

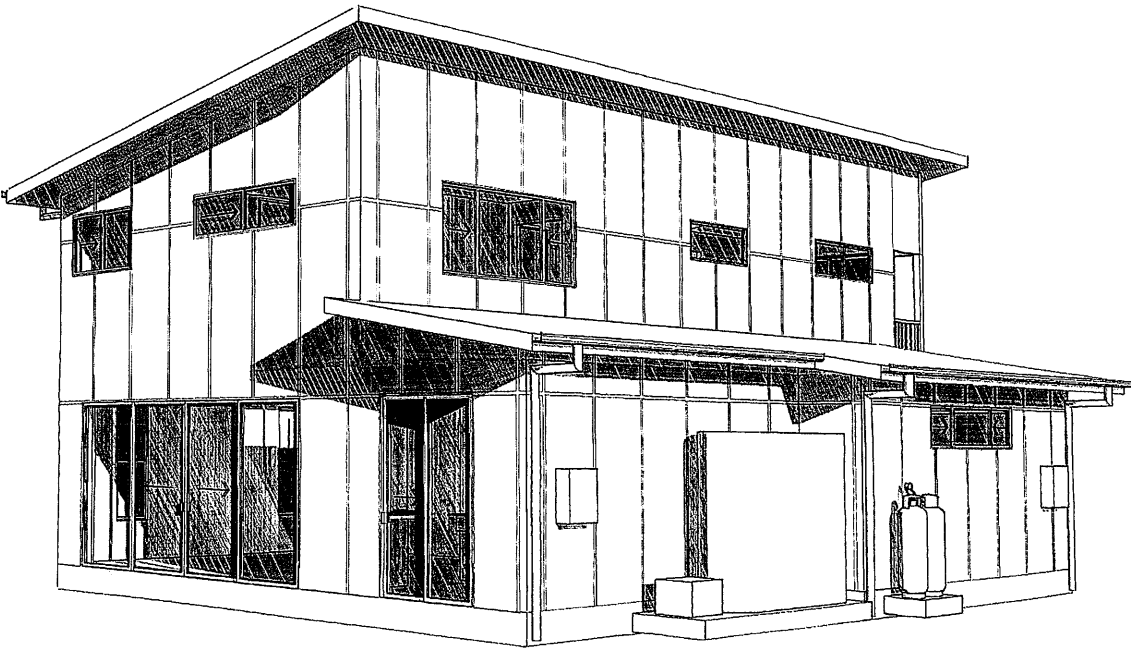
Working Drawings

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

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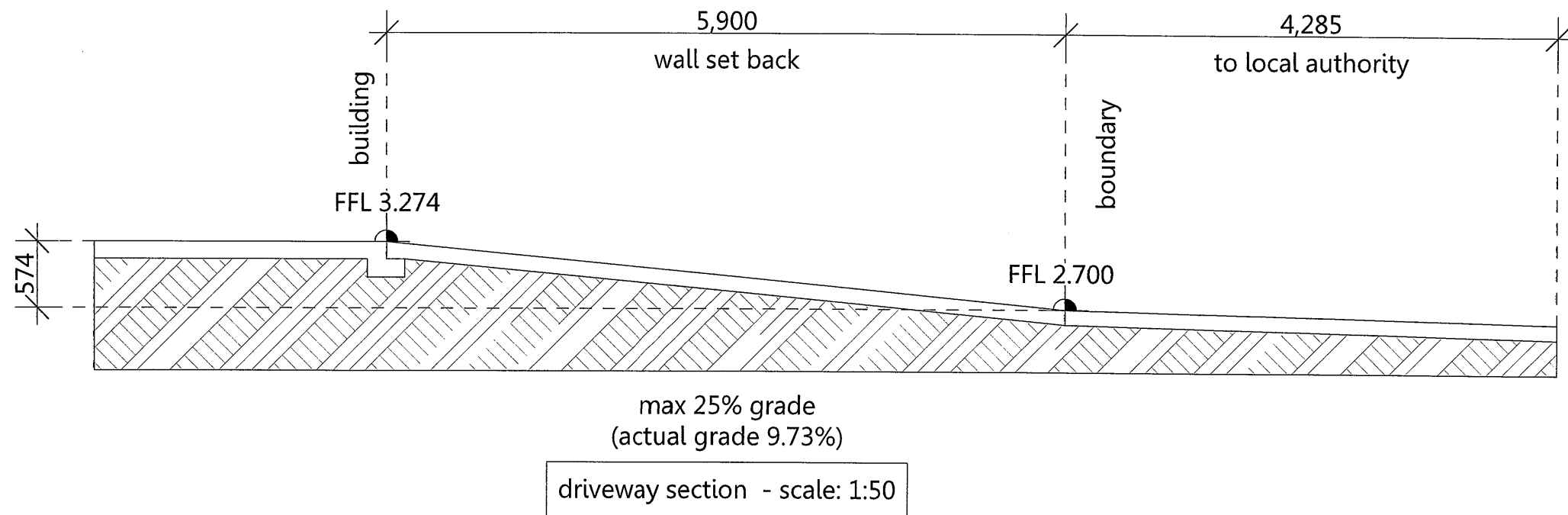
Issue	Date	Description
WD-A	09/02/22	BA Issue
WD-B	22/03/22	Basix changes
WD-C	03/05/22	Amendments as per request

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

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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

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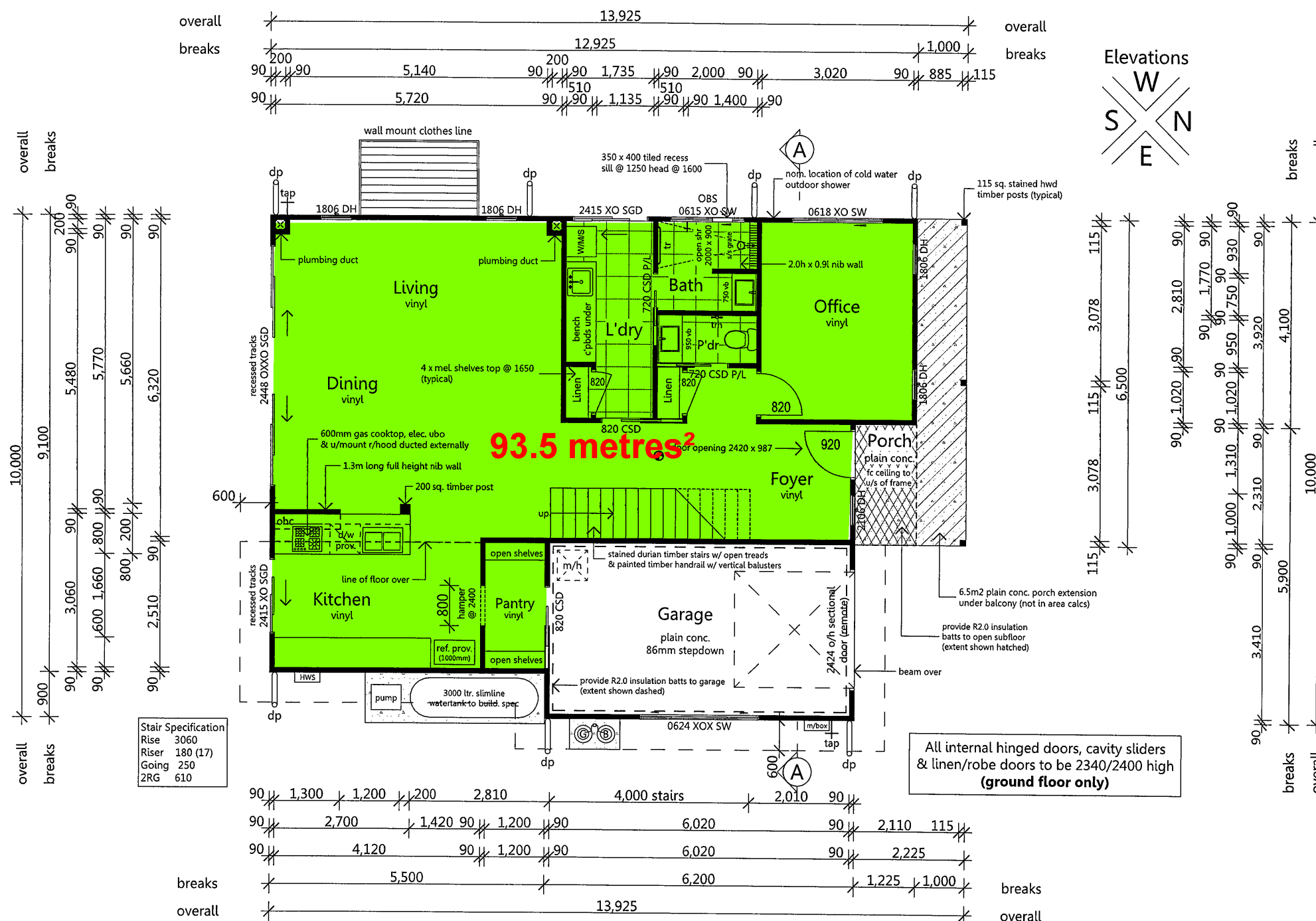
This plan certified correct is the one referred to in the contract & specifications and I understand change hereafter may not be possible. These plans supercede all other previous plans or sketches.
Owner / s Date: 6/5/22
Owner / s Date: 6/5/22

