



'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
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A111	ELECTRICAL LAYOUT - PART 1	B
A112	ELECTRICAL LAYOUT - PART 2	B
A113	PLUMBING LAYOUT	B
A120	SCHEDULES	B

ORANA
**10.0 x 4.1m 1 BEDROOM CABIN WITH
COVERED DECK**

'THE WARATAH'
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:		



NORTH

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

SET OUTS, LEVELS AND CRITICAL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION
DO NOT SCALE FROM THIS DRAWING, USE FIGURED DIMENSIONS
ALL CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC) AND RELEVANT AUSTRALIAN STANDARDS
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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

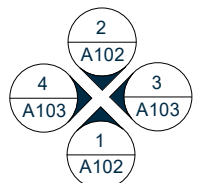
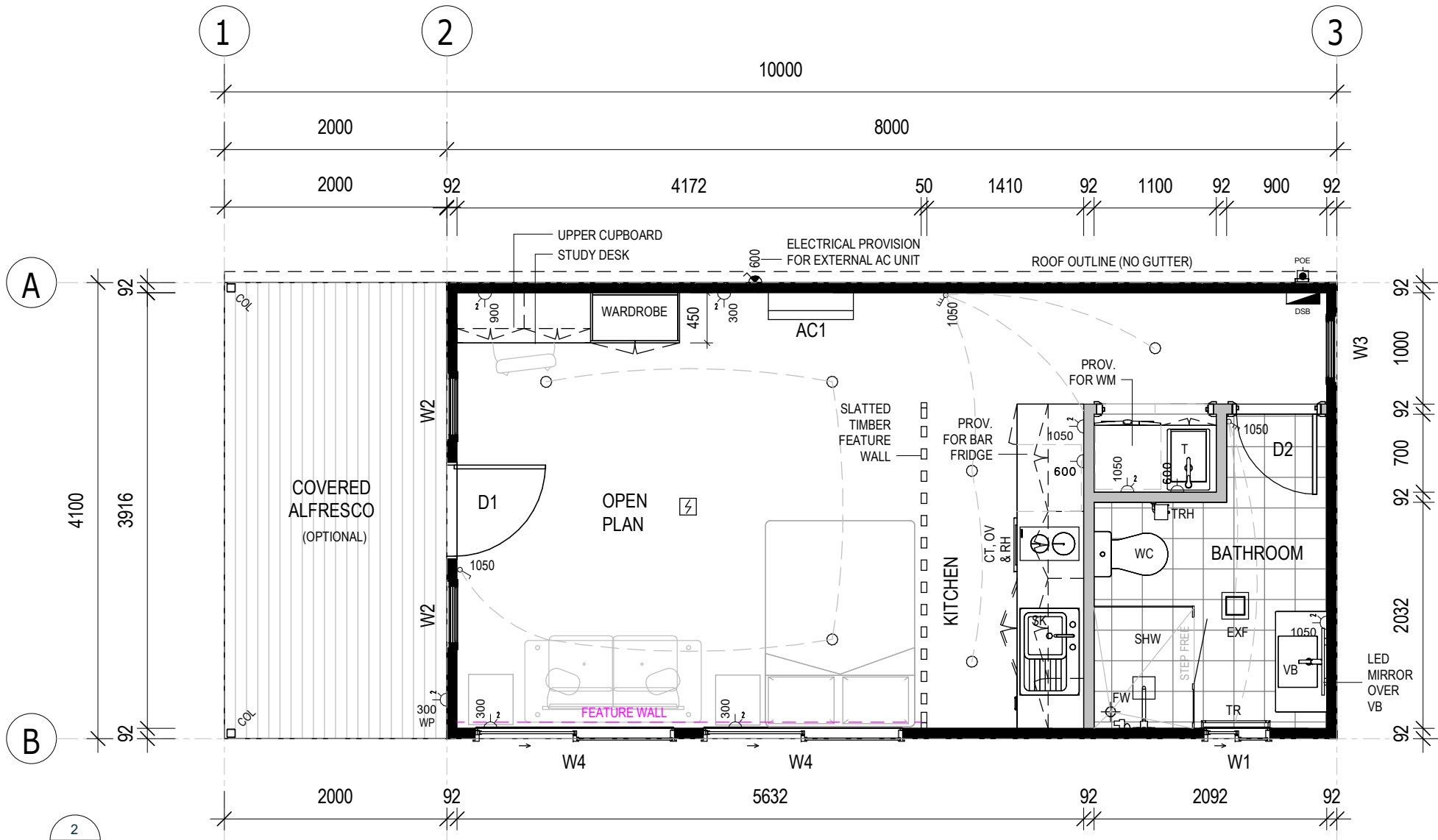
DRAWING NUMBER

