



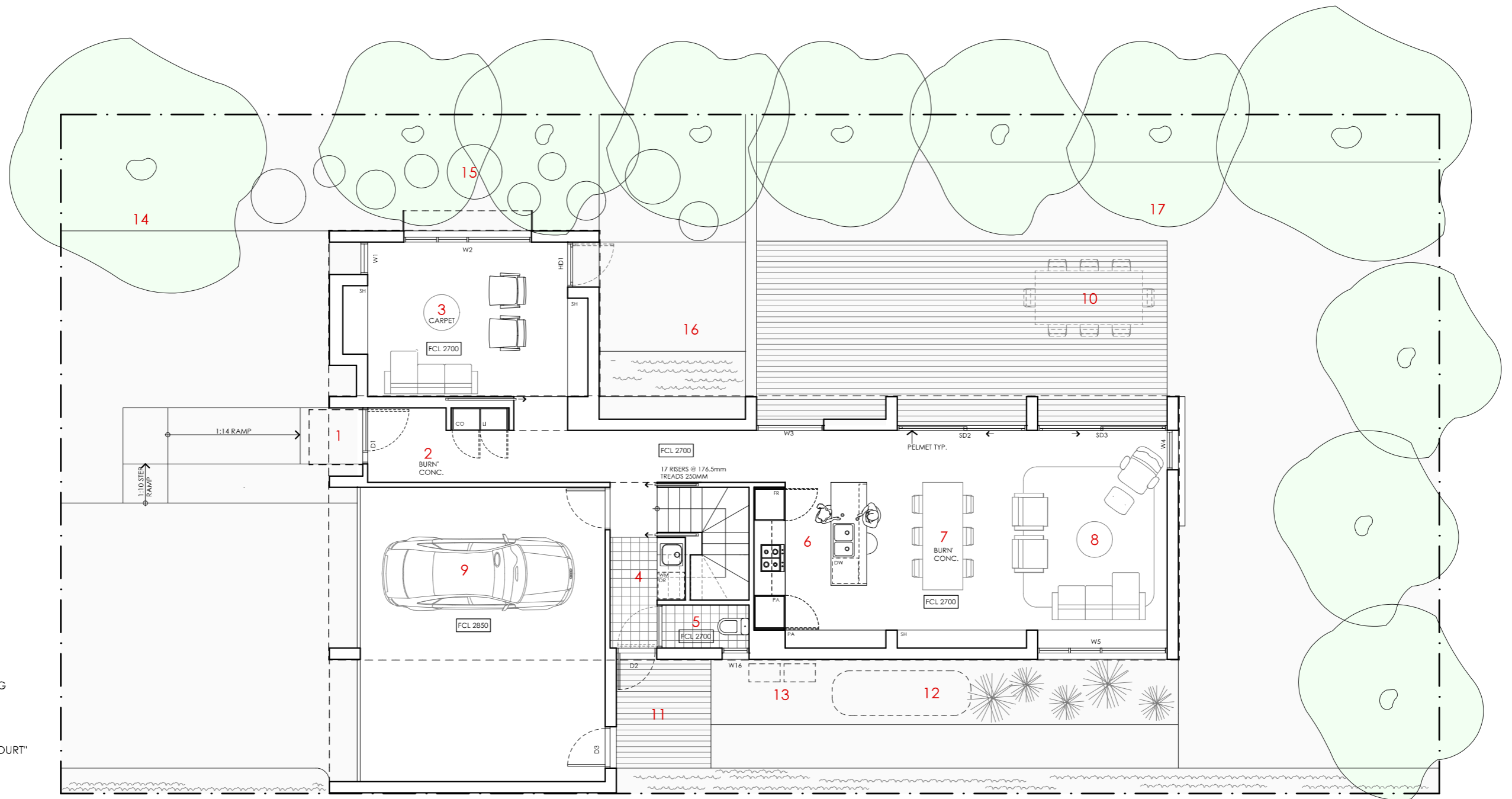


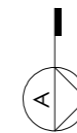
# TELOPEA HOUSE

<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><b>Telopea House</b></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>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>DESIGNED FOR</b></p> <p><b>Hobart</b></p> <p>Technical drawings should be read with the Telopea House Hobart 'Design Options' document which includes building specifications and rating information.</p>	<p><b>Drawing number:</b> 1/12</p> <p><b>Date issued:</b> June 2023</p> <p><b>Project stage:</b> 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"



