



'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
A105	JOINERY DETAILS, KITCHEN & LAUNDRY	B
A111	ELECTRICAL LAYOUT - PART 1	B
A112	ELECTRICAL LAYOUT - PART 2	B
A113	PLUMBING LAYOUT	B
A120	SCHEDULES	B

ORANA

6.0 x 4.1m 1 BEDROOM CABIN

'THE BYRON'

ORANA
by AJC MODULAR

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

WIND REGION:		
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 CLASIFICATION, SHIELDING FACTOR, CLIMATE ZONE & NORTH POINT ARE ASSUMED UNLESS OTHERWISE ADVISED BY CLIENT.

ELECTRICAL SYMBOL LEGEND

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

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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FLOOR PLAN

DRAWING NUMBER

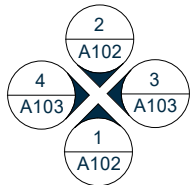
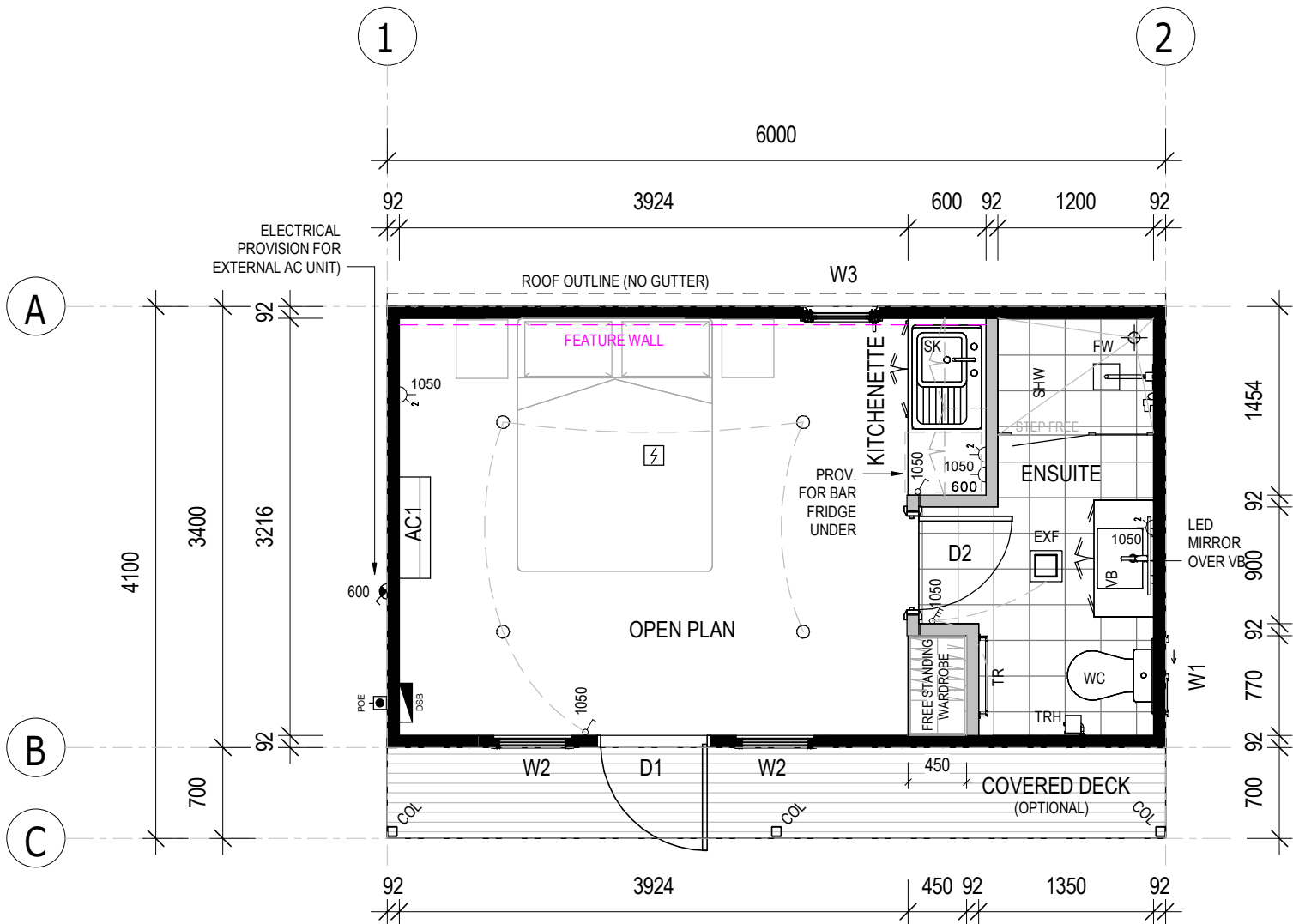
A101

