



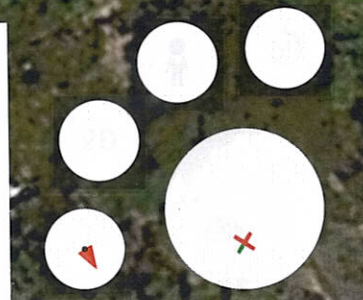
SITE ANALYSIS PLAN – Art Studio, 35 Chisholm Ave, Avalon

The studio, used for art, sits on the southern rear corner of a sloping site some 20m from the existing residence.

It is hidden under the canopy of two 5-6m high trees.

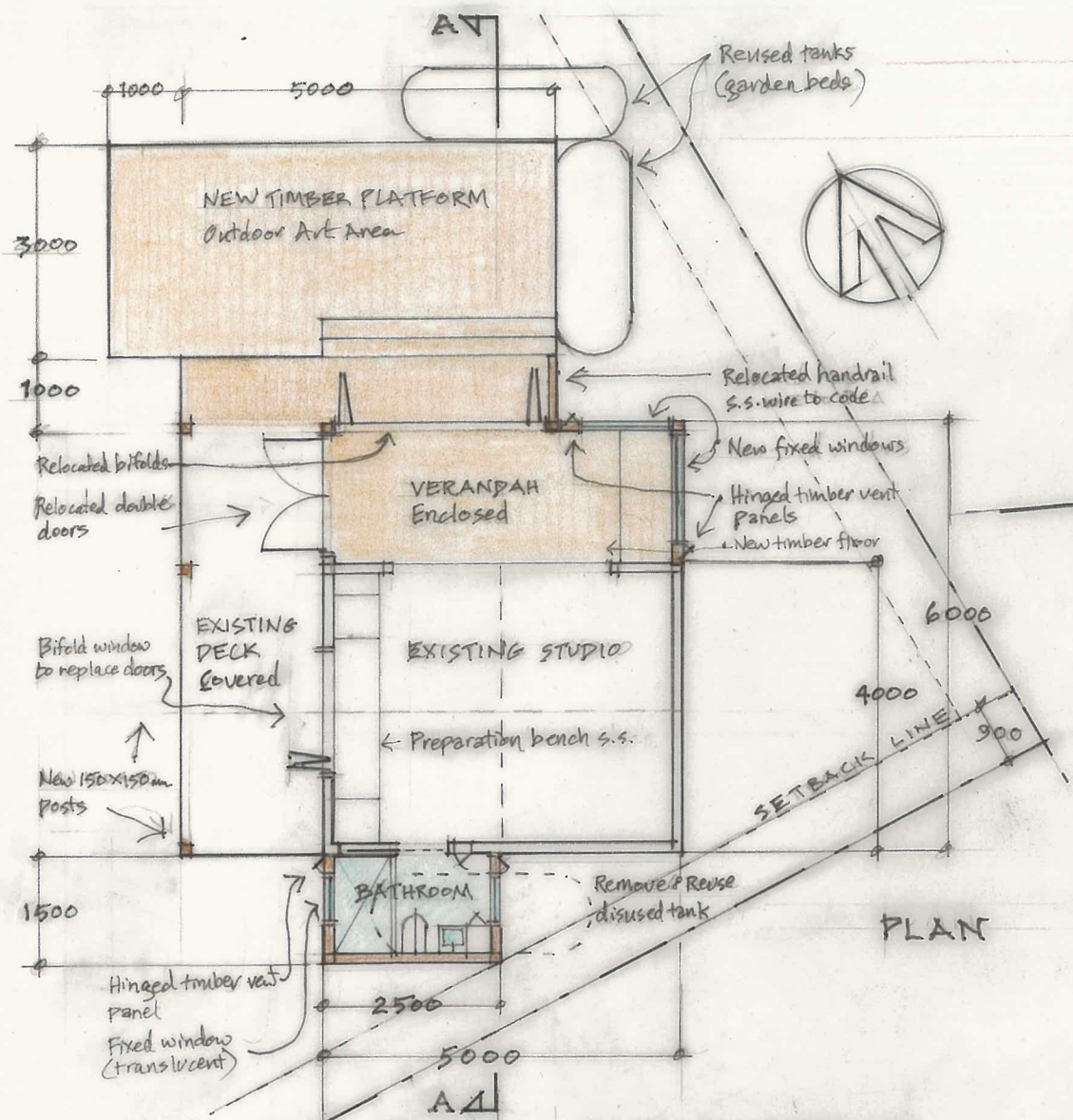
There will be no additional shadows cast by the bathroom addition as it sits in the shadow of the existing structure and the minor extension of the roof awning will have minimal impact - none of which affects any neighbouring properties solar access or views.