# TELOPEA HOUSE

<b>NOTES</b>	
GFL LIVING	98 m2
GARAGE	40 m2
UFL LIVING	105 m2
<b>TOTAL GFA</b>	<b>243 m2</b>
<small>REFER TO NCC FOR SANITARY COMPARTMENT CIRCULATION, WALL REINFORCEMENT AND THRESHOLD/HOB REQUIREMENTS</small>	
<small>DOOR OPENINGS, CORRIDOR WIDTHS AND THRESHOLDS, ENTRY RAMP GRADES AND COVER ETC TO NCC REQUIREMENTS</small>	
<small>CONSTRUCTION NEAR BOUNDARY MUST COMPLY WITH NCC REQUIREMENTS - REVISE TO SUIT LOCAL REGULATIONS AND BUILDING ENVELOPES ETC</small>	
<small>SETBACK FROM BOUNDARIES SHOWN INDICATIVELY ONLY - REVISE TO SUIT LOCAL REGULATIONS AND BUILDING ENVELOPES ETC</small>	
<small>NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, TERRACES, COURTYARDS, VERANDAHS, VOIDS, STAIRS &amp; BALCONIES @ UFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY.</small>	
<small>CEILING INSULATION VALUES SPECIFIED EXTEND TO EAVES</small>	

**PROJECT**

Australian Government

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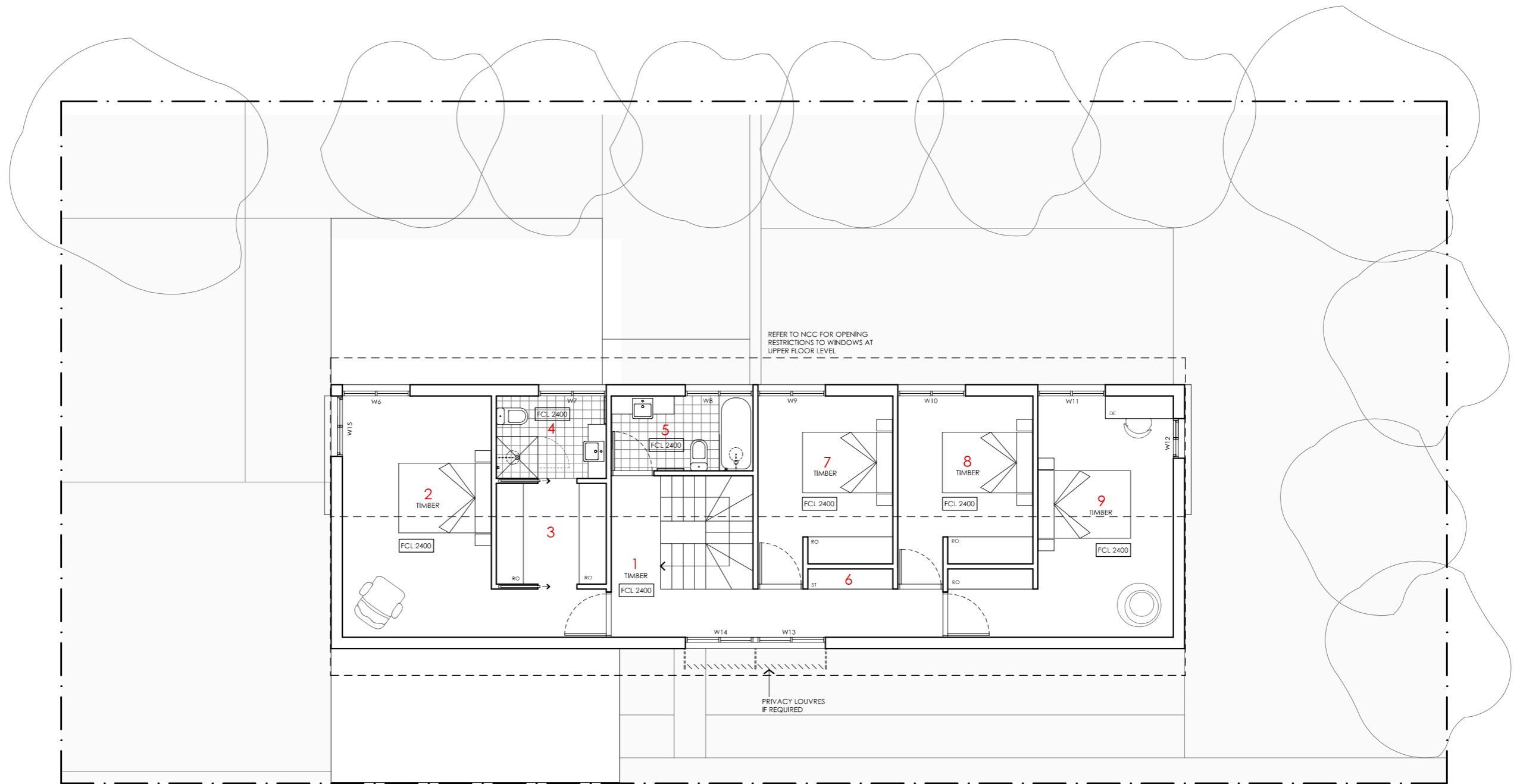
**DESIGN**  
Telopea House

