

SITE ANALYSIS PLAN

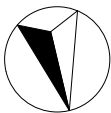
LOT 2
DP 622394

SITE AREA = 159.40 m²

AREA CALCULATIONS

APPROX. EXISTING GROSS FLOOR AREA 114.10m²
PROPOSED NEW GROSS FLOOR AREA 27.52m²
TOTAL GROSS FLOOR AREA 141.62m²

TRUE NORTH:



NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
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- 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 including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ Drafting

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A	11.02.22	DRAWINGS UPDATED
B	28.02.22	DRAWINGS UPDATED
C	16.03.22	DRAWINGS UPDATED
D	24.03.22	DRAWINGS UPDATED
E	05.05.22	DA DRAWINGS UPDATED

PROPOSED ALTERATIONS AND ADDITIONS
34 Pavilion Street - Queenscliff NSW 2096

CLIENT:
Jan Beach

DRAWING TITLE:
SITE ANALYSIS PLAN

DATE:
JANUARY/22

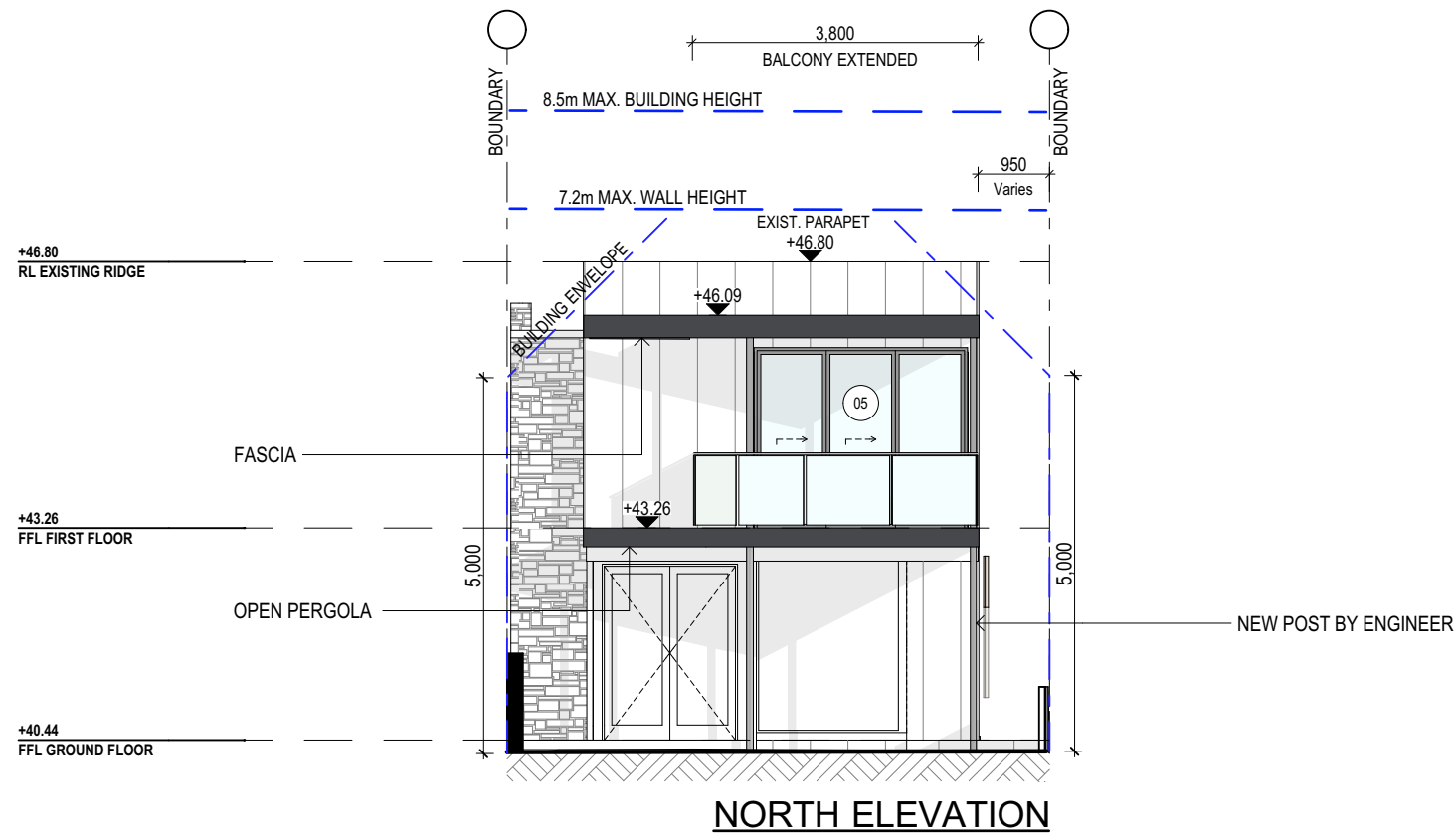
DRAWN BY:
LB

SCALE:
1:200 @ A3

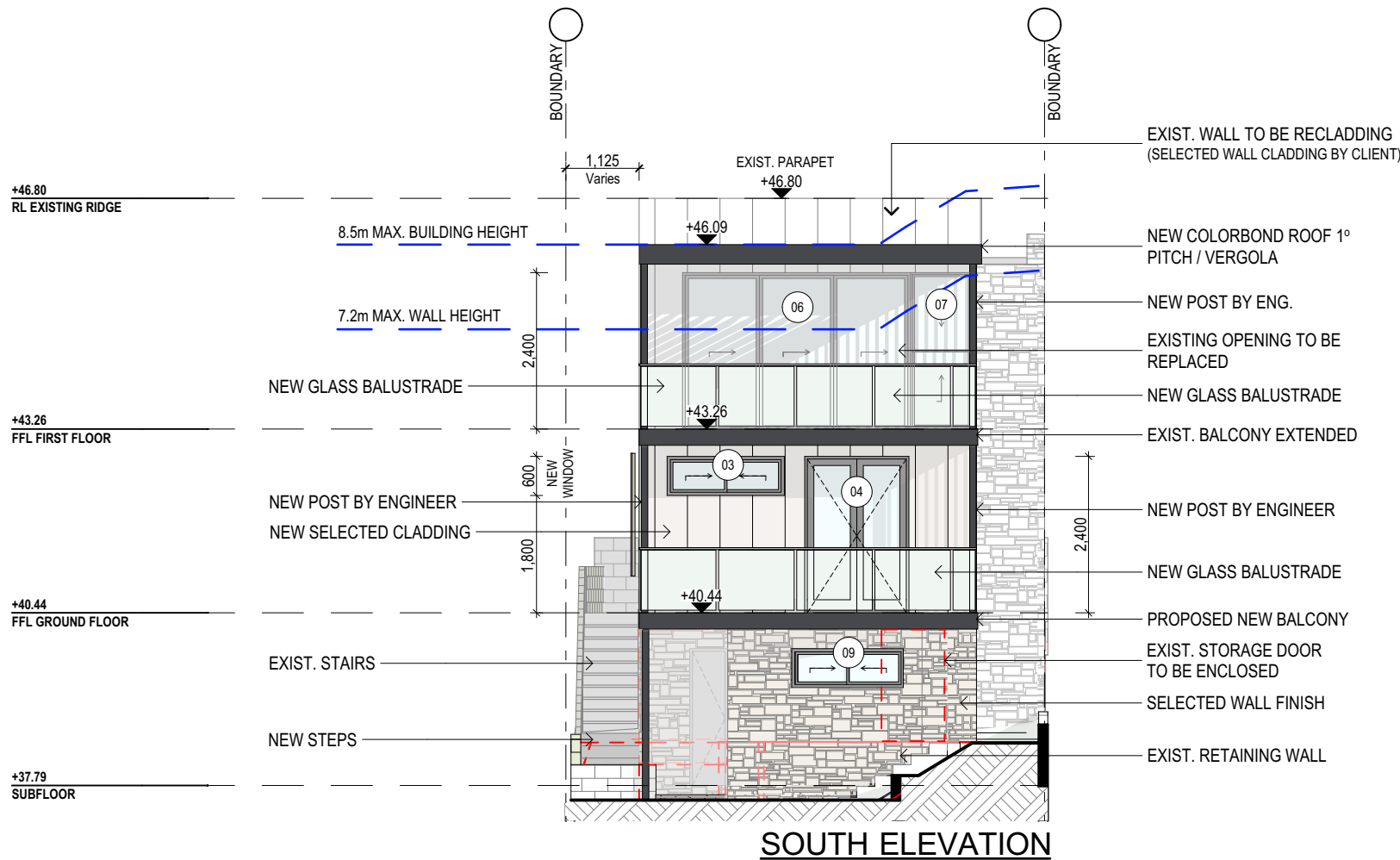
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982/22

