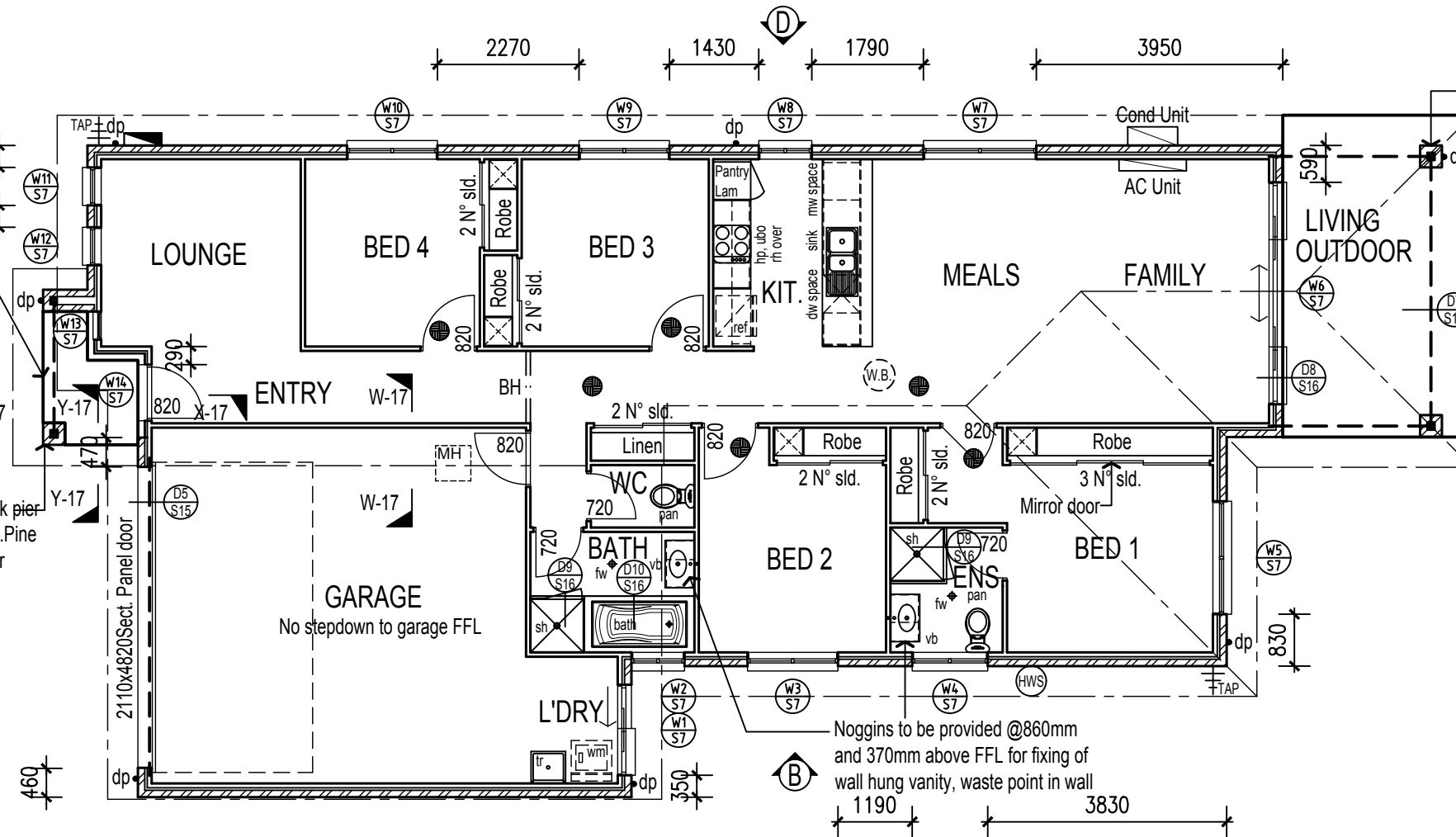
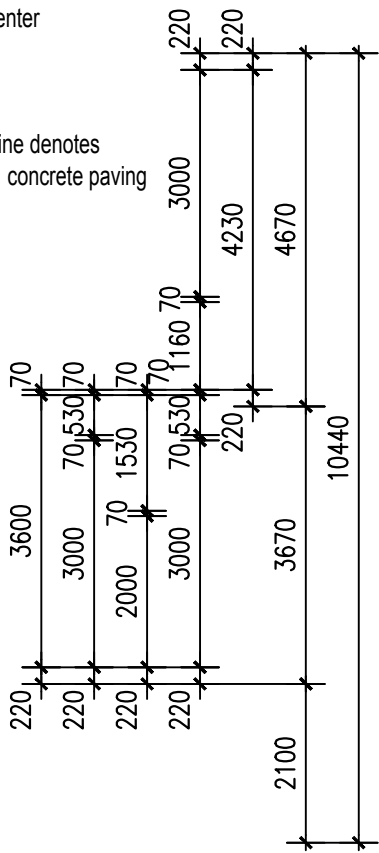
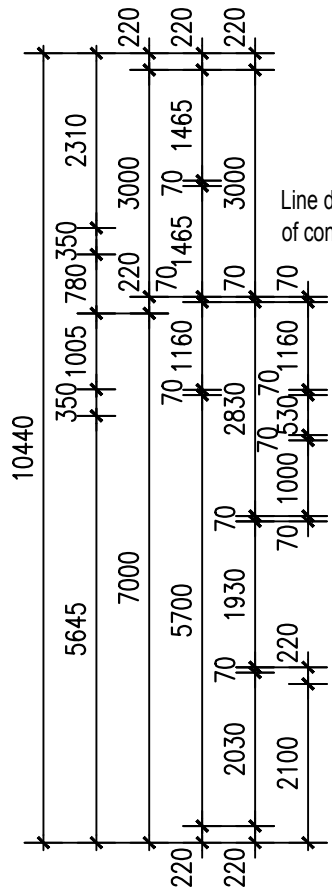
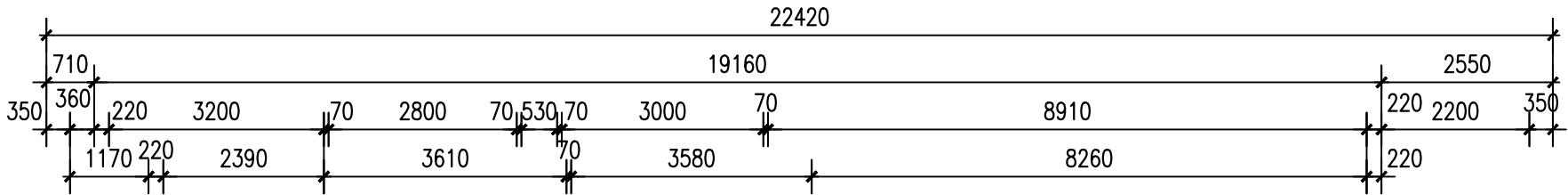


