



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 corrugated metal deck.

Insulation: As per Basic 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 that 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	
225mm Double Brick	none	Any	
Internal Wall Construction			
Plasterboard on studs & Concrete	none		
Ceiling Construction			
Plasterboard	Insulation		Detail
	R3.5 to ceilings adjacent to roof and decks above		
Roof Construction			
Metal	Foil + R1.0 blanket to all new roof		
Concrete	none	Any	
Floor Construction			
Concrete	Insulation	Covering	Detail
	none	As drawn (if not noted default values used)	
Windows			
Generic	Glass and frame type	U SHGC	Area sq m Detail
	Single clear Aluminium	As drawn	
Skylights			
Generic	Glass and frame type	U SHGC	Area sq m Detail
	Single clear Aluminium	As drawn	
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 J1.2 or Part 3.12.1.1 - Thermal breaks in accordance with Section J1.3(a) & 1.5(c) or Part 3.12.1.2(a) & 3.12.1.4(b) - Compensating for loss of ceiling insulation in accordance with Section J1.3(a) or Part 3.12.1.2(a) - Floor insulation in accordance with Section J1.6(a) & (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 PTY LTD
In collaboration with
DRAKE DESIGNS Building & Design Consultants

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TOWNHOUSE ROW - "G" - TYPE A & C
NOS. 22, 23, 24 ; PLANS, ELEV & SECTION

SCALE 1 : 100 @ A1
DATE July 2018
CAD FILE K:\2018\16006 Menangle St Picton Townhouse

JOB No. 16006
DWG. No. 96
DA3.9 A

No.	DATE	REVISION OR ISSUE	DWN.	CHK.
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