



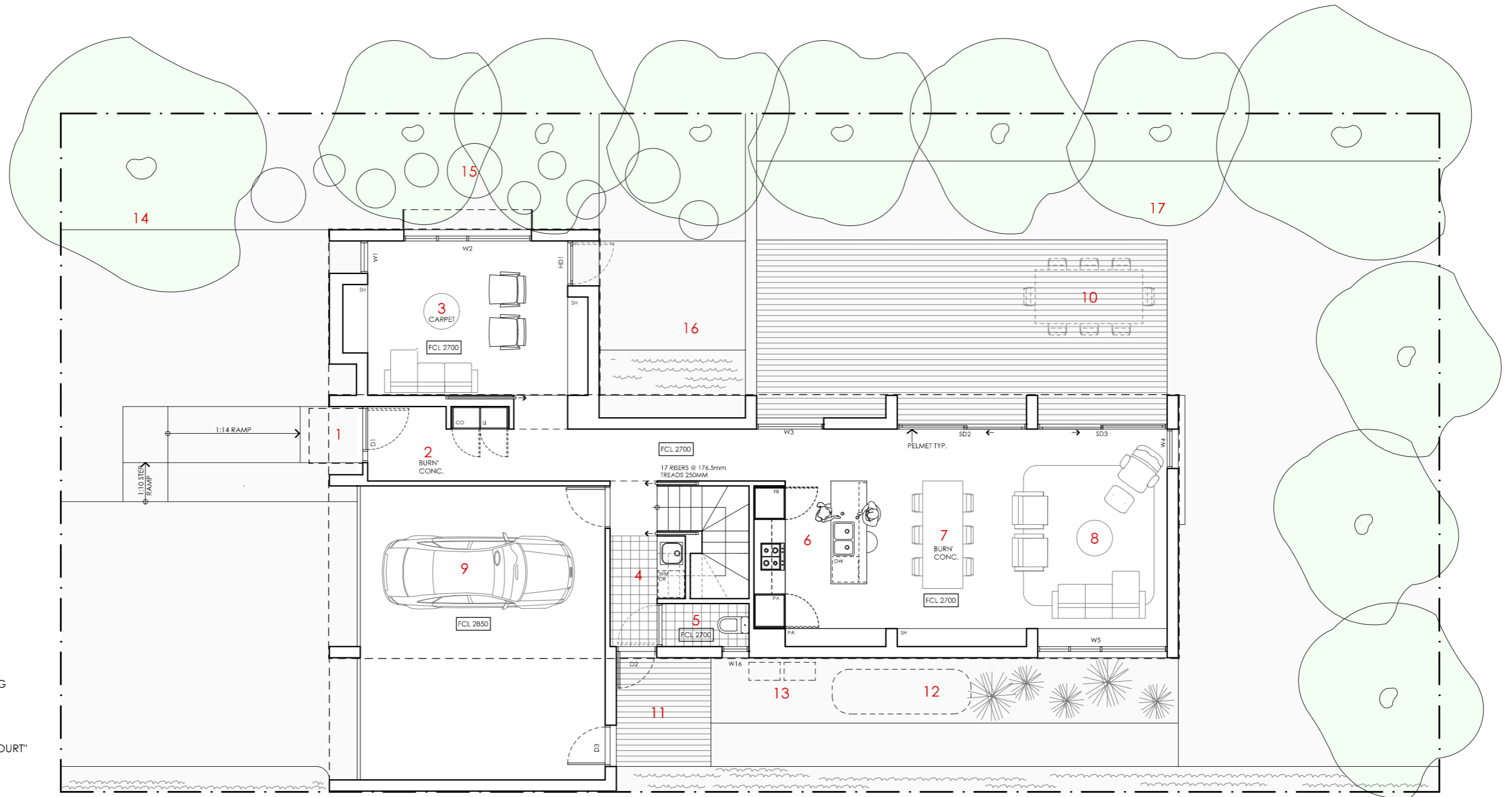


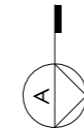
TELOPEA HOUSE

<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>DETAILS</p> <p>Drawing title: Site Plan</p> <p>Scale: 1:200</p> <p>Paper size: A3</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>DESIGNED FOR</p> <p>Canberra</p> <p>Technical drawings should be read with the Telopea House Canberra 'Design Options' document which includes building specifications and rating information.</p>	<p>Drawing number: 1/12</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</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"

