

NOTE: ALL PAVING TO BE 200mm OFF BOUNDARY UNLESS OTHERWISE NOTED. PAVING ADJACENT TO HOUSE TO BE SET DOWN 170mm FROM FFL UNLESS OTHERWISE NOTED.

PROPOSED DRIVEWAY GRADIENT IS 1:7.5

-  DENOTES METER BOX (& GAS METER WHEN IN SAME LOCATION).
-  DENOTES GAS METER WHEN IN SEPARATE LOCATION.

NOTE: STORMWATER SHOWN INDICATIVE ONLY & IS SUBJECT TO CHANGE ON SITE.

NOTE: ANY RETAINING WALLS SHOWN ON OR NEAR THE BOUNDARIES ARE TO BE CONSTRUCTED COMPLETELY WITHIN THE SUBJECT PROPERTY INCLUDING ALL ASSOCIATED FOOTINGS AND AG DRAINS

NOTE: ALL WORK SHOWN TO BE CARRIED OUT IN GOOD WORKMAN LIKE MANNER IN ACCORDANCE WITH "NATIONAL CONSTRUCTION CODE - 2022".

NOTE: PRE PROVISIONING FOR FIBRE TO THE PREMISES REQUIRED, REFER TO THE ELECTRICAL PLAN FOR FUTHER INFORMATION.

NOTE: PROVIDE THREE PHASE UNDERGROUND POWER

NOTE: BUILD TO BOUNDARY WALL RELAXATION TO BE REQUIRED

WIND RATING

N4

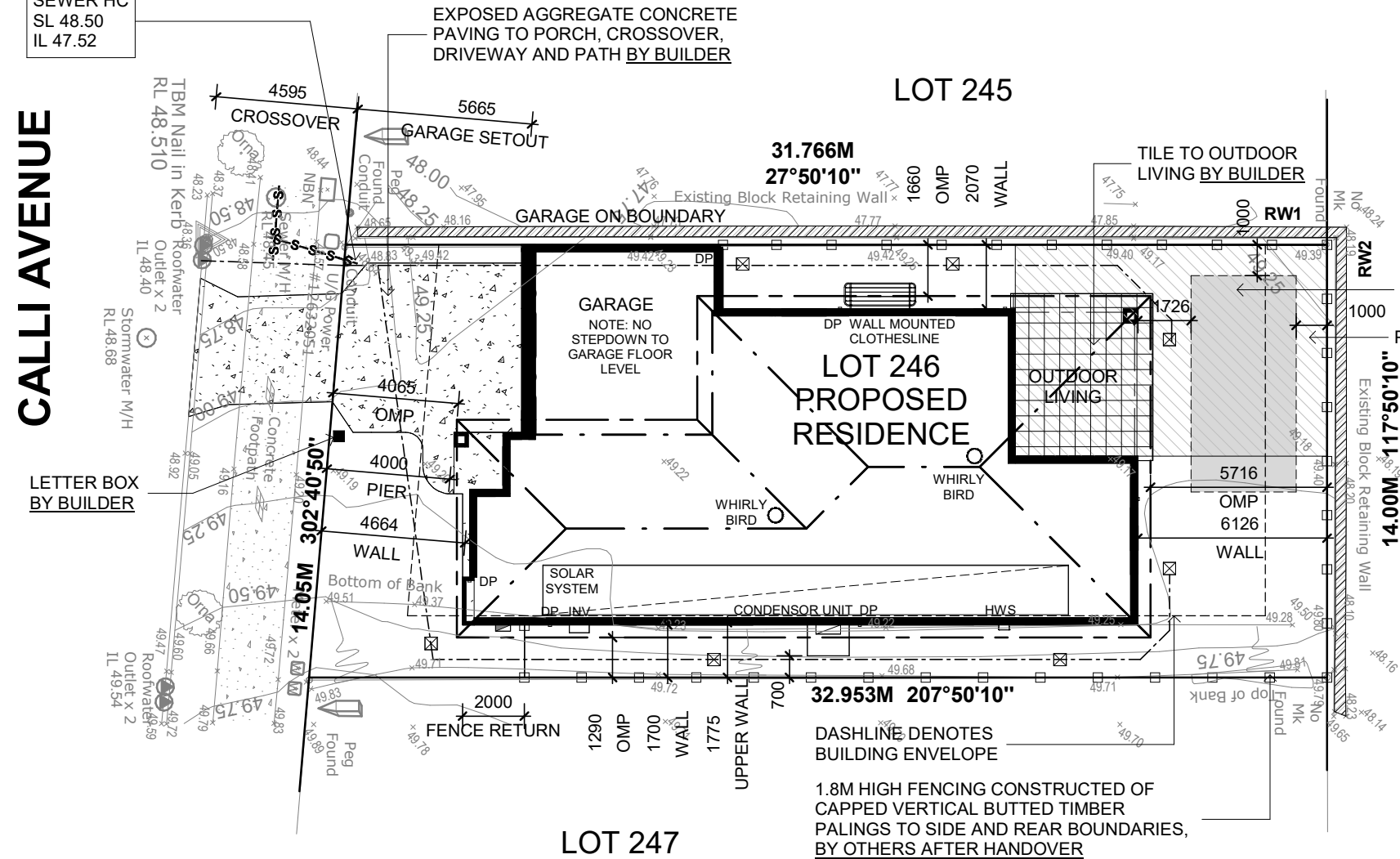
REFER TO STEEL MANUFACTURER

	MINIMUM	MAXIMUM	AVERAGE HEIGHT
RW1	0.3	1.4	0.85
RW2	1.0	1.5	1.25

SEWER HC
SL 48.50
IL 47.52

CALLI AVENUE

LETTER BOX
BY BUILDER



SITE INFORMATION

BUILDING PAD SCRAPE LEVEL	RL 49.250 APPROX.
HOUSE FFL:	RL 49.560
GARAGE FFL:	RL 49.560
PORCH FFL:	RL 49.388
O.LIVING FFL:	RL 49.388

WHEN RETAINING WALLS ARE INDICATED ON THE PLANS AN AG DRAIN MUST BE PLACED TO THE REAR OF THE WALL AND SILT PITS TO BE PROVIDED TO EITHER END OF WALL FOR CONNECTION TO LPOD.

SOIL REPORT INFORMATION

	HOLE 1	HOLE 2	HOLE 3	HOLE 4
FILL DETECTED:	YES	YES	YES	YES
DEPTH:	200	200	200	100
COMPACTION REPORTED RECEIVED:	NO			
ROCK:	YES	YES	YES	YES
DEPTH OF ROCK:	600	500	700	600
REFUSAL:	NO	NO	NO	NO

LOT AREAS:-

SITE:	453.00m ²	
BUILDING COVERAGE:	234.59m ²	51.79%
GARDEN AREA:	183.41m ²	40.49%
PERMEABILITY:	183.41m ²	40.49%

PAVING:-

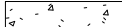
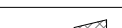
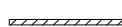
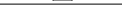
DRIVEWAY & PATH:	35.00m ²
PORCH:	3.40m ²
OUTDOOR LIVING:	N/Am ²
L'DRY PATH:	N/Am ²
CROSSOVER:	15.43m ²
TOTAL:	53.83m ²

TILE:-

PORCH:	N/Am ²
OUTDOOR LIVING:	23.32m ²
TOTAL:	23.32m ²

SITE SURVEY LEGEND

O/H POWER	NO	
U/G POWER	YES	
WATER	YES	
TELECOM	YES	
GAS	N/A	GAS — GAS — GAS
SEWER	YES	s — 
ROOFWATER	YES	RW — RW — RW
STORMWATER	YES	SW — SW — SW
OVERHEAD LIGHT		
STORM WATER		
FIRE HYDRANT		
WATER VALVE		
MOUNTABLE KERB		-----
NON-MOUNT. KERB		=====

	EXPOSED AGG. CONCRETE
	CUT BATTER
	FILL BATTER
	EXISTING SLEEPER RET. WALL
	PROPOSED SLEEPER RET. WALL
	YARD GULLY
	STORMWATER PIPE
	GRATE DRAIN
	EXISTING FENCE
	PROPOSED FENCE

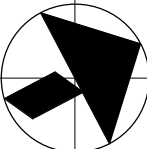
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01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843



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SITE PLAN		
TERMITES	YES	
FIRE ANTS	YES	
BUSHFIRE	LOW	
FLOODING	NO	
CORROSIVE	NO	
TOWN PLANNING	NO	

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: 1 : 200	SHEET No: 1 / 37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7

NOTE: LANDSCAPE IS SHOWN INDICATIVE AND IS SUBJECT TO CHANGE PENDING ANY SITE CONSTRAINTS

LANDSCAPING TO BE PROVIDED BY OTHERS IN FULL ACCORDANCE WITH THE DESIGN GUIDELINES



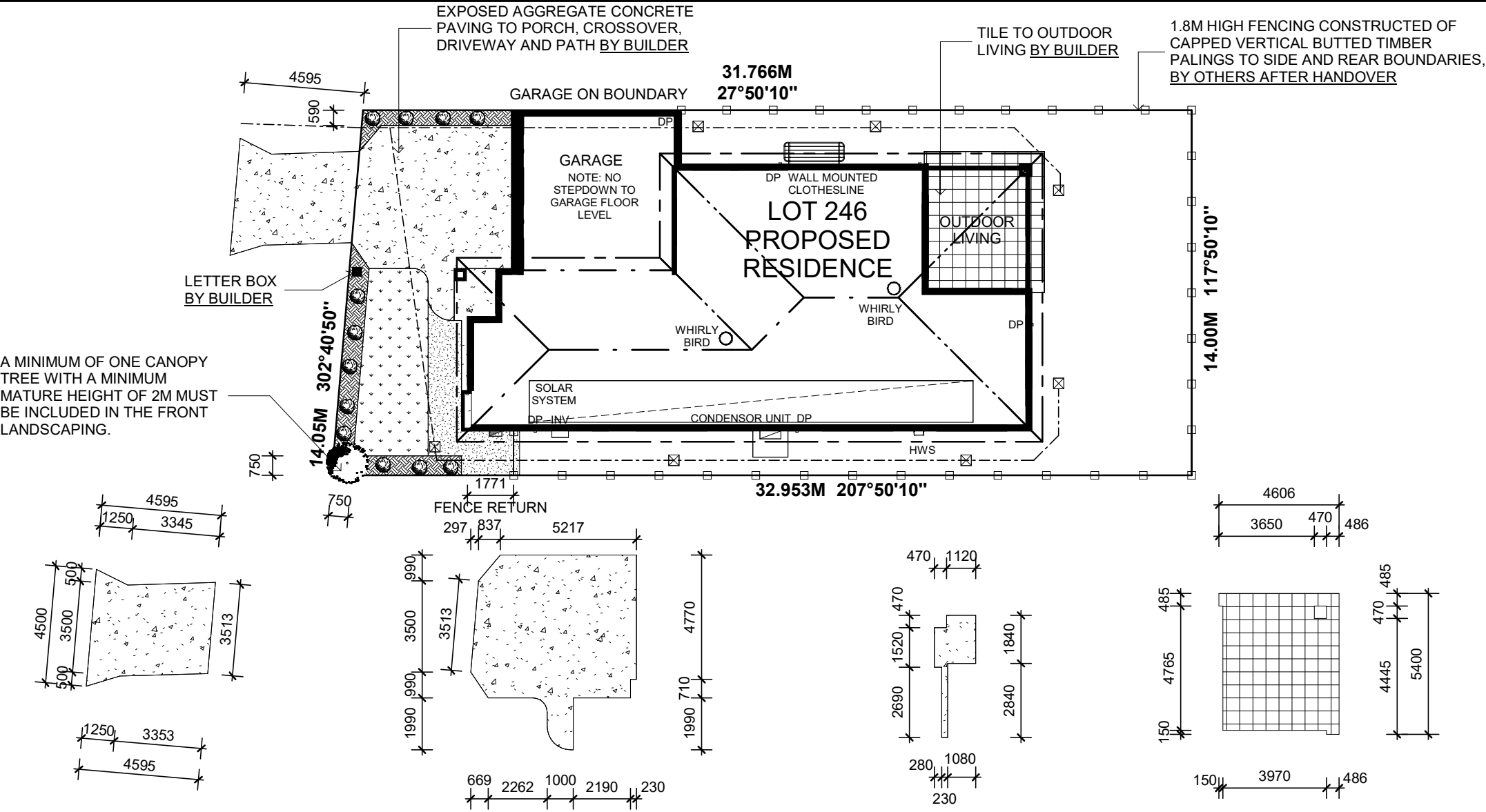
POLY-TEK KEY LARGO LETTERBOX

IMPERMEABLE HARD SURFACE AREAS MUST NOT EXCEED 40% OF THE FRONT GARDEN AREA INCLUDING DRIVEWAYS AND PATHWAYS

A MINIMUM SOFTSCAPE AREA OF 60% OF THE TOTAL FRONT GARDEN AREA IS TO BE INSTALLED, WITH AT LEAST 30% OF THE SOFTSCAPE AREA CONSISTING OF PLANTED GARDEN BED.

LANDSCAPING INCLUSIONS			
FRONT LANDSCAPING	☒	BY OTHERS	☐ BY BUILDER
REAR LANDSCAPING	☒	BY OTHERS	☐ BY BUILDER
PAVING	☐	BY OTHERS	☒ BY BUILDER
FENCING	☒	BY OTHERS	☐ BY BUILDER
LETTERBOX	☐	BY OTHERS	☒ BY BUILDER

LEGEND	DESCRIPTION	TOTAL AREA m²
	EXPOSED AGG. CONCRETE	53.83m²
	PLANTED GARDEN BED	13.22m²
	TURF	18.36m²
	TOPPING	10.61m²
	TILE	23.32m²

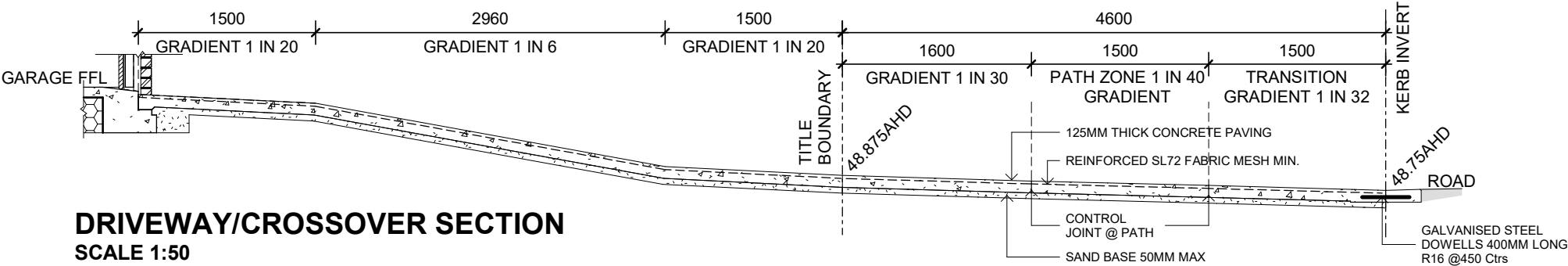


CROSSOVER

DRIVEWAY & PATH

PORCH

OUTDOOR LIVING



DRIVEWAY/CROSSOVER SECTION
SCALE 1:50

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CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: .
PERMIT N°: .
LOT 246 ON SP 351084
JOB N°: 109843

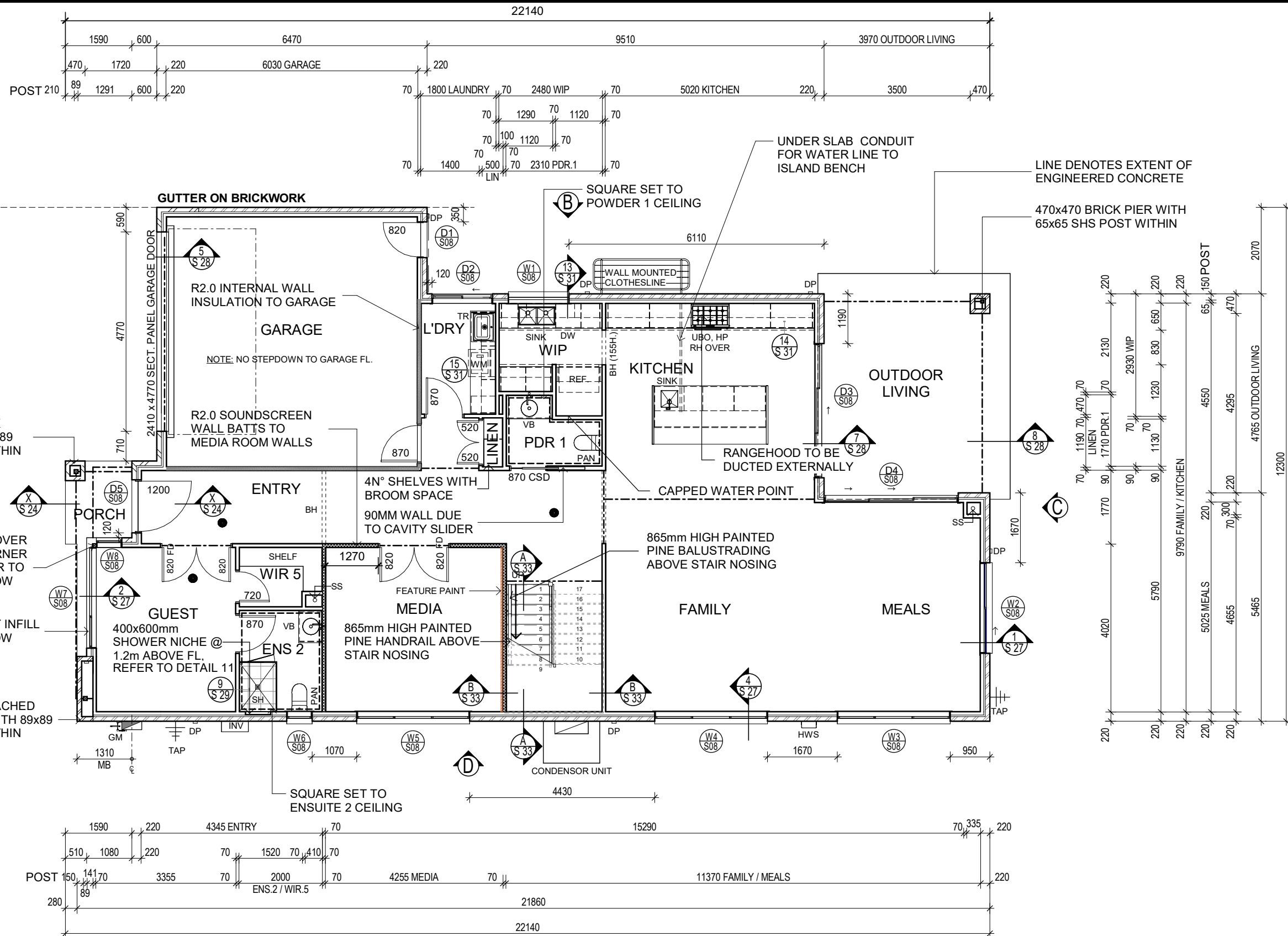
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LANDSCAPE PLAN	

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: As	SHEET No: 2 / 37
BOLTON 398	
URBAN COASTAL NB	
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m REV. 7

**NOTE: LINTEL AND BRACING DESIGN
BY OTHERS - DETAILS AND
COMPUTATIONS TO BE PROVIDED TO
BUILDING SURVEYOR PRIOR TO
FRAME INSPECTION**



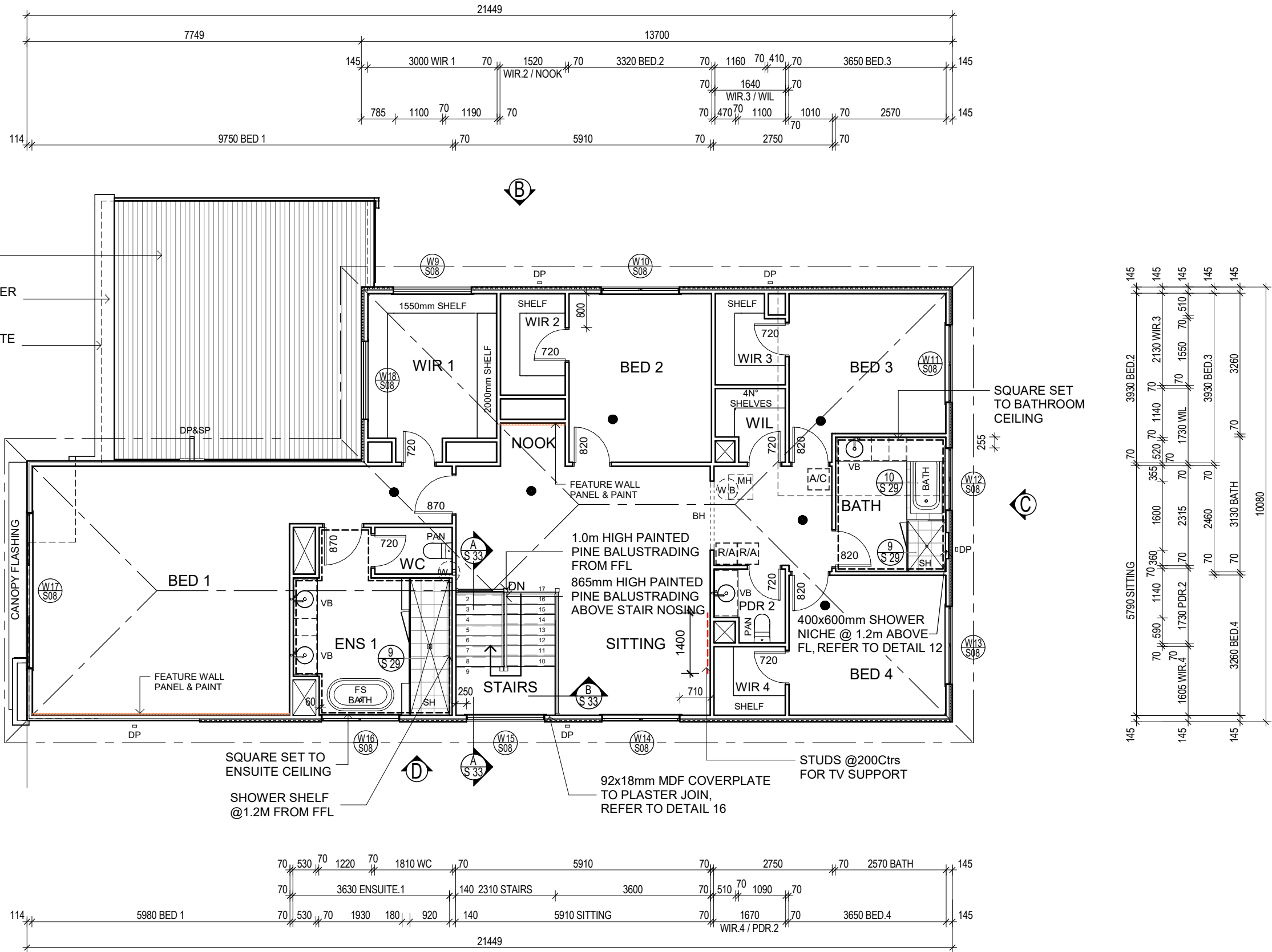
NOTE: WALL MOUNTED EXTERNAL GARDEN TAPS TO BE @600mm ABOVE THE FFL UNLESS NOTED OTHERWISE

AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS		PROPOSED RESIDENCE FOR: PARKASH KUMAR USHA MANWANI AT: LOT 246 CALLI AVENUE, COOMERA UBD REF: . LOT 246 ON SP 351084 PERMIT N°: . JOB N°: 109843	 BSA Lic. N°716019 ORBIT HOMES QUEENSLAND PTY. LTD. LEVEL 1, 31 ZUPP DRIVE ORMEAU, 4208 TEL: (07) 3801 7100 www.orbithomes.com.au	FLOOR PLAN		DRAWN: TUAN		DATE: 28.04.2025			
01	QA	05.05.25	FNA	ORBIT HOMES				AREAS		CHECK: AMA		DATE: XXX			
02	COLOURS ADDED	08.08.25	DOT					GROUND FLOOR		167.71 m²		SCALE: 1 : 100		SHEET No: 4 /37	
03	ENERGY RATING UPDATED	12.08.25	DOT					FIRST FLOOR		180.69 m²		DESIGN BOLTON 398			
04	EST RFI ADDED	08.09.25	DOT					GARAGE		39.33 m²					
05	LEVELS ADDED	02.02.26	TP					PORCH		4.02 m²		ELEVATION URBAN COASTAL NB			
06	ENGINEER ADDED	10.02.26	TP	O.LIVING				23.53 m²		SPECIFICATION					
07	PCV001 ADDED	12.02.26	FNA	CLIENT				DATE		TOTAL		PREMIUM 2024		14m	
* NOTE DO NOT SCALE THESE DRAWINGS *				CLIENT		DATE									

NOTE: REFER TO ENGINEERING FOR MASONRY CONTROL JOINT DESIGN

NOTE: LINTEL AND BRACING DESIGN BY OTHERS - DETAILS AND COMPUTATIONS TO BE PROVIDED TO BUILDING SURVEYOR PRIOR TO FRAME INSPECTION

NOTE: WINDOWS CENTRED TO ROOM UNLESS OTHERWISE NOTED



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CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

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FLOOR PLAN AREAS

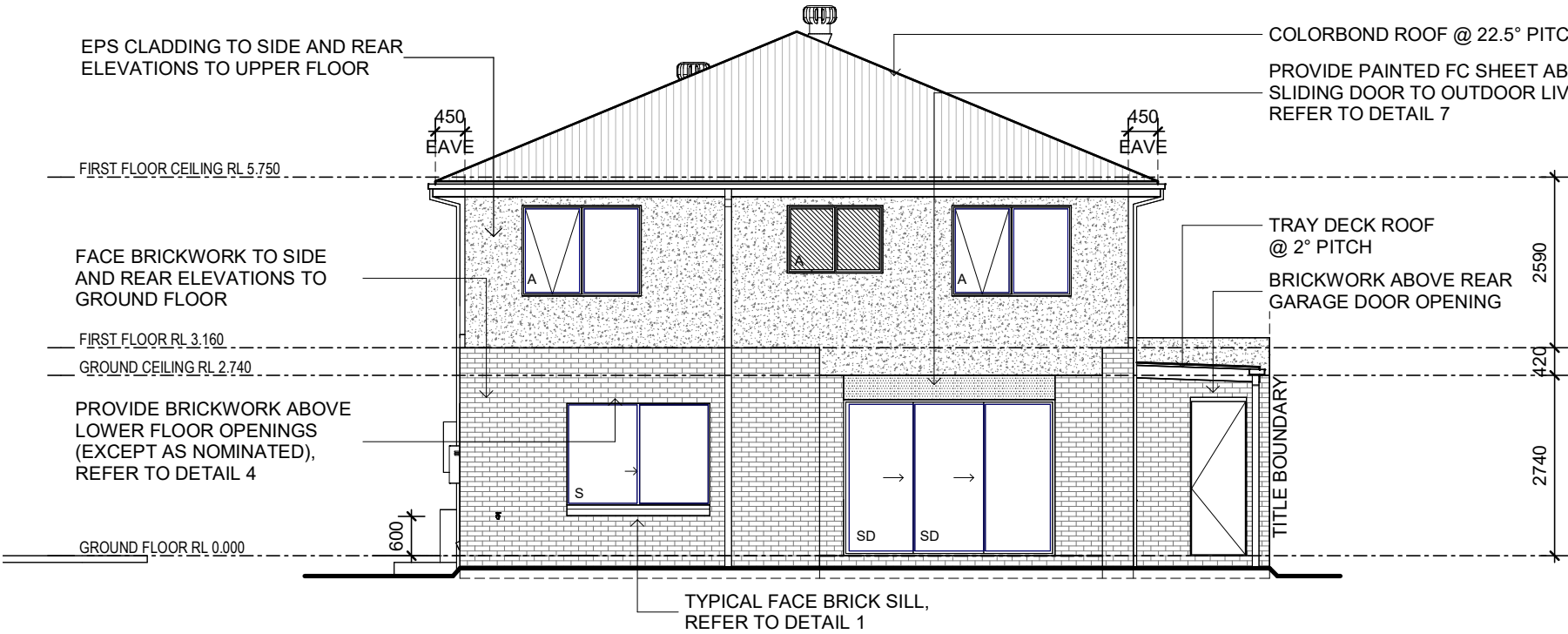
GROUND FLOOR	167.71 m²
FIRST FLOOR	180.69 m²
GARAGE	39.33 m²
PORCH	4.02 m²
O.LIVING	23.53 m²
TOTAL	415.28 m²

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: 1 : 100	SHEET No: 5 / 37
DESIGN	
BOLTON 398	
ELEVATION	
URBAN COASTAL NB	
SPECIFICATION	MIN. LOT WIDTH
PREMIUM 2024	14m
	REV. 7

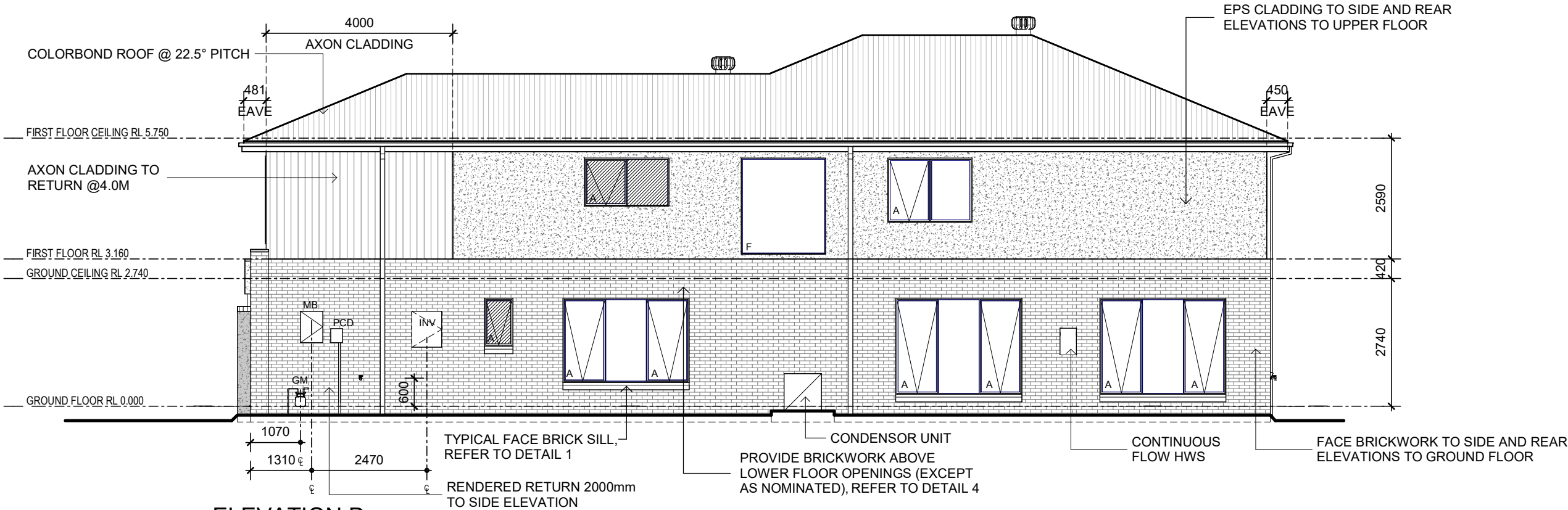
NOTE: ALL EXHAUST FANS TO BE DUCTED EXTERNALLY AS PER CLAUSE 10.8.2 OF NCC 2022. ROOF COWLS TO INSTALLED AND LOCATED AT INSTALLERS DISCRETION. COWLS NOT TO BE INSTALLED IN FRONT PORTION OF HOUSE.

