

Working Drawings

1	Cover Sheet	N/A
2	Site Plan	1:200 @ A3
3	Driveway Section	1:100 @ A3
4	Floor Plan - Lower	1:100 @ A3
5	Floor Plan - Upper	1:100 @ A3
6	Elevations 1 of 2	1:100 @ A3
7	Elevations 2 of 2	1:100 @ A3
8	Sections / Details 1 of 2	as per dwg.
9	Sections / Details 2 of 2	as per dwg.
10	Slab Layout	1:100 @ A3
11	Electrical Plan	1:100 @ A3
12	Bracing Plan	1:100 @ A3
13	Sun study June	1:200 @ A3
14	Sun Study December	1:200 @ A3
15	3D Perspectives	nts @ A3

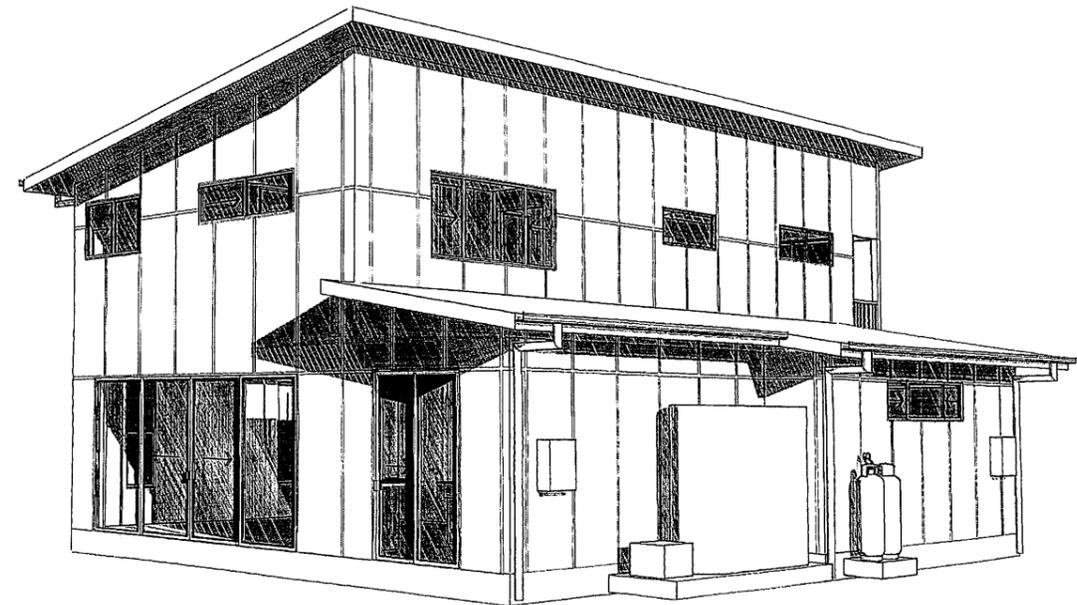
G.J. Gardner. HOMES

Issue	Date	Description
WD-A	09/02/22	BA Issue
WD-B	22/03/22	Basix changes
WD-C	03/05/22	Amendments as per request

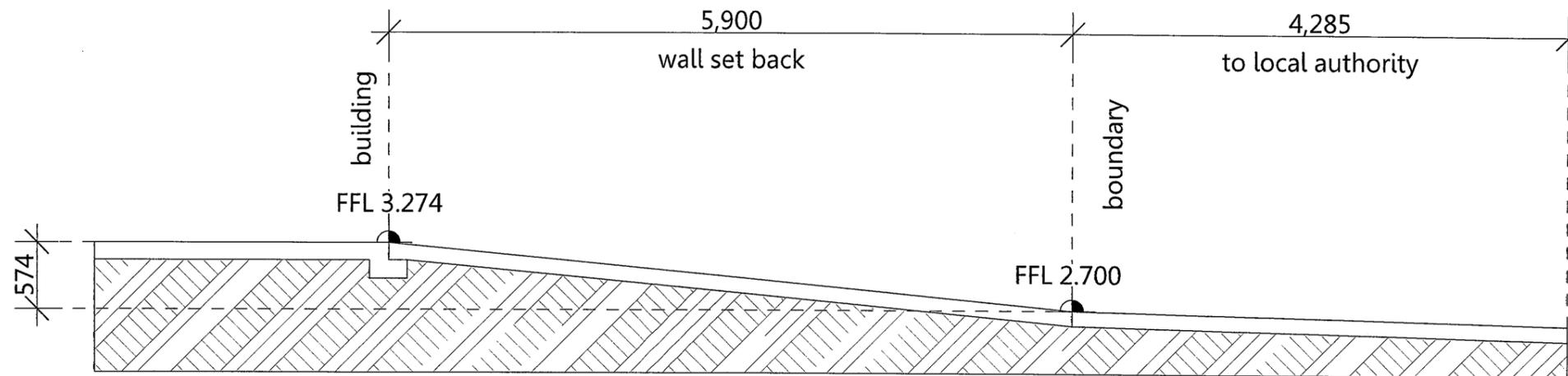
Proposed New Building For:

Yuki Koresawa & Takayo Otsu

Lot 2, 1 Luan Court, Byron Bay



NOTES:
 Images Are Diagramatic Only
 Refer To Elevations For Details



max 25% grade
(actual grade 9.73%)
driveway section - scale: 1:50

Area Calculations	
Living Lower:	95.61 sqm
Living Upper:	84.01 sqm
Garage:	21.47 sqm
Porch:	2.94 sqm
Balcony:	6.50 sqm
Total:	210.53 sqm

PK 09/05/22

+6.50 sqm plain conc. only under balcony

G.J. Gardner. HOMES

T: (07) 5523 0988
W: www.gjgardner.com.au
A: Shop 5 / 107 Minjungbal Drive
Tweed Heads South NSW 2486

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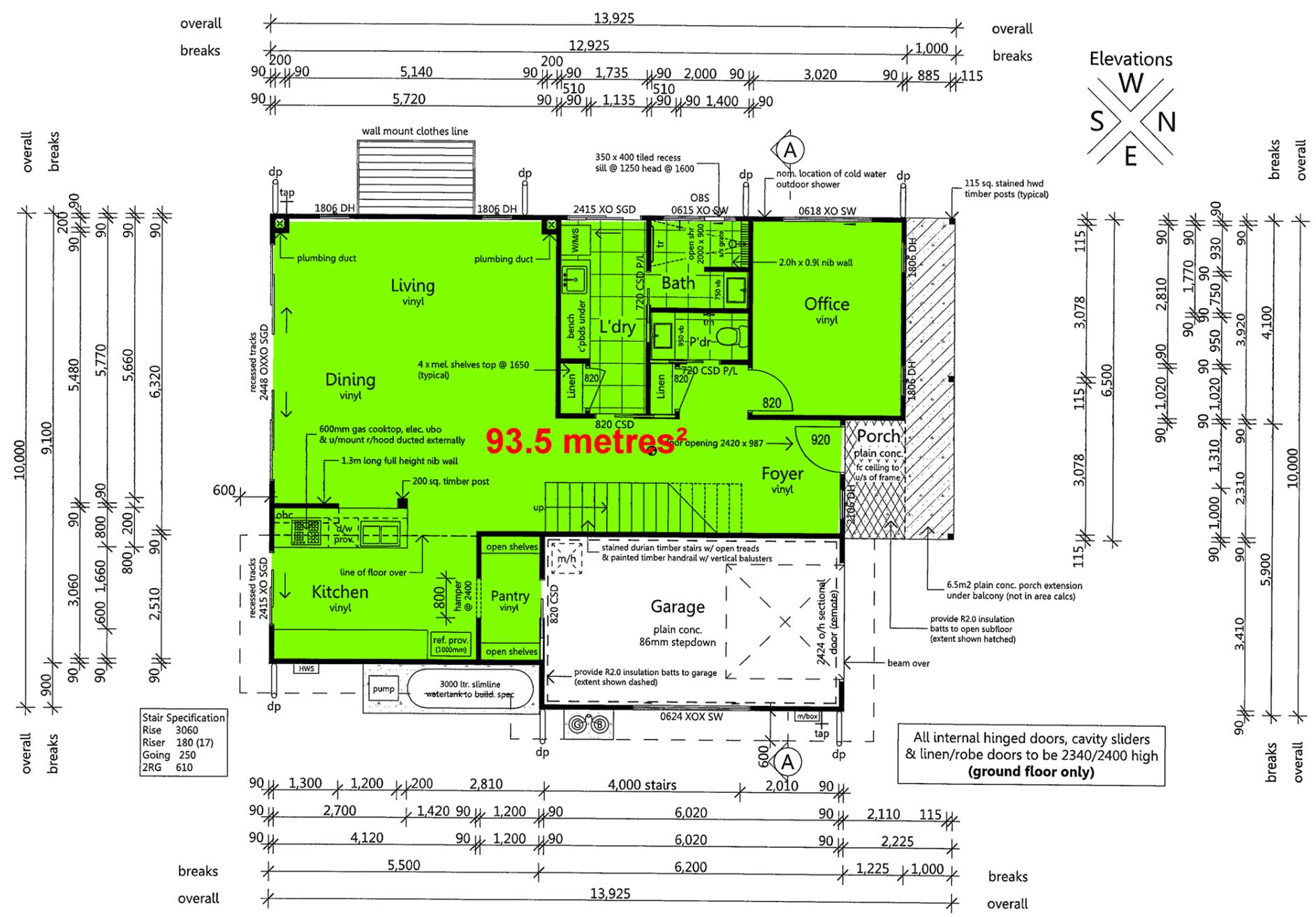
Please Read Carefully
This plan certified correct is the one referred to in the contract & specifications and I understand change hereafter may not be possible. These plans supercede all other previous plans or sketches.
Owner / s *Y.K. T.O.* Date: *6/5/22*
Owner / s *T.O.* Date: *6/5/22*

Client:
Yuki Koresawa & Takayo Otsu
Lot 2, 1 Luan Court,
Byron Bay

Title:
Driveway Section
Design Name:
Modified Balwyn

Plot Date: 3/05/2022	Drawing No: 3 of 15	Issue: C	Scale: 1:100 @ A3
Job No: 240835	Working Drawings		Designed By: GJ
			Drawn By: JD
			Checked By: MB

Notes:
 1. Refer sheet 1 for standard floorplan notes
 2. ● - Smoke detectors to be connected to mains power and having a standby power supply in accordance with AS3786-1993.
 3. Floor coverings - all as indicated on floor plan and all by builder.



