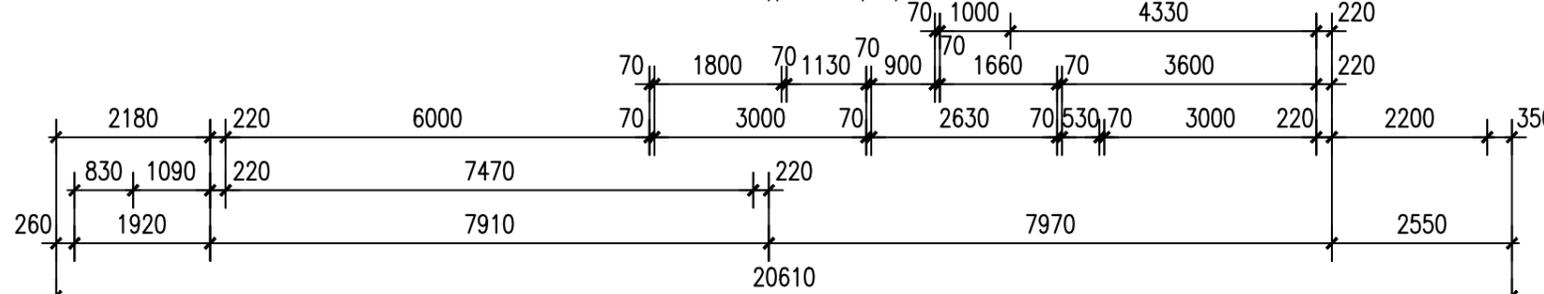
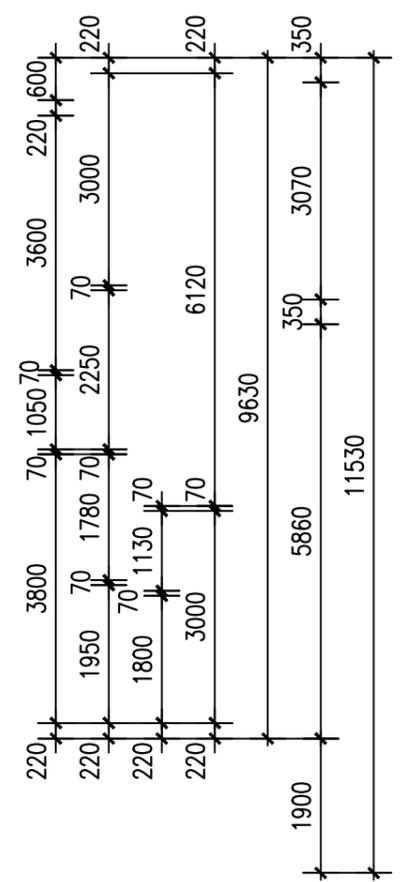
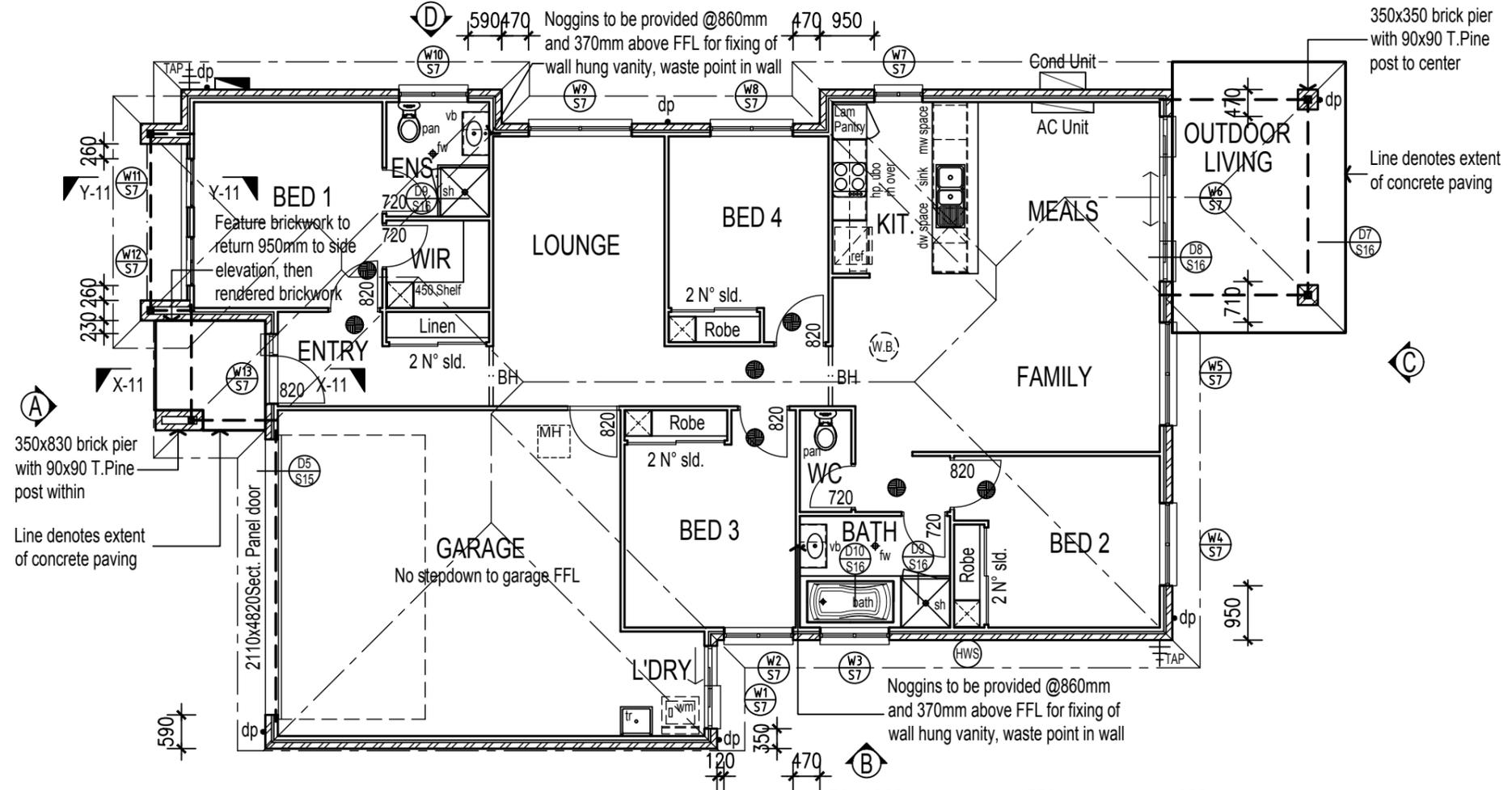