NOTE: Clearance is to be maintained between top of ceiling batts and underside of roof cover. Where ceiling batts and roof cover make contact a layer of sisalation is to be provided to the affected area to eliminate moisture transfer

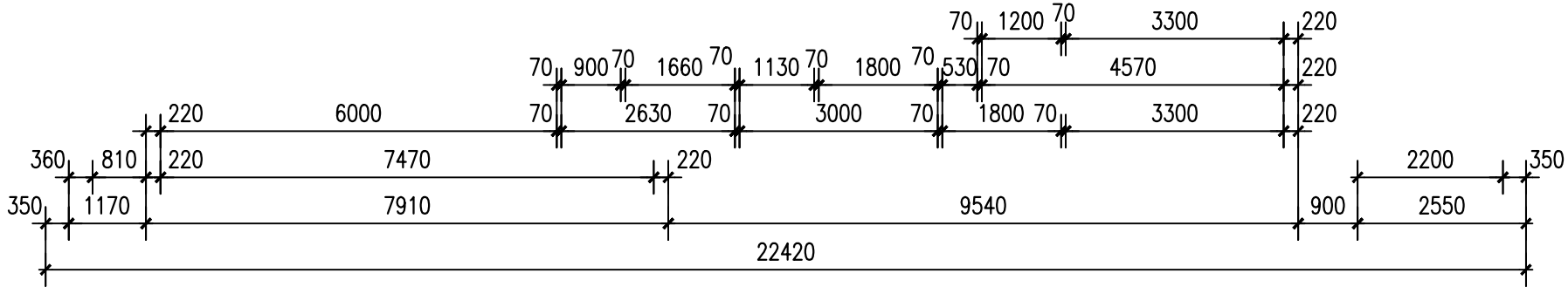
☒ DENOTES 450 WIDE SHELVING TOWER - REFER DETAIL 11, SHEET 14

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:	128.80 m²
FIRST FLOOR:	N/A m²
GARAGE:	40.59 m²
PORCH:	2.61 m²
OUTDOOR LIVING:	15.65 m²
TOTAL:	187.65 m²

