

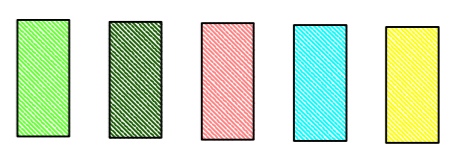
Proposed Schematic Layout Plan

Proposed Ground Floor Plan

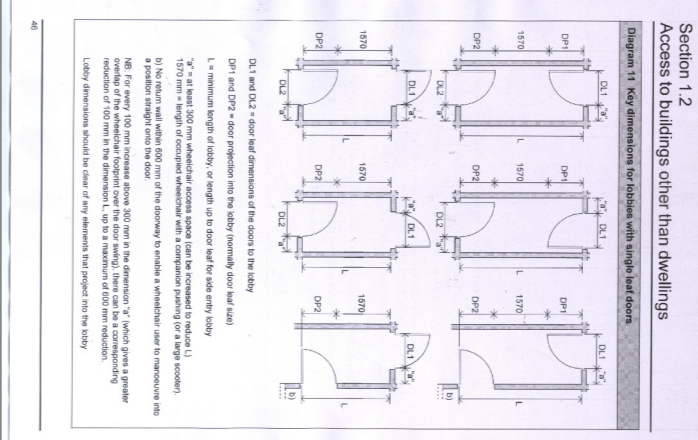
Proposed First Floor Plan

Proposed Schematic Layout Plan

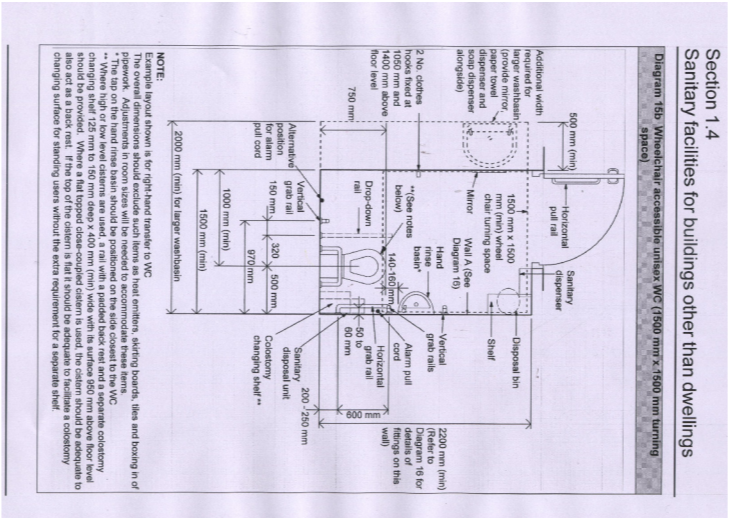
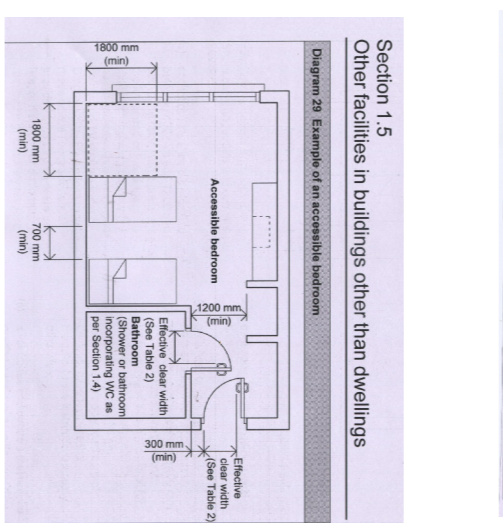
- PRIVATE DWELLING HOUSE ACCOMMODATION = 531 SQM ROOM = 36.69 SQM
- BED & BREAKFAST ACCOMMODATION = 151.39 SQM
- COMMON AREAS TO BED & BREAKFAST ACCOMMODATION = 103.39 SQM
- COMMON AREAS TO BED & BREAKFAST & PRIVATE ACCOMMODATION = 85.69 SQM



Section 12



Section 15



AMBUANT INTERNAL STAIRS

Provide Part 4 of AS/NZS 1562.1 for a minimum 1.0 square opening step for smoke control / ventilation requirements as per TGD part 5, Section 5.4.3.3

AMBUANT INTERNAL STAIRS

GOING - 300mm
RISER - 250mm
PITCH - 25°
No. RISERS - 18
CLEAR WIDTH - 1200mm
THE STAIR IS IN COMPLIANCE WITH TGD PART M 2010, I.E. SUITABLE FOR AMBUANT DISABLED USE.

UNOBSTRUCTED SPACE BETWEEN LEADING EDGE OF DOOR AND ANY RETURN WALL (500mm)

- Gently Sloped Access Routes (A gradient a steeper than 1:50 (but less steep than 1:20) is considered to be gently sloped) will be in accordance with paragraph 11.3.3 of TGD M 2010 and in particular with the following:**
- kerbs) should be 1500 mm between walls, upstands or kerbs)
 - Where the gradient or part of the gradient is steeper than 1:50 and less steep than 1:20, level C.A landing should be provided at the top and bottom of the slope. The top and bottom landings should be at least 1800 mm wide and 1800 mm long and be clear of intermediate landings should be at least 1500 mm long and clear of any door swings or other obstructions.
 - Intermediate landings should be at least 1800 mm wide and clear of any door swings or other obstructions.
 - Intermediate landings should be at least 1500 mm wide and clear of any door swings or other obstructions.
 - Three flights or more level. A level landing is considered to include gradients of 1:50 or less steep.

2.1 Accessible Entrances

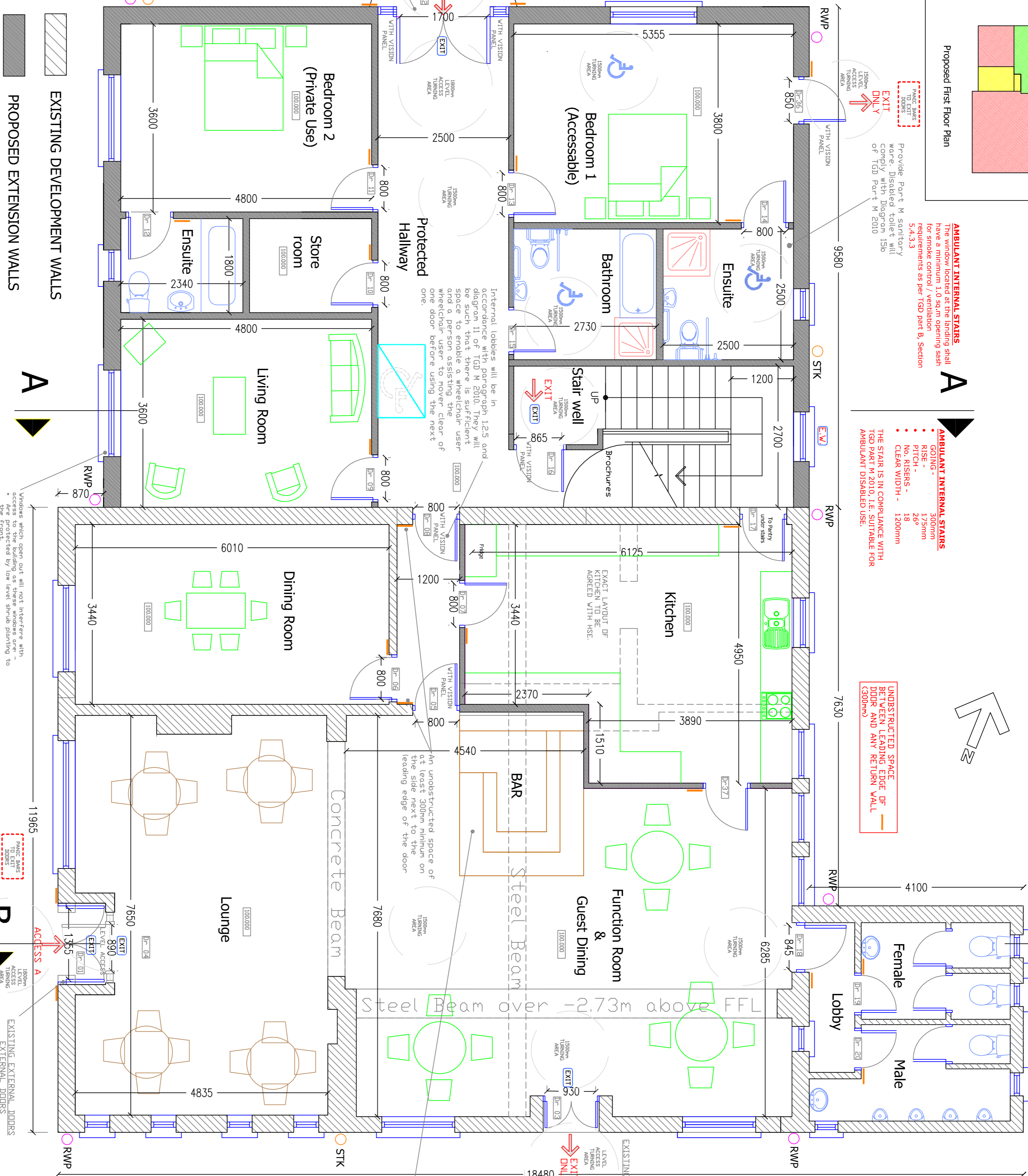
- The accessible entrance to the building will be in accordance with paragraph 12.3 of TGD Part M 2010 and in particular with the following:
- It should be easily identified among the other elements of the building.
 - A level landing at least 1800 mm x 1800 mm clear of any door, or gate swing should be provided immediately in front of the entrance.
 - The threshold of the landing should not impede the movement of wheelchairs or other mobility aids.
 - The threshold should be level, i.e. with a maximum threshold height of 15 mm with exposed edges chamfered or bevelled.
 - Any door entry system should be accessible to people with a wide range of abilities. Particular attention should be paid to the needs of people with hearing, vision, speech or mobility impairments.
 - Any structural supports at the entrance should not present a hazard for people with vision impairment.
 - Internal floor surfaces adjacent to the threshold should not be slippery when wet.
 - Changes in floor materials adjacent to threshold should not create a potential trip hazard.
 - Where materials are provided the surface of the mat should be level with the surface of the adjacent floor finish and the material should be firm.