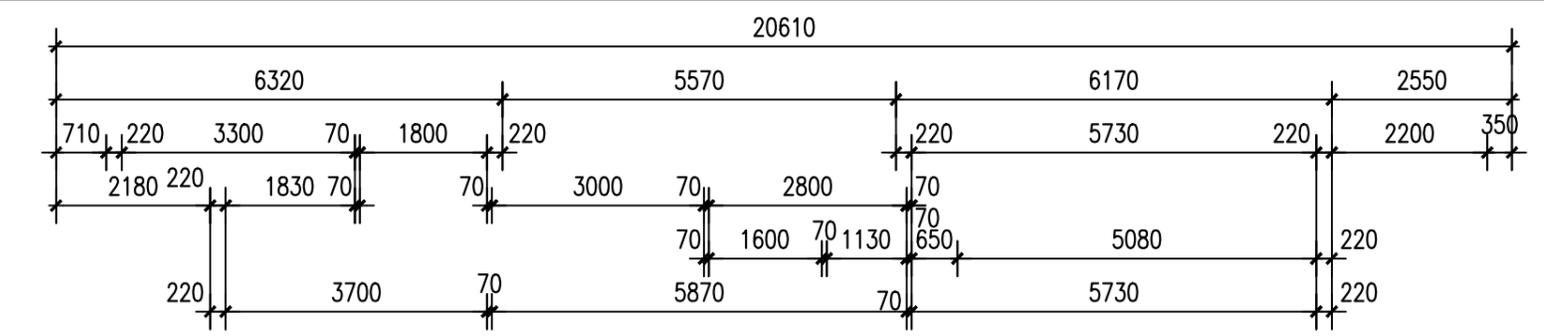
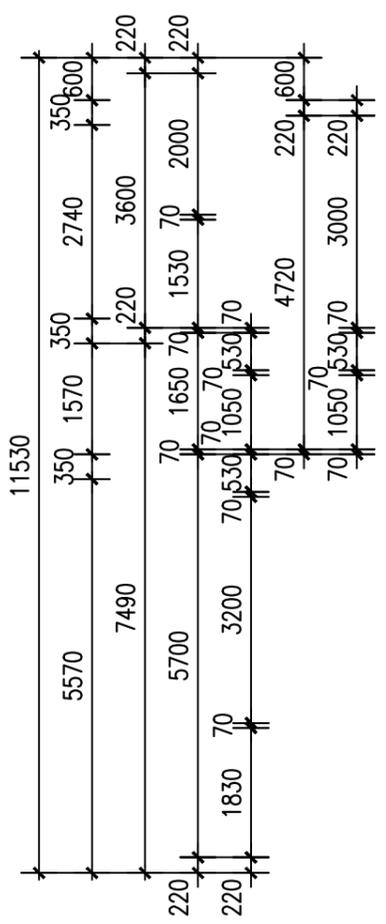