Bushfire Protection Requirements
 Building constructed to BAL 19 bushfire requirements to all sides of the building

Bearers & joists
 • As specified by engineer designed & fixed in accordance with manufacturer's specifications & tie down details
 • Layout as per frame & truss manufacturer's or engineers design

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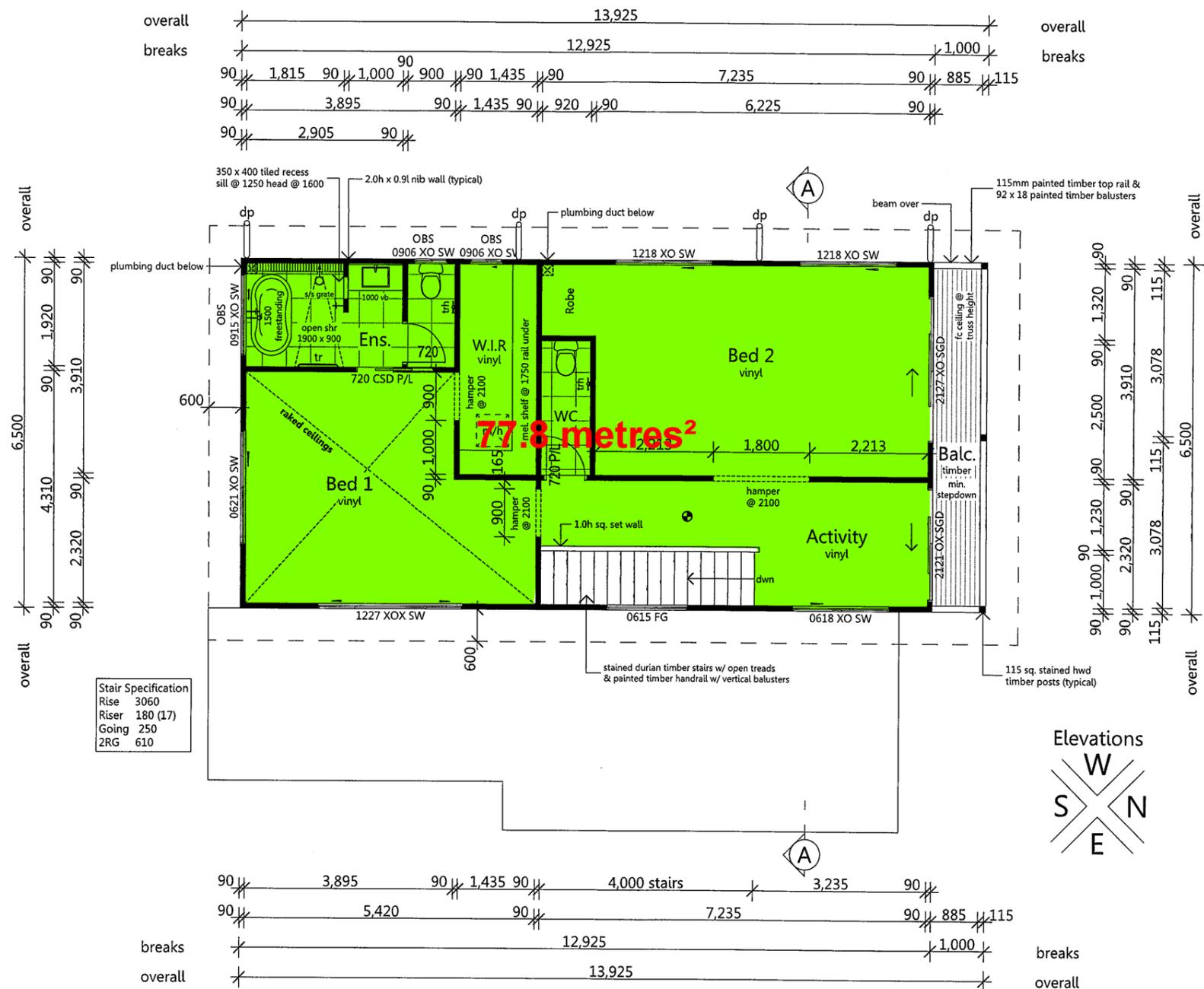
Please Read Carefully
 This plan certified correct is the one referred to in the contract & specifications and I understand change hereafter may not be possible. These plans supersede all other previous plans or sketches.
 Owner / s Date: 6/5/22
 Owner / s Date: 6/5/22

Client:
Yuki Koresawa & Takayo Otsu
 Lot 2, 1 Luan Court,
 Byron Bay

Title:
Floor Plan - Lower
 Design Name:
Modified Balwyn

Plot Date: 3/05/2022	Drawing No: 4 of 15	Issue: C	Scale: 1:100 @ A3
Job N°: 240835	Working Drawings		Designed By: GJ
			Drawn By: JD
			Checked By: MB

Notes:
 1. Refer sheet 1 for standard floorplan notes
 2. ● - Smoke detectors to be connected to mains power and having a standby power supply in accordance with AS3786-1993.
 3. Floor coverings - all as indicated on floor plan and all by builder.



Bushfire Protection Requirements
 Building constructed to BAL 19 bushfire requirements to all sides of the building

Bearers & joists
 • As specified by engineer designed & fixed in accordance with manufacturer's specifications & tie down details
 • Layout as per frame & truss manufacturer's or engineers design

Area Calculations	
Living Lower:	95.61 sqm
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Garage:	21.47 sqm
Porch:	2.94 sqm
Balcony:	6.50 sqm
Total:	210.53 sqm

+6.50 sqm plain conc. only under balcony

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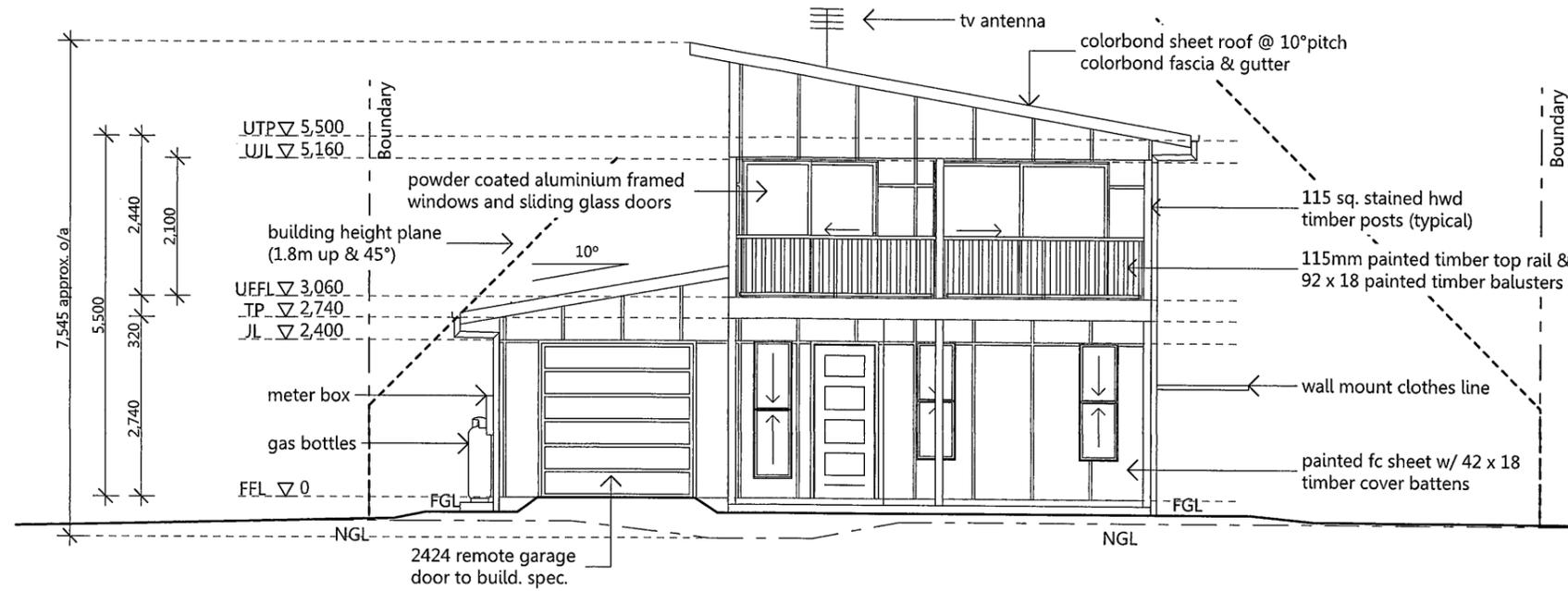
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 Owner / s: Y.K. Date: 6/5/22
 Owner / s: T.O. Date: 6/5/22