- 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	98 m2
GARAGE	40 m2
UFL LIVING	105 m2
TOTAL GFA	243 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

PROJECT

Australian Government

YourHome
Australia's guide to environmentally sustainable homes

Design For Place

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DESIGN
Telopea House

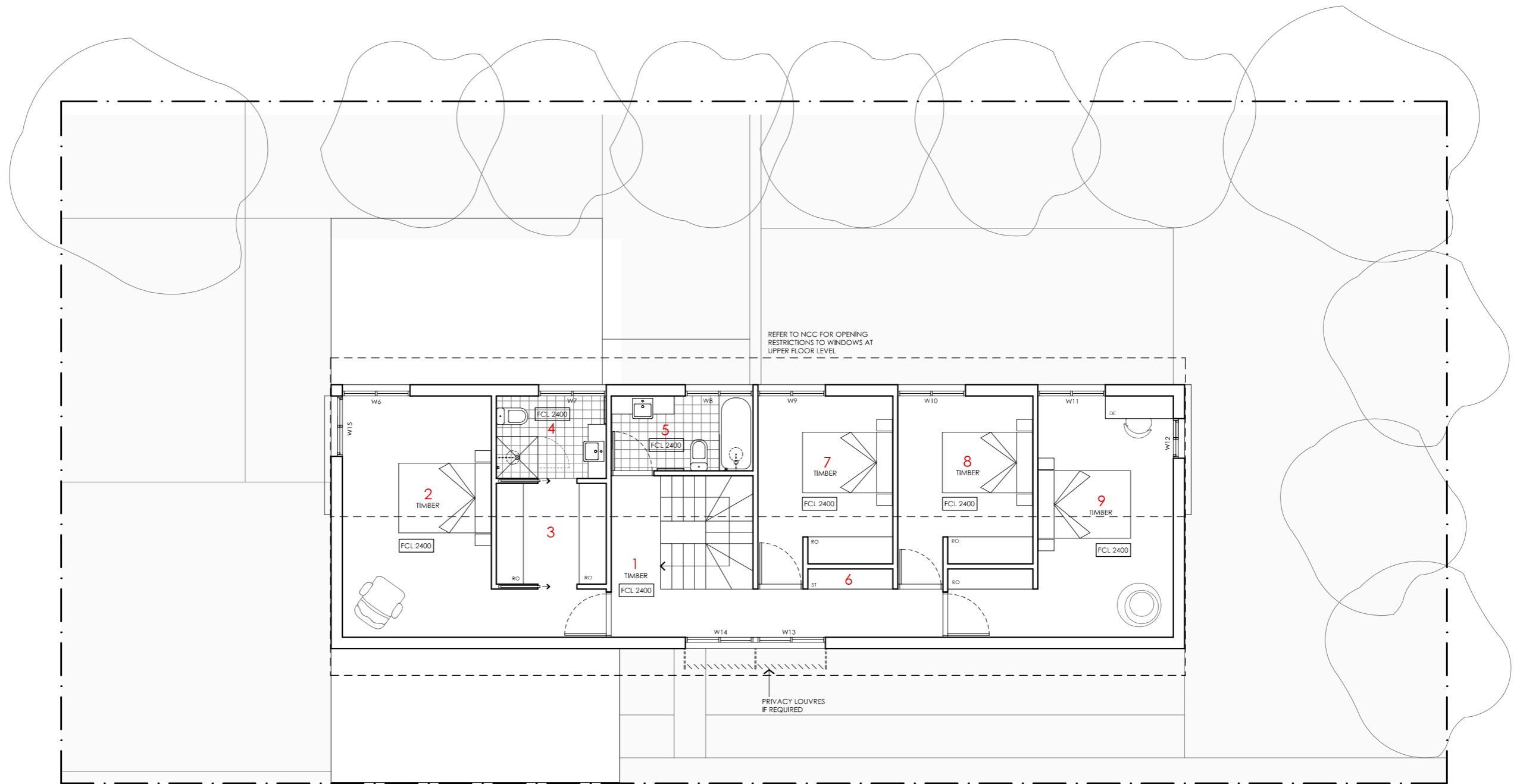
DESIGNED FOR
Canberra

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DETAILS

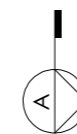
Drawing title: Ground Floor Plan
Scale: 1:100
Paper size: A3
Drawing number: 2/12
Date issued: June 2023
Project stage: Preliminary





- KEY**
- 1 LANDING
 - 2 BEDROOM 1
 - 3 LIVING 2 / RUMPUS
 - 4 ENSUITE
 - 5 BATHROOM
 - 6 STORAGE
 - 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
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TELOPEA HOUSE

