

SITE PARTICULARS

Address : 1 KARIJINI COURT,
BALLAJURA WA 6066

Local Auth : CITY OF SWAN

BLOCK AREA ANALYSIS

TOTAL LAND AREA	601m ²
EXIST. HOUSE	198m ²
EXIST. PATIO	29m ²
PROPOSED MUSIC STUDIO	28m ²
EXISTING GRANNY FLAT	70m ²
TOTAL BUILT UP AREA	310m ²
PLINTH AREA RATIO	54%

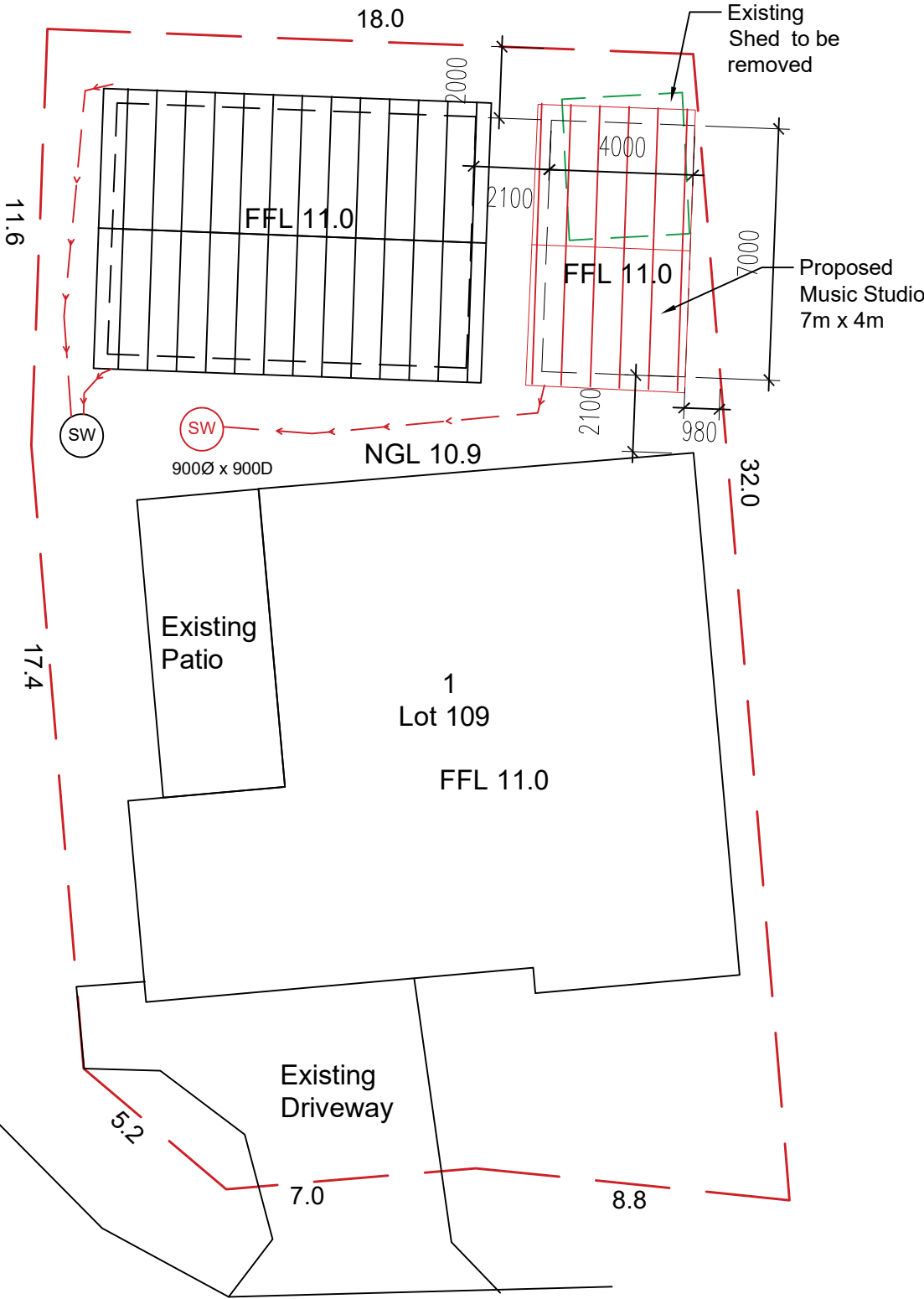
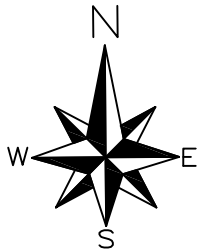
DRAWING SCHEDULE

