

# ALTERATIONS AND ADDITIONS

## 34 PAVILION STREET, QUEENSCLIFF NSW 2096

PROJECT NUMBER: HA2313

DATE: 14/07/2025

CLIENT: JAN BEACH

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A1.03	DEMOLISHING PLANS
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14/07/2025

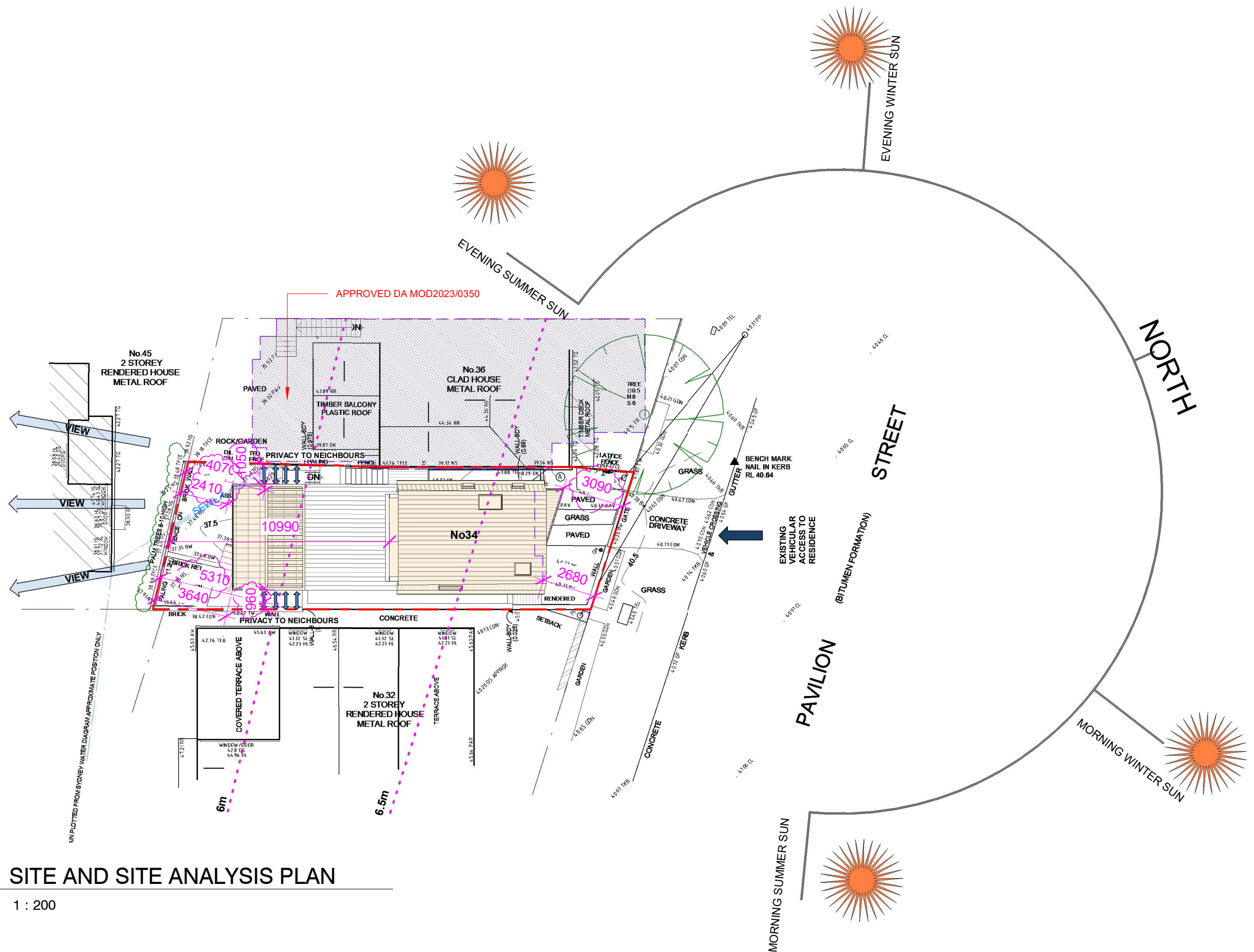
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NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196

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1 SITE AND SITE ANALYSIS PLAN  
A2.01 1 : 200