A101

REVISION

B
SCALE AT A3
As indicated

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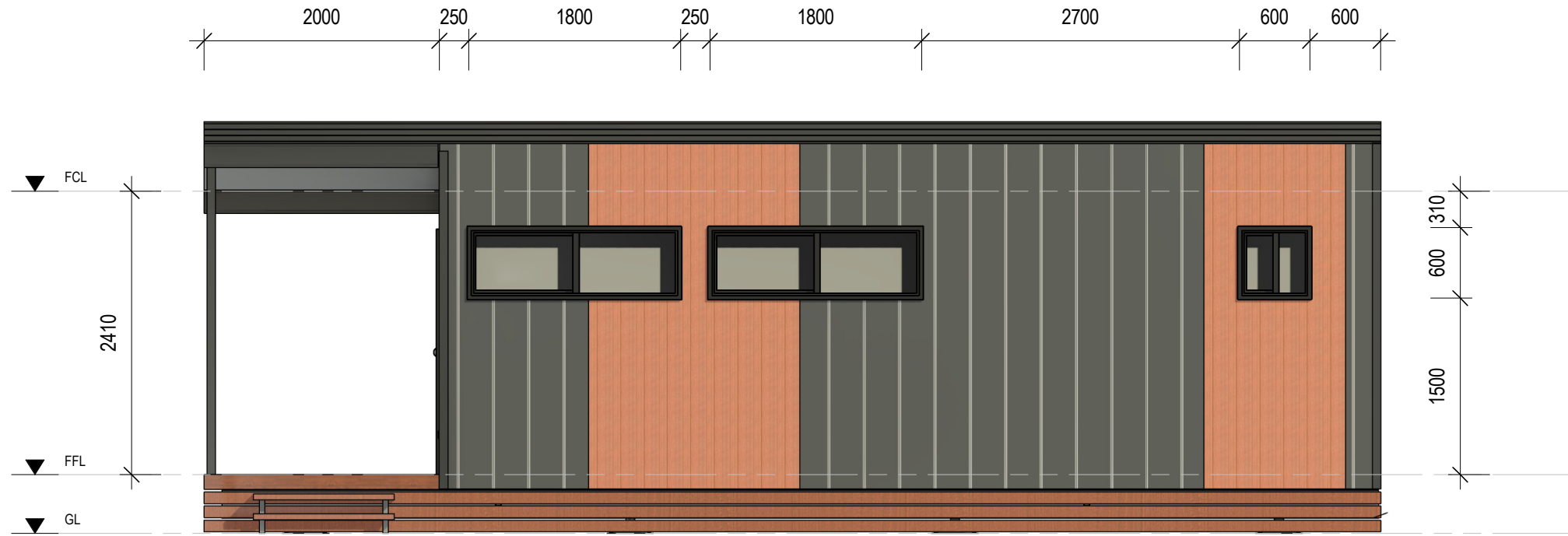


ELEVATION
KEY GUIDE

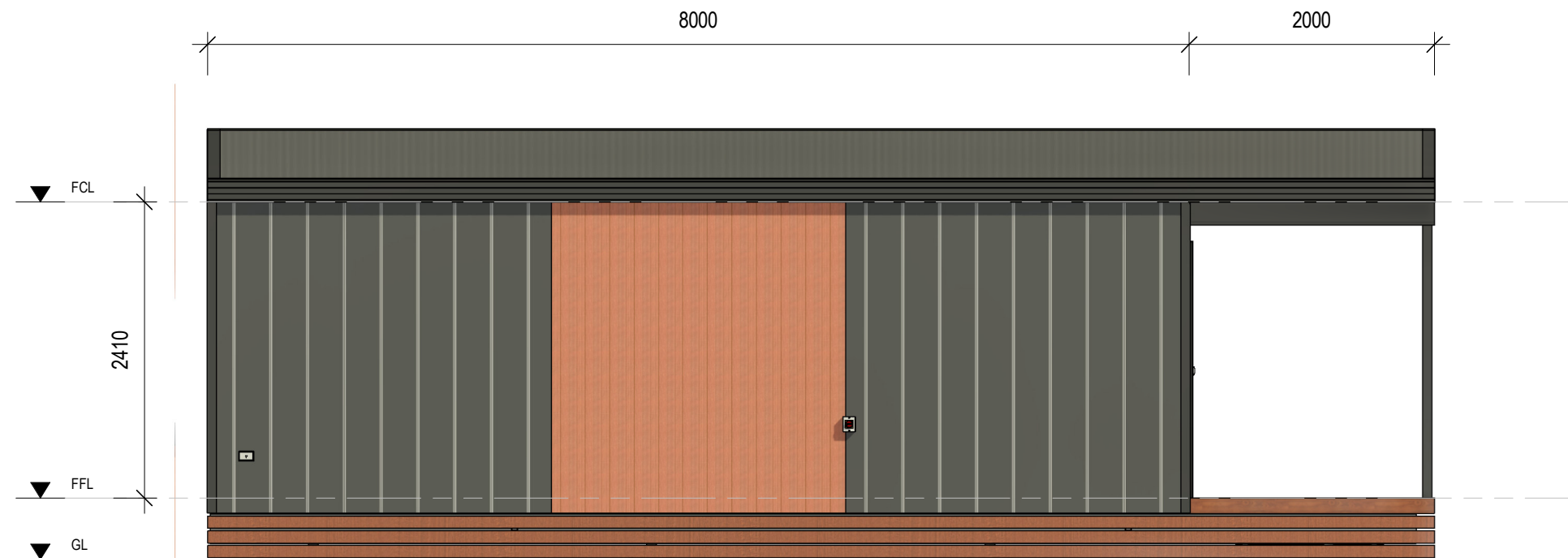
1
A101
1 : 50

FLOOR PLAN

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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

