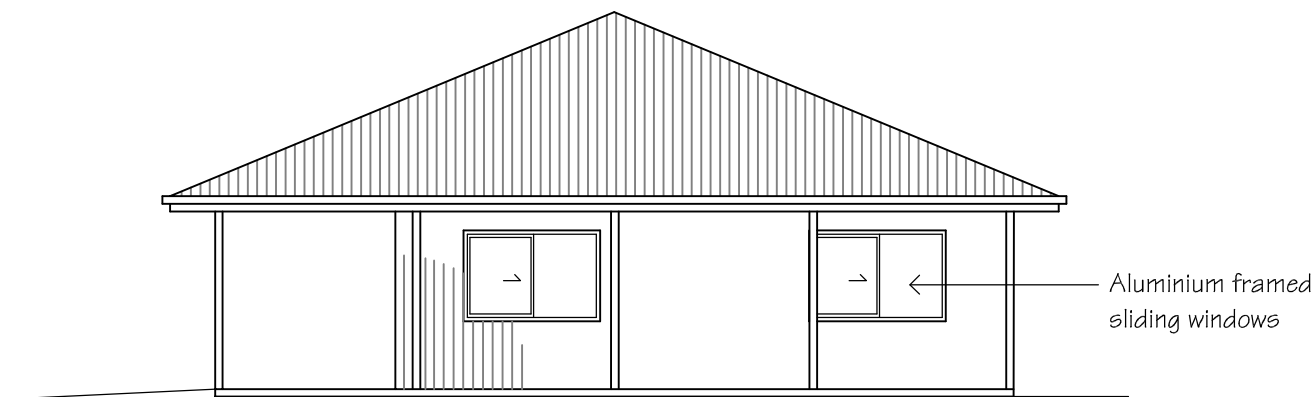


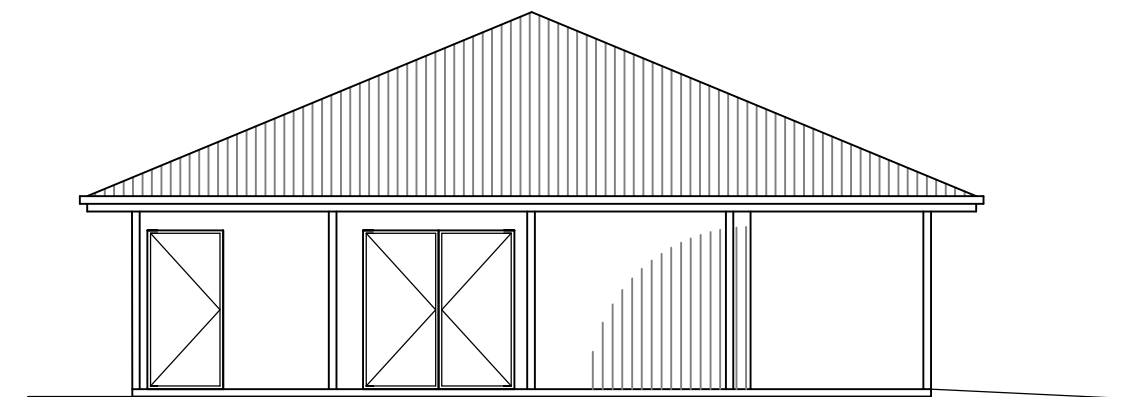
NORTHWEST ELEVATION

SCALE 1:100



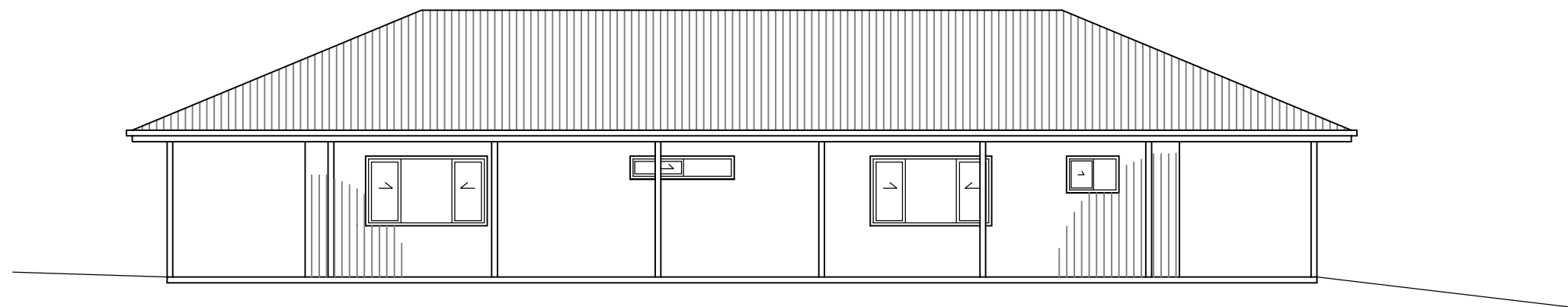
SOUTH WEST ELEVATION

