



'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         | KITCHEN JOINERY DETAILS     | B                |
| A106         | LAUNDRY JOINERY DETAILS     | B                |
| A111         | ELECTRICAL LAYOUT - PART 1  | B                |
| A112         | ELECTRICAL LAYOUT - PART 2  | B                |
| A113         | PLUMBING LAYOUT             | B                |
| A120         | SCHEDULES                   | B                |

ORANA  
10.0 x 6.0m 2 BEDROOM DWELLING

'THE BURLEIGH'

ORANA  
by AJC MODULAR

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

|                   |                    |     |
|-------------------|--------------------|-----|
| WIND REGION:      |                    |     |
| TERRAIN CATEGORY: |                    |     |
| IMPORTANCE LEVEL: |                    |     |
| SHIELDING FACTOR: |                    |     |
| BUILDING CLASS:   |                    | 1a  |
| FLOOR LOADS       | DISTRIBUTED (kPa): | 1.5 |
|                   | 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    |  | LIGHT SWITCH, THREE GANG |  | 20AMP AC ISOLATION SWITCH |
|  | ELECTRICAL POINT OF ENTRY |  | LIGHT SWITCH, FOUR GANG  |  | LED DOWNLIGHT             |
|  | LIGHT SWITCH, SINGLE      |  | GPO, 1 x 10AMP           |  | 240V SMOKE ALARM          |
|  | LIGHT SWITCH, TWO GANG    |  | GPO, 2 x 10AMP           |  |                           |

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

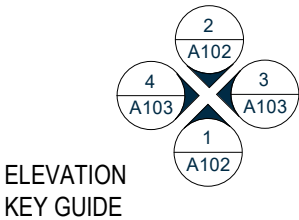
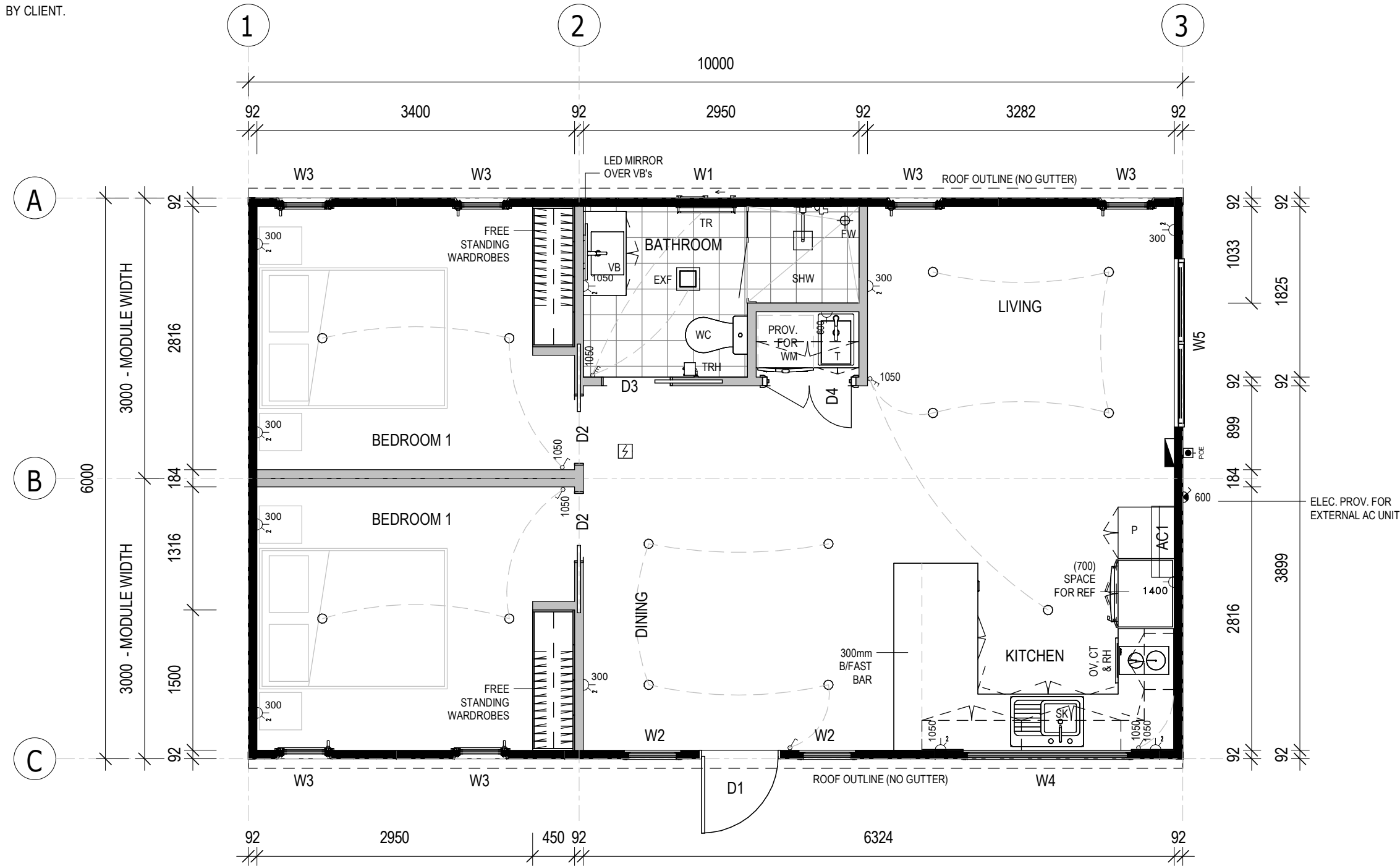
A101