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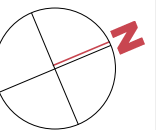
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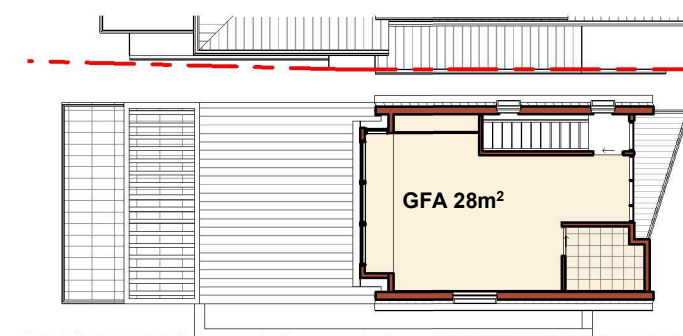
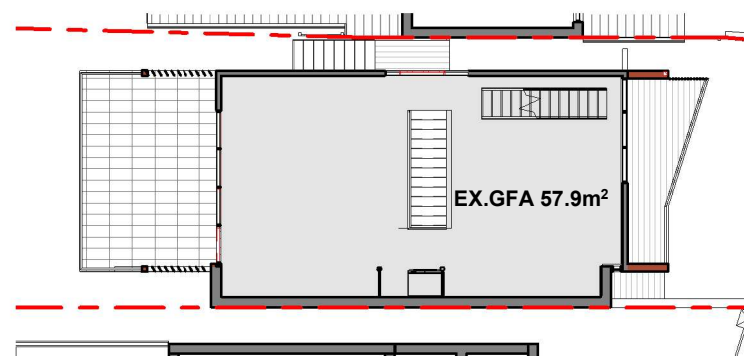
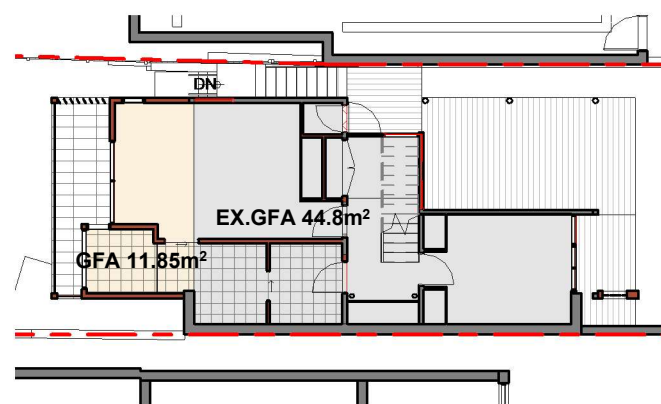
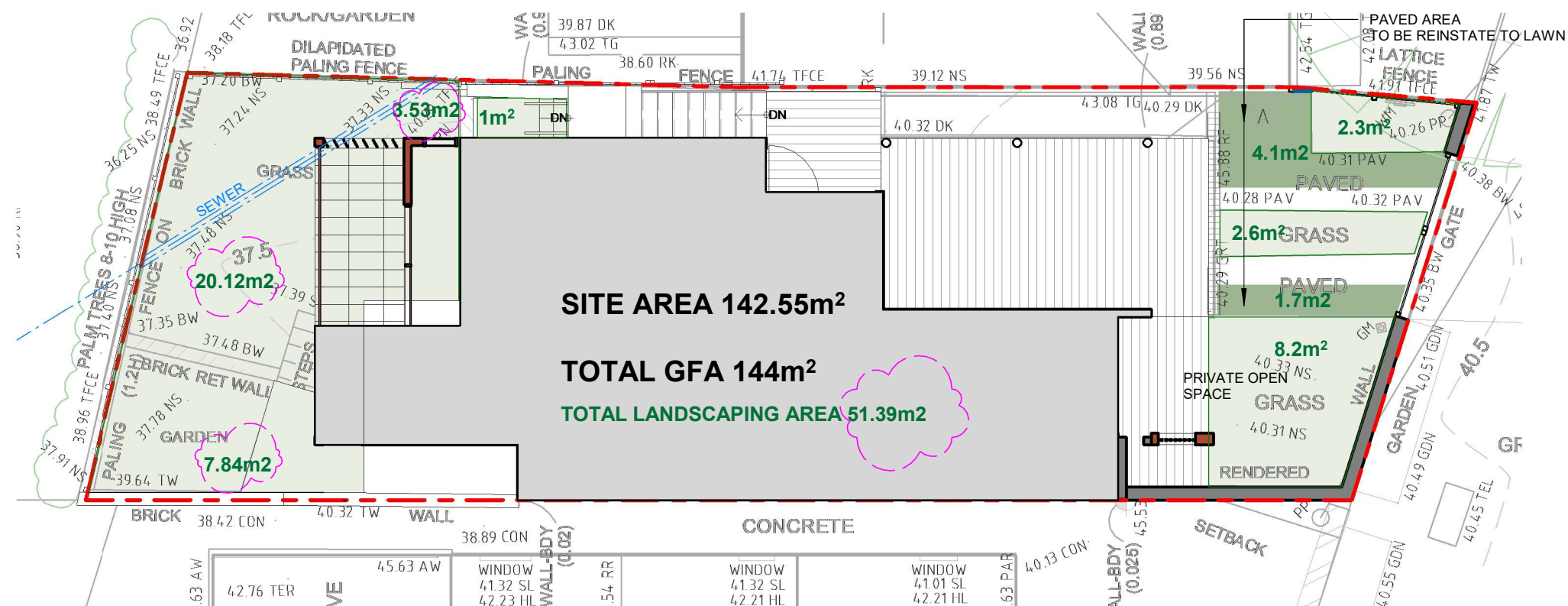
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DRAWING SITE AND SITE ANALYSIS PLAN  
PROJECT ALTERATIONS AND ADDITIONS  
ADDRESS 34 PAVILION STREET, QUEENSCLIFF NSW 2096  
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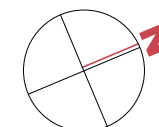
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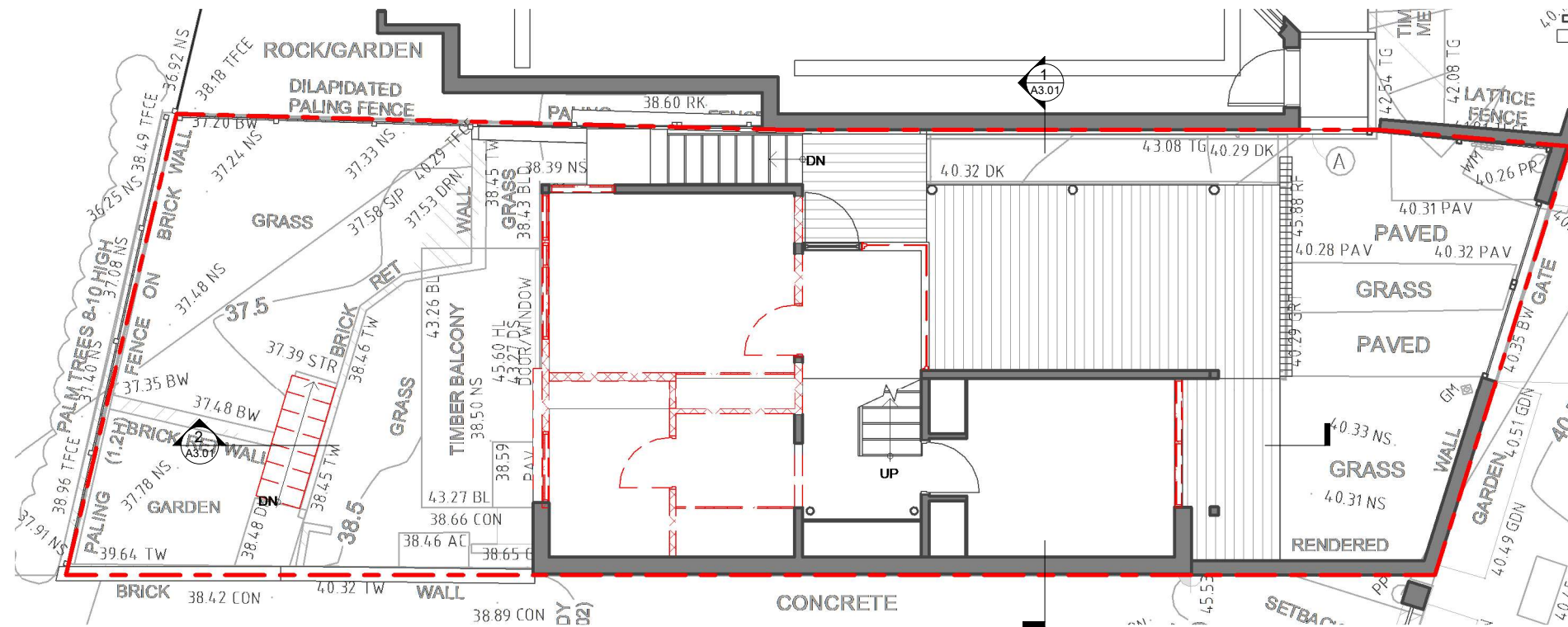




