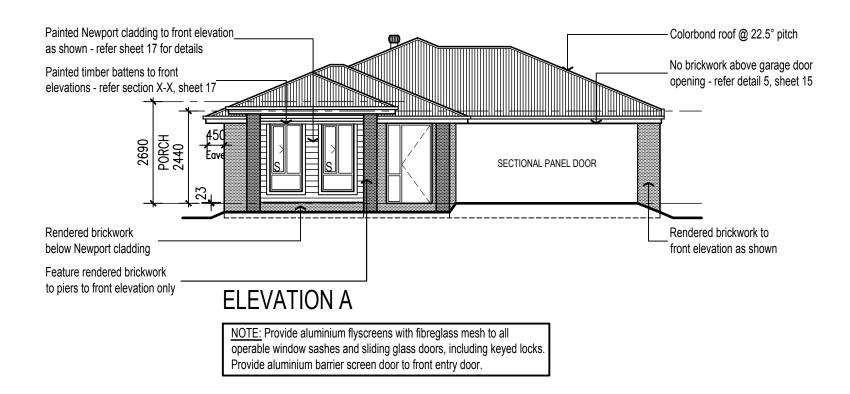
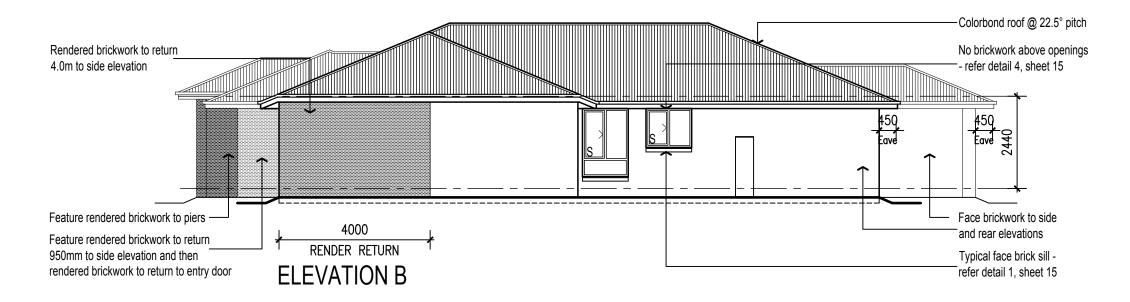


NOTE: PROVIDE ROLLER BLINDS TO ALL WINDOWS AND SLIDING GLASS DOORS EXCLUDING FRONT ENTRY SIDELIGHT, BATHROOM, ENSUITE AND WC.

NOTE: PROVIDE R2.5 GLASSWOOL CEILING BATTS





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AMM	TYPE	DATE	SIGN	CONTRACT DRA	AWINGS	PROPOSED RESIDENCE
						FOR: ORBIT HOMES QUEENSLAND
				ORBIT HOMES	DATE	
				ORBIT HOWES	DATE	AT: LOT 193 VENICE CRESCENT,
				CLIENT	DATE	REDBANK
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				CLIENT	DATE	PERMIT N°: XXXX JOB N°: XXXX
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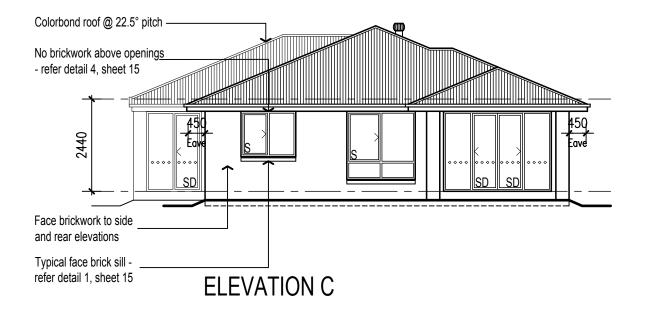
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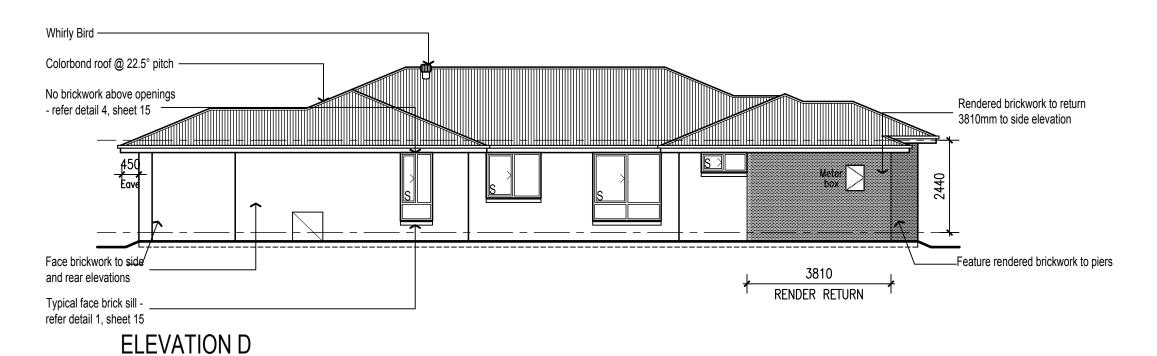
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URBANE QUALITY RANGE INCLUSIONS STANDARD DRAWING - ISSUE 003 - 18.09.17 - MCE NOTE: PROVIDE ROLLER BLINDS TO ALL WINDOWS AND SLIDING GLASS DOORS EXCLUDING FRONT ENTRY SIDELIGHT, BATHROOM, ENSUITE AND WC.

