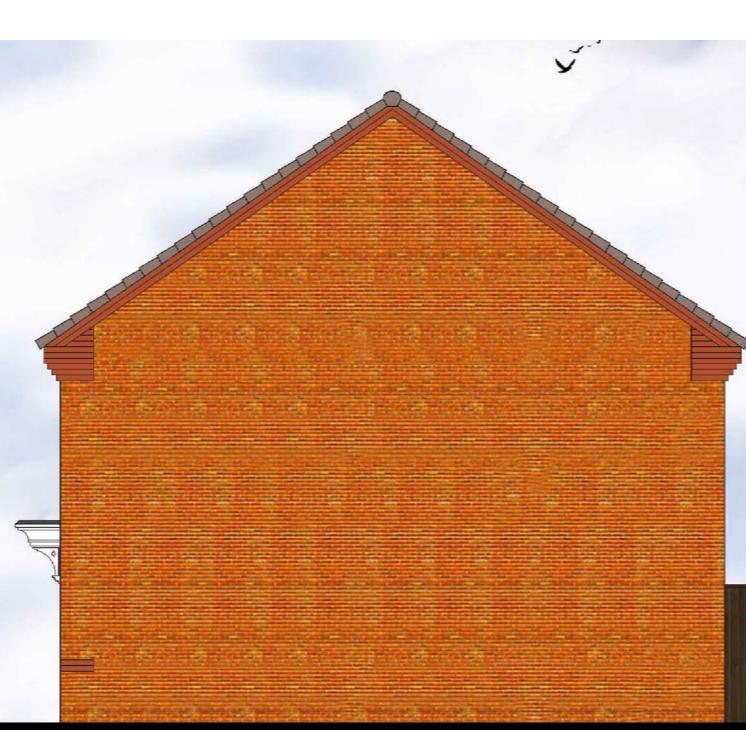


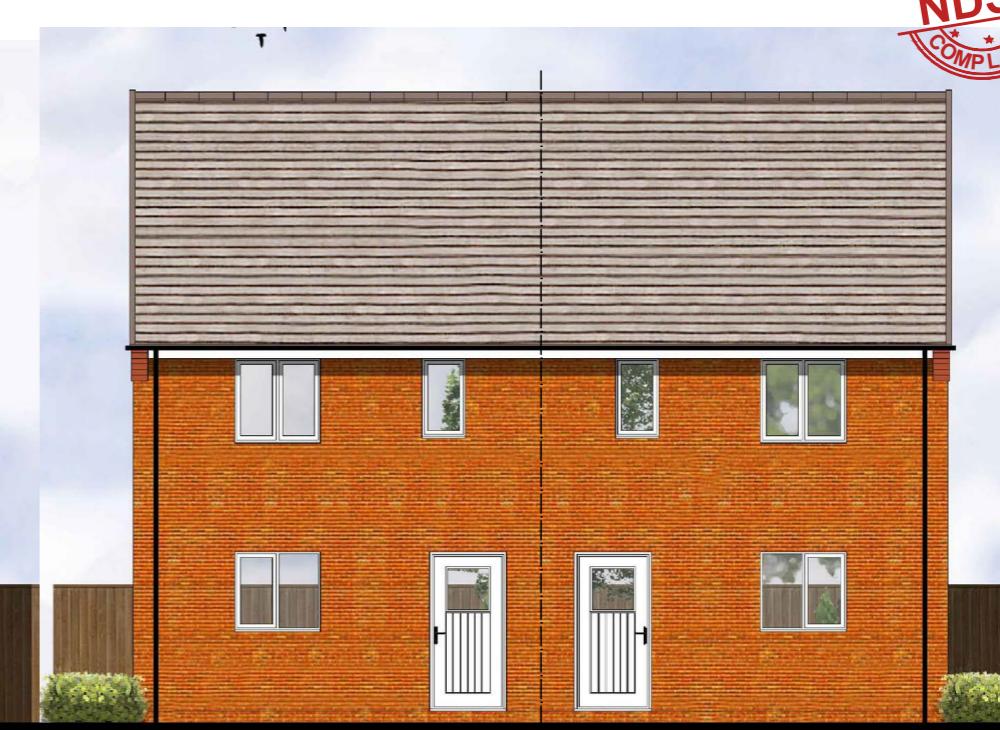
Scale 1:100



CLANSS.M2B4P
FRONT ELEVATION
REFER TO MATERIALS PLAN FOR INDIVIDUAL PLOT FINISHES

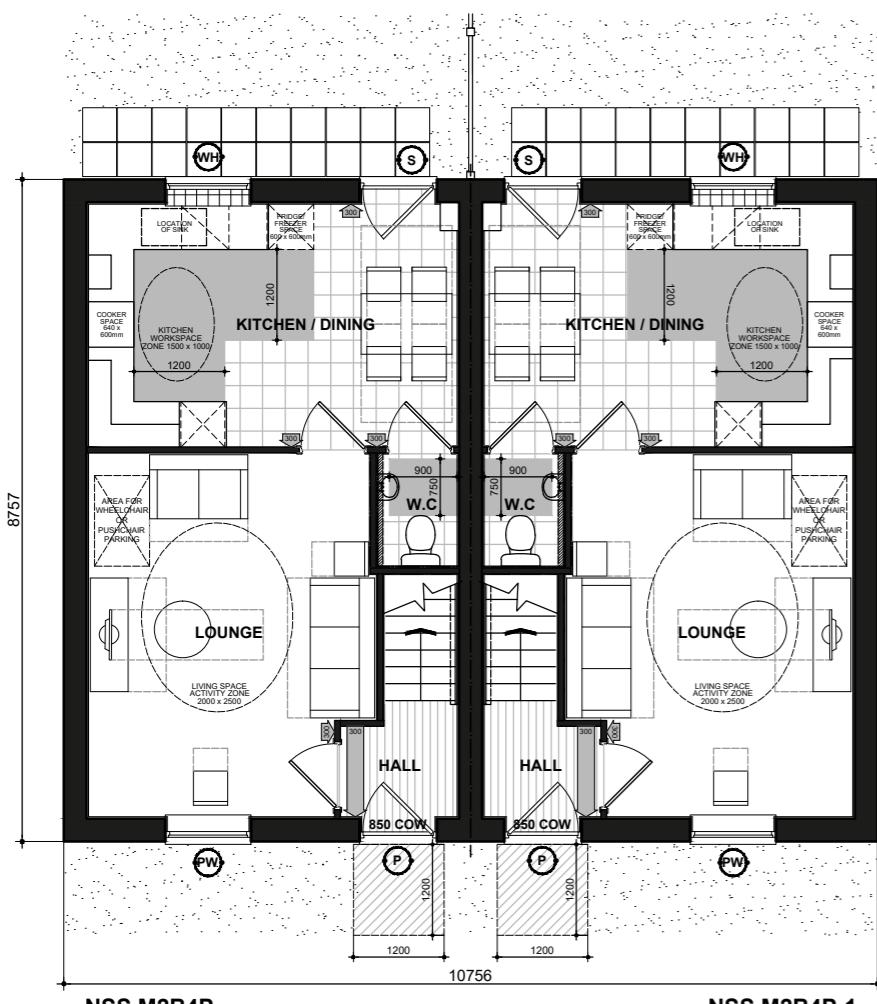


CLANSS.M2B4P-1
SIDE ELEVATION



CLANSS.M2B4P-1
REAR ELEVATION

CLANSS.M2B4P



(P) DENOTES : PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES.

- LEVEL EXTERNAL LANDING WITH A MIN 900MM AND A MIN DEPTH OF 600MM.
- FULLY DIFFUSED AUTOMATED LIGHTING.
- DOOR HAS A MINIMUM CLEAR OPENING WIDTH OF 850MM. IF A DOUBLE DOOR THE DOOR LEAF TO PROVIDE THE REQUIRED OPENING WIDTH.
- A MINIMUM 300 NIB IS PROVIDED TO THE LEADING EDGE OF THE DOOR AND MAINTAINED FOR A MIN 1200MM BEYOND IT.
- DOOR REVEAL DEPTH IS MAX 200MM.
- THE THRESHOLD IS AN ACCESSIBLE THRESHOLD.

(S) DENOTES : ALL OTHER EXTERNAL DOORS. DOOR TO COMPLY WITH PROVISIONS D - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES.

- DOOR HAS A MINIMUM CLEAR OPENING WIDTH OF 850MM. IF A DOUBLE DOOR THE MAIN LEAF TO PROVIDE THE REQUIRED OPENING WIDTH.
- A MINIMUM 300 NIB IS PROVIDED TO THE LEADING EDGE OF THE DOOR AND MAINTAINED FOR A MIN 1200MM BEYOND IT.
- DOOR REVEAL DEPTH IS MAX 200MM.
- THE THRESHOLD IS AN ACCESSIBLE THRESHOLD.

