

Proposed New Facility

For

EUGOWRA COMMUNITY CHILDREN's CENTRE

21 Noble Street, EUGOWRA, NSW, 2806

GENERAL NOTES:

- This drawing must be read in conjunction with all other consultant's drawings and the specification (if attached).
- This Building shall be constructed to comply with the NATIONAL CONSTRUCTION CODE (NCC).
 - All dimensions shown in millimeters UNO.
 - DO NOT SCALE from drawing - use figured dimensions. If in doubt ask.
 - The Builder is to confirm all dimensions and levels on site prior to construction.
 - All structural elements to be designed by a practicing structural engineer.
 - All wet areas to be waterproofed in accordance with AUSTRALIAN STANDARD AS3740.
 - All plumbing and drainage work is to comply with the requirements of AUSTRALIAN STANDARD AS3500 - NATIONAL PLUMBING AND DRAINAGE CODE and THE NEW SOUTH WALES CODE OF PRACTICE FOR PLUMBING AND DRAINAGE.
 - Where any Exhaust Fan disposes air into the Roof Space, it shall be fitted with a Self Closing Damper. Provide Eave Vents adjacent to Exhaust Fan locations to provide necessary Roof Ventilation.
 - Externally located Hot & Cold water service pipes shall be suitably insulated to resist the effects of extremes of ambient temperature in accordance with AUSTRALIAN STANDARD AS3500.4.
 - Heating & Cooling Ductwork and Fittings must be insulated & sealed against air loss.
 - All Masonry Brickwork to Comply with AUSTRALIAN STANDARD AS3700.
 - Articulation Joints to be provided as defined by the Structural Engineer.
 - Install Exit Signs to comply with AS/NZS 2293.1 & NCC Clauses E4D2, E4D4, E4D5 & E4D8.
 - Install Emergency Lighting System to comply with AS/NZS 2293.1 & NCC Clauses E4D2, E4D4, E4D5 & E4D8.
 - Install Fire Hose Reel in position shown in accordance with AS 2441.
 - Install Portable Fire Extinguishers in accordance with Sections 1, 2, 3 & 4 of AS 2444 and Table E1D14 of National Construction Code (NCC).
 - Provide Artificial Lighting throughout the building to comply with Clause F6D5 of the NCC and to AS/NZS 1680.
 - Conditioned areas to comply with Part J of the NCC - see separate report.
 - Mechanical Ventilation of the building to comply with Clause F6D6 (NSW) of the NCC.
 - All Floor Linings & Coverings to comply with specification C2D11 of NCC.
 - Access for people with Disabilities must be provided to and within all areas normally used by occupants.
 - A door to a required exit or in the path of travel to a required exit, must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device, which is located between 900mm & 1100mm from the floor.
 - Where Roof or Wall Sarking is installed, it must comply with NCC Clause C2D11

SECTION J NOTES:

- Section J BCA requirements – 21 Noble St, Eugowra NSW
(to be read in conjunction with Section J report)
- Insulation**
- Roof (light colour with SA<0.45): reflective sarking / anticon blanket
 - Ceiling: R3.5
 - External walls: R2.5 bulk insulation and vapour permeable sarking
 - Floor slab: nil
 - Thermal breaks required for steel framed construction: R0.2
- External windows & glass doors**
- All façades: U = 3.8 & SHGC = 0.45
 - Glazing to comply with AS2047
- Draught sealing**
- External doors to be fitted with a foam seal around perimeter, draught stopper along bottom edge and self-closer.
 - Bathroom & kitchen exhaust fans to be fitted with a self-closing damper.
- Air conditioning**
- To comply with Part J6 as applicable
 - Package AC units to comply with MEPS
 - Single conditioned zone OR when serving more than 1 zone, thermostatically control the temperature of each zone in accordance with J6D3.
 - All AC units with a heating or cooling capacity of more than 2kW_r to have a time switch controller (refer to spec 40 of BCA for details).
 - Ductwork (where installed) to be insulated to R1.0.
 - Mechanical fresh air ventilation (if installed) to comply with AS 1668.2 and AS/NZS 3666.
- Internal lighting & power control**
- Childcare / office / general internal areas - maximum illumination power density of 4.5 W/m²
 - 95% of lighting to be controlled by a time switch or occupant sensing device.
 - Maximum of 250 sq.m of lighting controlled per light switch.
- 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 (as per supply authority requirements) to be installed.
 - Sub metering is not required
 - Main switchboard with provision for future solar PV & battery system.
 - 20% of roof space left clear for future solar PV system.

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A C C R E D I T E D

BUILDING DESIGNER

Accreditation Number 6529

Client

Eugowra Community Children's Centre

Project Name

Proposed New Facility

Project Address

21 Noble Street

EUGOWRA NSW 2806

Cover Sheet

Drawn by

MCW

Date

6.3.2025

Scale

Issue X

A-00

A1

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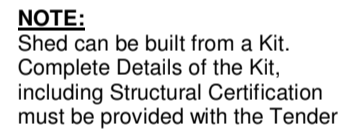
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Client Eugowra Community Children's Centre Project Name Proposed New Facility			
Project Address 21 Noble Street EUGOWRA NSW 2806			
Location Plan			
Drawn by	MCW	A-01	A1
Date	6.3.2025		
Scale	1 : 500 Issue X		

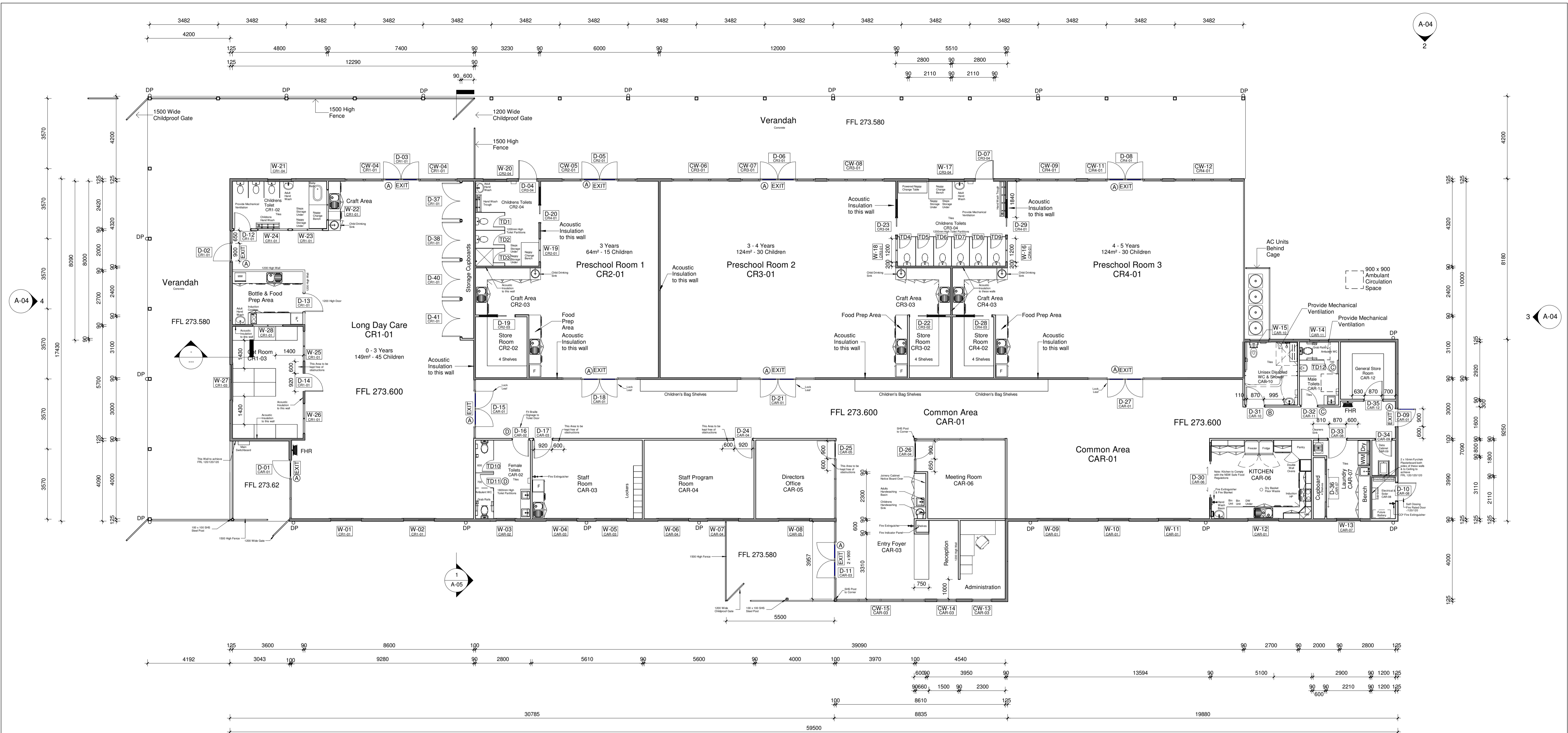


NOTE:
Shed can be built from a Kit.
Complete Details of the Kit,
including Structural Certification
must be provided with the Tender

