



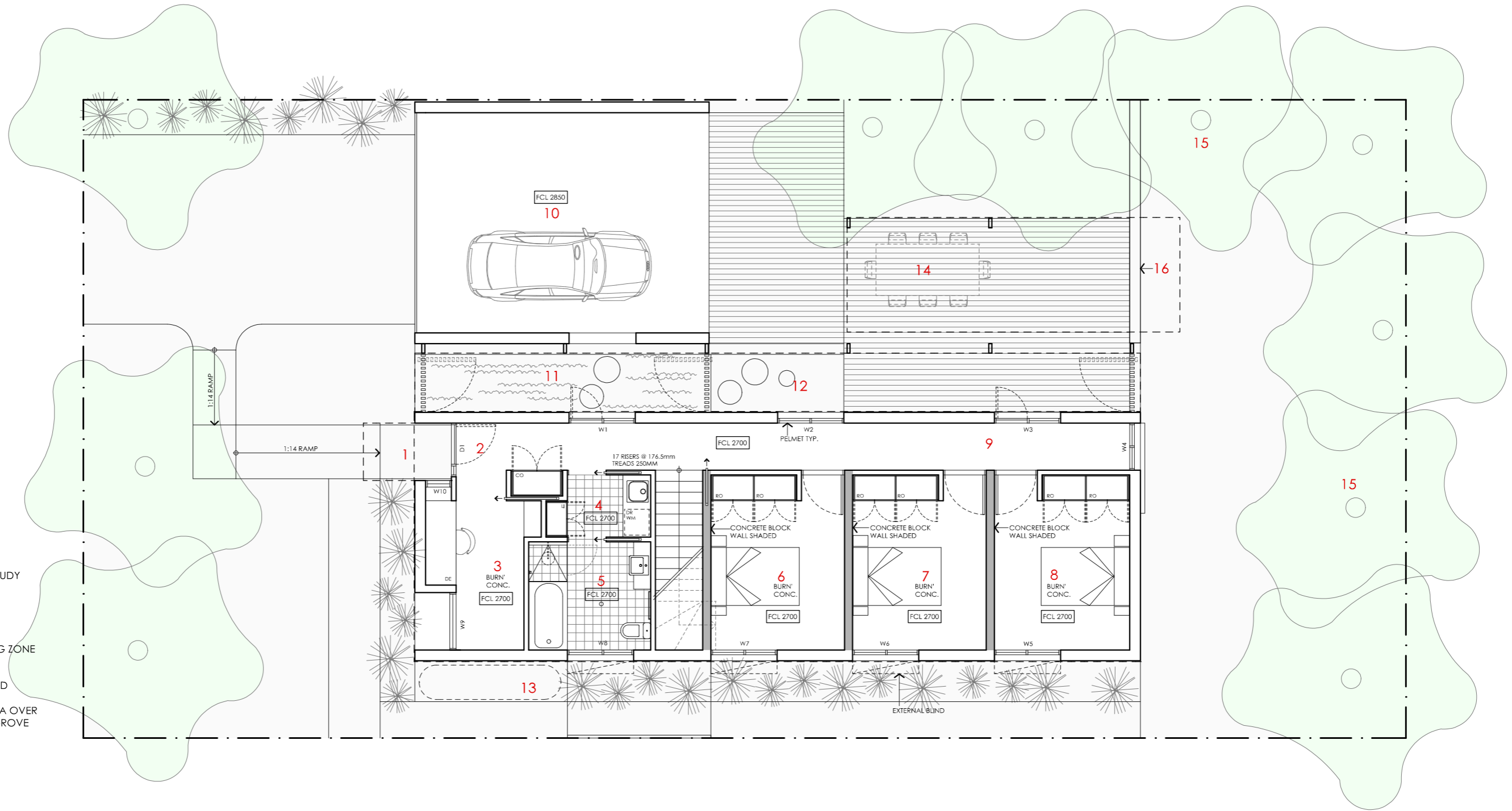


TELOPEA HOUSE

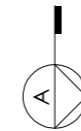
<p>LEGEND</p> <p>N/A</p>	<p>PROJECT</p>  <p>Australian Government</p>  <p>YourHome Australia's guide to environmentally sustainable homes</p>  <p>Design For Place</p>	<p>DESIGN</p> <p>Telopea House</p> <p>DESIGNED FOR</p> <p>Cairns</p> <p>Technical drawings should be read with the Telopea House Cairns '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: 1/12</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 "COOL ROOM" / STUDY
- 4 LAUNDRY
- 5 BATHROOM
- 6 BEDROOM 2
- 7 BEDROOM 3
- 8 BEDROOM 4
- 9 BEDROOM VENTING ZONE
- 10 CARPORT
- 11 BREEZEWAY
- 12 EVAPORATIVE POND
- 13 WATER TANKS
- 14 COVERED PERGOLA OVER
- 15 EVERGREEN TREE GROVE
- 16 COURTYARD WALL



