

# SITE ANALYSIS PLAN

LOT 2 DP 622394

SITE AREA = 159.40 m<sup>2</sup>

#### **AREA CALCULATIONS**

APPROX. EXISTING GROSS FLOOR AREA 114.10m<sup>2</sup> PROPOSED NEW GROSS FLOOR AREA 27.52m<sup>2</sup> TOTAL GROSS FLOOR AREA 141.62m<sup>2</sup>

TRUE NORTH:



- NOTES (E & OE)

   All structures including stormwater & drainage to engineer's details.

   Do not obtain dimensions by scaling drawings.

   All dimensions are to be checked on site prior to starting work.

   These drawings are to be read in conjunction with all other consultant's drawings and specifications.

  • All workmanship & materials shall be in accordance with the requirements of current editions
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   New materials are to be used throughout unless otherwise noted.
   Concrete footings, slab, structural beams or any other structural members are to be designed the construction of the construction
- by a practicing engineer.

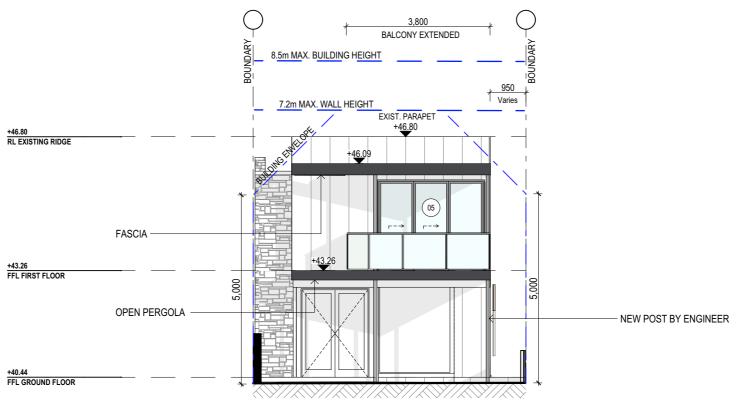
# \_\_\_\_ JJ Drafting

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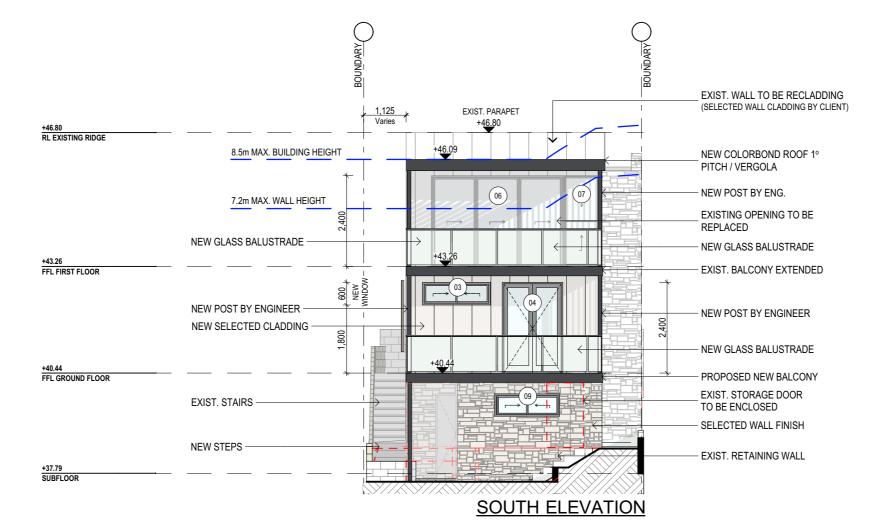
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PROPOSED ALTERATIONS AND ADDITIONS 34 Pavilion Street - Queenscliff NSW 2096 CLIENT: Jan Beach
DRAWING TITLE: SITE ANALYSIS PLAN