NOTE: Clearance is to be maintained between top of ceiling batts and underside of roof cover. Where ceiling batts and roof cover make contact a layer of sisalation is to be provided to the affected area to eliminate moisture transfer

☒ DENOTES 450 WIDE SHELVING TOWER - REFER DETAIL 11, SHEET 14

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



WIND RATING
TBA
CALCULATIONS
BASED ON N2

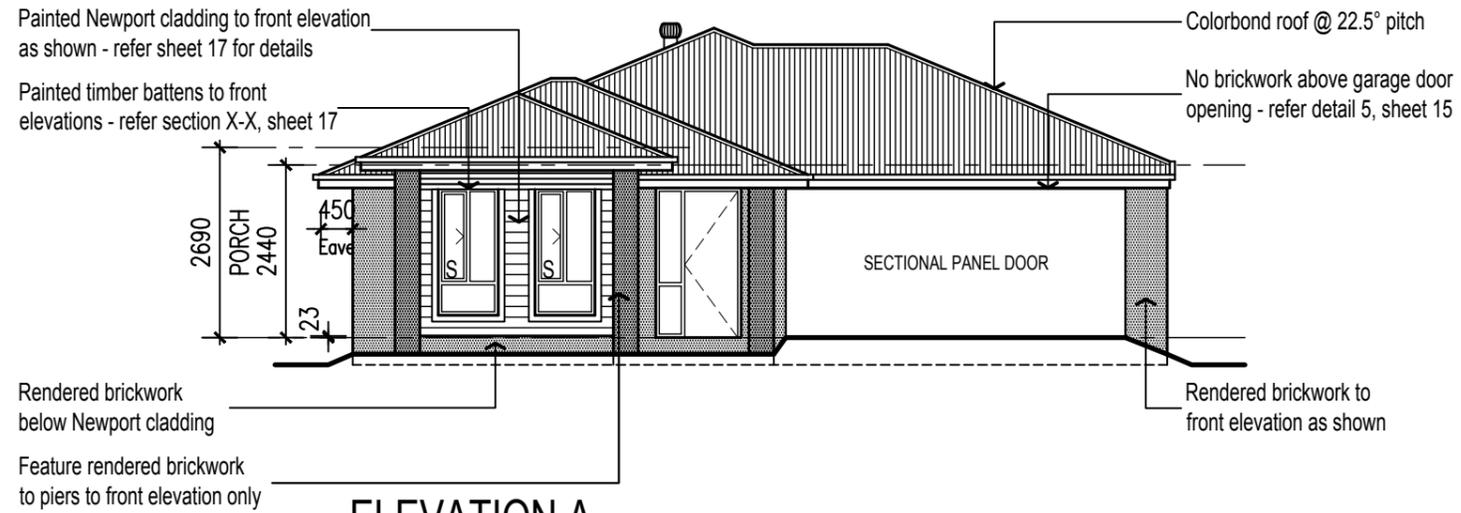
AREAS	
GROUND FLOOR:	130.76 m ²
FIRST FLOOR:	N/A m ²
GARAGE:	40.28 m ²
PORCH:	3.68 m ²
OUTDOOR LIVING:	14.38 m ²
TOTAL:	189.10 m ²