FLOOR PLAN

AMM	TYPE	DATE	SIGN

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: ORBIT HOMES QUEENSLAND

AT: LOT 12 NEW ROAD,
THORNLANDS

UBD REF: XXXX
PERMIT N°: XXXX JOB N°: XXXX

**Orbit
HOMES**

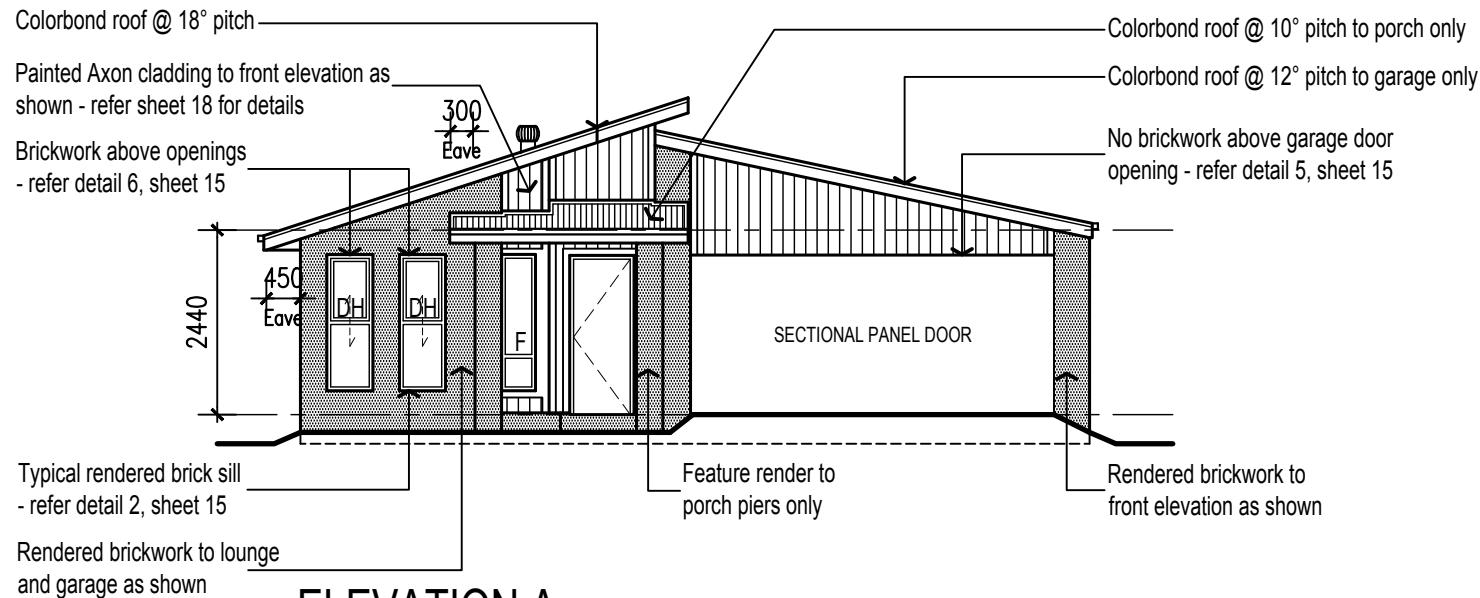
BSA Lic. No.716019
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3916 PACIFIC HIGHWAY
LOGANHOLME DC QLD 4129
TEL: 3801 7100 FAX: 3801 7111
www.orbithomes.com.au

urbaneHOMES

DRAWN: MCE	DATE: 19.11.17
CHECK:	DATE: XXX
SCALE: 1:100	SHEET No: 4 OF 18
DESIGN	ADRIANA MK1
ELEVATION	GREENWICH (R)
SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS

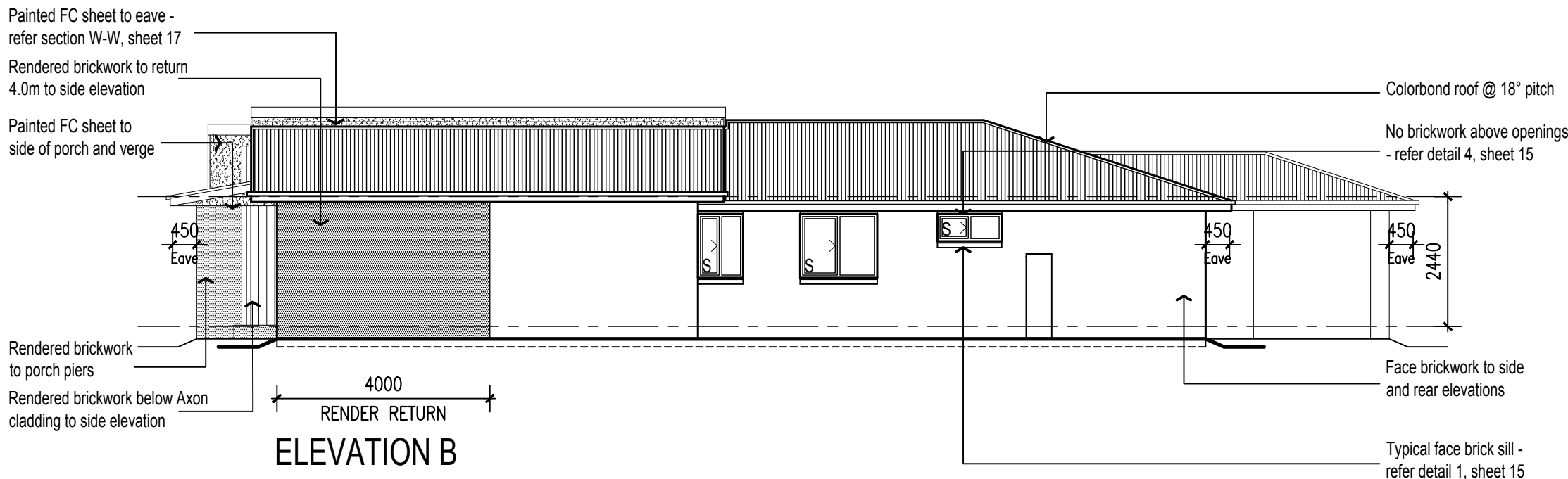
NOTE: PROVIDE ROLLER BLINDS TO ALL WINDOWS
AND SLIDING GLASS DOORS EXCLUDING FRONT
ENTRY SIDELIGHT, BATHROOM, ENSUITE AND WC.

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.



