



'MODERN'
CLADDING
THEME SHOWN



DRAWING LIST

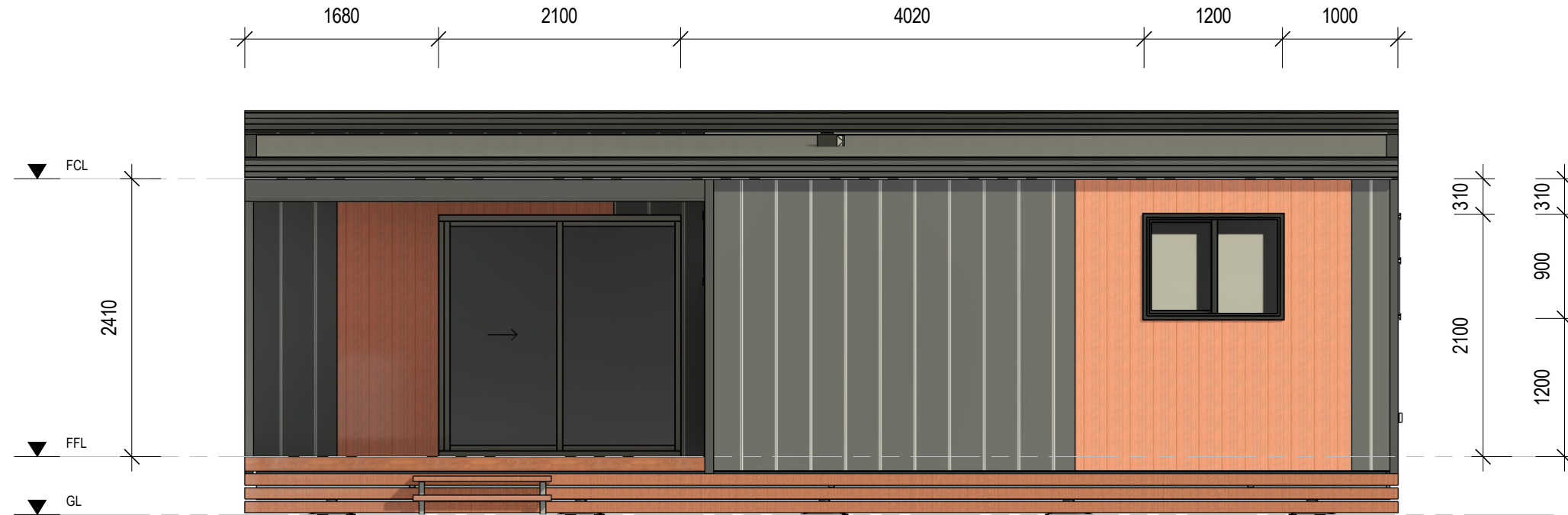
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A000	TITLE PAGE	B
A101	FLOOR PLAN	B
A102	ELEVATIONS 1 OF 2	B
A103	ELEVATIONS 2 OF 2	B
A104	SECTION & INTERNAL 3D VIEWS	B
A105	JOINERY DETAILS, KITCHEN & LAUNDRY	B
A111	ELECTRICAL LAYOUT - PART 1	B
A112	ELECTRICAL LAYOUT - PART 2	B
A113	PLUMBING LAYOUT	B
A120	SCHEDULES	B

ORANA
10.0 x 7.5m 2 BEDROOM
DWELLING with DECK

'THE DAINTREE'
ORANA
by AJC MODULAR

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

SET OUTS, LEVELS AND CRITICAL DIMENSIONS TO BE
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1 FRONT ELEVATION (1)
A102 1 : 50



2 REAR ELEVATION (2)
A102 1 : 50

REVISION SCHEDULE			
REV	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	28.03.26	DM
B	ADDED ELECTRICAL LAYOUT & PLUMBING LAYOUT	03.09.26	BV

