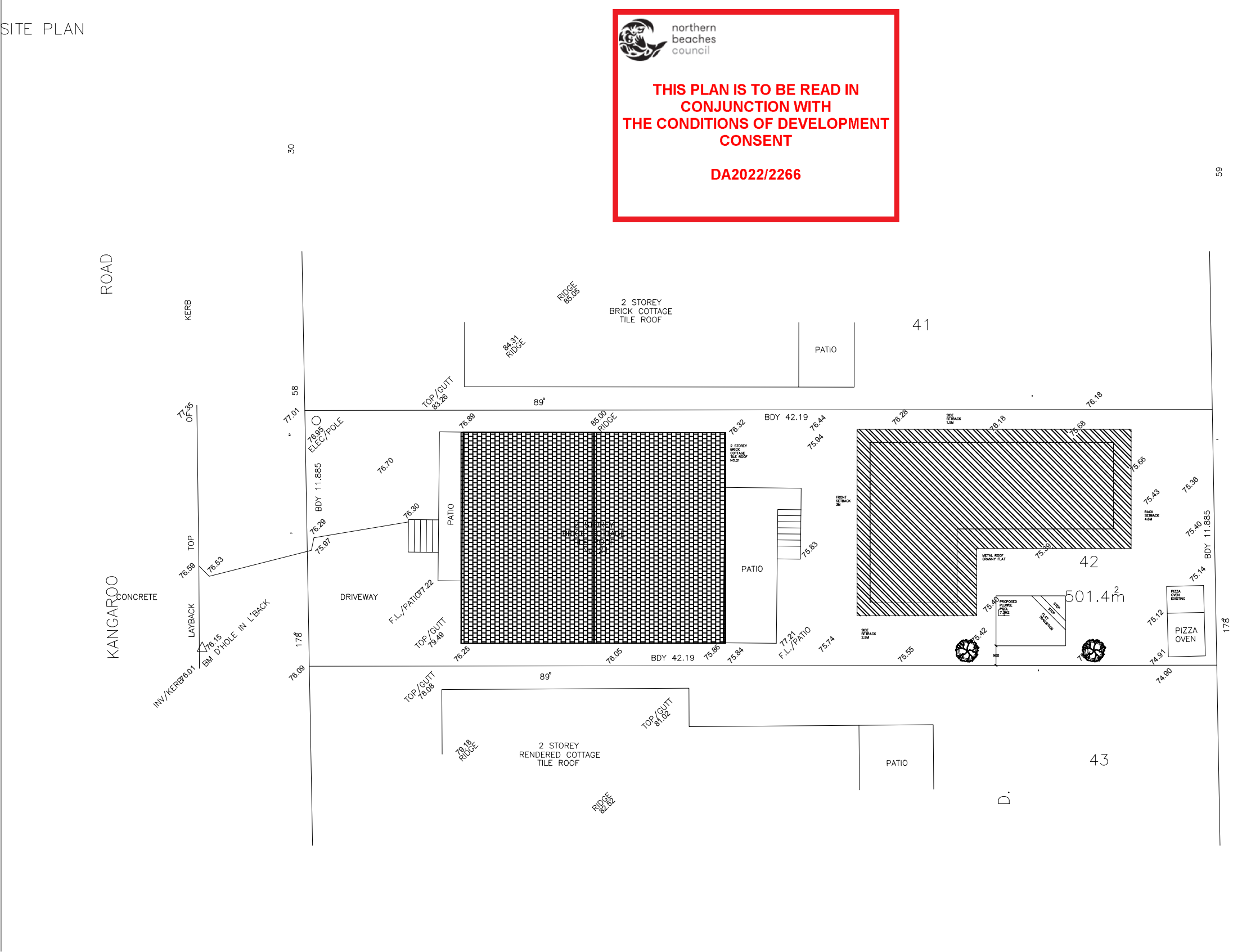




SITE CALCULATIONS	
SITE AREA	501.4m2
PROPOSED FLOOR AREA	265.0m2
EXISTING IMPERVIOUS AREA	400.0m2
PROPOSED IMPERVIOUS AREA	400.0m2
EXISTING LANDSCAPED AREA	100.0m2
PROPOSED LANDSCAPED AREA	105.0m2

BASIX SPECIFICATION To be read in conjunction with Basix Report 1363635S prepared by J.L. Building PTY LTD, dated December 15 2022
EXTERNAL WALLS Framed weatherboard R 3.0 Insulation including construction
INTERNAL WALLS Plasterboard over timber studs
FLOOR Concrete
WINDOWS & DOORS Aluminium Double glazing to all windows and doors
CEILING Flat, plasterboard, R 4.0 Insulation
ROOF Colourbond 55mm foil backed blanket
HOT WATER Gas instantaneous hot water
FEATURES New developments to be rated 3 star rated New or like to be 3 star rated New or like to be 3 star rated
LIGHTING Current fluorescent or LED lights to at least 40% of new or altered lights All proposed developments to have correct ratings