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



TELOPEA HOUSE

NOTES

GFL LIVING	92 m2
CARPORT	38 m2
UFL LIVING	90 m2
TOTAL GFA	220 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, VERANDAHs, 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

Telopea House

DESIGNED FOR Cairns

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

DETAILS

Drawing title: Ground Floor Plan

Scale: 1:100

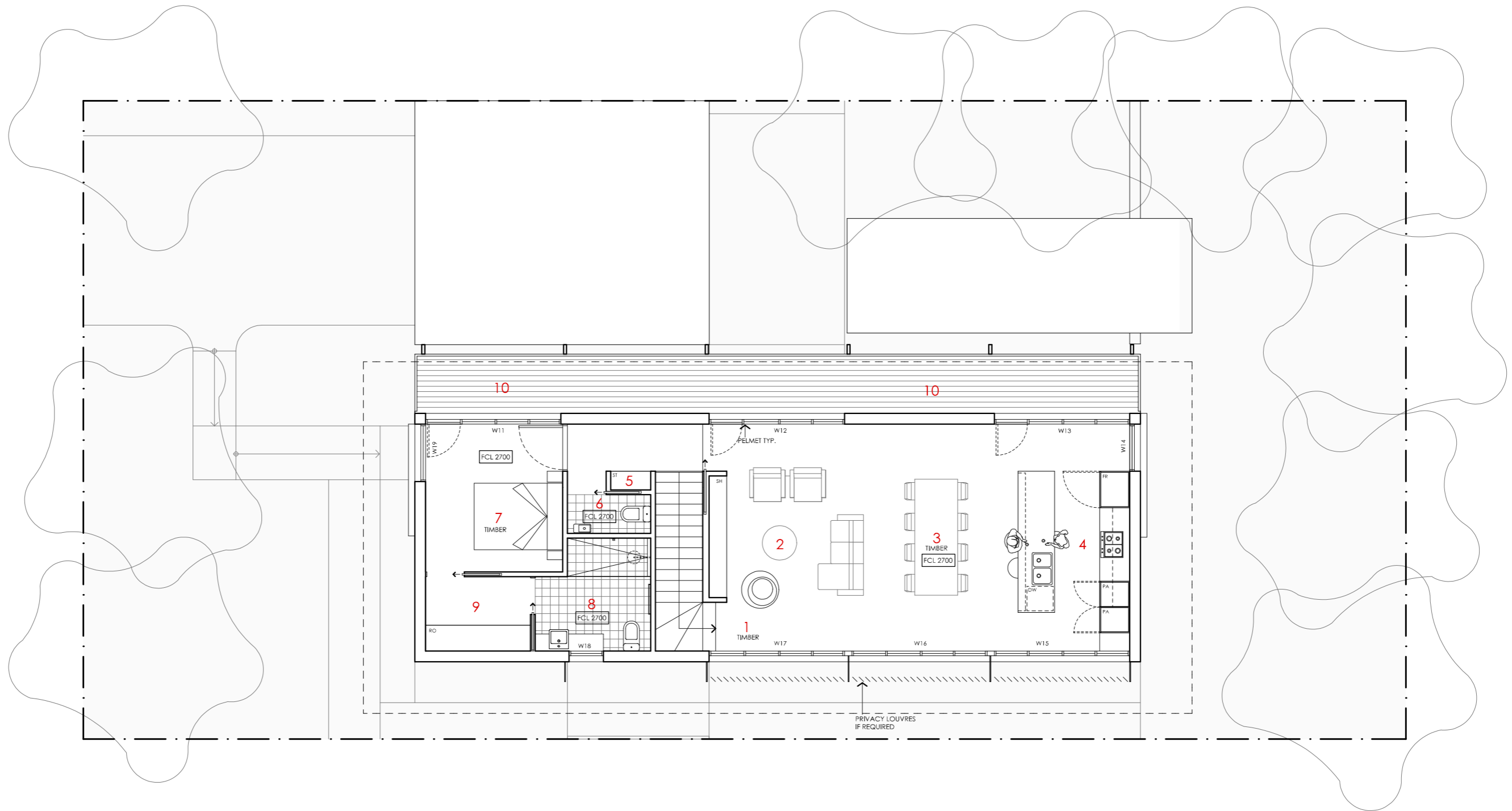
Paper size: A3

Drawing number: 2/12

Date issued: June 2023

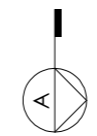
Project stage: Preliminary





- KEY**
- 1 LANDING
 - 2 LIVING
 - 3 DINING
 - 4 KITCHEN
 - 5 STORAGE
 - 6 POWDER ROOM
 - 7 BEDROOM 1
 - 8 ENSUITE
 - 9 ROBE
 - 10 BALCONY

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



TELOPEA HOUSE

NOTES

GFL LIVING	92 m ²
CARPORT	38 m ²
UFL LIVING	90 m ²
TOTAL GFA	220 m² (including carport)