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Project Name
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21 Noble Street
EUGOWRA NSW 2806

Drawn by	MCW
Date	6.3.2025
Scale	1 : 250 Issue X

A-02	A1
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Door Schedule						
Mark	Height	Width	Frame Material	Glazing	U-Value	SHGC
D-01	2100	900	Aluminium	Double Clear	3.8	0.45
D-02	2100	900	Aluminium	Double Clear	3.8	0.45
D-03	2100	1800	Aluminium	Double Clear	3.8	0.45
D-04	2040	920	Timber			
D-05	2100	1800	Aluminium	Double Clear	3.8	0.45
D-06	2100	1800	Aluminium	Double Clear	3.8	0.45
D-07	2040	920	Timber			
D-08	2100	1800	Aluminium	Double Clear	3.8	0.45
D-09	2100	900	Aluminium	Double Clear	3.8	0.45
D-10	2040	920	Timber			
D-11	2100	1800	Aluminium	Double Clear	3.8	0.45
D-12	2040	820	Timber			
D-13	1197	920	Timber			
D-14	2040	920	Timber			
D-15	2100	1800	Aluminium	Single Clear	6.44	0.75
D-16	2040	820	Timber			
D-17	2040	920	Timber			
D-18	2100	1800	Aluminium	Single Clear	6.44	0.75
D-19	2100	920	Timber			
D-20	2100	920	Timber			
D-21	2100	1800	Aluminium	Single Clear	6.44	0.75
D-22	2100	920	Timber			
D-23	2100	920	Timber			
D-24	2040	920	Timber			
D-25	2100	900	Aluminium	Single Clear	6.44	0.75
D-26	2100	900	Aluminium	Single Clear	6.44	0.75

Door Schedule						
Mark	Height	Width	Frame Material	Glazing	U-Value	SHGC
D-27	2100	1800	Aluminium	Single Clear	6.44	0.75
D-28	2100	920	Timber			
D-29	2100	920	Timber			
D-30	2040	1840	Aluminium	Single Clear	6.44	0.75
D-31	2040	920	Timber			
D-32	2040	820	Timber			
D-33	2040	920	Timber			
D-34	2040	820	Timber			
D-35	2040	920	Timber			
D-36	2340	2825	Aluminium			
D-37	2040	1840	Timber			
D-38	2040	1840	Timber			
D-40	2040	1840	Timber			
D-41	2040	1840	Timber			
TD1	1200	600	Laminate			
TD2	1200	600	Laminate			
TD3	1200	600	Laminate			
TD4	1200	600	Laminate			
TD5	1200	600	Laminate			
TD6	1200	600	Laminate			
TD7	1200	600	Laminate			
TD8	1200	600	Laminate			
TD9	1200	600	Laminate			
TD10	1800	600	Laminate			
TD11	1800	700	Laminate			
TD12	1800	700	Laminate			
Grand total: 52						

Window Schedule						
Mark	Window Style	Height	Width	Material	Glazing	U Value, SHGC Value.
W-01	Sliding	1200	1570	Aluminium	Double Clear	3.8 0.45
W-02	Sliding	1200	1570	Aluminium	Double Clear	3.8 0.45
W-03	Sliding	600	970	Aluminium	Double Obscure	3.8 0.45
W-04	Sliding	1200	1570	Aluminium	Double Clear	3.8 0.45
W-05	Sliding	1200	1570	Aluminium	Double Clear	3.8 0.45
W-06	Sliding	1200	1570	Aluminium	Double Clear	3.8 0.45
W-07	Sliding	1200	1570	Aluminium	Double Clear	3.8 0.45
W-08	Sliding	1200	1570	Aluminium	Double Clear	3.8 0.45
W-09	Sliding	1200	1570	Aluminium	Double Clear	3.8 0.45
W-10	Sliding	1200	1570	Aluminium	Double Clear	3.8 0.45
W-11	Sliding	1200	1570	Aluminium	Double Clear	3.8 0.45
W-12	Sliding	1200	1570	Aluminium	Double Clear	3.8 0.45
W-13	Sliding	1200	1210	Aluminium	Double Clear	3.8 0.45
W-14	Sliding	900	970	Aluminium	Double Obscure	3.8 0.45
W-15	Sliding	600	970	Aluminium	Double Obscure	3.8 0.45
W-16	Fixed	900	1200	Aluminium	Single Clear	6.44 0.75
W-17	Sliding	600	1810	Aluminium	Single Clear	6.44 0.75
W-18	Fixed	900	1200	Aluminium	Single Clear	6.44 0.75
W-19	Fixed	900	1200	Aluminium	Single Clear	6.44 0.75
W-20	Sliding	600	1210	Aluminium	Single Clear	6.44 0.75
W-21	Sliding	600	1210	Aluminium	Single Clear	6.44 0.75
W-22	Fixed	900	1560	Aluminium	Single Clear	6.44 0.75
W-23	Fixed	900	1560	Aluminium	Single Clear	6.44 0.75
W-24	Fixed	900	1560	Aluminium	Single Clear	6.44 0.75
W-25	Fixed	900	1560	Aluminium	Single Clear	6.44 0.75
W-26	Fixed	900	1560	Aluminium	Single Clear	6.44 0.75
W-27	Sliding	400	1810	Aluminium	Double Clear	3.8 0.45
W-28	Fixed	900	1560	Aluminium	Single Clear	6.44 0.75

Area Schedule	
Name	Area
Preschool Floor Area	793.7 m²
Preschool Verandah	164.6 m²
Long Daycare Floor Area	216.7 m²
Long Daycare Verandah	142.8 m²
Grand total	1317.7 m²

SIGNAGE LEGEND	
(A) EXIT	EXIT SIGN
(B) UNISEX ACCESSIBLE TOILET - RH	UNISEX ACCESSIBLE TOILET - RH
(C) MALE AMBULANT TOILET	MALE AMBULANT TOILET
(D) FEMALE AMBULANT TOILET	FEMALE AMBULANT TOILET

NOTE:-

1. All Internal & External Exit Doors to be fitted with Braille Exit Signs.

BRaille & Tactile Signs

All signs to have raised tactile Braille indicators.

Signs are to be located at a height of not less than 1200mm and not more than 1600mm above floor level.

All Sanitary Facilities and Exits to be identified with Signs in accordance with AS1428.1-2021

NOTES:-

1. Install Exit Signs to comply with AS/NZS 2293.1
2. Install Emergency Lighting System to comply with AS/NZS 2293.1

The Building is to comply with the Building Code of Australia (BCA) in particular

- a) Part B1 Structural Provisions
b) Part C2 Fire Resistance and Stability
c) Part D2 Provision for Escape
d) Part D3 Construction of Exits
e) Part D4 Access for People with Disabilities
f) Part D4D6 Car Parking for People with Disabilities
g) Part E1 Fire Fighting Equipment
h) Part E2 Smoke Hazard Management
i) Part E4 Visibility in an Emergency, Exit Signs & Warning Systems
j) Part F1 Surface Water Management, Rising Damp and External Weatherproofing
k) Part F4 Sanitary and Other Facilities
l) Part J Energy Efficiency



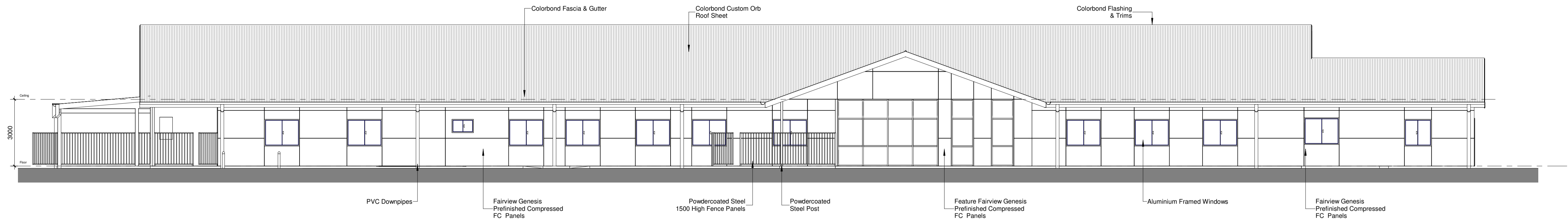
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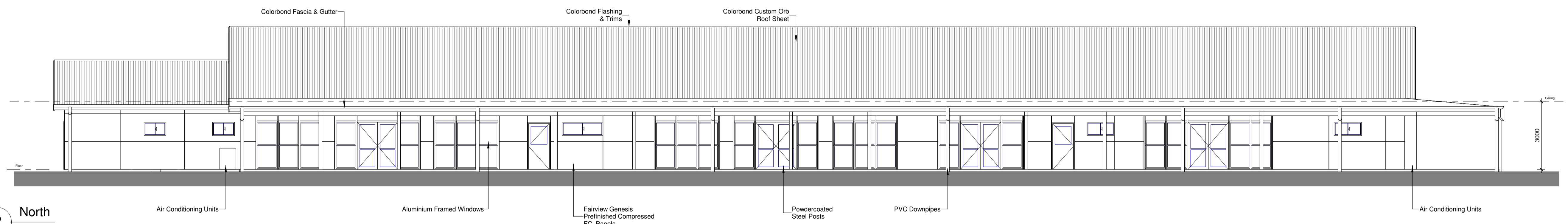
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Floor Plan