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:	Issue:	Scale: 1:100 @ A3
Job N°: 240835	3 of 15	C	Designed By: GJ
Working Drawings			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

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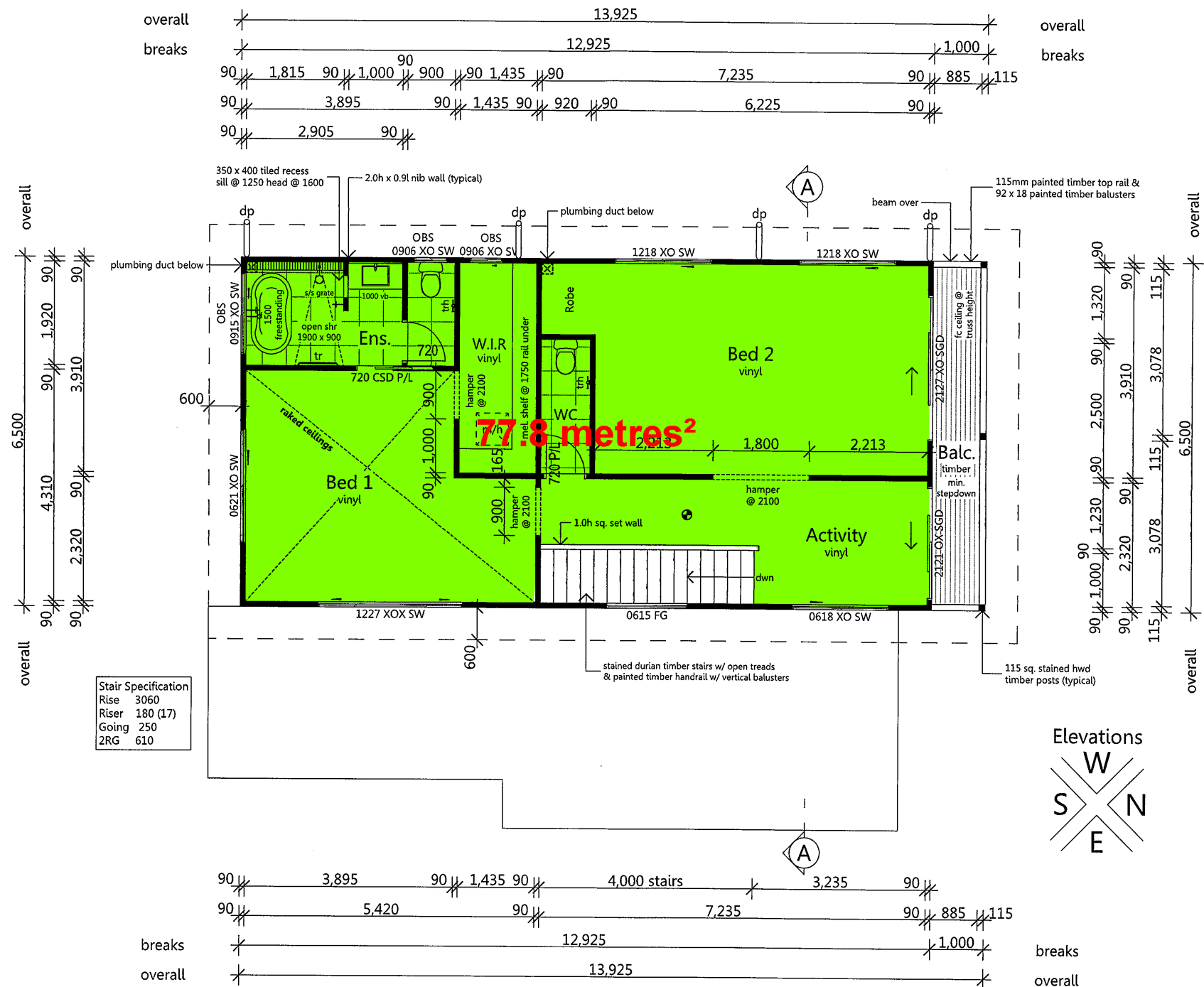
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Owner / s Date: 6/5/22
Owner / s Date: 6/5/22

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

Title:
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	Designed By: GJ		Drawn By: JD
Working Drawings		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.



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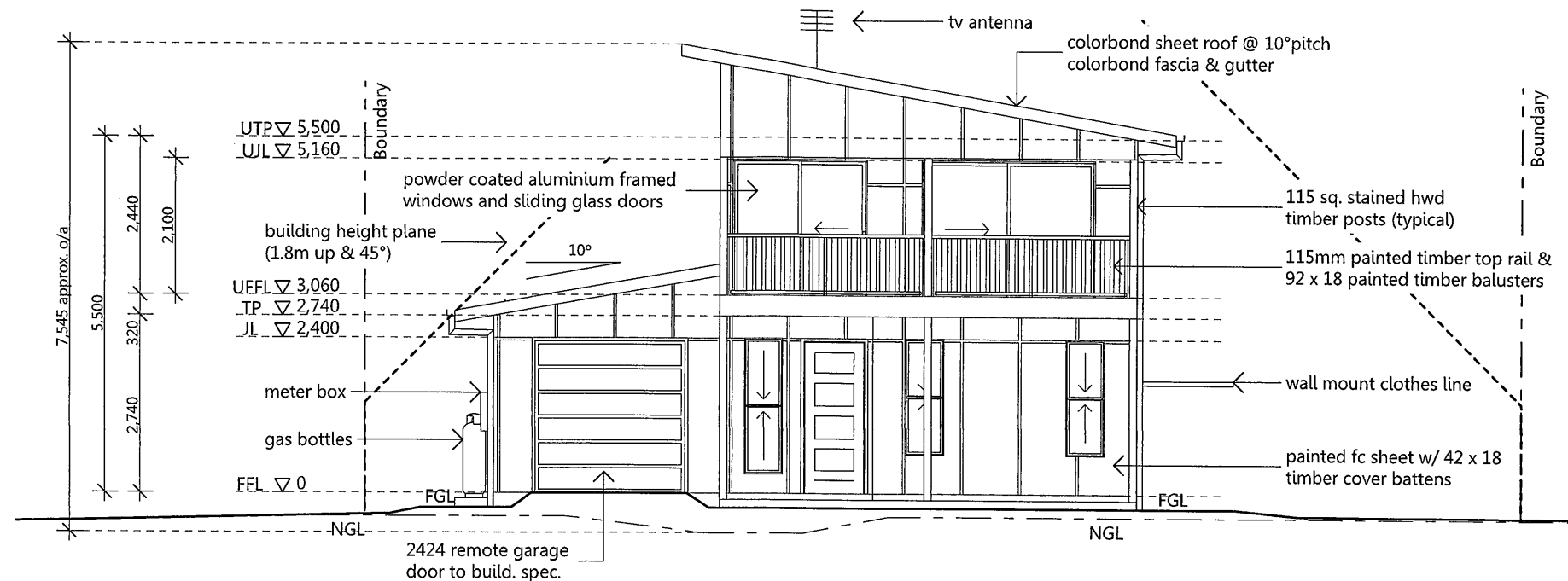
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Owner / s Date: 6/5/22

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

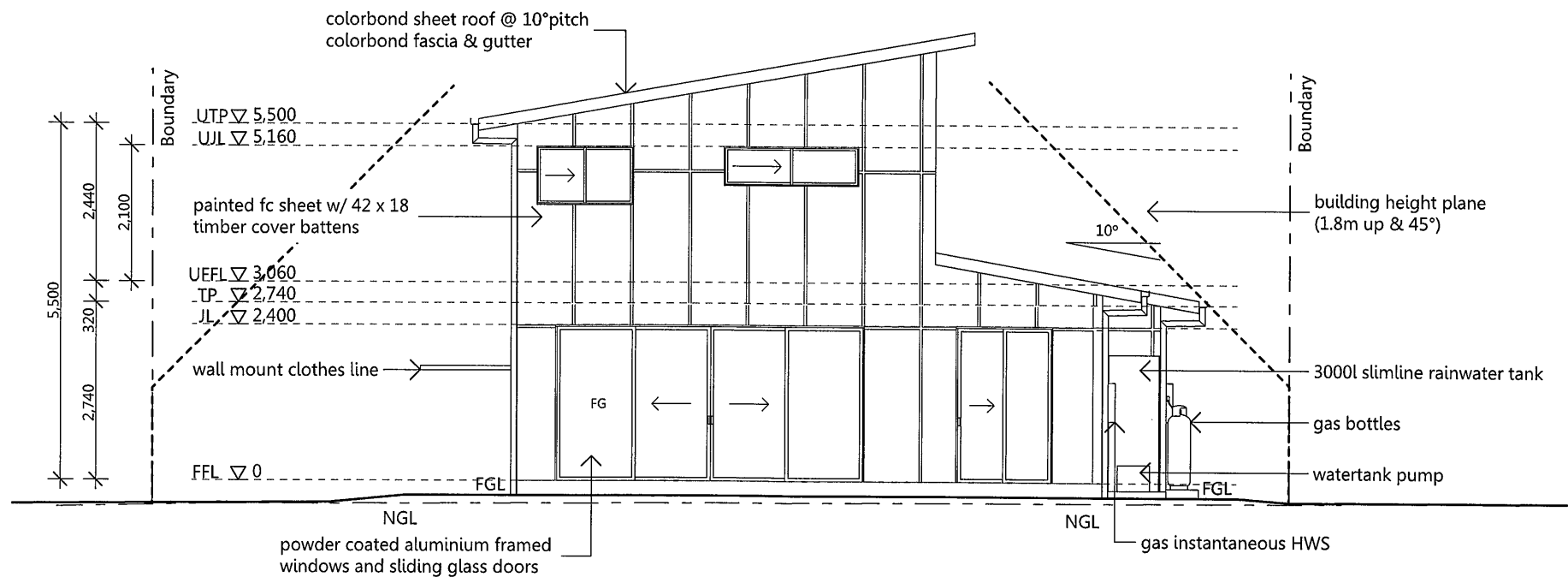
Title:
Floor Plan - Upper
Design Name:
Modified Balwyn

