



'MODERN'
CLADDING
THEME SHOWN



DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A000	TITLE PAGE	A
A101	FLOOR PLAN	A
A102	ELEVATIONS 1 OF 2	A
A103	ELEVATIONS 2 OF 2	A
A104	SECTION & INTERNAL 3D VIEWS	A
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A106	SCHEDULES	A

ORANA 10.0 x 6.8m 1 BEDROOM DWELLING with DECK

'THE ALBANY'

ORANA

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

WIND REGION:			 NORTH
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 - 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

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

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

DRAWING STATUS

ISSUED FOR REVIEW

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SHEET TITLE

FLOOR PLAN

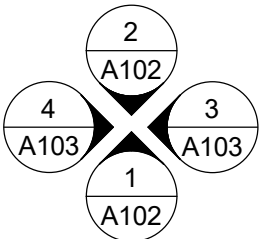
DRAWING NUMBER

A101

REVISION
A
SCALE AT A3
1 : 50

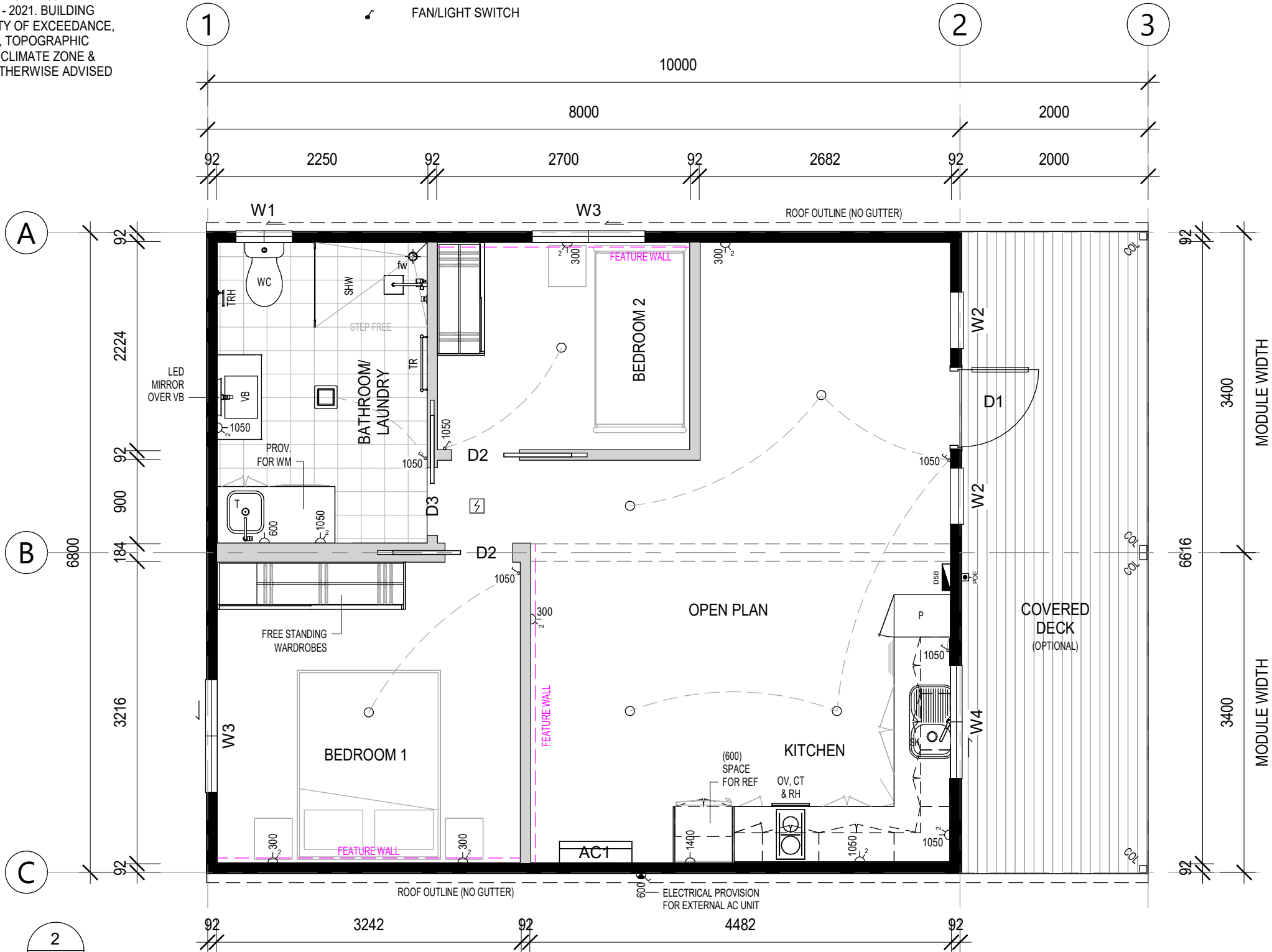
29/03/2026 3:20:29 AM

ELEVATION
KEY GUIDE

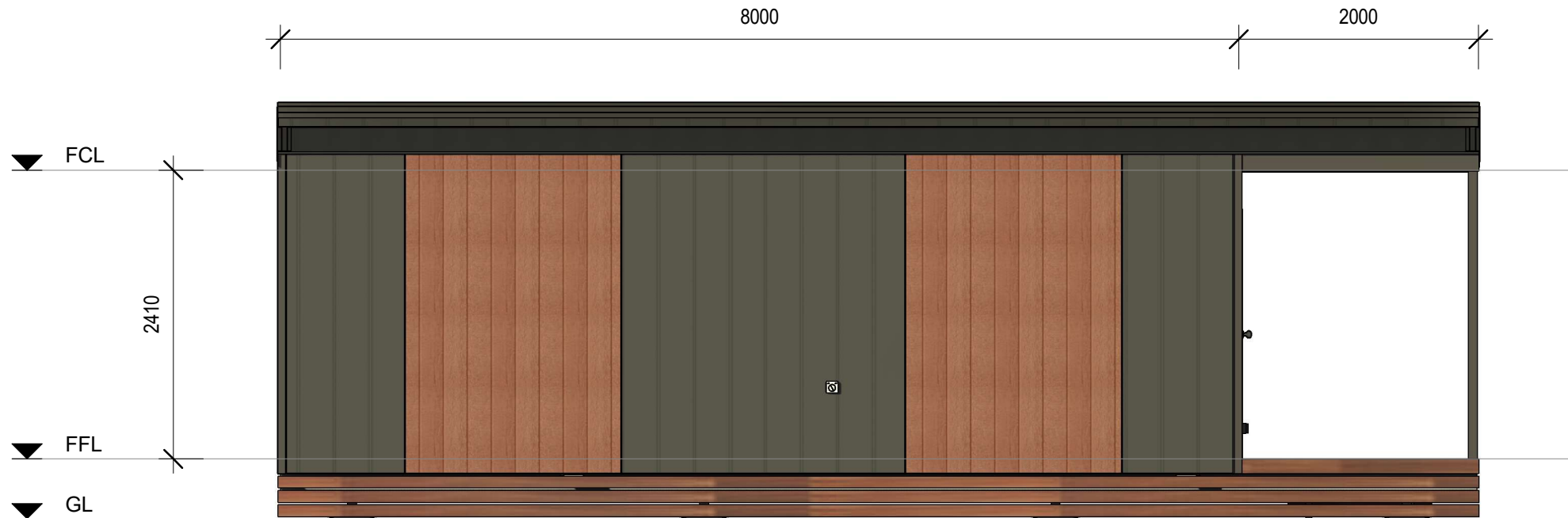


FLOOR PLAN

1 : 50



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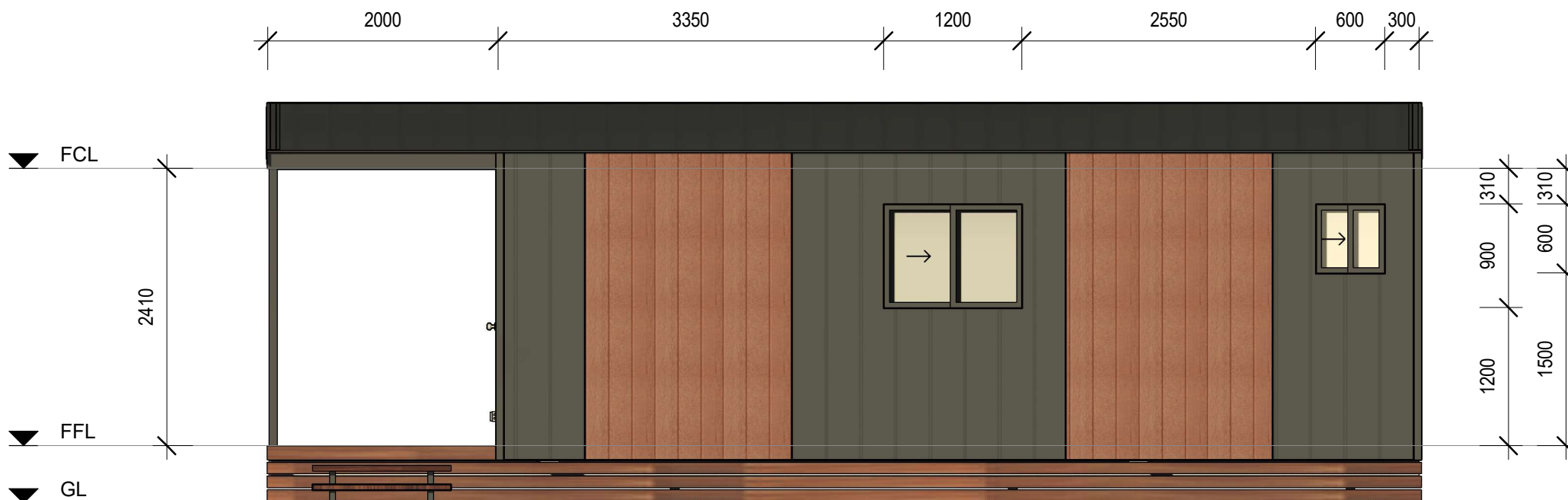


FRONT ELEVATION (1)

1 : 50

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REAR ELEVATION (2)