REFER TO NCC FOR SANITARY COMPARTMENT CIRCULATION, WALL REINFORCEMENT AND THRESHOLD/HOB REQUIREMENTS

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DESIGN
Telopea House

DESIGNED FOR
Cairns

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DETAILS

Drawing title: Upper Floor Plan

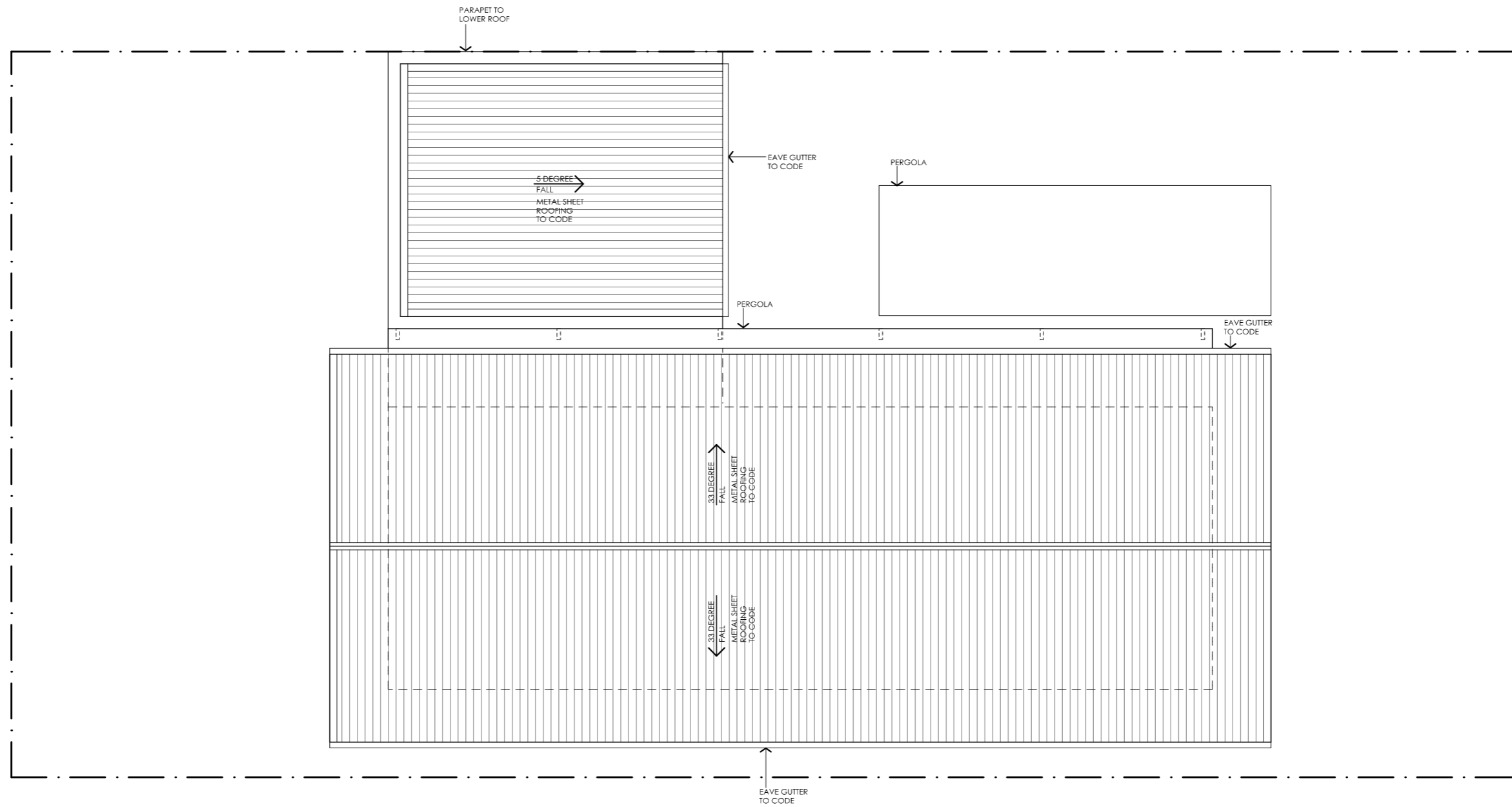
Scale: 1:100

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

<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>Cairns</p> <p>Technical drawings should be read with the Telopea House Cairns 'Design Options' document which includes building specifications and rating information.</p>	<p>DETAILS</p> <p>Drawing title: Roof Plan</p> <p>Scale: 1:100</p> <p>Paper size: A3</p> <p>Drawing number: 4/12</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>		



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



