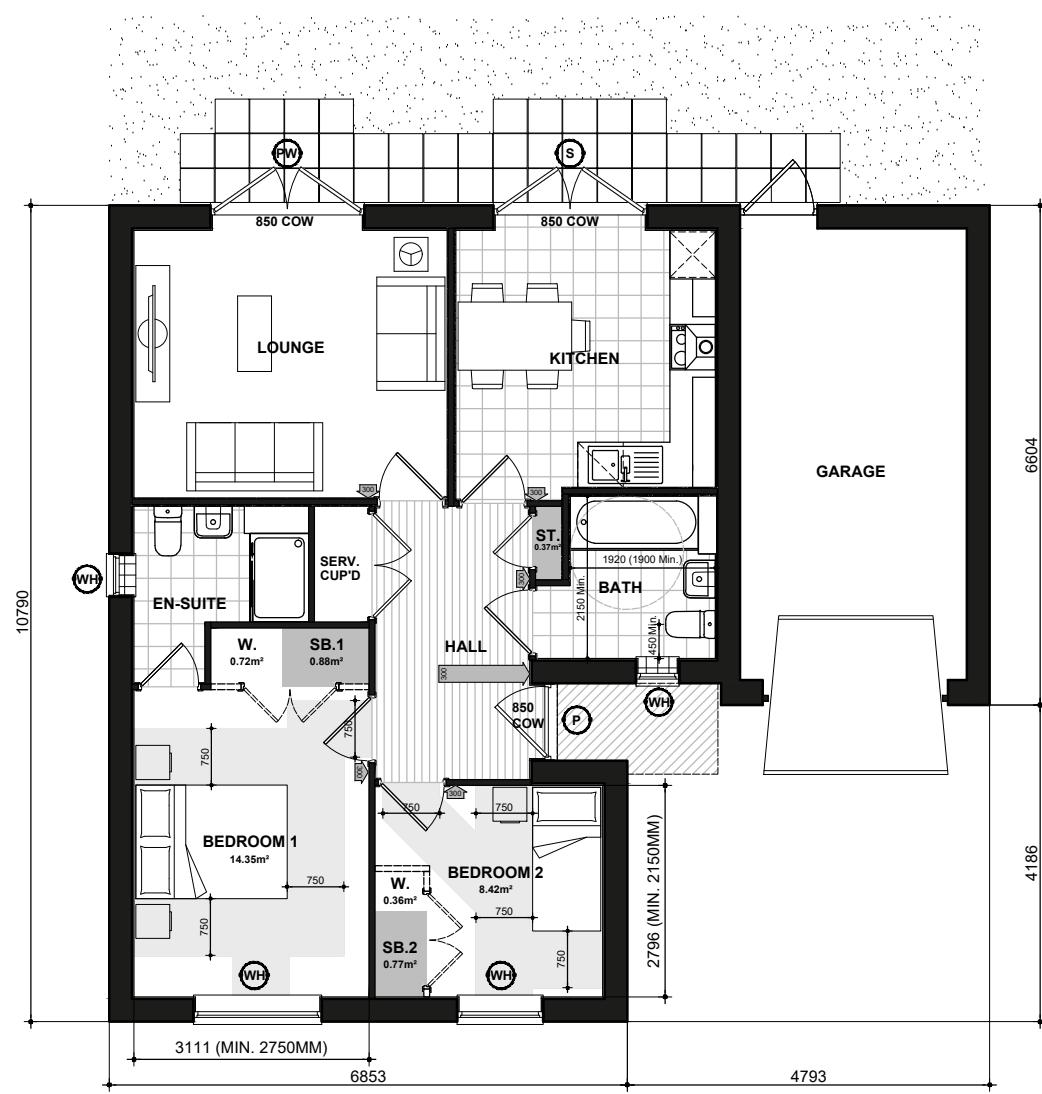


Scale 1:100



CLAM290  
FRONT ELEVATION

Refer to materials plan for individual plot finishes



M290  
GROUND FLOOR PLAN

**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 WIDTH/DEPTH OF 1200MM.
- THE LANDING IS COVERED FOR A MIN WIDTH OF 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 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: 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 M4 (2) DIAGRAM 2.2.

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

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

**1200** DENOTES: PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT.

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

**300** DENOTES: PRINCIPLE LIVING SPACE, GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFL, UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.

**WH** DENOTES: ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFL, UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.  
**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.  
**ALL OTHER BATHROOM AND WC WALLS** SHOULD BE STRONG ENOUGH TO SUPPORT ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m<sup>2</sup> AS PER DETAIL [IW400.3](#)  
**ALL OTHER BATHROOM AND WC WALLS** SHOULD BE STRONG ENOUGH TO SUPPORT ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 0.85kN/m<sup>2</sup> AS PER DETAIL [IW400.5](#)



CLAM290  
SIDE ELEVATION



CLAM290  
REAR ELEVATION



CLAM290  
SIDE ELEVATION



National Space Standards		
2B3P	Actual Area	NSS Requirement
Ground Floor Plan	69.66m <sup>2</sup>	
Total floor area m <sup>2</sup>	69.66m <sup>2</sup>	61.00m <sup>2</sup>
Total floor area ft <sup>2</sup>	750ft <sup>2</sup>	657ft <sup>2</sup>
Bedroom 1	14.35m <sup>2</sup>	11.5m <sup>2</sup>
Bedroom 2	8.42m <sup>2</sup>	7.5m <sup>2</sup>
Store Hall	0.37m <sup>2</sup>	
Store Bedroom 1	0.88m <sup>2</sup>	
Store Bedroom 2	0.77m <sup>2</sup>	
Built in store total	2.02m <sup>2</sup>	2.0m <sup>2</sup>

# BICESTER

## CLA RENDER

### M290.PL-02

DATE: JULY 2023 REV:  
SCALE: 1:100 @ A3

DRAWN: JG 70.83m<sup>2</sup>  
CHECKED: GPM 762ft<sup>2</sup>

**BLOOR HOMES**