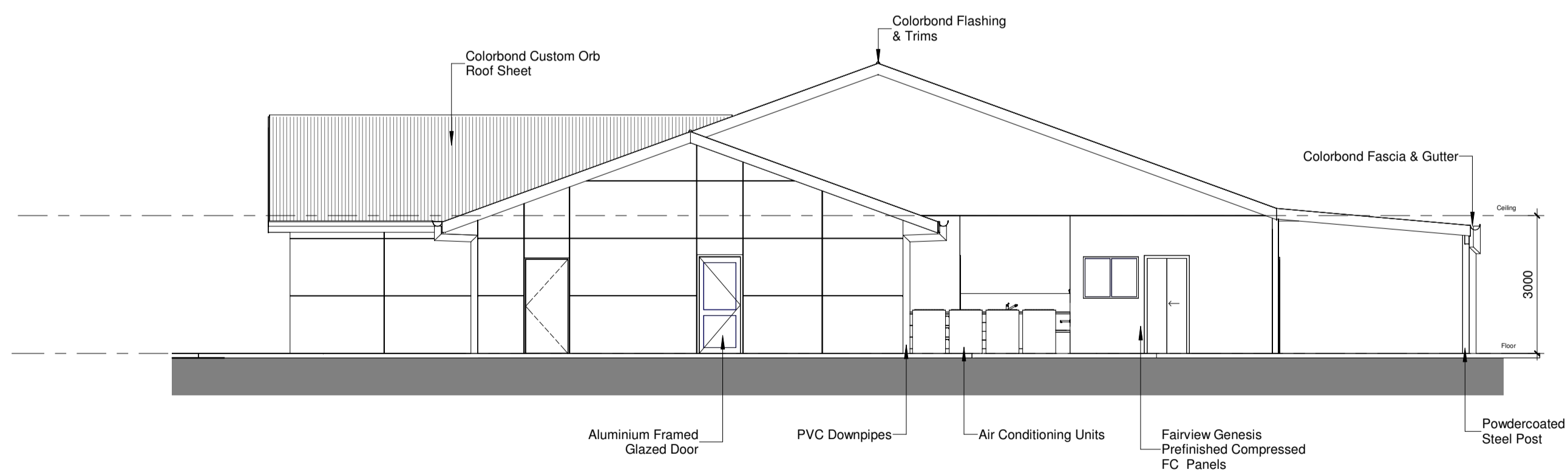
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Date	6.3.2025		
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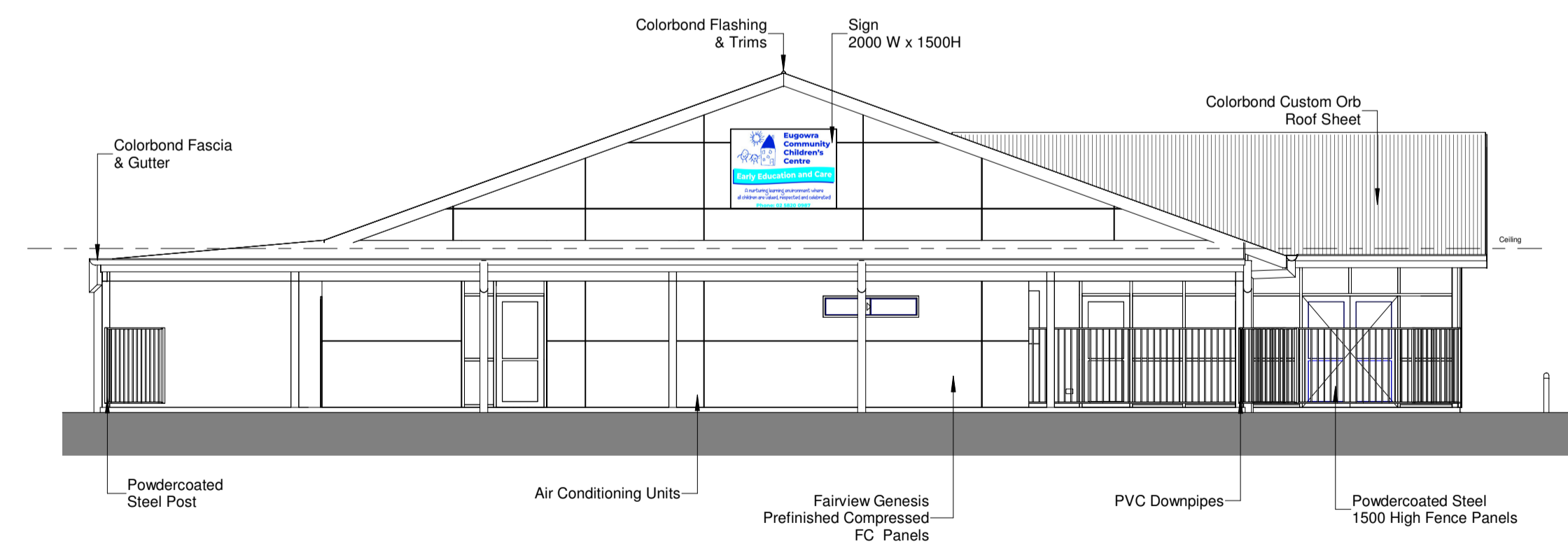
1 South
1 : 100





2 North
1 : 100

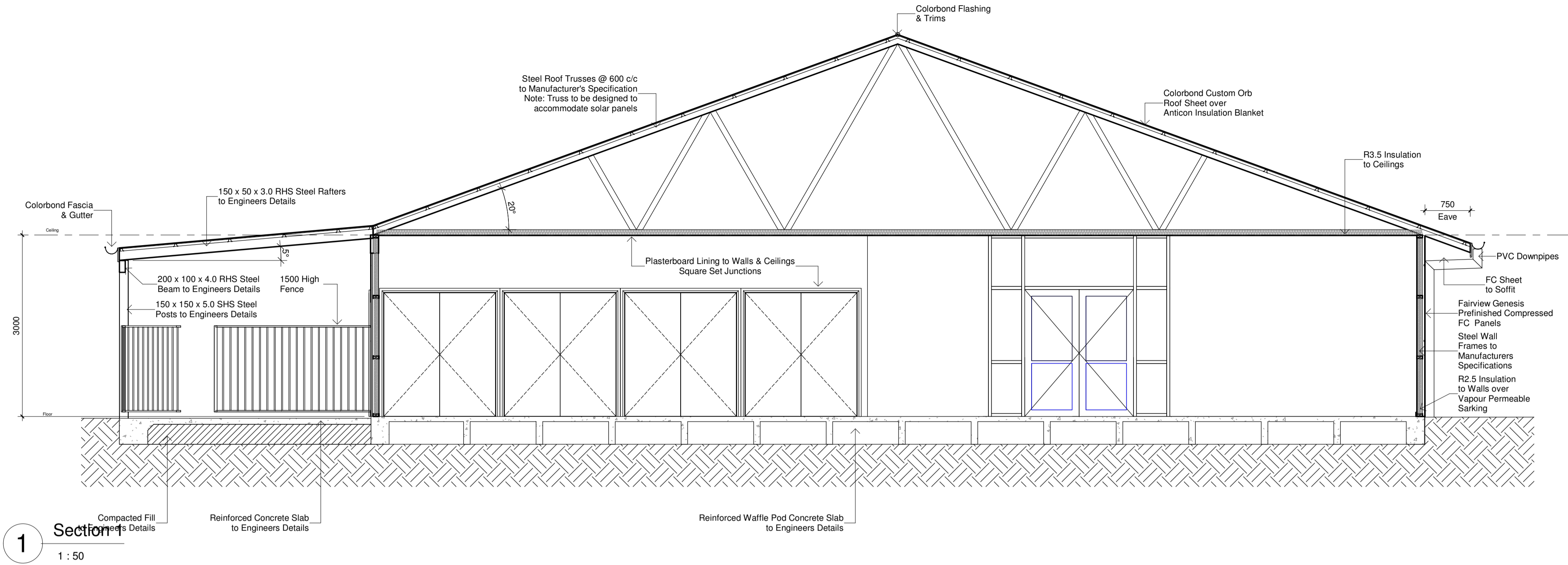


3 East
1 : 100



4 West
1 : 100

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			Project Name Proposed New Facility	Drawn by MCW	A-04
Project Address 21 Noble Street EUGOWRA NSW 2806			Date 6.3.2025	Scale 1 : 100	Issue X