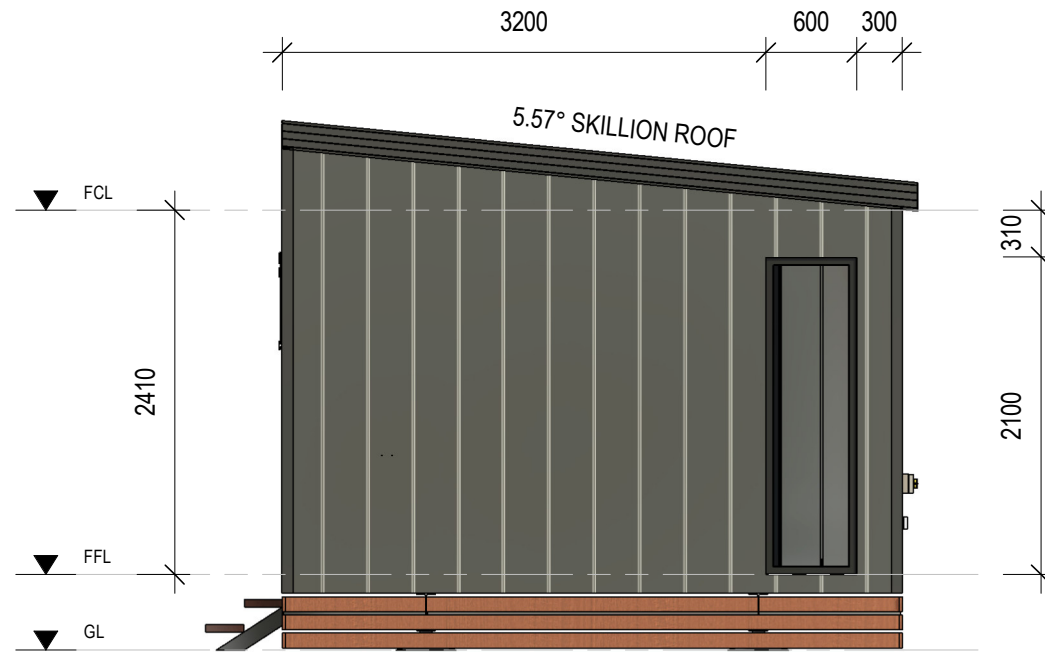
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A102

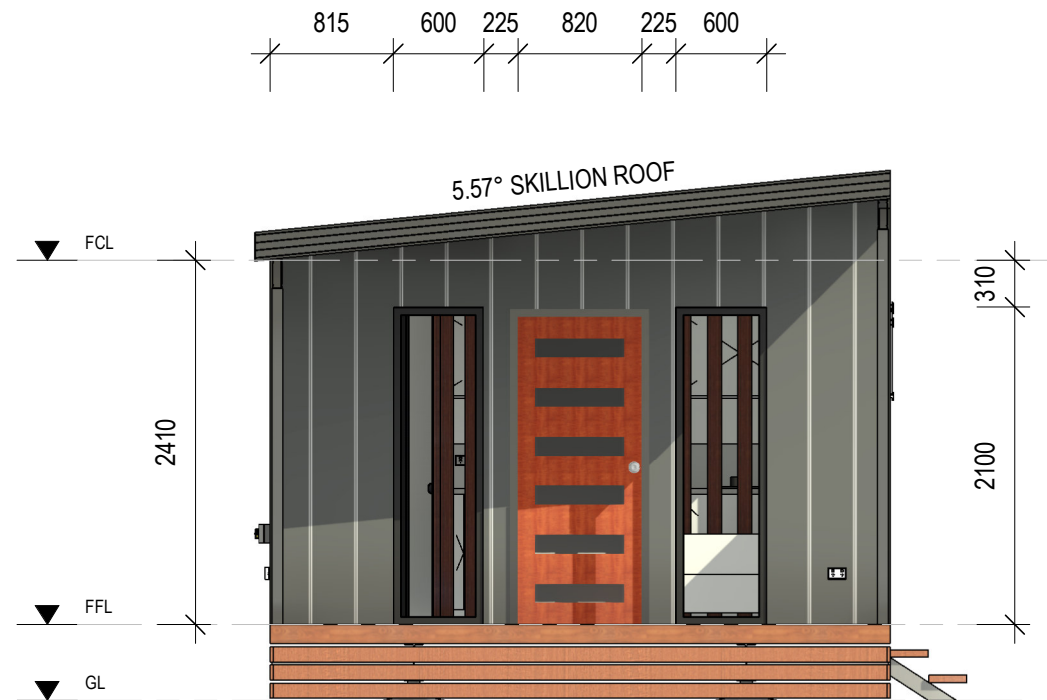
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3 RIGHT ELEVATION (3)
A103 1 : 50