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DESIGN

Telopea House

**DESIGNED FOR
Cairns**

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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




<p>LEGEND</p> <ul style="list-style-type: none"> 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 	<p>PROJECT</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>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>Cairns</p> <p>Technical drawings should be read with the Telopea House Cairns 'Design Options' document which includes building specifications and rating information.</p>	<p>DETAILS</p> <p>Drawing title: Elevation - North</p> <p>Scale: 1:100</p> <p>Paper size: A3</p> <p>Drawing number: 6/12</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</p>
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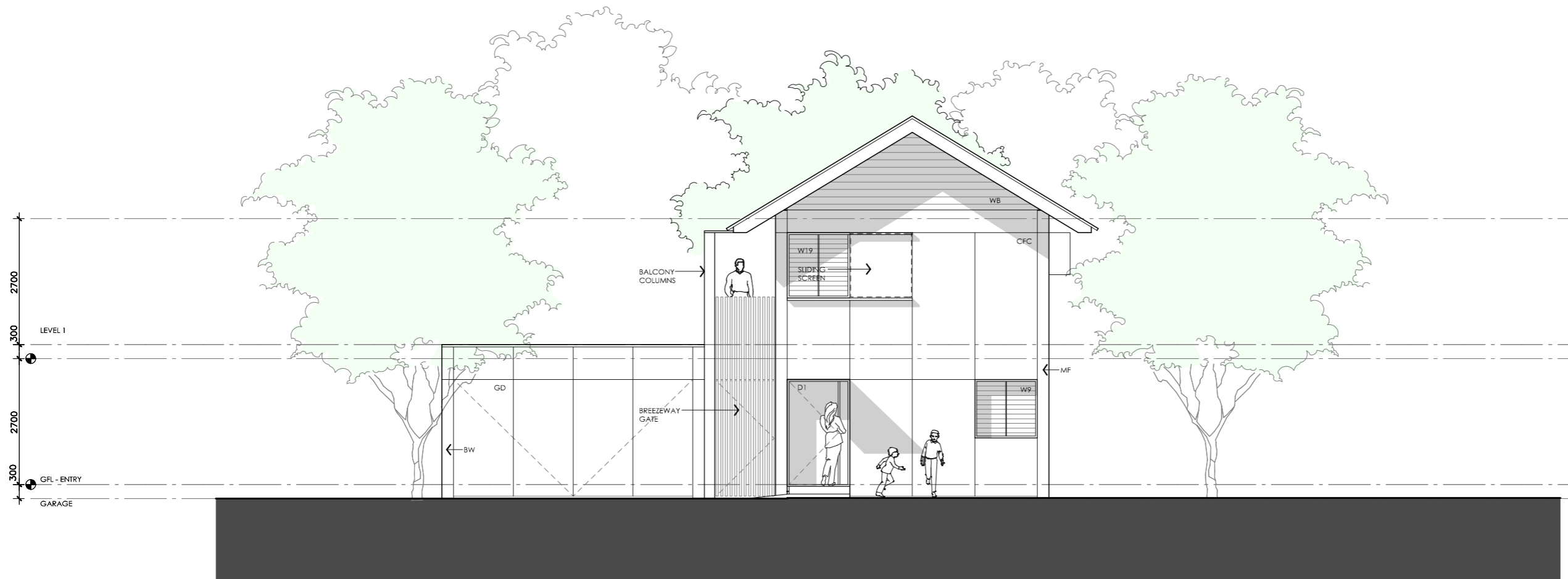


