



'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 6.8m 2 BEDROOM DWELLING with DECK

'THE AIRLIE'

ORANA

14729 Spring Avenue,
Santa Fe Springs, CA, 90670
E: hello@oranausa.com
P: 888 256 6416

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	26.07.26	BV

DRAWING STATUS

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FLOOR PLAN

DRAWING NUMBER

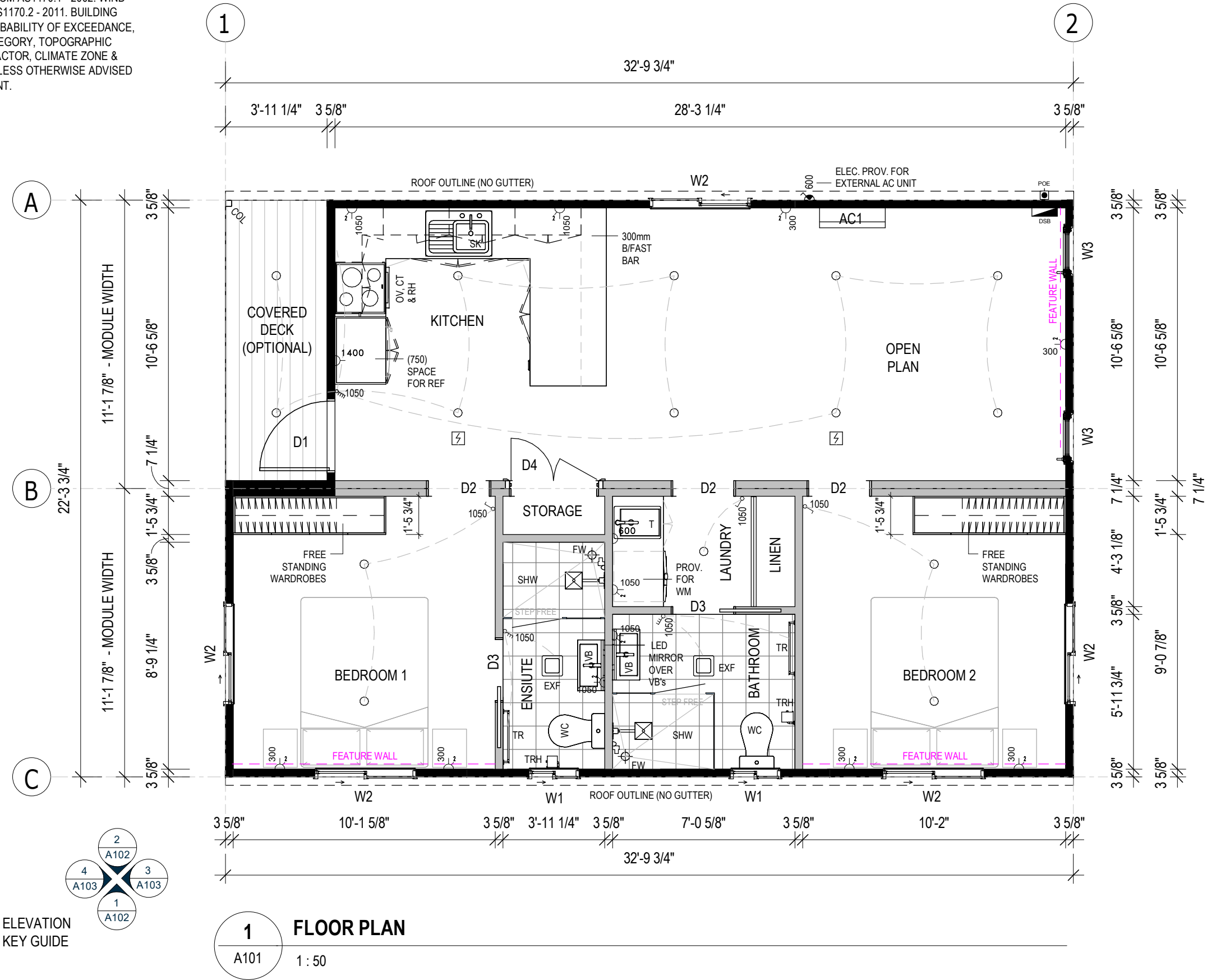
A101

REVISION

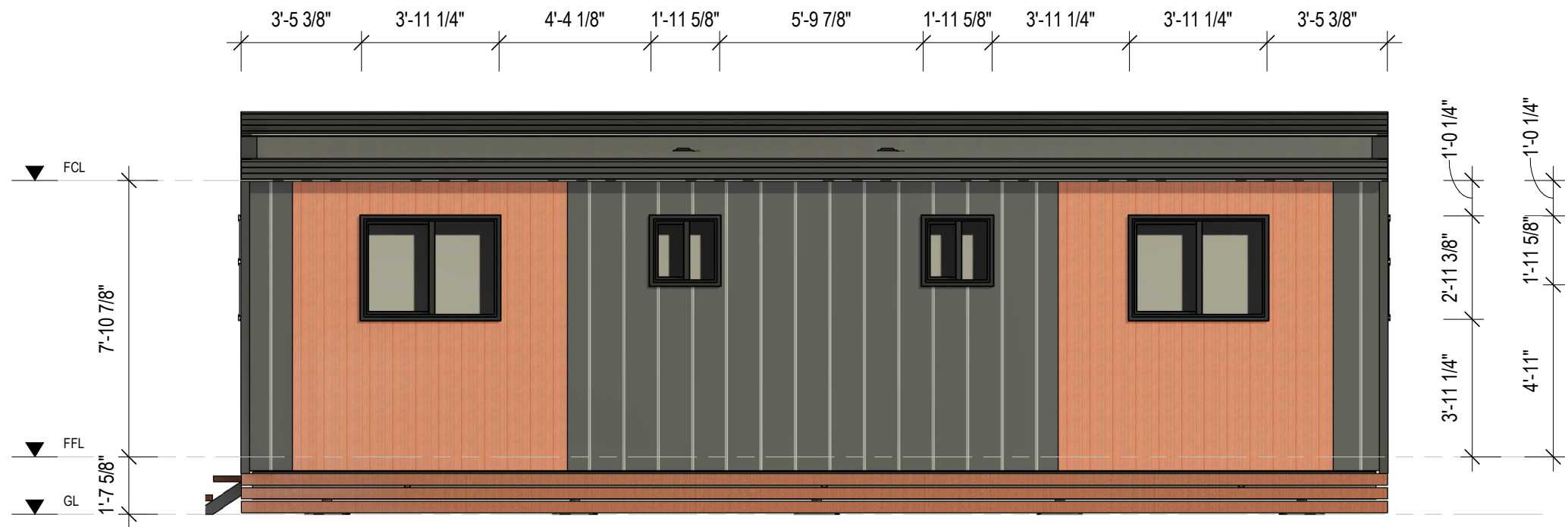
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As indicated

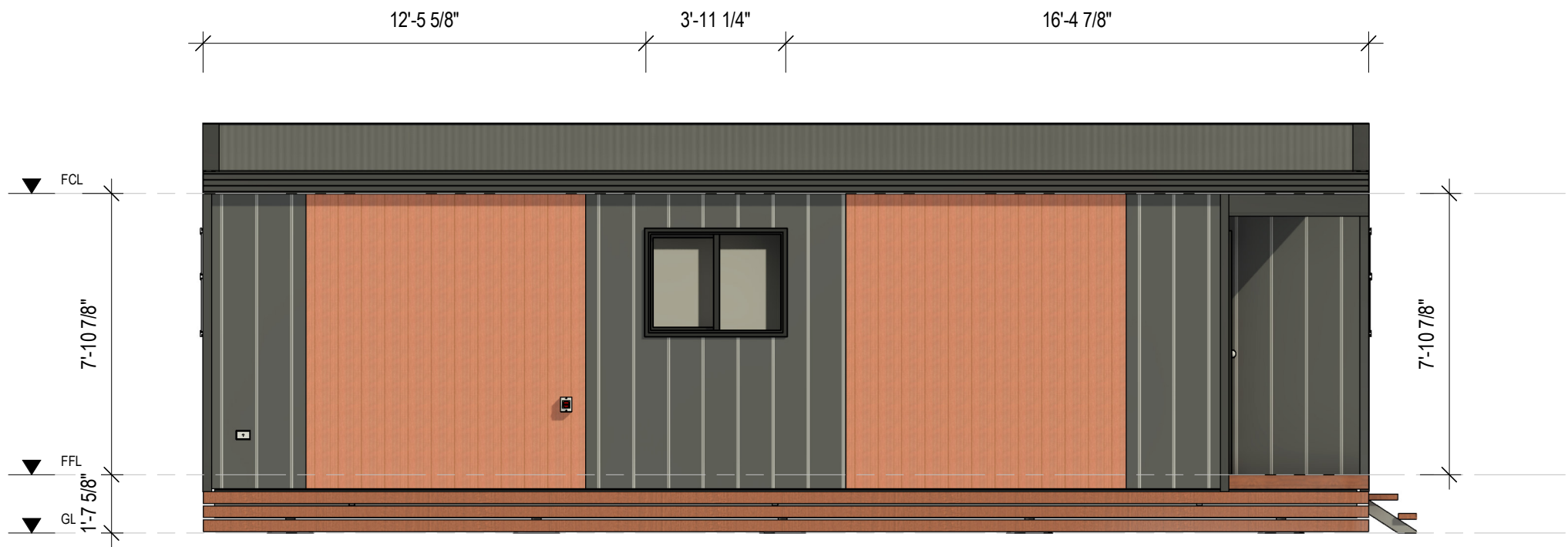
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1 FRONT ELEVATION (1)
A102 1 : 50



