



'MODERN' CLADDING
THEME SHOWN



DRAWING LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION
A000	TITLE PAGE	B
A101	FLOOR PLAN	B
A102	ELEVATIONS 1 OF 2	B
A103	ELEVATIONS 2 OF 2	B
A104	SECTION & INTERNAL 3D VIEWS	B
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A111	ELECTRICAL LAYOUT - PART 1	B
A112	ELECTRICAL LAYOUT - PART 2	B
A113	PLUMBING LAYOUT	B
A120	SCHEDULES	B

ORANA
3 BEDROOM DWELLING WITH
BREEZEWAY

'THE BREEZE'
ORANA
by AJC MODULAR

1/1 Blue Rock Drive, Yatala QLD 4207
E: hello@ajcmodular.com.au
P: 1300 656 632



WIND REGION:			 NORTH
TERRAIN CATEGORY:			
IMPORTANCE LEVEL:			
SHIELDING FACTOR:			
BUILDING CLASS:		1a	
FLOOR	DISTRIBUTED (kPa):	1.5	
LOADS	CONCENTRATED (kN):	1.2	
CLIMATE ZONE:			

FLOOR LOADS CALCULATED FROM AS1170.1 - 2002. WIND SPEED CALCULATED FROM AS1170.2 - 2011. BUILDING CLASS, IMPORTANCE LEVEL, PROBABILITY OF EXCEEDANCE, WIND REGION, TERRAIN CATEGORY, TOPOGRAPHIC CLASSIFICATION, SHIELDING FACTOR, CLIMATE ZONE & NORTH POINT ARE ASSUMED UNLESS OTHERWISE ADVISED BY CLIENT.

ELECTRICAL SYMBOL LEGEND

- DSB

ELECTRICAL SWITCHBOARD
- POE

ELECTRICAL POINT OF ENTRY
- LIGHT SWITCH, SINGLE
- LIGHT SWITCH, TWO GANG
- LIGHT SWITCH, THREE GANG
- GPO, 1 x 10AMP
- GPO, 2 x 10AMP
- 20AMP AC ISOLATION SWITCH
- LED DOWNLIGHT
- 240V SMOKE ALARM
- SMART LED BLUE SKY CEILING LIGHT

SET OUTS, LEVELS AND CRITICAL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION
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REVISION SCHEDULE			
REV	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	28.03.26	DM
B	ADDED ELECTRICAL LAYOUT & PLUMBING LAYOUT	03.09.26	BV