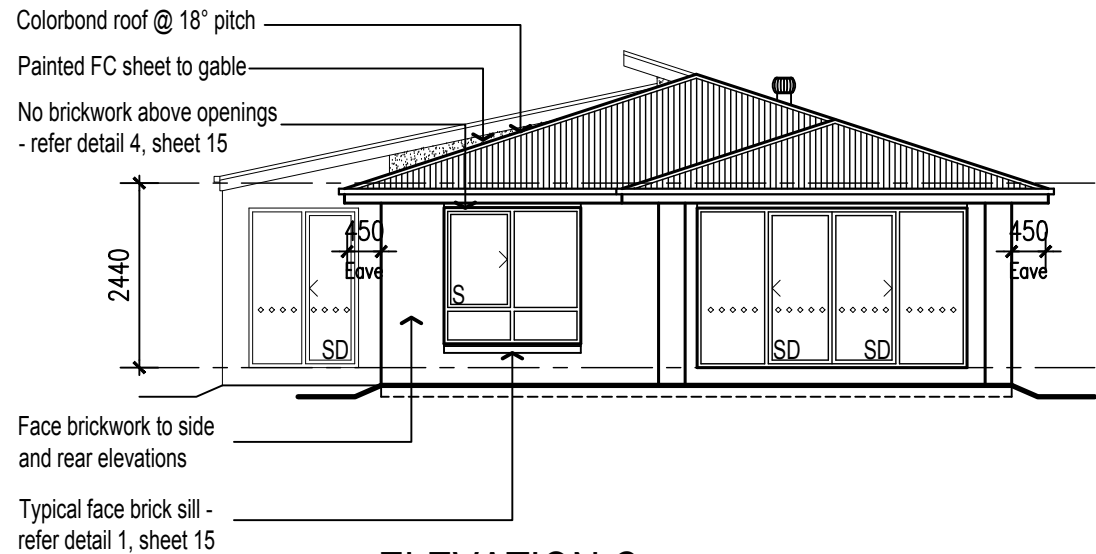
ELEVATION B

ELEVATIONS

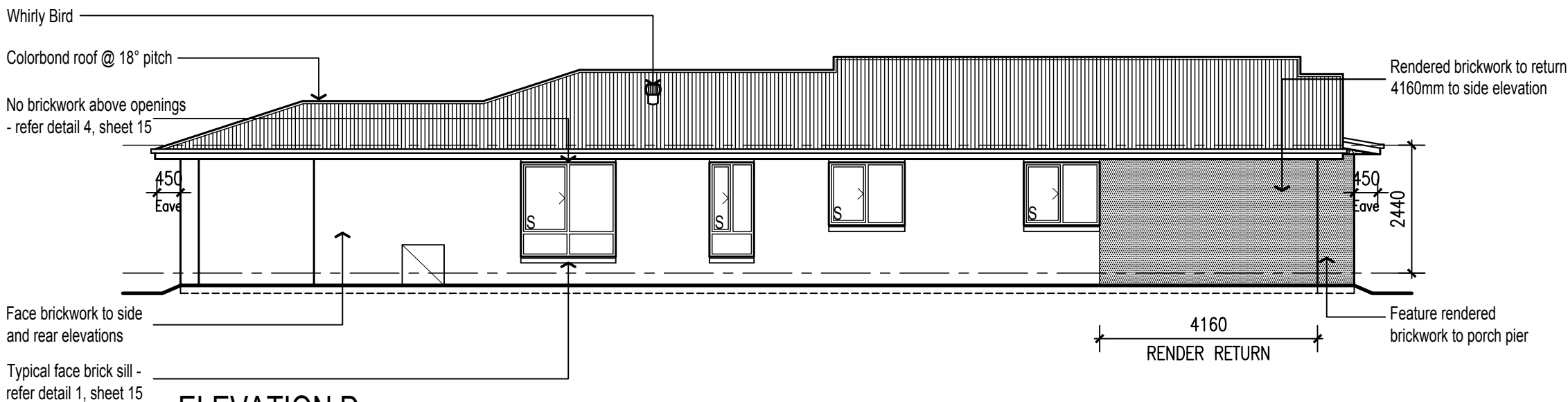
AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS	PROPOSED RESIDENCE FOR: ORBIT HOMES QUEENSLAND	Orbit HOMES	urbaneHOMES	DRAWN: MCE	DATE: 19.11.17
					AT: LOT 12 NEW ROAD, THORNLANDS	BSA Lic. No.716019 ORBIT HOMES QUEENSLAND PTY. LTD. 3916 PACIFIC HIGHWAY LOGANHOLME DC QLD 4129 TEL: 3801 7100 FAX: 3801 7111 www.orbithomes.com.au		CHECK:	DATE: XXX
					UBD REF: XXXX			SCALE: 1:100	SHEET No: 5 OF 18
					PERMIT N°: XXXX			DESIGN	ADRIANA MK1
					JOB N°: XXXX			ELEVATION	GREENWICH (R)
								SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS
* NOTE DO NOT SCALE THESE DRAWINGS *									

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 C



ELEVATION D

ELEVATIONS

AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS	PROPOSED RESIDENCE FOR: ORBIT HOMES QUEENSLAND	Orbit HOMES	urbaneHOMES	DRAWN: MCE	DATE: 19.11.17
					AT: LOT 12 NEW ROAD, THORNLANDS	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		CHECK:	DATE: XXX
					UBD REF: XXXX			SCALE: 1:100	SHEET No: 6 OF 18
					PERMIT N°: XXXX			DESIGN	ADRIANA MK1
					JOB N°: XXXX			ELEVATION	GREENWICH (R)
								SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS
* NOTE DO NOT SCALE THESE DRAWINGS *									

