





NOTES (E & OE)

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Concrete footings, slab, structural beams or any other structural members are to be designed.

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26/90 Mona Vale Road, Mona Vale, NSW, 2103 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 | ACN 651 693 346 Email. enquiries@jjdrafting.com.au www.jjdrafting.com.au

	REV:	DATE:	DESCRIPTION:
	A.	13/03/24	SMALL AMENDMENTS
	В.	26/03/24	NEW GARAGE AND STAIRS
3	C.	08/04/24	DECK INCREASED, STAIRS AMENDED
1	D.	17/04/24	MINOR FIXES

	PROPOSED ALTERATIONS AND ADDITIONS	
	13 HIGHVIEW AVENUE, MANLY VALE 2093	
l	CLIENT:	
l	YOLAINE YU	

DRAWING TITLE:

SITE ANALYSIS PLAN

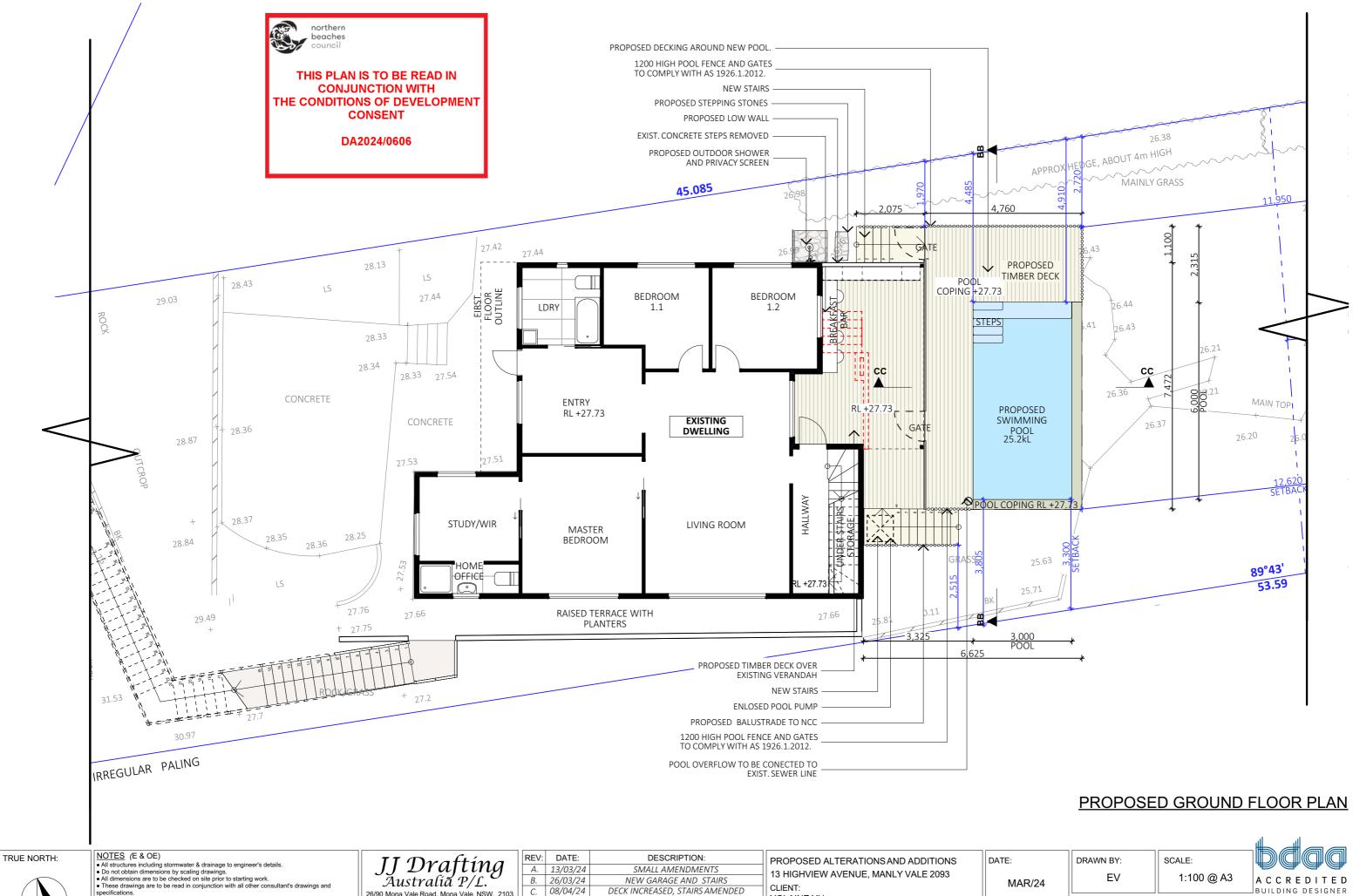
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	JOB No.

