

House – Lot 2

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 Permican insulation or equivalent (minimum of R1.79 total system value) Cavity brick wall to earth, no insulation Brick veneer with R2.0 bulk 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 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 dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.	REVISION	DATE	DESCRIPTION	BY		marchesepartners Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com.au www.marchesepartners.com.au Sydney · Brisbane · Melbourne · Canberra · Guangzhou ACN 098 552 151 ABN 20 098 552 151		CLIENT	 Ausbao	PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE	DRAWING TITLE								
	HOUSE LOT 2																			
	BASIX THERMAL INCLUSIONS																			
	SCALE NTS			DATE 01.11.2012								DRAWN			CHECKED					
	JOB 12009			DRAWING MP 42.00								REVISION U								