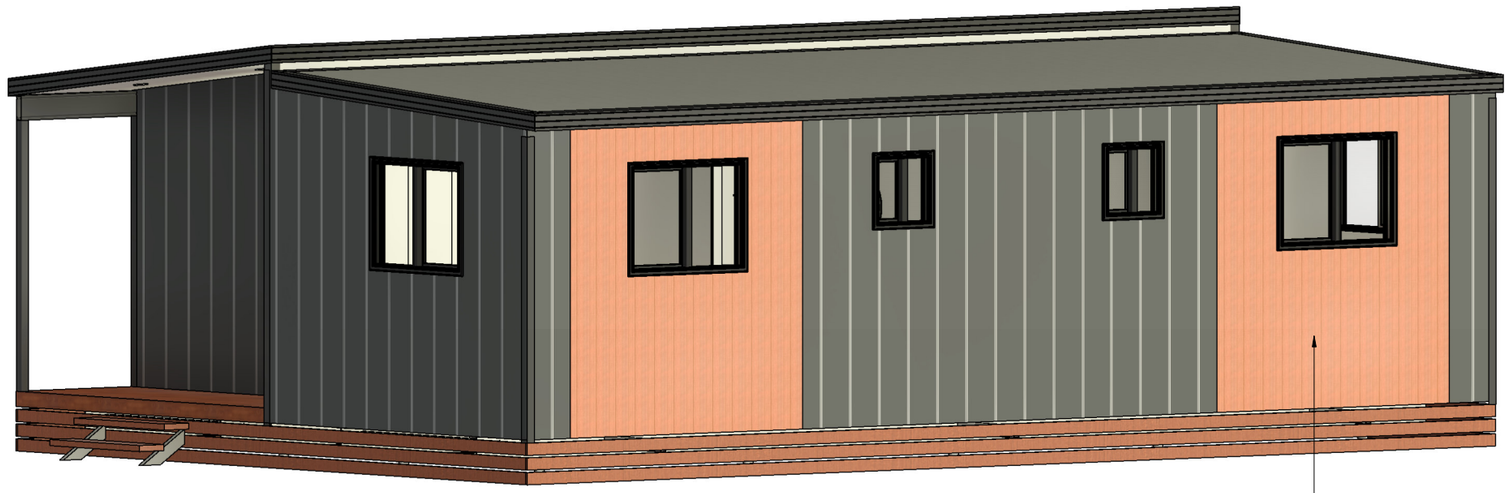
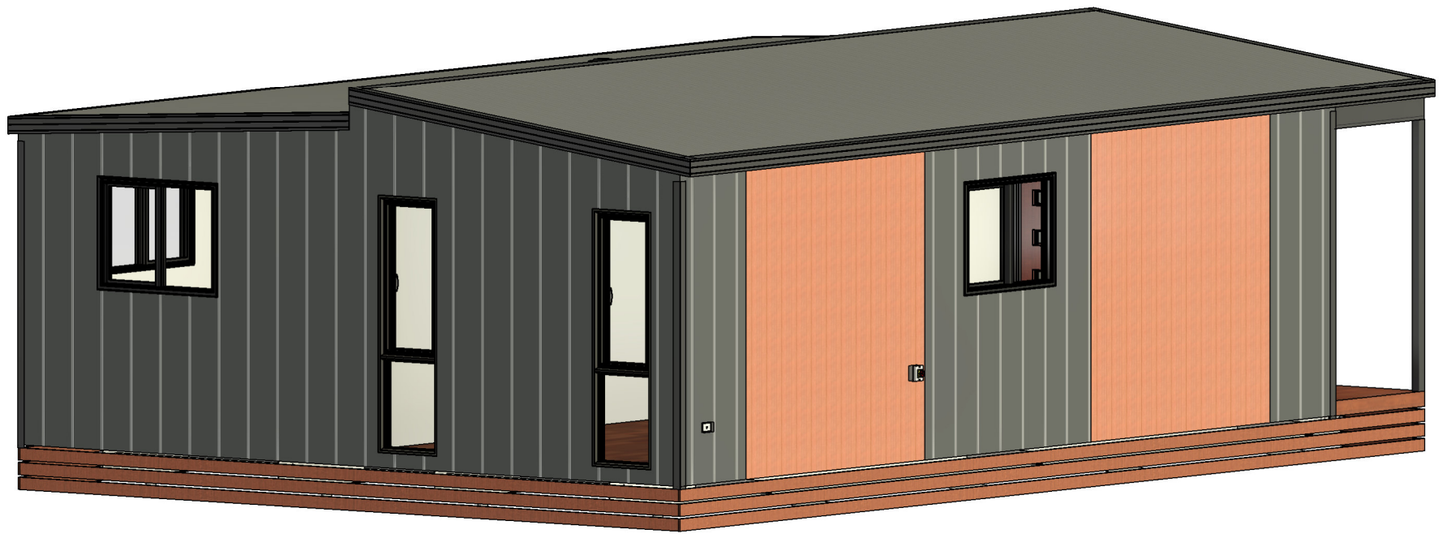


'MODERN'
CLADDING
THEME SHOWN



DRAWING LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION
A000	TITLE PAGE	D
A101	FLOOR PLAN	D
A102	ELEVATIONS 1 OF 2	D
A103	ELEVATIONS 2 OF 2	D
A104	SECTION & INTERNAL 3D VIEWS	D
A105	JOINERY DETAILS, KITCHEN & LAUNDRY	D
A111	ELECTRICAL LAYOUT - PART 1	D
A112	ELECTRICAL LAYOUT - PART 2	D
A113	PLUMBING LAYOUT	D
A120	SCHEDULES	D
A131	COMPLIANCE REQUIREMENTS	D

ORANA

10.0 x 6.8m 2 BEDROOM DWELLING with DECK

'THE AIRLIE'

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 LOADS — DISTRIBUTED (kPa):	1.5	
FLOOR LOADS — CONCENTRATED (kN):	1.8	
CLIMATE ZONE:		