FLOOR PLAN

AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS	PROPOSED RESIDENCE FOR: ORBIT HOMES QUEENSLAND	 BSA Lic. No.716019 ORBIT HOMES QUEENSLAND PTY. LTD. 3916 PACIFIC HIGHWAY LOGANHOLME DC QLD 4129 TEL: 3801 7100 FAX: 3801 7111 www.orbithomes.com.au		DRAWN: MCE	DATE: 16.10.17
				ORBIT HOMES	AT: LOT 193 VENICE CRESCENT, REDBANK			CHECK:	DATE: XXX
				CLIENT	UBD REF: XXXX			SCALE: 1:100	SHEET No: 4 OF 17
				CLIENT	PERMIT N°: XXXX			DESIGN	TYRA MK1
					JOB N°: XXXX			ELEVATION	CHELSEA (R)
* NOTE DO NOT SCALE THESE DRAWINGS *								SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS

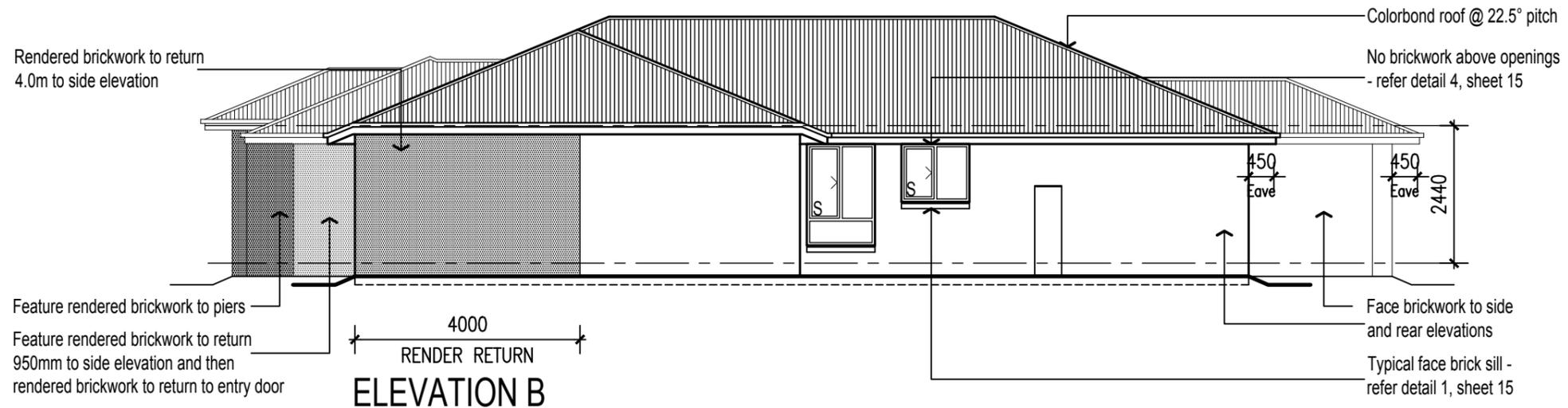
NOTE: PROVIDE ROLLER BLINDS TO ALL WINDOWS AND SLIDING GLASS DOORS EXCLUDING FRONT ENTRY SIDELIGHT, BATHROOM, ENSUITE AND WC.

NOTE: PROVIDE R2.5 GLASSWOOL CEILING BATTS



ELEVATION A

NOTE: Provide aluminium flyscreens with fibreglass mesh to all operable window sashes and sliding glass doors, including keyed locks. Provide aluminium barrier screen door to front entry door.