DRAWN BY:	SCALE:
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JOB No:	DRAWING No:

**DA.01** 

1234/24

BUILDING DESIGNER CHECKED BY: JJ





- specifications.

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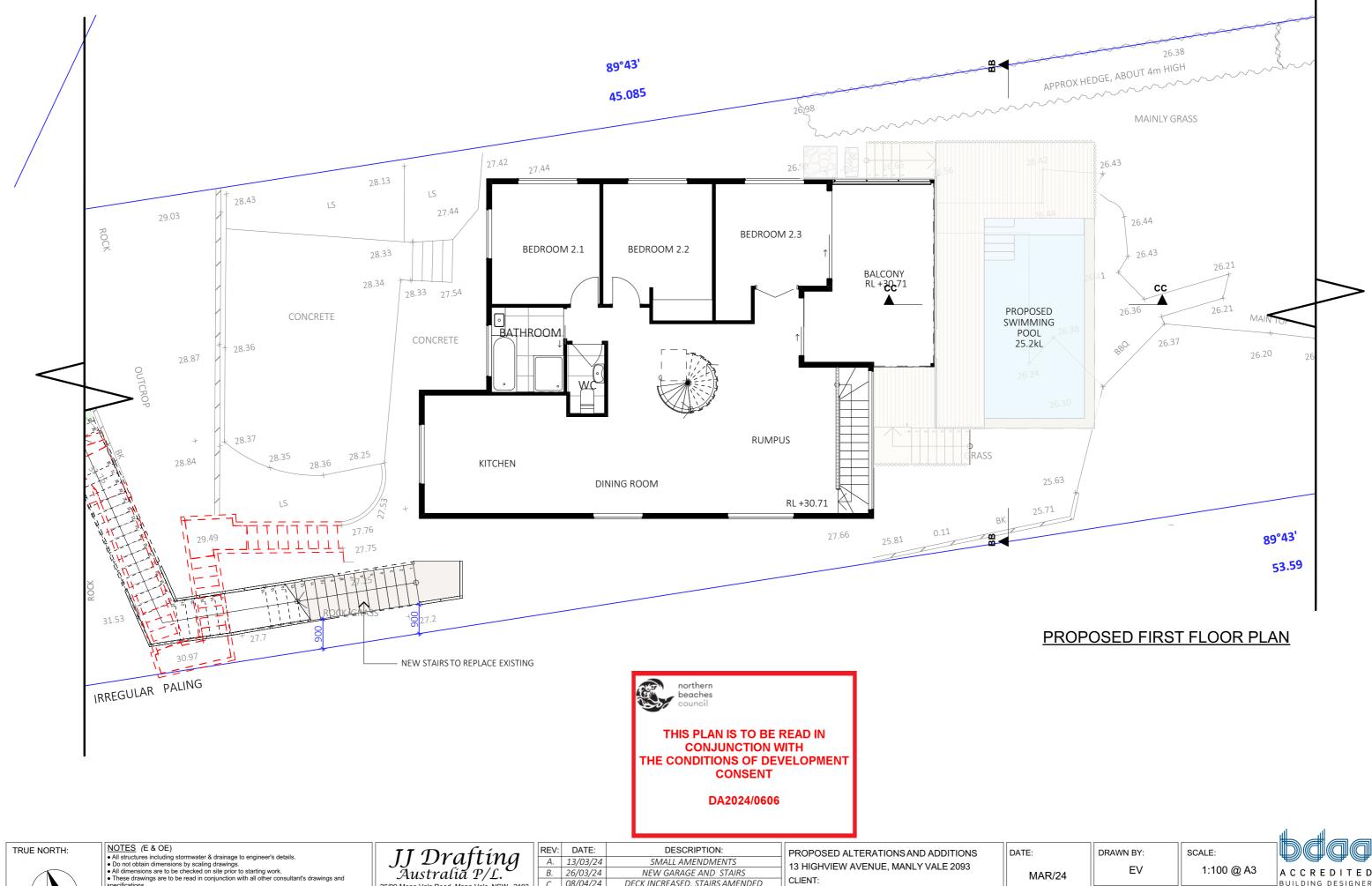
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PROPOSED ALTERATIONS AND ADDITIONS	DATE:	DR
13 HIGHVIEW AVENUE, MANLY VALE 2093	MAD/04	
CLIENT:	MAR/24	
YOLAINE YU		JOE
DRAWING TITLE:		JOE
PROPOSED GROUND FLOOR PLAN		

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		BOILDING DESIGN
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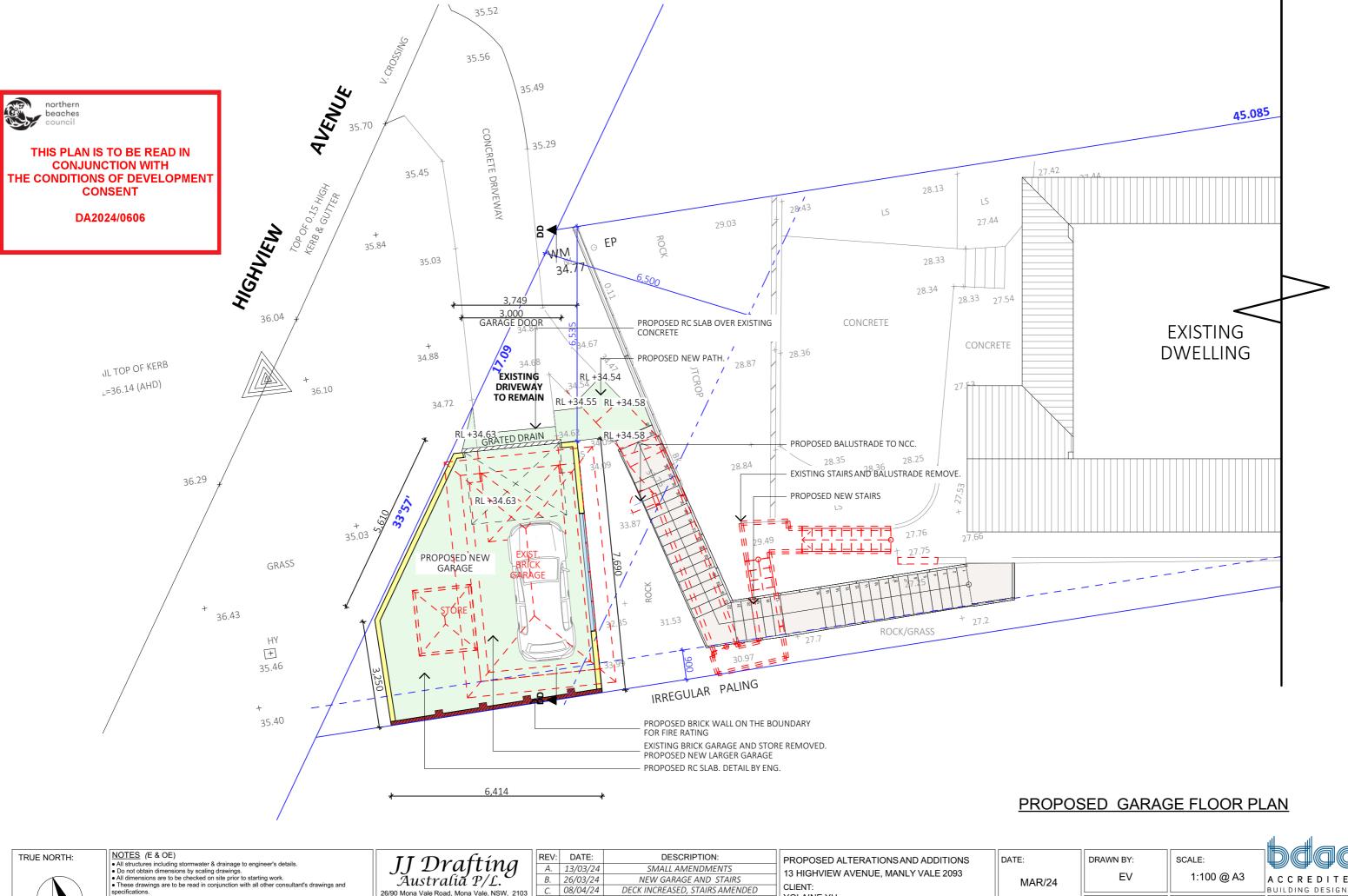
PROPOSED ALTERATIONS AND ADDITIONS
13 HIGHVIEW AVENUE, MANLY VALE 2093
CLIENT: YOLAINE YU
DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

