

ELAINE AVENUE

LOT 19
DP 21687

NO.47
WEATHERBOARD HOUSE
METAL ROOF

LOT 18
DP 21687

NO.49
AREA: 672.5 SQ. METRES

LOT 1
DP 2793596

LOT 16
DP 18883

LOT 2
DP 607010

LOT 17
DP 21687

NO.51
WEATHERBOARD COTTAGE
TILED ROOF

SITE + ROOF PLANS



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2021/0127

B 9/3/21 first floor walls revised
A 29/6/20 ISSUE FOR DA

NO. DATE NOTE
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Project
ALTERATIONS +
ADDITIONS TO 49
ELAINE AVENUE,
AVALON BEACH for MR. +
MRS. MENHINICK

Drawing name
SITE + ROOF PLANS

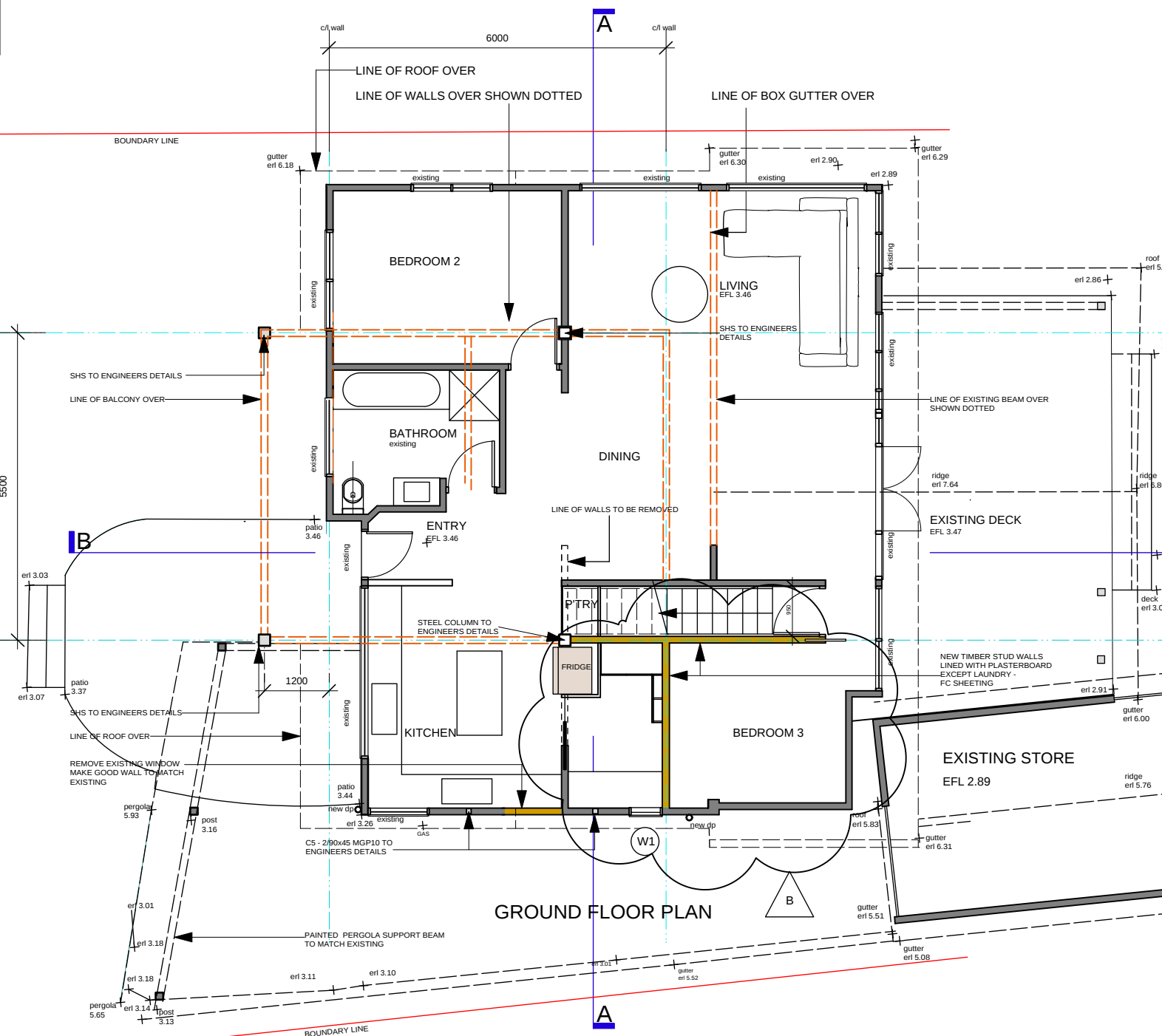
Architect
atelier haefeli ARCHITECTS

a:15 Loquat Valley Rd Bayview NSW 2104
t: 9979 9280 m: 0409 815 119
e: linda@atelierhaefeli.com.au
w: www.atelierhaefeli.com.au
nom. architect: Linda Haefeli AIA reg. 14430

Scale
1:100 2022

Date
march '20 B

North
Job No.
Rev.
Dwg No.
A/01



GROUND FLOOR PLAN

WINDOW NUMBERS:

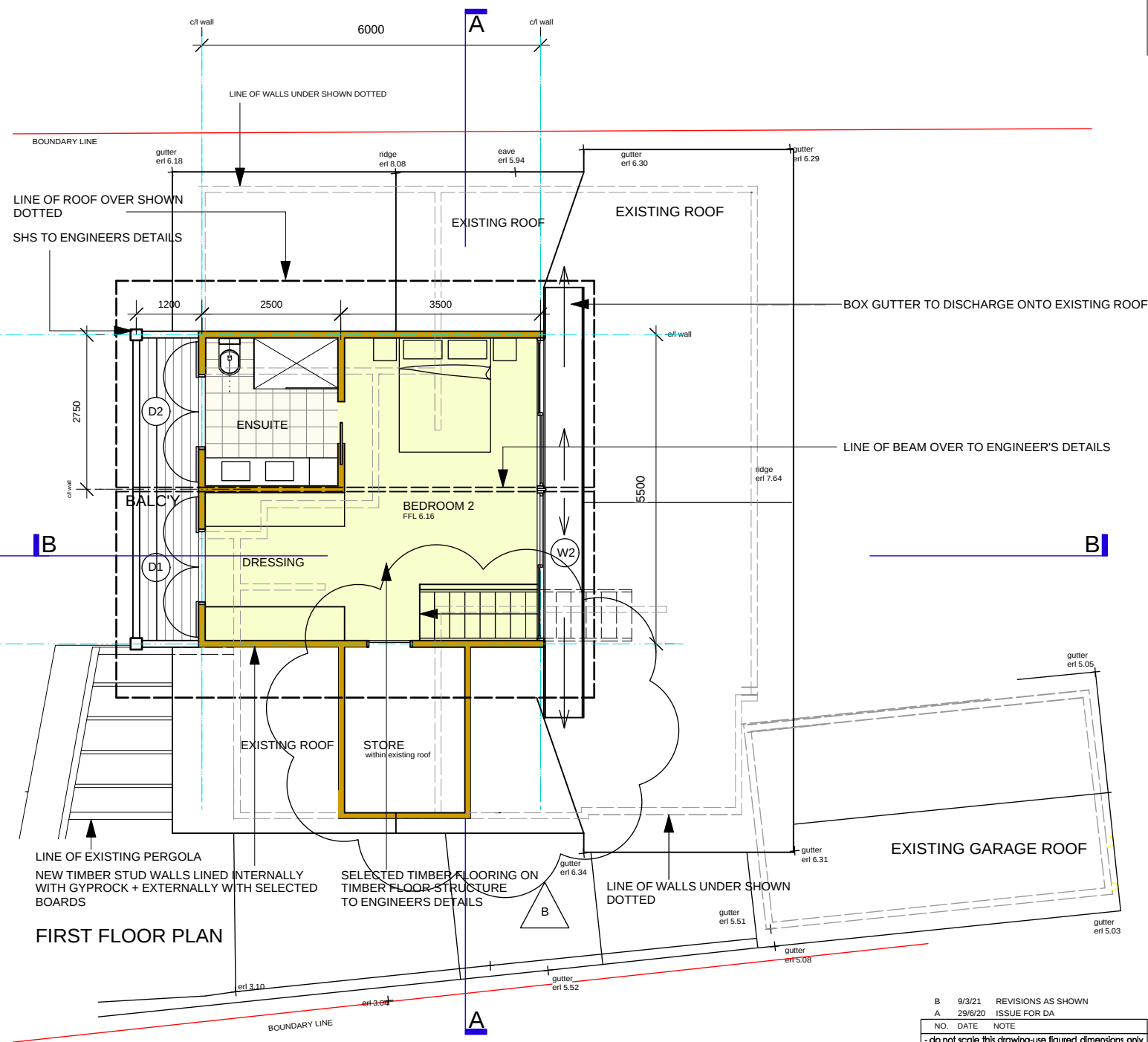
W1	780w x 1100h	2700mm deep carport cover
W2	5800w x 2100h	1000mm deep eaves