DRAWING STATUS

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CLIENT

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SHEET TITLE

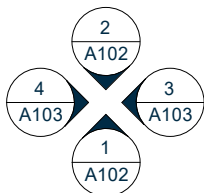
FLOOR PLAN

DRAWING NUMBER

A101

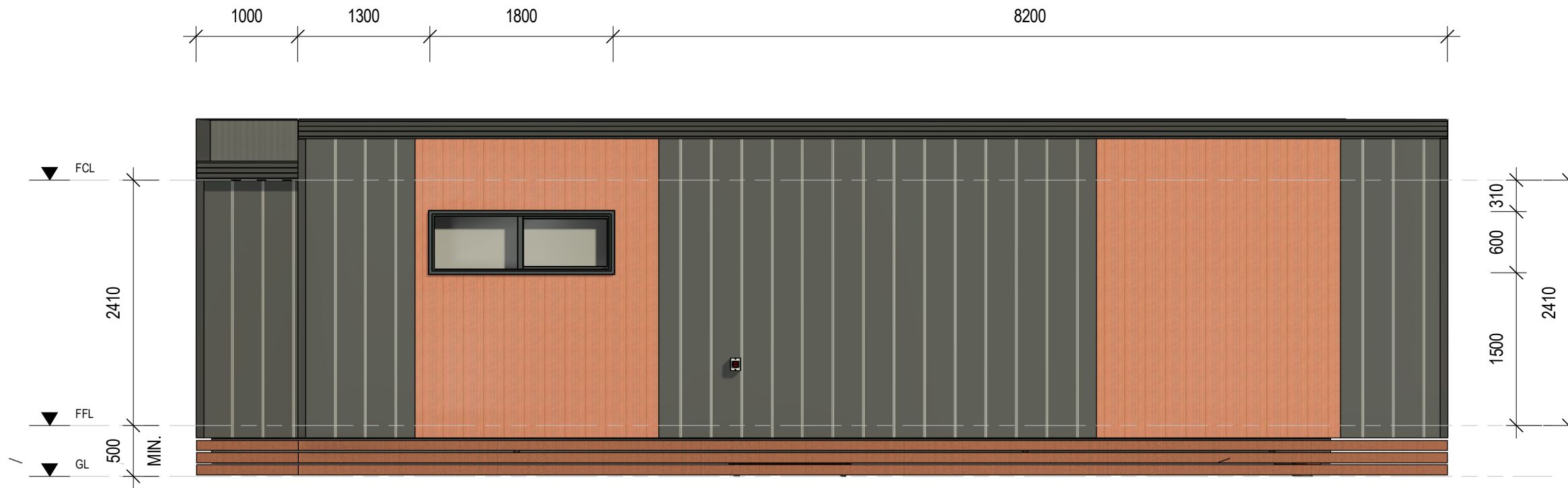
REVISION
B
SCALE AT A3
As indicated

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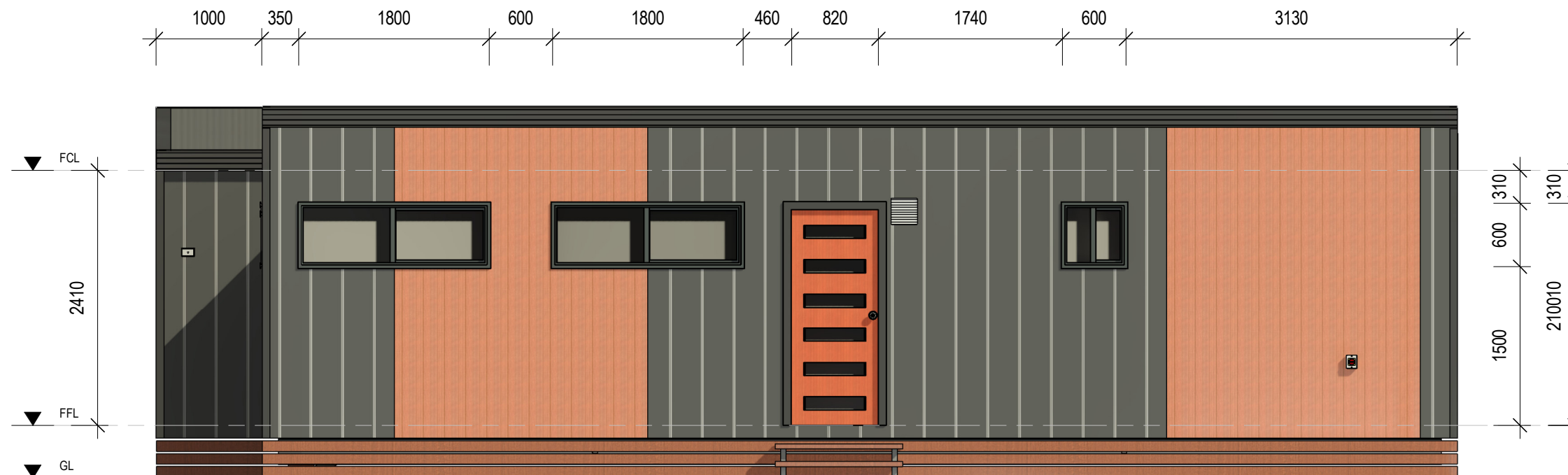


ELEVATION
KEY GUIDE

1 FLOOR PLAN
A101 1 : 65



1 FRONT ELEVATION (1)
A102 1 : 50



2 REAR ELEVATION (2)
A102 1 : 50

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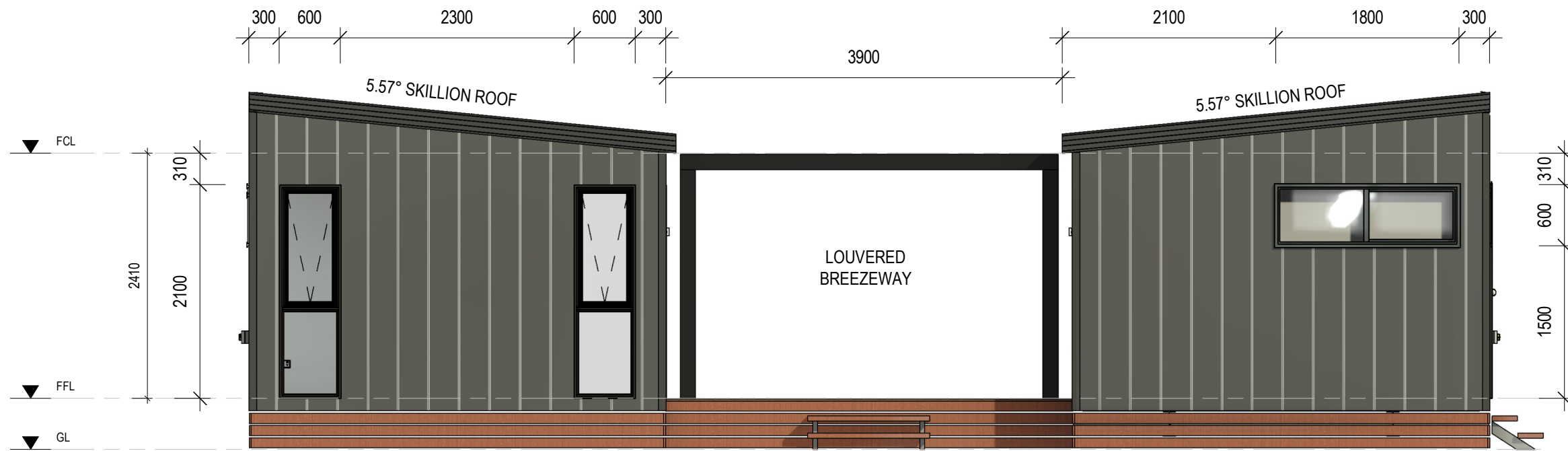
ELEVATIONS 1 OF 2

