MATTHEWS RESIDENCE

ARCHITECTURAL DRAWING SCHEDULE

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DA00.03	BASIX REQUIREMENTS
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DA01.02	LANDSCAPED AREA CALCULATION
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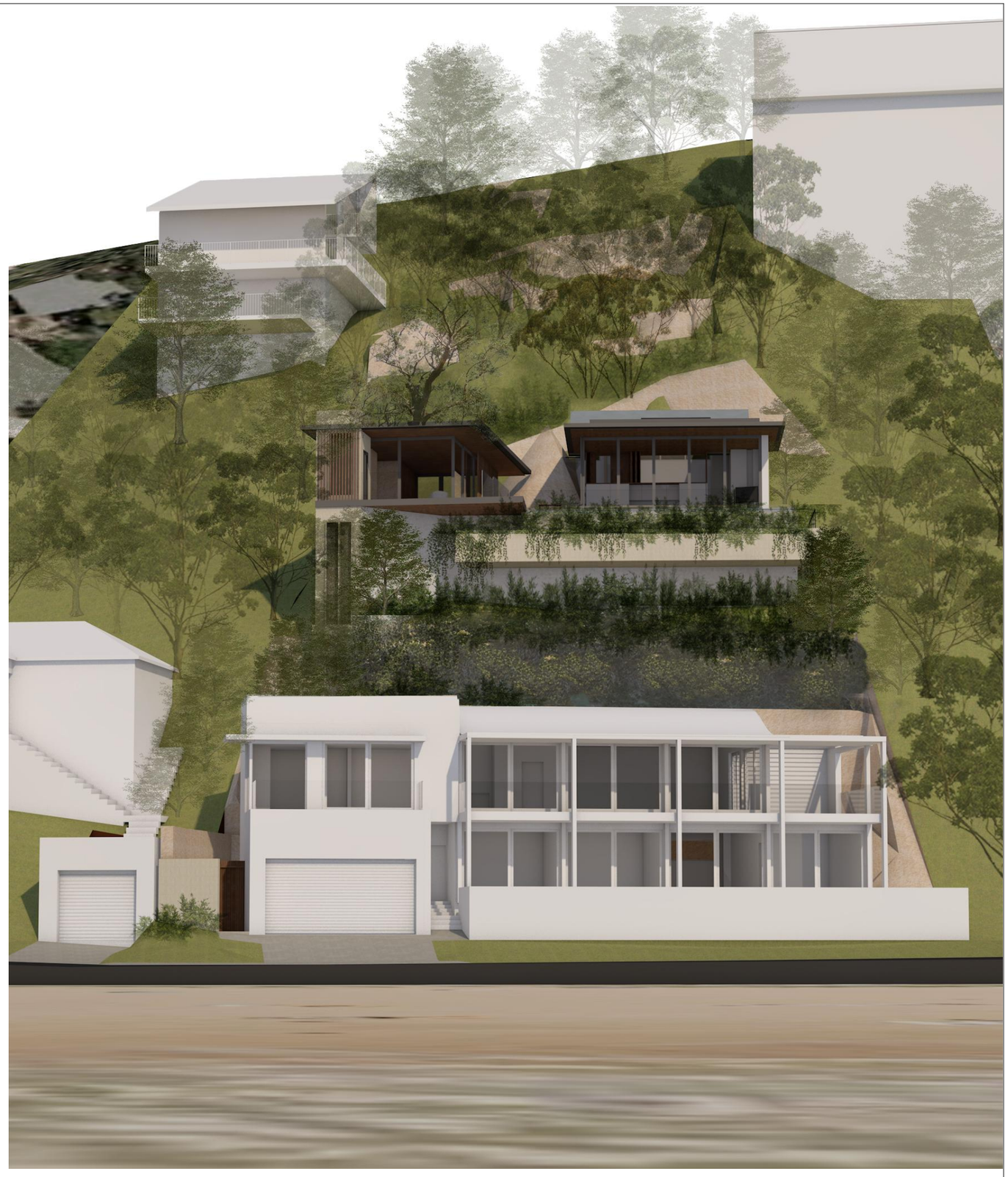
DA06.04	SHADOW DIAGRAM - 13 OCEAN RD



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Project Name
MATTHEWS RESIDENCE
Address
13A OCEAN ROAD PALM BEACH NSW

Drawing Name:
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ABBREVIATIONS LEGEND