NOTE: PROVIDE R2.5 GLASSWOOL CEILING BATTS





ELEVATIONS

AMM	TYPE	DATE	SIGN	CONTRACT DR	AWINGS	PROPOSED RESIDENCE		
						FOR: ORBIT HOMES QUEENSLAND		
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				CLIENT	DATE	REDBANK		
						UBD REF: XXXX		
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		LSEA (R)				
	SPECIFICATION URBANE QUALITY F	RANGE INCLUSIONS				

STANDARD DRAWING - ISSUE 003 - 18.09.17 - MCE

INSULATION REQUIREMENTS TO BE AS PER PLANS & TO BE READ IN CONJUNCTION WITH ENERGY REPORT

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S COMPS & DRAWINGS.

ALL GLASS TO COMPLY WITH A.S. 1288 - 2006.
ALL TIMBER TO COMPLY WITH A.S. 1684.2 - 2010.
ALL MASONRY TO COMPLY WITH A.S. 3700 - 1998.
INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH A.S. 3786 - 1993.

PROVIDE LANDINGS TO EXTERNAL DOORS HAVING A MINIMUM SIZE OF THE WIDTH OF THE DOOR WHERE FALL FROM DWELLING EXCEEDS 230mm.

DOORS TO SANITARY COMPARTMENTS MUST BE HINGED WITH REMOVABLE HINGES UNLESS THERE IS A MINIMUM OF 1200mm CLEAR BETWEEN CLOSET PAN AND DOORWAY.

WALLS BEHIND WET AREA VESSELS (e.g. BATHS & BASINS) MUST BE PROVIDED WITH IMPERVIOUS SURFACE FOR A HEIGHT OF 180mm MIN.

WALLS TO SHOWER COMPARTMENTS TO BE PROVIDED WITH IMPERVIOUS SURFACE TO A HEIGHT OF 1800mm MIN. ABOVE SHOWER BASE.

STAIR CONSTRUCTION TO CONSIST OF RISERS OF 190mm MAX. AND GOINGS OF 240mm MIN. ALL BALUSTRADING TO STAIRS TO BE 865mm MIN. ABOVE STAIR NOSING AND 1000mm MIN. ABOVE LANDINGS. BALUSTRADES TO BE SPACED AT 125mm MAX.

NO PART OF FOOTING OR WALL TO ENCROACH BOUNDARY LINE.

ALL SECTIONS OF THE SPECIFICATION & DRAWING SHALL BE TAKEN IN CONJUNCTION & ANY PROVISIONS OR CLAUSES IN ANY ONE SECTION SHALL BE TAKEN AS REFERRING TO ALL OTHER SECTIONS. IF SUCH PROVISIONS AND CLAUSES ARE IN ANY WAY APPLICABLE.

WHERE AN ITEM IS USUAL OR NECESSARY OR IS REASONABLE OR PROPERLY INFERRED IN THE TYPE OF WORK GENERALISED IN THIS SPECIFICATION BUT NOT SPECIFICALLY MENTIONED, IT SHALL BE DEEMED TO BE INCLUDED IN THE SPECIFICATION.

