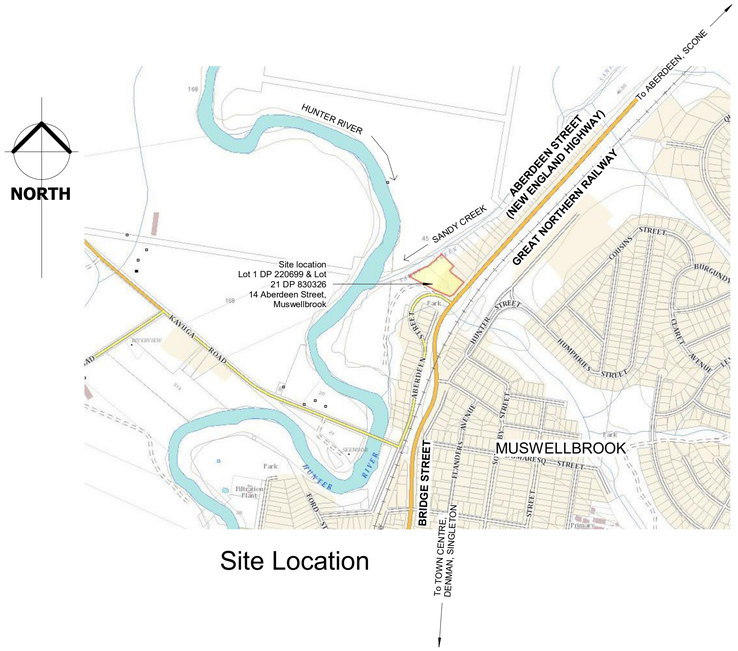
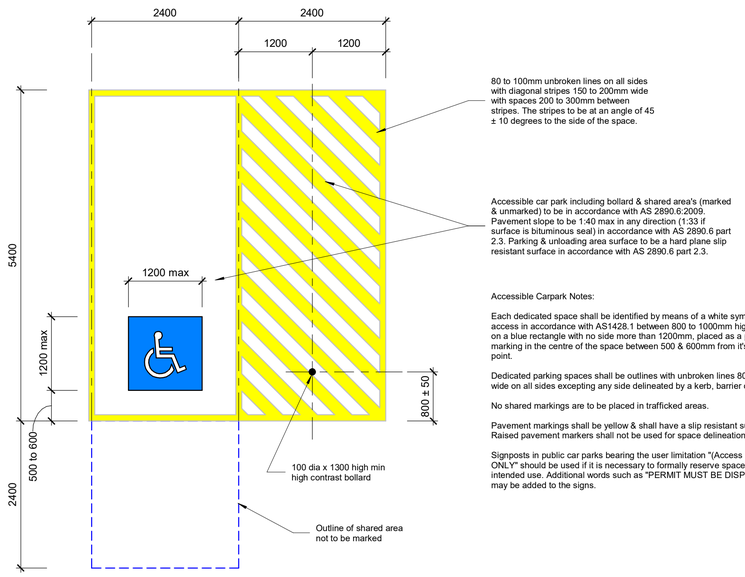


Site Location

BCA Classification	
Existing Building	Class 5
Existing Dwelling	Class 1a
Proposed Consult Rooms	Class 5

Carpark Table

Dimensions of parking spaces	
Userclass	= 3 (AS 2890.1Table 1.1)
Length	= 5400 min
Width	= 2600 min (AS 2890.1 Figure 2.2).
Aisle Width	= 5800 min



Accessible Carpark Notes:

Each dedicated space shall be identified by means of a white symbol of access in accordance with AS1428.1 between 800 to 1000mm high placed on a blue rectangle with no side more than 1200mm, placed as a pavement marking in the centre of the space between 500 & 600mm from it's entry point.

Dedicated parking spaces shall be outlines with unbroken lines 80 to 100mm wide on all sides excepting any side delineated by a kerb, barrier or wall.