1 : 50

BUILDING NAME

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SHEET TITLE

ELEVATIONS 1 OF 2

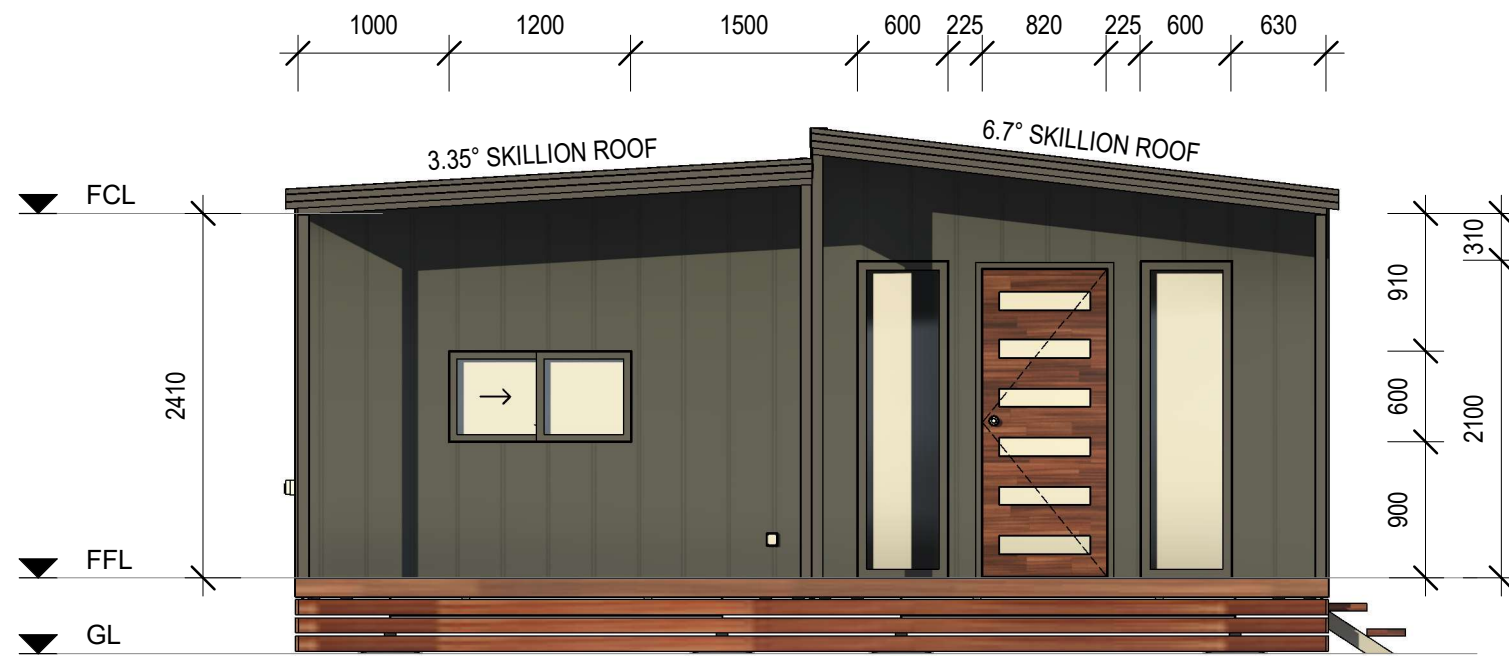
DRAWING NUMBER

A102

