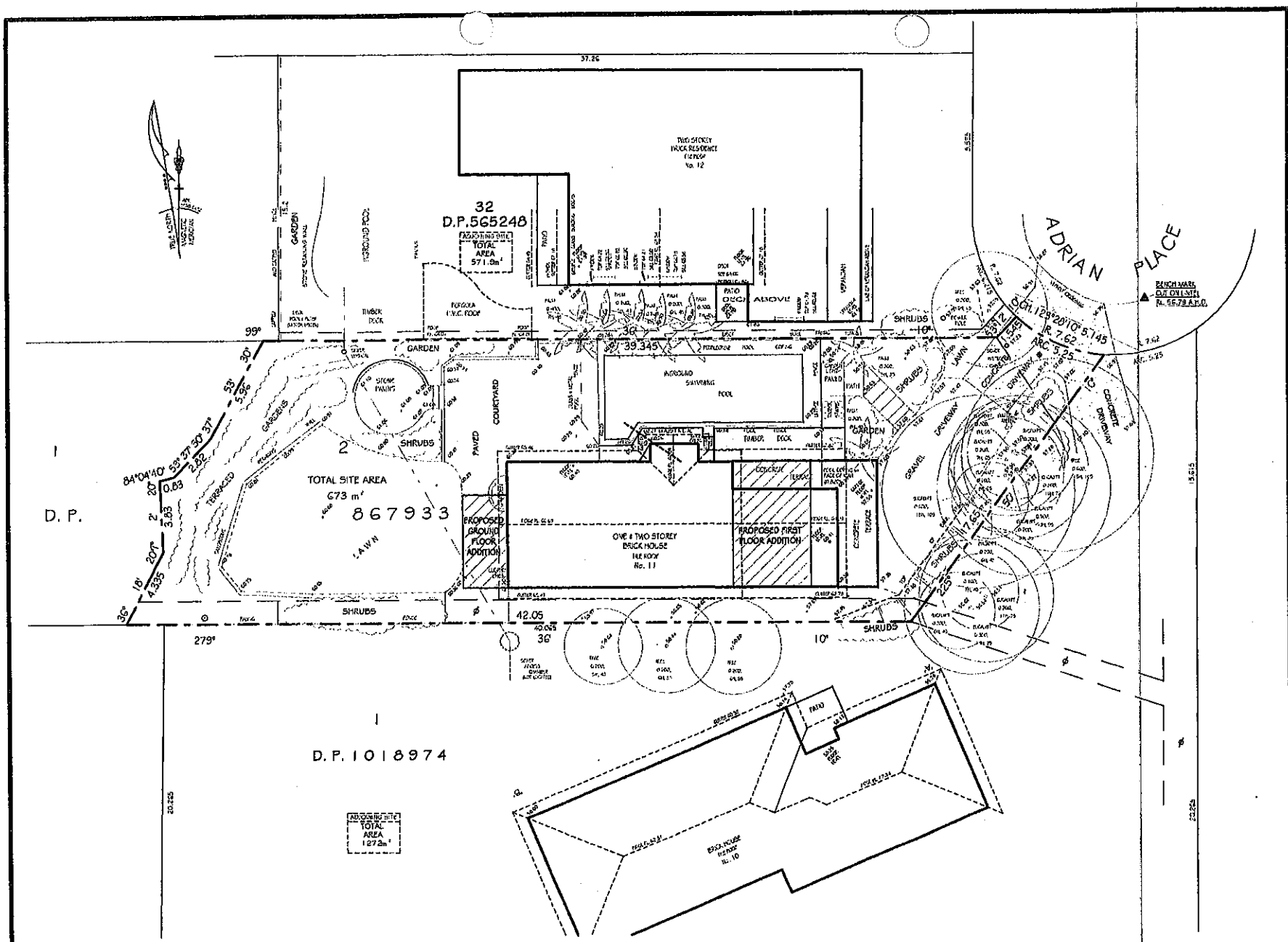

1 SITE PLAN 1:200

& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT

NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

LIGHTING:
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps

WATER COMMITMENTS:
Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

INSULATION REQUIREMENTS:
Concrete Slab: The concrete slab with in-floor heating shall meet minimum R1.0 (slab edge)
External walls: The external walls shall meet minimum R1.70 (including construction)
Ceilings: The new flat ceiling/ raked roof ceilings shall meet minimum R1.45 (up) and the new raked ceiling shall meet R1.74 (up).
Roof: The roof shall have a foil backed blanket (55mm) and be of dark colour (solar absorption >0.70)

WINDOWS & GLAZED DOORS:
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.
Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basix certificate
Shading devices: Shading devices shall be installed in accordance with the Basix certificate
Frames and glazing/frame and glazing types shall meet the requirements of the Basix certificate

COPYRIGHT
This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client
MR. & MRS. ROBERTSON

Project Name
PROPOSED ALTERATIONS + ADDITIONS
11 ADRIAN PLACE
LOT 2 , DP 867933
CLONTARF NSW 2093

JAH DESIGN SERVICES
ABN 22 630 020 634
9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086
TEL 02 9451 9751 EMAIL jah@jahdesigns.net.au MOBILE 0414 240 004

Drawing Title: SITE PLAN	
Scale: 1:200	Date: APRIL 2012
Status: S96 MANLY LGA	Checked By: JAH
Project No: 1201	Drawing No: S96-01
Plot Date: 10/04/2012	