- A/01 - PROPOSED SITE PLAN
- A/02 - GROUND FLOOR PLAN & NOTES
- A/03 - ROOF PLAN
- A/04 - PROPOSED ELEVATIONS PLAN
- A/05 - SHOWER/ENSUITE - ELEVATIONS

BADGINGARA GARDENS

PROPOSED SITE PLAN
SCALE 1:250

KARIJINI COURT



DRAWING TITLE: MUSIC STUDIO SITE PLAN		DESCRIPTION OF WORK: PROPOSED MUSIC STUDIO AT 1 KARIJINI COURTL, BALLAJURA WA 6066.	NOTE : 1. IT IS BUILDER RESPONSIBLY TO REPORT BACK TO ENGINEER IF EXISTING CONDITION SHOWN ON PROPOSED STRUCTURAL DOCUMENTS DEVIATE FROM SITE CONDITION. 2. ALL STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. 3. CHECK ALL DIMINTIONS ON SITE. REPORT ALL DISCREPANCIES TO PROJECT MANAGER AND ENGINEER. 4. ALL WORKMANSHIP TO COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS.	
DRAWN: Leon	JOB NO: 00203			
SCALE: AS-SHOWN	DATE: 03/03/25			

Technical drawing of a door (D1) showing dimensions 720 and 2143, and a floor level symbol (FFL) with a downward arrow.

Technical drawing of a two-door cabinet (SD1). The drawing shows a front view with a central arrow pointing right. The label 'SD1' is in a circle on the left, and 'FFL' with a triangle symbol is at the bottom left. The dimensions are 1800mm width and 2400mm height.

NOTE:
ALL DOORS AND WINDOWS TO
BE DOUBLE GLAZED

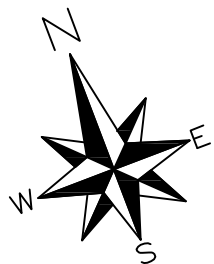
Diagram showing the elevation view of a square window with a triangular mullion. The window is 500 units wide and 500 units high. The mullion is a triangle with a height of 1900 units. The window is labeled W2.

Architectural floor plan of a bathroom. The overall dimensions are 4000 (width) by 7000 (depth). The plan includes a toilet, a sink, a shower area, and a door. Key dimensions and labels are as follows:

- Overall Dimensions:** 4000 (width) by 7000 (depth).
- Room Features:** TOILET, SINK, SHOWER, DOOR (D1), WINDOW (W1), WINDOW (W2), S.D. (Shower Door), RAKE CEILING, FFL 1c.
- Dimensions:**
 - Top width: 1498 (left section), 1900 (right section).
 - Left depth: 1133 (bottom section), 1500 (middle section), 588 (top section).
 - Right depth: 1600 (top section), 4798 (bottom section).
 - Bottom width: 1500 (left section).
- Labels:**
 - W1 (Window 1), W2 (Window 2), D1 (Door 1), SD1 (Shower Door 1).
 - CL 27c (Closet 27c).
 - RAKE CEILING, FFL 1c (Finish Floor Level 1c).

