House – Lot 4	
Floors	Concrete slab on ground with wafflepod (minimum 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)
	Cavity brick wall to earth, no insulation
	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
	No eaves
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 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.	P 27.11.14 APPR	SECTION 34 CONFERENCE MISSION TO LEC MISSION TO LEC MISSION TO LEC	BY PS PS PS PS PS		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		Ausbao	PROJECT PROPOSED R DEVELOPMEN AVON ROAD,
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	HOUSE LOT 4 BASIX THERMAL INCLUSIONS						
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