REVISION

B

SCALE AT A3
As indicated

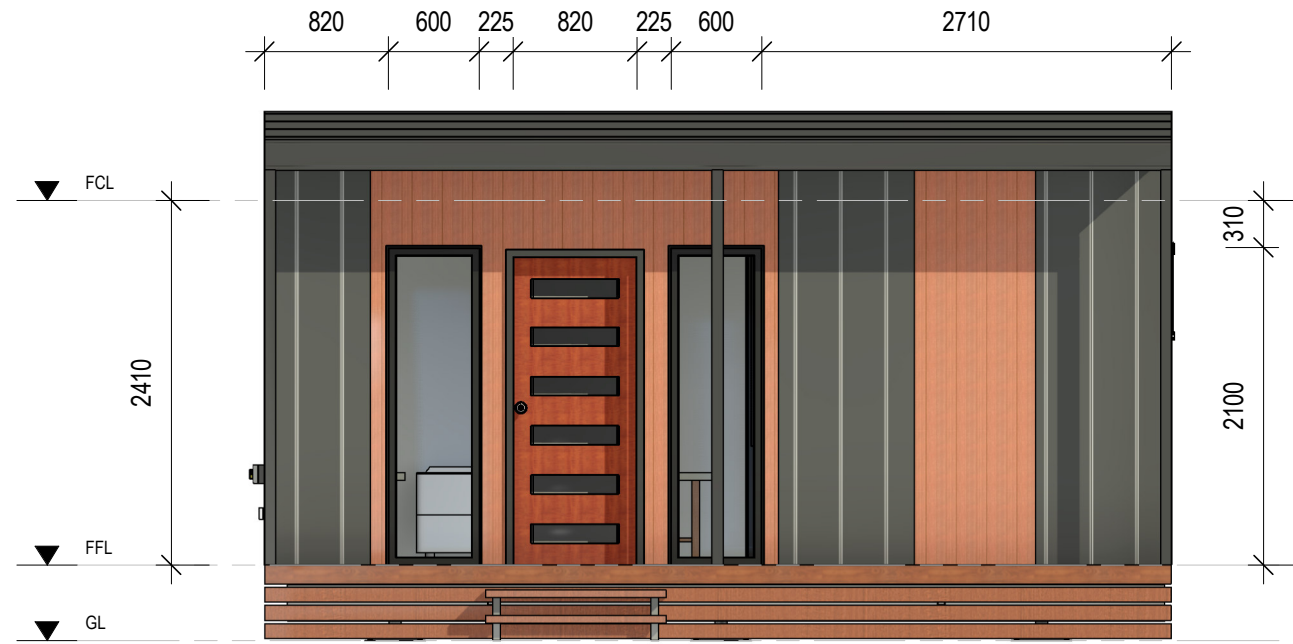
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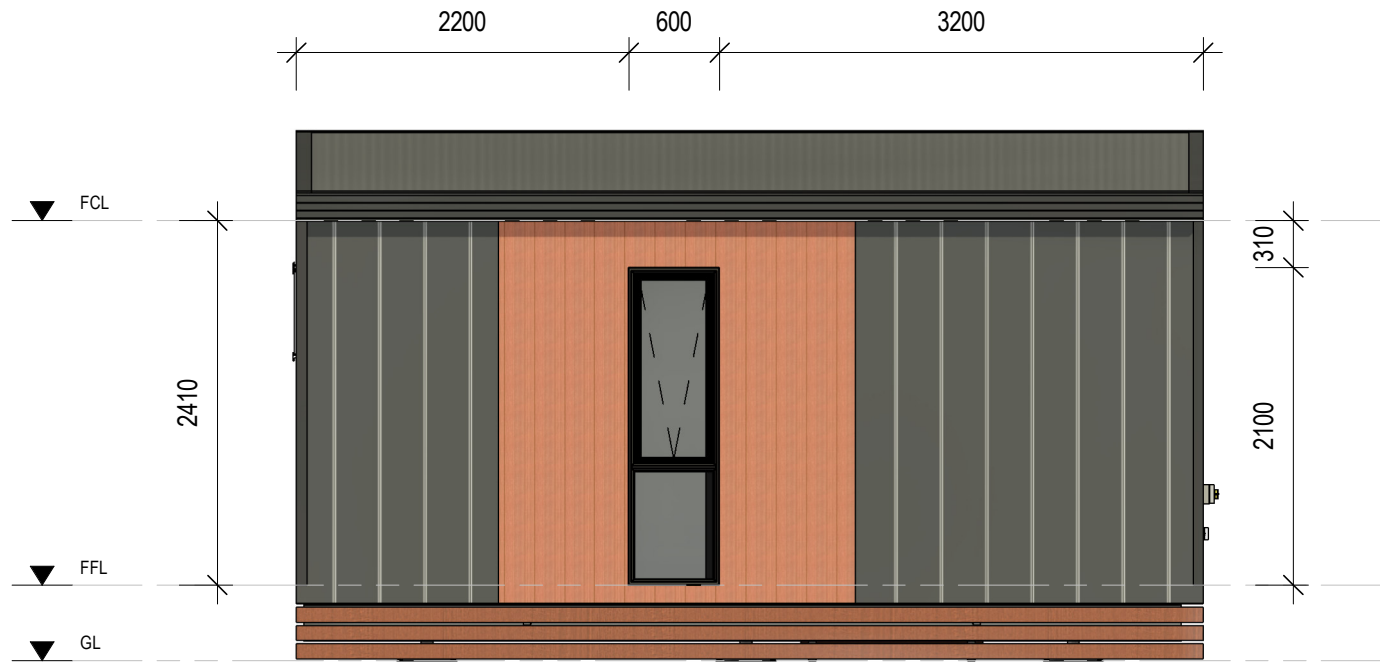
ELEVATION
KEY GUIDE