Plot Date: 3/05/2022	Drawing No: 5 of 15	Issue: C	Scale: 1:100 @ A3
Job No: 240835	Working Drawings		Designed By: GJ
		Drawn By: JD	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
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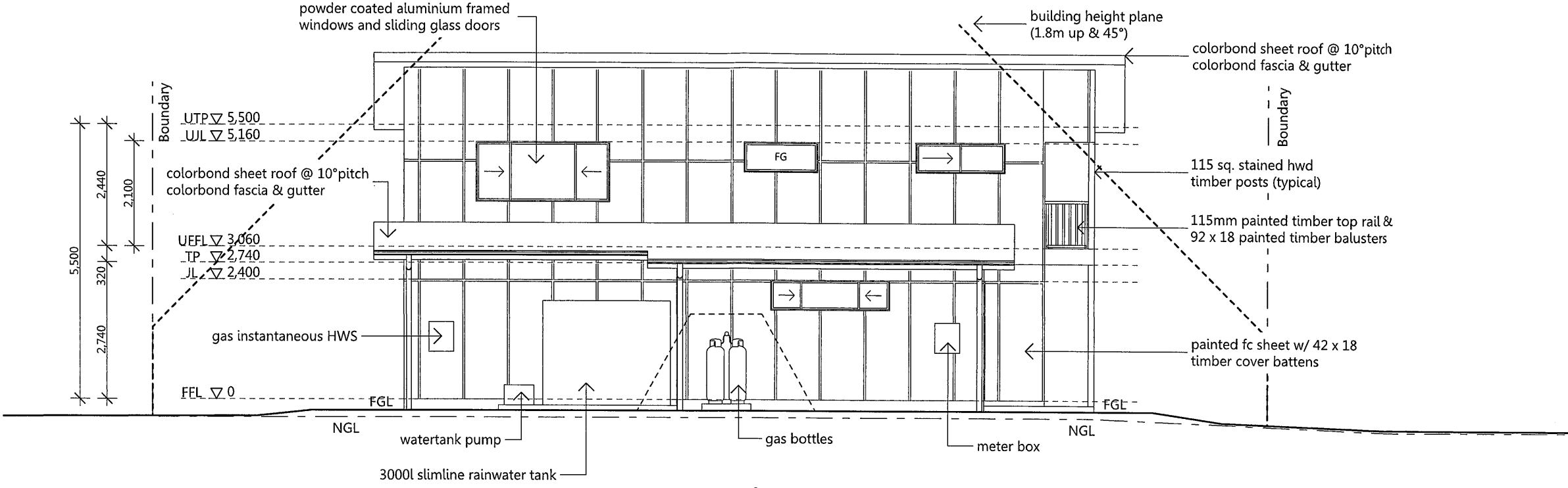
Owner / s Date: 6/5/22
Owner / s Date: 6/5/22

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

Title:
Elevations 1 of 2
Design Name:
Modified Balwyn

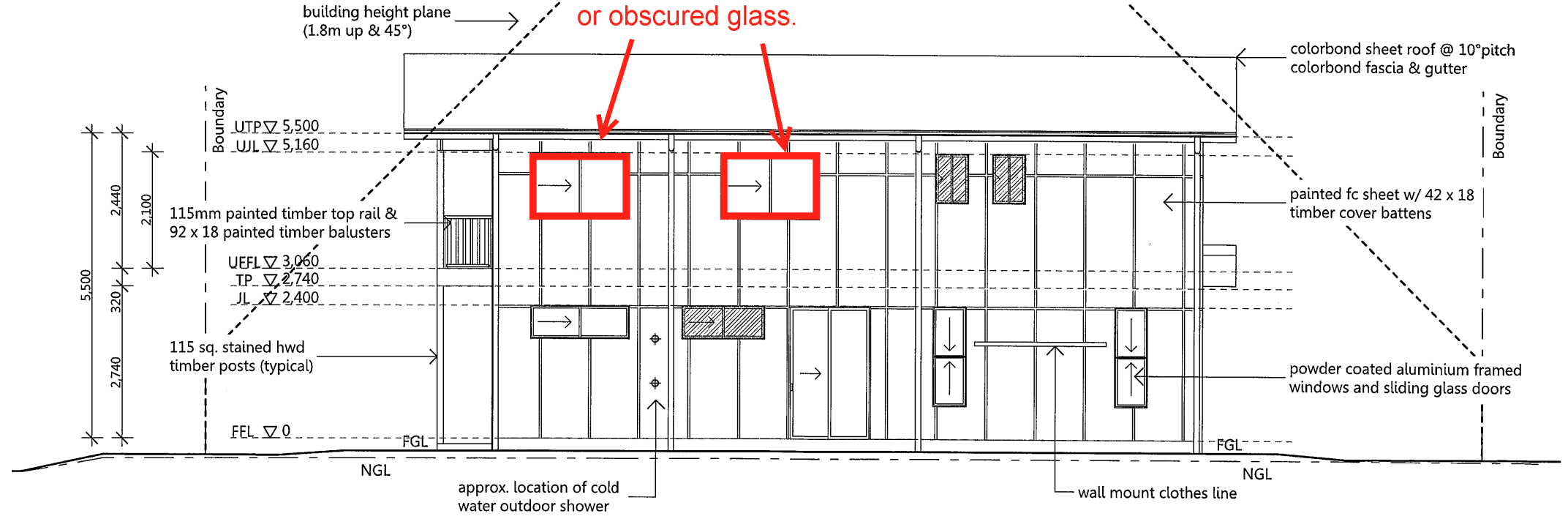
Plot Date: 3/05/2022	Drawing No: 6 of 15	Issue: C	Scale: 1:100 @ A3
Job No: 240835	Designed By: GJ		Drawn By: JD
Working Drawings		Checked By: MB	

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:

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- All opening windows with fall height of 2m or greater to be restricted to max. 125mm opening

