



Scale 1:100



QANSS.M3B5P
FRONT ELEVATION

QANSS.M3B5P-1



QANSS.M3B5P-1
SIDE ELEVATION



QANSS.M3B5P-1
REAR ELEVATION

QANSS.M3B5P



QANSS.M3B5P
SIDE ELEVATION

National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	46.51m²	
First Floor Plan	46.51m²	
Total floor area m²	93.02m²	93.00m²
Total floor area ft²	1001ft²	1001ft²
Bedroom 1	12.92m²	11.5m²
Bedroom 2	11.91m²	11.5m²
Bedroom 3	7.73m²	7.5m²
Store Kitchen / Dining	1.93m²	
Store Bathroom	0.56m²	
Store Bedroom 3	0.77m²	
Built in store total	3.27m²	2.5m²

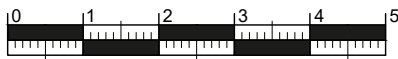
Sutherland
QA BRICK
NSS.M3B5P.PL-03

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

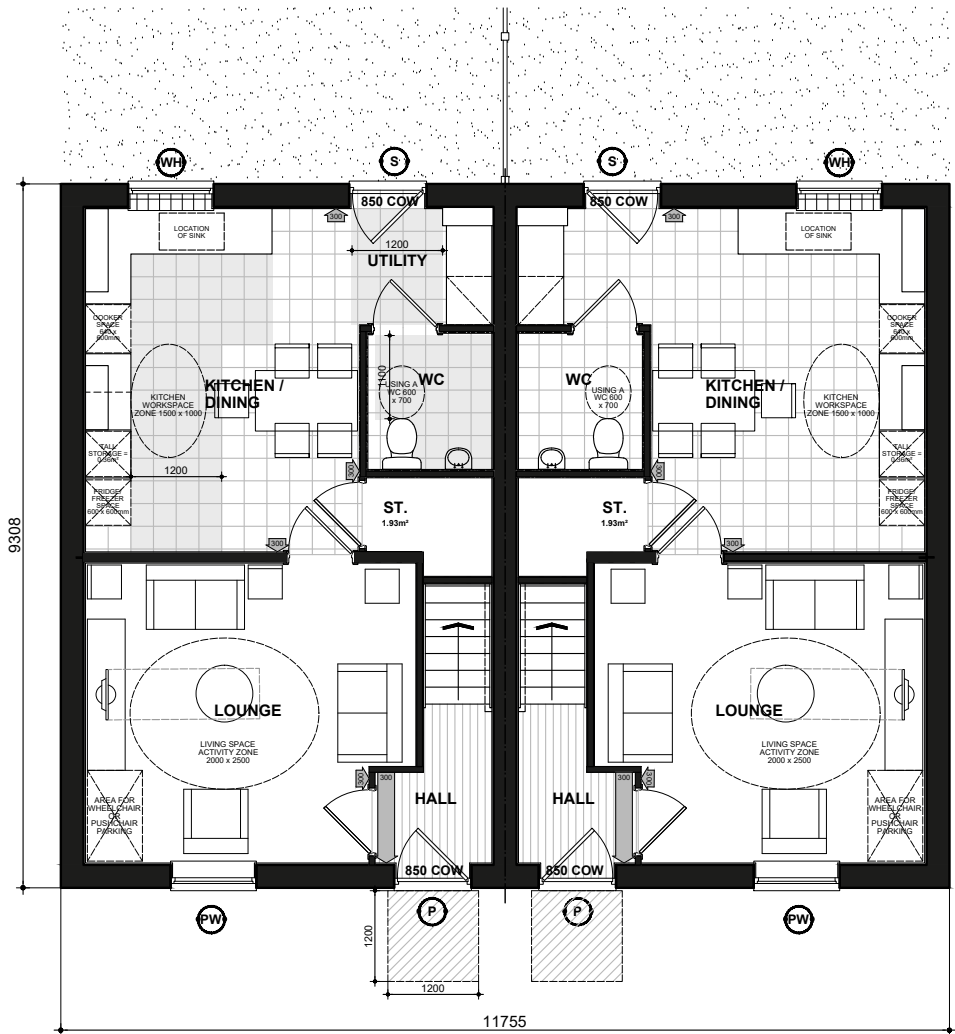
DRAWN: RW 93.02 m²
CHECKED: GPM 1001 ft²



NSS.M3B5P - HQI Unit Type: 75-85sqm.



