

Assessor #	Certificate #	Issued			
10004	70519320	14-Mar-07			
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 only 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 referenced documents.					
Windows	Product ID	U value SHGC Area M ² Detail			
Timber/Al. Composite	Double clear Alum. / thermal break	2.98 .64 583 As per detail on plans			
Timber/Al. Composite	Double low E High trans. Alum. / thermal break	2.14 .5 167 As per detail on plans			
Skylights	Product ID	U value SHGC Area M ² Detail			
Window and skylight U and SHGC values, if specified, are according to ANAG 2005. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.					
External walls	Construction	Insulation	Colour - Solar absorptance	Detail	
Brick Veneer	R3.0	Light - SA <0.475	As per detail on plans		
Metal Cladding	R3.0	Light - SA <0.475	As per detail on plans		
Weatherboard	R3.0	Dark - SA > 0.7	As per detail on plans		
Cavity Brick	R3.0	Medium - SA 0.475 - 0.7	As per detail on plans		
Internal walls	Construction	Insulation	Detail		
Plasterboard on Studs	None	As per detail on plans			
Brick plastered	None	As per detail on plans			
Floors	Construction	Insulation	Covering	Detail	
Concrete	R2.0	None	As per detail on plans		
Ceilings	Construction	Insulation	Detail		
Plasterboard	R6.0	As per detail on plans			
Roof	Construction	Insulation	Colour	Detail	
Metal Deck	R1.5 Anti-on + 13 air gap	Light - SA <0.475	As per detail on plans		
Window cover	Internal (curtains)	External (awnings, shutters, etc)			
Heavy drapes & pelmets	As per detail on plans	None			
Roof shading	Eaves (width, line, colour, height above windows)	Vermiculite, Polystyrene (type, description)			
900	0	As per detail on plans			
1500	240	As per detail on plans			
Overshading	Overhanging structure	Overhanging issue			
No	Partial - refer to site plan				
Orientation, Exposure, Ventilation and Infiltration					
Orientation of nominal north:	North	Living area open to entry:	No	Ventilated skylights:	No
Terrain category:	Open	Living areas separated by doors:	Yes	Open fire or unfired gas heater:	No
Roof ventilation:	Unventilated	Stair open to heated areas:	No	Vented downlights:	No
Cross ventilation:	Well ventilated	Seals to windows and doors:	Yes	Wall and ceiling vents:	No
Subfloor ventilation:	Enclosed	Exhaust fans without dampers:	No		

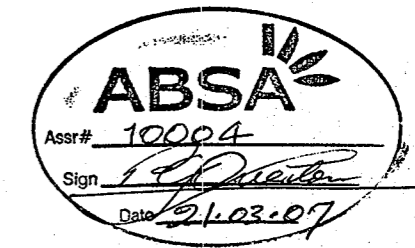
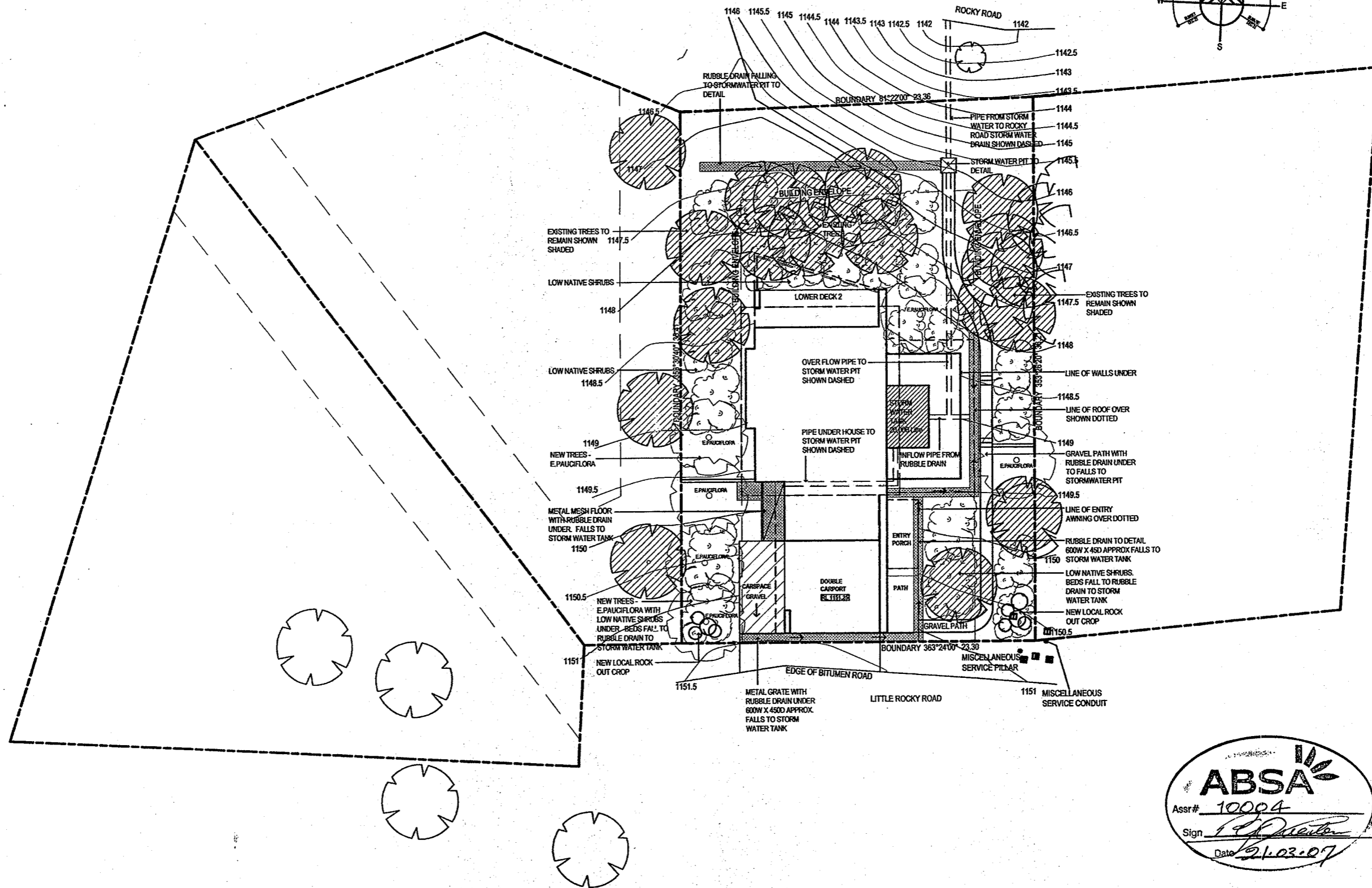
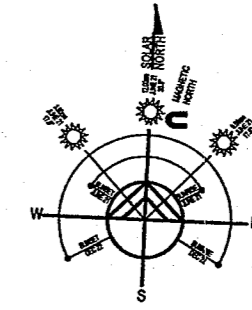
NOTES
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DA 02 LANDSCAPE PLAN AND DA 03 FLOOR PLANS
 REFER DETAIL SURVEY PLAN

SITE PLAN & SITE ANALYSIS
 SCALE: 1:200

JOB NO: 0628
 PROPOSED RESIDENCE FOR ANDREA CURTIS & ANDREW ROBERTSON
 LOT 132 SP 77171
 31 NUGGETS CROSSING LAKE CRACKENBACK

AMMENDMENTS			
DATE	DESCRIPTION	CODE	

Verified	ISSUE	DRAWN	SCALE
Approved	Preliminary	E.R.	1:200
Tender		DATE	REVISION
Reviewed	Construction	25.02.2007	

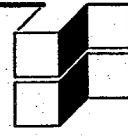


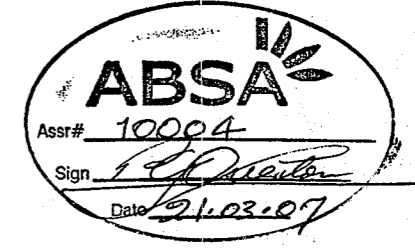
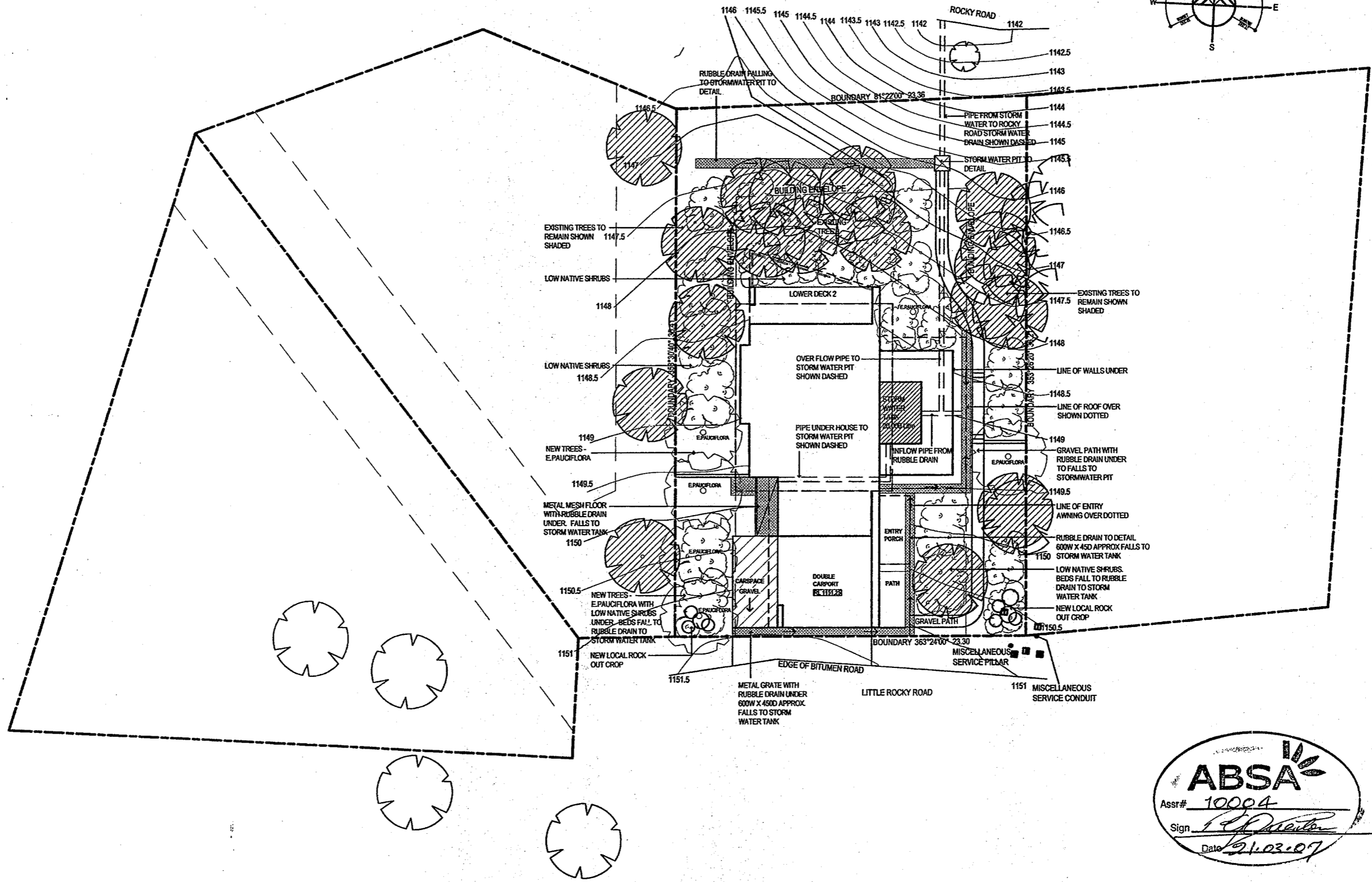
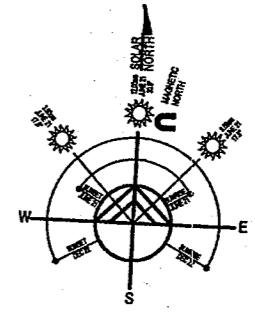
JOB NO: **0628**
 PROPOSED RESIDENCE FOR
 ANDREA CURTIS & ANDREW ROBERTSON
 LOT 132 SP 77171
 31 NUGGETS CROSSING LAKE CRACKENBACK

AMMENDMENTS			
DATE	DESCRIPTION	CODE	

Verified	ISSUE	DRAWN	SCALE
Approved	Preliminary	E.R.	1:200
Tender	Construction	DATE	REVISION
Reviewed		08.03.2007	

LANDSCAPE PLAN
DA02
 T T ARCHITECTURE
 35 KENNEDY STREET KINGSTON ACT
 Tel: 62283111 Fax: 62283112
 A.B.N. 72 007 549 835 A.C.I.A. 07 549 835



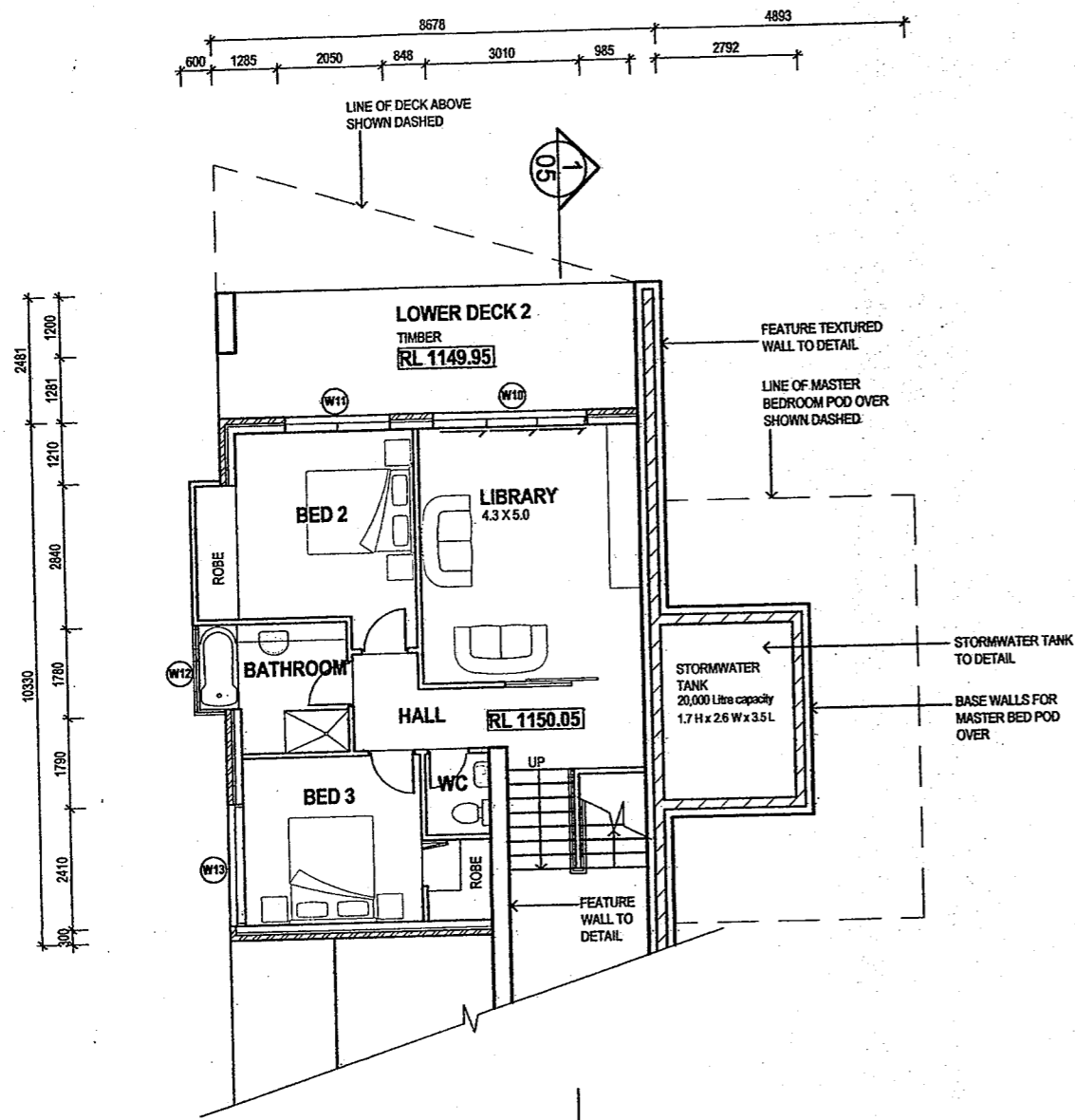


JOB NO: 0628
 PROPOSED RESIDENCE FOR
 ANDREA CURTIS & ANDREW ROBERTSON
 LOT 132 SP 77171
 31 NUGGETS CROSSING LAKE CRACKENBACK

AMMENDMENTS			
DATE	DESCRIPTION	CODE	

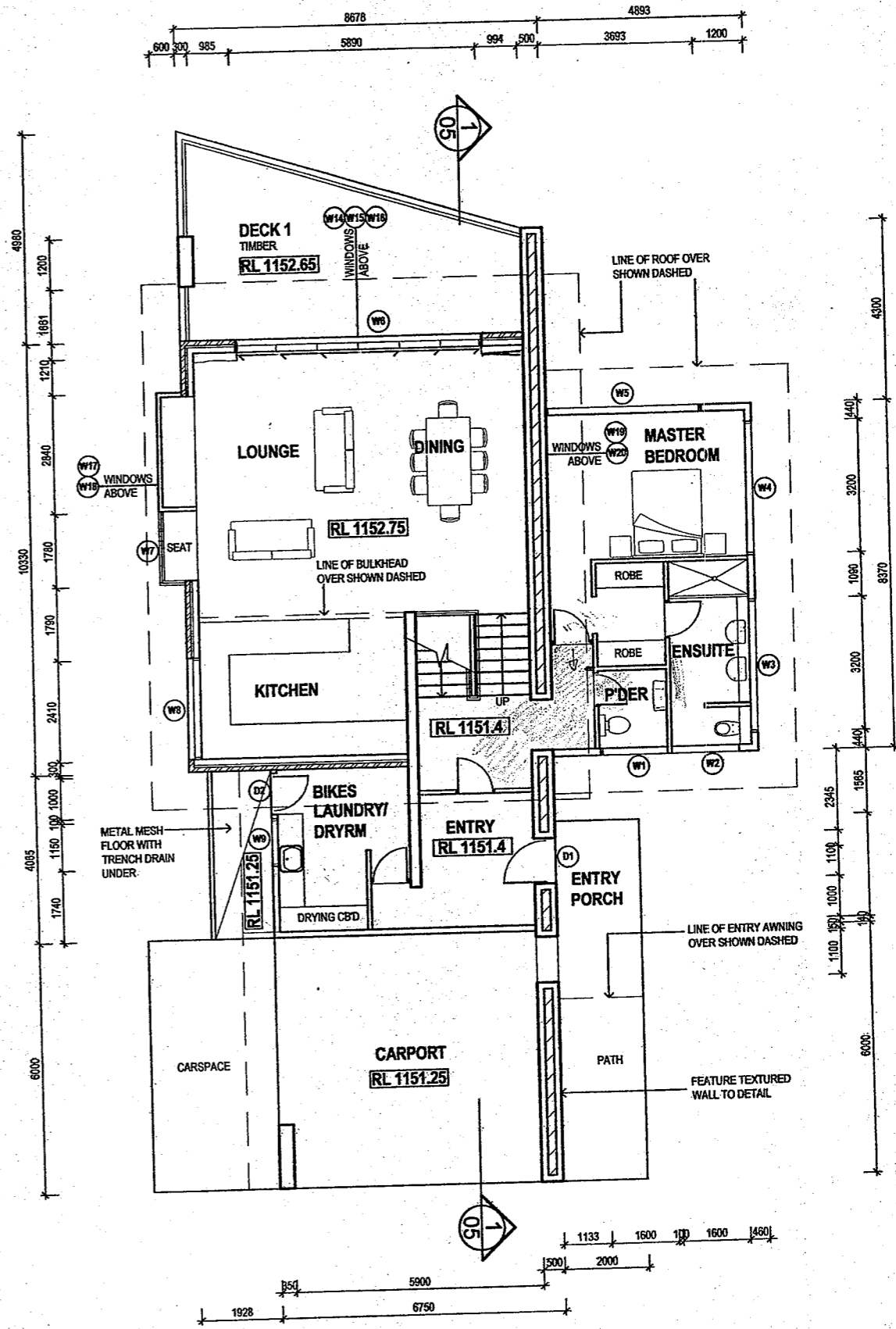
Verified	ISSUE	DRAWN	SCALE
Approved	Preliminary	E.R.	1:200
Reviewed	Tender	DATE	REVISION
	Construction	08.03.2007	

LANDSCAPE PLAN
 DA02
 T T ARCHITECTURE
 35 KEARNEY STREET HUNTSVILLE ACT
 Tel: 62263111 Fax: 62263112
 A.B.N. 72 07 549 835 A.C.N. 07 549 835



LOWER LEVEL FLOOR PLAN
SCALE: 1:100

AREAS:
 BLOCK AREA - 834.9m²
 35% x 834.0 = 292.2m² ALLOWABLE AREA
 LOWER FLOOR LEVEL AREA = 81.9m²
 UPPER LEVEL FLOOR AREA = 210.2m²
 (includes Carport and Entry Porch)
 TOTAL FLOOR AREA = 292.1m²



UPPER LEVEL FLOOR PLAN
SCALE: 1:100

JOB NO:
0628

PROPOSED RESIDENCE FOR
 ANDREA CURTIS & ANDREW ROBERTSON
 LOT 132 SP 77171
 31 NUGGETS CROSSING LAKE CRACKENBACK

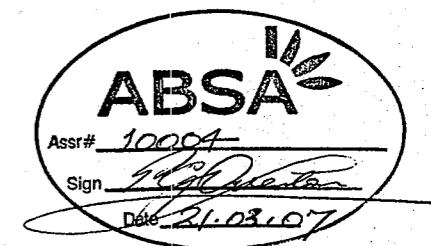
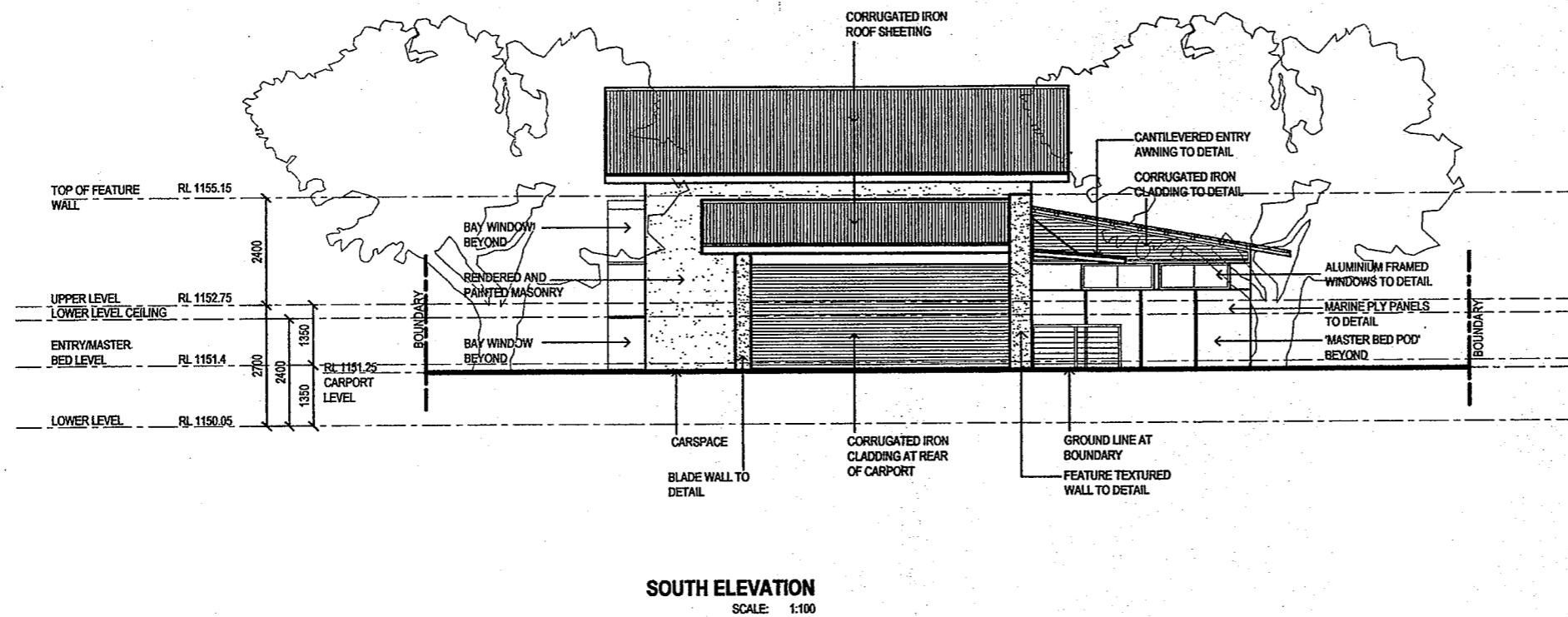
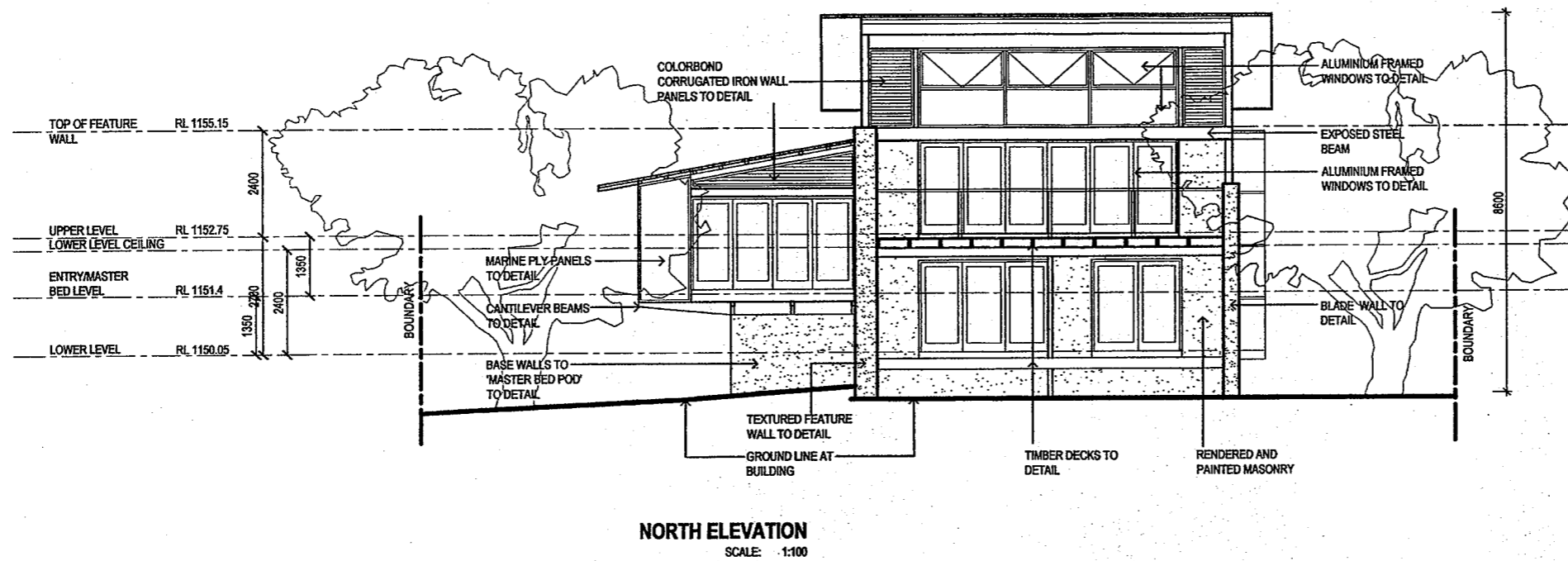
AMMENDMENTS			
DATE	DESCRIPTION	CODE	

Verified	ISSUE	DRAWN	SCALE
Approved	Preliminary	E.R.	1:100
Reviewed	Tender	DATE	REVISION
	Construction	28.02.2007	

FLOOR PLANS

DA04

T T ARCHITECTURE
 35 KENNEDY STREET KINGSTON HKT
 TEL: 62253111 FAX: 62253112
 A.B.N. 72 067 549 835 A.C.A.L. 067 549 835



JOB NO:

0628

PROPOSED RESIDENCE FOR
ANDREA CURTIS & ANDREW ROBERTSON
LOT 132 SP 77171
31 NUGGETS CROSSING LAKE CRACKENBACK

AMMENDMENTS			
DATE	DESCRIPTION	CODE	

Verified
Approved
Reviewed

ISSUE
Preliminary
Tender
Construction

DRAWN
E.R.
DATE
28.02.2007

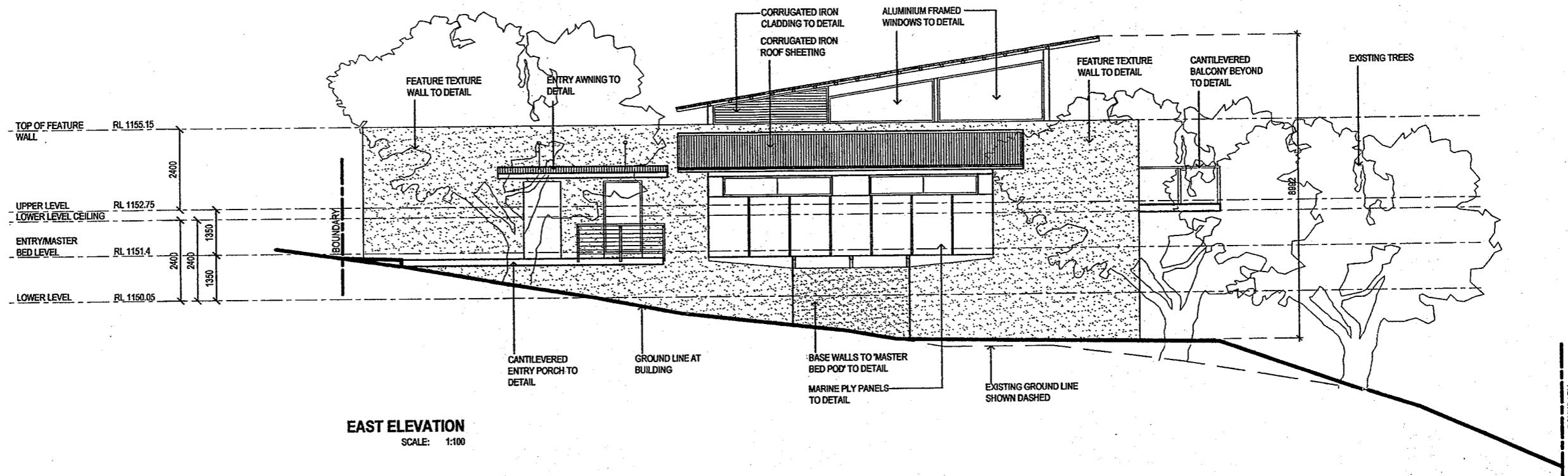
SCALE
1:100
REVISION

NORTH & SOUTH ELEVATIONS

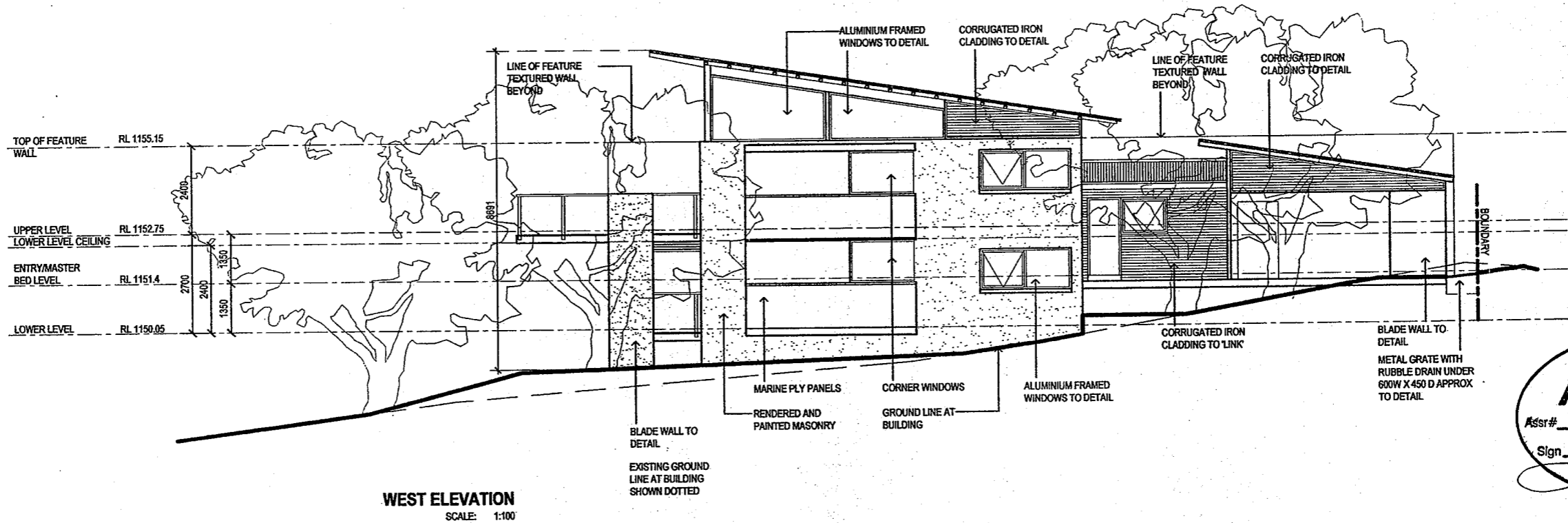
DA05

T T ARCHITECTURE
55 KENNEDY STREET KINGSTON ACT
TEL: 62263111 FAX: 62263122
A.B.N. 72 057 548 835 A.C.N. 057 548 835





EAST ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100



JOB NO: **0628**
PROPOSED RESIDENCE FOR ANDREA CURTIS & ANDREW ROBERTSON
 LOT 132 SP 77171
 31 NUGGETS CROSSING LAKE CRACKENBACK

AMMENDMENTS			
DATE	DESCRIPTION	CODE	

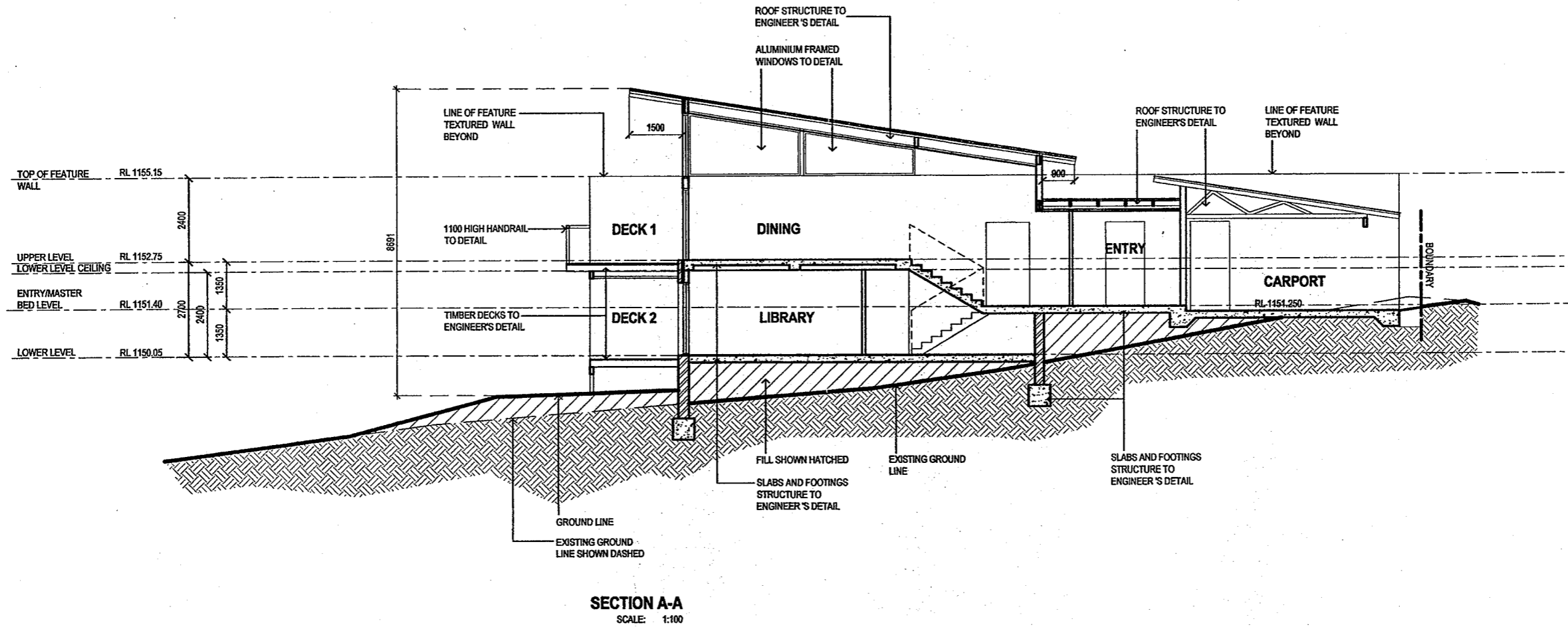
Verified	ISSUE	DRAWN	SCALE
Approved	Preliminary	E.R.	1:100
Reviewed	Tender	DATE	REVISION
	Construction	28.02.2007	

EAST & WEST ELEVATIONS

DA06

T T ARCHITECTURE
 35 KENNEDY STREET KINGSFORD ACT
 TEL: 62263111 FAX: 62263112
 A.B.N. 72 067 549 825 A.C.N. 067 549 825





JOB NO: **0628**
 PROPOSED RESIDENCE FOR
 ANDREA CURTIS & ANDREW ROBERTSON
 LOT 132 SP 77171
 31 NUGGETS CROSSING LAKE CRACKENBACK

AMMENDMENTS			
DATE	DESCRIPTION	CODE	

Verified	ISSUE	DRAWN	SCALE
Approved	Preliminary	E.R.	1:100
Reviewed	Tender	DATE	REVISION
	Construction	13.12.2006	

SECTION A-A

DA08
 TT ARCHITECTURE
 35 KENNEDY STREET KINGSTON ACT
 Tel: 62283111 Fax: 62283112
 A.B.N. 72 067 549 835 A.C.N. 067 549 835

