



'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	KITCHEN JOINERY DETAILS	D
A106	LAUNDRY JOINERY DETAILS	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
3 BEDROOM DWELLING WITH
BREEZEWAY

'THE BREEZE'
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
	CONCENTRATED (kN):	1.8
CLIMATE ZONE:		



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 symbols: SINGLE, TWO GANG, THREE GANG
- GPO, 1 x 10AMP
- GPO, 2 x 10AMP
- 20AMP AC ISOLATION SWITCH
- LED DOWNLIGHT
- 240V SMOKE ALARM
- SMART LED BLUE SKY CEILING LIGHT

LEGEND 2

WHITE WALL

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
C	UPDATED INTERNAL WALL COLOUR SCHEDULES & LOAD CORRECTIONS	21.09.26	BV
D		12.10.26	BV

DRAWING STATUS

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DESCRIPTION

3 BEDROOM DWELLING WITH BREEZEWAY

CLIENT

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SHEET TITLE

FLOOR PLAN

DRAWING NUMBER

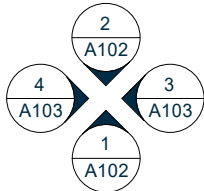
A101

REVISION

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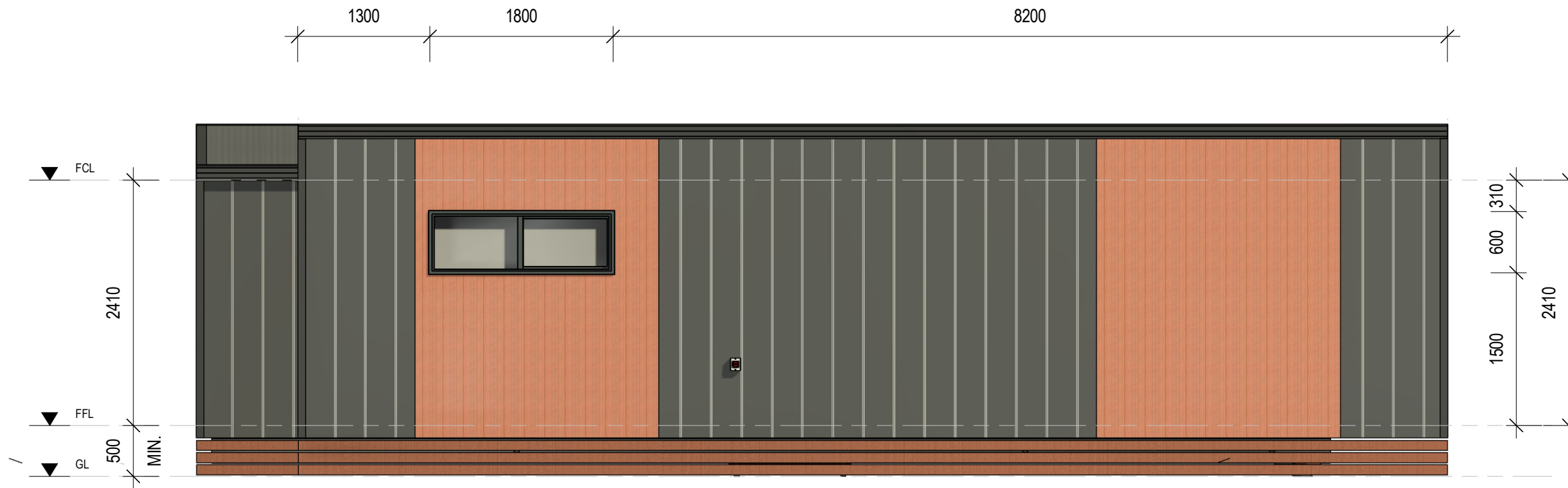
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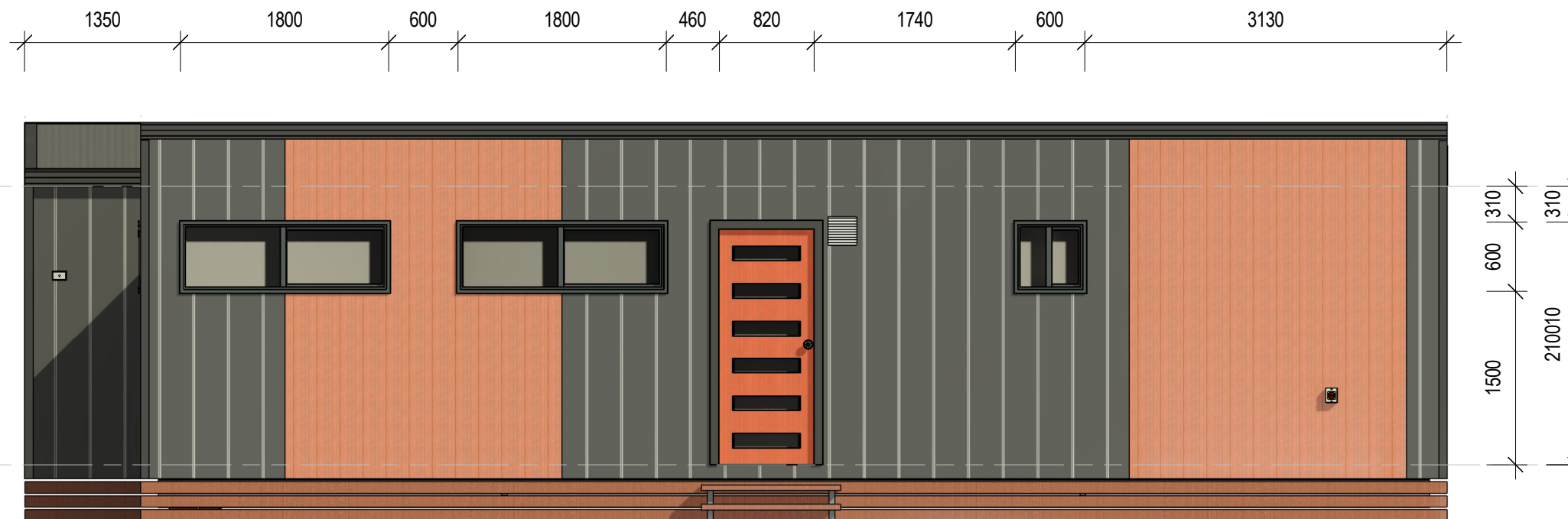


