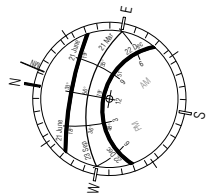


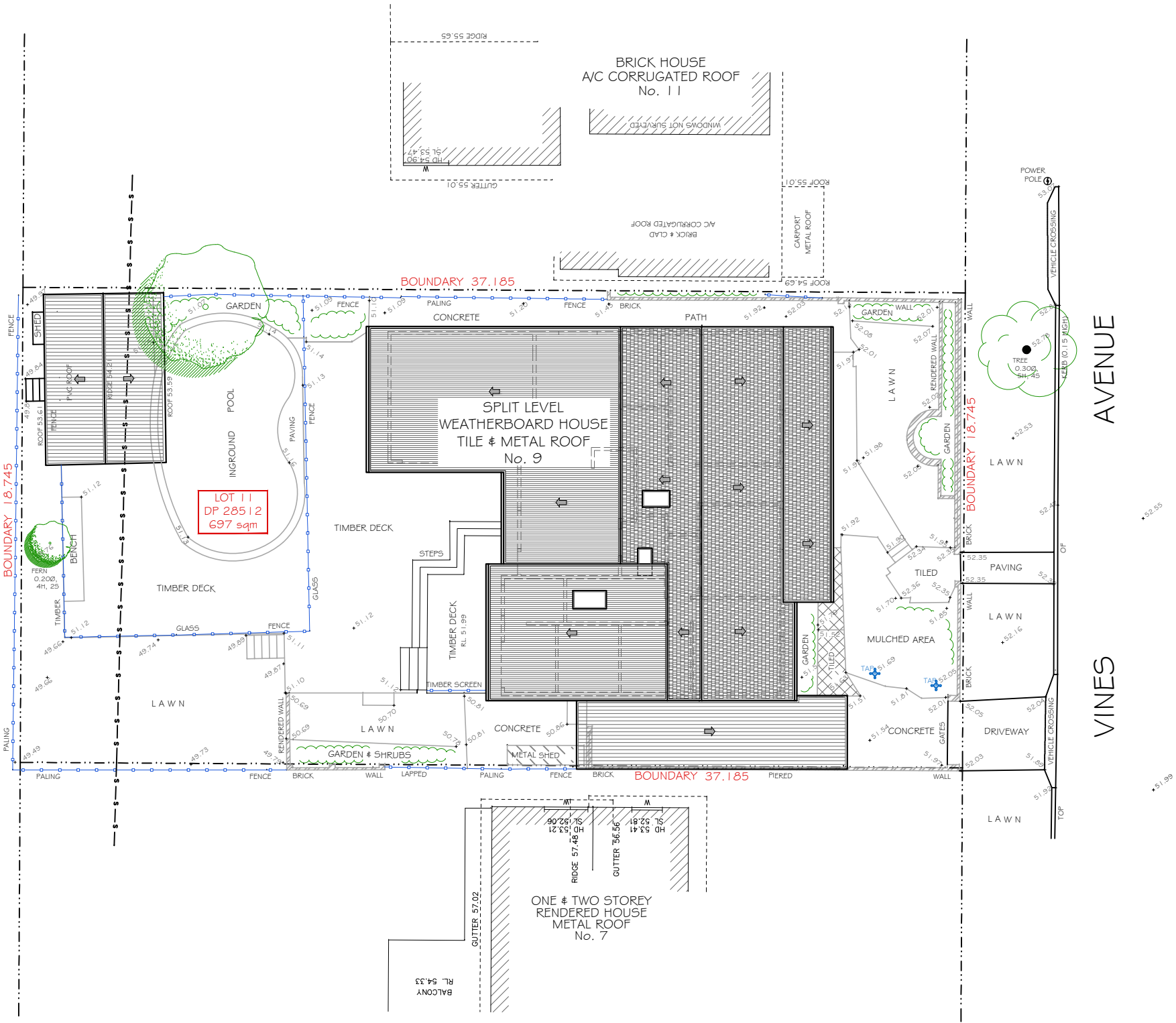
xDo not scale off drawings.
 xAll dimensions, levels & existing site conditions shall be checked & verified by the contractor/s prior to the commencement of works



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

DA2019/1536

EXISTING SITE CALCULATION:	
TOTAL SITE AREA TOTAL:	697.0 sqm
GROUND FLOOR:	172.60 sqm
CARPORT	27.00 sqm
EXISTING FSR:	0.24:1
DECKING:	16.90 sqm
EXISTING DEEP SOIL AREA - LANDSCAPE	
FRONTYARD:	54.80 sqm
BACKYARD:	101.70 sqm
TOTAL	156.50 sqm
	22.0%

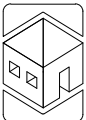


EXISTING SITE & ROOF PLAN
 1:200



I	Issue for Client	IQH	29.11.19
	Description	By	Date

Drawn By
 Architectural Design and Drafting
IQ HOMES
 PH: 9553 4049 Mob: 0415 417 137
 mirella@iqhomes.net.au



iq homes

Drawing Title:
 EXISTING SITE & ROOF PLAN

Property/Owners:
 Mr. & Mrs. Hart
 9 Vines Ave
 Forresterville

Title
 ALTERATION, EXTENSION & PROPOSED
 CARPORT
 DATE 29.11.2019
 DRAWN IQ HOMES
 CKD MA
 SCALE 1:200 @A3
 PROJECT NUMBER 2216
 DRAWING NUMBER A - 02