CHECK AND VERIFY ALL MEASUREMENTS, DIMENSIONS & INTENT PRIOR TO CONSTRUCTION OR FABRICATION.

DO NOT SCALE DRAWINGS, FIGURED DIMENSIONS ARE TO TAKE PRECEDENCE OVER ALL.

ALL WORK MUST COMPLY WITH THE BUILDING CODE OF AUSTRALIA & ALL OTHER RELEVANT BY LAWS AND AUTHORITIES.

UNDER NO CIRCUMSTANCES IS ANYTHING (INCLUDING BASKETBALL HOOPS) TO BE FIXED TO WALLS ABOVE ANY BRICKWORK OPENINGS (e.g. WINDOWS AND GARAGE DOOR)

WINDOW SCHEDULE

W N°	HEIGHT	WIDTH		O/A WINDOW & REVEAL DEPTH			RESTRICTED OPENING	COMMENTS
W1	2110	1450	N/A	N/A	CLEAR	NO	N/A	RIGHT TO LEFT SLIDING GLASS DOOR
W2	1800	1210	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W3	1027	1210	2150	143mm	WHITE CAT.	NO	NO	LEFT TO RIGHT SLIDING SASH
W4	1200	1450	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W5	1800	1810	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W6	2110	2836	N/A	N/A	CLEAR	NO	N/A	BI PARTING SLIDING GLASS DOORS
W7	1800	850	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W8	1200	1450	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W9	1800	1810	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W10	514	1210	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W11	1800	850	2150	132mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH - TO SUIT NEWPORT CLADDING
W12	1800	850	2150	132mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH - TO SUIT NEWPORT CLADDING
W13	2117	1210	N/A	N/A	CLEAR	N/A	N/A	ALUMINIUM FRAME TO SUITE 820 DOOR & 1N° SIDELIGHT

NOTE: PROVIDE R2.5 GLASSWOOL CEILING BATTS

TERMITE TREATMENT

TERMITE TREATMENT TO BE TERMIGLASS TO THE PERIMITER OF THE DWELLING WITH COLLARS TO ALL SLAB PENETRATIONS AS PER AS 3660-1.

THE OWNER ACKNOWLEDGES RECEIVING INFORMATION FROM ORBIT HOMES ON THE ABOVE SYSTEM AND IS AWARE OF THEIR RESPONSIBILITIES IN REGARDS TO ONGOING UPKEEP AND ANNUAL INSPECTIONS.

OWNER:			
DATE:	1	1	

SITE NOTES

AMM	TYPE	DATE	SIGN	CONTRACT DR	AWINGS	PROPOSED RESIDENCE
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				ORBIT HOMES	DATE	AT. LOT 402 VENUOE ODECCENT
				CLIENT	DATE	AT: LOT 193 VENICE CRESCENT, REDBANK
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* NOTE DO NOT SCALE THESE DRAWINGS *				CLIENT	DATE	PERMIT N°: XXXX JOB N°: XXX

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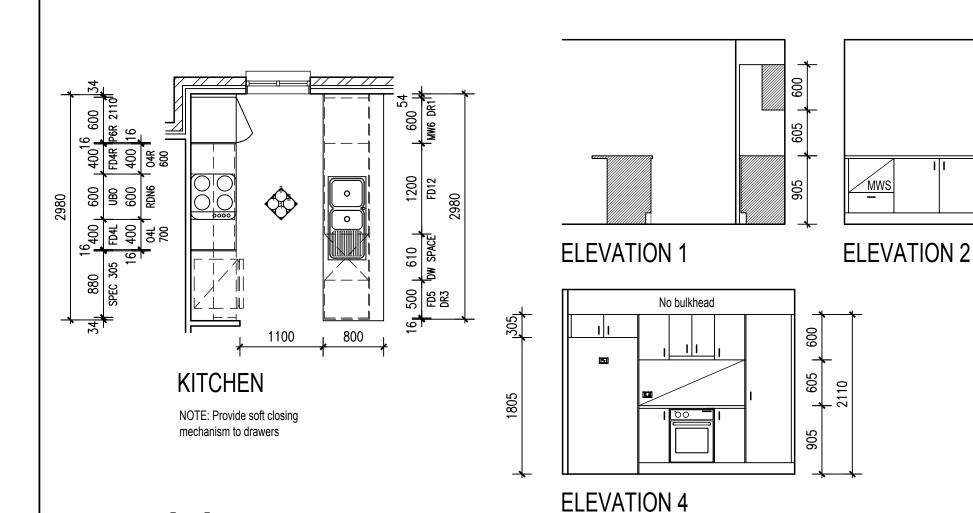
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	DRAWN: MCE	DATE: 16.10.17
	CHECK:	DATE: XXX
	SCALE: N/A	SHEET No: 7 OF 17
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		LSEA (R)
	SPECIFICATION URBANE QUALITY F	RANGE INCLUSIONS