2 REAR ELEVATION (2)
A102 1 : 50

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SHEET TITLE

ELEVATIONS 1 OF 2

DRAWING NUMBER

A102

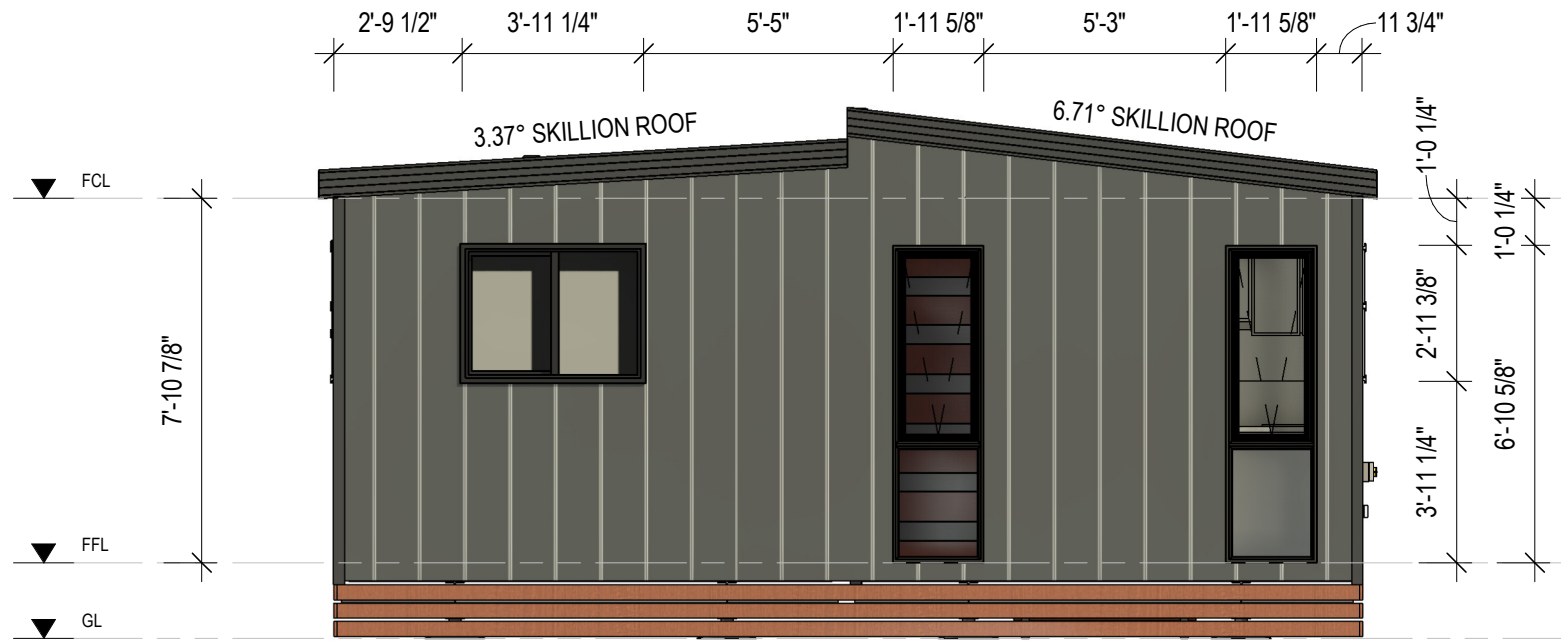
REVISION

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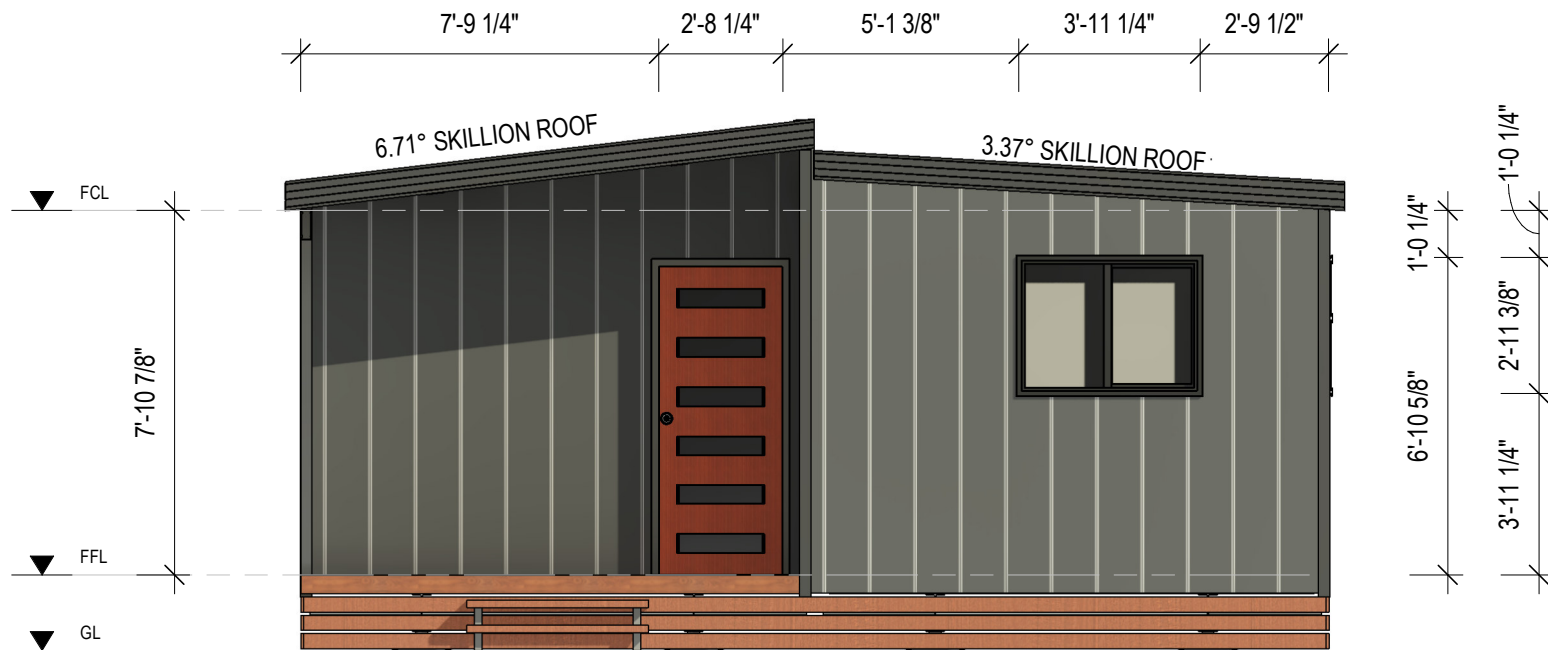