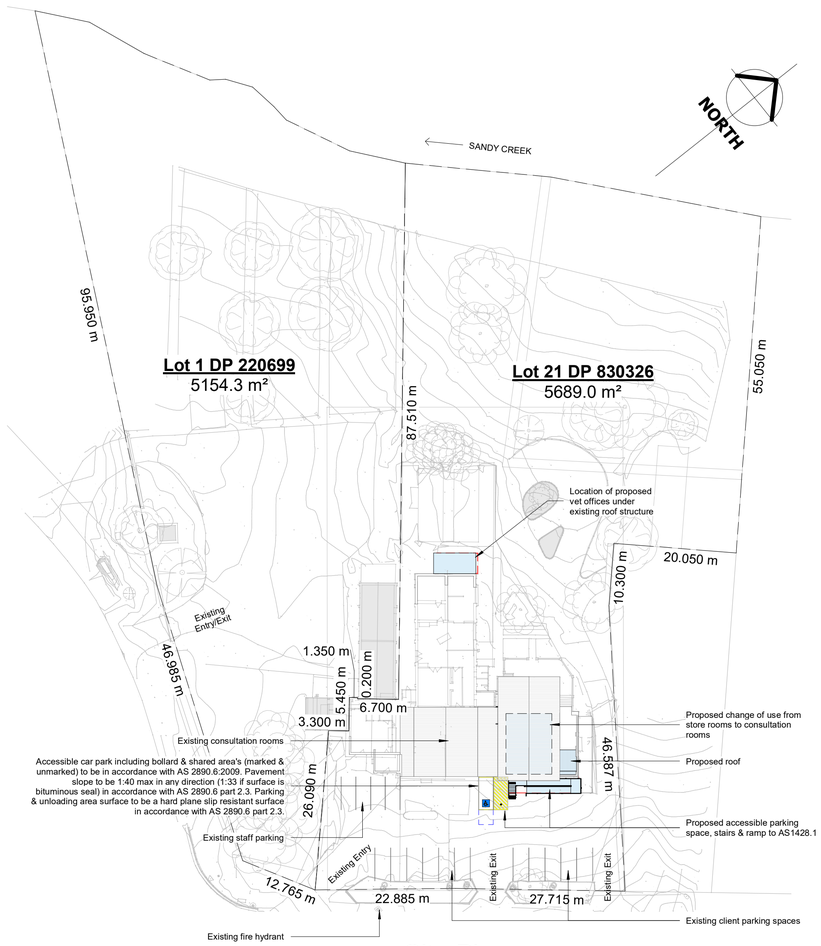
No shared markings are to be placed in trafficked areas.

Pavement markings shall be yellow & shall have a slip resistant surface. Raised pavement markers shall not be used for space delineation.

Signposts in public car parks bearing the user limitation "(Access Symbol) ONLY" should be used if it is necessary to formally reserve spaces for their intended use. Additional words such as "PERMIT MUST BE DISPLAYED" may be added to the signs.

Accessible Carpark Detail

1 : 50



Site Plan

1 : 500

GENERAL NOTES:

CLASS 5 (Single Storey) - Type C Construction

RC slab to be in accordance with Engineers details.
All structural details to be designed & provided by an Engineer.
Written dimensions will take precedence over scale.
Floor finishes to comply with AS 1428.1 Part 7
Provide external security lights to all exit doors.

All work & materials is to comply with section B of the BCA.

90mm stud walls with plasterboard wall sheeting or the like to selected internal walls.
Finish to remaining walls to be arranged with owners.
All floor & wall linings to comply with specification C1.8 of BCA.
All building work to comply with applicable parts of clause C.10 & Specification C1.10 of the BCA.
All glazing to be supplied and installed in accordance with AS2047 and AS1288.

All paths of travel to comply with part D1.6 of the BCA.
Installation of services or equipment in exits & paths of travel shall comply with Part D2.7 of the BCA.
Where stairs and/or ramps are required, they are to be built in accordance with BCA part D2.13 & table D2.14. All stairs to have slip resistant finish or nosing strip in accordance with table below:

Application	Surface Condition	
	Dry	Wet
Dry Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

Thresholds to comply with BCA part D2.15 & As 1428.1
Barriers to prevent falls to comply with BCA part D2.16
Doors opening to required exits must open in an outward direction in accordance with BCA part D2.20.
Door hardware to be supplied and installed in accordance with D2.21 of the BCA
Door signage to comply with BCA part D2.23.
Disabled access to comply with BCA part D3 and AS1428.1
Install compliant signage in accordance with Part D3.6 and Spec D3.6 of the BCA.

Fire blanket to be installed in Kitchen in accordance with E1.10 of the BCA.
Fire extinguishers to be installed in accordance with Part E1.6 and Table E1.6 of the BCA.
Fire extinguishers must be provided during construction in accordance with part E1.9 of the BCA.
Smoke hazard management system to comply with BCA part E2.
Emergency lighting & exit signs to be provided & operated in the event of a power failure & installed in accordance with BCA part E4 & current Australian standards.

All waterproofing to be carried out in accordance with part F1.7 of the BCA and AS 3740.
Building to be damp proofed in accordance with F1.9 of the BCA and high impact vapour barrier provided under slab as per F1.10.
All wet areas are to be graded and drained to a floor waste in accordance with F1.11 of the BCA.
All glazing to be supplied and installed in accordance with part F1.13 of the BCA & AS2047 & AS1288.
Ventilation of rooms to comply with Part F4.5 of the BCA.

Power load shall comply with Section J of the BCA.
All lighting to be installed in accordance with J6 of BCA.

AREAS:

No.	Description	Date
A	DA	02/12/22
2	Pre DA	11/10/22
1	Final review	14/09/22

Note: All levels, dimensions & materials must be verified between owners & builder before commencement of construction.