**DESIGNED FOR**  
Hobart

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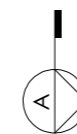
**DETAILS**

**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
  - WM WASHING MACHINE
  - DR CLOTHES DRYER
  - CO COAT CUPBOARD
  - LI LINEN CUPBOARD
  - FCL FINISHED CEILING LEVEL



# TELOPEA HOUSE

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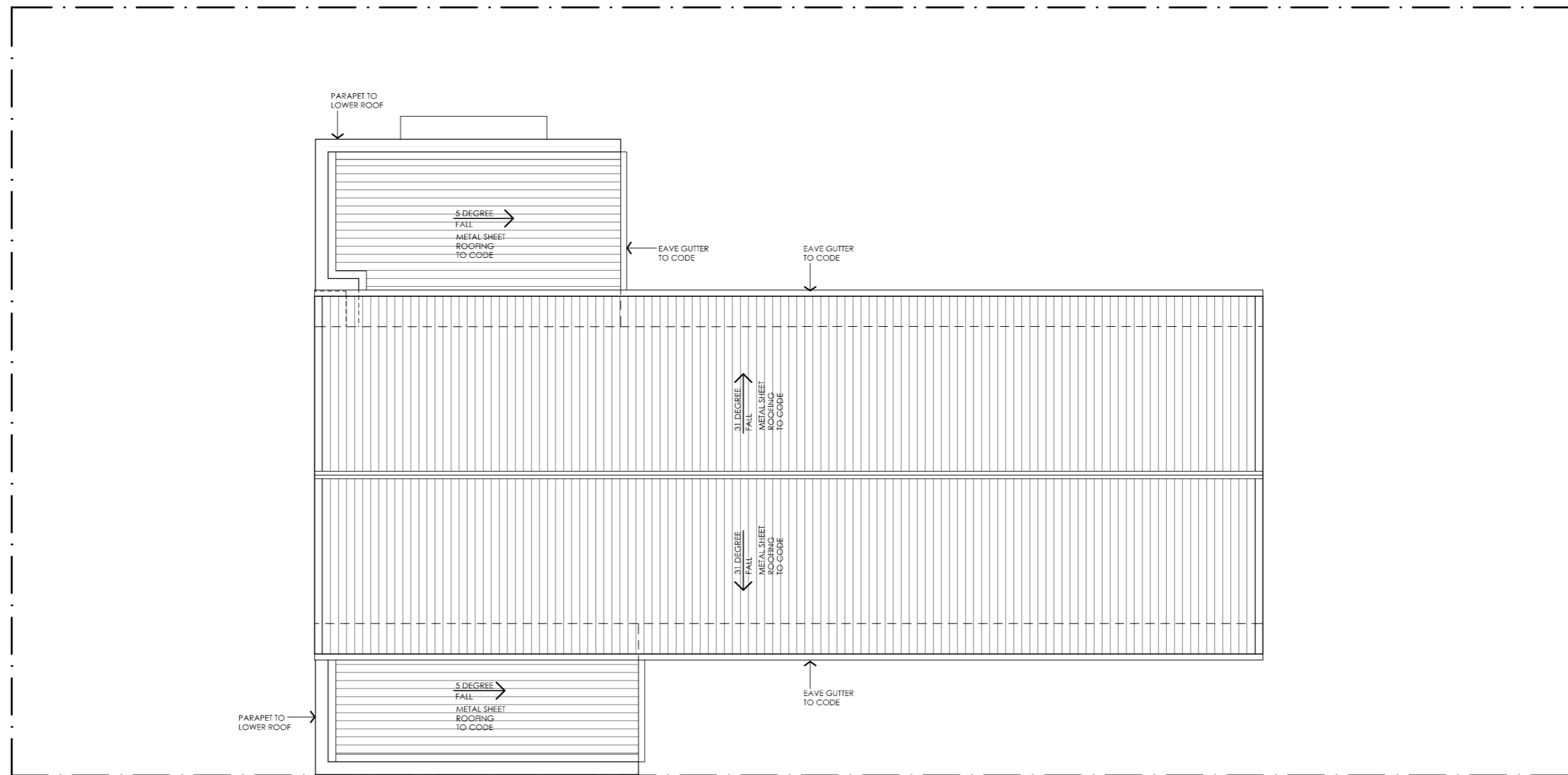
**DESIGN**  
Telopea House