4 LEFT ELEVATION (4)
A103 1 : 50

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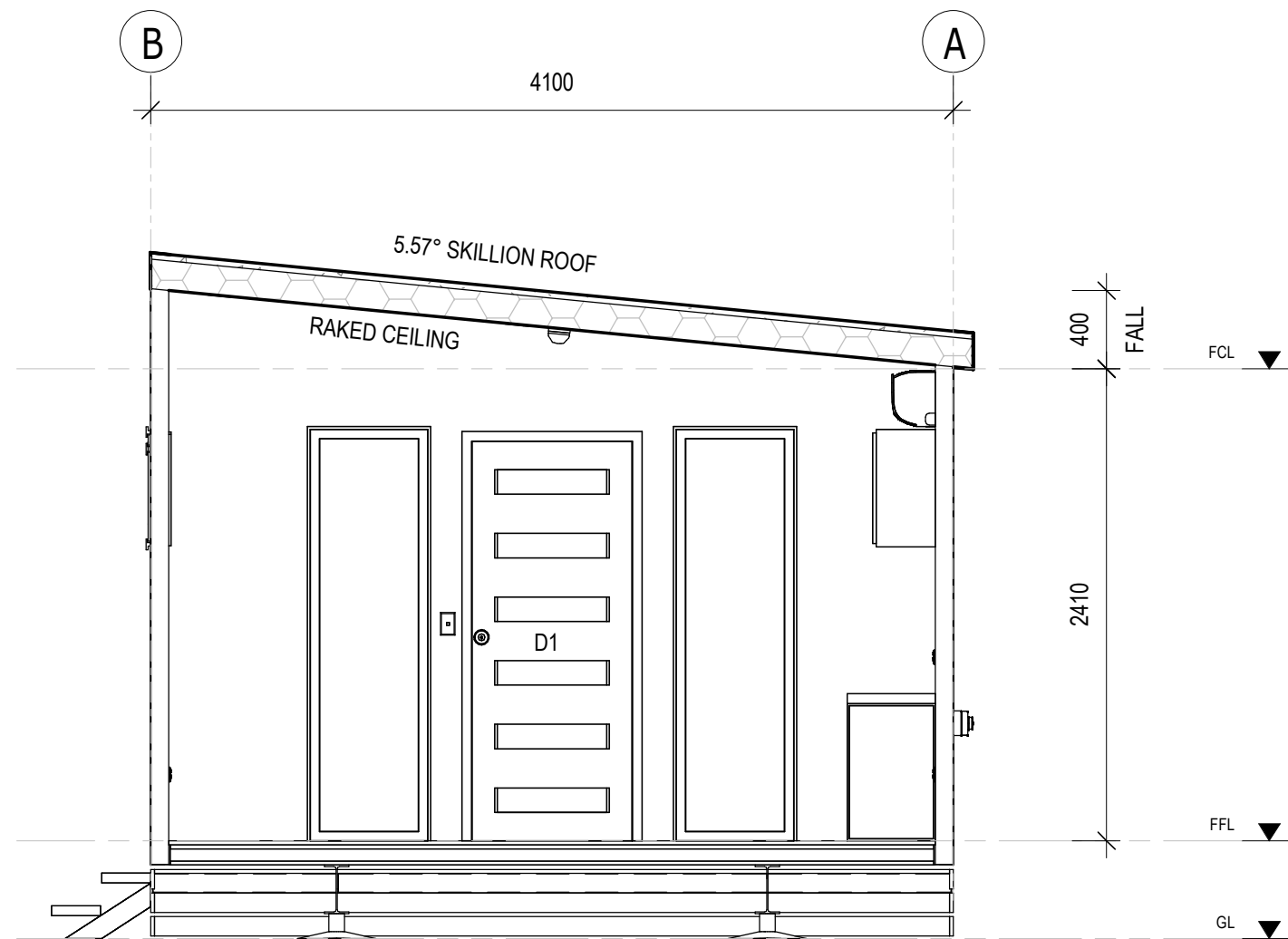
ELEVATIONS 2 OF 2

DRAWING NUMBER

A103

REVISION
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1 : 50

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A SECTION A-A
A104 1 : 35

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**SECTION & INTERNAL
3D VIEWS**