STANDARD DRAWING - ISSUE 003 - 18.09.17 - MCE

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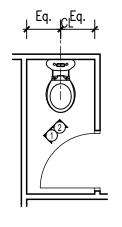
NOTE: ALL DIMENSIONS INCLUDING FRIDGE HEIGHT DO NOT ALLOW FOR FLOORING TYPE



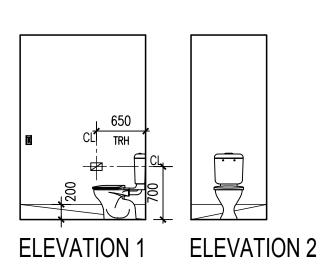
IOTE: Nominal tile dimensions shown

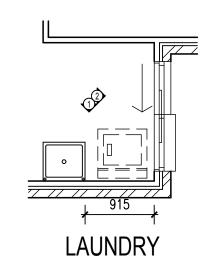
NOTE: All cupboard dimensions to be confirmed

NOTE: Wall tiles shown indicative only. Tiled skirts to all wet area walls as shown

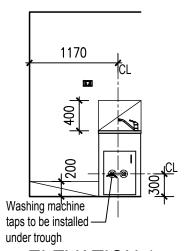


WC





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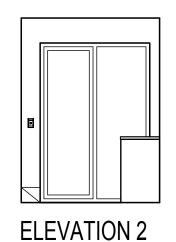


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ELEVATION 3

DWS



ELEVATION 1

INTERNALS

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				CLIENT	DATE	l
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				CLIENT	DATE	l
	* NOTE DO NOT SCALE THESE DRAWINGS		OLILIVI	DAIL	L	

PROPOSED RESIDENCE

FOR: ORBIT HOMES QUEENSLAND

AT: LOT 193 VENICE CRESCENT,

REDBANK UBD REF: XXXX

PERMIT N°: XXXX

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	SCALE: 1:50	SHEET No: 8 OF 17		
	CHECK:	DATE: XXX		
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TYRA MK1

ELEVATION CHELSEA (R)

URBANE QUALITY RANGE INCLUSIONS

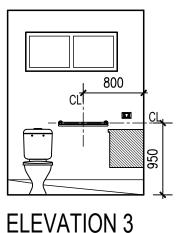
Top fixing point for shower rose

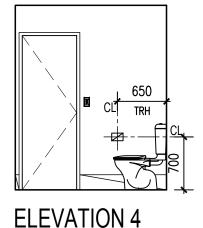
Water point for hand held shower rose

Tiled shower base refer detail 9, sheet 16

ELEVATION 1

ELEVATION 2





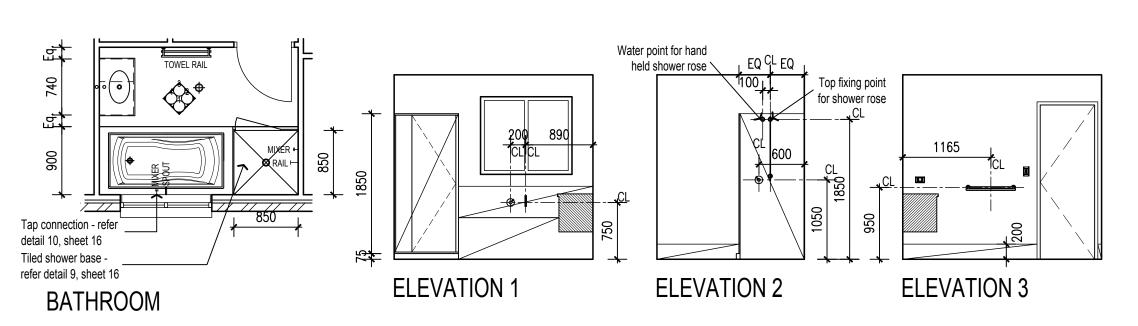
NOTE: ALL DIMENSIONS INCLUDING FRIDGE HEIGHT DO NOT ALLOW FOR FLOORING TYPE.