Antia Bertini

SITE PLAN
SCALE 1:200



ANTIA BERTINI INTERIOR DESIGN

1B KIRKOSWALD AVENUE MOSMAN, NSW, 20881B
KIRKOSWALD AVENUE MOSMAN, NSW, 2088
TEL: 0423 328 046
EMAIL: ANTIA@ANTIABERTINI.COM.AU

GRANNY FLAT SITE PLAN

21 KANGAROO RD, COLLAROY, NSW, 2097

01
DRAWING NO.

1:150
SCALE A3

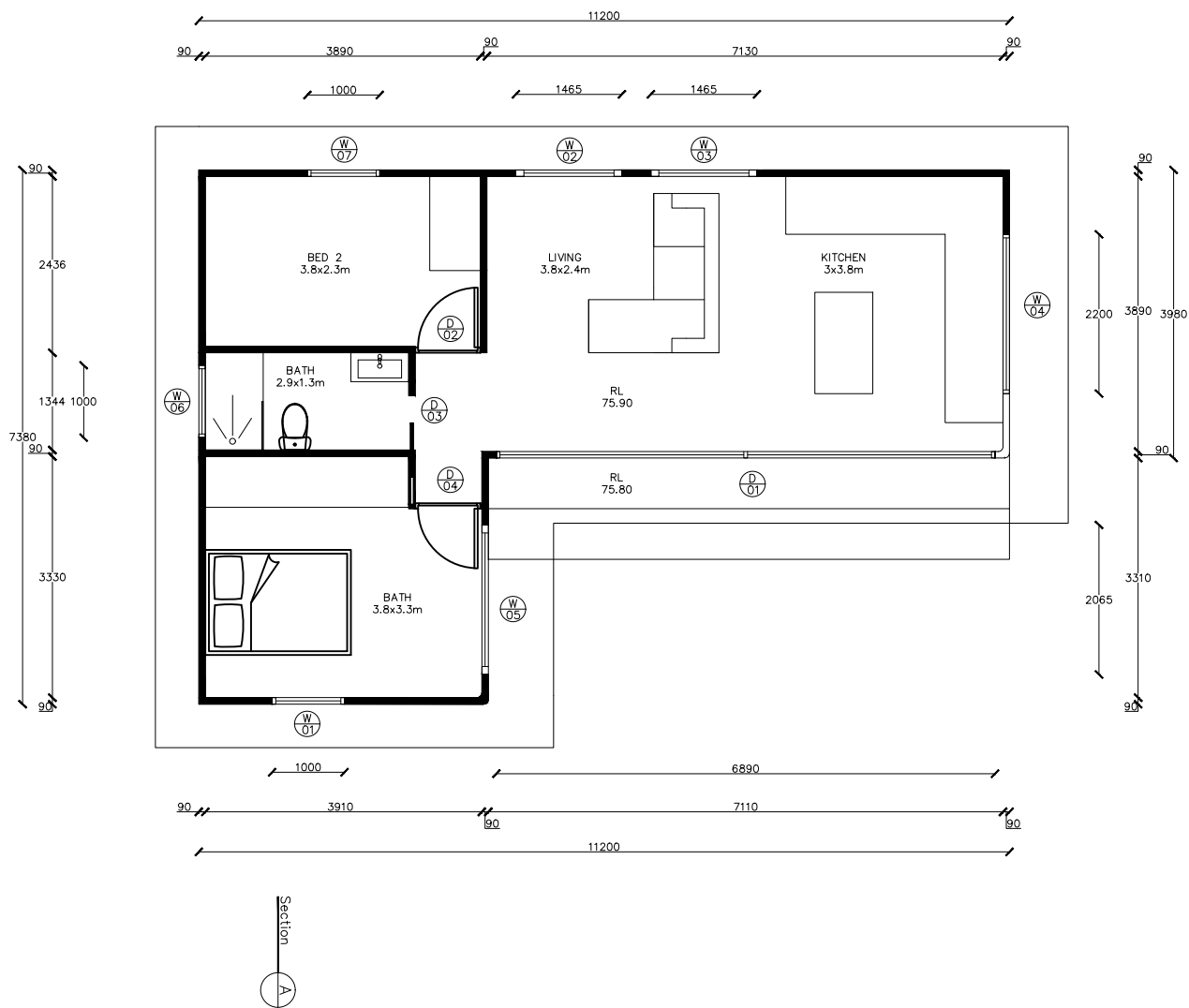
14
PROJECT NO.

CLIENT
SARO BOGHOSIAN

24/07/2022
DATE.

REV 1
REVISION NO.

Notes: Check all dimensions on site before commencing work, report any discrepancies to consultant for clarification. Do not scale from the drawings. This drawing is copyright and remains the property of the consultants and must not be used, copied or produced in whole or part except by agreement with the consultants. Figured dimensions shall be taken in preference to scale readings. This drawing shall be read in conjunction with the specification and engineers drawings. All structures--include beams; columns; slabs; stairs; roof members; footings; etc. to structural engineer's specifications.



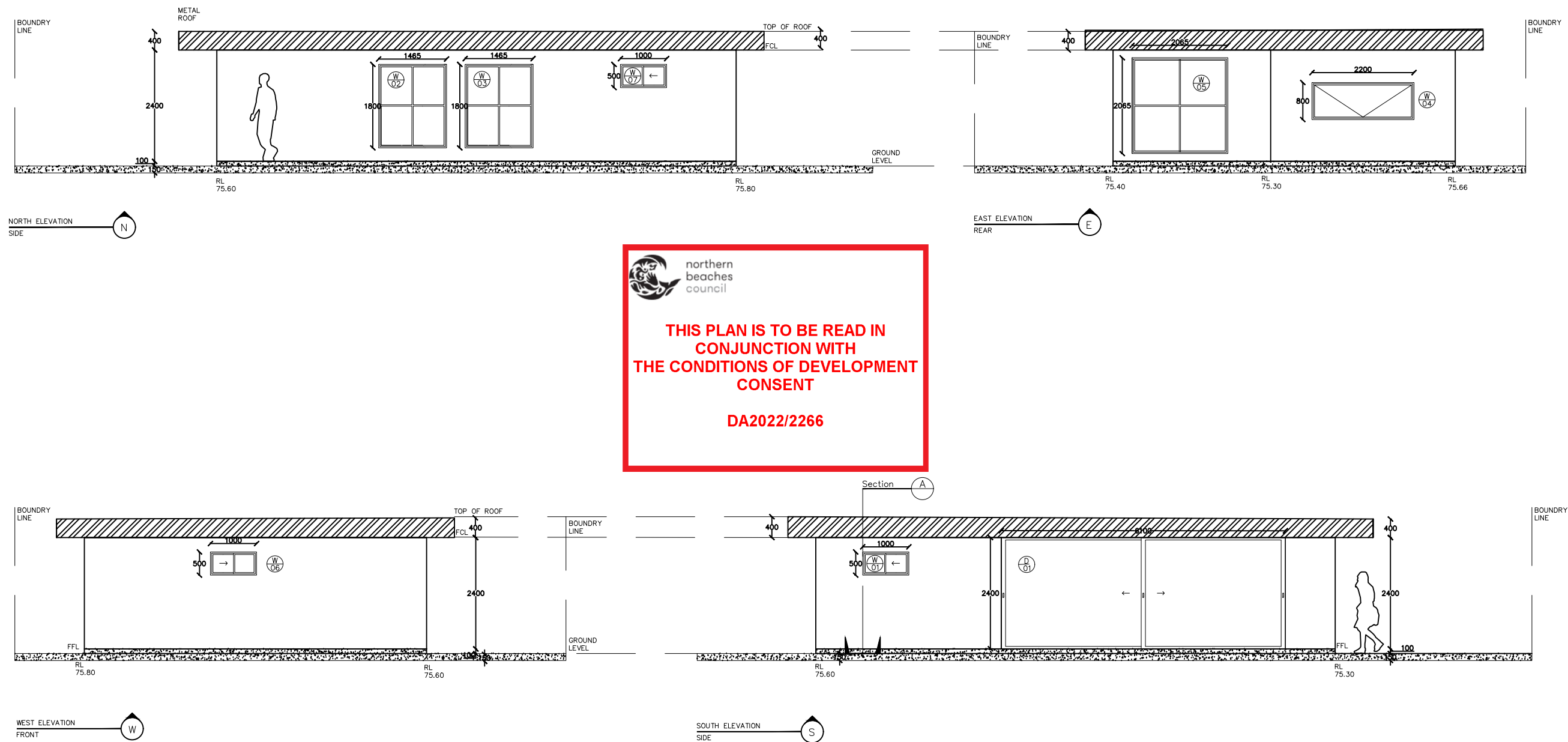
 northern
beaches
council

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

DA2022/2266

FLOOR PLAN
SCALE 1:100





Antia Bertini

ELEVATIONS
SCALE 1:100

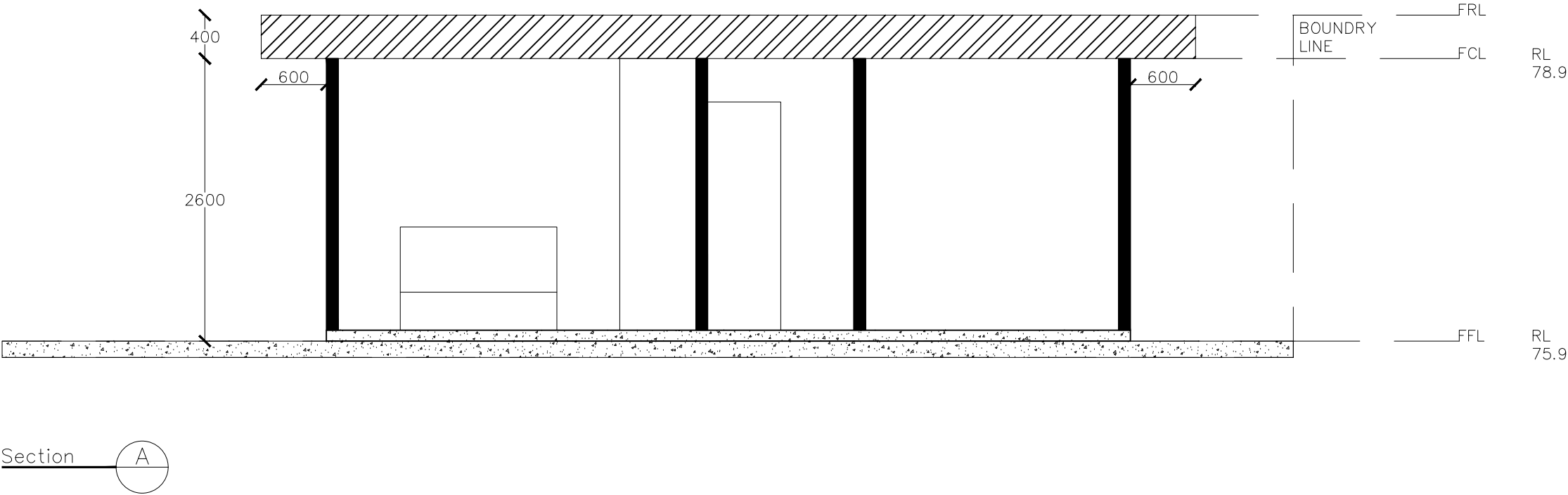
ANTIA BERTINI INTERIOR DESIGN	GRANNY FLAT ELEVATIONS	03 DRAWING NO.	14 PROJECT NO.	24/07/2022 DATE.	Notes: Check all dimensions on site before commencing work, report any discrepancies to consultant for clarification. Do not scale from the drawings. This drawing is copyright and remains the property of the consultants and must not be used, copied or produced in whole or part except by agreement with the consultants. Figured dimensions shall be taken in preference to scale readings. This drawing shall be read in conjunction with the specification and engineers drawings. All structures—include beams; columns; slabs; stairs; roof members; footings; etc. to structural engineer's specifications.