1 FLOOR PLAN
1 : 50

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1 FRONT ELEVATION (1)
A102 1 : 50



2 REAR ELEVATION (2)
A102 1 : 50

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ELEVATIONS 1 OF 2

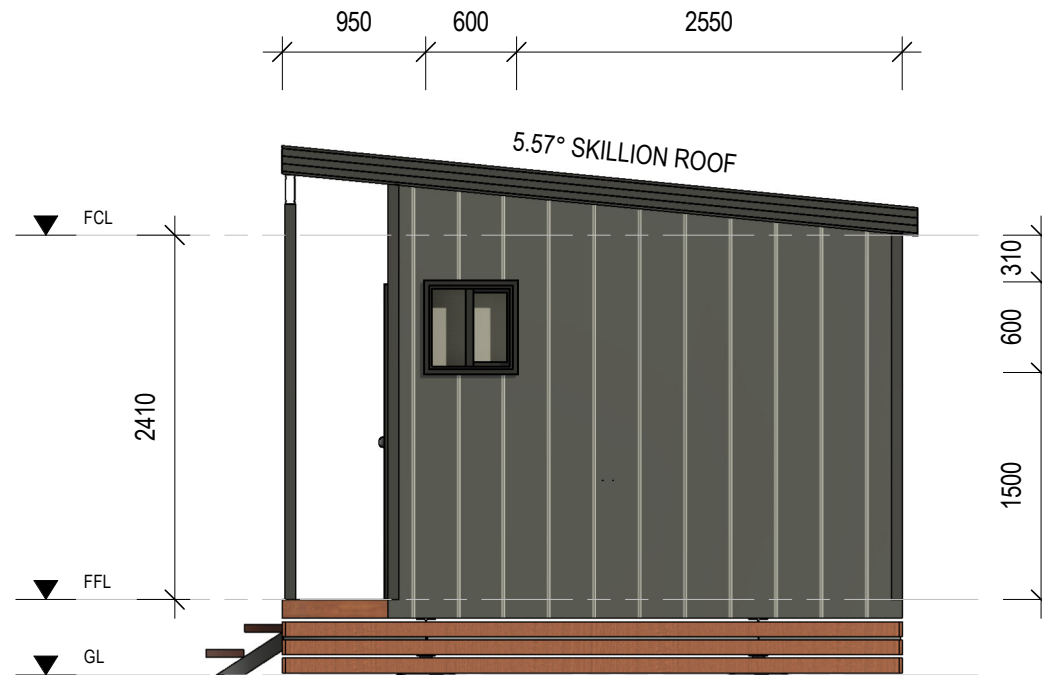
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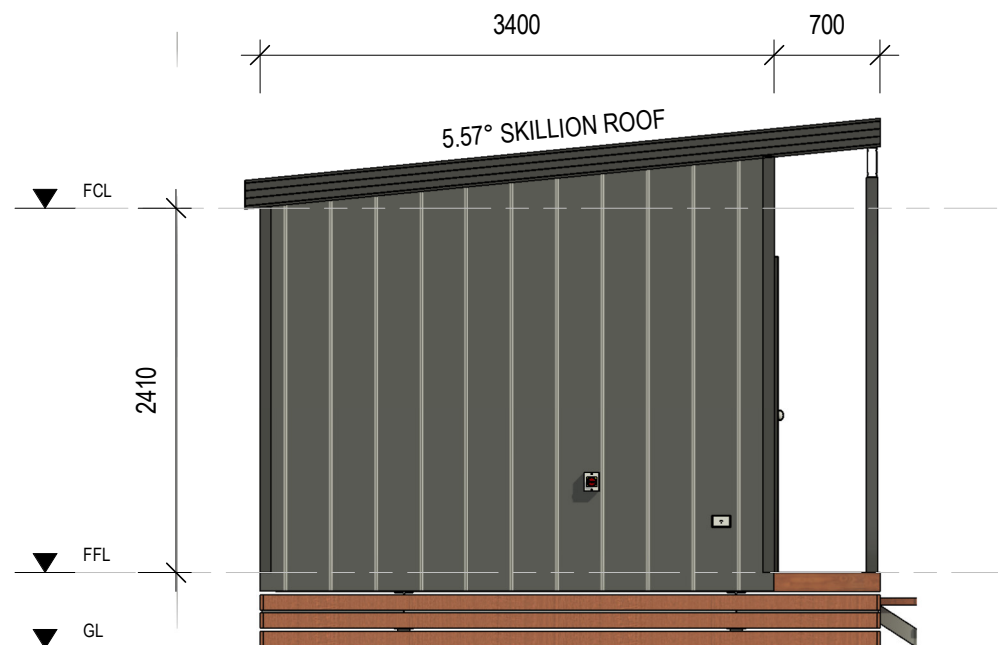
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3 RIGHT ELEVATION (3)
A103 1 : 50



