

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents

Windows	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
0119 4mm Sunergy		Single Glazed	Aluminium	4.87	0.582	-	Throughout Building
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
None	None	None	None				

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour - solar abs.	Detail
90mm Concrete Brick Veneer with Insulation and Plasterboard		R1.5	Medium SA 0.475-0.7	Throughout

Internal walls	Construction	Insulation	Detail
Plasterboard with Studs		None	Within apartments
75mm AAC Panel with Plasterboard Both Sides		None	Between apartments

Floors	Construction	Insulation	Covering	Detail
150mm Concrete		None	Carpet	Throughout all living and bedroom areas
150mm Concrete		None	Ceramic Tiles	Throughout all laundries, kitchens and bathrooms

Ceilings	Construction	Insulation	Detail
150mm Concrete with Plasterboard		None	To ceilings with apartment above

Roof	Construction	Insulation	Colour - solar abs.	Detail
200mm concrete with Insulation and Plasterboard under		R2.5 below concrete	Medium SA 0.475-0.7	As per detailed specification sheet

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Holland Blind		As per details on plans

Fixed shading	Eaves (width - inc. gutters, ht above windows)	Verandas, Pergolas (type, description)
None	None	All balconies and shading devices modelled as 100% shade factor Pergolas. Projection as per details on plans.

Overshadowing	Overshadowing structures	Overshadowing trees
As per details on plans.		None

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north:	339

Terrain category:	Suburban
Roof ventilation:	Standard
Cross ventilation:	None
Subfloor:	Exposed & Retail Under
Living area open to entry:	Yes
Doors separate living areas:	No
Stair open to heated areas:	N/A
Seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fire, unfired gas heat:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor stamp