**DESIGNED FOR**  
Hobart

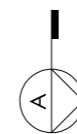
Technical drawings should be read with the Telopea House Hobart 'Design Options' document which includes building specifications and rating information.

**DETAILS**  
Drawing title: Upper Floor Plan  
Scale: 1:100  
Paper size: A3  
Drawing number: 3/12  
Date issued: June 2023  
Project stage: Preliminary







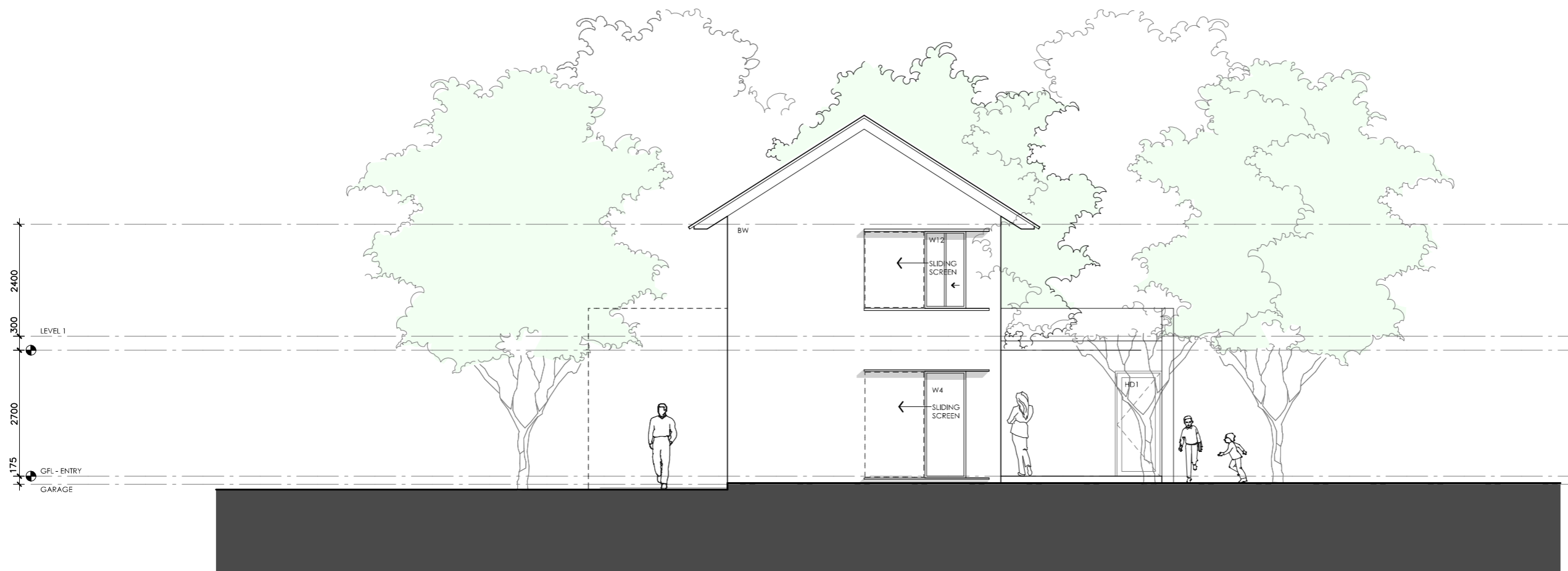


NOTE: BUILDER TO CONFIRM ROOF DESIGN, SHEET TYPE, DOWN PIPE AND GUTTER SIZE ETC COMPLIES WITH NCC PRIOR TO COMMENCEMENT OF WORKS. SIZES SHOWN ARE NOTIONAL ONLY. ENSURE WARRANTIES ARE PROVIDED FROM MANUFACTURER.






# TELOPEA HOUSE

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01 | EAST ELEVATION  
1:100




# TELOPEA HOUSE

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




# TELOPEA 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> Telopea House</p> <p><b>DESIGNED FOR</b> Hobart</p> <p>Technical drawings should be read with the Telopea House Hobart 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Elevation - North</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 6/12</p> <p><b>Date issued:</b> June 2023</p> <p><b>Project stage:</b> Preliminary</p>
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01 | SOUTH ELEVATION  
1:100




# TELOPEA 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>YourHome 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></p> <p><b>Telopea House</b></p> <p><b>DESIGNED FOR</b></p> <p><b>Hobart</b></p> <p>Technical drawings should be read with the Telopea 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> 7/12</p> <p><b>Date issued:</b> June 2023</p> <p><b>Project stage:</b> Preliminary</p>
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01 | STREET ELEVATION SINGLE GARAGE VERSION SHOWN  
1:100