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BUILDING DESIGNER ING No: CHECKED BY: **DA.09** JJ





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PROPOSED ALTERATIONS AND ADDITIONS
13 HIGHVIEW AVENUE, MANLY VALE 2093
CLIENT:
YOLAINE YU

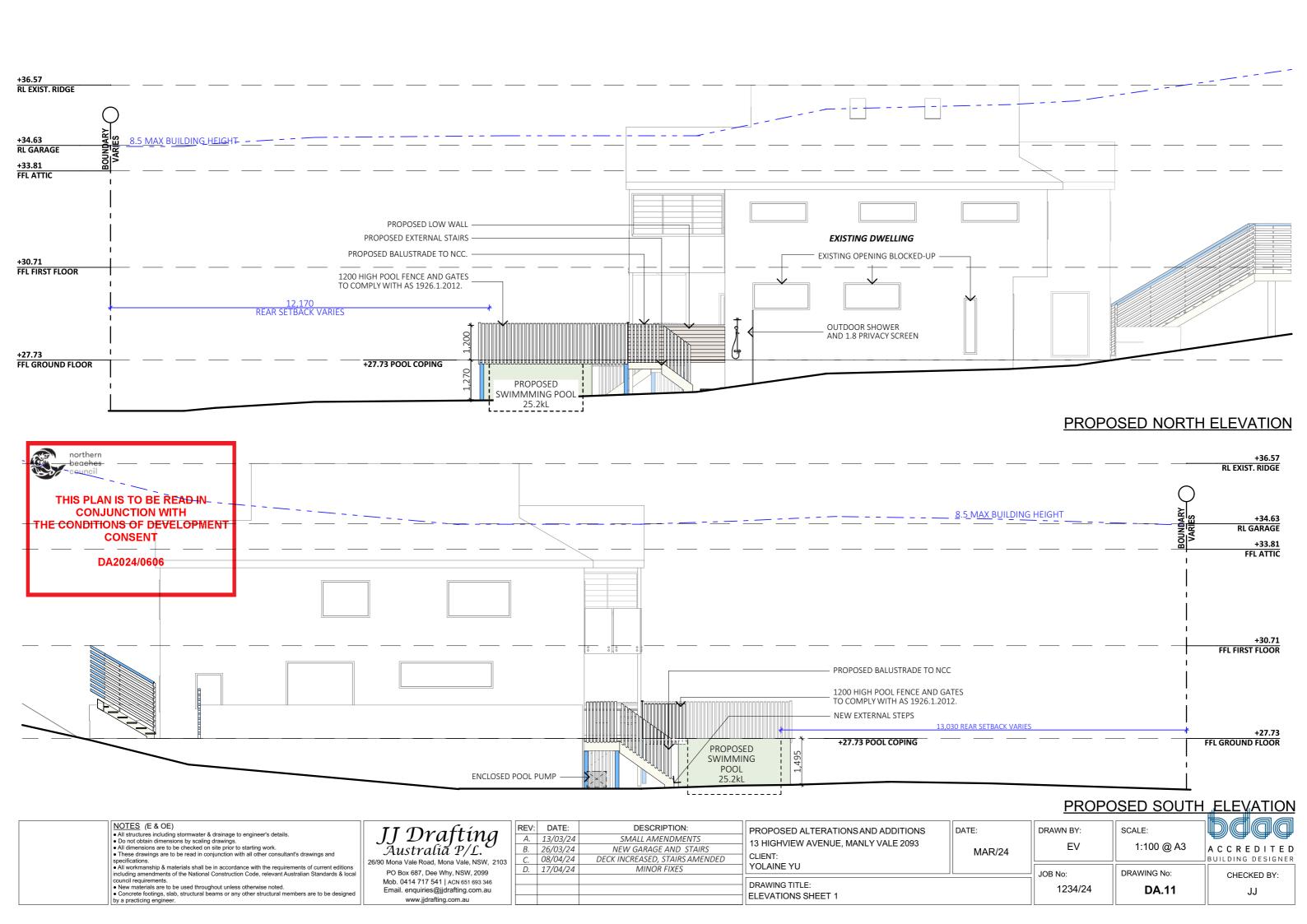
PROPOSED GARAGE FLOOR PLAN

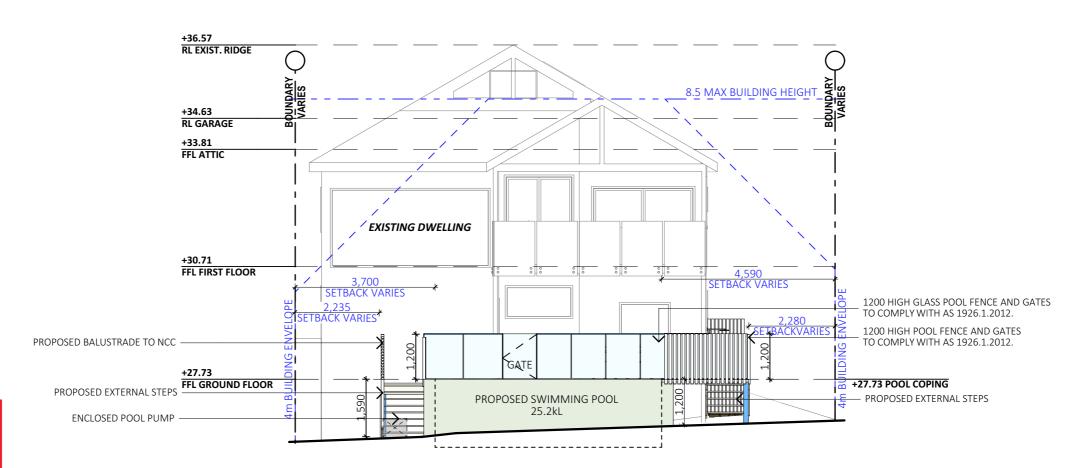
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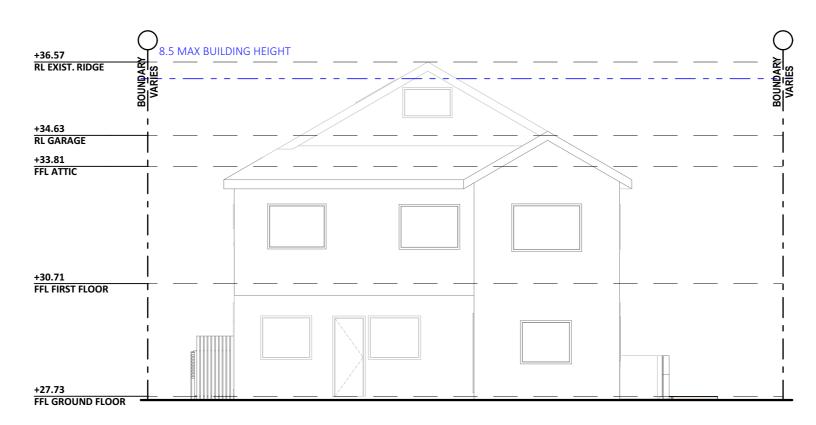
BUILDING DESIGNER ING No: CHECKED BY: **DA.10** JJ