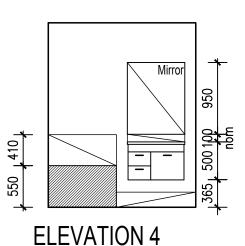
NOTE: Nominal tile dimensions shown

NOTE: All cupboard dimensions to be confirmed by site measure

NOTE: Wall tiles shown indicative only. Tiled skirts to all wet area walls as shown

NOTE: Bath set at 550 above slab FFL





INTERNALS

AMM	TYPE	DATE	SIGN	CONTRACT DRAW	/INGS	
				ORBIT HOMES DA	ATE	
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				CLIENT DA	ATE	l
	* NOTE DO NOT COME THESE DRAWINGS	<u> </u>		CLIENT DA	ATE	
	* NOTE DO NOT SCALE THESE DRAWINGS					

PROPOSED RESIDENCE

FOR: ORBIT HOMES QUEENSLAND

AT: LOT 193 VENICE CRESCENT,

JOB N°: XXXX

REDBANK UBD REF: XXXX

PERMIT N°: XXXX

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	CHECK:	DATE: XXX
	SCALE: 1:50	SHEET No: 9 OF 17
,	DESIGN TYRA	MK1

TYRA MK1

CHELSEA (R)

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ENSUITE

NOTE: General room GPOs, TV & Telephone outlets to be 300mm above FFL. Refridgerator GPO & L'DRY WM DGPO @ 1500mm above FFL. Kitchen Telephone point & adjoining DGPO to be above wall tiling, where applicable. Master bedroom GPOs to be 300mm above FFL & approx 1000mm from centre of wall. Light switches, wet area GPOs & GPOs above benches to be @ 1050mm above FFL. All measurements are to centreline of switch plate. External floodlights are to be mounted 50mm below the fascia, unless otherwise noted. All electrical filtings and points are shown indicative and subject to change pending site constraints such as truss and\or stud locations.

NOTE: Heating & Cooling (If applicable) outlet locations are an approximate only & are subject to verification by heating contractor

NOTE: ALL SMOKE DETECTORS TO THE DWELLING ARE TO BE INTERCONECTED AS PER THE N.C.C REQUIREMENTS

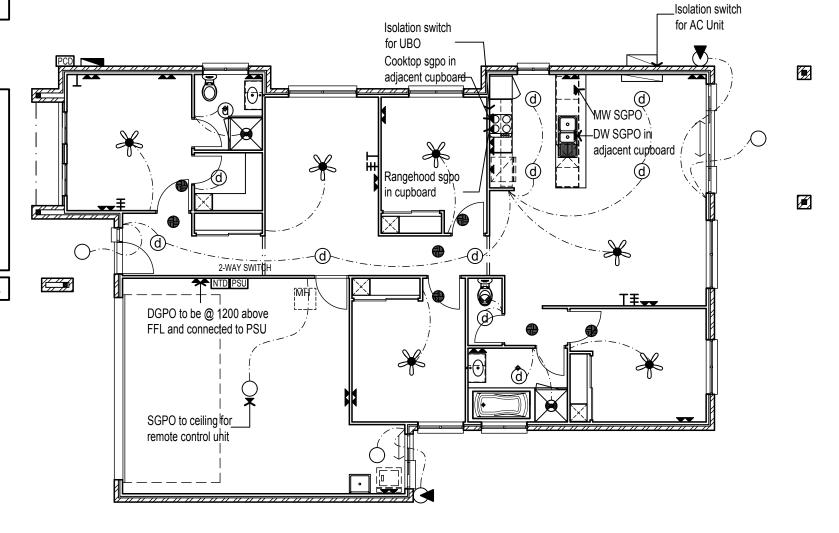
NOTE: PROVIDE DIGITAL TV ANTENNA

NOTE: SLAB MESH TO BE EARTHED

PRE-PROVISIONING FOR NBN

- Provide 'P25' communication conduit from service pit to PCD location with drawstring. Fibre network cable supplied & installed by others.
- Provide 'P25' communication conduit from the external premises connection device (PCD) to the location nominated as the network termination device (NTD) and the power supply unit (PSU).
- Telephone/ Data points to be wired back to the NTD location.
- PCD, NTD & PSU location shown indicative and to be installed by others after handover.