DRAWING NUMBER

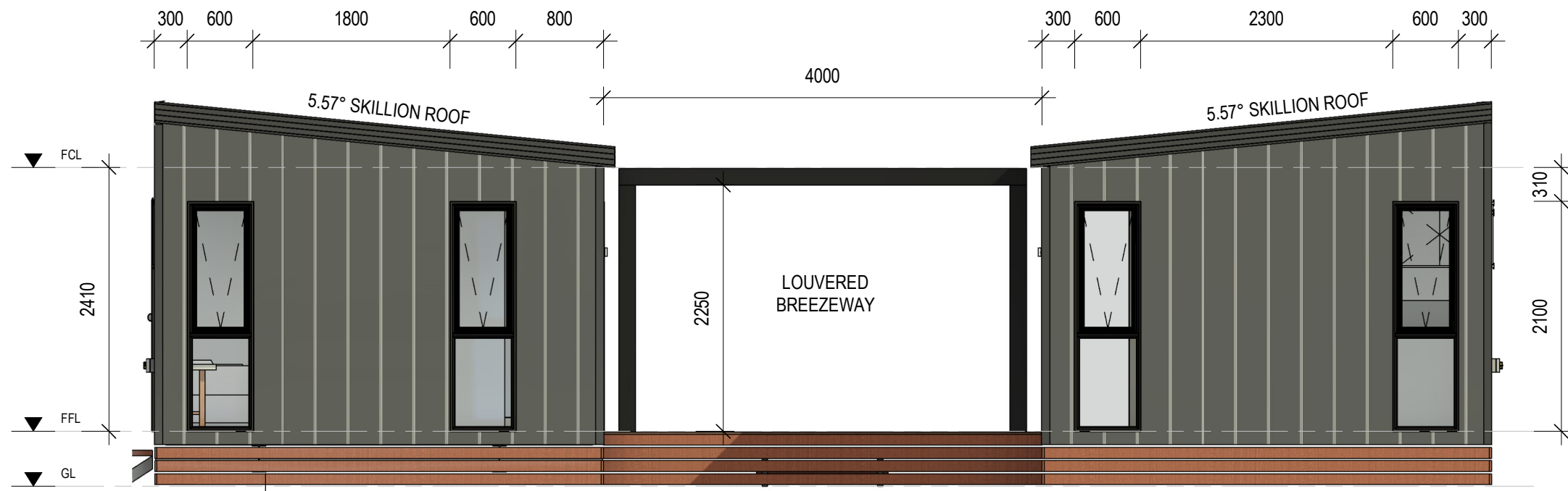
A102

REVISION
B
SCALE AT A3
1 : 50

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3 RIGHT ELEVATION (3)
A103 1 : 50



4 LEFT ELEVATION (4)
A103 1 : 50

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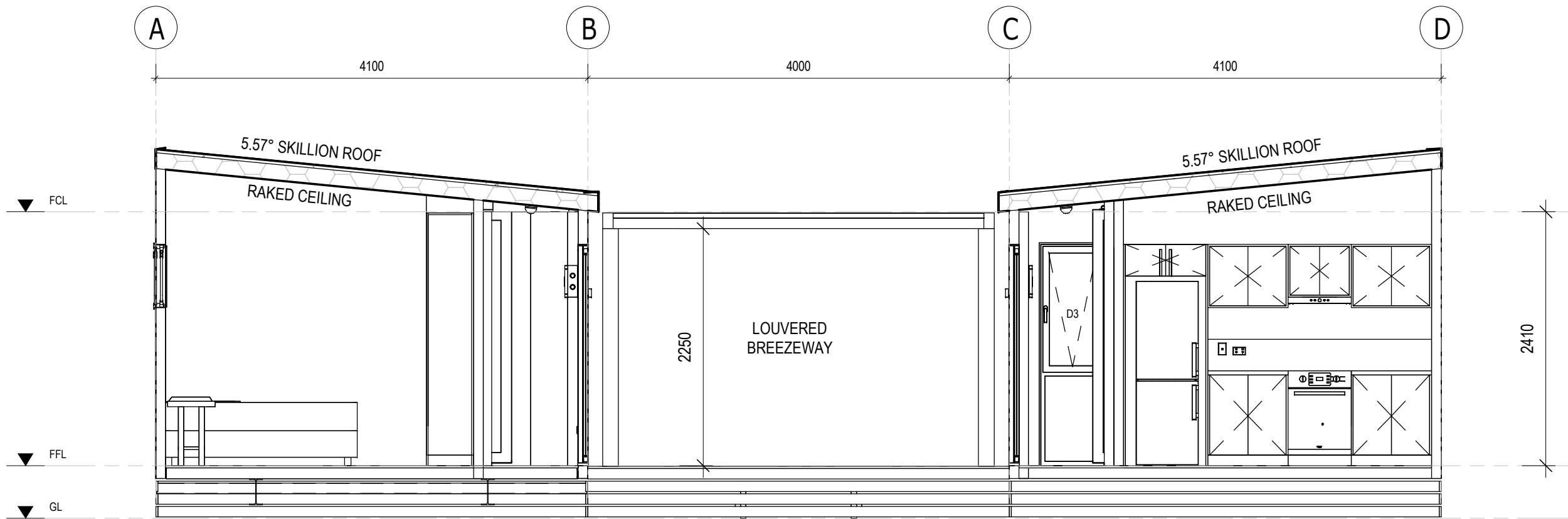
ELEVATIONS 2 OF 2

DRAWING NUMBER

A103

REVISION
B
SCALE AT A3
1 : 50

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A

B

C

D

5.57° SKILLION ROOF

RAKED CEILING

5.57° SKILLION ROOF

RAKED CEILING

LOUVERED
BREEZEWAY

2250

2410

A

SECTION A-A

A104

1:45

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SECTION & INTERNAL
3D VIEWS

DRAWING NUMBER

A104

REVISION

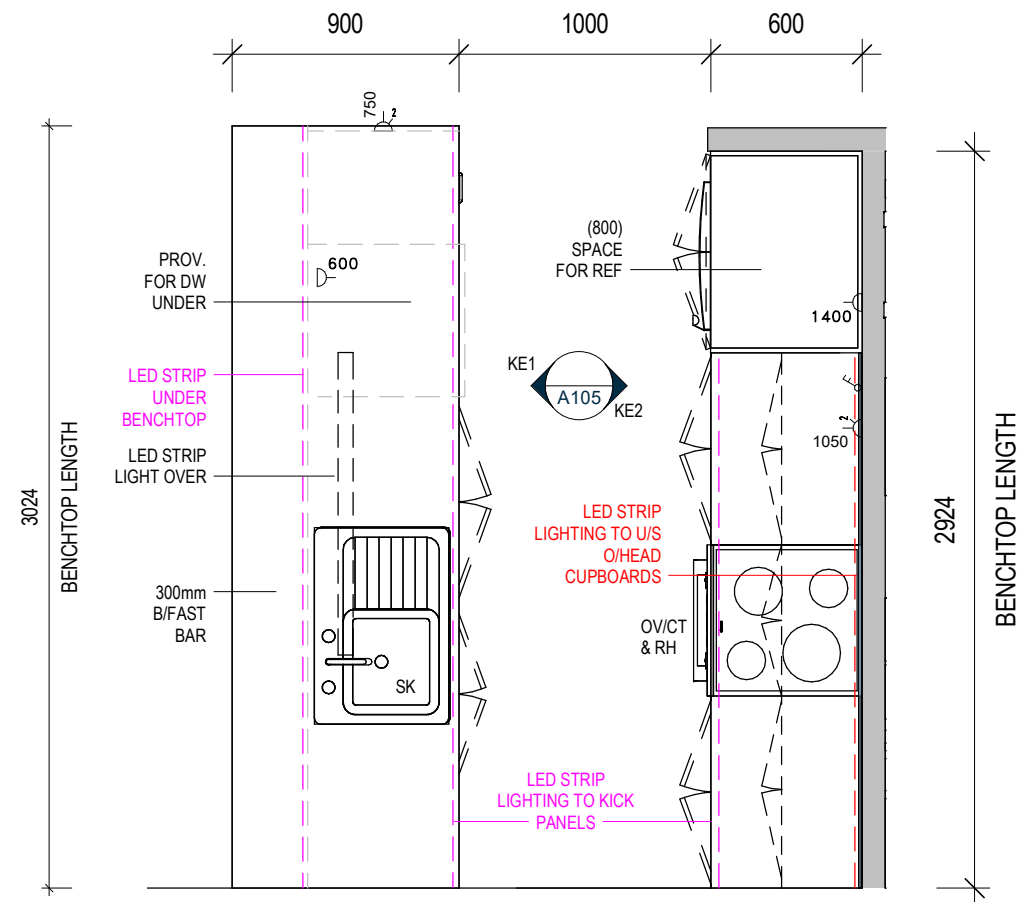
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1 KITCHEN PART A - PLAN VIEW
A105 1:30

