

PROPOSED ALTERATIONS & ADDITIONS 79-81 CAPPER STREET, TUMUT NSW 2720




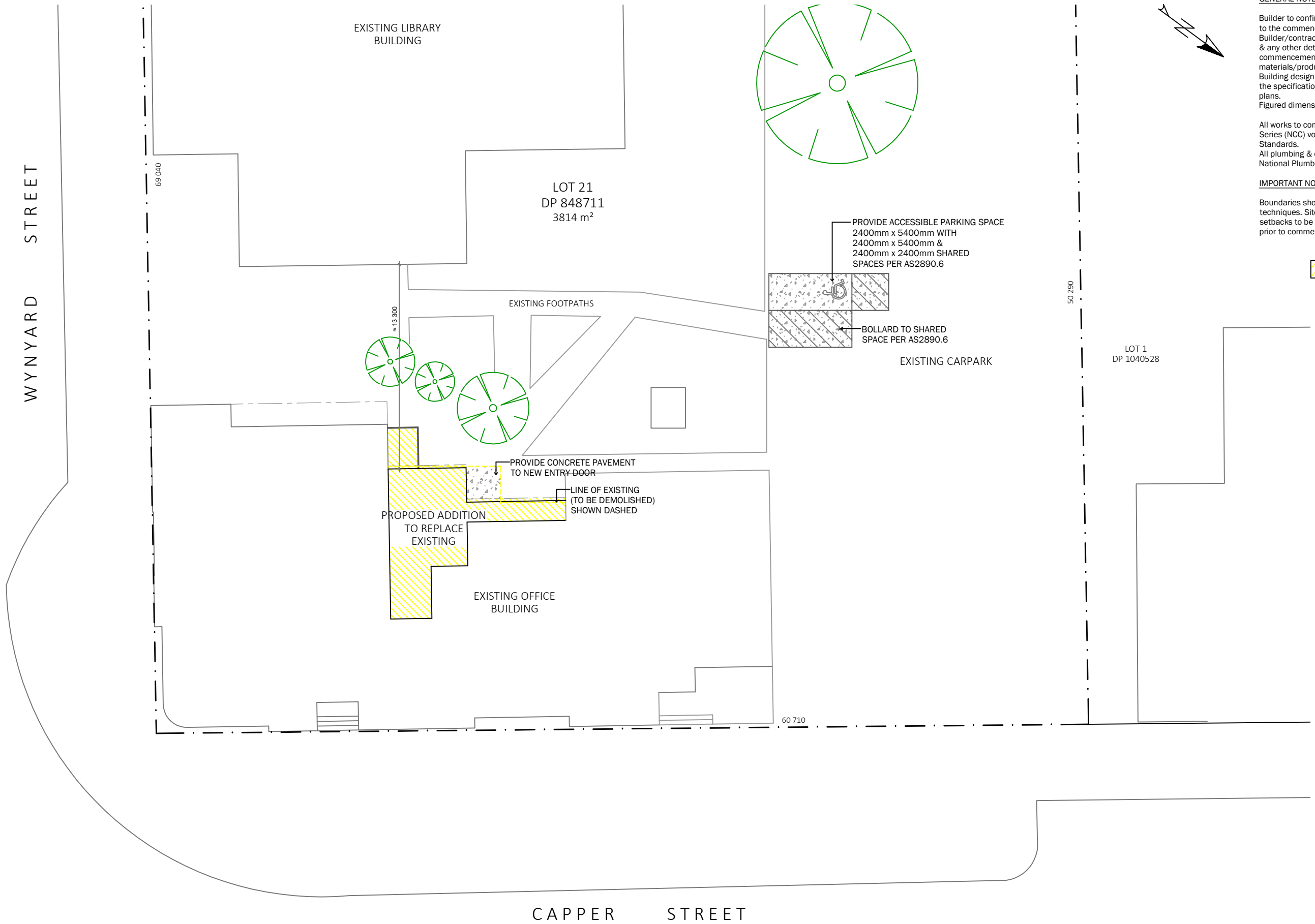
LOCATION MAP

IMAGE SOURCE: SIX MAPS NSW

SHEET LIST

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		1 - Issued for client approval16.04.25		Client	SNOWY VALLEYS COUNCIL	Scale	N.T.S	Plan & Sheet Number		
		Issue/Amendments				Sheet size	A3	SN02- 01		
		Date				Drawn	M.T	Sheets in set8		



GENERAL NOTES:

Builder to confirm location of services & all levels onsite prior to the commencement of any works.
Builder/contractors are to confirm all measurements on plan & any other detail with an onsite inspection prior to the commencement of any works or the ordering of materials/products.
Building design drawings are to be read in conjunction with the specifications and any applicable professional engineer plans.
Figured dimensions to take precedence over scale.



All works to comply with the National Construction Code Series (NCC) volume 2 & all relevant current Australian Standards.
All plumbing & drainage work to be in accordance with the National Plumbing & Drainage Code & AS3500.

IMPORTANT NOTE:

Boundaries shown here are depicted by remote sensing techniques. Site plan dimensions, contours & boundary setbacks to be confirmed onsite or by a registered surveyor prior to commencement of any works

 **PROPOSED WORKS**

SITE PLAN

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					<div>Scale</div> <div>1:200</div>	<div>Plan & Sheet Number</div> <div>SN02- 02</div>
					<div>Sheet size</div> <div>A3</div>	<div>Sheets in set</div> <div>8</div>
					<div>Drawn</div> <div>M.T</div>	



ELEVATION & SECTIONS

J4D7 - A floor must achieve the Total R-Value 2.0 downward heat flow for climate zone 7.
A slab-on-ground that does not have an in-slab heating or cooling system is considered to achieve a Total R-Value of R2.0 in climate zone 7.
Perimeter insulation is not required

Part J5 - Building Sealing -

J5D3 - Chimneys & flues - Not applicable
J5D4 - Roof lights - Not applicable
J5D5 - Windows & doors - Doors and openable windows forming part of the building envelope in climate zone 7 must be sealed except where windows comply with AS2047.
Doors must be fitted with a draft protection device to the bottom edge and a foam or rubber compression strip, fibrous seal or the like, to all other edges.
The entrance door to the building must be self-closing
J5D6 - Exhaust fans - All exhaust fans shall be fitted with a sealing device such as a self-closing damper
J5D7 - Construction of ceilings, walls and floors - Ceilings, walls, floors and any opening such as a window frame, door frame or the like forming part of the building envelope in climate zone 7 must be constructed to minimise air leakage. Internal lining systems must be close fitting at ceiling, wall and floor junctions; or sealed at junctions and penetrations with close fitting architrave, skirting or cornice; or expanding foam, rubber compressible strip, caulking or the like. These requirements do not apply to openings, grilles or the like required for smoke hazard management
J5D8 - Evaporative coolers - Not applicable