NOTE: Provide Oyster light fittings to front porch and outdoor living.



•	Single gpo	6	_	Phone/Data Point	3	0	Ceiling light outlet with 14 watt flouro globe	4	*	Ceiling Fan	0
^	Double gpo	16	PCD	Premises connection device	1	(4)	IC rated downlight with 10 watt LED globe	11		Ceiling Fan with light	6
	Weatherproof single gpo	0	NTD	Network termination device	1		Flood light	2	8	Exhaust fan	3
	Weatherproof double gpo	0	PSU	Power supply unit	1	•	Wall mounted light	0	8	2 Heat Lamps/Fan/Light	0
#	Television point	3	Ţ	Alarm System	0		Motion sensor light	0	•	Smoke alarm	7

AMM | TYPE DATE SIGN CONTRACT DRAWINGS PROPOSED RESIDENCE ORBIT HOMES DATE CLIENT DATE CLIENT DATE * NOTE DO NOT SCALE THESE DRAWINGS

FOR: ORBIT HOMES QUEENSLAND

AT: LOT 193 VENICE CRESCENT, REDBANK

JOB N°: XXXX

UBD REF: XXXX

PERMIT N°: XXXX

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ARTIFICIAL LIGHTING COMPLIANCE **INTERNAL** 130.76m²

Ground Floor area: Proposed light wattage: Allowable light wattage: Garage floor area: Proposed light wattage: Allowable light wattage:

EXTERNAL

Floor area: Proposed light wattage: Allowable light wattage:

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18.06m² 28.00watt 72.44watt

238.00watt

653.80watt

40.28m²

28.00watt

120.84watt

ELECTRICAL PLAN

DRAWN: MCE DATE: 16.10.17 CHECK: DATE: XXX SCALE: 1:100 SHEET No: 10 OF 17

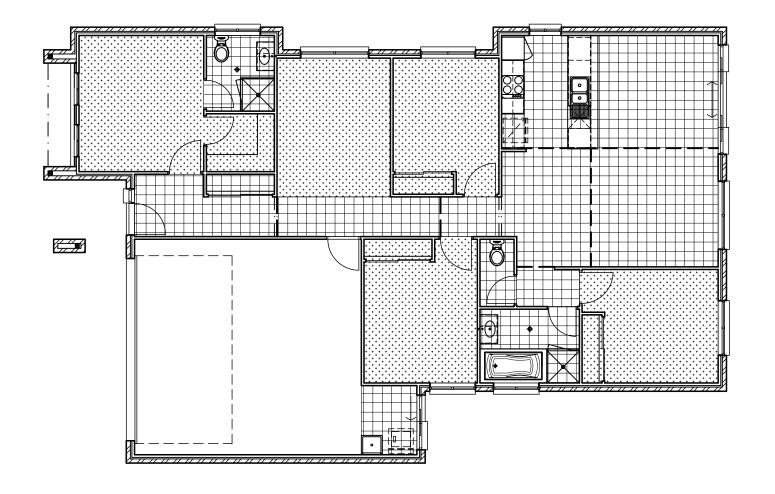
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Represents floor tile intermediate movement joint @ 4.5m cts. Floor tiler to ensure selected tiles do not require smaller spaces between movement joints.



LEGEND								
	CARPET							
	TILES							
	TIMBER							

AMM TYPE

FLOOR COVERINGS LAYOUT

						_	
					FOR: ORBIT HOMES	QUEENSL	_AN
			ORBIT HOMES	DATE	AT: LOT 193 VENIC		⊏NI
						E CRESCI	_11
			CLIENT	DATE	REDBANK		
-					UBD REF: XXXX		
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DATE SIGN CONTRACT DRAWINGS PROPOSED RESIDENCE AND

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DRAWN: MCE	DATE: 16.10.17						
CHECK:	DATE: XXX						
SCALE: 1:100	SHEET No: 11 OF 17						
TYRA MK1							
ELEVATION							

CHELSEA (R) SPECIFICATION URBANE QUALITY RANGE INCLUSIONS

STANDARD DRAWING - ISSUE 003 - 18.09.17 - MCE