SCALE AT A3
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3 RIGHT ELEVATION (3)
A103 1 : 50



4 LEFT ELEVATION (4)
A103 1 : 50

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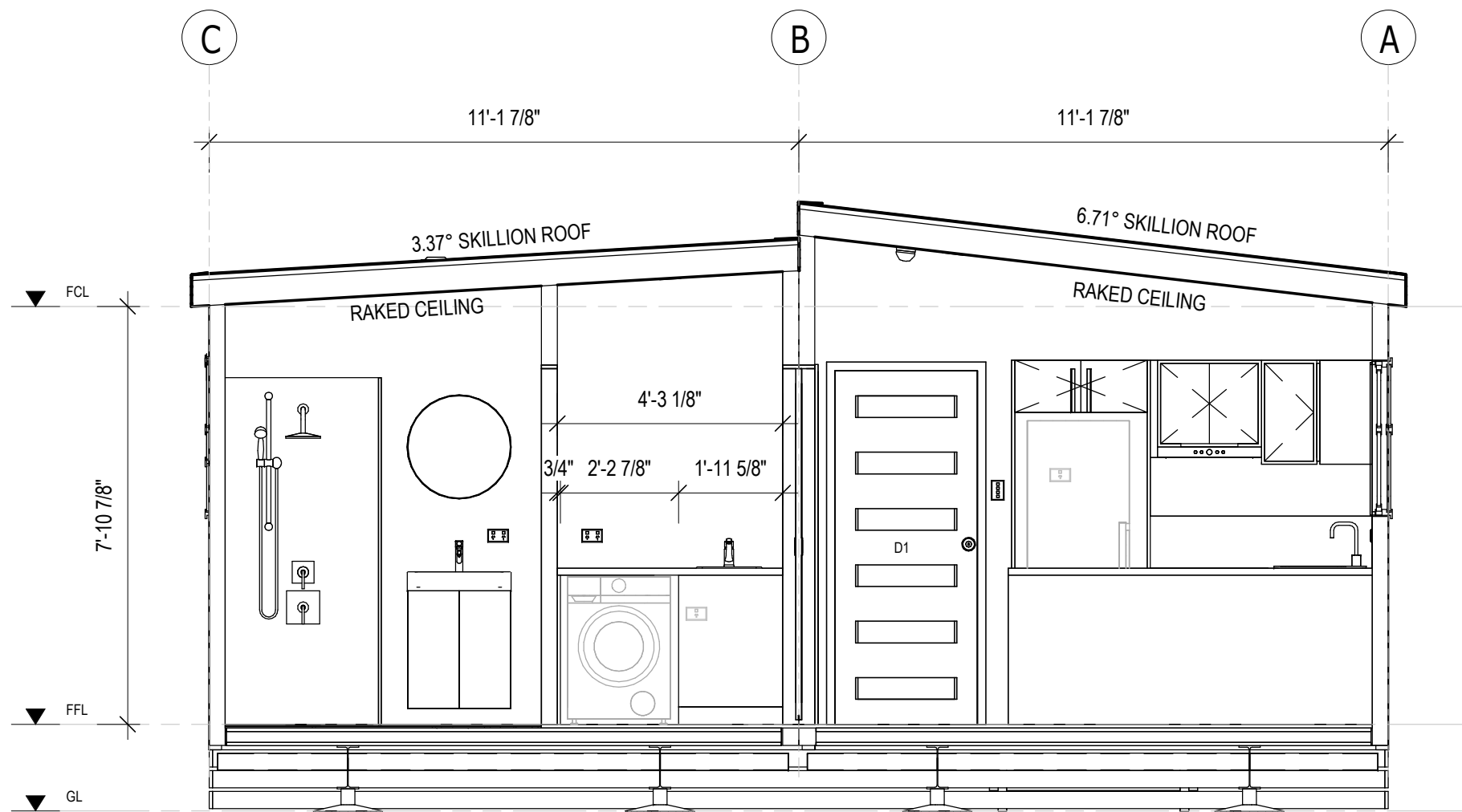
ELEVATIONS 2 OF 2