# TELOPEA HOUSE




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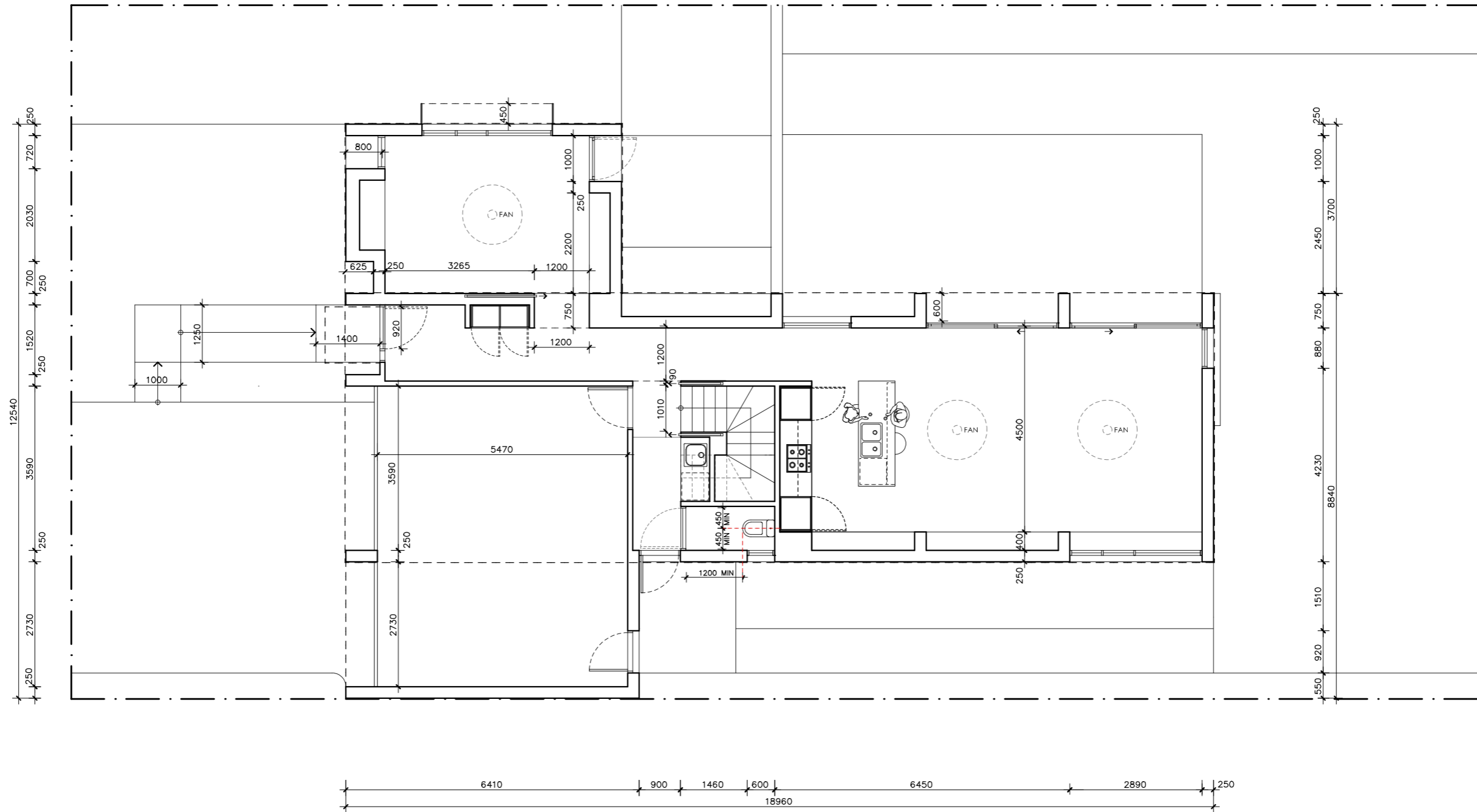




01 | SECTION AA  
1:100

# TELOPEA HOUSE

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# TELOPEA HOUSE

## NOTES

GFL LIVING	98 m <sup>2</sup>
GARAGE	40 m <sup>2</sup>
UFL LIVING	105 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>243 m<sup>2</sup></b>