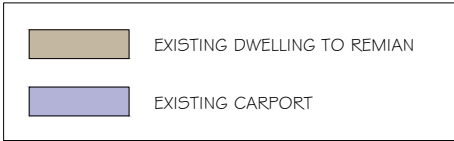
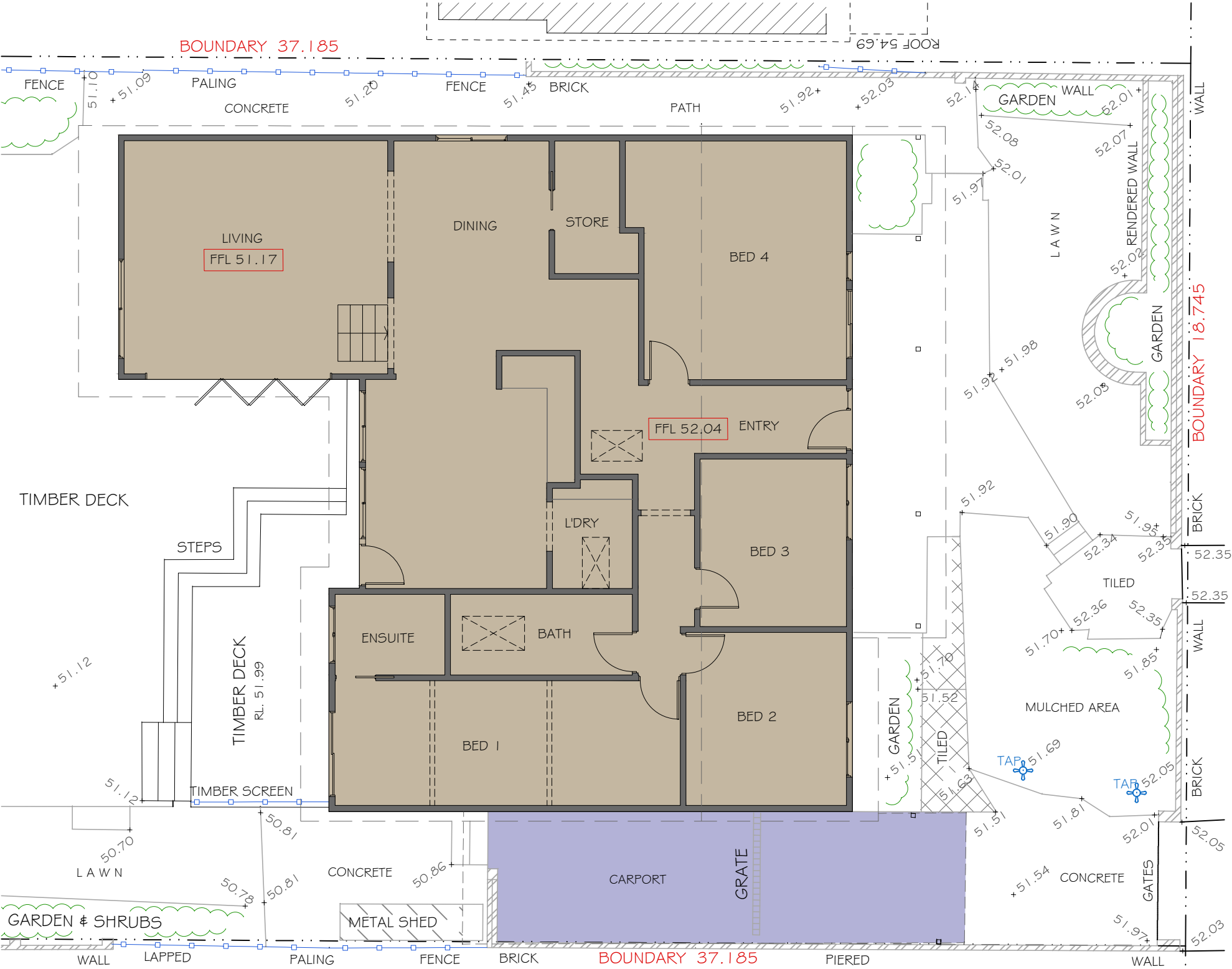
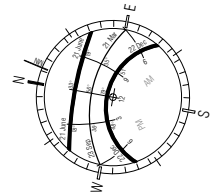
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xDo not scale off drawings.
 xAll dimensions, levels & existing site conditions shall be checked & verified by the contractor/s prior to the commencement of works

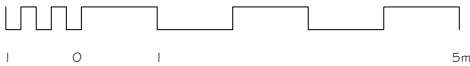
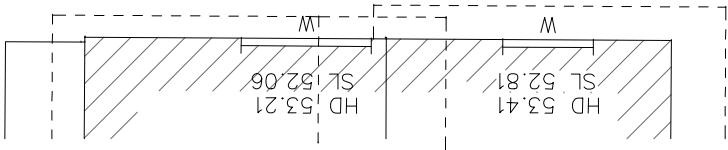


THIS PLAN IS TO BE READ IN
 CONJUNCTION WITH
 THE CONDITIONS OF DEVELOPMENT
 CONSENT

DA2019/1536

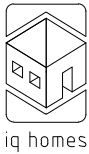


EXISTING GROUND FLOOR PLAN
1:100



I	Issue for Client	IQH	29.11.19
Description	By	Date	

Drawn By
 Architectural Design and Drafting
IQ HOMES
 PH: 9553 4049 Mob: 0415 417 137
 mirella@iqhomes.net.au



Drawing Title:
 EXISTING GROUND FLOOR

Property/Owners:
 Mr. & Mrs. Hart
 9 Vines Ave
 Forresterville

Title
 ALTERATION, EXTENSION & PROPOSED
 CARPORT

DATE 29.11.2019
 DRAWN IQ HOMES
 CKD MA
 SCALE 1:100 @A3

PROJECT NUMBER
 2249
 DRAWING NUMBER
 A - 02

01

xDo not scale off drawings.
 xAll dimensions, levels & existing site conditions shall be checked & verified by the contractor/s prior to the commencement of works