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SHEET TITLE

ELEVATIONS 1 OF 2

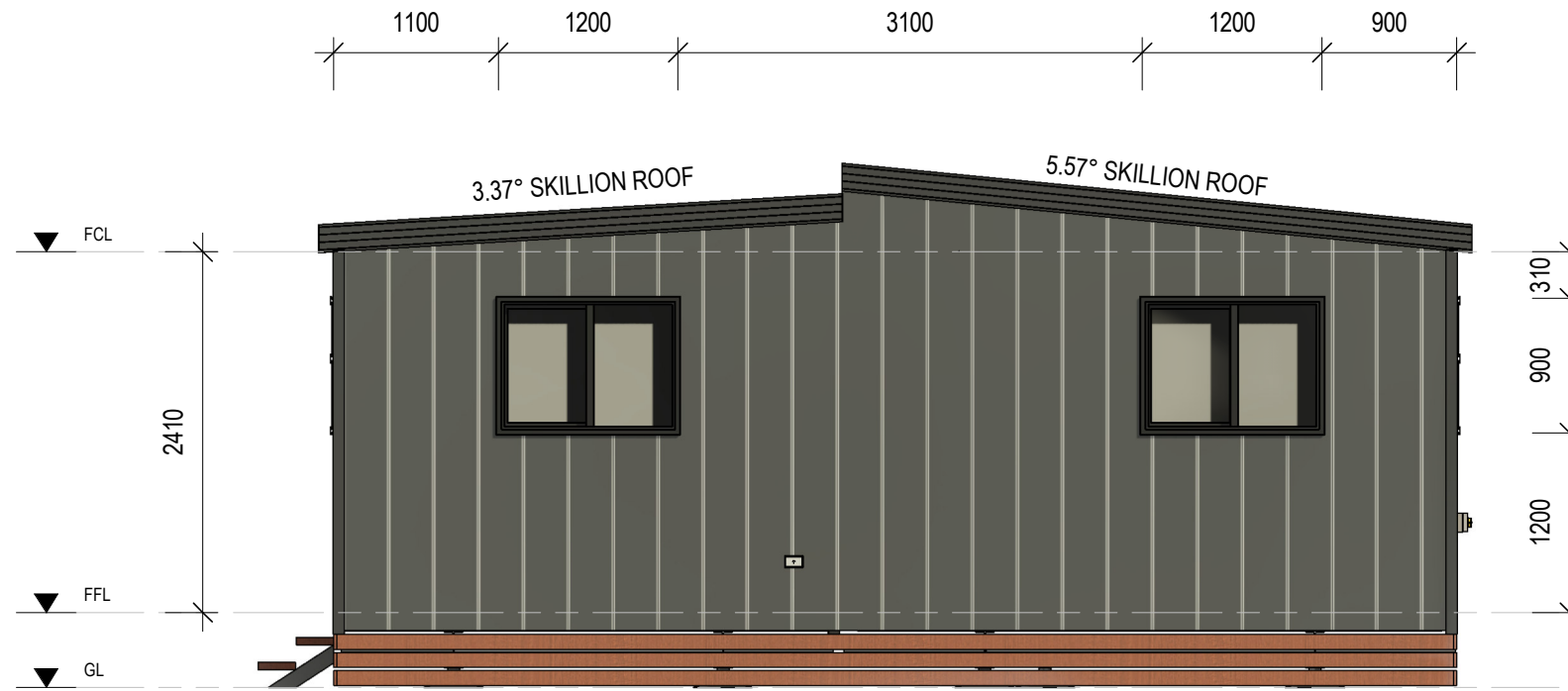
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A102