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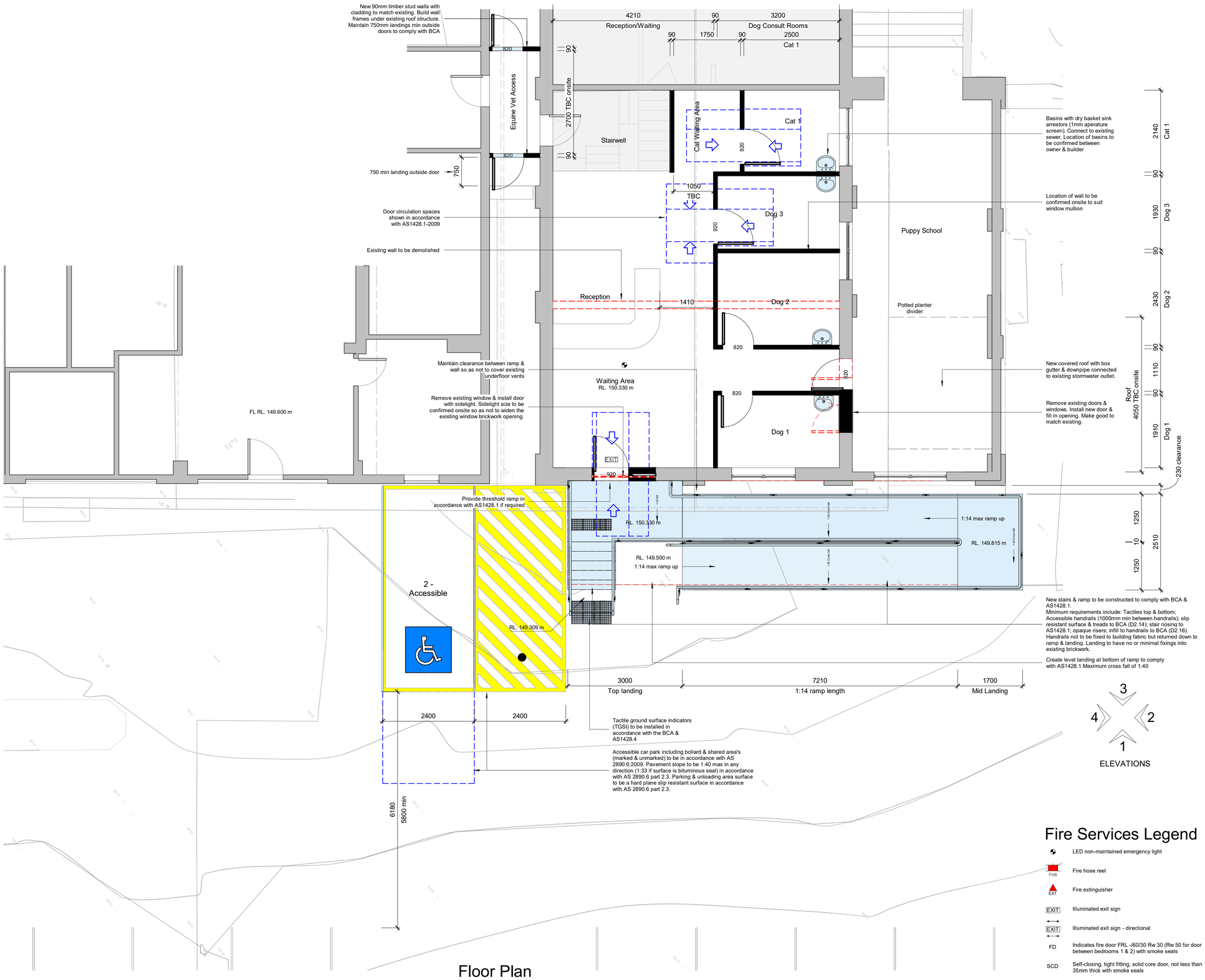
PROJECT
PROPOSED RENOVATIONS & ACCESSIBLE ENTRY TO PET MEDICAL

AT
14 ABERDEEN ST, MUSWELLBROOK

FOR
PET MEDICAL

SIZE	SCALE	As indicated	JOB No:	066-22	REV:
A1	DATE	13/06/22	SHEET No:	1	A
	DRAWN	PDG			



Floor Plan

1 : 50

Fire Services Legend

	LED non-maintained emergency light
FHR	Fire hose reel
EXT	Fire extinguisher
EXIT	Illuminated exit sign
EXIT	Illuminated exit sign - directional
FD	Indicates fire door FRL -/60/30 Rw 30 (Rw 50 for door between bedrooms 1 & 2) with smoke seals
SCD	Self-closing, tight fitting, solid core door, not less than 35mm thick with smoke seals
FWFD	Indicates fire door FRL -/90/30 fire doors with smoke seals that are self closing or automatic closing
FWW	Indicates glazed assembly with FRL of -/90/90.
MSBFD	Indicates a self-closing fire door having an FRL of not less than –/120/30.

GENERAL NOTES:

CLASS 5 (Single Storey) - Type C Construction

RC slab to be in accordance with Engineers details.
All structural details to be designed & provided by an Engineer.
Written dimensions will take precedence over scale.
Floor finishes to comply with AS 1428.1 Part 7
Provide external security lights to all exit doors.

All work & materials is to comply with section B of the BCA.

90mm stud walls with plasterboard wall sheeting or the like to selected internal walls.
Finish to remaining walls to be arranged with owners.
All floor & wall linings to comply with specification C1.8 of BCA.
All building work to comply with applicable parts of clause C.10 & Specification C1.10 of the BCA.
All glazing to be supplied and installed in accordance with AS2047 and AS1288.

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Where stairs and/or ramps are required, they are to be built in accordance with BCA part D2.13 & table D2.14. All stairs to have slip resistant finish or nosing strip in accordance with table below:

Application	Surface Condition	
	Dry	Wet
Dry Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

Thresholds to comply with BCA part D2.15 & As 1428.1
Barriers to prevent falls to comply with BCA part D2.16
Doors opening to required exits must open in an outward direction in accordance with BCA part D2.20.
Door hardware to be supplied and installed in accordance with D2.21 of the BCA.
Door signage to comply with BCA part D2.23.
Disabled access to comply with BCA part D3 and AS1428.1
Install compliant signage in accordance with Part D3.6 and Spec D3.6 of the BCA.

Fire blanket to be installed in Kitchen in accordance with E1.10 of the BCA.
Fire extinguishers to be installed in accordance with Part E1.6 and Table E1.6 of the BCA.
Fire extinguishers must be provided during construction in accordance with part E1.9 of the BCA.
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Building to be damp proofed in accordance with F1.9 of the BCA and high impact vapour barrier provided under slab as per F1.10.
All wet areas are to be graded and drained to a floor waste in accordance with F1.11 of the BCA.
All glazing to be supplied and installed in accordance with part F1.13 of the BCA & AS2047 & AS1288.
Ventilation of rooms to comply with Part F4.5 of the BCA.

Power load shall comply with Section J of the BCA.
All lighting to be installed in accordance with J6 of BCA.

Proposed

Existing

Demolished

AREAS:

No.	Description	Date
A	DA	02/12/22
4	Pre DA	11/10/22
3	Final review	14/09/22
2	For review	23/08/22
1	For review	20/06/22

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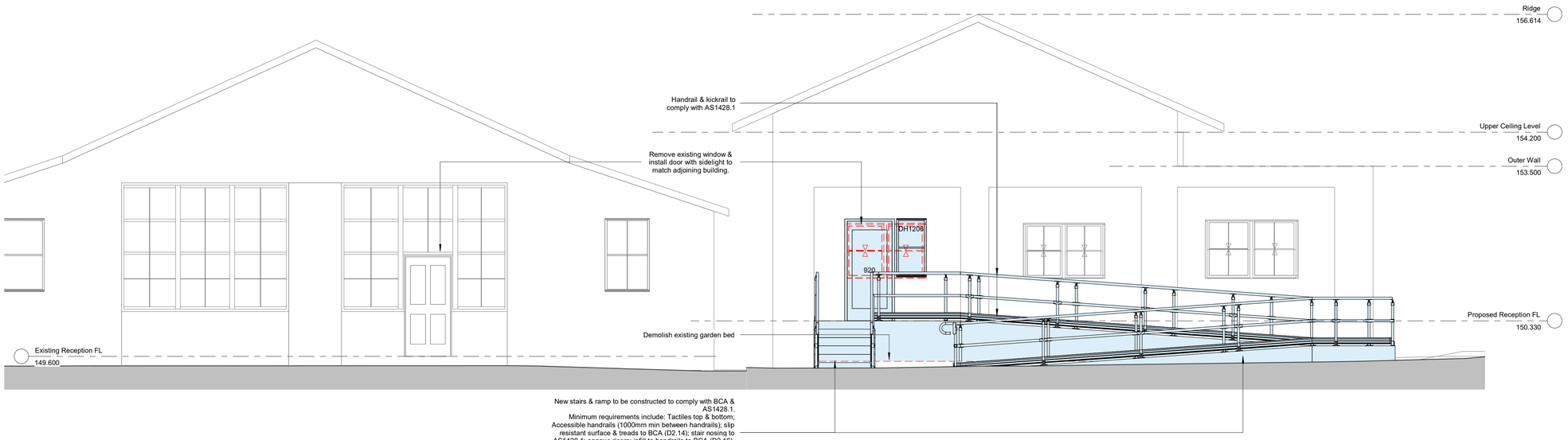
PROJECT
PROPOSED RENOVATIONS & ACCESSIBLE ENTRY TO PET MEDICAL

AT
14 ABERDEEN ST, MUSWELLBROOK

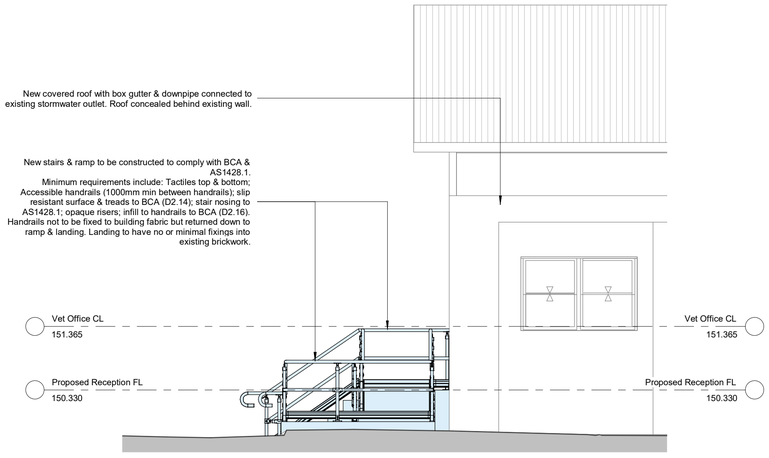
FOR
PET MEDICAL

SIZE	SCALE	As indicated	JOB No:	066-22	REV:
A1	DATE	13/06/22	SHEET No:	2	A
	DRAWN	PDG			



