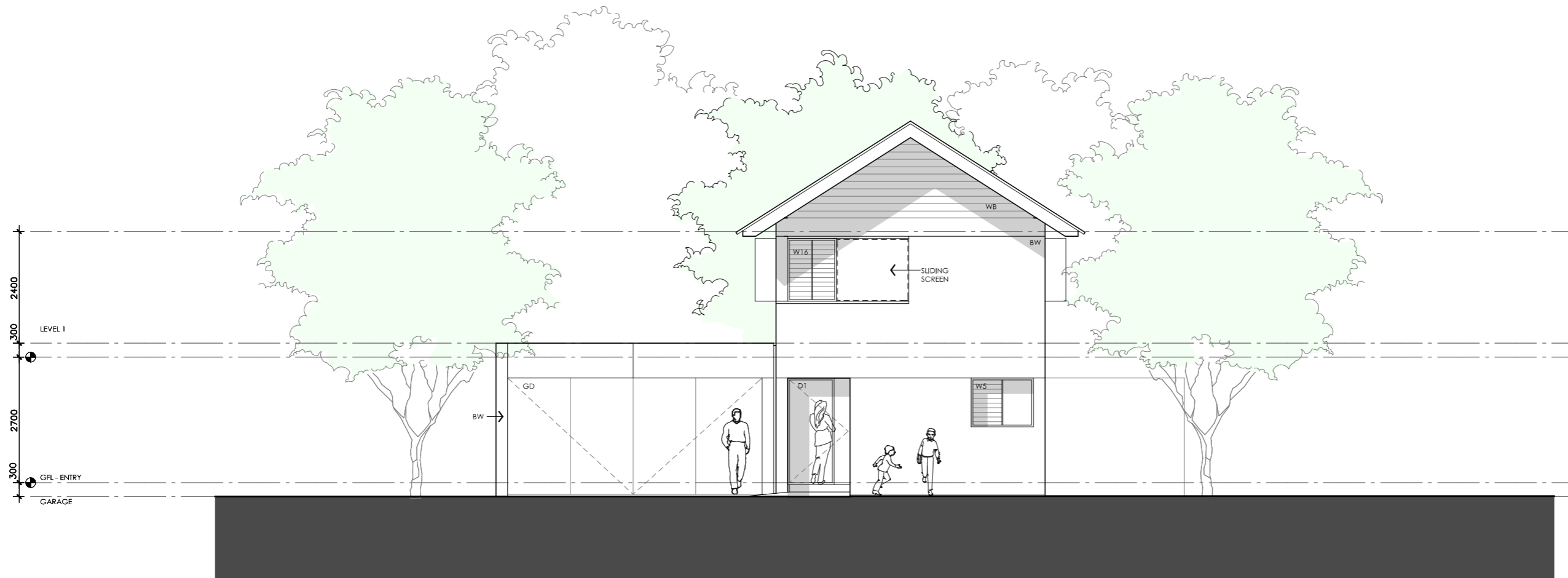
Project stage: Preliminary



01 | SOUTH ELEVATION
01_204 | 1:100

TELOPEA 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>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>Telopea House</p> <p>DESIGNED FOR</p> <p>Brisbane</p> <p>Technical drawings should be read with the Telopea House Brisbane '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: 7/12</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</p>
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01 | STREET ELEVATION

