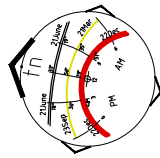


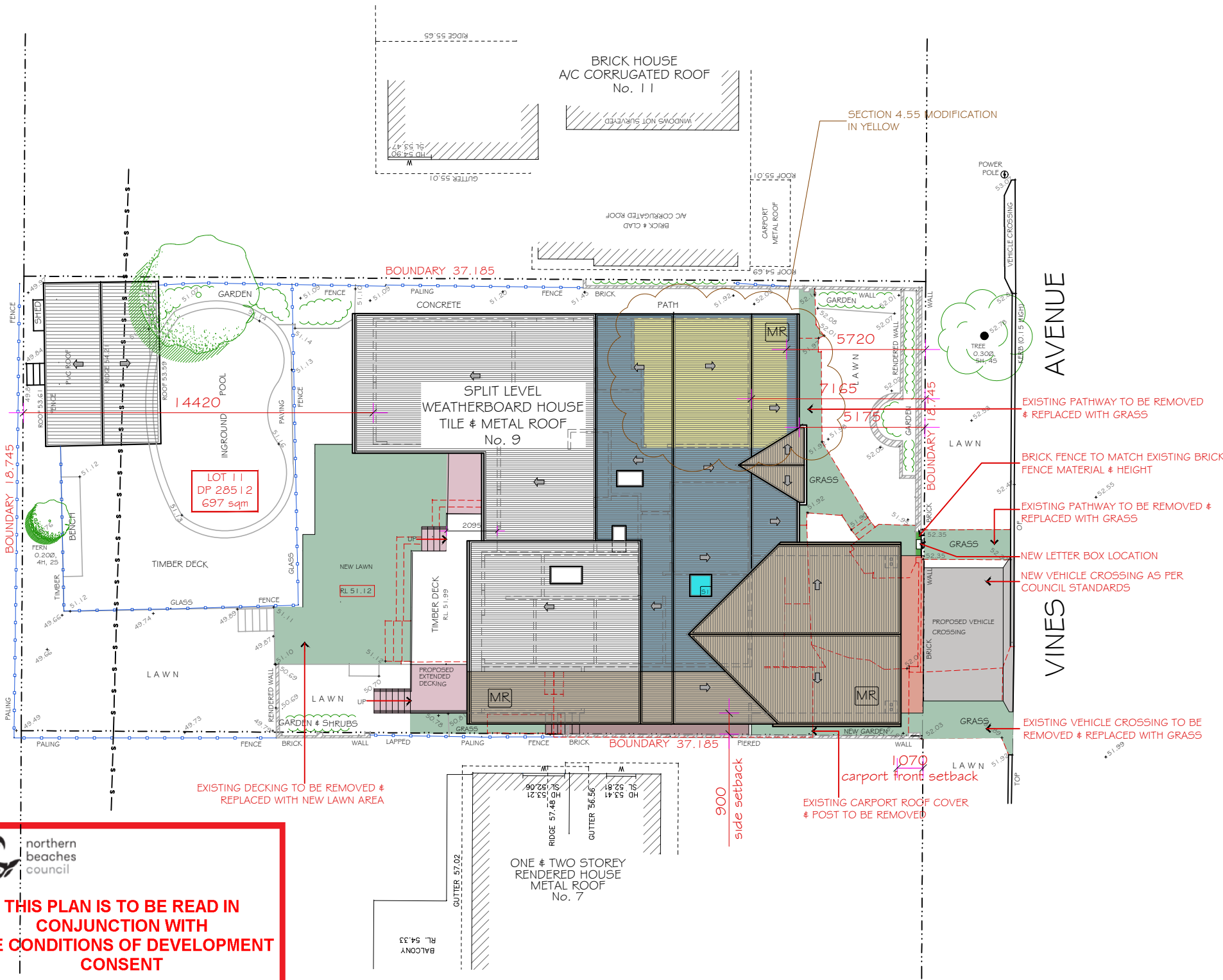
xDo not scale off drawings.
 xAll dimensions, levels & existing site conditions shall be checked & verified by the contractor/s prior to the commencement of works



APPROVED EXTENSION: 7.35 sqm

PROPOSED SITE CALCULATION:

TOTAL SITE AREA TOTAL:	697.0	sqm
GROUND FLOOR:	172.60	sqm
APPROVED EXTENSION:	8.10	sqm
PROPOSED EXTENSION:	7.35	sqm
TOTAL GROSS FLOOR AREA:	188.05	sqm
CARPORT	39.00	sqm
PROPOSED FSR:	0.27:1	
PROPOSED DECKING:	28.70	sqm
PROPOSED DEEP SOIL AREA - LANDSCAPE		
FRONTYARD:	60.80	sqm
BACKYARD:	148.70	sqm
TOTAL	209.50	sqm
	30.0%	



northern beaches council
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2020/0154