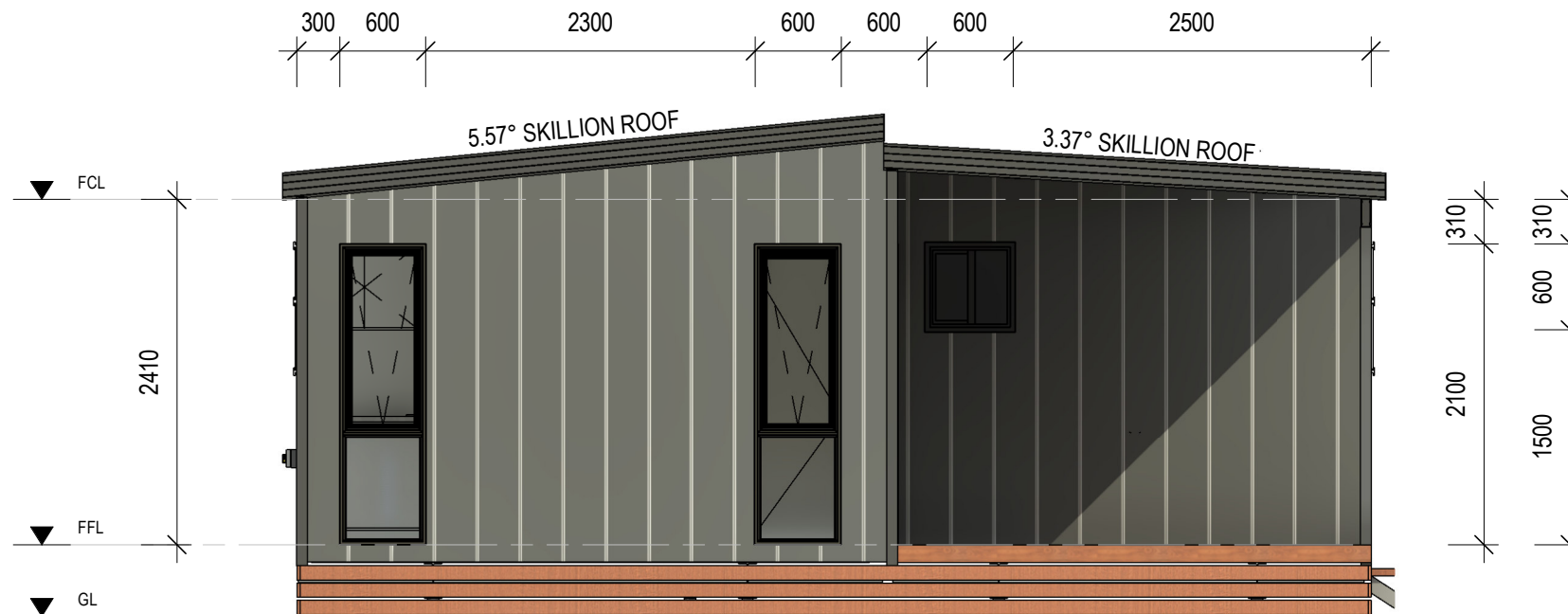
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3 RIGHT ELEVATION (3)
A103 1 : 50



4 LEFT ELEVATION (4)
A103 1 : 50

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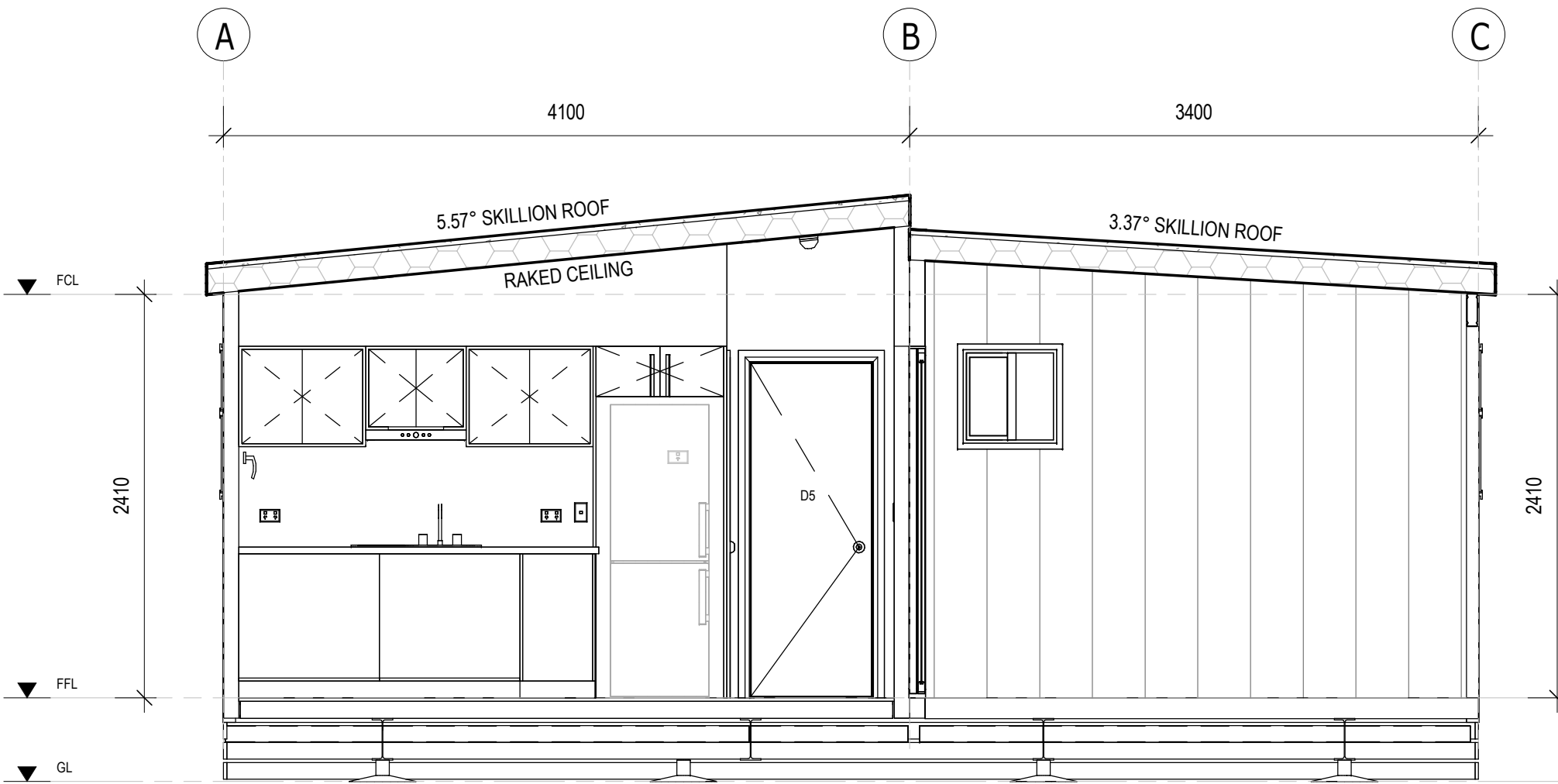
ELEVATIONS 2 OF 2