KITCHEN JOINERY COLOURS

BENCHTOP: 'TBC' (30mm STONE)
SPLASHBACK: 'TBC'
CARCASSES: 'FLAT WHITE'
CUPBOARDS & DRAWER FRONTS:
UPPER: 'TBC'
LOWER: 'TBC'
KICK PANELS: 'TBC'

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**KITCHEN JOINERY
DETAILS**

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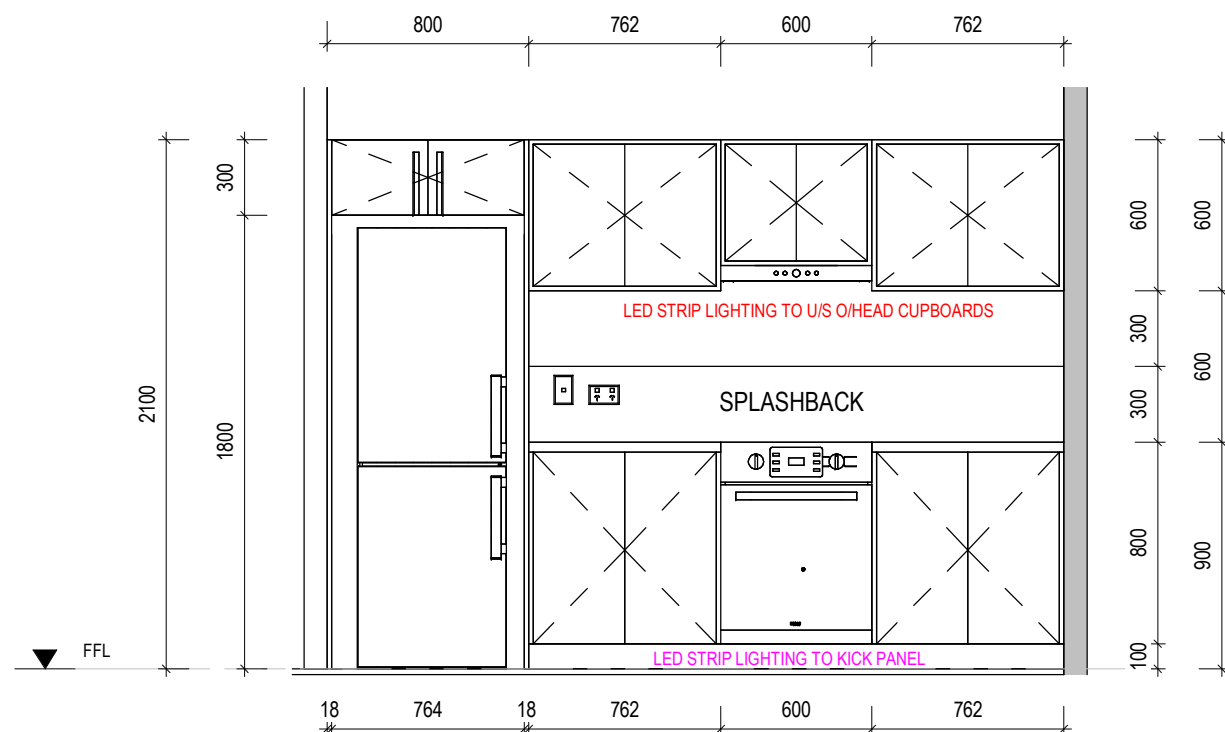
A105