ELEVATION
KEY GUIDE

1 FLOOR PLAN
A101 1 : 65



1 FRONT ELEVATION (1)
A102 1 : 50



2 REAR ELEVATION (2)
A102 1 : 50

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SHEET TITLE

ELEVATIONS 1 OF 2

DRAWING NUMBER

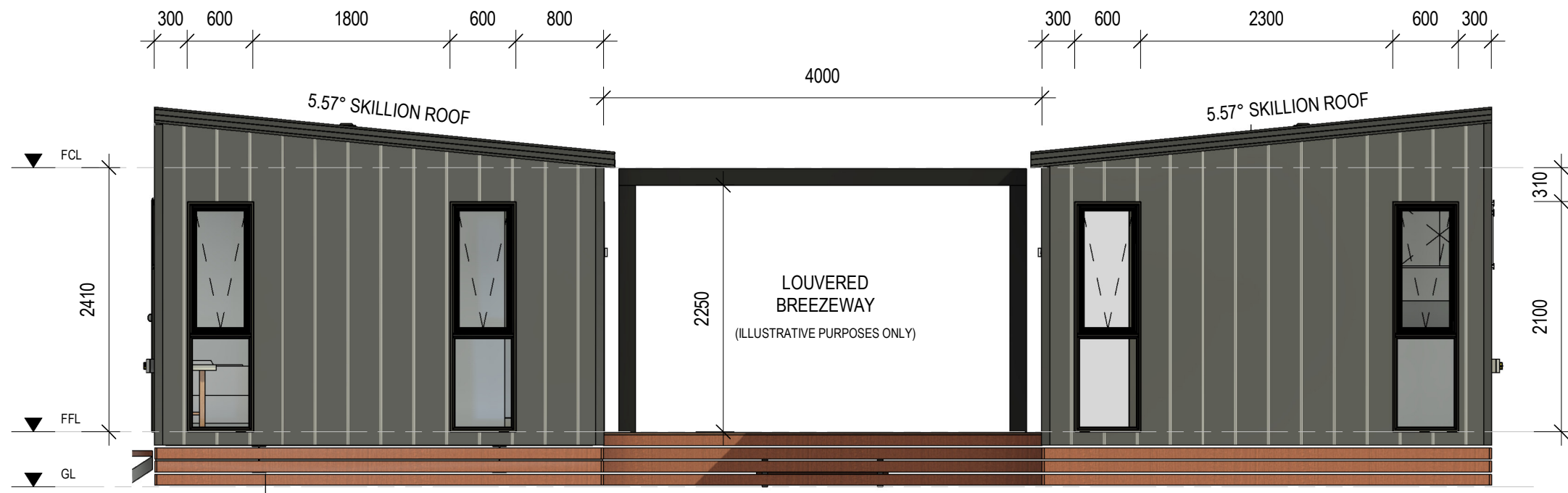
A102

REVISION
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SCALE AT A3
1 : 50

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3 RIGHT ELEVATION (3)
A103 1 : 50