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DESIGN
Telopea House

DESIGNED FOR
Canberra

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DETAILS

Drawing title: Upper Floor Plan

Scale: 1:100

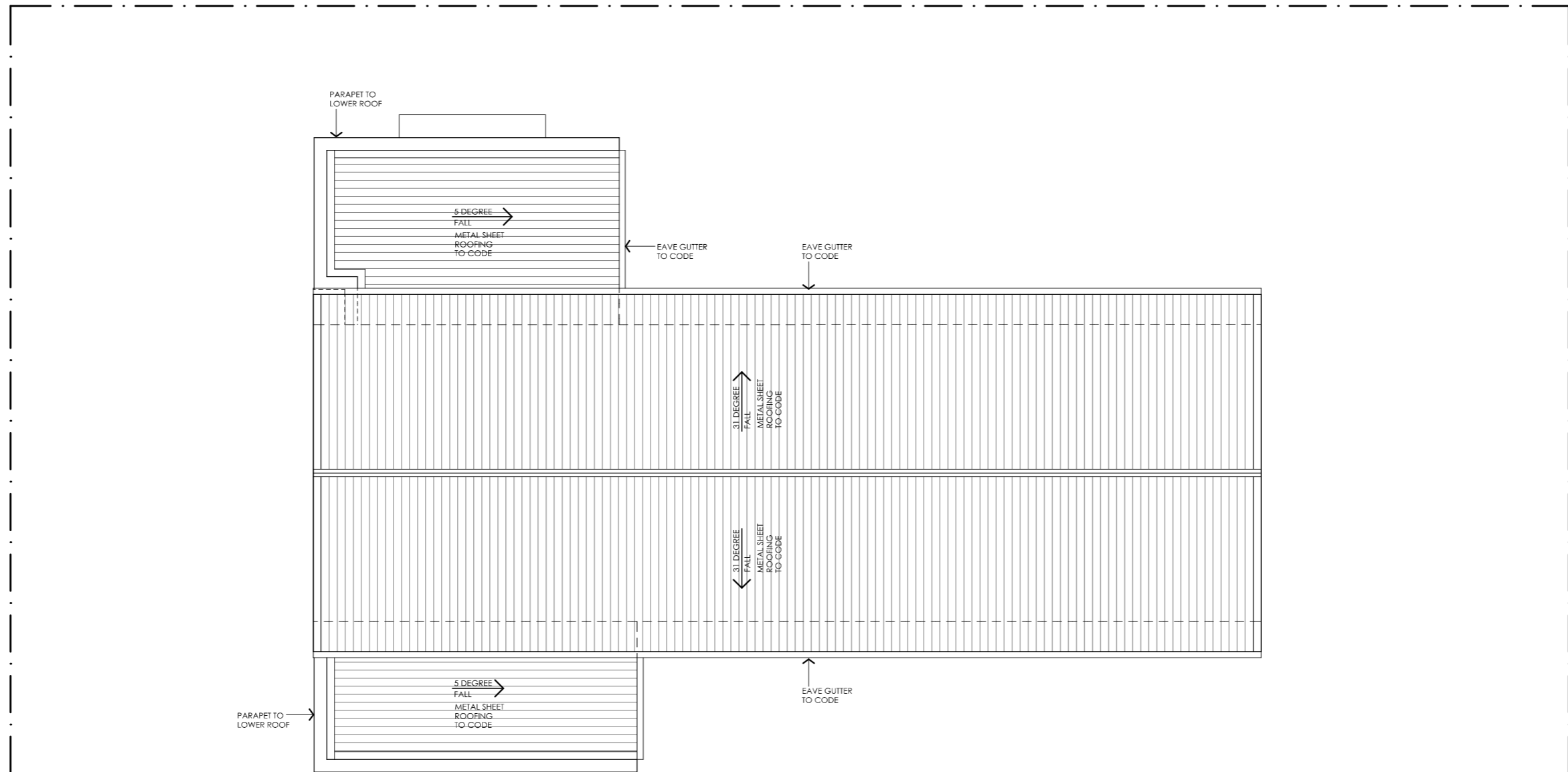
Paper size: A3

Drawing number: 3/12

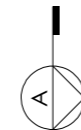