REVISION

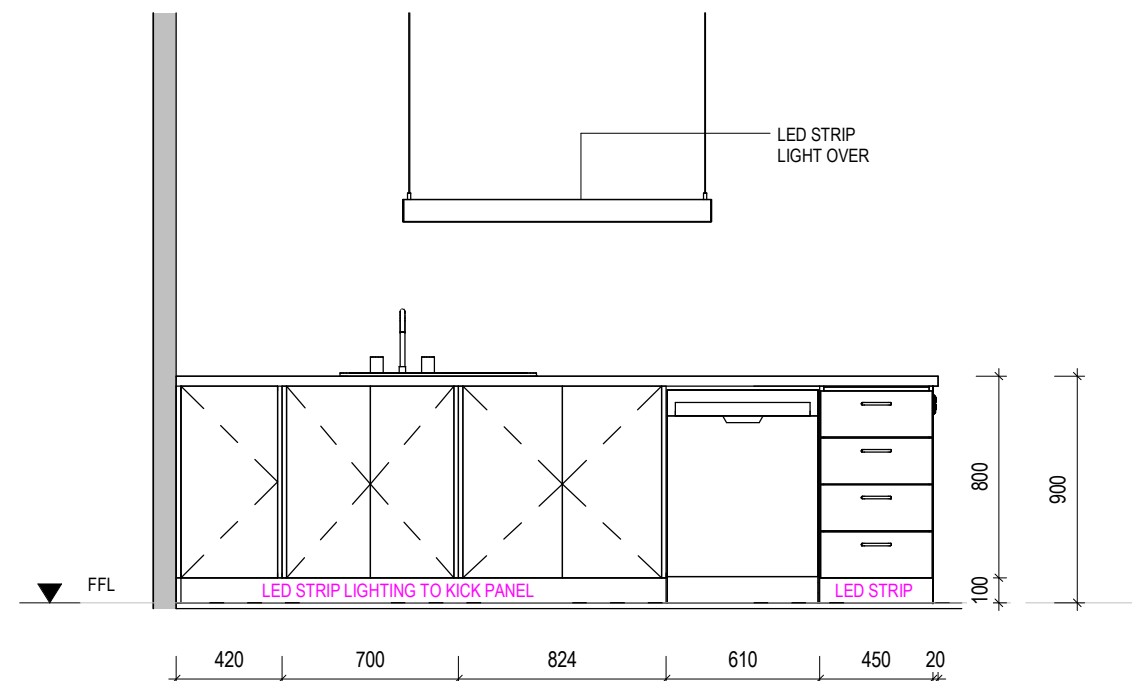
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SCALE AT A3
1:30

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KE1 KITCHEN ELEVATION - 'KE1'
A105 1:30



KE2 KITCHEN ELEVATION - 'KE2'
A105 1:30

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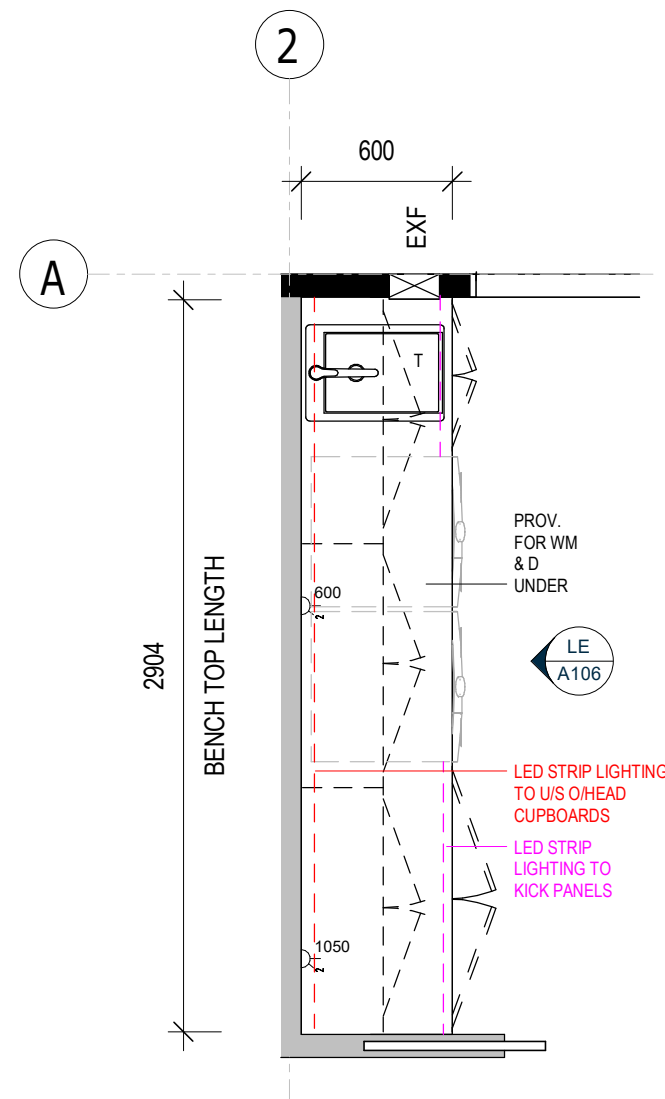
LAUNDRY JOINERY DETAILS

DRAWING NUMBER

A106

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SCALE AT A3
1:30

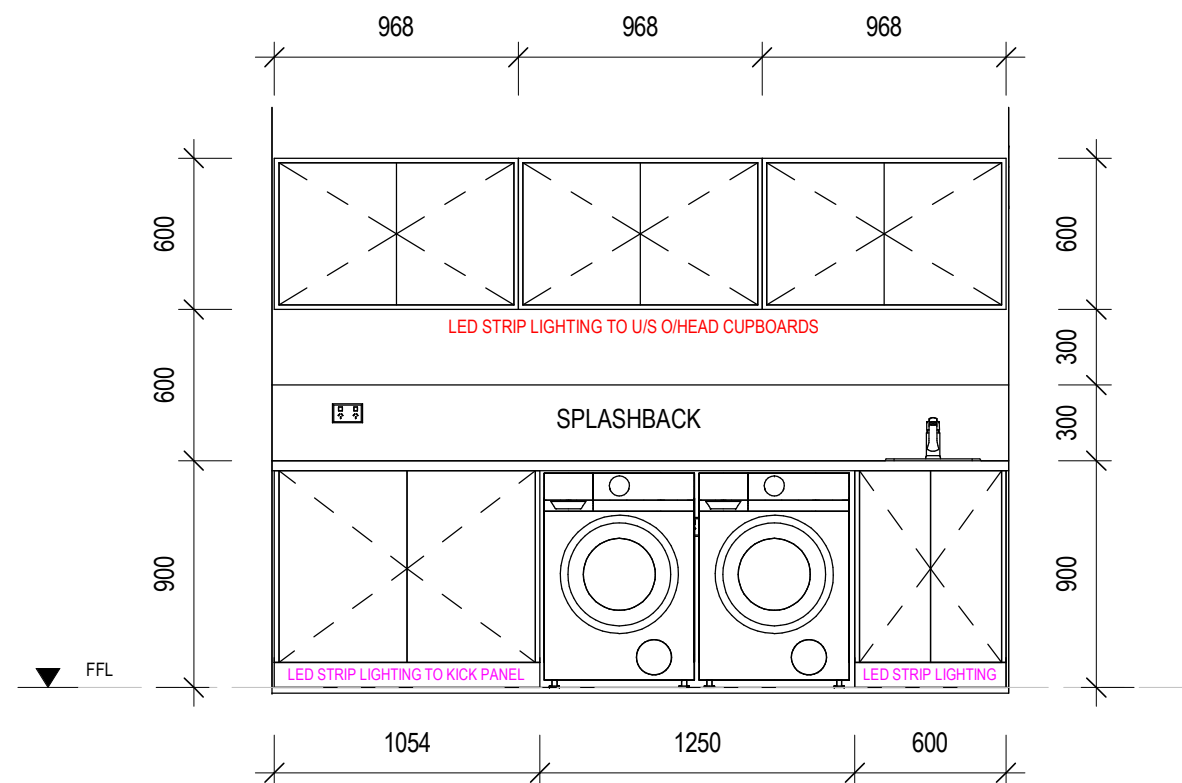
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1 LAUNDRY - PLAN VIEW