northern beaches THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT CONSENT DA2024/0606

### PROPOSED EAST ELEVATION



### PROPOSED WEST ELEVATION

- NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS 13 HIGHVIEW AVENUE, MANLY VALE 2093
CLIENT: YOLAINE YU

DRAWING TITLE:

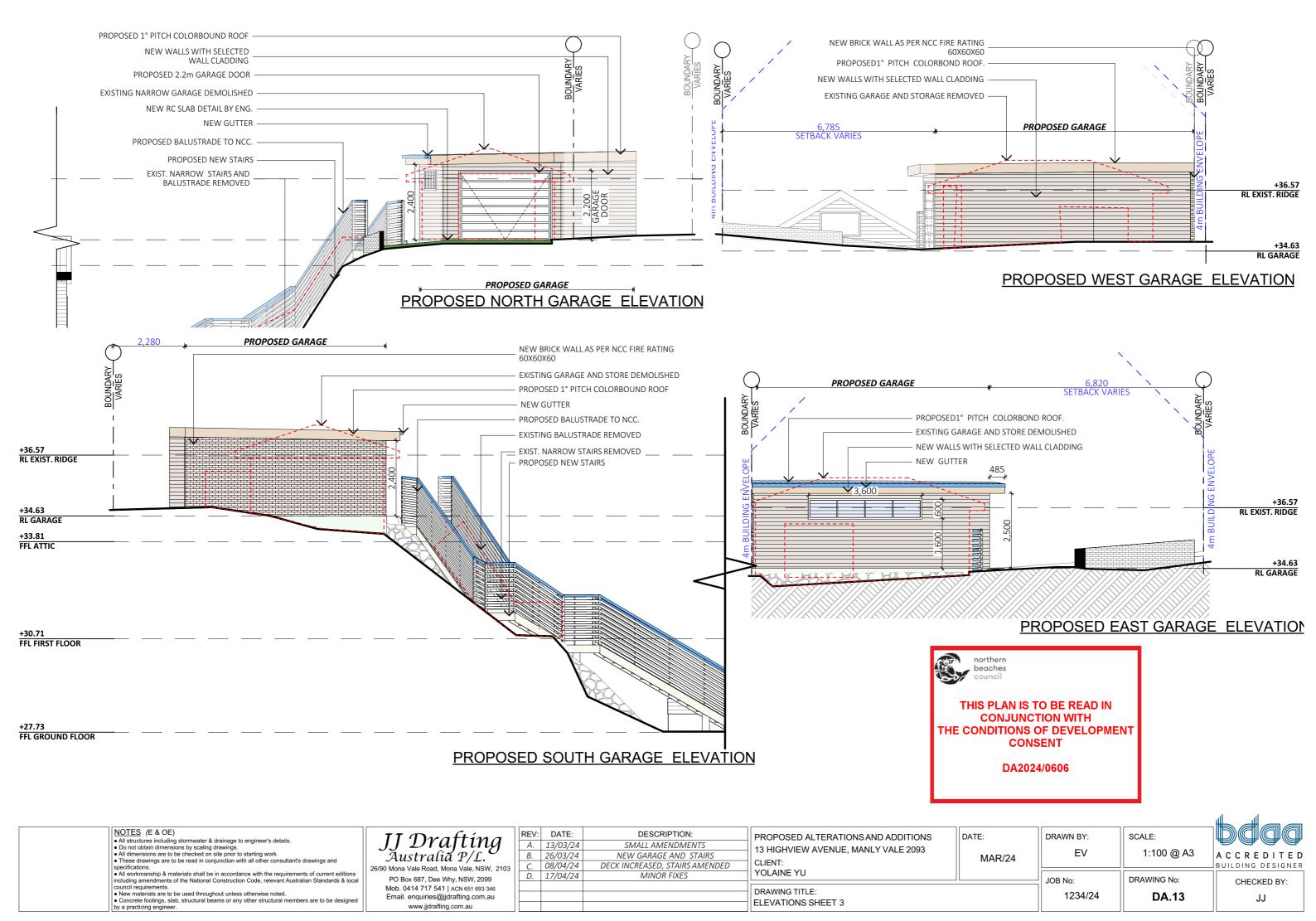
ELEVATIONS SHEET 2

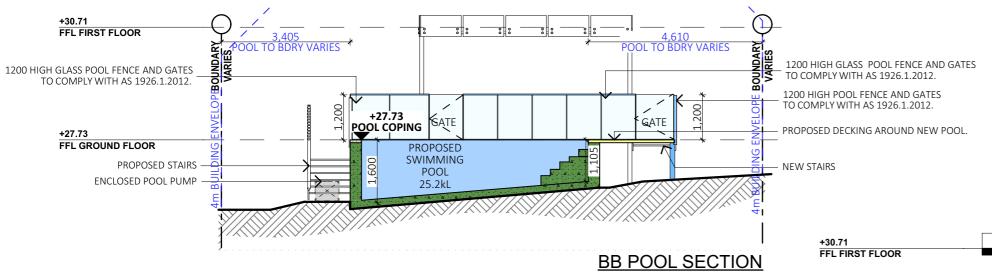
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1:100 @ A3 ACCREDITED BUILDING DESIGNER DRAWING No: CHECKED BY: **DA.12** 