NOTE: PROVIDE 60MM THICK ANTICON BUILDING BLANKET TO THE UNDERSIDE OF THE ROOF

RENDER LEGEND	
RENDER (1)	
RENDER (2)	



ELEVATION C



ELEVATION D

AMM	TYPE	DATE	SIGN
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ORBIT HOMES	DATE
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ELEVATIONS

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: 1 : 100	SHEET No: 7 /37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7

W N°	HEIGHT	WIDTH	HEAD HT.	GLAZING	D.GLAZE REQ.	FRAME STYLE	WINDOW TYPE	COMMENTS
1	514	1450	1419	LOW-E	NO	STD	FIXED	NO BOTTOM REVEAL
2	1543	2170	2314	LOW-E	NO	STD	ARMADALE AWNING	
3	2057	2704	2314	LOW-E	NO	STD	ARMADALE AWNING	
4	2057	2704	2314	LOW-E	NO	STD	ARMADALE AWNING	
5	1800	2704	2314	LOW-E	NO	STD	ARMADALE AWNING	
6	1027	610	2314	SATINLITE	NO	STD	ARMADALE AWNING	
7	1800	2410	2314	LOW-E	NO	BQ	METRO AWNING	
8	1800	610	2314	LOW-E	NO	BQ	ARMADALE AWNING	
9	514	1810	2160	LOW-E	NO	STD	FIXED	TO SUIT CLADDING
10	1372	1810	2160	LOW-E	NO	STD	ARMADALE AWNING	TO SUIT CLADDING
11	1372	1810	2160	LOW-E	NO	STD	ARMADALE AWNING	TO SUIT CLADDING
12	1027	1450	2160	SATINLITE	NO	STD	ARMADALE AWNING	TO SUIT CLADDING
13	1372	1810	2160	LOW-E	NO	STD	ARMADALE AWNING	TO SUIT CLADDING
14	1372	1810	2160	LOW-E	NO	STD	ARMADALE AWNING	TO SUIT CLADDING
15	2057	1810	2160	LOW-E	NO	STD	FIXED	TO SUIT CLADDING
16	1027	1810	2160	SATINLITE	NO	STD	ARMADALE AWNING	TO SUIT CLADDING
17	1800	3610	2160	LOW-E	NO	STD	ARMADALE AWNING	TO SUIT CLADDING
18	514	1810	2160	LOW-E	NO	STD	FIXED	TO SUIT CLADDING

D N°	HEIGHT	WIDTH	GLAZING	D. GLAZE REQ.	MATERIAL	FRAME STYLE	DOOR TYPE	COMMENTS
1	2405	853	N/A	N/A	ALUMINIUM	STD	HINGED	820 DOOR
2	2370	1450	CLEAR	NO	ALUMINIUM	BQ	SLIDING	LEFT TO RIGHT
3	2370	3213	LOW-E	NO	ALUMINIUM	BQ	ENTERTAINER SLIDING	LEFT TO RIGHT
4	2370	3213	LOW-E	NO	ALUMINIUM	BQ	ENTERTAINER SLIDING	RIGHT TO LEFT
5	2430	1268	TRANSLUSCENT	NO	TIMBER	STD	HINGED	1200 DOOR

TO BE 145 MM.

INGS TO ALL WINDOWS ABOVE A
WINDOWS.

N ALUMINIUM INFILL WILL BE USED
FRAME.

DOORS TO LOWER FLOOR, 2340 TO
SH FRONT ENTRY DOOR.

H HEIGHT TO BE 1050MM FROM FFL.

DOORS TO BE FLUSH JAMB.

-SELF CLOSING EXHAUST FANS/DRAFT STOPPERS
-IC RATED LED DOWN-LIGHTS ONLY WITH "0"
CLEARANCE AS DOCUMENTED ON PLANS
NOTE: NO INSULATION TO BE PLACED IN EAVE
SECTIONS, ALFRESCO CEILINGS, VERANDAH
CEILINGS, PORCH CEILINGS OR AND SHADING
DEVICES UNLESS SPECIFIED.

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STANDARD DRAWINGS - ISSUE 014. - January 2025 - LONG

NOTE: GENERAL ROOM GPOS, TV TO BE @300MM ABOVE FFL. REFRIGERATOR GPO & L'DRY WM DGPO @1500MM ABOVE FFL. EXTERNAL GPOS TO BE @500MM ABOVE FFL. LIGHT SWITCHES TO BE @ 1050MM ABOVE FFL UNLESS @1150MM ABOVE FFL TO ABOVE BENCHES. WET AREA GPOS & GPOS ABOVE BENCHES TO BE @1150MM ABOVE FFL EXCLUDE @1200MM ABOVE FFL TO RECESSED VANITIES. ALL MEASUREMENTS ARE TO CENTRELINE OF SWITCH PLATE. EXTERNAL FLOODLIGHTS ARE TO BE MOUNTED 50MM BELOW THE FASCIA, UNLESS OTHERWISE NOTED. ALL ELECTRICAL FITTINGS AND POINTS ARE SHOWN INDICATIVE AND SUBJECT TO CHANGE PENDING SITE CONSTRAINTS SUCH AS TRUSS AND/OR STUD LOCATIONS.

NOTE: SLAB MESH TO BE EARTHED

NOTE: 6.6KW SINGLE PHASE SOLAR PV SYSTEM WITH INVERTOR

	1200 Single Enclosed LED Light	2
	Ceiling Fan	7
	Cooling Duct	10
	Data Point	3
	Double GPO	41
	Down Light outlet	68
	Exhaust Fan	4
	Exhaust Fan - With Timer	2
	Flood Light	1
	Future Camera Point - CAT6 Cable with Junction Box	5
	Junction Box outlet	9
	Network Termination Device	1
	PIR Alarm Sensor	3
	Power Supply Unit	1
	Single GPO	5
	Smoke Alarm	9
	Television Point	3
	Up Down Light	3
	Weatherproof Double GPO	2
	Weatherproof Single GPO	1

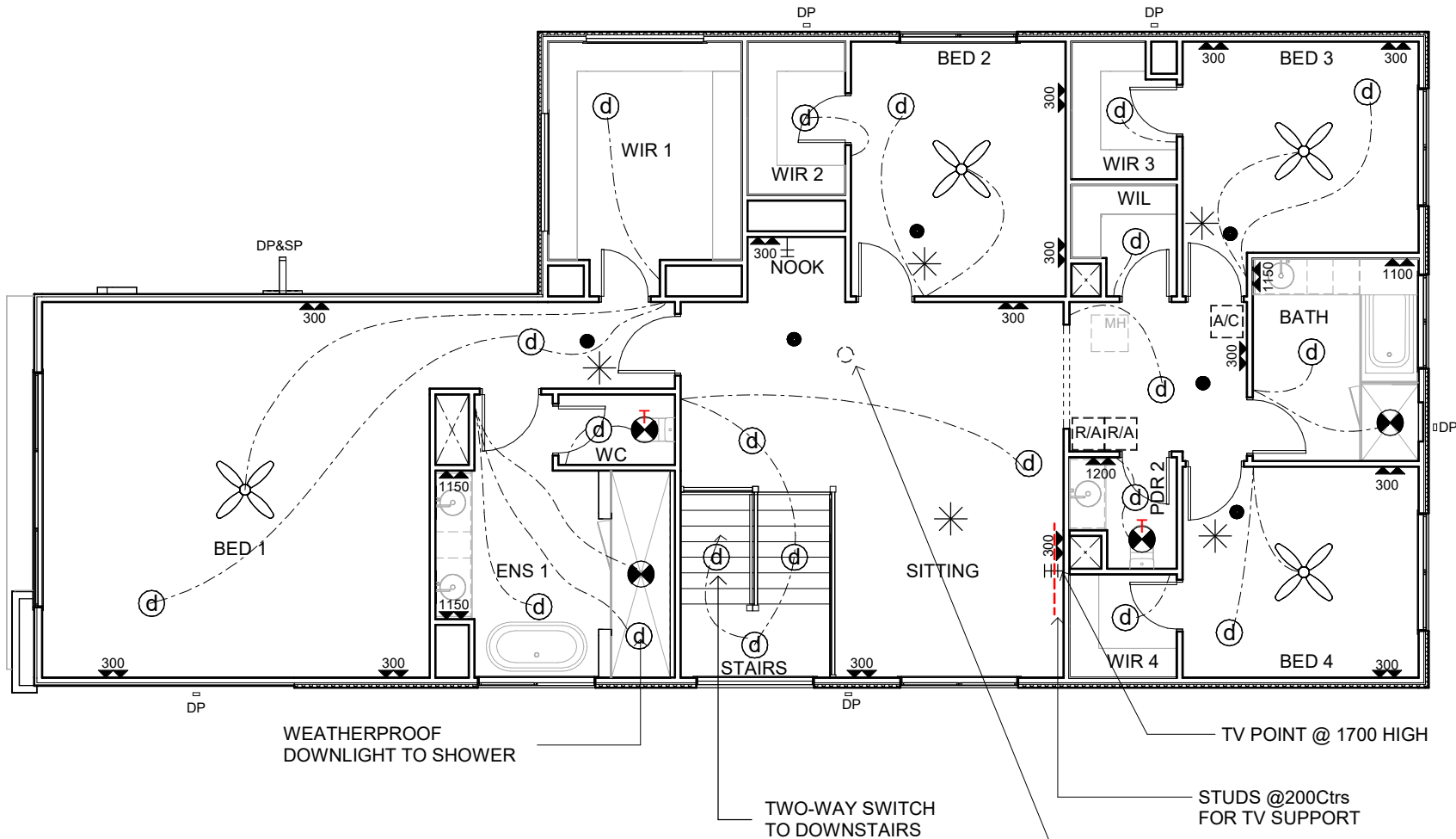
NOTE: PROVIDE GROUP 3 MYAIR5 UPGRADE TO THE AIR CONDITIONING SYSTEM

NOTE: PROVIDE THREE PHASE UNDERGROUND POWER

NOTE: EXHAUST SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 HOUSING PROVISION 10.8.2 INCLUDING, BUT NOT LIMITED TO, DISCHARGING DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR AND BEING INTERLOCKED WITH THE ROOM'S LIGHT SWITCH AND INCLUDE A 10-MINUTE RUN ON TIMER, AS REQUIRED

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 A DIGITAL TV ANTENNA

ARTIFICIAL LIGHTING COMPLIANCE			
AREA TYPE	FLOOR AREA	ALLOWABLE WATTAGE	PROPOSED WATTAGE
INTERNAL			
FLOOR PLAN	315.9 m ²	1582	540 W
GARAGE FLOOR	35.9 m ²	108	64 W
EXTERNAL			
EXTERNAL FLOOR	31.2 m ²	124	54 W

PRE-PROVISIONING FOR FIBRE-TO-THE-PREMISES NOTES

- PROVIDE 'P25' COMMUNICATION CONDUIT FROM SERVICE PIT TO PCD LOCATION WITH DRAWSTRING FOR FIBRE NETWORK CABLE SUPPLIED & INSTALLED BY OTHERS.
- PROVIDE 'P25' COMMUNICATION CONDUIT FROM FROM THE EXTERNAL COMMUNICATION DEVICE, PCD, TO LOCATION NOMINATES AS THE NTD, INTERNAL TERMINATION DEVICE AND THE PSU.
- TELEPHONE/ DATA POINTS TO BE WIRED BACK TO THE NTD LOCATION.
- TV POINTS TO BE WIRED BACK TO SPLITTER BOX AT THE NTD LOCATION.
- CONDUIT FROM SPLITTER BOX INTO AND TERMINATED IN THE ROOF SPACE ABOVE.
- PCD, NTD & PSU LOCATION SHOWN INDICATIVE AND TO BE INSTALLED BY OTHERS AFTER HANDOVER.

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05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS

ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

**Orbit
HOMES**

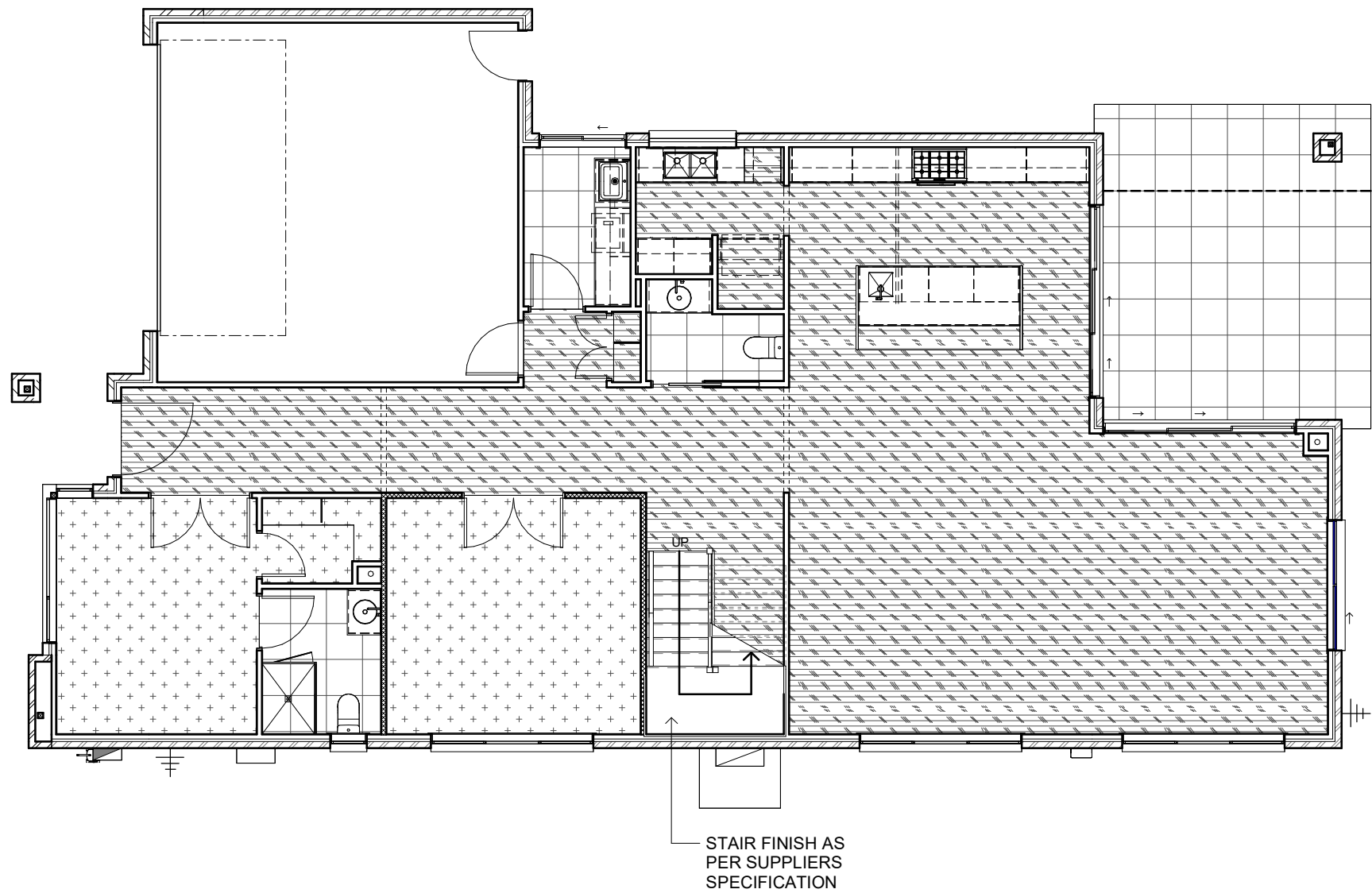
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ORMEAU, 4208
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ELECTRICAL PLAN

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: 1 : 100	SHEET No: 10 /37
DESIGN BOLTON 398	
ELEVATION URBAN COASTAL NB	
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7

----- REPRESENTS FLOOR TILE INTERMEDIATE MOVEMENT JOINT @ 4.5M CTS. FLOOR TILER TO ENSURE SELECTED TILES DO NOT REQUIRE SMALLER SPACES BETWEEN MOVEMENT JOINTS.

NOTE: THE SLAB TO OUTDOOR LIVING IS AN UNFINISHED SURFACE AND IT IS INTENDED THAT CLIENT PROVIDE FINISHED COVERING AFTER HANDOVER.



LEGEND	
	CARPET W/ 11MM RED IMPERIAL PLUS FOAM UNDERLAY
	TILES
	TIMBER
	VINYL
	TIMBER LAMINATE

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UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

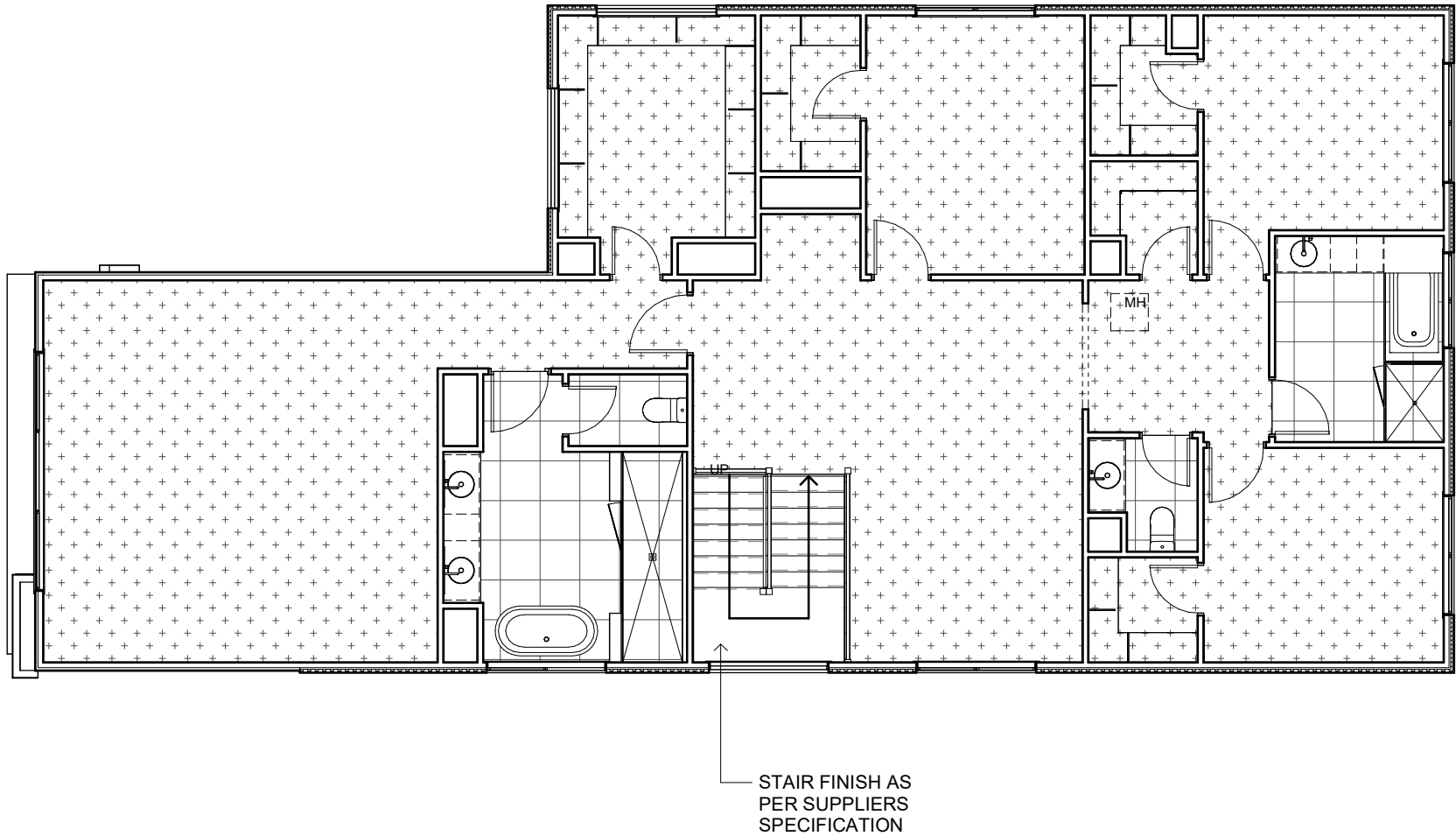
BSA Lic. N°716019
ORBIT HOMES QUEENSLAND PTY. LTD.
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ORMEAU, 4208
TEL: (07) 3801 7100
www.orbithomes.com.au

FLOOR COVERINGS LAYOUT

DRAWN: TUAN	DATE: 28.04.2025	
CHECK: AMA	DATE: XXX	
SCALE: 1 : 100	SHEET No: 11 /37	
DESIGN		
BOLTON 398		
ELEVATION		
URBAN COASTAL NB		
SPECIFICATION	MIN. LOT WIDTH	REV.
PREMIUM 2024	14m	7

----- REPRESENTS FLOOR TILE INTERMEDIATE MOVEMENT JOINT @ 4.5M CTS. FLOOR TILER TO ENSURE SELECTED TILES DO NOT REQUIRE SMALLER SPACES BETWEEN MOVEMENT JOINTS.

NOTE: THE SLAB TO OUTDOOR LIVING IS AN UNFINISHED SURFACE AND IT IS INTENDED THAT CLIENT PROVIDE FINISHED COVERING AFTER HANDOVER.



LEGEND	
	CARPET W/ 11MM RED IMPERIAL PLUS FOAM UNDERLAY
	TILES
	TIMBER
	VINYL
	TIMBER LAMINATE

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

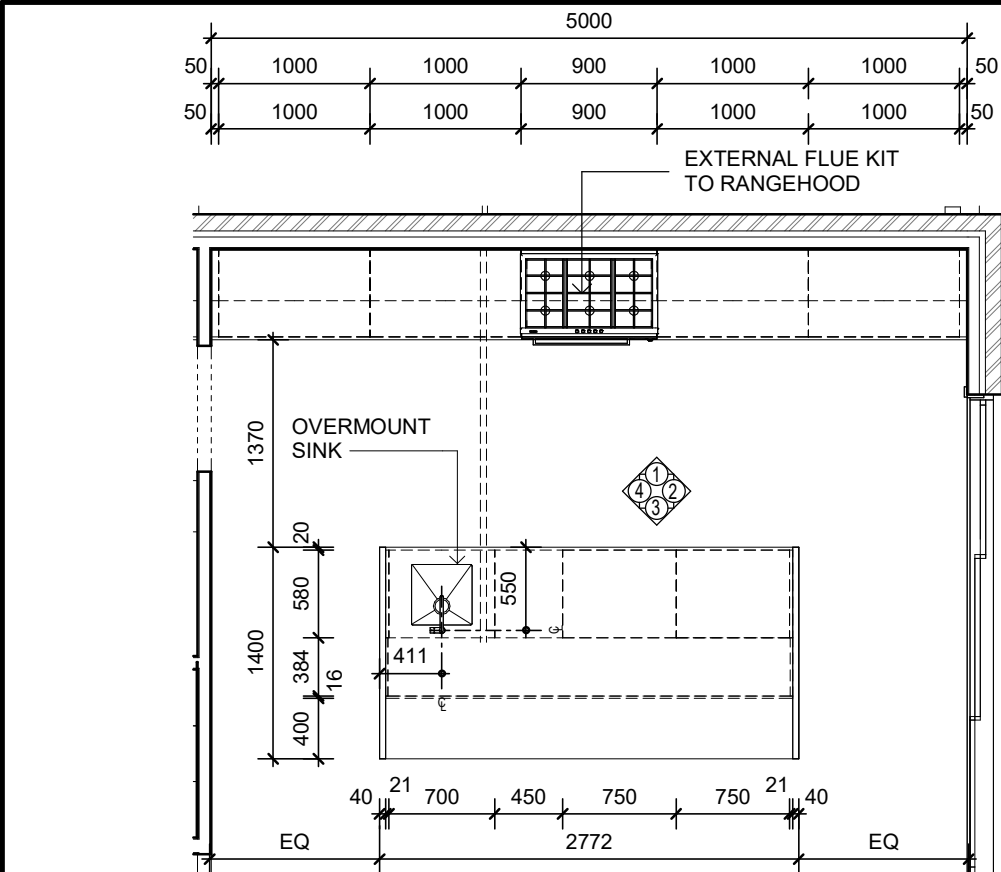
CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

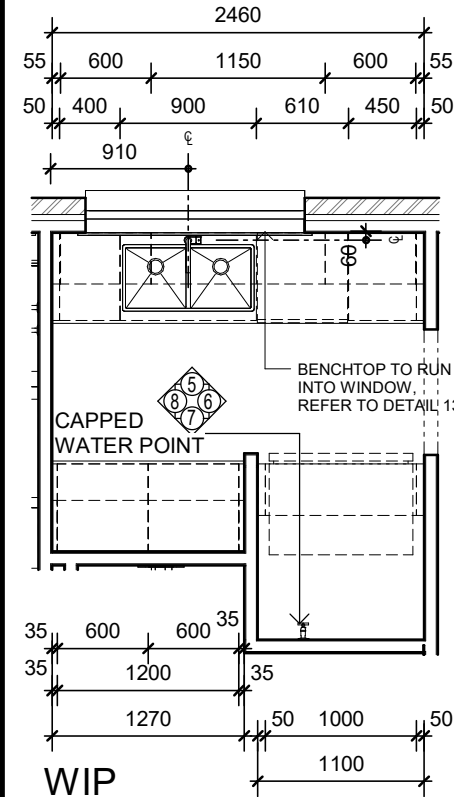
BSA Lic. N°716019
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TEL: (07) 3801 7100
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FLOOR COVERINGS LAYOUT

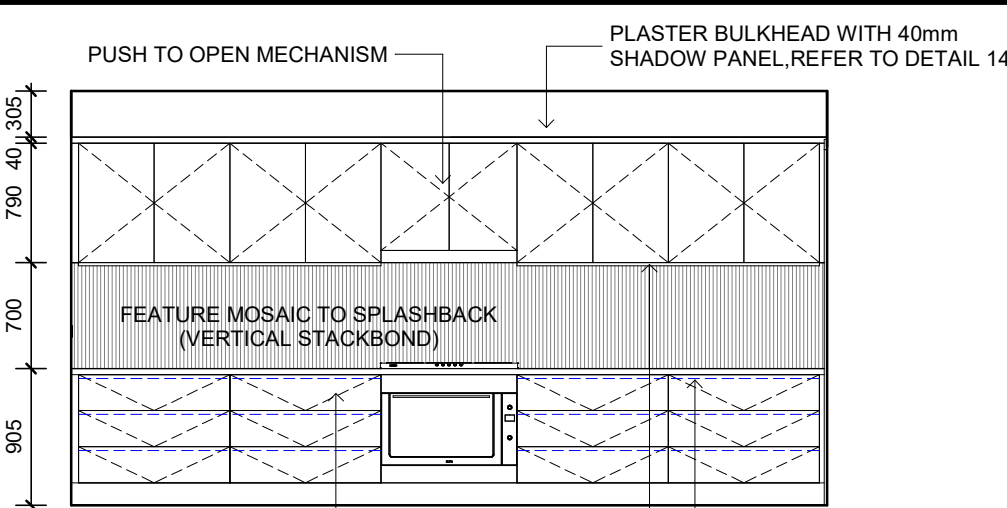
DRAWN: TUAN	DATE: 28.04.2025	
CHECK: AMA	DATE: XXX	
SCALE: 1 : 100	SHEET No: 12 /37	
DESIGN		
BOLTON 398		
ELEVATION		
URBAN COASTAL NB		
SPECIFICATION	MIN. LOT WIDTH	REV.
PREMIUM 2024	14m	7