Client:
Yuki Koresawa & Takayo Otsu
 Lot 2, 1 Luan Court,
 Byron Bay

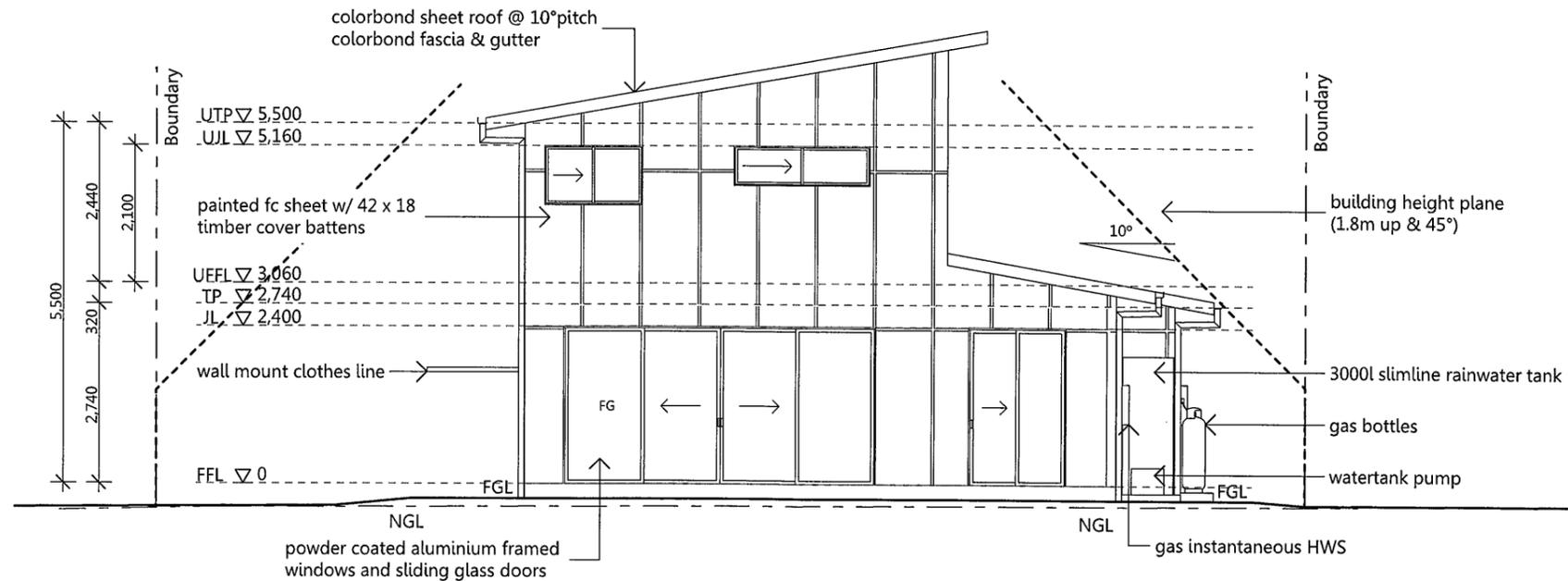
Title:
Floor Plan - Upper
 Design Name:
Modified Balwyn

Plot Date: 3/05/2022	Drawing No: 5 of 15	Issue: C	Scale: 1:100 @ A3
Job No: 240835	Designed By: GJ		Drawn By: JD
Working Drawings			Checked By: MB

Note: 42 x 42 architraves to external windows



North Elevation



South Elevation

Bushfire Protection Requirements

Building constructed to BAL 19 bushfire requirements to all sides of the building

Note:

- These plans are to be read in conjunction with builders detailed specifications & all engineering documentation.
- Articulation joints as per engineering details
- All opening windows with fall height of 2m or greater to be restricted to max. 125mm opening

Area Calculations

Living Lower:	95.61 sqm
Living Upper:	84.01 sqm
Garage:	21.47 sqm
Porch:	2.94 sqm
Balcony:	6.50 sqm
Total:	210.53 sqm

+6.50 sqm plain conc. only under balcony

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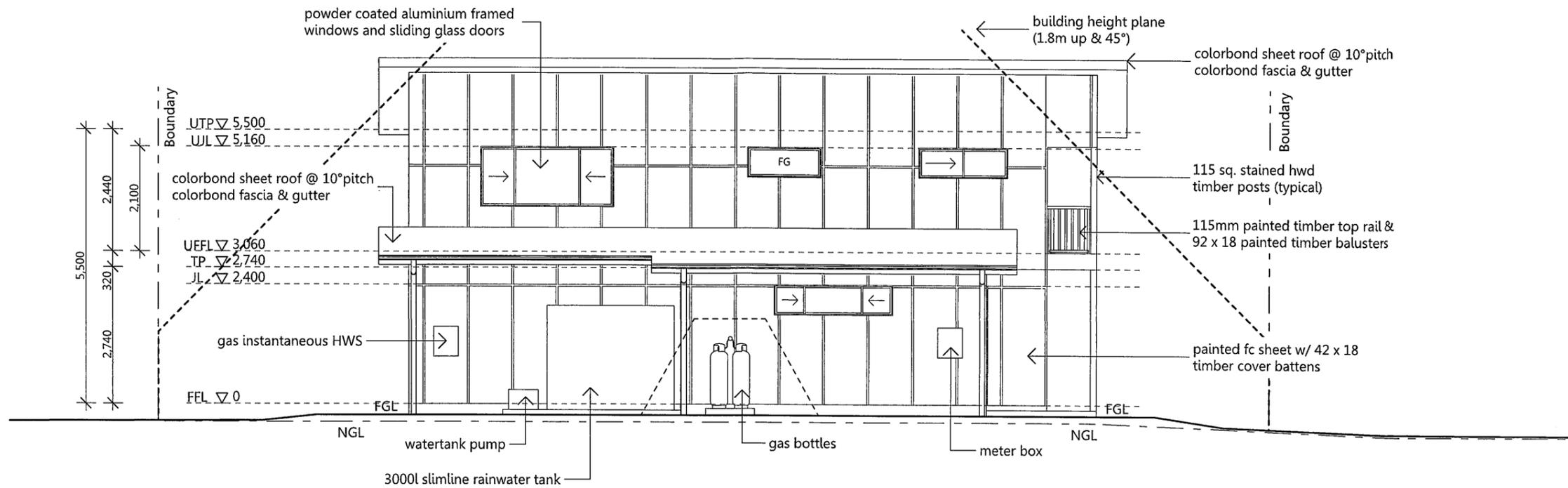
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Owner / s Date: 6/5/22
Owner / s Date: 6/5/22

Client:
Yuki Koresawa & Takayo Otsu
Lot 2, 1 Luan Court,
Byron Bay

Title:
Elevations 1 of 2
Design Name:
Modified Balwyn

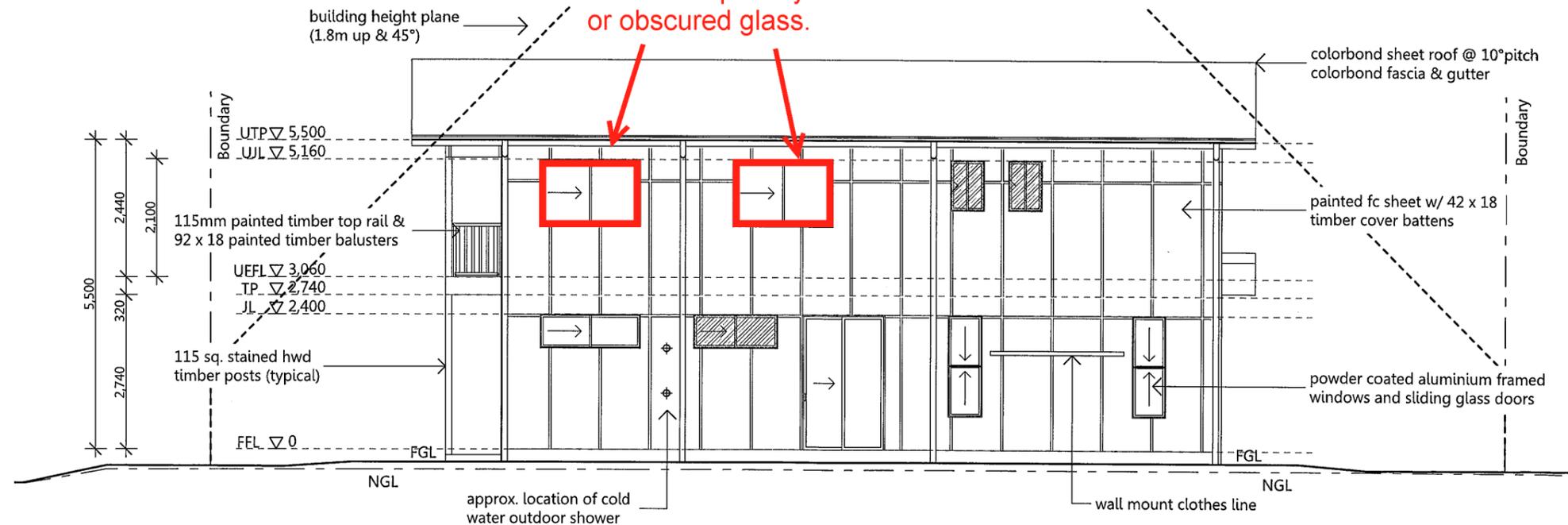
Plot Date: 3/05/2022	Drawing No: 6 of 15	Issue: C	Scale: 1:100 @ A3
Job No: 240835	Designed By: GJ		Drawn By: JD
Working Drawings			Checked By: MB

Note: 42 x 42 architraves to external windows



East Elevation

Windows to be treated with 50/50 privacy screens or obscured glass.