01_201 | 1:100

TELOPEA 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

Telopea House

**DESIGNED FOR
Brisbane**

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DETAILS

Drawing title: Elevation-West

Scale: 1:100

Paper size: A3

Drawing number: 8/12




Date issued: June 2023

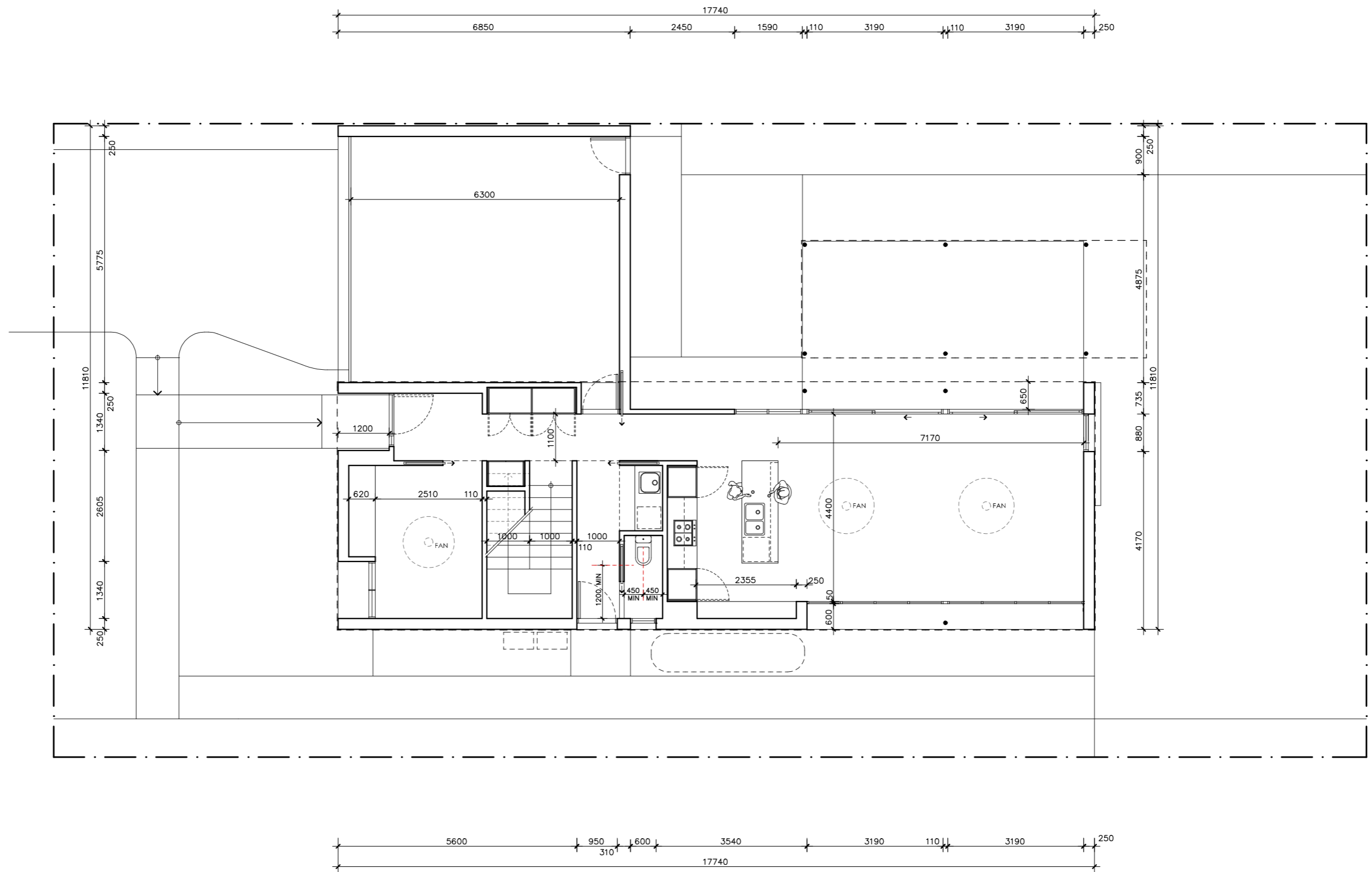
Project stage: Preliminary



01 | SECTION AA
1:100

TELOPEA 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>Telopea House</p> <p>DESIGNED FOR</p> <p>Brisbane</p> <p>Technical drawings should be read with the Telopea House Brisbane '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: 9/12</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</p>
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TELOPEA HOUSE

NOTES

GFL LIVING 88 m2
 GARAGE 40 m2
 UFL LIVING 95 m2
 TOTAL GFA 223 m2

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Ceiling insulation values specified extend to eaves