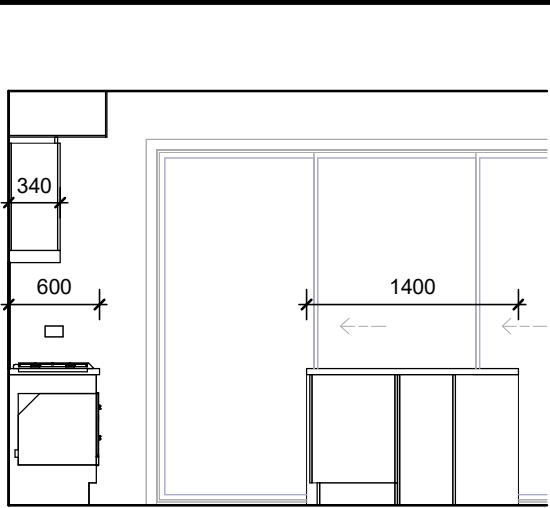
KITCHEN



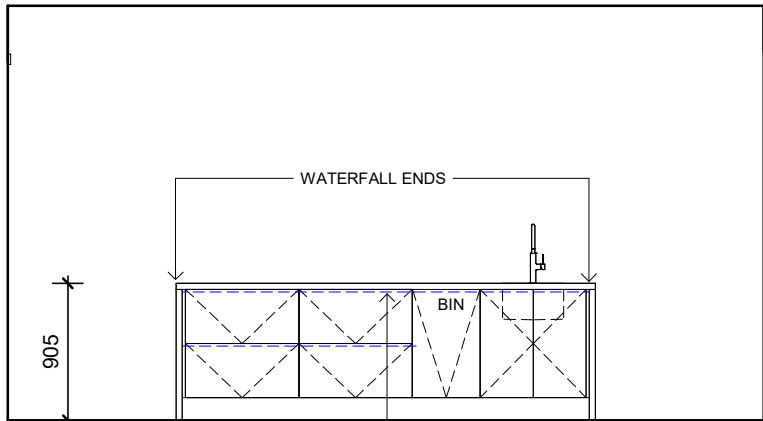
WIP



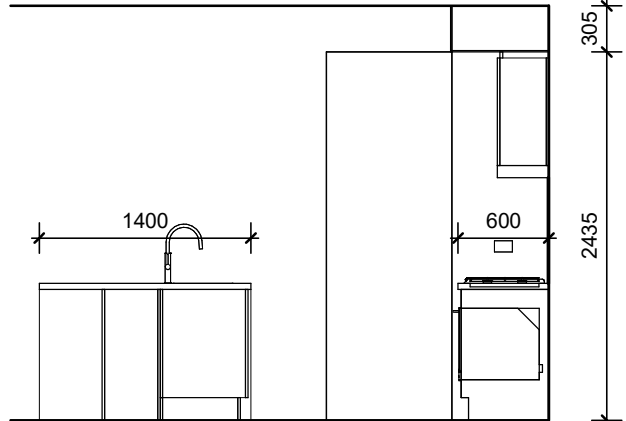
ELEVATION 1



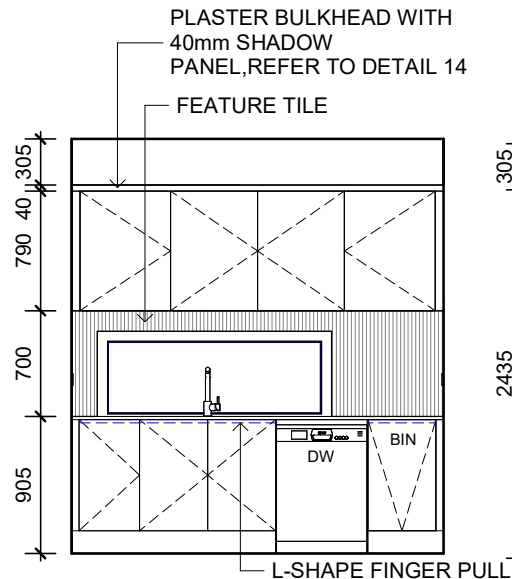
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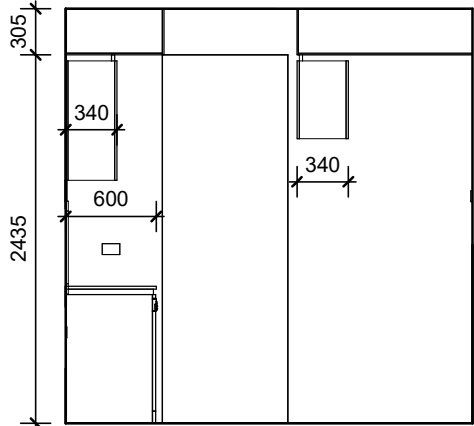
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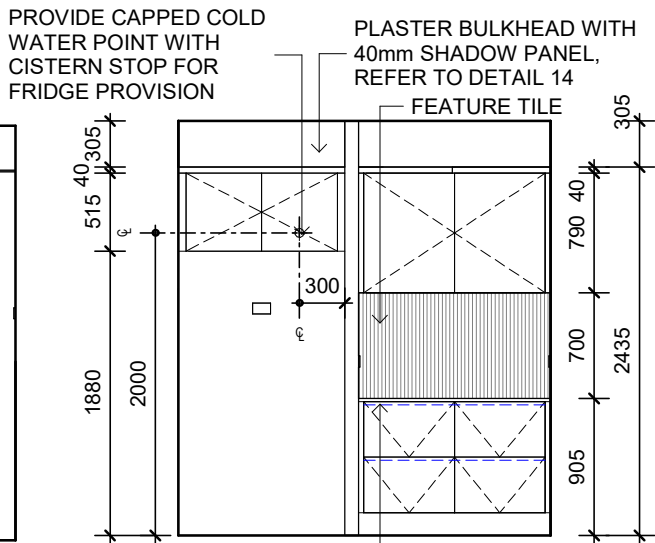
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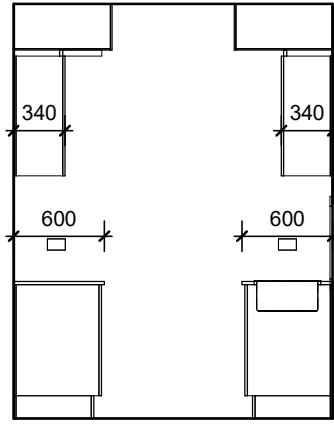
ELEVATION 5



ELEVATION 6



ELEVATION 7



ELEVATION 8

- NOTE: ALL DIMENSIONS INCLUDING FRIDGE SPACE DO NOT ALLOW FOR SKIRTING THICKNESS.
- NOTE: STONE CUTOUTS & JOINS MAY BE REQUIRED AT THE SUPPLIER'S DISCRETION TO ACHIEVE THE BENCHTOP CONFIGURATION AS DRAWN.
- NOTE: ALL CUPBOARD DIMENSIONS TO BE CONFIRMED BY SITE MEASURE.
- NOTE: NOMINAL TILE DIMENSIONS SHOWN.
- NOTE: ALL DIMENSIONS INCLUDING FRIDGE HEIGHT DO NOT ALLOW FOR FLOORING TYPE.
- NOTE: WALL TILES SHOWN INDICATIVE ONLY. TILED SKIRTS TO ALL WET AREA WALLS AS SHOWN.

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA

* NOTE DO NOT SCALE THESE DRAWINGS *

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

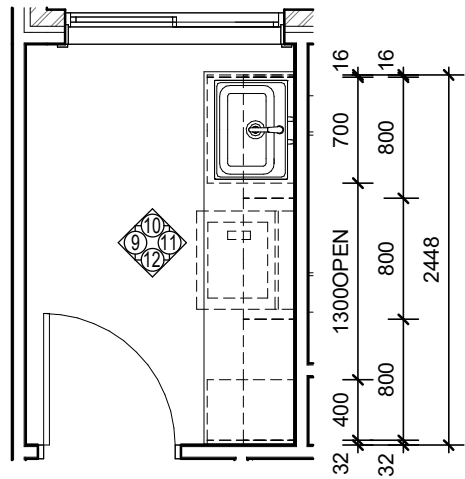
PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

Orbit HOMES

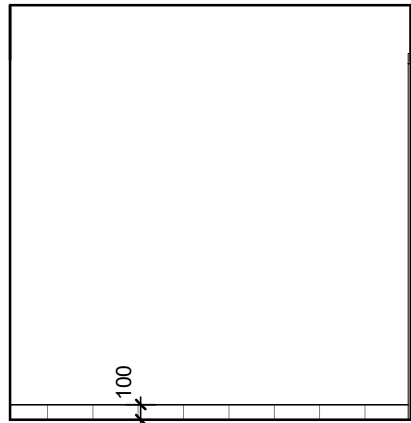
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INTERNALS	

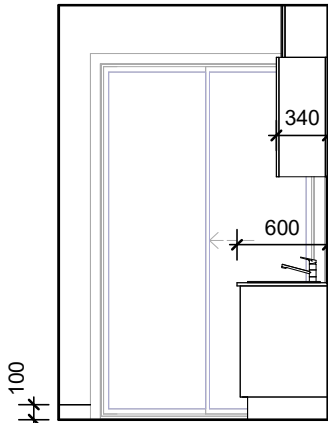
DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: 1 : 50	SHEET No: 13 /37
DESIGN BOLTON 398	
ELEVATION URBAN COASTAL NB	
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7



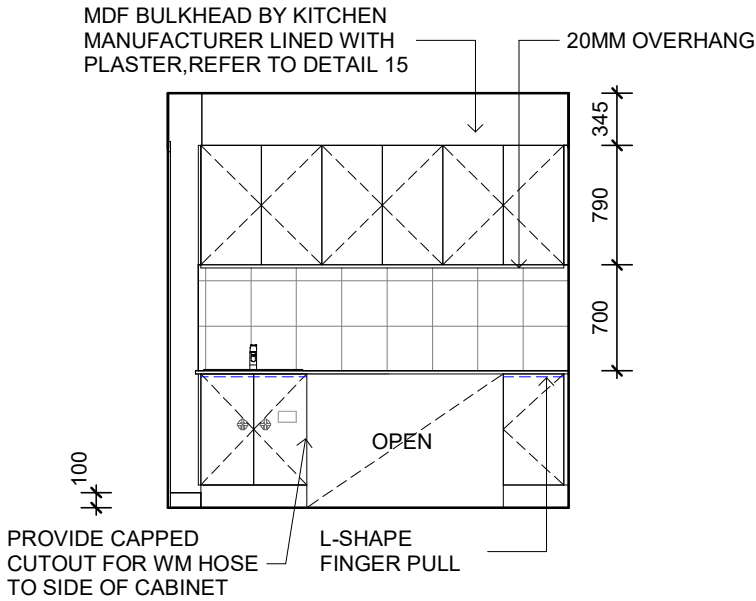
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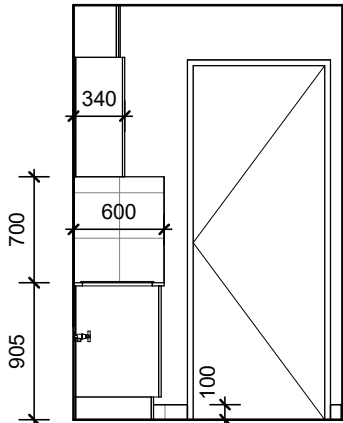
ELEVATION 9



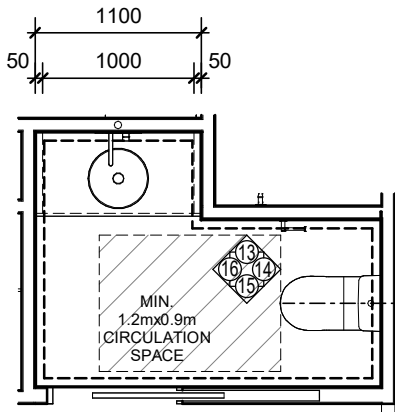
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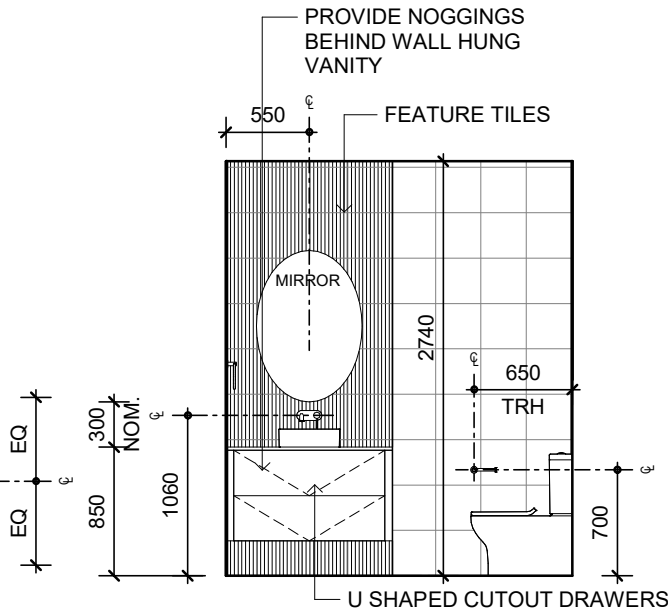
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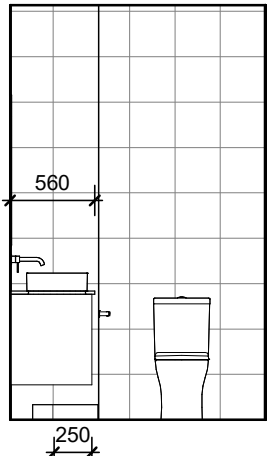
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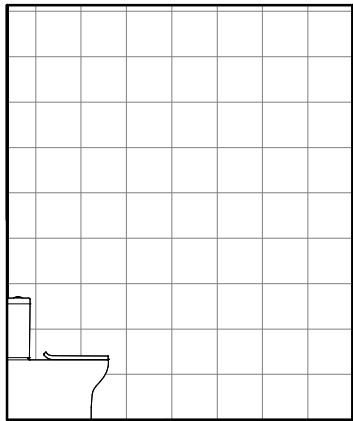
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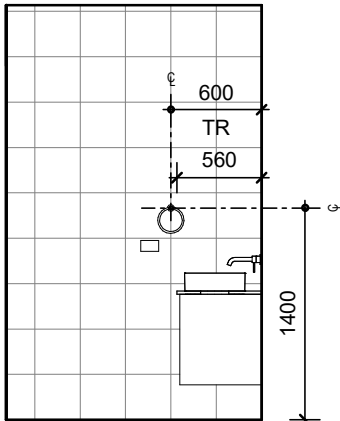
ELEVATION 13



ELEVATION 14



ELEVATION 15



ELEVATION 16

NOTE: ALL DIMENSIONS INCLUDING FRIDGE SPACE DO NOT ALLOW FOR SKIRTING THICKNESS.

NOTE: STONE CUTOUTS & JOINS MAY BE REQUIRED AT THE SUPPLIER'S DISCRETION TO ACHIEVE THE BENCHTOP CONFIGURATION AS DRAWN.

NOTE: ALL CUPBOARD DIMENSIONS TO BE CONFIRMED BY SITE MEASURE.

NOTE: NOMINAL TILE DIMENSIONS SHOWN.

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

NOTE: WALL TILES SHOWN INDICATIVE ONLY. TILED SKIRTS TO ALL WET AREA WALLS AS SHOWN.

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

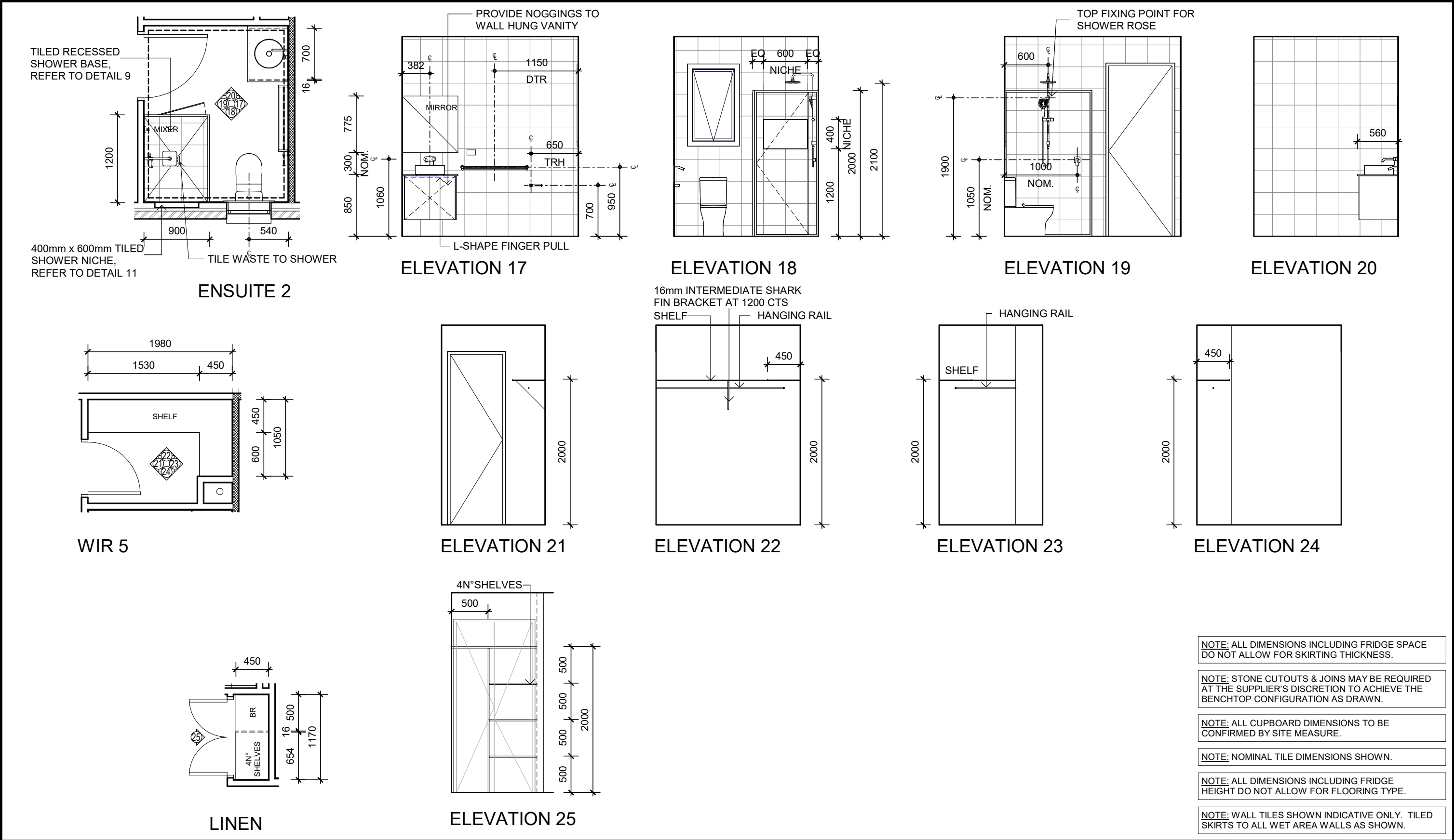
CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: .
PERMIT N°: .
LOT 246 ON SP 351084
JOB N°: 109843

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www.orbithomes.com.au

INTERNALS	
DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: 1 : 50	SHEET No: 14 /37
DESIGN BOLTON 398	
ELEVATION URBAN COASTAL NB	
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7



AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
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CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: .
PERMIT N°: .

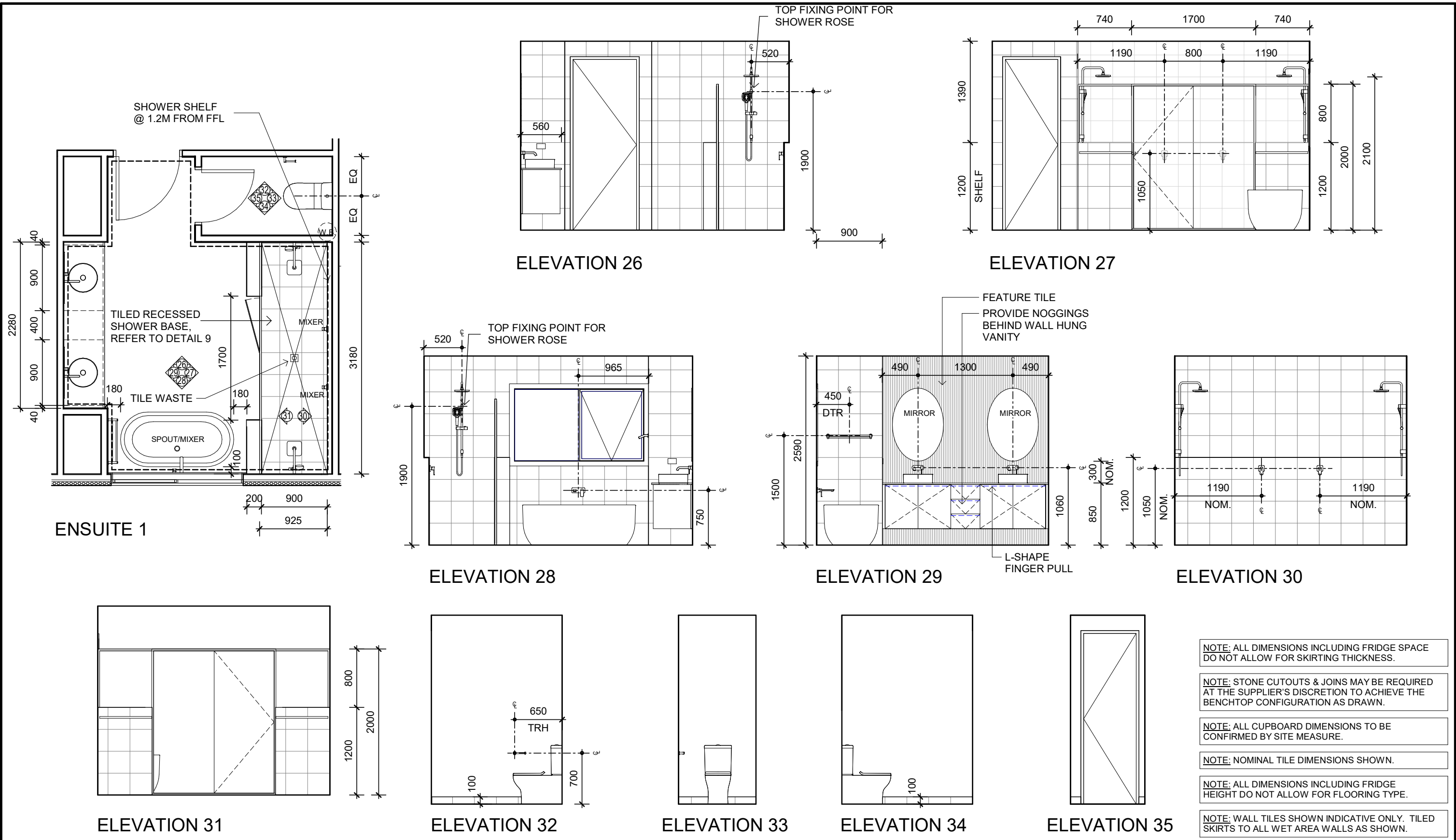
LOT 246 ON SP 351084
JOB N°: 109843

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INTERNALS	

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: 1 : 50	SHEET No: 15 /37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7



- NOTE: ALL DIMENSIONS INCLUDING FRIDGE SPACE DO NOT ALLOW FOR SKIRTING THICKNESS.
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- NOTE: NOMINAL TILE DIMENSIONS SHOWN.
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AMM	TYPE	DATE	SIGN
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04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

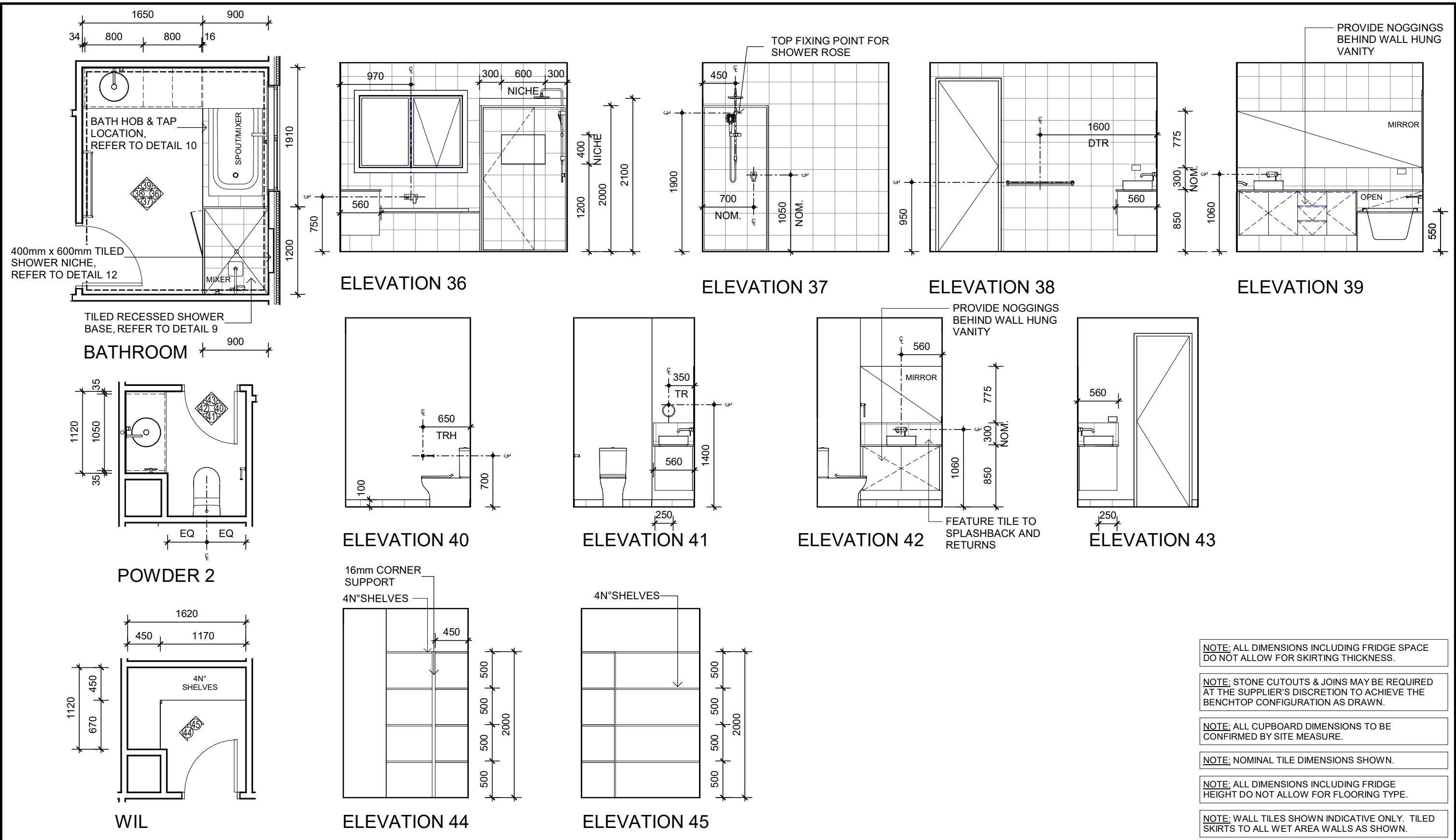
PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: .
PERMIT N°: .
LOT 246 ON SP 351084
JOB N°: 109843

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INTERNALS	

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: 1 : 50	SHEET No: 16 /37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7



NOTE: ALL DIMENSIONS INCLUDING FRIDGE SPACE DO NOT ALLOW FOR SKIRTING THICKNESS.

NOTE: STONE CUTOUTS & JOINS MAY BE REQUIRED AT THE SUPPLIER'S DISCRETION TO ACHIEVE THE BENCHTOP CONFIGURATION AS DRAWN.

NOTE: ALL CUPBOARD DIMENSIONS TO BE CONFIRMED BY SITE MEASURE.

NOTE: NOMINAL TILE DIMENSIONS SHOWN.

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03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA

* NOTE DO NOT SCALE THESE DRAWINGS *

CONTRACT DRAWINGS	
_____	_____
ORBIT HOMES	DATE
_____	_____
CLIENT	DATE
_____	_____
CLIENT	DATE

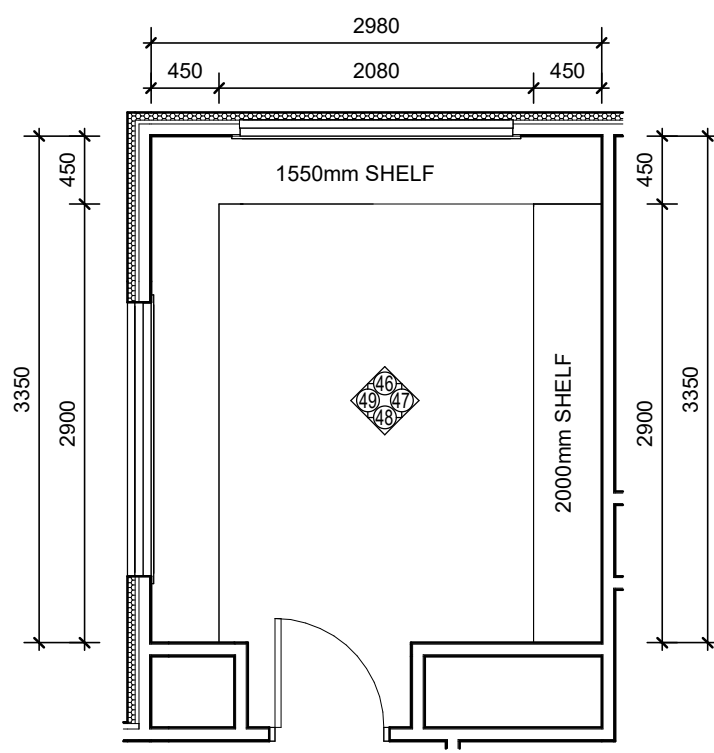
PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: .
PERMIT N°: .
LOT 246 ON SP 351084
JOB N°: 109843

**Orbit
HOMES**

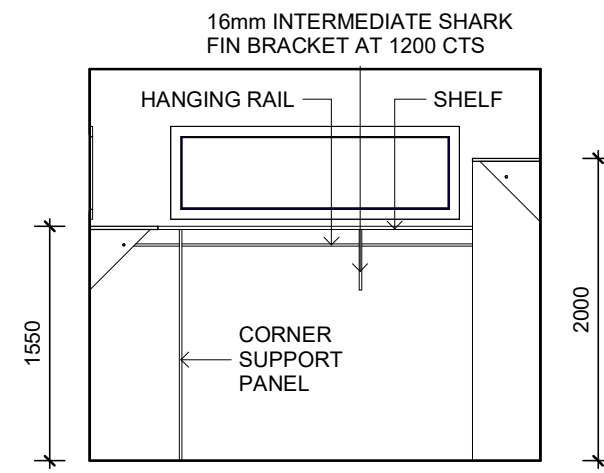
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INTERNALS

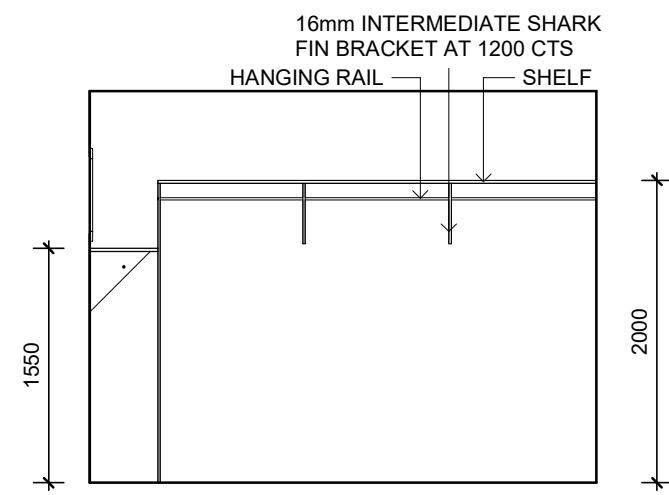
DRAWN: TUAN	DATE: 28.04.2025	
CHECK: AMA	DATE: XXX	
SCALE: 1 : 50	SHEET No: 17 /37	
DESIGN		
BOLTON 398		
ELEVATION		
URBAN COASTAL NB		
SPECIFICATION	MIN. LOT WIDTH	REV.
PREMIUM 2024	14m	7