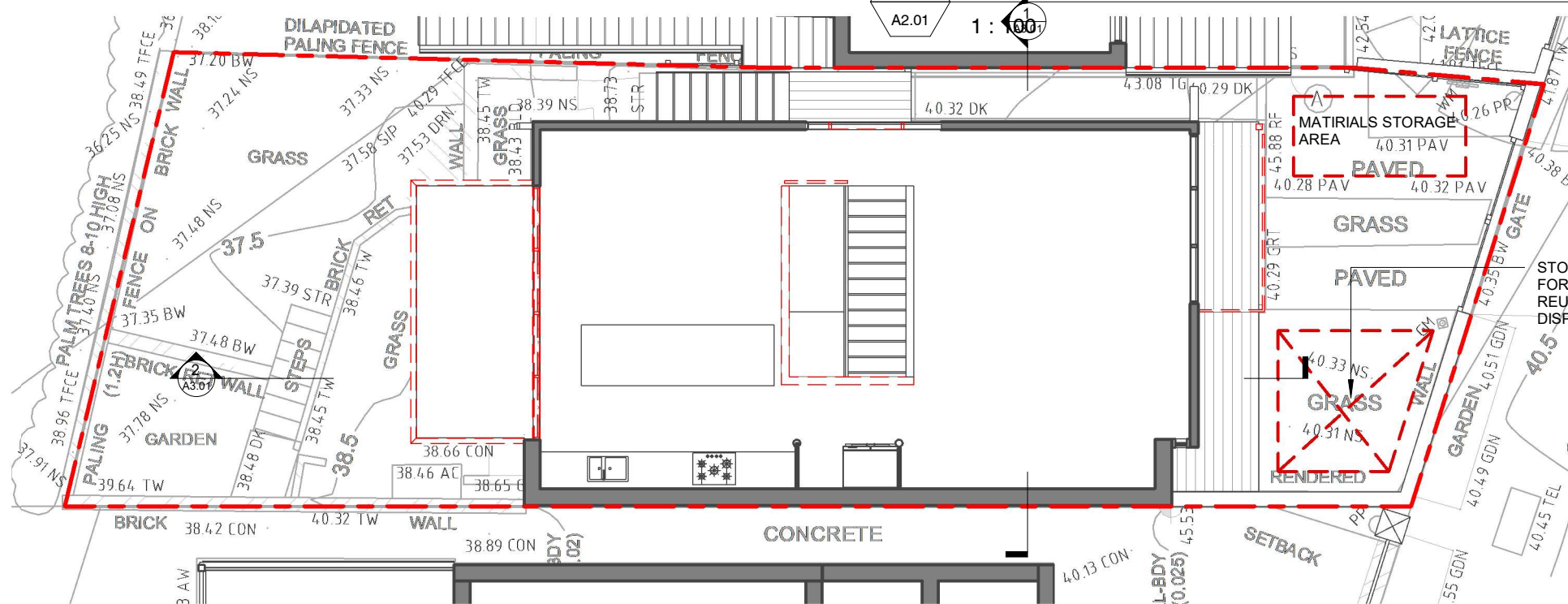


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1 EXISTING GROUND FLOOR & PROPOSED DEMOLISHING



2 EXISTING LEVEL 1 PLAN & PROPOSED DEMOLISHING

- EXISTING WALL
- NEW WALL
- PROPOSED ADDITION
- PROPOSED DEMOLISHING

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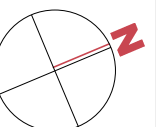
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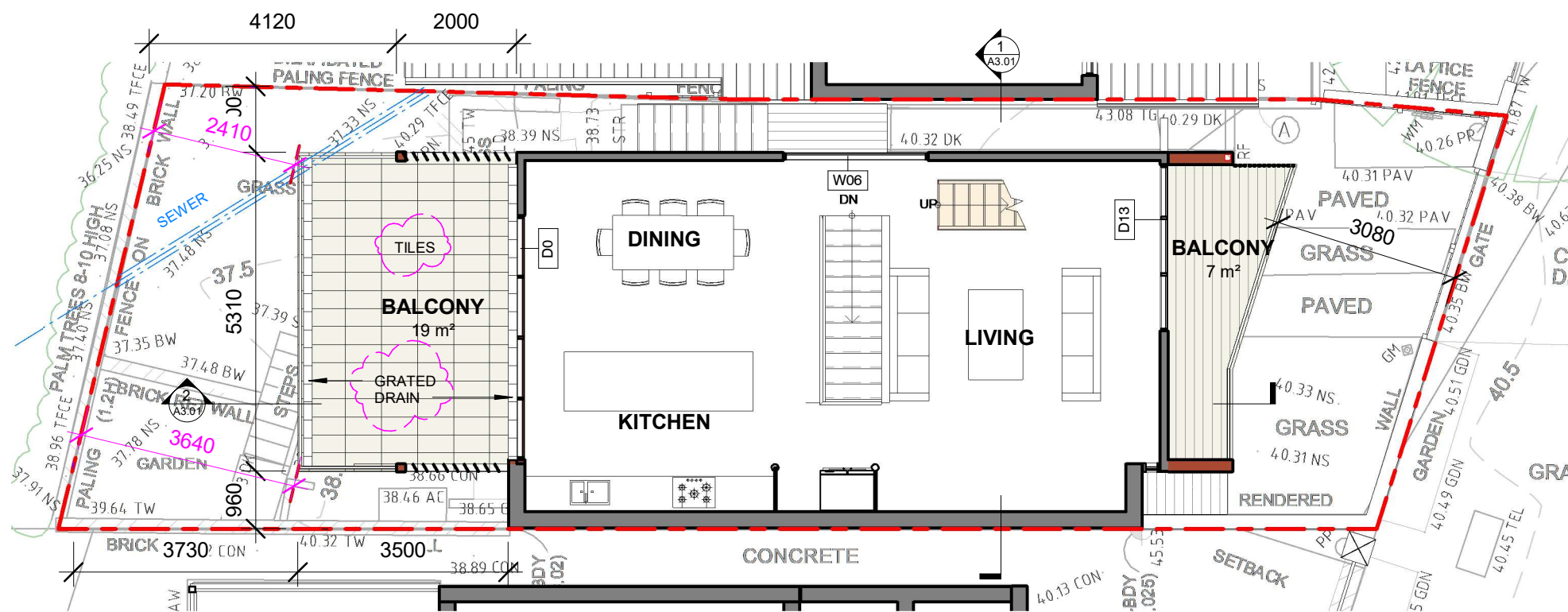
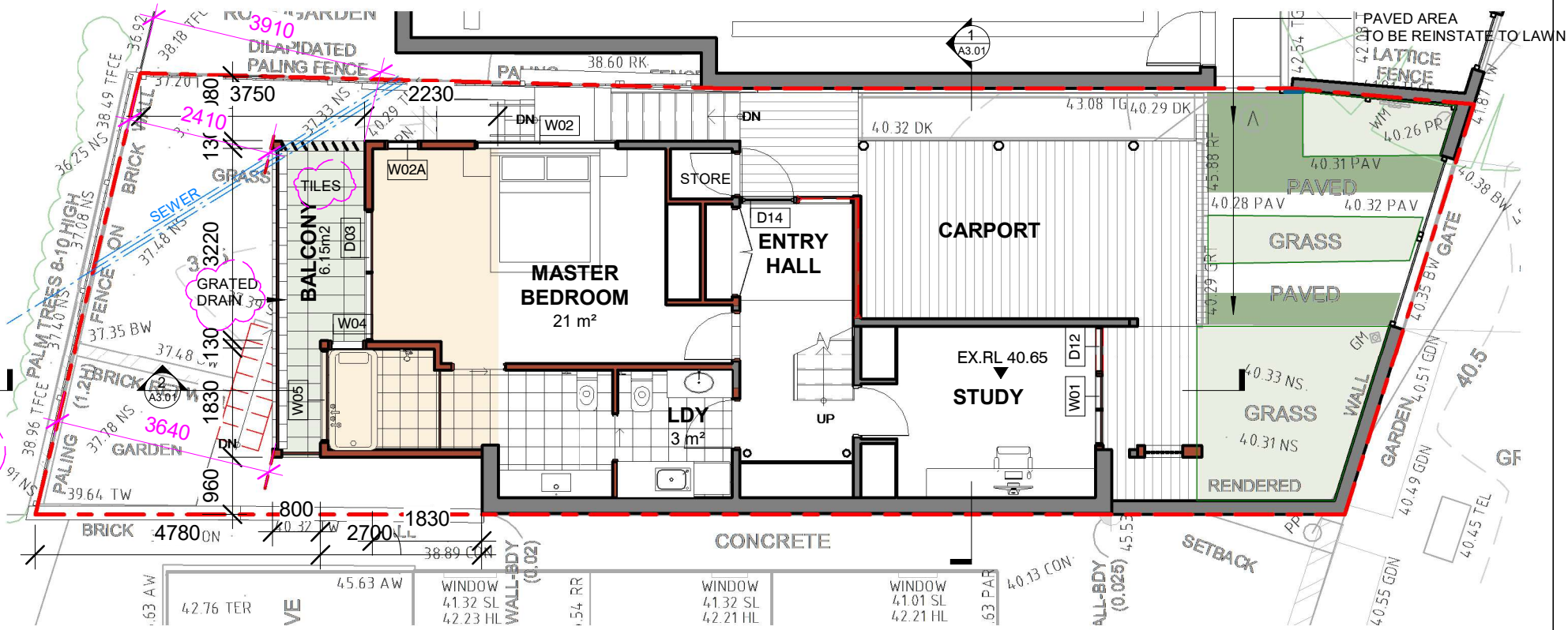
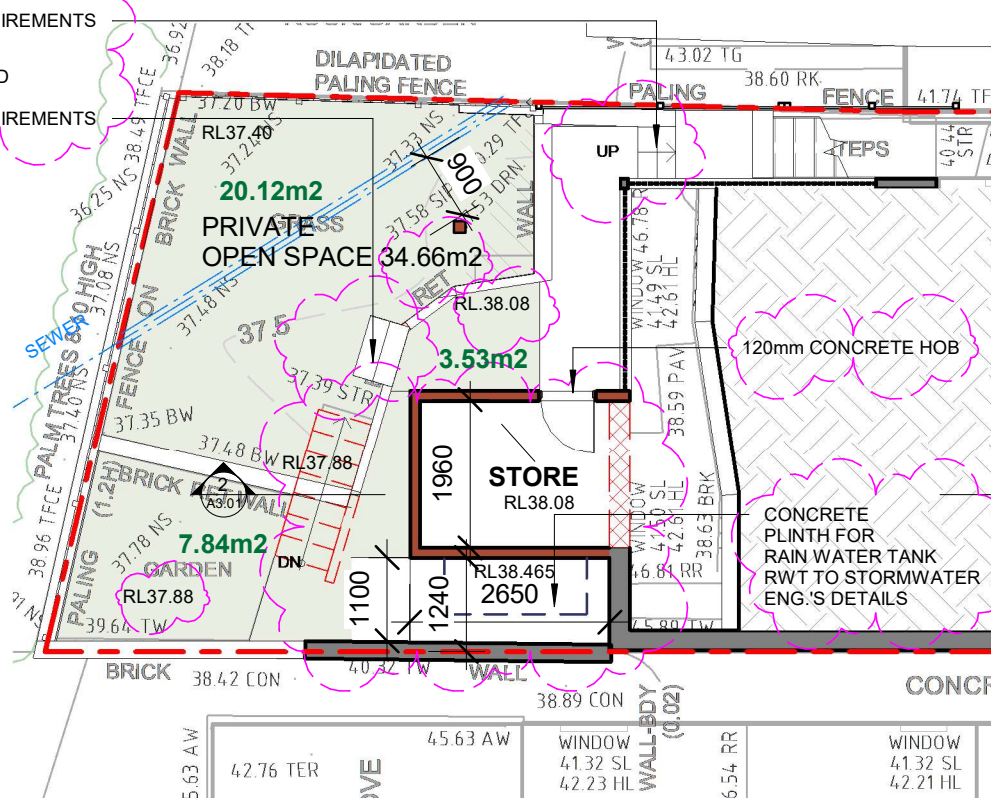
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DRAWING NO A1.03 I