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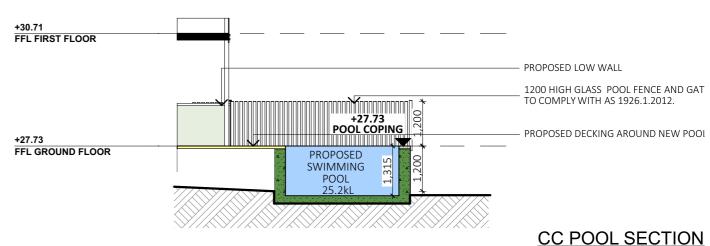


#### **SWIMMING POOLS & SAFETY:**

-POOL PLUMBING/CIRCULATION TO COMPLY WITH NCC 2022 PART NSW H7D2, AS 1926.3 SWIMMING POOL SAFETY- WATER RECIRCULATION SYSTEMS

- ALL POOL FENCING TO BE INSTALLED TO: NCC 2022 NSW H7D2, AS 1926.1- 2012- SAFETY BARRIERS FOR SWIMMING POOLS, AS 1926.2-20007- LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS, AS 1170 STRUCTURAL DESIGN ACTIONS AND IF GLASS POOL FENCING TO ADDITIONALLY COMPLY WITH AS 1288-2021 GLASS IN BUILDINGS, AS/NZS 2208-SAFETY GLASS,