DRAWING NUMBER

A104

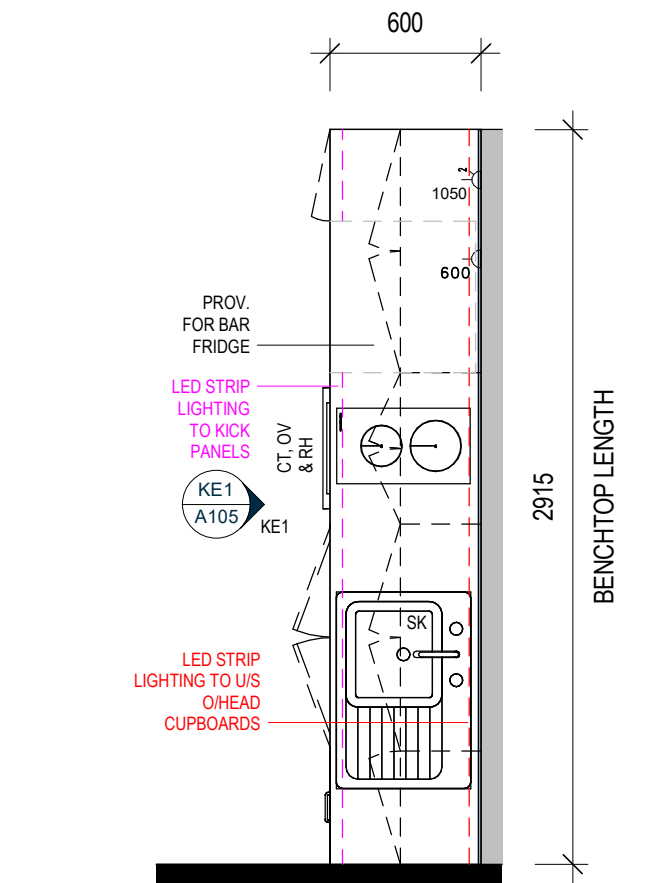
REVISION

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1 : 35

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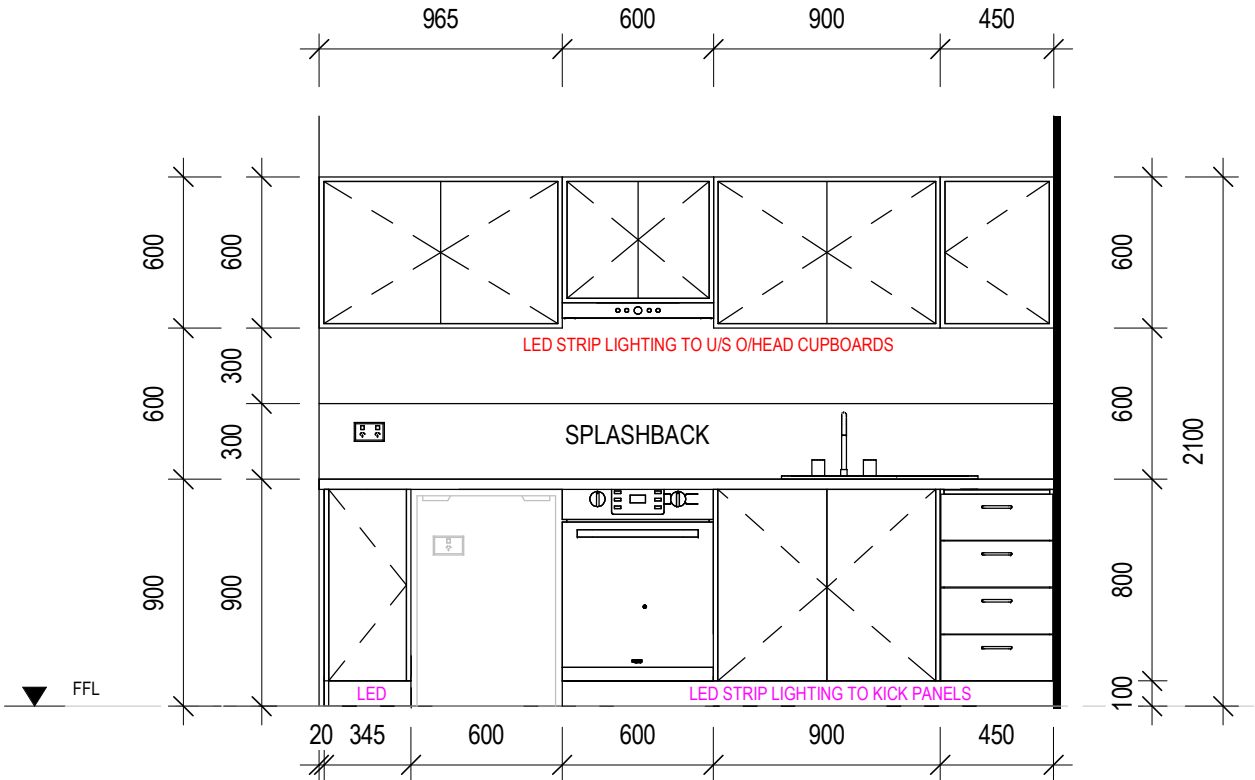




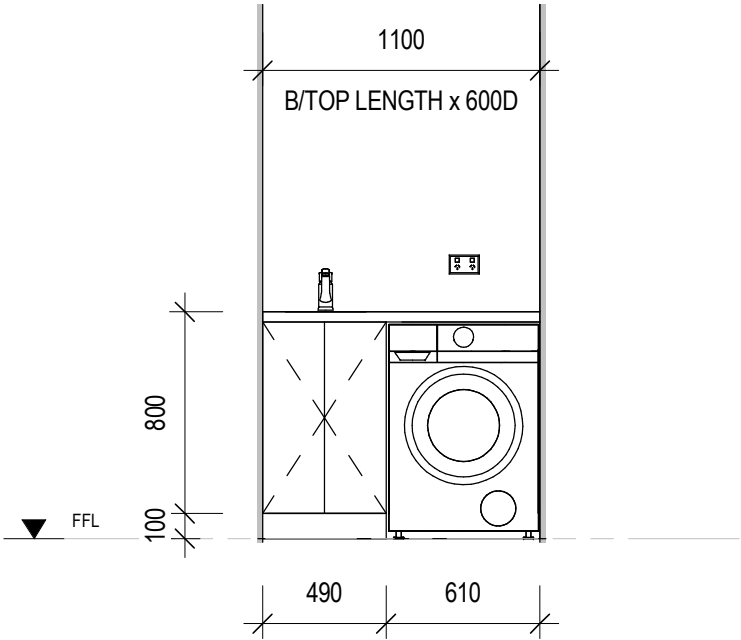
1 KITCHEN PART A - PLAN VIEW
A105 1 : 30