West Elevation

Bushfire Protection Requirements
Building constructed to BAL 19 bushfire requirements to all sides of the building

Note:

- These plans are to be read in conjunction with builders detailed specifications & all engineering documentation.
- Articulation joints as per engineering details
- All opening windows with fall height of 2m or greater to be restricted to max. 125mm opening

Area Calculations

Living Lower:	95.61 sqm
Living Upper:	84.01 sqm
Garage:	21.47 sqm
Porch:	2.94 sqm
Balcony:	6.50 sqm
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+6.50 sqm plain conc. only under balcony

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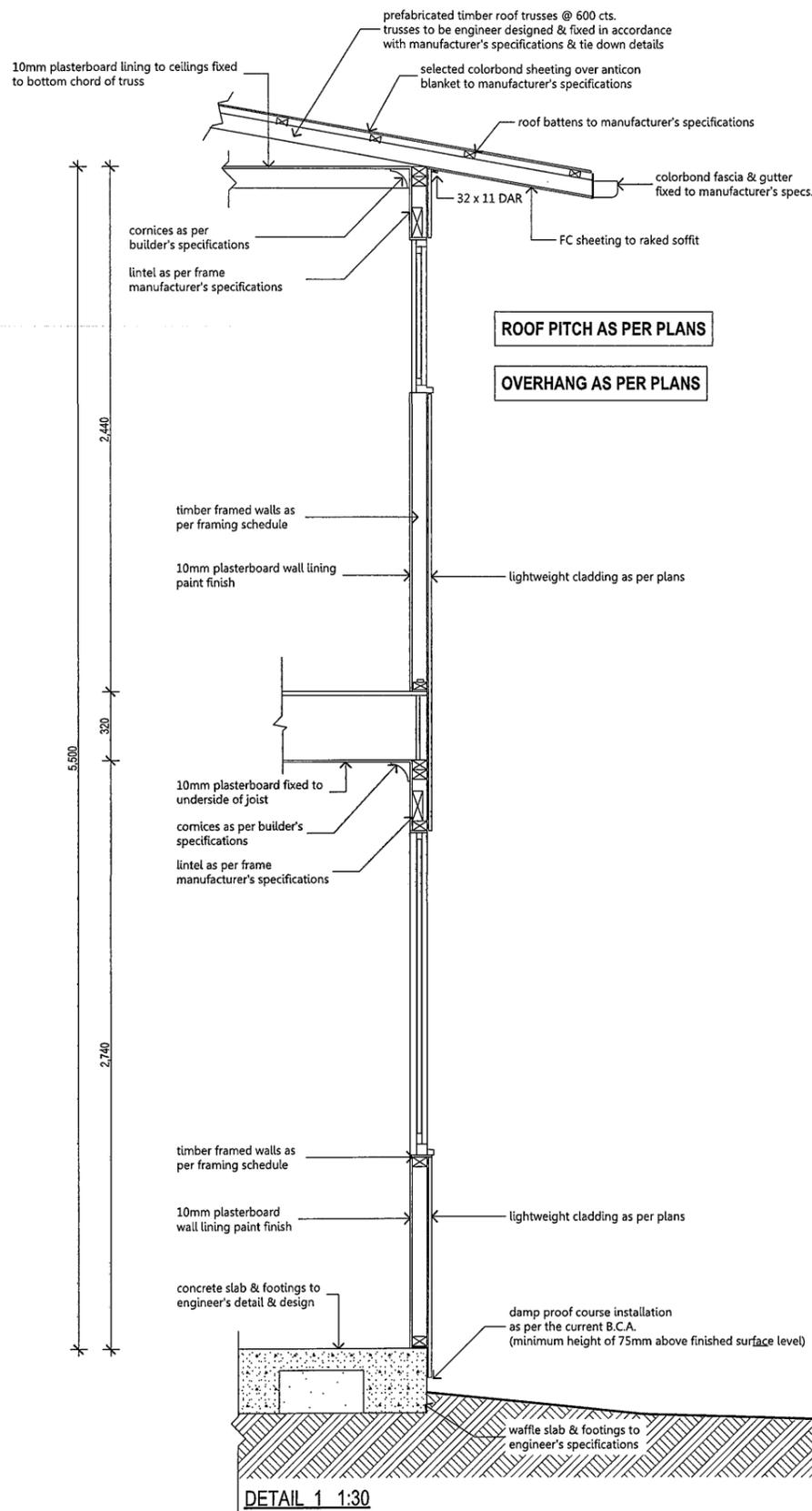
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Owner / s Date: 6/15/22
Owner / s Date: 6/15/22

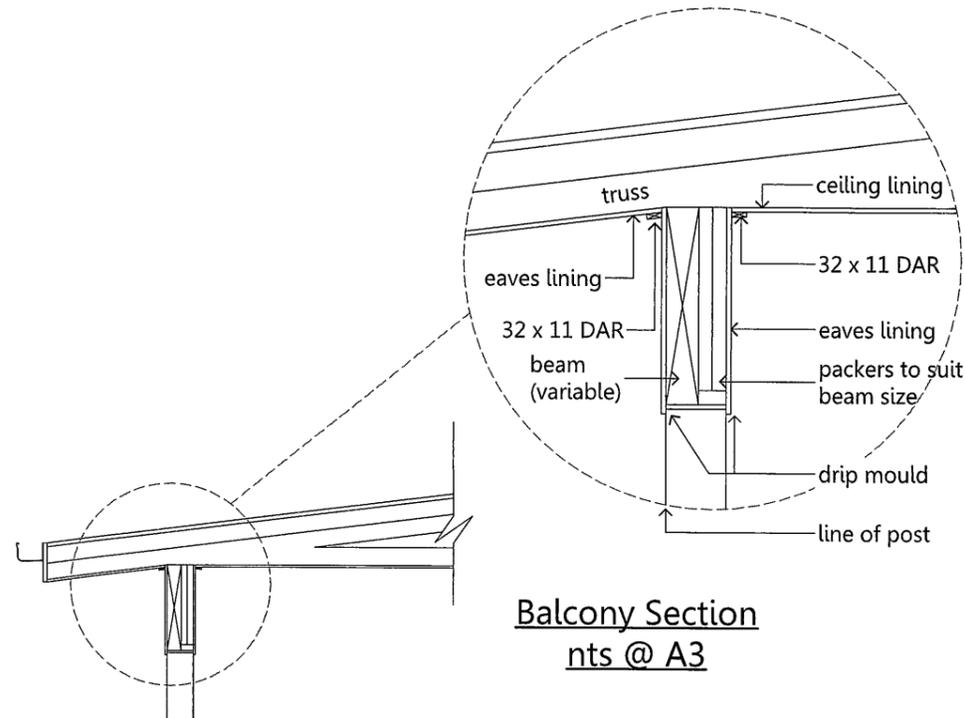
Client:
Yuki Koresawa & Takayo Otsu
Lot 2, 1 Luan Court,
Byron Bay

Title:
Elevations 2 of 2
Design Name:
Modified Balwyn

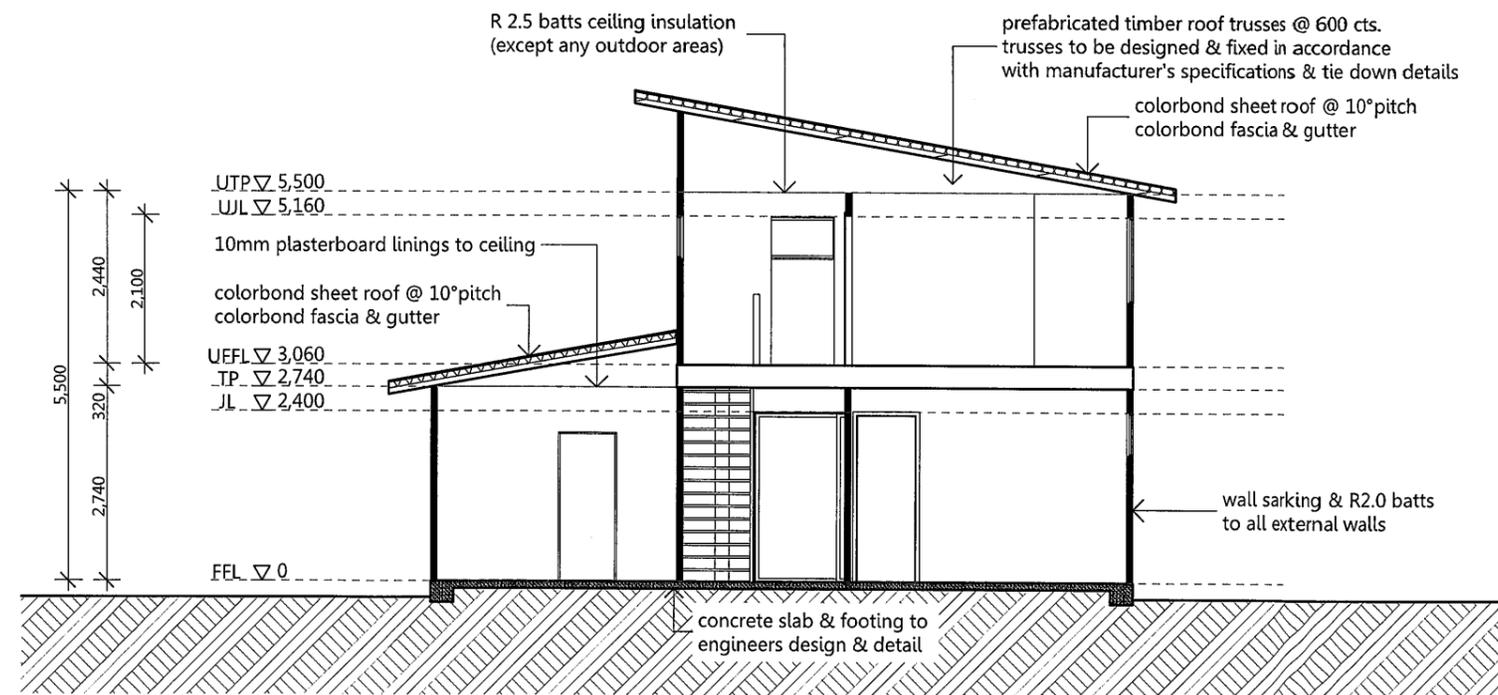
Plot Date: 3/05/2022	Drawing No: 7 of 15	Issue: C	Scale: 1:100 @ A3
Job No: 240835	Designed By: GJ		Drawn By: JD
Working Drawings		Checked By: MB	



DETAIL 1 1:30



Balcony Section
nts @ A3



Section A 1:100 @A3

Area Calculations	
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Porch:	2.94 sqm
Balcony:	6.50 sqm
Total:	210.53 sqm