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DESIGN
 Telopea House

DESIGNED FOR
 Brisbane

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DETAILS

Drawing title: Ground Floor Setout Plan

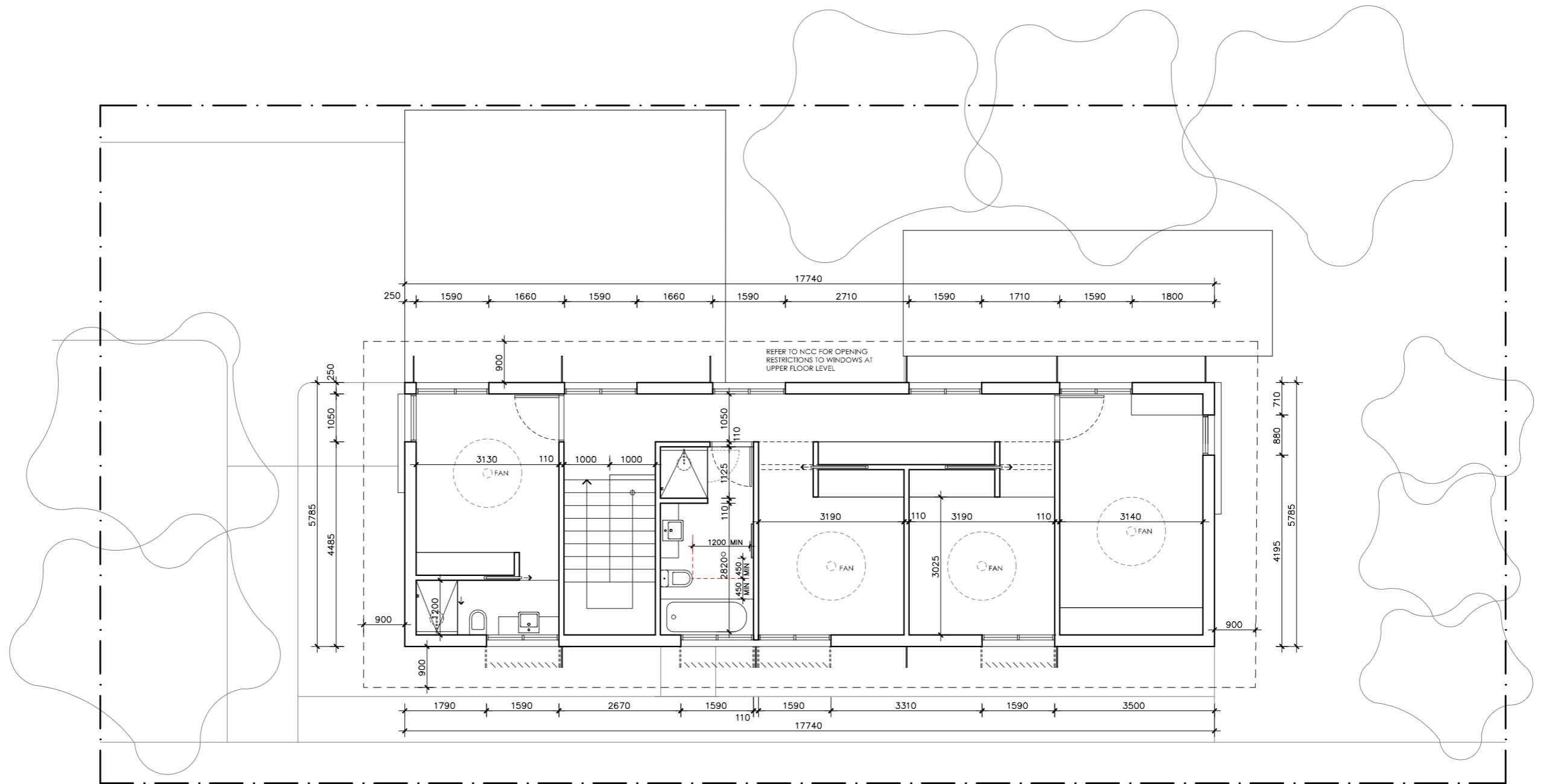
Scale: 1:100

Paper size: A3

Drawing number: 10/12

Date issued: June 2023

Project stage: Preliminary



TELOPEA HOUSE

NOTES

GFL LIVING	88 m ²
GARAGE	40 m ²
UFL LIVING	95 m ²
TOTAL GFA	223 m²

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Ceiling insulation values specified extend to eaves