KITCHEN JOINERY COLOURS

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



KE1 KITCHEN ELEVATION KE1
A105 1 : 30



3 LAUNDRY ELEVATION
A105 1 : 30

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**JOINERY DETAILS,
KITCHEN & LAUNDRY**

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A105

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ELECTRICAL SYMBOL LEGEND

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	LIGHT SWITCH, SINGLE		20AMP AC ISOLATION SWITCH
	LIGHT SWITCH, TWO GANG		LED DOWNLIGHT
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ELECTRICAL LAYOUT -
PART 1

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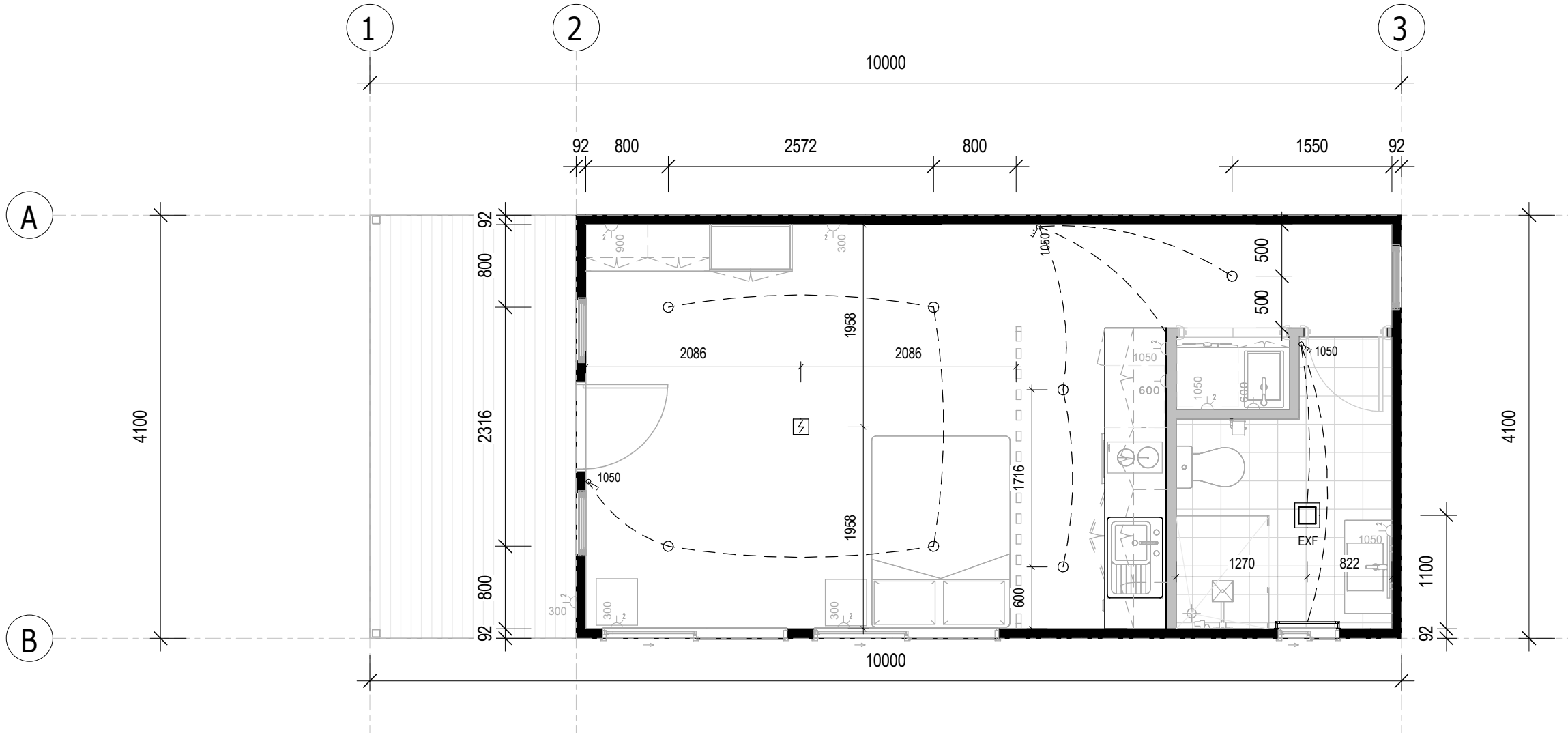
A111