Elevation 1

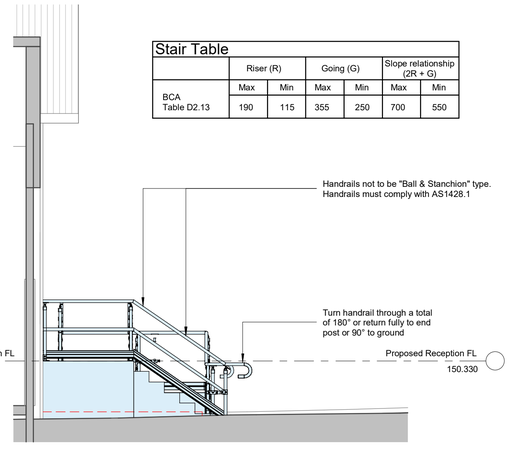
1 : 50



Elevation 2

1 : 50

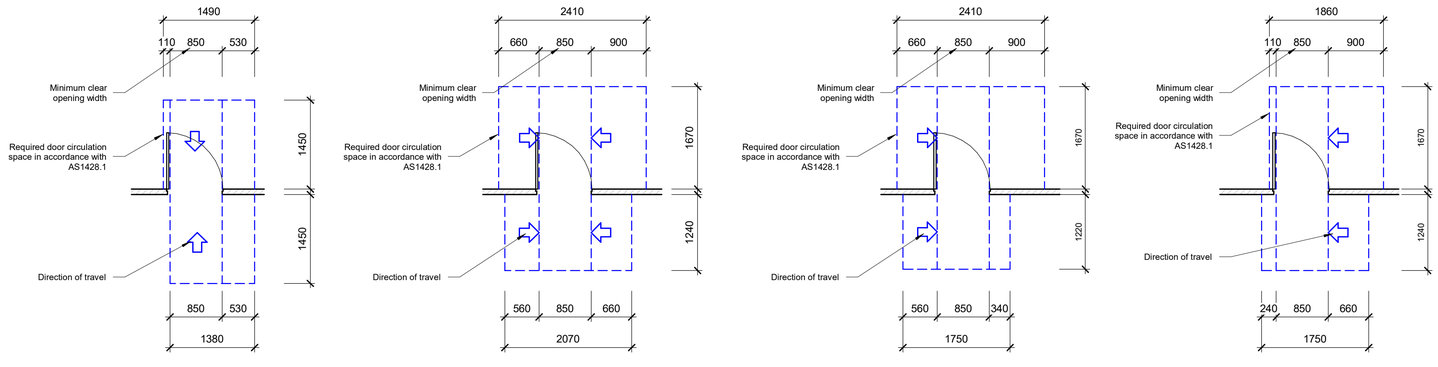
Existing Door & Window



Elevation 4

1 : 50

850 Clear Opening



The dimensions shall also apply in mirror image configurations. Dimensions shown are for a clear opening width of 850mm. Other clear opening widths require different circulation spaces. Refer to AS1428.1 for details & dimensions.

Door Circulation Spaces

1 : 50

Circulation Spaces at Doorways

Circulation spaces shall be provided at every doorway, gate, or similar entry way,on a continuous accessible path of travel in accordance with AS1428.1-2021 part 10.3.

Circulation spaces at doorways shall have a gradient and crossfall not steeper than 1 in 40.

Doorway circulation spaces shall be used in combination to allow access through doorways in both directions.

The dimensions shall also apply in mirror image configurations. Dimensions shown are for a clear opening width of 850mm. Larger clear opening widths require different circulation spaces. Refer to AS1428.1 part 10 for details & dimensions.

Stair Table

	Riser (R)		Going (G)		Slope relationship (2R + G)	
	Max	Min	Max	Min	Max	Min
BCA Table D2.13	190	115	355	250	700	550

GENERAL NOTES:

CLASS 5 (Single Storey) - Type C Construction

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Ventilation of rooms to comply with Part F4.5 of the BCA.

Power load shall comply with Section J of the BCA.
All lighting to be installed in accordance with J6 of BCA.

AREAS:

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A	DA	02/12/22
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2	Final review	14/09/22
1	For review	23/08/22

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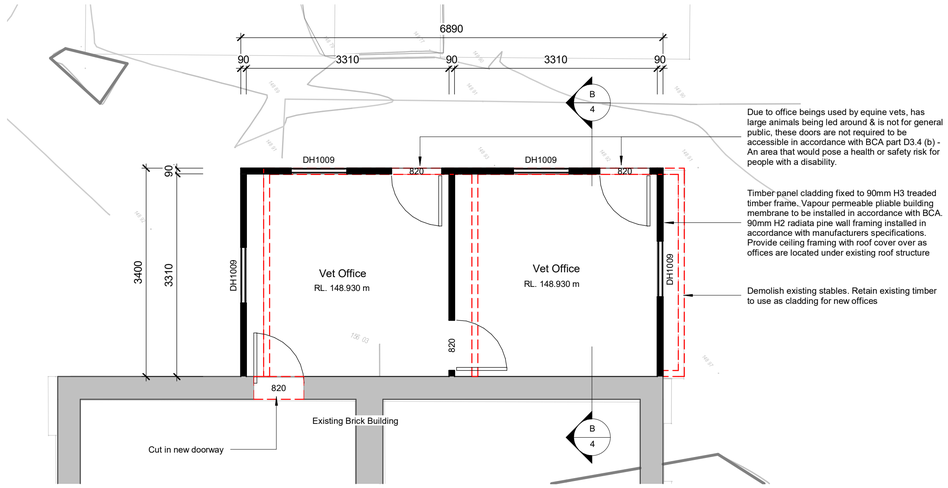
AT
14 ABERDEEN ST, MUSWELLBROOK

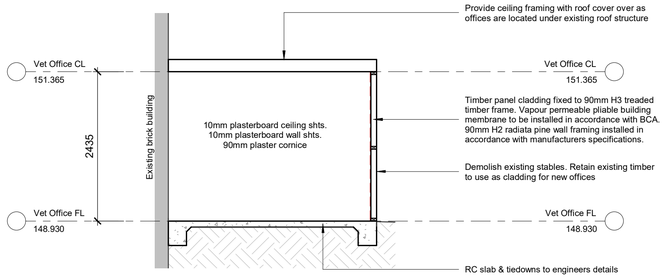
FOR
PET MEDICAL

SIZE	SCALE	As indicated	JOB No:	066-22	REV:
A1	DATE	13/06/22	SHEET No:	3	A
	DRAWN	PDG			



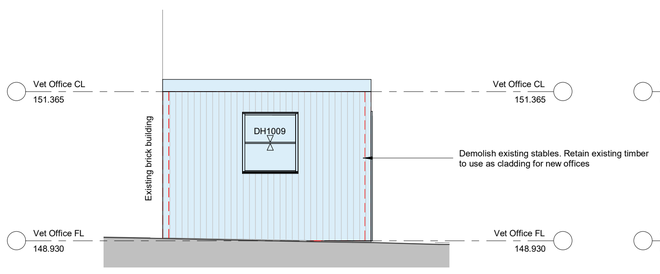
Proposed Vet Offices Plan

1 : 50



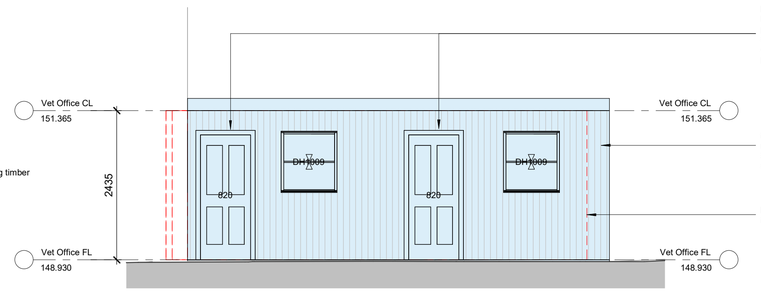
Section B / 4

1 : 50



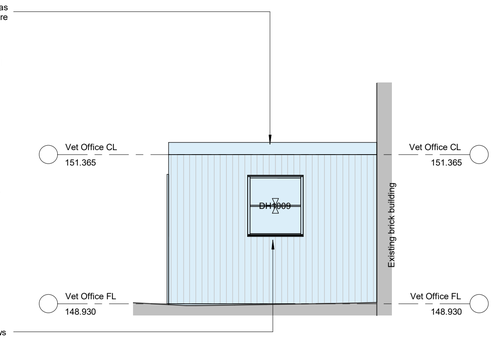
Proposed Vets Offices - Elevation 2

1 : 50



Proposed Vets Offices - Elevation 3

1 : 50



Proposed Vets Offices - Elevation 4

1 : 50

GENERAL NOTES:

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Tread or landing surface	P3 or R10	P4 or R11
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Thresholds to comply with BCA part D2.15 & As 1428.1
Barriers to prevent falls to comply with BCA part D2.16
Doors opening to required exits must open in an outward direction in accordance with BCA part D2.20.
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Door signage to comply with BCA part D2.23.
Disabled access to comply with BCA part D3 and AS1428.1
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Power load shall comply with Section J of the BCA.
All lighting to be installed in accordance with J6 of BCA.