REVISION
A
SCALE AT A3
1 : 50

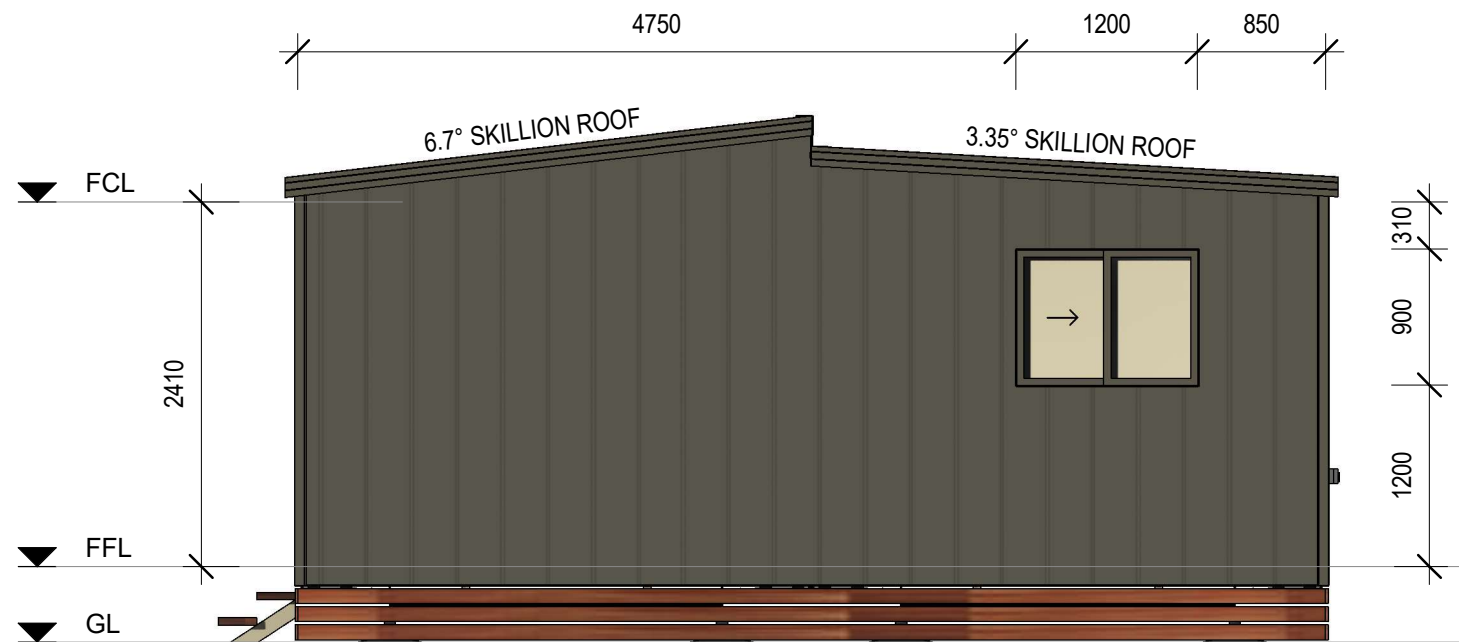
29/03/2026 3:20:32 AM

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RIGHT ELEVATION (3)