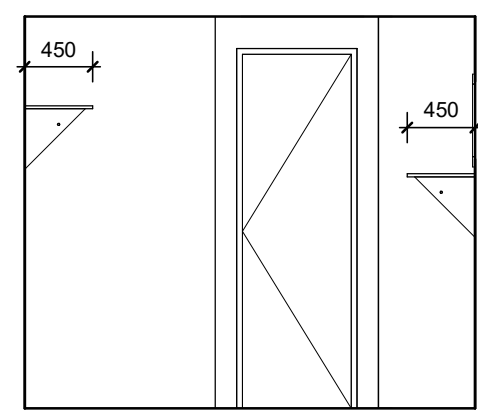
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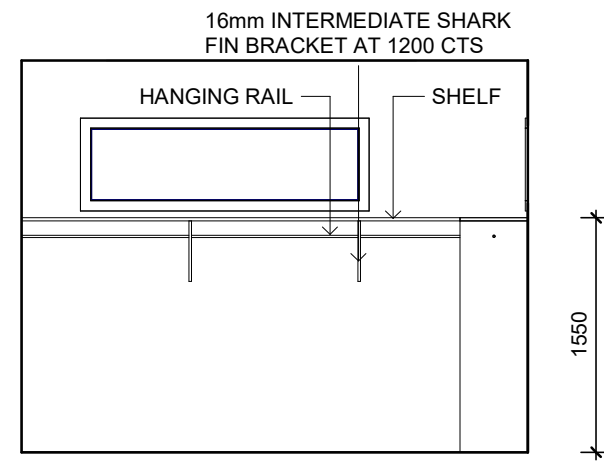
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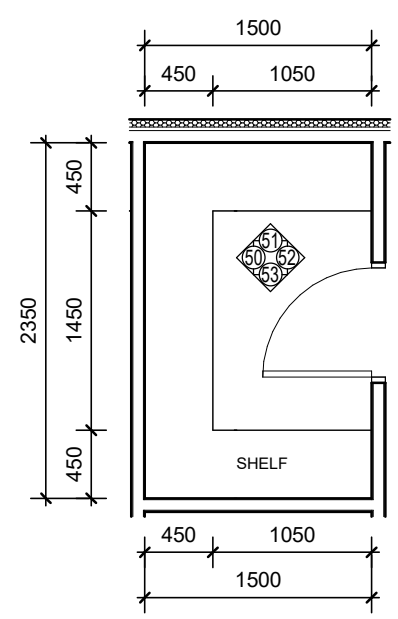
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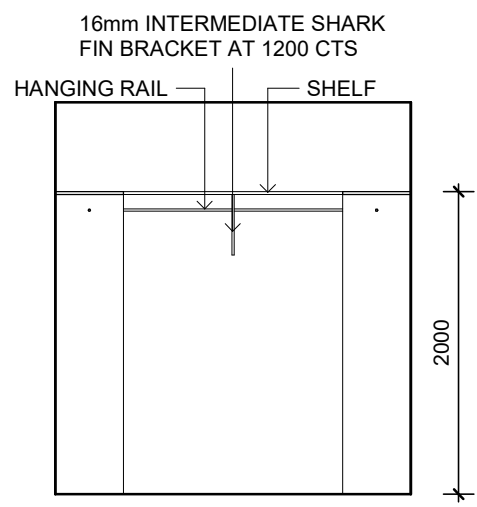
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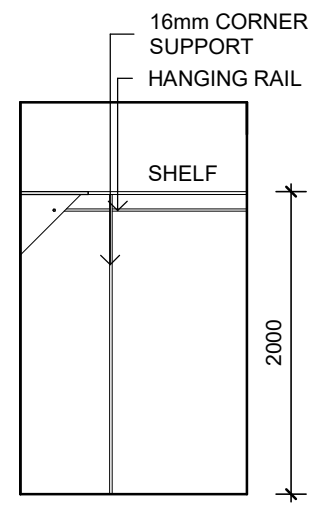
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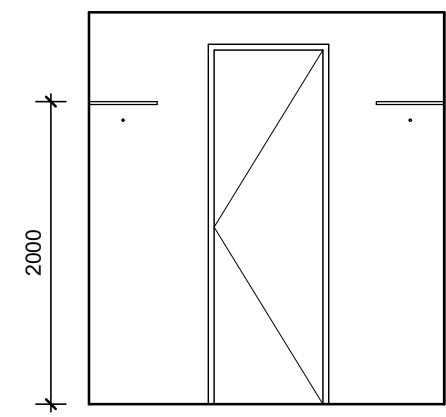
WIR 2



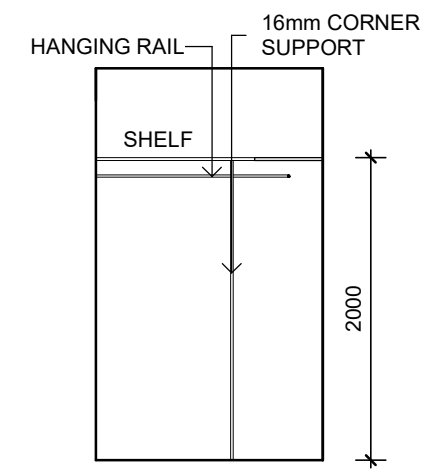
ELEVATION 50



ELEVATION 51



ELEVATION 52



ELEVATION 53

NOTE: ALL DIMENSIONS INCLUDING FRIDGE SPACE DO NOT ALLOW FOR SKIRTING THICKNESS.

NOTE: STONE CUTOUTS & JOINS MAY BE REQUIRED AT THE SUPPLIER'S DISCRETION TO ACHIEVE THE BENCHTOP CONFIGURATION AS DRAWN.

NOTE: ALL CUPBOARD DIMENSIONS TO BE CONFIRMED BY SITE MEASURE.

NOTE: NOMINAL TILE DIMENSIONS SHOWN.

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

NOTE: WALL TILES SHOWN INDICATIVE ONLY. TILED SKIRTS TO ALL WET AREA WALLS AS SHOWN.

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
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03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

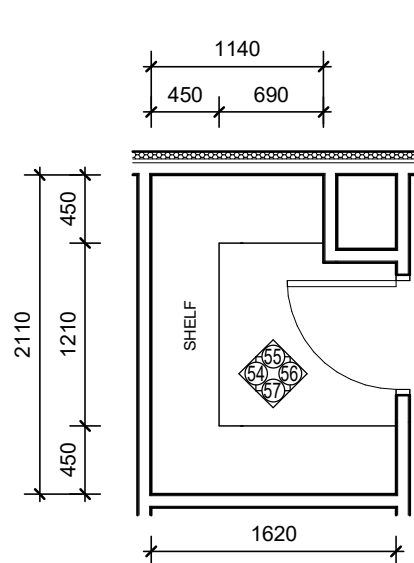
PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

**Orbit
HOMES**

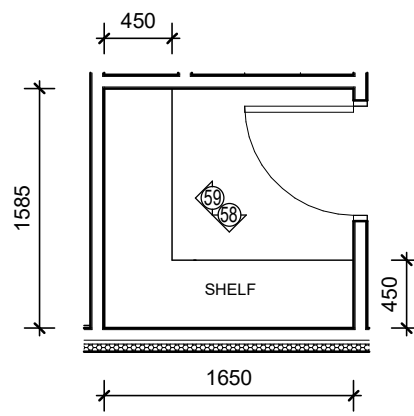
BSA Lic. N°716019
ORBIT HOMES QUEENSLAND PTY. LTD.
LEVEL 1, 31 ZUPP DRIVE
ORMEAU, 4208
TEL: (07) 3801 7100
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INTERNALS	

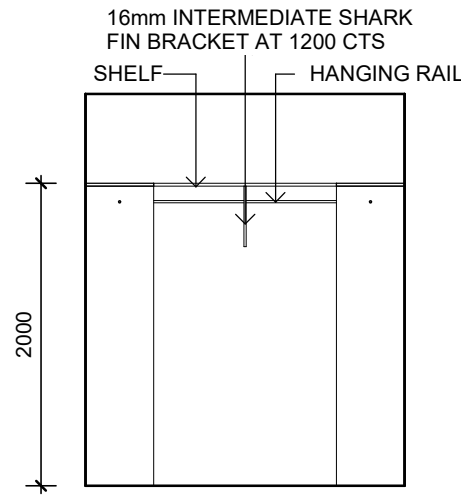
DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: 1 : 50	SHEET No: 18 /37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7



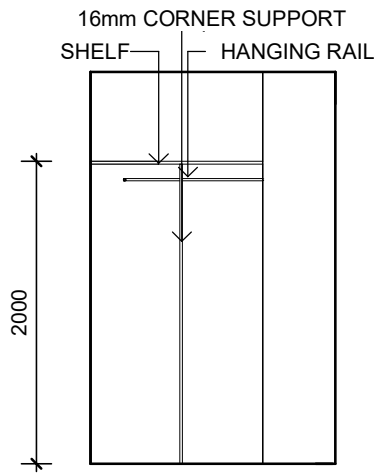
WIR 3



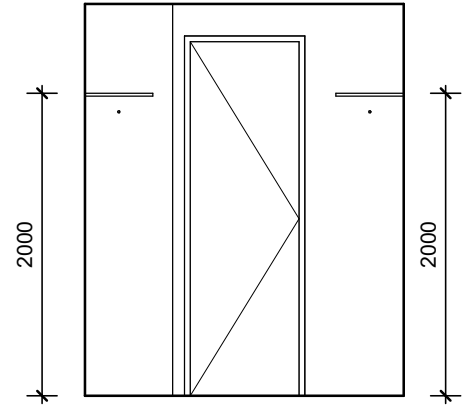
WIR 4



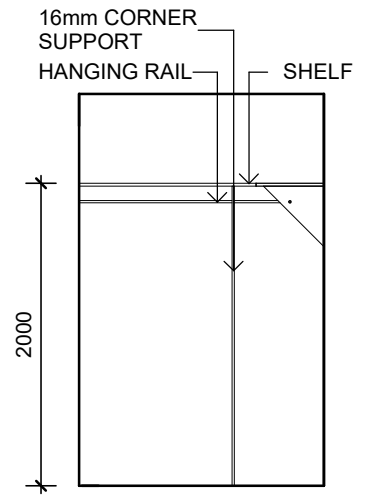
ELEVATION 54



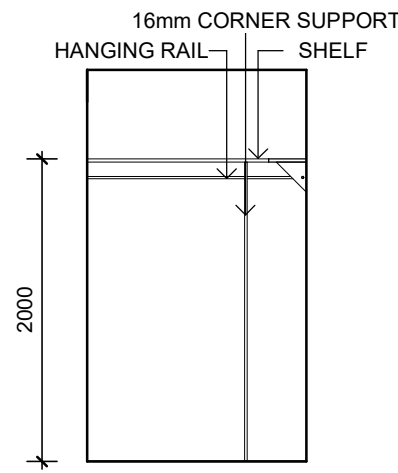
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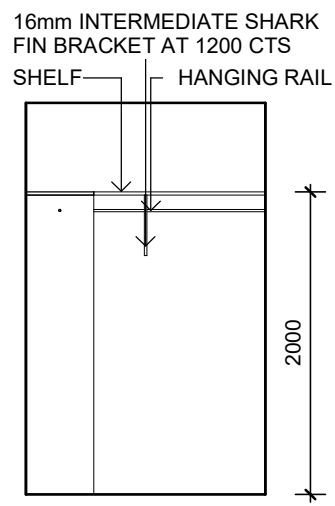
ELEVATION 56



ELEVATION 57



ELEVATION 58



ELEVATION 59

NOTE: ALL DIMENSIONS INCLUDING FRIDGE SPACE DO NOT ALLOW FOR SKIRTING THICKNESS.

NOTE: STONE CUTOUTS & JOINS MAY BE REQUIRED AT THE SUPPLIER'S DISCRETION TO ACHIEVE THE BENCHTOP CONFIGURATION AS DRAWN.

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NOTE: NOMINAL TILE DIMENSIONS SHOWN.

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

NOTE: WALL TILES SHOWN INDICATIVE ONLY. TILED SKIRTS TO ALL WET AREA WALLS AS SHOWN.

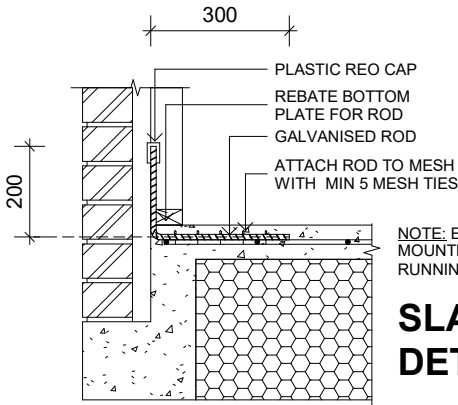
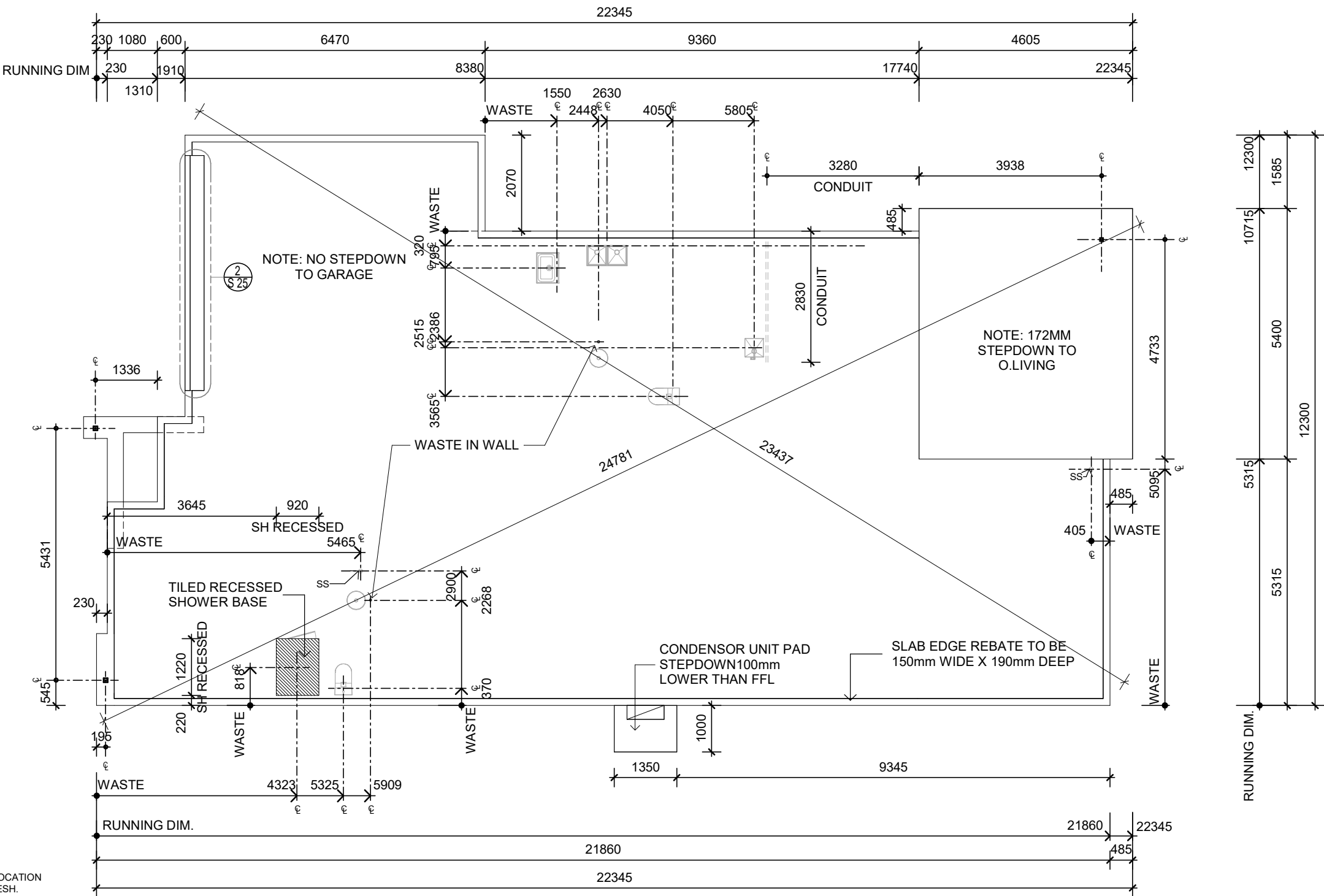
AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS	PROPOSED RESIDENCE	Orbit HOMES	INTERNALS	DRAWN: TUAN	DATE: 28.04.2025
01	QA	05.05.25	FNA		FOR: PARKASH KUMAR			CHECK: AMA	DATE: XXX
02	COLOURS ADDED	08.08.25	DOT		USHA MANWANI			SCALE: 1 : 50	SHEET No: 19 /37
03	ENERGY RATING UPDATED	12.08.25	DOT		AT: LOT 246 CALLI AVENUE,			DESIGN	BOLTON 398
04	EST RFI ADDED	08.09.25	DOT	ORBIT HOMES	COOMERA			ELEVATION	URBAN COASTAL NB
05	LEVELS ADDED	02.02.26	TP	CLIENT	UBD REF: .			SPECIFICATION	MIN. LOT WIDTH
06	ENGINEER ADDED	10.02.26	TP	CLIENT	PERMIT N°: .	LOT 246 ON SP 351084		PREMIUM 2024	14m
07	PCV001 ADDED	12.02.26	FNA	CLIENT		JOB N°: 109843			REV. 7
* NOTE DO NOT SCALE THESE DRAWINGS *									

NOTE: TOP OF PADS TO BE 420mm BELOW FFL

NOTE: STRIP FOOTINGS TO ENGINEER'S DESIGN AND TO BE TIED INTO SLAB. REFER TO ENGINEER'S DRAWINGS FOR SLAB DETAILS.

NOTE: CONDUIT TO BE PROVIDED WHERE LIGHTING IS FIXED TO HALF HEIGHT FACADE PIERS. WIRING TO BE RUN FROM BOTTOM.

NOTE: ALL CONDUITS TO KITCHEN ISLAND TO BE RUN SEPARATELY



AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

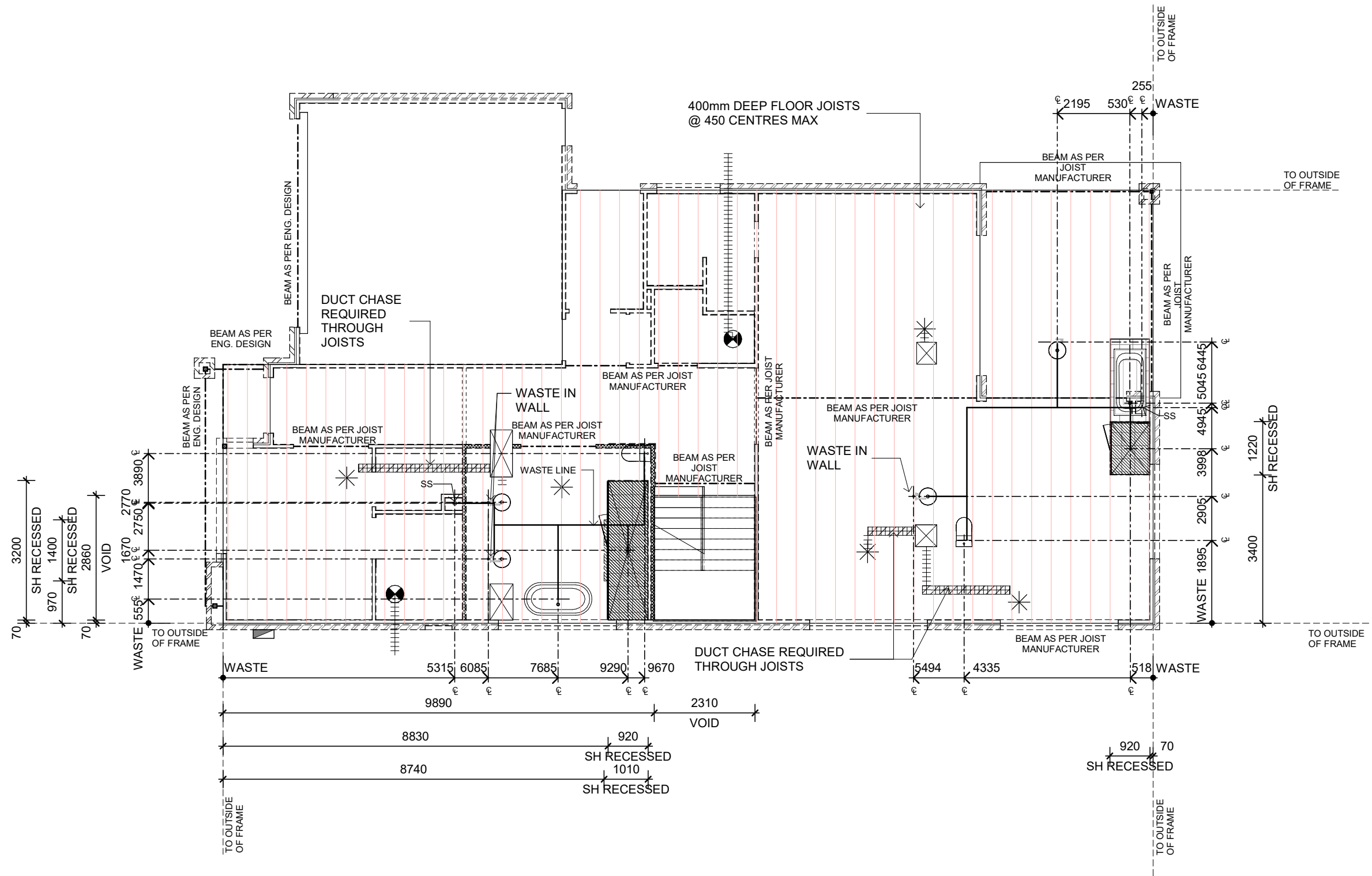
PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: .
PERMIT N°: .
LOT 246 ON SP 351084
JOB N°: 109843

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SLAB PLAN

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: 1 : 100	SHEET No: 20 /37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7



AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

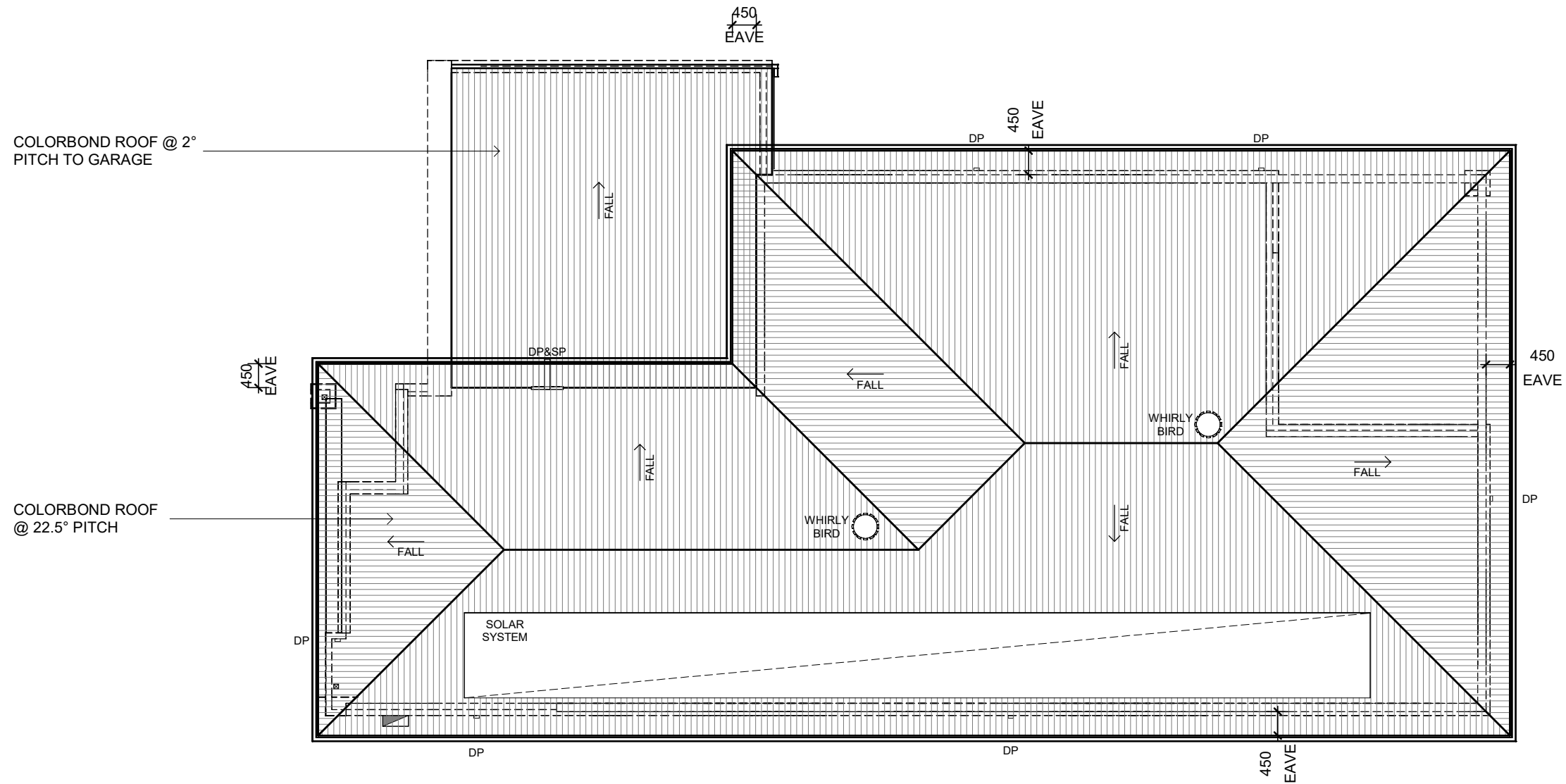
PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

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FLOOR JOISTS

DRAWN: TUAN	DATE: 28.04.2025	
CHECK: AMA	DATE: XXX	
SCALE: 1 : 100	SHEET No: 21 /37	
DESIGN BOLTON 398		
ELEVATION URBAN COASTAL NB		
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m	REV. 7

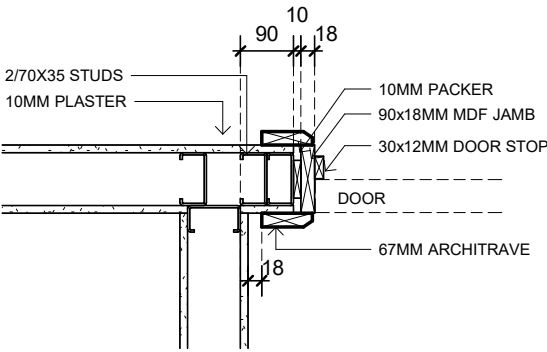


AMM	TYPE	DATE	SIGN	CONTRACT DRAWINGS	PROPOSED RESIDENCE	Orbit HOMES	ROOF PLAN	DRAWN: TUAN	DATE: 28.04.2025
01	QA	05.05.25	FNA		FOR: PARKASH KUMAR	BSA Lic. N°716019 ORBIT HOMES QUEENSLAND PTY. LTD. LEVEL 1, 31 ZUPP DRIVE ORMEAU, 4208 TEL: (07) 3801 7100 www.orbithomes.com.au		CHECK: AMA	DATE: XXX
02	COLOURS ADDED	08.08.25	DOT		USHA MANWANI			SCALE: 1 : 100	SHEET No: 37 /37
03	ENERGY RATING UPDATED	12.08.25	DOT	ORBIT HOMES	AT: LOT 246 CALLI AVENUE,			DESIGN	BOLTON 398
04	EST RFI ADDED	08.09.25	DOT		COOMERA			ELEVATION	URBAN COASTAL NB
05	LEVELS ADDED	02.02.26	TP	CLIENT	UBD REF: .			SPECIFICATION	MIN. LOT WIDTH
06	ENGINEER ADDED	10.02.26	TP		PERMIT N°: .	LOT 246 ON SP 351084		PREMIUM 2024	14m
07	PCV001 ADDED	12.02.26	FNA	CLIENT		JOB N°: 109843			REV. 7
* NOTE DO NOT SCALE THESE DRAWINGS *									

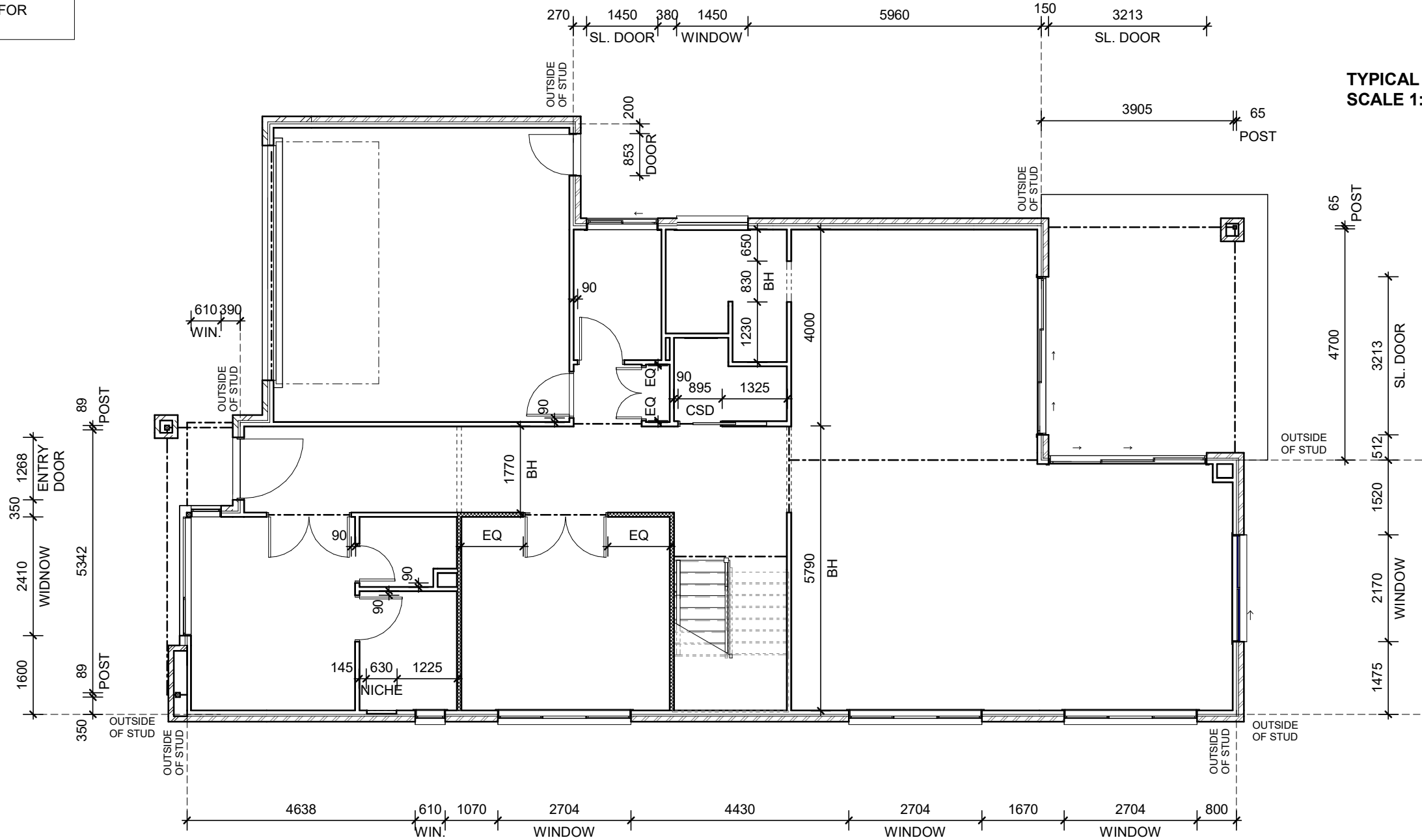
NOTE: ALL DIMENSIONS TO STUD, NOT INCLUDING PLASTER

NOTE: INTERNAL DOOR HEIGHTS TO BE 2040mm. REFER WINDOW SCHEDULE FOR WINDOW AND EXTERNAL DOOR SIZES AND HEAD HEIGHTS

NOTE: ALL STEEL POSTS/COLUMNS ON INTERNAL PLASTERED CORNERS TO BE SET BACK MIN. 35mm IN DIRECTION OF BEAM RUN ABOVE. PROVIDE A 35mm VERTICAL BATTEN TO CORNER FOR PLASTER FIXING.