ABSA

Assr # 20735 Cert # 49422326

Sign

Date 29/10/2009

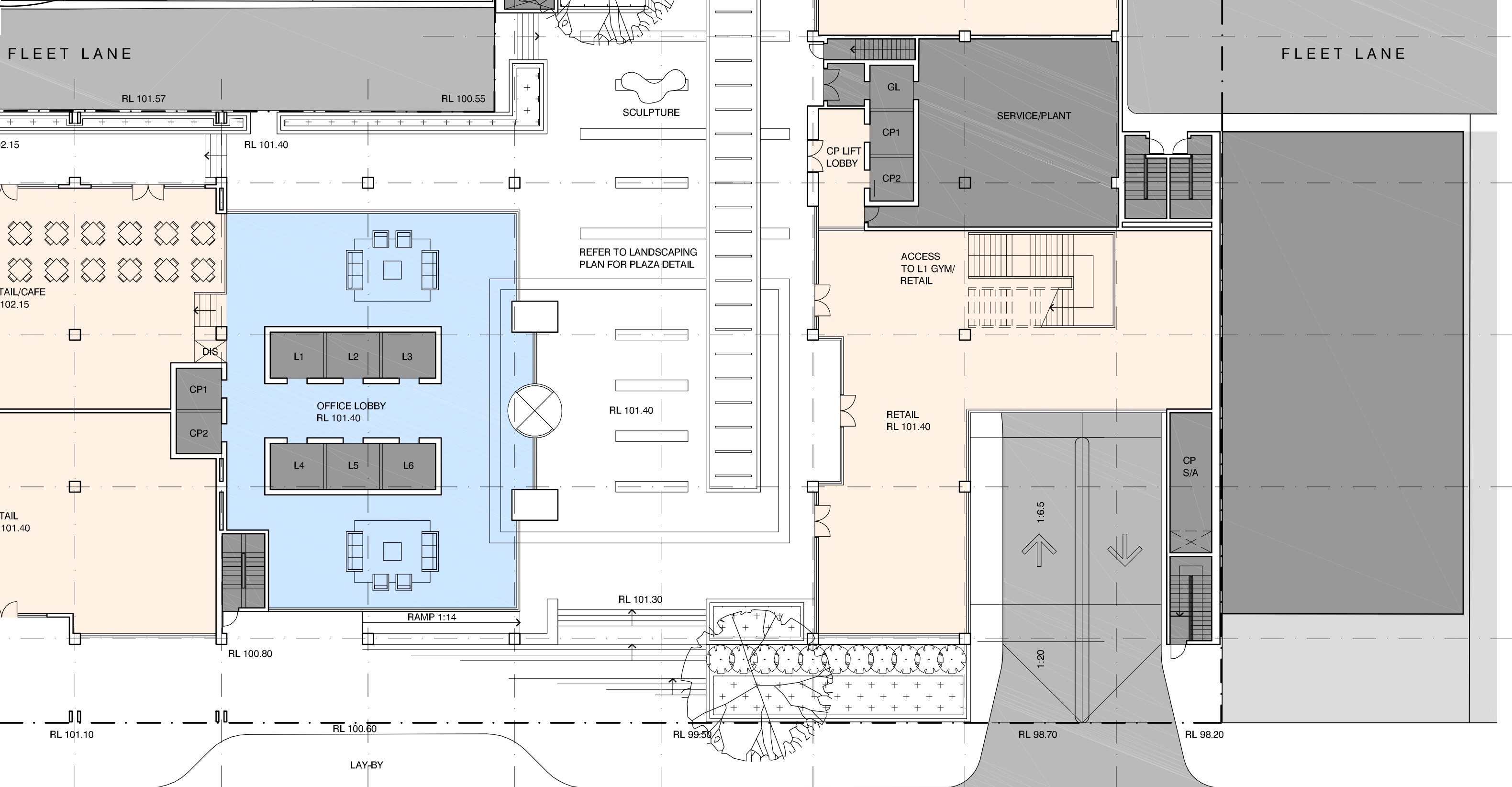
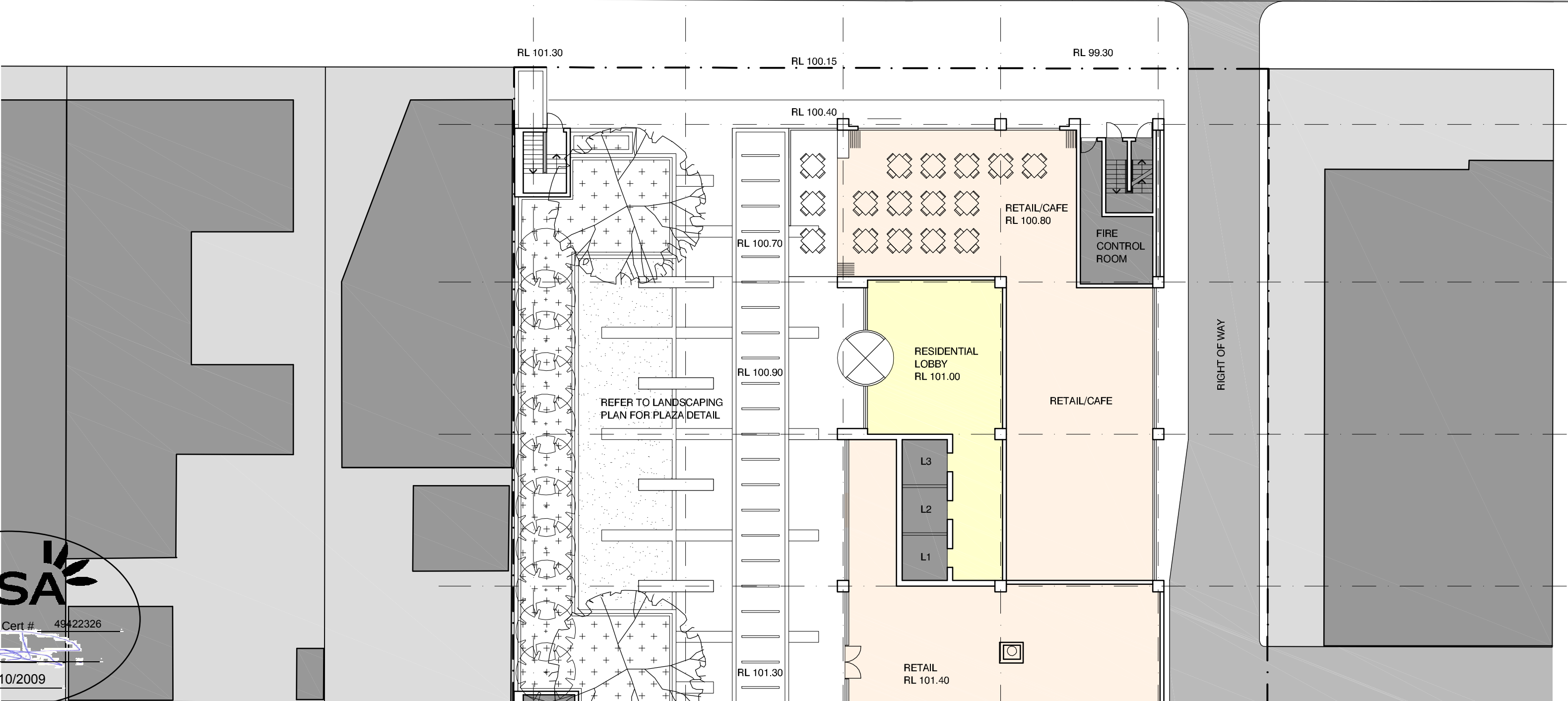
ABSA

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Date 29/10/2009

ABSA Inc. Level 11 Elizabeth Towers 418A Elizabeth St Surry Hills NSW 2010
phone: 1300 760 012 fax: (02) 9281 9514 email: support@absa.net.au www.absa.net.au



1 GROUND FLOOR PLAN
1:200

Revisions

3	Draft EA Submission	28.10.09
2	General Update	23.09.09
1	For Information	11.09.09

Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or the reproduction of this drawing is strictly prohibited without the consent of PTW Architects P/L.