PROPOSED  
STAIR TO  
BCA REQUIREMENTS

PROPOSED  
STEPS TO  
BCA REQUIREMENTS



- EXISTING WALL
- NEW WALL
- PROPOSED ADDITION
- PROPOSED DEMOLISHING

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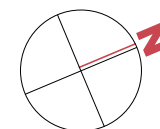
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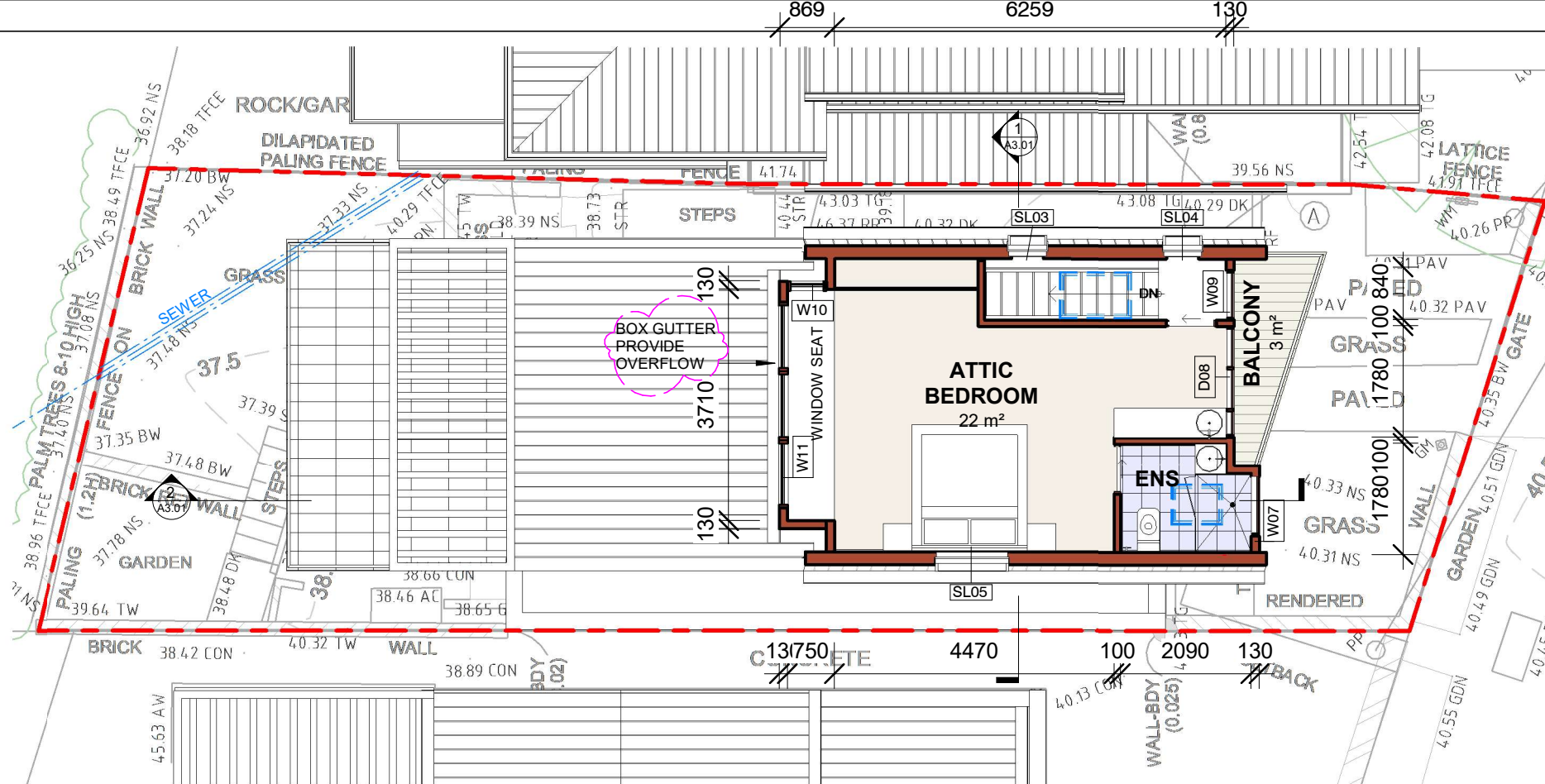
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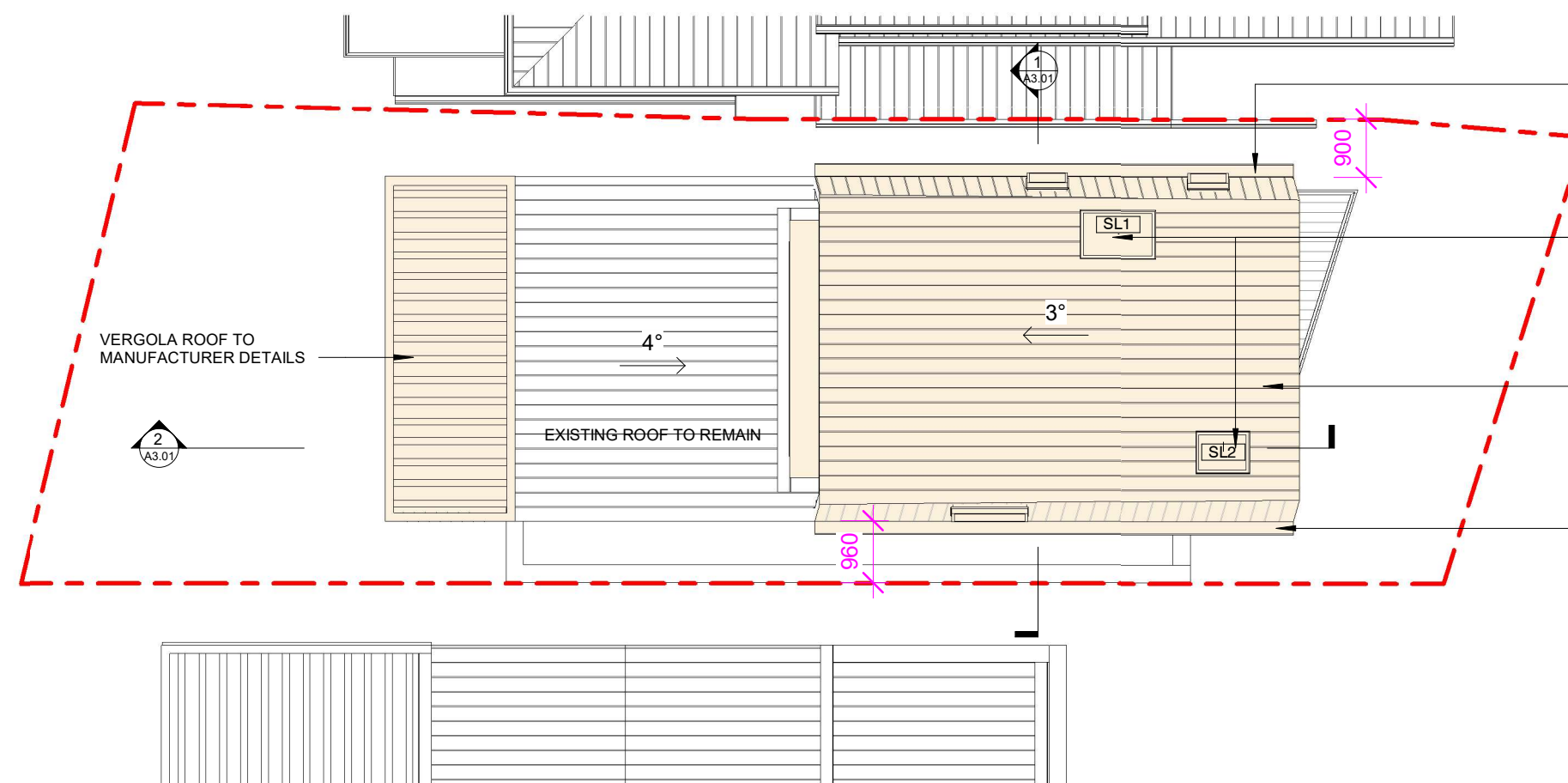
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**1 ATTIC FLOOR PLAN**  
A2.01 1 : 100