DOOR NUMBERS:

D1	2000w x 2100h	1200mm deep balcony roof
D2	20000w x 2100h	1200mm deep balcony roof

ROOFLIGHT:

R1	1000w x 780h	east facing roof
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FIRST FLOOR PLAN

FIRST FLOOR PLAN

BASIX REQUIREMENTS

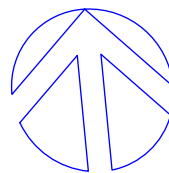
- Fixtures:
Shower heads min. 3* rating,
toilet dual flushing min. 3* rating
taps min. 3* rating
- Insulation:
external wall - framed R1.70 min. incl. construction
flat ceiling - new R1.24 min.
pitched roof: framed foil backed blanket (75mm)
- Sliding Doors + Windows - new:
framed, timber single pyrolytic low-e
- Skylight:
timber, low-e sim. + equal to Velux
- Hot Water:
existing
- Cooling System:
cross ventilation
- Ventilation:
en-suite - individual fan ducted - manual on/off switch



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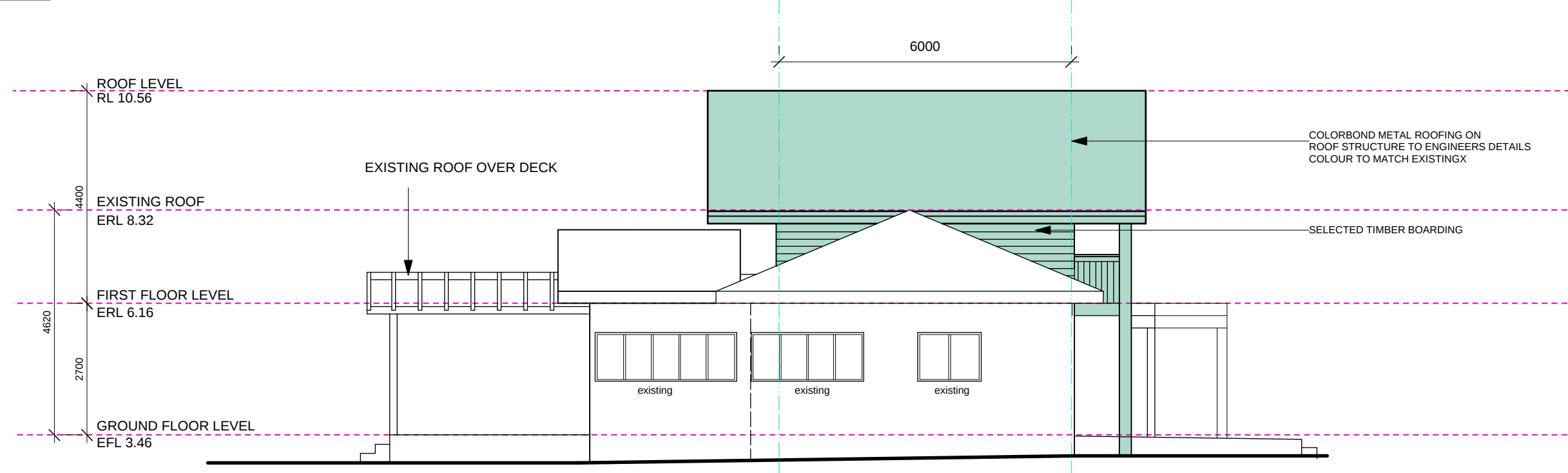
MOD2021/0127



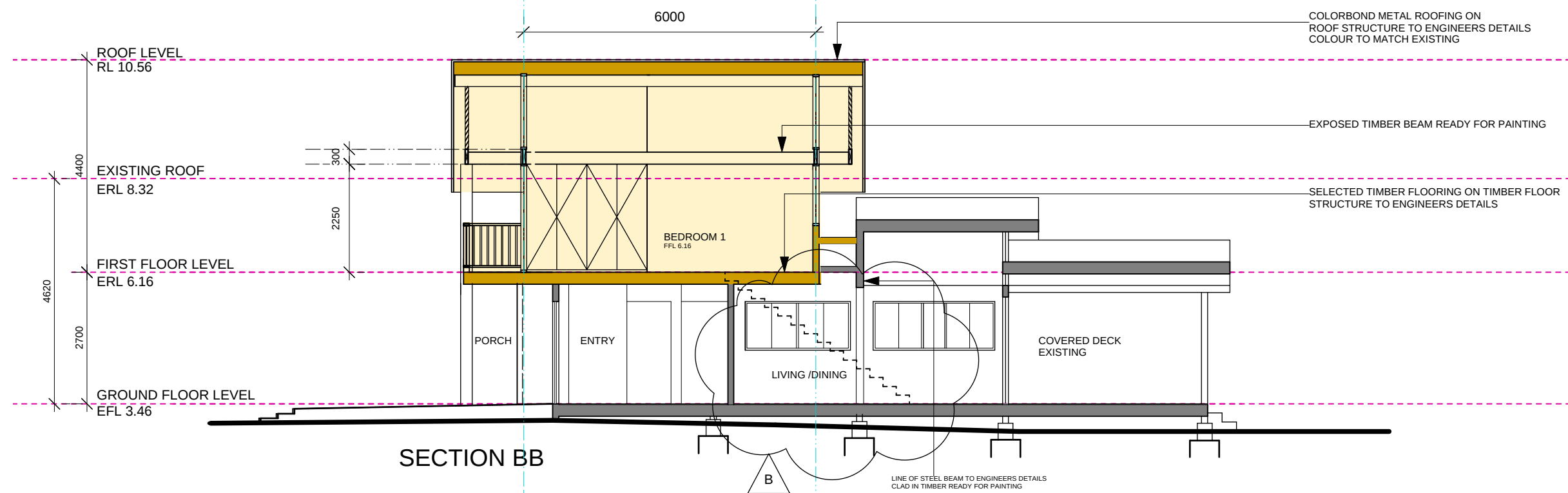
0 5.0m

SCALE

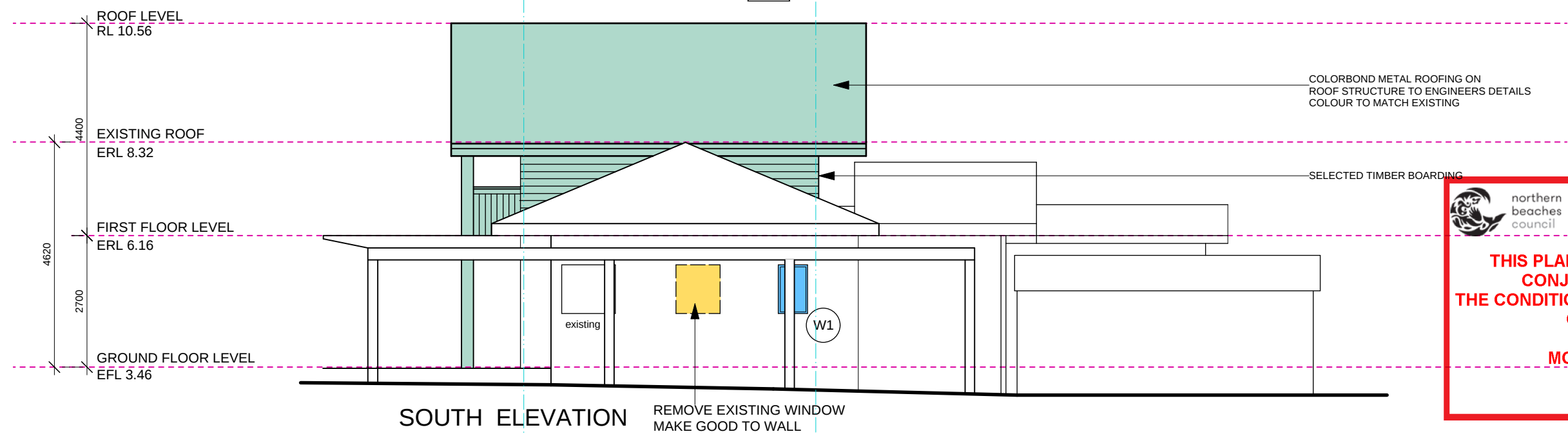
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Project		
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Drawing name		
FLOOR PLANS		
Architect		
atelier haefeli ARCHITECTS		
a:15 Loquat Valley Rd Bayview NSW 2104 t: 9979 9280 m: 0409 815 119 e: linda@atelierhaefeli.com.au w: www.atelierhaefeli.com.au nom. architect. Linda Haefeli AIA reg. 14430		
Scale		
1:100	2022	
Date		
march '20	B	
North	Job No.	Dwg No.
	Rev.	A/02



NORTH ELEVATION



SECTION BB



SOUTH ELEVATION



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REVISIONS AS SHOWN

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ADDITIONS TO 49
ELAINE AVENUE,
AVALON BEACH for MR. +
MRS. MENHINICK

Drawing name

NORTH + SOUTH
ELEVATIONS, SECTION
AA

Architect

atelier haefeli

ARCHITECTS

a:15 Loquat Valley Rd Bayview NSW 2104
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Dwg No.

Rev.

A/03

NO. 47

WEST ELEVATION

NO. 51

EXTERNAL COLOURS

DULUX 'PUKAKI'

DULUX 'MOUNT BULLER'

TIMBER BOARDS
TIMBER DOOR + WINDOW FRAMING +
TIMBER BALUSTRADES AND POSTS

SECTION AA

EXISTING GARAGE

EAST ELEVATION

PLASTERBOARD CEILING LINING

NEW COLORBOND METAL ROOFING ON
ROOF STRUCTURE TO ENGINEERS DETAILS
COLOUR TO MATCH EXISTING

EXISTING ROOF REMAINS

SELECTED TIMBER FLOORING ON TIMBER FLOOR
STRUCTURE TO ENGINEERS DETAILS

EXISTING CEILING

EXISTING CARPORT

HARDWOOD STAIR TREADS,
RISERS AND STRINGERS

COLORBOND METAL ROOFING ON
ROOF STRUCTURE TO ENG'S DETAILS
COLOUR TO MATCH EXISTING
STRUCTURAL BEAMS TO ENGINEER'S DETAILS,
TIMBER FRAMED SLIDING WINDOWS



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AVALON BEACH for MR. +
MRS. MENHINICK

Drawing name
EAST + WEST
ELEVATIONS, SECTION
BB

Architect

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 : linda@atelierhaefeli.com.au
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