The changes proposed are minor and do not change views to or from the two rear down slope neighbouring properties.

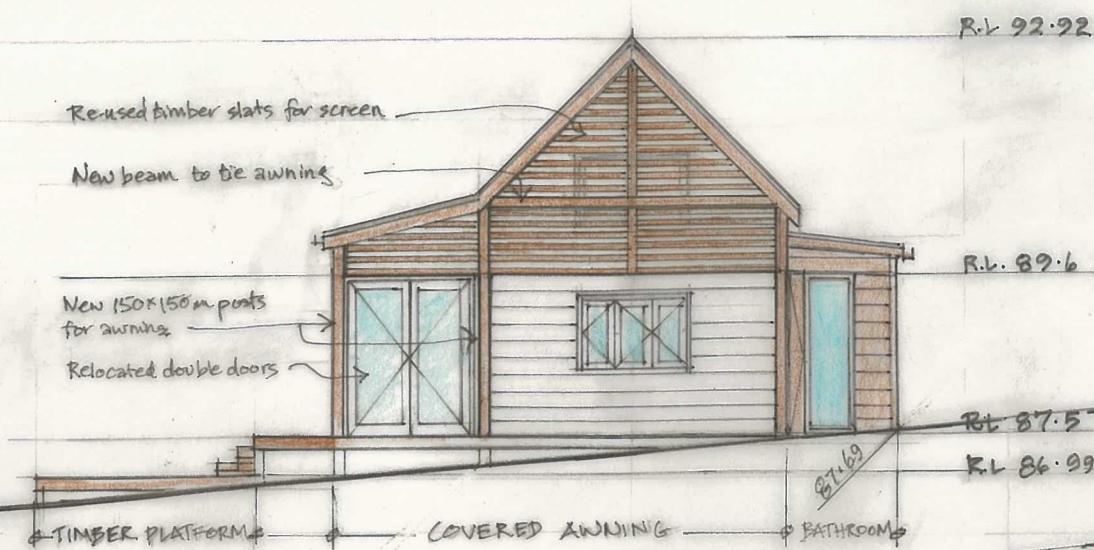


58°S 151°19'06"E 54 m

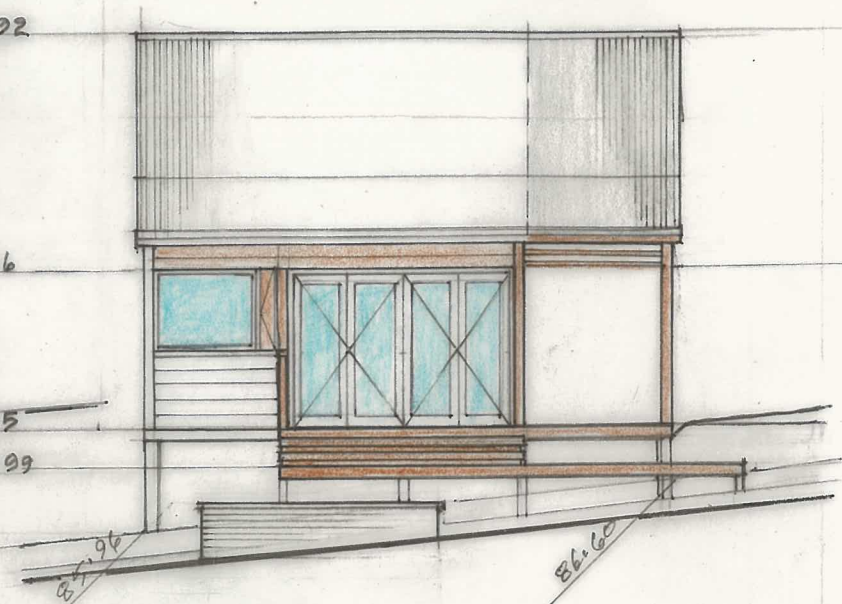
XgokMHg2YjBkNTMyOTAxMD... 1/1



PLAN

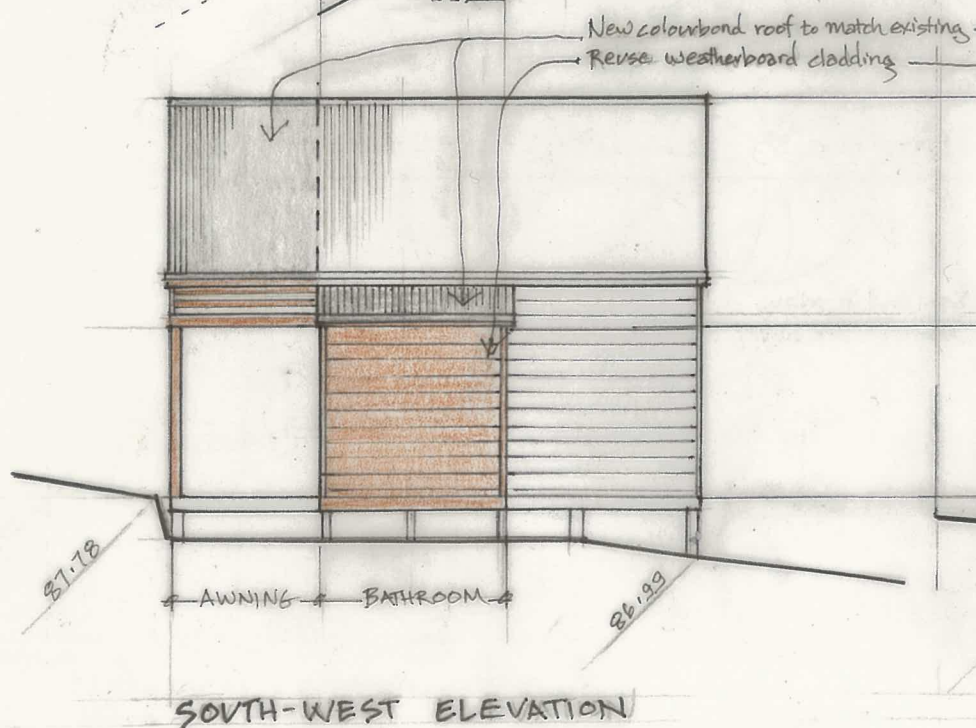