+6.50 sqm plain conc. only under balcony

PK 09/05/22

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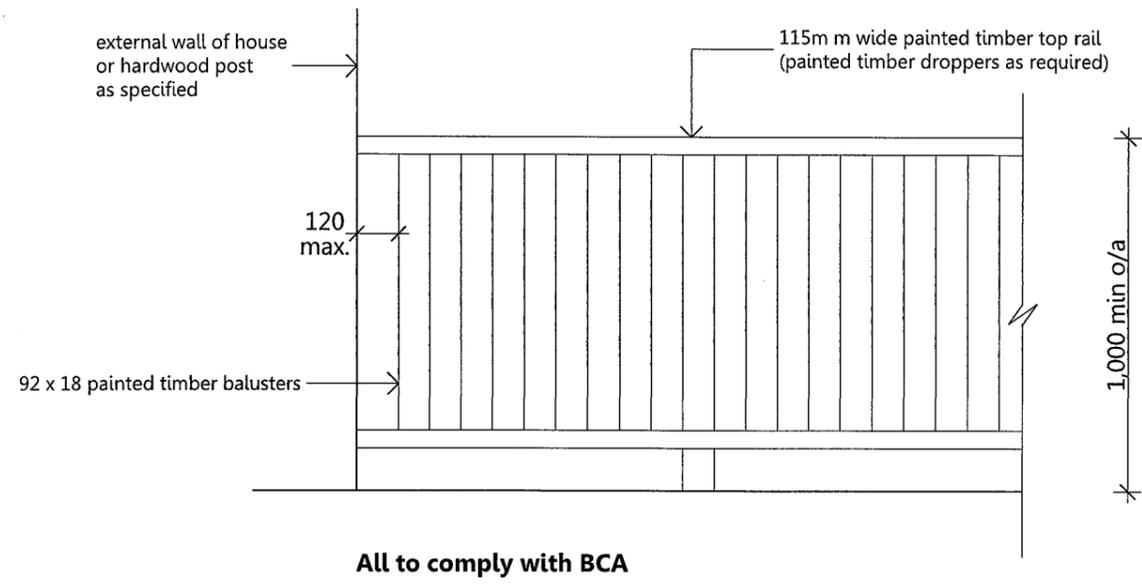
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Owner / s Date 6/5/22
A.O Date 6/5/22

Client:
Yuki Koresawa & Takayo Otsu
Lot 2, 1 Luan Court,
Byron Bay

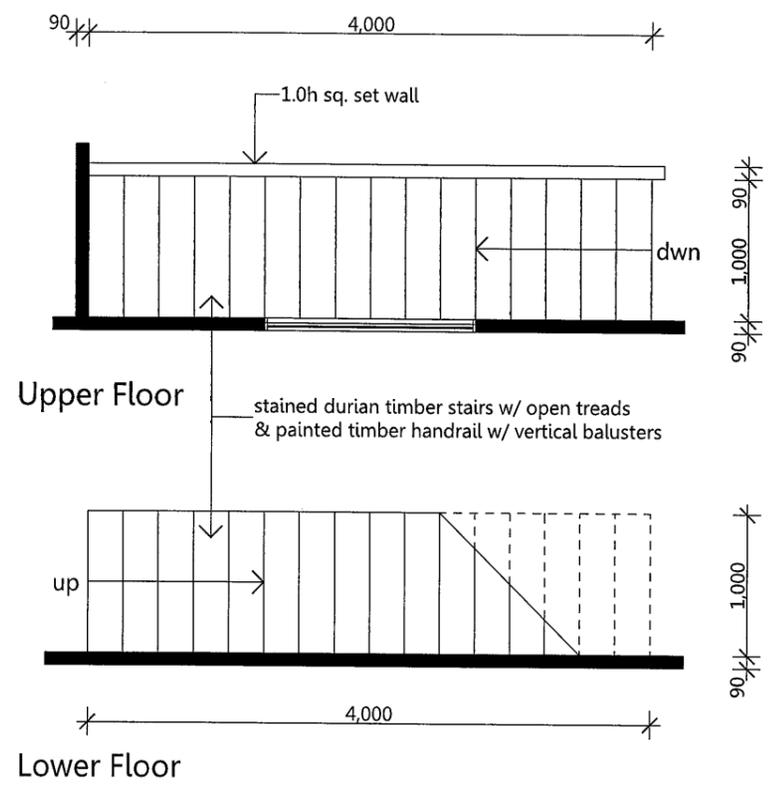
Title:
Sections / Details 1 of 2
Design Name:
Modified Balwyn

Plot Date: 3/05/2022	Drawing No: 8 of 15	Issue: C	Scale: as per dwg.
Job No: 240835	Designed By: GJ		Drawn By: JD
Working Drawings			Checked By: MB

Note: 1000mm wide (between frames) stained durian timber stairs. Open treads. 250 goings typical. All to stair manufacturer's specs and T.B.C. on site. Painted timber handrail & vertical balustrade to one side.



External Balustrading Detail
1:20 @ A3



Stair Detail
1:50 @A3

Stair Specification	
Rise	3060
Riser	180 (17)
Going	250
2RG	610

Area Calculations	
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+6.50 sqm plain conc. only under balcony

RK 09/05/22

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Owner / s Date: *6/5/22*
Owner / s Date: *6/5/22*

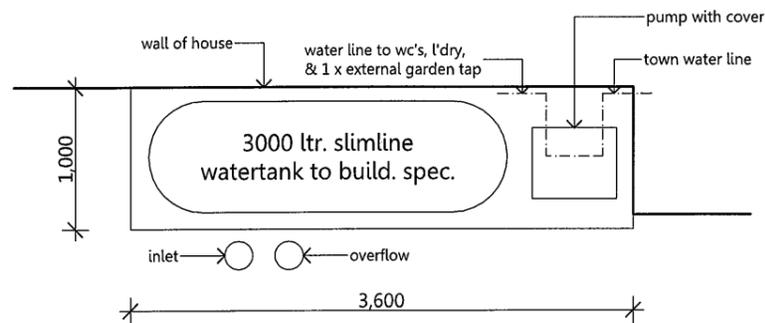
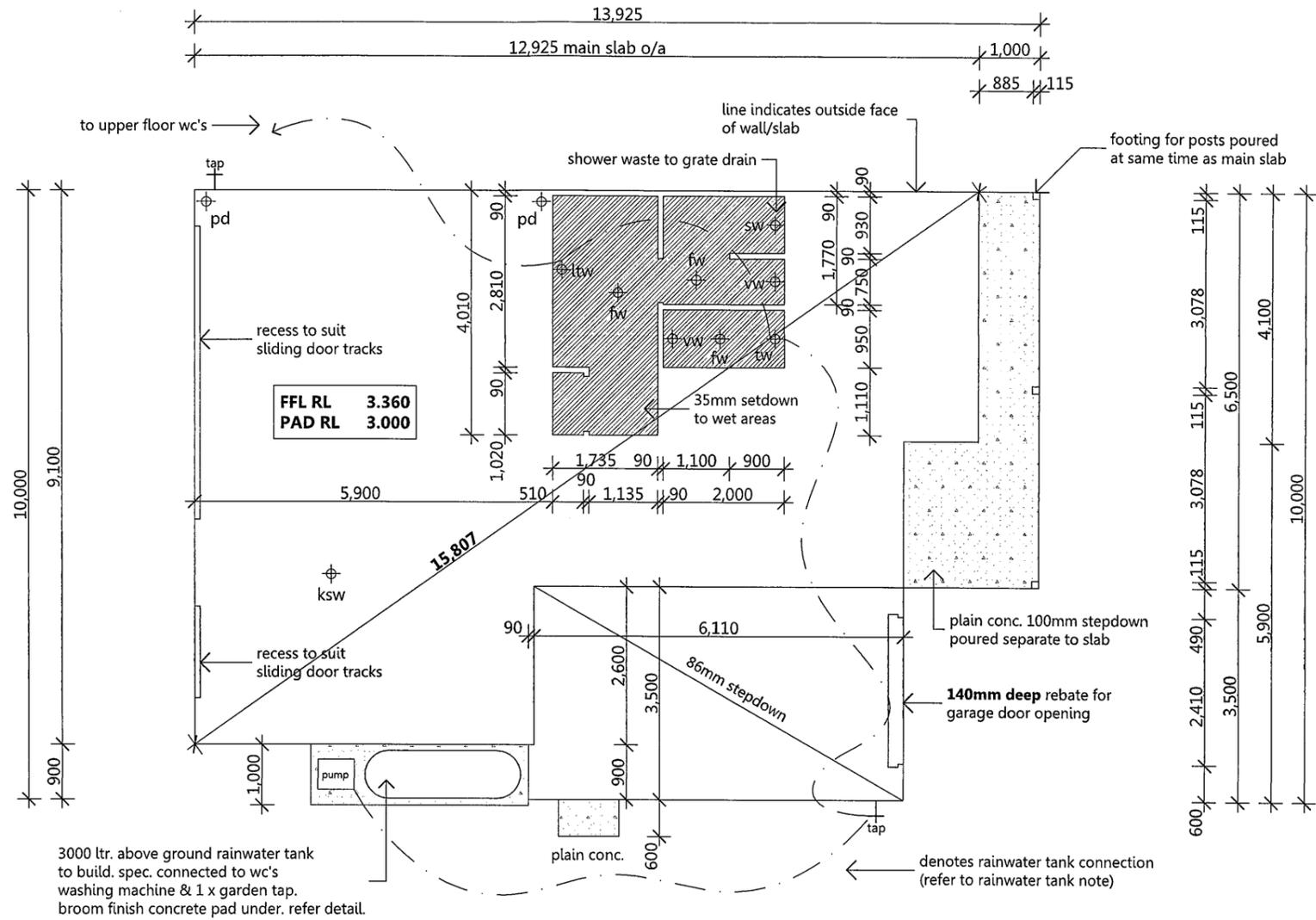
Client:
Yuki Koresawa & Takayo Otsu
Lot 2, 1 Luan Court,
Byron Bay

Title:
Sections / Details 2 of 2
Design Name:
Modified Balwyn

Plot Date: 3/05/2022	Drawing No: 9 of 15	Issue: C	Scale: as per dwg.
Job No: 240835	Designed By: GJ		Drawn By: JD
Working Drawings			Checked By: MB

Legend

- ⊕ Under Slab Points
- fw Floor Waste
- tw Toilet Waste
- vw Vanity Waste
- sw Shower Waste
- bw Bath Waste
- ksw Kitchen Sink Waste
- ltw L'dry Tub Waste
- pd Plumbing Duct Waste
- lbw Load Bearing Wall



Typical Rainwater Tank Detail
1:50 @ A3

Notes

- Verify all dimensions prior to commencement.
- All plan dimensions are to outside of brickwork unless noted otherwise
- Footings and slab construction to be in accordance with any geotechnical report & engineer's detail for this allotment.
- Termite protection to be in accordance with AS 3660.1 - 1995 and B.C.A 3.1.3.