Part J6 - Air-conditioning and ventilation systems

J6D3 - Air-conditioning system control - An air-conditioning system must be capable of being deactivated when the building or part of a building served by that system is not occupied.
Air-conditioning units shall only serve one air-conditioning zone.
Where the air-conditioning unit provides the required mechanical ventilation it must have an outdoor air economy cycle
Where the air-conditioning unit has an airflow of more than 1000 L/s, it must have a variable speed fan
The unit must have the ability to use direct signals from the control components responsible for the delivery of comfort conditions and have a control dead band of not less than 2°.
Balancing dampers and balancing valves must be provided to meet the needs of the system at its maximum operating condition.
When deactivated, any motorised outdoor air or return air damper that is not otherwise being actively controlled must close.
Time switches must be provided to control an air-conditioning system of more than 2 kW; and a heater of more than 1 kW used for air-conditioning.
The time switch must be capable of switching electric power on and off at variable pre-programmed times and on variable pre-programmed days
J6D4 - Mechanical ventilation system control - Not applicable, no new systems proposed
J6D5 - Fans and duct systems - Not applicable, no new systems proposed
J6D6 - Ductwork insulation - Not applicable, no new ducting proposed
J6D7 - Ductwork sealing - Not applicable, no new ducting proposed
J6D8 - Pump systems - Not applicable, no new systems proposed
J6D9 - Pipework installation - Piping that is part of an air-conditioning system must be provided with insulation complying with AS/NZS 4859.1. Insulation must be protected against the effects of weather and sunlight and be able to withstand the temperatures within the piping
J6D10 - An electric heater as part of an air-conditioning system must have a maximum heating capacity of 70W/m² in climate zone 7
J6D11 - An air-conditioning system refrigerant chiller must comply with MEPS
J6D12 - Unitary air-conditioning equipment - Not applicable
J6D13 - Heat rejection equipment - Not applicable

Part J7 - Artificial lighting and power



J7D3 - The aggregate design illumination power load of artificial lighting must not exceed the sum of the allowances obtained by multiplying the area of each space by the maximum illumination power density of 4.5 W/m² for general purpose learning areas; 5 W/m² for corridors; 3 W/m² for toilets, tea rooms and the like; 1.5 W/m² for storage areas. These requirements don't apply to emergency lighting provided in accordance with Part E4
J7D4 - All artificial lighting must be individually operated by a switch located in a visible and easily accessed position in the room or space being switched.
Time switches and sensors not required as internal building area is less than 250m²
J7D5 - Interior decorative and display lighting - Not applicable
J7D6 - Exterior artificial lighting - Exterior artificial lighting attached to or directed at the facade of a building must be controlled by a daylight sensor or time switch.
When the light load exceeds 100 W the light must use LED luminaries for 90% of the total lighting load
J7D7 - Boiling water and chilled water storage units - Power supply to a boiling or chilled water storage unit must be controlled by a time switch
J7D8 - Lift - Not applicable
J7D9 - Escalators and moving walkways - Not applicable

Part J8 - Heated water supply and swimming pool and spa pool plant

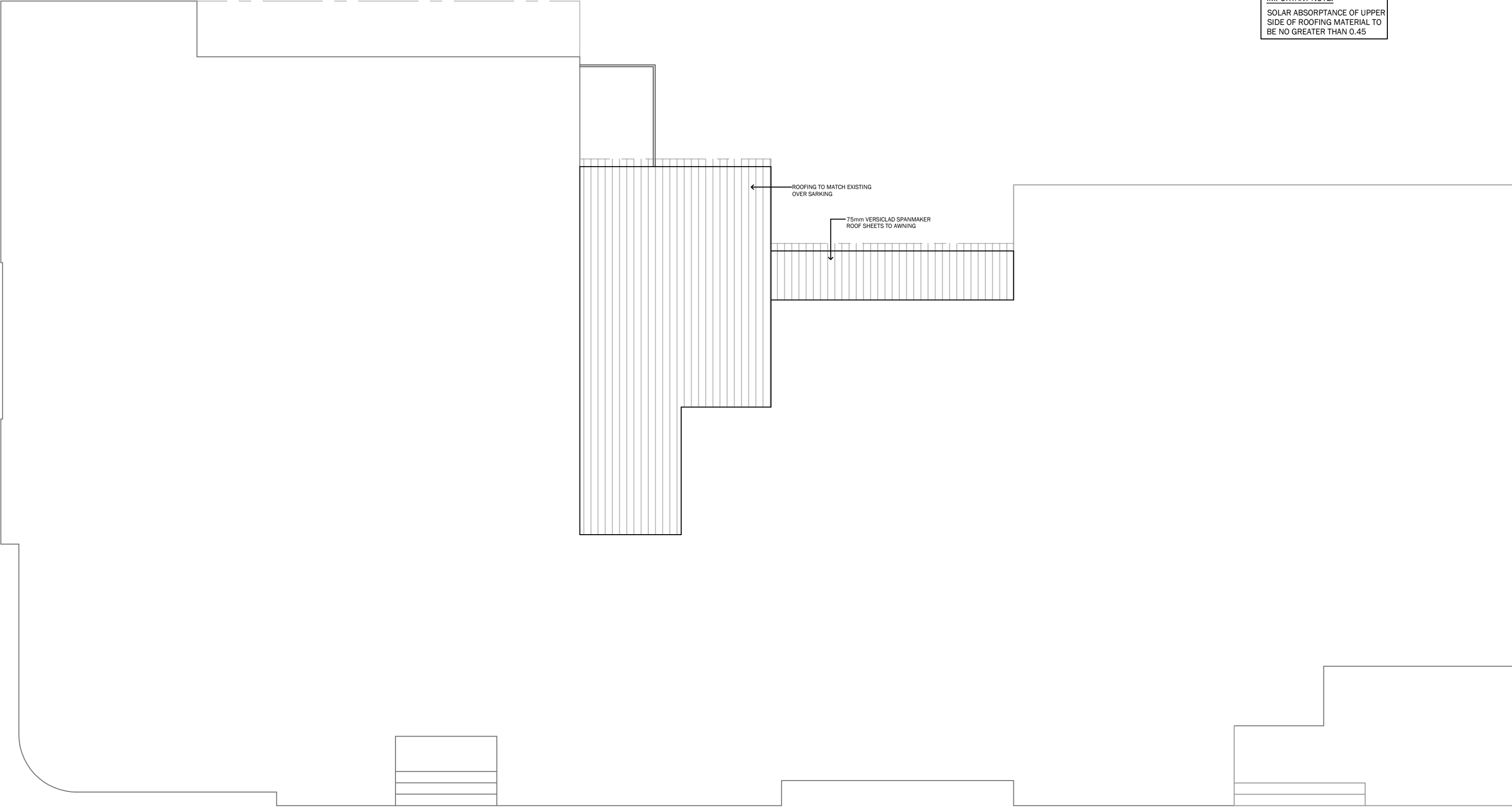
J8D2 - A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume 3
J8D3 - Swimming pool heating and plumbing - Not applicable
J8D4 - Spa pool heating and pumping - Not applicable

Part J9 - Energy monitoring and on-site distributed energy resources


J9D3 - Facilities for energy monitoring - Not applicable, internal building area <500m²
J9D4 - Facilities for electric vehicle charging equipment - Not applicable, building is existing
J9D5 - Facilities for photovoltaic and battery systems - Not applicable, building is existing

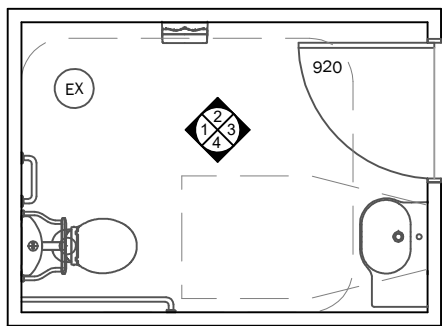
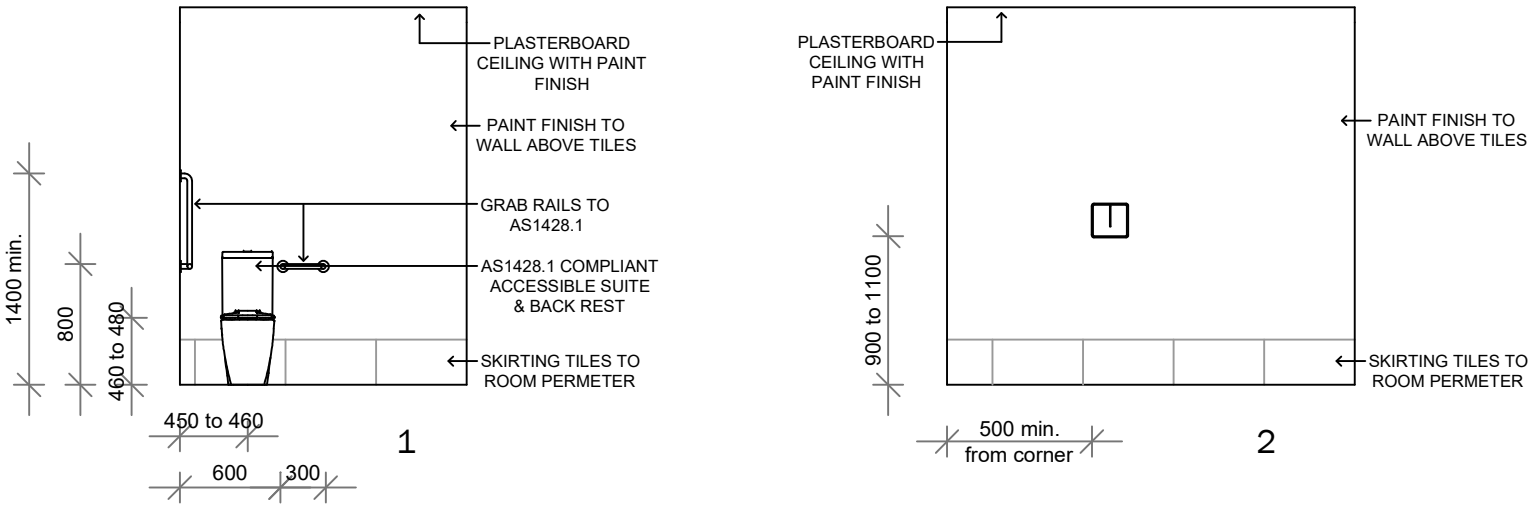
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				Address 79-81 CAPPER STREET, TUMUT	Scale 1:100	Plan & Sheet Number
					Sheet size A3	SN02- 06
					Drawn M.T	Sheets in set 8