PROPOSED SITE & ROOF PLAN
1:200

SECTION 4.55 MODIFICATION

2	Issue for Section 4.55 Modification	IQH	15.04.20
1	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

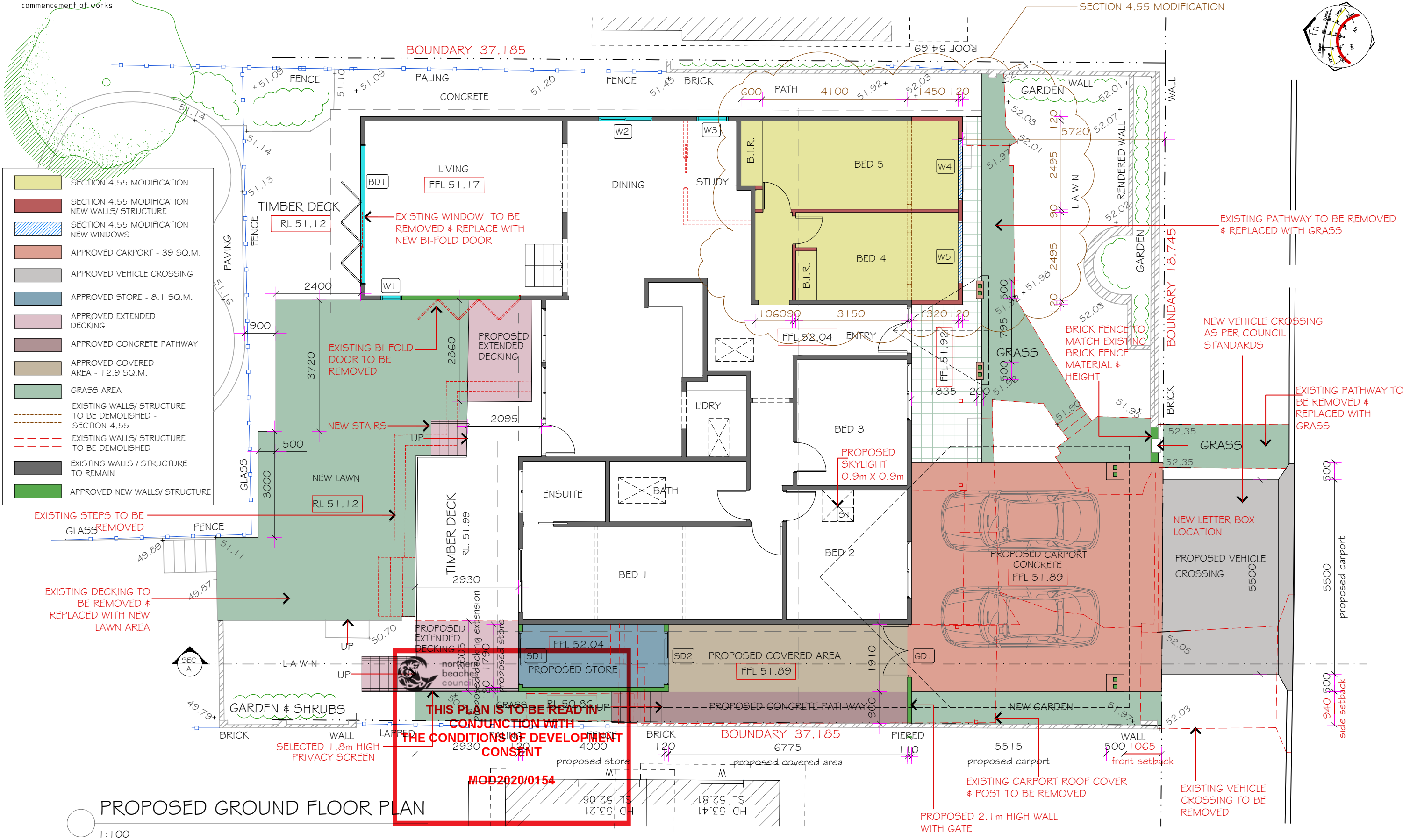
Drawing Title:
 PROPOSED SITE & ROOF PLAN

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

Title
 SECTION 4.55 MODIFICATION

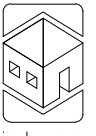
DATE	29.11.2019	PROJECT NUMBER	2216
DRAWN	IQ HOMES	DRAWING NUMBER	A - 06
CKD	MA		
SCALE	1:200 @A3		