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**

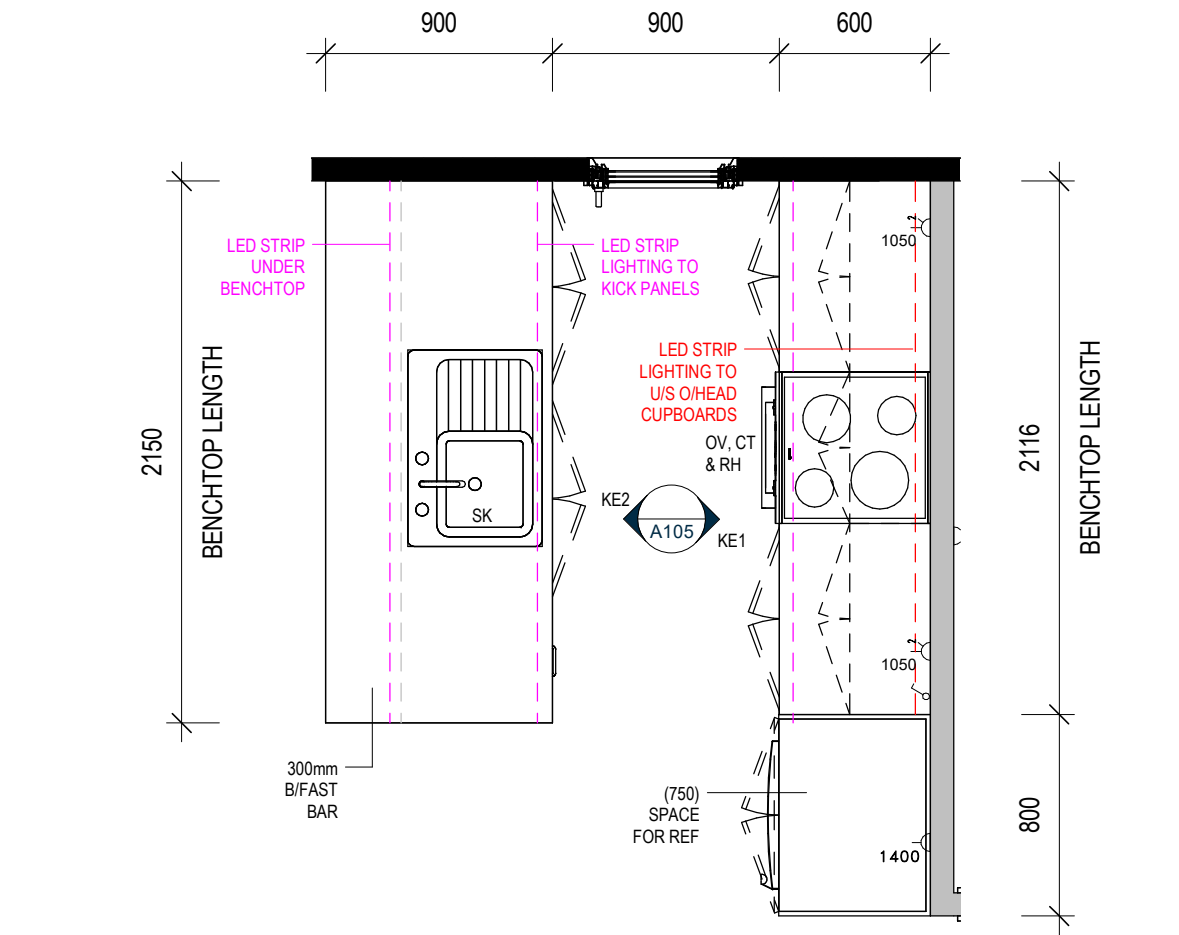
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A104