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	1200	850	2150	143mm	WHITE CAT.	NO	NO	LEFT TO RIGHT SLIDING SASH
W3	1200	1450	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W4	514	1210	2150	143mm	WHITE CAT.	NO	NO	LEFT TO RIGHT SLIDING SASH
W5	1800	1810	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W6	2110	3556	N/A	N/A	CLEAR	NO	N/A	BI PARTING SLIDING GLASS DOORS
W7	1800	1810	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W8	1800	850	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W9	1200	1450	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W10	1200	1450	2150	143mm	CLEAR	NO	NO	LEFT TO RIGHT SLIDING SASH
W11	1800	610	2150	143mm	CLEAR	NO	NO	DOUBLE HUNG
W12	1800	610	2150	143mm	CLEAR	NO	NO	DOUBLE HUNG
W13	1800	450	2150	143mm	CLEAR	NO	NO	FIXED - TO SUIT AXON CLADDING
W14	2105	850	N/A	N/A	NONE	N/A	N/A	ALUMINIUM FRAME TO SUIT 820 DOOR - TO SUIT AXON CLADDING
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.

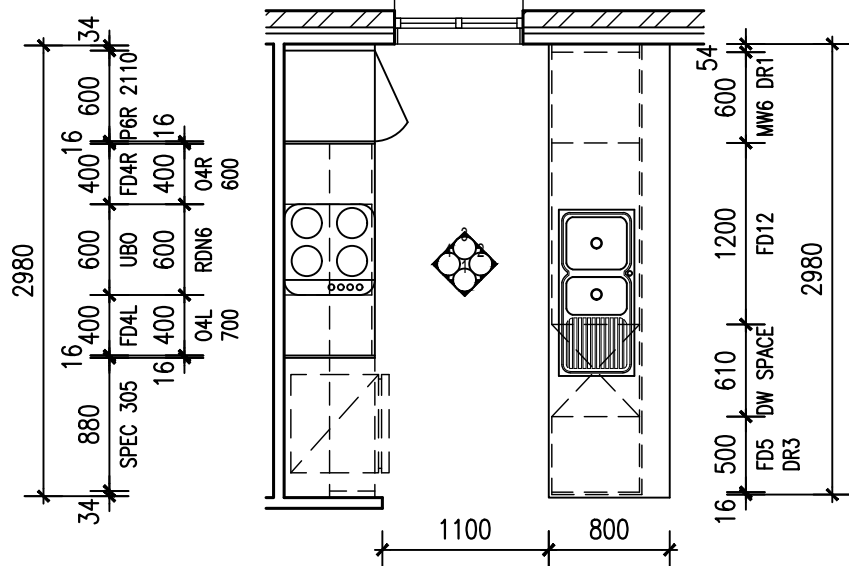
OWNER:_____

DATE:___/___/_____

SITE NOTES

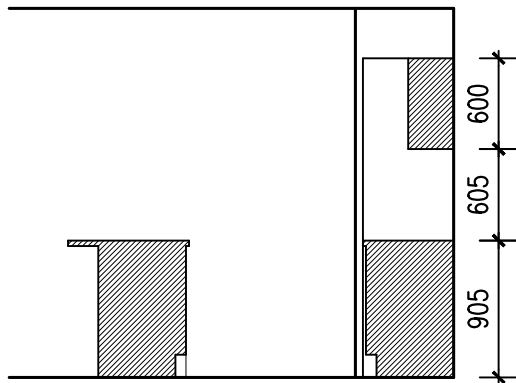
AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS	PROPOSED RESIDENCE FOR: ORBIT HOMES QUEENSLAND	<div><div>Orbit HOMES</div><div>BSA Lic. No.716019 ORBIT HOMES QUEENSLAND PTY. LTD. 3916 PACIFIC HIGHWAY LOGANHOLME DC QLD 4129 TEL: 3801 7100 FAX: 3801 7111 www.orbithomes.com.au</div></div>	<div>urbaneHOMES</div>	DRAWN: MCE	DATE: 19.11.17
				<div><div>ORBIT HOMES</div><div>DATE</div><div>CLIENT</div><div>DATE</div><div>CLIENT</div><div>DATE</div></div>	CHECK:			DATE: XXX	
					SCALE: N/A			SHEET No: 7 OF 18	
					DESIGN			ADRIANA MK1	
					ELEVATION			GREENWICH (R)	
				SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS				
* NOTE DO NOT SCALE THESE DRAWINGS *					AT: LOT 12 NEW ROAD, THORNLANDS UBD REF: XXXX PERMIT N°: XXXX JOB N°: XXXX				