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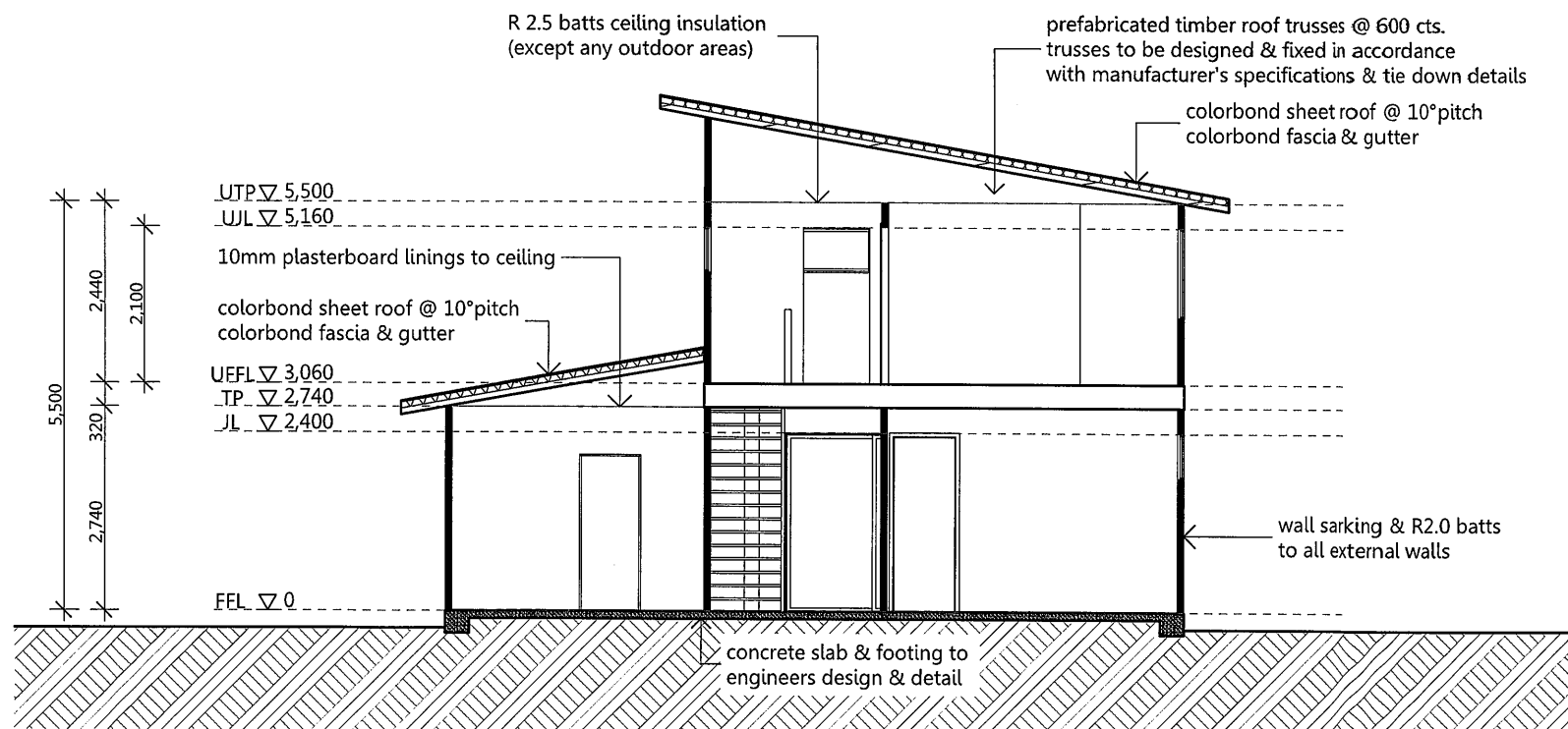
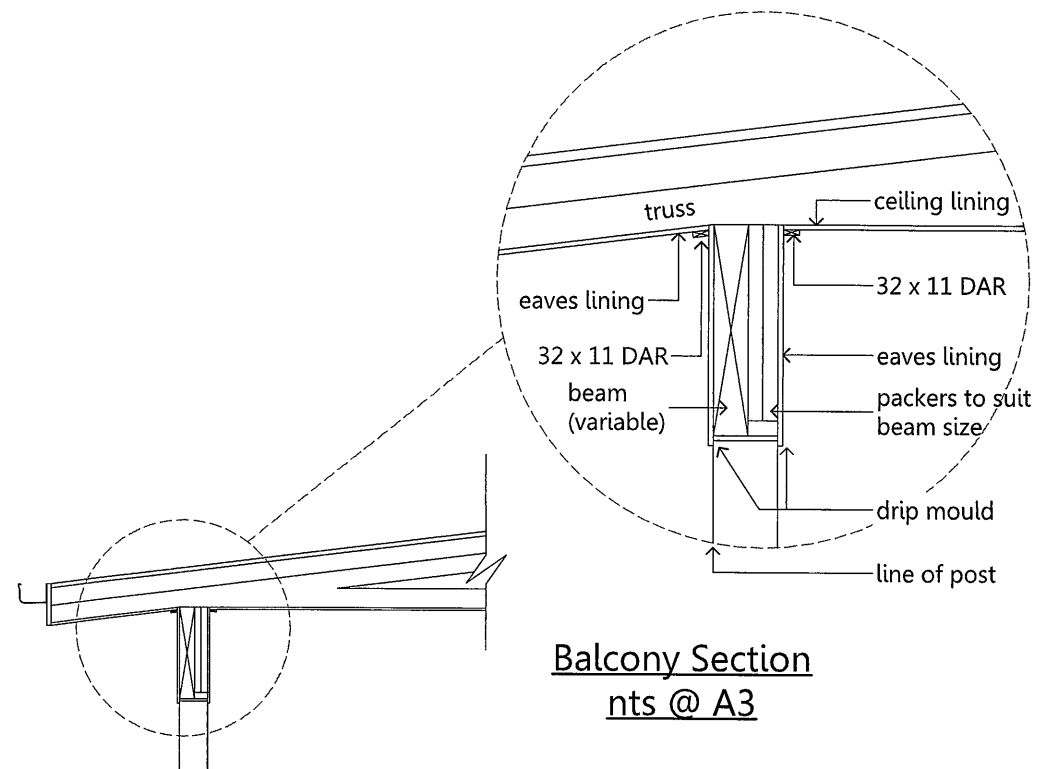
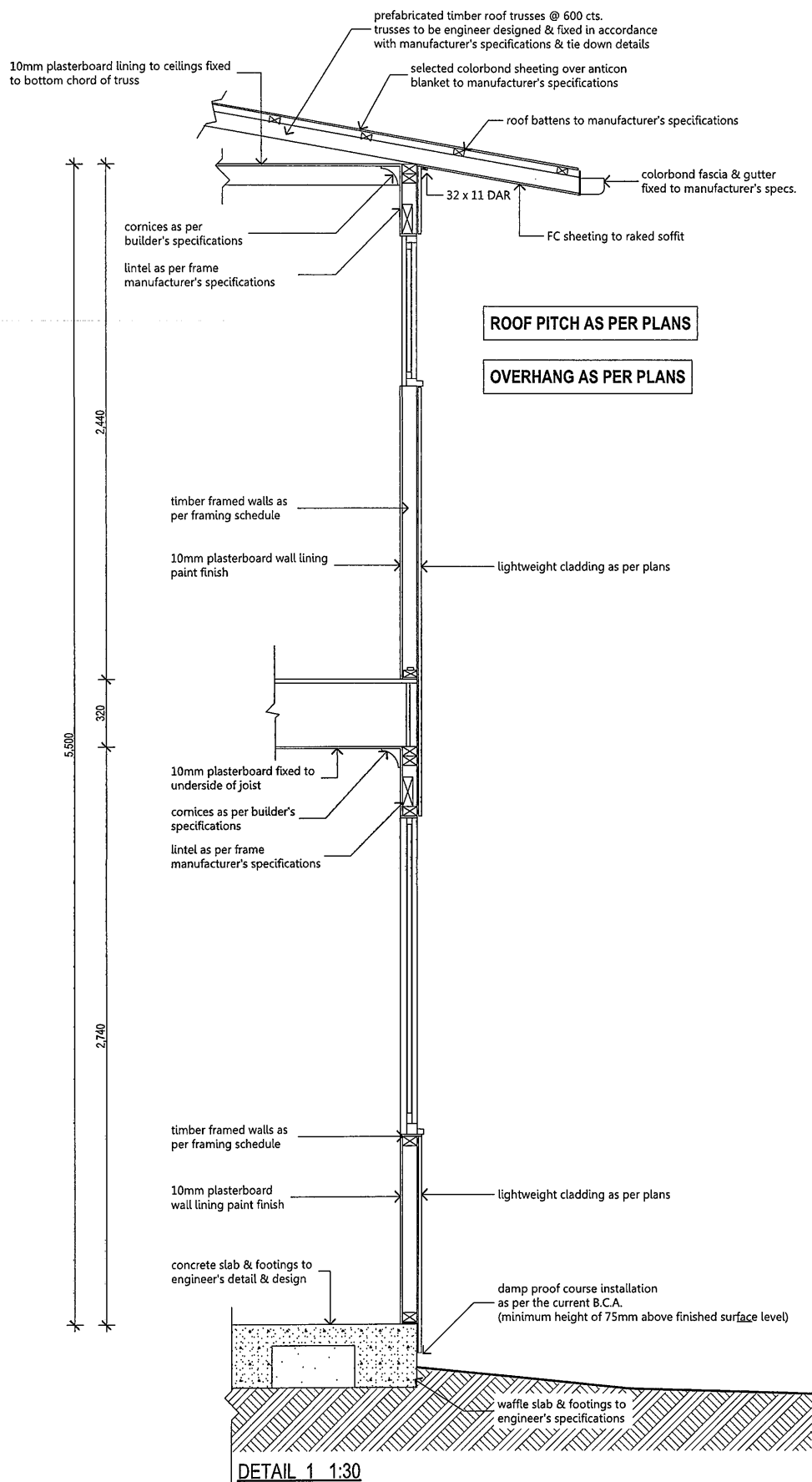
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Owner / s Date: 6/15/22
Owner / s Date: 6/15/22

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
		Checked By: MB	



Area Calculations	
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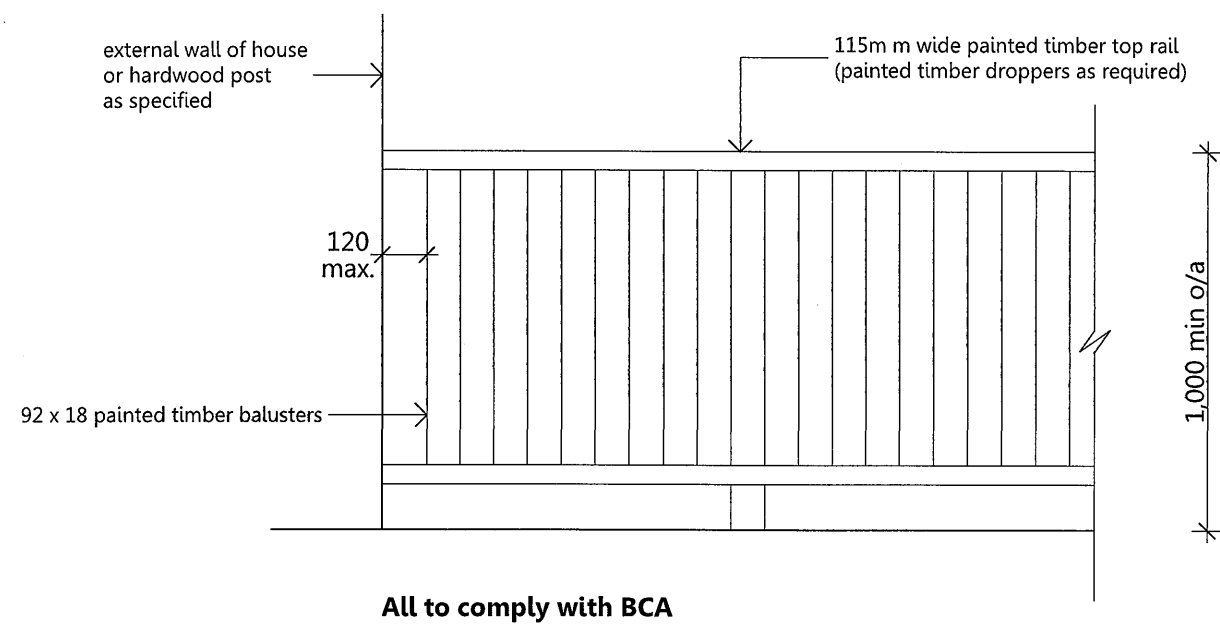
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Owner / s Date