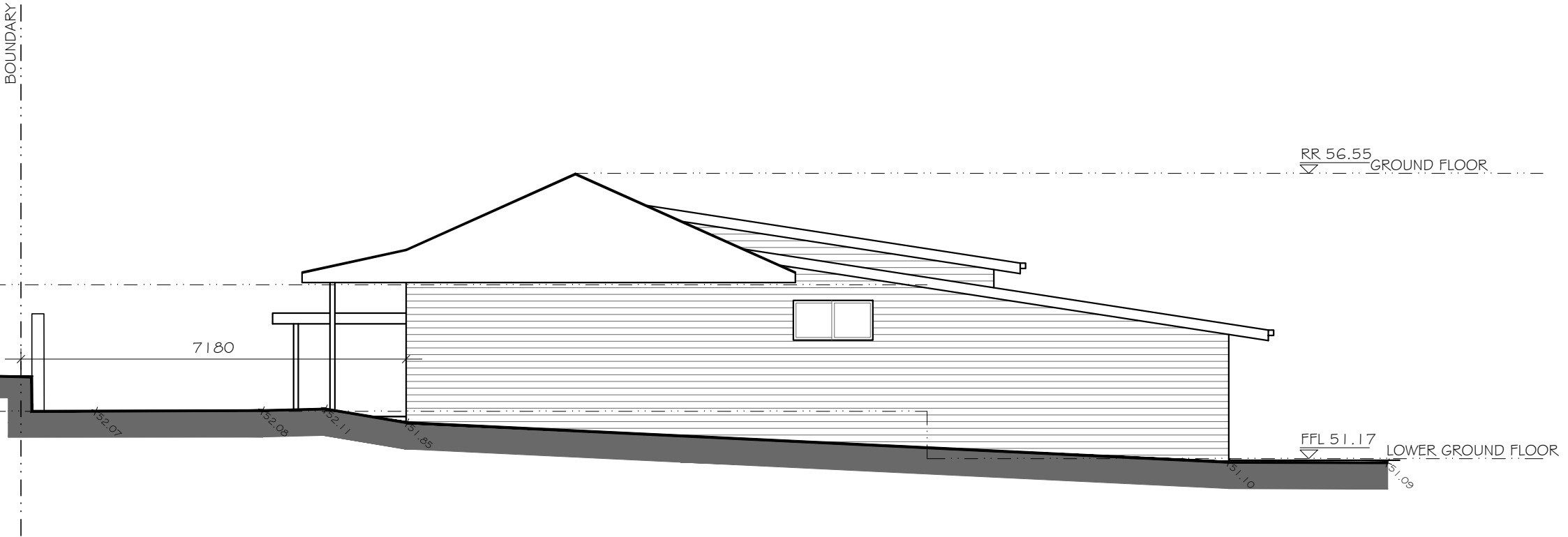


northern
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council

CEILING LEVEL
FCL 54.44

GROUND FLOOR LEVEL
FFL 52.04

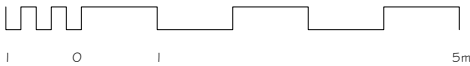
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2019/1536



EXISTING EAST ELEVATION
 1:100

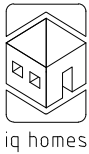


EXISTING SOUTH ELEVATION
 1:100



I	Description	By	Date
1	Issue for Client	IQH	29.11.19

Drawn By
 Architectural Design and Drafting
IQ HOMES
 PH: 9553 4049 Mob: 0415 417 137
 mirella@iqhomes.net.au



Drawing Title:

 EXISTING EAST ELEVATION
 EXISTING SOUTH ELEVATION

Property/Owners:

 Mr. & Mrs. Hart
 9 Vines Ave
 Forresterville

Title
 ALTERATION, EXTENSION & PROPOSED
 CARPORT

DATE	29.11.2019	PROJECT NUMBER	2249
DRAWN	IQ HOMES	DRAWING NUMBER	A - 03
CKD	MA		
SCALE	1:100 @A3		

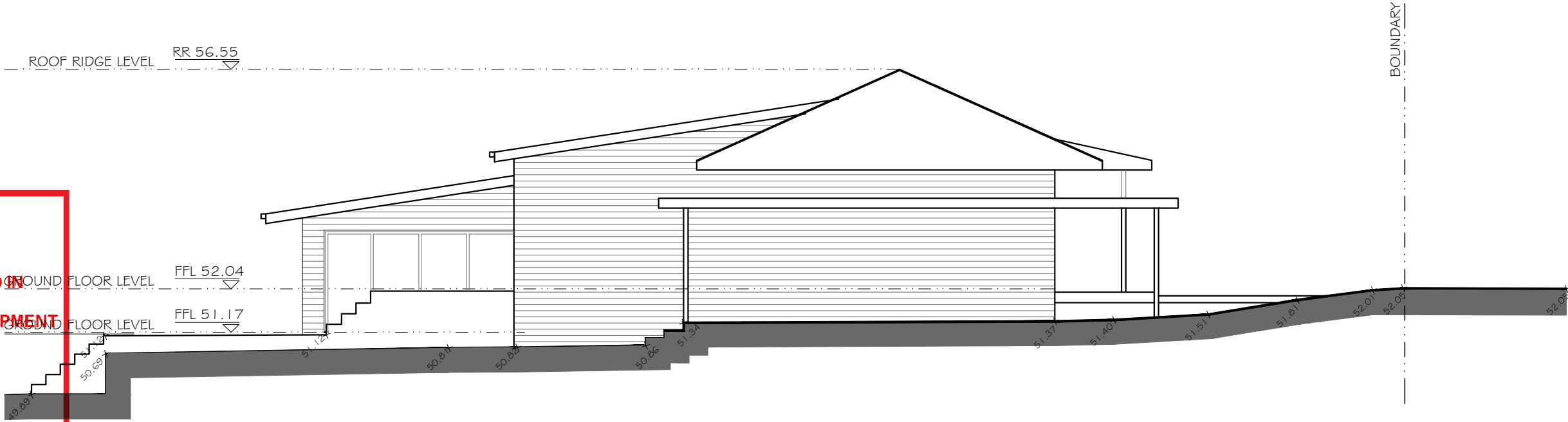
xDo not scale off drawings.
 xAll dimensions, levels & existing site conditions shall be checked & verified by the contractor/s prior to the commencement of works



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beaches
council

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

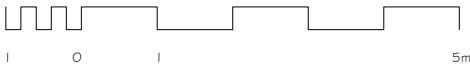
DA2019/1536



EXISTING WEST ELEVATION
 1:100

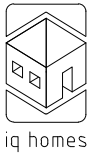


EXISTING NORTH ELEVATION
 1:100



I	Description	By	Date
1	Issue for Client	IQH	29.11.19

Drawn By
 Architectural Design and Drafting
IQ HOMES
 PH: 9553 4049 Mob: 0415 417 137
 mirella@iqhomes.net.au



Drawing Title:

 EXISTING WEST ELEVATION
 EXISTING NORTH ELEVATION

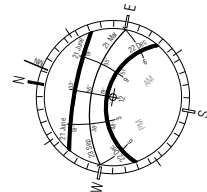
Property/Owners:

 Mr. & Mrs. Hart
 9 Vines Ave
 Forrestville

Title
 ALTERATION, EXTENSION & PROPOSED
 CARPORT

DATE	29.11.2019	PROJECT NUMBER	2249
DRAWN	IQ HOMES	DRAWING NUMBER	A - 04
CKD	MA		
SCALE	1:100 @A3		

×Do not scale off drawings.
×All dimensions, levels & existing site conditions shall be checked & verified by the contractor/s prior to the commencement of works



 northern beaches council

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

DA2019/1536



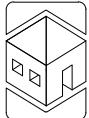
-  EXISTING DWELLING TO REMIAN
-  EXISTING WALLS/ STRUCTURE TO BE DEMOLISHED

DEMOLITION PLAN

1:100

1 0 1 5m			
I	Issue for Client	IQH	29.11.19
	Description	By	Date

Drawn By
Architectural Design and Drafting
IQ HOMES
PH: 9553 4049 Mob: 0415 417 137
mirella@iqhomes.net.au



Drawing Title:

DEMOLITION PLAN

Property/Owners:

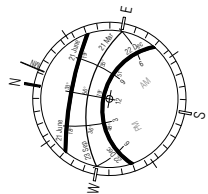
Mr. & Mrs. Hart
9 Vines Ave
Forrestville

Title
ALTERATION, EXTENSION & PROPOSED CARPORT

DATE	29.11.2019	PROJECT NUMBER	2249
DRAWN	IQ HOMES	DRAWING NUMBER	A - 05
CKD	MA		
SCALE	1:100 @A3		

01

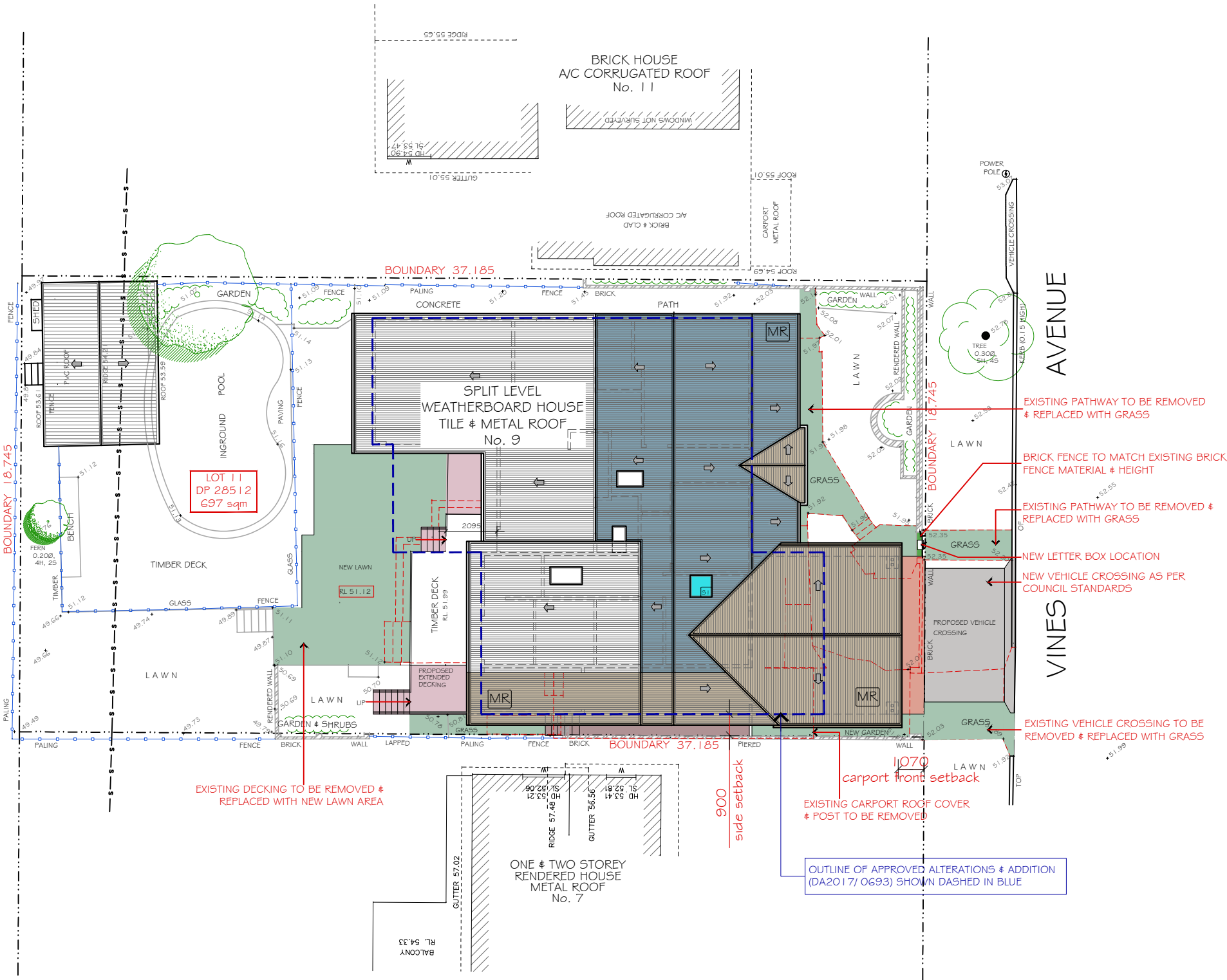
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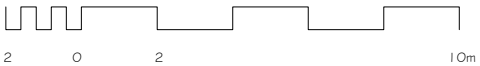
THIS PLAN IS TO BE READ IN
 CONJUNCTION WITH
 THE CONDITIONS OF DEVELOPMENT
 CONSENT

DA2019/1536

PROPOSED SITE CALCULATION:		
TOTAL SITE AREA TOTAL:	697.0	sqm
GROUND FLOOR:	172.60	sqm
PROPOSED EXTENSION:	8.10	sqm
TOTAL GROSS FLOOR AREA:	180.70	sqm
CARPORT	39.00	sqm
PROPOSED FSR:	0.25:1	
PROPOSED DECKING:	28.70	sqm
PROPOSED DEEP SOIL AREA - LANDSCAPE		
FRONTYARD:	60.80	sqm
BACKYARD:	148.70	sqm
TOTAL	209.50	sqm
	30.0%	