Area Calculations	
Living Lower:	95.61 sqm
Living Upper:	84.01 sqm
Garage:	21.47 sqm
Porch:	2.94 sqm
Balcony:	6.50 sqm
Total:	210.53 sqm

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Owner / s Date: 6/5/22
Owner / s Date: 6/5/22

Client:
Yuki Koresawa & Takayo Otsu
Lot 2, 1 Luan Court,
Byron Bay

Title:
Slab Layout
Design Name:
Modified Balwyn

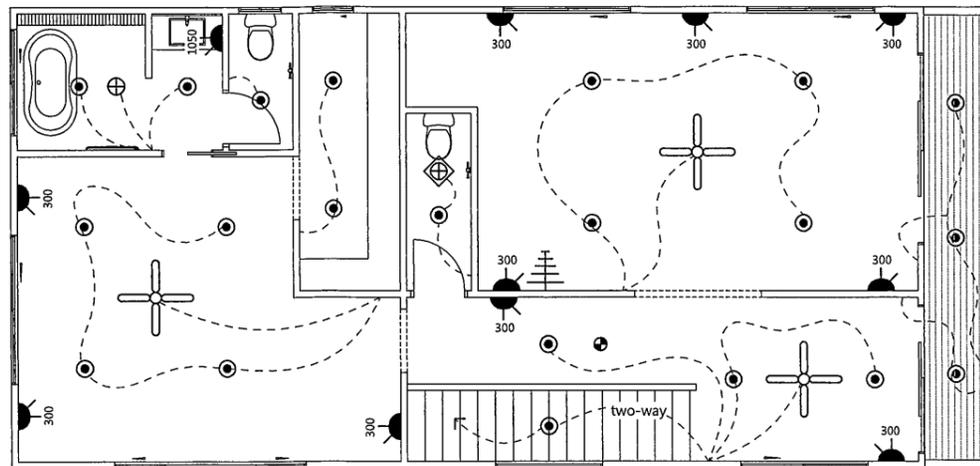
Plot Date: 3/05/2022	Drawing No: 10 of 15	Issue: C	Scale: 1:100 @ A3
Job No: 240835	Designed By: GJ		Drawn By: JD
Working Drawings			Checked By: MB



Electrical Legend

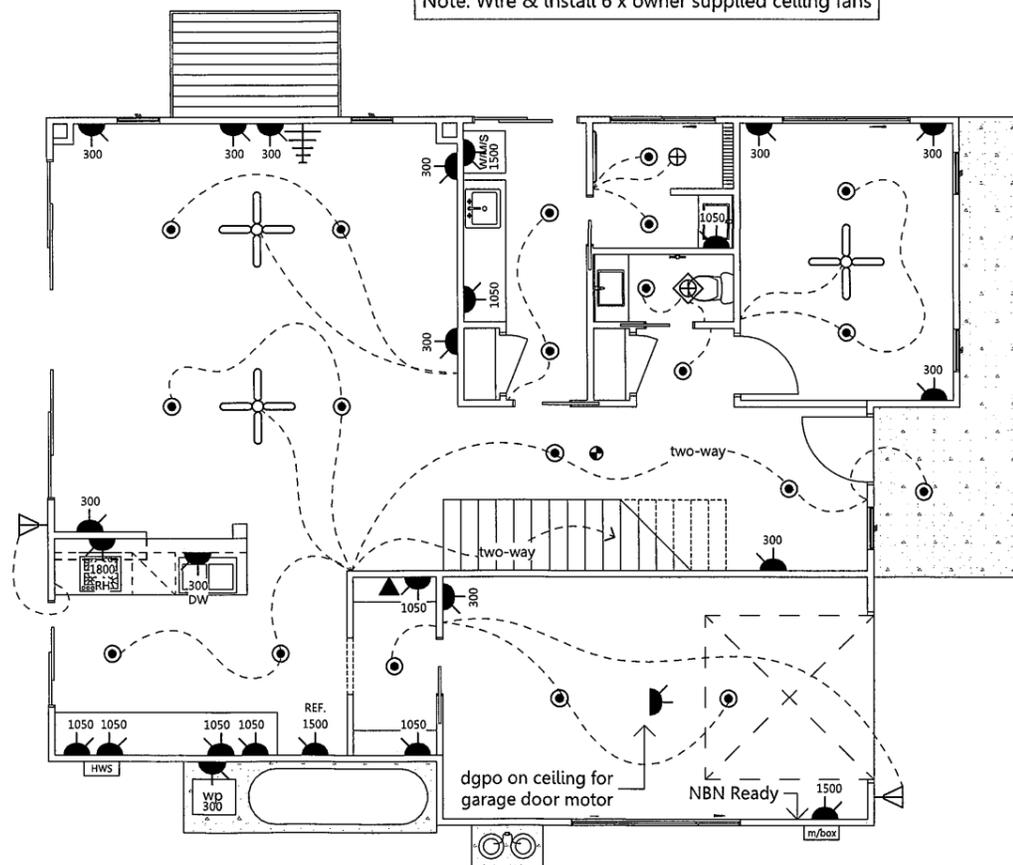
Symbol	Description	Qty
	Double power outlet (water proof)	1
	Single power outlet (water proof)	
	Single power outlet	
	Double power outlet	36
	Down light point - (CFL)	
	Down light point - (LED)	41
	Feature downlight point - (Halogen or LED)	
	Round Oyster Fluro Light Point	
	Feature Pendant light point	
	Exterior twin spot sensor light point	2
	Feature exterior up & down light point	
	Single fluorescent light point	
	Double fluorescent light point	
	Stairwell 1/2 oyster wall light point	
	Exhaust Fan on separate switch control vented externally as per BCA requirements	2
	Exhaust Fan on light switch control vented externally as per BCA requirements	2
	Fan / Light / Heater (4 Globe)	
	Fan / Light / Heater (2 Globe)	
	Smoke detector - to be interconnected & h/wired	2
	Phone point	1
	T.V Point	2
	Ceiling fan (owner supplied)	6
	Ceiling fan / light	
	Air Conditioner - Internal Unit	
	Air Conditioner - External Unit	
	Zoned Ducted Vent - Air Conditioner	

Heights			
Light Switches	@ 1150 AFL	Refrigerator	@ 1500 AFL
Wall Mounted Lights	@ 2000 AFL	Rangehood	@ 1800 AFL
Power Outlets (Standard)	@ 300 AFL	Dishwasher	@ 300 AFL
Microwave Oven (Oven Tower)	@ 1800 AFL	Vanity Basins	@ 1050 AFL
Microwave Oven (Under Bench)	@ 700 AFL	Laundry Bench	@ 1050 AFL
Kitchen Bench	@ 1050 AFL	Washing Machine	@ 1500 AFL



Upper Level

Note: Wire & install 6 x owner supplied ceiling fans



Lower Level

Area Calculations	
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Living Upper:	84.01 sqm
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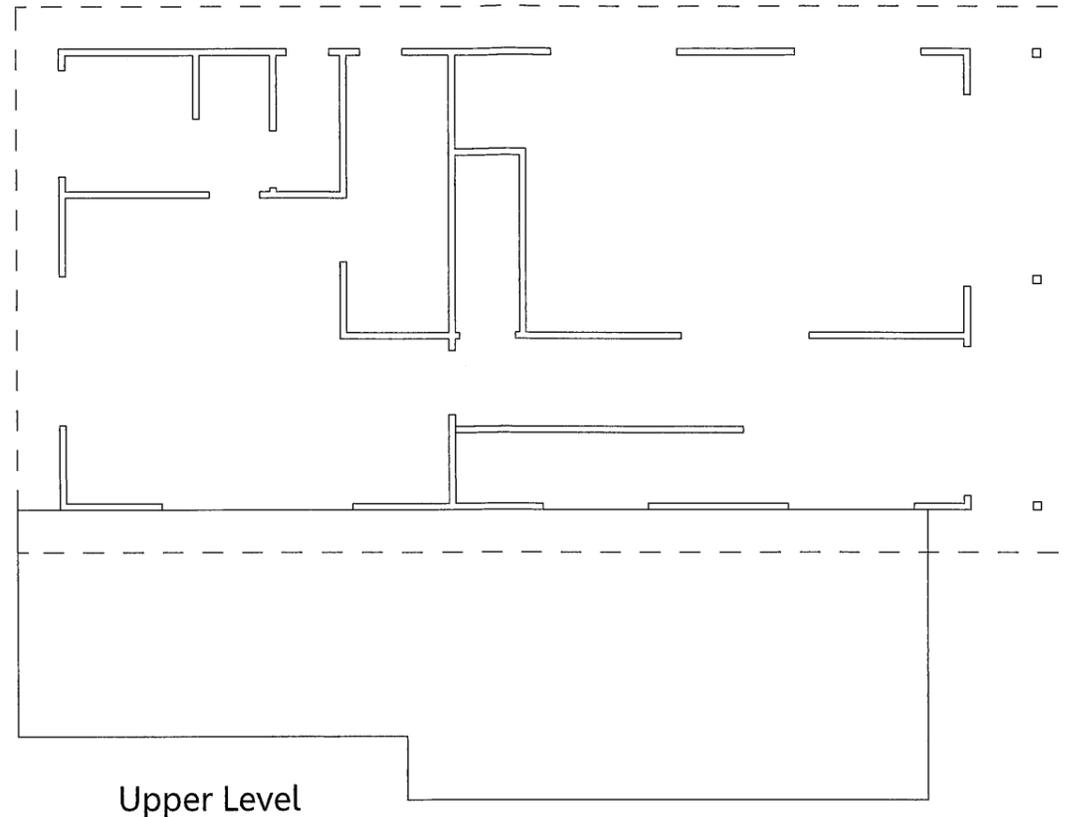
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 Owner / s Y.K Date: 11/5/22
 Owner / s T.O Date: 11/5/22