REVISION

B

SCALE AT A3  
As indicated

05-Sep-26 12:26:59 PM

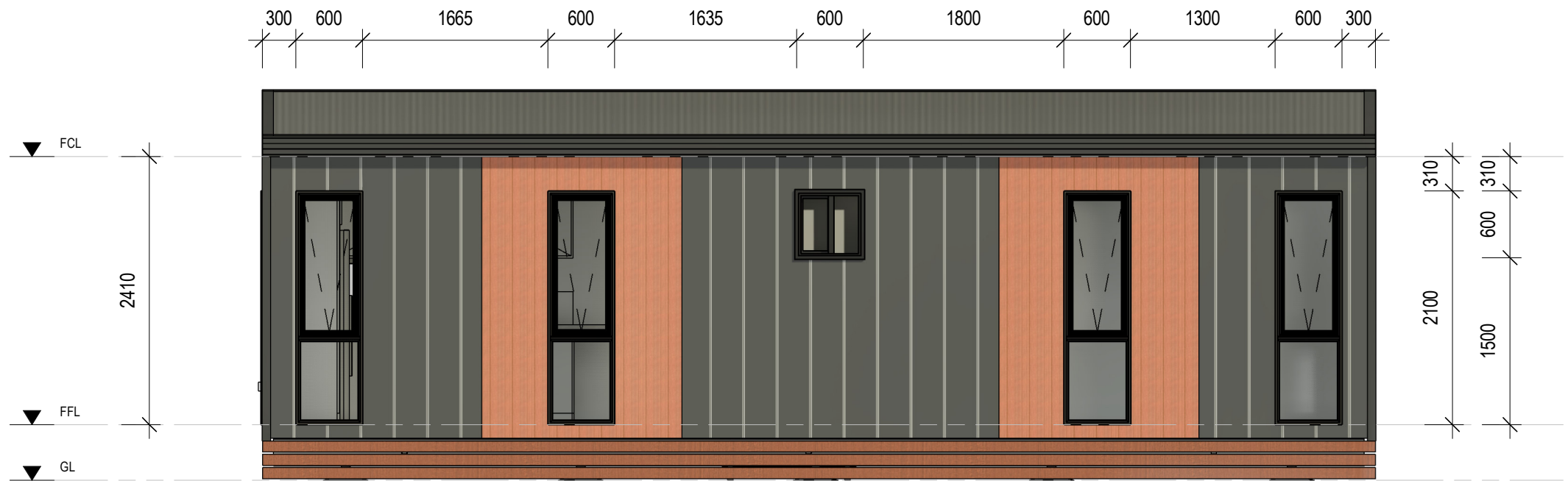


1 FLOOR PLAN  
A101 1 : 50

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**1** FRONT ELEVATION (1)  
A102 1 : 50



**2** REAR ELEVATION (2)  
A102 1 : 50

| REVISION SCHEDULE |                                           |          |    |
|-------------------|-------------------------------------------|----------|----|
| REV               | DESCRIPTION                               | DATE     | BY |
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CLIENT

