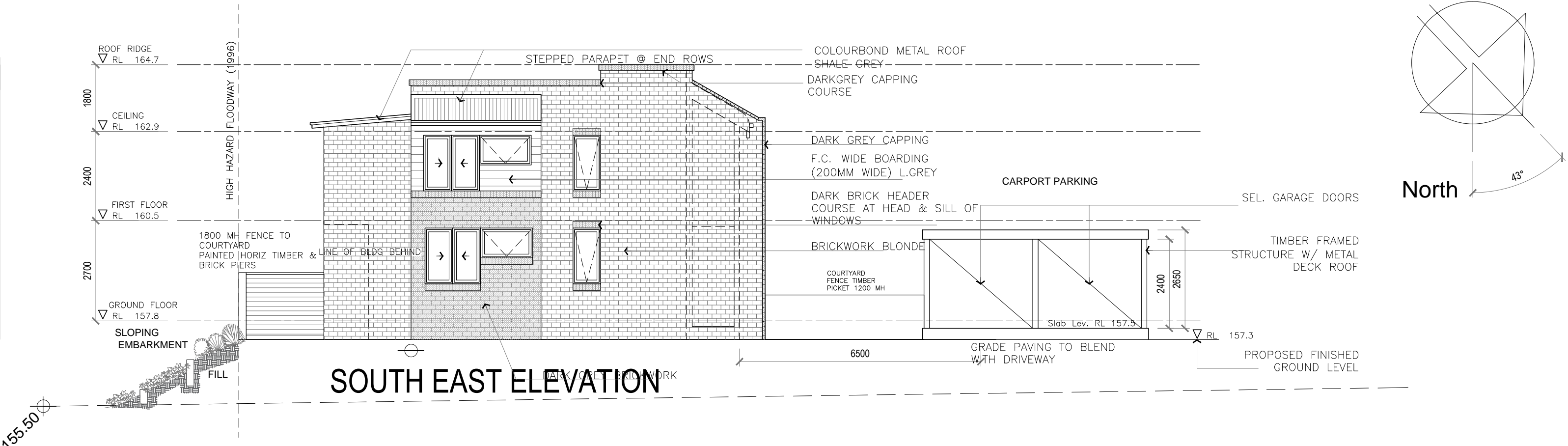
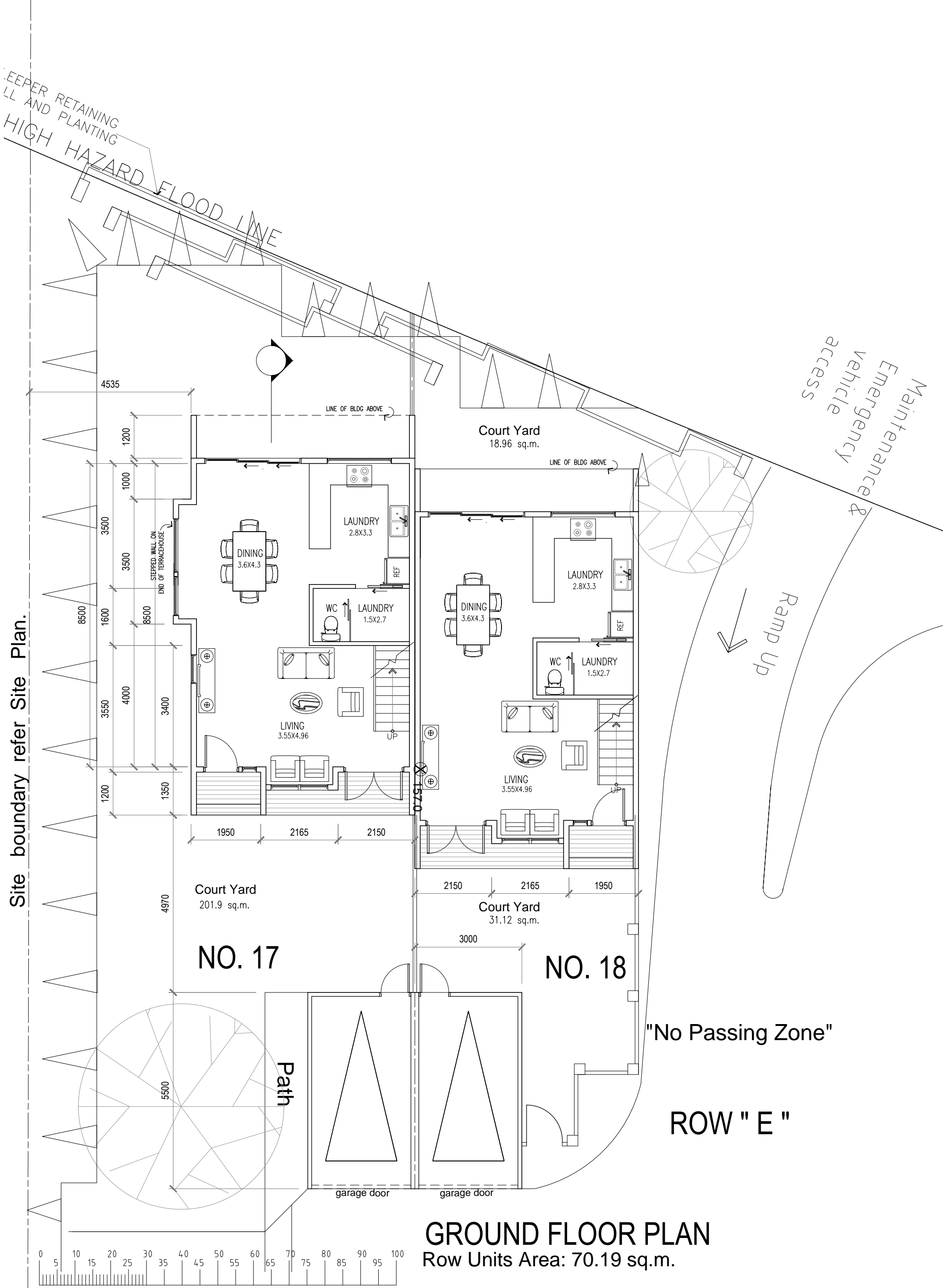


NORTHEAST ELEVATION
view along Carparking area

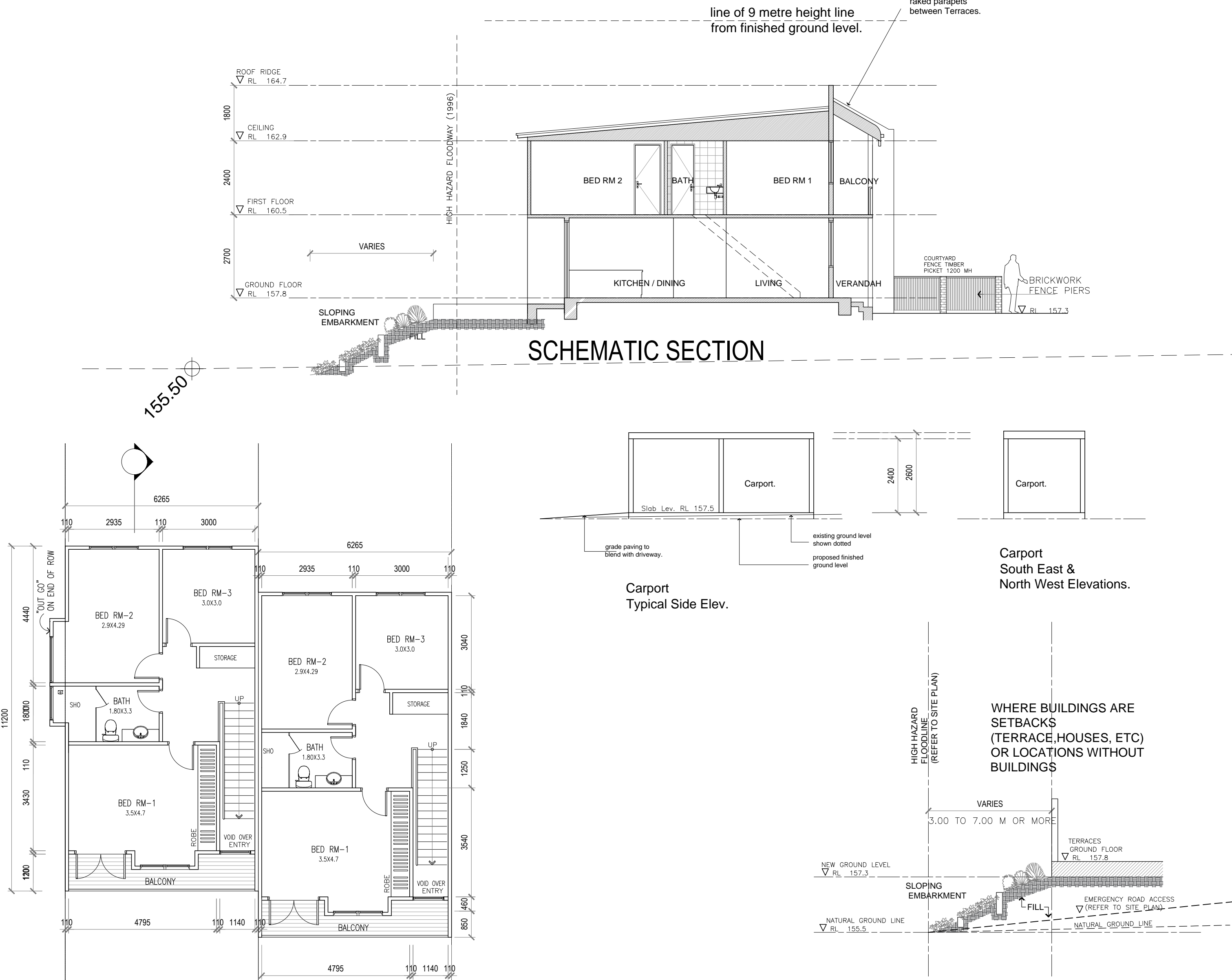
SOUTH EAST ELEVATION
view from Creek reserve area