IMPORTANT NOTE:
SOLAR ABSORPTANCE OF UPPER
SIDE OF ROOFING MATERIAL TO
BE NO GREATER THAN 0.45

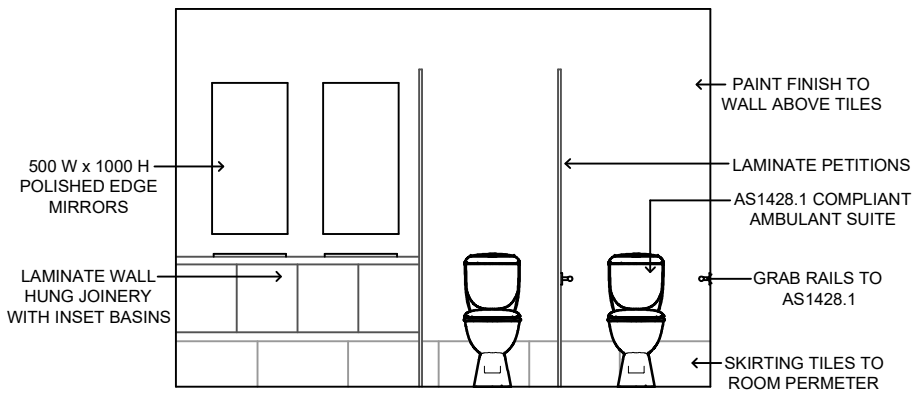


ROOF PLAN

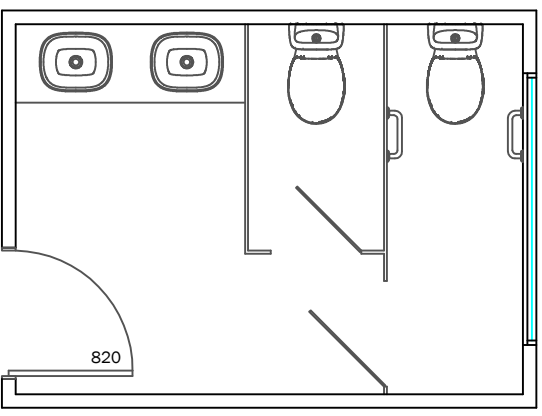
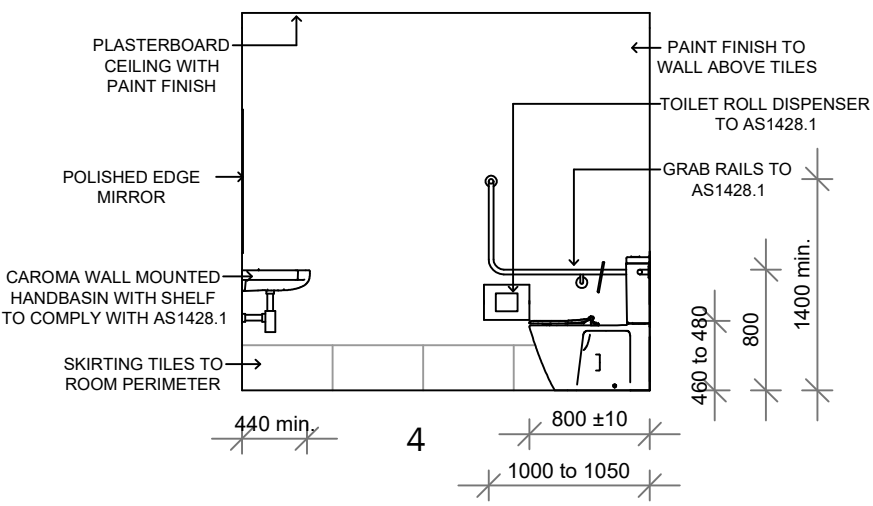
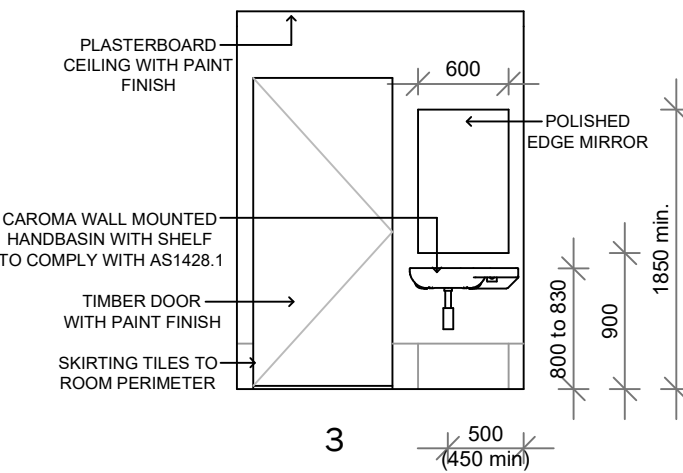
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ACCESSIBLE WC FLOOR PLAN



REAR ELEVATION OF MALE AMENITIES
(FEMALE MIRRORED)



MALE AMENITIES FLOOR PLAN
(FEMALE MIRRORED)

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Building design drawings are to be read in conjunction with the specifications and any applicable professional engineer plans. Figured dimensions to take precedence over scale.

All works to comply with the National Construction Code Series (NCC) volume 2 & all relevant current Australian Standards.

All plumbing & drainage work to be in accordance with the National Plumbing & Drainage Code & AS3500.

Swinging doors into sanitary compartments to be in accordance with the NCC volume 2 part 3.8.3.3.

INTERNAL ELEVATIONS

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