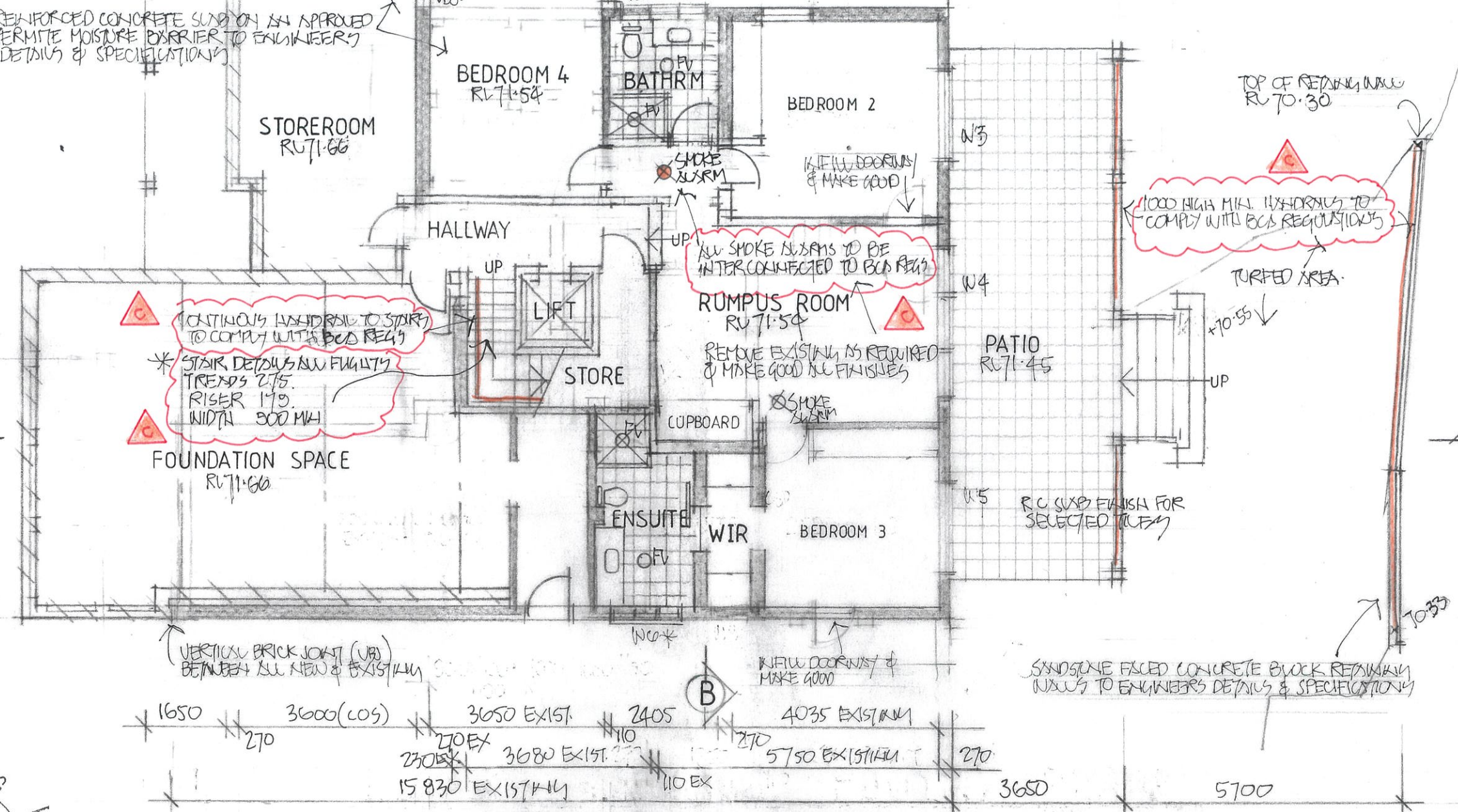


DATE	8/10/2019	SCALE	1:20
DRAWN	JDE	CHECKED	

DRAWING No.	ISSUE
1995-1	30.7

REINFORCED CONCRETE SLAB ON AN APPROVED TERMITE MOISTURE BARRIER TO ENGINEER'S DETAILS & SPECIFICATIONS

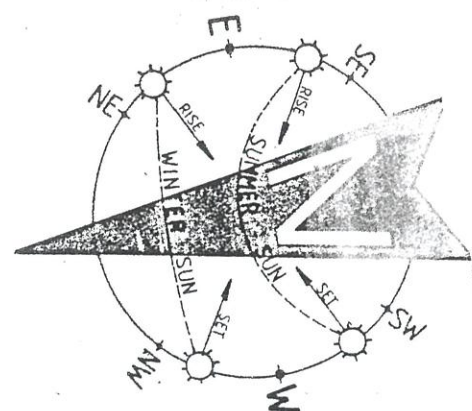
A



A

LOWER GROUND FLOOR PLAN

ISSUED FOR CONSTRUCTION



NOTES:

1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

CONSTRUCTION NOTES

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J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS

NO.	AMENDMENT	DATE
1	C. RIDGE HEIGHT, C. NOTICE	30.7
2	B. ISSUED FOR CONSTRUCTION	15.1
3	A. GENERAL AMENDMENTS	30.8



J.D. EVANS and COMPANY
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UNIT 7, 6 JUBILEE AVENUE, WARRIEWOOD 2102
PHONE 9999 4566 MOBILE 0418 976 596
WWW.JDECO.COM.AU EMAIL INFO@JDECO.COM.AU

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 35 NORMA ROAD
PALM BEACH N. S. W. 2108
CLIENT
DAVID & ANNA BRACEY

DATE 8/10/2019 SCALE 1:100
DRAWN JOE CHECKED
DRAWING No. 1995-2 ISSUE C
30.7.24

SCHEDULE OF BASIX COMMITMENTS

WATER COMMITMENTS

FIXTURES:

1. ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
2. ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
3. ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.

THERMAL COMFORT COMMITMENTS

CONSTRUCTION INSULATION REQUIREMENTS

1. THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A388275, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.
2. THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER A388275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
3. FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

ENERGY COMMITMENTS

HOT WATER

1. THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.

LIGHTING

1. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

VENTILATION

1. THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
 - a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
 - b. KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
 - c. LAUNDRY: NATURAL VENTILATION ONLY.

NATURAL LIGHTING

1. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.



- ISSUED FOR CONSTRUCTION**

SCHEDULE

WATER COMMITMENTS

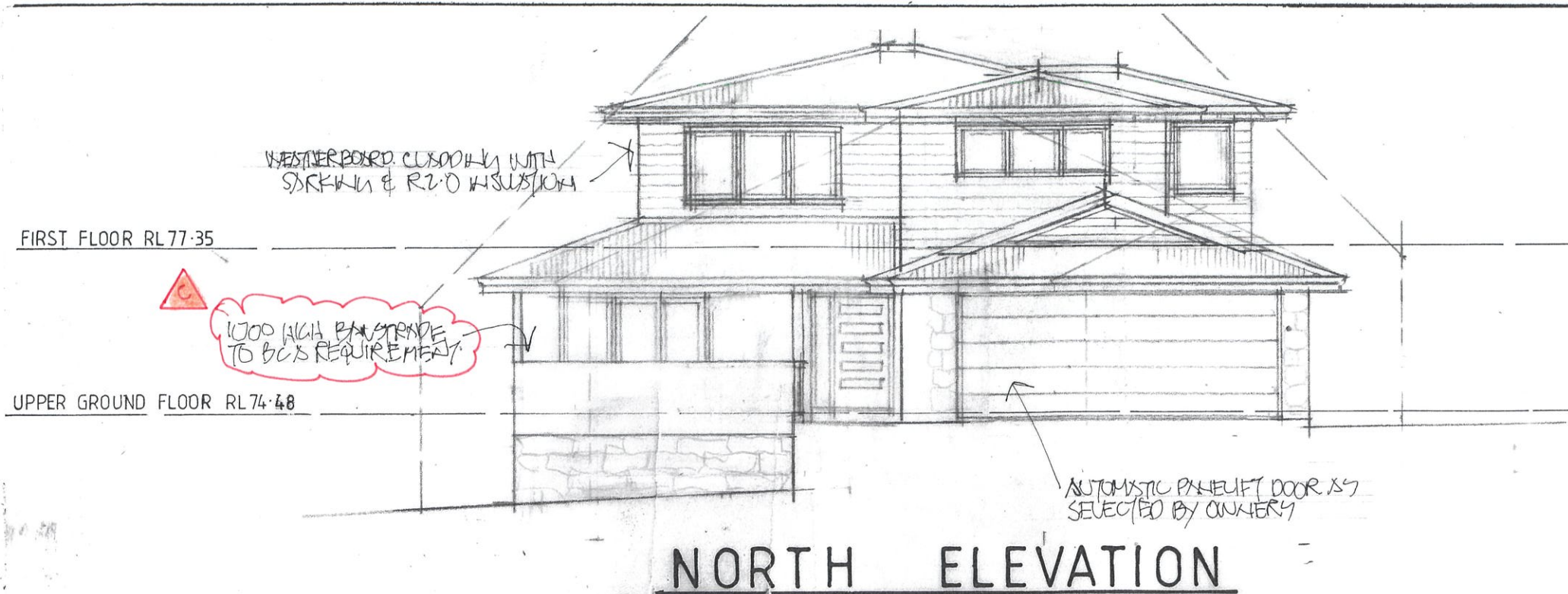
- ## THERMAL COMFORT COMMITMENTS

CONSTRUCTION INSULATION REQUIREMENTS

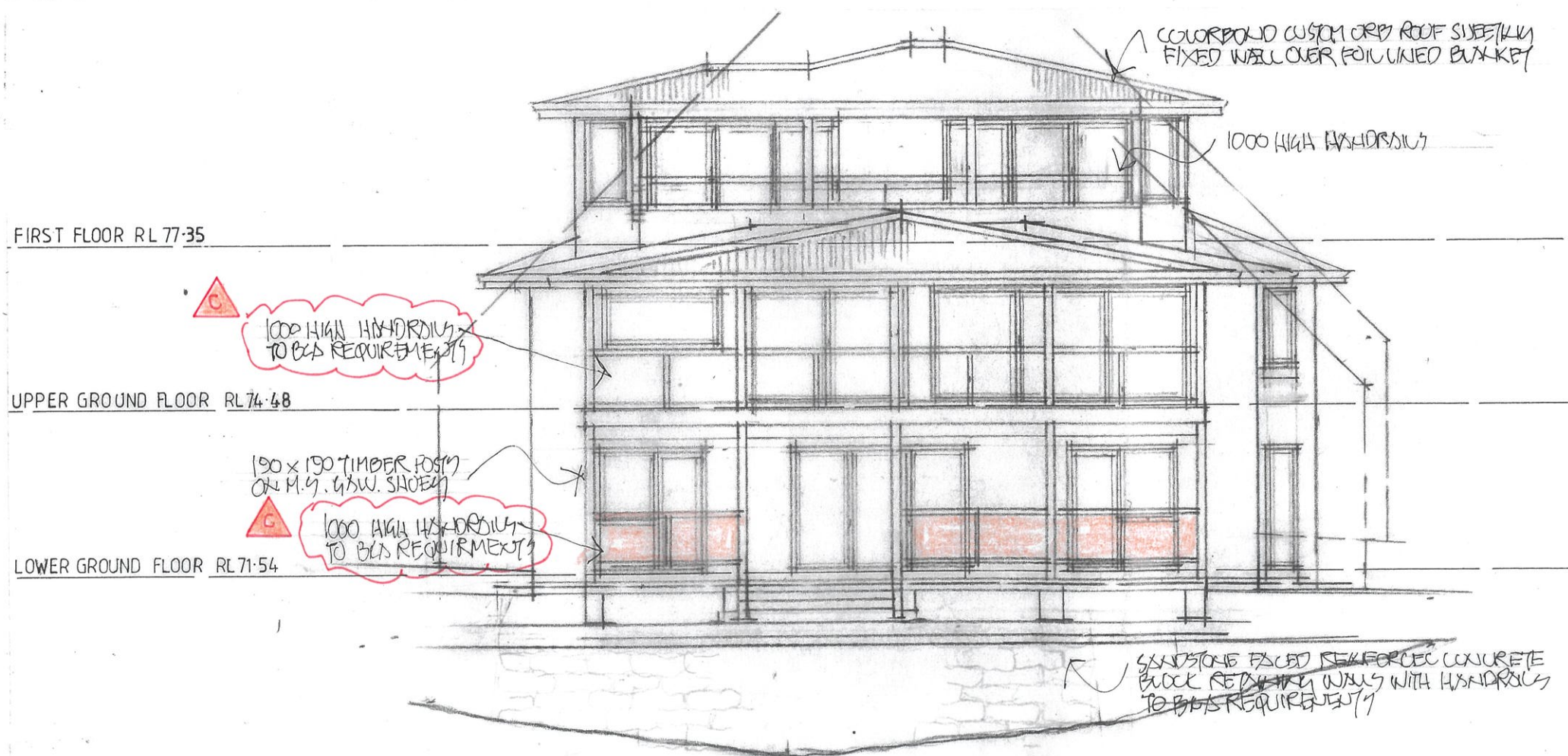
- ## ENERGY COMMITMENTS

HOT WATER

- | | |
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| DATE 8/10/2019 | SCALE 1:100, |
| DRAWN JDE | CHECKED |
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- | | |
|-------------|--------|
| DRAWING No. | ISSUE |
| 1995-3 | 307-24 |



NORTH ELEVATION



SOUTH ELEVATION

ISSUED FOR CONSTRUCTION

SCHEDULE OF BASIX COMMITMENTS

WATER COMMITMENTS

FIXTURES:

- ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
- ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
- ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.