01 | SOUTH ELEVATION

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>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>Cairns</p> <p>Technical drawings should be read with the Telopea 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: 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



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Australia's guide to environmentally sustainable homes



Design For Place

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DESIGN
Telopea House

DESIGNED FOR
Cairns

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DETAILS

Drawing title: Elevation - West

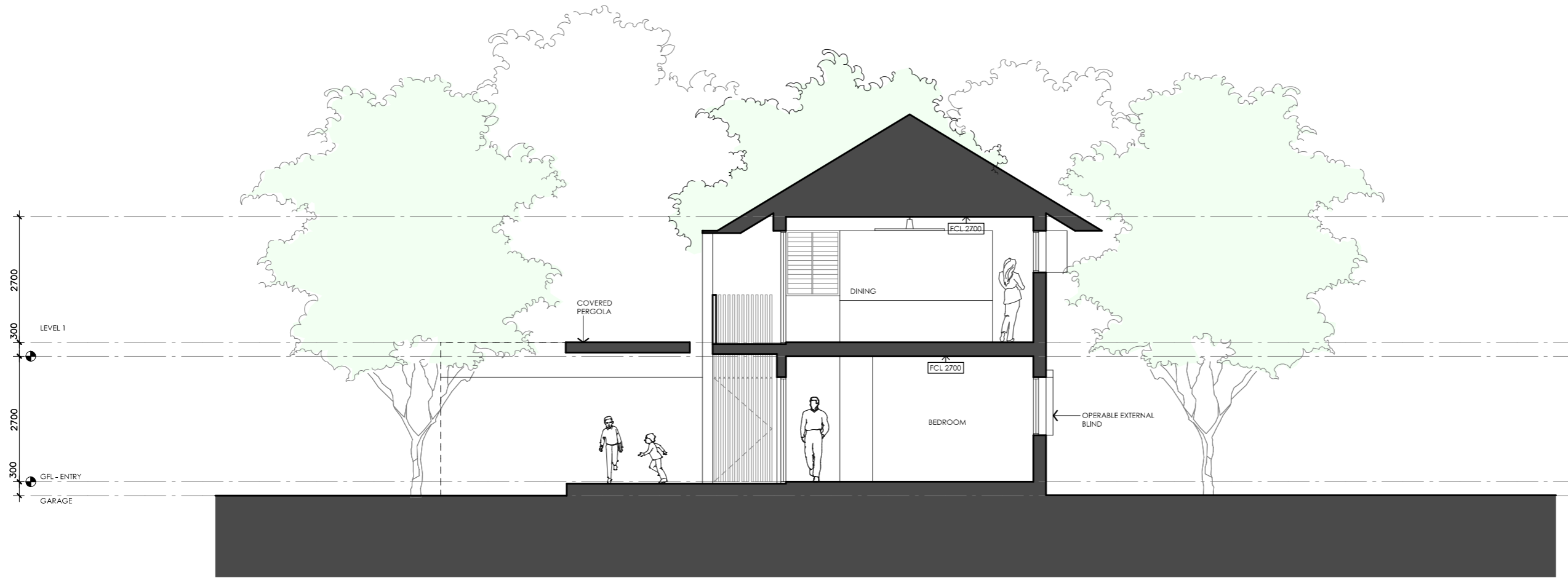
Scale: 1:100

Paper size: A3

Drawing number: 8/12

Date issued: June 2023

Project stage: Preliminary



01 SECTION AA

01_205 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
Cairns

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DETAILS

Drawing title: Section

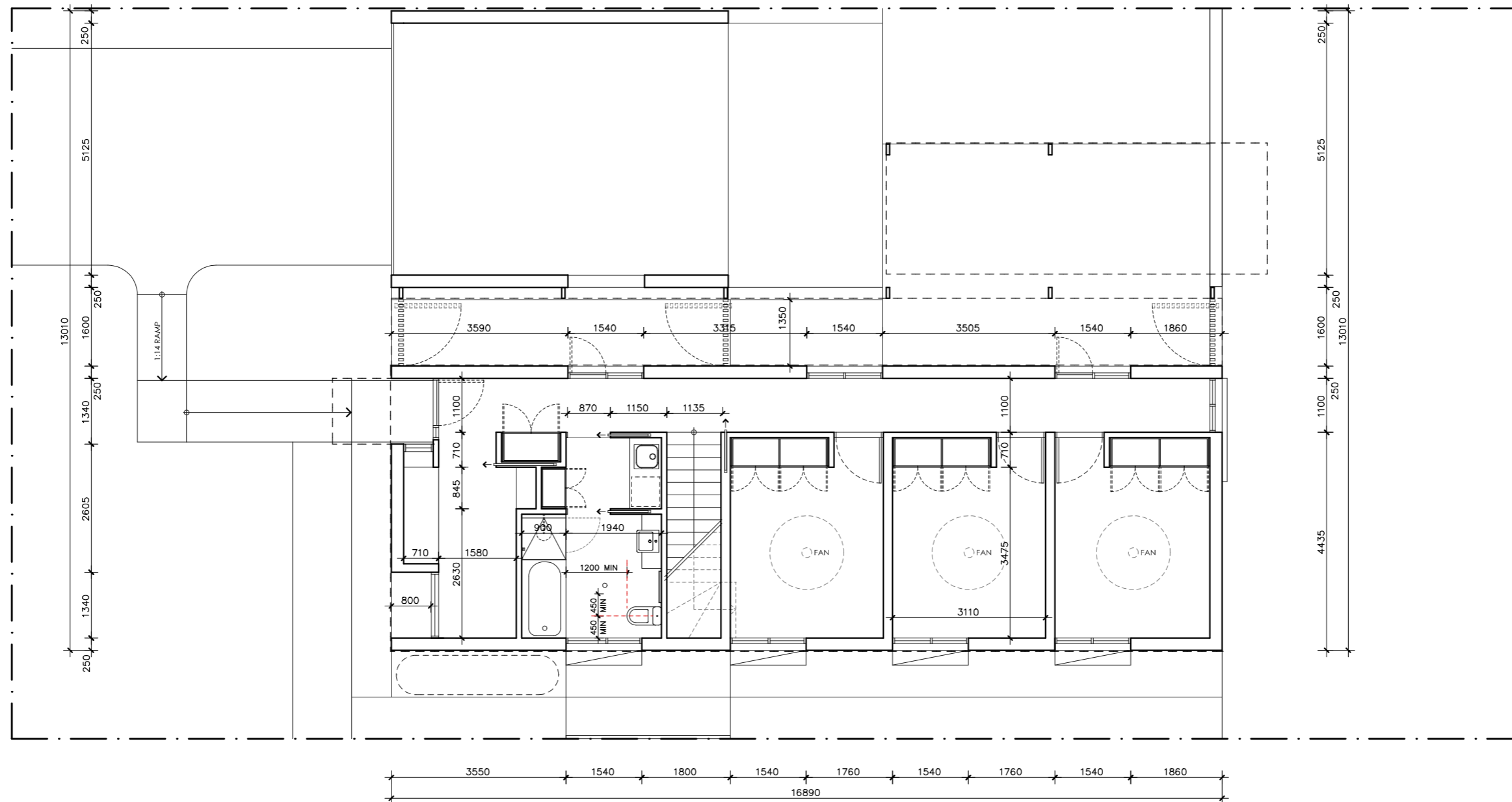
Scale: 1:100

Paper size: A3

Drawing number: 9/12

Date issued: June 2023

Project stage: Preliminary



TELOPEA HOUSE

NOTES	
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CARPORT	38 m2
UFL LIVING	90 m2
TOTAL GFA	220 m2 (including carport)