Client:
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Byron Bay

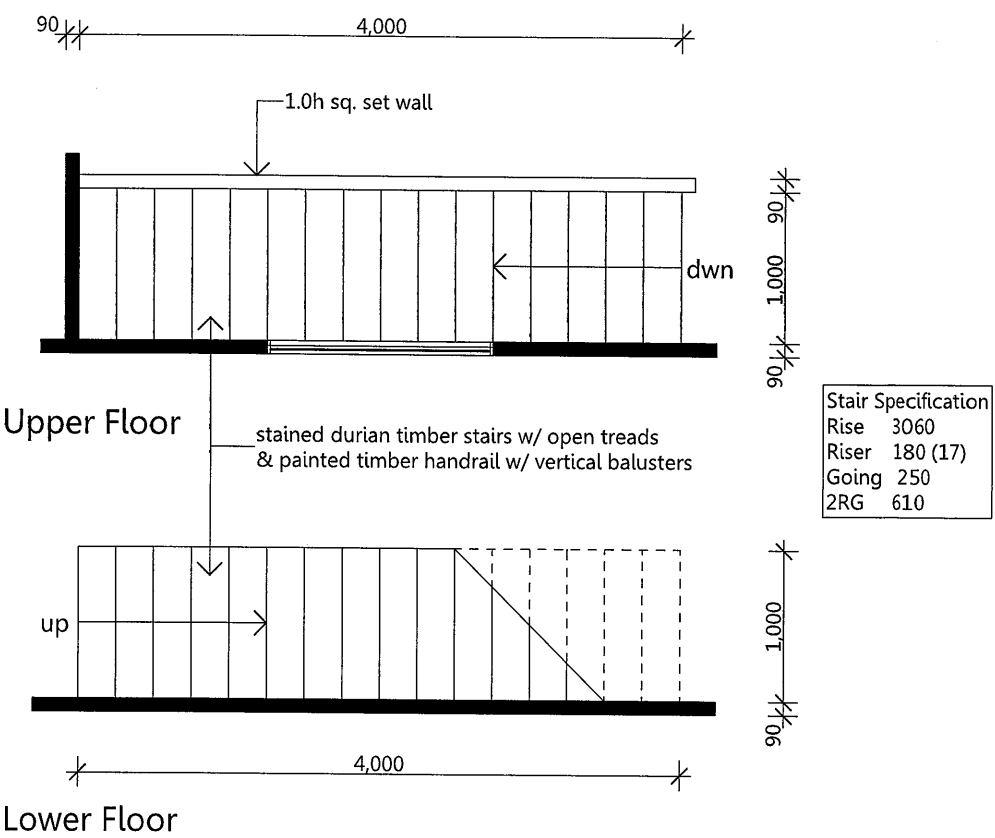
Title:
Sections / Details 1 of 2
Design Name:
Modified Balwyn

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

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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

Job No: 240835

Drawing No:

9 of 15

Issue:

C

Scale: as per dwg.

Designed By: GJ

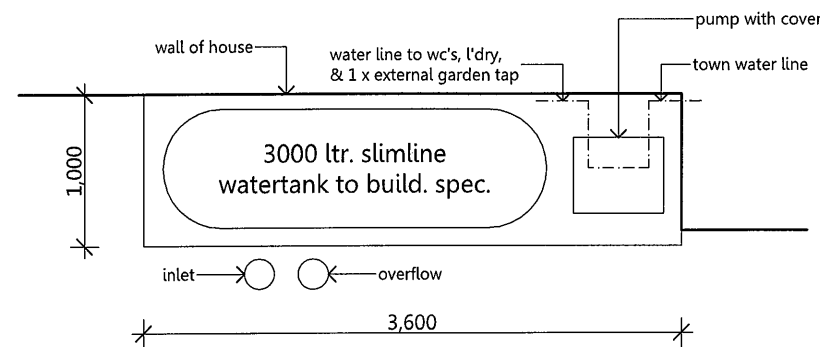
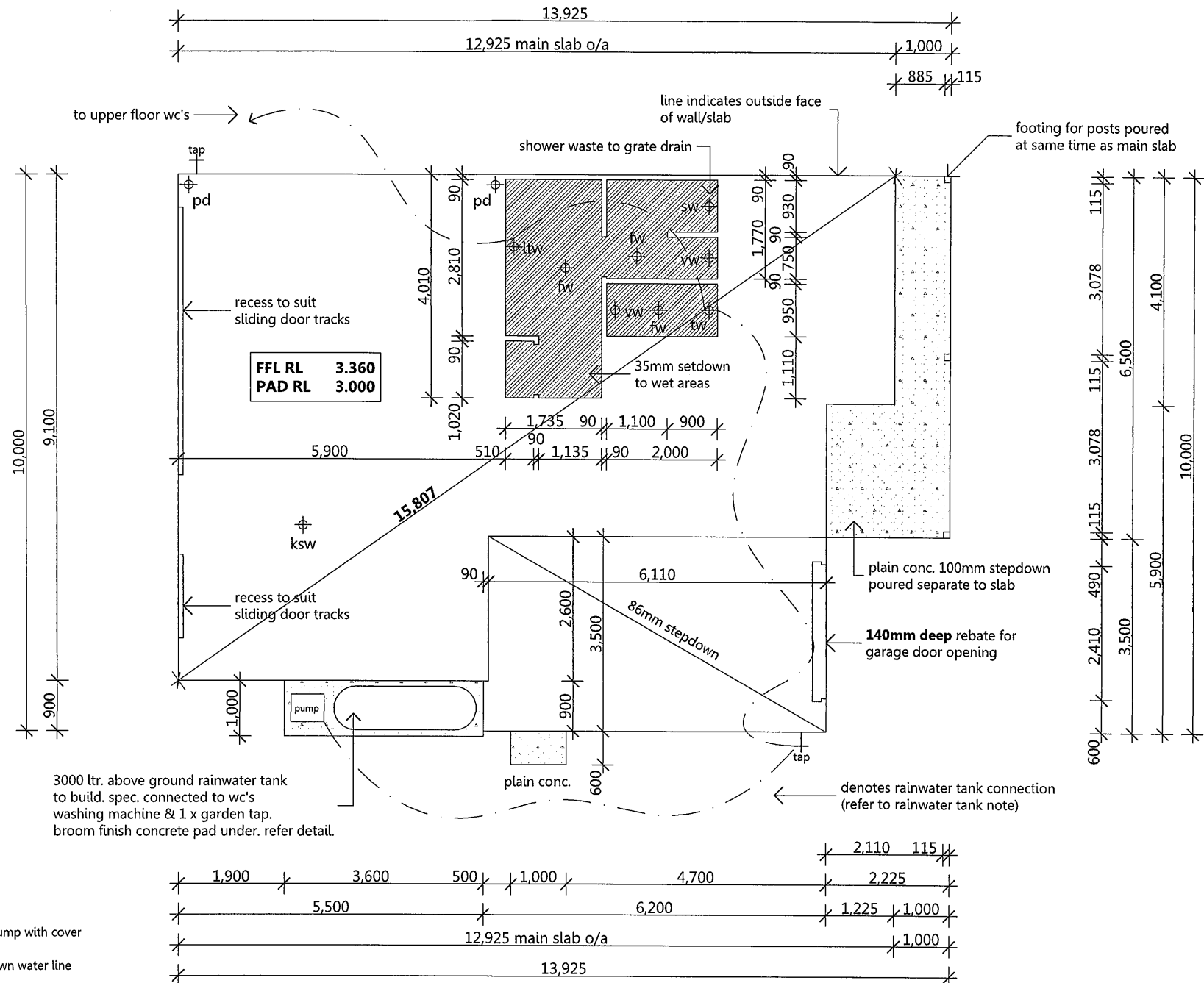
Drawn By: JD