TERMS - GENERAL

A/L	Air Lock
ADJ	Adjustable
BLDG	Building
CH	Ceiling Height
CL	Centre Line
CNR	Corner
DIM	Dimension
DWR	Drawer
EL	Existing Level
EQ	Equal
EX.	Existing
EXT	External
FCH	Finished Ceiling Height
FFL	Finished Floor Level
FGL	Finished Ground Level
FIN	Finish
FL	Floor Level
FPL	Finished Pelmet Level
FRL	Fire Resistant Level
INT	Internal
LV	Low Voltage
NTS	Not to Scale
O/A	Overall
OPP	Opposite
RL	Reduced Level
SFL	Structural Floor Level
SIM	Similar
SRZ	Structural Root Zone
TMEX	To Match Existing
TPZ	Tree Protection Zone
TYP	Typical
U/C	Undercut
UNO	Unless Noted Otherwise
U/S	Under Side
WL	Water Level
WR	Water Resistant

ELECTRICAL/MECHANICAL

A/C	Air Conditioning
BWU	Boiling Water Unit
BB	Circuit Breaker
BFR	Bar Fridge
DL	Down Light
DR	Dryer
DW	Dishwasher
EDB	Electrical Distribution Board
E/A	Exhaust Air
E/F	Exhaust Fan
ELEC	Electrical
EM	Electrical Meter
FA	Fire Alarm
FIB	Fire Indicator Board
FR	Fridge
FRZ	Freezer
GPO	General Power Outlet
GPO3	GPO 3 Phase
HTR	Heated Towel Rail
JL	Joinery Light
LS	Light Switch
MECH	Mechanical
MSB	Main Switch Board
MW	Microwave
OV	Oven
RH	Rangehood
R/A	Return Air
S/A	Supply Air
TEL	Telephone
TV	Television
WFR	Wine Fridge
WM	Washing Machine

CONSTRUCTIONS/FITTINGS

ACS	Acoustic Ceiling System
ALFG	Aluminium Framed Glazing
ALFL	Aluminium Framed Louvres
AP	Access Panel
AS	Adjustable Shelving
BAL	Balustrade
BHD	Bulkhead
BOOK	Bookshelf
CG	Cable Gromet
CHR	Clothes Hanging Rail
CJ	Construction Joint
CL	Clothes Line
COL	Structural Column
CS	Cavity Slider
CTN	Curtain
D	Door
DPC	Damproof Course
EA	Equal Angle
EJ	Expansion Joint
FD(1)	Fire Door (hours)

CONSTRUCTIONS/FITTINGS (CONTINUED).

FG	Fixed Glass
FGSS	Frameless Glass Shower Screen
FLR	Floor
FP	Fireplace
FS	Fixed Shelves
HK	Hook
HL	Horizontal Louver
HR	Handrail
HTR	Heated Towel Rail
IGS	Internal Glazed Screen
JU	Joinery Unit
LV	Louvre
- A	Adjustable
- F	Fixed
- R	Retractable
MIR	Mirror
MC	Metal Cladding
MH	Manhole
MJ	Movement Joint
MW	Microwave
OS	Open Shelves
PEL	Pelmet / Curtain / Rollerblind
PF	Pool Fence
PFF	Pre formed Flashing
PTN	Partition
PR	Picture Rail
RFB	Reflective Foil Board insulation
RB	Roller Blind
RH	Robe Hook
RS	Recessed Shelf
RSH	Roller Shutter
SCP	Suspended Acoustic Ceiling Panel
SD	Slot Drain
SH	Soap Holder
SHR	Shower
SR	Shower Rose
SKY-#	Sky Light (#)
SPB	Suspended Plasterboard
TB	Toilet Brush
TR	Towel Rail
TRH	Toilet Roll Holder
UA	Unequal Angle
UB	Universal Beam
UC	Universal Column
V	Vent
VL	Vertical Louver
W	Window
W-HL	Window - High light
WL	Wall Light
WPM	Waterproof Membrane

HYDRAULIC

AG	Agricultural Drain
BG	Box Gutter
BSN	Basin
BT	Boundary Trap
BTH	Bath
CO	Cleanout
CS	Cleaners Sink
DP	Down Pipe
FE	Fire Extinguisher
FH	Fire Hydrant
FHR	Fire Hose Reel
GD	Grease Drain
GM	Gas Meter
GT	Grease Trap
HC	Hose Cock
HWU-#	Hot Water Unit (#)
HYD	Hydraulic
IO	Inspection Opening
MFD-#	Hydronic Heating Manifold (#)
O/F	Over Flow
OFG	Over Flow Gulley
RWH-#	Rainwater Head (#)
RWO	Rainwater Outlet
RWT	Rainwater Tank
SD	Sewer Drain
SNK	Sink
SP	Spreader
SW	Storm Water
SWD	Storm Water Drain
TB	Laundry Tub
TD	Trench Drain
VP	Vent Pipe
WC	Toilet
WS	Waste Stack
WTM	Water Meter