Date issued: June 2023

Project stage: Preliminary







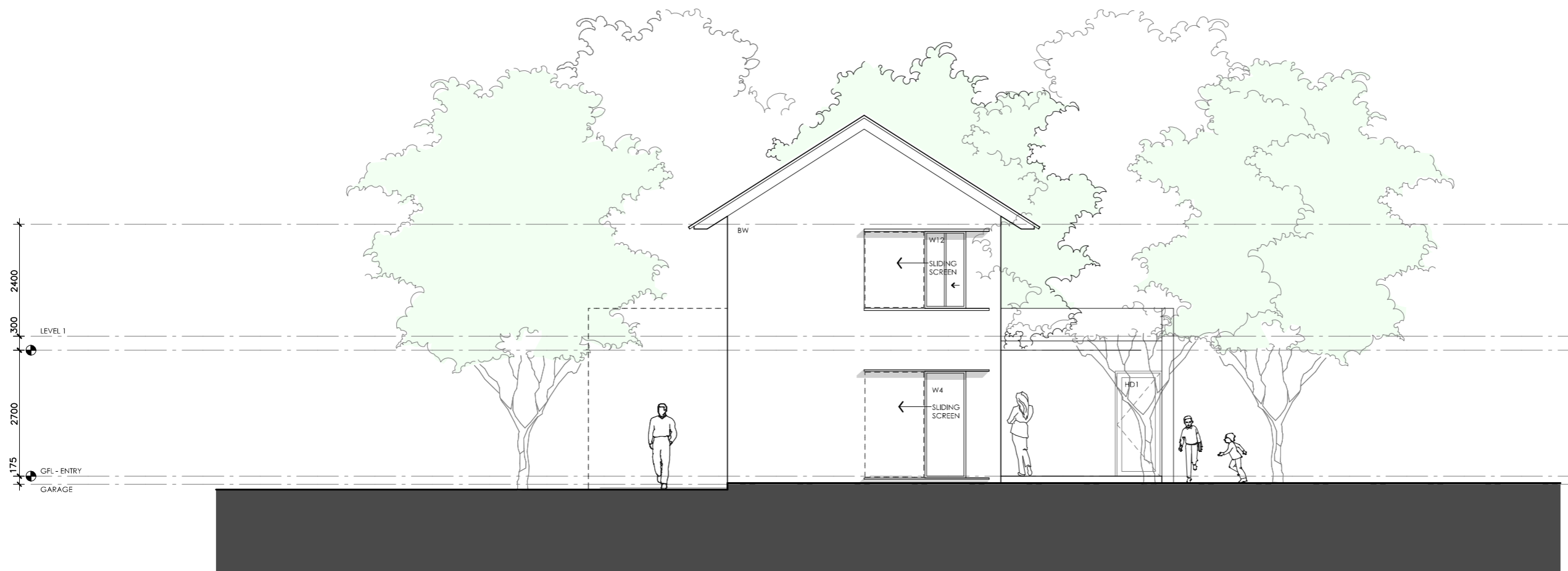


NOTE: BUILDER TO CONFIRM ROOF DESIGN, SHEET TYPE, DOWN PIPE AND GUTTER SIZE ETC COMPLIES WITH NCC PRIOR TO COMMENCEMENT OF WORKS. SIZES SHOWN ARE NOTIONAL ONLY. ENSURE WARRANTIES ARE PROVIDED FROM MANUFACTURER.






