

North

(CREAM)

BRICKWORK (BLONDE)

BAGGED / RENDER
FINISH (WALLABY)

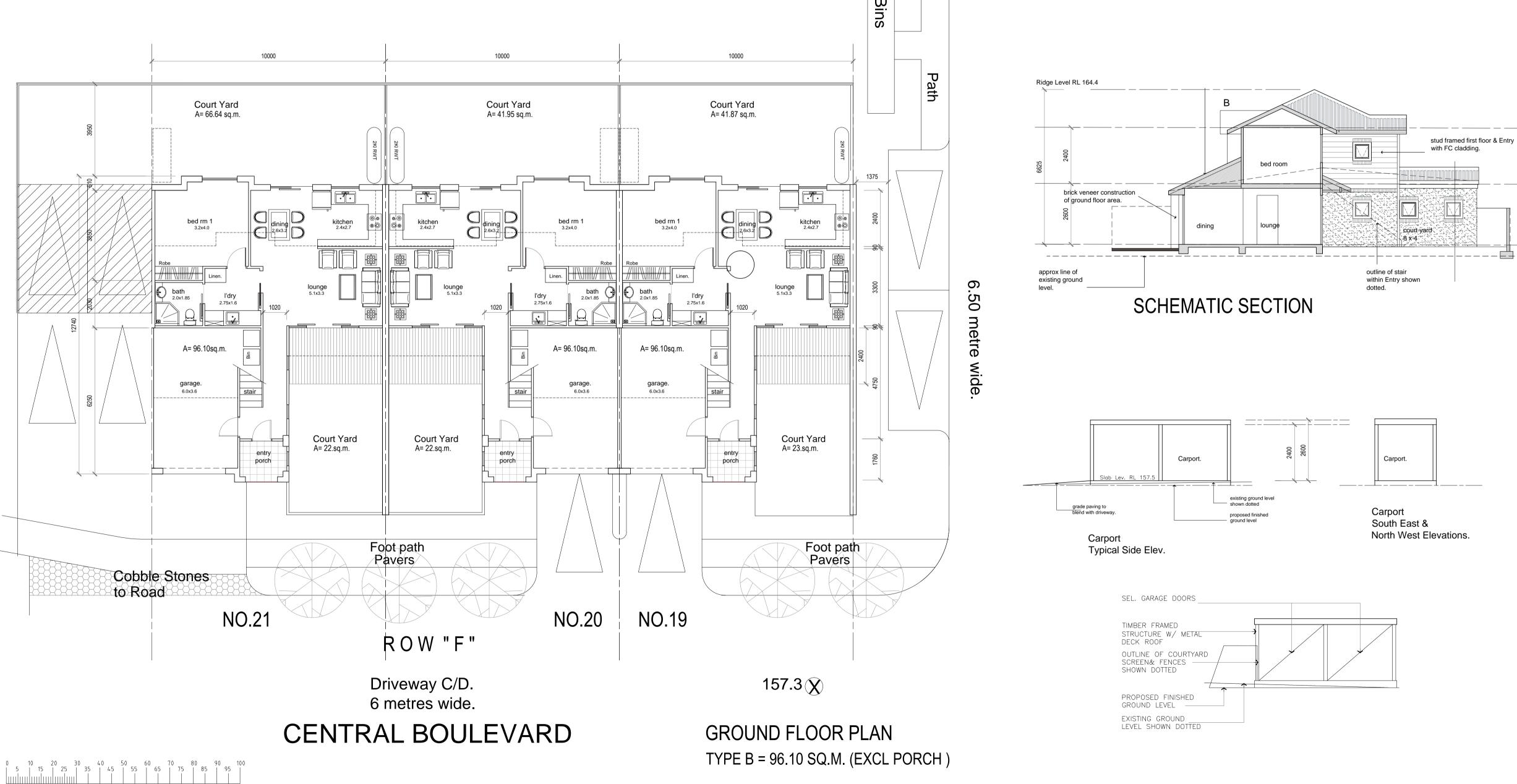
COLOURBOND ROOF

(SHALE GREY)

WEATHERBOARD

SOUTHWESTERN ELEVATION

Nos: 19 & 21 similar in reverse



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 corrgated metal deck.

Insulation: As per Basix Certificate.

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

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 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 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 simulate. **Thermal Performance Specifications** Brick Veneer & Lightweight Internal Wall Construction **Ceiling Construction** nsulation Colour (Solar Absorptance) Foil + R1.0 blanket to all new roof none As drawn (if not noted default values used) value is lower and the SHGC is less than 10% higher or lower than the above figures. Nominal only, refer to plan for detail 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)(iii) 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 TO In collaboration with

DRAKE DESIGNS Building & Design Consultants

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

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Picton NSW. Tel: 0407 939 181 / 02 4681 9950 TH ROW - "F" - TYPE B NOS. 19, 20, 21 FLOOR PLAN, ELEVATIONS, & SECTION

SCALE

DATE

July 2018

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CAD FILE

K:\2018\16006 Menangle St Picton \townhouse

JOB No. 16006

DA 3.7A