4 LEFT ELEVATION (4)
A103 1 : 50

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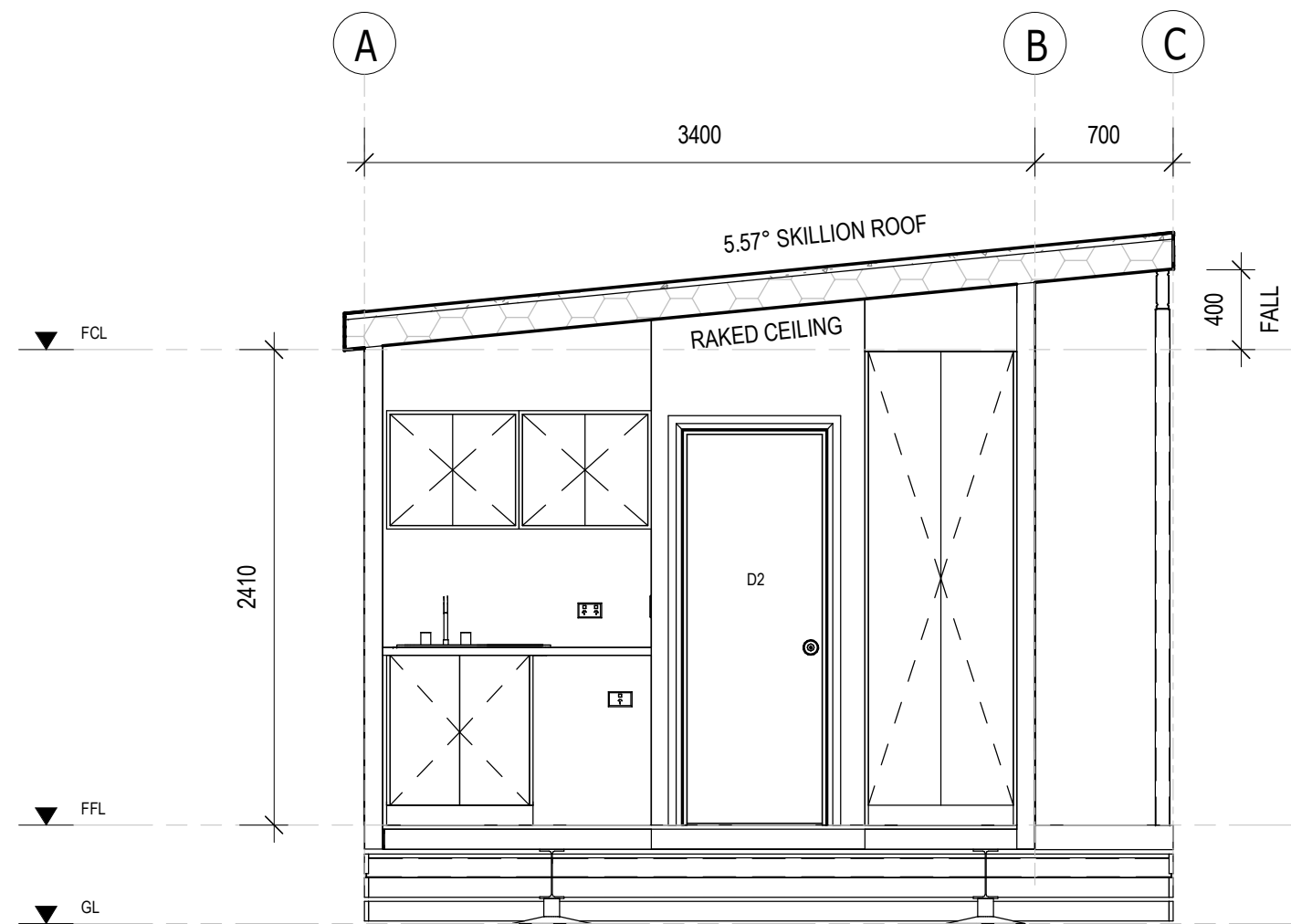
ELEVATIONS 2 OF 2

DRAWING NUMBER

A103

REVISION
B
SCALE AT A3
1 : 50

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A SECTION A-A
A104 1 : 35

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**SECTION & INTERNAL
3D VIEWS**