4 LEFT ELEVATION (4)
A103 1 : 50

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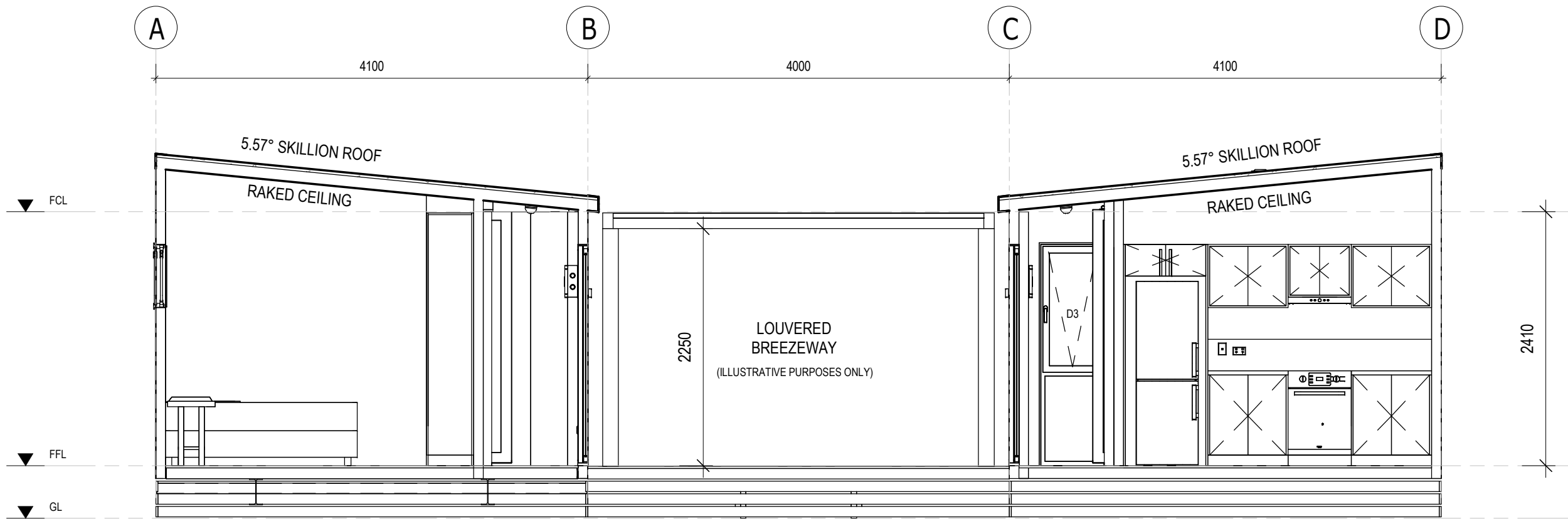
ELEVATIONS 2 OF 2

DRAWING NUMBER

A103

REVISION
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SCALE AT A3
1 : 50

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A SECTION A-A
A104 1:45

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**SECTION & INTERNAL
3D VIEWS**

DRAWING NUMBER

A104

REVISION

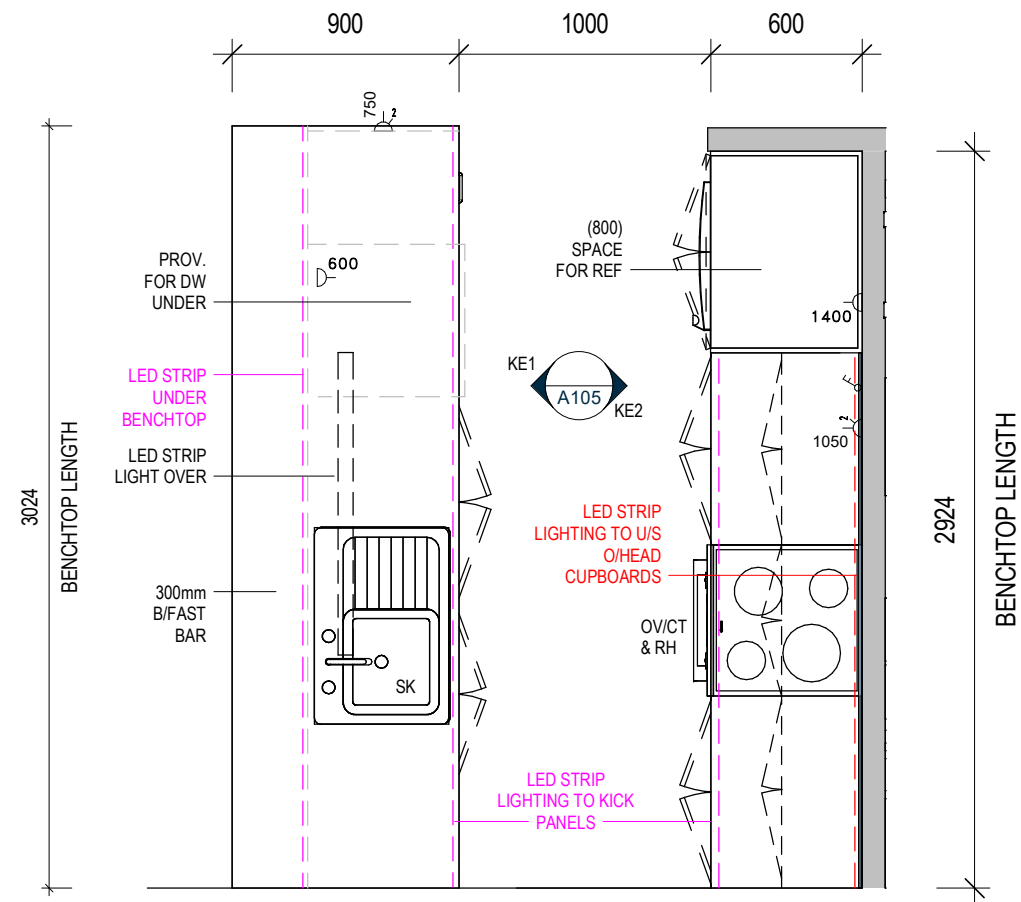
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1 KITCHEN PART A - PLAN VIEW
A105 1:30