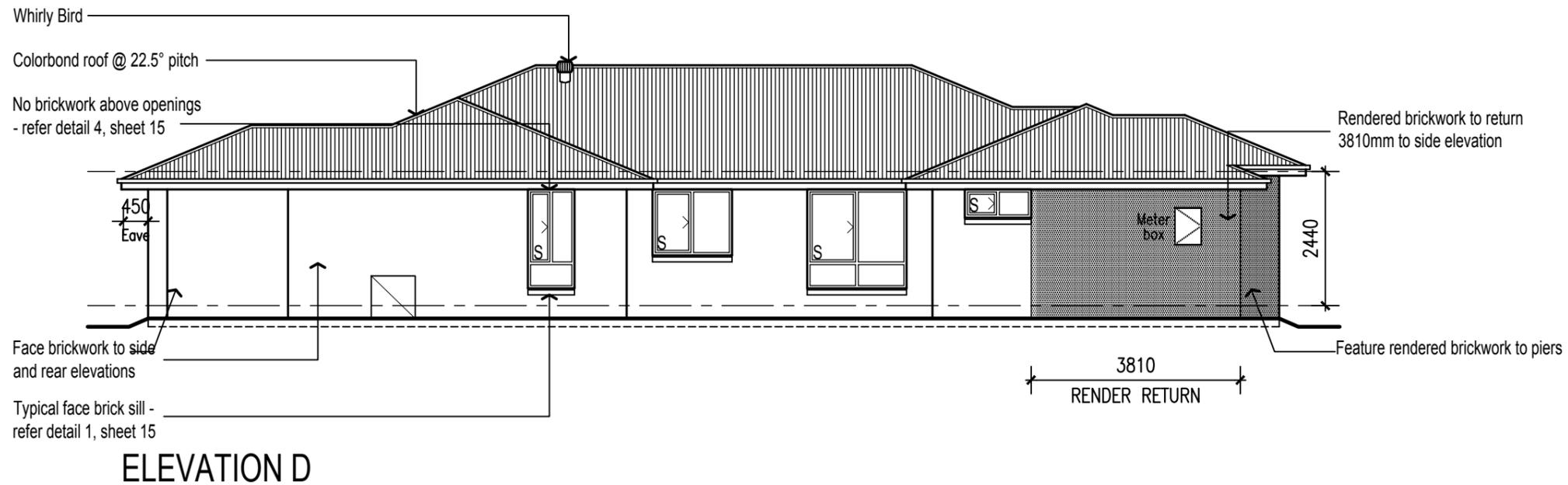
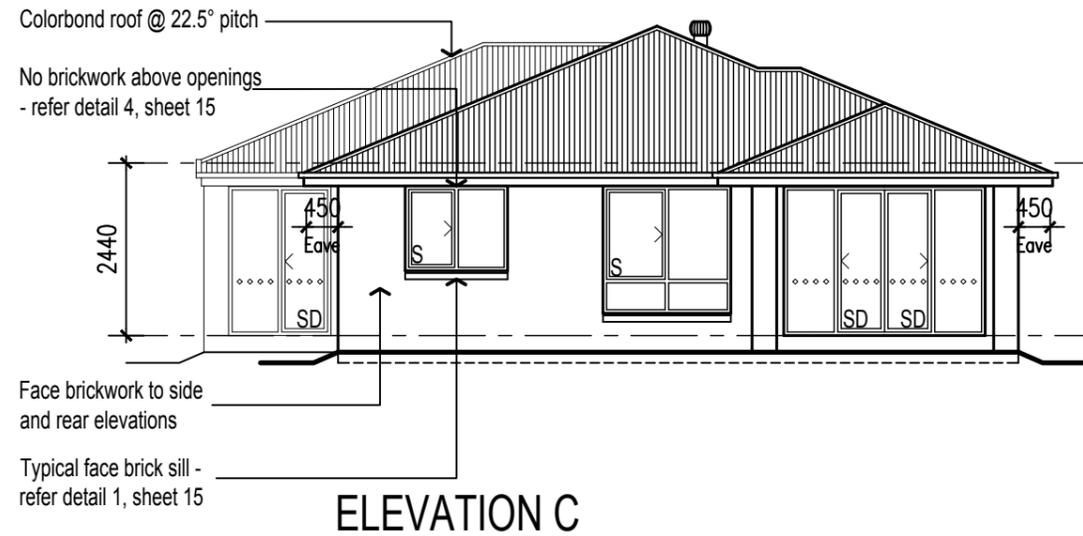
ELEVATION B