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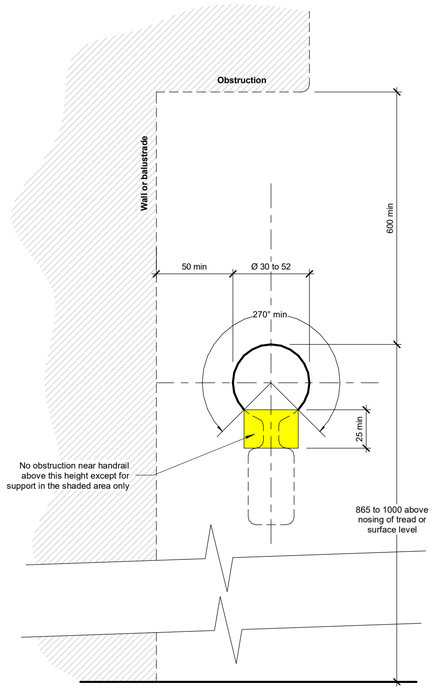
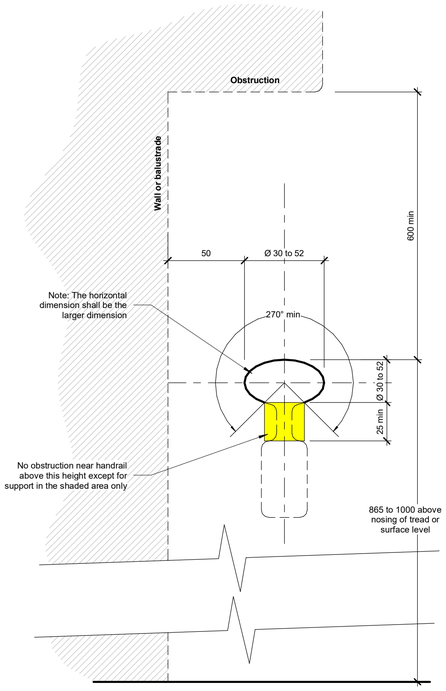
FOR
PET MEDICAL

SIZE	SCALE	As indicated	JOB No:	066-22	REV:
A1	DATE	13/06/22	SHEET No:	4	A
	DRAWN	PDG			



CIRCULAR



ELLIPTICAL

Handrail Profiles

1 : 2

Stair Notes

Stair nosings shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25mm.

Stairs shall have opaque risers.

Stair nosing profiles shall—
(i) have a sharp intersection;
(ii) be rounded up to 5 mm radius; or
(iii) be chamfered up to 5 mm × 5 mm.

At the nosing, each tread shall have a single strip (not multistrip) not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The single strip may be set back a maximum of 15 mm from the front of the nosing. The single strip shall be of a continuous colour. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with AS 1428.1-2021 Figure 6(a)

Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.

Tactile Ground Surface Indicators (TGSIs) shall be installed in accordance with AS1428.1

Where stairs and/or ramps are required, they are to be built in accordance with BCA part D2 table D2.14. All stairs to have slip resistant finish or nosing strip in accordance with table below:

Application	Surface Condition	
	Dry	Wet
Dry Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

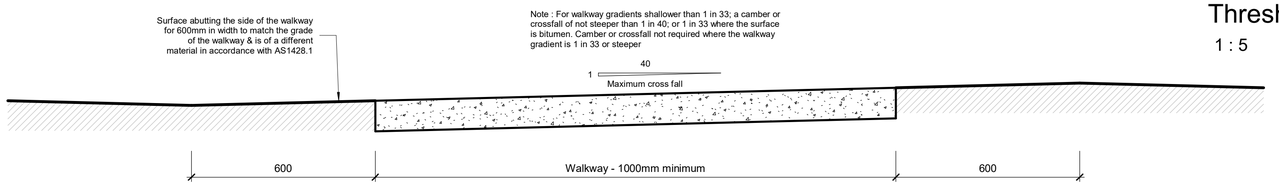
Landings shall be provided for walkways at intervals not exceeding the following:

For walkways shallower than 1 in 33, no landings are required.

For walkway gradients of 1 in 33 at intervals no greater than 25m

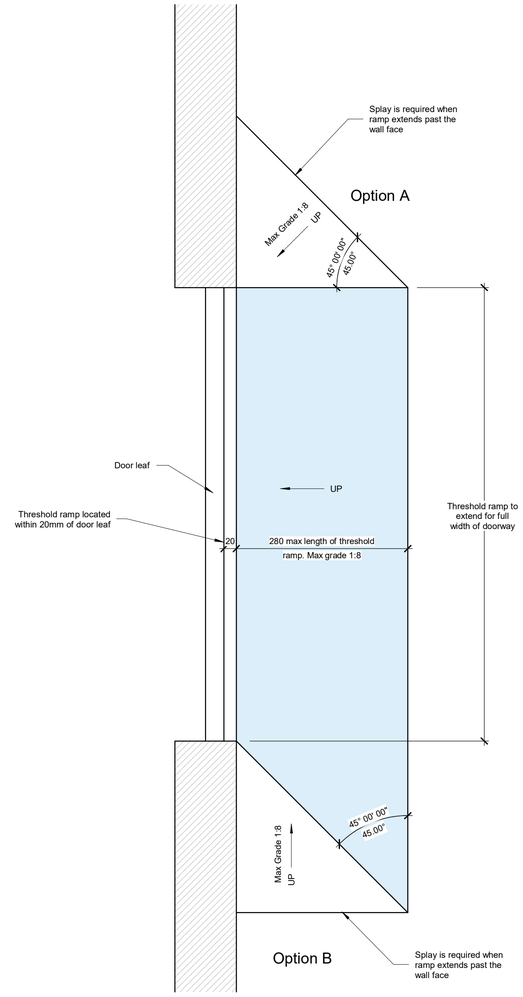
For walkway gradients of 1 in 20 at intervals no greater than 15m

For walkway gradients between 1 in 20 to 1 in 33 at intervals that shall be obtained by linear interpolation.