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Design For Place

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## DESIGN

**Telopea House**

## DESIGNED FOR

**Hobart**

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## DETAILS

**Drawing title:** Ground Floor Setout Plan

**Scale:** 1:100

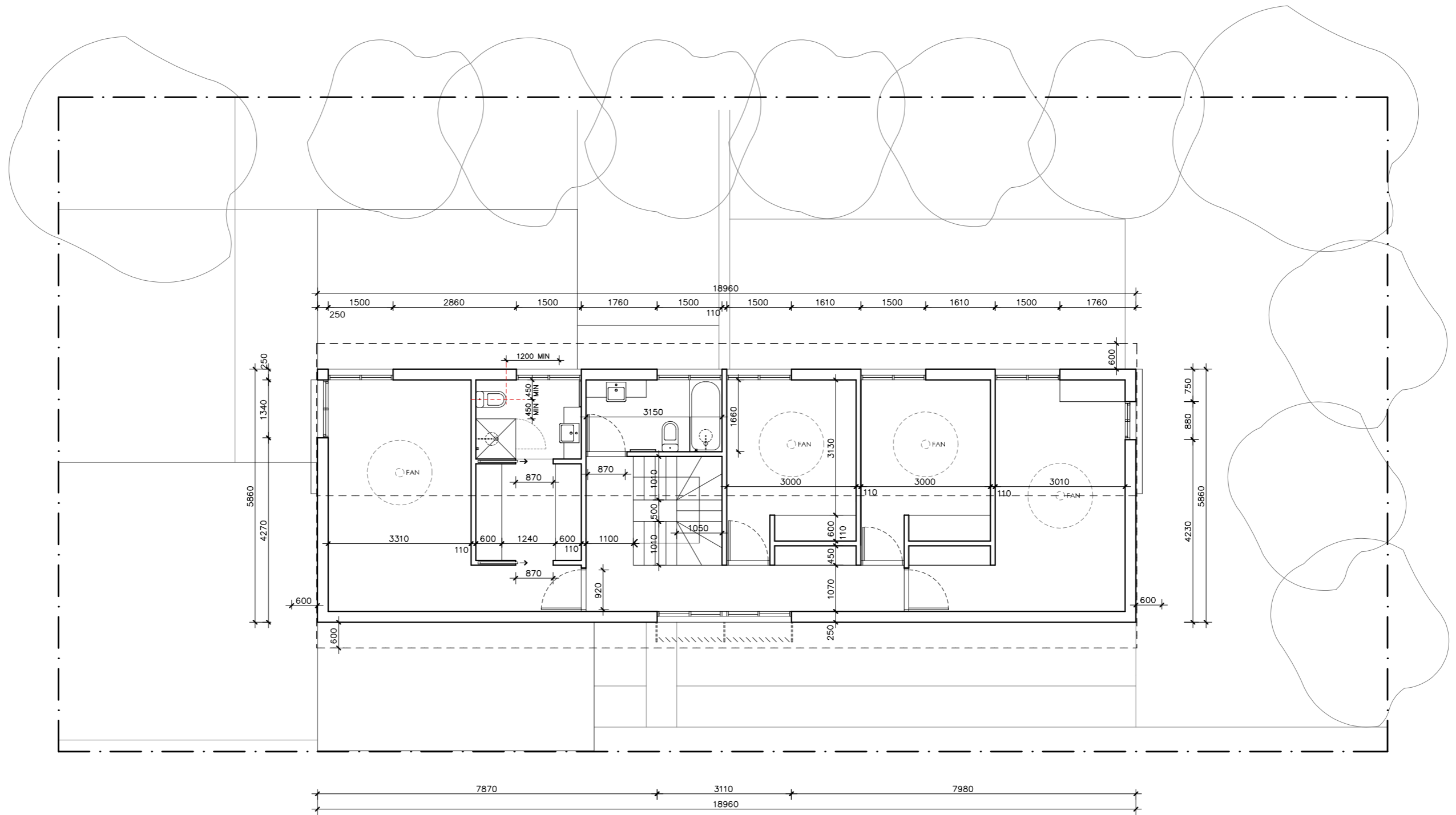
**Paper size:** A3

**Drawing number:** 10/12

**Date issued:** June 2023

**Project stage:** Preliminary





# TELOPEA HOUSE

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**DESIGN**  
**Telopea House**