TYPICAL DOOR JAMB DETAIL
SCALE 1:10



AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

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FRAMING PLAN	

DRAWN: TUAN		DATE: 28.04.2025	
CHECK: AMA		DATE: XXX	
SCALE: 1 : 100		SHEET No: 22 /37	
DESIGN			
BOLTON 398			
ELEVATION			
URBAN COASTAL NB			
SPECIFICATION		MIN. LOT WIDTH	REV.
PREMIUM 2024		14m	7

NOTE: ALL DIMENSIONS TO STUD, NOT INCLUDING PLASTER

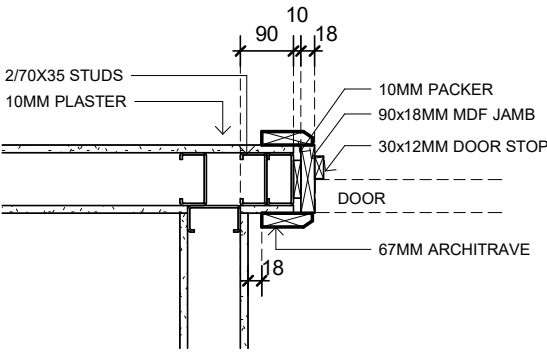
NOTE: INTERNAL DOOR HEIGHTS TO BE 2040mm. REFER WINDOW SCHEDULE FOR WINDOW AND EXTERNAL DOOR SIZES AND HEAD HEIGHTS

NOTE: ALL STEEL POSTS/COLUMNS ON INTERNAL PLASTERED CORNERS TO BE SET BACK MIN. 35mm IN DIRECTION OF BEAM RUN ABOVE. PROVIDE A 35mm VERTICAL BATTEN TO CORNER FOR PLASTER FIXING.

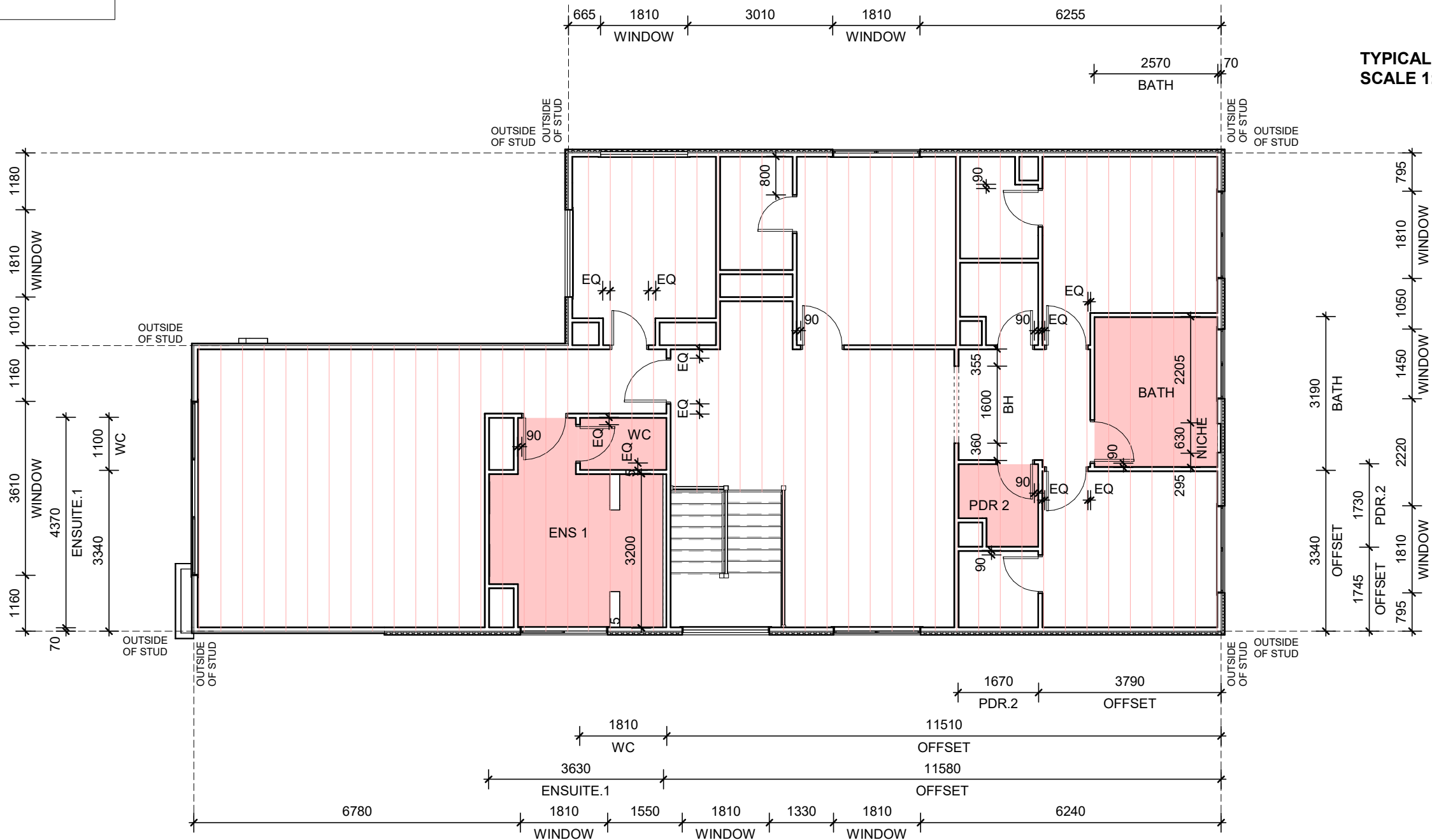
NOTE: FLOOR JOISTS AS PER JOIST LAYOUT PLAN: 300MM POSI STRUTS @ 450 CENTRES MAX.

DENOTES WET AREA LOCATIONS FOR SHEET FLOORING

NOTE: PROVIDE CLEAROUT INSPECTION OUTLET FLOOR TRAP BETWEEN FREESTANDING BATH AND SHOWER COMPARTMENT.



TYPICAL DOOR JAMB DETAIL
SCALE 1:10



AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

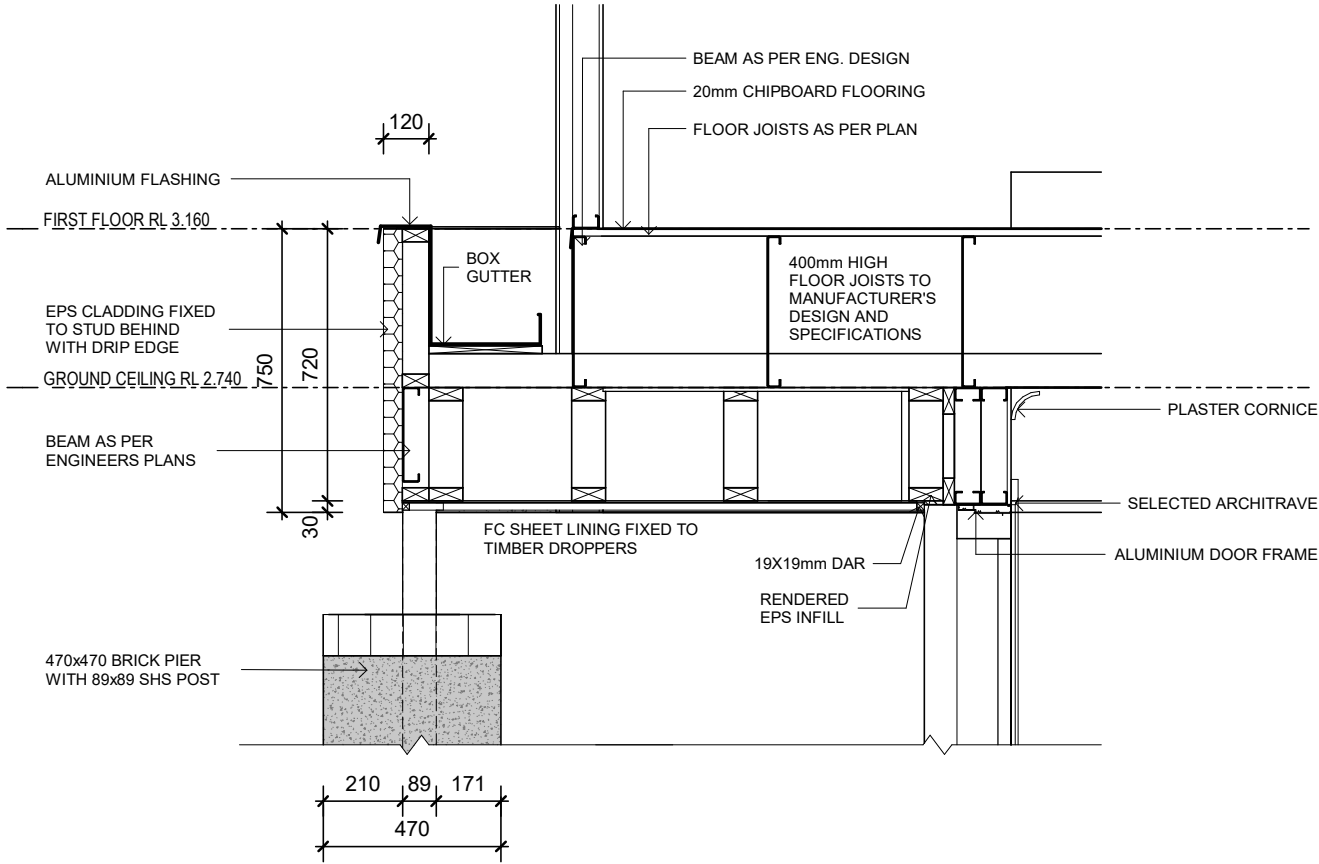
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FRAMING PLAN	

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: 1 : 100	SHEET No: 23 /37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7

NOTE: DETAILS SUBJECT TO CHANGE
PENDING IMPROVED CONSTRUCTION
PRACTISES, TRADE RECOMENDATION &
SITE CONDITIONS



AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

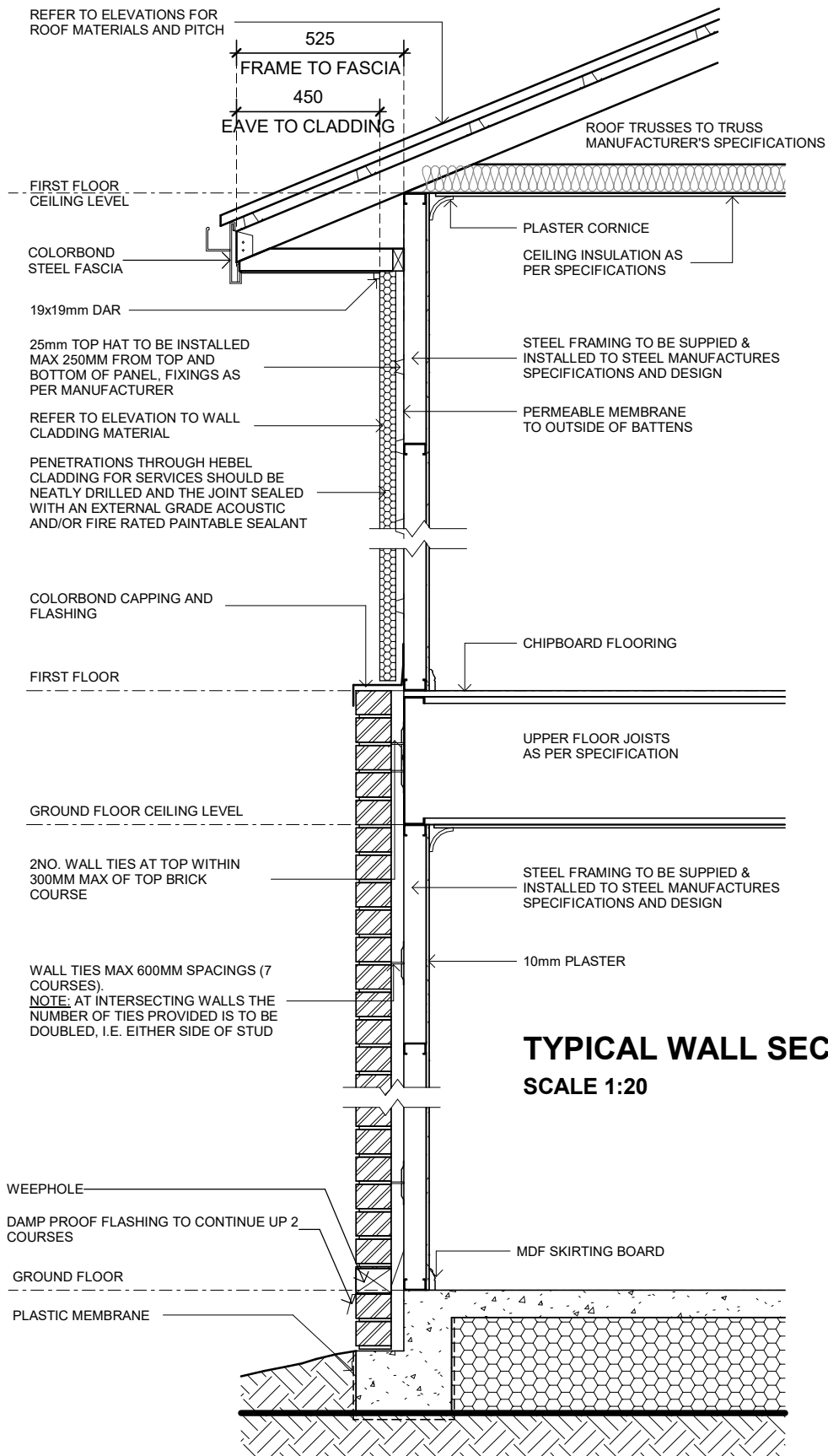
PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

Orbit
HOMES

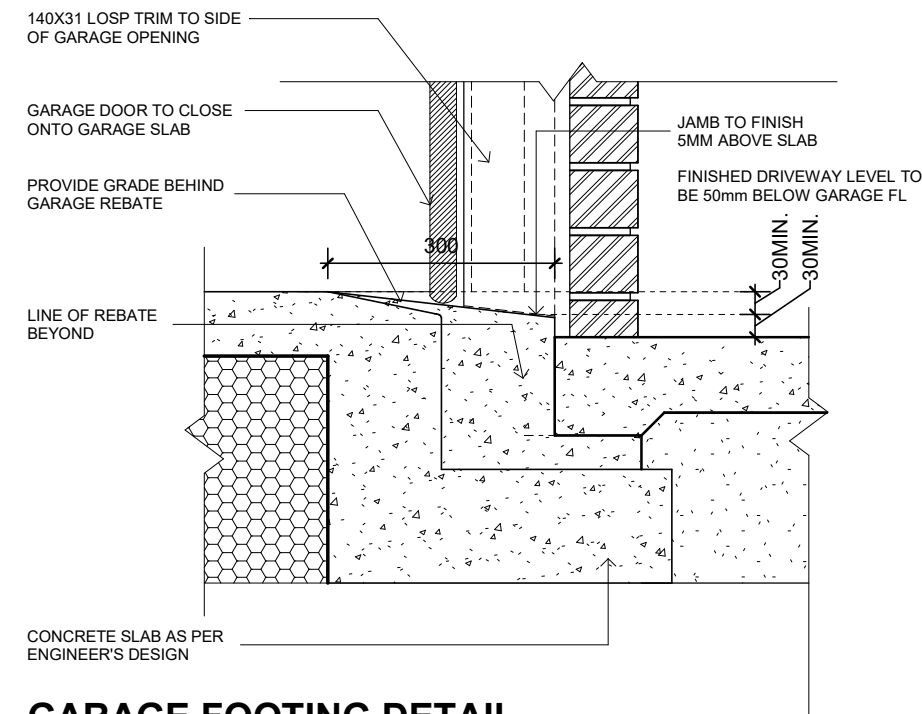
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SECTION, DETAILS

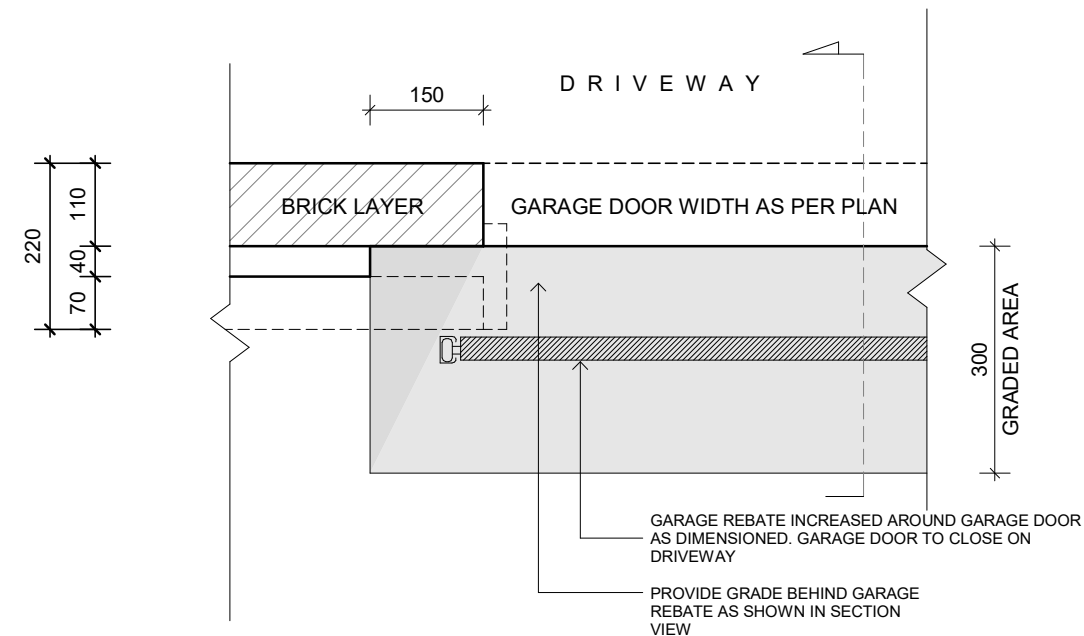
DRAWN: TUAN	DATE: 28.04.2025	
CHECK: AMA	DATE: XXX	
SCALE: ON PAGE	SHEET No: 24 /37	
DESIGN	BOLTON 398	
ELEVATION	URBAN COASTAL NB	
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m	REV. 7



TYPICAL WALL SECTION
SCALE 1:20



GARAGE FOOTING DETAIL SECTION VIEW
SCALE 1:10



GARAGE FOOTING DETAIL PLAN VIEW
SCALE 1:10

NOTE: DETAILS SUBJECT TO CHANGE
PENDING IMPROVED CONSTRUCTION
PRACTISES, TRADE RECOMENDATION &
SITE CONDITIONS

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

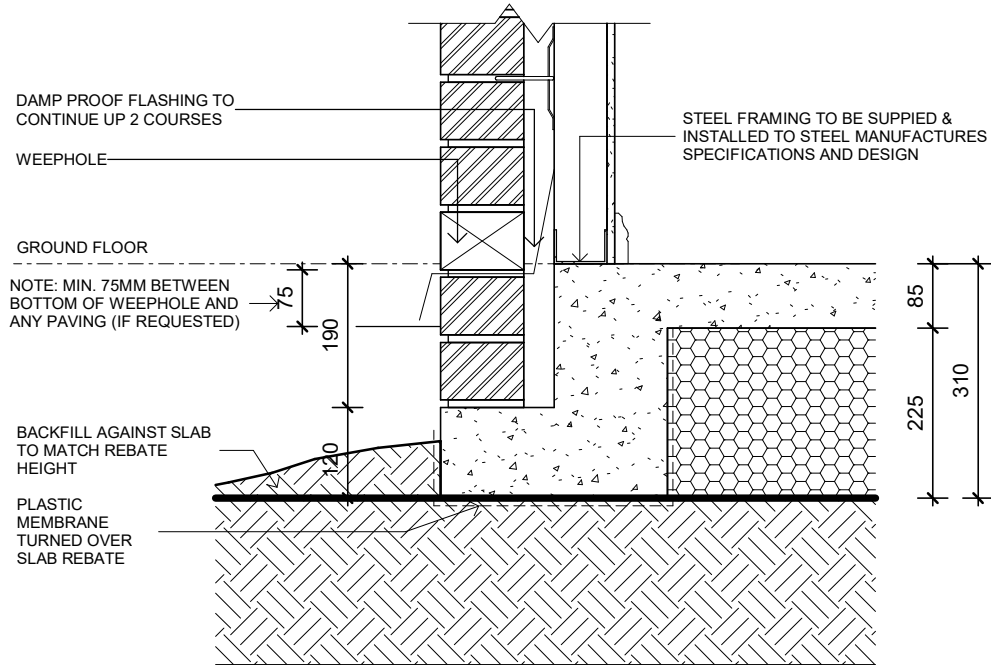
PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

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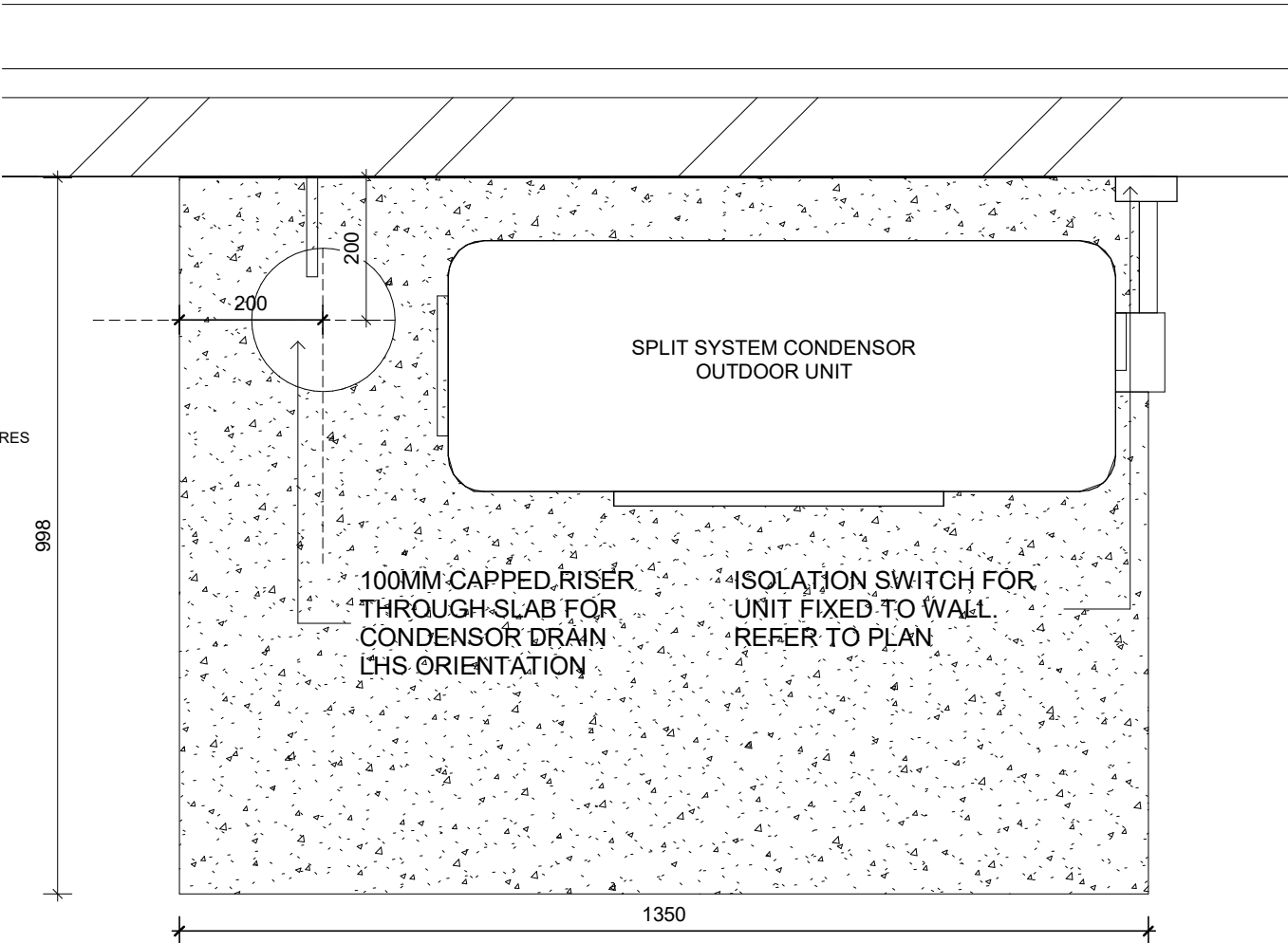
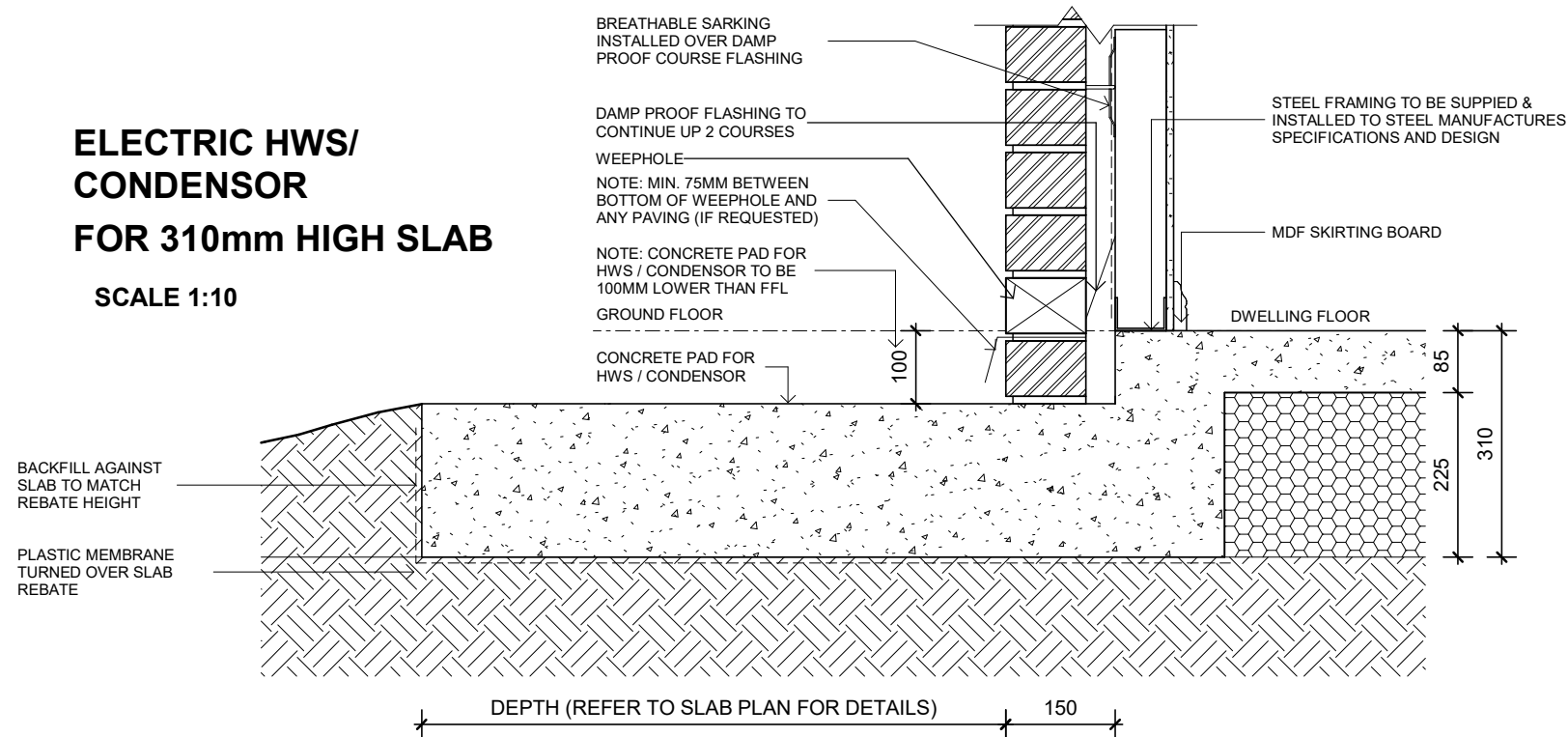
SECTION, DETAILS

DRAWN: TUAN	DATE: 28.04.2025	
CHECK: AMA	DATE: XXX	
SCALE: ON PAGE	SHEET No: 25 /37	
DESIGN		
BOLTON 398		
ELEVATION		
URBAN COASTAL NB		
SPECIFICATION	MIN. LOT WIDTH	REV.
PREMIUM 2024	14m	7