NORTH

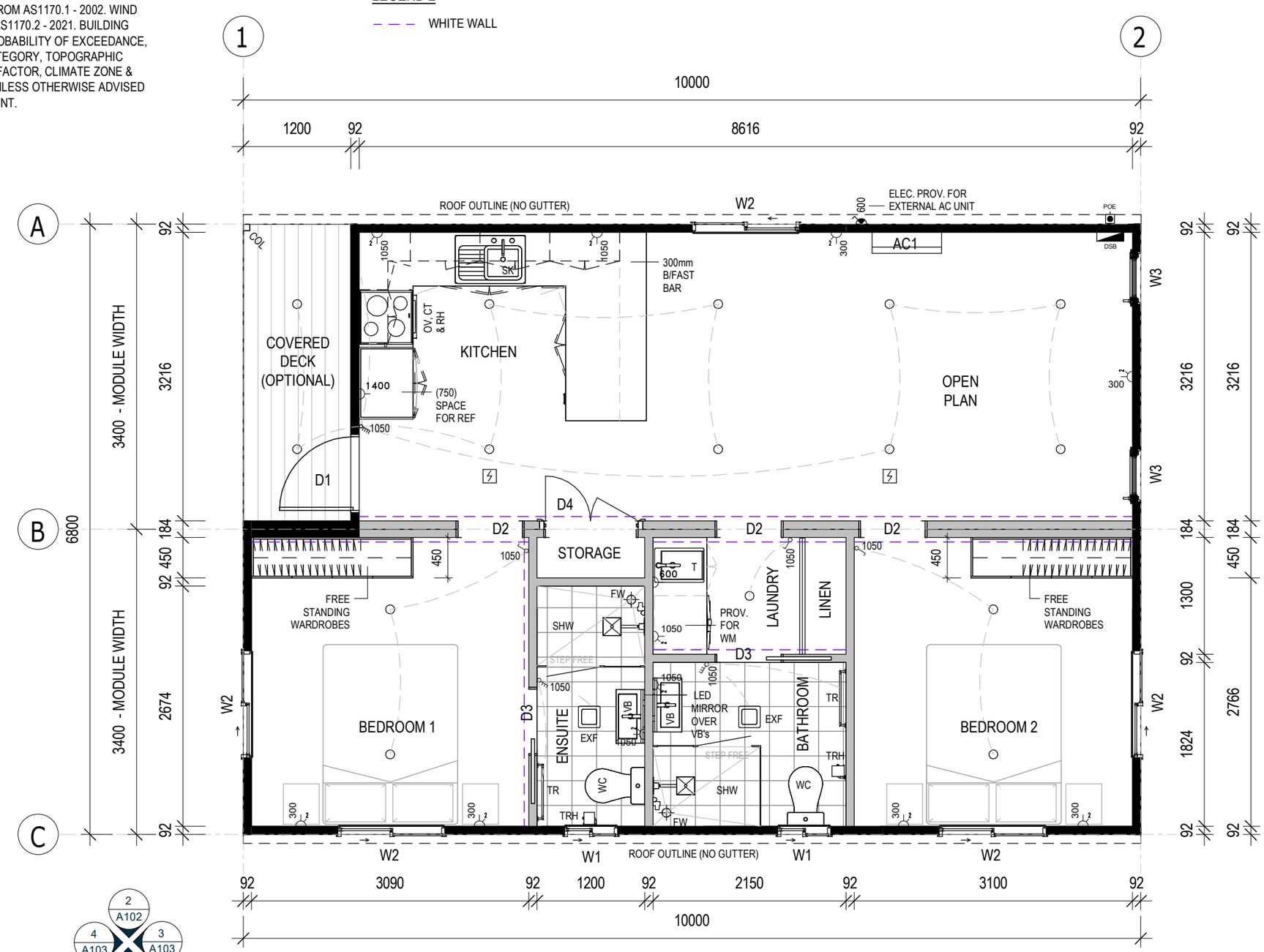
FLOOR LOADS CALCULATED FROM AS1170.1 - 2002. WIND SPEED CALCULATED FROM AS1170.2 - 2021. BUILDING CLASS, IMPORTANCE LEVEL, PROBABILITY OF EXCEEDANCE, WIND REGION, TERRAIN CATEGORY, TOPOGRAPHIC CLASSIFICATION, SHIELDING FACTOR, CLIMATE ZONE & NORTH POINT ARE ASSUMED UNLESS OTHERWISE ADVISED BY CLIENT.

ELECTRICAL SYMBOL LEGEND

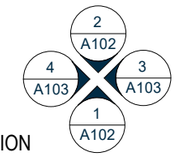
- DSB — ELECTRICAL SWITCHBOARD
- POE — ELECTRICAL POINT OF ENTRY
- LIGHT SWITCH, SINGLE
- LIGHT SWITCH, TWO GANG
- LIGHT SWITCH, THREE GANG
- LIGHT SWITCH, FOUR GANG
- GPO, 1 x 10AMP
- GPO, 2 x 10AMP
- 20AMP AC ISOLATION SWITCH
- LED DOWNLIGHT
- 240V SMOKE ALARM

LEGEND 2

- WHITE WALL



ELEVATION KEY GUIDE



1 / A101 **FLOOR PLAN**

1 : 50

SET OUTS, LEVELS AND CRITICAL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION

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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
C	SCHEDULES & LOAD CORRECTIONS	02.10.26	BV
D	WHITEWALLS UPDATED	19.10.26	BV

DRAWING STATUS

ISSUED FOR REVIEW

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QLD 4207
E: hello@ajcmodular.com.au
P: 1300 656 632

BUILDING NAME

'THE AIRLIE'