×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



Revision History			
No.	Description	By	Date
2	Issue for Section 4.55 Modification	IQH	15.04.20
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

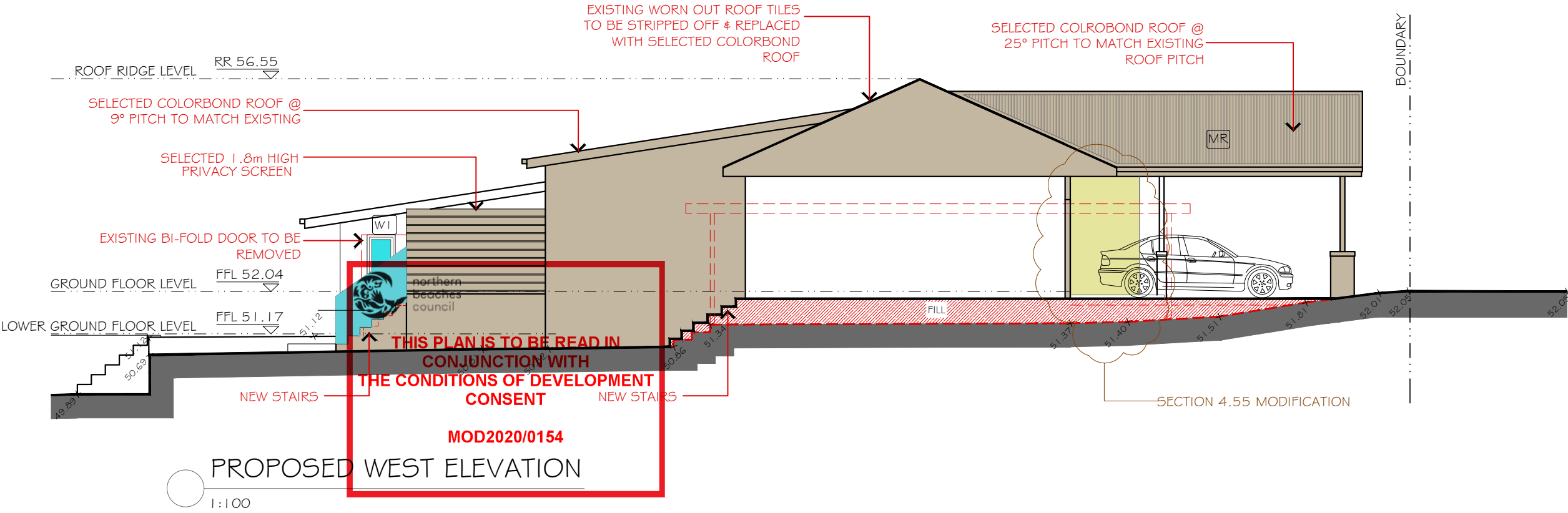
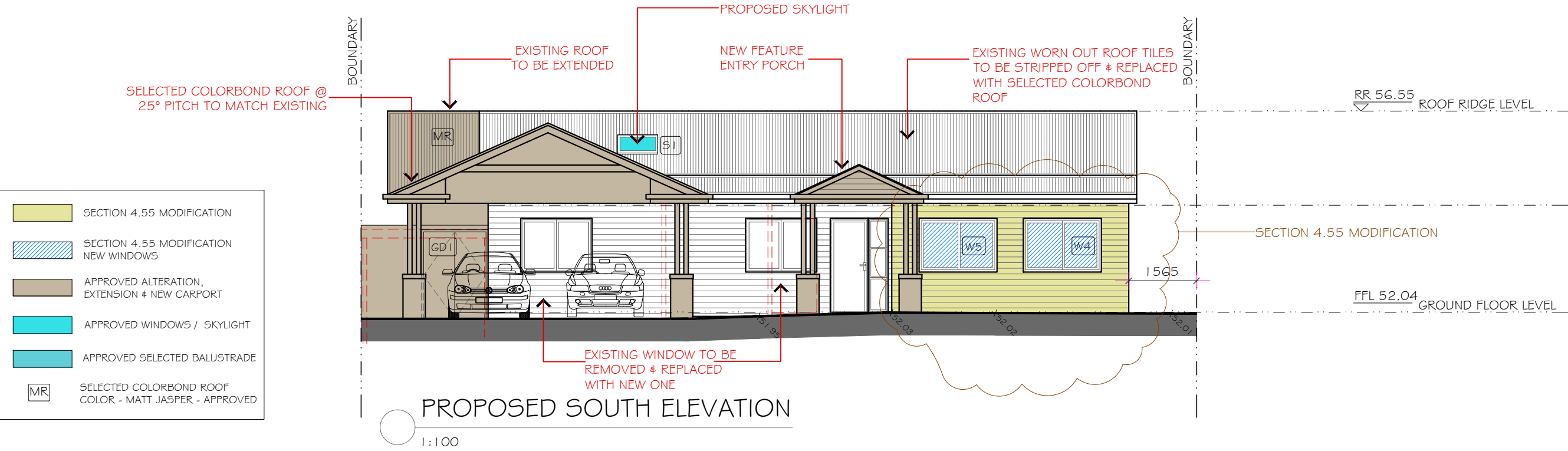
Drawing Title:
PROPOSED GROUND FLOOR

