

84 Brook Street, Muswellbrook

Proposed Child Care Centre

3.7.5.5 REQUIREMENTS FOR SMOKE ALARMS

(A) SMOKE ALARMS MUST BE INSTALLED IN -
(I) CLASS 1A BUILDINGS IN ACCORDANCE WITH 3.7.2.3; AND
(II) CLASS 1B BUILDINGS IN ACCORDANCE WITH 3.7.2.4.
(B) SMOKE ALARMS MUST COMPLY WITH AS 3786.
(C) SMOKE ALARMS MUST BE CONNECTED TO THE CONSUMER MAINS POWER WHERE CONSUMER POWER IS SUPPLIED TO THE BUILDING.

3.8.5.2 VENTILATION REQUIREMENTS

VENTILATION MUST BE PROVIDED TO A HABITABLE ROOM, SANITARY COMPARTMENT, BATHROOM, SHOWER ROOM, LAUNDRY AND ANY OTHER ROOM OCCUPIED BY A PERSON FOR ANY PURPOSE BY ANY OF THE FOLLOWING MEANS:

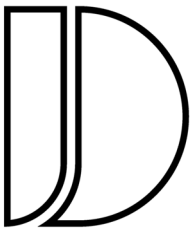
(A) PERMANENT OPENINGS, WINDOWS, DOORS OR OTHER DEVICES WHICH CAN BE OPENED -
(I) WITH AN AGGREGATE OPENING OR OPENABLE SIZE NOT LESS THAN 5% OF THE FLOOR AREA OF THE ROOM REQUIRED TO BE VENTILATED; AND
(II) OPEN TO -
(A) A SUITABLY SIZED COURT, OR SPACE OPEN TO THE SKY; OR
(B) AN OPEN VERANDAH, CARPORT, OR THE LIKE; OR
(C) AN ADJOINING ROOM IN ACCORDANCE WITH (B).

(B) NATURAL VENTILATION TO A ROOM MAY COME THROUGH A WINDOW, OPENING, VENTILATING DOOR OR OTHER DEVICE FROM AN ADJOINING ROOM (INCLUDING AN ENCLOSED VERANDAH) IF -
(I) THE ROOM TO BE VENTILATED OR THE ADJOINING ROOM IS NOT A SANITARY COMPARTMENT; AND
(II) THE WINDOW, OPENING, DOOR OR OTHER DEVICE HAS A VENTILATING AREA OF NOT LESS THAN 5% OF THE FLOOR AREA OF THE ROOM TO BE VENTILATED; AND
(III) THE ADJOINING ROOM HAS A WINDOW, OPENING, DOOR OR OTHER DEVICE WITH A VENTILATING AREA OF NOT LESS THAN 5% OF THE COMBINED FLOOR AREAS OF BOTH ROOMS; AND
(IV) THE VENTILATING AREAS SPECIFIED MAY BE REDUCED AS APPROPRIATE IF DIRECT NATURAL VENTILATION IS PROVIDED FROM ANOTHER SOURCE.