TELOPEA HOUSE

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01 | EAST ELEVATION
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>Canberra</p> <p>Technical drawings should be read with the Telopea House Canberra 'Design Options' document which includes building specifications and rating information.</p>	<p>DETAILS</p> <p>Drawing title: Elevation - East</p> <p>Scale: 1:100</p> <p>Paper size: A3</p> <p>Drawing number: 5/12</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</p>
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01 | NORTH ELEVATION
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 Telopea House</p> <p>DESIGNED FOR Canberra</p> <p>Technical drawings should be read with the Telopea House Canberra '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
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 Telopea House</p> <p>DESIGNED FOR Canberra</p> <p>Technical drawings should be read with the Telopea House Canberra '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 SINGLE GARAGE VERSION SHOWN
1:100




TELOPEA HOUSE

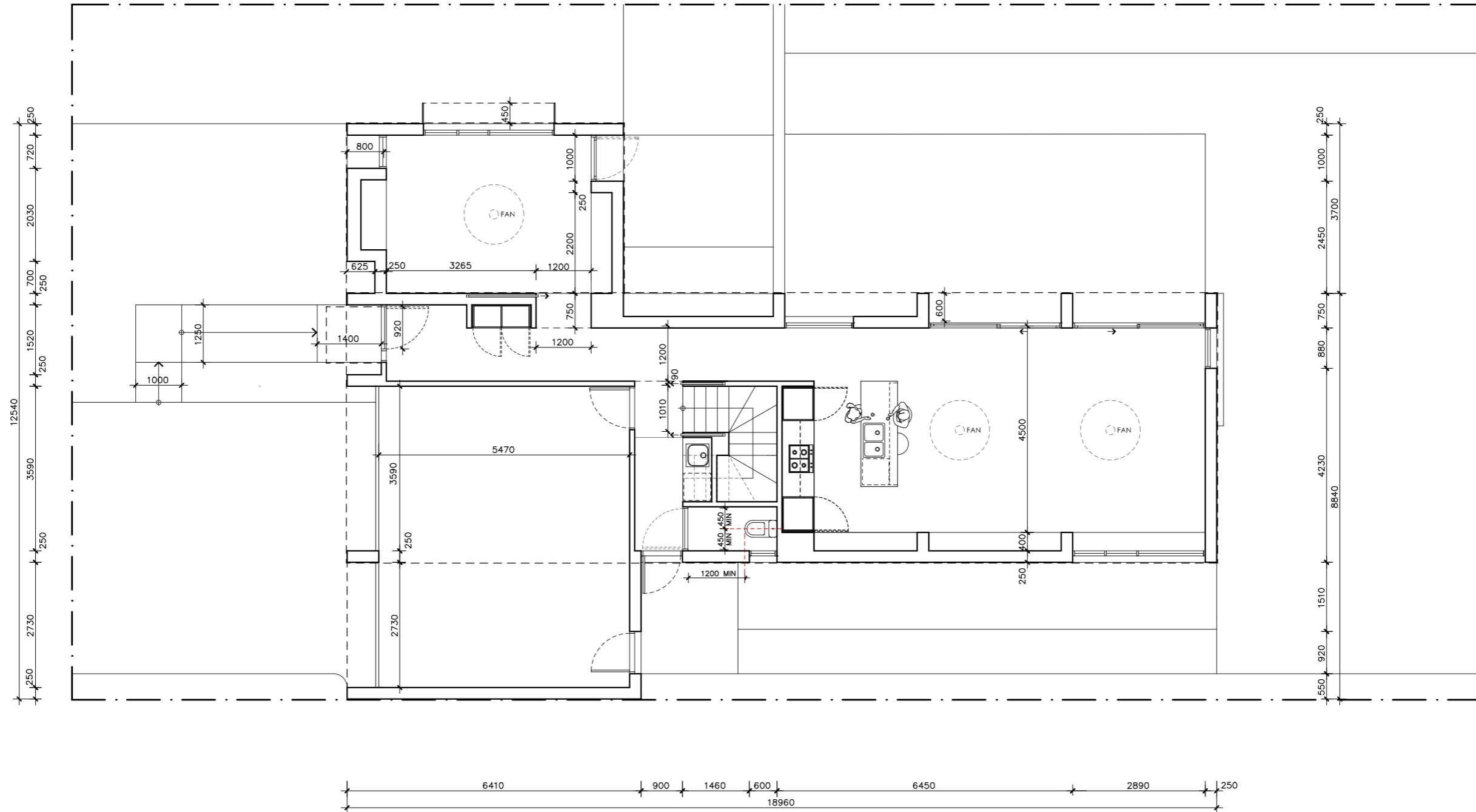
<p>LEGEND</p> <p>BW FACE BRICK WALL TYPE & COLOUR TBC</p> <p>WB WEATHERBOARD CLADDING TYPE & COLOUR TBC</p> <p>CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED</p> <p>MF FOLDED METAL FASCIA COLOUR TBC</p> <p>ST STEEL WORK COLOUR TBC</p> <p>GD GARAGE DOOR COLOUR TBC</p> <p>AL 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>Canberra</p> <p>Technical drawings should be read with the Telopea House Canberra '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: 8/12</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</p>
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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>Canberra</p> <p>Technical drawings should be read with the Telopea House Canberra '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	98 m2
GARAGE	40 m2
UFL LIVING	105 m2
TOTAL GFA	243 m2