ELEVATIONS

AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS	PROPOSED RESIDENCE FOR: ORBIT HOMES QUEENSLAND	 BSA Lic. No.716019 ORBIT HOMES QUEENSLAND PTY. LTD. 3916 PACIFIC HIGHWAY LOGANHOLME DC QLD 4129 TEL: 3801 7100 FAX: 3801 7111 www.orbithomes.com.au		DRAWN: MCE	DATE: 16.10.17
				ORBIT HOMES	AT: LOT 193 VENICE CRESCENT, REDBANK			CHECK:	DATE: XXX
				CLIENT	UBD REF: XXXX			SCALE: 1:100	SHEET No: 5 OF 17
				CLIENT	PERMIT N°: XXXX JOB N°: XXXX			DESIGN	TYRA MK1
								ELEVATION	CHELSEA (R)
* NOTE DO NOT SCALE THESE DRAWINGS *								SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS

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 BATTES



ELEVATIONS

AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS	PROPOSED RESIDENCE FOR: ORBIT HOMES QUEENSLAND	 BSA Lic. No.716019 ORBIT HOMES QUEENSLAND PTY. LTD. 3916 PACIFIC HIGHWAY LOGANHOLME DC QLD 4129 TEL: 3801 7100 FAX: 3801 7111 www.orbithomes.com.au		DRAWN: MCE	DATE: 16.10.17
				ORBIT HOMES	AT: LOT 193 VENICE CRESCENT, REDBANK			CHECK:	DATE: XXX
				CLIENT	UBD REF: XXXX			SCALE: 1:100	SHEET No: 6 OF 17
				CLIENT	PERMIT N°: XXXX JOB N°: XXXX			DESIGN	TYRA MK1
								ELEVATION	CHELSEA (R)
* NOTE DO NOT SCALE THESE DRAWINGS *								SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS

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	HEAD HT.	O/A WINDOW & REVEAL DEPTH	GLAZING	D.GLAZE REQ.	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 2040 HIGH INTERNAL DOORS AND 2040 HIGH FRONT ENTRY DOOR

NOTE: PROVIDE R2.5 GLASSWOOL CEILING BATTS

TERMITE TREATMENT

TERMITE TREATMENT TO BE TERMIGLASS TO THE PERIMETER 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: ___/___/___

SITE NOTES

AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS	PROPOSED RESIDENCE FOR: ORBIT HOMES QUEENSLAND	 BSA Lic. No.716019 ORBIT HOMES QUEENSLAND PTY. LTD. 3916 PACIFIC HIGHWAY LOGANHOLME DC QLD 4129 TEL: 3801 7100 FAX: 3801 7111 www.orbithomes.com.au	urbaneHOMES	DRAWN: MCE	DATE: 16.10.17
				ORBIT HOMES _____ DATE _____	AT: LOT 193 VENICE CRESCENT, REDBANK			CHECK: _____	DATE: XXX
				CLIENT _____ DATE _____	UBD REF: XXXX			SCALE: N/A	SHEET No: 7 OF 17
				CLIENT _____ DATE _____	PERMIT N°: XXXX JOB N°: XXXX			DESIGN	TYRA MK1
* NOTE DO NOT SCALE THESE DRAWINGS *								ELEVATION	CHELSEA (R)
								SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS

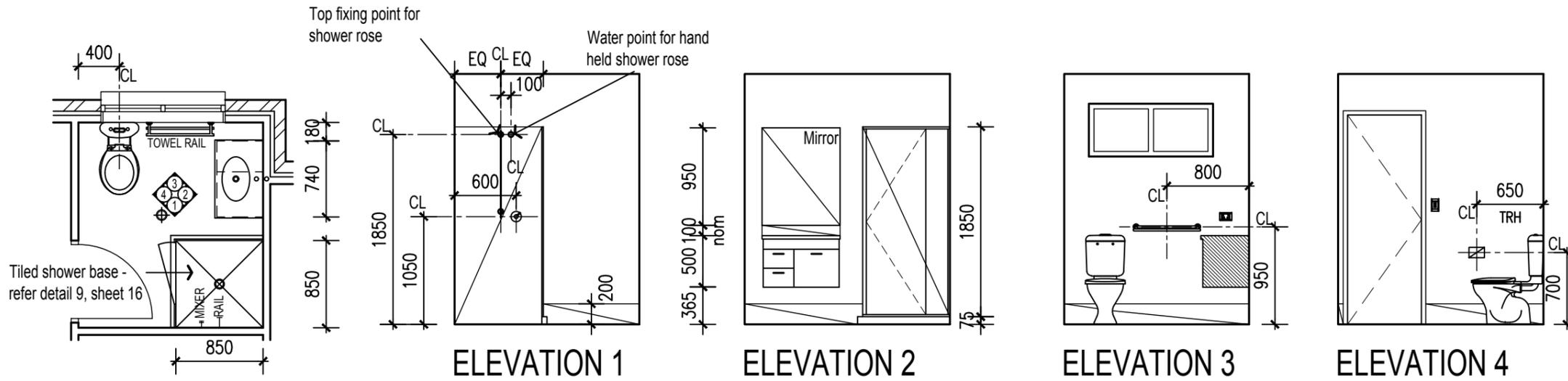
NOTE: ALL DIMENSIONS INCLUDING FRIDGE HEIGHT DO NOT ALLOW FOR FLOORING TYPE

NOTE: Nominal tile dimensions shown

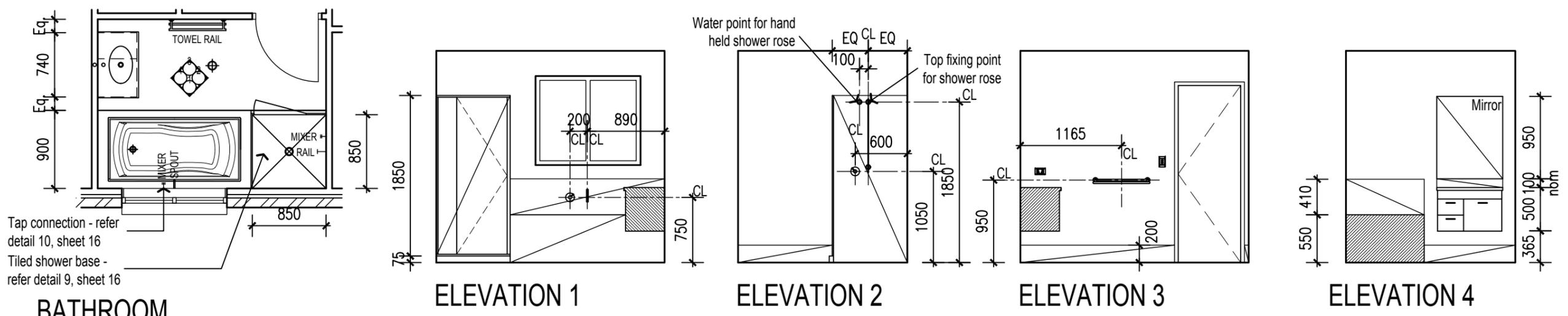
NOTE: All cupboard dimensions to be confirmed by site measure