GENERAL NOTES

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE FROM DRAWINGS.
2. ALL BUILDING WORKS SHALL BE IN ACCORDANCE WITH THE RELEVANT NATIONAL CONSTRUCTION CODE (NCC), BUILDING CODE OF AUSTRALIA (BCA), RELEVANT AUSTRALIAN STANDARDS (AS), INCLUDING AMENDMENTS AND THE REQUIREMENTS OF COUNCIL AND PRIVATE CERTIFIERS (PC) AND OTHER AUTHORITIES HAVING JURISDICTION.
3. THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANT DRAWINGS AND REPORTS FOR COORDINATION AND INFORMATION.
4. THRESHOLDS AND DOORWAYS ARE FLUSH FOR WHEELCHAIR ACCESS IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY. REFER TO ACCESS CONSULTANT REPORT FOR DISPENSATIONS AND POTENTIAL PERFORMANCE SOLUTION PROPOSED.
5. DRAWINGS ARE NOT COORDINATED BY JANSSEN DESIGNS. CONDITIONS AND DOCUMENTS NEED TO BE COORDINATED AND CHECKED TO CONFIRM THEY SATISFY THE AUSTRALIAN STANDARDS, SPECIALIST DISABILITY ACCOMMODATION, DESIGN FOR DISABILITY ACCOMMODATION, DEVELOPMENT APPLICATION REQUIREMENTS, THE NCC, BCA CODES AND CONTROLS THAT APPLY TO THIS PROJECT. A COORDINATED CONSTRUCTION SET MAY VARY FROM THE PRODUCED DRAWINGS. JANSSEN DESIGNS DOES NOT ACCEPT ANY LIABILITY, DIRECT OR INDIRECT, FOR ANY LOSS LIABILITY OR LOSS SUFFERED OR INCURRED BY ANY PERSON OR THIRD PARTY PLACING ANY RELIANCE ON THE SERVICES OR DOCUMENTS OR ADVICE ARISING IN CONNECTION WITH THE SERVICE.
6. ALL STRUCTURAL ELEMENTS ARE SHOWN INDICATIVELY AND ARE TO BE CONFIRMED WITH THE DESIGN, DETAIL AND SPECIFICATION OF THE STRUCTURAL ENGINEER.
7. ALL STRUCTURAL FRAMING, LOADING, BEARING, RETAINING AND FIXING OF ELEMENTS ARE TO THE DESIGN, DETAIL AND SPECIFICATION OF THE STRUCTURAL ENGINEER.

8. ALL SERVICES ELEMENTS INCLUDING HYDRAULICS, ELECTRICAL, MECHANICAL, FIRE AND COMMUNICATION SERVICES SHOWN ARE INDICATIVE ONLY. REFER TO SERVICES CONSULTANT SEPARATE DOCUMENTATION AND SPECIFICATION FOR DETAILED DESIGN.
9. ANY DISCREPANCIES BETWEEN ARCHITECTURAL CONSULTANT DOCUMENTATION ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
10. ALL CONCRETE AND METALWORK ITEMS, SUCH AS SHOP DRAWINGS, TO BE ORGANISED AND REVIEWED BY THE CLIENT.
11. ALL SITE AND BUILDING GRID SET-OUT IS TO BE CONDUCTED AND VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF CONSTRUCTION WITH ANY DISCREPANCIES NOTIFIED TO THE CLIENT FOR CLARIFICATION.
12. INTERIOR LIGHTING SYSTEMS THROUGHOUT IS TO COMPLY WITH AS 1680 (AS REQUIRED BY BCA C3.8.4.3 CLASS 1 & 10 BUILDINGS AND CF4.1, F4.2, F4.3, F4.4 FOR CLASS 2 TO 9 BUILDINGS)
13. ALL SANITARY COMPARTMENTS ARE TO BE CONSTRUCTED TO COMPLY WITH BCA PART 3 C3.8.3.3 FOR CLASS 1 & 10 BUILDINGS AND CF2.5B FOR CLASS 2 TO 9 BUILDINGS.
14. ALL BALUSTRADES (IF REQUIRED) HEIGHTS AND DESIGN SHALL BE IN ACCORDANCE WITH AS 1170 PART 1 (AS REQUIRED BY BCA PART 3 C3.9.2.3 FOR CLASS 1 & 10 BUILDINGS AND BCA PART D CL D2.16 FOR CLASS 2 TO 9 BUILDINGS)
15. ALL ALUMINIUM FRAMED GLAZING TO COMPLY WITH AS 1288, AS 2208.
16. TERMITE CONTROL KORDON TERMITE BARRIER IS TO BE USED AS A BUILDING PERIMETER AND SERVICE PENETRATION TERMITE PROTECTION SYSTEM (AS 3660.1 - 2000). IT IS TO BE INSTALLED BY A MANUFACTURER'S ACCREDITED INSTALLER. AS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE BUILDER IS TO PROVIDE ALL RELEVANT SLAB OR CONSTRUCTION DETAILS TO THE ACCREDITED INSTALLER FOR PRICING ETC. THE BUILDER IS TO TREAT THE BUILDINGS TERMITE PROTECTION AS PART OF THE BUILDING PROCESS AND THEREFORE INCLUDED IN THE CONSTRUCTION PROGRAM.