DRAWING NUMBER

A104

REVISION
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1 : 35

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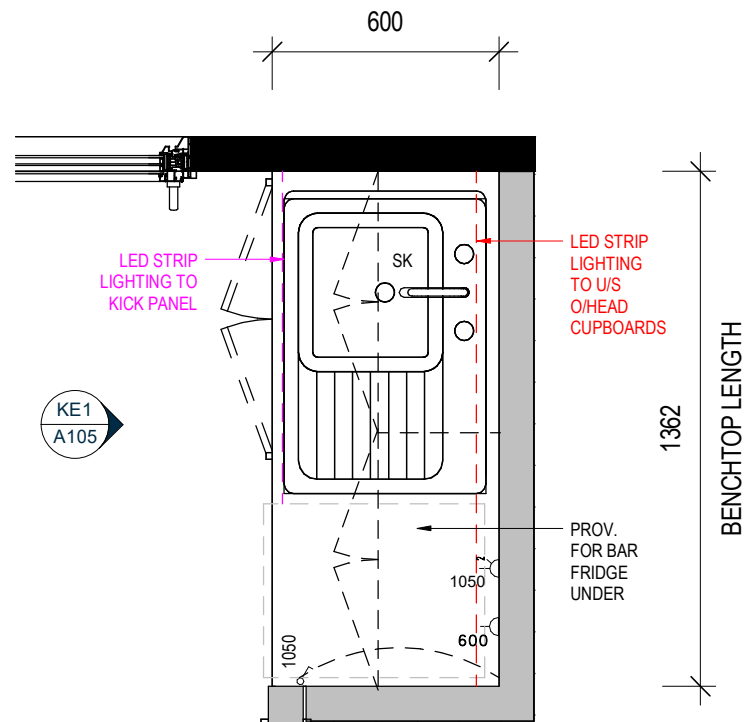
JOINERY DETAILS,
KITCHEN & LAUNDRY