1B KIRKOSWALD AVENUE MOSMAN, NSW, 20881B KIRKOSWALD AVENUE MOSMAN, NSW, 2088 TEL: 0423 328 046 EMAIL: ANTIA@ANTIABERTINI.COM.AU	21 KANGAROO RD, COLLAROY, NSW, 2097	1:100 SCALE A3	CLIENT SARO BOGHOSSIAN	REV 1 REVISION NO.	



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Antia Bertini

SECTION A
SCALE 1:150

ANTIA BERTINI INTERIOR DESIGN 1B KIRKOSWALD AVENUE MOSMAN, NSW, 20881B KIRKOSWALD AVENUE MOSMAN, NSW, 2088 TEL: 0423 328 046 EMAIL: ANTIA@ANTIABERTINI.COM.AU	GRANNY FLAT SECTION	05 DRAWING NO.	14 PROJECT NO.	24/07/2022 DATE.	Notes: Check all dimensions on site before commencing work, report any discrepancies to consultant for clarification. Do not scale from the drawings. This drawing is copyright and remains the property of the consultants and must not be used, copied or produced in whole or part except by agreement with the consultants. Figured dimensions shall be taken in preference to scale readings. This drawing shall be read in conjunction with the specification and engineers drawings. All structures—include beams; columns; slabs; stairs; roof members; footings; etc. to structural engineer's specifications.
	21 KANGAROO RD, COLLAROY, NSW, 2097	1:150 SCALE A3	CLIENT SARO BOGHOSSIAN	REV 1 REVISION NO.	