DESCRIPTION

10.0 x 6.8m 2 BEDROOM DWELLING with DECK

CLIENT

ORANA

SHEET TITLE

FLOOR PLAN

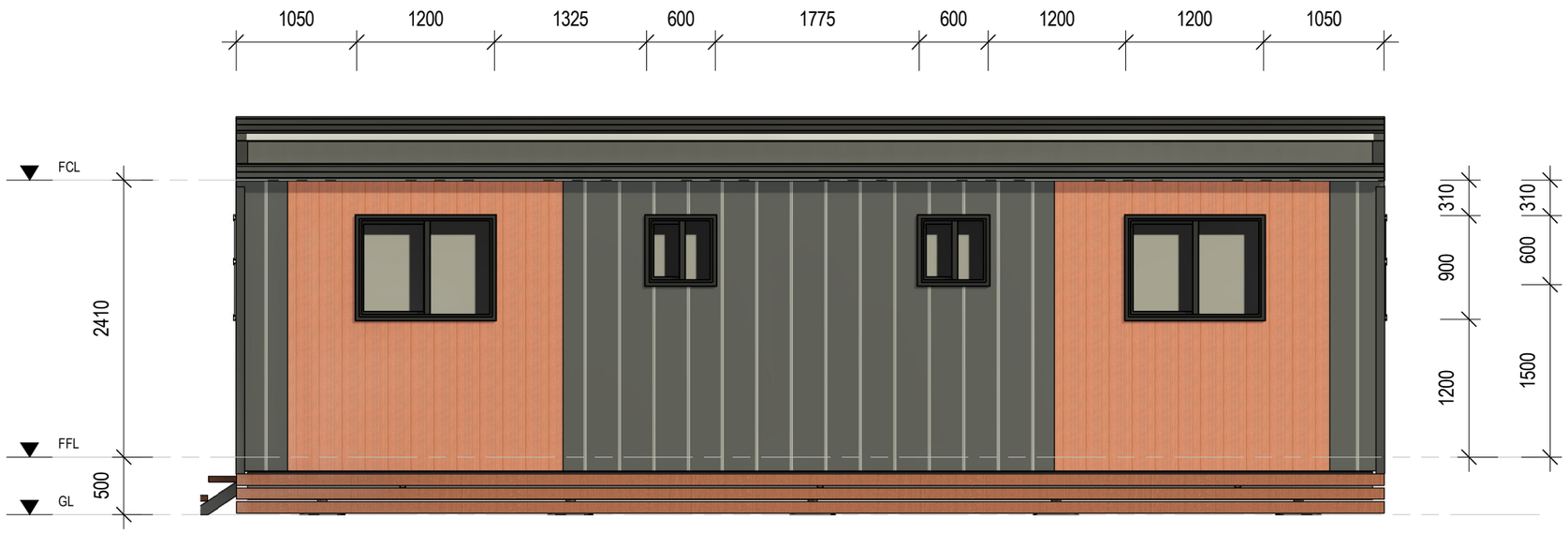
DRAWING NUMBER

A101

REVISION D

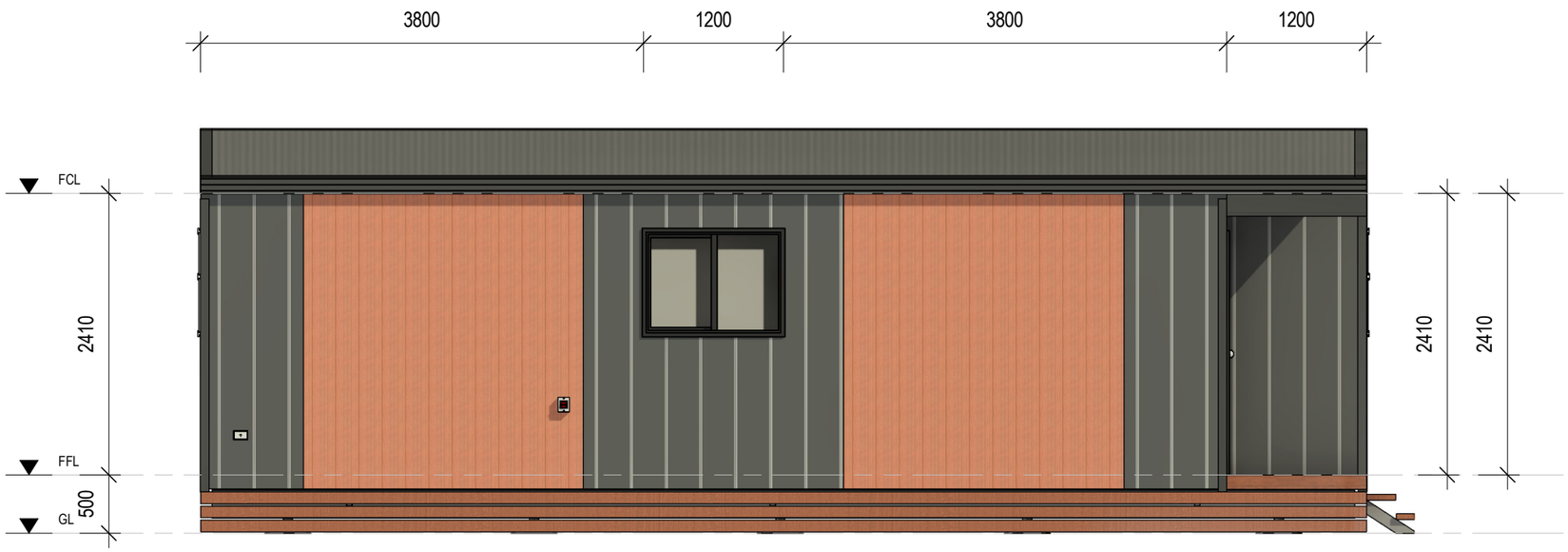
SCALE AT A3
As indicated

19-Oct-26 9:55:55 AM



1 / A102 **FRONT ELEVATION (1)**

1 : 50



2 / A102 **REAR ELEVATION (2)**

1 : 50

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P: 1300 656 632

BUILDING NAME

'THE AIRLIE'

DESCRIPTION

10.0 x 6.8m 2 BEDROOM DWELLING with DECK

CLIENT

ORANA

SHEET TITLE

ELEVATIONS 1 OF 2

DRAWING NUMBER

A102

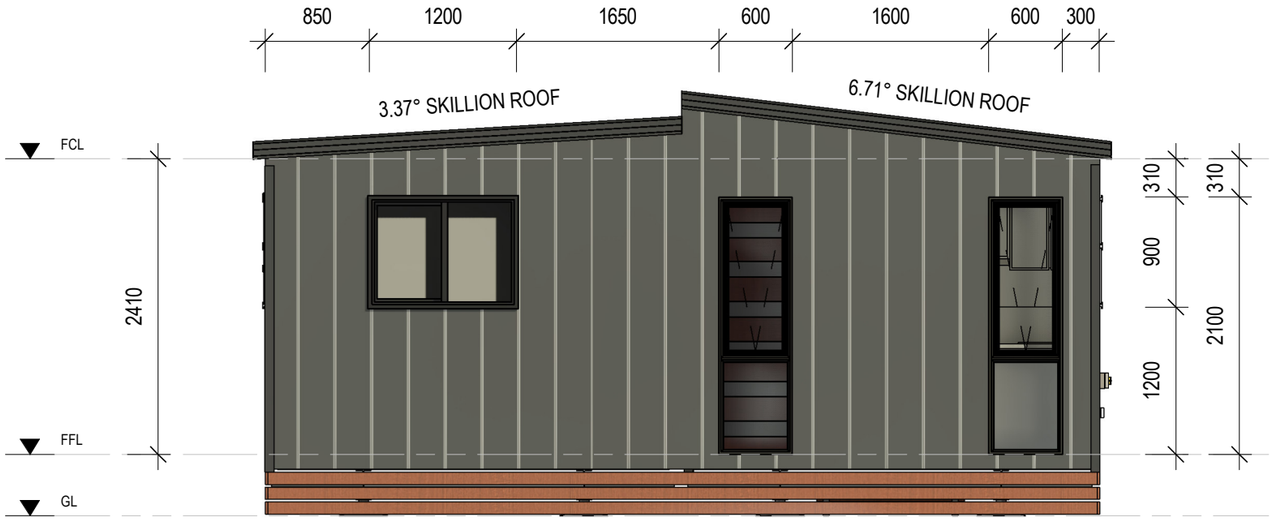
REVISION

D

SCALE AT A3

1 : 50

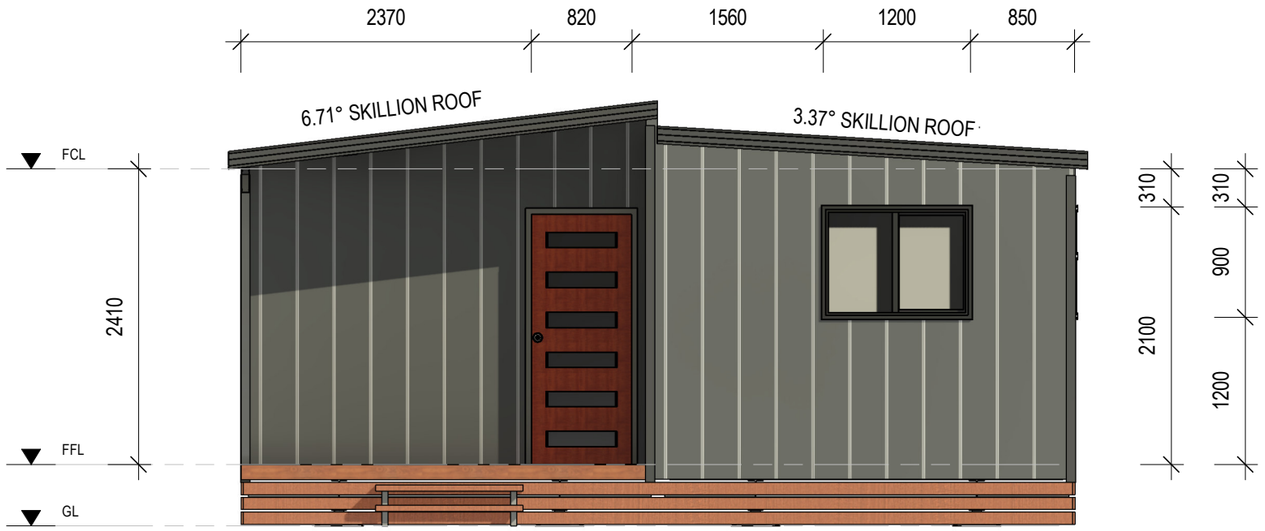
19-Oct-26 9:55:56 AM



3 — A103

RIGHT ELEVATION (3)