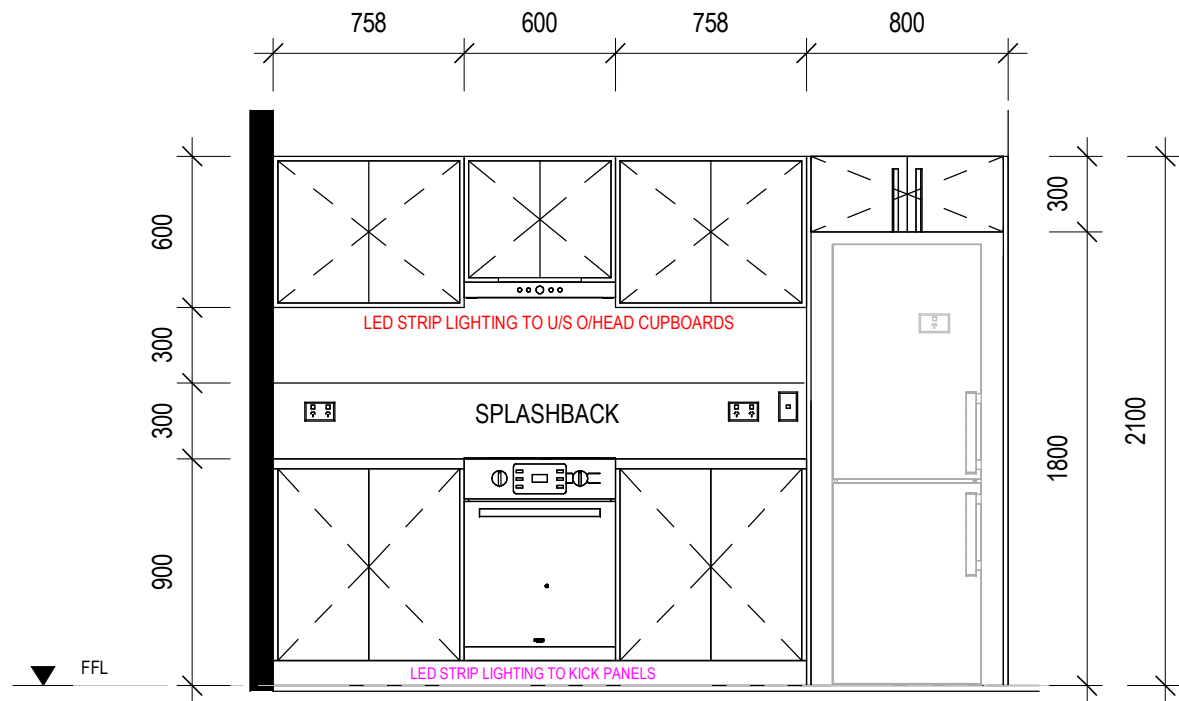
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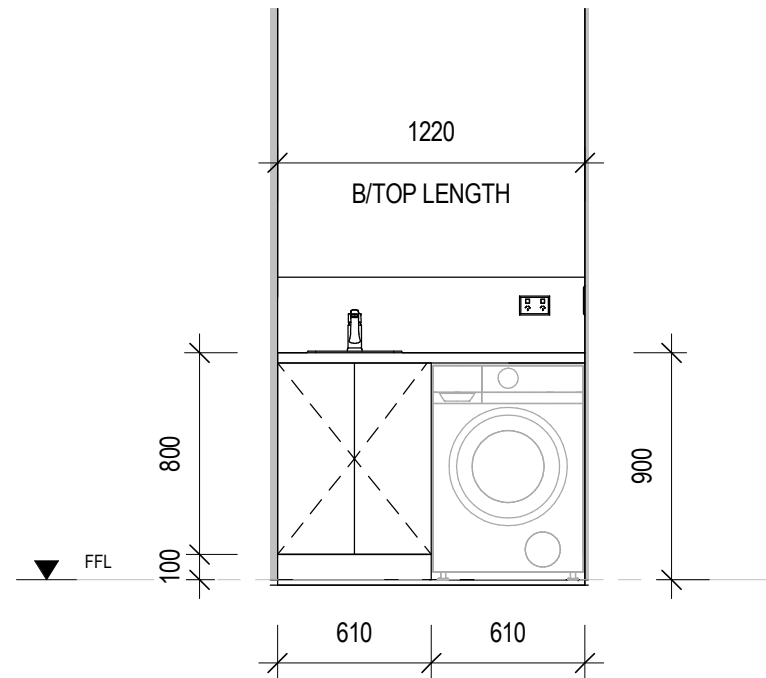
1 KITCHEN JOINERY - PLAN VIEW
A105 1 : 30