FOR 310mm HIGH SLAB
SCALE 1:10

ELECTRIC HWS/
CONDENSOR
FOR 310mm HIGH SLAB
SCALE 1:10



SPLIT SYSTEM CONDENSOR PAD
SCALE 1:10

NOTE: DETAILS SUBJECT TO CHANGE
PENDING IMPROVED CONSTRUCTION
PRACTISES, TRADE RECOMENDATION &
SITE CONDITIONS

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

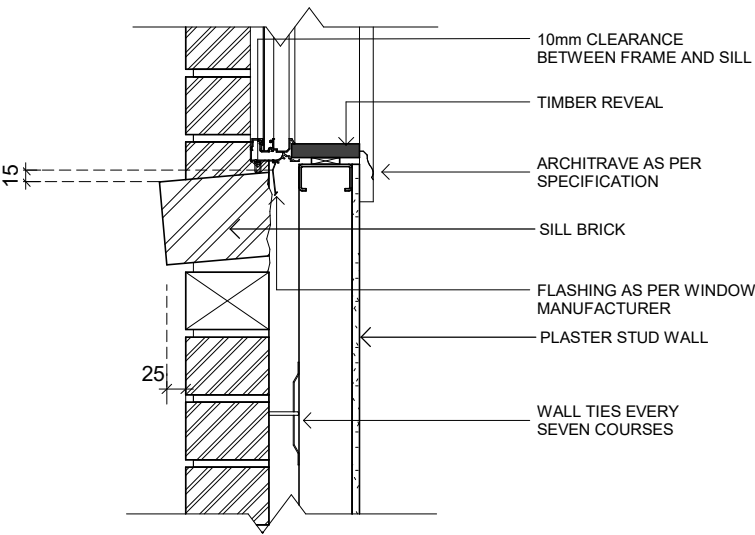
Orbit
HOMES

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ORBIT HOMES QUEENSLAND PTY. LTD.
LEVEL 1, 31 ZUPP DRIVE
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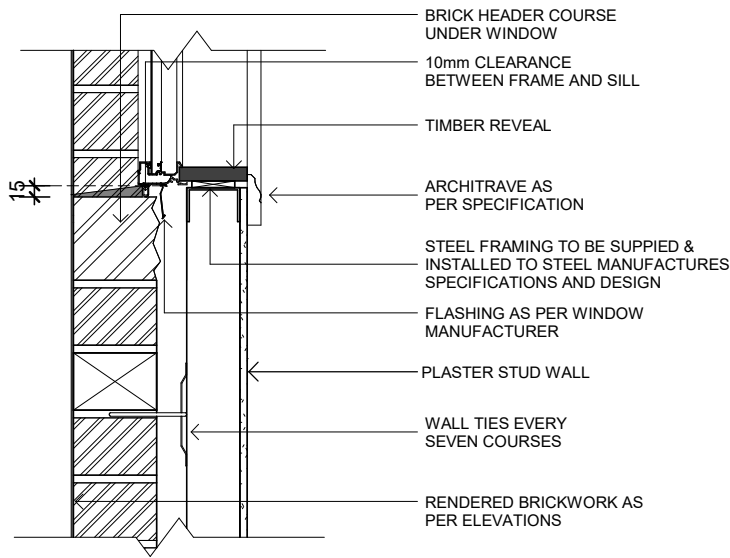
SECTION, DETAILS	

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: ON PAGE	SHEET No: 26 /37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7

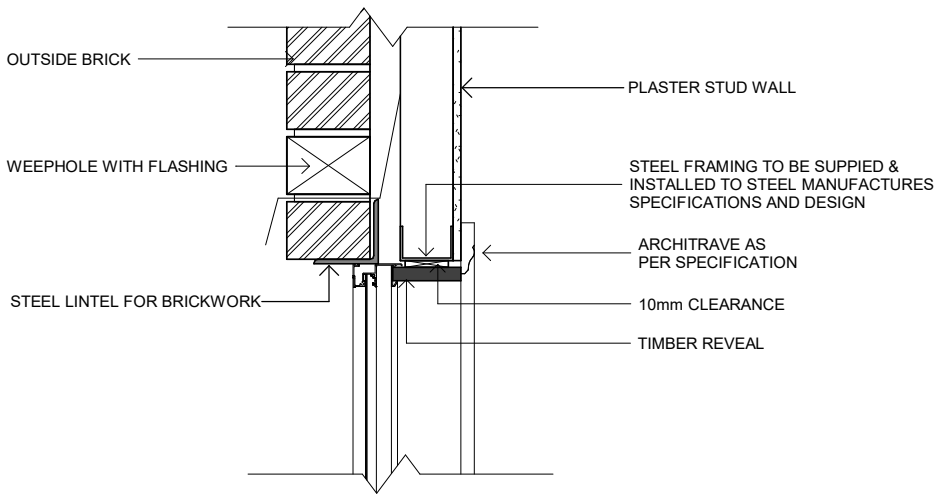
NOTE: DETAILS SUBJECT TO CHANGE
PENDING IMPROVED CONSTRUCTION
PRACTISES, TRADE RECOMENDATION &
SITE CONDITIONS



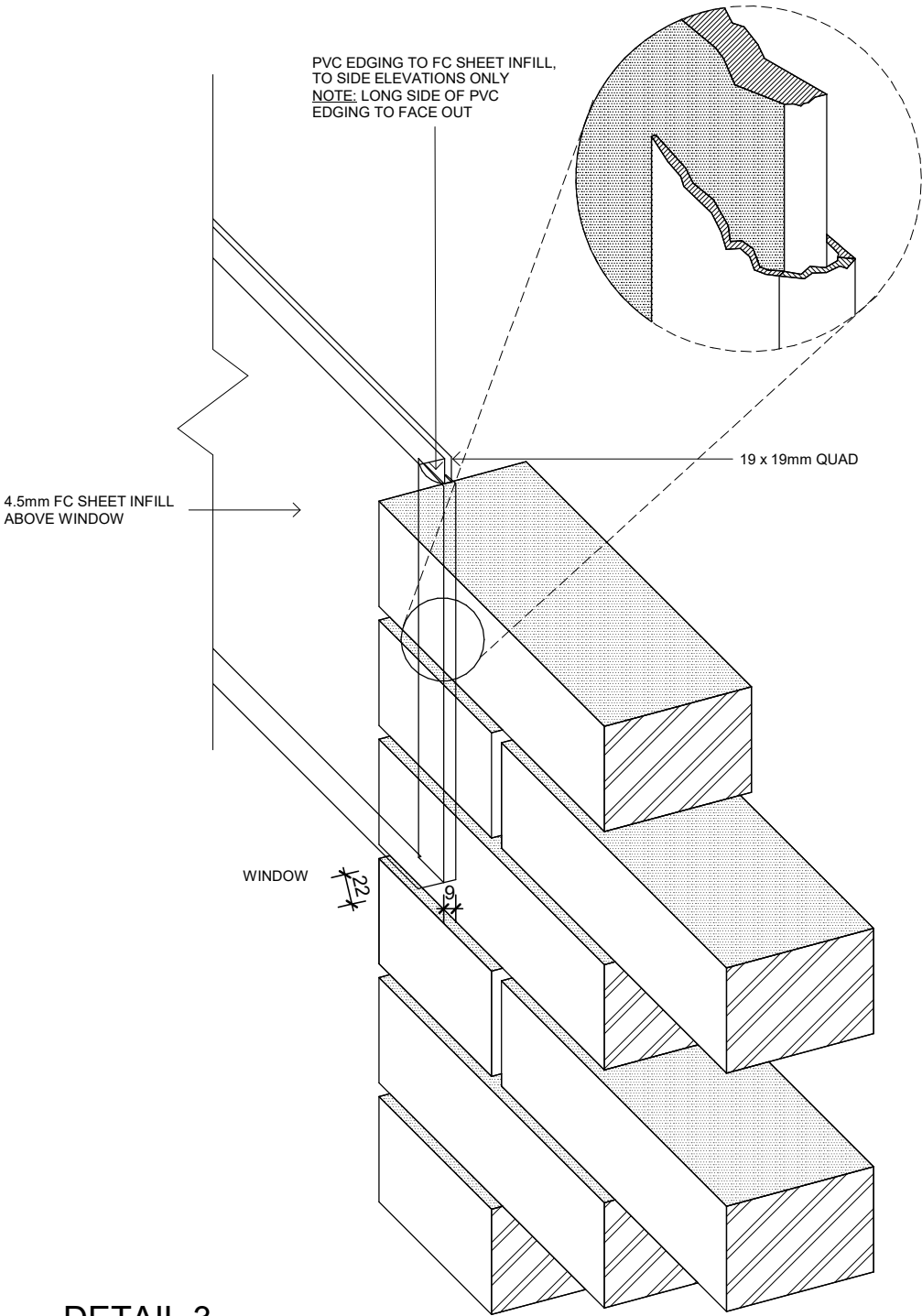
DETAIL 1
TYPICAL FACE BRICK SILL DETAIL
SCALE 1:10



DETAIL 2
TYPICAL RENDERED BRICK SILL DETAIL
SCALE 1:10



DETAIL 4
BRICKWORK ABOVE OPENINGS
SCALE 1:10



DETAIL 3
PVC EDGE STRIP TO INFILLS
SCALE 1:5

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

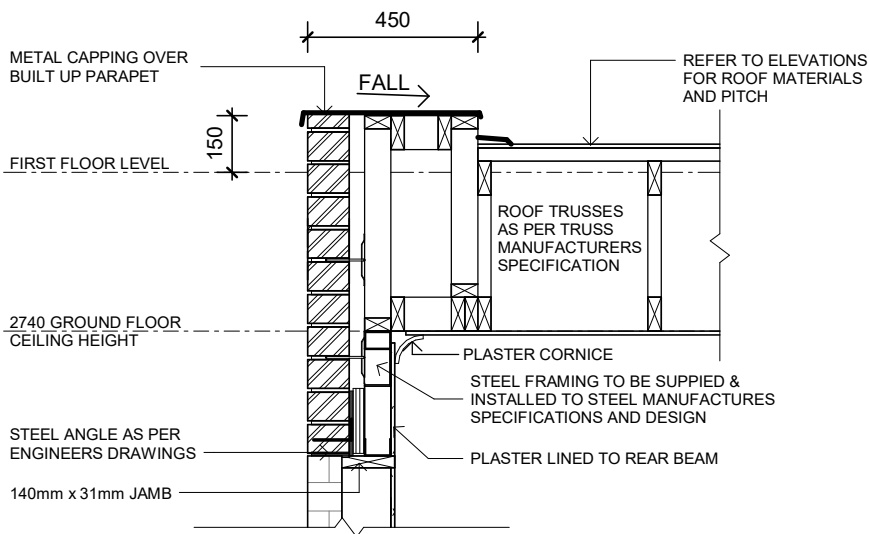
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SECTION, DETAILS

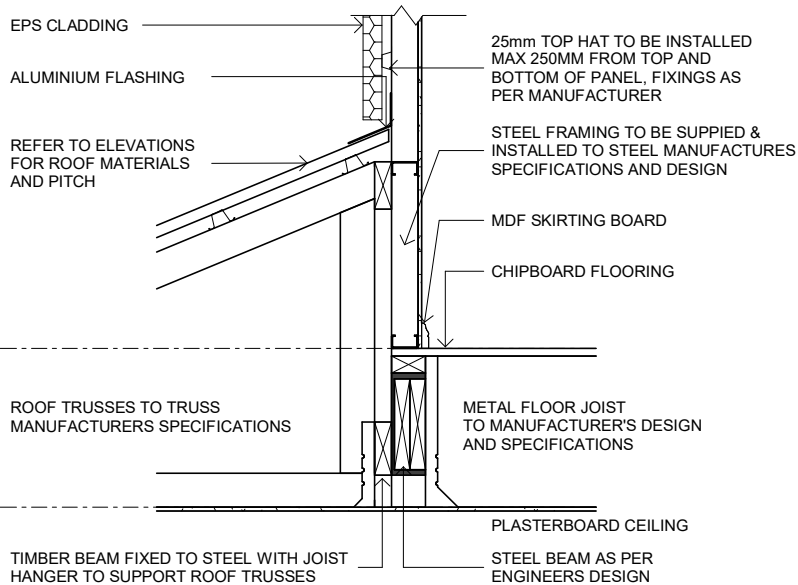
DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: ON PAGE	SHEET No: 27 /37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7

NOTE: DETAILS SUBJECT TO CHANGE
PENDING IMPROVED CONSTRUCTION
PRACTISES, TRADE RECOMENDATION &
SITE CONDITIONS

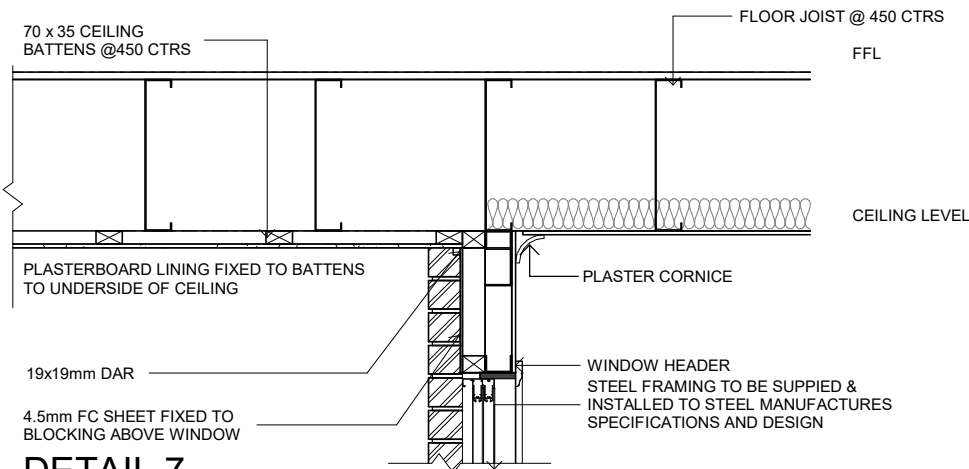


DETAIL 5
GARAGE DOOR SECTION
SCALE 1:20

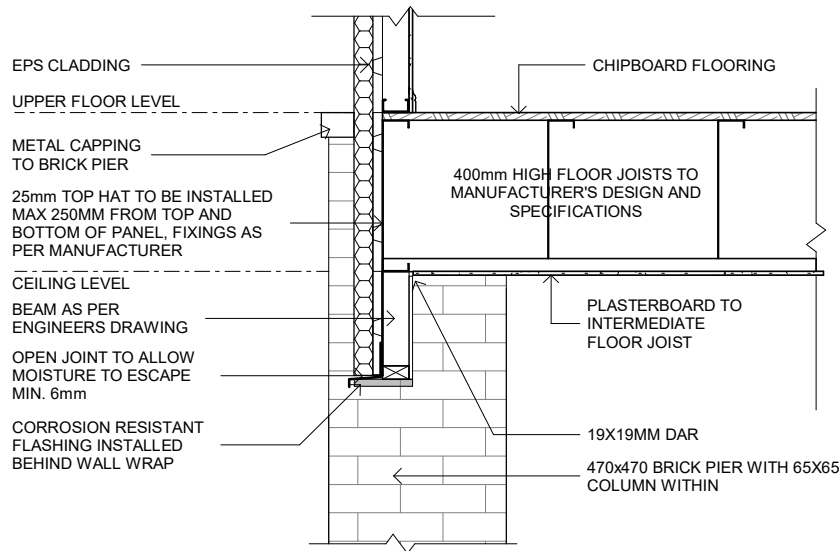
REFER TO ENGINEERS
DRAWINGS FOR DETAIL



DETAIL 6
ROOF/LIGHTWEIGHT CLAD DETAIL
SCALE 1:20



DETAIL 7
OUTDOOR LIVING/WINDOW DETAIL
SCALE 1:20



NOTE: PLASTERER TO REMOVE RECESS FROM PLASTER SHEETS
TO PERIMETER & KEEP MAX 5mm GAP TO EXTERNAL WALLS &
BEAMS

NOTE: CEILING TO BE PAINTED WITH EXTERNAL GRADE PAINT

DETAIL 8
OUTDOOR LIVING DETAIL
SCALE 1:20

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

**Orbit
HOMES**

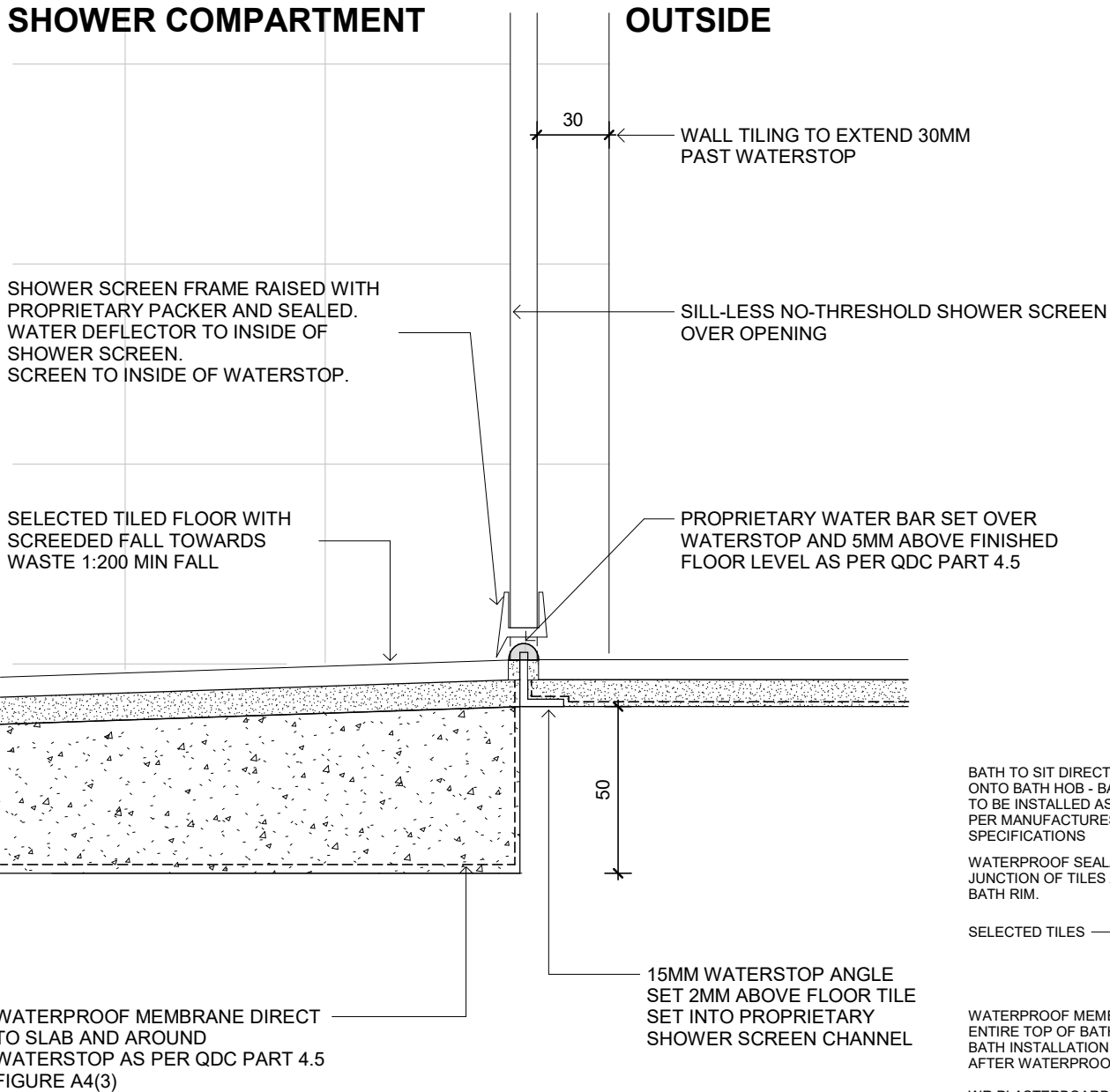
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LEVEL 1, 31 ZUPP DRIVE
ORMEAU, 4208
TEL: (07) 3801 7100
www.orbithomes.com.au

SECTION, DETAILS

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: ON PAGE	SHEET No: 28 /37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7

SHOWER COMPARTMENT

OUTSIDE



DETAIL 9

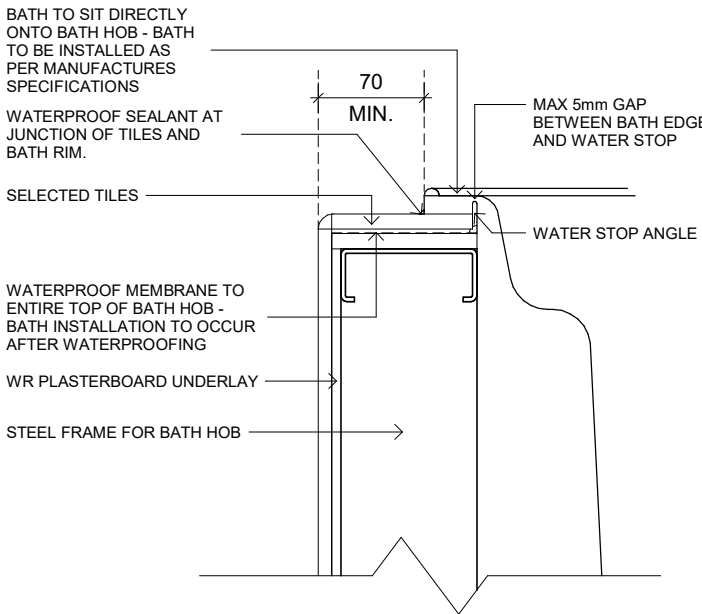
SHOWER HOB DETAIL - NCC2022 LEVEL THRESHOLD

SCALE 1:2

NOTE: A SHOWER WITHIN 200MM OF WET AREA OPENING/DOORWAY TO INCLUDE A VERTICAL WATERSTOP WHERE THE SHOWER ABUTS THE WALL

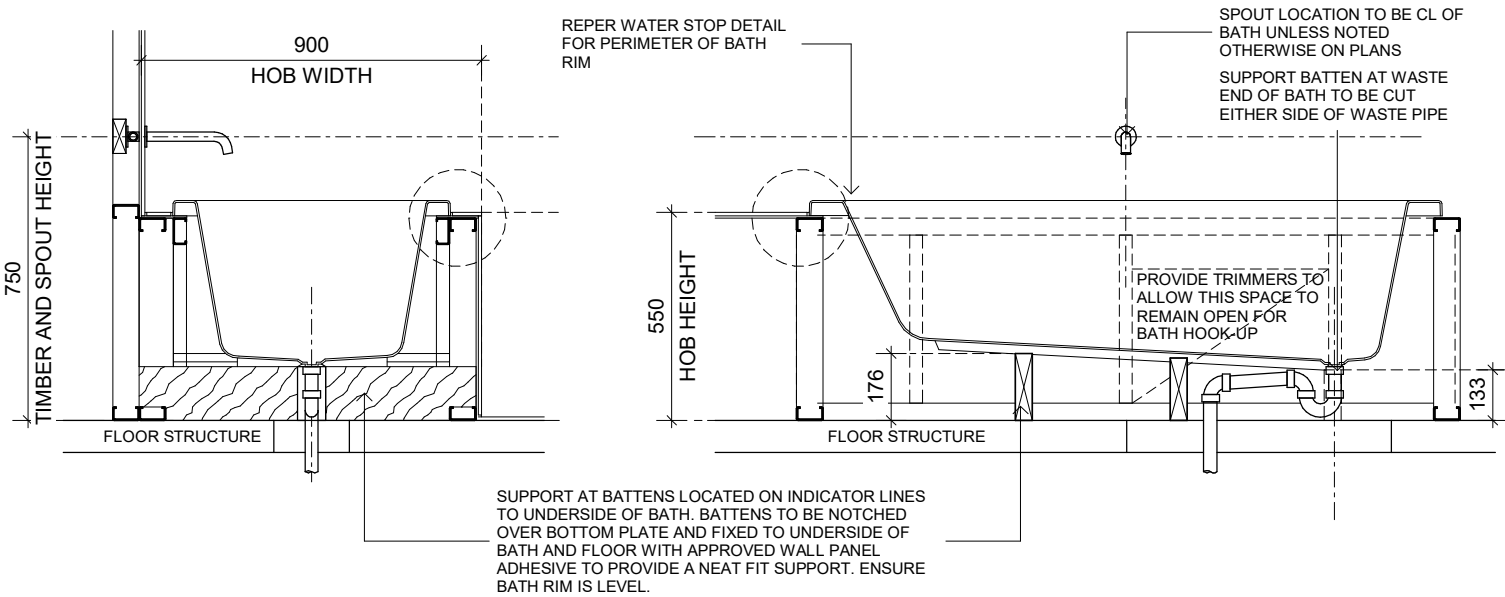
NOTE: DETAILS SUBJECT TO CHANGE PENDING IMPROVED CONSTRUCTION PRACTISES, TRADE RECOMENDATION & SITE CONDITIONS

AS3740 BATH HOB WATERSTOP DETAIL
NOT TO SCALE



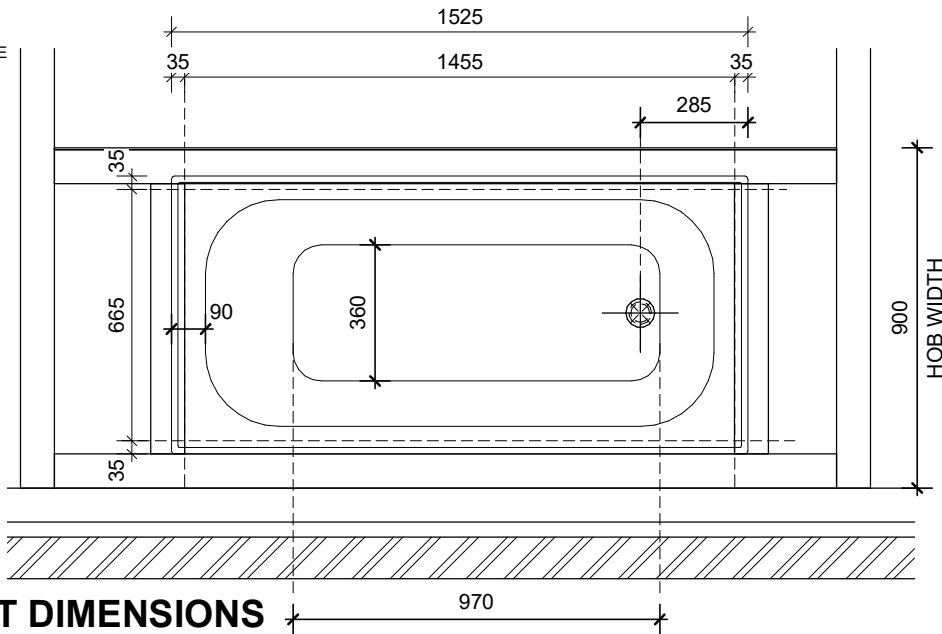
INSTALLATION DETAILS CAROMA LUNA "FOUR TILE FLANGE" BATH

*ALWAYS REFER TO INSTALLATION INSTRUCTIONS PROVIDED WITH THE BATH TO ENSURE CURRENT INSTALLATION REQUIREMENTS - ADVISE OFFICE IF DETAILS IN BATH DO NOT MATCH THIS DETAIL



- HOB TO BE LINED WITH "WR PLASTERBOARD"
- TOP OF HOB TO BE WATERPROOFED
- REFER TO BUILDING CODE OF AUSTRALIAN 2016 - PERFORMANCE SOLUTION REPORT "WET AREA CONSTRUCTION - BATH INSTALLATION WATER STOP" REPORT NUMBER PBS 289 17 FOR WATERSTOP DETAIL

CUTOUT DIMENSIONS
DETAIL 10
BATH HOB & TAP DETAIL
SCALE 1:20



AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

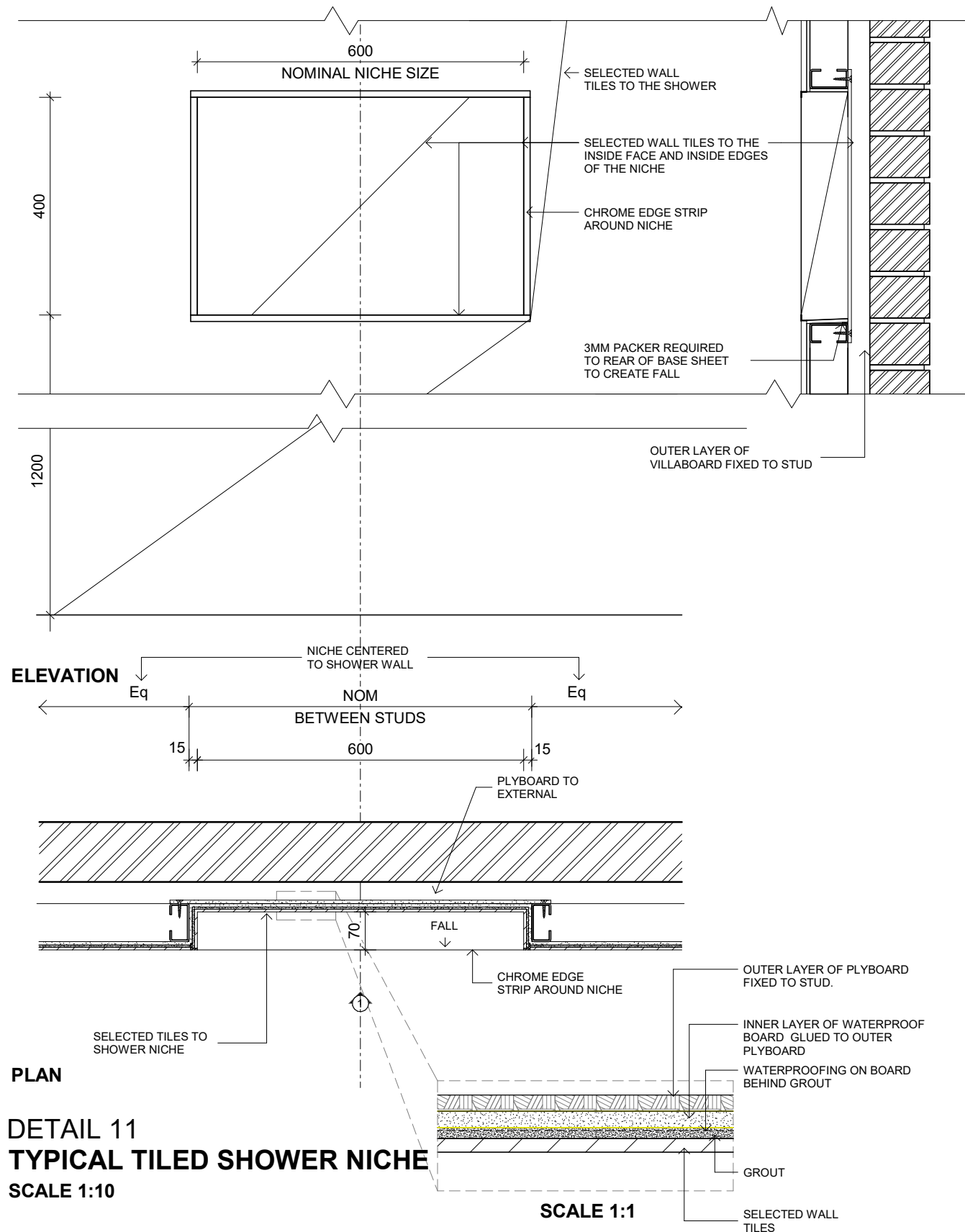
PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