1 : 50



4 — A103

LEFT ELEVATION (4)

1 : 50

SET OUTS, LEVELS AND CRITICAL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION

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DESCRIPTION

10.0 x 6.8m 2 BEDROOM DWELLING with DECK

CLIENT

ORANA

SHEET TITLE

ELEVATIONS 2 OF 2

DRAWING NUMBER

A103

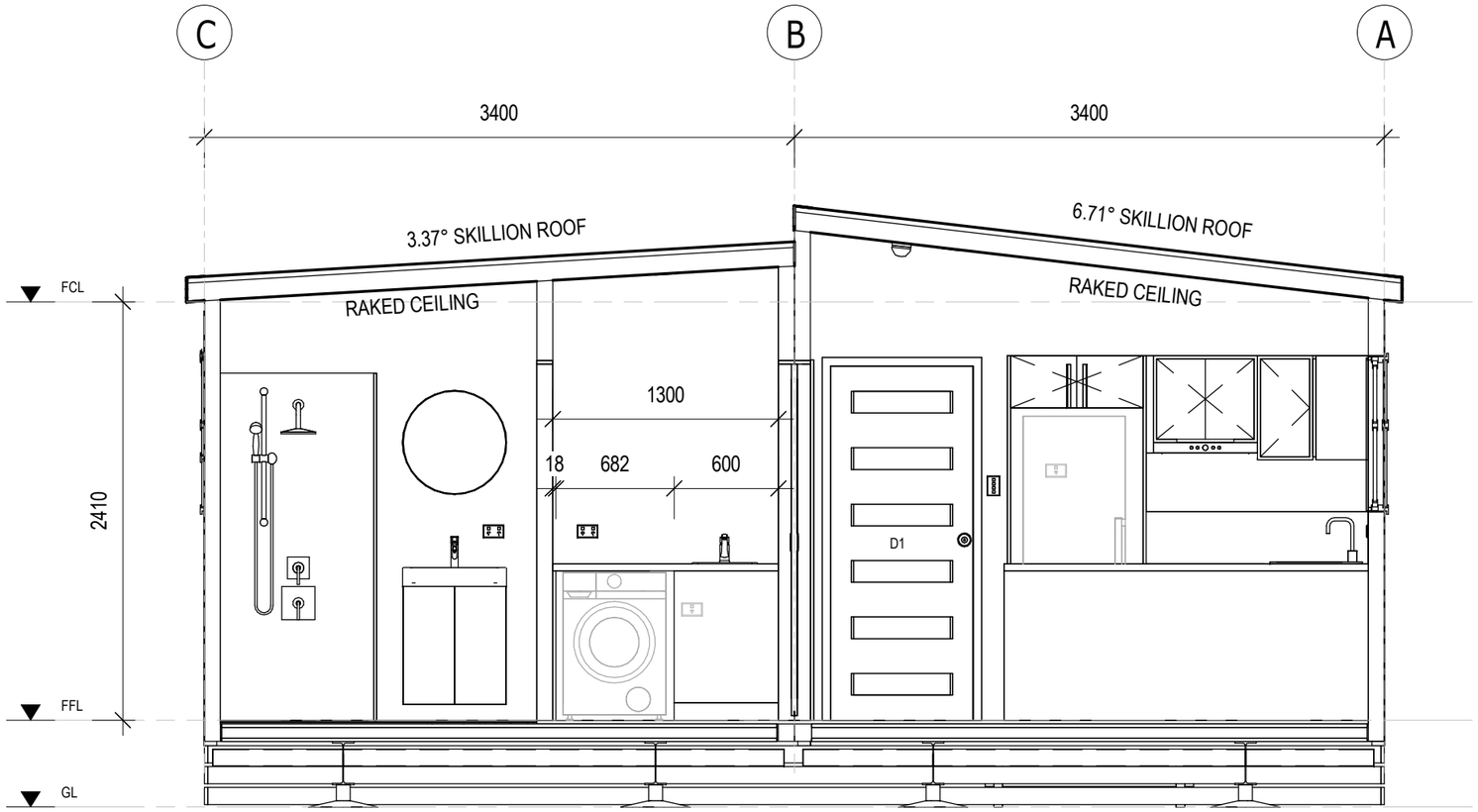
REVISION

D

SCALE AT A3

1 : 50

19-Oct-26 9:55:57 AM



A
A104

SECTION A-A

1 : 35

SET OUTS, LEVELS AND CRITICAL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION

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CLIENT

ORANA

SHEET TITLE

SECTION & INTERNAL 3D VIEWS

DRAWING NUMBER

A104

REVISION

D

SCALE AT A3

1 : 35

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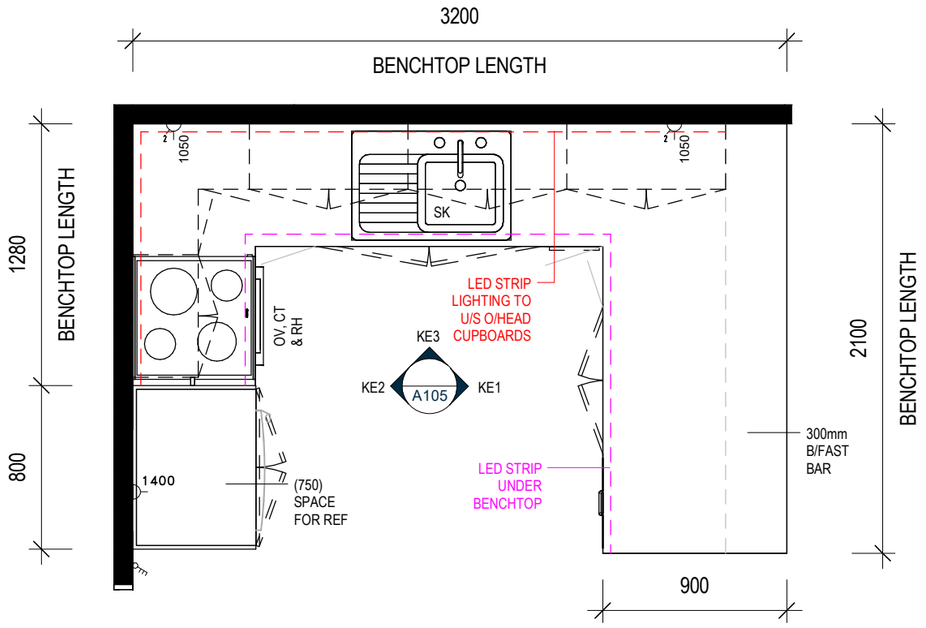
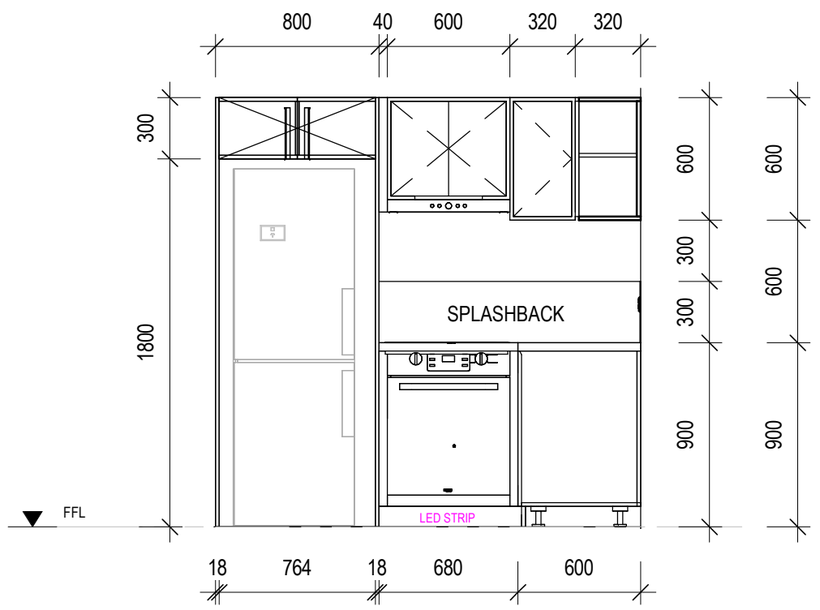