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CEILING INSULATION VALUES SPECIFIED EXTEND TO EAVES

PROJECT



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DESIGN

Telopea House

**DESIGNED FOR
Canberra**

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DETAILS

Drawing title: Ground Floor Setout Plan

Scale: 1:100

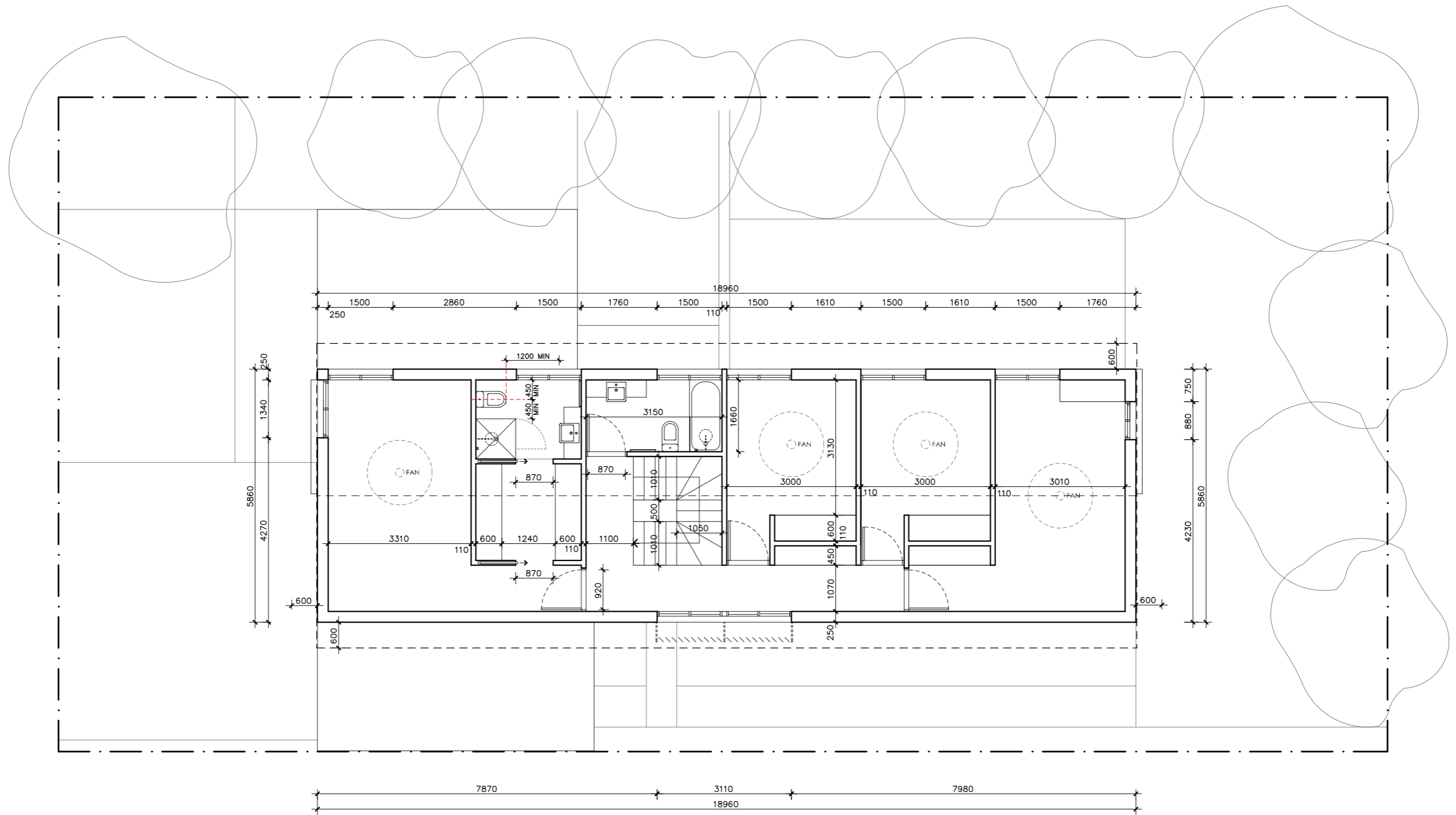
Paper size: A3

Drawing number: 10/12

Date issued: June 2023

Project stage: Preliminary





TELOPEA HOUSE

NOTES

GFL LIVING	98 m ²