THERMAL COMFORT COMMITMENTS

CONSTRUCTION INSULATION REQUIREMENTS

- THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A388275, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS

- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER A388275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
- FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

ENERGY COMMITMENTS

HOT WATER

- THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.

LIGHTING

- THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

VENTILATION

- THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
 - AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
 - KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
 - LAUNDRY: NATURAL VENTILATION ONLY.

NATURAL LIGHTING

- THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
- THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

WINDOW & GLAZED DOOR SCHEDULE

No.	HEIGHT	WIDTH	AREA
W1	2.10	0.75	1.58
W2*	0.75	1.50	1.13
W3	2.10	1.80	3.78
W4	2.10	3.30	6.93
W5	2.10	1.80	3.78
W6*	0.90	1.50	1.59
W7	1.50	0.60	0.90
W8	2.10	4.50	9.45
W9	2.10	2.70	5.67
W10	1.00	2.10	2.10
W11	1.00	1.20	1.20
W12	1.00	1.20	1.20
W13	2.10	0.60	1.262
W14	2.10	2.40	5.04
W15	1.50	0.75	1.03
W16	2.10	3.30	6.93
W17	2.10	3.30	6.93
W18	1.50	0.75	1.13
W19	0.75	2.70	2.04
W20	1.20	0.90	1.08
W21*	1.20	0.90	1.08
W22	2.70	1.20	3.24
W23	2.70	1.50	4.05

NOTE:

- ALL WINDOWS & GLAZED DOORS TO BE FRAMED IMPROVED ALUMINIUM AND TO BE FITTED WITH, SINGLE CLEAR GLAZED (U - VALUE: 6.44, SHGC: 0.75).
- WINDOWS & GLAZED DOORS DENOTED THUS * TO BE FITTED WITH SINGLE PROLYTIC LOW - E GLAZING (U - VALUE: 4.48, SHGC: 0.46).

CONSTRUCTION NOTES

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BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE
1	ISSUED FOR CONSTRUCTION	30.7
2	GENERAL AMENDMENTS	30.8



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PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 35 NORMA ROAD
PALM BEACH N. S. W. 2108
CLIENT
DAVID & ANNA BRACEY

DATE 8/10/2019	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No. 1995-5	ISSUE 30.724

