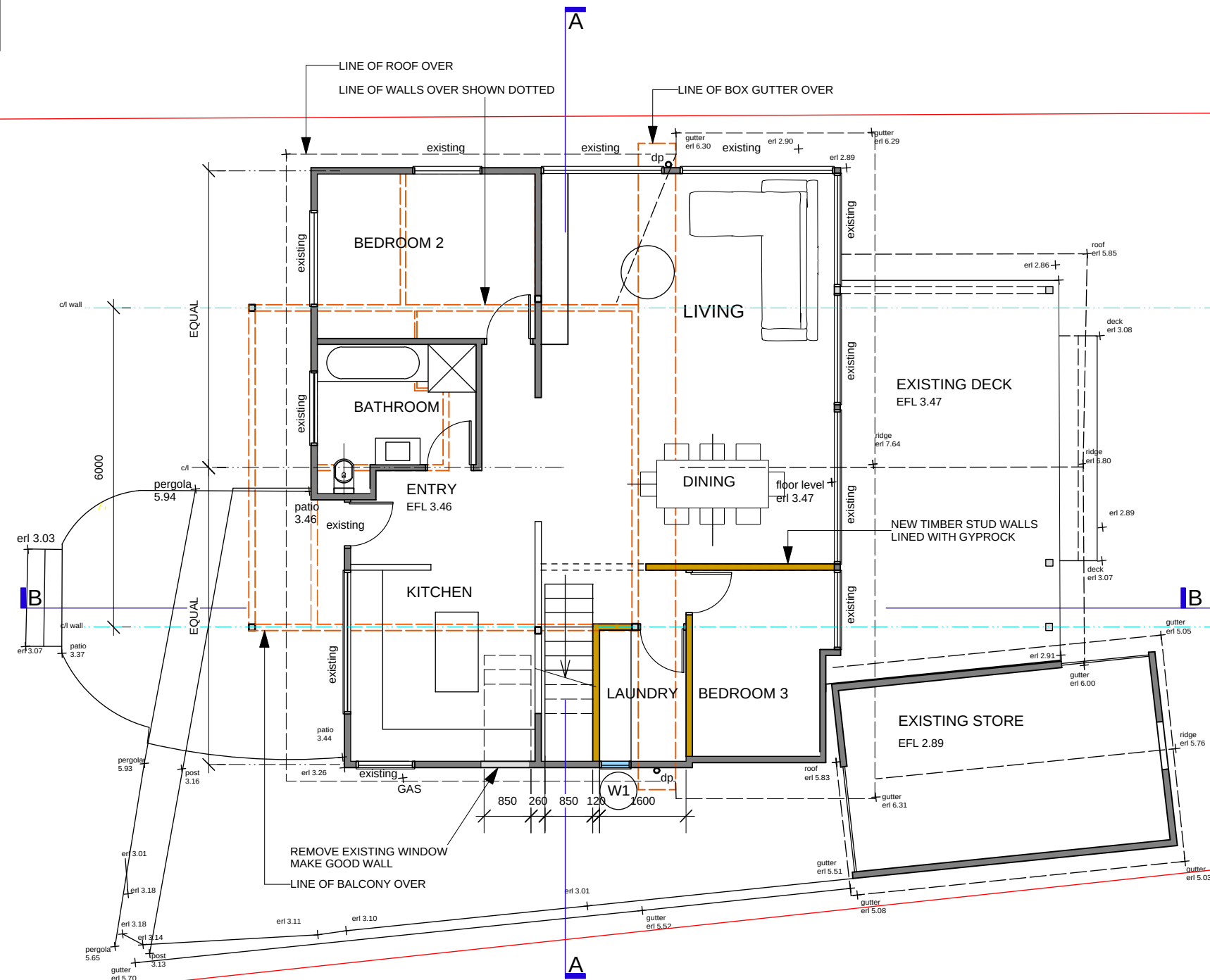




GROUND FLOOR PLAN

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