1 : 50



LEFT ELEVATION (4)

1 : 50

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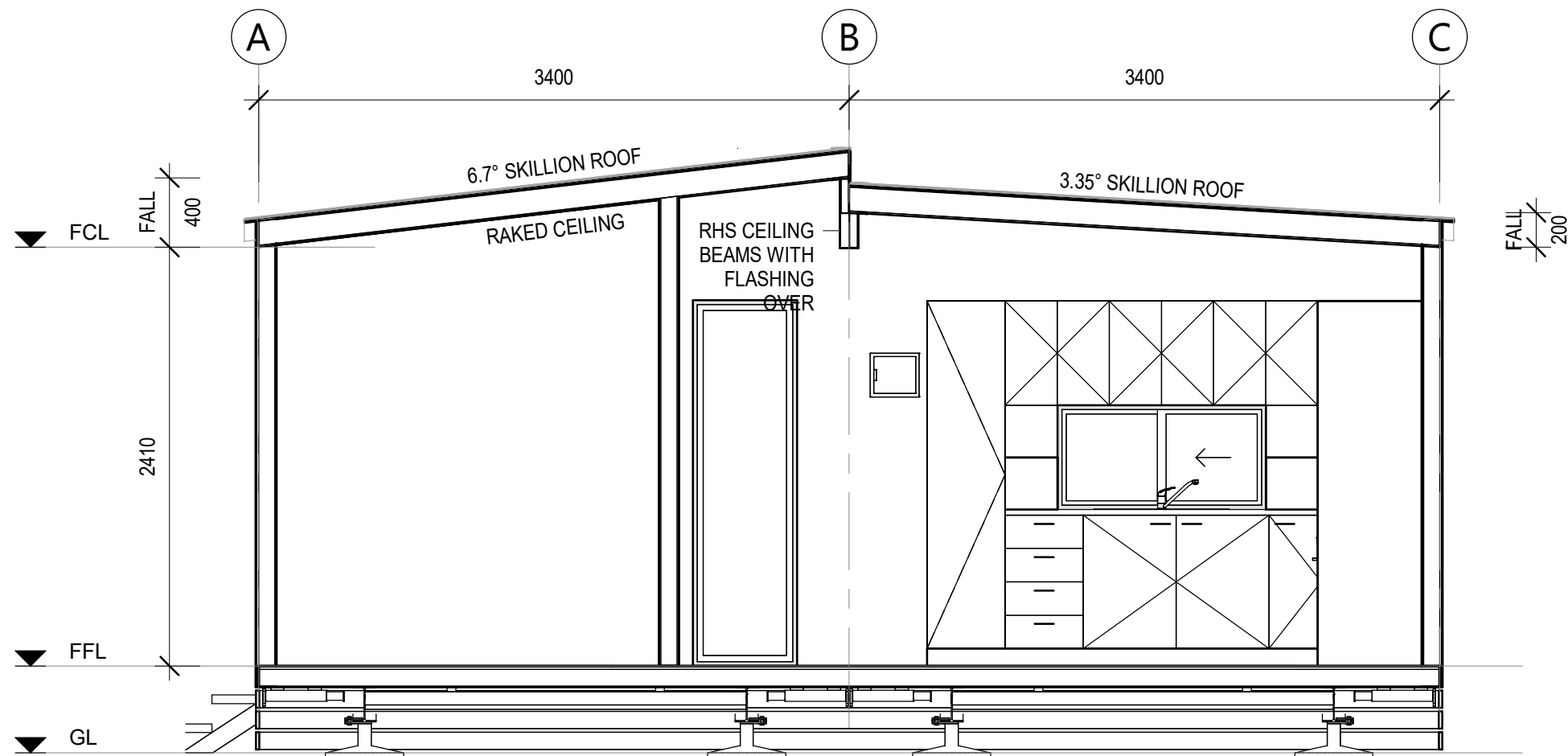
ELEVATIONS 2 OF 2