Client:
Yuki Koresawa & Takayo Otsu
 Lot 2, 1 Luan Court, Byron Bay

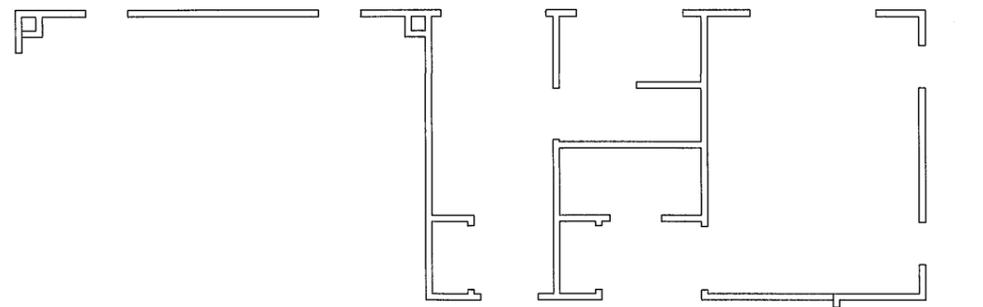
Title:
 Electrical Plan
 Design Name:
 Modified Balwyn

Plot Date: 3/05/2022	Drawing No: 11 of 15	Issue: C	Scale: 1:100 @ A3
Job N°: 240835	Working Drawings		Designed By: GJ
			Drawn By: JD
			Checked By: MB



Upper Level

refer to engineer's documentation for bracing design



Lower Level

Area Calculations	
Living Lower:	95.61 sqm
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PK 09/05/22

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 Owner / s *J.O* Date *6/5/22*

Client:
Yuki Koresawa & Takayo Otsu
 Lot 2, 1 Luan Court,
 Byron Bay

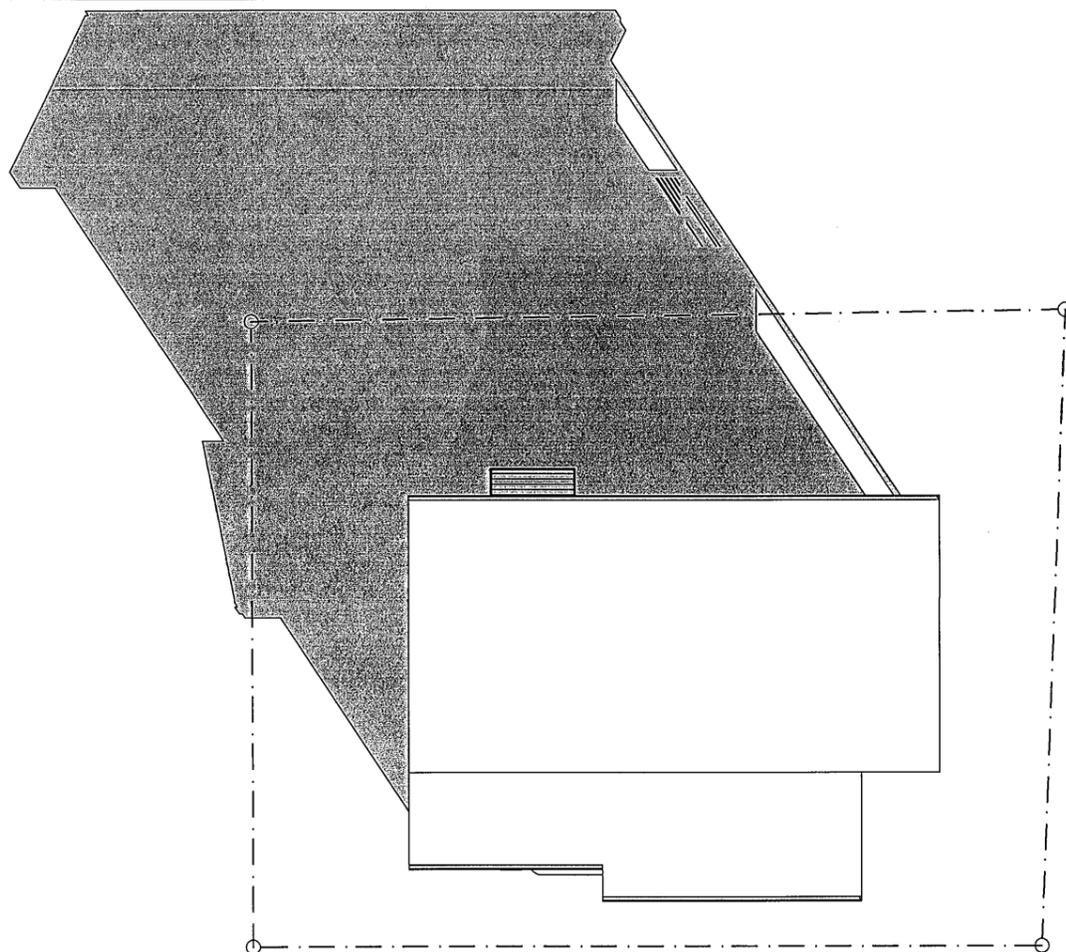
Title:
 Bracing Plan
 Design Name:
 Modified Balwyn

Plot Date: 3/05/2022	Drawing No: 12 of 15	Issue: C	Scale: 1:100 @ A3
Job No: 240835	Designed By: GJ		Drawn By: JD
Working Drawings			Checked By: MB



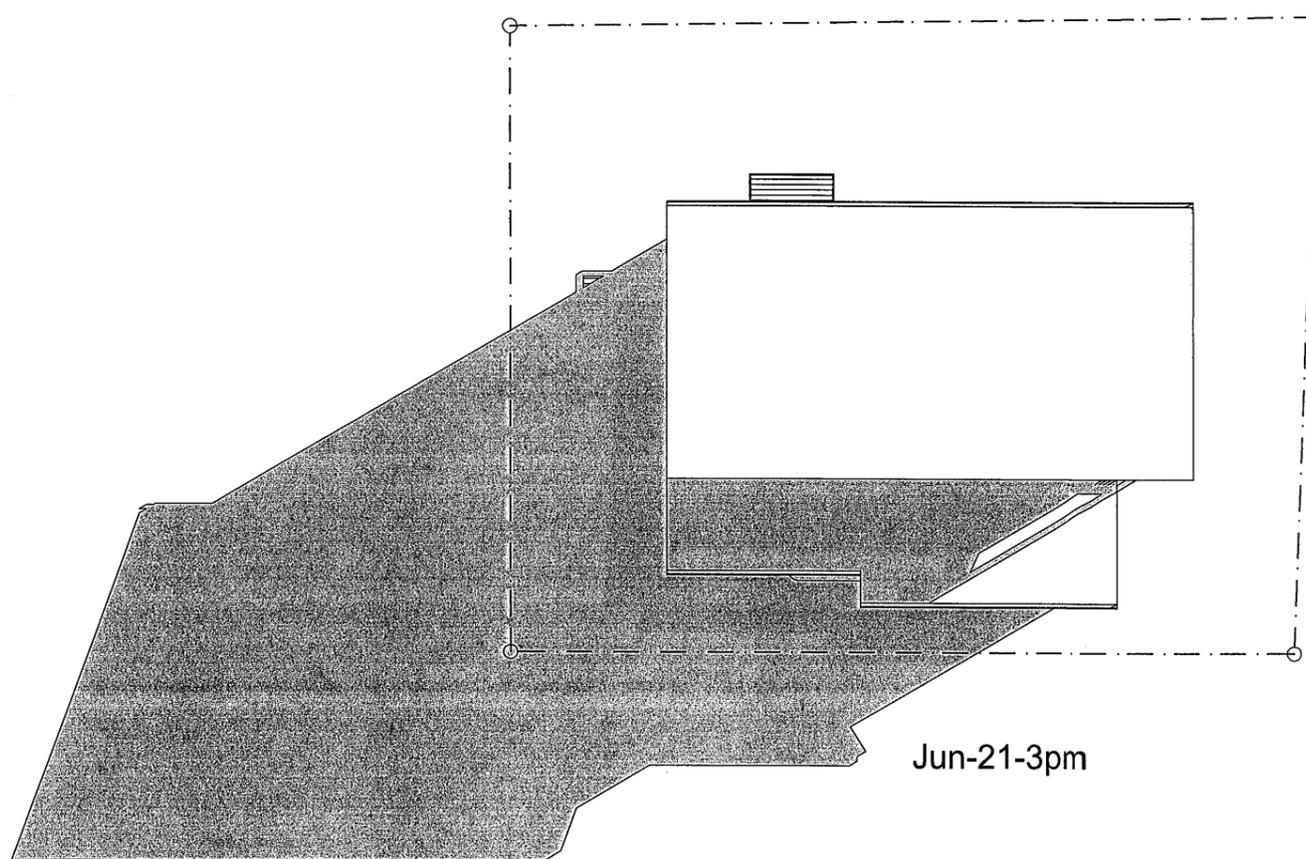
Sun Study

Location Byron Bay, NSW
Latitude: 28° 38' 30.84"
Longitude: 153° 36' 37.80"



Jun-21-9am

Luan Court



Jun-21-3pm

Luan Court

Area Calculations	
Living Lower:	95.61 sqm
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Owner / s
Date: 6/15/22
Owner / s
Date: 6/15/22