A106

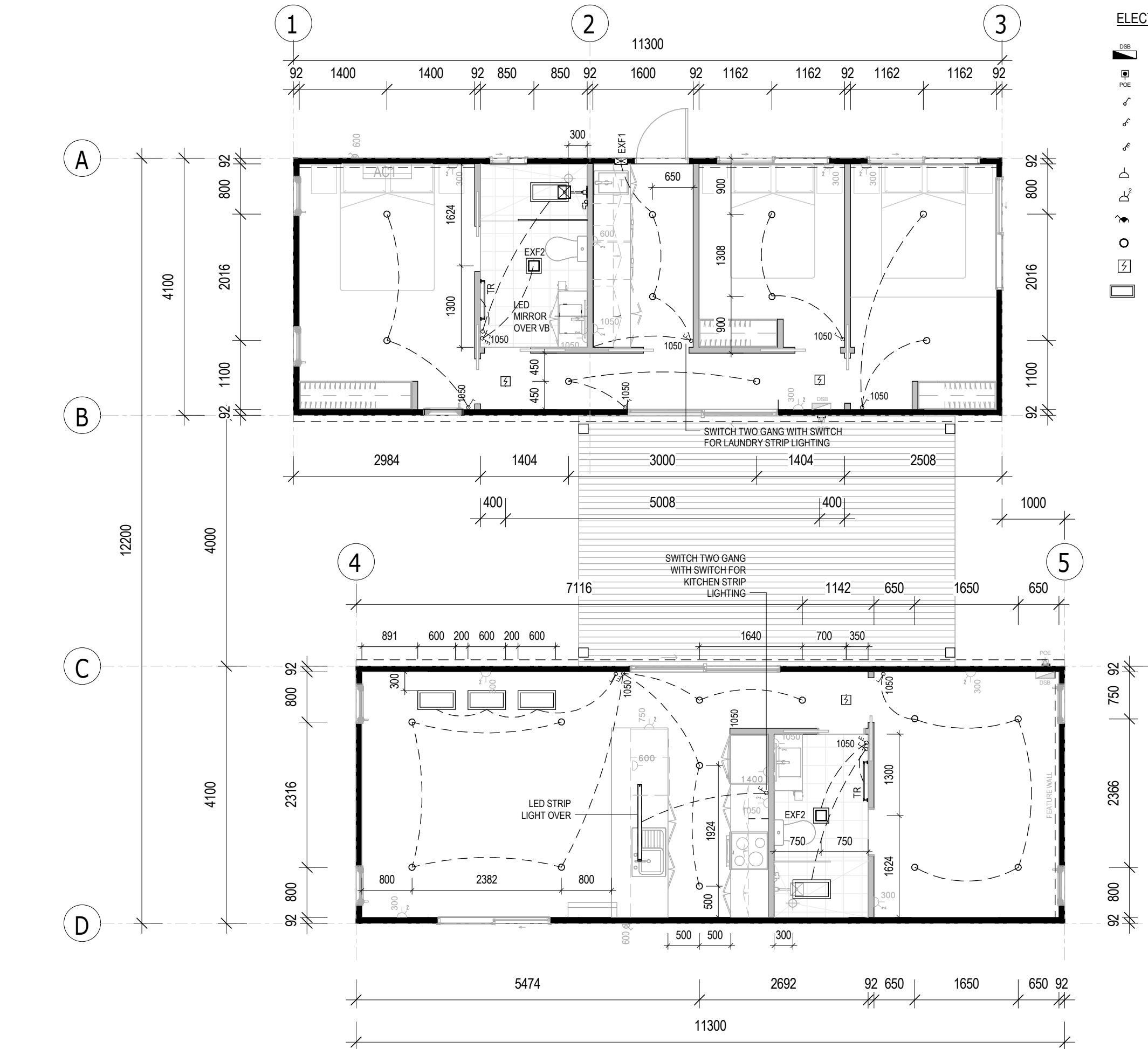
1 : 30



LE LAUNDRY ELEVATION

A106

1 : 30



ELECTRICAL SYMBOL LEGEND

	ELECTRICAL SWITCHBOARD
	ELECTRICAL POINT OF ENTRY
	LIGHT SWITCH, SINGLE
	LIGHT SWITCH, TWO GANG
	LIGHT SWITCH, THREE GANG
	GPO, 1 x 10AMP
	GPO, 2 x 10AMP
	20AMP AC ISOLATION SWITCH
	LED DOWNLIGHT
	240V SMOKE ALARM
	SMART LED BLUE SKY CEILING LIGHT

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**ELECTRICAL LAYOUT -
PART 1**