DRAWING NUMBER

A103

REVISION
B
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A SECTION A-A
A104 1:35

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**SECTION & INTERNAL
3D VIEWS**

DRAWING NUMBER

A104

REVISION

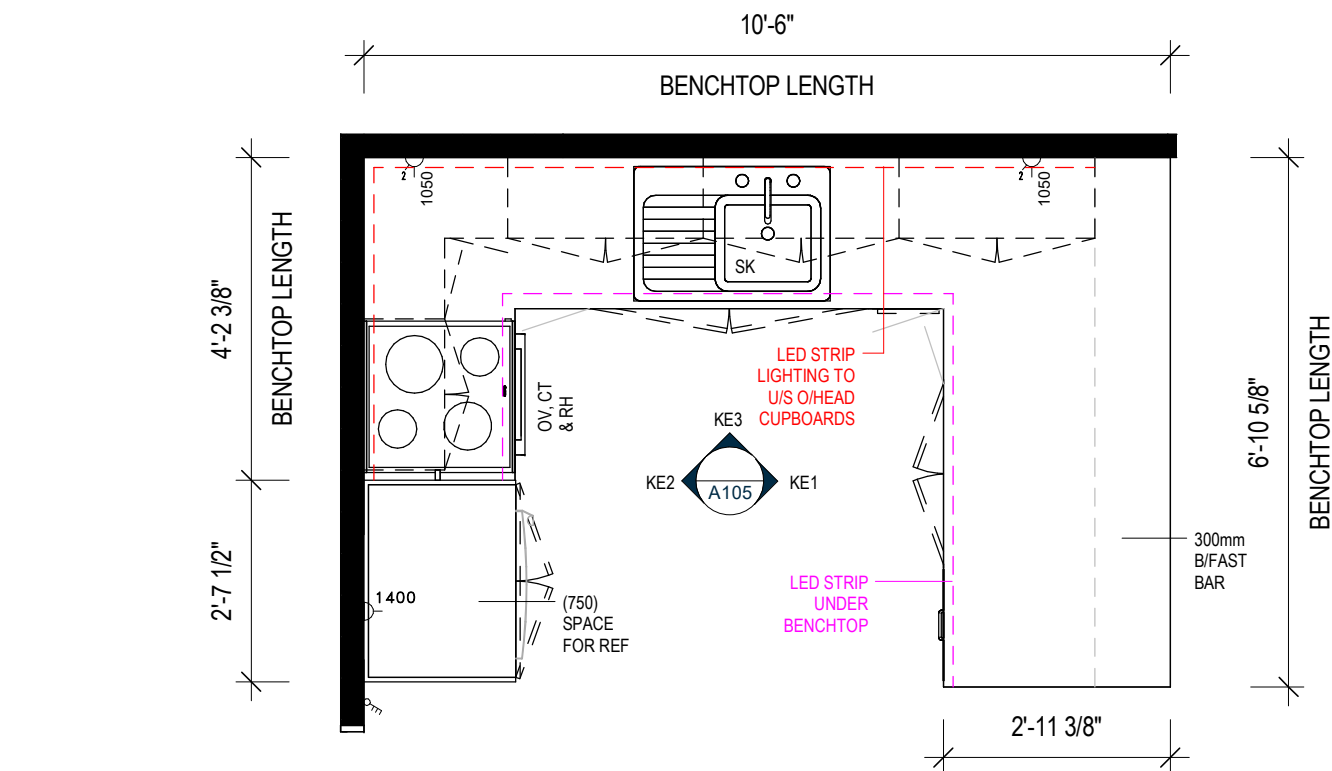
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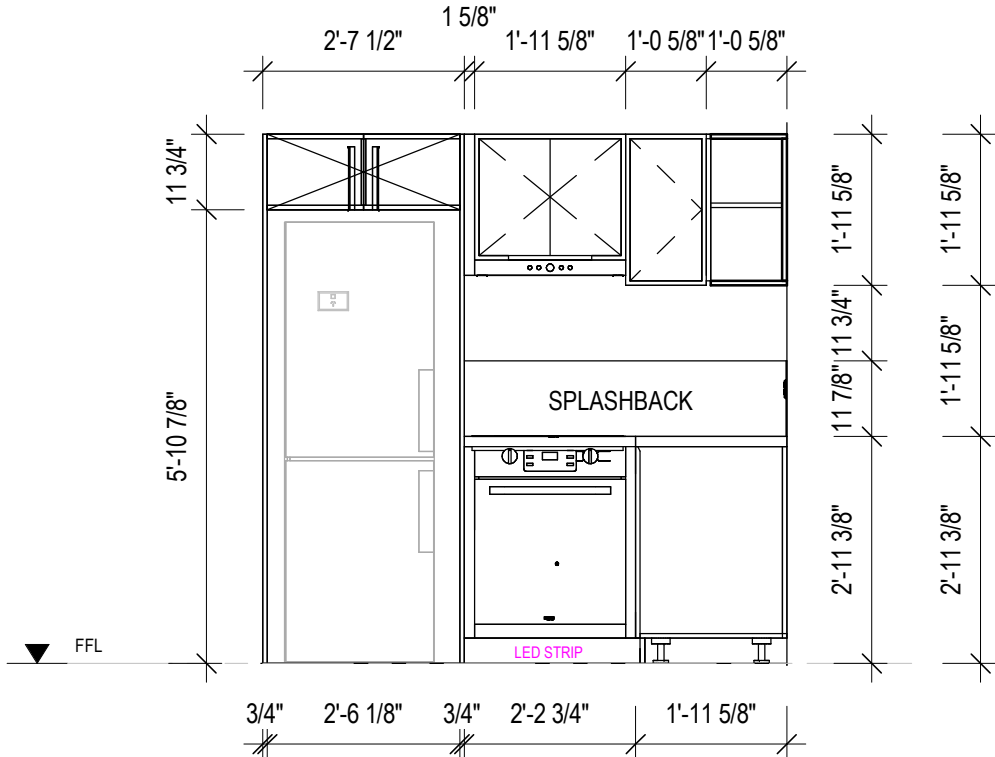
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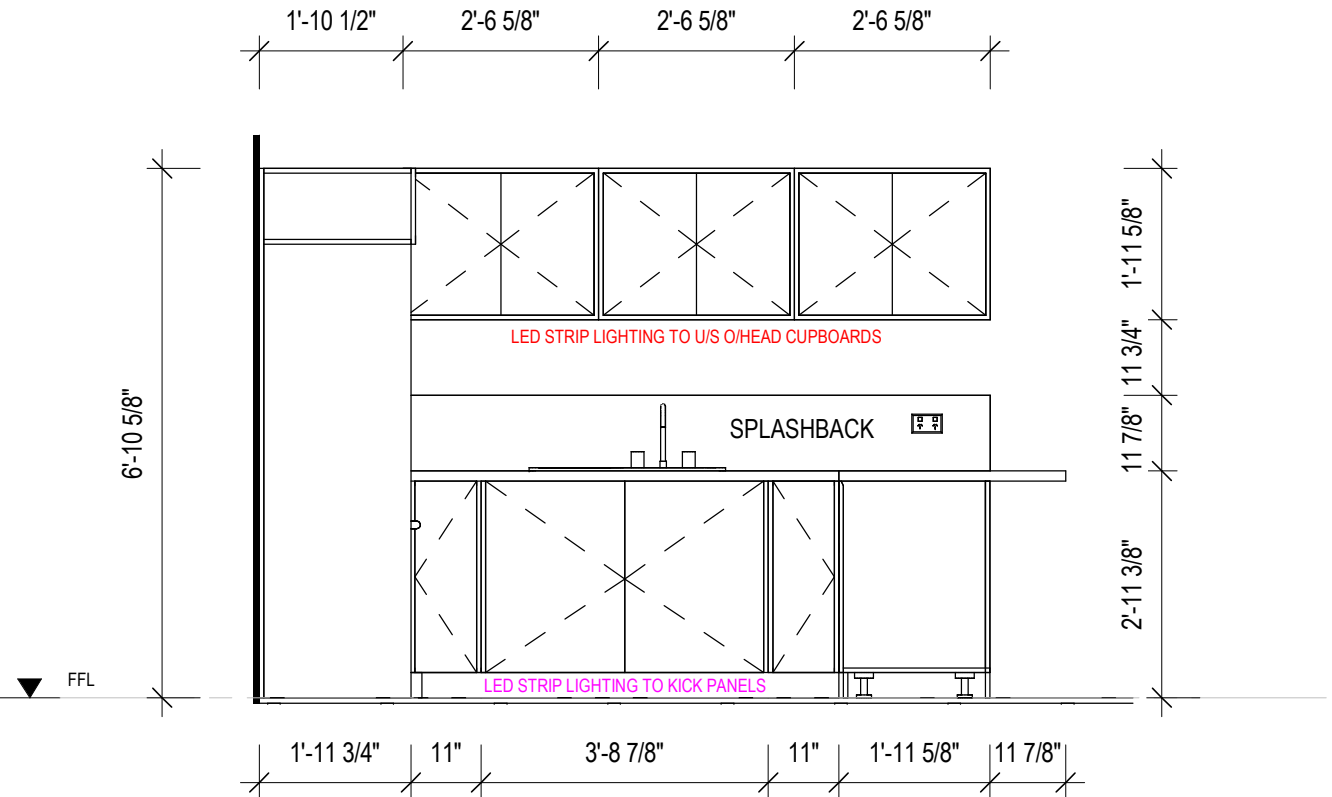