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# **NORTH ELEVATION**



# <u>LEGEND</u>

DEMOLITION WORK

**DA.06** 

**NOTES** 

982/22

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

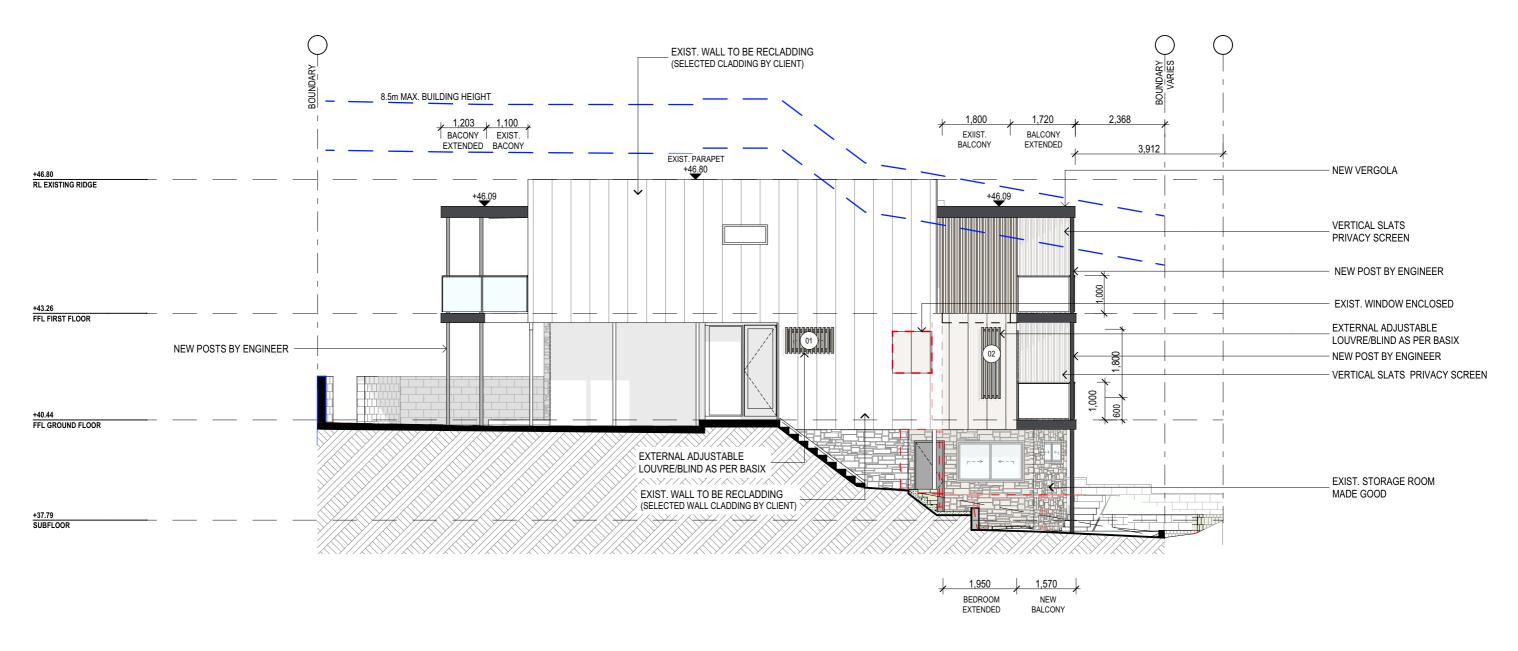
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NORTH AND SOUTH ELEVATIONS

DATE: DRAWN BY: SCALE: JANUARY/22 LB 1:100 @ A3 CHECKED BY: DRAWING No: JOB No:

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# **WEST ELEVATION**



DEMOLITION WORK

**NOTES** 

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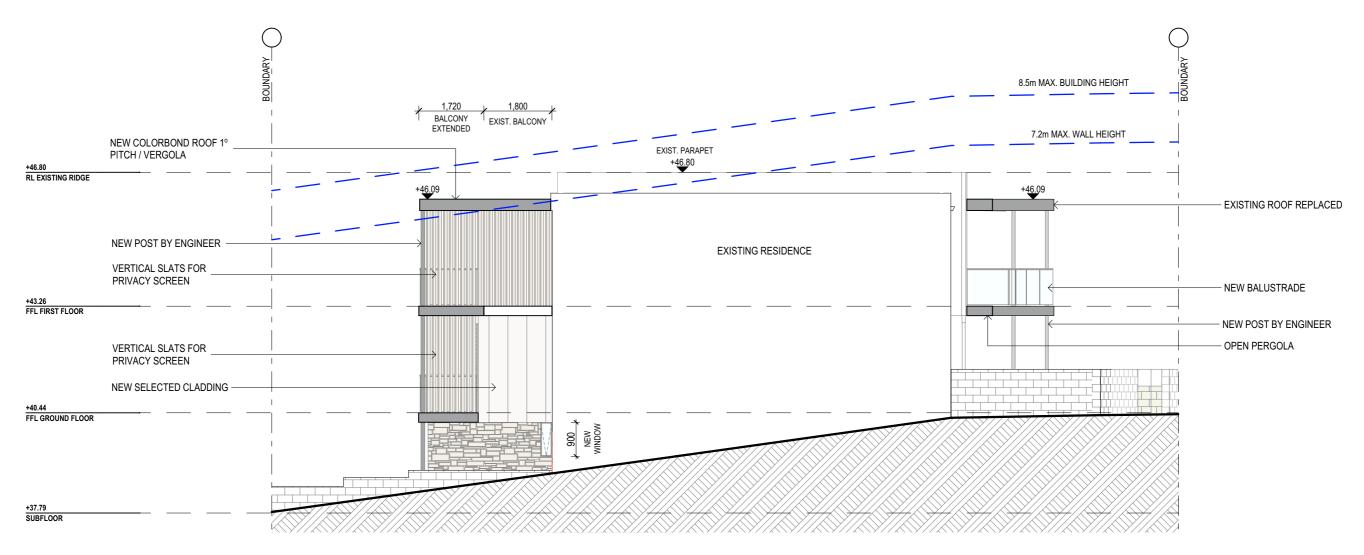
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PROPOSED ALTERATIONS AND ADDITIONS 34 Pavilion Street - Queenscliff NSW 2096 Jan Beach DRAWING TITLE: WEST ELEVATION

DATE: DRAWN BY: SCALE: JANUARY/22 LB 1:100 @ A3 CHECKED BY: DRAWING No: JOB No: 982/22 JJ DA.07



# **EAST ELEVATION**

### **BASIX REQUIREMENTS**

### BASIX INCLUSIONS FOR 34 PAVILION STREET - QUEENSCLIFF

#### **LIGHTING**

40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

#### WATER

SHOWER RATING MIN. 3 STARS TAP RATING WC RATING

#### INSULATION

CONSTRUCTION ADDITIONAL INSULATION REQUIRED (R-VALUE)

Concrete slab on ground floor

External wall: other / undecided R1.70 (including construction)

#### **GLAZING - DOORS & WINDOWS**

Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W1, W2, W3, D4, D5, D6, W7, W8, W9, W10

External adjustable louvre / blind

W1, W2

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н	CLIENT: Jan Beach
н	DRAWING TITLE: EAST ELEVATION / BASIX

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