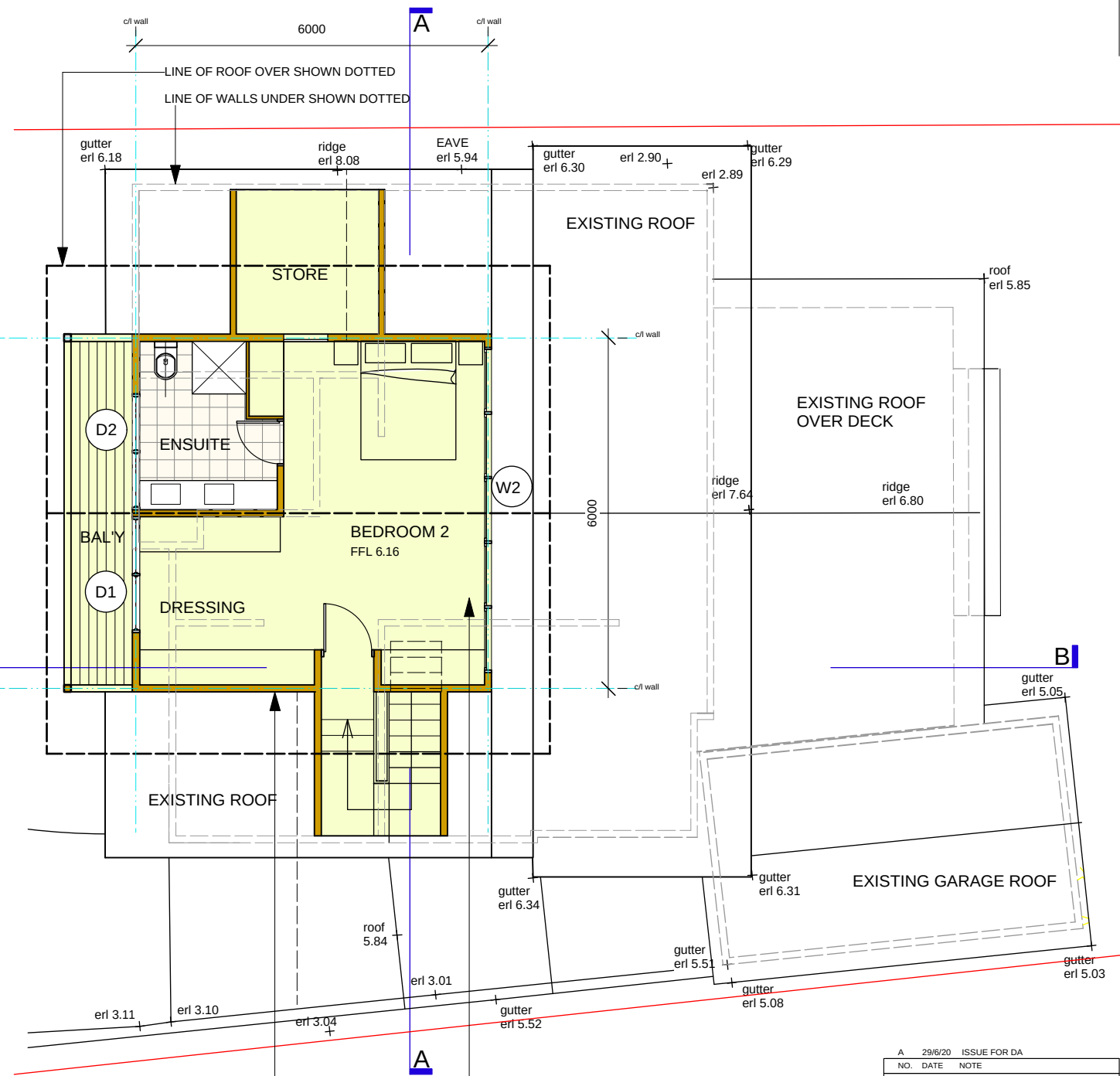
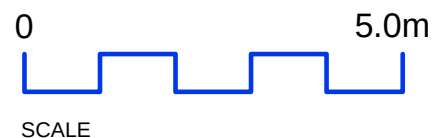
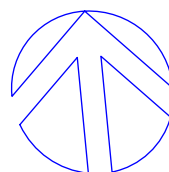
ROOFLIGHT:

	1000w x 780h	east facing roof
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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0779



FIRST FLOOR PLAN

NEW TIMBER STUD WALLS LINED INTERNALLY WITH GYROCK + EXTERNALLY WITH SELECTED BOARDS

SELECTED TIMBER FLOORING ON TIMBER FLOOR STRUCTURE TO ENGINEERS DETAILS

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

A 29/5/20 ISSUE FOR DA
NO. DATE NOTE

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- all dimensions are to be verified on site
- report any discrepancies to Architect for decision/clarification before proceeding with the work
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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

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nom. architect. Linda Haefeli AIA reg. 14430

Scale

1:100

2022

Date

march '20

A

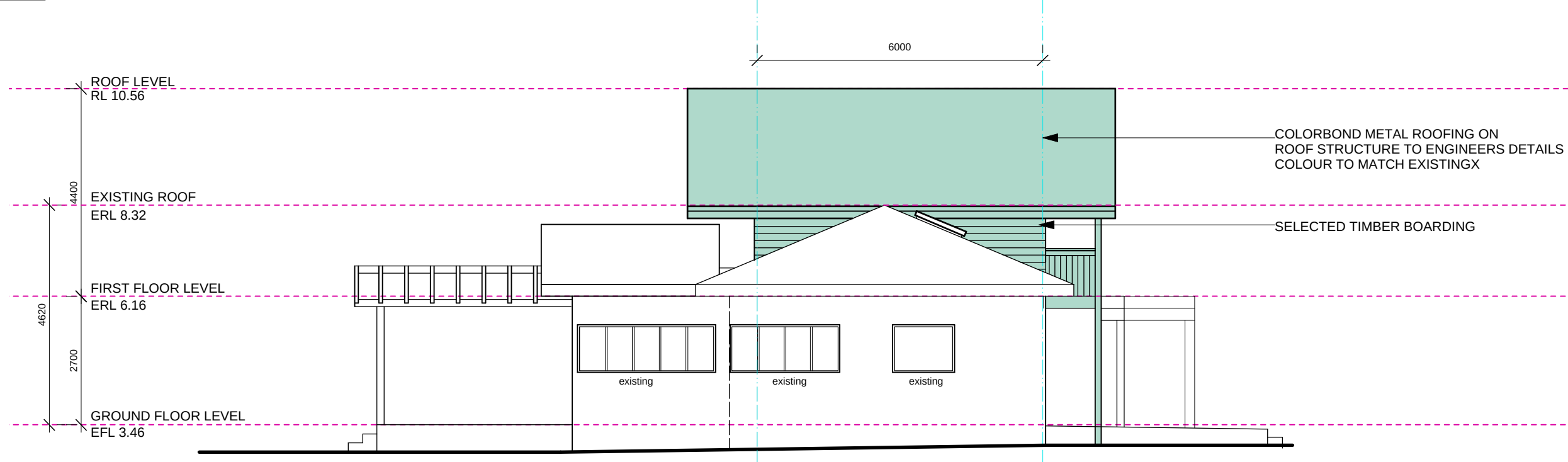
North

Job No.