MATERIALS / FINISHES

AL	Aluminium
BIT	Bitumen
BBK	Bagged Brick
BK	Brick
BLK	Block
BP	Brick Pavers
CFC	Compressed Fibre Cement
CO	Copper
CONC	Concrete
CPT	Carpet
CR	Cement Render
CT	Cement Topping with Epoxy Sealer
DAR	Dressed All Round
FBK	Face Brick
FC	Fibre Cement Sheeting Product
FG	Fixed Glass
FGR	Fibre Glass Roofing
G	Glass
GALV	Galvanised
GRF	Granolithic Finish
GRT	Granolithic Topping / Epoxy Sealer
HWD	Hardwood
INSUL	Insulation
MR	Metal Roofing
MS	Mild Steel
OFC	Off Form Concrete
OG	Obscure Glass
P	Paint
PB	Plasterboard
PLY	Plywood
POL	Polished
PQY	Parquetry
RC	Reinforced Concrete (Type refer to spec))
RFT	Roof Tile
RT	Recycled Timber
RUB	Rubber
SB	Splashback
SCP	Satin Chrome Plate
SCR	Screed
SJ	Silicon Joint
SK	Skirting
SKT	Skirting Tile
SP	Set Plaster
SS	Stainless Steel
SSC	Stainless Steel Cable
SS 316	Stainless Steel (Grade)
SS CR	Stainless Steel Corrosion Resistant
ST	Stone
TC	Texture Coating
TIM	Timber
TLE	Tile
TLE-#	Tile Type # (Type refer to spec)
TMB	Termite Moisture Barrier
TRT	Terracotta Floor Tiles
TZ	Terrazzo
V	Vinyl
VT	Vinyl Tiles
WBC	Weatherboard Cladding
WRC	Western Red Cedar
WPM	Waterproof Membrane
WPB	Waterproof Plasterboard

LANDSCAPE

GBE	Garden Bed Edge as specified
GB	Garden Bed
PP	Paving Permeable
PS	Paving Slab
PV	Pavers
TOW	Top of Wall

WALL TYPE

EXISTING WALL

DEMOLISHED WALL

NEW WALL

LANDSCAPE LEGEND

TREE TO REMAIN

TREE TO BE DEMOLISHED

NEW TREE

LEVEL LEGEND

EL — EXISTING LEVEL

EL — DEMOLISHED LEVEL

RL — RELATIVE LEVEL

FL — FLOOR LEVEL

SITE SERVICES LEGEND

HOSE COCK CONNECTED TO TOWN WATER

R — HOSE COCK CONNECTED TO RAIN WATER

GM — GAS METER

WM — WATER METER

EM — ELECTRICAL METER

PIT — PIT

HWU- — HOT WATER UNIT

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Project Name
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Address
13A OCEAN ROAD PALM BEACH NSW

Drawing Name:
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Drawing Status:
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Project No: **1408**	Drawing #: Rev: **DA00.02_A**

BASIX REQUIREMENTS

SECONDARY DWELLING

Water Commitments

Landscape

The applicant must plant indigenous or low water use species of vegetation throughout 44.78 square metres of the site.

Fixtures

The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.

The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 1000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 60 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- the cold water tap that supplies each clothes washer in the development
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Thermal Comfort Commitments

Simulation Method

The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.

The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.

The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.

The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.

The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.

The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 3-phase airconditioning; Energy rating: EER 3.0 - 3.5

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 3-phase airconditioning; Energy rating: EER 3.0 - 3.5

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual on / timer off

Kitchen: individual fan, ducted to façade or roof; Operation control: manual on / timer off

Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off

Artificial lighting

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- at least 1 of the bedrooms / study; dedicated
- at least 1 of the living / dining rooms; dedicated
- the kitchen; dedicated

Energy Commitments

- all bathrooms/toilets; dedicated
- the laundry; dedicated
- all hallways; dedicated

Natural lighting

The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.

Alternative energy

The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

EX. HOUSE AND RUMPUS ROOM

Pool and Spa

Rainwater tank

The applicant must install a rainwater tank of at least 1082 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rainwater runoff from at least 172.26 square metres of roof area.

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 45 kilolitres.

The swimming pool must have a pool cover.

The applicant must install a pool pump timer for the swimming pool.

The applicant must install the following heating system for the swimming pool that is part of this development: solar (gas boosted).

Fixtures and systems

Hot water

The applicant must install the following hot water system in the development: gas instantaneous.

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with open subfloor: concrete (R0.6).	R0.9 (down) (or R1.50 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R2.08 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W0-01	S	1.69	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1-01	S	3.47	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1-02	S	3.47	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1-03	W	1.44	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
						U-value: 7.63, SHGC: 0.75)
D1-01	E	9.3	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1-02	N	20.16	3.59	3.6	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1-03	W	6.51	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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