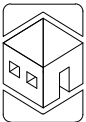


PROPOSED SITE & ROOF PLAN
 1:200



I	Issue for Client	By	Date
	Description		

Drawn By
 Architectural Design and Drafting
IQ HOMES
 PH: 9553 4049 Mob: 0415 417 137
 mirella@iqhomes.net.au



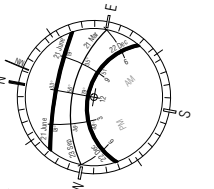
Drawing Title:
 PROPOSED SITE & ROOF PLAN

Property/Owners:
 Mr. & Mrs. Hart
 9 Vines Ave
 Forrestdville

Title
 ALTERATION, EXTENSION & PROPOSED
 CARPORT
 DATE 29.11.2019
 DRAWN IQ HOMES
 CKD MA
 SCALE 1:200 @A3
 PROJECT NUMBER 2216
 DRAWING NUMBER A-06

01

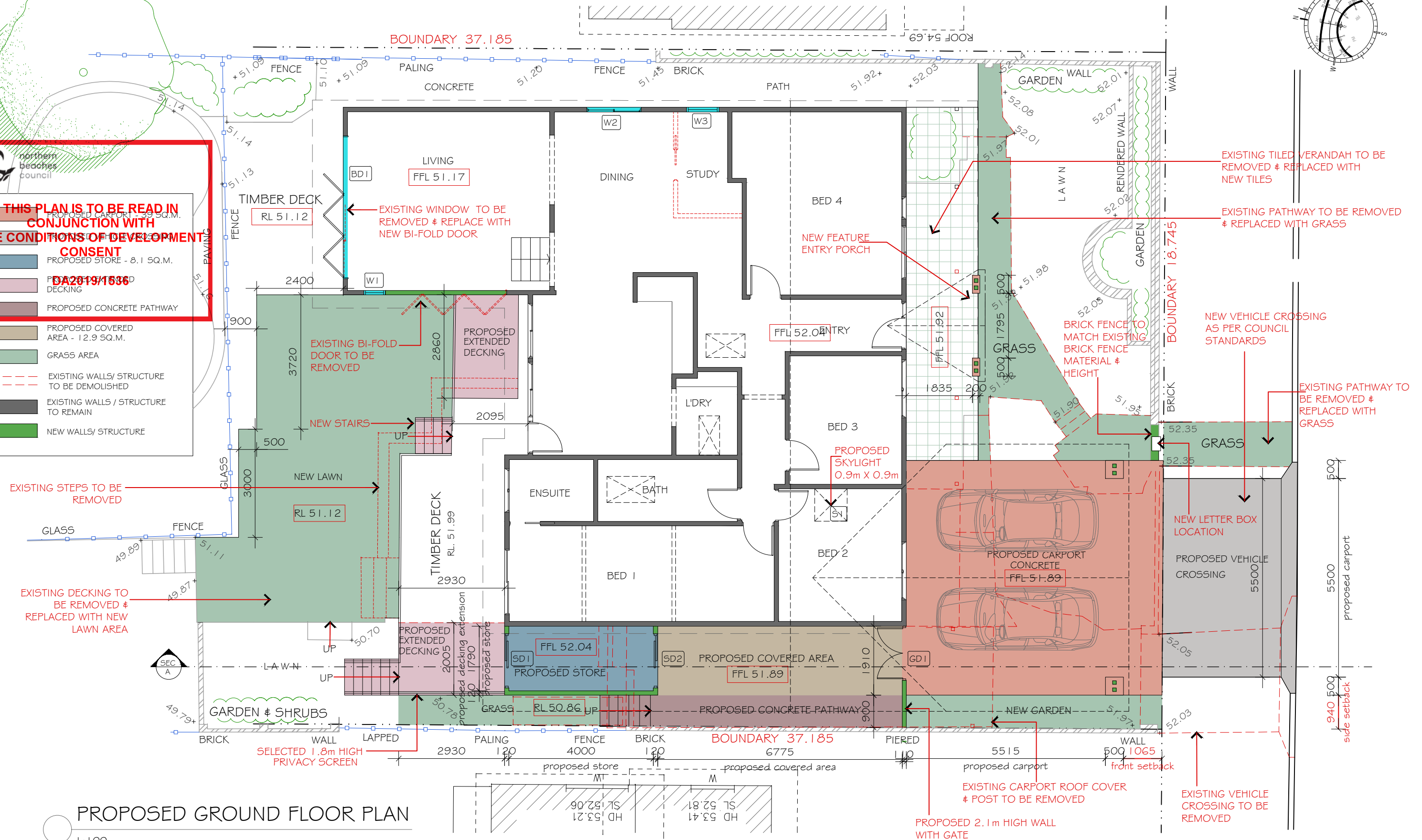
×Do not scale off drawings.
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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

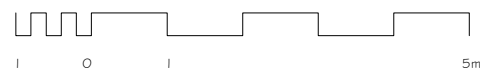
DA2019/1536

- PROPOSED STORE - 8.1 SQ.M.
- PROPOSED COVERED AREA - 12.9 SQ.M.
- GRASS AREA
- EXISTING WALLS/ STRUCTURE TO BE DEMOLISHED
- EXISTING WALLS / STRUCTURE TO REMAIN
- NEW WALLS/ STRUCTURE



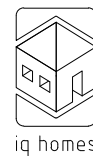
PROPOSED GROUND FLOOR PLAN

1:100



I	Issue for Client	IQH	29.11.19
I	Description	By	Date

Drawn By
Architectural Design and Drafting
IQ HOMES
PH: 9553 4049 Mob: 0415 417 137
mirella@iqhomes.net.au