FIRST FLOOR RL 77.35

UPPER GROUND FLOOR RL 74.48

LOWER GROUND FLOOR RL 71.54

EAST ELEVATION

WEST ELEVATION

ISSUED FOR CONSTRUCTION

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BUILDING DESIGN CONSULTANTS

C. RIDGE DETAILS, CEILING NOTES DIVIDED FOR CONSTRUCTION A. WORKS AMENDMENTS	
No.	AMENDMENT
307	307
308	308
DATE	

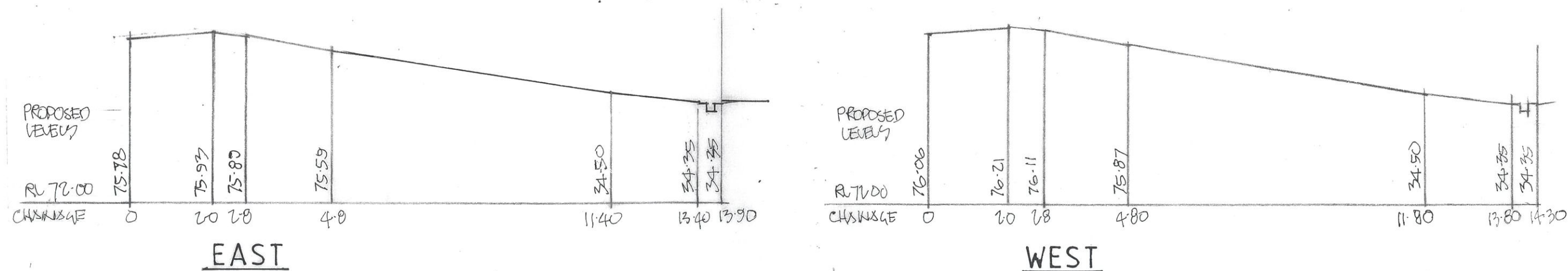
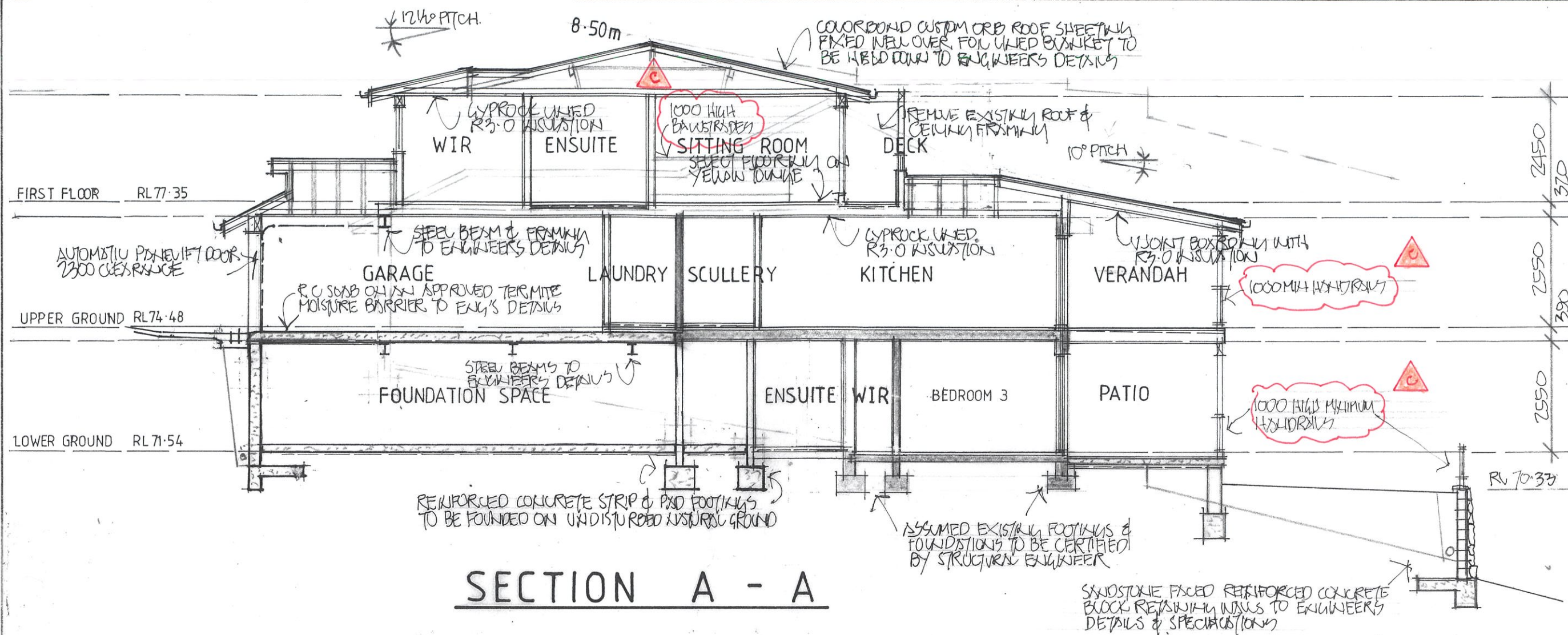


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www.jdeco.com.au email info@jdeco.com.au

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 35 NORMA ROAD
PALM BEACH N.S.W. 2108
CLIENT
DAVID & ANNA BRACEY

DATE 8/10/2019	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No. 1995-6	ISSUE 30.7.24

SCHEDULE OF BASIX COMMITMENTS	
WATER COMMITMENTS	
FIXTURES:	
1.	ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
2.	ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
3.	ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
THERMAL COMFORT COMMITMENTS	
CONSTRUCTION INSULATION REQUIREMENTS	
1.	THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A368275, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.
WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS	
1.	THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER, A368275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
2.	FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.
ENERGY COMMITMENTS	
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1.	THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.
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1.	THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
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b.	KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF; LAUNDRY: NATURAL VENTILATION ONLY.
c.	LAUNDRY: NATURAL VENTILATION ONLY.
NATURAL LIGHTING	
1.	THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
2.	THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.



LONGITUDINAL SECTION THROUGH DRIVEWAY

ISSUED FOR CONSTRUCTION

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BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE
1	ISSUED FOR CONSTRUCTION	30.7
2	REVISIONS	30.7



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PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 35 NORMA ROAD
PALM BEACH N. S. W. 2108
CLIENT
DAVID & ANNA BRACEY

DATE 8/10/2019	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No. 1995-7	ISSUE C 30.7.24