PROJECT



Australian Government



YourHome
Australia's guide to environmentally sustainable homes



Design For Place

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DESIGN
Telopea House

DESIGNED FOR
Brisbane

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DETAILS

Drawing title: Upper Floor Setout Plan

Scale: 1:100

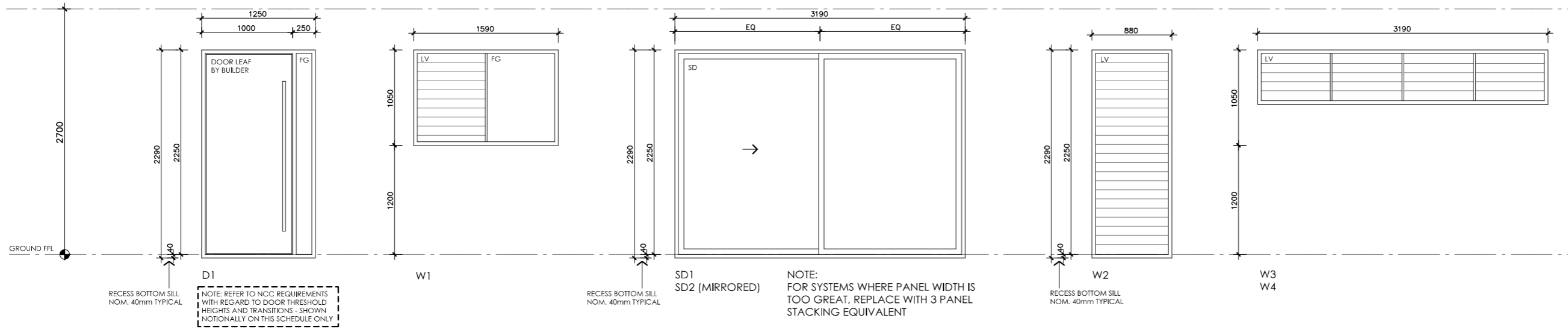
Paper size: A3

Drawing number: 11/12

Date issued: June 2023

Project stage: Preliminary





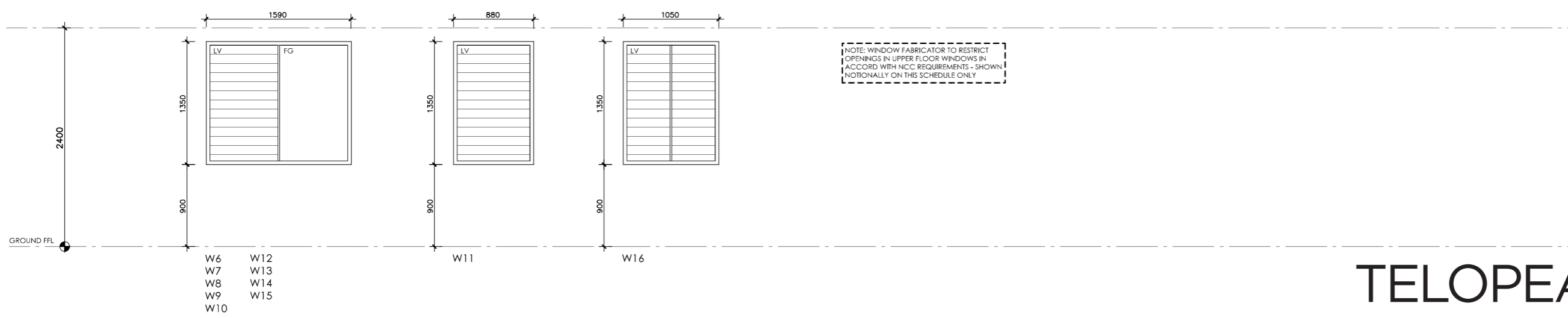
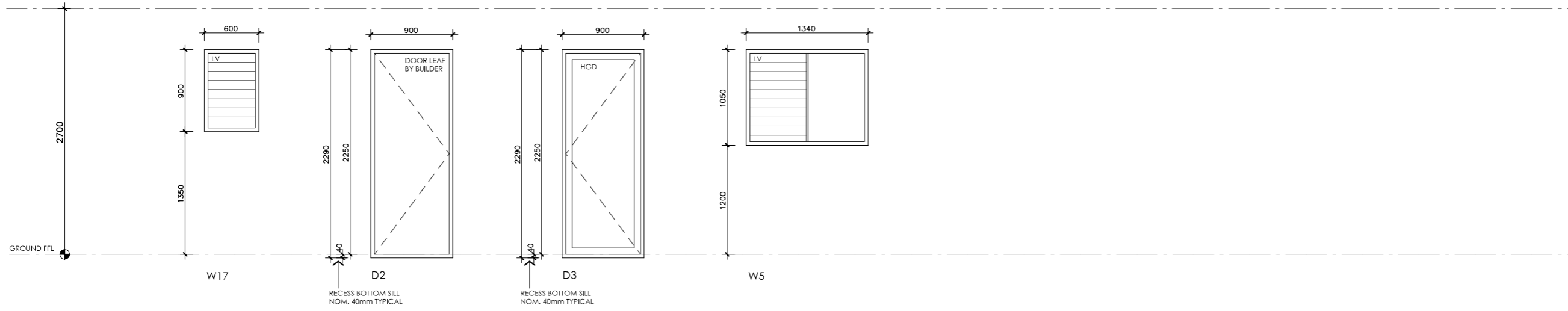
NOTES

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)



TELOPEA HOUSE

LEGEND

FG	FIXED GLASS GLAZING TO CODE REQUIREMENTS
CW	CASEMENT SASH GLAZING TO CODE REQUIREMENTS
LV	GLASS LOUVRES 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
HGD	HINGED DOOR WITH GLASS INFILL GLAZING TO CODE REQUIREMENTS

PROJECT

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DESIGN
Telopea House

DESIGNED FOR
Brisbane

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DETAILS

Drawing title: Window and Door Schedule

Scale: 1:50

Paper size: A3

Drawing number: 12/12

Date issued: June 2023

Project stage: Preliminary