



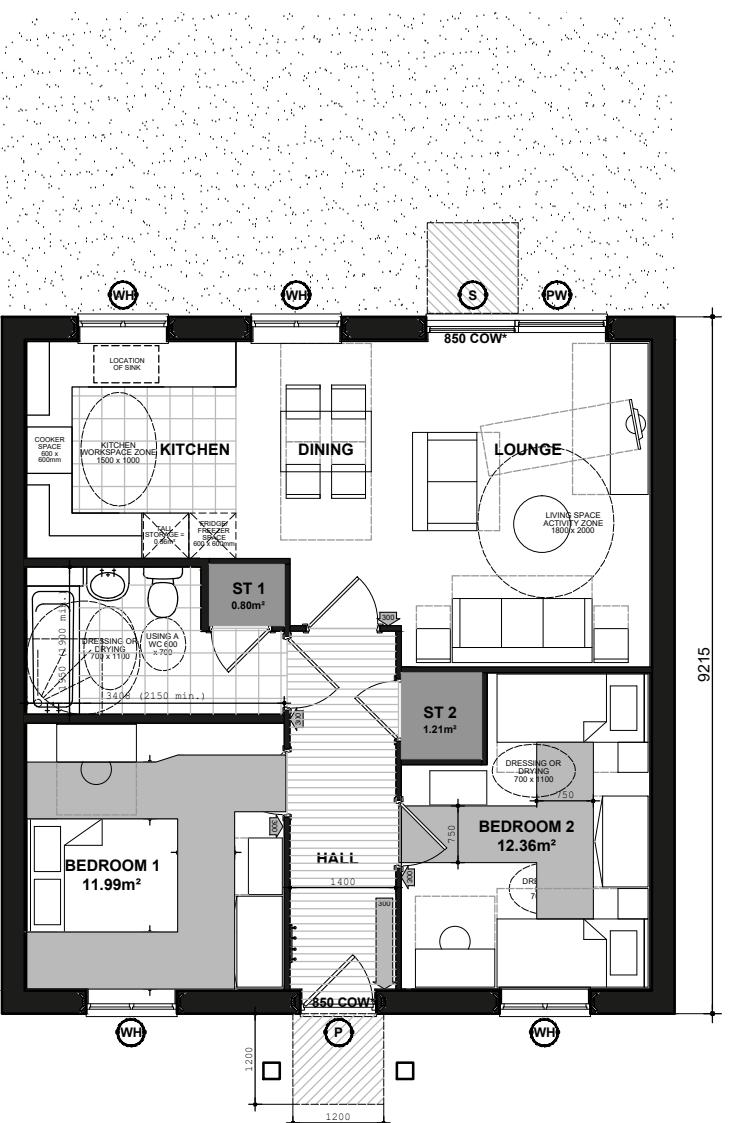
Scale 1:100

*HQI scores are based on minimum requirements:-
Unit Size - 41, Unit Layout - 32, Unit Services - 22



FRONT ELEVATION

Refer to materials plan for individual plot finishes



NSS.M2BB4P
GROUND FLOOR PLAN

NSS.M2B4P (CAT2)

HQI* Unit Type: 67-75sqm.
HQI 5: 41% HQI 6: 56% HQI 7: 59%

SIDE ELEVATION

Ramped approach to comply with provisions a. to g. of paragraph 2.10 M4(2). Gradient of 1:12 shown.
Level landing & ramp shown hatched. Extent of additional slabs to suit house type not hatched.
*Patio doors to be single action opening to conform to 850mm clear opening width
All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m²

S External door to have step free approach and an accessible threshold.

SH Denotes : 300mm nib is provided to the leading edge of all doors on the entrance storey.

SH 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.

PW Denotes Principle living space, glazed door or window sill 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.

WH Denotes : All entrance doors to have 850mm Clear Opening Width. In accordance with Part M4 (2) Diagram 2.2

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, with a min. width/depth of 1200mm. Fully diffused automated lighting to be provided to entrance

Note : Please refer to site layout for an alternative private entrance where a step free access cannot be achieved to the principle private entrance.

All other external doors to comply with provisions d. to f. of paragraph 2.20 Part M4(2). e.g clear opening width of 850mm and an accessible threshold.

Note : Please refer to site layout for an alternative private entrance where a step free access cannot be achieved to the principle private entrance.

Ramped approach to comply with provisions a. to g. of paragraph 2.10 M4(2). Gradient of 1:12 shown.

Level external landing is covered by Porch, min. width of 900mm and depth of 600mm Fully diffused automated lighting to be provided to entrance

Accessible Bathroom with WC/basin/bath on the same floor as the principle double Bedroom.

Bed references:
KS - King size bed 1500 x 2000
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.

REAR ELEVATION



SIDE ELEVATION

NSS.M2B4P - National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	70.59	
Total floor area m ²	70.59m²	70.00m ²
Total floor area ft ²	760ft ²	753ft ²
Bedroom 1	11.99m ²	11.5m ²
Bedroom 2	12.36m ²	11.5m ²
Bathroom Store 1 (ST1)	0.80m ²	
Hall Store (ST2)	1.21m ²	
Built in store total	2.01m ²	2.0m ²

Tessimond

NSS.M2B4P.PL-01
(CAT 2)

DATE: JUNE 2018 REV:
SCALE: 1:100 @ A3

DRAWN: SG
CHECKED: GPM
70.59 m²
760 ft²

BLOOR HOMES®