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

NOTE: Bath set at 550 above slab FFL



ENSUITE

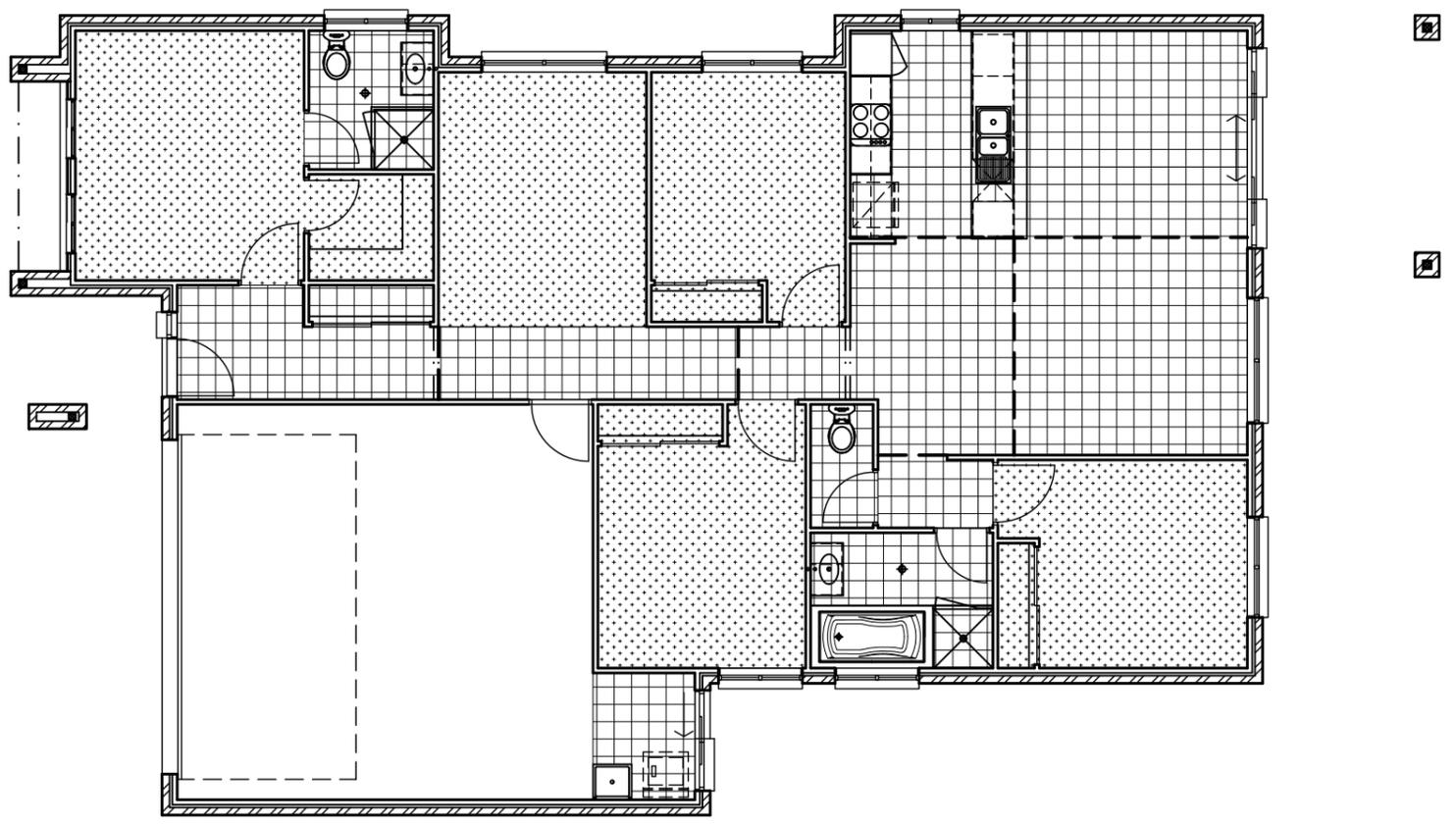


BATHROOM

INTERNALS

AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS	PROPOSED RESIDENCE FOR: ORBIT HOMES QUEENSLAND	 BSA Lic. No.716019 ORBIT HOMES QUEENSLAND PTY. LTD. 3916 PACIFIC HIGHWAY LOGANHOLME DC QLD 4129 TEL: 3801 7100 FAX: 3801 7111 www.orbithomes.com.au		DRAWN: MCE	DATE: 16.10.17
				ORBIT HOMES	AT: LOT 193 VENICE CRESCENT, REDBANK			CHECK:	DATE: XXX
				CLIENT	UBD REF: XXXX			SCALE: 1:50	SHEET No: 9 OF 17
				CLIENT	PERMIT N°: XXXX JOB N°: XXXX			DESIGN	TYRA MK1
								ELEVATION	CHELSEA (R)
* NOTE DO NOT SCALE THESE DRAWINGS *								SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS

----- 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

FLOOR COVERINGS LAYOUT

AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS	PROPOSED RESIDENCE	 <small>BSA Lic. No.716019 ORBIT HOMES QUEENSLAND PTY. LTD. 3916 PACIFIC HIGHWAY LOGANHOLME DC QLD 4129 TEL: 3801 7100 FAX: 3801 7111 www.orbithomes.com.au</small>		DRAWN: MCE	DATE: 16.10.17
				ORBIT HOMES _____ DATE _____	FOR: ORBIT HOMES QUEENSLAND			CHECK: _____	DATE: XXX
				CLIENT _____ DATE _____	AT: LOT 193 VENICE CRESCENT, REDBANK	SCALE: 1:100	SHEET No: 11 OF 17		
				CLIENT _____ DATE _____	UBD REF: XXXX	DESIGN	TYRA MK1		
					PERMIT N°: XXXX JOB N°: XXXX	ELEVATION	CHELSEA (R)		
* NOTE DO NOT SCALE THESE DRAWINGS *						SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS		