

Assessor # 20711 Certificate # 91734424 Issued: 1/11/09

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 any 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 relevant documents.

Windows	Product ID	Glass	Frame	U value	SHGC	Area m ²	Detail
As specified	Single clear	Aluminum	7.73	0.77	7-13		As detailed on plans

Skylights	Product ID	Glass	Frame	U value	SHGC	Area m ²	Detail
Nil							

Window and skylight U and SHGC values specified on certificates issued after 1 May 2007 are according to NRC 100. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour-solar abs.	Detail
Cavity brick	nil	medium SA	0.475-0.7	as detailed on plans
Concrete block with fibre weatherboard cladding	nil	medium SA	0.475-0.7	as detailed on plans

Internal walls	Construction	Insulation	Detail
Masonry	nil	as detailed on plans	

Floors	Construction	Insulation	Covering	Detail
Concrete	nil	carpet/tiles	as detailed on plans	

Ceilings	Construction	Insulation	Detail
Plasterboard	R3.0	as detailed on plans	

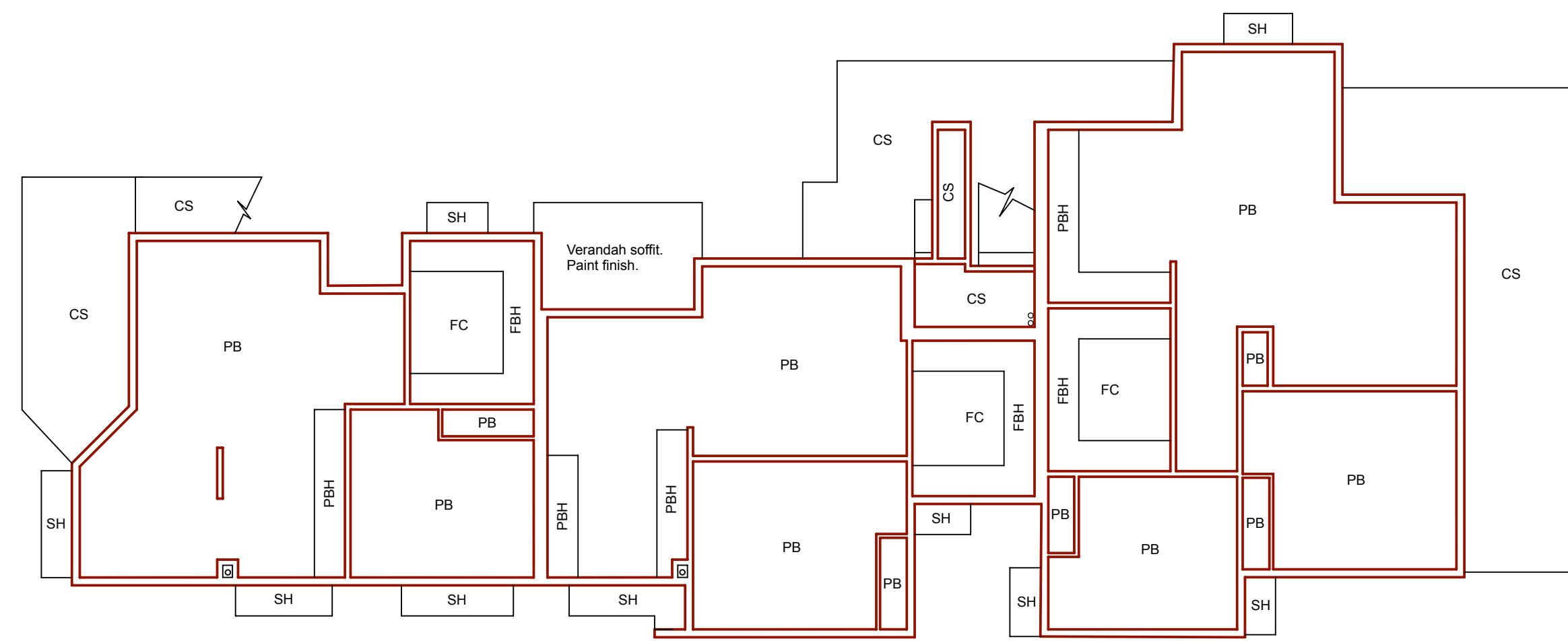
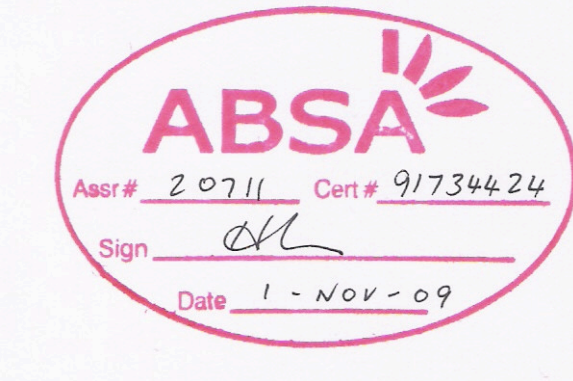
Roof	Construction	Insulation	Colour-solar abs.	Detail
Metal	Foil-R1.5	light SA <0.475	as detailed on plans	

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Open window	nil	Shade hoods as detailed

Fixed shading	Eaves (width - inc. gutters, ht above windows)	Verandahs, Pergolas (type, description)
600	300 eaves as detailed on plans	As detailed on plans porch, balcony, patios, verandahs varying width
600	600 eaves as detailed on plans	