KITCHEN JOINERY COLOURS

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

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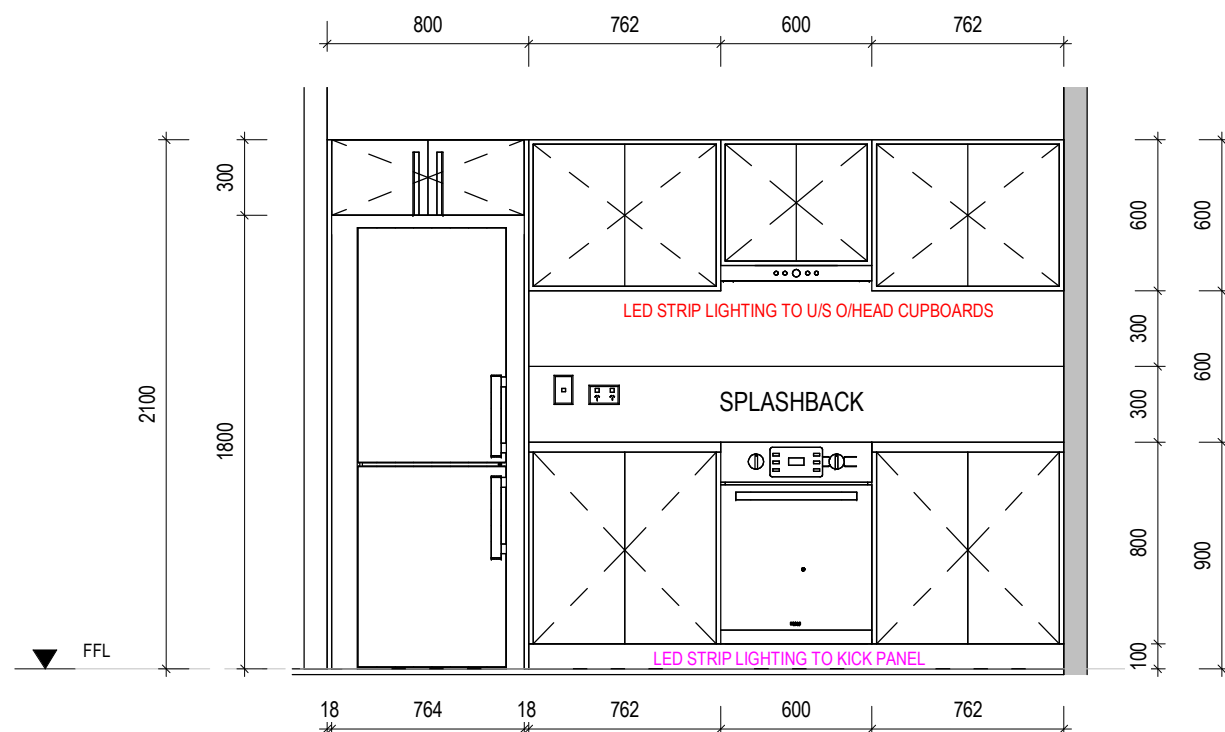
**KITCHEN JOINERY
DETAILS**