Drawing Title:
PROPOSED GROUND FLOOR

Property/Owners:
Mr. & Mrs. Hart
9 Vines Ave
Forrestville

Title
ALTERATION, EXTENSION & PROPOSED CARPORT

DATE 29.11.2019
DRAWN IQ HOMES
CKD MA
SCALE 1:100 @A3

PROJECT NUMBER
2249
DRAWING NUMBER
A - 07

01

×Do not scale off drawings.
×All dimensions, levels & existing site conditions shall be checked & verified by the contractor/s prior to the commencement of works



northern
beaches
council

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

PROPOSED ALTERATION
EXTENSION & NEW CARPORT

NEW/ ALTERED WINDOWS /
SKYLIGHT

DA2019/1536

SELECTED BALUSTRADE

MR

SELECTED COLORBOND ROOF
COLOR - MATT JASPER

BOUNDARY

EXISTING ROOF TO BE EXTENDED

PROPOSED SKYLIGHT

NEW FEATURE ENTRY PORCH

EXISTING WORN OUT ROOF TILES TO BE STRIPPED OFF & REPLACED WITH SELECTED COLORBOND ROOF

SELECTED COLORBOND ROOF @ 25° PITCH TO MATCH EXISTING

RR 56.55 ROOF RIDGE LEVEL

FFL 52.04 GROUND FLOOR LEVEL

1565

EXISTING WINDOW TO BE REMOVED & REPLACED WITH NEW ONE

PROPOSED SOUTH ELEVATION

1:100

RR 56.55 ROOF RIDGE LEVEL

SELECTED COLORBOND ROOF @ 9° PITCH TO MATCH EXISTING

SELECTED 1.8m HIGH PRIVACY SCREEN

EXISTING BI-FOLD DOOR TO BE REMOVED

FFL 52.04 GROUND FLOOR LEVEL

LOWER GROUND FLOOR LEVEL FFL 51.17

NEW STAIRS

NEW STAIRS

EXISTING WORN OUT ROOF TILES TO BE STRIPPED OFF & REPLACED WITH SELECTED COLORBOND ROOF

SELECTED COLORBOND ROOF @ 25° PITCH TO MATCH EXISTING ROOF PITCH

BOUNDARY

PROPOSED WEST ELEVATION

1:100

I	Issue for Client	IQH	29.11.19
Description	By	Date	

Drawn By
Architectural Design and Drafting
IQ HOMES
PH: 9553 4049 Mob: 0415 417 137
mirella@iqhomes.net.au

Drawing Title:

PROPOSED SOUTH ELEVATION
PROPOSED WEST ELEVATION

Property/Owners:

Mr. & Mrs. Hart
9 Vines Ave
Forrestville

Title
ALTERATION, EXTENSION & PROPOSED
CARPORT

DATE 29.11.2019
DRAWN IQ HOMES
CKD MA
SCALE 1:100 @A3

PROJECT NUMBER
2249
DRAWING NUMBER
A - 08

01

xDo not scale off drawings.
 xAll dimensions, levels & existing site conditions shall be checked & verified by the contractor/s prior to the commencement of works



northern
beaches
council

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

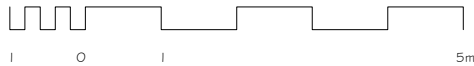
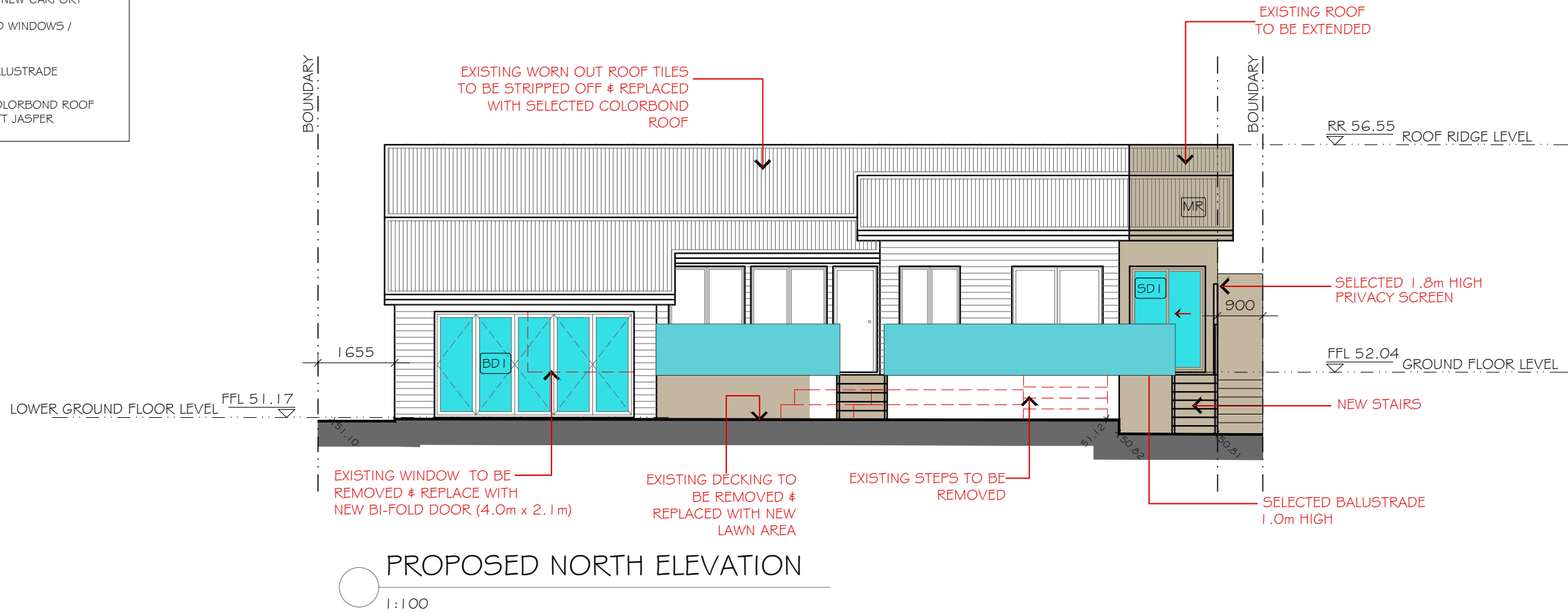
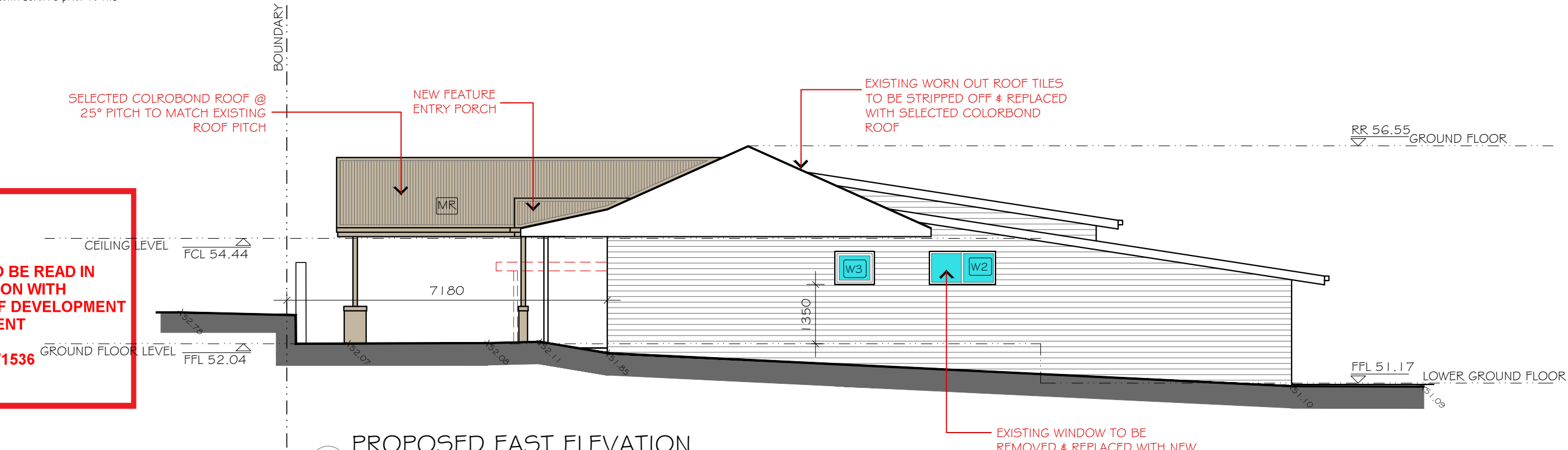
DA2019/1536