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Project Name
Proposed New Facility
Project Address
**21 Noble Street
EUGOWRA NSW 2806**

Sections (1)

Drawn by	MCW	A-05	A1
Date	6.3.2025		
Scale	1 : 50 Issue X		

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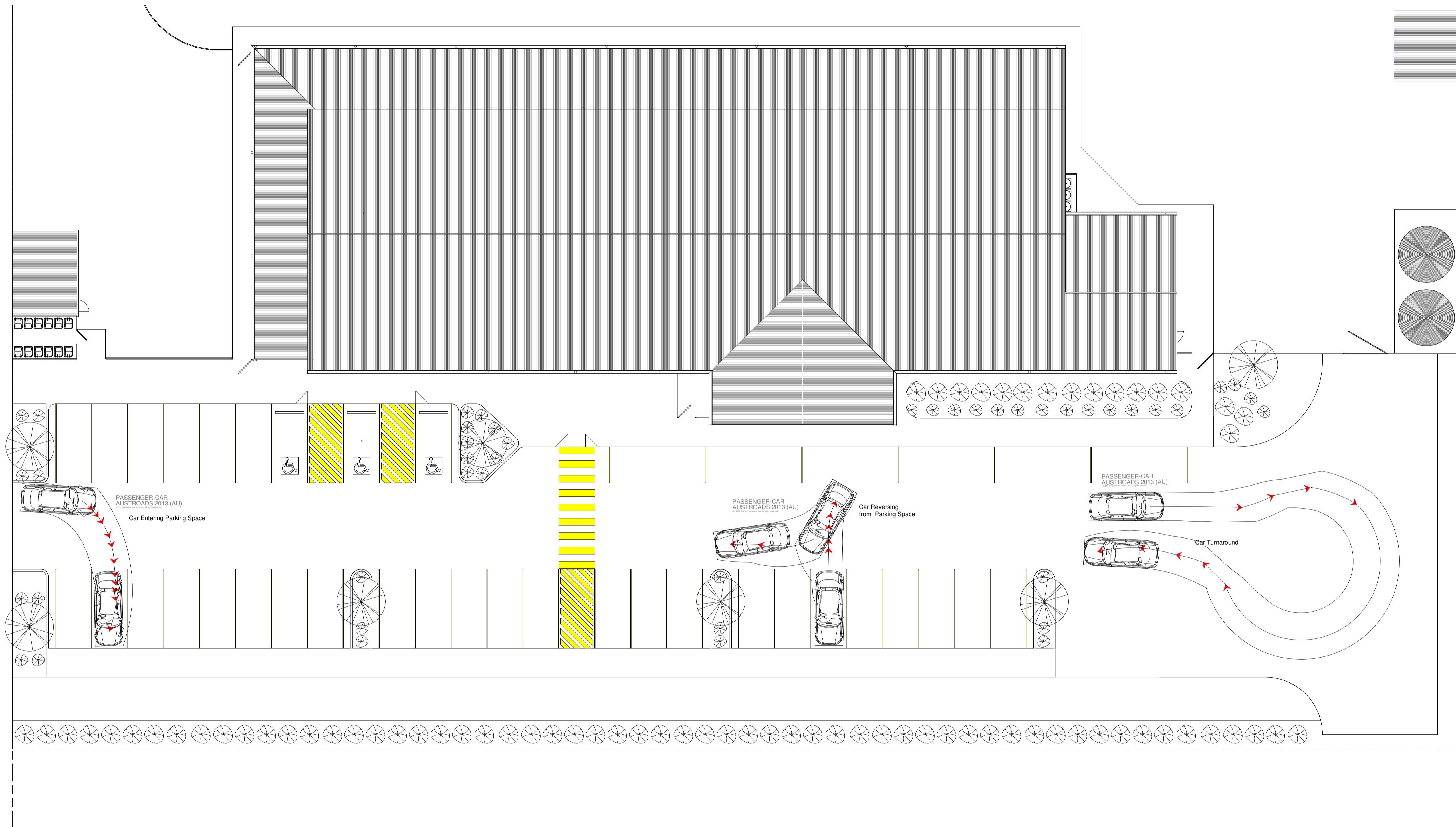
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Project Name
Proposed New Facility

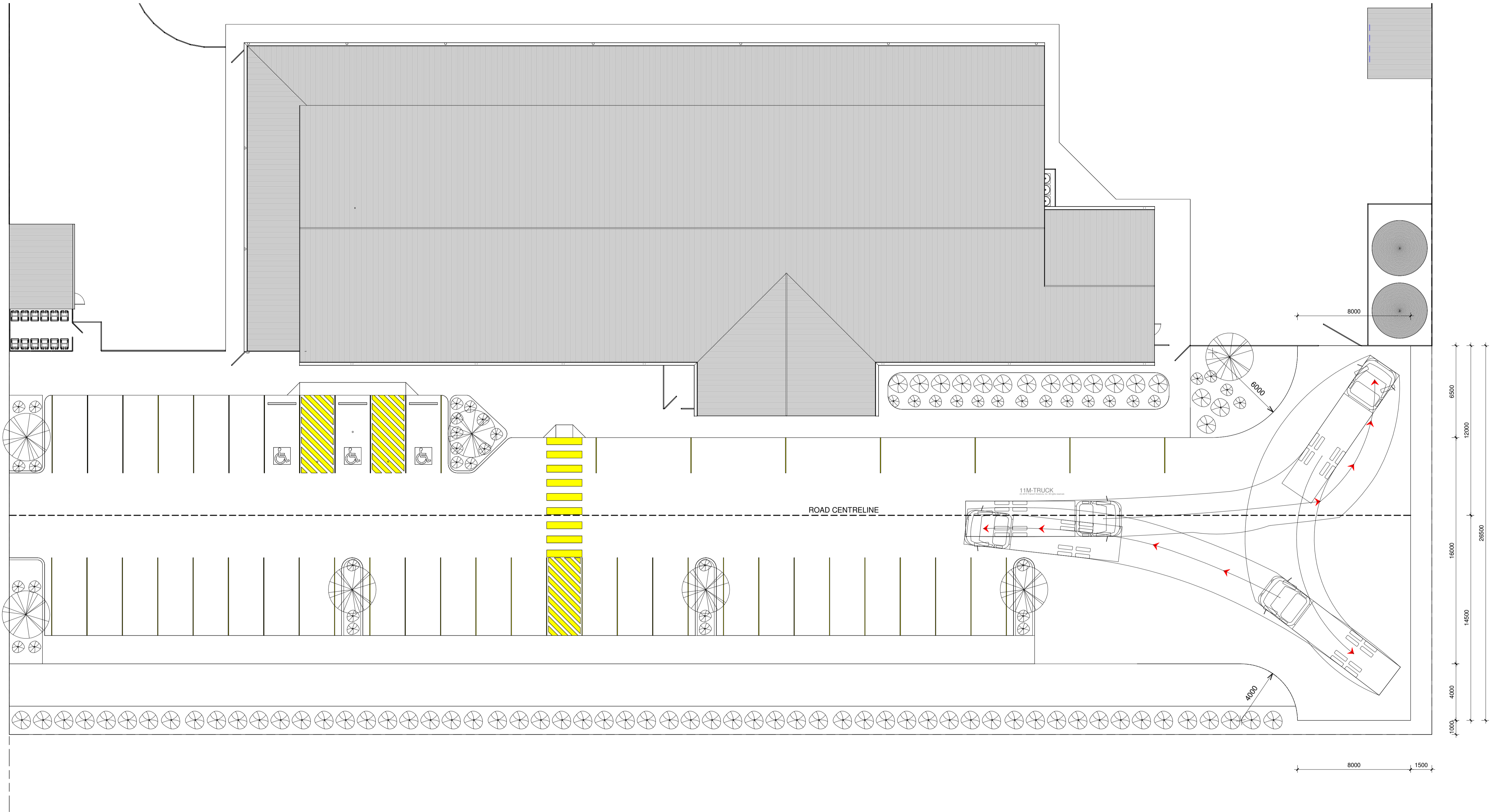
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3D Views