GARAGE	40 m ²
UFL LIVING	105 m ²
TOTAL GFA	243 m²

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DESIGN

Telopea House

**DESIGNED FOR
Canberra**

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DETAILS

Drawing title: Upper Floor Setout Plan

Scale: 1:100

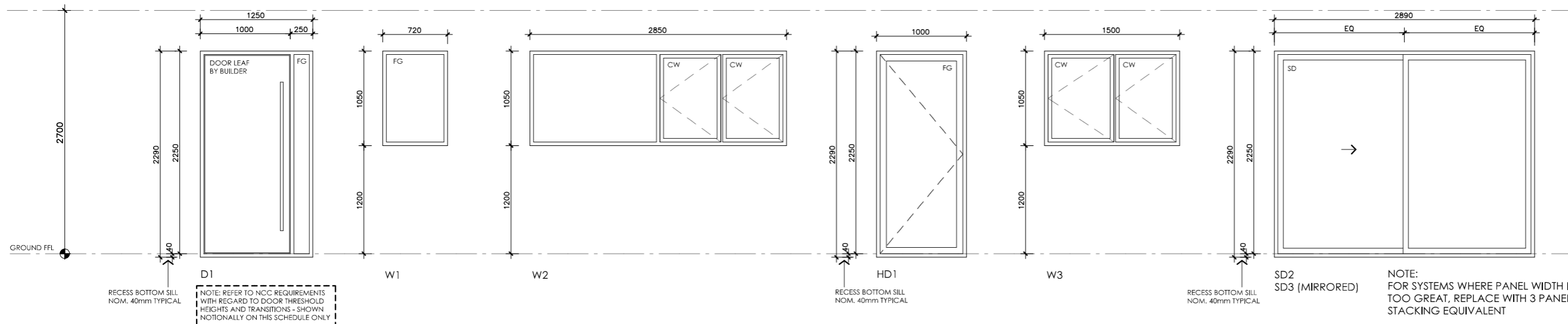
Paper size: A3

Drawing number: 11/12

Date issued: June 2023

Project stage: Preliminary



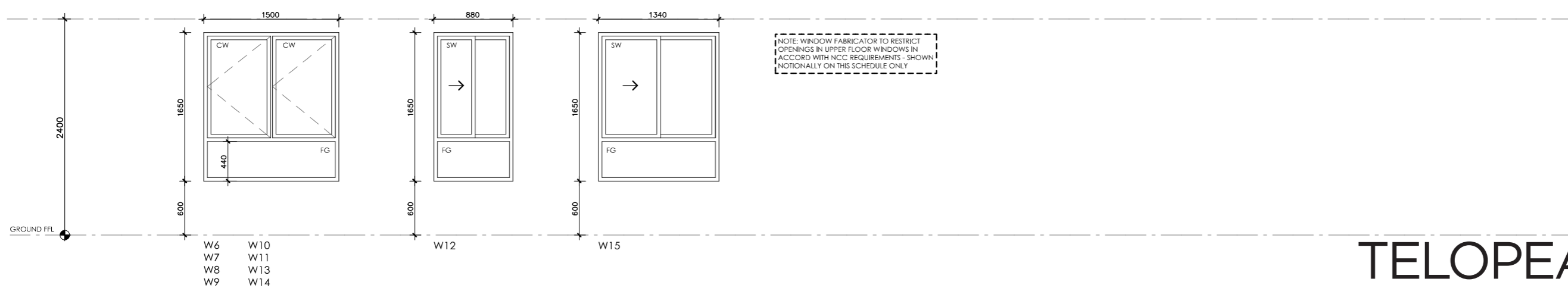
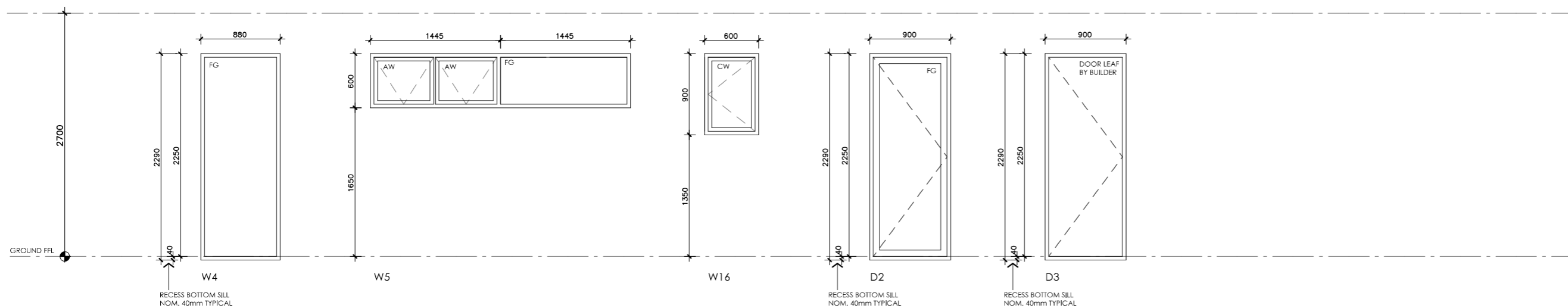


NOTE: FABRICATOR TO CONFIRM WHICH WINDOWS/DOORS REQUIRE LAMINATED SAFETY GLASS AND SPECIFY ACCORDINGLY. ALL GLAZING TO CODE REQUIREMENTS

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)



NOTE: WINDOW FABRICATOR TO RESTRICT OPENINGS IN UPPER FLOOR WINDOWS IN ACCORD WITH NCC REQUIREMENTS - SHOWN NOTIONALLY ON THIS SCHEDULE ONLY

TELOPEA 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
Telopea House

DESIGNED FOR
Canberra

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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