SCALE 1:100



NORTH EAST ELEVATION

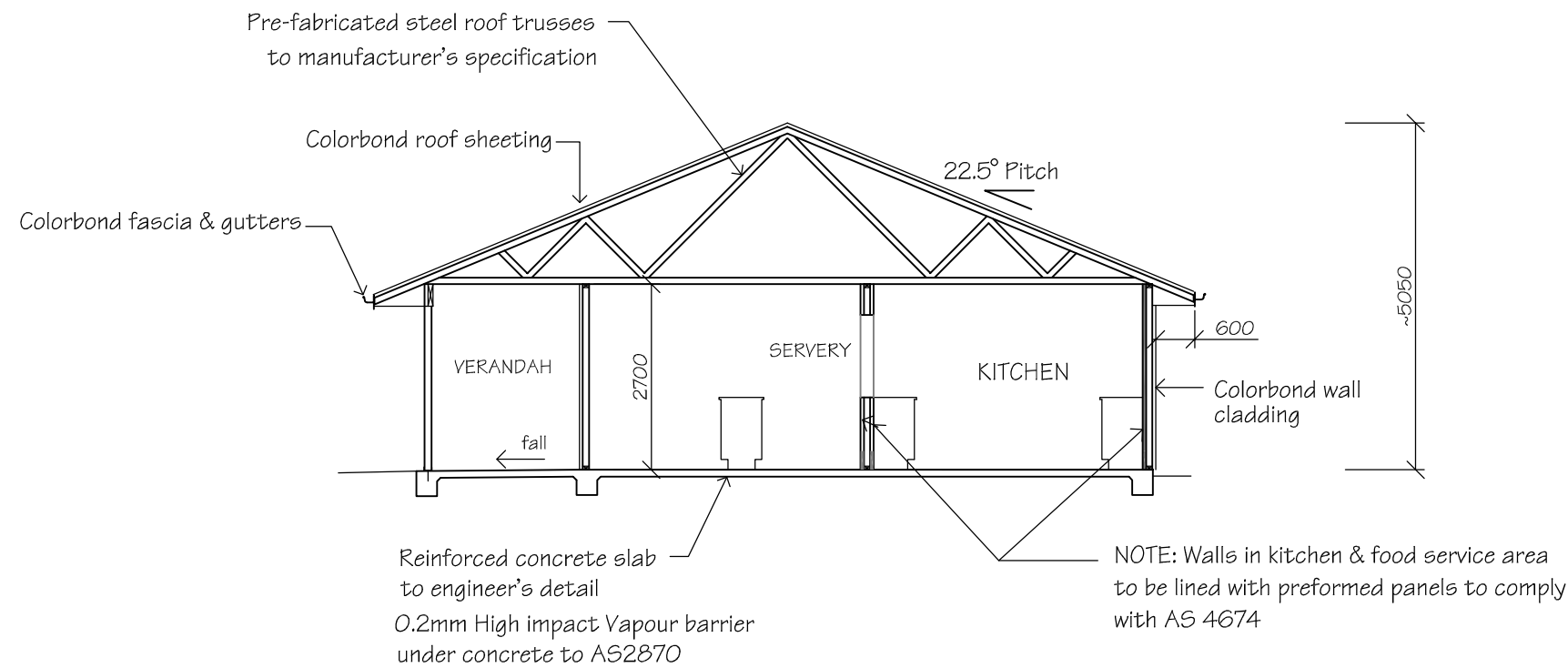
SCALE 1:100



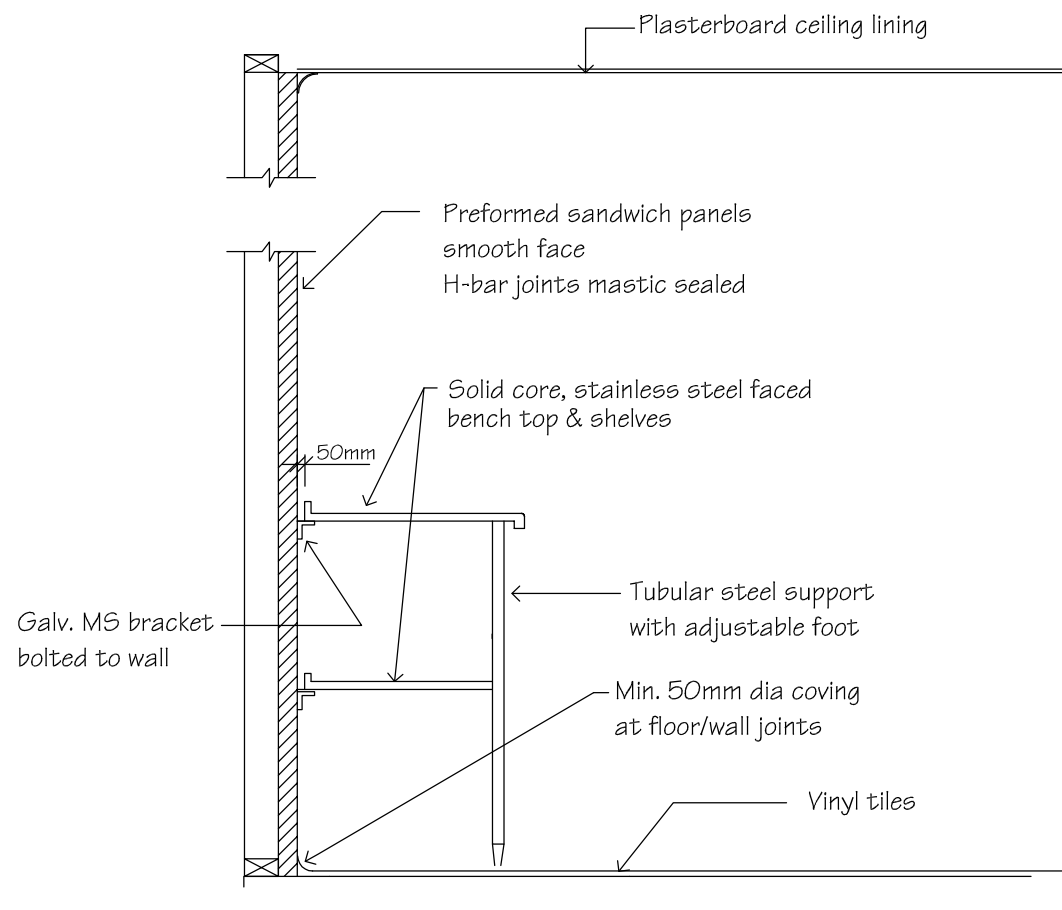
SOUTH EAST ELEVATION

SCALE 1:100

Project:			
PROPOSED OFFICE & CAFE CUDGEGONG WATERS PARK RYLSTONE			
Job No.	DWG. No.	Amdt.	No. in set
21.120	2	A	5
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**SECTION A-A**  
SCALE 1:100



**KITCHEN DETAIL**  
SCALE 1:20

NOTE:  
All surface finishes, fixtures and fittings to comply with AS 4674 - Design, construction & fit-out of food premises

**Section J BCA requirements – café – Cudgong Waters Park, Rylstone**  
(to be read in conjunction with Section J report)

**Insulation**

- Roof (light colour with SA<0.45): reflective sarking
- Ceiling: R3.5
- External walls: R2.5 and sarking
- Internal walls adjoining toilet: R2.5
- Floor: R1.1 Kooltherm K3 board

**External windows & glass doors**

- All façades: U=5.8 SHGC=0.60
- Glazing to comply with AS2047

**Draught sealing**

- External doors to have foam seal around perimeter, draught stopper along bottom edge and self-closer.
- Kitchen exhaust fan to be fitted with a self-closing damper (if non-commercial standard).
- Variable speed control, timer and stop switch to commercial range hood in kitchen (if capacity >1000L/sec).

**Air conditioning**

- Package AC units to comply with MEPS
- Minimum COP/EER of 2.90
- Any AC unit with a heating or cooling capacity of more than 2kW to have a time switch controller (refer to spec J6 of BCA for details).

**Internal lighting & power control**

- Office area - maximum illumination power density of 4.5 W/m<sup>2</sup>.
- Toilet area - maximum illumination power density of 3 W/m<sup>2</sup>
- Kitchen area - maximum illumination power density of 4 W/m<sup>2</sup>
- Cafe area - maximum illumination power density of 14 W/m<sup>2</sup>

**External lighting**

- All new external lighting to be controlled by either a daylight sensor or time switch and where total perimeter lighting exceeds 100W have a minimum of 90% of light fittings to be LEDs or be controlled by a motion sensor.
- Façade lighting or illuminated signs to be controlled by a time switch or daylight sensor.

**Hot water supply**

- Heated sanitary water systems to be designed and installed as per part B2 NCC vol. 3

**Boiling / chilled water units (if any)**

- To be controlled by a time switch.

**Metering of gas / electricity**

- Electricity meter (assumed to be existing on site).
- Sub metering is not required

Project:  
**PROPOSED OFFICE & CAFE  
CUDGONG WATERS PARK  
RYLSTONE**

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# NOTES

## GENERAL

PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION UNDERGROUND SERVICES.

THE DRAWINGS SHOW THE MAJOR WORK TO BE CARRIED OUT BUT ARE NOT NECESSARILY THE TOTAL WORKS REQUIRED FOR THE PROJECT.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (N.C.C. Vol. 1. 2019).

ALL MATERIALS & STRUCTURES SHALL COMPLY WITH SECTION B - STRUCTURE, & SPEC. C1.10 OF THE N.C.C.

IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY DOCUMENTS AS TO THEIR ACCURACY & SUITABILITY.

ALL STEEL & CONCRETE MEMBERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEER'S DETAILS & RELEVANT CODES & AUSTRALIAN STANDARDS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE.

BUILDING SITE SHALL BE SECURED WITH MANPROOF CHAINWARE FENCING DURING CONSTRUCTION.

FABRICATOR TO MEASURE & CHECK DETAILS ON SITE.

SOIL & SEDIMENT EROSION CONTROL SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE REQUIREMENTS OF MID WESTERN REGIONAL COUNCIL & THE ENVIRONMENTAL PROTECTION AGENCY.

ALL STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH AS/NZ 3500.3.2

FIRE HAZARD PROPERTIES OF ALL MATERIALS & ASSEMBLIES MUST COMPLY WITH PART C1.10 OF N.C.C.

THE ELECTRICITY SUPPLY SYSTEM SHALL COMPLY WITH PART C2.13 OF THE N.C.C.

## ACCESS & EGRESS

REQUIRED PATHS OF EXIT BE IN ACCORDANCE WITH PART D1.6 OF THE N.C.C. THE UNOBSTRUCTED HEIGHT MUST BE NO LESS THAN 2.0m EXCEPT AT DOORWAYS WHERE THE HEIGHT MAY BE REDUCED TO 1.98m. THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OF TRAVEL TO AN EXIT, EXCEPT AT DOORWAYS, MUST BE 1.0m MINIMUM.