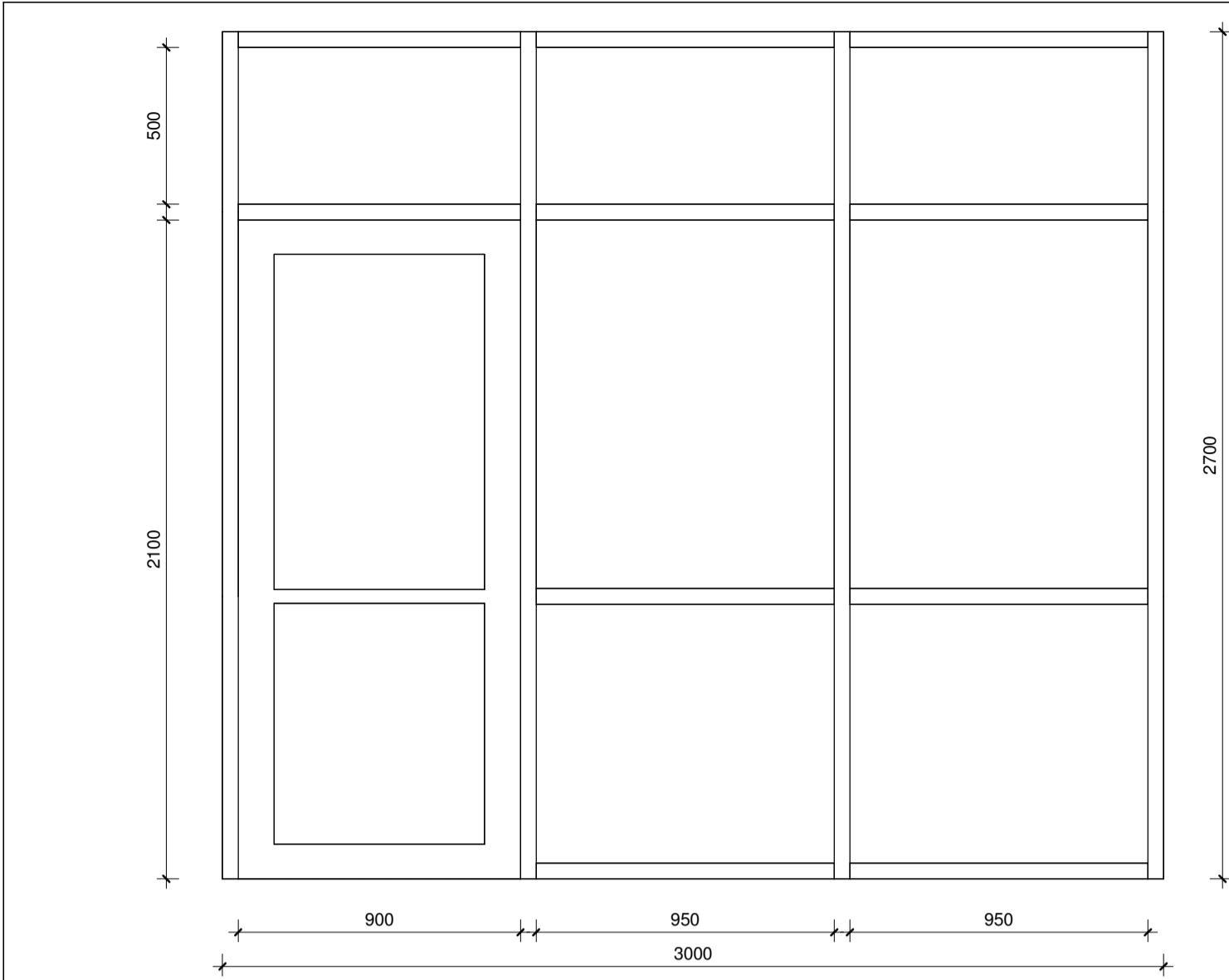
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Date	6.3.2025		
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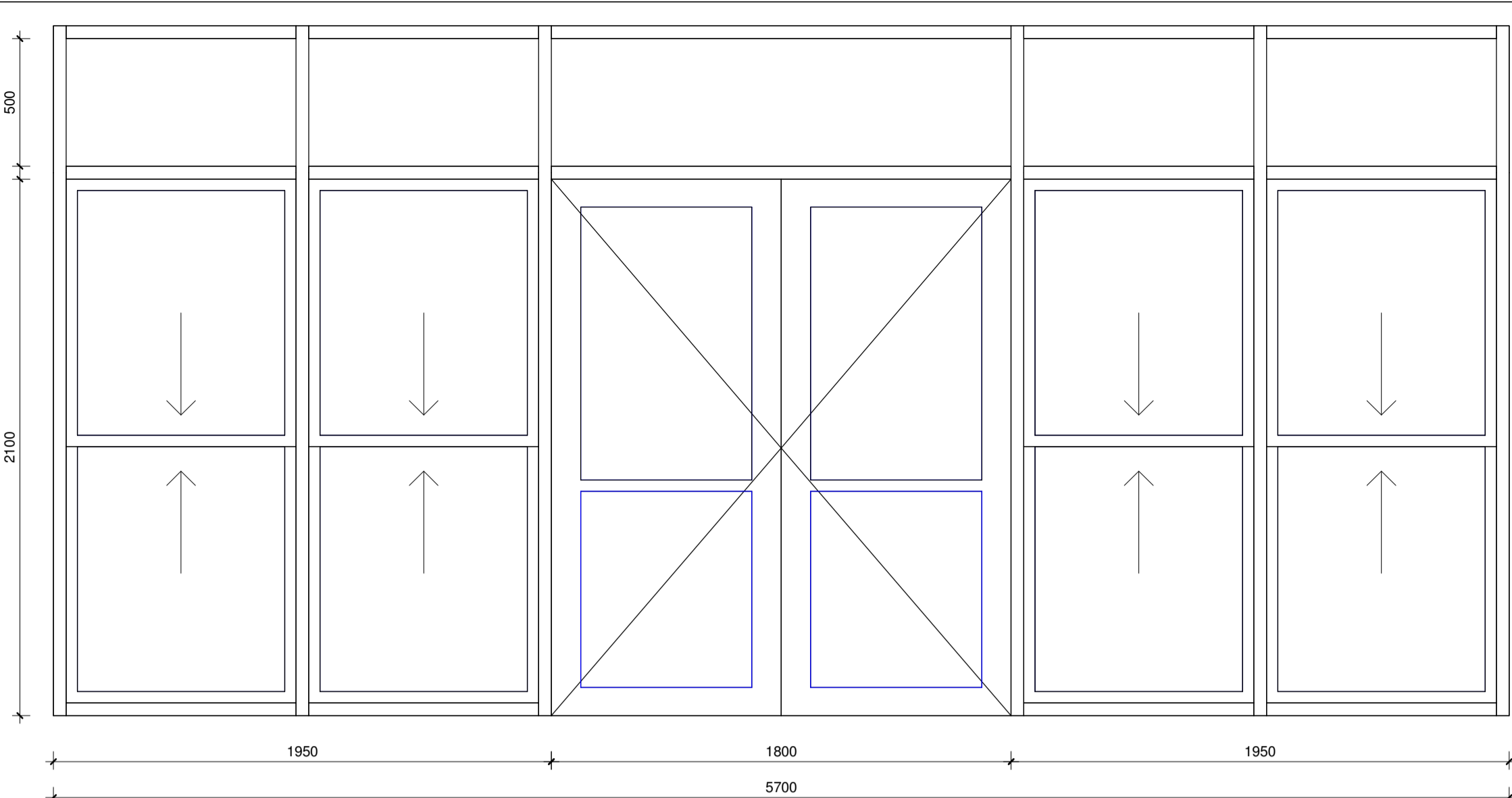
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			<small>Project Name</small> Proposed New Facility					
			<small>Project Address</small> 21 Noble Street EUGOWRA NSW 2806			<small>Drawn by</small> Date Scale	<small>MCW</small> 6.3.2025 1 : 150 Issue X	A-07 A1