DRAWING NUMBER

A105

REVISION
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SCALE AT A3
1 : 20

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1

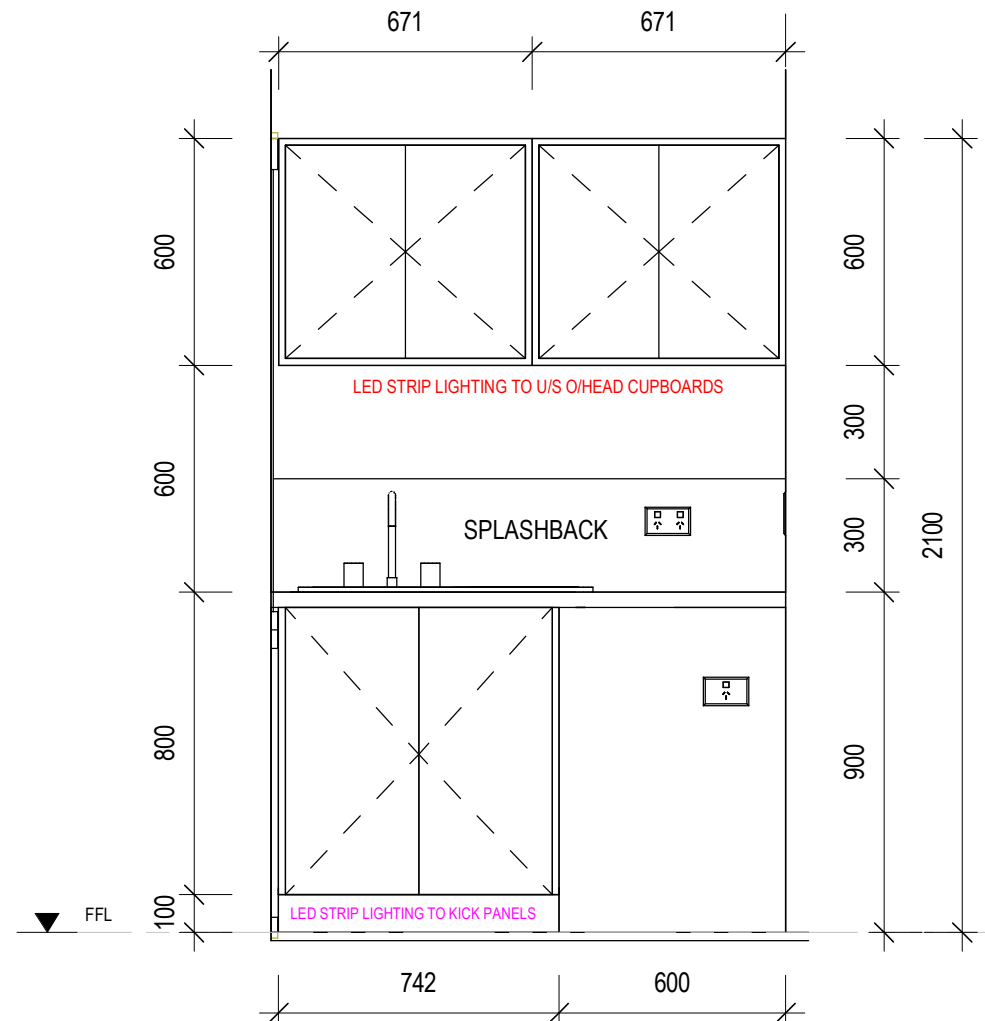
A105

KITCHEN JOINERY - PLAN VIEW

1 : 20

KITCHEN JOINERY COLOURS

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



KE1

A105

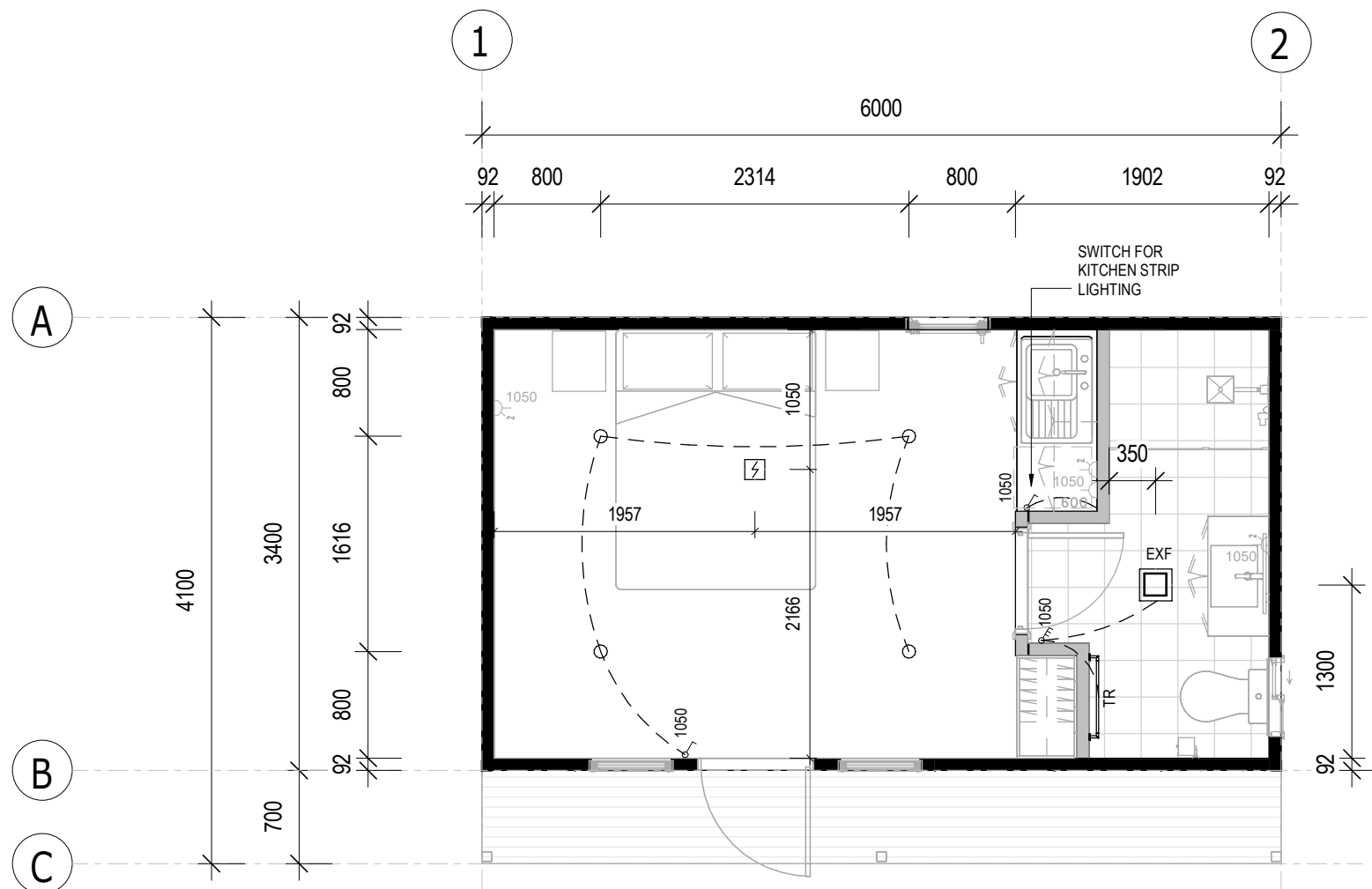
KITCHEN ELEVATION KE1

1 : 20

DSB

POE

FAN/LIGHT SWITCH



LIGHTING LAYOUT

1 : 50