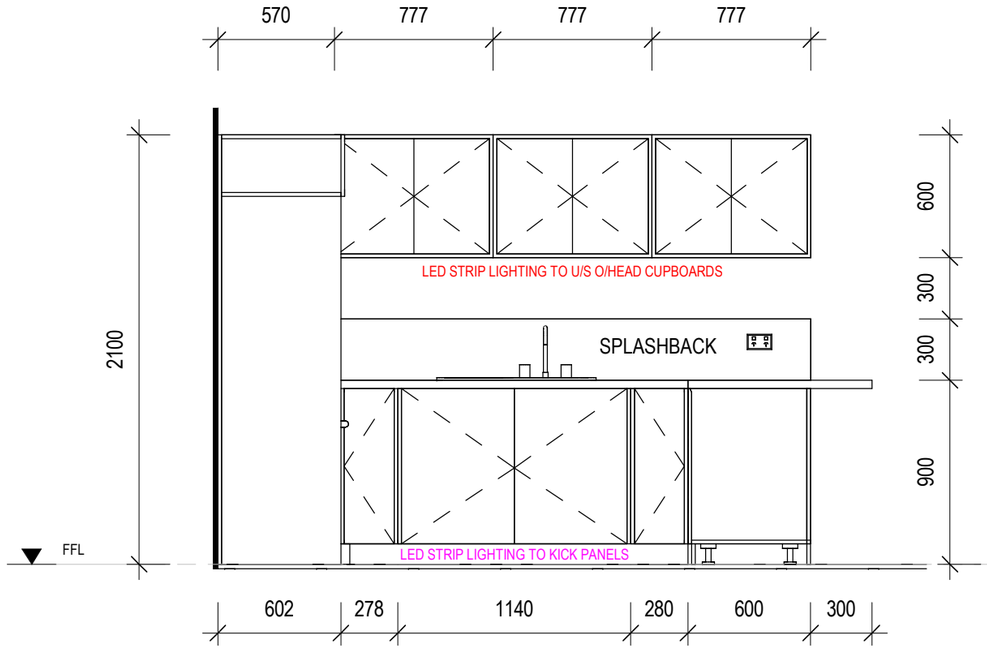
1 / A105 — KITCHEN JOINERY - PLAN VIEW

1 : 30



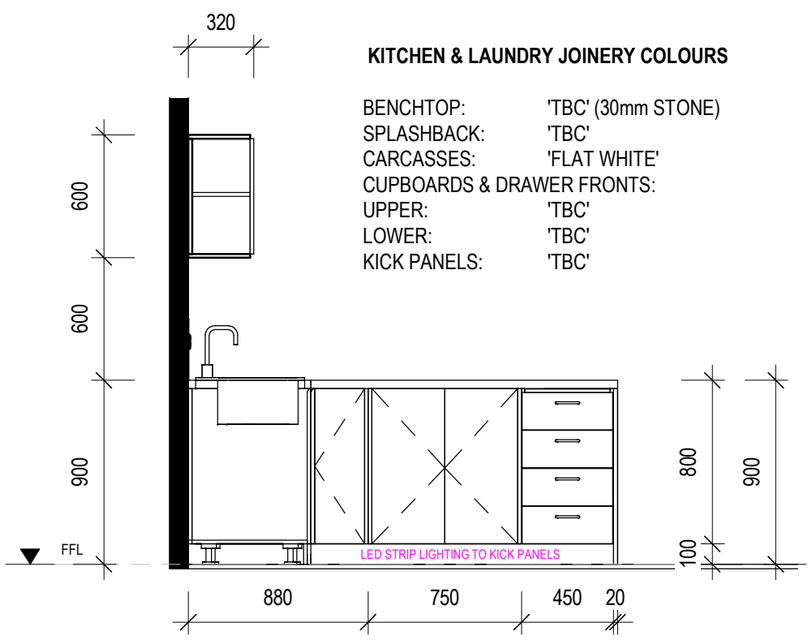
KE2 / A105 — KITCHEN ELEVATION KE2

1 : 30



KE1 / A105 — KITCHEN ELEVATION KE1

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'

KE3 / A105 — KITCHEN ELEVATION KE3

1 : 30

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BUILDING NAME

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DESCRIPTION

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CLIENT

ORANA

SHEET TITLE

JOINERY DETAILS, KITCHEN & LAUNDRY

DRAWING NUMBER

A105

REVISION

D

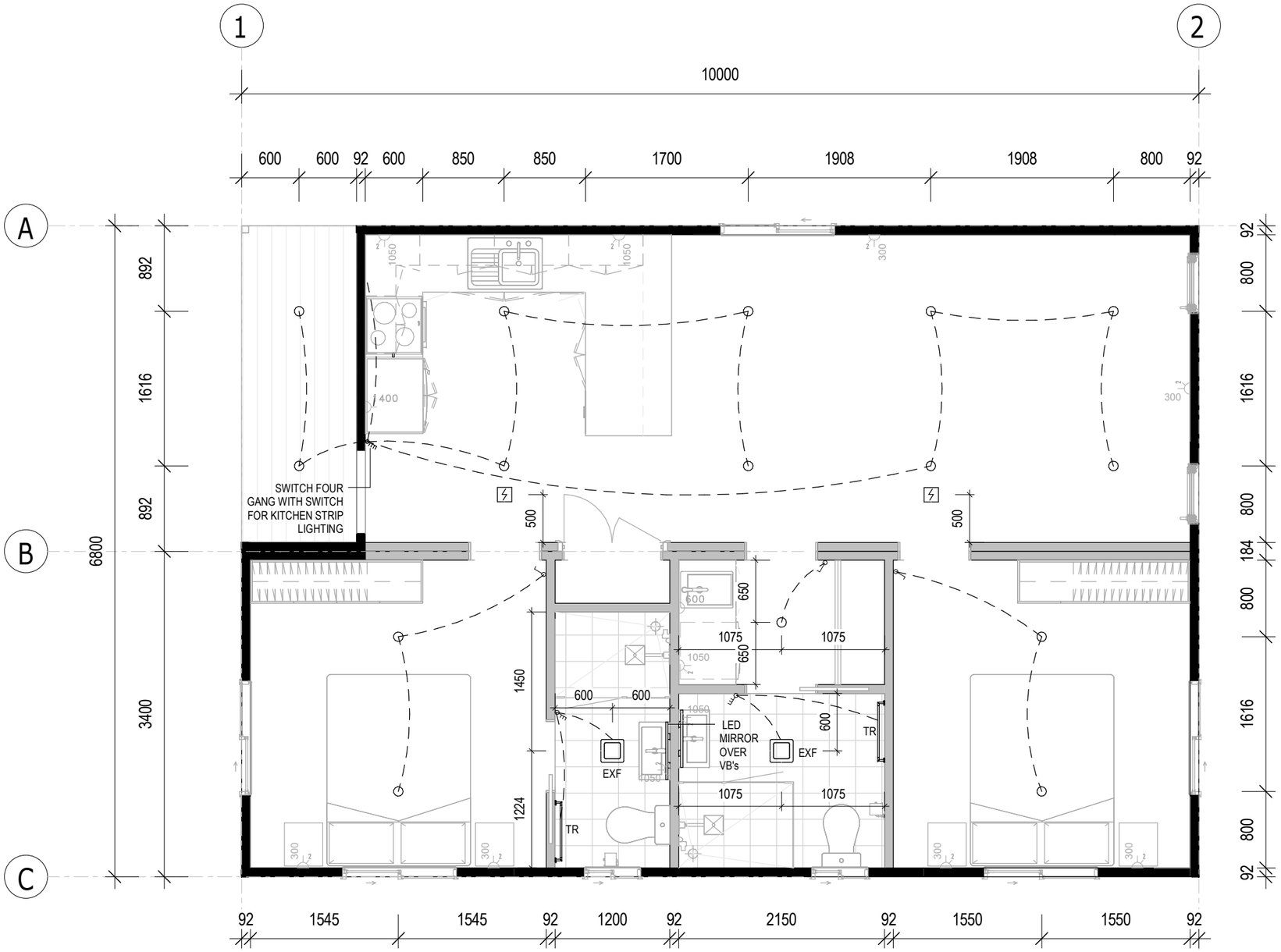
SCALE AT A3

1 : 30

19-Oct-26 9:55:58 AM

ELECTRICAL SYMBOL LEGEND

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



1 / A111 **LIGHTING LAYOUT**

1 : 50

SET OUTS, LEVELS AND CRITICAL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION

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ALL CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC) AND RELEVANT AUSTRALIAN STANDARDS

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P: 1300 656 632

BUILDING NAME

'THE AIRLIE'

DESCRIPTION

10.0 x 6.8m 2 BEDROOM DWELLING with DECK

CLIENT

ORANA

SHEET TITLE

ELECTRICAL LAYOUT - PART 1

DRAWING NUMBER

A111

REVISION

D

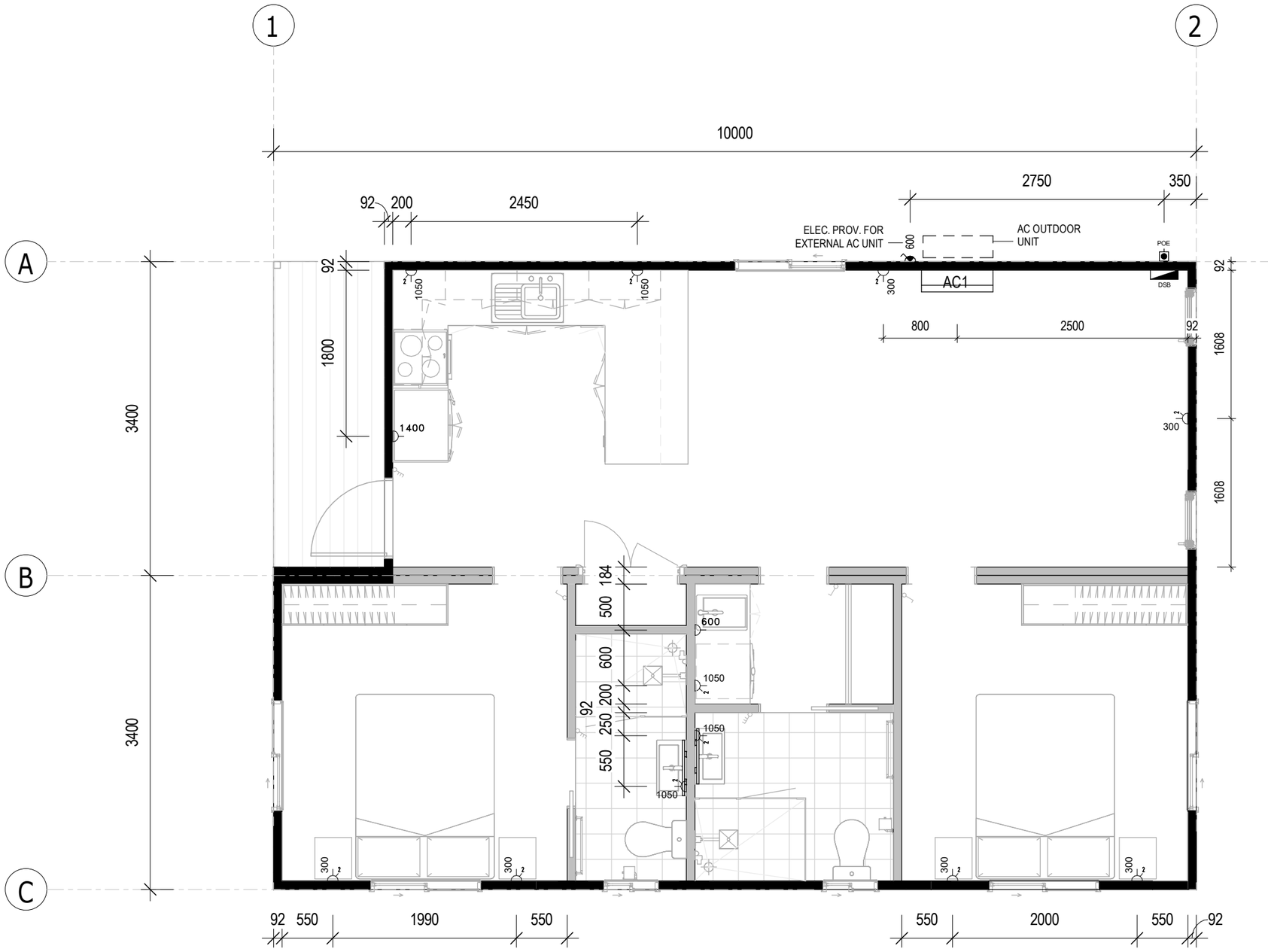
SCALE AT A3

As indicated

19-Oct-26 9:55:59 AM

ELECTRICAL SYMBOL LEGEND

DSB ELECTRICAL SWITCHBOARD	LIGHT SWITCH, THREE GANG	20AMP AC ISOLATION SWITCH	
POE 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		



1 / A112 **POWER LAYOUT**

1 : 50

SET OUTS, LEVELS AND CRITICAL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION

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QLD 4207
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P: 1300 656 632

BUILDING NAME

'THE AIRLIE'

DESCRIPTION

10.0 x 6.8m 2 BEDROOM DWELLING with DECK

CLIENT

ORANA

SHEET TITLE

ELECTRICAL LAYOUT - PART 2

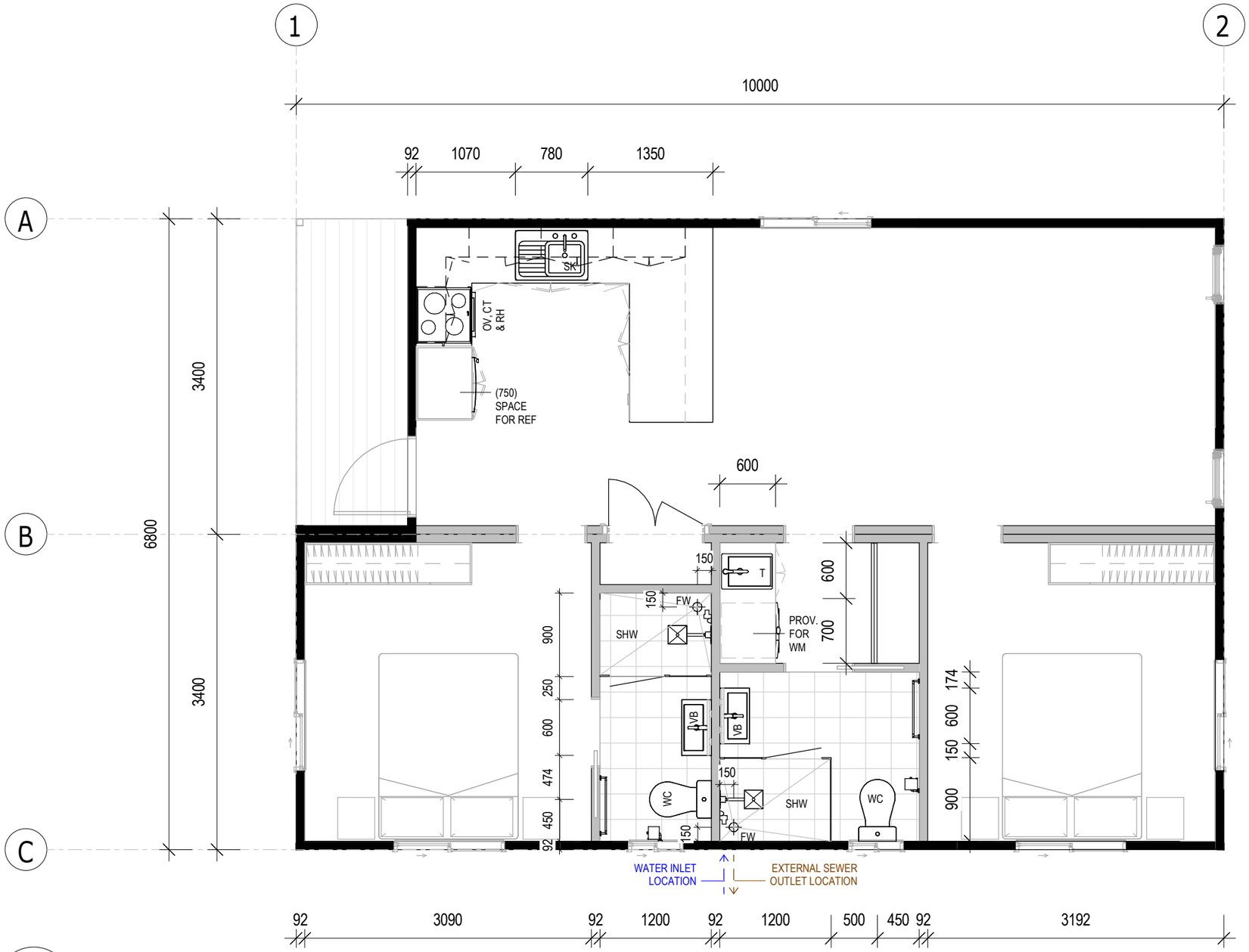
DRAWING NUMBER

A112

REVISION D

SCALE AT A3
As indicated

19-Oct-26 9:55:59 AM



1 A113 **PLUMBING LAYOUT**

1 : 50

SET OUTS, LEVELS AND CRITICAL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION

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BUILDING NAME

'THE AIRLIE'

DESCRIPTION

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CLIENT

ORANA

SHEET TITLE

PLUMBING LAYOUT

DRAWING NUMBER

A113

REVISION

D

SCALE AT A3

1 : 50

19-Oct-26 9:55:59 AM

SUB-FLOOR SYSTEM

SKID BEAMS: 250UB31.4 STEEL SKID BEAM SYSTEM (OR ENGINEER-CONFIRMED EQUIVALENT)

FLOOR SYSTEM

FLOOR FRAMING:	100 x 1.5mm LIPPED CHANNEL JOISTS @ 450mm CS
INSULATION - U/FLOOR:	R2.6 (OR EQUIV.) MINIMUM INSULATION VALUE
FLOORING	19MM STRUCTURAL PLYWOOD
FLOOR COVERING:	SPC PLANKS (STONE PLASTIC COMPOSITE CORE)
DECKING	COMPOSITE TIMBER DECKING

WALL SYSTEM

FRAMING:	92mm ENGINEERED STEEL FRAME
INSULATION:	R2.6 (OR EQUIV.) MINIMUM INSULATION VALUE TO INTERNAL AND EXTERNAL WALLS
CLADDING:	CHOICE OF THE FOLLOWING THEMES - 'MODERN' 'CONTEMPORARY' 'HAMPTONS' 'TRADITIONAL'
INTERNAL:	10MM SPC BOARD
INTERIOR FIT-OUT:	ORANA SPC BOARD DESIGN
THEME:	[THE CUSTOMER'S SELECTED THEME]
BATHROOM:	LINED WITH SPC SHEETS

ROOF SYSTEM

ROOF SYSTEM:	ENGINEERED STEEL FRAME/RAFTER SYSTEM
INSULATION:	R3.3 BATTS + R1.6 BLANKET, TOTAL MINIMUM R4.6
CEILING:	92mm ENGINEERED STEEL FRAME
INTERNAL:	16MM PLASTERBOARD, SET & PAINTED (SQUARE SET)

FINISHES SCHEDULE

ITEM	COLOUR	
FLOOR COVERING:		
SPC PLANKS	'TBC'	(GENERALLY)
FLOOR TILES	'TBC'	(BATHROOM)
CARPET	'TBC'	(BEDROOMS)
CLADDING	'TBC'	
CORNER ANGLES	'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	SIZE H	SIZE W	DOOR FRAME	DOOR HARDWARE HANDLE TYPE	LOCKSET	CLOSER	QTY	COMMENTS
D1	SOLID CORE	2040	820	TIMBER	KNOB	ENTRANCE	No	1	/W GLASS PANELS
D2	HOLLOW CORE	2040	720	TIMBER	CAV	PASSAGE	No	3	CAVITY SLIDER
D3	HOLLOW CORE	2040	720	TIMBER	CAV	PRIVACY	No	2	CAVITY SLIDER
D4	HOLLOW CORE	2040	1000	TIMBER	KNOB	PASSAGE	No	1	DOUBLE DOOR

WINDOW SCHEDULE

No.	TYPE	GLAZING	SIZE H	SIZE W	SILL HEIGHT	FRAME	SECURITY	QTY	COMMENTS
W1	SLIDING	OBSCURE GLASS	600	600	1500	uPVC	-	2	DOUBLE GLAZED
W2	SLIDING	CLEAR GLASS	900	1200	1200	uPVC	-	5	DOUBLE GLAZED
W3	TRANSOM	CLEAR GLASS	2100	600	0	uPVC	-	2	DOUBLE GLAZED

MECHANICAL SERVICES SCHEDULE

No.	DESCRIPTION	QTY	COMMENTS
EXF	2 IN 1 EXHAUST FAN AND LIGHT COMBO	2	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	11
-	ISOLATION SWITCH 1x20A FOR AIR CONDITIONER (WP)	1
-	SMOKE DETECTOR 240V, HARDWIRED WITH BATTERY BACKUP	2
DSB	SWITCHBOARD & ELEC. POINT OF ENTRY	1
Lighting Fixtures		
-	DOWNLIGHT - LED	15
-	LIGHT SWITCH, SINGLE	3
-	LIGHT SWITCH, THREE GANG	2
-	LIGHT SWITCH, 4 GANG with SWITCH FOR KITCHEN STRIP LIGHTING	1
Plumbing Fixtures		
-	LAUNDRY MIXER TAP	1
-	RAIL SHOWER WITH HEAD AND WAND	2
-	SHOWER MIXER TAP	2

FITTINGS SCHEDULE

ITEM	DESCRIPTION	QTY
-	WASHING MACHINE TAPSET	1
FW	FLOOR WASTE	2
SHW	SEMI FRAMELESS GLASS SHOWER SCREEN, 1500 x 900mm	2
SK	SINK, 1 BOWL, 1 DRAIN - 780mm LONG	1
T	COMPACT LAUNDRY TUB, 30L	1
VB	VANITY, 2 DOOR - 600W x 320D (3 SLAB COLOUR OPTIONS)	2
WC	WC SUITE, RIMLESS, B2W, (CERAMIC BOWL)	2
Specialty Equipment		
CT	60cm ELECTRIC COOKTOP	1
MIR	WALL MOUNTED LED MIRROR	2
OV	60cm ELECTRIC BUILT-IN OVEN	1
REF	PROVISION FOR FRIDGE	1
TR	HEATED TOWEL 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 - BRUSHED TAPWARE
KITCHEN SINK - BRUSHED TAPWARE

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 © ORANA, 2026

REVISION SCHEDULE

REV	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	28.03.26	DM
B	ADDED ELECTRICAL LAYOUT & PLUMBING LAYOUT	03.09.26	BV
C	SCHEDULES & LOAD CORRECTIONS	02.10.26	BV
D	WHITEWALLS UPDATED	19.10.26	BV

DRAWING STATUS

ISSUED FOR REVIEW

ORANA
by AJC MODULAR

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

BUILDING NAME

'THE AIRLIE'

DESCRIPTION

10.0 x 6.8m 2 BEDROOM DWELLING with DECK

CLIENT

ORANA

SHEET TITLE

SCHEDULES

DRAWING NUMBER

A120

REVISION D

SCALE AT A3
1 : 5

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LIVABLE HOUSING DESIGN REQUIREMENTS
LHD STANDARD 2022 V1.3

A. ACCESS & ENTRANCE

01 STEP-FREE ACCESS
• NO STEPS
• 1000 MM MIN. CLEAR WIDTH
• 1:14 MAX. GRADIENT
• 1:40 MAX. CROSSFALL
• RAMP: 9 M MAX. @ 1:14 / 15 M MAX. @ 1:20

EXEMPTION:
WHERE THE APPLICABLE EXEMPTION CRITERIA ARE SATISFIED, THE STEP-FREE ACCESS PATH REQUIREMENT MAY NOT APPLY.VERIFY AGAINST SITE PLAN A100.

02 ENTRANCE DOOR
• 820 MM MIN. CLEAR OPENING
• COMPLIANT THRESHOLD

03 ENTRANCE LANDING
• 1200 × 1200 MM MIN.
• CLEAR AND UNOBSTRUCTED

B. INTERNAL CIRCULATION

04 INTERNAL DOORWAYS
• 820 MM MIN. CLEAR OPENING
• 870 MM DOOR LEAF TYPICAL
• APPLICABLE DOORWAYS ONLY

05 CORRIDORS / PASSAGEWAYS
• 1000 MM MIN. CLEAR WIDTH

C. SANITARY / BATHROOM

06 SANITARY COMPARTMENT
• AT LEAST ONE SANITARY COMPARTMENT AT GROUND / ENTRY LEVEL

07 WC CIRCULATION & CLEARANCES
• 1200 × 900 MM MIN. CLEAR CIRCULATION SPACE IN FRONT OF WC
• 900 MM MIN. CLEAR WIDTH BETWEEN OPPOSING FINISHED WALL SURFACES
• 450 MM MIN. CLEARANCE FROM WC PAN CENTRELINE TO FIXED OBSTRUCTION
• CLEAR OF DOOR SWING

08 SHOWER
• AT LEAST ONE HOBLESS, STEP-FREE SHOWER
• 5 MM MAX. LIP PERMITTED

09 WALL REINFORCEMENT
PROVIDE WALL REINFORCEMENT FOR FUTURE GRABRAIL INSTALLATION AT WC, SHOWER AND BATH LOCATIONS IN ACCORDANCE WITH LHD STANDARD 2022 V1.3, PART 6, CL. 6.1–6.2 AND FIGS 6.2A–6.2G:

• WC: SIDE WALL (FIG 6.2E) WHERE WALL IS WITHIN 460 MM OF PAN CENTRELINE; OTHERWISE REAR WALL (FIGS 6.2F–6.2G). CLEAR OF DOOR/WINDOW FRAMES AND OPENINGS.
• SHOWER: FIGS 6.2C–6.2D.
• BATH: FIGS 6.2A–6.2B (EXCL. FREESTANDING BATHS PER CL. 6.1).
• MATERIALS: MIN. 12 MM STRUCTURAL-GRADE PLYWOOD, OR MIN. 25 MM TIMBER NOGGINGS, OR LGS NOGGINGS / METAL PLATE IN ACCORDANCE WITH NASH STANDARD.
• NOT REQUIRED WHERE WALL CONSTRUCTION CAN SUPPORT GRABRAILS WITHOUT ADDITIONAL REINFORCEMENT. CAVITY-SLIDER WALLS TO BE DESIGNED TO SUPPORT REQUIRED REINFORCEMENT AND FUTURE GRABRAIL LOADS.

EER / NATHERS DESIGN REQUIREMENTS
NCC 2022

WHOLE OF BUILDING PERFORMANCE
• MINIMUM 7.0 STAR NATHERS THERMAL PERFORMANCE RATING
• MINIMUM 60/100 WHOLE OF HOME PERFORMANCE RATING

01 EXTERNAL WALLS

PENDING EER REPORT – NOT FOR PRODUCTION.

02 ROOF / CEILING

PENDING EER REPORT – NOT FOR PRODUCTION.

03 INTERNAL WALLS

PENDING EER REPORT – NOT FOR PRODUCTION.

04 FLOOR

PENDING EER REPORT – NOT FOR PRODUCTION.

05 GLAZING

PENDING EER REPORT – NOT FOR PRODUCTION.

06 AIR CONDITIONING

PENDING EER REPORT – NOT FOR PRODUCTION.

07 HOT WATER SYSTEM

PENDING EER REPORT – NOT FOR PRODUCTION.

08 CEILING FANS / VENTILATION

PENDING EER REPORT – NOT FOR PRODUCTION.

09 LIGHTING & COOKING

PENDING EER REPORT – NOT FOR PRODUCTION.

10 SOLAR PV

PENDING EER REPORT – NOT FOR PRODUCTION.

SET OUTS, LEVELS AND CRITICAL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION

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COMPLIANCE REQUIREMENTS

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A131

REVISION
D

SCALE AT A3
1 : 5

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