JANSSEN
DESIGNS

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Nominated Architect: Jake Janssen NSW ARB 11575

AMENDMENTS		
ISSUE	DESCRIPTION	DATE

Project Title:
Proposed Child Care
Centre

DRAWING TITLE:
Notification Plan

ADDRESS:
84 Brook Street,
Muswellbrook

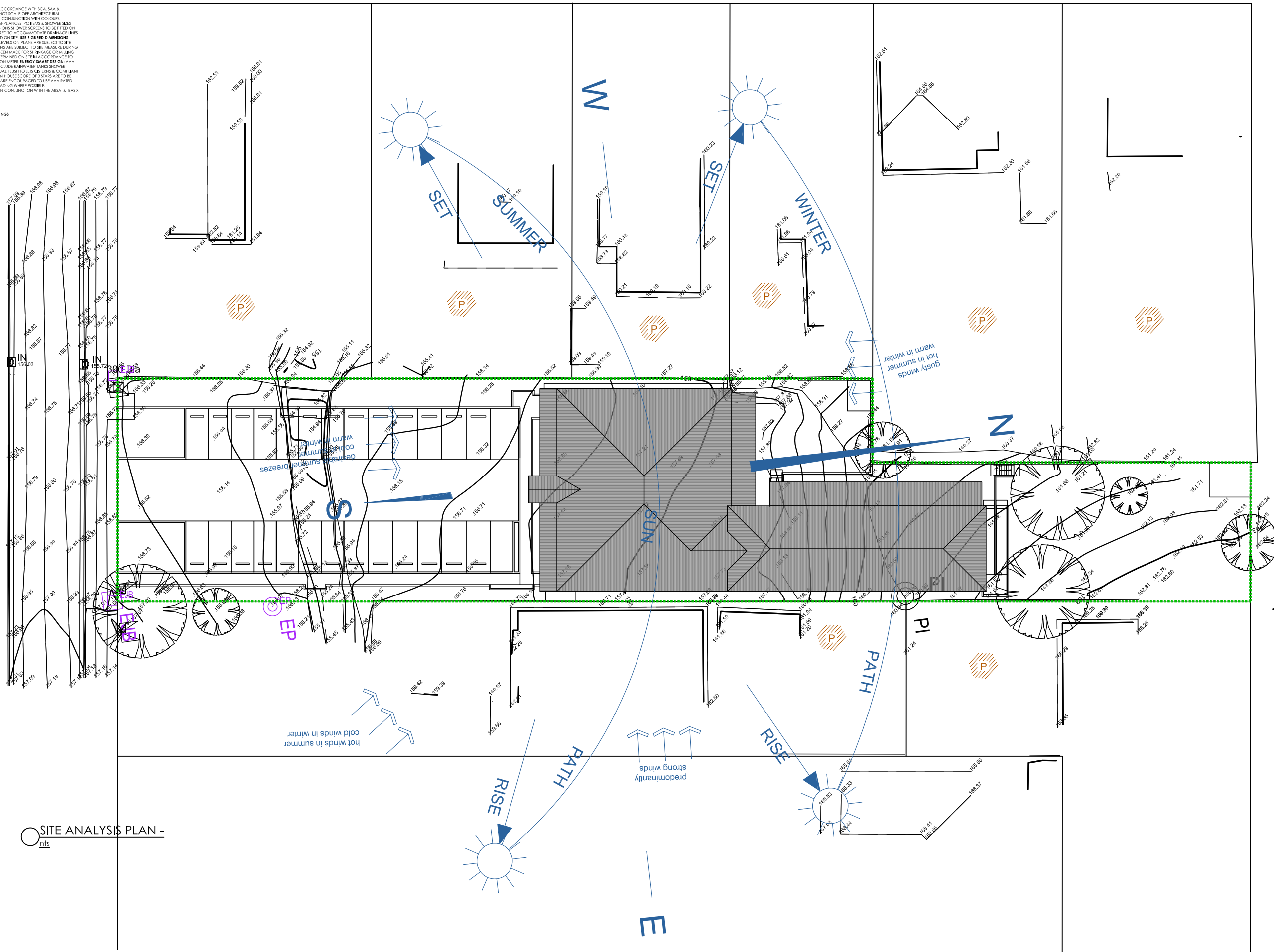
CLIENT DETAILS:
JAL Invest Co Pty Ltd

LOCAL GOVERNMENT AREA:
Muswellbrook Council

Issue For:		Issue:	Project #:
Date:	Scale:	Drawing #:	
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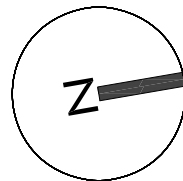
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KEY:

- CARPART
- NUMBER OF STOREYS
- OVERLOOKING
- PEDESTRAINS & VEHICLE ACCESS POINTS
- VIEWS
- SITE
- CONTOURS
- PRIVATE OPEN SPACE
- EXISTING TREES

SITE ANALYSIS PLAN -
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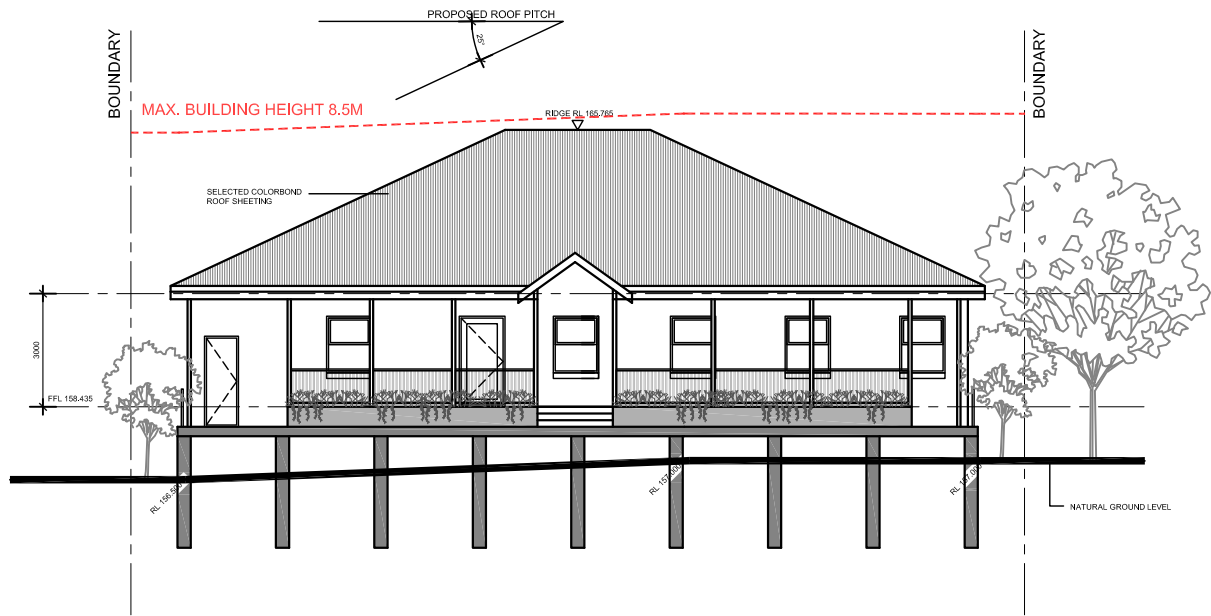
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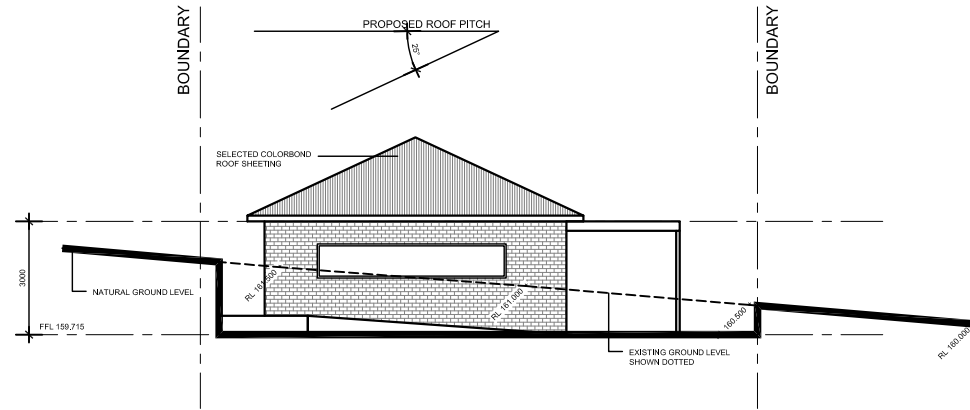
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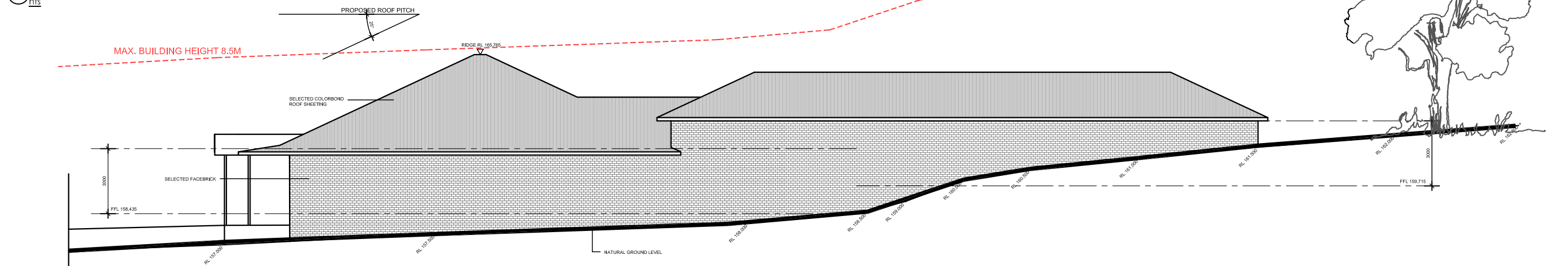
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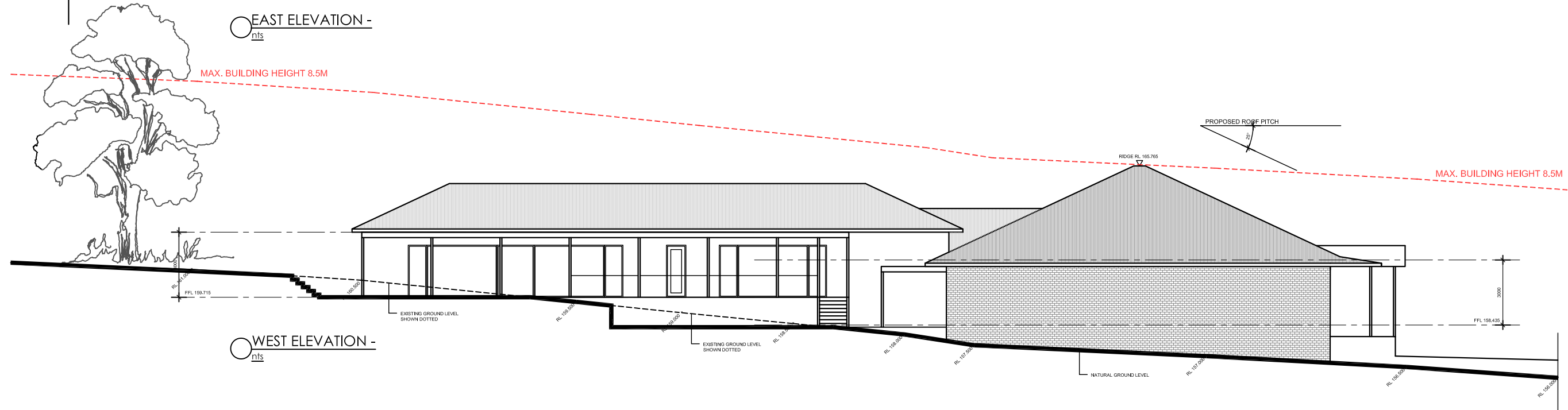
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NORTH ELEVATION -
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EAST ELEVATION -
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WEST ELEVATION -
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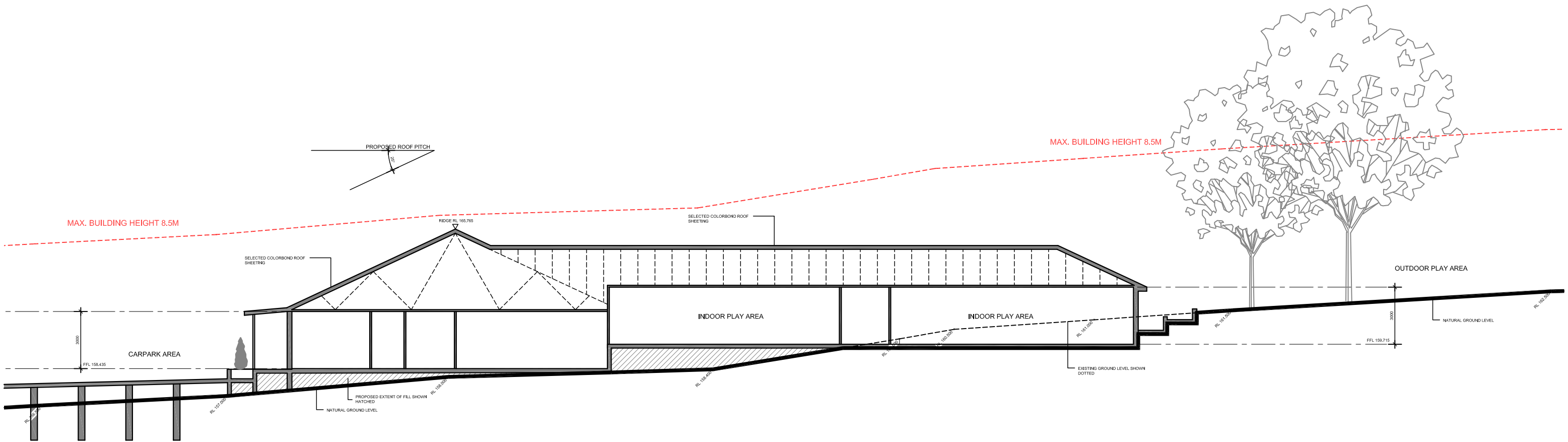
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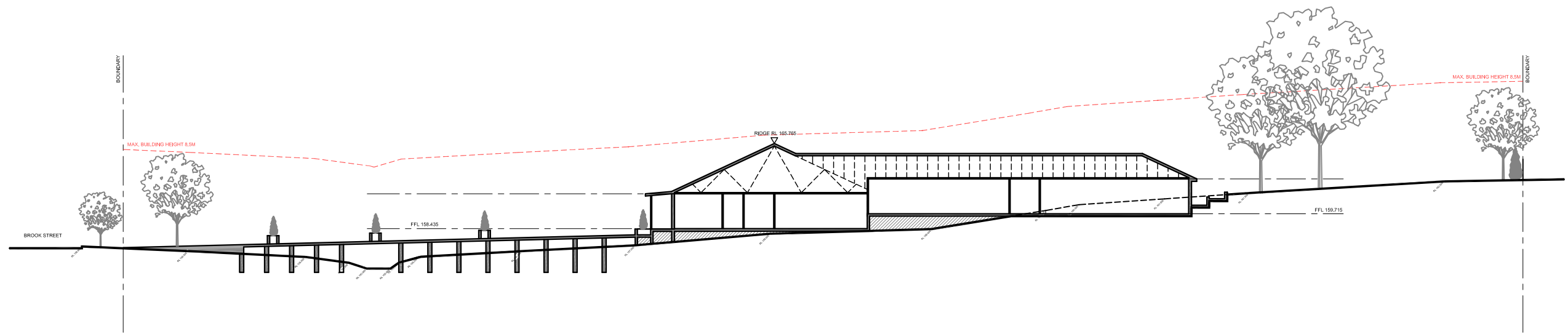
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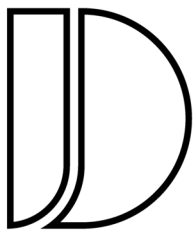
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DA	A	1:100	1003	10186



SECTION A-A -
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SECTION A-A -
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Nominated Architect: Jake Janssen NSW ARB 11575

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Drawing #: 1004	Project #: 10186