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DA.01



NORTH ELEVATION



SOUTH ELEVATION

LEGEND

DEMOLITION WORK

NOTES

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

NOTES (E & OE)

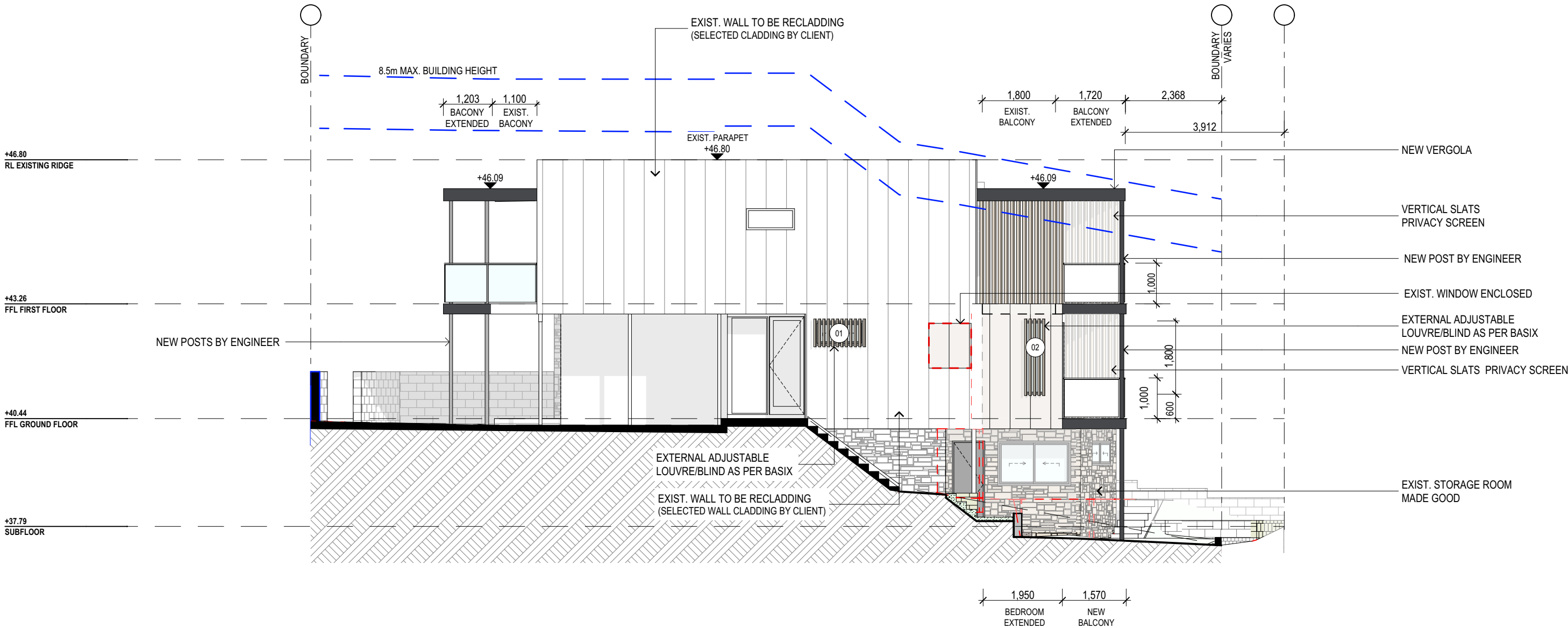
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PROPOSED ALTERATIONS AND ADDITIONS 34 Pavilion Street - Queenscliff NSW 2096 CLIENT: Jan Beach	DRAWING TITLE: NORTH AND SOUTH ELEVATIONS
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DATE: JANUARY/22	DRAWN BY: LB	SCALE: 1:100 @ A3
JOB No: 982/22	CHECKED BY: JJ	DRAWING No: DA.06



