

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



WOODHOUSE & DANKS ARCHITECTS PTY LTD

In collaboration with

DRAKE DESIGNS Building & Design Consultants

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TOWNHOUSE ROW - "D" - TYPE A & C
NOS. 13 ,14, 15, 16 - FIRST FLR , NW ELEV

SCALE
1 : 100 @ A1

DATE
July 2018

CAD FILE
K:\2018\16006 Menangle St Picton Townhouse

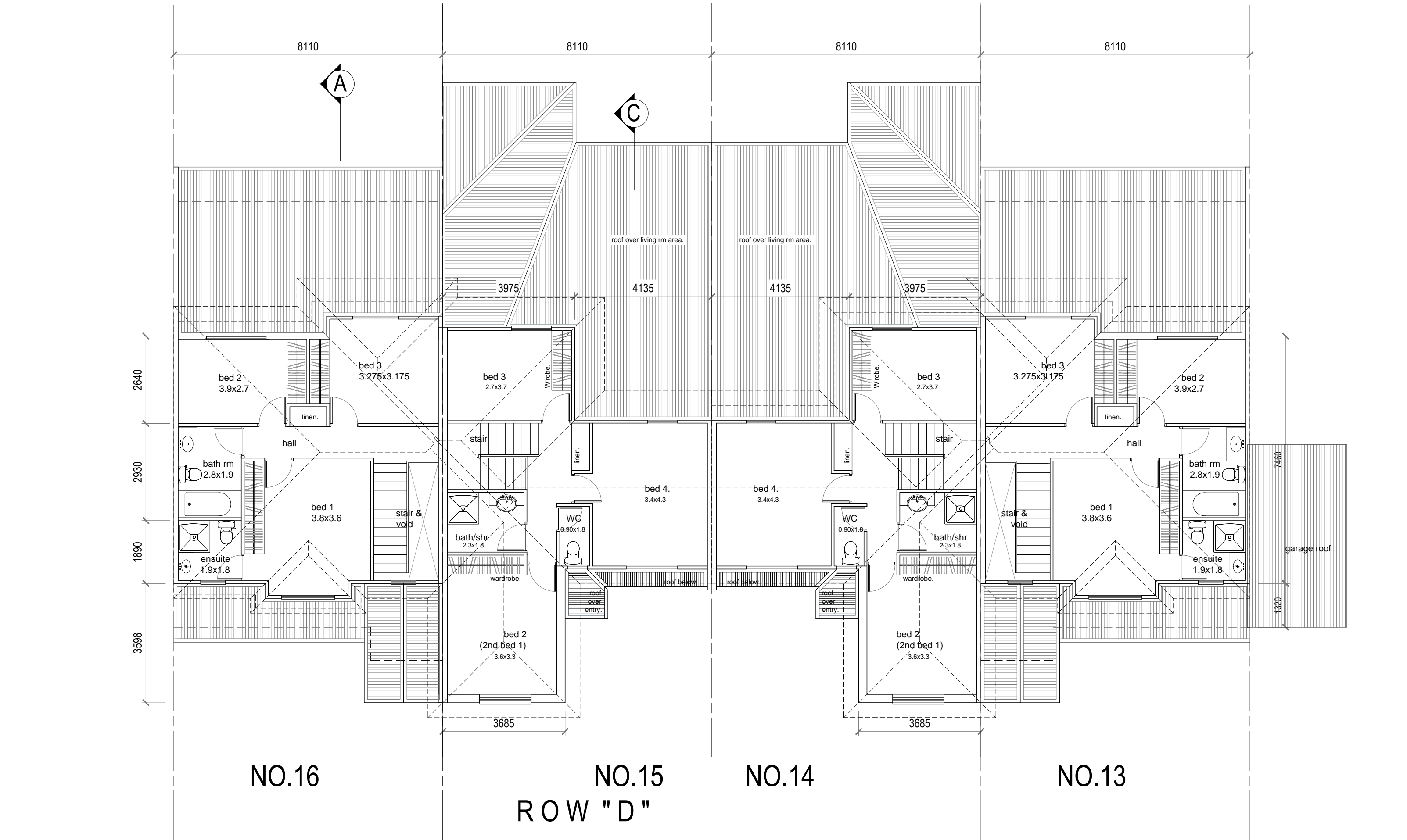
JOB No.