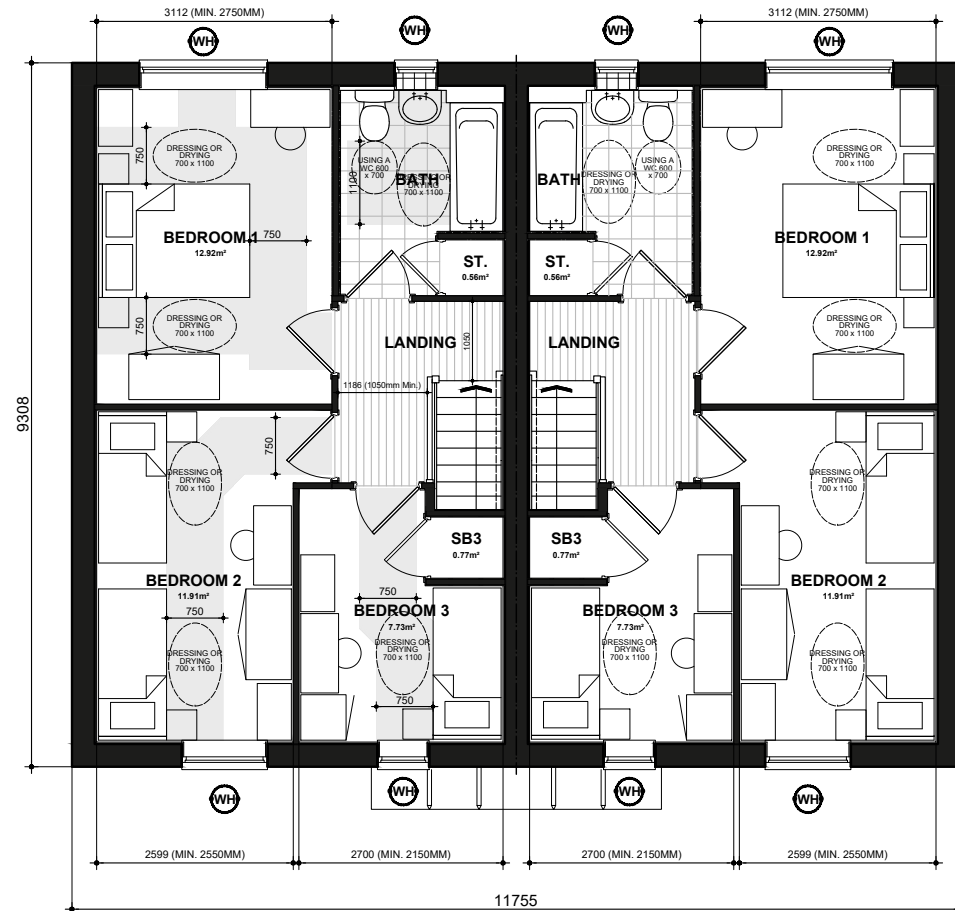
Scale 1:100



NSS.M3B5P
GROUND FLOOR PLAN

NSS.M3B5P-1

- (P)** DENOTES : PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - 1 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.
- (S)** DENOTES : ALL OTHER EXTERNAL DOORS. DOOR TO COMPLY WITH PROVISIONS D - 1 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.
- (300)** 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 CILL TO START MAX. 850MM AFFL. HANDLE OF 1NO. MIN. WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFFL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.
- (WH)** DENOTES : ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.
- BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER: MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, or
 - HAVE SEPARATE CONTROLLERS (WIRED or WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE
- BATHROOM AND WC WALLS DIRECTLY BEHIND THE TOILET SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS AND OTHER ADAPTIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kn/M² AS PER DETAIL [IW400.3](#)
- ALL OTHER BATHROOM AND WC WALLS SHOULD BE STRONG ENOUGH TO SUPPORT ADAPTIONS THAT COULD IMPOSE A LOAD OF UP TO 0.85kn/M² AS PER DETAIL [IW400.5](#)
- ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.
- 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.M3B5P
FIRST FLOOR PLAN

NSS.M3B5P-1

National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	46.51m²	
First Floor Plan	46.51m²	
Total floor area m²	93.02m²	93.00m²
Total floor area ft²	1001ft²	1001ft²
Bedroom 1	12.92m²	11.5m²
Bedroom 2	11.91m²	11.5m²
Bedroom 3	7.73m²	7.5m²
Store Kitchen / Dining	1.93m²	
Store Bathroom	0.56m²	
Store Bedroom 3	0.77m²	
Built in store total	3.27m²	2.5m²

Sutherland FLOOR PLANS NSS.M3B5P.PL-08

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

DRAWN: RW 93.02m²
CHECKED: GPM 1001ft²

BLOOR HOMES

NSS.M3B5P - HQI Unit Type: 75-85sqm.