WEST ELEVATION

LEGEND

 DEMOLITION WORK

NOTES

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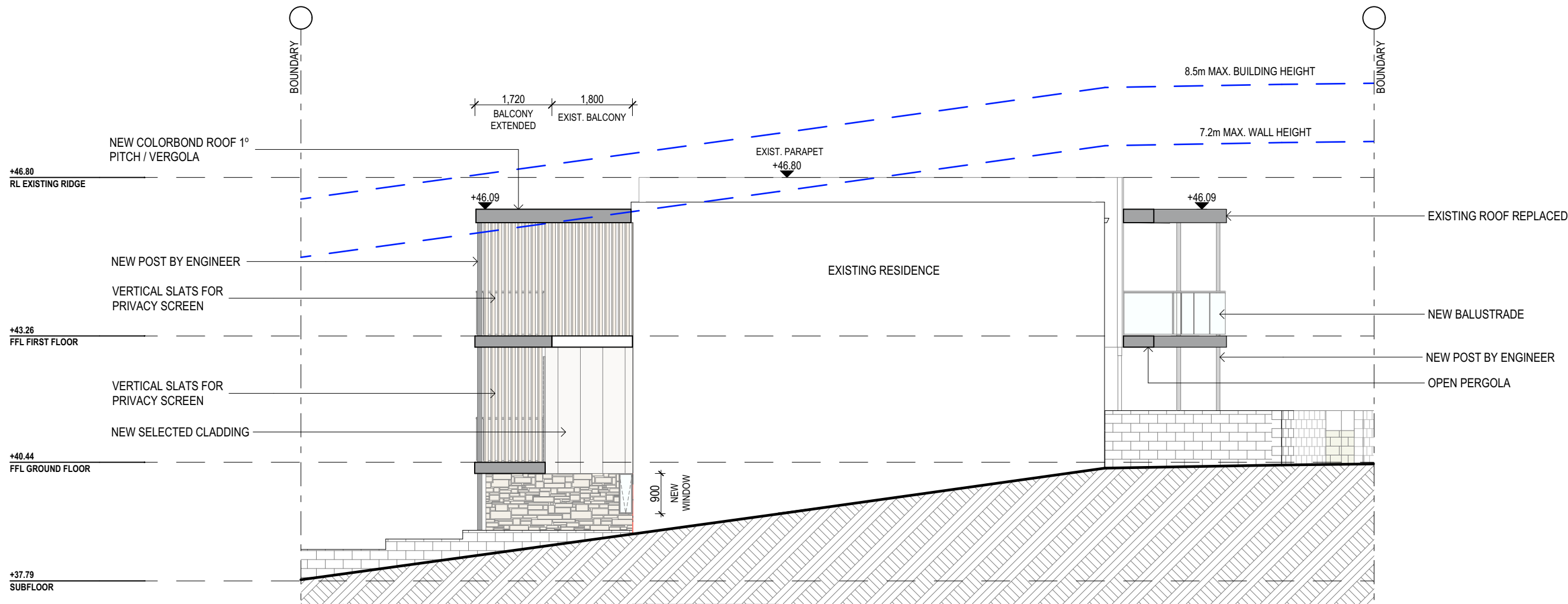
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PROPOSED ALTERATIONS AND ADDITIONS
34 Pavilion Street - Queenscliff NSW 2096
CLIENT:
Jan Beach
DRAWING TITLE:
WEST ELEVATION

DATE:	DRAWN BY:	SCALE:
JANUARY/22	LB	1:100 @ A3
JOB No:	CHECKED BY:	DRAWING 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	MIN. 3 STARS
WC RATING	MIN. 3 STARS
INSULATION	
CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)
Concrete slab on ground floor	Nil
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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PROPOSED ALTERATIONS AND ADDITIONS 34 Pavilion Street - Queenscliff NSW 2096 CLIENT: Jan Beach	DRAWING TITLE: EAST ELEVATION / BASIX
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JOB No: 982/22	CHECKED BY: JJ	DRAWING No: DA.08