- AS 2783 USE OF REINFORCED CONCRETE FOR SMALL SWIMMING POOLS





### PROPOSED NEW GARAGE 6,500 SETBACK VARIES NEW BRICK WALL AS PER NCC FIRE RATING PROPOSED 1° PITCH COLORBOND ROOF. ROOF STRUCTURE BY ENG. NEW RC SLAB DETAIL BY ENG. EXISTING GARAGE STRUCTURE REMOVED NEW WALLS WITH SELECTED WALL CLADDING NEW RC SLAB OVER EXISTING CONCRETE. +35.01 \$ARAGE RL

DD GARAGE SECTION





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- 1				

	PROPOSED ALTERATIONS AND ADDITIONS		
13 HIGHVIEW AVENUE, MANLY VALE 2093			
	CLIENT:		
	YOLAINE YU		

DRAWING TITLE:

SECTIONS

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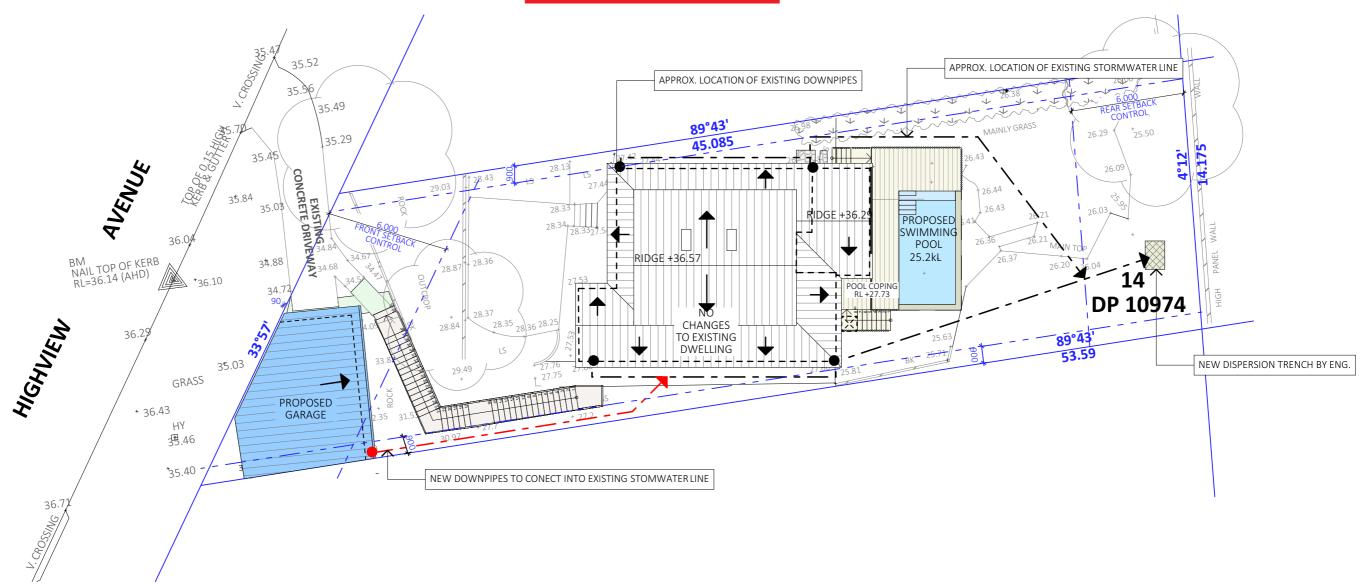
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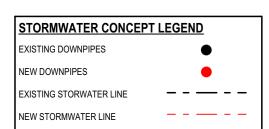
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BUILDING DESIGNER





#### **ROOF & STORMWATER CONCEPT PLAN**



#### TRUE NORTH:

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PROPOSED ALTERATIONS AND ADDITIONS	DATE:
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CLIENT:	MAR/24
YOLAINE YU	
DRAWING TITLE:	

ROOF & STORMWATER CONCEPT PLAN

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	EV	1:200 @ A3	A C C R E D I T E D BUILDING DESIGNER
	JOB No:	DRAWING No:	CHECKED BY:
	1234/24	DA.18	JJ

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