DRAWING NUMBER

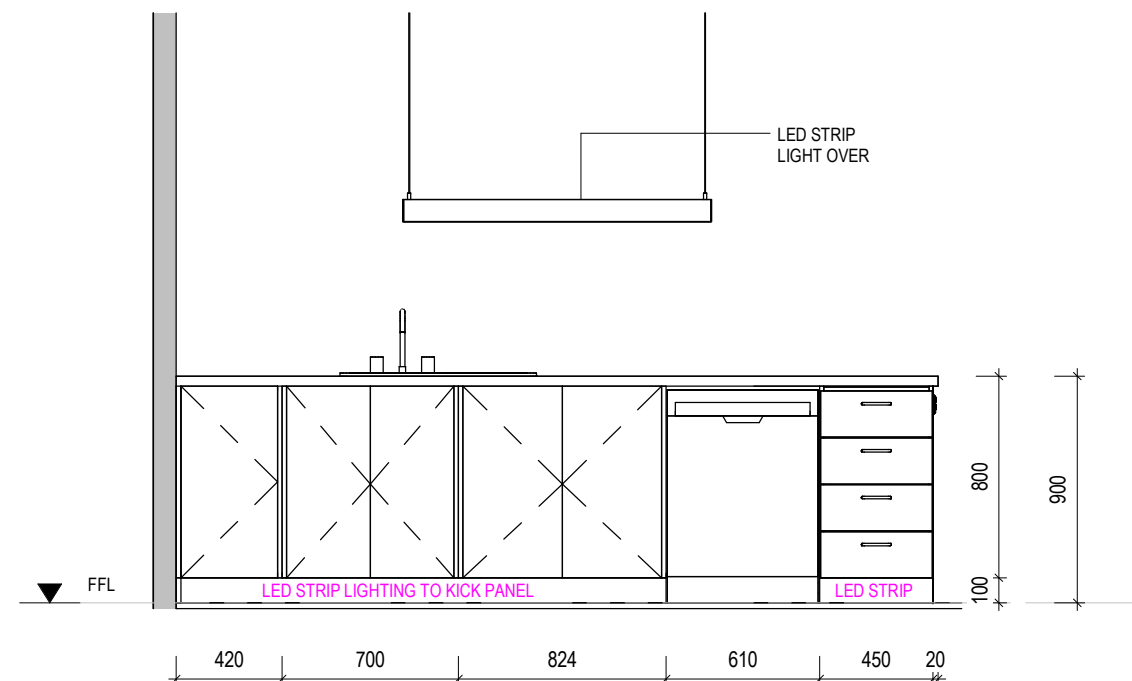
A105

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KE1 KITCHEN ELEVATION - 'KE1'
A105 1:30



KE2 KITCHEN ELEVATION - 'KE2'
A105 1:30

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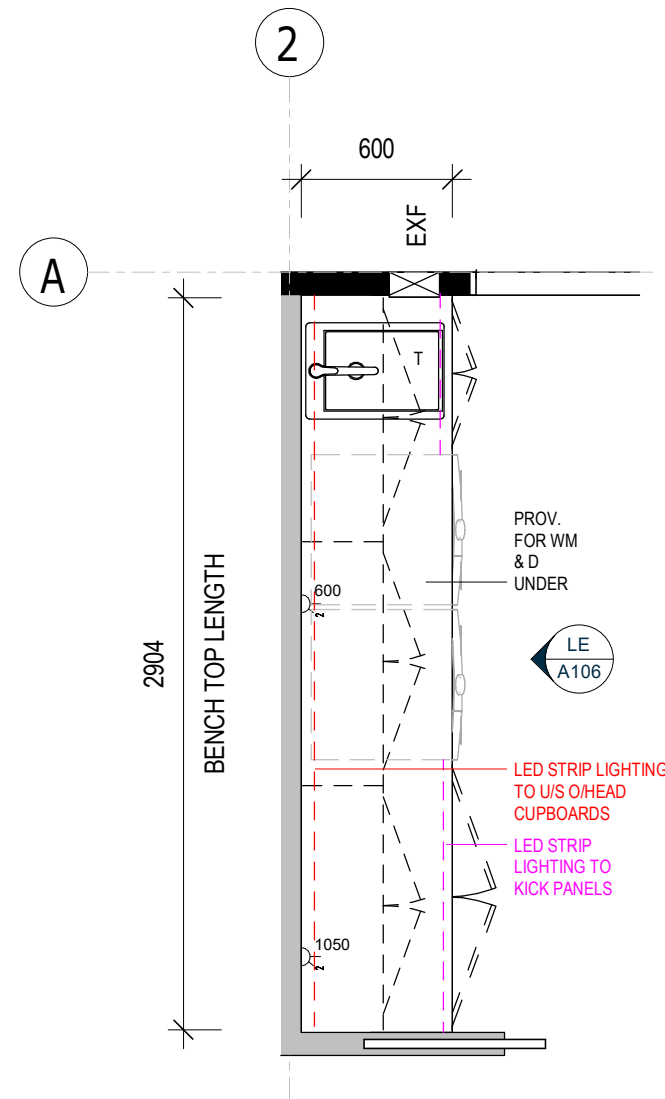
LAUNDRY JOINERY
DETAILS

DRAWING NUMBER

A106

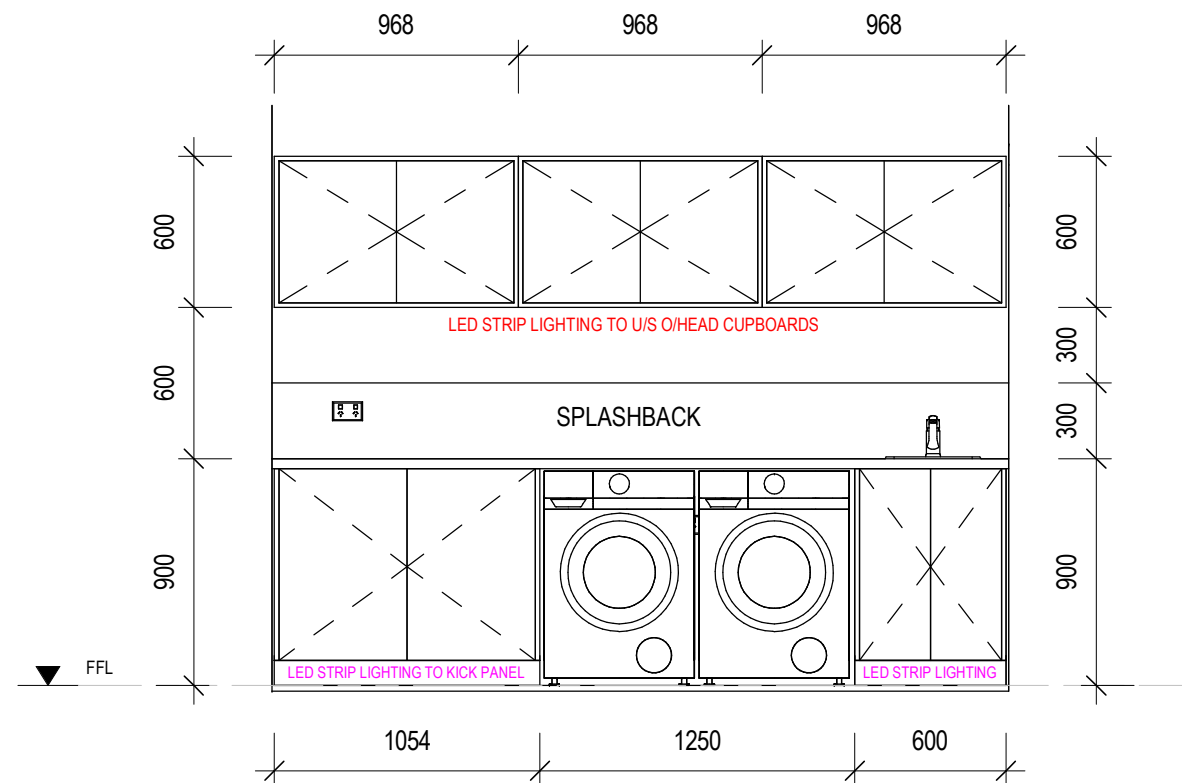
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1 : 30