Checked By: MB

Working Drawings

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

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

























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Slab Layout

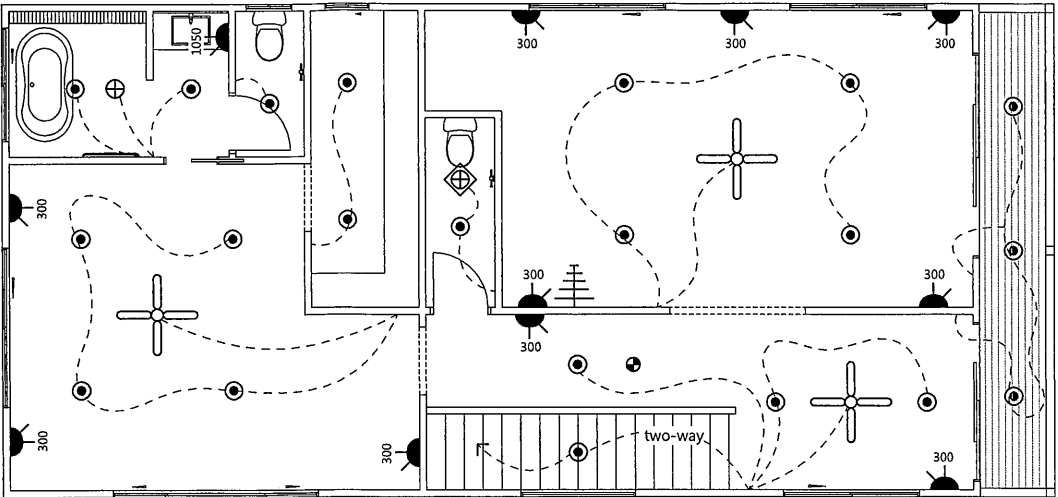
Design Name:
Modified Balwyn

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

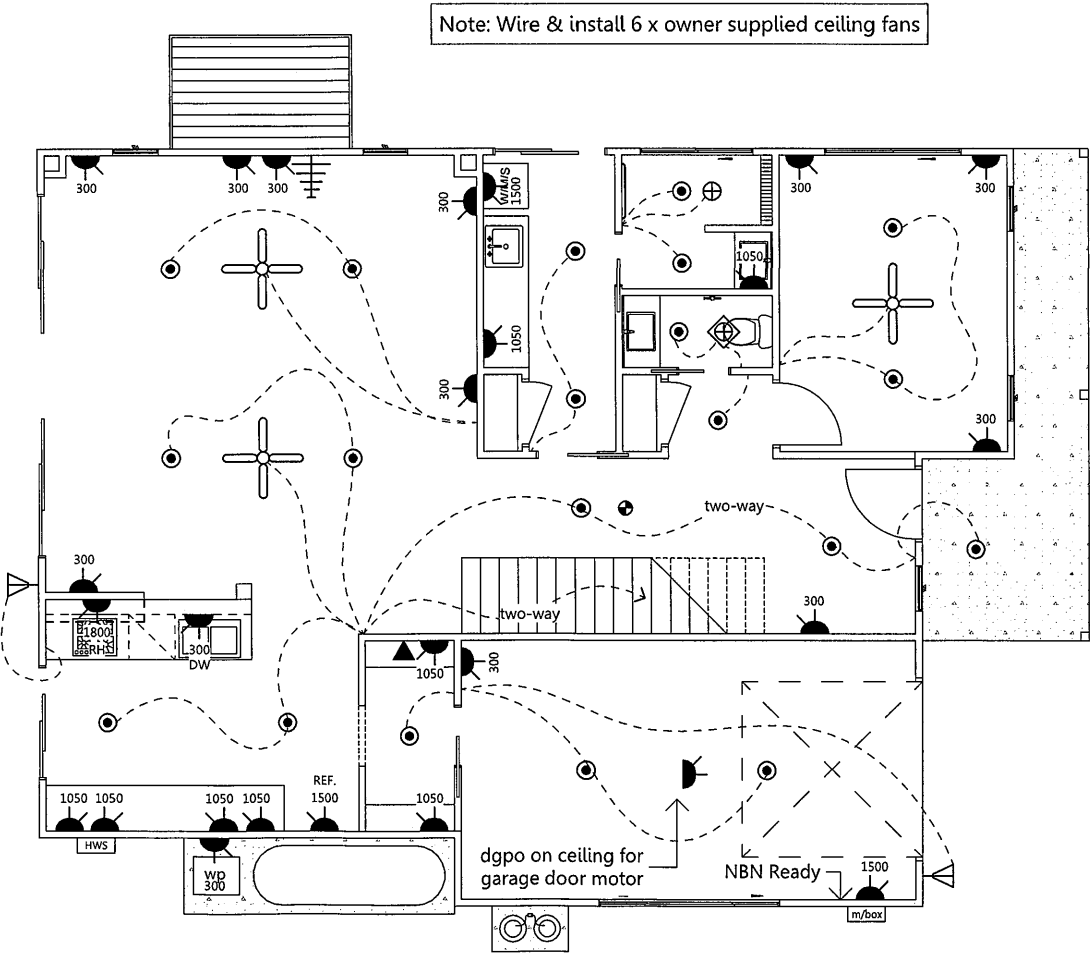
Working Drawings

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



Lower Level

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Living Lower:	95.61 sqm
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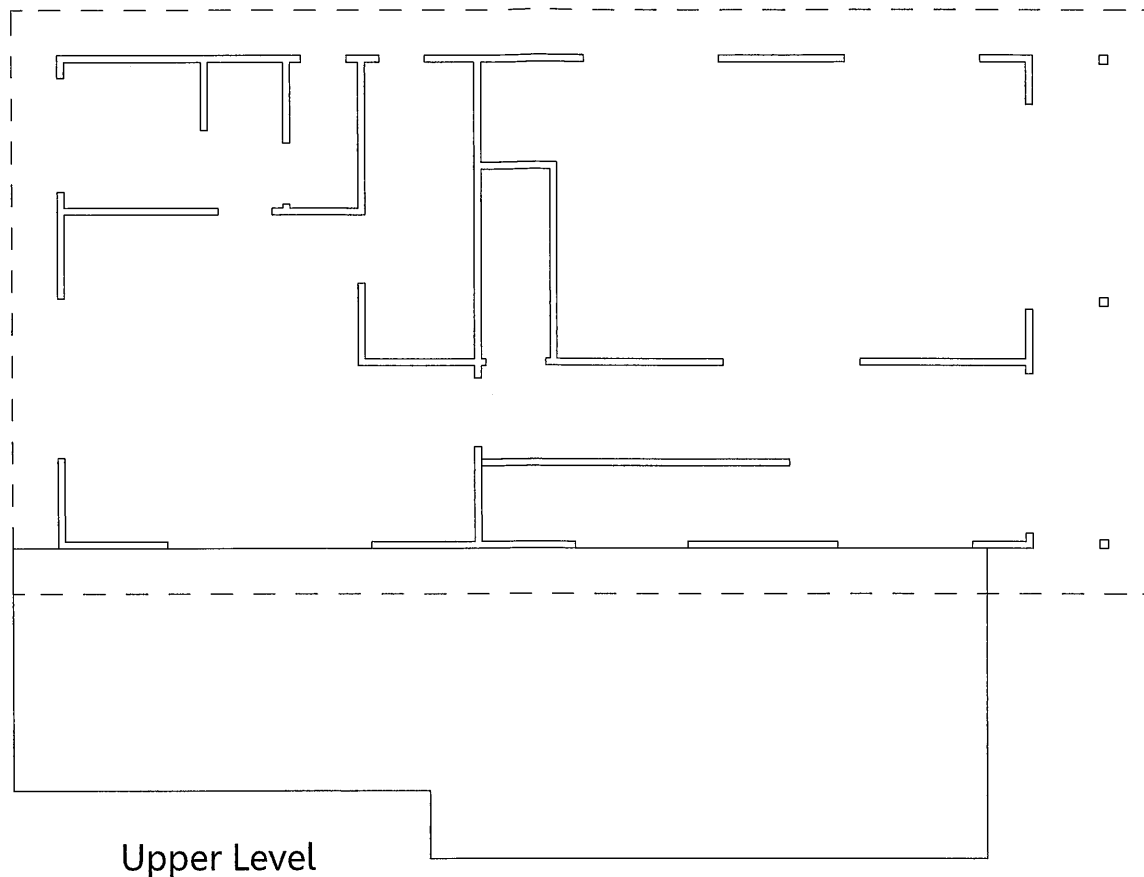
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Owner / s
Owner / s
Date: 15/12/22

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

Title:
Electrical Plan
Design Name:
Modified Balwyn

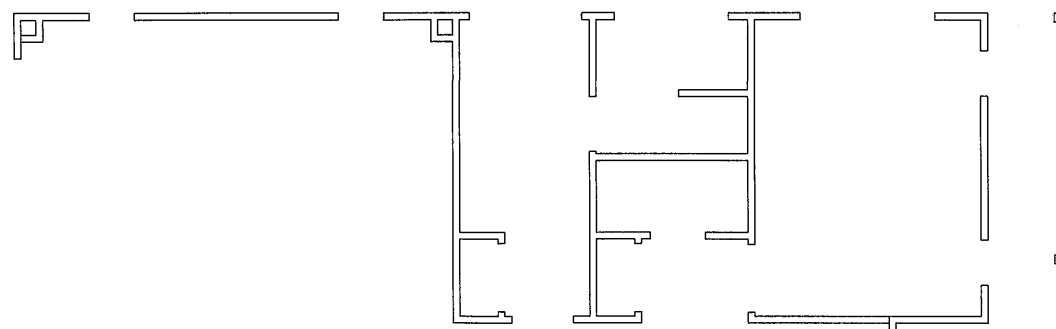
Plot Date: 3/05/2022	Drawing No: 11 of 15	Issue: C	Scale: 1:100 @ A3
Job N°: 240835		Designed By: GJ	Drawn By: JD
		Checked By: MB	