**2 ROOF PLAN**  
A2.01 1 : 100

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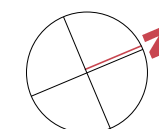
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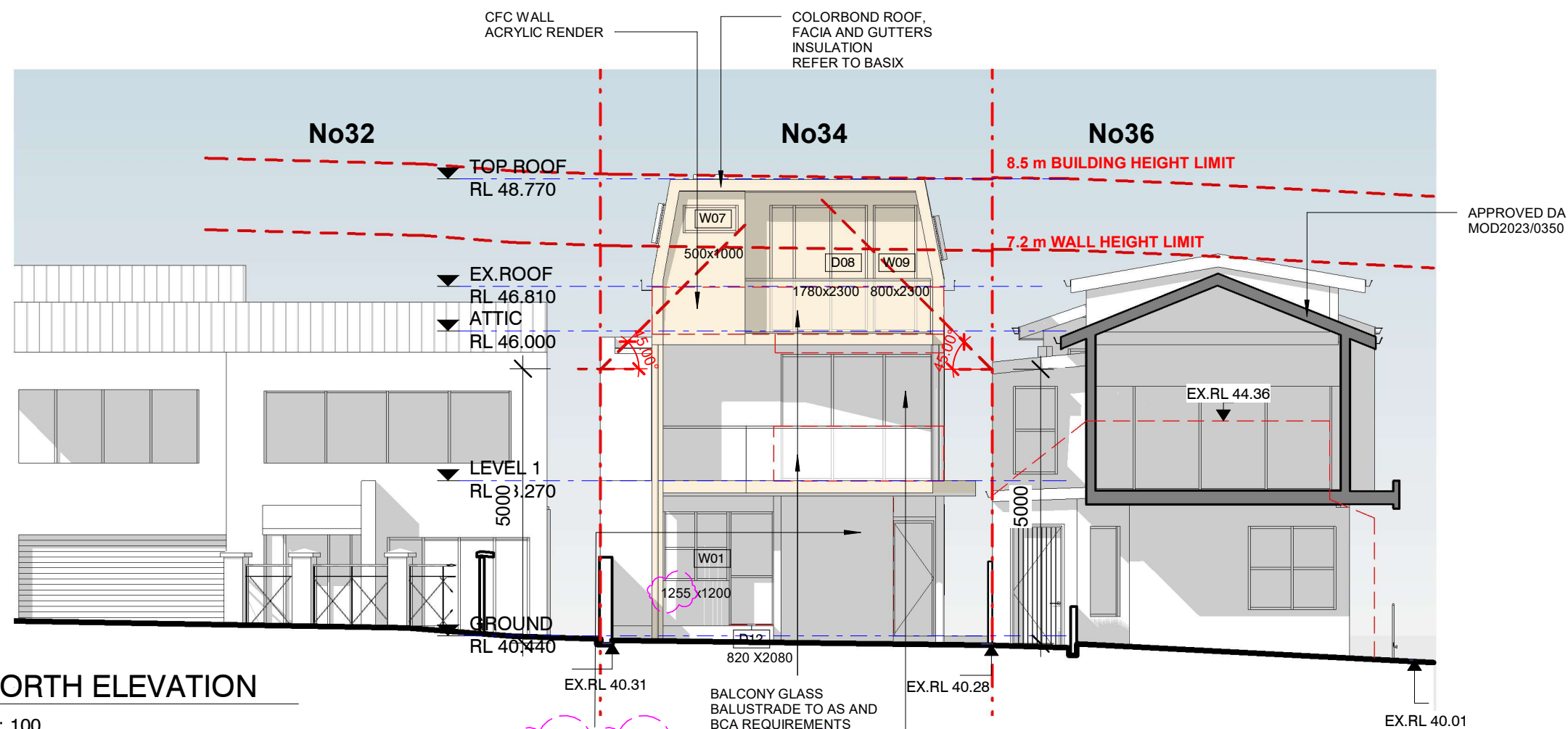
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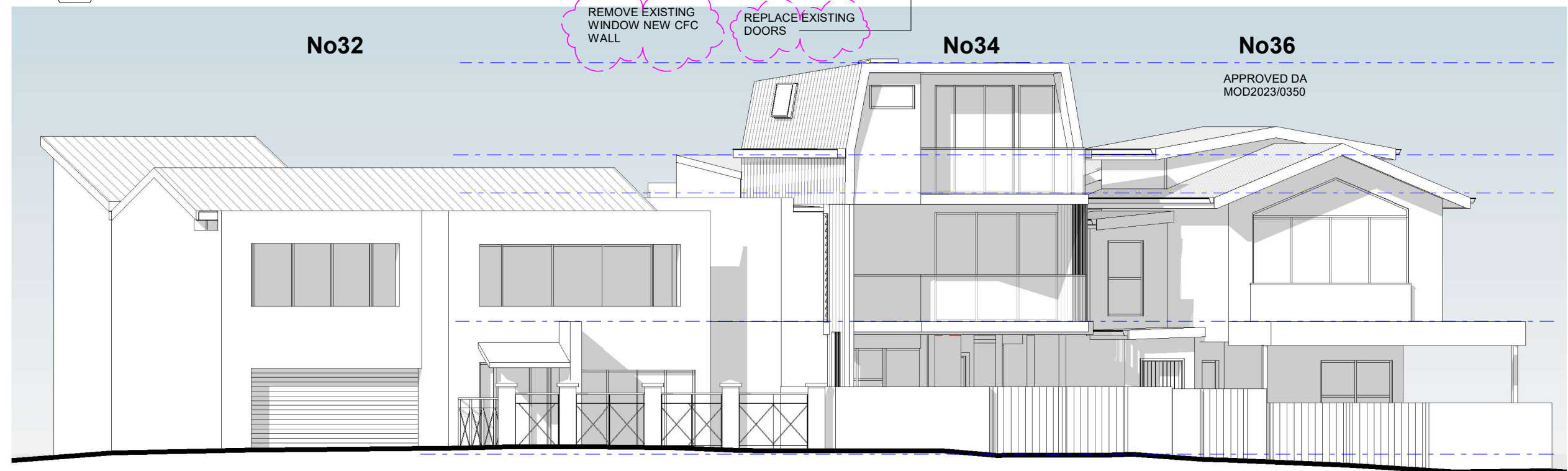
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1 NORTH ELEVATION  
1 : 100



2 STREETSCAPE ELEVATION  
1 : 100

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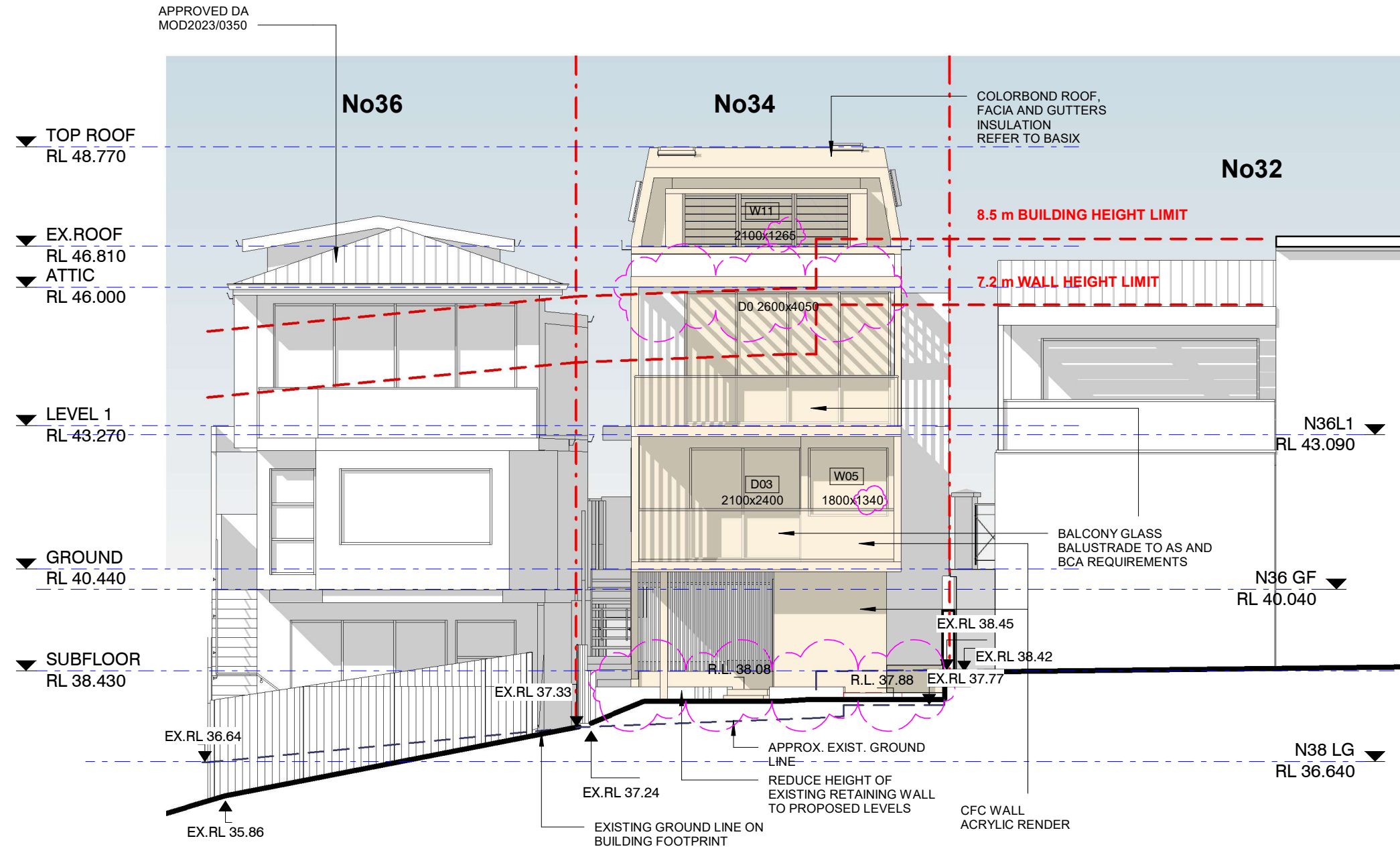
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1 SOUTH ELEVATION  
1 : 100