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

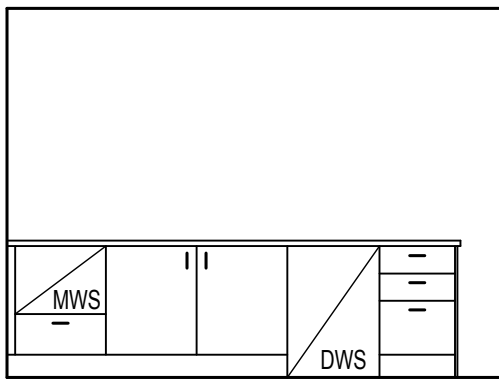


KITCHEN

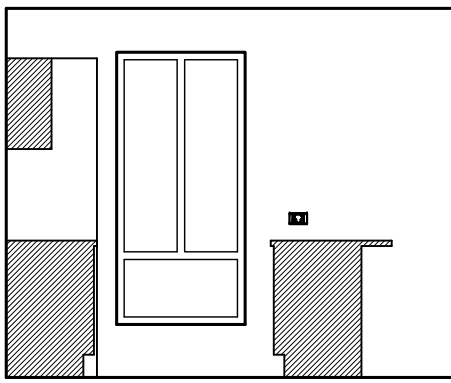
NOTE: Provide soft closing
mechanism to drawers



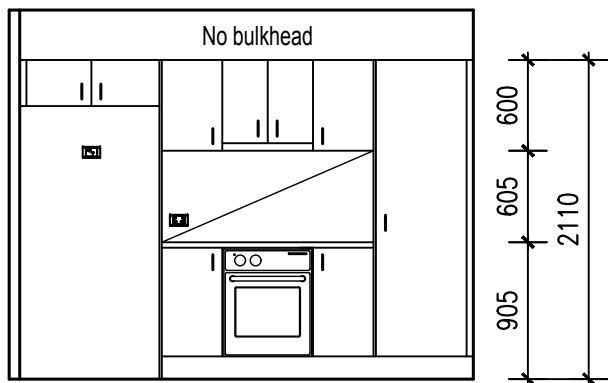
ELEVATION 1



ELEVATION 2



ELEVATION 3

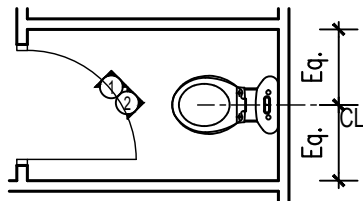


ELEVATION 4

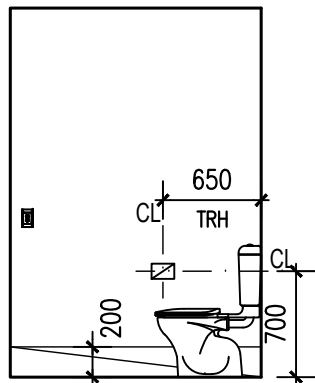
NOTE: Nominal tile dimensions shown

NOTE: All cupboard dimensions to be confirmed
by site measure

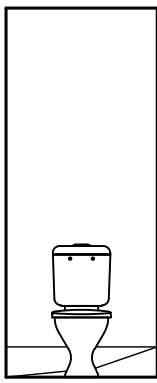
NOTE: Wall tiles shown indicative only. Tiled
skirts to all wet area walls as shown



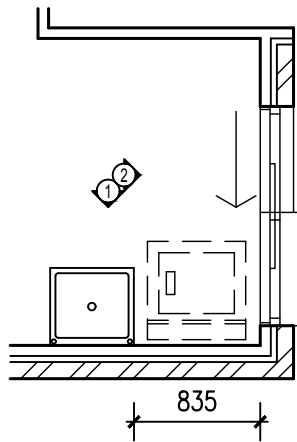
WC



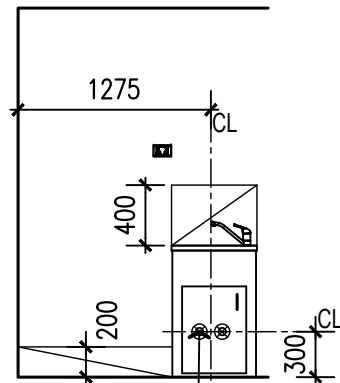
ELEVATION 1



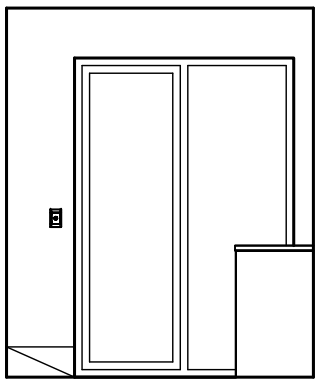
ELEVATION 2



LAUNDRY



ELEVATION 1



ELEVATION 2

INTERNALS

AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS
				ORBIT HOMES DATE
				CLIENT DATE
				CLIENT DATE

PROPOSED RESIDENCE
FOR: ORBIT HOMES QUEENSLAND

AT: LOT 12 NEW ROAD,
THORNLANDS

UBD REF: XXXX
PERMIT N°: XXXX

JOB N°: XXXX

**Orbit
HOMES**

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DRAWN: MCE	DATE: 19.11.17
CHECK:	DATE: XXX
SCALE: 1:50	SHEET No: 8 OF 18
DESIGN	ADRIANA MK1
ELEVATION	GREENWICH (R)
SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS



NOTE: Bath set at 550 above slab FFL



INTERNALS

AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS	PROPOSED RESIDENCE FOR: ORBIT HOMES QUEENSLAND	<div><div>Orbit HOMES</div><div>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</div></div>	<div>urbaneHOMES</div>	DRAWN: MCE	DATE: 19.11.17
					CHECK:			DATE: XXX	
					SCALE: 1:50			SHEET No: 9 OF 18	
				ORBIT HOMES _____ DATE _____	DESIGN			ADRIANA MK1	
				CLIENT _____ DATE _____	ELEVATION			GREENWICH (R)	
				CLIENT _____ DATE _____	SPECIFICATION			URBANE QUALITY RANGE INCLUSIONS	
* NOTE DO NOT SCALE THESE DRAWINGS *				AT: LOT 12 NEW ROAD, THORNLANDS UBD REF: XXXX PERMIT N°: XXXX JOB N°: XXXX					