DRAWING NUMBER

A103

REVISION
A
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1 : 50

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SECTION A-A

1 : 35

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**SECTION & INTERNAL
3D VIEWS**

DRAWING NUMBER

A104

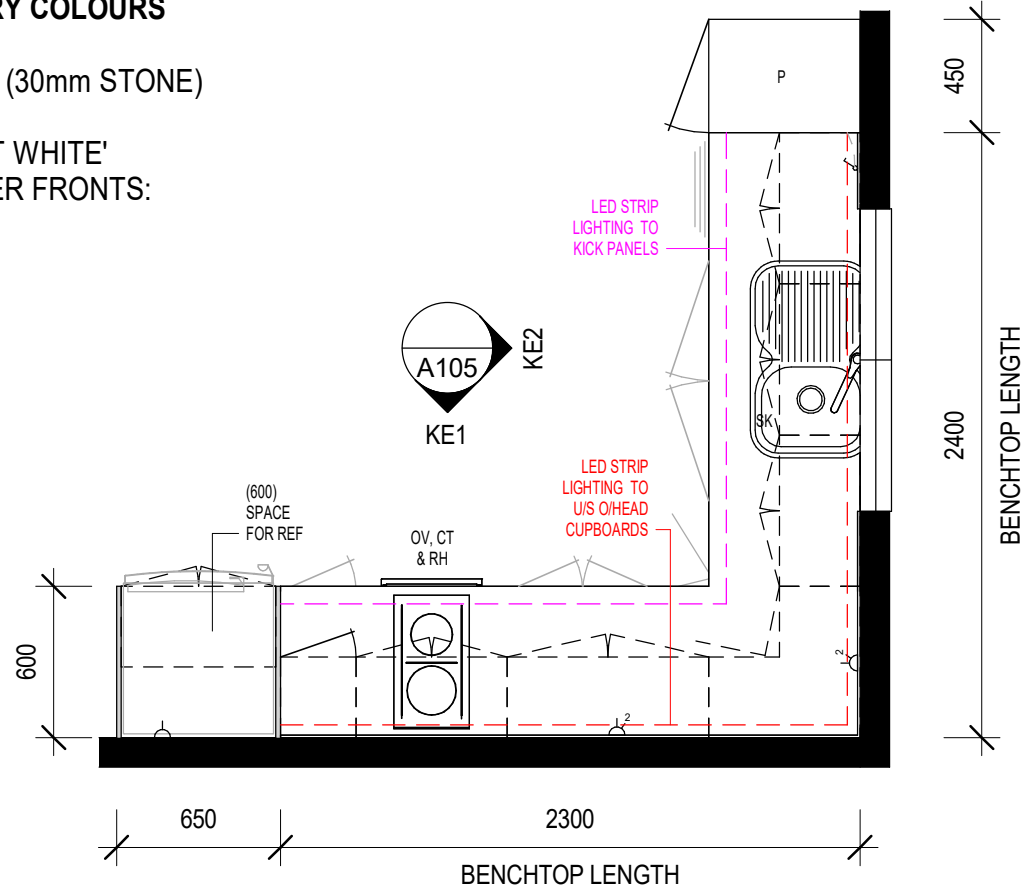
REVISION
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SCALE AT A3
1 : 35

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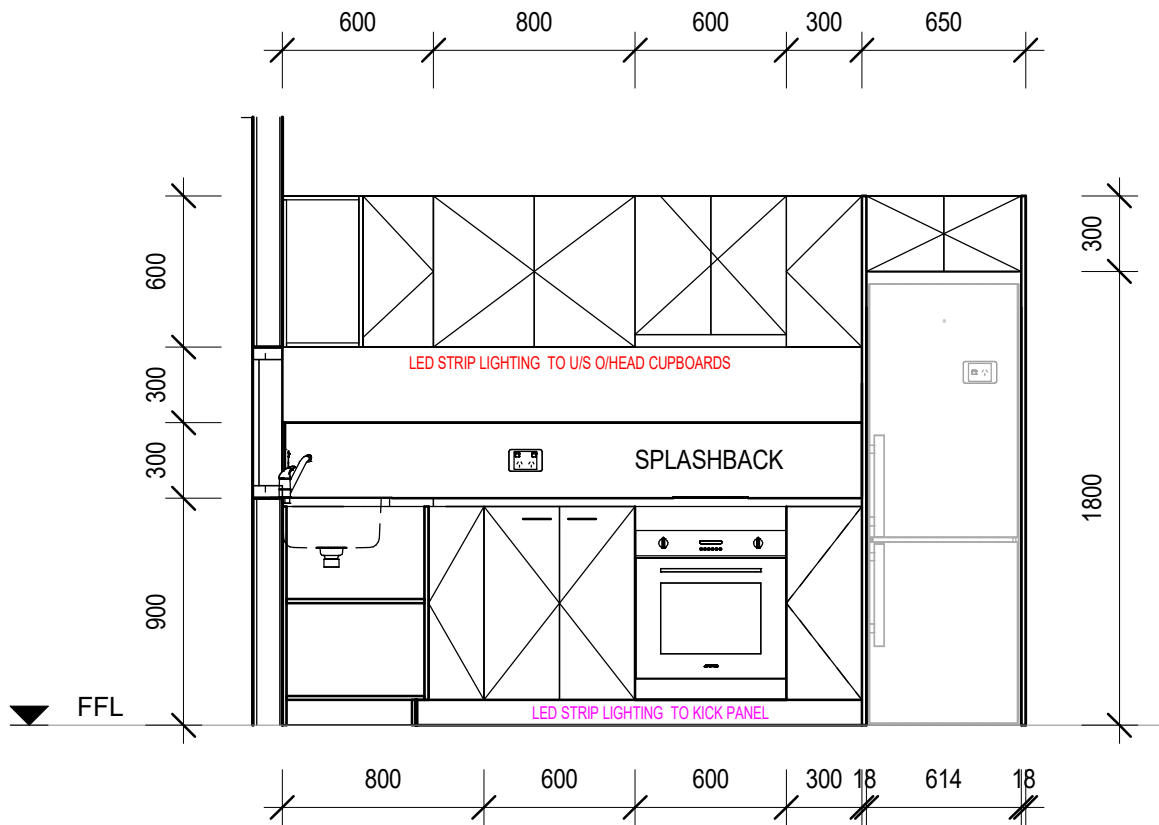
KITCHEN & LAUNDRY JOINERY COLOURS

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



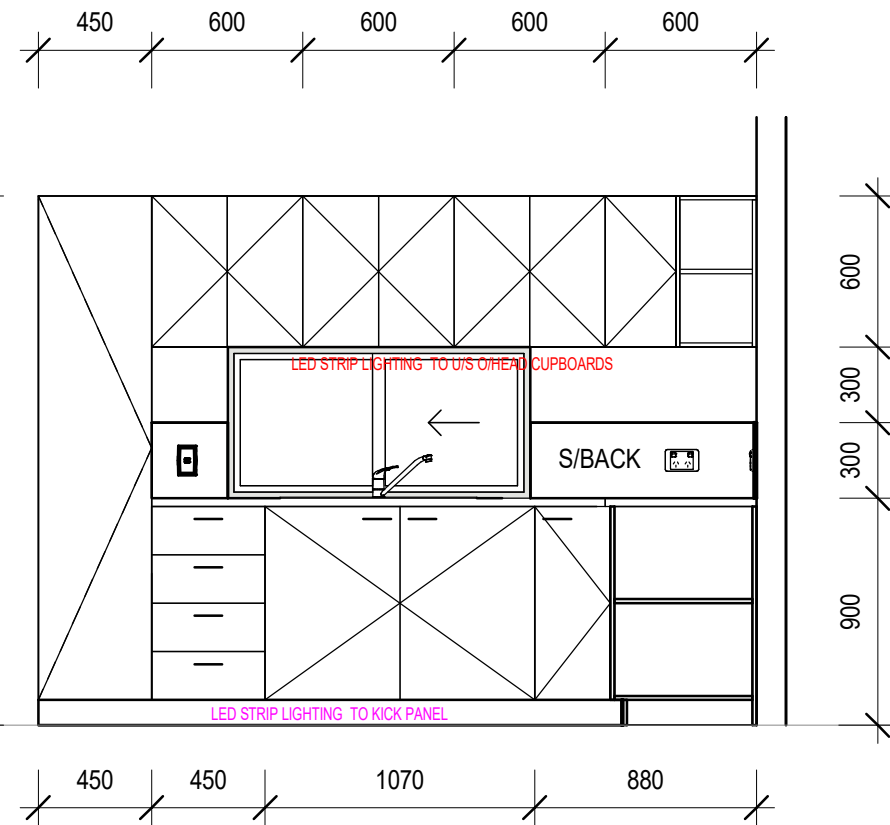
KITCHEN JOINERY - PLAN VIEW

1 : 30



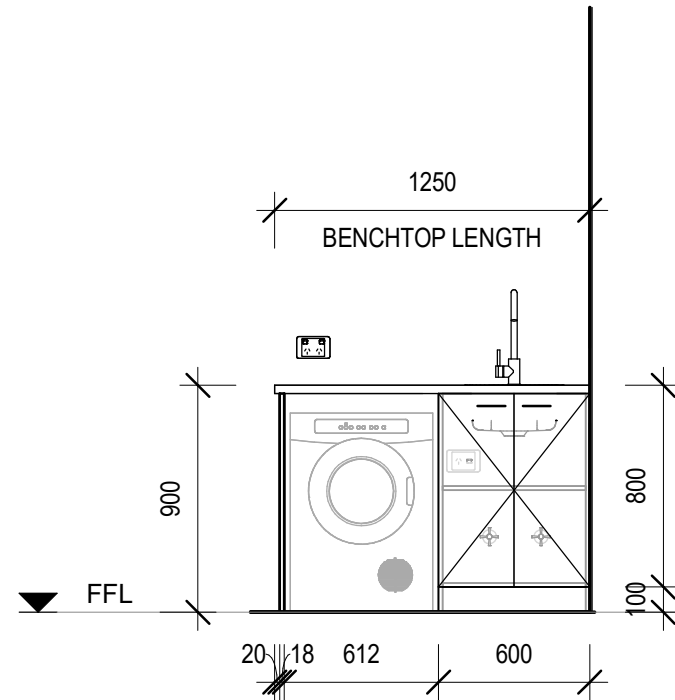
KITCHEN ELEVATION 1 (KE1)

1 : 30



KITCHEN ELEVATION 1 (KE2)

1 : 30



LAUNDRY ELEVATION

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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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
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 ANGLES	'TBC'	
	'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 BLANK	'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

WINDOW SCHEDULE									
No.	TYPE	GLAZING	SIZE		SILL HEIGHT	FRAME	SECURITY	QTY	COMMENTS
			H	W					
W1	SLIDING	OBSCURE GLASS	600	600	1500	uPVC	-	1	
W2	FIXED	CLEAR GLASS	2100	600	0	uPVC	-	2	
W3	SLIDING	CLEAR GLASS	900	1200	1200	uPVC	-	2	
W4	SLIDING	CLEAR GLASS	600	1200	900	uPVC	-	1	

MECHANICAL SERVICES SCHEDULE			
No.	DESCRIPTION	QTY	COMMENTS
-	2 IN 1 EXHAUST FAN AND LIGHT COMBO	1	CEILING MOUNTED
AC1	PROVISION FOR SPLI T SYSTEM AC	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	9
-	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	6
-	LIGHT SWITCH, SINGLE	2
-	LIGHT SWITCH, SINGLE FOR KITCHEN STRIP LIGHTING	1
-	LIGHT SWITCH, TWO GANG	1
-	SWITCH FOR 2-IN-1 EXH FAN/LIGHT COMBO	1
Plumbing Fixtures		
-	LAUNDRY MIXER TAP	1
-	RAIL SHOWER WITH HEAD AND WAND	1

FITTINGS SCHEDULE		
ITEM	DESCRIPTION	QTY
-	SHOWER MIXER TAP	1
-	WASHING MACHINE TAPSET	1
fw	FLOOR WASTE	1
SHW	SEMI-FRAMELESS GLASS SHOWER SCREEN, NO DOOR, 1200x900mm	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	TOWEL 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)

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SCHEDULES

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A106

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