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Contractor

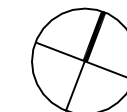
Consultants

Planner	JBA Planning
Structural	Birzulis Associates
Services	George Floth Pty. Ltd
Landscape	Site Image
Acoustics	Acoustic Logic
Traffic	TTPA

WELLES THOMAS PLAZA

Thomas Street/ Albert Avenue
Chatswood NSW 2067

Project No. 209039
Scale:@A1 1:200
Date: 10/9/2009
Drawn: DH
Checked: -
Approved: -

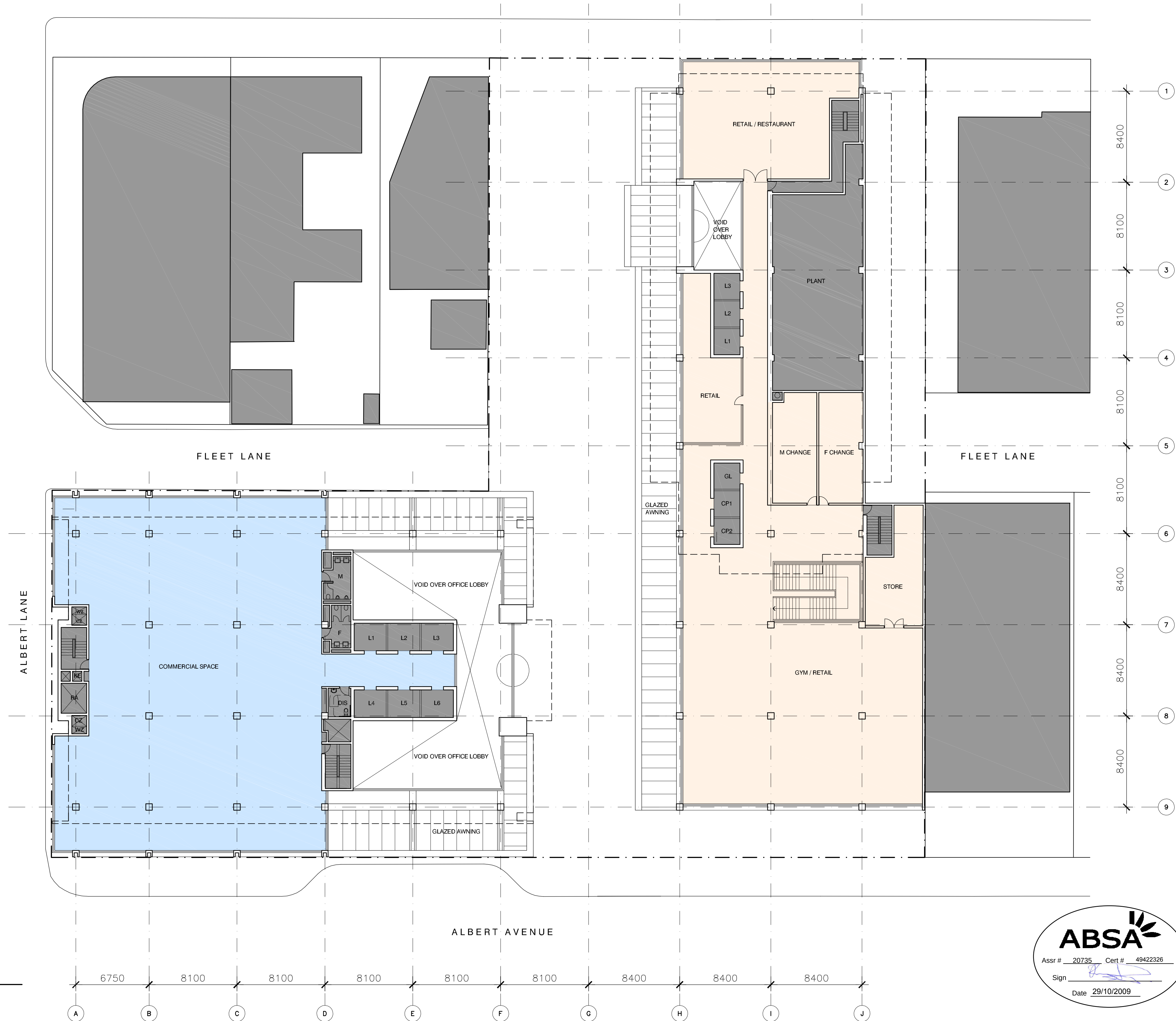


0 2 4 10m

GROUND FLOOR PLAN

A-0100 /3
PRELIMINARY

1 LEVEL 1 PLAN
1:200



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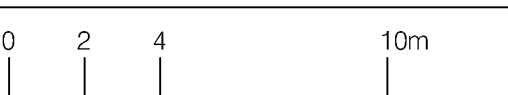
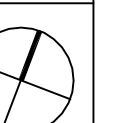
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LEVEL 1 PLAN

A-0101
PRELIMINARY

/3

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LEVEL 2 PLAN

A-0102 /4
PRELIMINARY