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 fiitngs 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

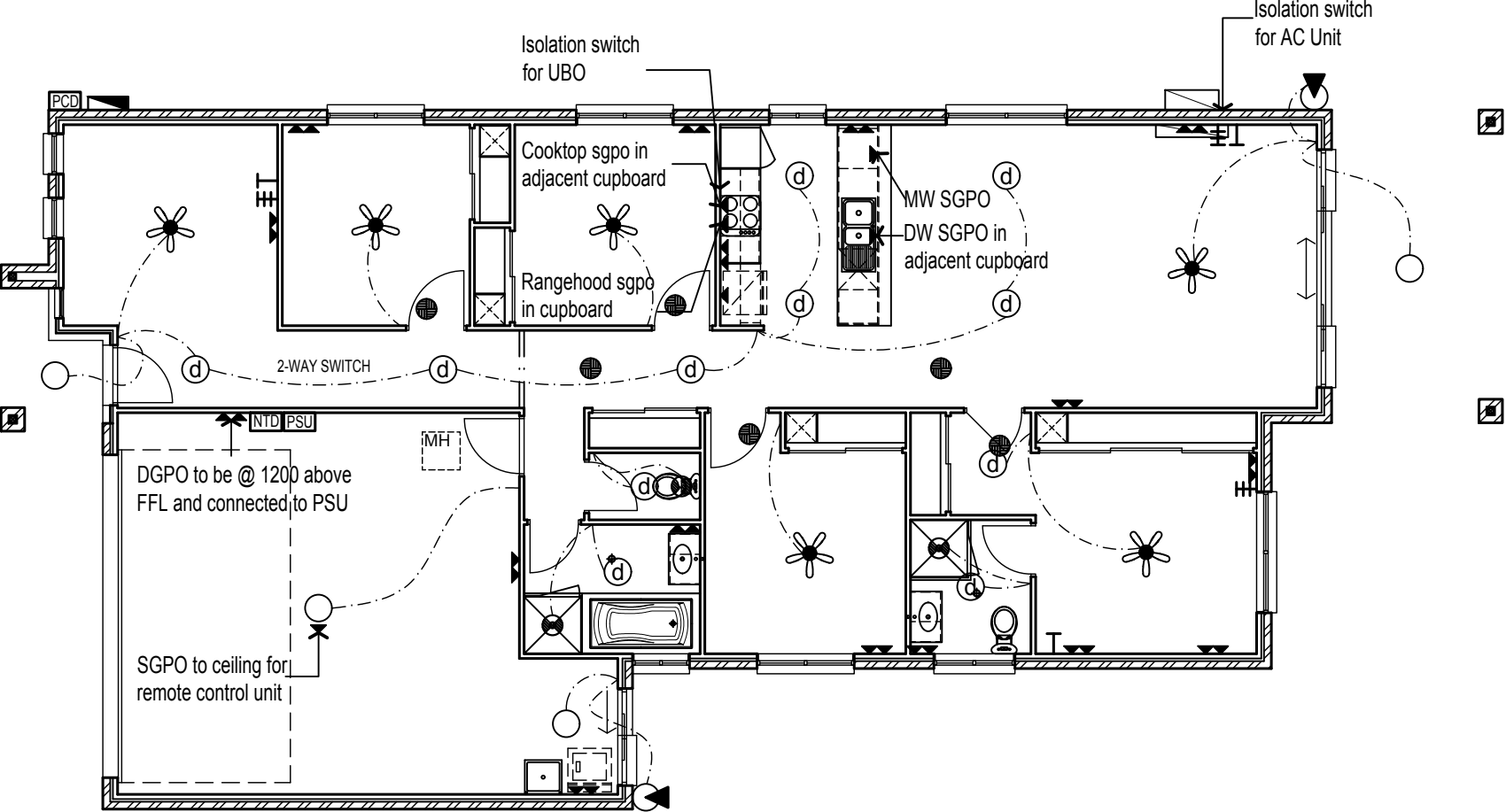
NOTE: ALL SMOKE DETECTORS TO THE DWELLING ARE TO BE INTERCONNECTED AS PER THE N.C.C REQUIREMENTS

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.