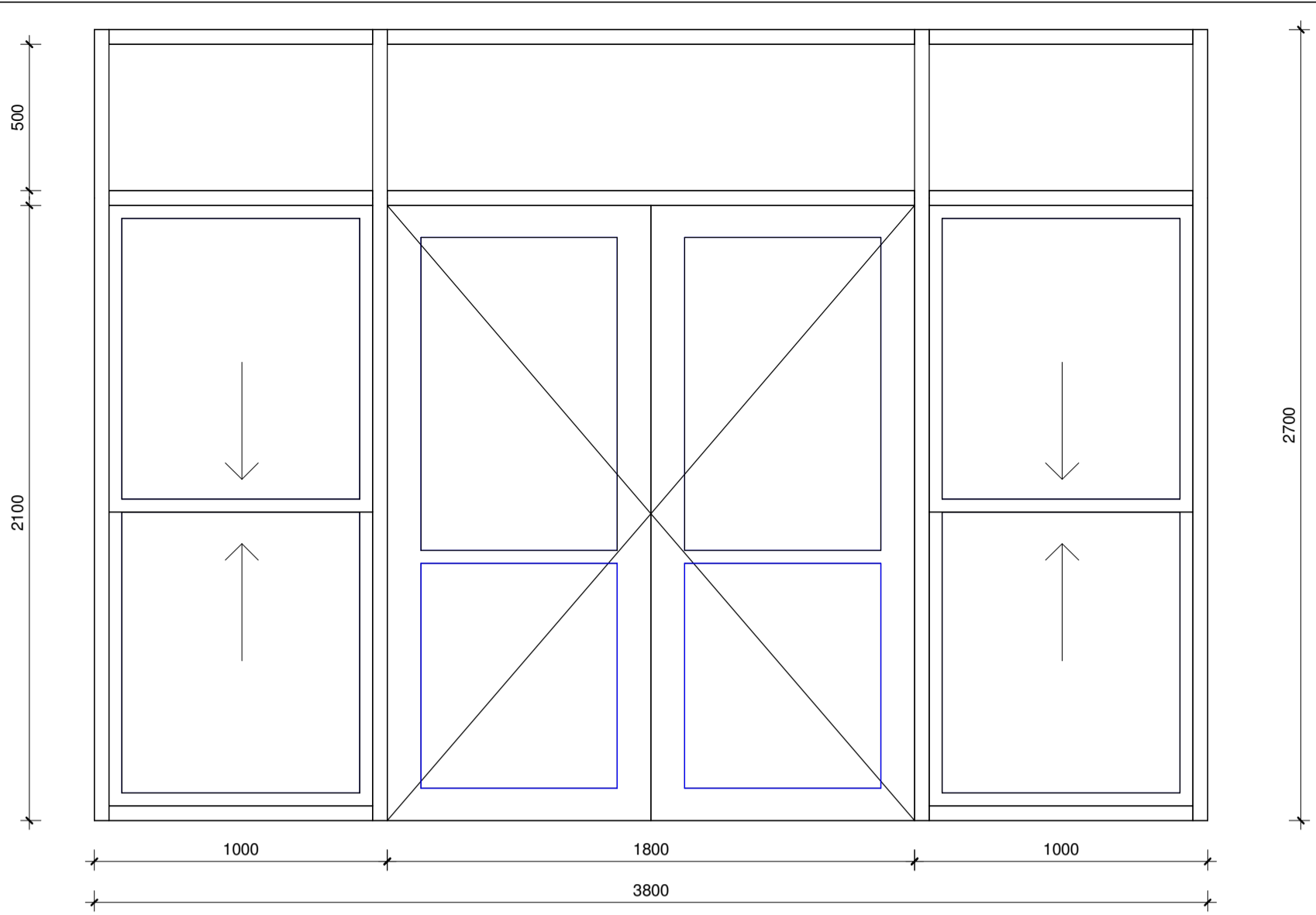
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			Project Address 21 Noble Street EUGOWRA NSW 2806		Drawn by MCW		A-08	A1
					Date 6.3.2025			
					Scale 1 : 150 Issue X			



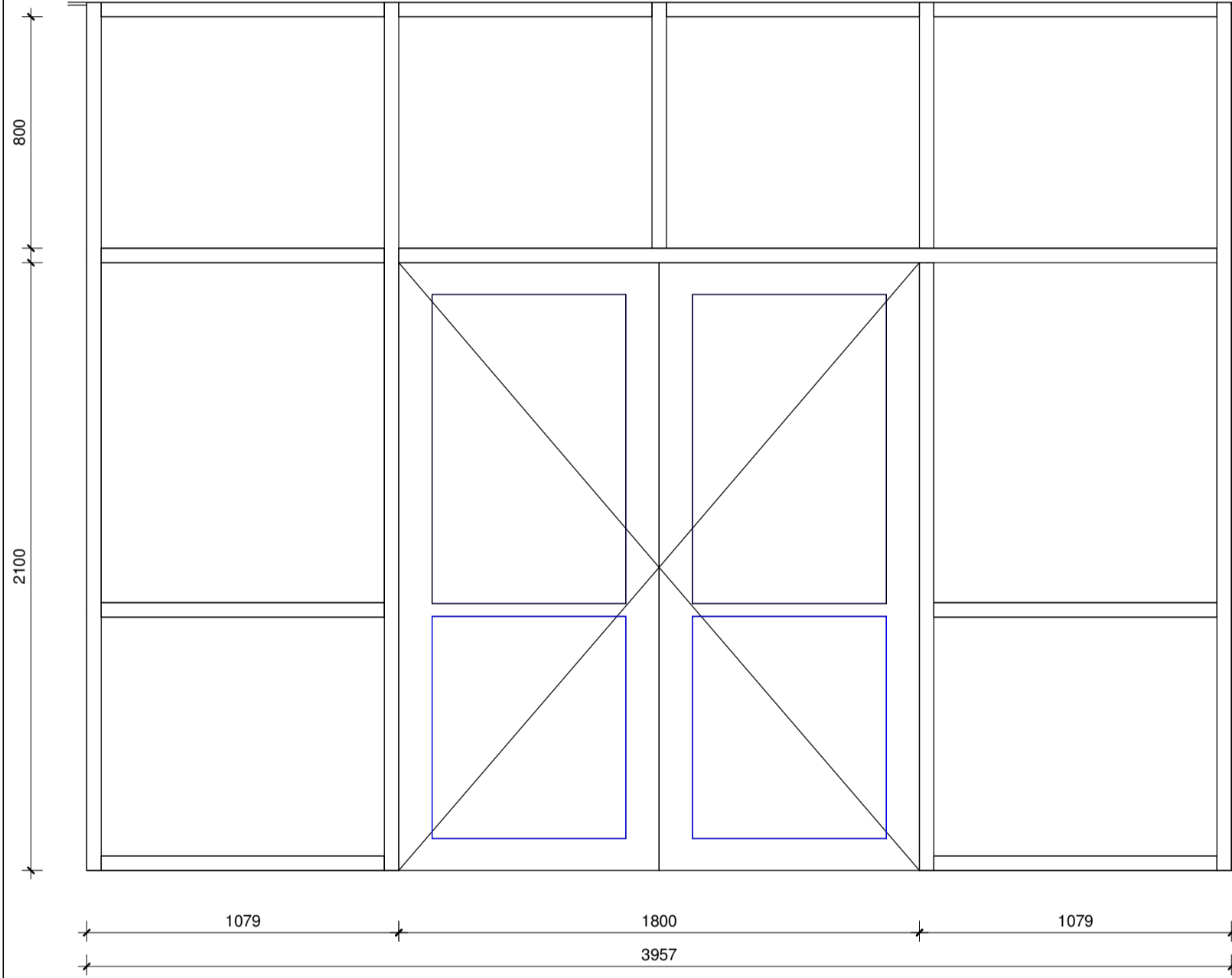
Aluminium Framed External Glazed Door & Window
Viewed from Outside
Door D-01
Glazing to be Safety Glass to AS1288
U-Value = 3.8, SHGC = 0.45



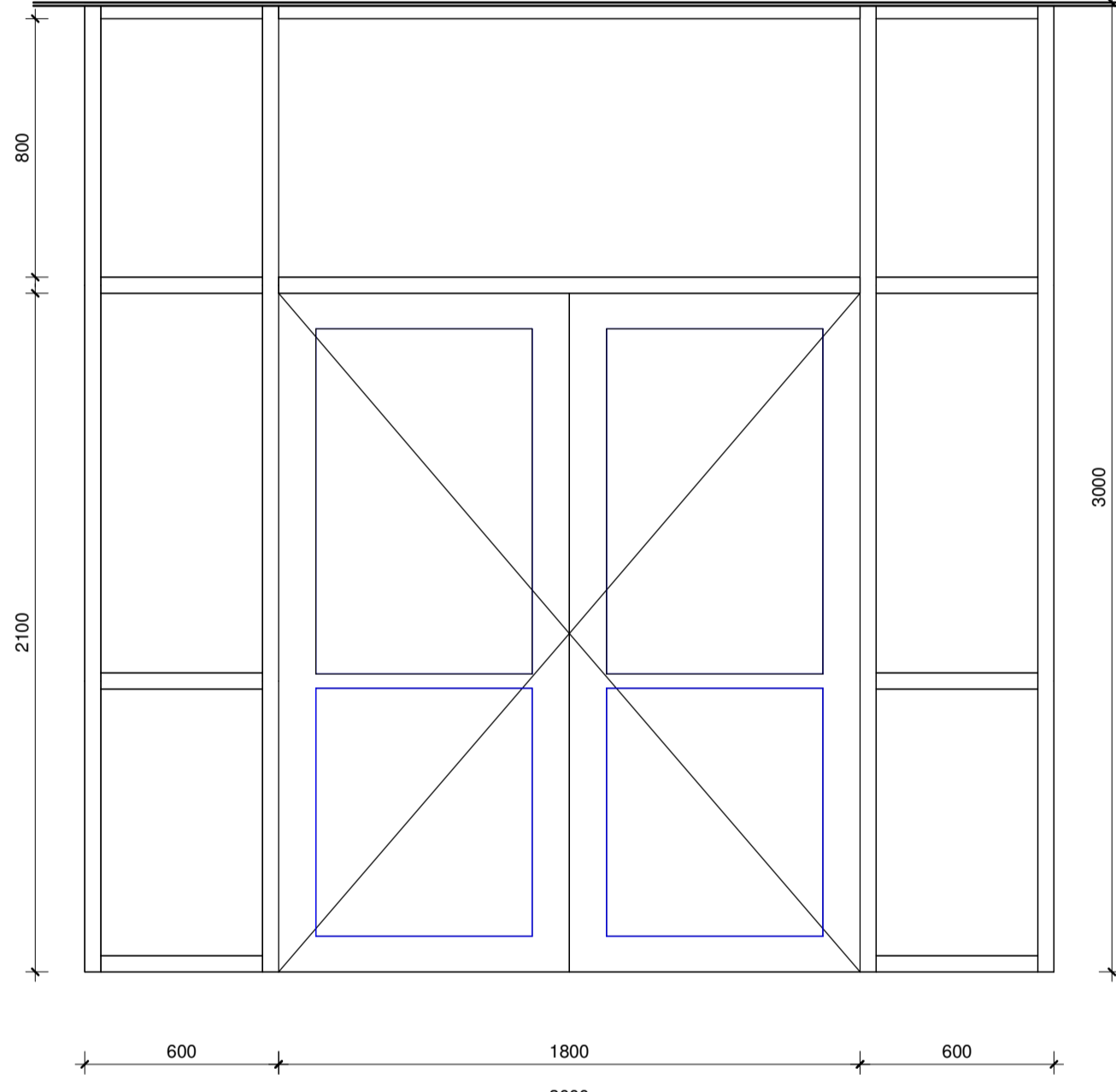
Aluminium Framed External Glazed Door & Windows
Viewed from Outside
Door D-03 & Custom Window CW-04
Glazing to be Safety Glass to AS1288
U-Value = 3.8, HGC = 0.45



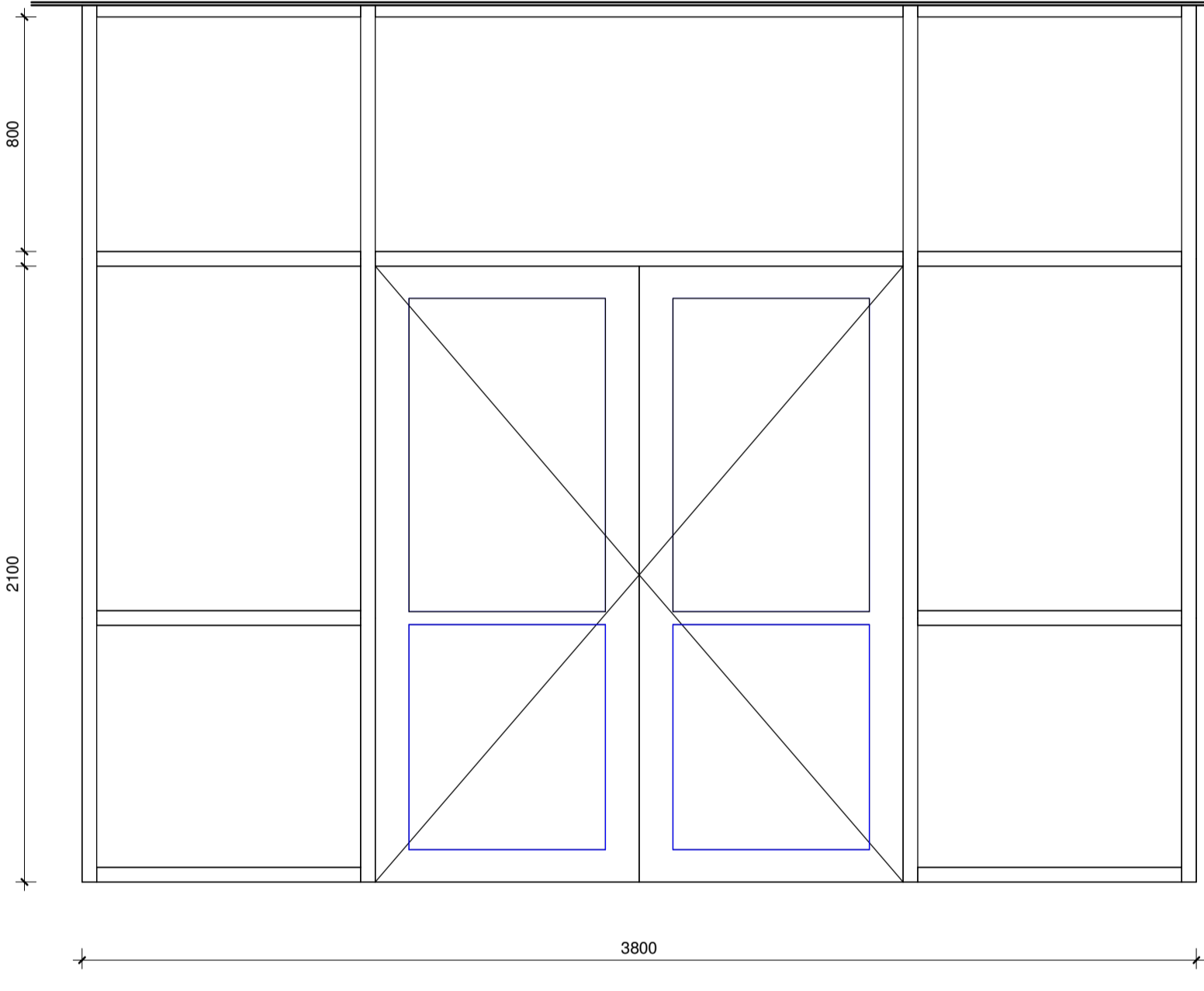
Aluminium Framed External Glazed Door & Windows
Viewed from Outside
Doors D-05, D-06, D-08 & Custom Windows CW-05, CW-07 & CW-11
Glazing to be Safety Glass to AS1288
U-Value = 3.8, SHGC = 0.45



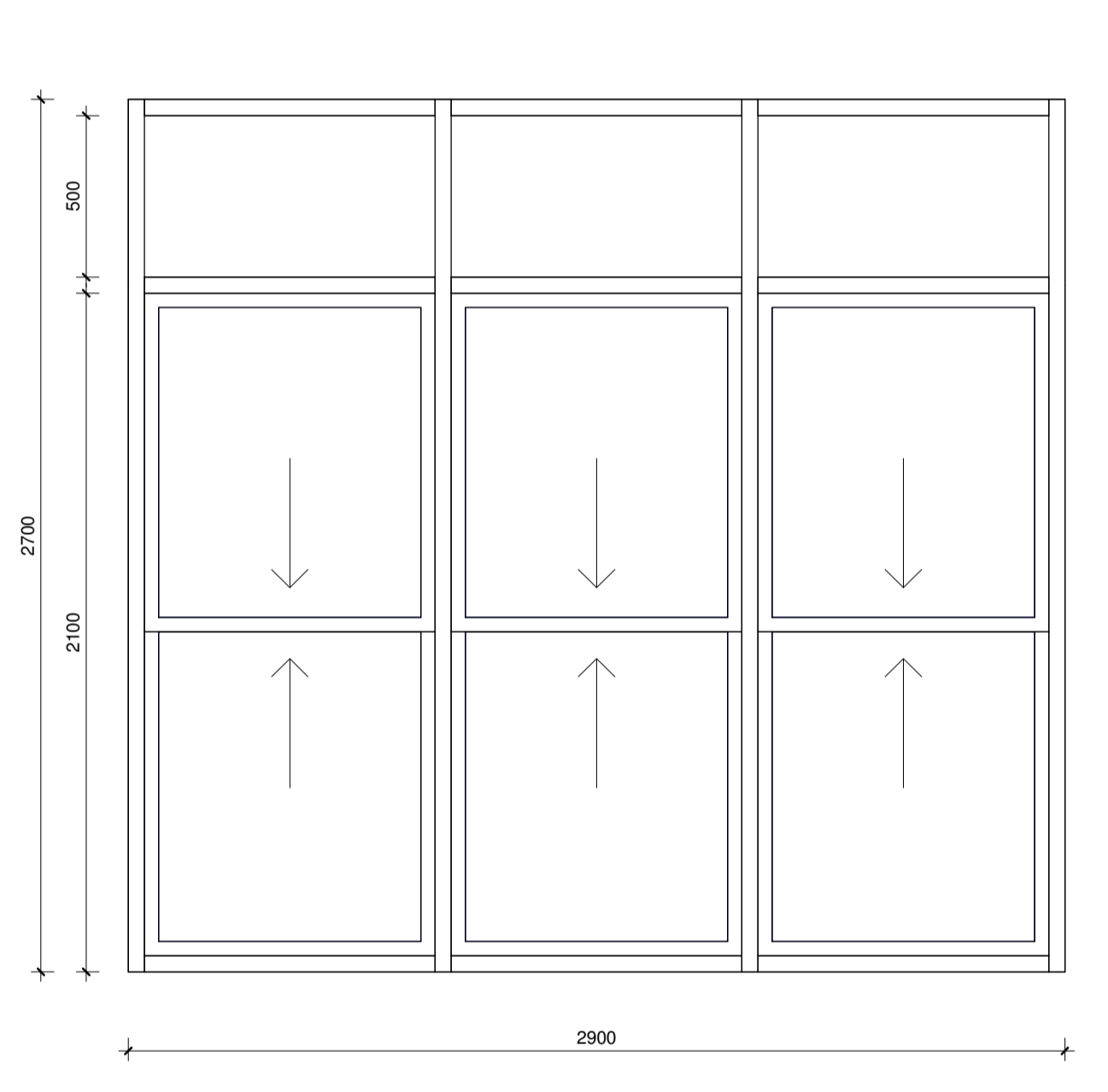
Aluminium Framed External Glazed Door & Window
Viewed from Outside
Door D-011
Glazing to be Safety Glass to AS1288
U-Value = 3.8, SHGC = 0.45