**DESIGNED FOR**  
**Hobart**

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**DETAILS**

**Drawing title:** Upper Floor Setout Plan

**Scale:** 1:100

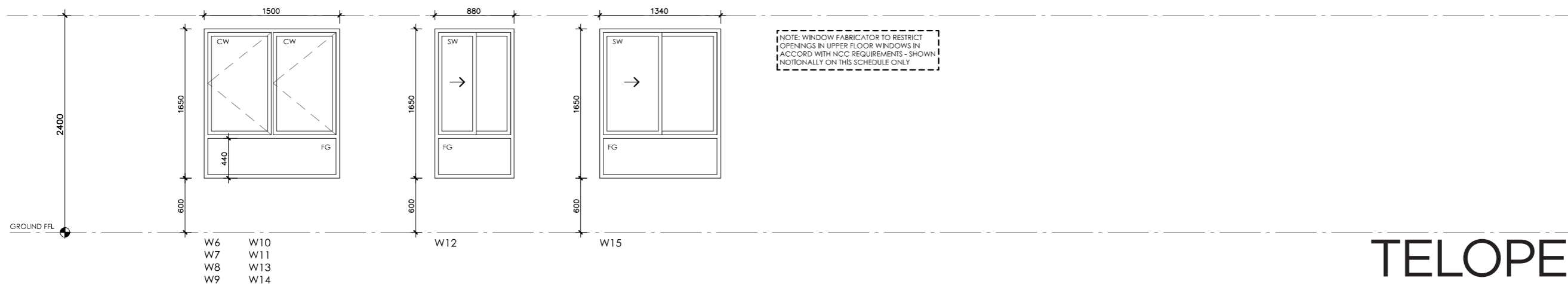
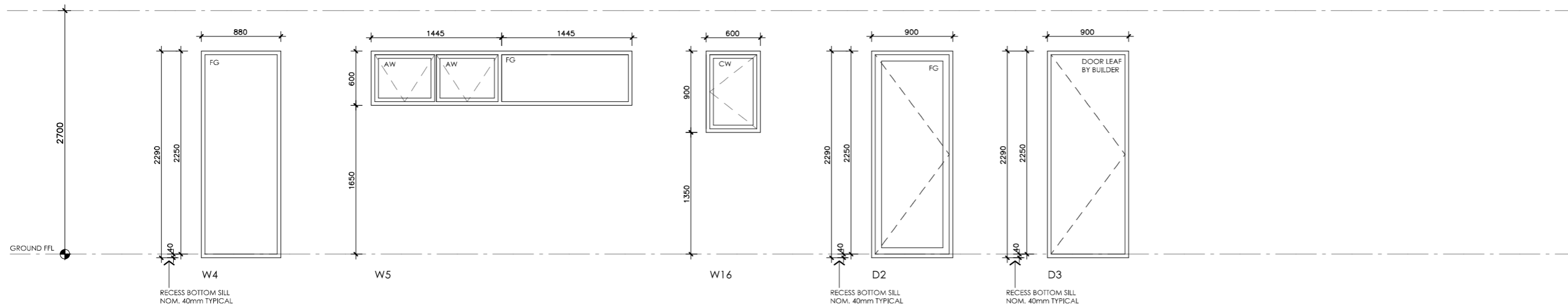
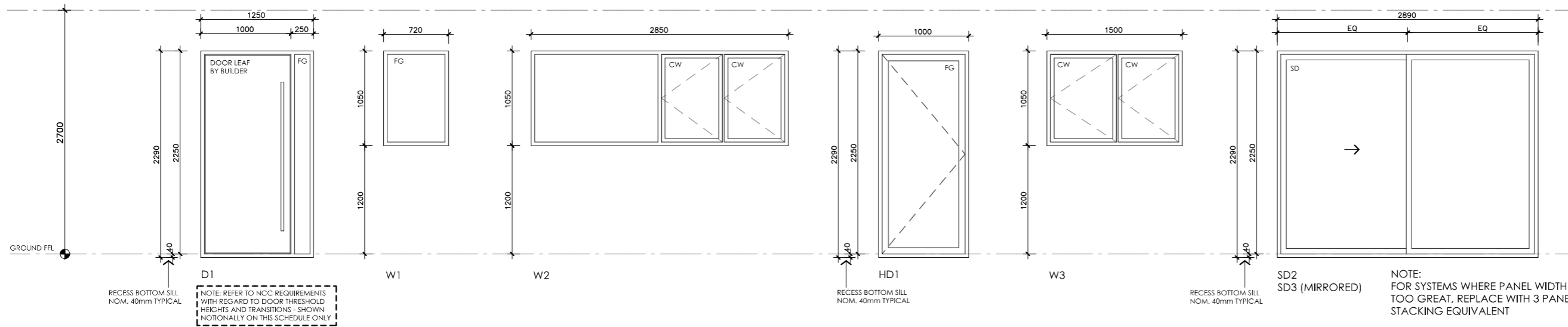
**Paper size:** A3

**Drawing number:** 11/12

**Date issued:** June 2023

**Project stage:** Preliminary





# 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

**Hobart**

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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