PROPOSED GROUND FLOOR PLAN

SCALE 1 : 50



ENGINEERS NOTE :
 ALL ENGINEERS NOTATIONS, BEAM
 LAYOUTS & STRUCTURAL COLUMNS
 AS PER ENGINEER DRAWINGS

PLUMBER NOTE:
PLUMBER TO INSTALL FLOOR WASTES AND
DOWNPIPES WHERE REQUIRED IN
ACCORDANCE WITH THE HEALTH ACT &
NCC/BCA.

DP = 100 x 50 COLORBOND RWDP

EXTERNAL WALL

1. DOUBLE BRICK CAVITY

EXT: FACE BRICK

INT: STANDARD BRICK WALL (RENDERED)

INTERNAL WALL

1. SINGLE BRICK WALL (RENDERED)

DRAWING TITLE:
MUSIC STUDIO
PROPOSED GROUND FLOOR
PLAN

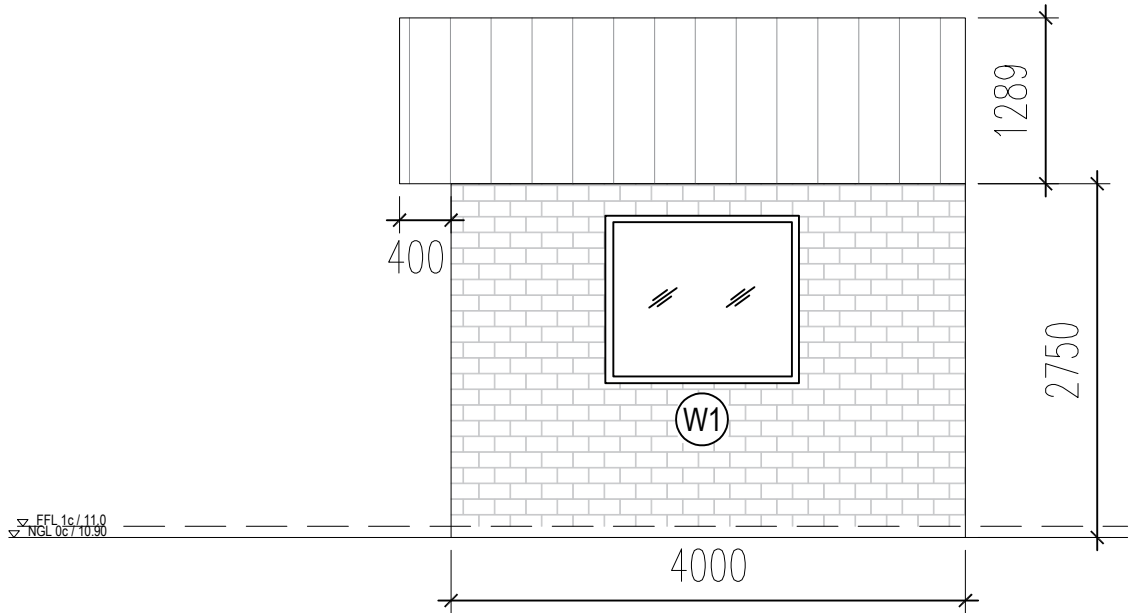
DESCRIPTION OF WORK:

PROPOSED MUSIC STUDIO AT 1 KARIJINI
COURTL, BALLAJURA WA 6066.

