

Notes for Plans

House – Lot 1

Floors	Concrete slab on ground with wafflepod (min. of R1.0 insulation equivalent) Concrete slab, no insulation required between levels internally. Minimum of R1.0 insulation (up & down) added to the area of open sub-floor
Walls	External walls: Cavity brick to ground floor walls, with Permicav insulation or equivalent (minimum of R1.79 total system value) Brick veneer with R2.0 bulk insulation Brick wall to garage with no insulation Default medium colour Internal walls: Brick walls, no insulation
Windows	Aluminium frames with single clear glass U-Value (equal to or lower than): 6.57 SHGC (+ or - 10%): 0.74 Given values are NFRC, total window values <u>Window operability:</u> All windows that open to a deck or a terrace are assumed to be sliding doors. Windows located on stairwell are assumed to be fixed windows Any other window have been modelled with minimum of 10% operability
Skylights	None
Ceilings	Plasterboard with R3.0 bulk insulation (excluding garage) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights
Roof	Concrete roof with no insulation light colour (SA < 0.475)
Floor Coverings	Tiles to wet areas and carpet to bedrooms and living areas
External shade	Vertical shadings as per plans Eaves as per plans
Ventilation	All external doors have weather seals, all exhaust fans and chimneys have dampers, any down lights proposed will have capped fittings.