DISTANCES TO REQUIRED EXITS MUST BE MEASURED ALONG THE SHORTEST PATH OF TRAVEL, WHETHER BY STRAIGHT LINES, CURVES, OR COMBINATION OF BOTH.

DISCHARGE FROM EXITS MUST BE IN ACCORDANCE WITH N.C.C. D1.10.

EXITS MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE, AND WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING EXIT.

OPERATION OF LATCHES MUST BE IN ACCORDANCE WITH PART D2.21 OF THE N.C.C.

A REQUIRED EXIT DOOR MUST BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES THE PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION OR PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900mm AND 1200mm FROM THE FLOOR.

BUILDINGS & PARTS OF BUILDINGS MUST BE ACCESSIBLE AS REQUIRED BY PART D3.1 OF THE N.C.C.

AN ACCESSWAY MUST BE PROVIDED TO THE BUILDING FROM THE MAIN POINTS OF PEDESTRIAN ENTRY; & FROM ANOTHER ACCESSIBLE BUILDING CONNECTED BY A PEDESTRAIN LINK; & FROM ANY REQUIRED ACCESSIBLE CARPARKING SPACE ON THE ALLOTMENT; AS REQUIRED BY PART D3.2 OF THE N.C.C.

PARTS OF THE BUILDING REQUIRED TO BE ACCESSIBLE FOR PEOPLE WITH DISABILITIES MUST COMPLY WITH PART D3.2 & D3.3 OF THE N.C.C. & AS 1428.1

PROVIDE A CONTINUOUS ACCESSIBLE PATH OF TRAVEL IN ACCORDANCE WITH AS 1428.1 AND CLAUSE D3.3 OF THE N.C.C. FROM THE DISABLED ACCESSIBLE CARSPACE TO THE ENTRANCE POINTS OF THE BUILDING.

PROVIDE CLEAR & LEGIBLE BRAILLE & TACTILE SIGNAGE IN ACCORDANCE WITH AS1428.1, TO IDENTIFY SANITARY FACILITIES AND PATH OF TRAVEL FROM PRINCIPAL PUBLIC ENTRANCE, TO COMPLY WITH PART D3.6 OF THE N.C.C.

PROVIDE TACTILE GROUND SURFACE INDICATORS WHERE PATH OF TRAVEL MEETING A VEHICULAR WAY ADJACENT TO PRINCIPAL PUBLIC ENTRANCE OF THE BUILDING, IF THERE IS NO KERB OR KERB RAMP, IN ACCORDANCE WITH PART D3.8 OF THE N.C.C.

TO COMPLY WITH PART D3.12 OF THE N.C.C, ON AN ACCESSWAY, WHERE THERE IS NO CHAIR RAIL, HANDRAIL OR TRANSOM, ALL FRAMELESS OR FULLY GLAZED DOORS, SIDELIGHTS OR OTHER GLAZING CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, MUST BE CLEARLY MARKED IN ACCORDANCE WITH AS 1428.1

## SERVICES AND EQUIPMENT

PROVIDE PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH PART E1.6 OF THE N.C.C.

## HEALTH & AMENITY

METAL ROOF COVERING SHALL IN ACCORDANCE WITH AS1562.1, TO COMPLY WITH WITH PART F1.5 OF THE N.C.C.

SARKING MATERIALS MUST COMPLY WITH AS/NZS 4200 Parts 1 & 2 IN ACCORDANCE WITH PART F1.6 OF THE N.C.C.

INSTALL ARTIFICIAL LIGHTING SYSTEM IN ACCORDANCE WITH AS/NZS 1680. TO COMPLY WITH PART F4.4 OF N.C.C.

Project: PROPOSED OFFICE & CAFE CUDGEGONG WATERS PARK RYLSTONE			
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