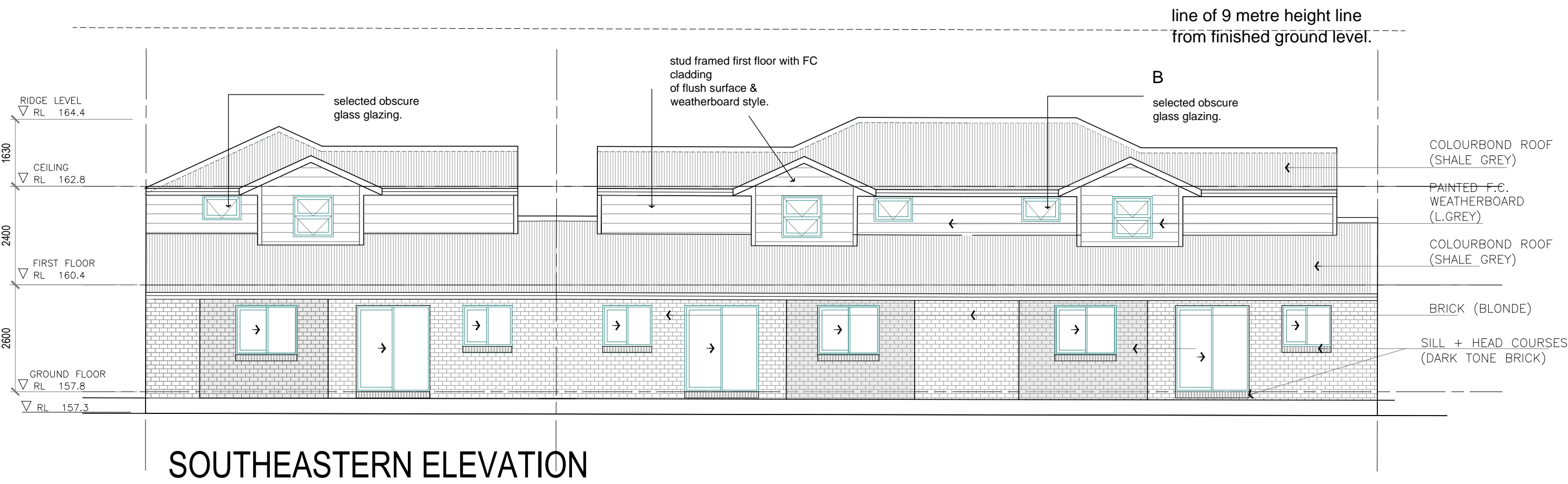
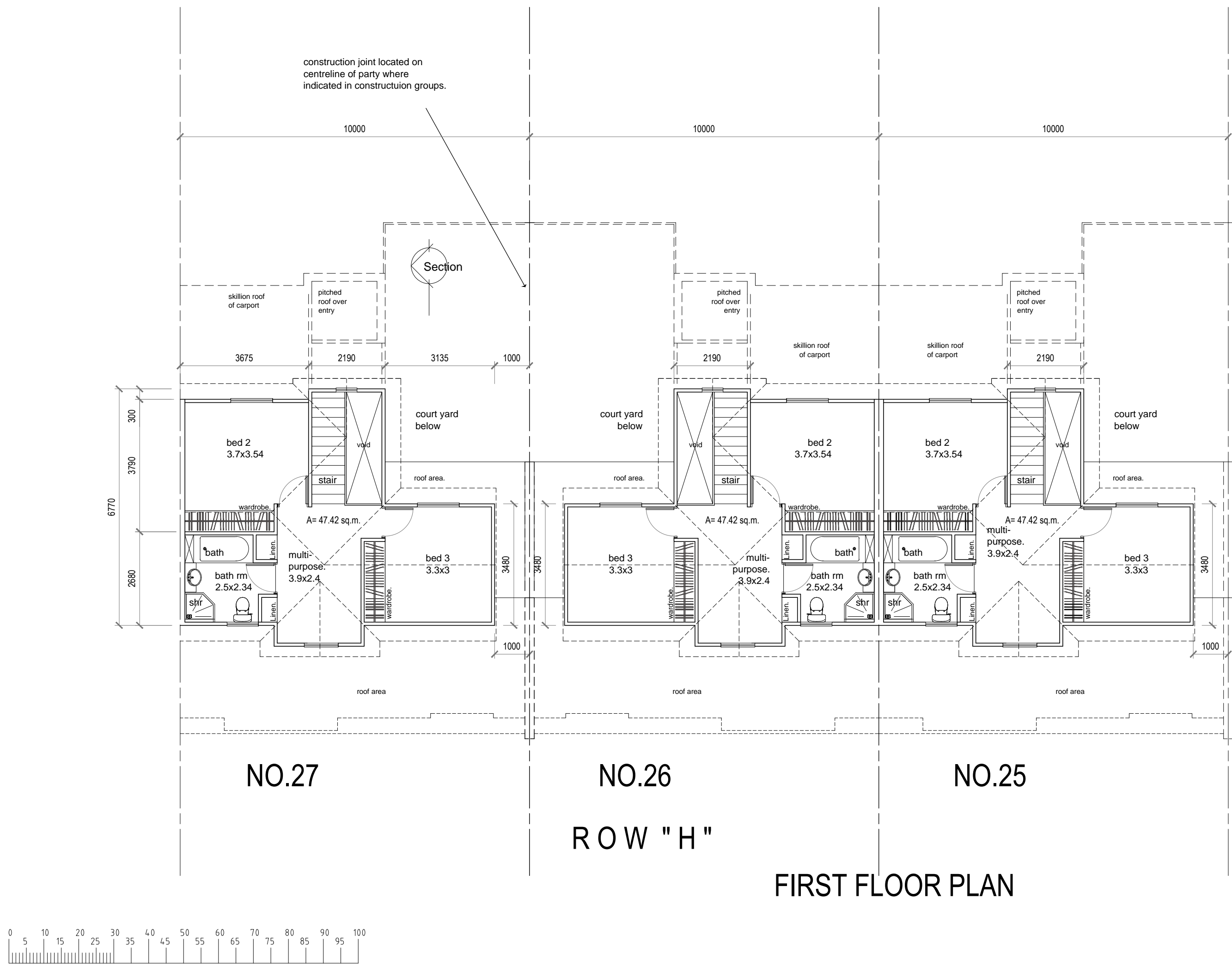


North

TYPE - B ROW HOUSE



SOUTHEASTERN ELEVATION



FIRST FLOOR PLAN

Construction Outline.

Floor Structures:  
Ground Floor: concrete slab on ground.  
First Floor: timber framed.

Walls:  
Party walls: 270 mm cavity brickwork or rated equivalent structure with Movement Control Joints.

Facade walls: Ground Floor - brick veneer with bag rendered base.  
First Floor - stud framed clad.  
Interior walls: stud framed.

Roof framing: truss framed pitched roof of pitches as indicated.

Roofing: Selected prefinished corrugated metal deck.

Insulation: As per Basic Certificate.

Note:

This drawing is a Sketch Plan and hence all dimensions, areas, detailing, finishes, and compliances etc are to be confirmed.

October 2016 BSA Reference: 11051  
Building Sustainability Assessments Ph: (02) 4962 3439  
enquiries@buildingsustainability.net.au www.buildingsustainability.net.au

**Important Note for Development Applicants**  
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification 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 whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.  
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Building Sustainability Assessments.  
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction. No loss of insulation arising from ceiling penetrations has been simulated.

Thermal Performance Specifications					
External Wall Construction		Insulation	Colour (Solar Absorptance)	Detail	
Brick Veneer & Lightweight		R2.0	Any		
Concrete + Plasterboard		R1.0	Any		
230mm Double Brick		none	Any		
Internal Wall Construction		Insulation	Detail		
Plasterboard on studs & Concrete		none			
Ceiling Construction		Insulation	Detail		
Plasterboard		R3.5 to ceilings adjacent to roof and decks above			
Roof Construction		Insulation	Colour (Solar Absorptance)	Detail	
Metal		Foil + R1.0 blanket to all new roof			
Concrete		none	Any		
Floor Construction		Insulation	Covering	Detail	
Concrete		none	As drawn (if not noted default values used)		
Windows	Glass and frame type	U	SHGC	Area sq m	Detail
Generic:	Single clear Aluminium	As drawn			
Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
Generic:	Single clear Aluminium	As drawn			
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.					
External Window Cover					
As drawn					
Fixed shading - Eaves		Width includes guttering, offset is distance above windows			
Width: as drawn		Offset: as drawn	Nominal only, refer to plan for detail		
Fixed shading - Other		Verandahs, Pergolas (type and description)			
Shaded areas and shade devices as drawn					
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following: - Thermal construction in accordance with Section J1.2 or Vol 2 Part 3.12.1.1 - Thermal breaks in accordance with Section J1.3(c) & 1.3(d) or Part 3.12.1.2(c) & 3.12.1.4(b) - Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(c) - Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(ii) or (c) & (d) - Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.					

PROPOSED RESIDENTIAL DEVELOPMENT  
91 to 103 Menangle Street, Picton, NSW



WOODHOUSE & DANKS ARCHITECTS PTY LTD

In collaboration with

DRAKE DESIGNS Building & Design Consultants

Stephen R Fayle  
ABN: 26 064 690 106  
ARN: 3274

Suite 207 Level 2, 20 Dale Street,  
Brookvale NSW 2100  
T: (02) 9939 8810  
E: admin@woodhousedanks.com.au

Picton NSW.  
Tel : 0407 939 181 / 02 4681 9950

TOWNHOUSE ROW - "H" - TYPE B  
NOS. 25, 26, 27 FIRST FLR & ELEVATION

JOB NO.

16006

DWG. No.

REV

DA3.11A

No. DATE REVISION OR ISSUE DWN. CHK.

SCALE

1 : 100 @ A1

DATE

July 2018

CAD FILE

K:\2018\16006 Menangle St Picton Townhouse