Working Drawings



Upper Level

refer to engineer's documentation for bracing design



Lower Level

Area Calculations	
Living Lower:	95.61 sqm
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G.J. Gardner. **HOMES**

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

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

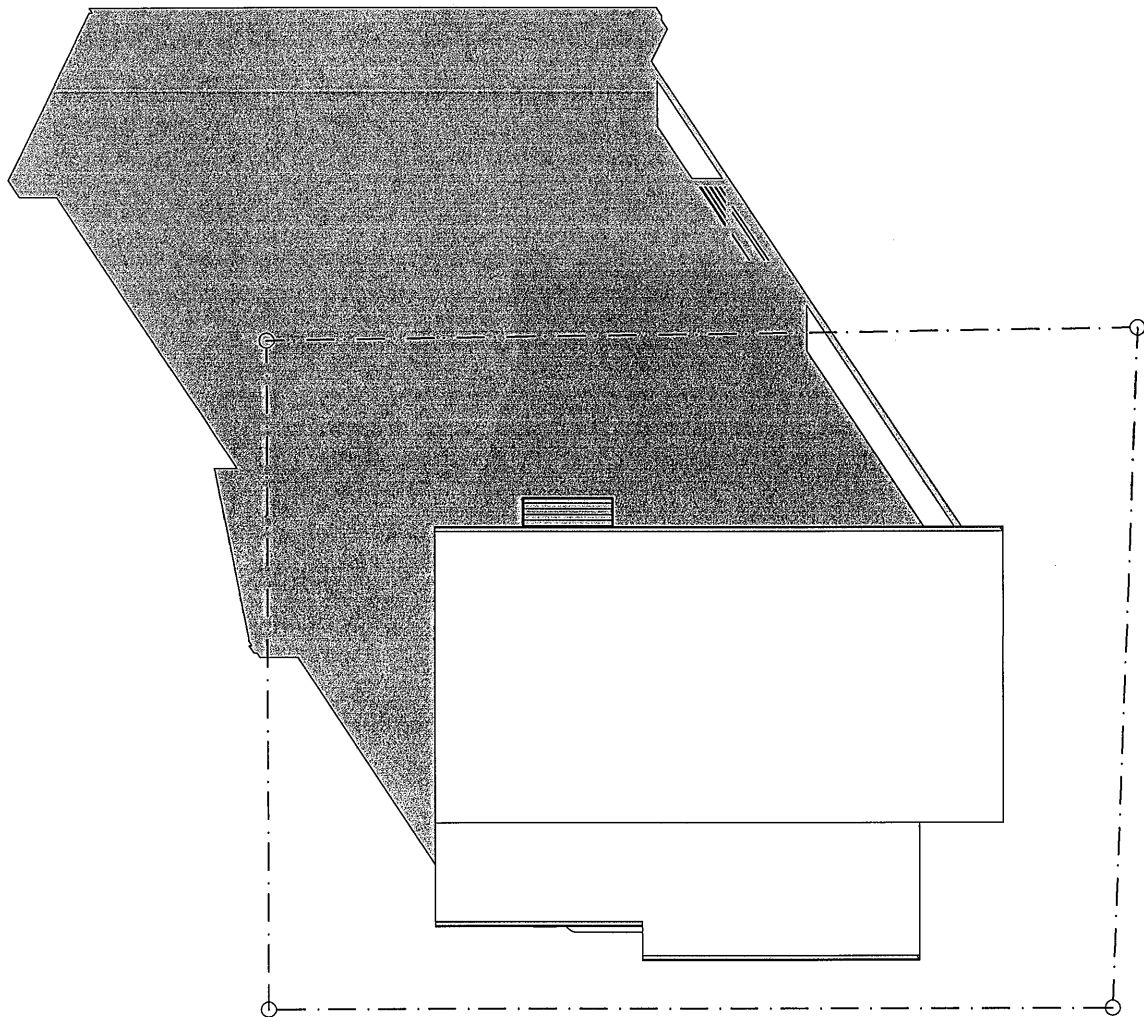
Title:
Bracing Plan
Design Name:
Modified Balwyn

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

Working Drawings

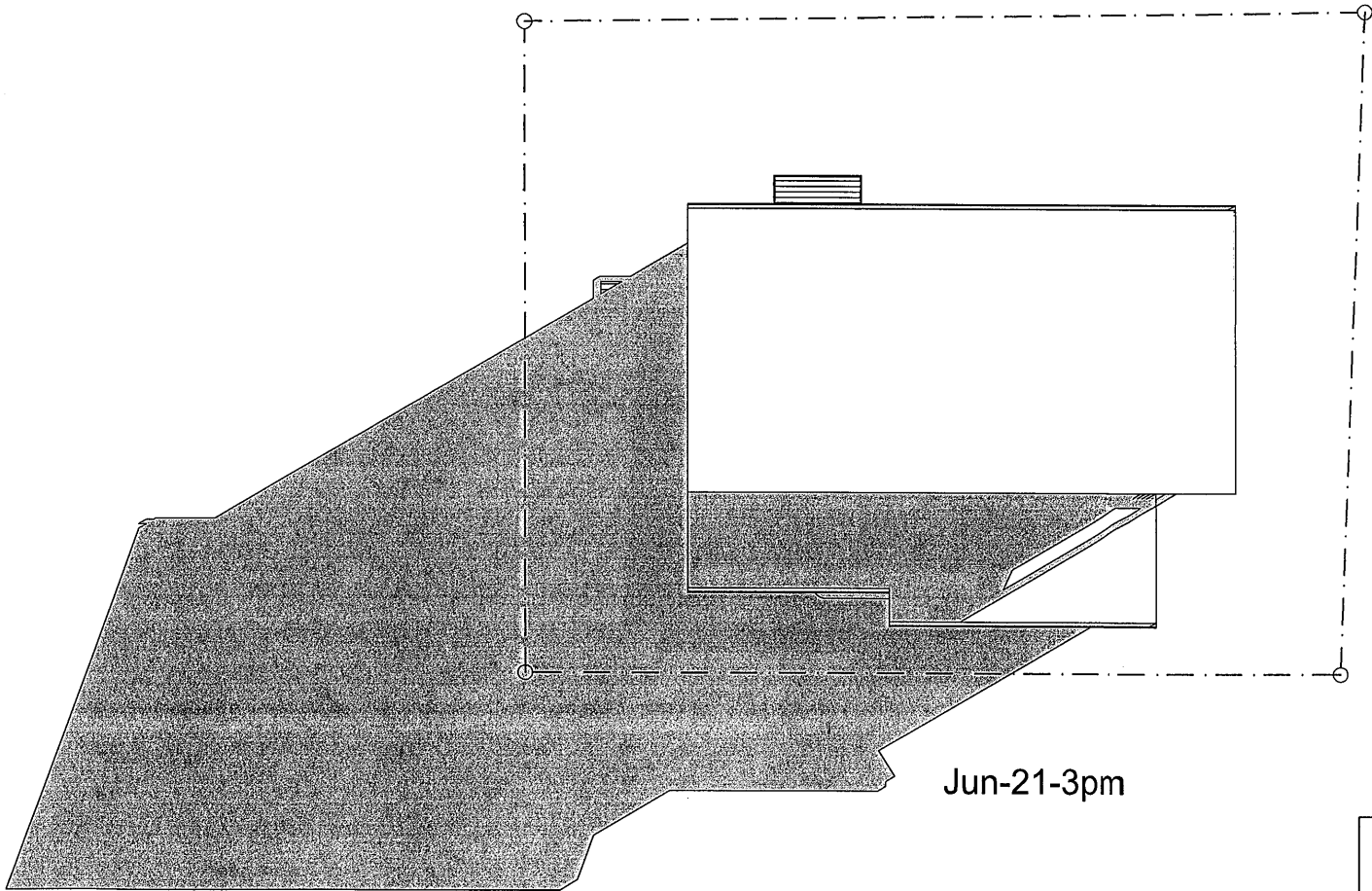


Sun Study
Location Byron Bay, NSW
Latitude: 28° 38' 30.84"
Longitude: 153° 36' 37.80"



Jun-21-9am

Luan Court



Jun-21-3pm

Luan Court

Area Calculations	
Living Lower:	95.61 sqm
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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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