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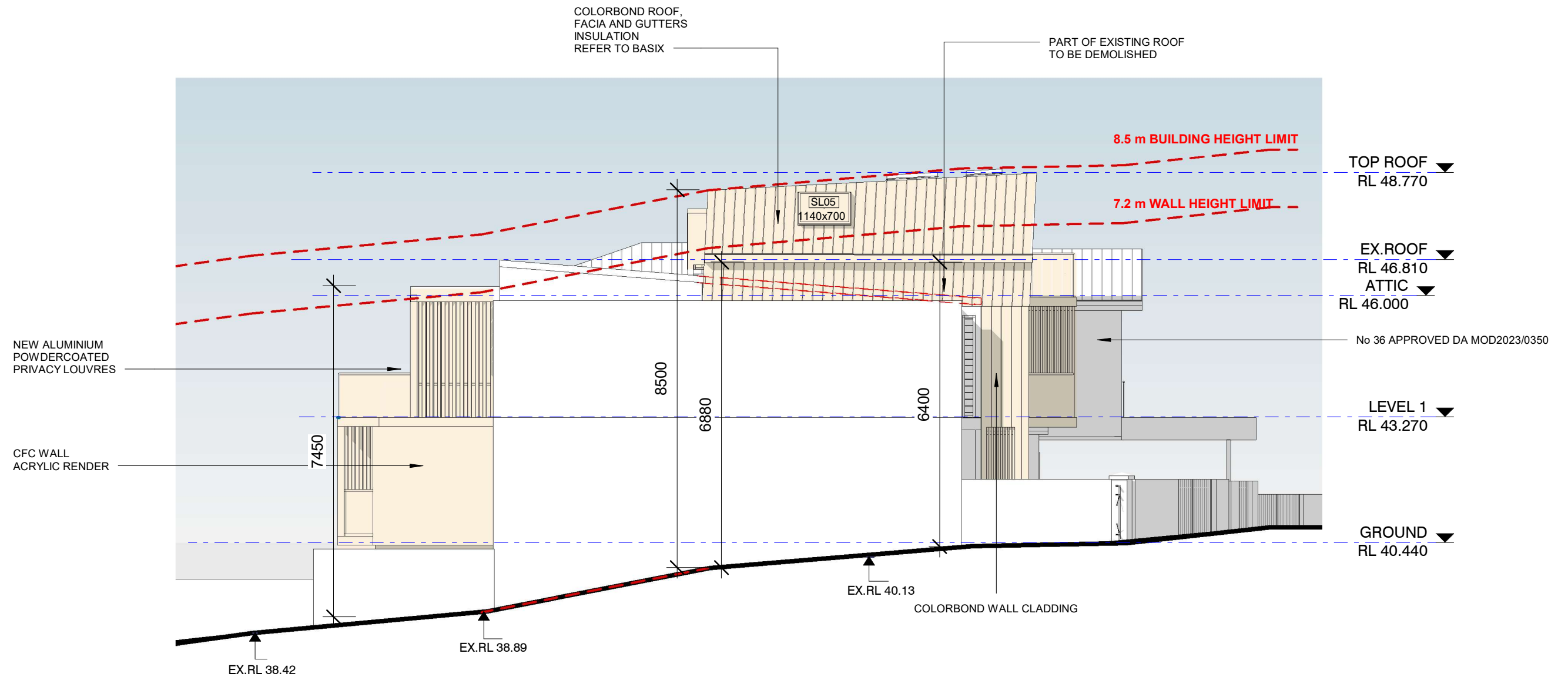
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1 EAST ELEVATION

1 : 100

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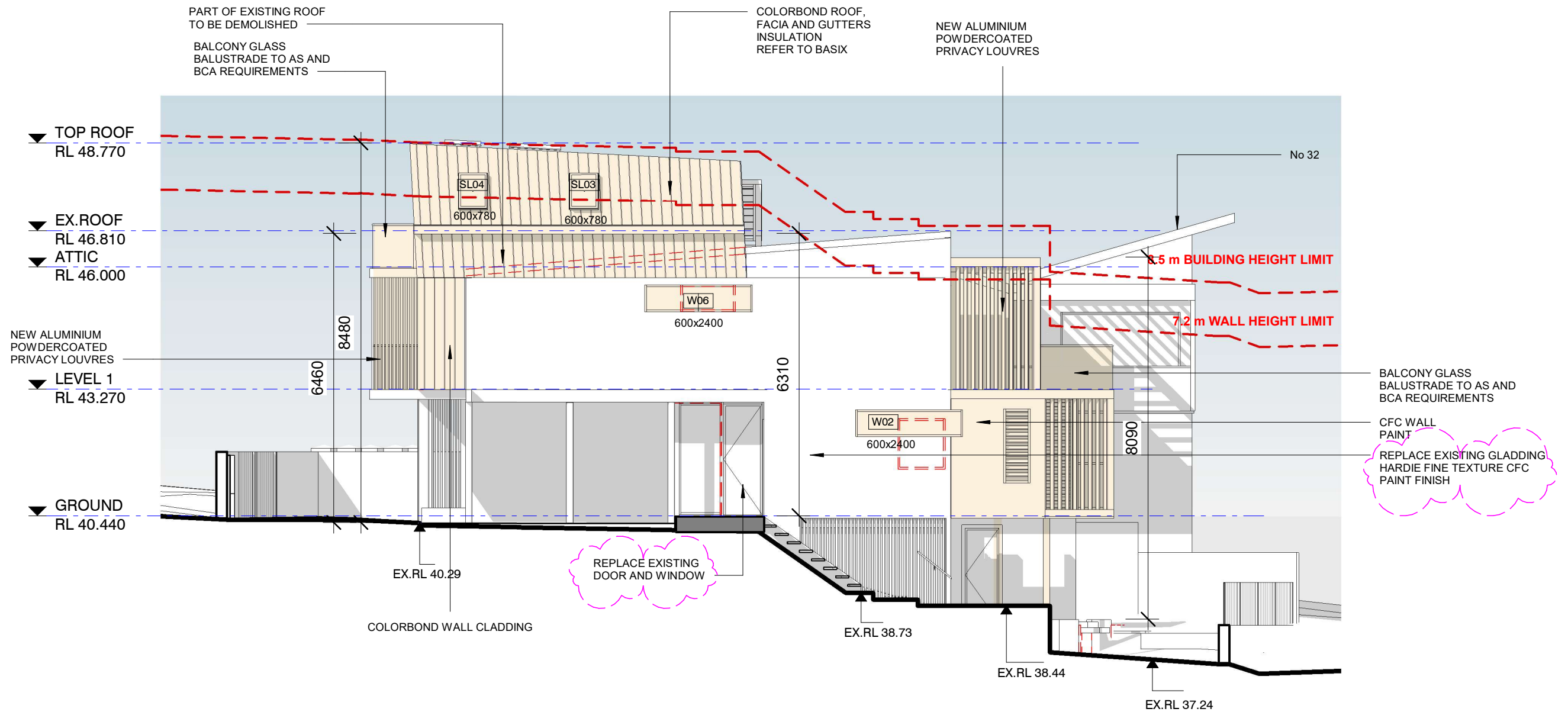
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JOB NO HA2313  
DRAWING NO A2.03 J