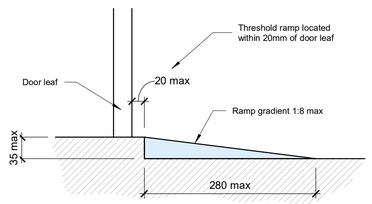


Accessible Walkway Detail

1 : 10



PLAN



Note: The edges of the threshold ramp to be tapered or splayed at a minimum of 45° where the ramp does not abut a wall

SECTION

Threshold Ramp Detail

1 : 5

Ramp Notes

Sharp transitions shall be provided between the planes of landings and ramps in accordance with AS1428.1 part 7.1.

The crossfall for a walkway or landing shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33.

The maximum gradient of a ramp exceeding 1900mm in length shall be 1 in 14.

The gradient of a ramp shall be constant throughout its length with a maximum allowable tolerance of 3% provided no section of the ramp is steeper than 1 in 14.

Ramps shall have a handrail on each side of the ramp, in accordance with AS1428.1 part 7.3.

The top of handrails shall be not less than 865 mm nor more than 1000 mm above the nosing of stairway tread or the plane of the finished floor of the walkway, ramp or landing. The height of the top of the handrail shall be consistent through the ramp (or stairs) and any landings. The height of the handrail may vary across landings under the following circumstances:
- At a stairway handrail extension
- Where a handrail transitions between flights or to a balustrade
- Construction tolerance of up to 10mm

Tactile Ground Surface Indicators (TGSIs) shall be installed in accordance with AS1428.4.1. Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face, as shown in AS1428.1 Figures 26(C) and 26(D).

The handrail shall extend a minimum of 300 mm horizontally past the transition point at the top and bottom of the ramp except where the inner handrail is continuous at an intermediate landing.

The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the handrail by not less than 600 mm.

Handrails shall have no obstruction to the passage of a hand along the rail.

The inside handrail at landings shall always be continuous.

Where a handrail is not supported on a wall, ramps & intermediate landings shall have a kerb or kerb rails in accordance with AS1428.1 part 7.3(j)(k)

Where stairs and/or ramps are required, they are to be built in accordance with BCA part D2 table D2.14. All stairs to have slip resistant finish or nosing strip in accordance with table below:

Application	Surface Condition	
	Dry	Wet
Dry Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

Continuous Accessible Paths of Travel

A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or other impediment. Note: When setting out works using the dimensions shown on the plans, appropriate allowances will need to be made for construction tolerances.

The minimum unobstructed height of a continuous accessible path of travel shall be 2000 mm or 1980 mm at doorways.

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm except in the case of a curved ramp or walkway. The following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:
(a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.
(b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.
(c) Door handles less than 900 mm above the finished floor level.

A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability.

Abutment of surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows:
(a) 0 ± 3 mm vertical.
(b) 0 ± 5 mm, provided the higher edge is bevelled or rounded edge to reduce the likelihood of tripping.

Grates in paths of travel shall comply with the following:
(a) Circular openings shall be not greater than 13 mm in diameter.
(b) Slotted openings shall be not greater than 13 mm wide & not greater than 150mm long & be oriented so that the long dimension is transverse to the dominant direction of travel.
(c) Linear openings shall be orientated so that the longer dimension is transverse to the dominant direction of travel, except where linear openings are less than 8mm wide. Where linear openings are less than 8mm wide, orientation is optional.

Timber decking & boardwalks shall comply with the following:
For decking boards no greater than 150mm wide the installation shall be designed for a maximum 6mm gap.
Adjacent boards shall be level with a maximum vertical 3mm tolerance.
For decking boards over 150mm wide the gap may be increased to a maximum of 10mm. Where the gap exceeds 8mm the boards shall run transverse to the direction of travel.
The fixing method shall maintain the tolerances shown in AS1428.1-2021 Figure 8. Note: Decking & boardwalks may be constructed from hardwood timber, softwood timber or manufactured products. These all react differently in the environment & the choice of materials should take the specific site into consideration. As the materials are subject to environmental conditions, regular maintenance may be required to ensure the installation requirements are maintained.

Where stairs and/or ramps are required, they are to be built in accordance with BCA part D2 table D2.14. All stairs to have slip resistant finish or nosing strip in accordance with table below:

Application	Surface Condition	
	Dry	Wet
Dry Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

GENERAL NOTES:

AREAS:

No.	Description	Date
A	DA	02/12/22
1	Final review	14/09/22

Note: All levels, dimensions & materials must be verified between owners & builder before commencement of construction.

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PROJECT
PROPOSED RENOVATIONS & ACCESSIBLE ENTRY TO PET MEDICAL

AT
14 ABERDEEN ST, MUSWELLBROOK

FOR
PET MEDICAL

SIZE	SCALE	As indicated	JOB No:	066-22	REV:
A1	DATE	13/06/22	SHEET No:	5	A
	DRAWN	PDG			