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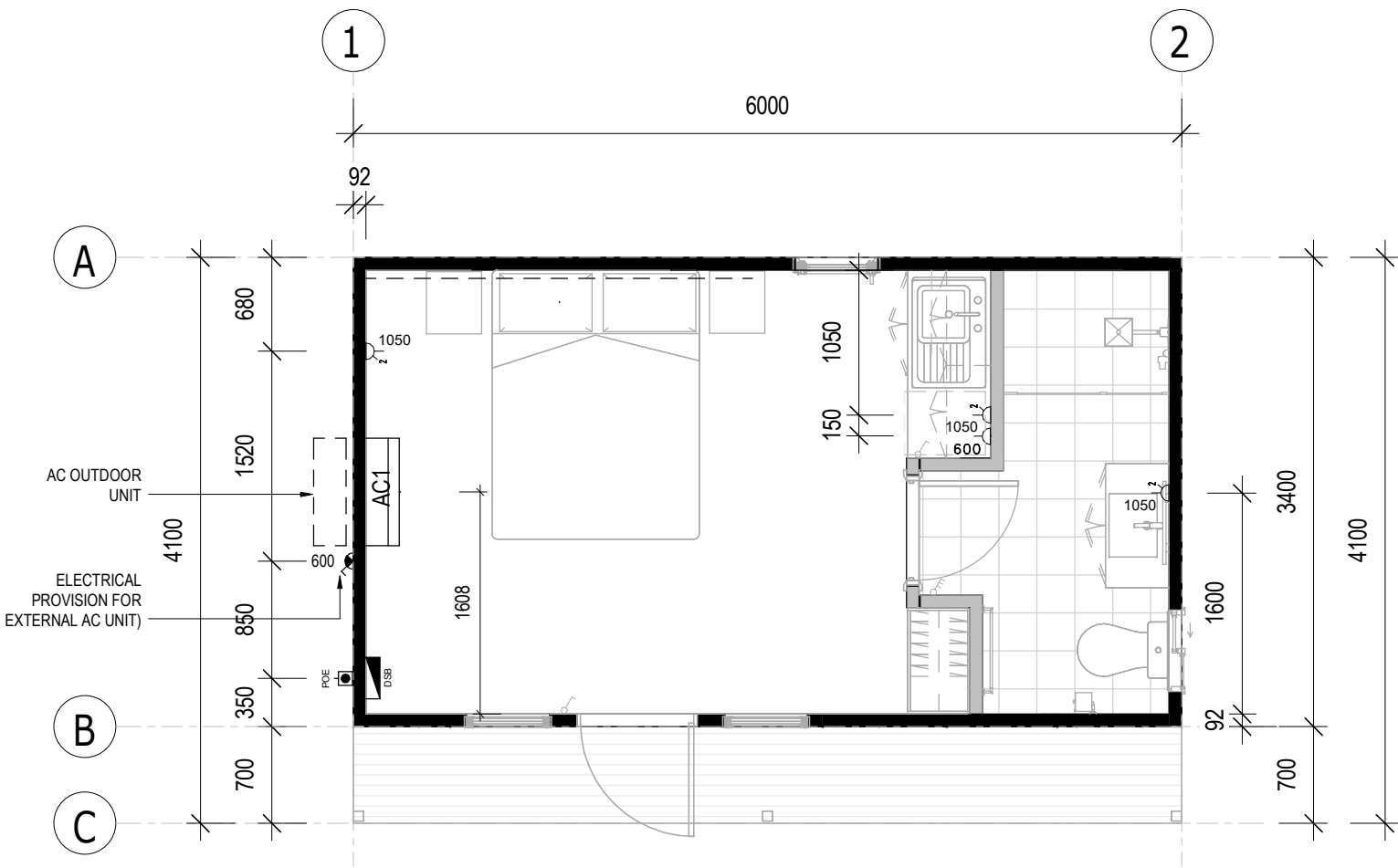
ELECTRICAL LAYOUT - PART 1

A111

REVISION
B
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As indicated

ELECTRICAL SYMBOL LEGEND

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



1 POWER LAYOUT
A112 1 : 50

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ELECTRICAL LAYOUT -
PART 2

DRAWING NUMBER

A112

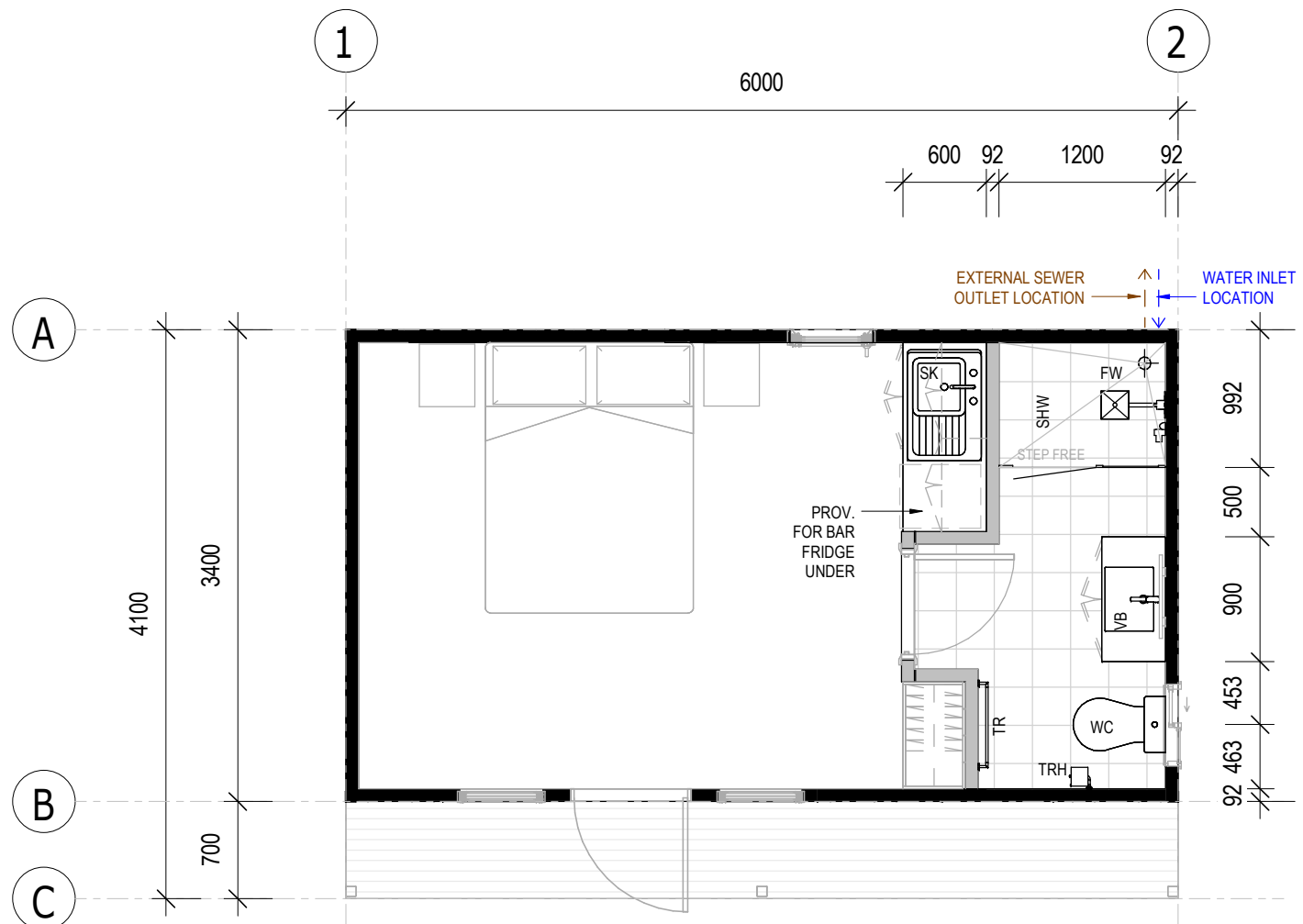
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1 PLUMBING LAYOUT
A113 1 : 50