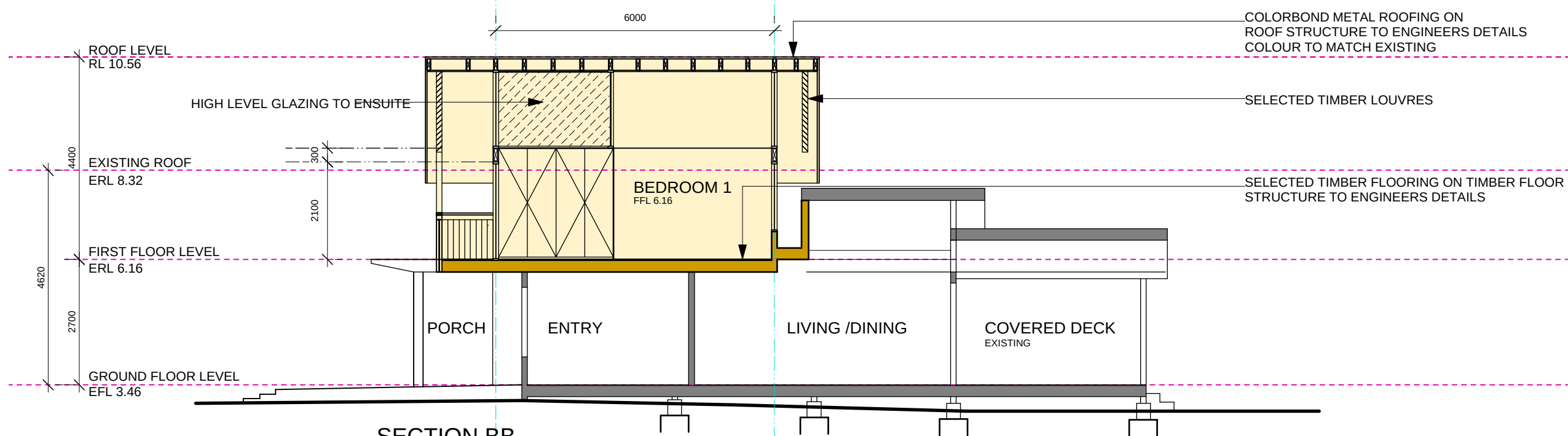
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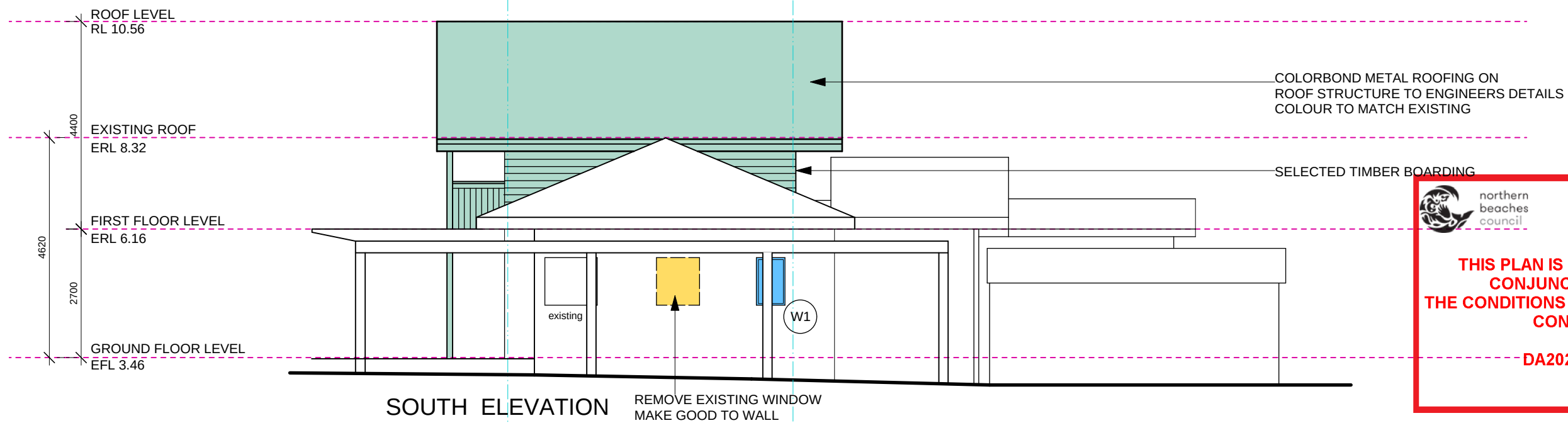
A/02



NORTH ELEVATION



SECTION BB



SOUTH ELEVATION



northern
beaches
council

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

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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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Scale	2022	
1:100		
Date	A	
march '20		
North	Job No.	Dwg No.
	Rev.	A/03