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

Title
SECTION 4.55 MODIFICATION

DATE	29.11.2019	PROJECT NUMBER	2249
DRAWN	IQ HOMES	DRAWING NUMBER	A - 07
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



2	Issue for Section 4.55 Modification	IQH	15.04.20
1	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

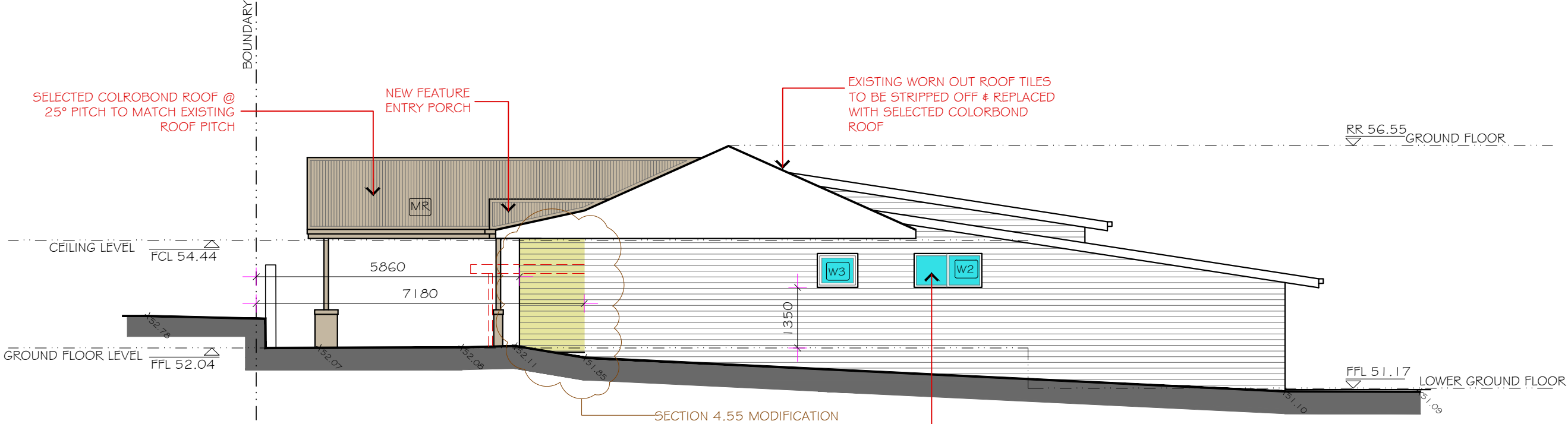
Drawing Title:
 PROPOSED SOUTH ELEVATION
 PROPOSED WEST ELEVATION

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

Title
 SECTION 4.55 MODIFICATION

DATE	29.11.2019	PROJECT NUMBER	2249
DRAWN	IQ HOMES	DRAWING NUMBER	A - 08
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 EAST ELEVATION