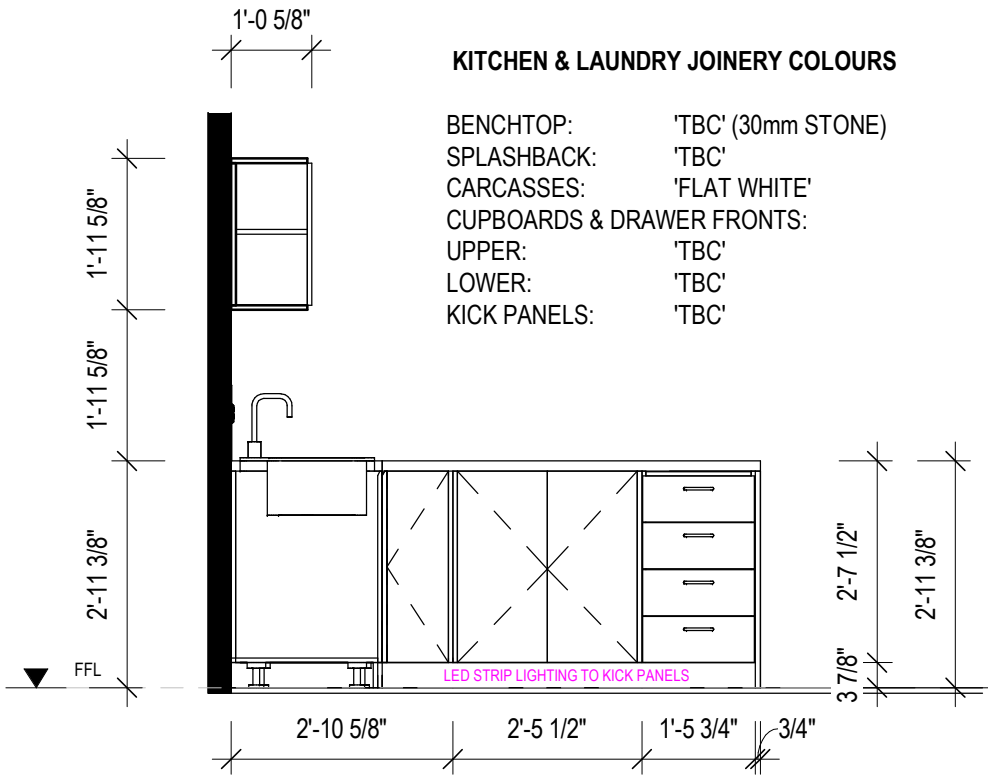
1 KITCHEN JOINERY - PLAN VIEW
A105 1 : 30



KE2 KITCHEN ELEVATION KE2
A105 1 : 30



KE1 KITCHEN ELEVATION KE1
A105 1 : 30



KE3 KITCHEN ELEVATION KE3
A105 1 : 30

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**JOINERY DETAILS,
KITCHEN & LAUNDRY**