 PROPOSED ALTERATION, EXTENSION & NEW CARPORT


 NEW/ ALTERED WINDOWS / SKYLIGHT

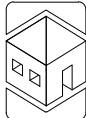

 SELECTED BALUSTRADE


 SELECTED COLORBOND ROOF COLOR - MATT JASPER



I	Issue for Client	IQH	29.11.19
	Description	By	Date

Drawn By
 Architectural Design and Drafting
IQ HOMES
 PH: 9553 4049 Mob: 0415 417 137
 mirella@iqhomes.net.au



 iq homes

Drawing Title:

 PROPOSED NORTH ELEVATION
 PROPOSED EAST ELEVATION

Property/Owners:

 Mr. & Mrs. Hart
 9 Vines Ave
 Forresterville

Title
 ALTERATION, EXTENSION & PROPOSED CARPORT

DATE	29.11.2019	PROJECT NUMBER	2249
DRAWN	IQ HOMES	DRAWING NUMBER	A - 09
CKD	MA		
SCALE	1:100 @A3		

xDo not scale off drawings.
 xAll dimensions, levels & existing site conditions shall be checked & verified by the contractor/s prior to the commencement of works

PROPOSED ALTERATION, EXTENSION & NEW CARPORT

NEW/ ALTERED WINDOWS / SKYLIGHT

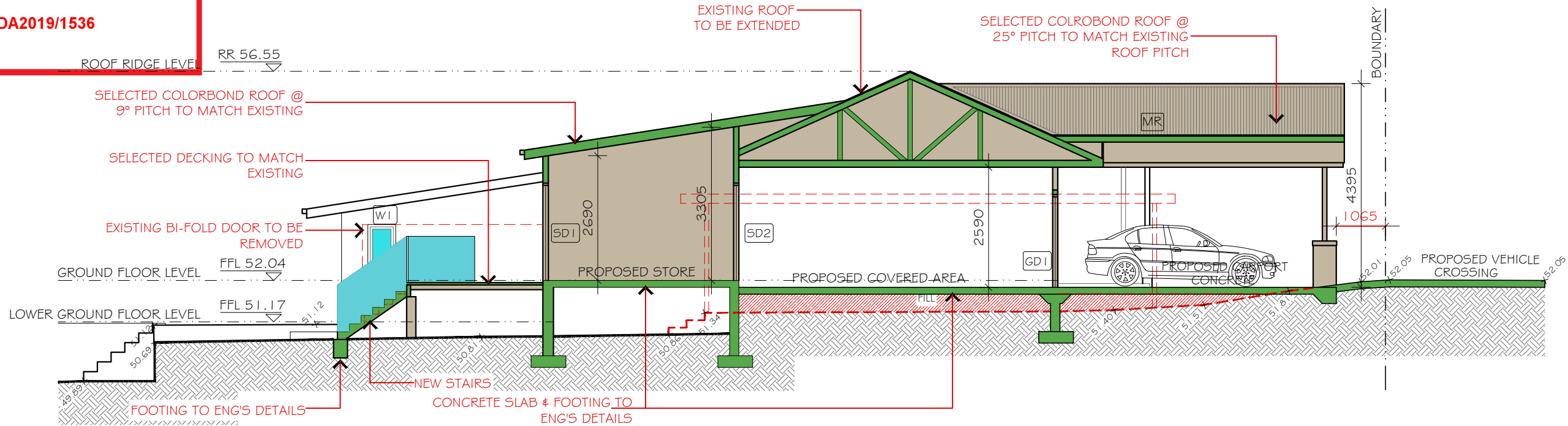
NEW WALLS / STRUCTURE

SELECTED BALUSTRADE

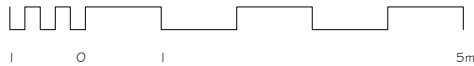
SELECTED COLORBOND ROOF COLOR: MATT JASPER

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

DA2019/1536

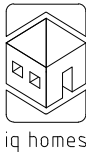


PROPOSED SECTION A-A
 1:100



I	Description	By	Date
1	Issue for Client	IQH	29.11.19

Drawn By
 Architectural Design and Drafting
IQ HOMES
 PH: 9553 4049 Mob: 0415 417 137
 mirella@iqhomes.net.au



Drawing Title:

PROPOSED SECTION A-A

Property/Owners:

Mr. & Mrs. Hart
 9 Vines Ave
 Forrestville

Title

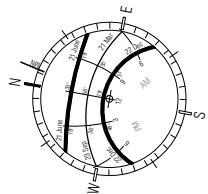
ALTERATION, EXTENSION & PROPOSED
 CARPORT