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DESIGN

Telopea House

DESIGNED FOR Cairns

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DETAILS

Drawing title: Ground Floor Setout Plan

Scale: 1:100

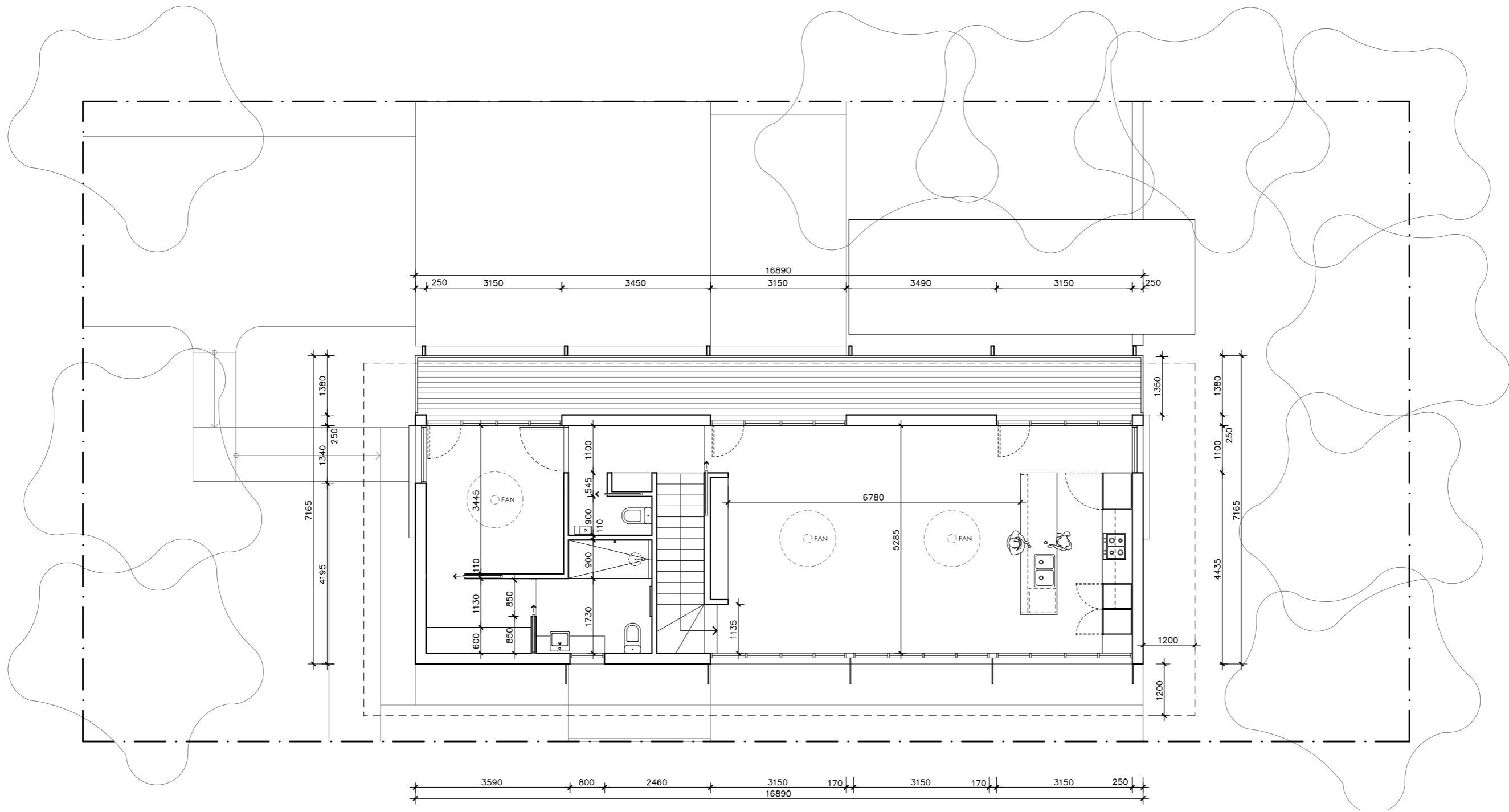
Paper size: A3

Drawing number: 10/12

Date issued: June 2023

Project stage: Preliminary





TELOPEA HOUSE

NOTES	
GFL LIVING	92 m2
CARPORT	38 m2
UFL LIVING	90 m2
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CEILING INSULATION VALUES SPECIFIED EXTEND TO EAVES

