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		
	Window operability:		
	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.		

IMPORTANT NOTES:					
Do not scale from drawings. All dimensions to be checked on site					
before commencement of work. All discrepancies to be brought to the					
attention of the Architect. Larger scale drawings and written					
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PROJECT	

DRAWING TITLE HOUSE LOT 1 BASIX THERMAL INCLUSIONS

PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE

SCALE NTS	DATE	DRAWN	CHECKED
	01.11.2012		
12009	DRAWING		REVISION
	MP 41.00		U