DATE 29.11.2019
 DRAWN IQ HOMES
 CKD MA
 SCALE 1:100 @A3

PROJECT NUMBER
 2249
 DRAWING NUMBER
 A - 10

01

×Do not scale off drawings.
×All dimensions, levels & existing site conditions shall be checked & verified by the contractor/s prior to the commencement of works



northern
beaches
council

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

9 Vines Ave Forrestville
DA2019/1536



9 Vines Ave Ariel View



NE COOLING
SUMMER BREEZE

WINTER
SUNSET

WINTER
SUNRISE

SUMMER
SUNSET

SUMMER
SUNRISE

SE COOLING
SUMMER BREEZE

SW COLD
WIND & RAIN

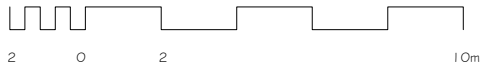
NW
WIND & RAIN

AVENUE

VINES

SITE ANALYSIS PLAN

1:200



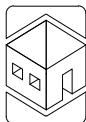
I	Issue for Client	IQH	29.11.19
	Description	By	Date

Drawn By

Architectural Design and Drafting

IQ HOMES

PH: 9553 4049 Mob: 0415 417 137
mirella@iqhomes.net.au



iq homes

Drawing Title:

SITE ANALYSIS PLAN

Property/Owners:

Mr. & Mrs. Hart
9 Vines Ave
Forrestville

Title

ALTERATION, EXTENSION & PROPOSED
CARPORT

DATE 29.11.2019
DRAWN IQ HOMES
CKD MA
SCALE 1:200 @A3

PROJECT NUMBER
2216
DRAWING NUMBER
A - 11

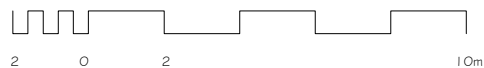
01



DA2019/1536



1:200



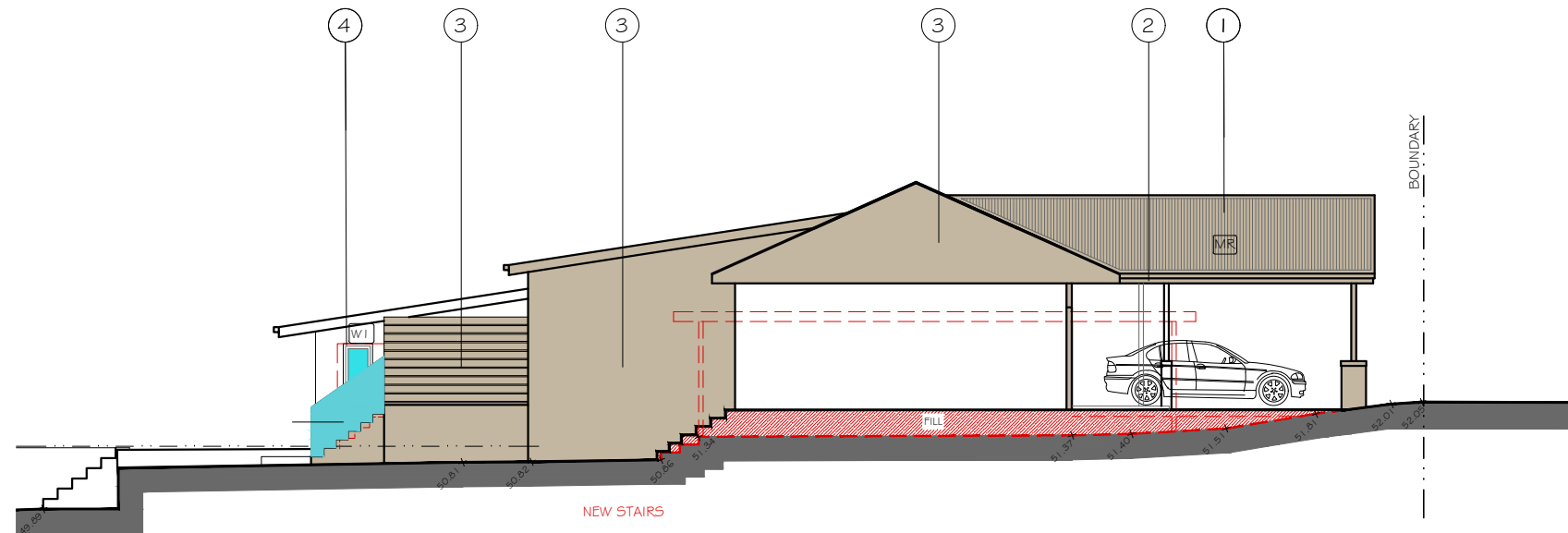
PROJECT NUMBER
2216
DRAWING NUMBER
A - 12



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
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CONSENT

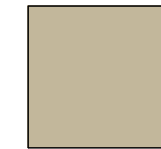
DA2019/1536



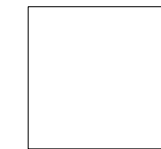
① ROOF
COLORBOND JASPER - MATT



② FASCIA
COLORBOND JASPER - HIGH GLOSS

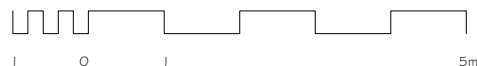


③ WALLS
COLORBOND PEPPERBARK
TO MATCH EXISTING



④ WINDOWS, DOOR FRAMES, BALUSTRADE, PYLONS ..
WHITE GLOSS

MATERIALS & FINISHES SCHEDULE



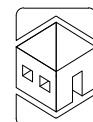
I	Description	By	Date
1	Issue for Client	IQH	29.11.19

Drawn By

Architectural Design and Drafting

IQ HOMES

PH: 9553 4049 Mob: 0415 417 137
mirella@iqhomes.net.au



iq homes

Drawing Title:

MATERIALS AND FINISHES
SCHEDULE

Property/Owners:

Mr. & Mrs. Hart
9 Vines Ave
Forrestville

Title

ALTERATION, EXTENSION & PROPOSED
CARPORT

DATE 29.11.2019
DRAWN IQ HOMES
CKD MA
SCALE 1:100 @A3

PROJECT NUMBER
2249
DRAWING NUMBER
A - 13

01