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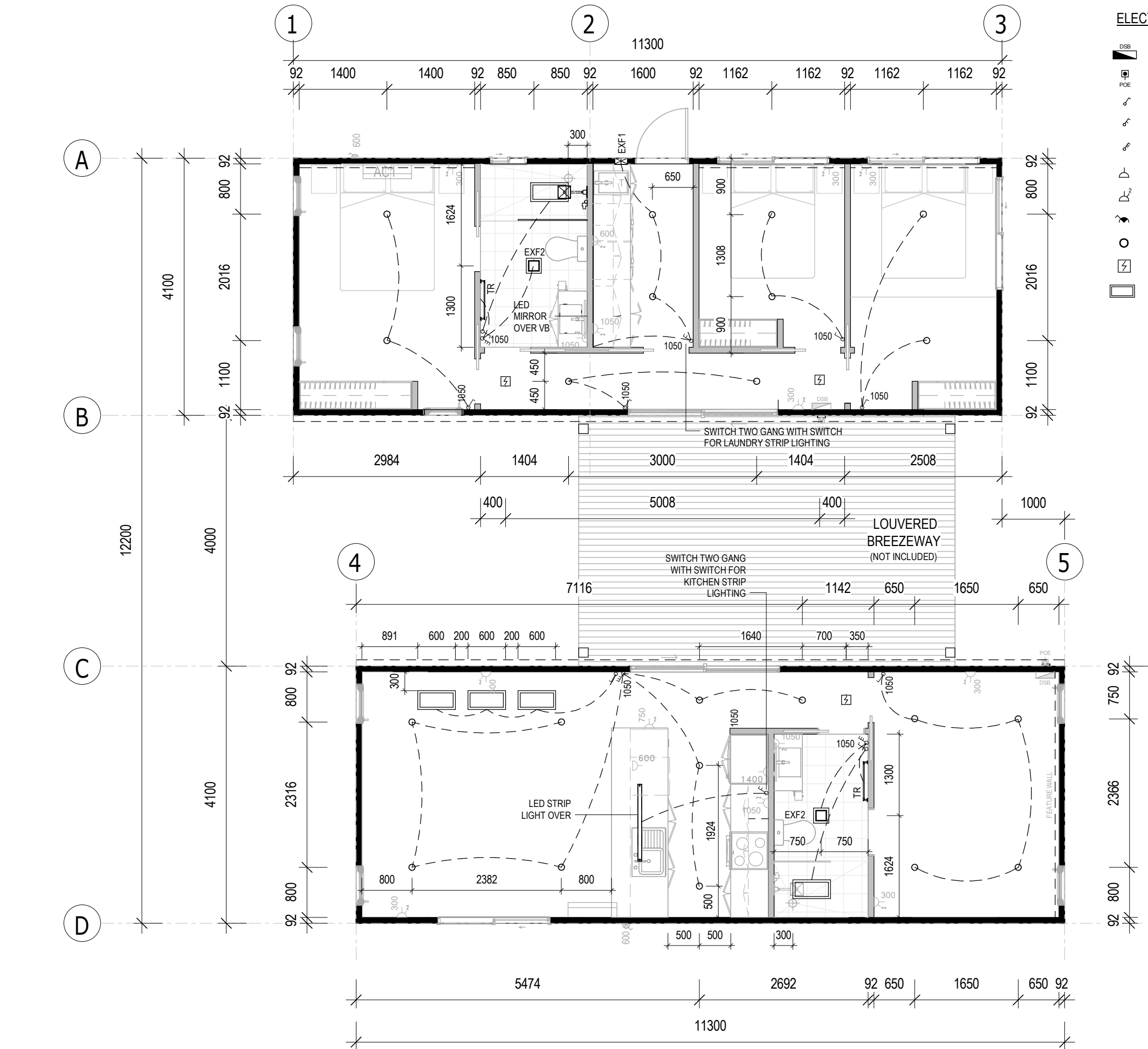
1 LAUNDRY - PLAN VIEW