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SHEET TITLE

**ELEVATIONS 1 OF 2**

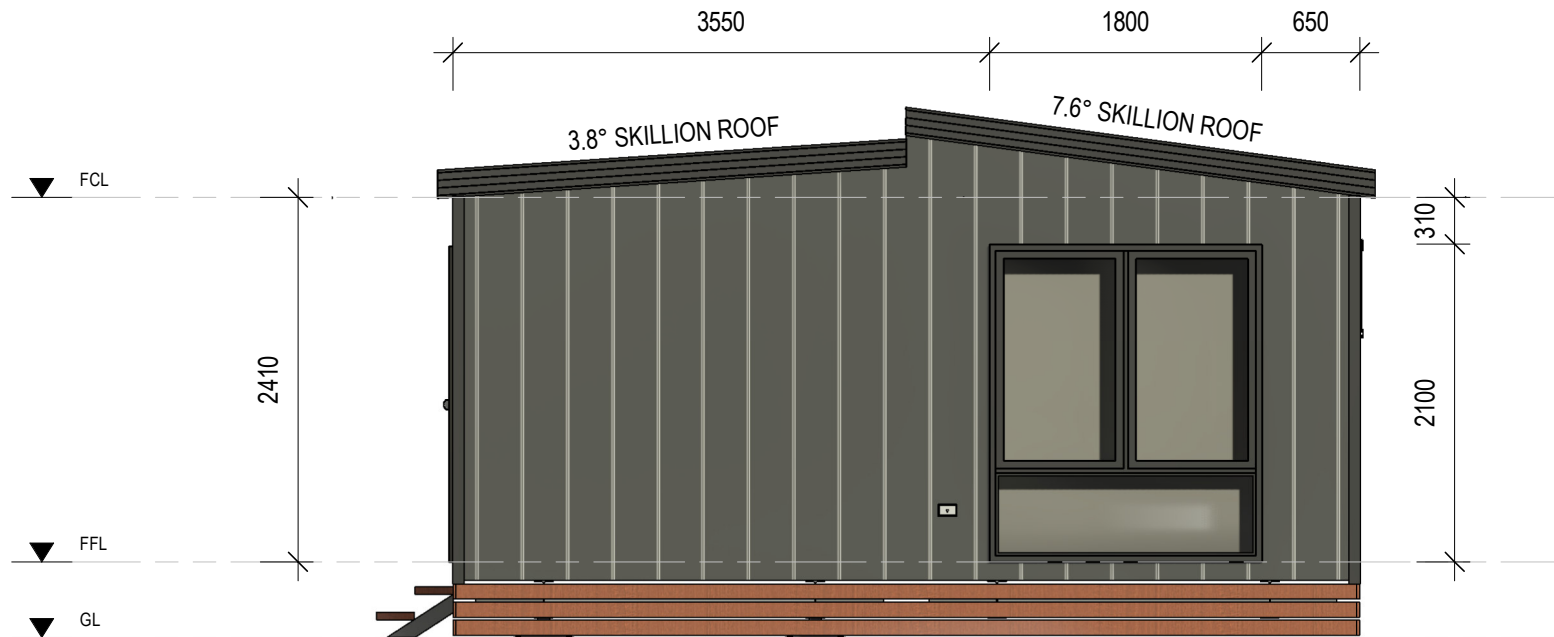
DRAWING NUMBER

**A102**

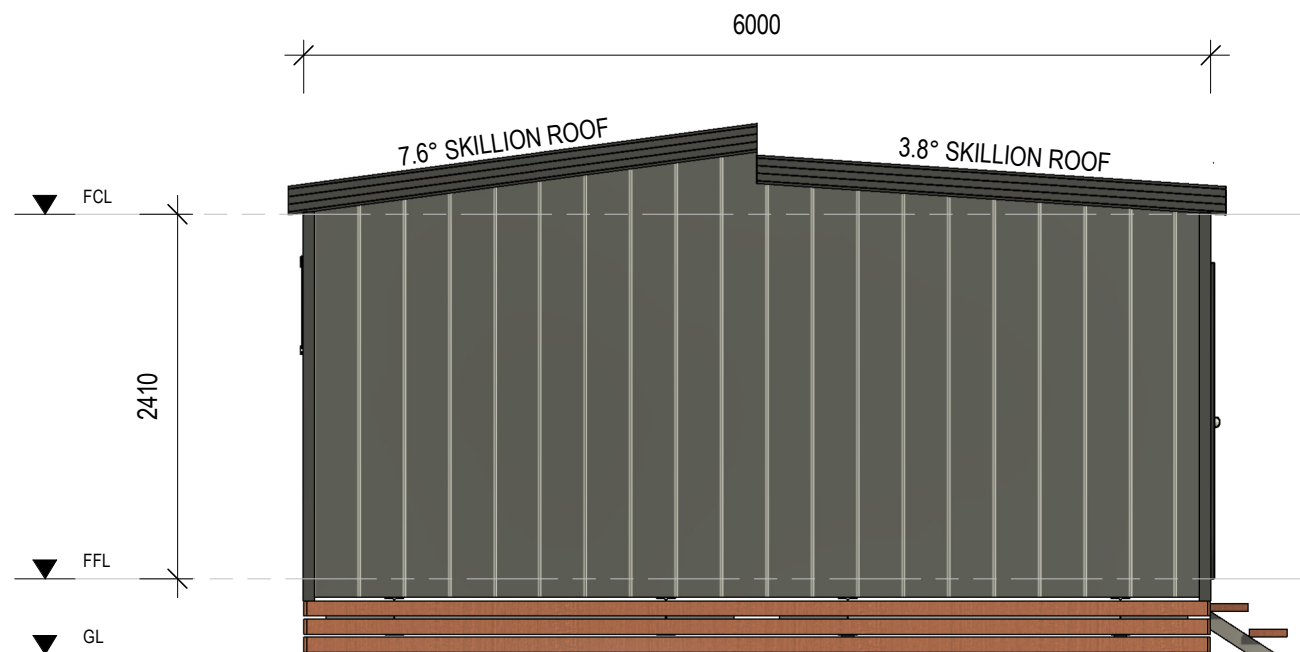
REVISION  
**B**  
SCALE AT A3  
1 : 50

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**3** RIGHT ELEVATION (3)  
A103 1 : 50



**4** LEFT ELEVATION (4)  
A103 1 : 50

| REVISION SCHEDULE |                                           |          |    |
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| REV               | DESCRIPTION                               | DATE     | BY |
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SHEET TITLE

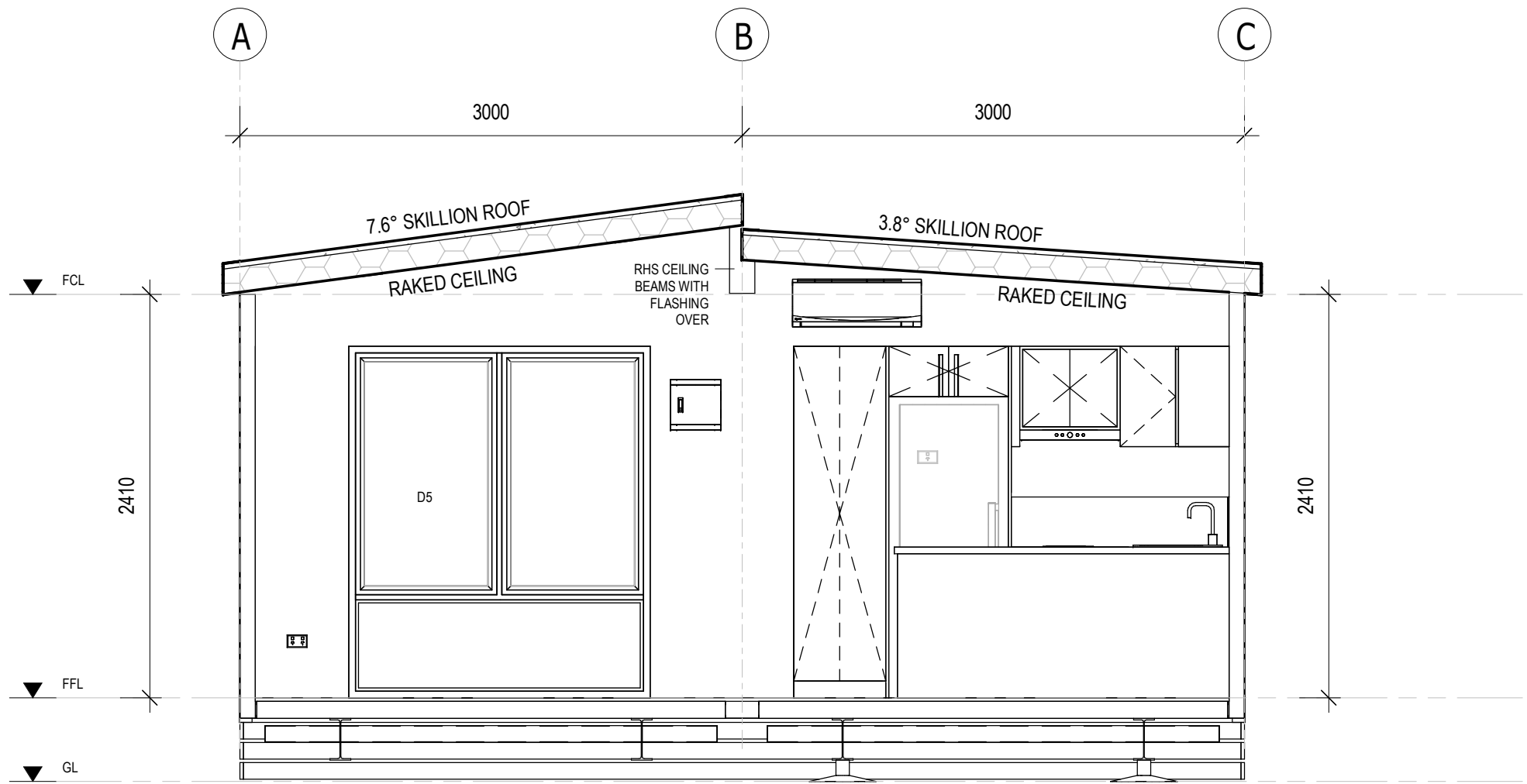
**ELEVATIONS 2 OF 2**

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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SHEET TITLE

SECTION & INTERNAL  
3D VIEWS

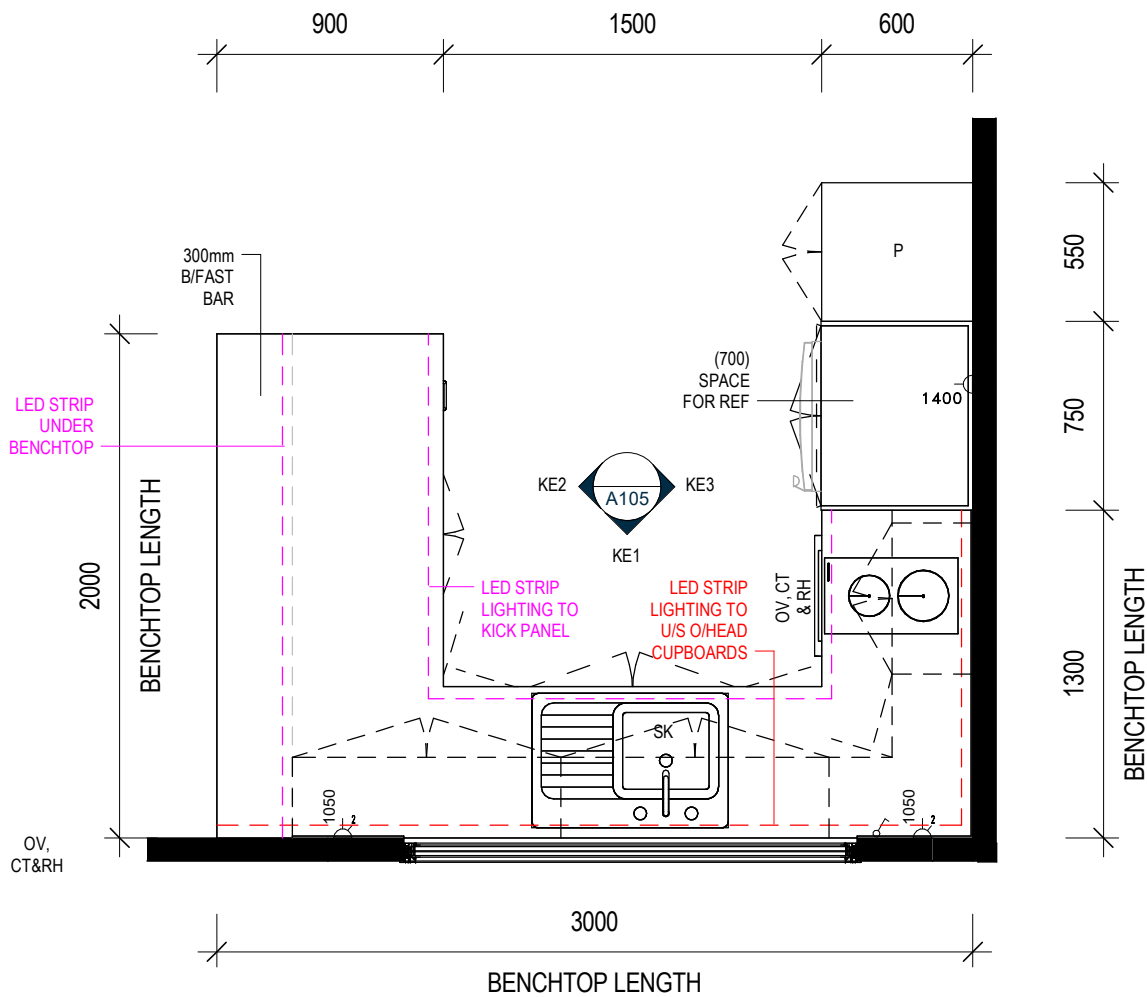
DRAWING NUMBER

**A104**

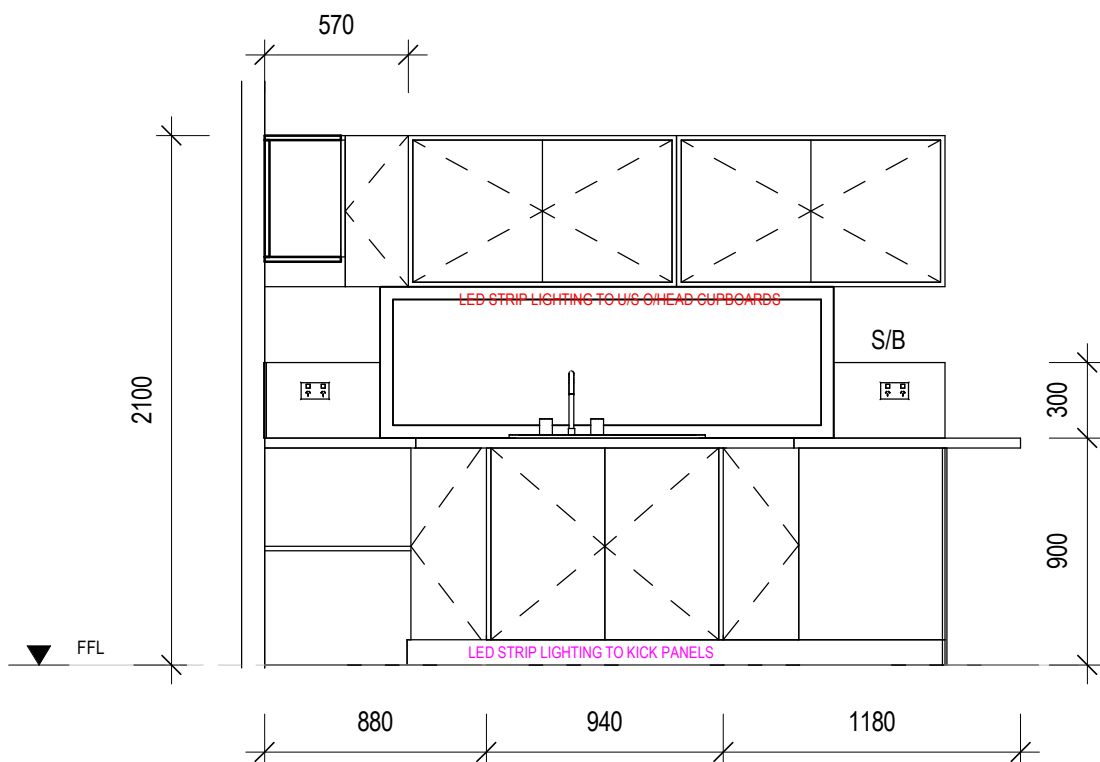
REVISION  
**B**  
SCALE AT A3  
1:35



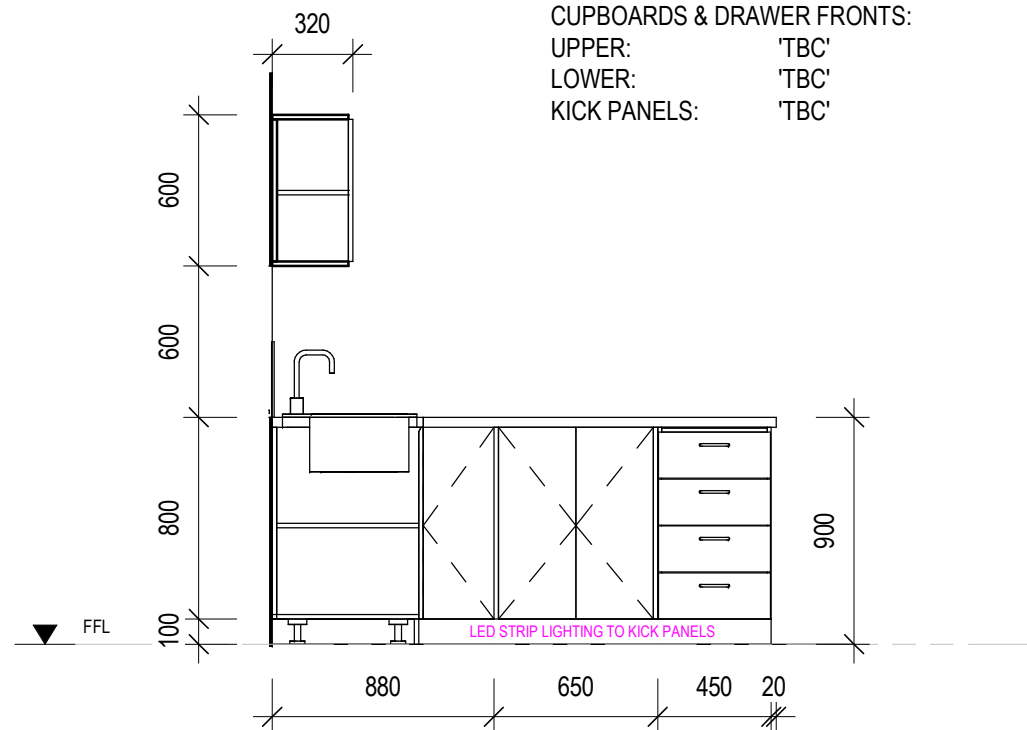
05-Sep-26 12:27:02 PM



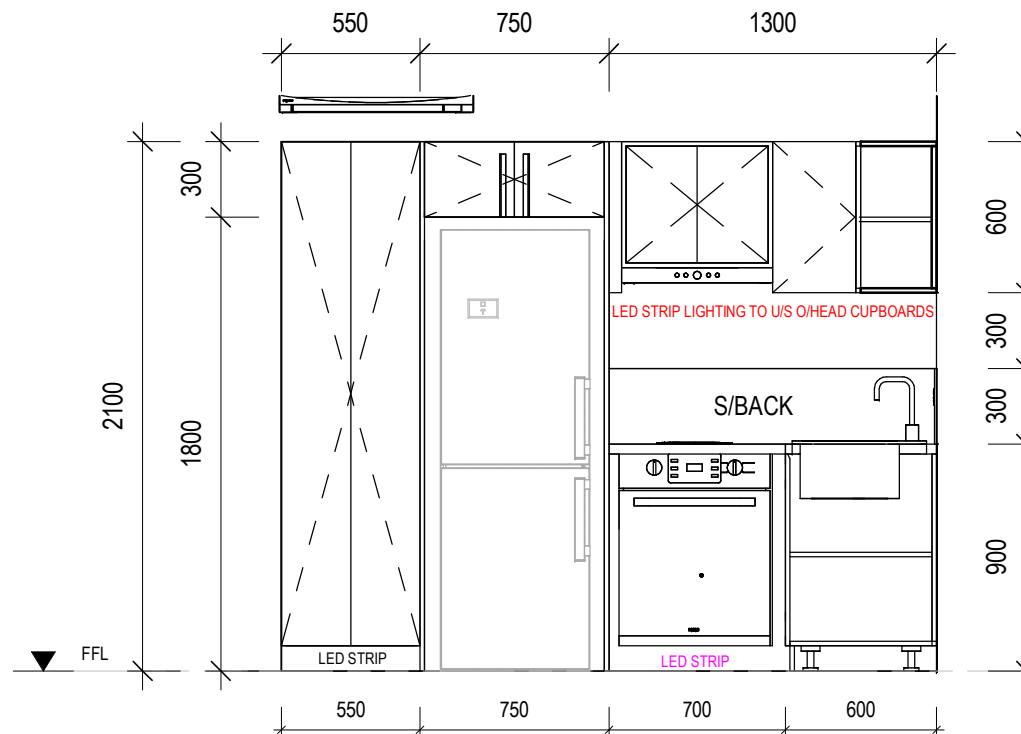
1 KITCHEN JOINERY - PLAN VIEW  
A105 1:30



KE1 KITCHEN ELEVATION KE1  
A105 1:30



KE2 KITCHEN ELEVATION KE2  
A105 1:30



KE3 KITCHEN ELEVATION KE3  
A105 1:30

#### KITCHEN & LAUNDRY 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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#### DESCRIPTION

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#### CLIENT

ORANA

#### SHEET TITLE

KITCHEN JOINERY  
DETAILS

#### DRAWING NUMBER

A105

#### REVISION

B

SCALE AT A3  
1:30

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SHEET TITLE

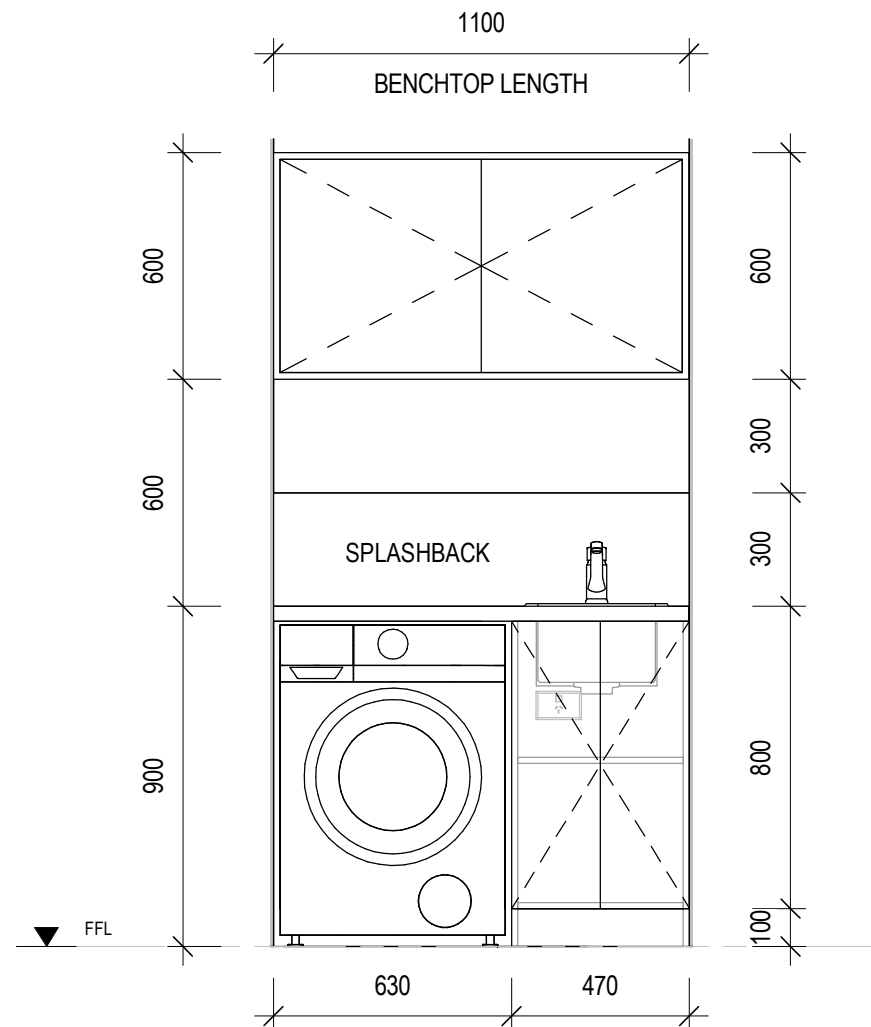
LAUNDRY JOINERY  
DETAILS

DRAWING NUMBER

A106

REVISION  
B  
SCALE AT A3  
1 : 20

05-Sep-26 12:27:02 PM



1 LAUNDRY ELEVATION  
A106 1 : 20

#### KITCHEN & LAUNDRY JOINERY COLOURS

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

ELECTRICAL SYMBOL LEGEND

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

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CLIENT

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SHEET TITLE

ELECTRICAL LAYOUT -  
PART 1

DRAWING NUMBER

A111

REVISION

B

SCALE AT A3  
As indicated

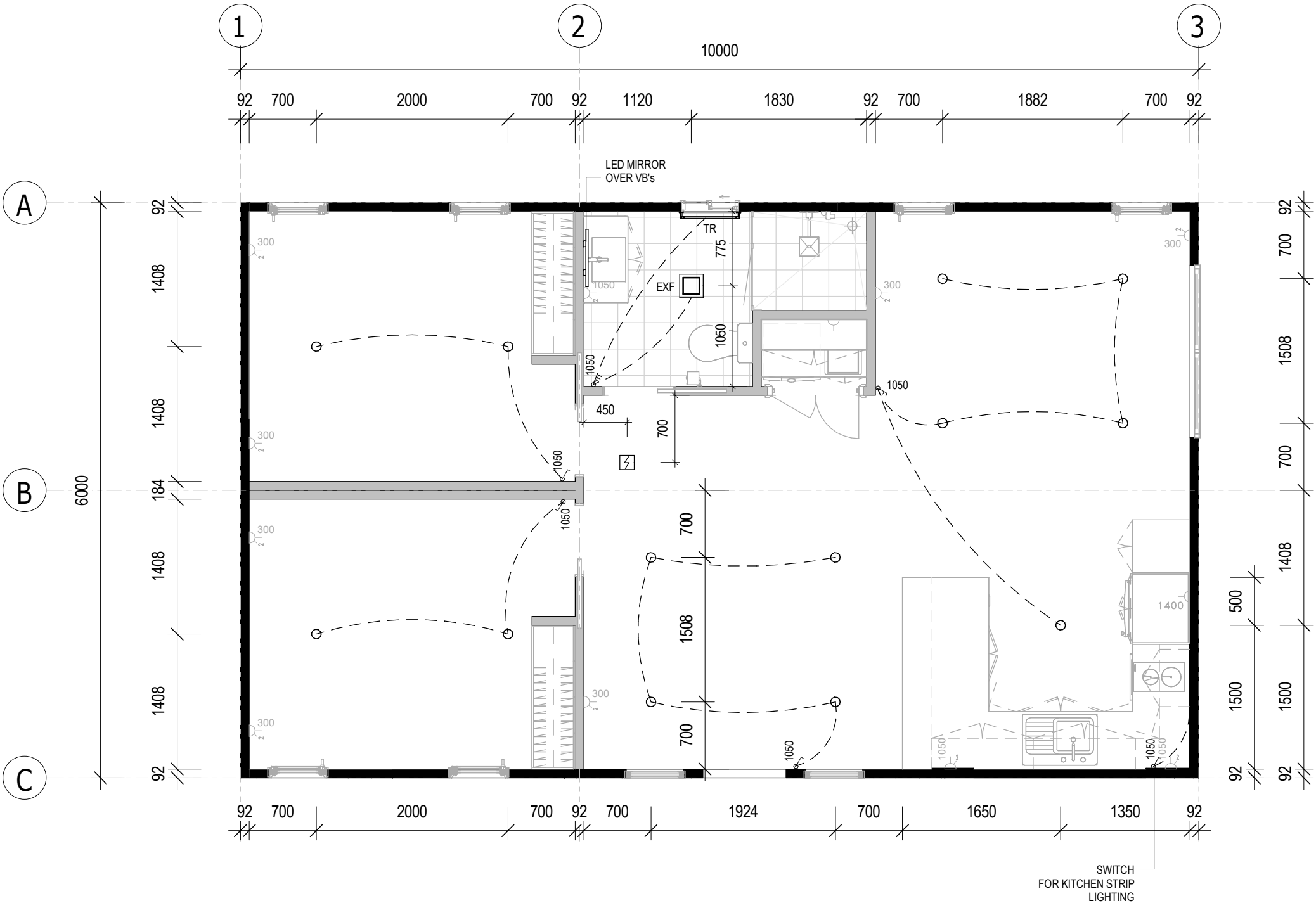
05-Sep-26 12:27:02 PM

1

A111

LIGHTING LAYOUT

1 : 50



ELECTRICAL SYMBOL LEGEND

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

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CLIENT

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SHEET TITLE

ELECTRICAL LAYOUT -  
PART 2

DRAWING NUMBER

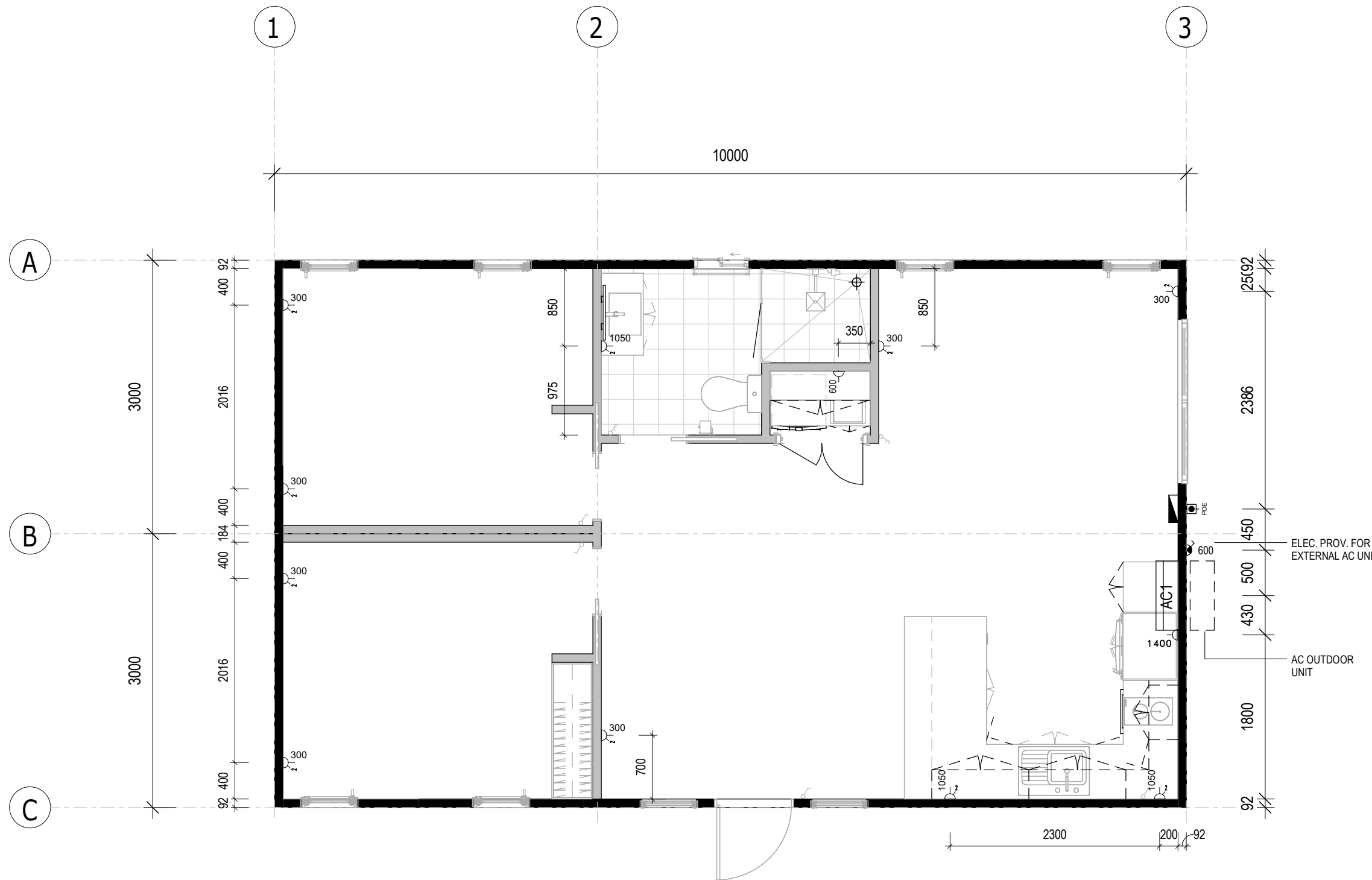
A112

REVISION

B

SCALE AT A3  
As indicated

05-Sep-26 12:27:02 PM



1 POWER LAYOUT

A112 1 : 50

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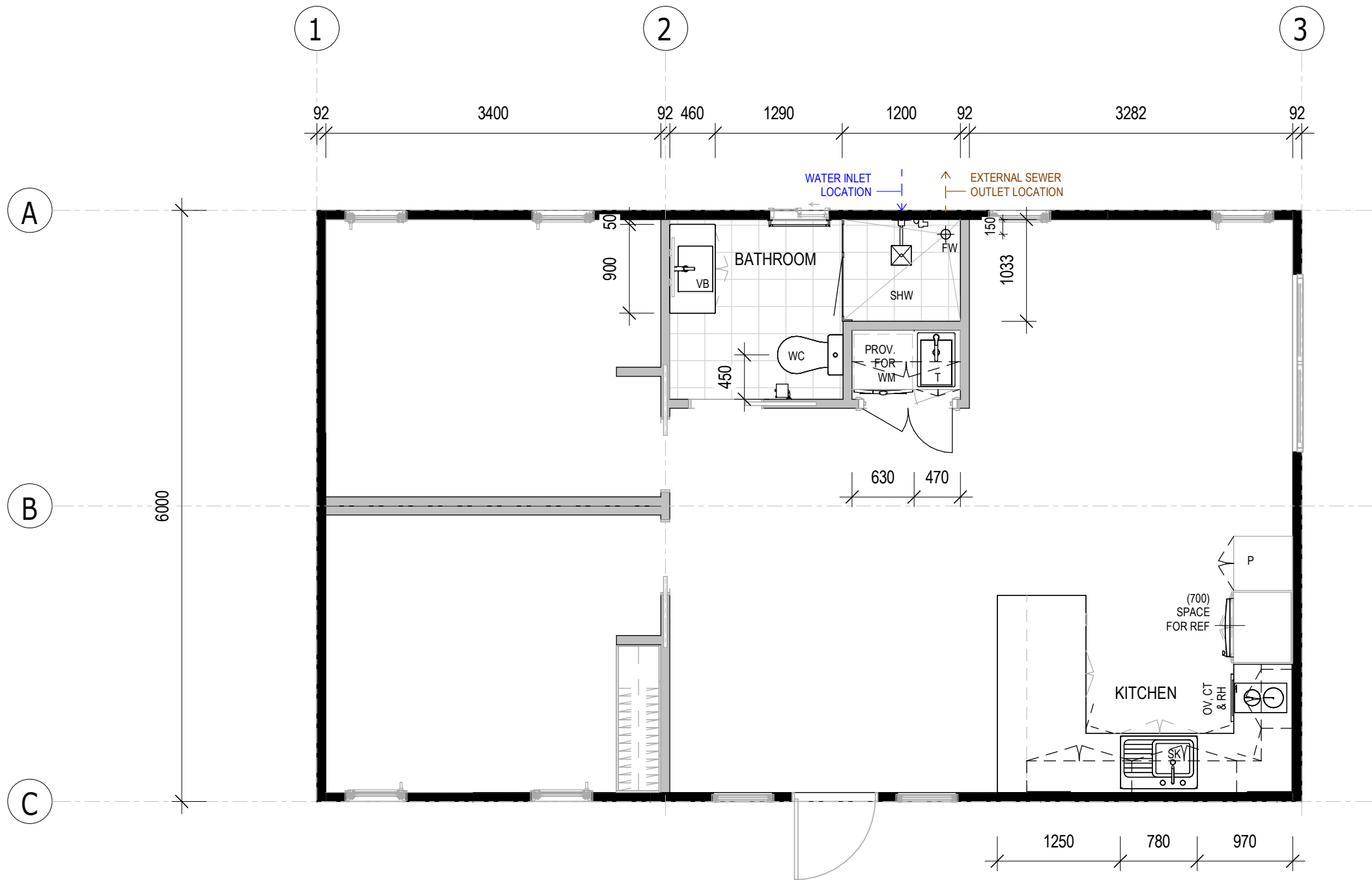
PLUMBING LAYOUT

DRAWING NUMBER

A113

REVISION  
B  
SCALE AT A3  
1 : 50

05-Sep-26 12:27:02 PM



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 3/4" STRUCTURAL PLYWOOD  
FLOOR COVERING: SPC PLANKS (STONE PLASTIC COMPOSITE CORE)

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

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 FRAME        | 'TBC'                | (TIMBER)    |
| DOOR PLANK              | N/A                  |             |
| 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     | CAV           | PRIVACY  | No     | 2   | CAVITY SLIDER   |
| D3            | HOLLOW CORE | 2040 | 720 | TIMBER     | CAV           | PRIVACY  | No     | 1   | CAVITY SLIDER   |
| D4            | HOLLOW CORE | 2040 | 900 | TIMBER     | KNOB          | PASSAGE  | No     | 1   | DOUBLE DOOR     |

| 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  | -        | 6   | DOUBLE GLAZED |
| W4              | FIXED            | CLEAR GLASS   | 600  | 1800 | 900         | uPVC  | -        | 1   | DOUBLE GLAZED |
| W5              | SLIDING, TRANSOM | CLEAR GLASS   | 2100 | 1800 | 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 |
| RH                           | UNDERMOUNT RANGHOOD, 60cm          | 1   |                                          |

| FITTINGS SCHEDULE   |                                                    |     |
|---------------------|----------------------------------------------------|-----|
| ITEM                | DESCRIPTION                                        | QTY |
| Electrical Fixtures |                                                    |     |
| -                   | GPO, 1x10A                                         | 2   |
| -                   | GPO, 2x10A                                         | 10  |
| -                   | 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                                    | 13  |
| -                   | LIGHT SWITCH, SINGLE                               | 4   |
| -                   | LIGHT SWITCH, TWO GANG                             | 1   |
| -                   | LIGHT SWITCH, THREE GANG                           | 1   |
| Plumbing Fixtures   |                                                    |     |
| -                   | LAUNDRY MIXED TAP                                  | 1   |
| -                   | RAIL SHOWER WITH HEAD AND WAND                     | 1   |
| -                   | SHOWER MIXER TAP                                   | 1   |

| FITTINGS SCHEDULE   |                                                          |     |
|---------------------|----------------------------------------------------------|-----|
| ITEM                | DESCRIPTION                                              | QTY |
| -                   | WASHING MACHINE TAPSET                                   | 1   |
| FW                  | FLOOR WASTE                                              | 1   |
| SHW                 | SEMI FRAMELESS GLASS SHOWER SCREEN, 1200 x 1033mm        | 1   |
| SK                  | SINK, 1 BOWL, 1 DRAIN - 780mm LONG                       | 1   |
| T                   | COMPACT LAUNDRY TUB, 35L                                 | 1   |
| VB                  | VANITY, 2 DOOR, 2 DRAWER - 900W x 460D (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)

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  
ALL DESIGNS © AJC PORTABLES, 2024

| 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

ISSUED FOR REVIEW

ORANA  
by AJC MODULAR

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BUILDING NAME

'THE BURLEIGH'

DESCRIPTION

10.0 x 6.0m 2 BEDROOM DWELLING

CLIENT

ORANA

SHEET TITLE

SCHEDULES

| DRAWING NUMBER | REVISION |
|----------------|----------|
| A120           | B        |
| SCALE AT A3    | 1 : 5    |

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