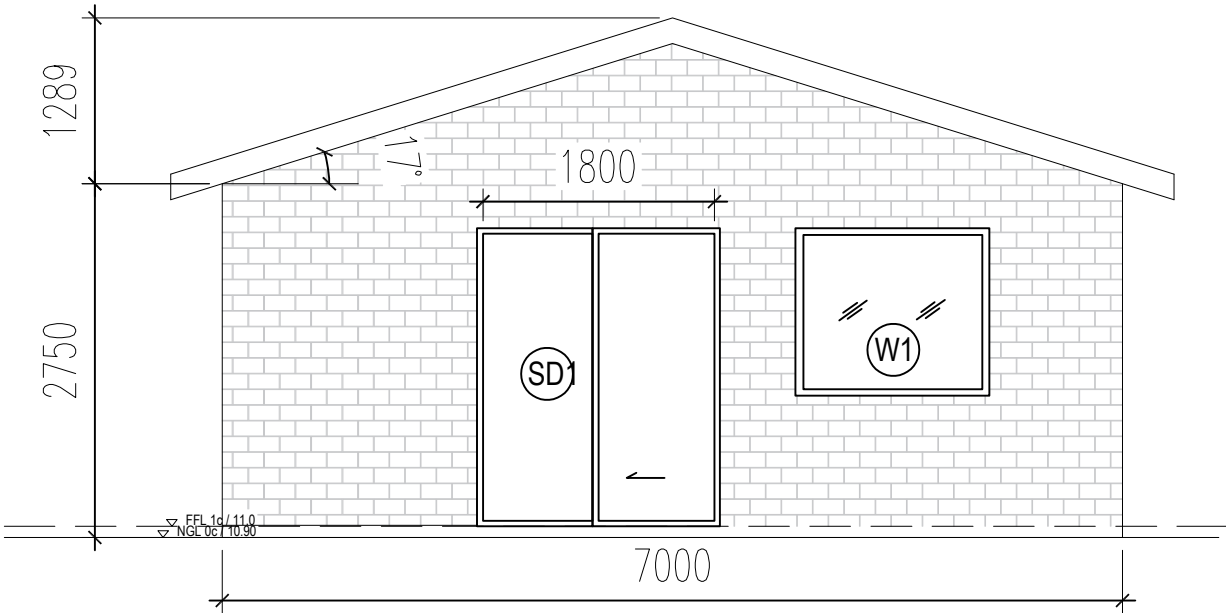
NOTE :

1. IT IS BUILDER RESPONSIBLY TO REPORT BACK TO ENGINEER IF EXISTING CONDITION SHOWN ON PROPOSED STRUCTURAL DOCUMENTS DEVATE FROM SITE CONDITION.
2. ALL STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
3. CHECK ALL DIMENTIONS ON SITE. REPORT ALL DISCREPANCIES TO PROJECT MANAGER AND ENGINEER.
4. ALL WORKMANSHIP TO COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS.