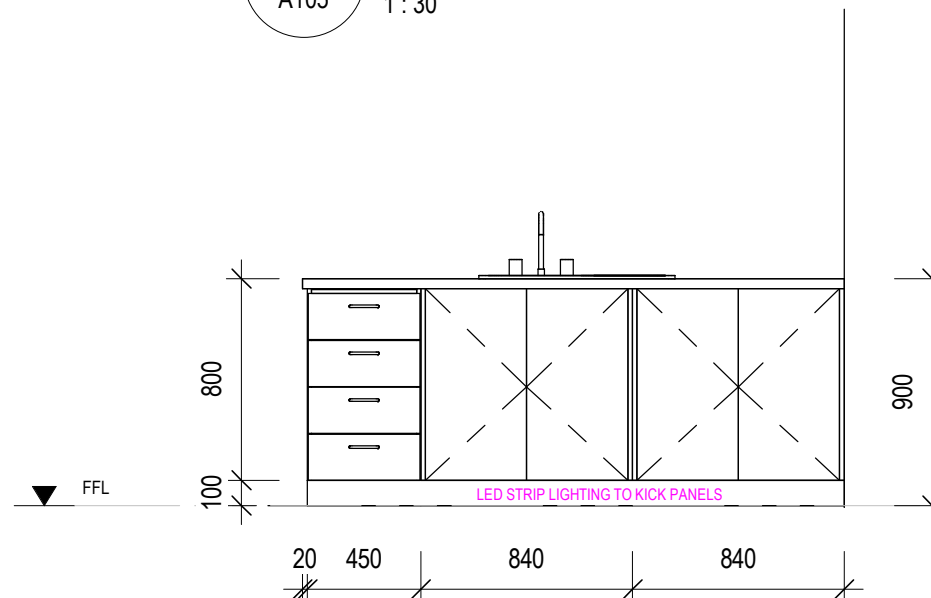
KE1 KITCHEN ELEVATION KE1
A105 1 : 30

KITCHEN & LAUNDRY JOINERY COLOURS

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



3 LAUNDRY ELEVATION
A105 1 : 30



KE2 KITCHEN ELEVATION KE2
A105 1 : 30

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**JOINERY DETAILS,
KITCHEN & LAUNDRY**