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PLUMBING LAYOUT

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A113

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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

ROOFING: STEEL PANEL ROOFING
INTERNAL: 5/8" DRYWALL, SET & PAINTED (SQUARE SET)

FINISHES SCHEDULE

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

DOOR SCHEDULE									
No.	DOOR LEAF			DOOR FRAME	DOOR HARDWARE			QTY	COMMENTS
	DOOR LEAF	SIZE		FRAME	HANDLE TYPE	LOCKSET	CLOSER		
		H	W						
D1	SOLID CORE	2040	820	TIMBER	KNOB	ENTRANCE	No	1	/W GLASS PANELS
D2	HOLLOW CORE	2040	720	TIMBER	KNOB	PRIVACY	No	1	

WINDOW SCHEDULE										
No.	TYPE	GLAZING	SIZE		SILL HEIGHT	FRAME	SECURITY	QTY	COMMENTS	
			H	W						
W1	SLIDING	OBSCURE GLASS	600	600	1500	uPVC	-	1	DOUBLE GLAZED	
W2	FIXED	CLEAR GLASS	2100	600	0	uPVC	-	2	DOUBLE GLAZED	
W3	TRANSOM	CLEAR GLASS	2100	600	0	uPVC	-	1	DOUBLE GLAZED	

MECHANICAL SERVICES SCHEDULE			
No.	DESCRIPTION	QTY	COMMENTS
EXF	2 IN 1 EXHAUST FAN AND LIGHT COMBO	1	CEILING MOUNTED
AC1	2.6kW SPLIT SYSTEM AC UNIT	1	CONDENSING UNITS TO BE INSTALLED ON SITE

FITTINGS SCHEDULE		
ITEM	DESCRIPTION	QTY
Electrical Fixtures		
-	GPO, 1x10A	1
-	GPO, 2x10A	5
-	ISOLATION SWITCH 1x20A FOR AIR CONDITIONER (WP)	1
-	SMOKE DETECTOR 120V, HARDWIRED WITH BATTERY BACKUP	1
DSB	SWITCHBOARD & ELEC. POINT OF ENTRY	1
Lighting Fixtures		
-	DOWNLIGHT - LED	4
-	LIGHT SWITCH, SINGLE	2
-	LIGHT SWITCH, THREE GANG	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)

FITTINGS SCHEDULE		
ITEM	DESCRIPTION	QTY
Plumbing Fixtures		
-	RAIL SHOWER WITH HEAD AND WAND	1
-	SHOWER MIXER TAP	1
FW	FLOOR WASTE	1
SHW	SEMI FRAMELESS GLASS SHOWER SCREEN, 1200 x 900mm	1
SK	SINK, 1 BOWL, 1 DRAIN - 780mm LONG	1
VB	VANITY, 2 DOOR, 2 DRAWER, 900W x 460D (TEAK OAK FINISH)	1
WC	WC SUITE, RIMLESS, B2W, (CERAMIC BOWL)	1
Specialty Equipment		
MIR	WALL MOUNTED LED MIRROR	1
REF	PROVISION FOR FRIDGE	1
TR	HEATED TOWER RAIL, 600mm LONG	1
TRH	TOILET ROLL HOLDER	1

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