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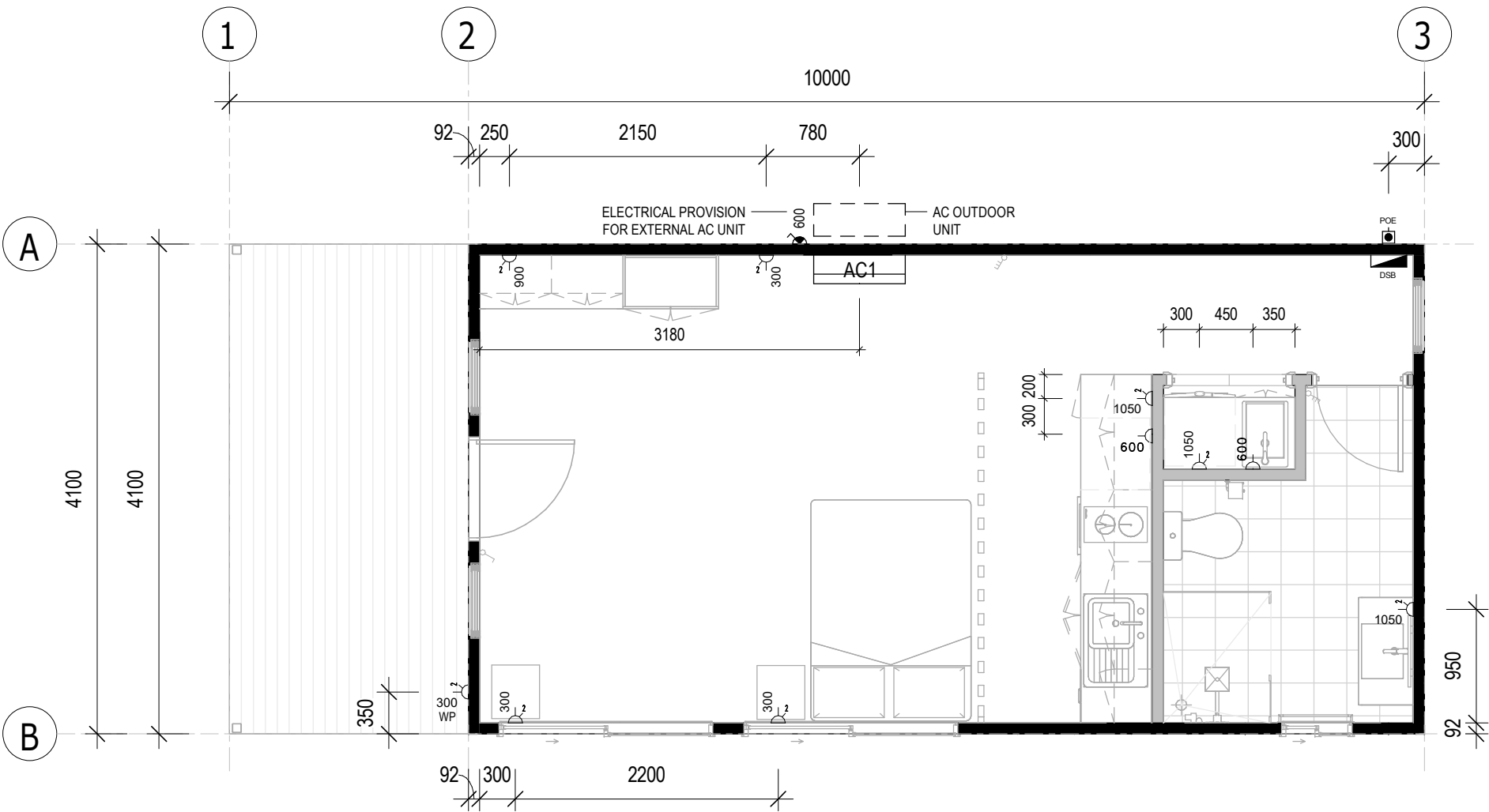
1 LIGHTING LAYOUT