DRAWING NUMBER

A105

REVISION
B
SCALE AT A3
1 : 30

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ELECTRICAL SYMBOL LEGEND

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

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SHEET TITLE

ELECTRICAL LAYOUT -
PART 1

DRAWING NUMBER

A111

REVISION

B

SCALE AT A3
As indicated

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1

LIGHTING LAYOUT

A111

1 : 50

ELECTRICAL SYMBOL LEGEND

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

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ELECTRICAL LAYOUT -
PART 2

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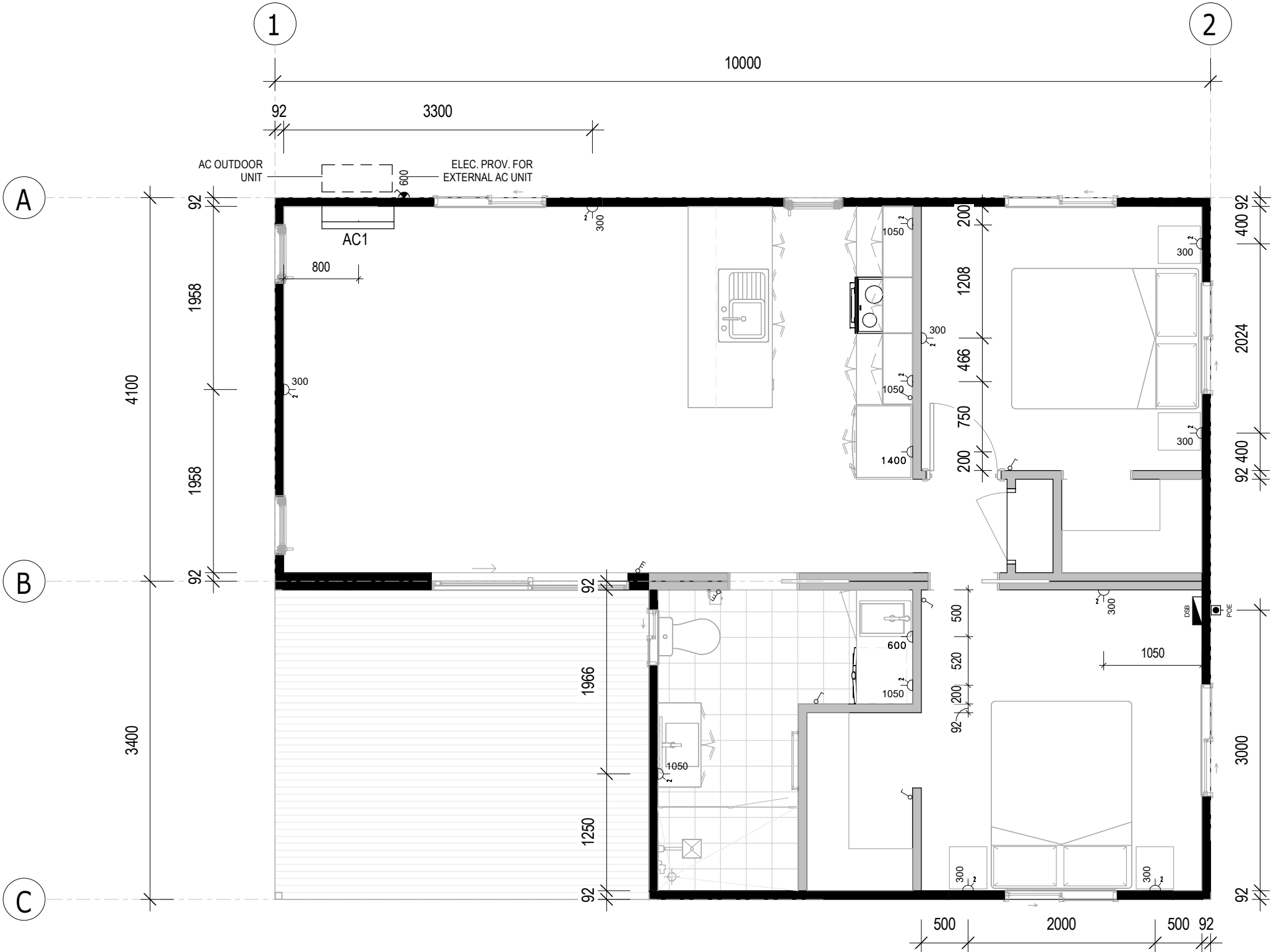
A112