NORTH-WEST ELEVATION

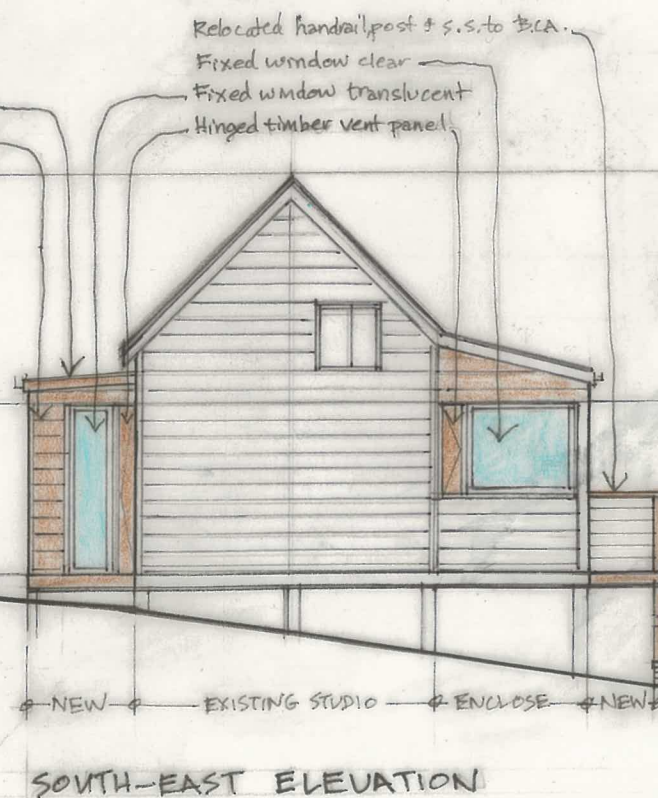


NORTH-EAST ELEVATION

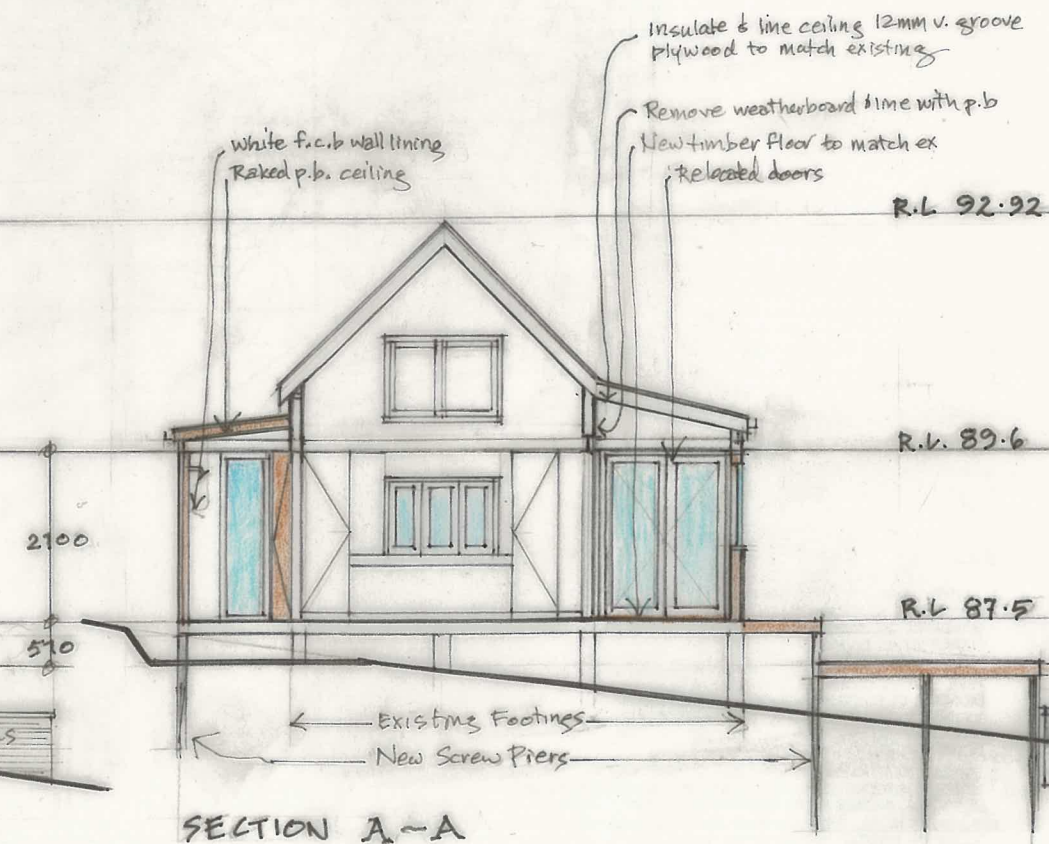
- GENERAL: -
- All materials to be reused where possible
 - Colours indicate additions & relocated items
 - Relocate windows & doors as indicated
 - Weatherboard cladding where removed is to be re-used
 - Disused watertank halved & re-used for garden beds



SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



SECTION A-A

EXISTING STUDIO 35 CHISHOLM AVE, AVALON
Minor Extensions and Repairs

Client: Caroline Scheuring
Drawn by: S. Webber B.Sc.(Arch), B.Arch

SCALE: 1 : 100
Date: 22 Oct, 2020