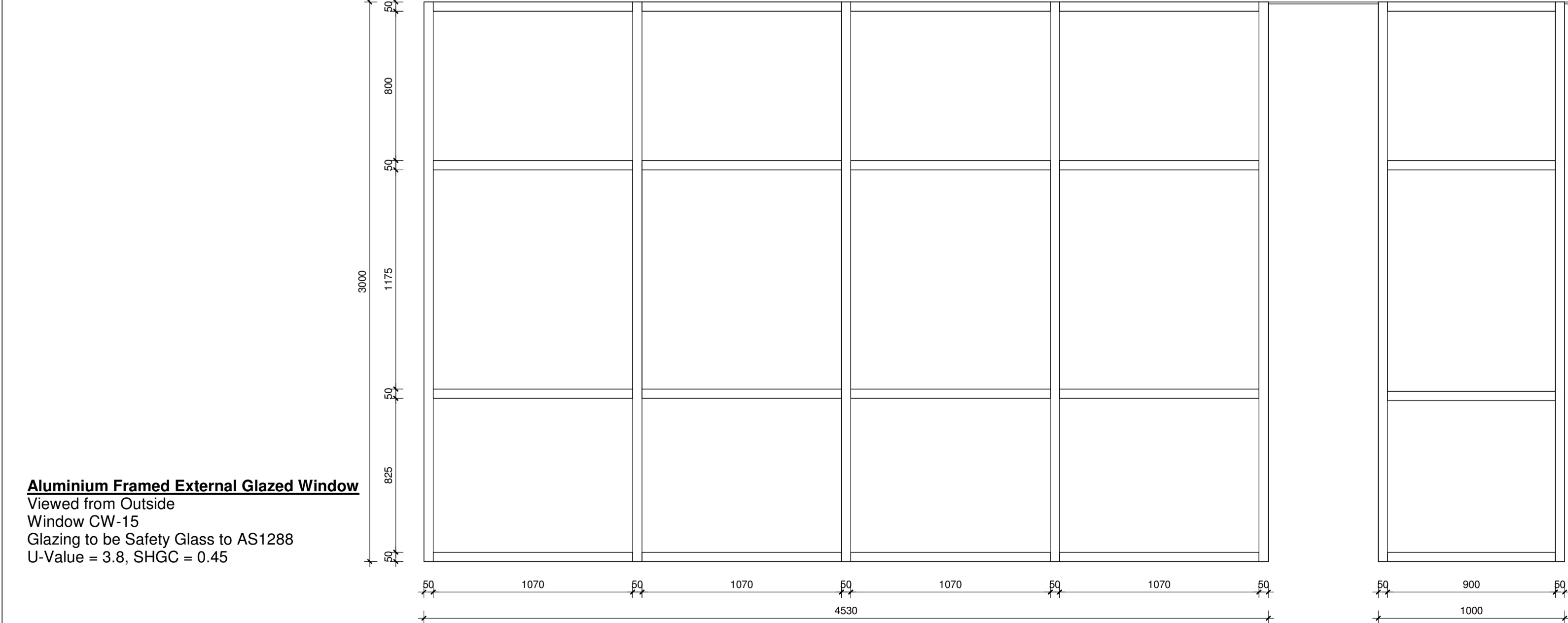
Aluminium Framed Internal Glazed Door
Viewed from Outside
Door D-15
Glazing to be Safety Glass to AS1288
U-Value = 6.44, SHGC = 0.75



Aluminium Framed Internal Glazed Door
Viewed from Outside
Door D-18, D-21 & D-27
Glazing to be Safety Glass to AS1288
U-Value = 6.44, SHGC = 0.75



Aluminium Framed External Windows
Viewed from Outside
Custom Windows CW-06, CW-08, CW-09 & CW-12
Glazing to be Safety Glass to AS1288
U-Value = 3.8, SHGC = 0.45



Aluminium Framed External Glazed Window
Viewed from Outside
Window CW-15
Glazing to be Safety Glass to AS1288
U-Value = 3.8, SHGC = 0.45

Aluminium Framed External Glazed Window
Viewed from Outside
Windows CW-13 & CW-14
Glazing to be Safety Glass to AS1288
U-Value = 3.8, SHGC = 0.45

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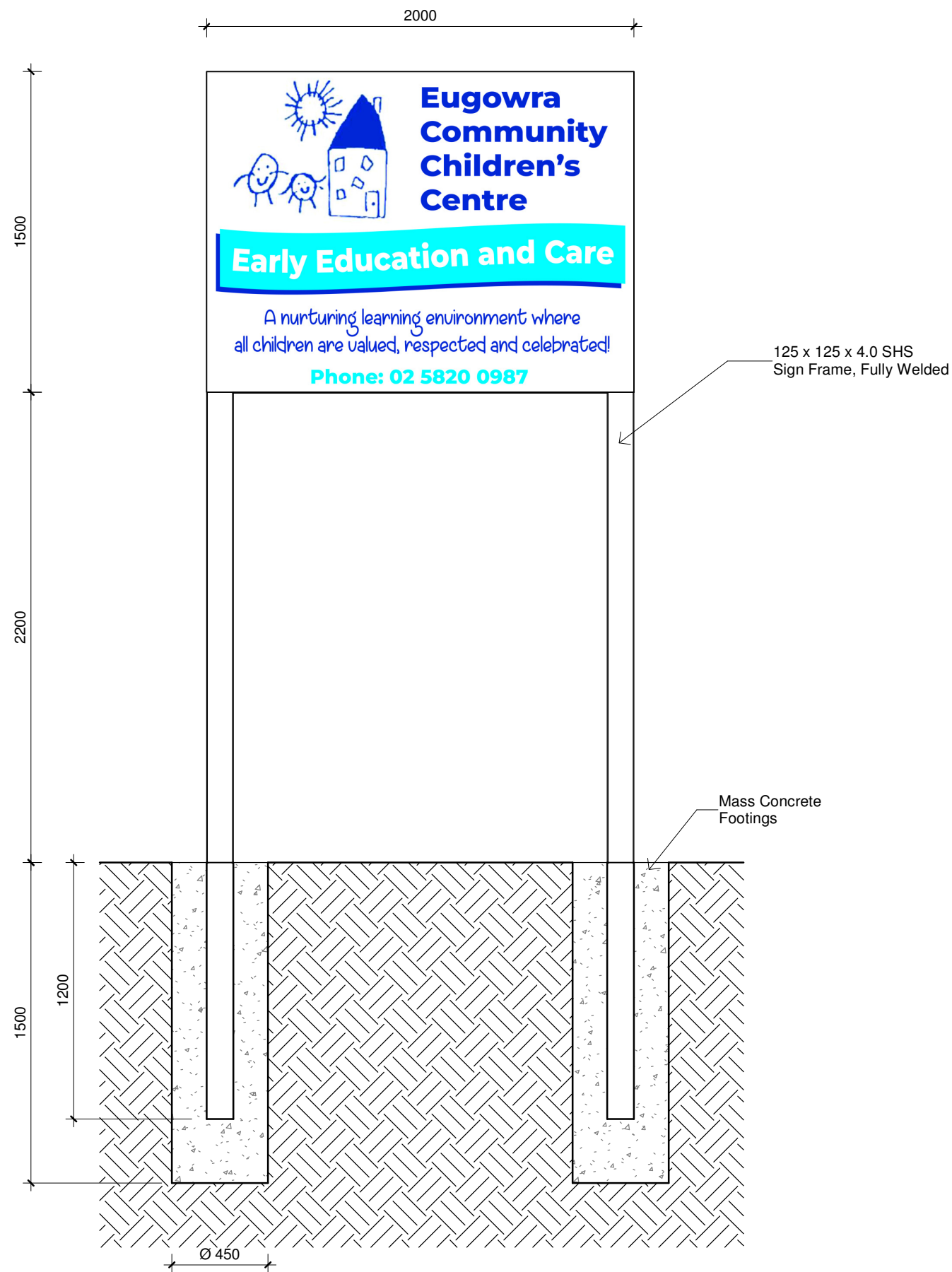
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Custom Doors & Windows

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AD-01
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Main Sign at Front Entrance



Sign on West Facade

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<div>Client</div> <div>Eugowra Community Children's Centre</div> <div>Project Name</div> <div>Proposed New Facility</div> <div>Project Address</div> <div>21 Noble Street</div> <div>EUGOWRA NSW 2806</div>	Sign Details		
	Drawn by	MCW	AD-02
	Date	6.3.2025	
	Scale	1 : 25 Issue X	
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