PROJECT



DESIGN

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DETAILS

Drawing title: Upper Floor Setout Plan

Scale: 1:100

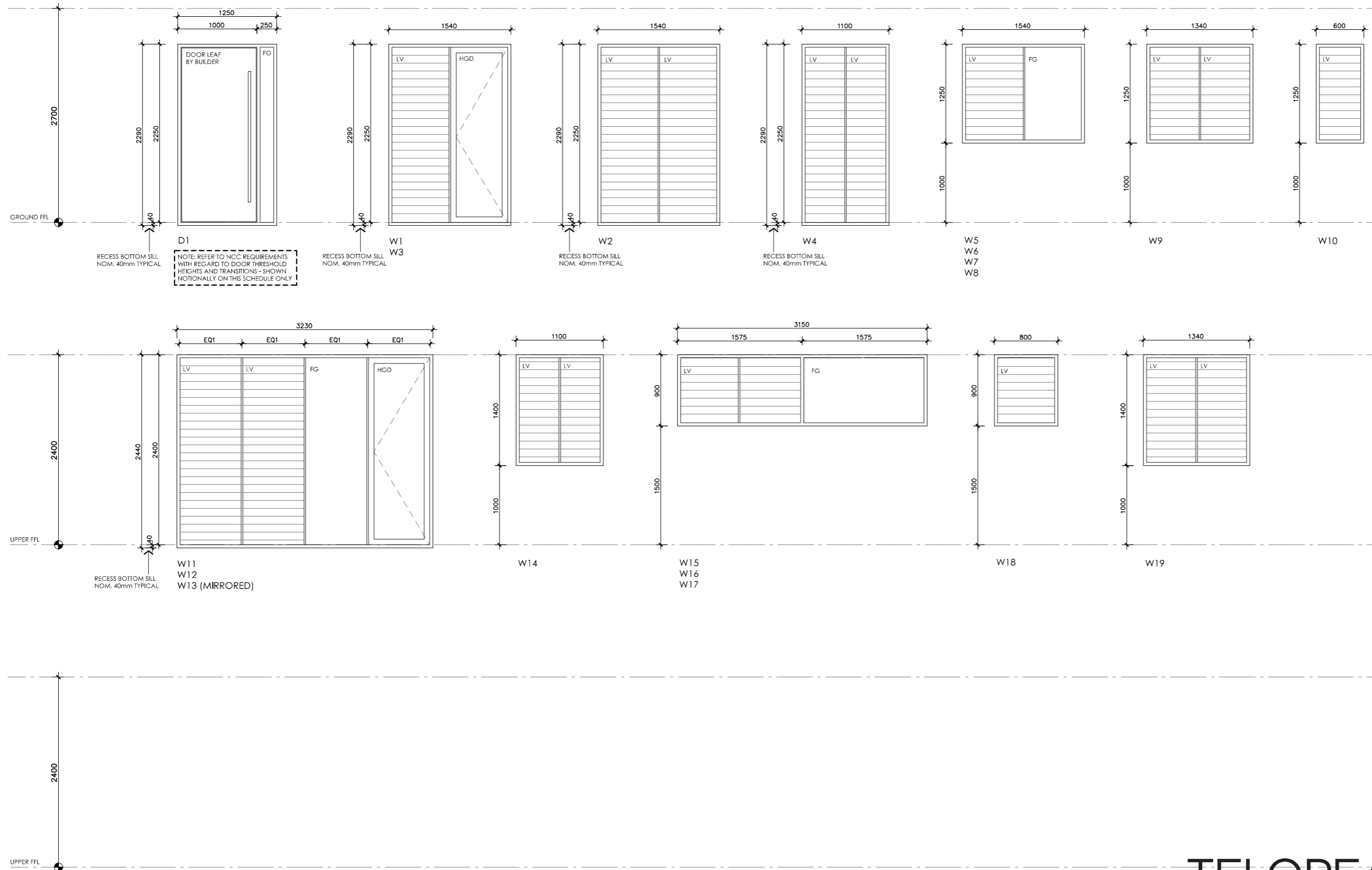
Paper size: A3

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

<p>LEGEND</p> <ul style="list-style-type: none"> 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 	<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>Cairns</p> <p>Technical drawings should be read with the Telopea 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: 12/12</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</p>
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