1:100

SECTION 4.55 MODIFICATION

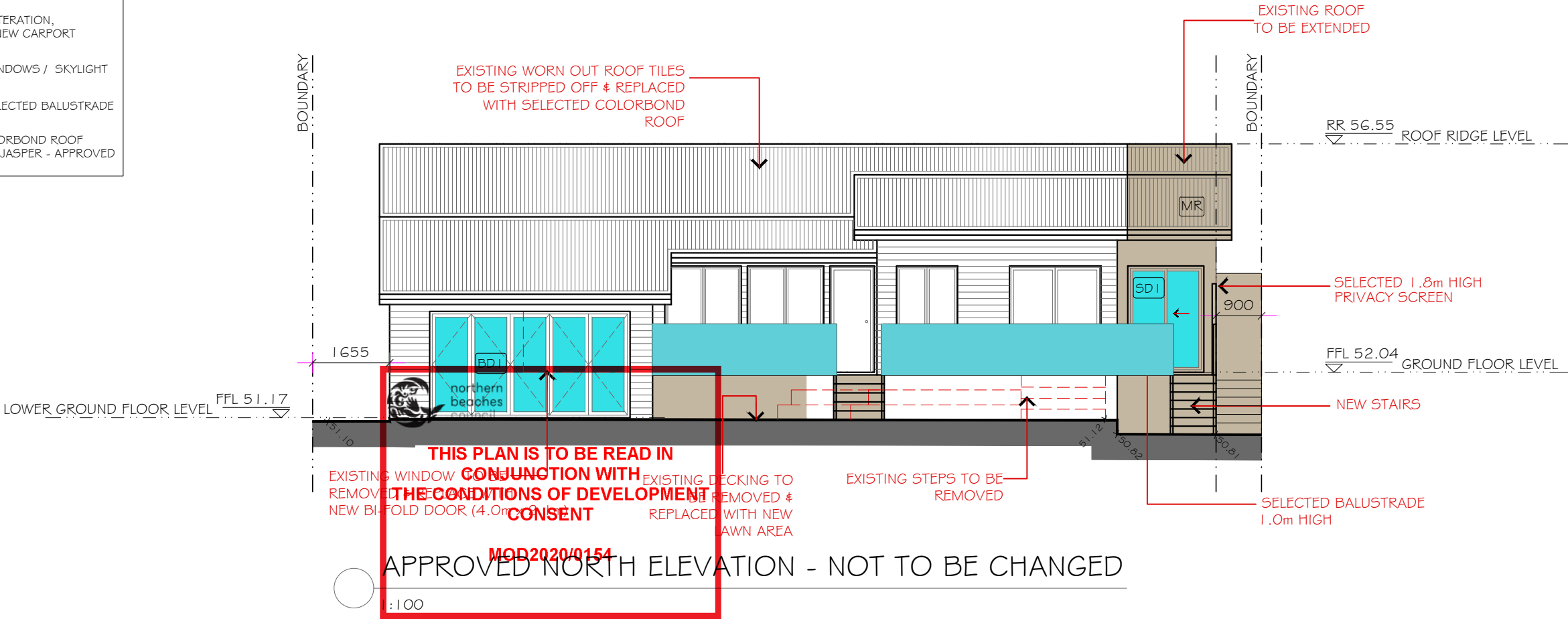
APPROVED ALTERATION, EXTENSION & NEW CARPORT

APPROVED WINDOWS / SKYLIGHT

APPROVED SELECTED BALUSTRADE

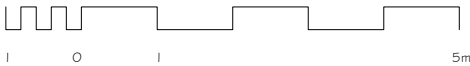
MR

SELECTED COLORBOND ROOF COLOR - MATT JASPER - APPROVED



APPROVED NORTH ELEVATION - NOT TO BE CHANGED

1:100



2	Issue for Section 4.55 Modification	IQH	15.04.20
1	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 NORTH ELEVATION
 PROPOSED EAST ELEVATION

Property/Owners:

 Mr. & Mrs. Hart
 9 Vines Ave
 Forestville

Title
 SECTION 4.55 MODIFICATION

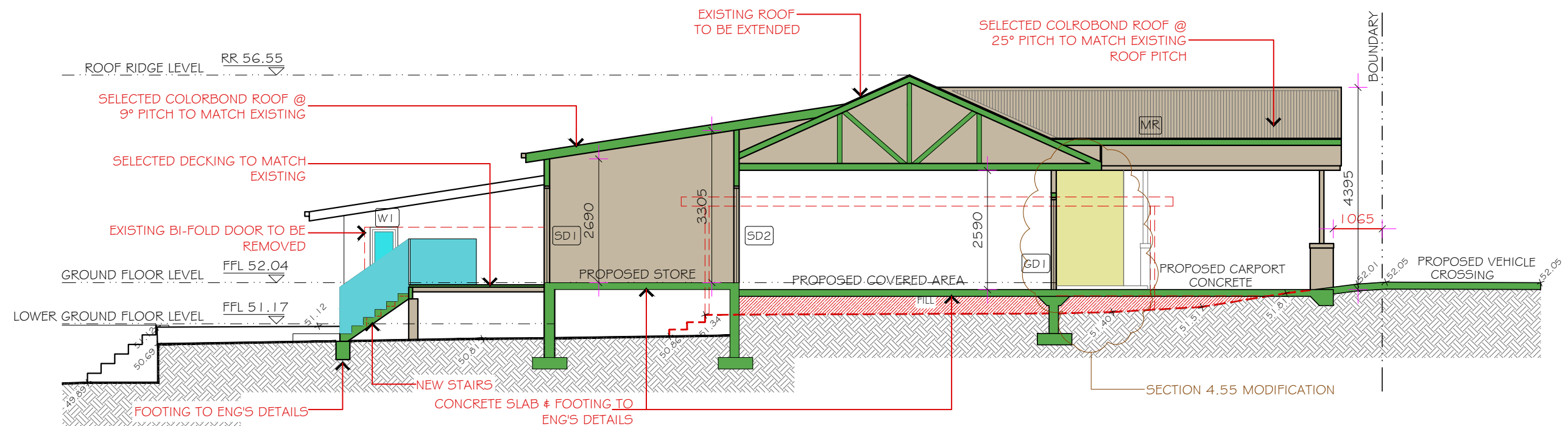
DATE 29.11.2019
 DRAWN IQ HOMES
 CKD MA
 SCALE 1:100 @A3