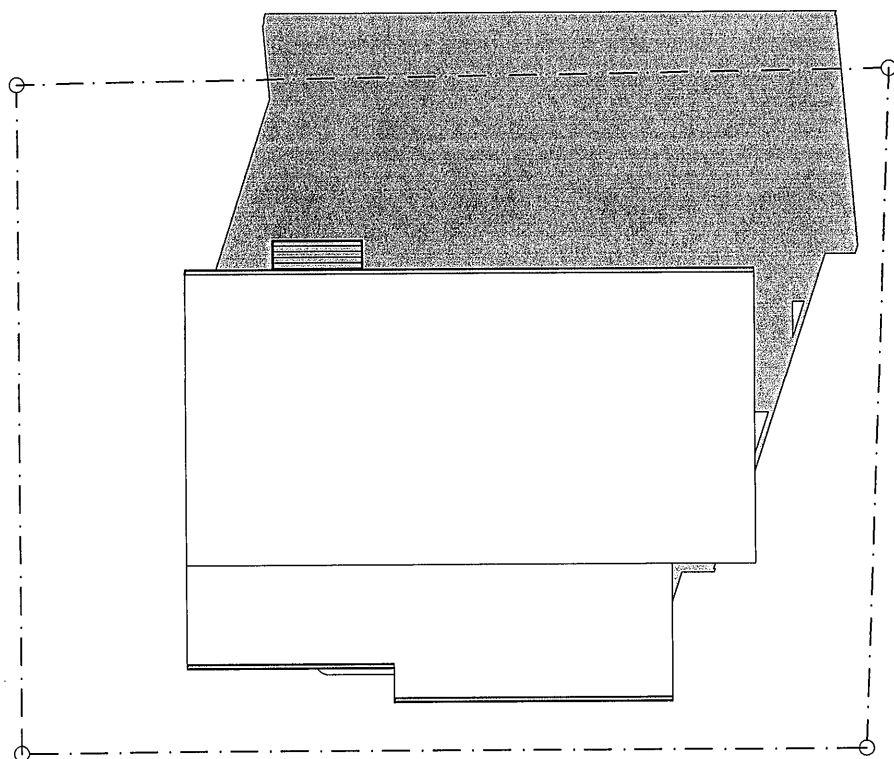
Plot Date: 3/05/2022	Drawing No: 13 of 15	Issue: C	Scale: 1:200 @ A3
Job N°: 240835			Designed By: GJ
			Drawn By: JD
			Checked By: MB

Working Drawings



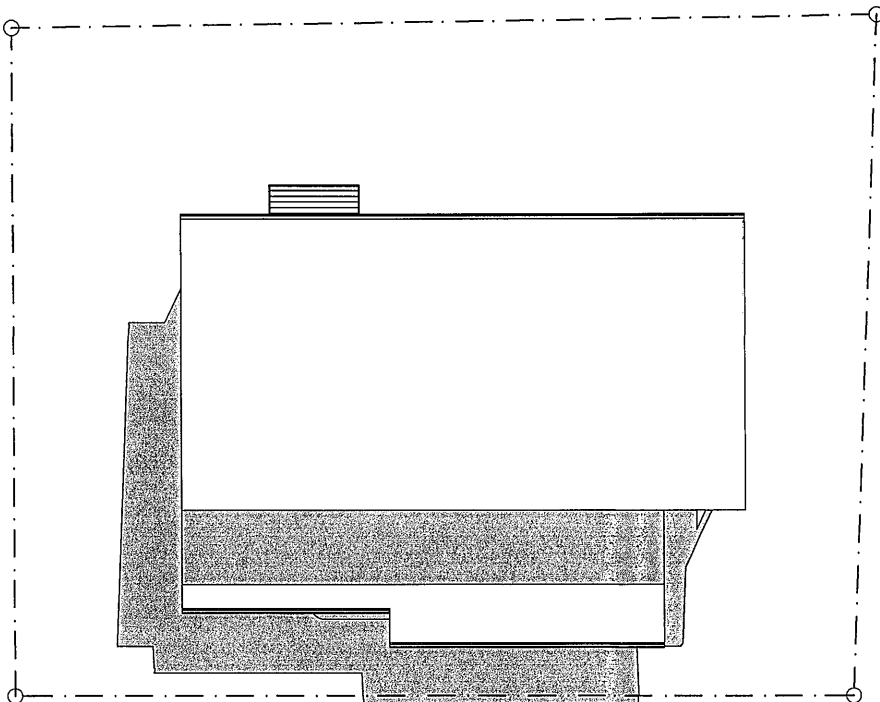
Sun Study

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



Luan Court

Dec-21-9am



Luan Court

Dec-21-3pm

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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Owner / S Date
7/10/22
7/10/22

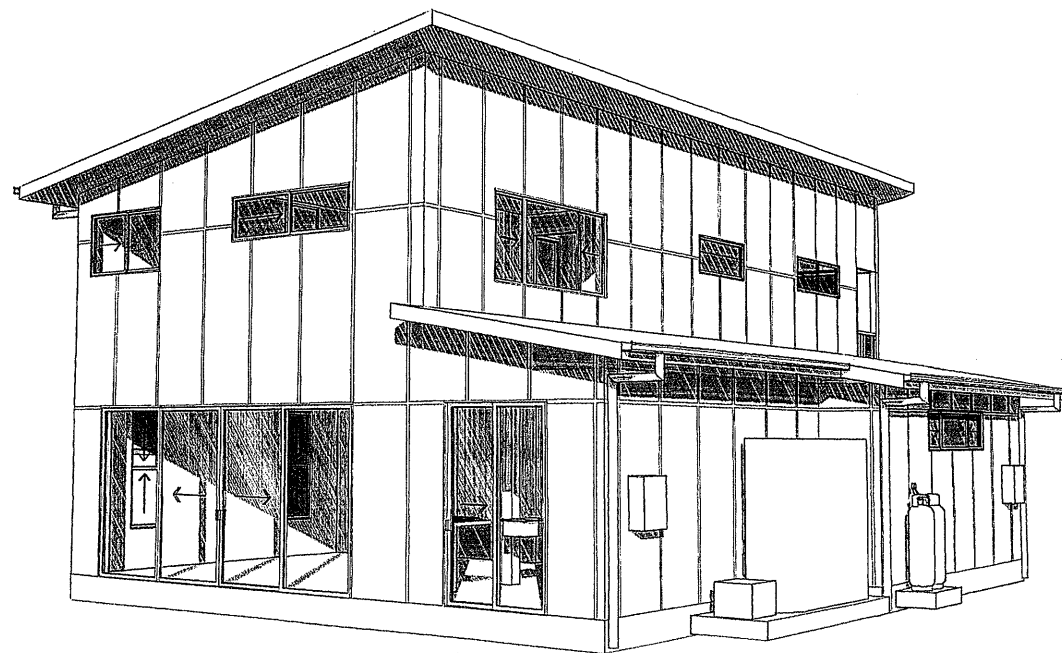
Client:
Yuki Koresawa & Takayo Otsu
Lot 2, 1 Luan Court,
Byron Bay

Title:
Sun Study December
Design Name:
Modified Balwyn

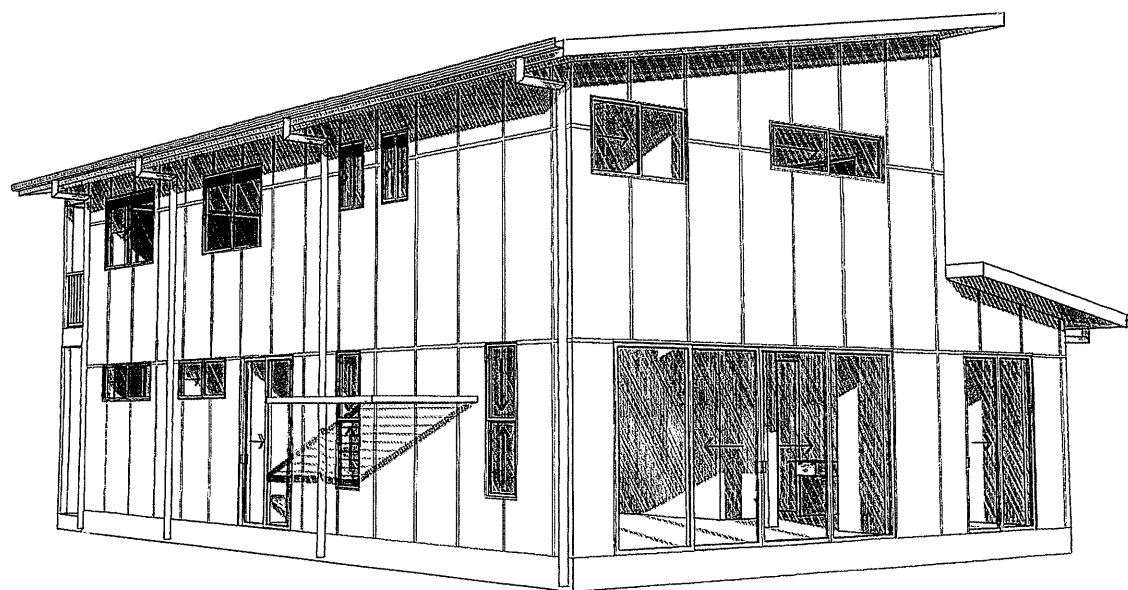
Plot Date: 3/05/2022	Drawing No: 14 of 15	Issue: C	Scale: 1:200 @ A3
Job N°: 240835	Designed By: GJ		Drawn By: JD
Working Drawings		Checked By: MB	



North-East Perspective



South-East Perspective



South-West Perspective



North-West Perspective

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

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

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