DRAWN: Leon	JOB NO: 00203
SCALE: AS-SHOWN	DATE: 03/03/25

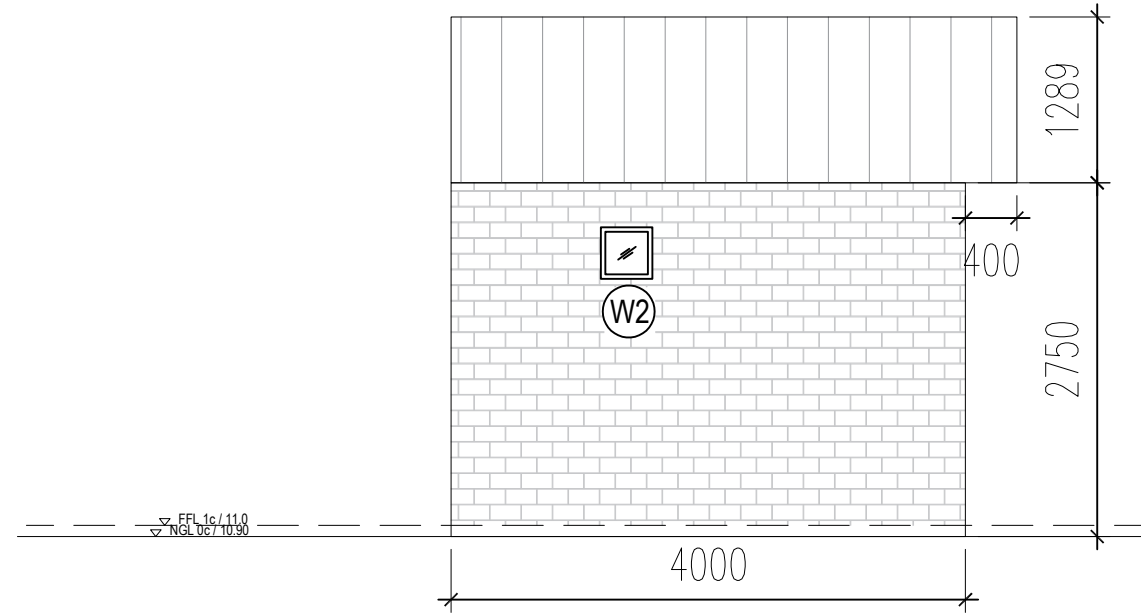


SOUTH ELEVATION



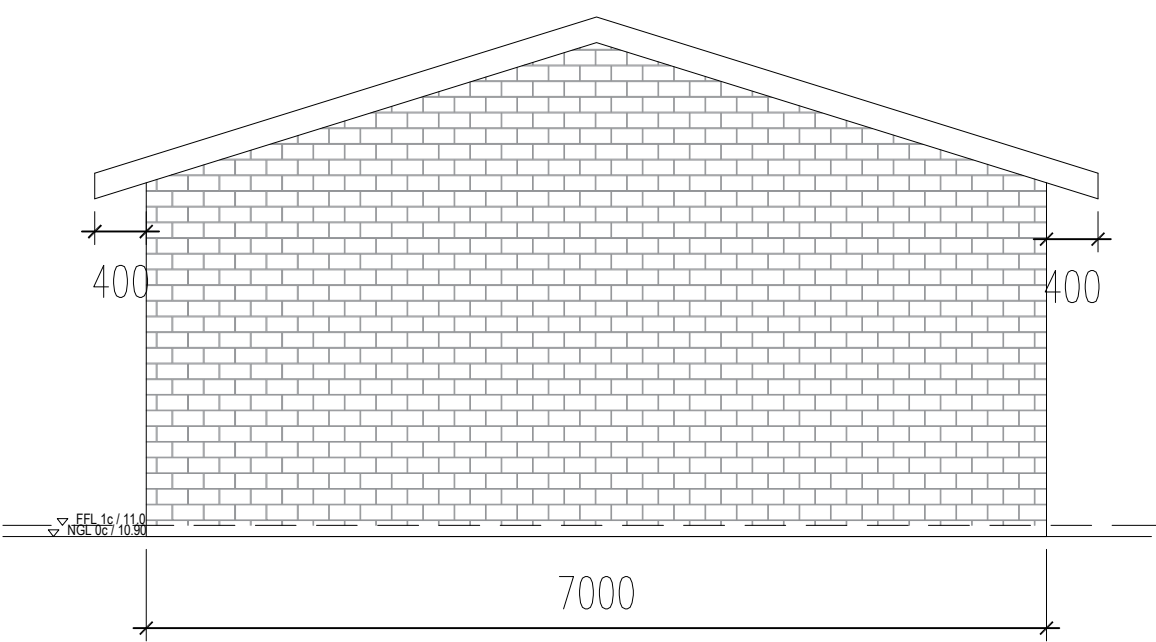
WEST ELEVATION

SCALE 1:50



NORTH ELEVATION

SCALE 1:50



EAST ELEVATION

SCALE 1:50

DRAWING TITLE:
GRANNY FLAT
PROPOSED ELEVATION PLAN

DRAWN:
Leon
SCALE:
AS-SHOWN

JOB NO:
00203
DATE:
03/03/25

DESCRIPTION OF WORK:

PROPOSED MUSIC STUDIO AT 1 KARIJINI
COURTL, BALLAJURA WA 6066.

- NOTE :
1. IT IS BUILDER RESPONSIBLY TO REPORT BACK TO ENGINEER IF EXISTING CONDITION SHOWN ON PROPOSED STRUCTURAL DOCUMENTS DEVIATE FROM SITE CONDITION.
 2. ALL STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
 3. CHECK ALL DIMINTIONS ON SITE. REPORT ALL DISCREPANCIES TO PROJECT MANAGER AND ENGINEER.
 4. ALL WORKMANSHIP TO COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS.

APPROVAL: