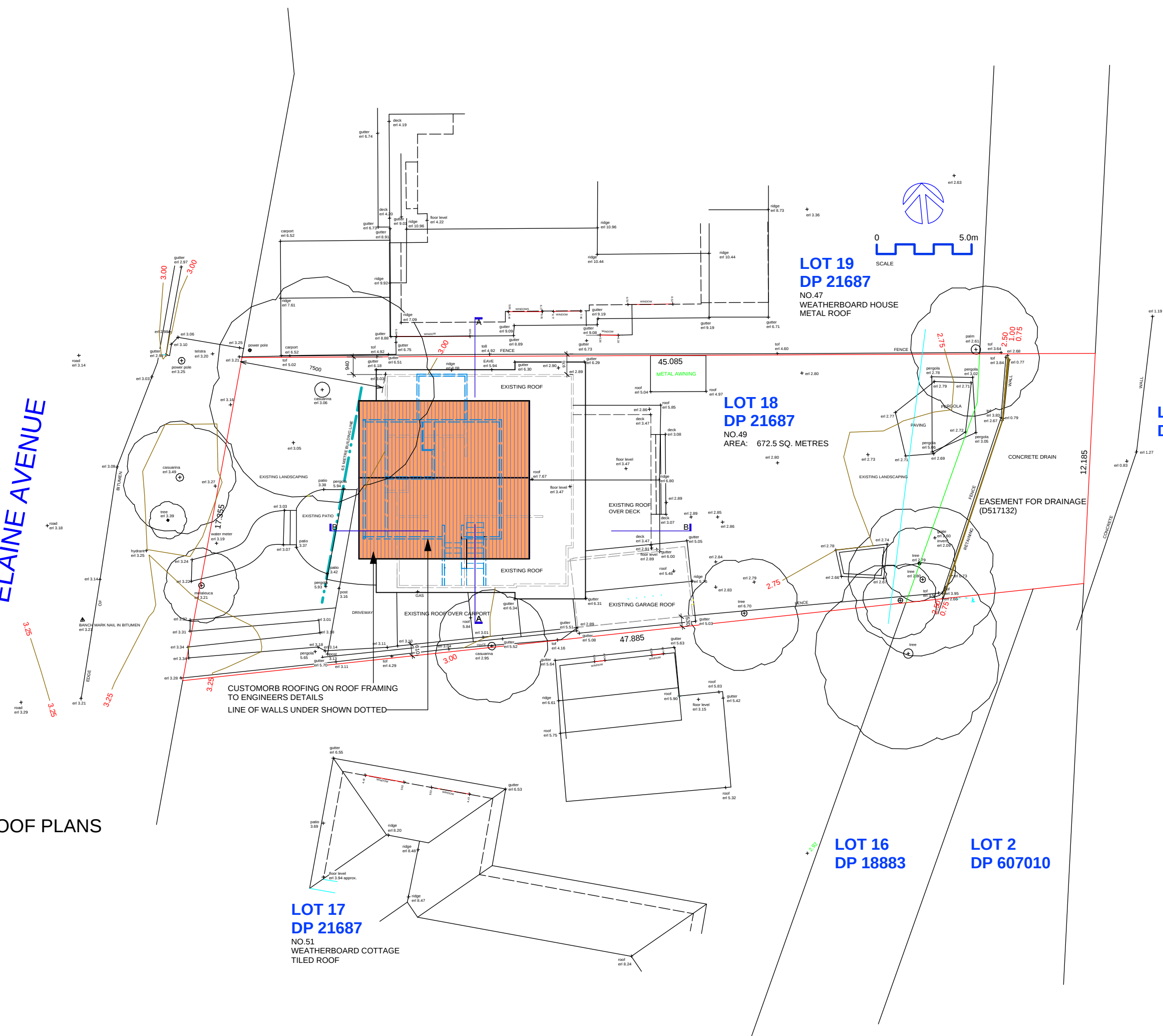
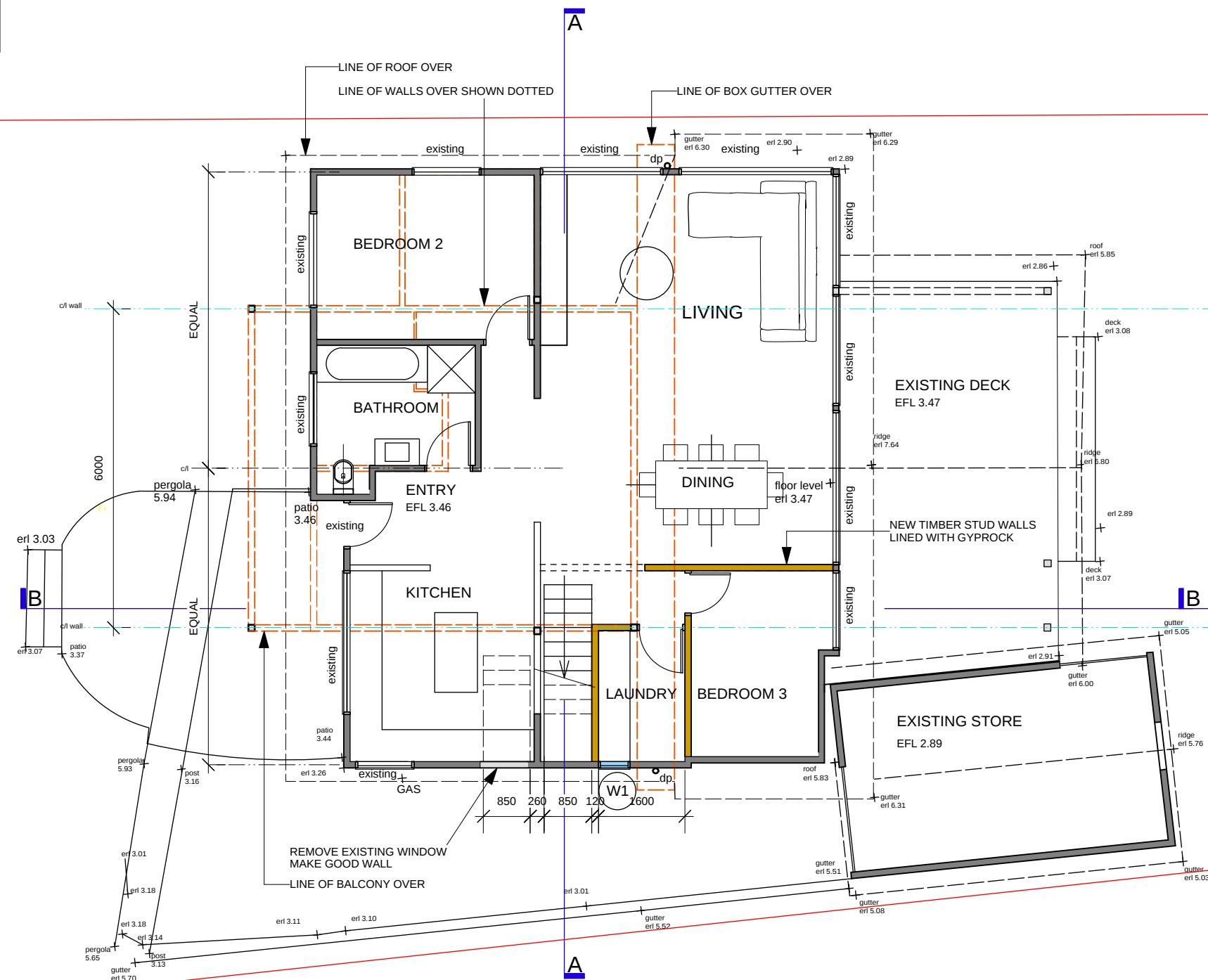


ELAINE AVENUE

SITE + ROOF PLANS



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NO.	DATE	NOTE
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- report any discrepancies to Architect for decision/		
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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	2022	
1:100		
Date	A	
march '20		
North	Job No.	Dwg No.
	Rev.	A/01



GROUND FLOOR PLAN

WINDOW NUMBERS:

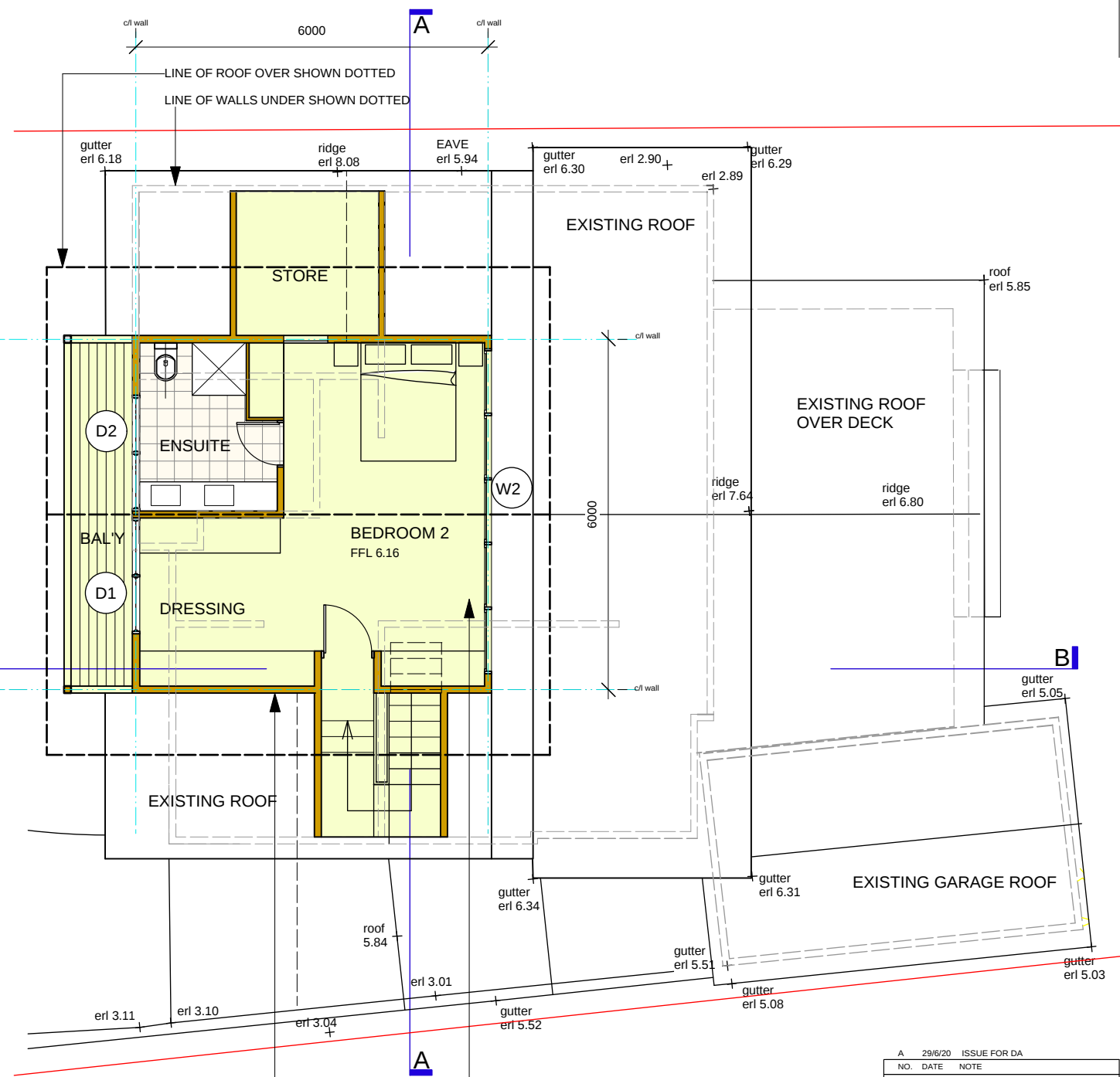
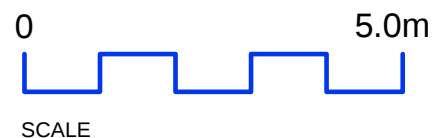
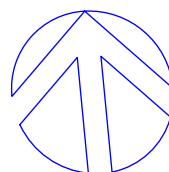
W1	780w x 1100h	2700mm deep carport cover
W2	5800w x 2100h	1000mm deep eaves

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
----	--------------	------------------

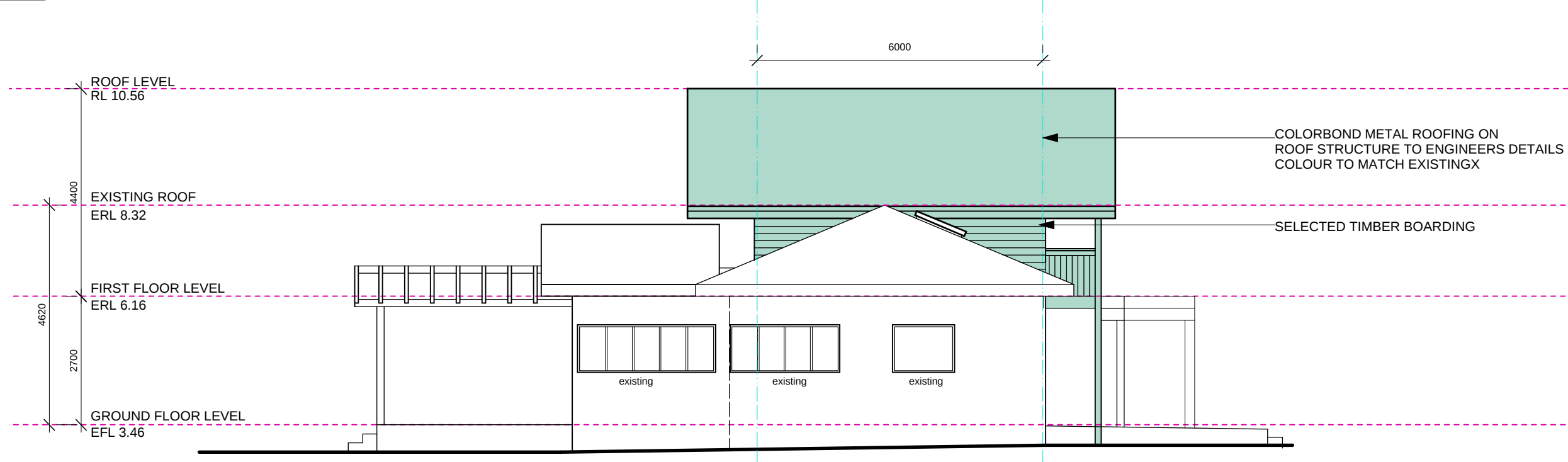


FIRST FLOOR PLAN

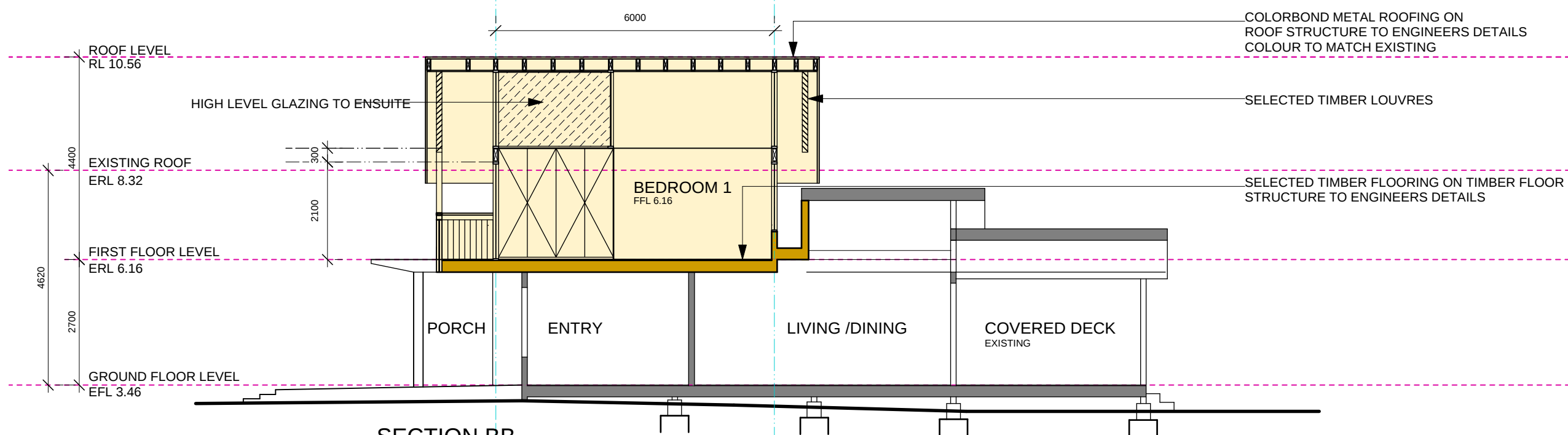
BASIX REQUIREMENTS

- 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

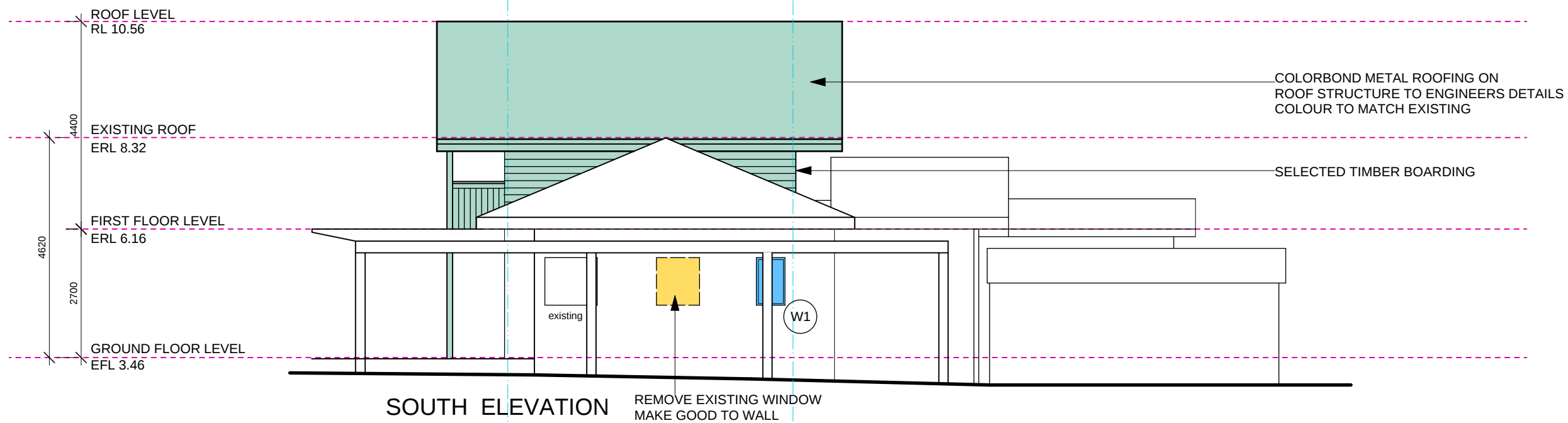
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Project		
ALTERATIONS + ADDITIONS TO 49 ELAINE AVENUE, AVALON BEACH for MR. + MRS. MENHINICK		
Drawing name		
FLOOR PLANS		
Architect		
atelier haefeli ARCHITECTS a:15 Loquat Valley Rd Bayview NSW 2104 t: 9979 9280 m: 0409 815 119 e: linda@atelierhaefeli.com.au w: www.atelierhaefeli.com.au nom. architect. Linda Haefeli AIA reg. 14430		
Scale	2022	
1:100		
Date	march '20 A	
North	Job No.	Dwg No.
	Rev.	A/02



NORTH ELEVATION



SECTION BB



SOUTH ELEVATION

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

NORTH + SOUTH
ELEVATIONS, SECTION
AA

Architect

atelier haefeli ARCHITECTS

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e: linda@atelierhaefeli.com.au
w: www.atelierhaefeli.com.au
nom. architect: Linda Haefeli AIA reg. 14430

Scale

1:100

2022

Date

march '20

A

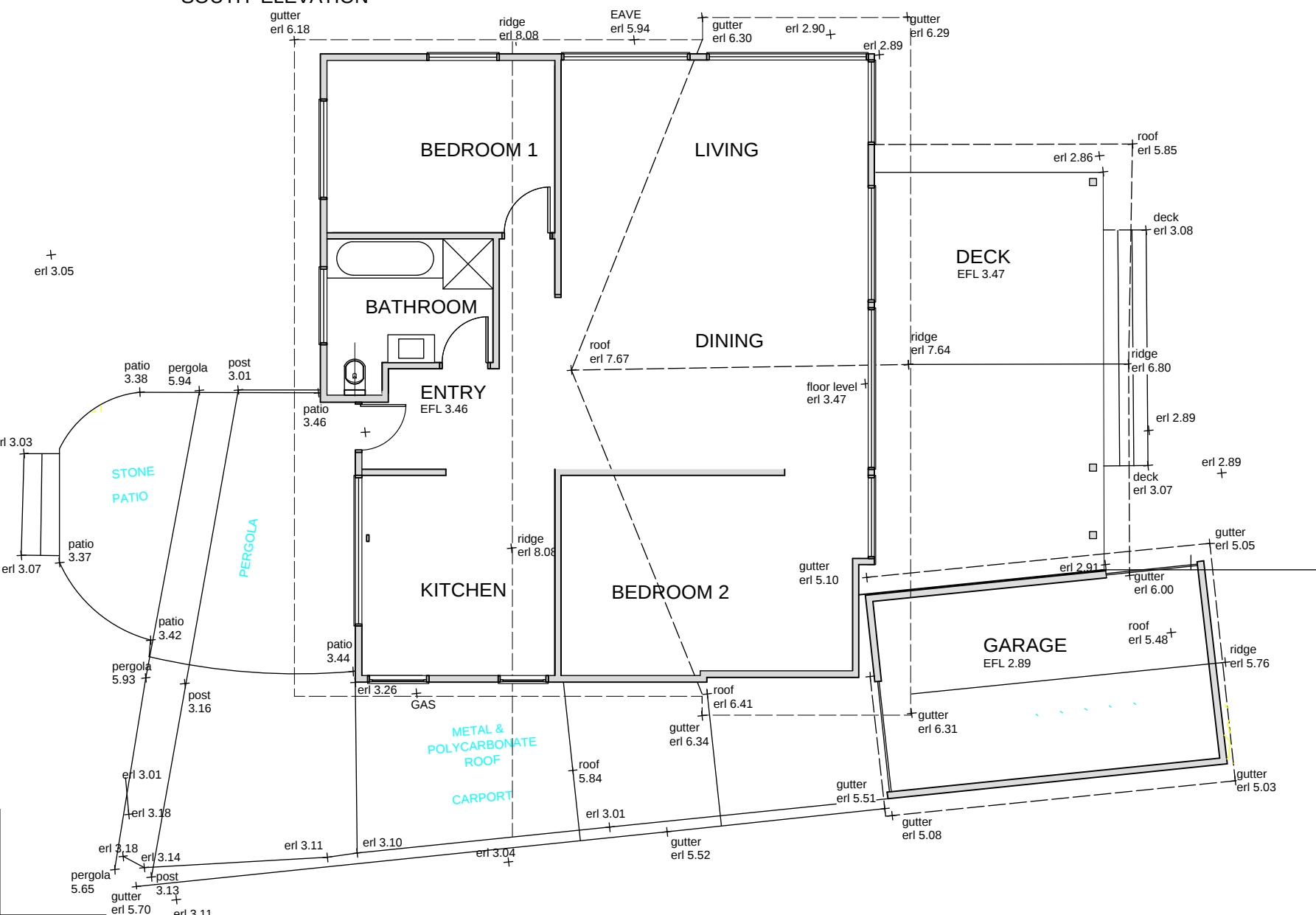
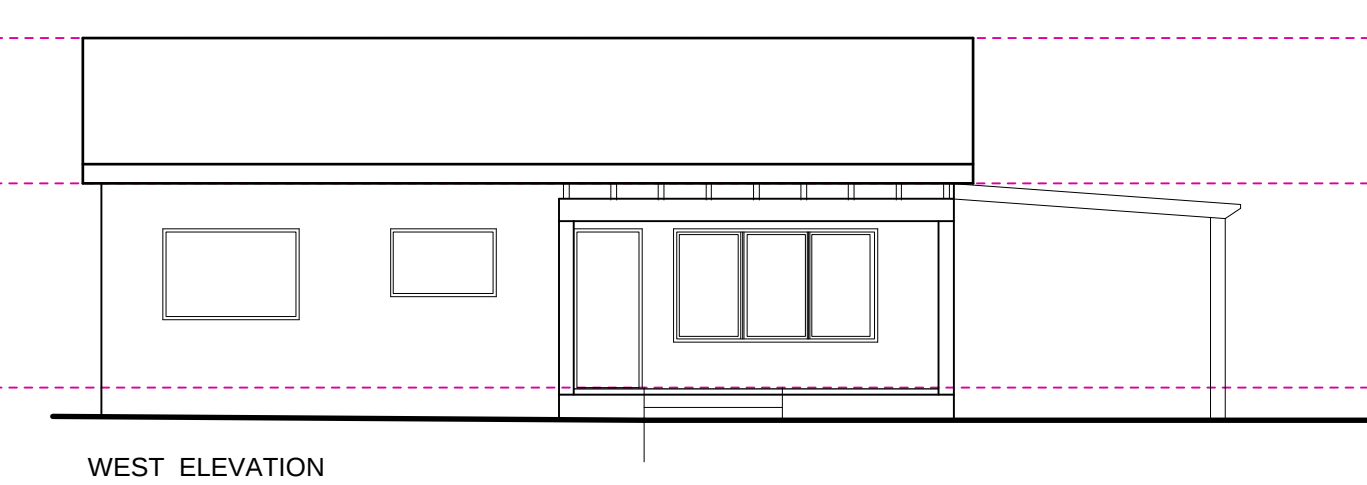
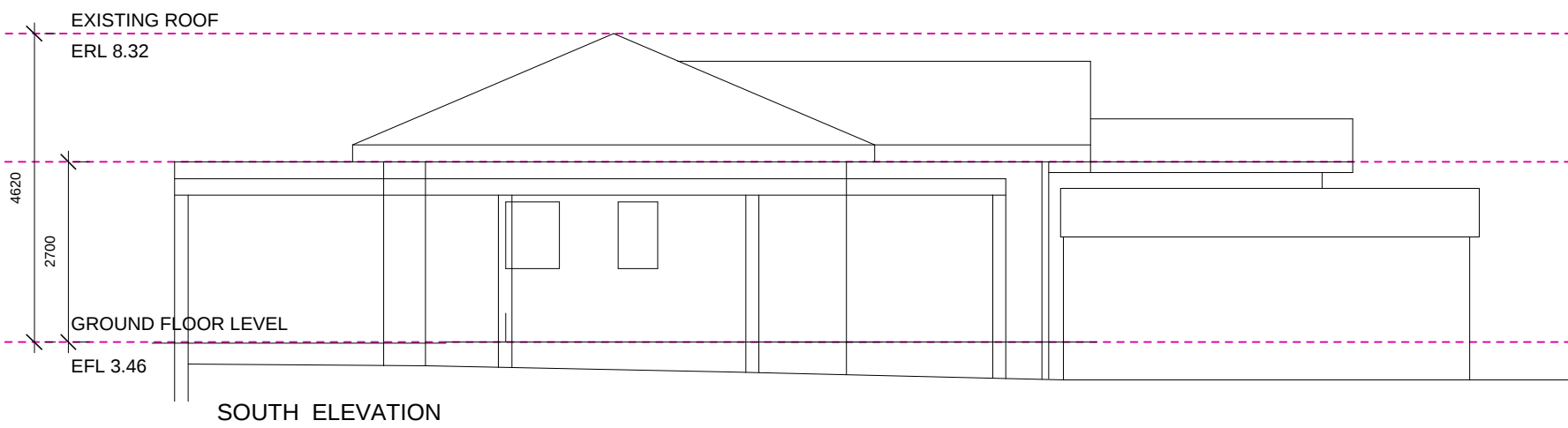
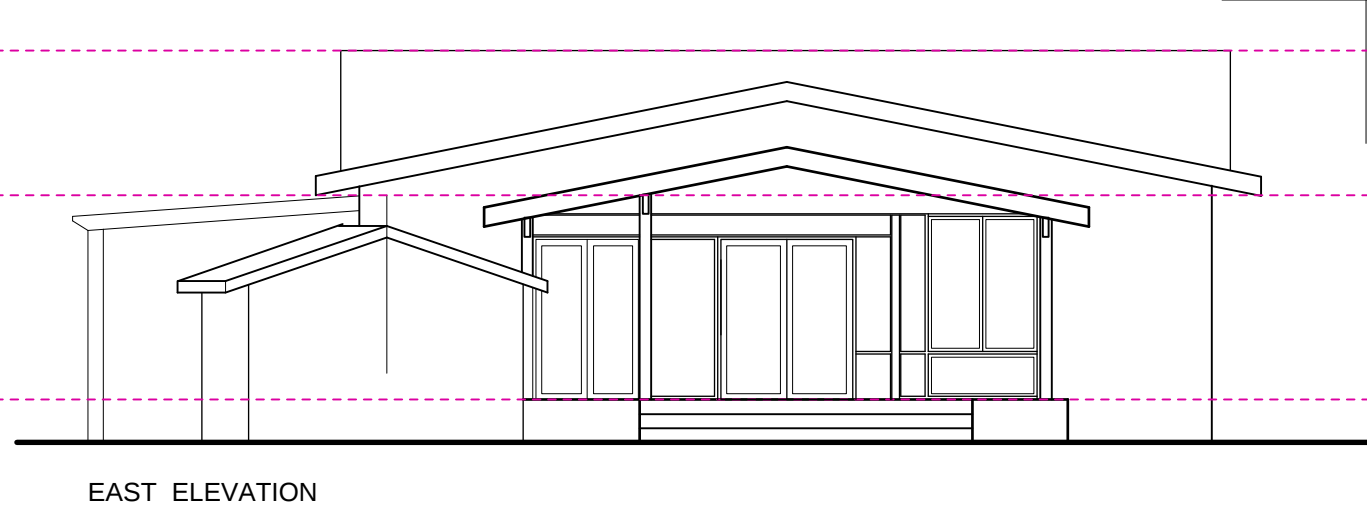
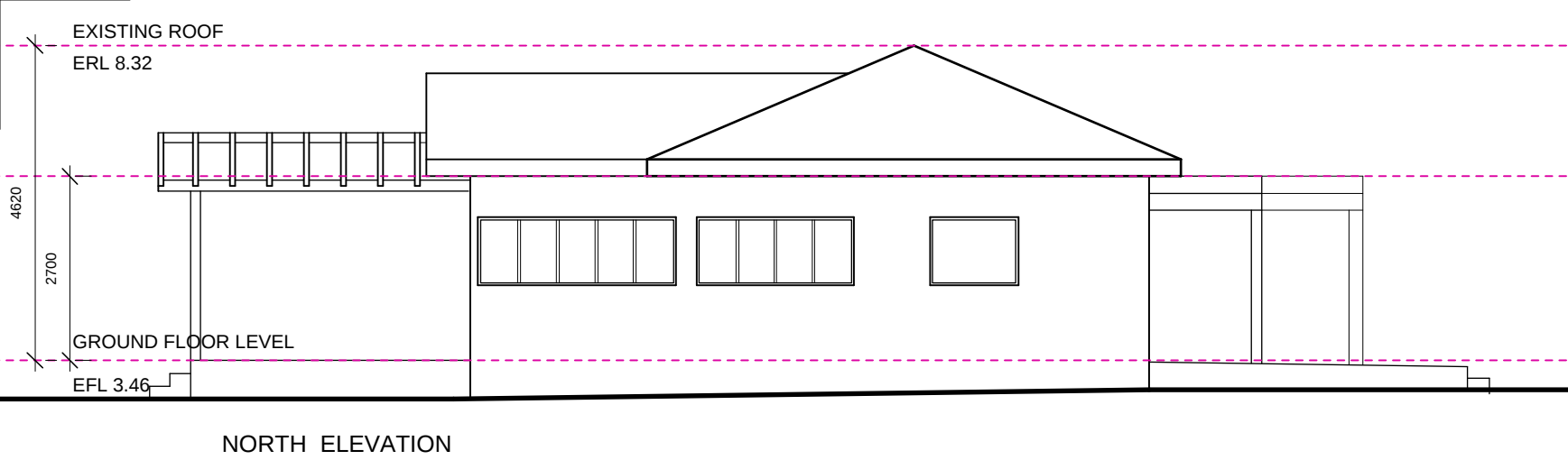
North

Job No.

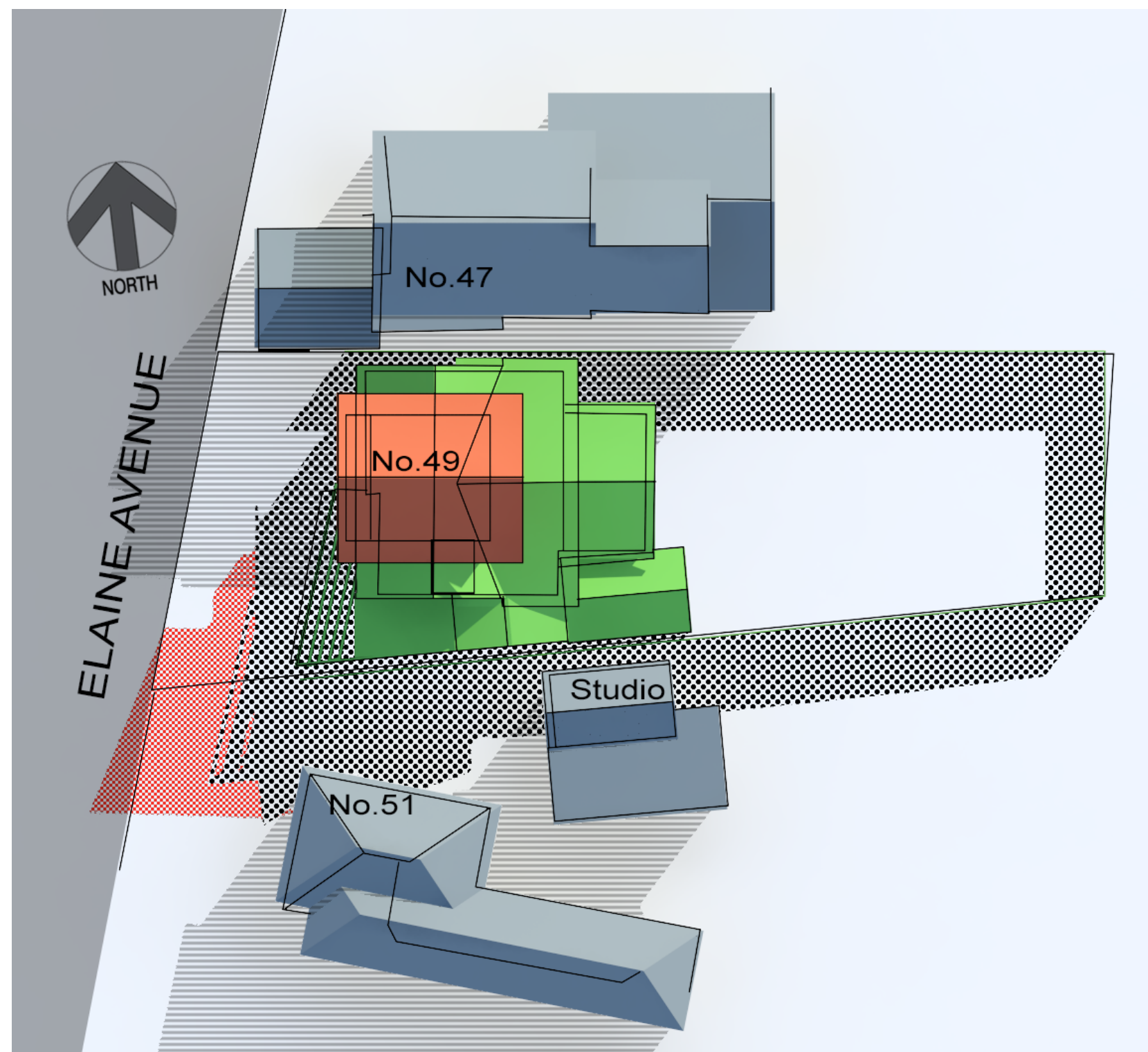
Dwg No.

Rev.

A/03

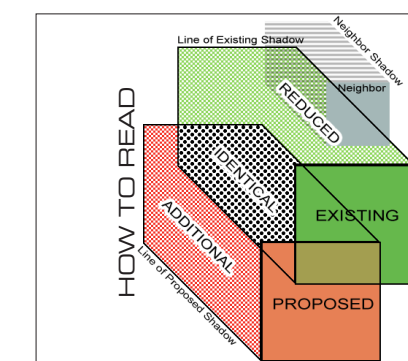
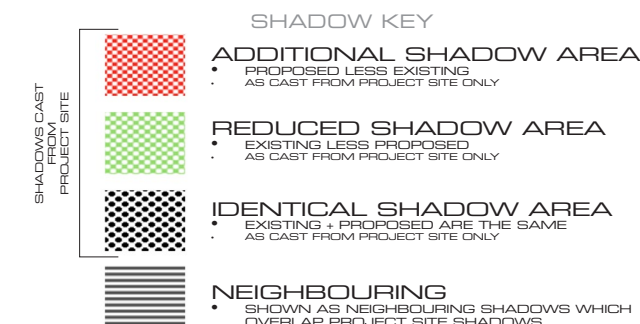


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Project		
ALTERATIONS + ADDITIONS TO 49 ELAINE AVENUE, AVALON BEACH for MR. + MRS. MENHINICK		
Drawing name		
EXISTING HOUSE PLANS + ELEVATIONS		
Architect		
atelier haefeli ARCHITECTS		
a: 15 Loquat Valley Rd Bayview NSW 2104 t: 9979 9280 m: 0409 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	A	
North	Job No.	Dwg No.
	Rev.	E/01

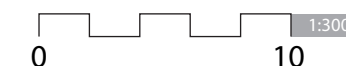


CERTIFIED SHADOW DIAGRAM
No : SDC172501 - Refer to attached Certificate.

Certifier: C McFadzean B Arch BA (Arch) IES ABSA AAAI
Member of IES (The Illuminating Engineers Society of Australia)



- NOTES:**
1. Trees, landscape all omitted from calculations
 2. True north used as solar north.
 3. Terrain is approximate outside of the site
 4. Limited survey information available on adjoining sites .
 5. Winter solstice - 21 June
 6. Time Zone - AEST unless noted (Aust. Eastern Standard Time - AEST)



0900 JUNE 21

TITLE
SHADOW DIAGRAMS - PLAN
WINTER SOLSTICE
21 JUNE

PROJECT
49 ELAINE AVENUE
AVALON

CLIENT
Mr and Mrs Menhinick

DESIGNER
ARCHITECT / DESIGNER:
Atelier Haefeli Pty Ltd
15 Loquat Valley Rd, Bayview 2104
Ph 02 9918 3341

Job Ref :
Rev Version : March2020

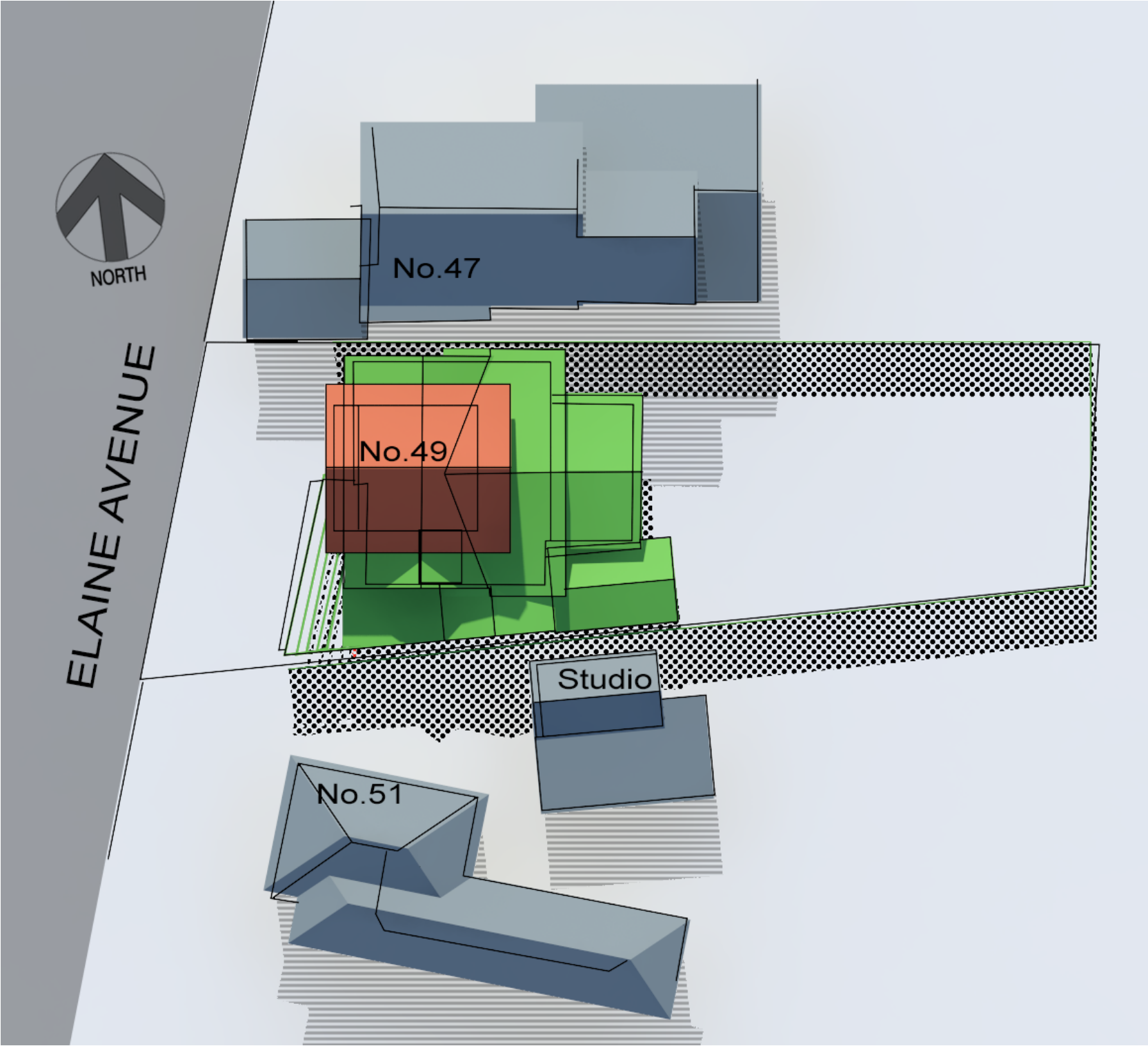
DATA SOURCE (In order of precedence)

- Registered Survey - , Adam Clarke Survey, Ref 920, 11.02.20
- Architectural Plans - Atelier Haefeli, Ref 2020 , March2020

PAGE No : SD 01
SCALE : 1 : 300 (A3)
DATE : 02.06.20
VERSION : 01
REF : 1725

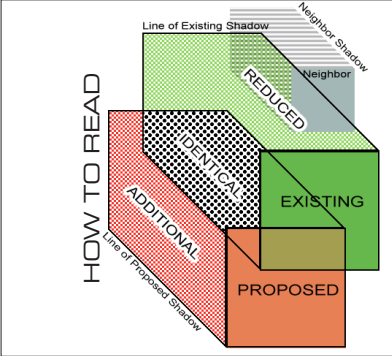
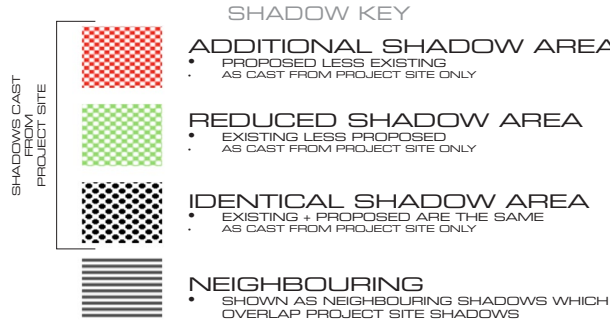


3D SHADOW DIAGRAMS /
VISUALISATION + ANALYSIS
DENEb DESIGN
PO BOX 539 MONA VALE 1660
Ph 02 9997 7480 Fx 9940 0772
info@denebdesign.com.au
www.denebdesign.com.au



CERTIFIED SHADOW DIAGRAM
No : SDC172501 - Refer to attached Certificate.

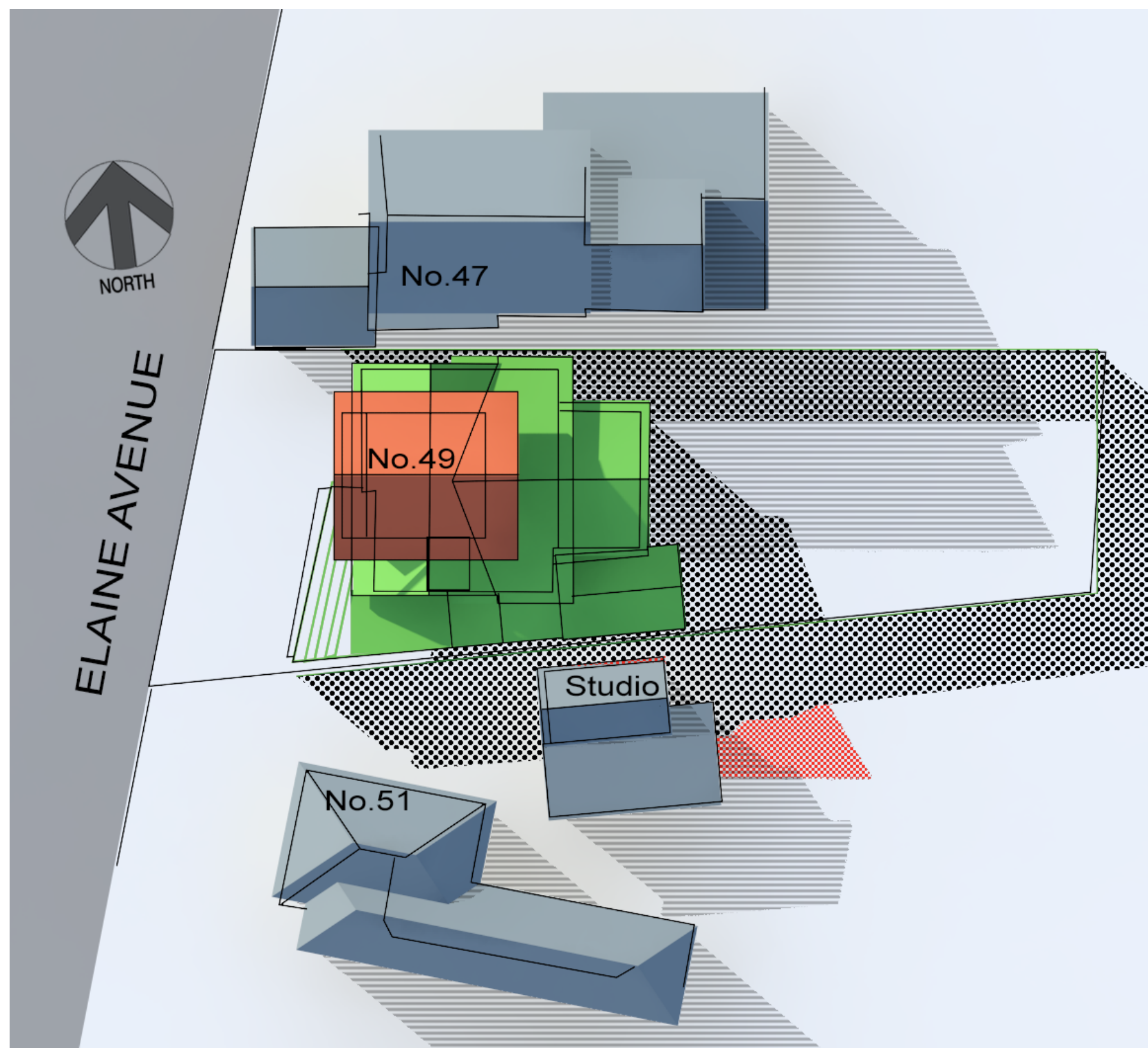
Certifier: C McFadzean B Arch BA (Arch) IES ABSA AAAI
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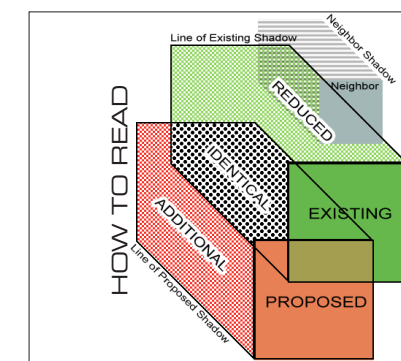
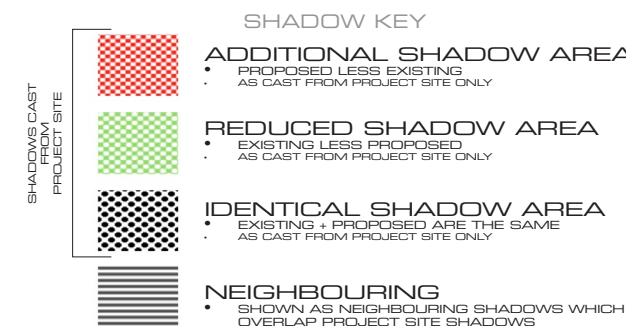


1200 JUNE 21	
TITLE SHADOW DIAGRAMS - PLAN WINTER SOLSTICE 21 JUNE	
PROJECT 49 ELAINE AVENUE AVALON	
CLIENT Mr and Mrs Menhinick	
DESIGNER ARCHITECT / DESIGNER: Atelier Haefeli Pty Ltd 15 Loquat Valley Rd, Bayview 2104 Ph 02 9918 3341	
Job Ref : Rev Version : March2020	
DATA SOURCE (In order of precedence) - Registered Survey - , Adam Clarke Survey, Ref 920, 11.02.20 - Architectural Plans - Atelier Haefeli, Ref 2020 , March2020	
PAGE No : SD 02 SCALE : 1 :300 (A3) DATE : 02.06.20 VERSION : 01 REF : 1725	3D SHADOW DIAGRAMS / VISUALISATION + ANALYSIS DENEb DESIGN PO BOX 539 MONA VALE 1660 Ph 02 9997 7480 Fx 9940 0772 info@denebdesign.com.au www.denebdesign.com.au



CERTIFIED SHADOW DIAGRAM
No : SDC172501 - Refer to attached Certificate.

Certifier: C McFadzean B Arch BA (Arch) IES ABSA AAAI
Member of IES (The Illuminating Engineers Society of Australia)



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1500 JUNE 21

TITLE
SHADOW DIAGRAMS - PLAN
WINTER SOLSTICE
21 JUNE

PROJECT
49 ELAINE AVENUE
AVALON

CLIENT
Mr and Mrs Menhinick

DESIGNER
ARCHITECT / DESIGNER:
Atelier Haefeli Pty Ltd
15 Loquat Valley Rd, Bayview 2104
Ph 02 9918 3341

Job Ref :
Rev Version : March2020

DATA SOURCE (In order of precedence)

- Registered Survey - , Adam Clarke Survey, Ref 920, 11.02.20
- Architectural Plans - Atelier Haefeli, Ref 2020 , March2020

PAGE No : SD 03
SCALE : 1:300 (A3)
DATE : 02.06.20
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