A106 1 : 30



LE LAUNDRY ELEVATION

A106 1 : 30



ELECTRICAL SYMBOL LEGEND

- DSB
- POE
- Light Switch, Single
- Light Switch, Two Gang
- Light Switch, Three Gang
- GPO, 1 x 10AMP
- GPO, 2 x 10AMP
- 20AMP AC ISOLATION SWITCH
- LED DOWNLIGHT
- 240V SMOKE ALARM
- SMART LED BLUE SKY CEILING LIGHT

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ELECTRICAL LAYOUT -
PART 1

DRAWING NUMBER

A111

REVISION

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ELECTRICAL SYMBOL LEGEND

- DSB

POE

ELECTRICAL SWITCHBOARD

ELECTRICAL POINT OF ENTRY

LIGHT SWITCH, SINGLE

LIGHT SWITCH, TWO GANG

LIGHT SWITCH, THREE GANG

GPO, 1 x 10AMP

GPO, 2 x 10AMP

20AMP AC ISOLATION SWITCH

LED DOWNLIGHT

240V SMOKE ALARM

SMART LED BLUE SKY CEILING LIGHT

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ELECTRICAL LAYOUT -
PART 2

DRAWING NUMBER

A112

REVISION

D

SCALE AT A3
As indicated

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1 POWER LAYOUT

A112

1 : 65

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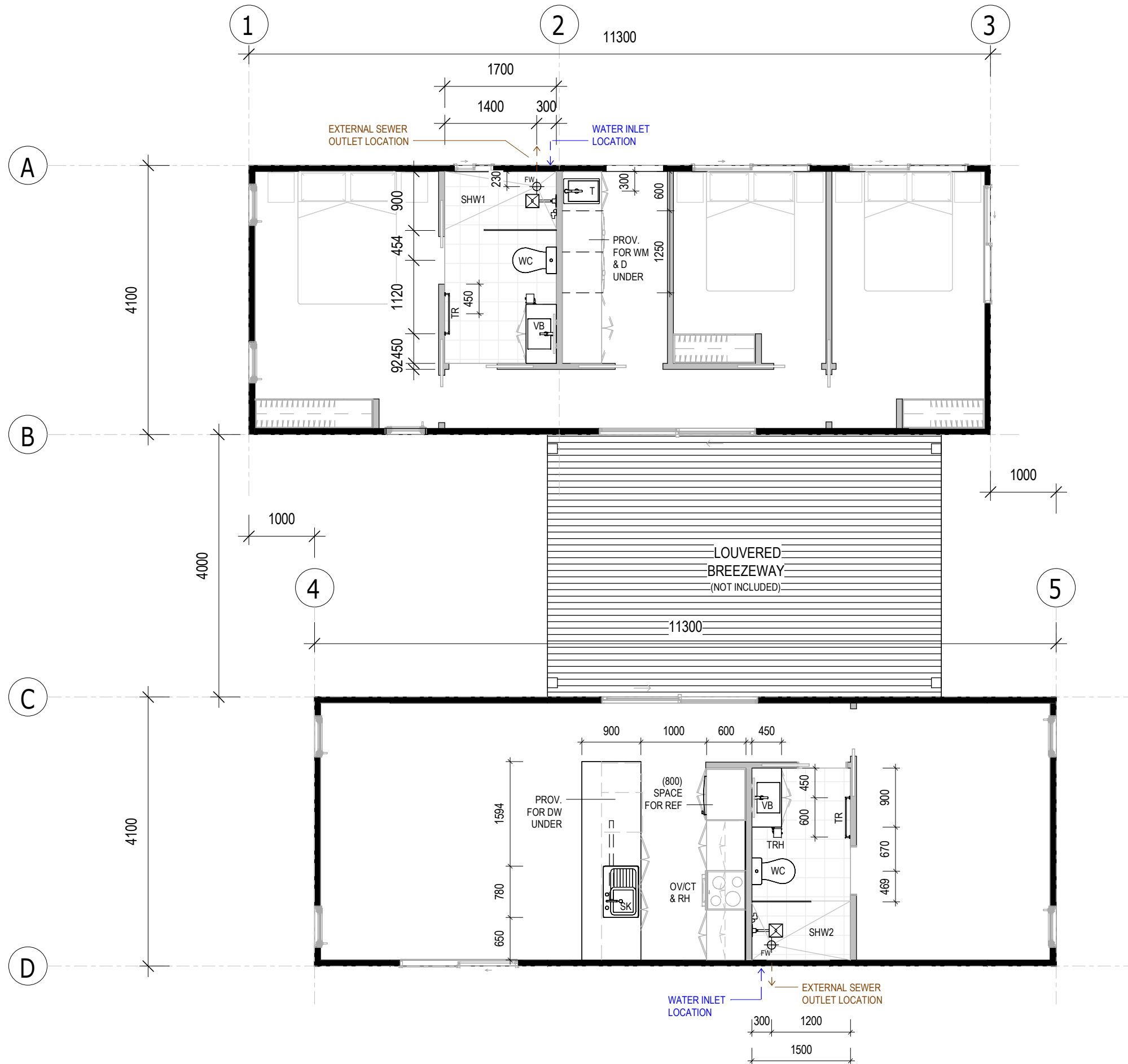
PLUMBING LAYOUT