1 WEST ELEVATION  
1 : 100

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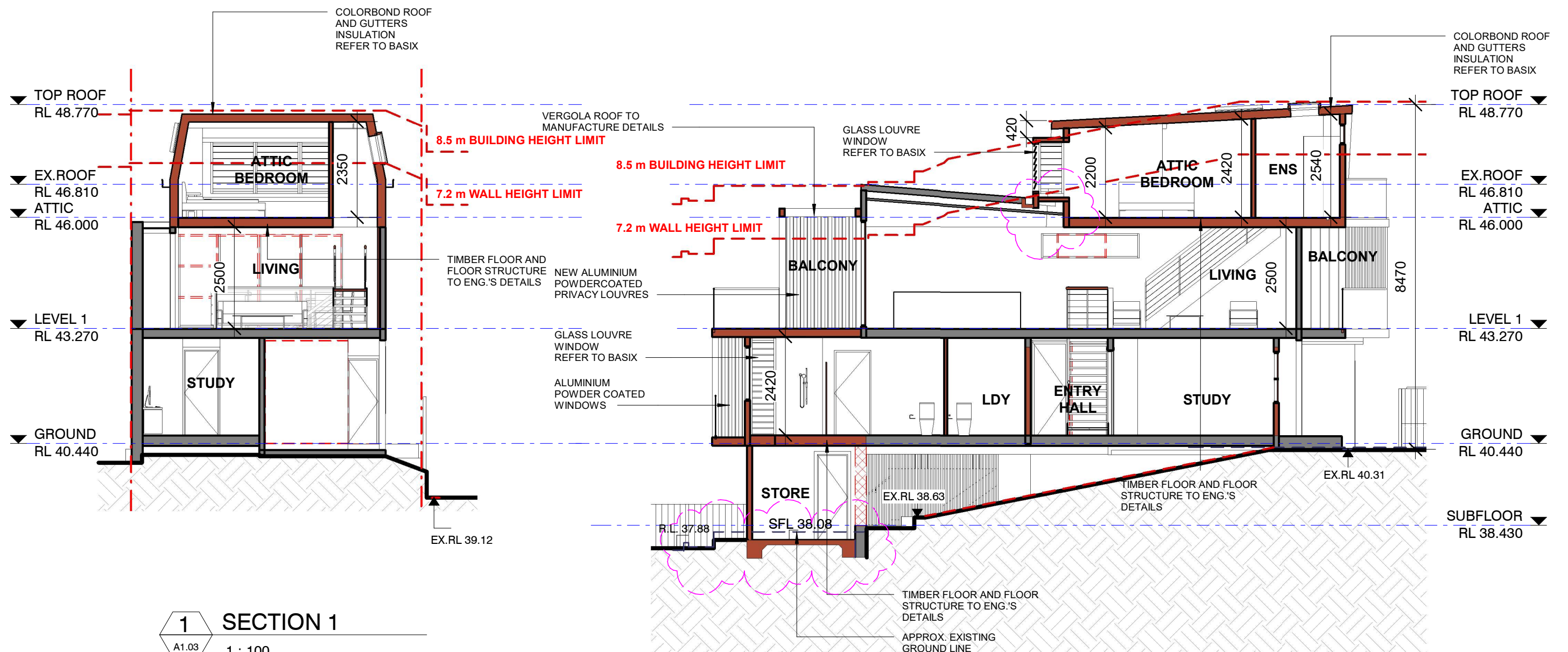
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1 SECTION 1  
A1.03 1 : 100

2 SECTION 2  
A1.03 1 : 100

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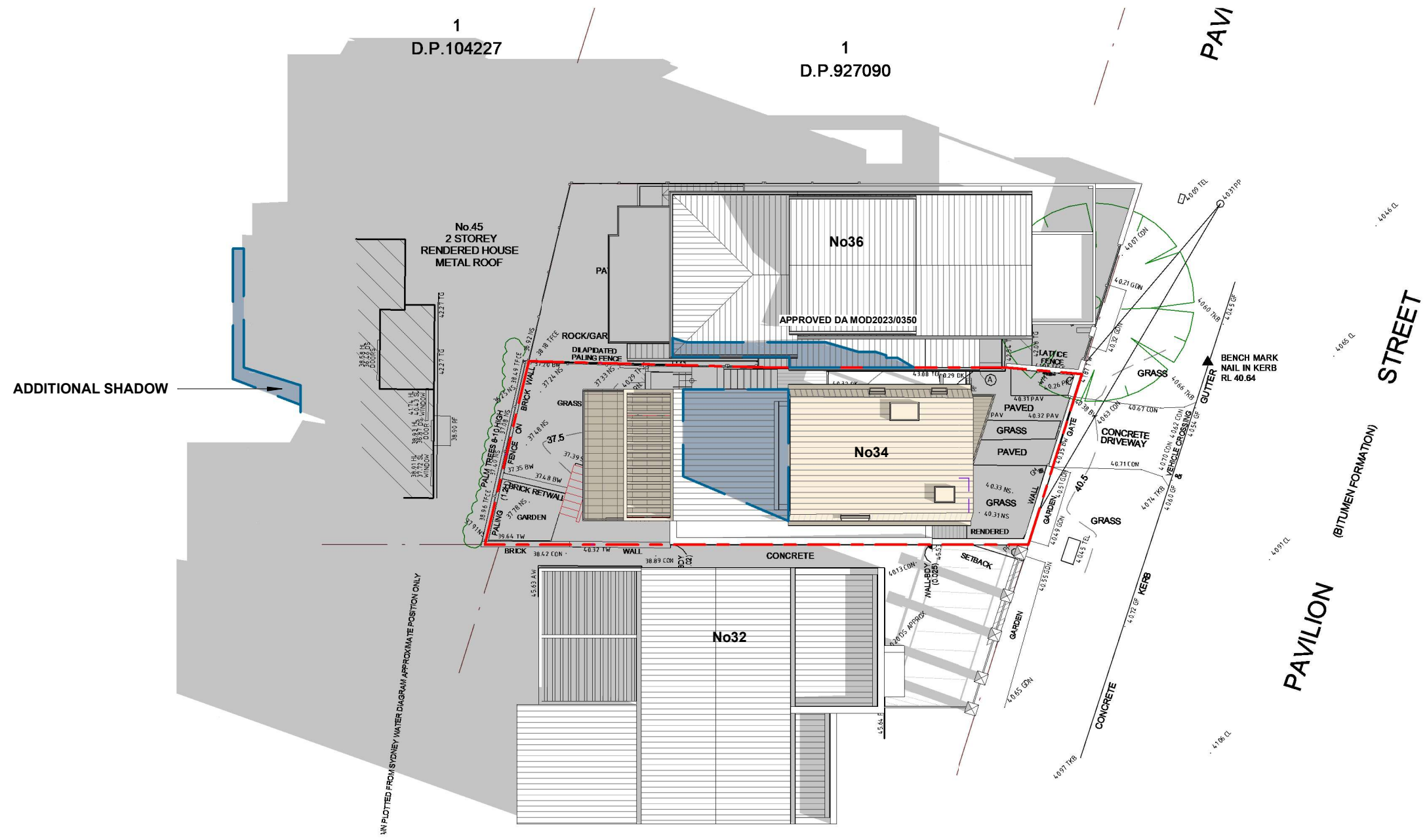
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DRAWING SECTIONS  
PROJECT ALTERATIONS AND ADDITIONS  
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1 SHADOW DIAGRAM 21.06-9AM  
A2.01 1 : 200

