

AREA SCHEDULE:

SITE AREA: 56,257m² (5.63 HACTARES)

MAIN HOUSE	337.70m ²
GRANNY FLAT	94.60m ²
GARAGE/STORE/WORKSHOP	115.45m ²

BASIX NOTES:

MAIN HOUSE

- EXTERNAL WALLS: TIMBER FRAME BRICK VENEER R2.7 ANTI-GLARE FOIL WITH BULK, NO GAP.
- INTERNAL WALL: TIMBER STUD FRAME WITH DIRECT FIX PLASTERBOARD, NO INSULATION
- FLOOR: CONCRETE SLAB ON GROUND WITH R4.0 BULK INSULATION UNDER WITH R1.0 SLAB EDGE INSULATION
- EXTERNAL CEILING/SOFFIT: PLASTERBOARD ON TIMBER FRAMING WITH R7.0 BULK INSULATION, UNVENTILATED ROOF SPACE
- ROOF: COLORBOND KILPLOK METAL ON TIMBER FRAMING WITH R1.5 BULK, REFLECTIVE SIDE DOWN INSULATION, NO AIR GAP.
- WINDOWS: FRAME THERMALLY BROKEN ALUMINIUM WITH DOUBLE GLAZING (FOR GLASS TYPES, REFER TO BASIX CERTIFICATE.

GRANNY FLAT:

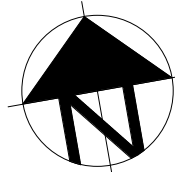
- EXTERNAL WALLS: TIMBER FRAME BRICK VENEER R2.5 ANTI-GLARE FOIL WITH BULK, NO GAP.
- INTERNAL WALL: TIMBER STUD FRAME WITH DIRECT FIX PLASTERBOARD, NO INSULATION
- FLOOR: 300mm WAFFLE SLAB
- CEILING: PLASTERBOARD ON TIMBER FRAMING WITH R4.0 BULK INSULATION, UNVENTILATED ROOF SPACE
- ROOF: COLORBOND METAL ON TIMBER FRAMING WITH R1.5 BULK, REFLECTIVE SIDE DOWN INSULATION, NO AIR GAP.
- WINDOWS: DOUBLE GLAZED EFFICIENCY WINDOWS AND DOORS

Note:
- ALL PRINT SPECIFICATIONS AND THEIR COPYRIGHT ARE PROPERTY OF PMR2 ARCHITECTS AND SHALL BE RETURNED UPON COMPLETION OF THE WORK AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION.
- DO NOT SCALE DRAWINGS.
- FINAL DIMENSIONS TO SITE MEASUREMENT. ALL DIMENSIONS IN MM. CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL FOR SETTING OUT DIMENSION.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF CONSTRUCTION AND SAMPLE FOR ARCHITECT'S SELECTION & APPROVAL, WHERE APPLICABLE.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OF SHOP DRAWINGS. ANY DISCREPANCIES OCCURRING BETWEEN THE ARCHITECT'S DRAWINGS, BETWEEN ARCHITECT'S DRAWING AND OTHER CONSULTANTS DRAWINGS AND BETWEEN THE DRAWINGS AT SITE CONDITIONS. THESE DRAWINGS MUST BE REFERRED TO THIS OFFICE BEFORE THE COMMENCEMENT OF SUCH WORK OR THE CONTRACTOR SHALL BE FULLY LIABLE FOR ANY CONSEQUENCES CAUSED.
- ANY VARIATION OR EXTRA INVOLVED SHALL BE REFERRED TO THIS OFFICE BEFORE ANY SUCH EXTRA OR VARIATION SHALL BE AUTHORISED.
- ANY SPECIFICATIONS OR DIMENSIONS IN THE DRAWINGS OR DOCUMENTS THAT DOES NOT COMPLY WITH AUTHORITY REQUIREMENTS OR INDUSTRIAL STANDARD SHALL BE REPORTED TO ARCHITECTS OR CONSULTANTS FOR VERIFICATION BEFORE COMMENCEMENT OF WORK.

REVISION #	REVISION DESCRIPTION	DATE
1	ISSUE FOR DA APPROVAL	28/03/2025

Applicant:
IMRAN AHMED
Street:
6 BELLEVIEW DRIVE
Suburb:
MURRAMBATEMAN
Local Government Area:
YASS VALLEY

Lot No:
4
DP:
DP 271477



Scale:
1 : 500 @ A1
Drawn:
JA

Sheet Issue Date:
09/11/14

Checked:
JA
Printing Date:
25/05/2025 10:01:32 AM

NEW RESIDENCE, GRANNY FLAT & GARAGE

Project:

Stage:
DA ISSUE

Dwg Title
SITE PLAN

Dwg No.
A - 010

DA ISSUE