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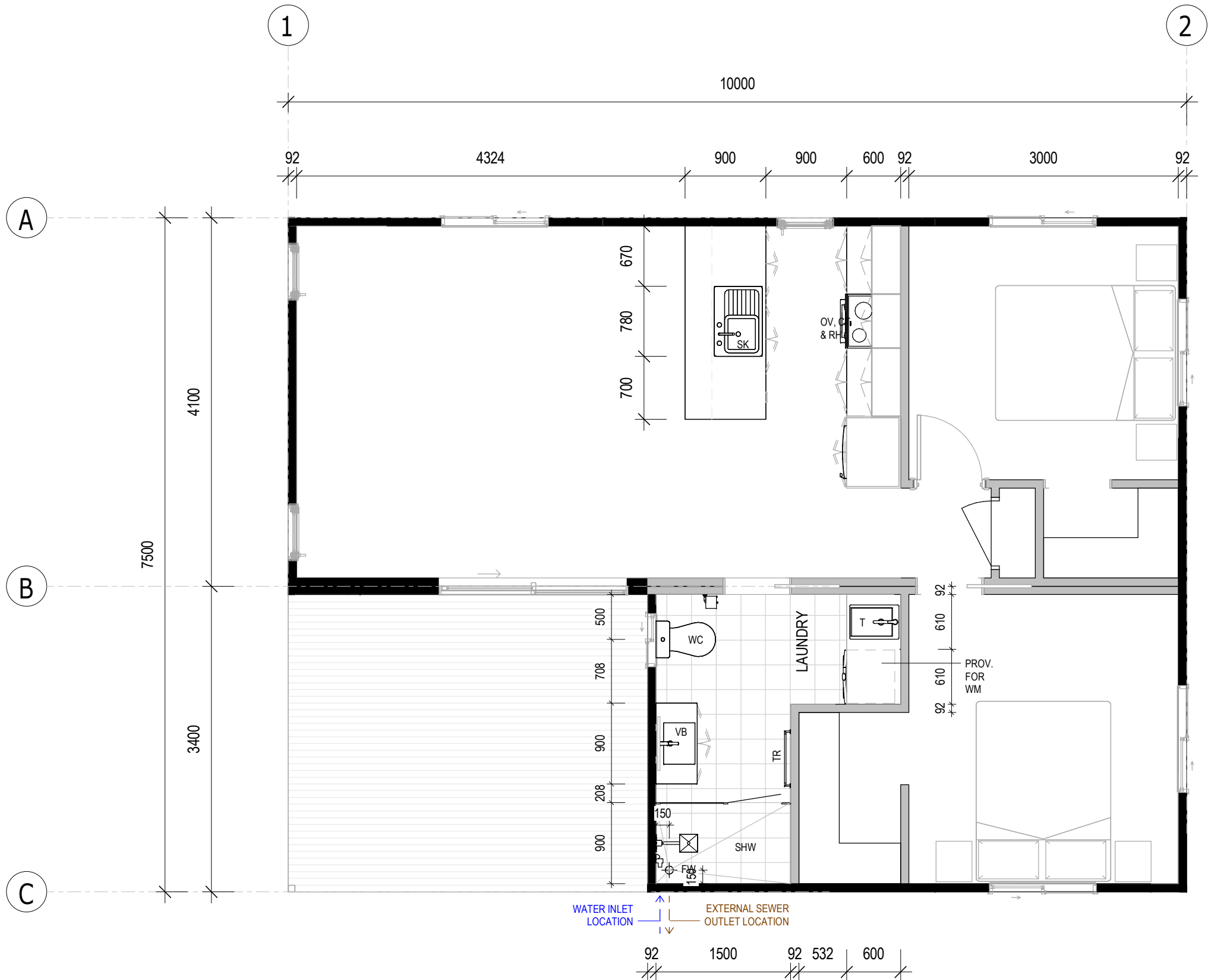
PLUMBING LAYOUT

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A113

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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 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	'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	'BRIGHT WHITE' MATTE	(STANDARD)
CEILING	'BRIGHT WHITE' MATTE	(STANDARD)
ROOF:		
ROOF SHEET	'SHALE GREY'	
GUTTER	NIL - N/A	
FASCIA	'TBC'	
EXTERNAL DOOR:		
S/GLASS DOOR FRAME	'TBC'	(uPVC)
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	SLIDING GLASS DOOR	2100	2100	uPVC	'D'	ENTRANCE	No	1	DOUBLE GLAZED
D2	HOLLOW CORE	2040	720	TIMBER	CAV	PASSAGE	No	1	CAVITY SLIDER
D3	HOLLOW CORE	2040	720	TIMBER	CAV	PRIVACY	No	1	CAVITY SLIDER
D4	HOLLOW CORE	2040	720	TIMBER	KNOB	PASSAGE	No	1	
D5	HOLLOW CORE	2040	720	TIMBER	KNOB	PASSAGE	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	TRANSOM	CLEAR GLASS	2100	600	0	uPVC	-	3	DOUBLE GLAZED
W3	SLIDING	CLEAR GLASS	900	1200	1200	uPVC	-	5	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	12
-	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	16
-	LIGHT SWITCH, SINGLE	5
-	LIGHT SWITCH, THREE GANG	2
Plumbing Fixtures		
-	LAUNDRY MIXED TAP	1
-	RAIL SHOWER WITH HEAD AND WAND	1
-	SHOWER MIXER TAP	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
-	WASHING MACHINE TAPSET	1
FW	FLOOR WASTE	1
SHW	SEMI FRAMELESS GLASS SHOWER SCREEN, 1500 x 900mm	1
SK	SINK, 1 BOWL, 1 DRAIN - 780mm LONG	1
T	COMPACT LAUNDRY TUB, 30L	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	60cm 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

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A120

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