850 COW DENOTES : ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH, IN ACCORDANCE WITH PART M (2) DIAGRAM 2.

NOTE : PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.

300mm NIB DENOTES : 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.

1200mm MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.

PRINCIPLE LIVING SPACE, GLAZED DOOR OR WINDOW CUT TO START MAX 450MM FROM THE MIDDLE OF 1NO. MIN. WINDOW. PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.

PRINCIPLE WINDOWS DENOTES : ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 900MM-1400MM AFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.

TOILET AND WC WALLS BATHROOM AND WC WALLS DIRECTLY BEHIND THE TOILET SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 0.85kN/m AS PER DETAIL IW400.3

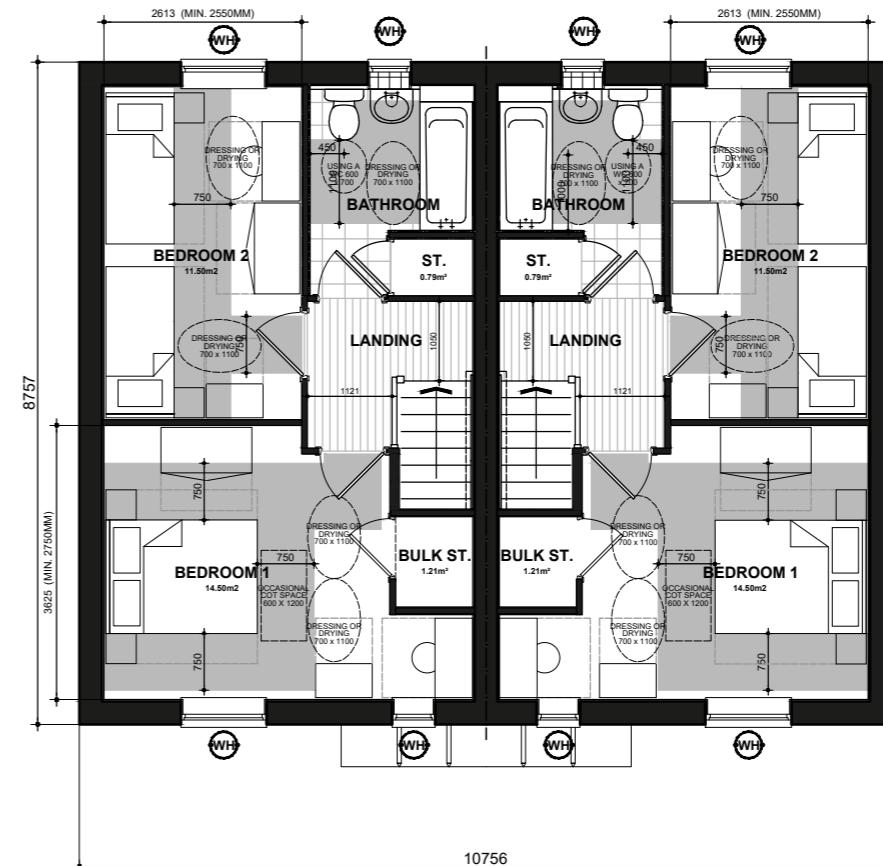
OTHER THROU... AND WC WALLS SHOULD BE STRONG ENOUGH TO SUPPORT ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 0.85kN/m AS PER DETAIL IW400.5

BED REFERENCES: KSB - KING SIZE BED 1500 x 2000 DB - DOUBLE BED 1900 x 1350 SB - SINGLE BED 900 x 1900

DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.

SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.

REFER TO DETAILS IS906.1 & IS906.2 FOR FURTHER INFORMATION.



NSS.M2B4P
FIRST FLOOR PLAN

National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	39.50m ²	
First Floor Plan	39.50m ²	
Total floor area m ²	79.00m ²	79.00m ²
Total floor area ft ²	850ft ²	850ft ²
Bedroom 1	14.50m ²	11.5m ²
Bedroom 2	11.50m ²	11.5m ²
Store Bathroom	0.79m ²	
Store Bedroom 3	1.21m ²	
Built in store total	2.00m ²	2.0m ²

SANSOM
CLA BRICK
NSS.M2B4P.PL-01

DATE: JUN 2023
SCALE: 1:100 @ A3

REV:

DRAWN: RW
CHECKED: GPM

79.00m²
850 ft²

BLOOR HOMES®