16006

DWG. No.

REV

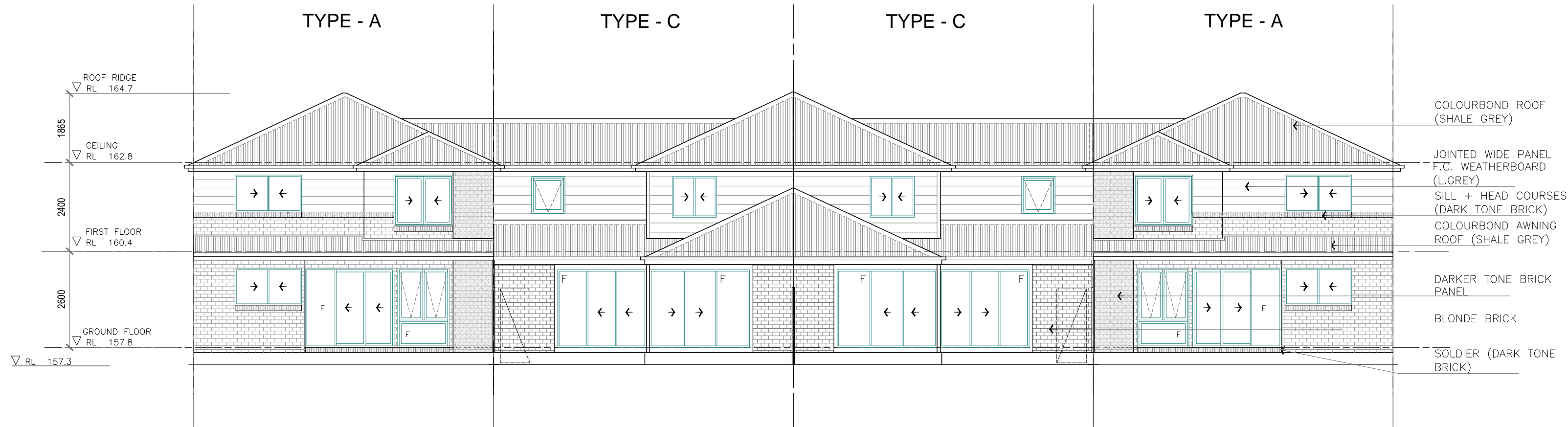
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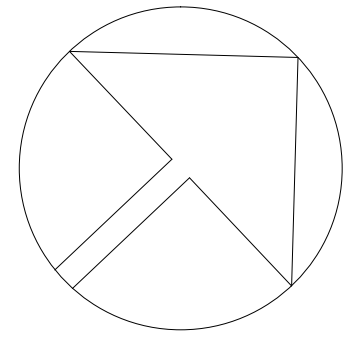
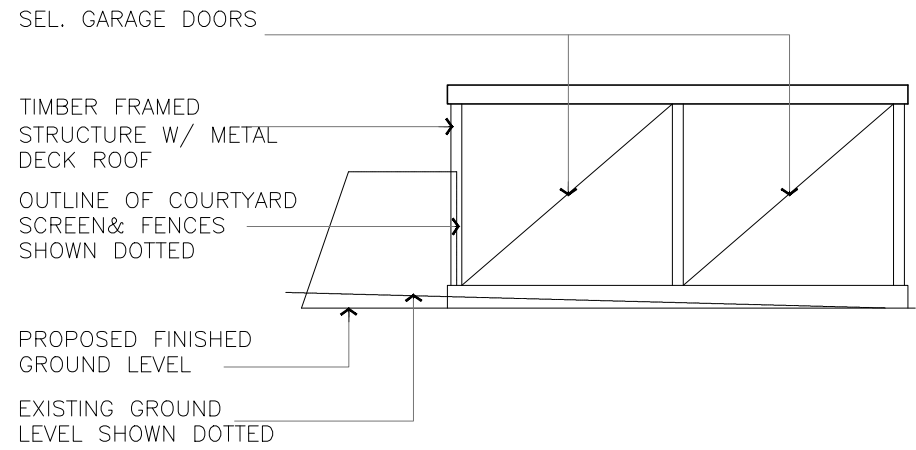
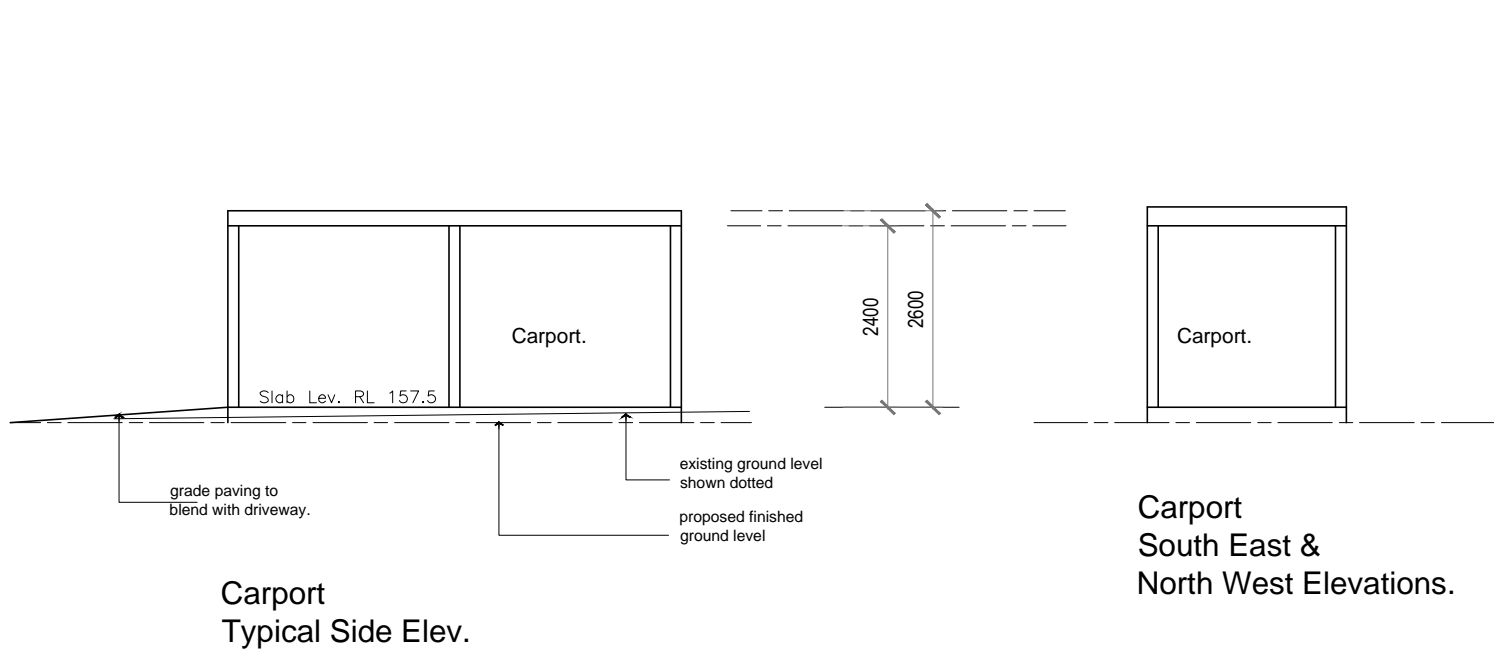
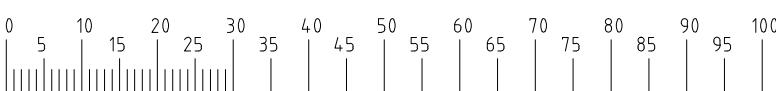
FIRST FLOOR PLAN

TYPE A = 60.0 SQ.M. (EXCL STAIRWELL)

TYPE C = 57.2 SQ.M. (EXCL STAIRWELL)



NORTHWESTERN ELEVATION



North

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
on pitches as indicated.

Roofing: Selected prefinished corrugated
metal deck.

Insulation: As per Basix 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 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
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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	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 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(d)
- Compensating for loss of ceiling insulation in accordance with Section J1.3(d) or Part 3.12.1.2(d)
- 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.