DRAWING NUMBER

A111

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As indicated

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1

LIGHTING LAYOUT

A111

1 : 65

ELECTRICAL SYMBOL LEGEND

- DSB

POE

ELECTRICAL SWITCHBOARD

ELECTRICAL POINT OF ENTRY

LIGHT SWITCH, SINGLE

LIGHT SWITCH, TWO GANG

LIGHT SWITCH, THREE GANG

GPO, 1 x 10AMP

GPO, 2 x 10AMP

20AMP AC ISOLATION SWITCH

LED DOWNLIGHT

240V SMOKE ALARM

SMART LED BLUE SKY CEILING LIGHT

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ELECTRICAL LAYOUT -
PART 2

DRAWING NUMBER

A112

REVISION

B

SCALE AT A3
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1 POWER LAYOUT

A112

1 : 65

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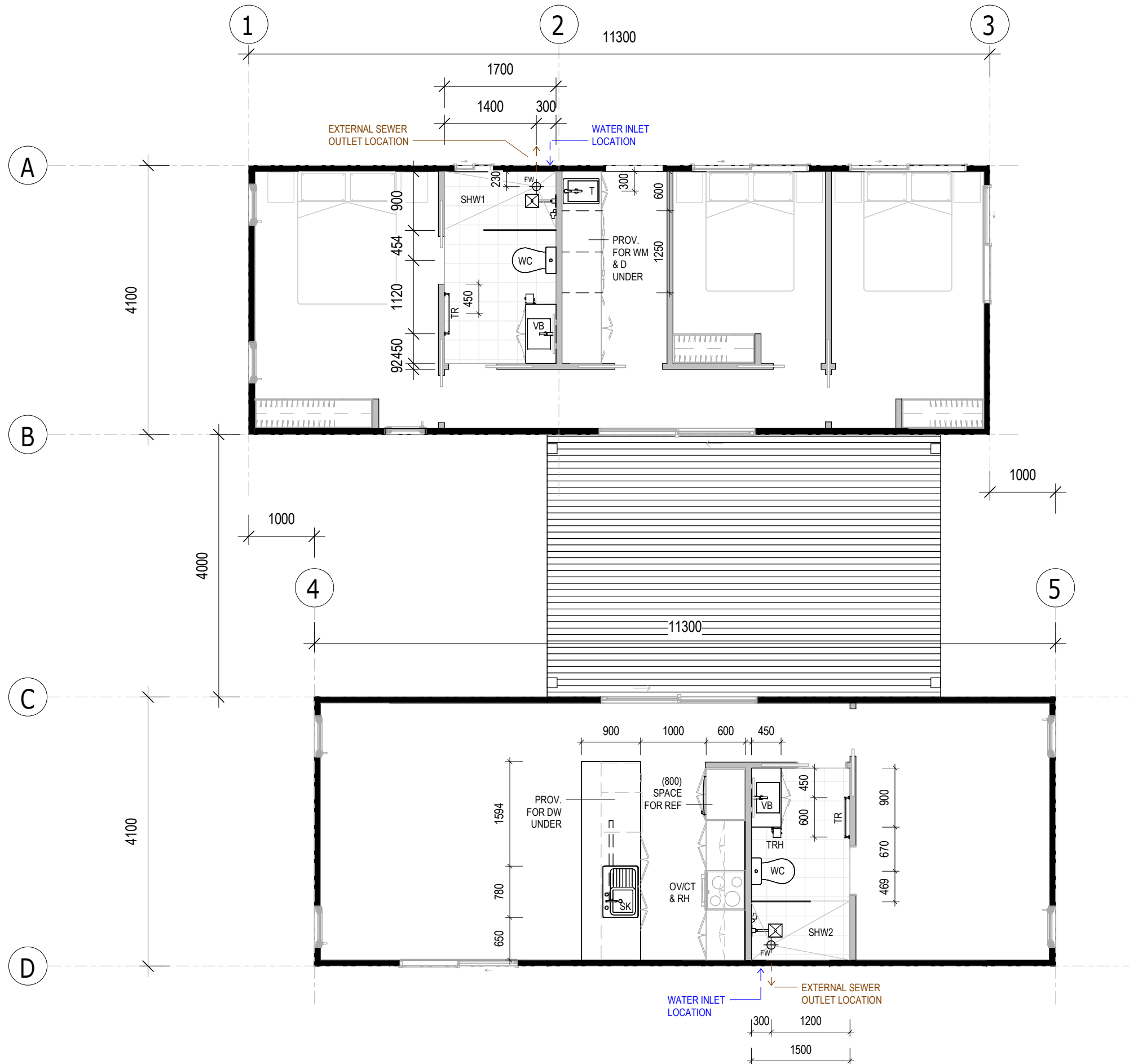
PLUMBING LAYOUT

DRAWING NUMBER

A113

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1 : 65

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1 PLUMBING LAYOUT

A113

1 : 65

SUB-FLOOR SYSTEM

SKID BEAMS: W10x22 STEEL SKID BEAM SYSTEM

FLOOR SYSTEM

FLOOR FRAMING: 100 x 1.5mm LIPPED CHANNEL JOISTS @ 450mm CS
INSULATION - U/FLOOR: R15 (OR EQUIV.) MINIMUM INSULATION VALUE
FLOORING 3/4" STRUCTURAL PLYWOOD
FLOOR COVERING: SPC PLANKS (STONE PLASTIC COMPOSITE CORE)
DECKING COMPOSITE TIMBER DECKING

WALL SYSTEM

FRAMING: 92mm (OR EQUIV.) ENGINEERED STEEL FRAME

INSULATION: R15 (OR EQUIV.) MINIMUM INSULATION VALUE TO INTERNAL AND EXTERNAL WALLS

CLADDING: CHOICE OF THE FOLLOWING THEMES -
'MODERN'
'CONTEMPORARY'
'HAMPTONS'
'TRADITIONAL'

INTERNAL: 5/8" DRYWALL, SET & PAINTED

BATHROOM: LINED WITH SPC SHEETS

ROOF SYSTEM

ROOF SYSTEM: ENGINEERED STEEL FRAME/RAFTER SYSTEM
INSULATION: R19 (OR EQUIV.) BATTS + R9 (OR EQUIV.) BLANKET OVER. TOTAL MINIMUM INSULATION VALUE = R26
STEEL PANEL ROOFING
ROOFING: STEEL PANEL ROOFING
INTERNAL: 5/8" DRYWALL, SET & PAINTED (SQUARE SET)