ARTIFICIAL LIGHTING COMPLIANCE
INTERNAL

Ground Floor area:	128.80m²
Proposed light wattage:	230.00watt
Allowable light wattage:	644.00watt
Garage floor area:	40.59m²
Proposed light wattage:	28.00watt
Allowable light wattage:	121.77watt

EXTERNAL

Floor area:	18.26m²
Proposed light wattage:	28.00watt
Allowable light wattage:	73.04watt

ELECTRICAL PLAN

▲	Single gpo	6	└─	Phone/Data Point	3	○	Ceiling light outlet with 14 watt flouro globe	4	✱	Ceiling Fan	0
▲▲	Double gpo	16	PCD	Premises connection device	1	ⓓ	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	⊗	Exhaust fan	3
▲▲	Weatherproof double gpo	0	PSU	Power supply unit	1	◑	Wall mounted light	0	⊗	2 Heat Lamps/Fan/Light	0
⚡	Television point	3	🔔	Alarm System	0	◑	Motion sensor light	0	●	Smoke alarm	2

AMM	TYPE	DATE	SIGN

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: ORBIT HOMES QUEENSLAND

AT: LOT 12 NEW ROAD,
THORNLANDS

UBD REF: XXXX
PERMIT N°: XXXX JOB N°: XXXX

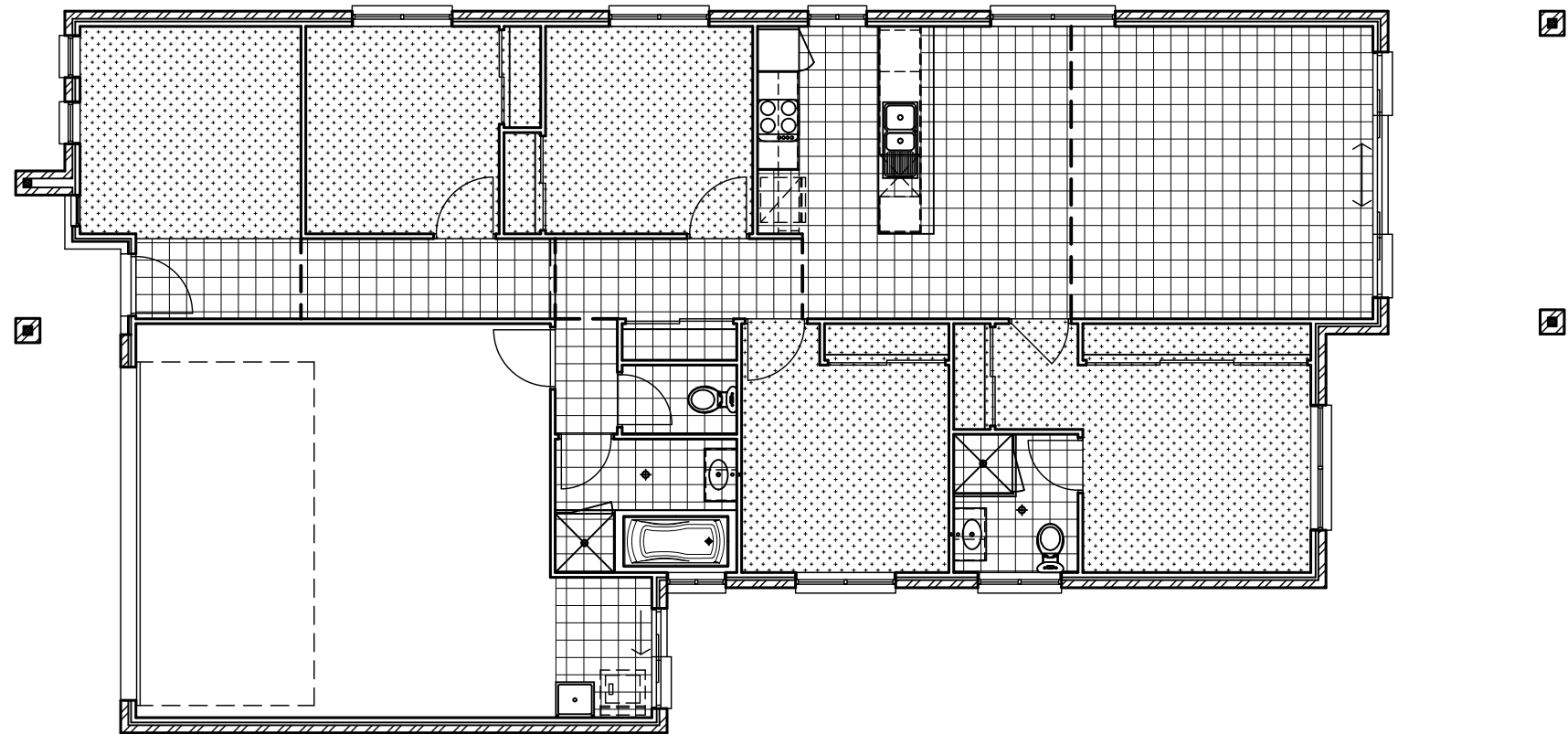
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DRAWN: MCE	DATE: 19.11.17
CHECK:	DATE: XXX
SCALE: 1:100	SHEET No: 10 OF 18
DESIGN	ADRIANA MK1
ELEVATION	GREENWICH (R)
SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS

----- 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 FOR: ORBIT HOMES QUEENSLAND		urbaneHOMES	DRAWN: MCE	DATE: 19.11.17
					AT: LOT 12 NEW ROAD, THORNLANDS	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		CHECK:	DATE: XXX
					UBD REF: XXXX			SCALE: 1:100	SHEET No: 11 OF 18
					PERMIT N°: XXXX			DESIGN	ADRIANA MK1
					JOB N°: XXXX			ELEVATION	GREENWICH (R)
								SPECIFICATION	URBANE QUALITY RANGE INCLUSIONS
* NOTE DO NOT SCALE THESE DRAWINGS *								STANDARD DRAWING - ISSUE 008 - 19.09.17 - MCE	