







0 5 10 20 40MM  
SCALE FOR PRINTING  
PURPOSE ONLY

RICHARDSON AVENUE

PHILLIPS AVENUE



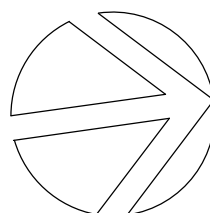
NOTE: FRL 60/60/60  
ALL PARTY WALLS TO EXTEND TO  
UNDERSIDE OF ROOFING IN  
ACCORDANCE WITH BCA  
REQUIREMENTS

October 2021 BSA Reference: 16181  
Building Sustainability Assessments Ph: (02) 4962 3439  
enquiries@buildingsustainability.net.au www.buildingsustainability.net.au

**Important Note**  
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.  
If different construction elements are applied then the Assessor Certificate is no longer valid.

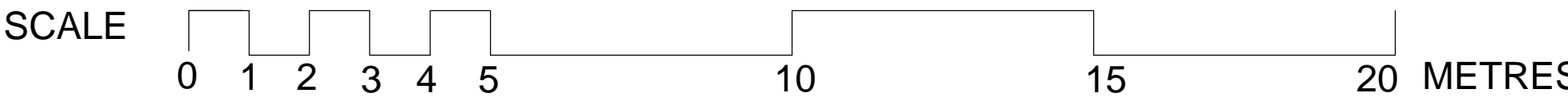
Thermal Performance Specifications (does not apply to garage)				
External Wall Construction			Added Insulation	
Cavity Brick			R1.0	
Reverse Brick Veneer (Unit 8 only)			R2.0	
Internal Wall Construction			Added Insulation	
Brick			none	
Cavity Brick (party walls)			none	
Cavity Brick (walls adjacent to lobbies)			R1.0	
Ceiling Construction			Added Insulation	
Plasterboard			R3.5 to ceilings adjacent to roof space	
Roof Construction		Colour	Added Insulation	
Metal		Any	Foil + R1.0 blanket	
Floor Construction		Covering	Added Insulation	
Concrete		As drawn	None	
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	As drawn
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	As drawn

Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors  
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers  
**Skylights** Glass and frame type U Value SHGC Area sq m  
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified  
**External Window Shading** (eaves, verandahs, pergolas, awnings etc)  
All shade elements modelled as drawn  
**Ceiling Penetrations** (downlights, exhaust fans, flues etc)  
No adjustment has been made for losses to insulation arising from ceiling penetrations.

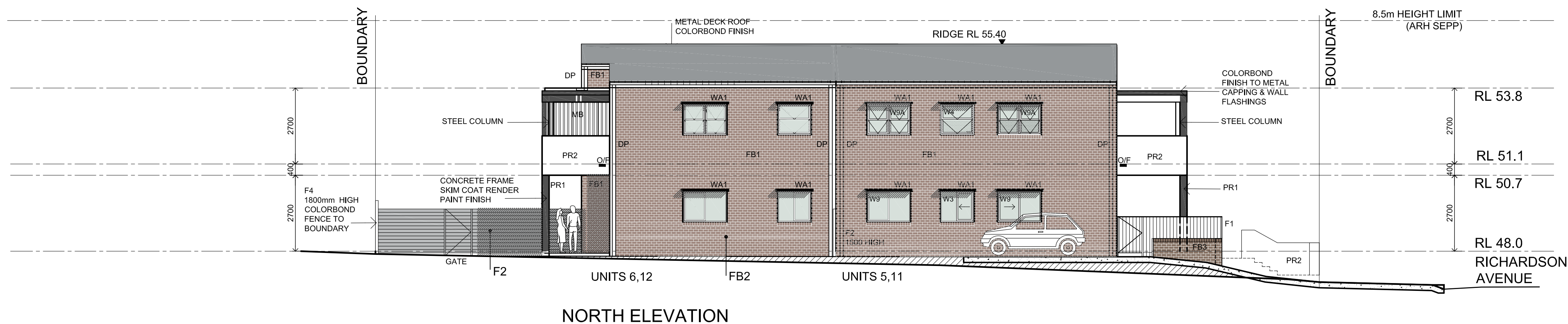
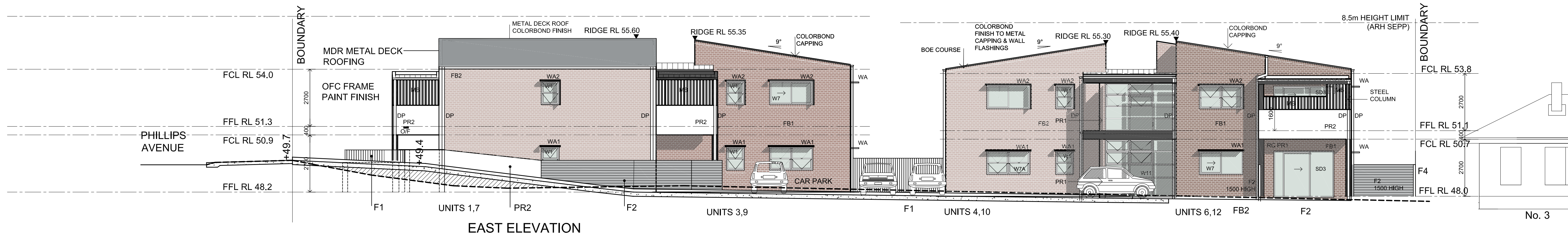
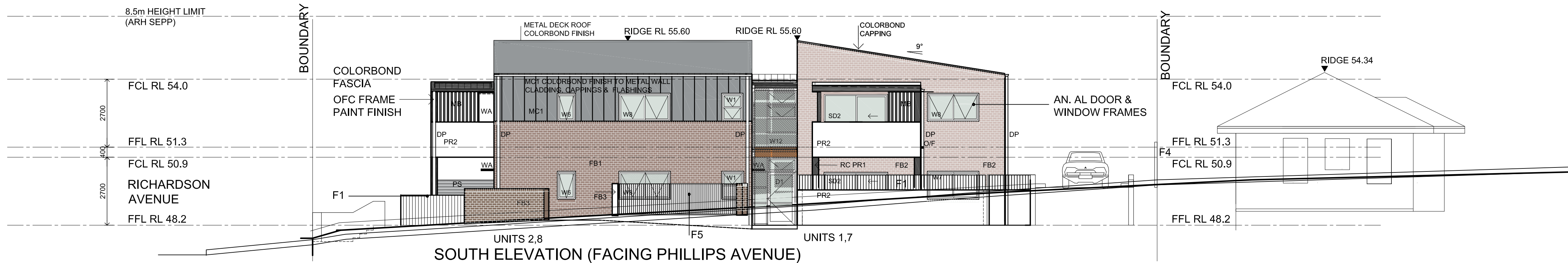
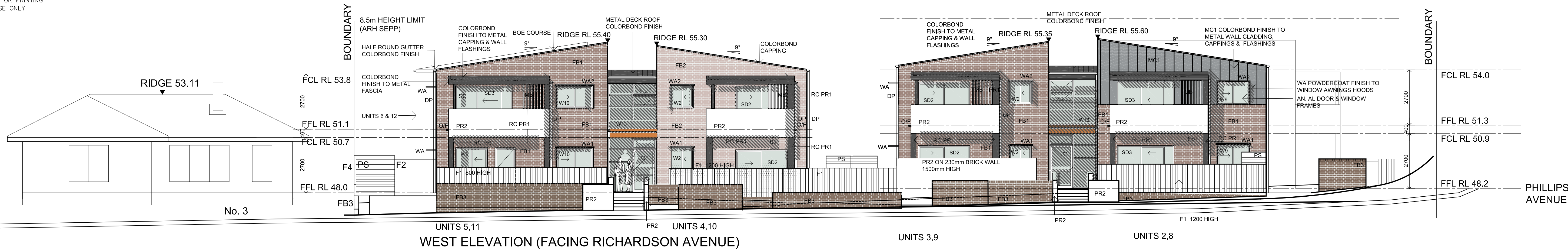