FINISHES SCHEDULE

ITEM	COLOUR	
FLOOR COVERING: SPC PLANKS FLOOR TILES CARPET	'TBC'	(GENERALLY)
	'TBC'	(BATHROOM)
	'TBC'	(BEDROOMS)
CLADDING CORNER ANGELS	'TBC'	
	'TBC'	
INTERNAL FEATURE WALLS LIVING AREA BEDROOMS BATHROOM WALLS	'TBC'	
	'TBC'	
	'TBC'	
WALLS, GENERALLY CEILING	'BRIGHT WHITE' MATTE	(STANDARD)
	'BRIGHT WHITE' MATTE	(STANDARD)
ROOF: ROOF SHEET GUTTER FASCIA	'SHALE GREY'	
	NIL - N/A	
	'TBC'	
EXTERNAL DOOR: SLIDING GLASS DOORS SWING DOOR FRAME DOOR BLANK	'TBC'	(uPVC)
	'TBC'	(TIMBER)
	'N/A'	
WINDOWS WINDOW FRAMES	'TBC'	(uPVC)

DOOR SCHEDULE									
No.	DOOR LEAF			DOOR FRAME	DOOR HARDWARE			QTY	COMMENTS
		SIZE		FRAME	HANDLE TYPE	LOCKSET	CLOSER		
	DOOR LEAF	H	W						
D1a	SLIDING GLASS DOOR	2100	2400	uPVC	'D'	ENTRANCE	No	1	DOUBLE GLAZED
D1b	SLIDING GLASS DOOR	2100	2400	uPVC	'D'	ENTRANCE	No	1	DOUBLE GLAZED
D2	SOLID CORE	2040	820	TIMBER	KNOB	ENTRANCE	No	2	/W GLASS PANEL
D3	HOLLOW CORE	2040	720	TIMBER	CAV	PASSAGE	No	5	CAVITY SLIDER
D4	HOLLOW CORE	2040	720	TIMBER	CAV	PRIVACY	No	4	CAVITY SLIDER

WINDOW SCHEDULE									
No.	TYPE	GLAZING	SIZE		SILL HEIGHT	INT. TRIMS	SECURITY	QTY	COMMENTS
			H	W					
W1	SLIDING	OBSCURE GLASS	600	600	1500	uPVC	-	1	DOUBLE GLAZED
W2	SLIDING	CLEAR GLASS	900	1800	1500	uPVC	-	4	DOUBLE GLAZED
W3	TRANSOM	CLEAR GLASS	2100	600	0	uPVC	-	7	DOUBLE GLAZED

MECHANICAL SERVICES SCHEDULE			
No.	DESCRIPTION	QTY	COMMENTS
EXF2	2 IN 1 EXHAUST FAN AND LIGHT COMBO	2	CEILING MOUNTED
AC1	2.6kW SPLIT SYSTEM AC UNIT	2	CONDENSING UNITS TO BE INSTALLED ON SITE
EXF1	EXHAUST FAN, WALL MOUNTED	1	
RH	UNDERMOUNT RANGEHOOD, 60cm	1	

FITTINGS SCHEDULE		
ITEM	DESCRIPTION	QTY
Electrical Fixtures		
-	GPO, 1x10A	2
-	GPO, 2x10A	14
-	ISOLATION SWITCH 1x20A FOR AIR CONDITIONER (WP)	2
-	SMOKE DETECTOR 120V, HARDWIRED WITH BATTERY BACKUP	3
DSB	SWITCHBOARD & ELEC. POINT OF ENTRY	2
Lighting Fixtures		
-	DOWNLIGHT - LED	22
-	KITCHEN FEATURE HANGING PENDANT LIGHT	1
-	SMART LED BLUE SKY CEILING LIGHT	5
-	LIGHT SWITCH, SINGLE FOR SMART LED BLUE SKY CEILING LIGHT	3
-	LIGHT SWITCH, SINGLE	5
-	LIGHT SWITCH, TWO GANG	2
-	LIGHT SWITCH, THREE GANG	3
Plumbing Fixtures		
-	LAUNDRY MIXER TAP	1
-	RAIL SHOWER WITH HEAD AND WAND	2
-	SHOWER MIXER TAP	2

FITTINGS SCHEDULE		
ITEM	DESCRIPTION	QTY
SHW1	SEMI FRAMELESS GLASS SHOWER SCREEN, NO DOOR, 1700 x 900mm	1
SHW2	SEMI FRAMELESS GLASS SHOWER SCREEN, NO DOOR, 1500 x 900mm	1
SK	SINK, 1 BOWL, 1 DRAIN - 780mm LONG	2
T	COMPACT LAUNDRY TUB, 35L	1
VB	VANITY, 2 DOOR, 2 DRAWER - 900W x 460D (TEAK OAK FINISH)	2
WC	WC SUITE, RIMLESS, BTW, (CERAMIC BOWL)	2
FW	FLOOR WASTE	2
Specialty Equipment		
CT	60cm ELECTRIC COOKTOP	1
D	PROVISION FOR DRYER	1
DW	PROVISION FOR DISHWASHER	1
MIR	WALL MOUNTED LED MIRROR	2
OV	60cm ELECTRIC BUILT-IN OVEN	1
REF	PROVISION FOR FRIDGE	1
TR	HEATED TOWER RAIL, 600mm LONG	2
TRH	TOILET ROLL HOLDER	2
WM	PROVISION FOR WASHING MACHINE	1

INCLUSIONS ARE INDICATIVE ONLY, TO BE DISCUSSED
TAPWARE FOR SINK, VANITIES, TOWEL RAIL, TOILET ROLL HOLDER, SHOWER HEAD AND RAIL - GRAPHITE (STANDARD)
KITCHEN SINK - GRAPHITE (STANDARD)

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1:5

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