A111 1 : 50

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1 POWER LAYOUT
A112 1 : 50

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ELECTRICAL LAYOUT -
PART 2

DRAWING NUMBER

A112

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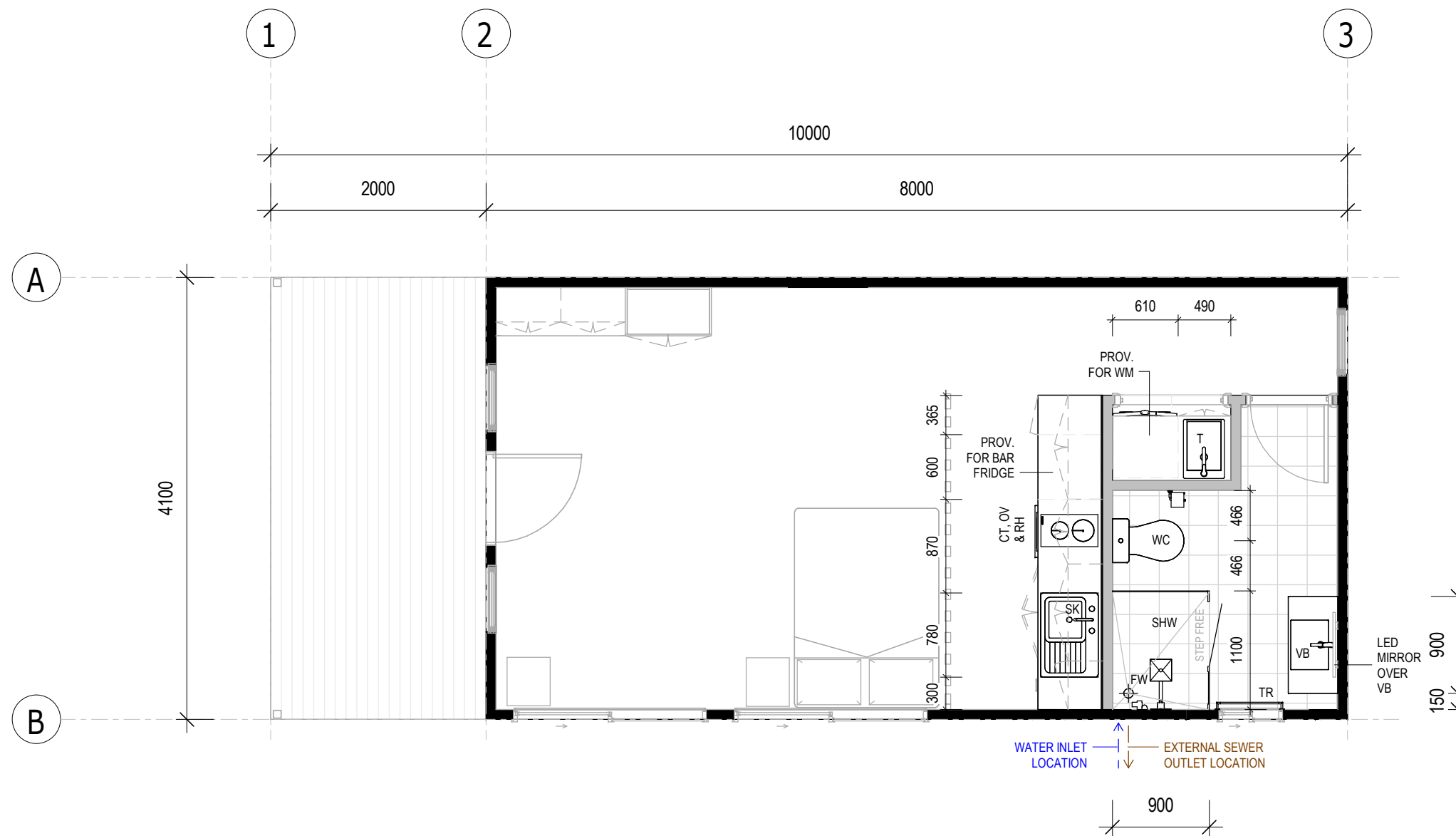
PLUMBING LAYOUT

DRAWING NUMBER

A113

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1 : 50

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1 PLUMBING LAYOUT

A113 1 : 50

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 18mm COMPRESSED FIBRE CEMENT (CFC)
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	'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
			SIZE	FRAME	HANDLE	LOCKSET	CLOSER		
	DOOR LEAF	H	W		TYPE				
D1	SOLID CORE	2040	820	TIMBER	KNOB	ENTRANCE	No	1	/W GLASS VIEWING 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	FIXED	CLEAR GLASS	2100	600	0	uPVC	-	1	DOUBLE GLAZED
W4	SLIDING	CLEAR GLASS	600	1800	1500	uPVC	-	2	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
RH	UNDERMOUNT RANGEHOOD, 60cm	1	

FITTINGS SCHEDULE		
ITEM	DESCRIPTION	QTY
Electrical Fixtures		
-	GPO, 1x10A	2
-	GPO, 2x10A	7
-	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	0
-	LIGHT SWITCH, SINGLE	1
-	LIGHT SWITCH, THREE GANG	2
Plumbing Fixtures		
-	KITCHEN MIXER TAP	1
-	RAIL SHOWER WITH HEAD AND WAND	1

FITTINGS SCHEDULE		
ITEM	DESCRIPTION	QTY
-	SHOWER MIXER TAP	1
-	WASHING MACHINE TAPSET	1
FW	FLOOR WASTE	1
SHW	SEMI FRAMELESS GLASS SHOWER SCREEN, 1100 x 900mm	1
SK	SINK, 1 BOWL, 1 DRAIN - 780mm LONG	1
T	COMPACT LAUNDRY TUB, 35L	1
VB	VANITY, 2 DOOR, 900W x 450D (TEAK OAK FINISH)	1
WC	WC SUITE, RIMLESS, B2W, (CERAMIC BOWL)	1
Specialty Equipment		
CT	2 BURNER ELECTRIC COOKTOP	1
MIR	WALL MOUNTED LED MIRROR	1
OV	60cm ELECTRIC BUILT-IN OVEN	1
REF	PROVISION FOR FRIDGE	1
TR	HEATED TOWER RAIL, 600mm LONG	1
TRH	TOILET ROLL HOLDER	1
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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