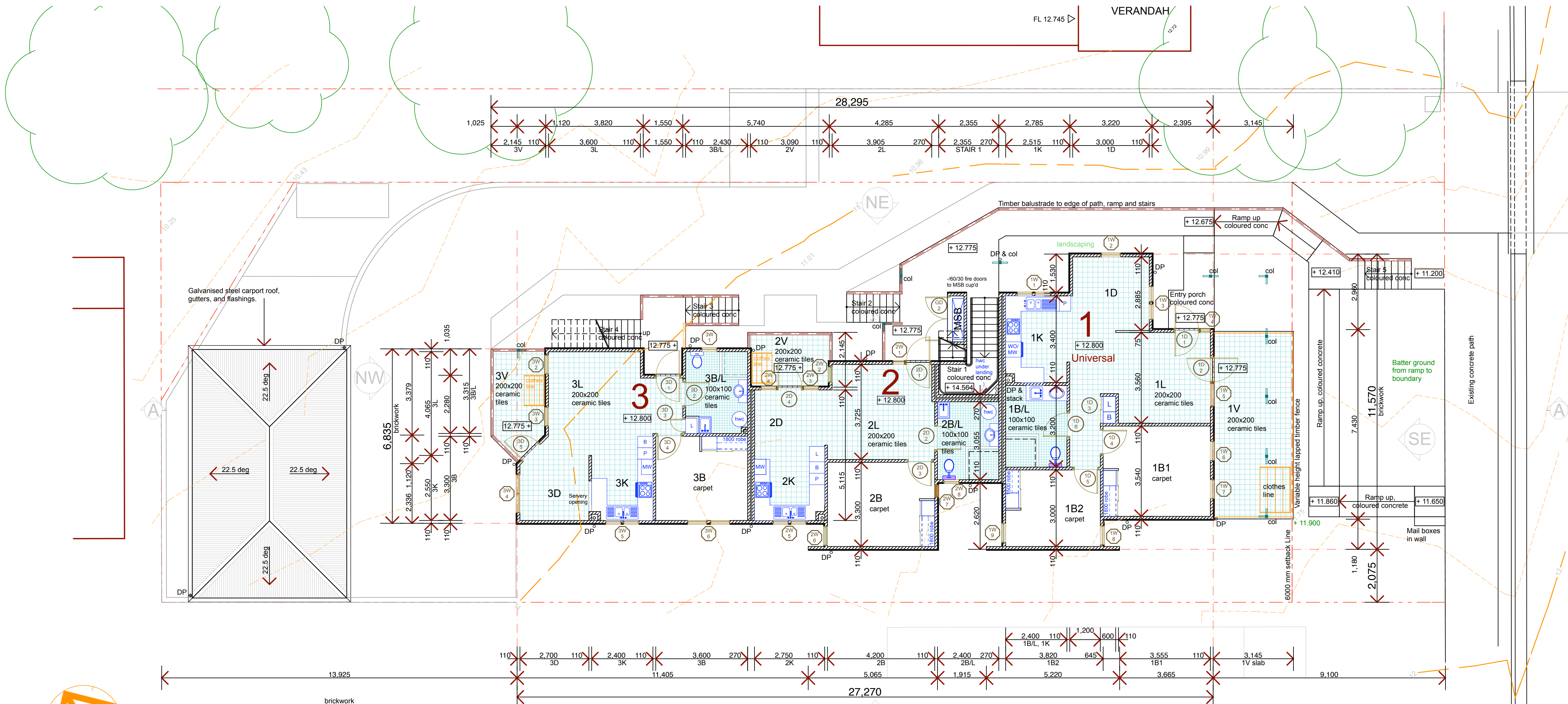
Overshading	Overshading structures	Overshading trees
Nil		

Orientation, Exposure, Ventilation and Infiltration	Living area open to entry	Yes	Ventilated skylights	No
Orientation of nominal north:	32			
Terrain category:	suburban		Doors separate living areas:	no
Roof ventilation:	standard		Stair open to heated areas:	no
Cross ventilation:	nil		Seals to windows and doors:	yes
Subfloor:	yes		Exhaust fans without dampers:	no

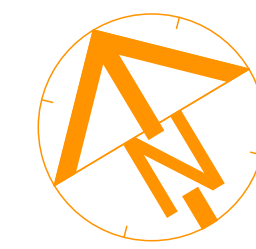


Level 1 Ceiling Plan

LEGEND
 CS = Concrete soffit, paint finish
 PB = Plasterboard on furring channels to underside of slab (Boral CFA13 system)
 FC = Fibre cement faced CFA13 system



Level 1 Floor Plans



DAWSON STREET

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REV	DATE	NOTATION/AMENDMENT
B	23/10/09	Tender Issue
A	13/10/09	Pre-gate 2 review

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT MANAGER & DESIGN ARCHITECT
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OFFICE OF COMMUNITY HOUSING
 NORTHERN REGION



PROJECT:
4 x 1-BEDROOM AND 2 x 2-BEDROOM SEPP/SL UNITS
 at
175 DAWSON STREET, LISMORE

TITLE:
Level 1 Floor Plan, Level 1 Ceiling Plan

STATUS:	Construction Certificate
DATE:	13/10/09
SCALE:	1:100 @ A1
PRG#:	090602
JOB#:	BD846
STAGE:	CC
DRAWN:	TRB
CHECKED:	TRB
APPROVED:	TRB
TYPE:	A
SHEET:	A02 of 07
REV:	B