Orbit
HOMES

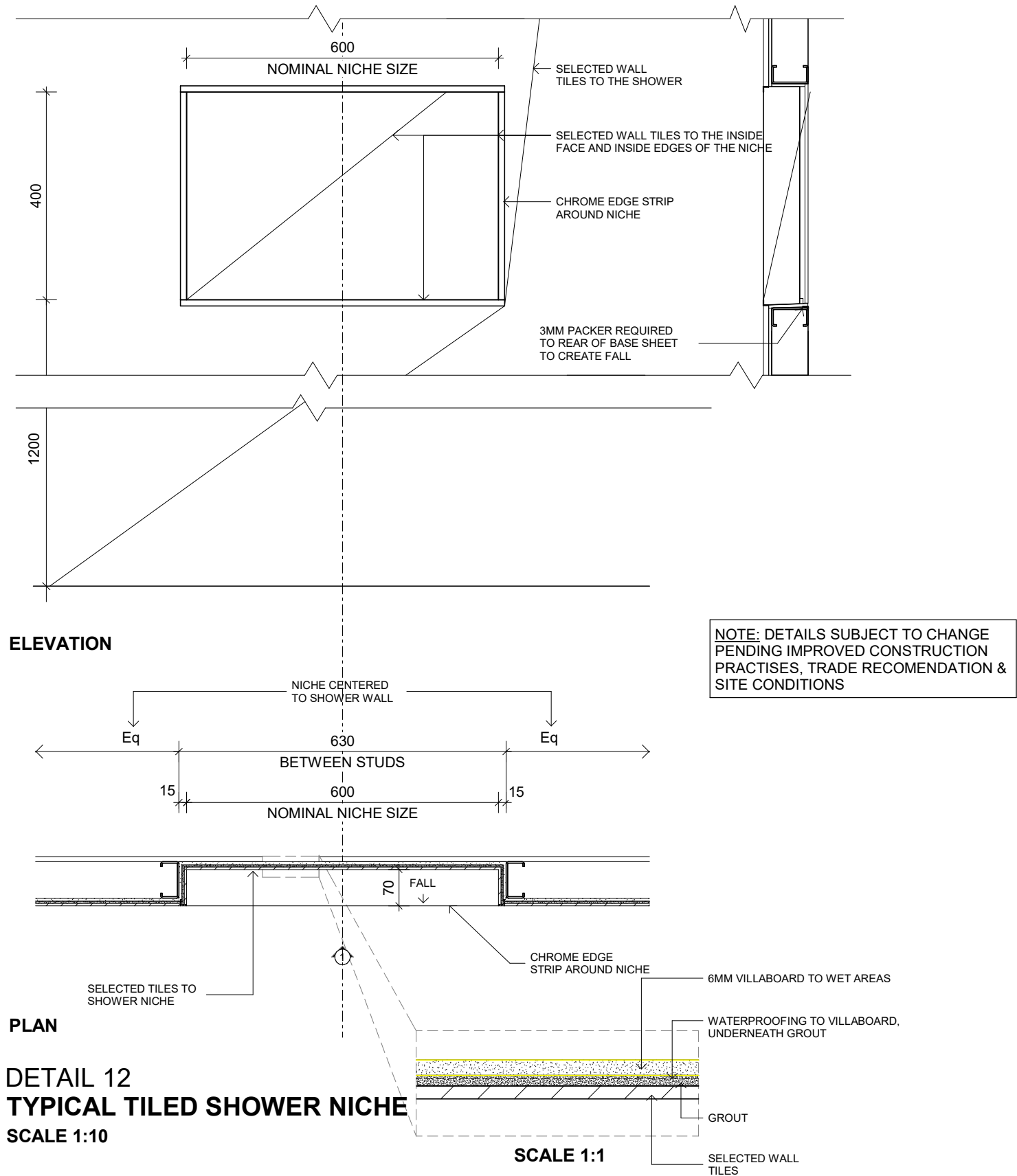
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SECTION, DETAILS

DRAWN: TUAN	DATE: 28.04.2025	
CHECK: AMA	DATE: XXX	
SCALE: ON PAGE	SHEET No: 29 /37	
DESIGN	BOLTON 398	
ELEVATION	URBAN COASTAL NB	
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m	REV. 7



DETAIL 11
TYPICAL TILED SHOWER NICHE
SCALE 1:10



DETAIL 12
TYPICAL TILED SHOWER NICHE
SCALE 1:10

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
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07	PCV001 ADDED	12.02.26	FNA
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CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: .
PERMIT N°: .
LOT 246 ON SP 351084
JOB N°: 109843

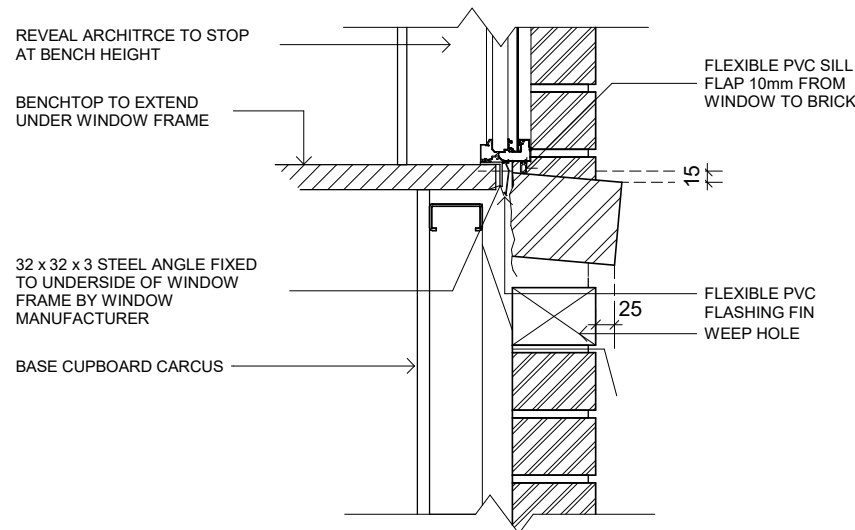
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SECTION, DETAILS	

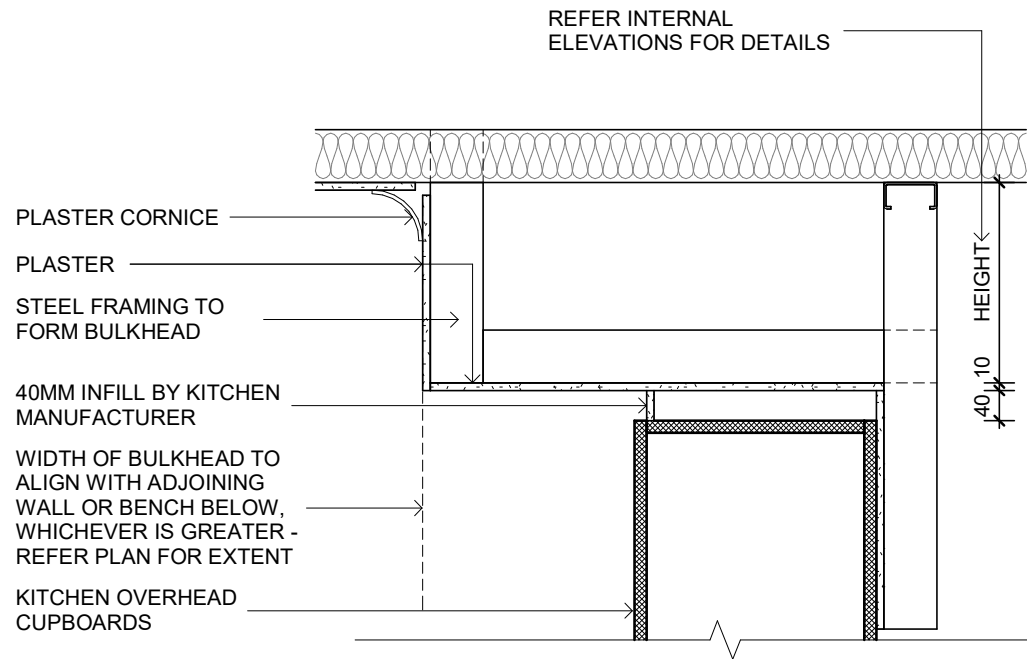
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CHECK: AMA	DATE: XXX
SCALE: ON PAGE	SHEET No: 30 /37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7

NOTE: DETAILS SUBJECT TO CHANGE
PENDING IMPROVED CONSTRUCTION
PRACTISES, TRADE RECOMENDATION &
SITE CONDITIONS

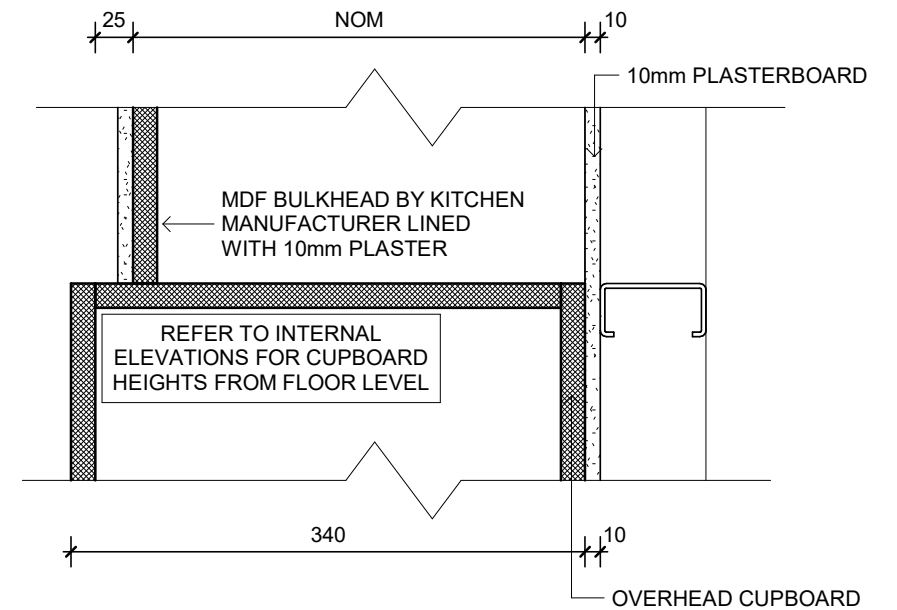


NOTE: WINDOW TO BE 905mm
ABOVE FLOOR LEVEL FOR KITCHEN

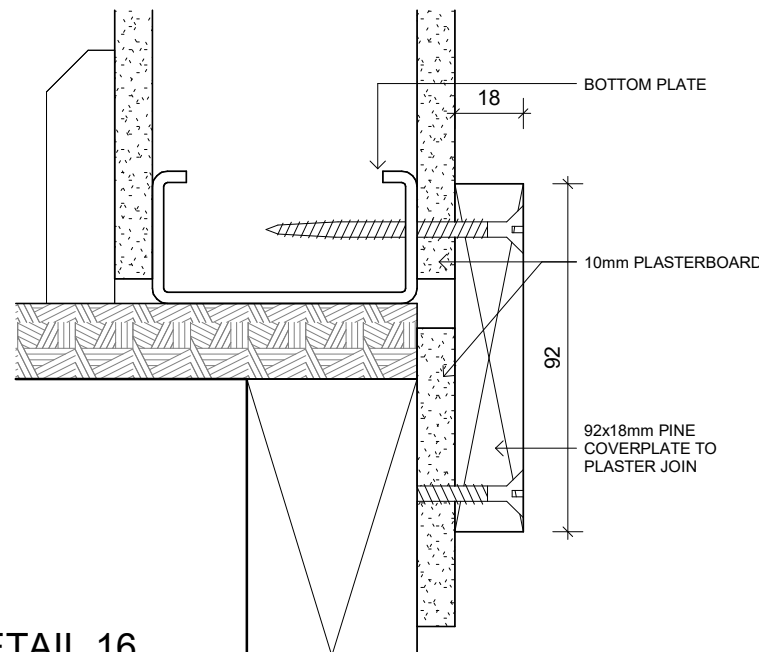
DETAIL 13
NO BOTTOM REVEAL
SCALE 1:10



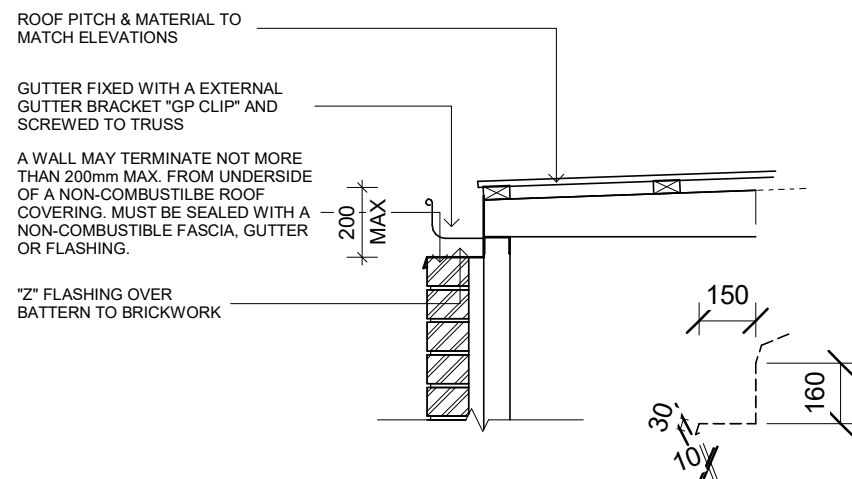
DETAIL 14
OVERHEAD CUPBOARD BULKHEAD DETAIL
SCALE 1:10



DETAIL 15
OVERHEAD CUPBOARD
BULKHEAD DETAIL TO LAUNDRY
SCALE 1:5

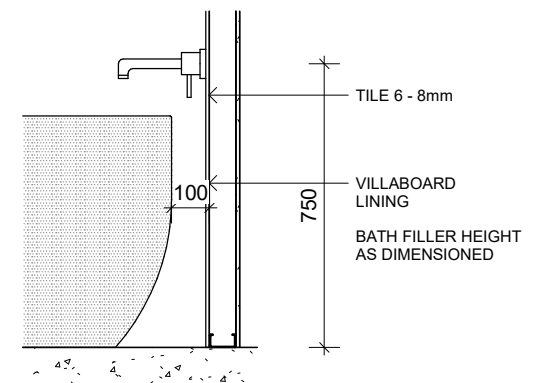


DETAIL 16
PLASTERBOARD COVERPLATE DETAIL
SCALE 1:2



DETAIL 17
GARAGE ON BOUNDARY/GUTTER ON BRICKWORK
SCALE 1:20

FLASHING DIMENSIONS



FREE STANDING BATH
TAP CONNECTION
SCALE 1:20

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
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ORBIT HOMES	DATE
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PROPOSED RESIDENCE
FOR: PARKASH KUMAR
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AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

**Orbit
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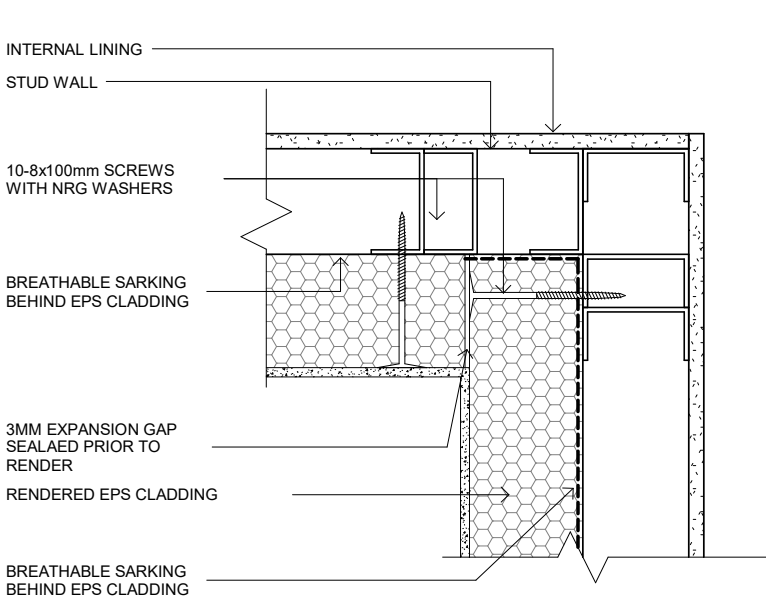
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SECTION, DETAILS

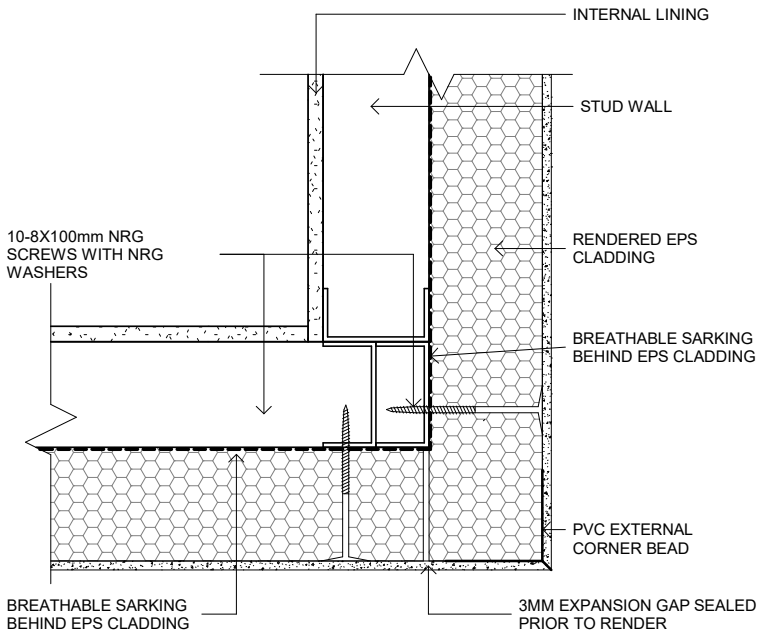
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CHECK: AMA	DATE: XXX	
SCALE: ON PAGE	SHEET No: 31 /37	
DESIGN	BOLTON 398	
ELEVATION	URBAN COASTAL NB	
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m	REV. 7

NOTE: DETAILS SUBJECT TO CHANGE
PENDING IMPROVED CONSTRUCTION
PRACTISES, TRADE RECOMENDATION &
SITE CONDITIONS

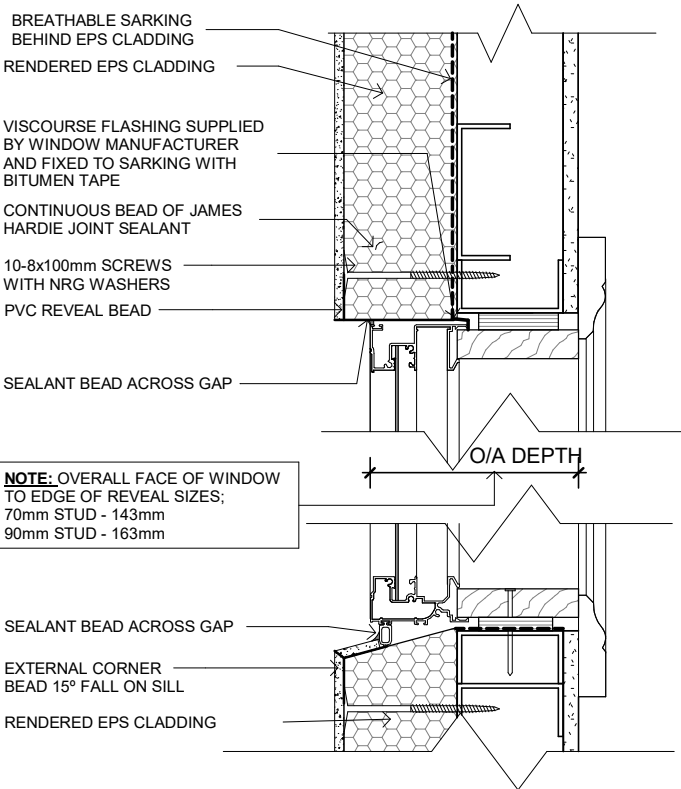
EPS CLADDING



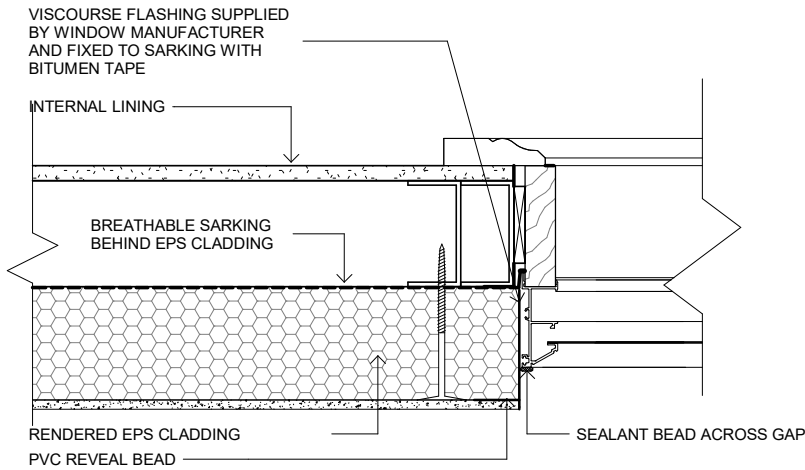
INTERNAL CORNER
SCALE 1:5



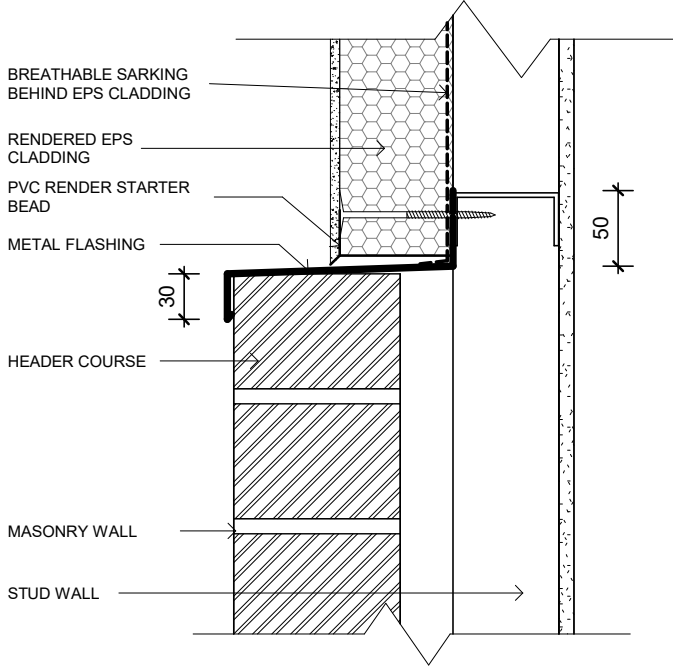
EXTERNAL CORNER
SCALE 1:5



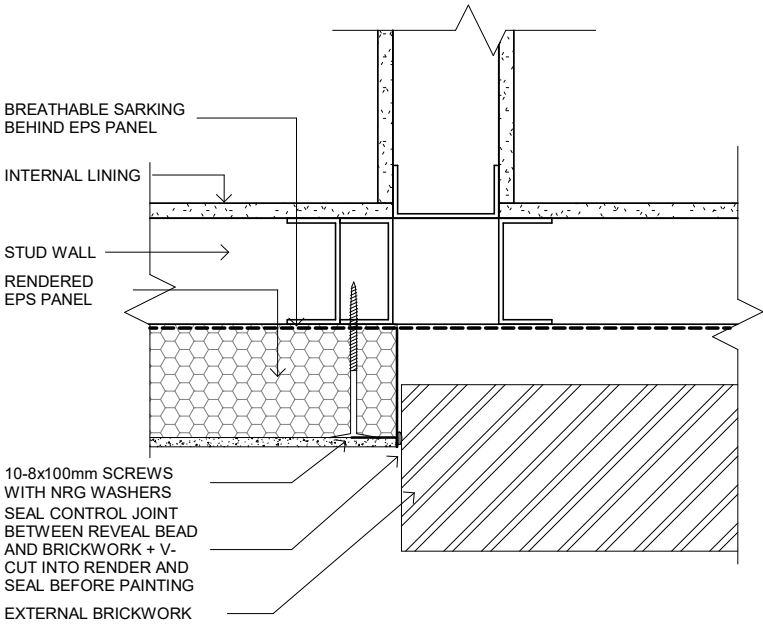
WINDOW HEAD & SILL WITH TRIM
SCALE 1:5



WINDOW JAMB WITH TRIM
SCALE 1:5



HORIZONTAL BRICK JUNCTION
SCALE 1:5



VERTICAL BRICK JUNCTION
SCALE 1:5

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
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CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
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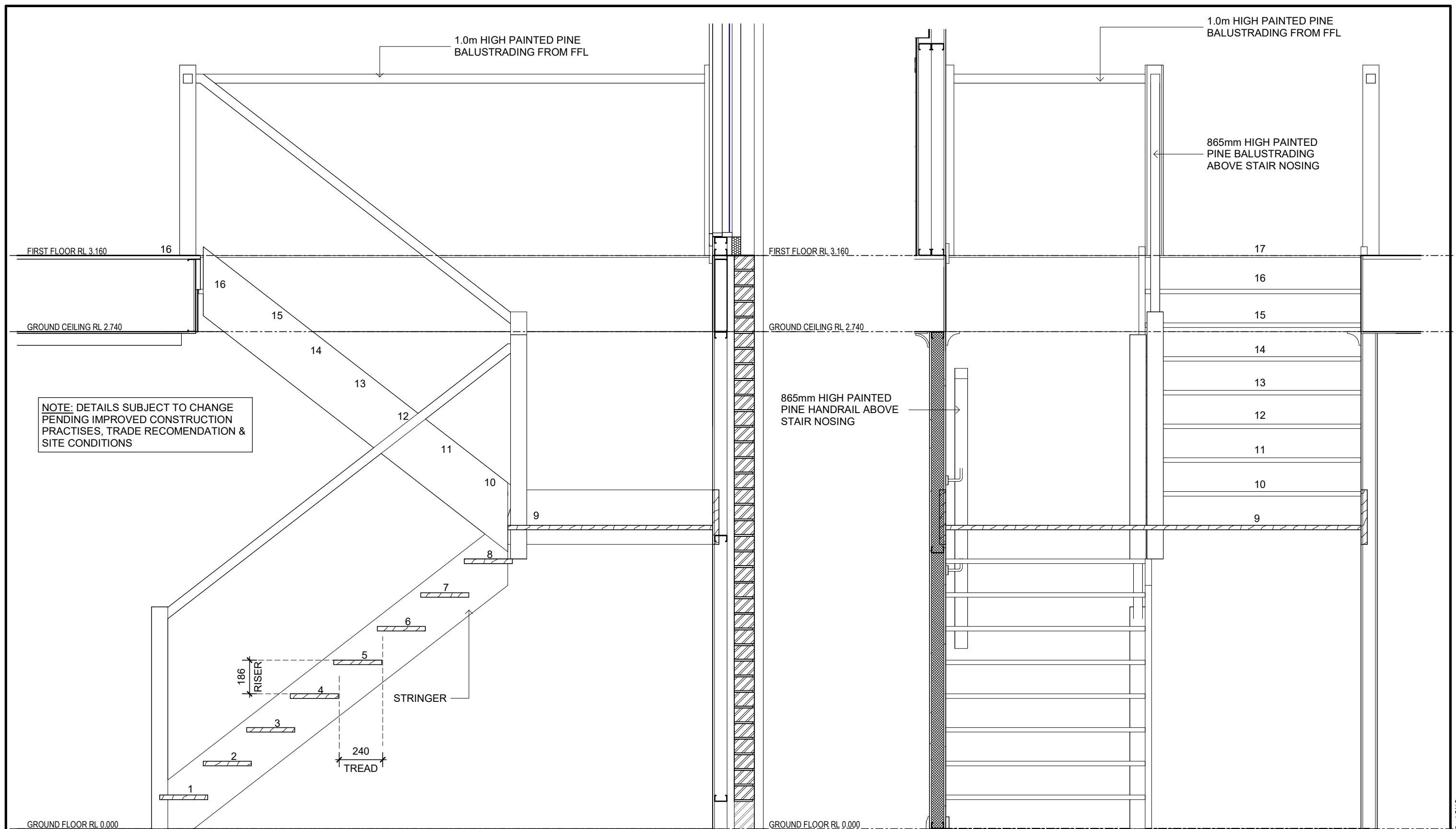
PROPOSED RESIDENCE
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UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

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SECTION, DETAILS

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: ON PAGE	SHEET No: 32 /37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7



AMM	TYPE	DATE	SIGN
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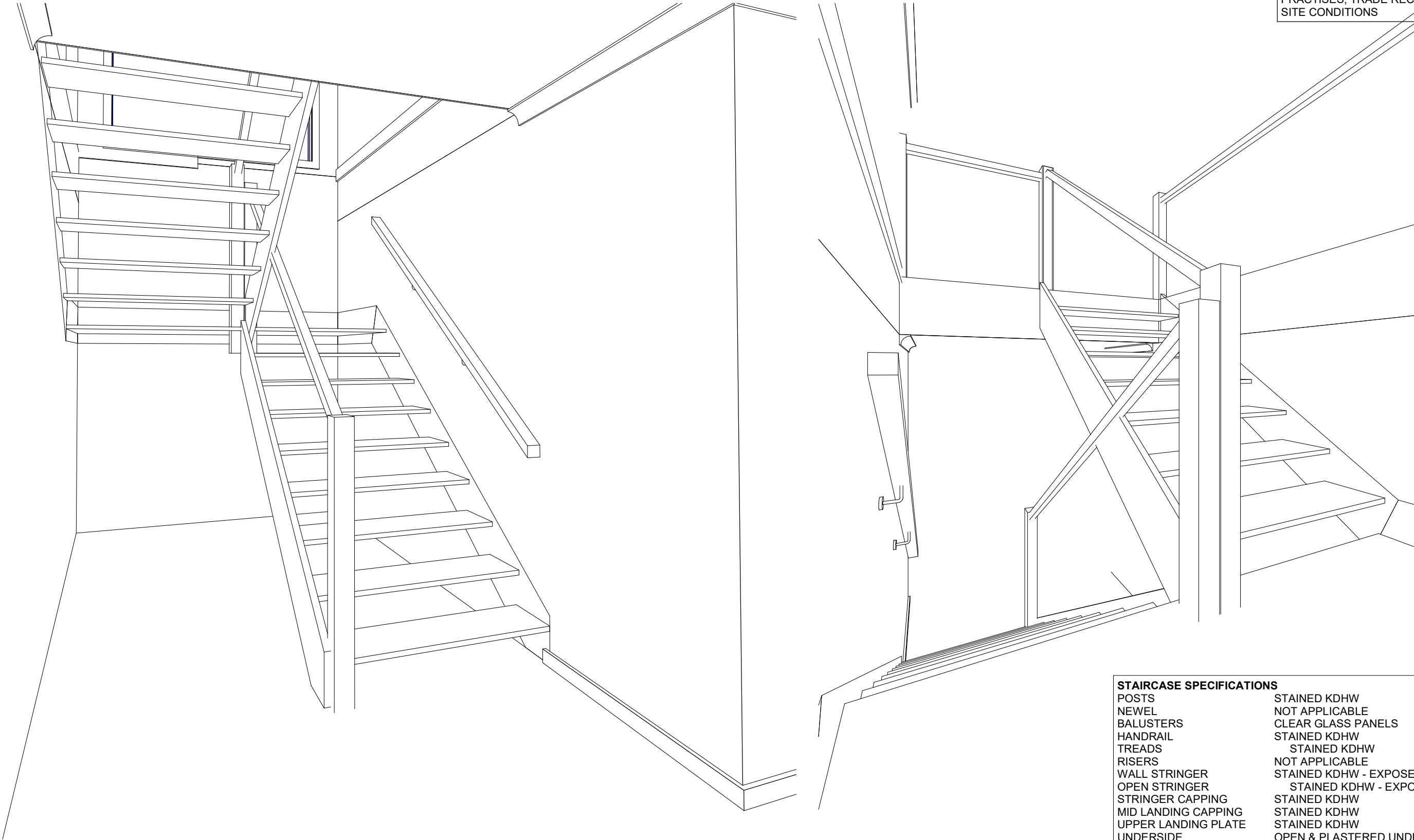
PROPOSED RESIDENCE
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SECTION, DETAILS

DRAWN: TUAN	DATE: 28.04.2025	
CHECK: AMA	DATE: XXX	
SCALE: ON PAGE	SHEET No: 33 /37	
DESIGN		
BOLTON 398		
ELEVATION		
URBAN COASTAL NB		
SPECIFICATION	MIN. LOT WIDTH	REV.
PREMIUM 2024	14m	7

NOTE: DETAILS SUBJECT TO CHANGE
PENDING IMPROVED CONSTRUCTION
PRACTISES, TRADE RECOMENDATION &
SITE CONDITIONS



STAIRCASE SPECIFICATIONS	
POSTS	STAINED KDHW
NEWEL	NOT APPLICABLE
BALUSTERS	CLEAR GLASS PANELS
HANDRAIL	STAINED KDHW
TREADS	STAINED KDHW
RISERS	NOT APPLICABLE
WALL STRINGER	STAINED KDHW - EXPOSED
OPEN STRINGER	STAINED KDHW - EXPOSED
STRINGER CAPPING	STAINED KDHW
MID LANDING CAPPING	STAINED KDHW
UPPER LANDING PLATE	STAINED KDHW
UNDERSIDE	OPEN & PLASTERED UNDER MID LANDING

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
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06	ENGINEER ADDED	10.02.26	TP
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* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
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CLIENT	DATE

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PERMIT N°: .
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SECTION, DETAILS

DRAWN: TUAN	DATE: 28.04.2025	
CHECK: AMA	DATE: XXX	
SCALE: N/A	SHEET No: 34 /37	
DESIGN	BOLTON 398	
ELEVATION	URBAN COASTAL NB	
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m	REV. 7

LIVABLE HOUSING STANDARDS

PART 1 DWELLING ACCESS

1.1 STEP-FREE ACCESS PATH

(1) A CONTINUOUS PATH TO A DWELLING ENTRANCE DOOR MUST BE PROVIDED FROM GARAGE. A CAR PARKING SPACE WITHIN THE ALLOTMENT THAT IS PROVIDED FOR THE EXCLUSIVE USE OF THE OCCUPANTS OF THE DWELLING.