DRAWING NUMBER

A113

REVISION
D
SCALE AT A3
1 : 65

19-Oct-26 1:35:58 PM



1 PLUMBING LAYOUT

A113

1 : 65

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)

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

ROOFING: 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		
	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:		
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 TYPE	LOCKSET	CLOSER		
	DOOR LEAF	H	W						
D1a	SLIDING GLASS DOOR	2100	2400	uPVC	'D'	ENTRANCE	No	1	DOUBLE GLAZED
D1b	SLIDING GLASS DOOR	2100	2400	uPVC	'D'	ENTRANCE	No	1	DOUBLE GLAZED
D2	SOLID CORE	2040	820	TIMBER	KNOB	ENTRANCE	No	1	/W GLASS PANEL
D3	HOLLOW CORE	2040	720	TIMBER	CAV	PASSAGE	No	5	CAVITY SLIDER
D4	HOLLOW CORE	2040	720	TIMBER	CAV	PRIVACY	No	4	CAVITY SLIDER

WINDOW SCHEDULE									
No.	TYPE	GLAZING	SIZE		SILL HEIGHT	INT. TRIMS	SECURITY	QTY	COMMENTS
			H	W					
W1	SLIDING	OBSCURE GLASS	600	600	1500	uPVC	-	1	DOUBLE GLAZED
W2	SLIDING	CLEAR GLASS	600	1800	1500	uPVC	-	4	DOUBLE GLAZED
W3	TRANSOM	CLEAR GLASS	2100	600	0	uPVC	-	7	DOUBLE GLAZED

MECHANICAL SERVICES SCHEDULE			
No.	DESCRIPTION	QTY	COMMENTS
EXF2	2 IN 1 EXHAUST FAN AND LIGHT COMBO	2	CEILING MOUNTED
AC1	2.6kW SPLIT SYSTEM AC UNIT	2	CONDENSING UNITS TO BE INSTALLED ON SITE
EXF1	EXHAUST FAN, WALL MOUNTED	1	
RH	UNDERMOUNT RANGEHOOD, 60cm	1	

FITTINGS SCHEDULE		
ITEM	DESCRIPTION	QTY
Electrical Fixtures		
-	GPO, 1x10A	2
-	GPO, 2x10A	14
-	ISOLATION SWITCH 1x20A FOR AIR CONDITIONER (WP)	2
-	SMOKE DETECTOR 240V, HARDWIRED WITH BATTERY BACKUP	3
DSB	SWITCHBOARD & ELEC. POINT OF ENTRY	2
Lighting Fixtures		
-	DOWNLIGHT - LED	22
-	KITCHEN FEATURE HANGING PENDANT LIGHT	1
-	SMART LED BLUE SKY CEILING LIGHT	5
-	LIGHT SWITCH, SINGLE FOR SMART LED BLUE SKY CEILING LIGHT	3
-	LIGHT SWITCH, SINGLE	5
-	LIGHT SWITCH, TWO GANG	2
-	LIGHT SWITCH, THREE GANG	3
Plumbing Fixtures		
-	LAUNDRY MIXER TAP	1
-	RAIL SHOWER WITH HEAD AND WAND	2
-	SHOWER MIXER TAP	2

FITTINGS SCHEDULE		
ITEM	DESCRIPTION	QTY
SHW1	SEMI FRAMELESS GLASS SHOWER SCREEN, NO DOOR, 1700 x 900mm	1
SHW2	SEMI FRAMELESS GLASS SHOWER SCREEN, NO DOOR, 1500 x 900mm	1
SK	SINK, 1 BOWL, 1 DRAIN - 780mm LONG	2
T	COMPACT LAUNDRY TUB, 35L	1
VB	VANITY, 2 DOOR, 2 DRAWER - 900W x 460D (3 SLAB COLOUR OPTIONS)	2
WC	WC SUITE, RIMLESS, BTW, (CERAMIC BOWL)	2
FW	FLOOR WASTE	2
Specialty Equipment		
CT	60cm ELECTRIC COOKTOP	1
D	PROVISION FOR DRYER	1
DW	PROVISION FOR DISHWASHER	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

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SCHEDULES

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A120

REVISION
D
SCALE AT A3
1 : 5

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

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
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	UPDATED INTERNAL WALL COLOUR	21.09.26	BV
D	SCHEDULES & LOAD CORRECTIONS	12.10.26	BV

DRAWING STATUS

ISSUED FOR
REVIEW

ORANA
by AJC MODULAR

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QLD 4207
E: hello@ajcmodular.com.au
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BUILDING NAME

'THE BREEZE'

DESCRIPTION

3 BEDROOM DWELLING WITH
BREEZEWAY

CLIENT

ORANA

SHEET TITLE

COMPLIANCE
REQUIREMENTS

DRAWING NUMBER

A131

REVISION
D
SCALE AT A3
1 : 5

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