NORTH

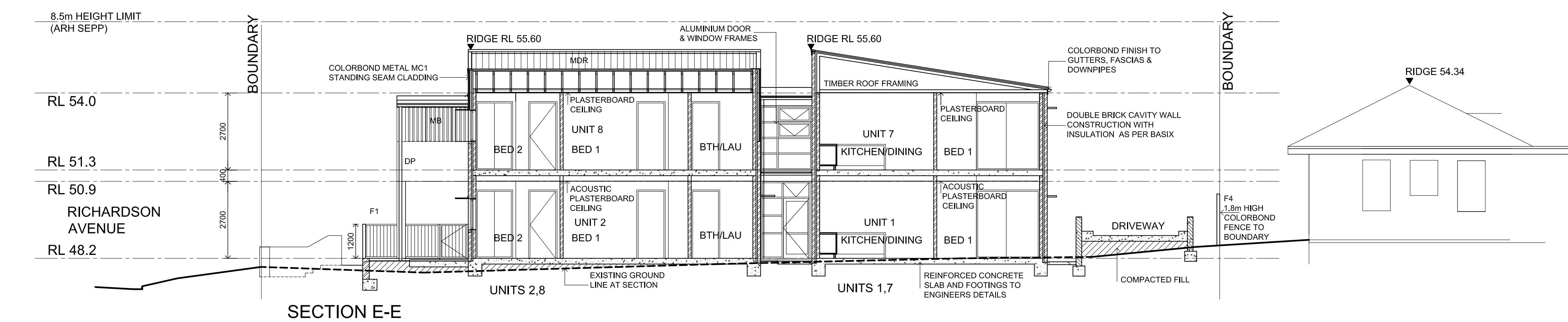
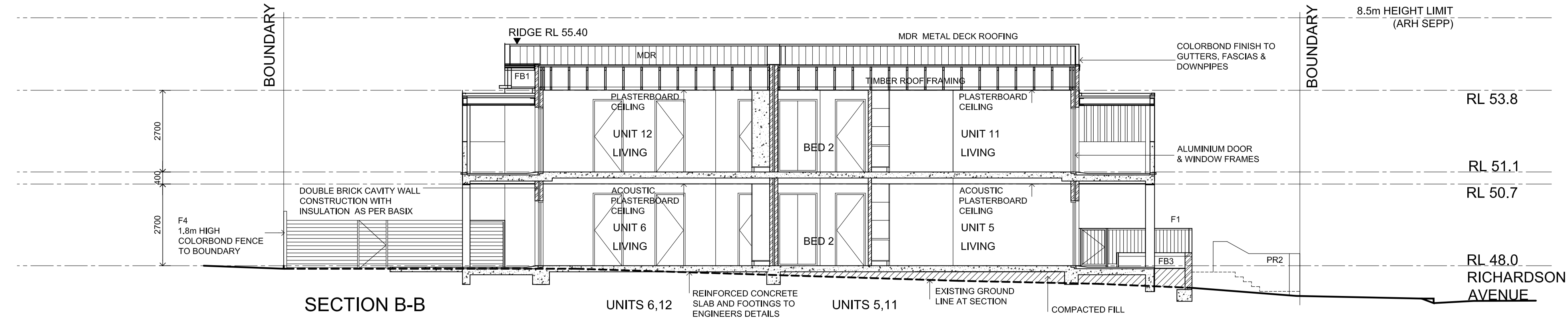
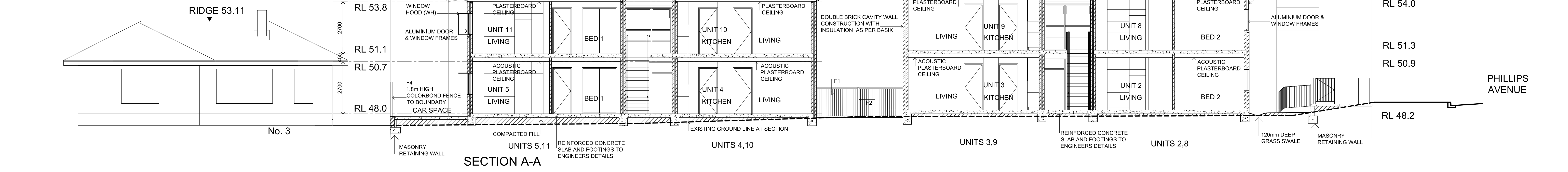
ROOF PLAN











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Thermal Performance Specifications (does not apply to garage)		
<b>External Wall Construction</b>		<i>Added Insulation</i>
Cavity Brick		R1.0
Reverse Brick Veneer (Unit 8 only)		R2.0
<b>Internal Wall Construction</b>		<i>Added Insulation</i>
Brick		none
Cavity Brick (party walls)		none
Cavity Brick (walls adjacent to lobbies)		R1.0
<b>Ceiling Construction</b>		<i>Added Insulation</i>
Plasterboard	R3.5 to ceilings adjacent to roof space	
<b>Roof Construction</b>	<i>Colour</i>	<i>Added Insulation</i>
Metal	Any	Foil + R1.0 blanket

Floor Construction		Covering		Added Insulation	
Concrete		As drawn		None	
Windows	Glass and frame type	U Value	SHGC Range	Area sq m	
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	As drawn	
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	As drawn	

Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louveres

Skylights	Glass and frame type	U Value	SHGC	Area sq m
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