PROJECT NUMBER
 2249
 DRAWING NUMBER
 A - 09

02

- ×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

- | | |
|---|---|
|  | SECTION 4.55 MODIFICATION |
|  | APPROVED ALTERATION,
EXTENSION & NEW CARPORT |
|  | APPROVED WINDOWS / SKYLIGHT |
|  | APPROVED WALLS / STRUCTURE |
|  | APPROVED SELECTED
BALUSTRADE |
|  | SELECTED COLORBOND ROOF
COLOR - MATT JASPER |



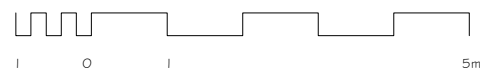
~~PROPOSED SECTION A-A~~



1:100

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

MOD2020/0154



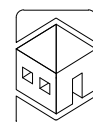
2	Issue for Section 4.55 Modification	IQH	15.04.20
1	Issue for Client	IQH	29.11.19
	Description	By	Date

Drawn By

Architectural Design and Drafting

IQ HOMES

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



Drawing Title:

PROPOSED SECTION A-A

Property/Owners:

Mr. & Mrs. Hart
9 Vines Ave
Forestville

Title

SECTION 4.55 MODIFICATION

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

PROJECT NUMBER
2249
DRAWING NUMBER
A - 10

02



2	0	2	10m
2	Issue for Section 4.55 Modification		IQH 15.04.'20
1	Issue for Client		IQH 29.11.'19
	Description	By	Date

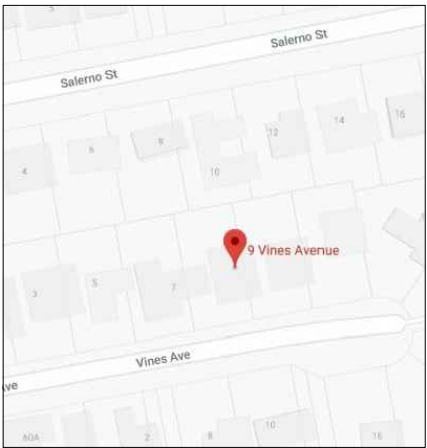
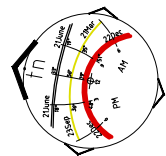


Property/Owners:

Mr. & Mrs. Hart
9 Vines Ave
Forestville

PROJECT NUMBER
2216
DRAWING NUMBER
A - 12

×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

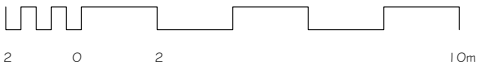


9 Vines Ave Forestville



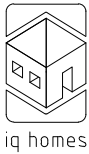
9 Vines Ave Ariel View

SITE ANALYSIS PLAN
1:200



	Description	By	Date
2	Issue for Section 4.55 Modification	IQH	15.04.20
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:

SITE ANALYSIS PLAN

Property/Owners:

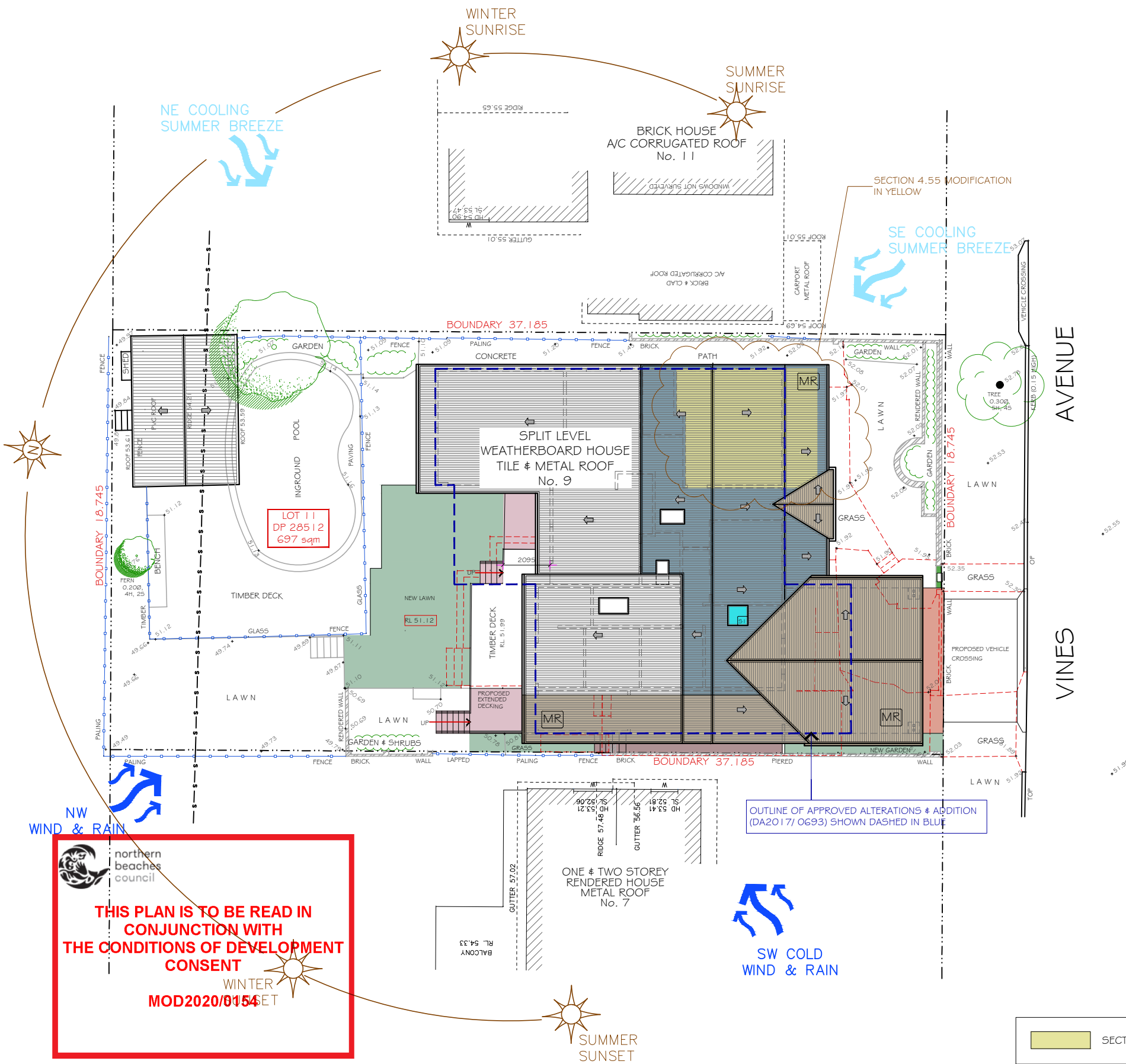
Mr. & Mrs. Hart
9 Vines Ave
Forestville

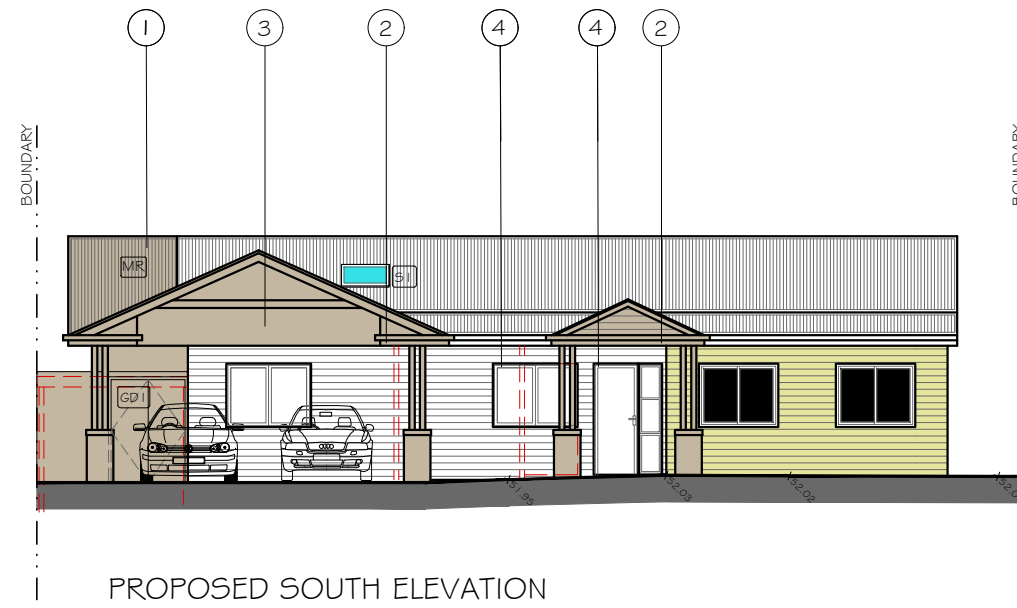
Title
SECTION 4.55 MODIFICATION

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

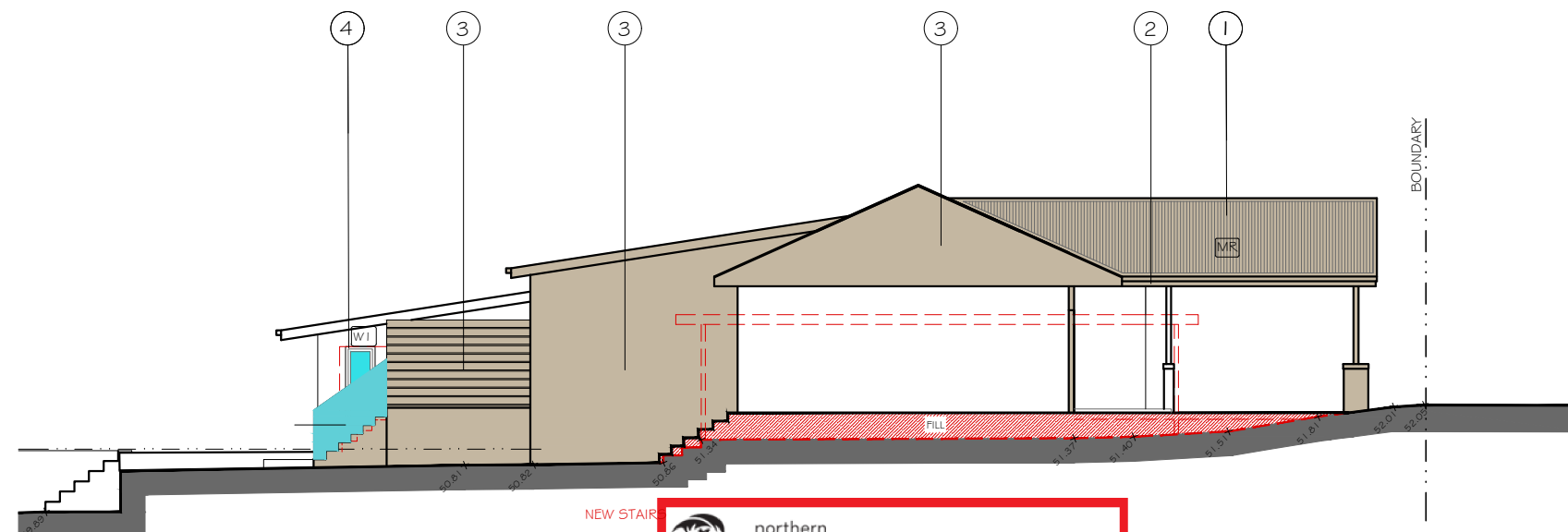
PROJECT NUMBER
2216
DRAWING NUMBER
A - 11

02





PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



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

MOD2020/0154

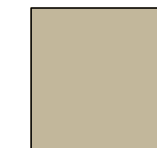
MATERIALS & FINISHES SCHEDULE



① ROOF
COLORBOND JASPER - MATT



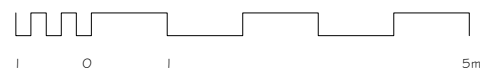
② FASCIA
COLORBOND JASPER - HIGH GLOSS



③ WALLS
COLORBOND PEPERBARK
TO MATCH EXISTING



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



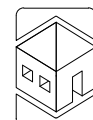
2	Issue for Section 4.55 Modification	IQH	15.04.20
1	Issue for Client	IQH	29.11.19
	Description	By	Date

Drawn By

Architectural Design and Drafting

IQ HOMES

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



iq homes

Drawing Title:

MATERIALS AND FINISHES
SCHEDULE

Property/Owners:

Mr. & Mrs. Hart
9 Vines Ave
Forestville

Title

SECTION 4.55 MODIFICATION

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

PROJECT NUMBER
2249
DRAWING NUMBER
A - 13

02