(2) ACCESS FOR THE PURPOSES OF (1) MUST BE VIA A PATHWAY THAT HAS NO STEPS; AND HAS A MINIMUM WIDTH OF 1000 MM; SHOULD ALSO CONNECT TO A DWELLING ENTRANCE DOOR THAT COMPLIES WITH SECTION 2

1.2 PARKING SPACE INCORPORATED INTO STEP-FREE ACCESS PATH

PART 2 DWELLING ENTRANCE

2.1 CLEAR OPENING WIDTH

(1) AT LEAST ONE ENTRANCE DOOR TO THE DWELLING MUST HAVE A MINIMUM CLEAR OPENING WIDTH OF 820 MM - GARAGE INTERNAL ACCESS.
(2) THE MINIMUM CLEAR OPENING WIDTH REQUIRED BY (1) MUST BE MEASURED IN
(3) INTERNAL DOORWAY THRESHOLDS ARE TO BE A MAXIMUM OF 5MM BETWEEN FLOOR COVERINGS

PART 3 INTERNAL DOORS AND CORRIDORS

3.1 CLEAR OPENING WIDTH

(1) INTERNAL DOORWAYS MUST PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 820MM, MEASURED IN ACCORDANCE WITH PART 2.1. THIS APPLIES TO HABITABLE ROOMS OR LAUNDRY, SANITARY COMPARTMENT ON THE GROUND OR ENTRY LEVEL INCLUDING SHOWER COMPLYING WITH PART 5 AND 6.
(2) INTERNAL DOORWAY THRESHOLDS ARE TO BE A MAXIMUM OF 5MM BETWEEN FLOOR COVERINGS

3.3 CORRIDOR WIDTH

INTERNAL CORRIDORS, HALLWAYS, PASSAGE WAYS OR THE LIKE, IF CONNECTED TO A DOOR THAT IS SUBJECT TO CLAUSE 3.1, MUST HAVE A MINIMUM CLEAR WIDTH OF 1000 MM, MEASURED BETWEEN THE FINISHED SURFACES OF OPPOSING WALLS

10.8 CONDENSATION MANAGEMENT

ROOMS WITHOUT NATURAL VENTILATION ARE 20 HAVE 20MM UNDERCUT TO DOOR AS PER NCC2022 CLAUSE 10.8.2(5) & 10.6.2(A)

WALL WRAP TO COMPLY WITH AS4200.1 AND PART 10.8.1 NCC2022.

EXHAUST SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH NCC HOUSING PROVISION 10.8.2 INCLUDING, BUT NOT LIMITED TO, DISCHARGING DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR AND BEING INTERLOCKED WITH THE ROOM'S LIGHT SWITCH AND INCLUDE A 10 MINUTE RUN ON TIMER, AS REQUIRED.

PART 4 SANITARY COMPARTMENT

4.1 LOCATION

THERE MUST BE AT LEAST ONE *SANITARY COMPARTMENT* LOCATED ON THE GROUND OR ENTRY LEVEL OF A DWELLING.

4.2 CIRCULATION SPACE

A *SANITARY COMPARTMENT* THAT IS SUBJECT TO CLAUSE 4.1 MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
(A) FOR A TOILET LOCATED IN A SEPARATE *SANITARY COMPARTMENT*, THERE MUST BE A CLEAR WIDTH OF NOT LESS THAN 900 MM BETWEEN THE FINISHED SURFACES OF OPPOSING WALLS EITHER SIDE OF THE TOILET PAN.
(B) FOR A TOILET PAN LOCATED IN A *SANITARY COMPARTMENT* THAT IS COMBINED WITH A BATHROOM, THE TOILET PAN MUST BE LOCATED ADJACENT TO A WALL SUCH THAT—
(I) THE WALL OR STRUCTURE ADJACENT TO THE TOILET PAN INCORPORATES THE REINFORCING REQUIRED BY CLAUSE 6.1; AND
(II) THE CENTRE LINE OF THE TOILET PAN IS BETWEEN 450 MM AND 460 MM FROM—
(A) THE FINISHED SURFACE OF ANY ONE WALL OR STRUCTURE REFERRED TO IN (I); OR
(B) ANY OTHER FIXED OBSTRUCTION, SUCH AS A BASIN OR VANITY UNIT.
(C) FOR A DOOR USED TO ACCESS THE *SANITARY COMPARTMENT*, A MINIMUM CIRCULATION SPACE OF 1200 MM MUST BE PROVIDED FROM THE FRONT EDGE OF THE TOILET PAN TO THE SWING ARC OF THE DOOR TO THE *SANITARY COMPARTMENT*.
(D) COMPLIANCE WITH (A), (B) AND (C) MUST BE DETERMINED IN ACCORDANCE WITH FIGURES 4.2A AND 4.2B.
(E) WHERE THE TOILET PAN IS LOCATED WITHOUT AN ADJACENT WALL, ONLY THE WALL BEHIND THE PAN MUST INCORPORATE THE REINFORCING REQUIRED BY CLAUSE 6.1.

PART 5 SHOWER

5.2 HOBLESS AND STEP-FREE ENTRY

(1) AT LEAST ONE SHOWER MUST HAVE A HOBLESS AND STEP-FREE ENTRY.
(2) A LIP NOT MORE THAN 5 MM IN HEIGHT MAY BE PROVIDED FOR WATER RETENTION PURPOSES. SHOWER SCREEN TO ACCESSIBLE WET AREA TO BE SILL-LESS AND COMPLY WITH LIVEABLE

PART 6 REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS

6.1 LOCATION

(1) REINFORCING IN ACCORDANCE WITH CLAUSE 6.2 MUST BE PROVIDED TO ANY—
(A) *SANITARY COMPARTMENT* THAT IS SUBJECT TO PART 4; AND
(B) BATHROOM CONTAINING A—
(I) SHOWER THAT IS SUBJECT TO PART 5; OR
(II) BATH (IF PROVIDED), OTHER THAN A FREESTANDING BATH WHERE THE BATH IS LOCATED IN A ROOM THAT ALSO CONTAINS A SHOWER THAT IS SUBJECT TO PART 5.

6.2 CONSTRUCTION

REINFORCING CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF (3) MUST BE PROVIDED IN THE LOCATIONS DEPICTED FIGURES 6.1. REFER TO DETAIL GUIDE VIA QR CODE FOR FURTHER INFORMATION.

DETAIL GUIDE QR CODE



ALL REFERENCED DETAILS IN THIS DRAWING SET ARE ACCESSIBLE VIA QR CODE OR LINK BELOW:
https://issuu.com/orbithomes1979/docs/orbit_standard_detail_book_-_qld?fr=xIAEoAT3_NTU1

FIGURE 4.2a CIRCULATION SPACE FOR TOILET IN A SEPARATE ROOM

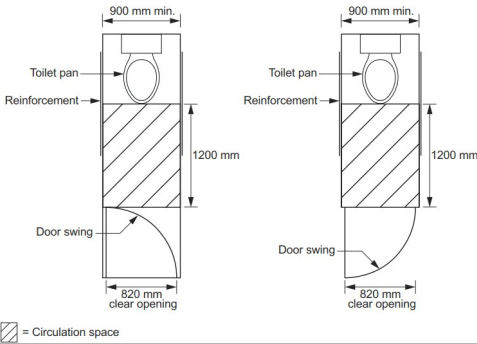
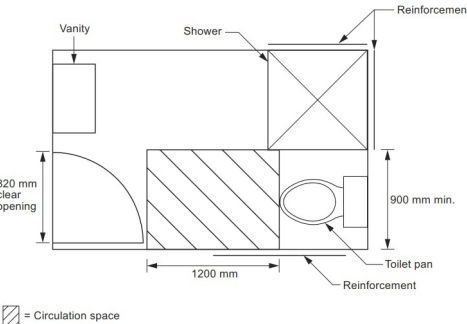
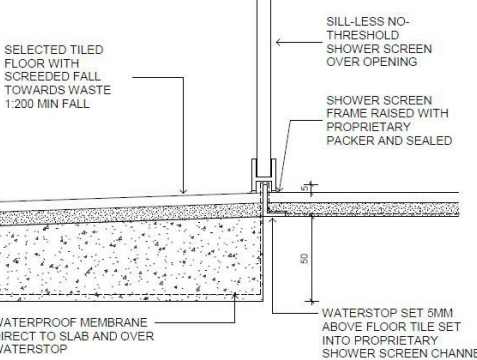


FIGURE 4.2B CIRCULATION SPACE FOR TOILET IN A BATHROOM



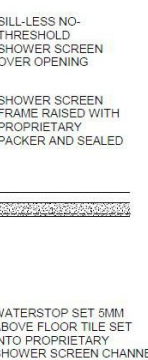
SHOWER COMPARTMENT



SHOWER HOB DETAIL - NCC2022 LEVEL THRESHOLD SCALE 1:2

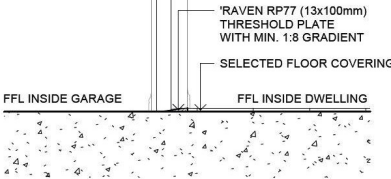
NOTE: A SHOWER WITHIN 200MM OF WET AREA OPENING/DOORWAY TO INCLUDE A VERTICAL WATERSTOP WHERE THE SHOWER ABUTS TEN WALL

OUTSIDE

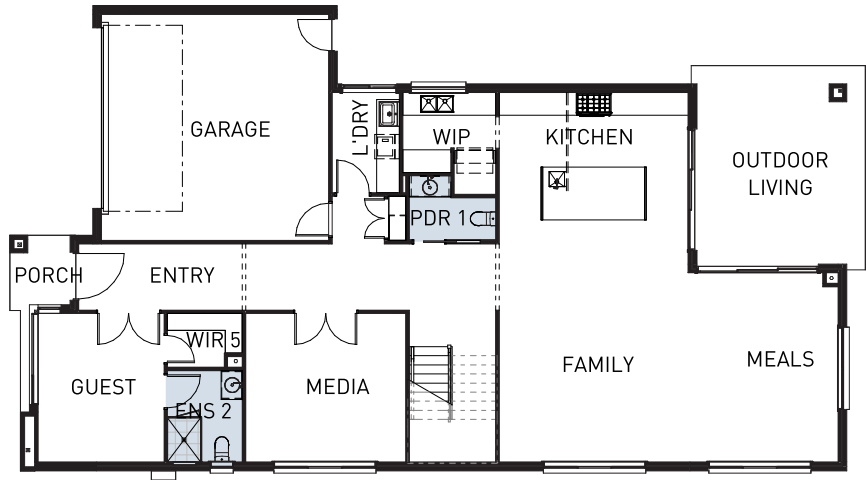


GARAGE

DWELLING



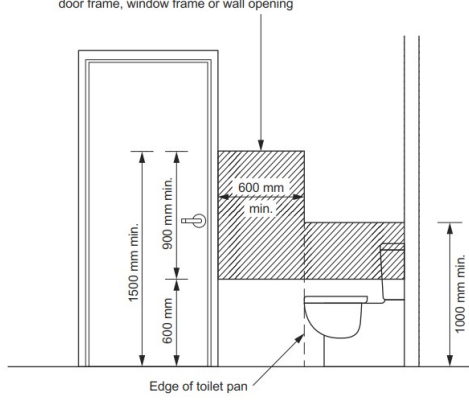
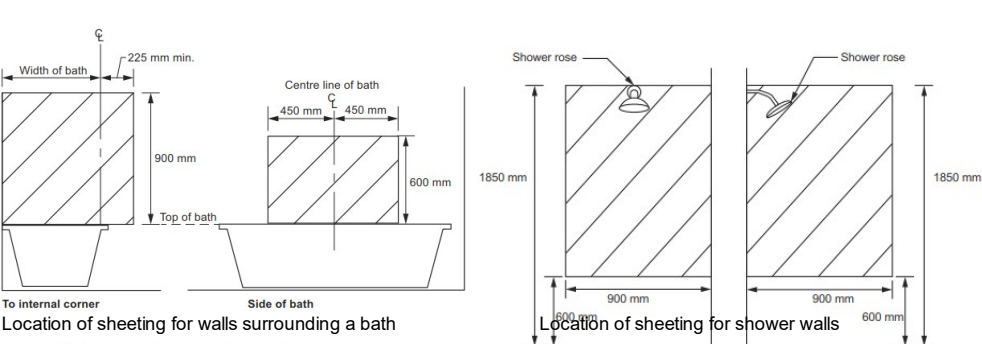
STEP FREE THRESHOLD (GARAGE INTERNAL ACCESS)



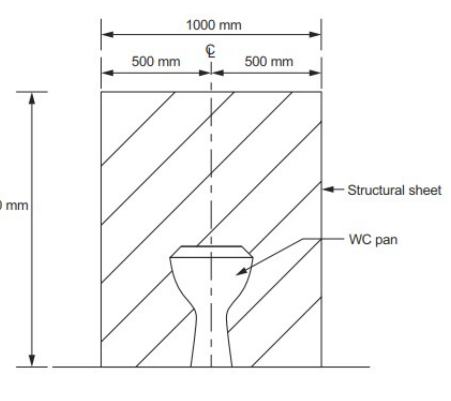
KEYPLAN LEGEND

AREAS IN COMPLIANCE WITH THE LIVABLE HOUSING DESIGN STANDARDS PARTS 4 & 5

FIGURE 6.2 SHEETING LOCATIONS



Minimum extent of sheeting for wall adjacent to a toilet pan



Location of sheeting for a wall behind a toilet pan

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
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04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS

ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843



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NCC

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: 1 : 200	SHEET No: 35 /37
DESIGN	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7

LIVABLE HOUSING STANDARDS

PART 1 DWELLING ACCESS

1.1 STEP-FREE ACCESS PATH

(1) A CONTINUOUS PATH TO A DWELLING ENTRANCE DOOR MUST BE PROVIDED FROM GARAGE. A CAR PARKING SPACE WITHIN THE ALLOTMENT THAT IS PROVIDED FOR THE EXCLUSIVE USE OF THE OCCUPANTS OF THE DWELLING.

(2) ACCESS FOR THE PURPOSES OF (1) MUST BE VIA A PATHWAY THAT HAS NO STEPS; AND HAS A MINIMUM WIDTH OF 1000 MM; SHOULD ALSO CONNECT TO A DWELLING ENTRANCE DOOR THAT COMPLIES WITH SECTION 2

1.2 PARKING SPACE INCORPORATED INTO STEP-FREE ACCESS PATH

PART 2 DWELLING ENTRANCE

2.1 CLEAR OPENING WIDTH

(1) AT LEAST ONE ENTRANCE DOOR TO THE DWELLING MUST HAVE A MINIMUM CLEAR OPENING WIDTH OF 820 MM - GARAGE INTERNAL ACCESS.

(2) THE MINIMUM CLEAR OPENING WIDTH REQUIRED BY (1) MUST BE MEASURED IN (3) INTERNAL DOORWAY THRESHOLDS ARE TO BE A MAXIMUM OF 5MM BETWEEN FLOOR COVERINGS

PART 3 INTERNAL DOORS AND CORRIDORS

3.1 CLEAR OPENING WIDTH

(1) INTERNAL DOORWAYS MUST PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 820MM, MEASURED IN ACCORDANCE WITH PART 2.1. THIS APPLIES TO HABITABLE ROOMS OR LAUNDRY, SANITARY COMPARTMENT ON THE GROUND OR ENTRY LEVEL INCLUDING SHOWER COMPLYING WITH PART 5 AND 6. (2) INTERNAL DOORWAY THRESHOLDS ARE TO BE A MAXIMUM OF 5MM BETWEEN FLOOR COVERINGS

3.3 CORRIDOR WIDTH

INTERNAL CORRIDORS, HALLWAYS, PASSAGE WAYS OR THE LIKE, IF CONNECTED TO A DOOR THAT IS SUBJECT TO CLAUSE 3.1, MUST HAVE A MINIMUM CLEAR WIDTH OF 1000 MM, MEASURED BETWEEN THE FINISHED SURFACES OF OPPOSING WALLS

10.8 CONDENSATION MANAGEMENT

ROOMS WITHOUT NATURAL VENTILATION ARE 20 HAVE 20MM UNDERCUT TO DOOR AS PER NCC2022 CLAUSE 10.8.2(5) & 10.6.2(A)

WALL WRAP TO COMPLY WITH AS4200.1 AND PART 10.8.1 NCC2022.

EXHAUST SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH NCC HOUSING PROVISION 10.8.2 INCLUDING, BUT NOT LIMITED TO, DISCHARGING DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR AND BEING INTERLOCKED WITH THE ROOM'S LIGHT SWITCH AND INCLUDE A 10 MINUTE RUN ON TIMER, AS REQUIRED.

PART 4 SANITARY COMPARTMENT

4.1 LOCATION

THERE MUST BE AT LEAST ONE *SANITARY COMPARTMENT* LOCATED ON THE GROUND OR ENTRY LEVEL OF A DWELLING.

4.2 CIRCULATION SPACE

A *SANITARY COMPARTMENT* THAT IS SUBJECT TO CLAUSE 4.1 MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

(A) FOR A TOILET LOCATED IN A SEPARATE *SANITARY COMPARTMENT*, THERE MUST BE A CLEAR WIDTH OF NOT LESS THAN 900 MM BETWEEN THE FINISHED SURFACES OF OPPOSING WALLS EITHER SIDE OF THE TOILET PAN.

(B) FOR A TOILET PAN LOCATED IN A *SANITARY COMPARTMENT* THAT IS COMBINED WITH A BATHROOM, THE TOILET PAN MUST BE LOCATED ADJACENT TO A WALL SUCH THAT—

(I) THE WALL OR STRUCTURE ADJACENT TO THE TOILET PAN INCORPORATES THE REINFORCING REQUIRED BY CLAUSE 6.1; AND

(II) THE CENTRE LINE OF THE TOILET PAN IS BETWEEN 450 MM AND 460 MM FROM—

(A) THE FINISHED SURFACE OF ANY ONE WALL OR STRUCTURE REFERRED TO IN (I); OR (B) ANY OTHER FIXED OBSTRUCTION, SUCH AS A BASIN OR VANITY UNIT.

(C) FOR A DOOR USED TO ACCESS THE *SANITARY COMPARTMENT*, A MINIMUM CIRCULATION SPACE OF 1200 MM MUST BE PROVIDED FROM THE FRONT EDGE OF THE TOILET PAN TO THE SWING ARC OF THE DOOR TO THE *SANITARY COMPARTMENT*.

(D) COMPLIANCE WITH (A), (B) AND (C) MUST BE DETERMINED IN ACCORDANCE WITH FIGURES 4.2A AND 4.2B.

(E) WHERE THE TOILET PAN IS LOCATED WITHOUT AN ADJACENT WALL, ONLY THE WALL BEHIND THE PAN MUST INCORPORATE THE REINFORCING REQUIRED BY CLAUSE 6.1.

PART 5 SHOWER

5.2 HOBLESS AND STEP-FREE ENTRY

(1) AT LEAST ONE SHOWER MUST HAVE A HOBLESS AND STEP-FREE ENTRY.

(2) A LIP NOT MORE THAN 5 MM IN HEIGHT MAY BE PROVIDED FOR WATER RETENTION PURPOSES. SHOWER SCREEN TO ACCESSIBLE WET AREA TO BE SILL-LESS AND COMPLY WITH LIVEABLE

PART 6 REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS

6.1 LOCATION

(1) REINFORCING IN ACCORDANCE WITH CLAUSE 6.2 MUST BE PROVIDED TO ANY—

(A) *SANITARY COMPARTMENT* THAT IS SUBJECT TO PART 4; AND

(B) BATHROOM CONTAINING A—

(I) SHOWER THAT IS SUBJECT TO PART 5; OR

(II) BATH (IF PROVIDED), OTHER THAN A FREESTANDING BATH WHERE THE BATH IS LOCATED IN A ROOM THAT ALSO CONTAINS A SHOWER THAT IS SUBJECT TO PART 5.

6.2 CONSTRUCTION

REINFORCING CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF (3) MUST BE PROVIDED IN THE LOCATIONS DEPICTED FIGURES 6.1. REFER TO DETAIL GUIDE VIA QR CODE FOR FURTHER INFORMATION.

DETAIL GUIDE QR CODE



ALL REFERENCED DETAILS IN THIS DRAWING SET ARE ACCESSIBLE VIA QR CODE OR LINK BELOW:
https://issuu.com/orbithomes1979/docs/orbit_standard_detail_book_-_qld?fr=xIAEoAT3_NTU1

FIGURE 4.2a CIRCULATION SPACE FOR TOILET IN A SEPARATE ROOM

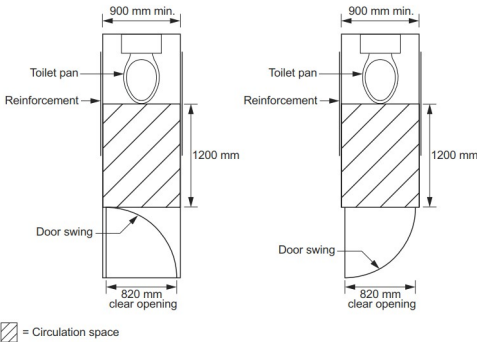
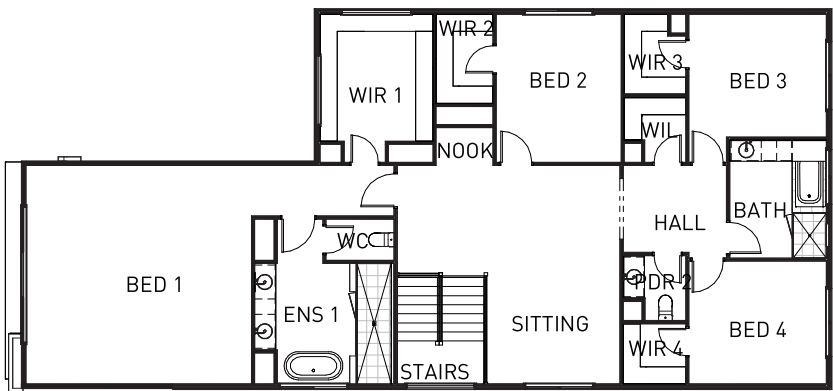
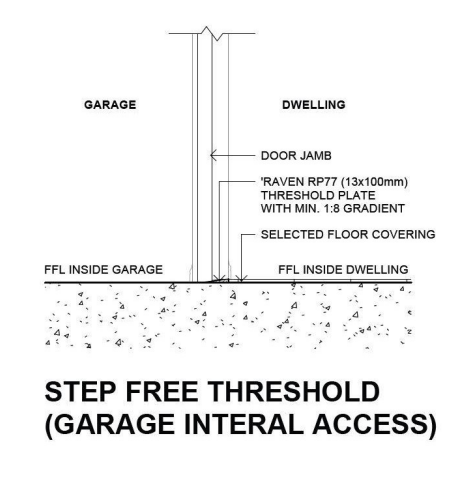
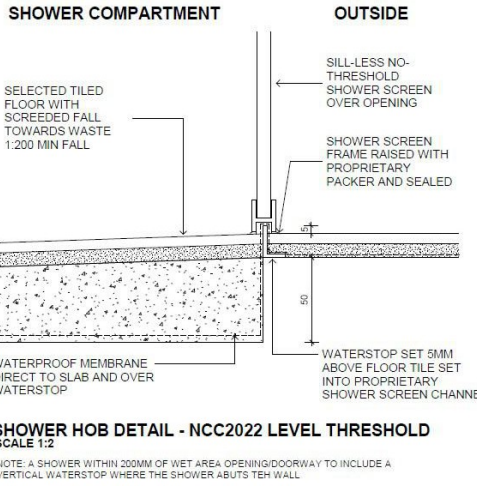
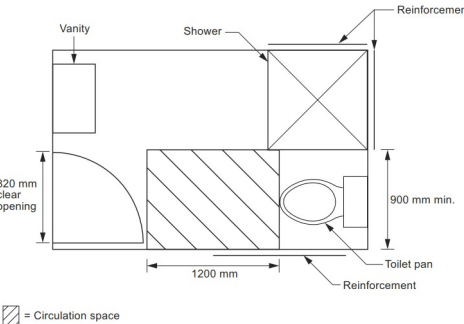


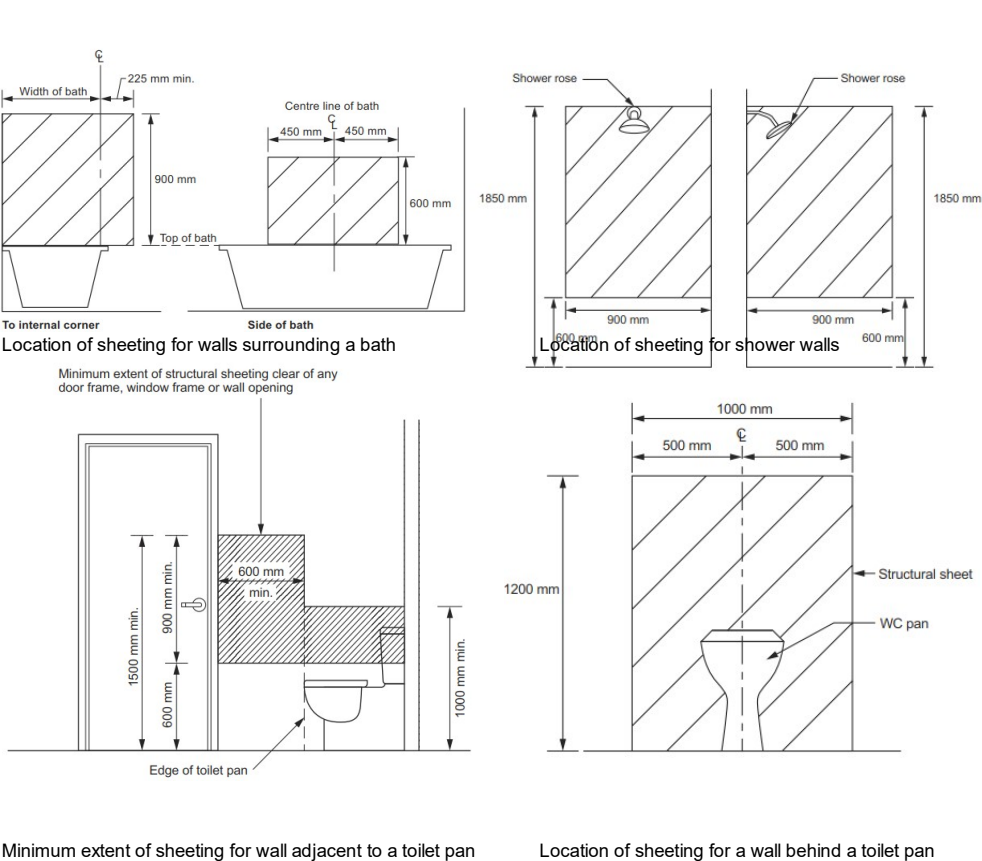
FIGURE 4.2B CIRCULATION SPACE FOR TOILET IN A BATHROOM



KEYPLAN
LEGEND

AREAS IN COMPLIANCE WITH THE LIVABLE HOUSING DESIGN STANDARDS PARTS 4 & 5

FIGURE 6.2 SHEETING LOCATIONS



AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS

ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843



BSA Lic. N°716019
ORBIT HOMES QUEENSLAND PTY. LTD.
LEVEL 1, 31 ZUPP DRIVE
ORMEAU, 4208
TEL: (07) 3801 7100
www.orbithomes.com.au

NCC

DRAWN: TUAN	DATE: 28.04.2025	
CHECK: AMA	DATE: XXX	
SCALE: 1 : 200	SHEET No: 36 /37	
DESIGN	BOLTON 398	
ELEVATION	URBAN COASTAL NB	
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m	REV. 7