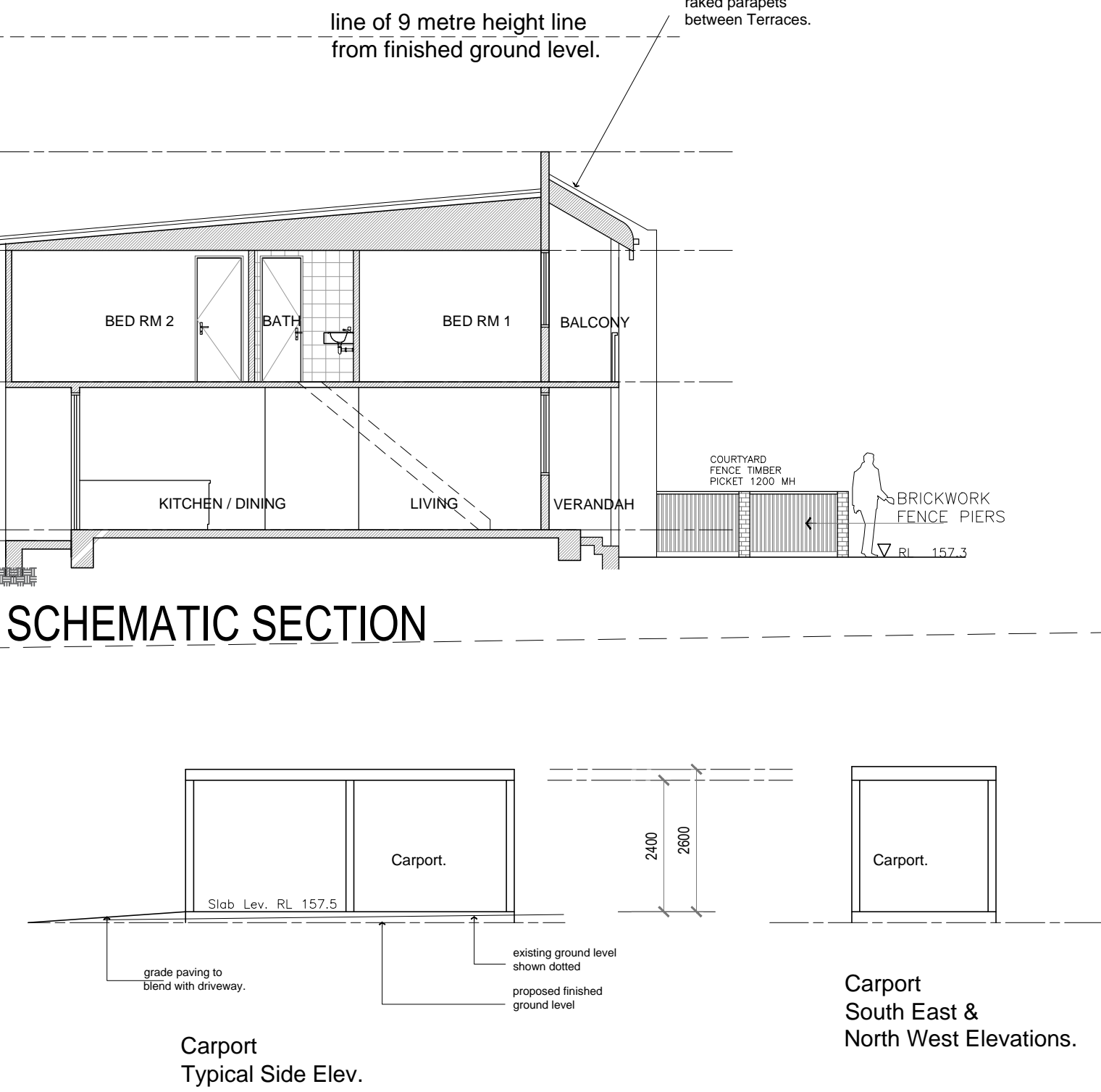
SOUTH EAST ELEVATION



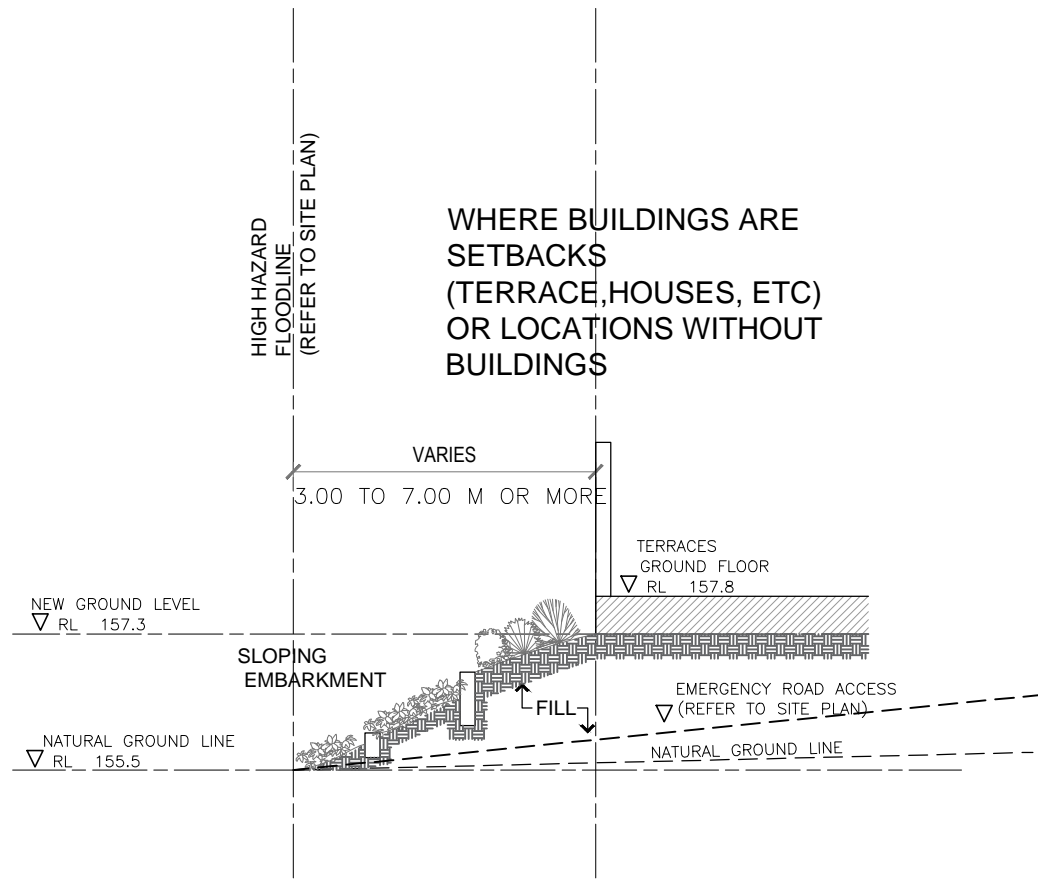
GROUND FLOOR PLAN
Row Units Area: 70.19 sq.m.



FIRST FLOOR PLAN
Row Units Area: 64.73 sq.m. (excl Stairwell)



SCHEMATIC SECTION



SECTION THRO EMBARKMENT AT HIGH
HAZARD FLOOD LINE AT TERRACE HOUSES
OR OPEN AREAS

Fences
B.K. Brick or Brick Pier M.B. Powder coat Metal balusters C.F. Fence Timber or Colourbond
Car Port Construction.
R.Conc slab, timber posts Timber framed roof with colourbond roof deck.
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. First Floor - stud framed clad. Interior walls: stud framed.
Roof framing: truss framed pitched roof of pitches as indicated.
Roofing: Selected prefabricated corrugated metal deck.
Insulation: As per Basix Certificate.
Note:

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 Absorbance) 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 Absorbance) 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
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	Detail
As drawn	
Fixed shading - Eaves	Width includes guttering, offset is distance above windows
Width: as drawn	Offset: as drawn
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 Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1	
Thermal breaks in accordance with Section J1.3(d) & 1.5(c) 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(e)	
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

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Brookvale NSW 2100
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Picton NSW,
Tel : 0407 939 181 / 02 4681 9950

TOWNHOUSE ROW - "E" - NOS. 17 & 18 FLOOR PLAN , ELEVATIONS & SECTION

JOB No.
16006

DWG. No. REV

DA 3.6A

No. DATE REVISION OR ISSUE DWN. CHK.

SCALE
1 : 100 @ A1

DATE
July 2018

CAD FILE
K:\2016\16006 Menangle St Picton Townhouse