



WOODHOUSE & DANKS ARCHITECTS TO 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

PERSPECTIVE

Townhouses 13 & 22

Ridge Level RL 164.4

approx line of

existing ground

Nos: 10 & 24 similar in reverse

SCHEMATIC SECTION

October 2016
Building Sustainability Assessments

External Wall Construction
Brick Veneer & Lightweight

Plasterboard on studs & Concrete

Concrete + Plasterboard
230mm Double Brick
Internal Wall Construction

Ceiling Construction

enquiries@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

these requirements, the proposed construction varies to those détailed 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

U and SHGC values are according to NFRC. Alternate products may be used if the U

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)(iii) or (c) & (d)

- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

Once the development is approved by the consent authority, these specifications will become

R3.5 to ceilings adjacent to roof and decks above

Nominal only, refer to plan for detail

Foil + R1.0 blanket to all new roof

detailed below and / or clearly indicated on referenced documentation.

SOUTHWESTERN ELEVATION

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

TOWNHOUSE TYPE "B" - 19,20,21,25,26,& 27 16006 FLOOR PLAN, ELEVATIONS & SECTION

outline of stair

BSA Reference: 11051

Ph: (02) 4962 3439

within Entry shown

stud framed first floor & Entry with FC Cladding Weather board

Type B.

Excl carport.

Construction Outline.

Ground Floor: concrete slab on ground.

Party walls: 270 mm cavity brickwork or rated equivalent structure

Facade walls: Ground Floor - brick veneer.

Roof framing: truss framed pitched roof

Roofing: Selected prefinished corrgated metal deck.

This drawing is a Sketch Plan and hence all dimensions, areas, detailing, finishes,

Insulation: As per Basix Certificate.

First Floor: timber framed.

Interior walls: stud framed.

Floor area: 122 sm

Dwelling Nos: 19, 20, 21, 25, 26, & 27

DWG. No. R

SCALE DATE July 2018

1 : 100 @ A1 CAD FILE D:\Picton June 2018\revised Facade 6.23.2018

DA 2.2F

"F" 07.07.2018 REVISED FACADE

No. DATE REVISION OR ISSUE

DWN. CHK.