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A105

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1 : 30

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ELECTRICAL SYMBOL LEGEND

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ELECTRICAL LAYOUT -
PART 1

DRAWING NUMBER

A111

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1 LIGHTING LAYOUT

A111

1 : 50

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ELECTRICAL LAYOUT -
PART 2

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A112

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1 POWER LAYOUT

A112 1 : 50

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PLUMBING LAYOUT

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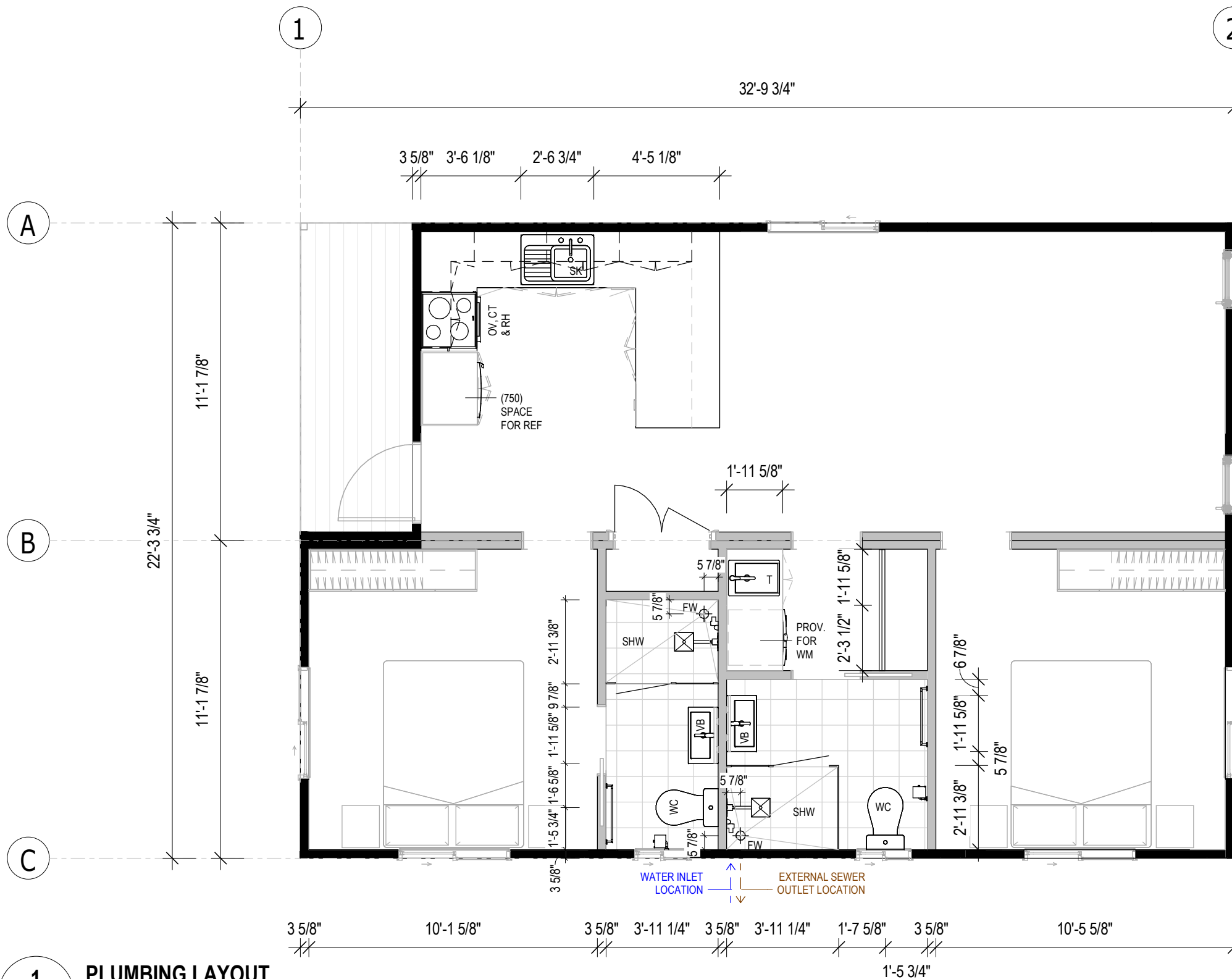
A113

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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
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	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

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WINDOW SCHEDULE										
No.	TYPE	GLAZING	SIZE		SILL HEIGHT	FRAME	SECURITY	QTY	COMMENTS	
			H	W						
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 RANGHOOD, 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 120V, 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 MIXED 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 (TEAK OAK FINISH)	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 TOWER 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 - GRAPHITE (STANDARD)
KITCHEN SINK - GRAPHITE (STANDARD)

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