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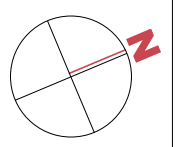
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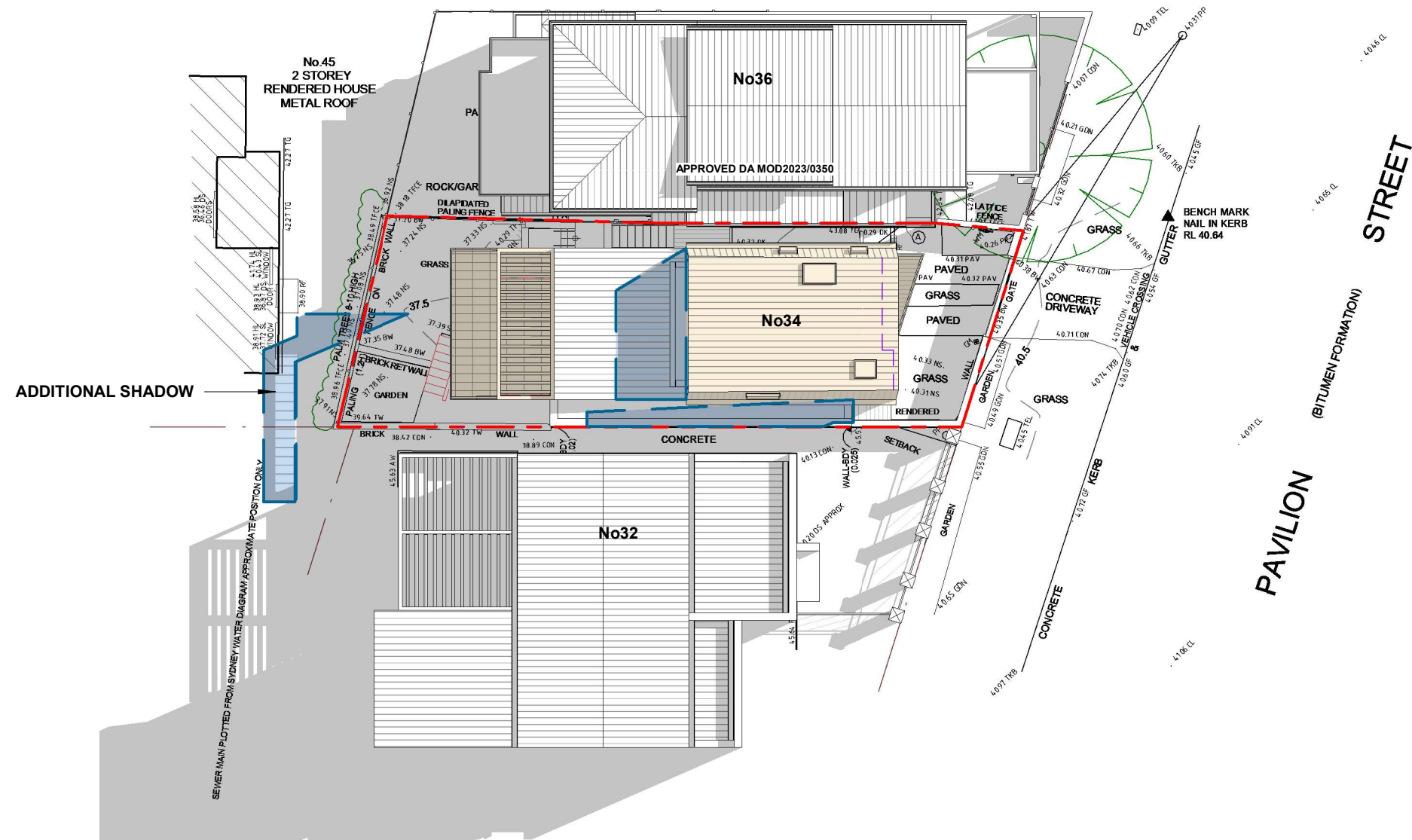
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DRAWING SHADOW DIAGRAM 21.06-9AM  
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1 SHADOW DIAGRAM 21.06-12PM  
A2.01 1 : 200

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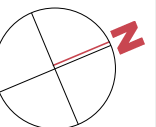
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1 SHADOW DIAGRAM 21.06-3PM  
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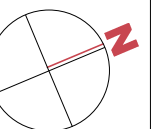
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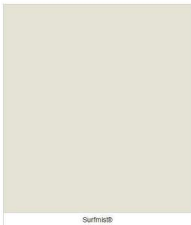
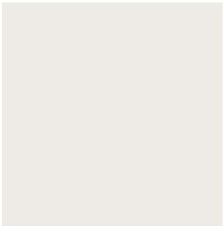
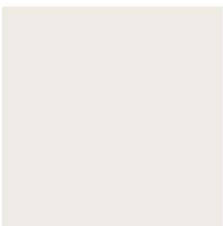


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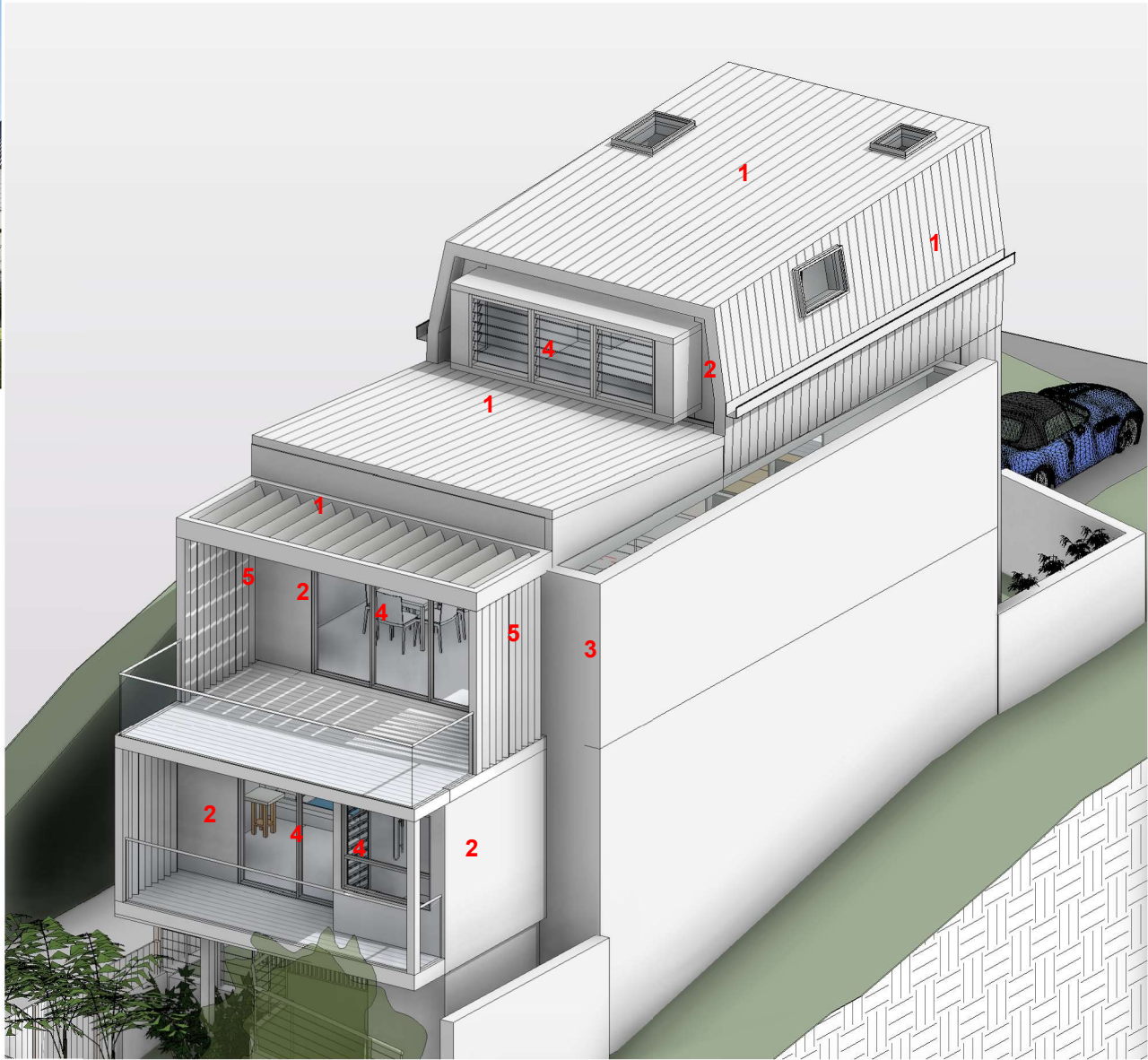
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SCALE 1 : 200@A3  
JOB NO HA2313  
DRAWING NO A4.03 G





SCHEDULE OF EXTERNAL MATERIALS AND FINISHES

No	BUILDING ELEMENT	FINISH	COLOUR	SAMPLE
1	METAL ROOF GUTTERS AND DOWNPIPES	COLORBOND	SIRFMIST	
2	CFC WALLS	ACRYLIC RENDER FINISH	DULUX LEXICON OR SIMILAR	
3	EXISTING MASONRY WALLS	RENDER AND PAINT FINISH	DULUX LEXICON OR SIMILAR	
4	ALUMINIUM FRAMED WINDOWS AND DOORS	POWDER COATING	WHITE	
5	ALUMINIUM VERTICAL PRIVACY LOUVRES	POWDER COATING	DECOWOOD CASUARINA OR WHITE	



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Contractor to verify all dimensions on site before commencing work CVMA Architects is to be notified of any discrepancies in the dimensions and setting out of the work. Copyright of design shown hereon is retained by this office. Authority is required for any reproduction. NOT FOR CONSTRUCTION

ISSUE	REVISIONS	DATE
A	SECTION 4.55	5/02/2024
B	SECTION 4.55	12/02/2024
C	SECTION 4.55	14/02/2024
D	SECTION 4.55	21/02/2024
E	DA ISSUE	04/03/2024
F	SECTION 4.55 COORDINATION	09/07/2025
G	SECTION 4.55	14/07/2025

**cvma\_architects**  
ARCHITECTURE • INTERIORS

DRAWING SCHEDULE OF COLOURS AND MATERIALS  
PROJECT ALTERATIONS AND ADDITIONS  
ADDRESS 34 PAVILION STREET, QUEENSCLIFF NSW 2096  
CLIENT JAN BEACH

DRAWN BY NV  
CHECKED BY AC  
SCALE 1 : 1@A3  
JOB NO HA2313  
DRAWING NO A5.01 G