Client:
Yuki Koresawa & Takayo Otsu
Lot 2, 1 Luan Court,
Byron Bay

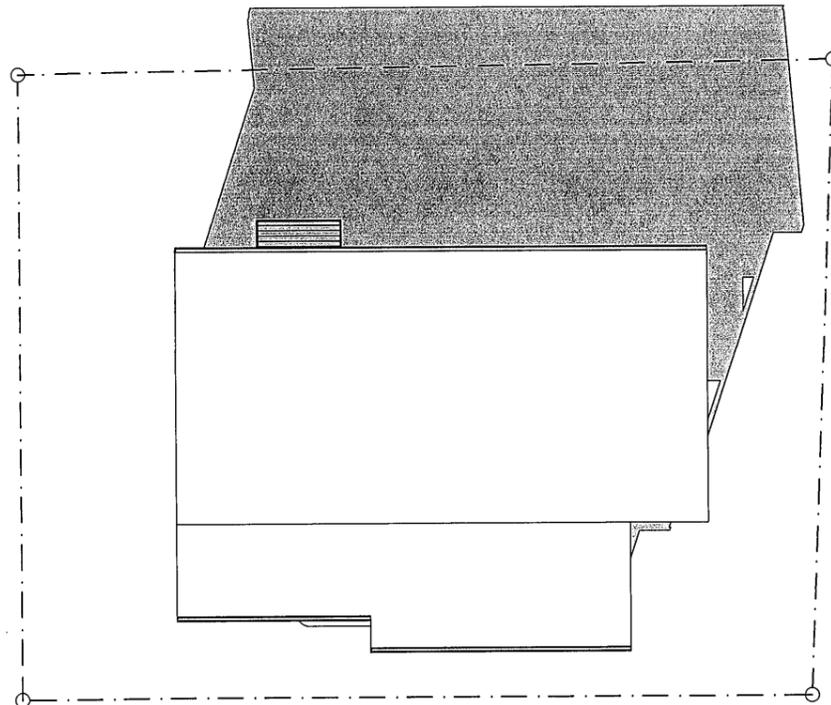
Title:
Sun study June
Design Name:
Modified Balwyn

Plot Date: 3/05/2022	Drawing No: 13 of 15	Issue: C	Scale: 1:200 @ A3
Job No: 240835	Designed By: GJ		Drawn By: JD
Working Drawings			Checked By: MB



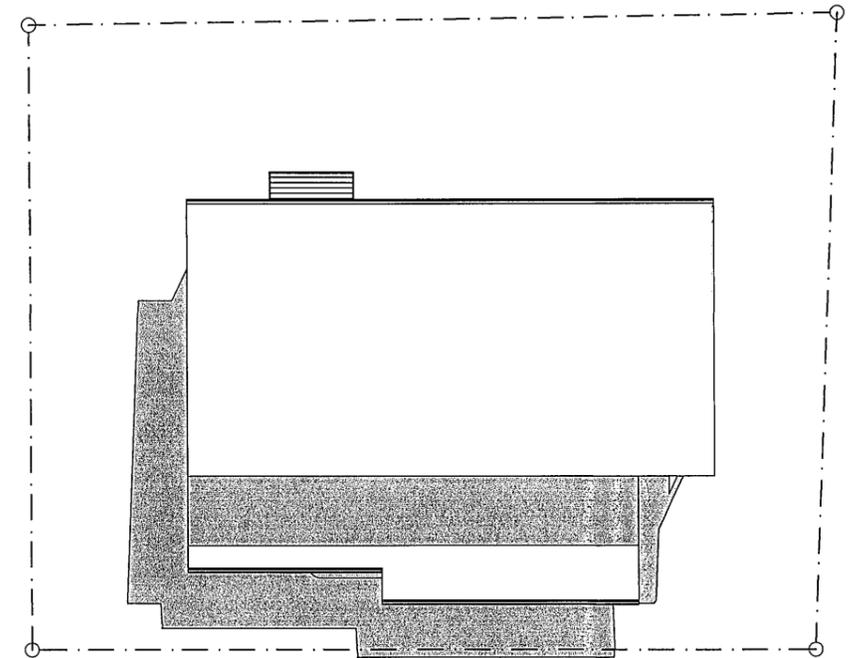
Sun Study

Location Byron Bay, NSW
 Latitude: 28° 38' 30.84"
 Longitude: 153° 36' 37.80"



Dec-21-9am

Luan Court



Dec-21-3pm

Luan Court

Area Calculations

Living Lower:	95.61 sqm
Living Upper:	84.01 sqm
Garage:	21.47 sqm
Porch:	2.94 sqm
Balcony:	6.50 sqm
Total:	210.53 sqm

+6.50 sqm plain conc. only under balcony

PK 09/03/22

G.J. Gardner. HOMES

T: (07) 5523 0988
 W: www.gjgardner.com.au
 A: Shop 5 / 107 Minjungbal Drive
 Tweed Heads South NSW 2486

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Please Read Carefully

This plan certified correct is the one referred to in the contract & specifications and I understand change hereafter may not be possible. These plans shall take precedence over all other previous plans or sketches.
 Owner / S..... Date.....
 Designer / S..... Date.....
PK 09/03/22
11/06/22

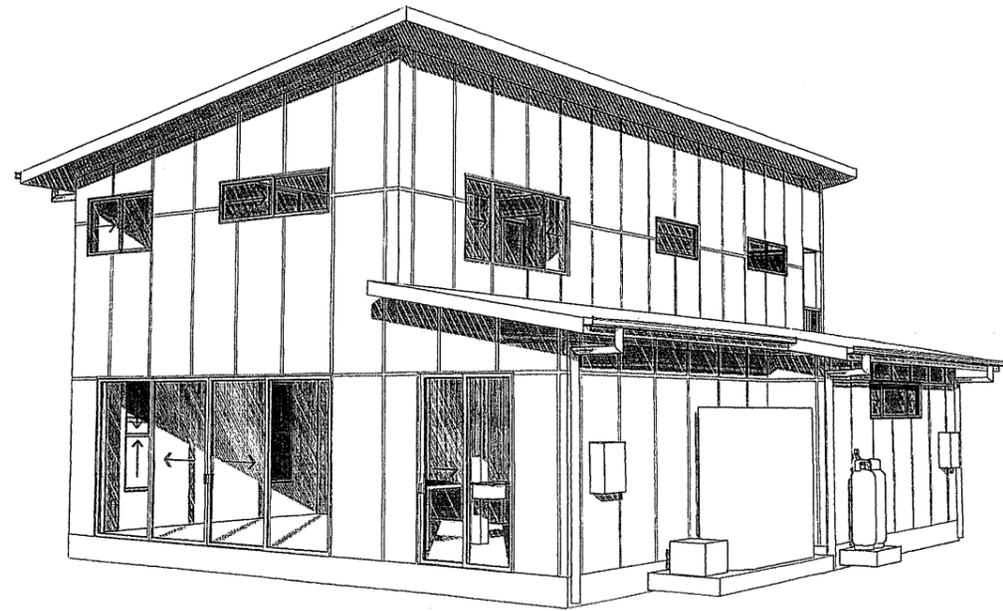
Client:
Yuki Koresawa & Takayo Otsu
 Lot 2, 1 Luan Court,
 Byron Bay

Title:
 Sun Study December
 Design Name:
 Modified Balwyn

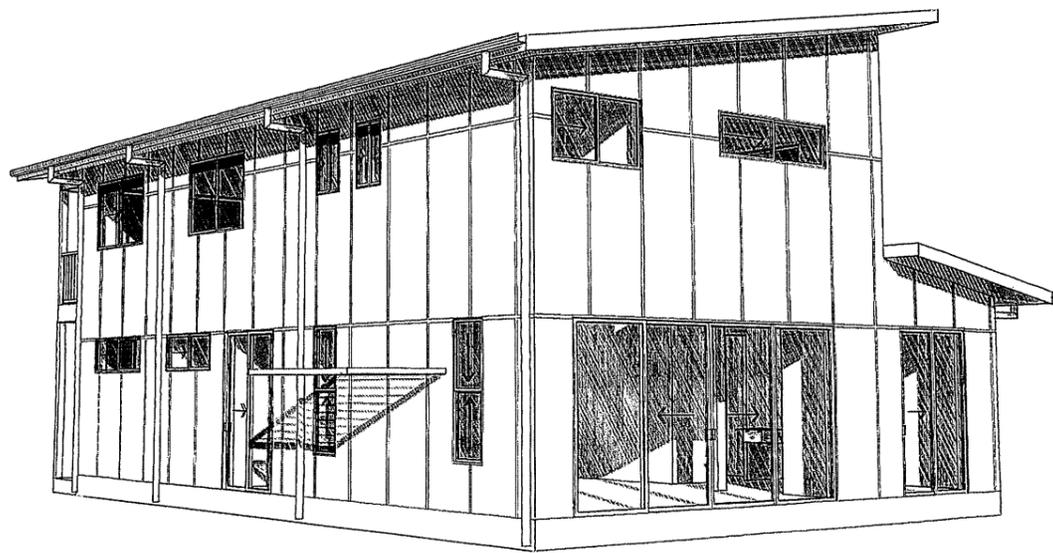
Plot Date: 3/05/2022	Drawing No: 14 of 15	Issue: C	Scale: 1:200 @ A3
Job N°: 240835	Designed By: GJ		Drawn By: JD
Working Drawings			Checked By: MB



North-East Perspective



South-East Perspective



South-West Perspective



North-West Perspective

Area Calculations

Living Lower:	95.61 sqm
Living Upper:	84.01 sqm
Garage:	21.47 sqm
Porch:	2.94 sqm
Balcony:	6.50 sqm
Total:	210.53 sqm

+6.50 sqm plain conc. only under balcony

NOTES:
Images Are Diagrammatic Only
Refer To Elevations For Details

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Owner / s Date *6/5/22*
Owner / s Date *6/5/22*

Client:
Yuki Koresawa & Takayo Otsu
Lot 2, 1 Luan Court,
Byron Bay

P&K 09/05/22

Title:
3D Perspectives
Design Name:
Modified Balwyn

Plot Date: 3/05/2022	Drawing No: 15 of 15	Issue: C	Scale: nts @ A3
Job No: 240835	Designed By: GJ		Drawn By: JD
Working Drawings			Checked By: MB