EXTENT OF PROPOSED NEW EXTENSION

EXISTING STRUCTURE RETAINED AND ALTERED

AREA OF GROUND FLOOR PLAN EXISTING = 165.50 SQ. M.(1779 SQ. FT.)
 AREA OF GROUND FLOOR PLAN EXTENSION = 115.00 SQ. M.(1236 SQ. FT.)
 TOTAL AREA OF PROPOSED GROUND FLOOR PLAN = 280.50 SQ. M.(3015 SQ. FT.)

TOTAL AREA OF EXISTING DEVELOPMENT = 230.50 SQ. M.(2478 SQ. FT.)
 TOTAL AREA OF PROPOSED EXTENSION = 245.40 SQ. M.(2638 SQ. FT.)
 TOTAL AREA OF PROPOSED DEVELOPMENT = 475.90 SQ. M.(5116 SQ. FT.)



The double door to include at least one leaf which provides a minimum clear opening width of not less than 850mm

A section of the bar counter shall be 850 mm height off floor level with a minimum clear opening width of not less than 850mm as per TGD Part 3, Section 15.5

- NOTES**
- These drawings are for Disability Access Compliance purposes only. They are not to be used for any other building regulations, standards or codes of practice.
 - All works shall comply with current Building Regulations, Technical Guidance Documents.
 - The contractor shall be responsible for checking the location of all existing services.
 - All structural elements in, roofs, walls, foundations, etc. to be designed & checked by clients engineer prior to commencement of development and provisions to be made for requirements of steel beams etc. at the stage.
 - Drawing & Issue notes to be read in conjunction with issue sheet.
 - All new residential/commercial builds require a BER/Building Energy Rating certificate to ensure that the energy performance of the building satisfies current standards.

STATUS: **DAC**

REVISIONS	DATE	BY	DESCRIPTION
B	30/04/15	Low Section of Bar Counter for Wheelchair Access	
		Notes to External Doors Amended	
		L1 Type Fire Detection System replaced L2 System	
		Ground Floor Detention altered for Disabled Access	

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TITLE	Ground Floor Plan
PROJECT	Geard Teahan, Teahana Public House / Function room, Bed & Breakfast & Private Dwelling House, Comane Lower, Co. Kerry.
DATE	April 2015
SCALE	1:50
DRAWN BY	CL
CHECKED BY	LC-14.10
PROJECT NO.	14-010-DAC01
REVISION	B