



Scale 1:100



M477
FRONT ELEVATION



M477
SIDE ELEVATION



M477
REAR ELEVATION



M477
SIDE ELEVATION

Modbury

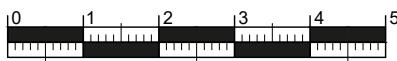
BRICK

M477.PL-01

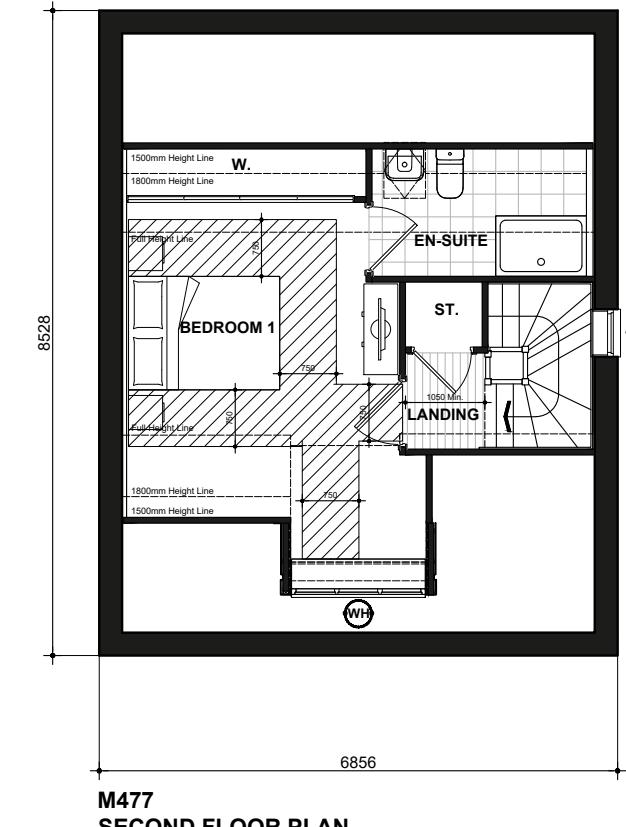
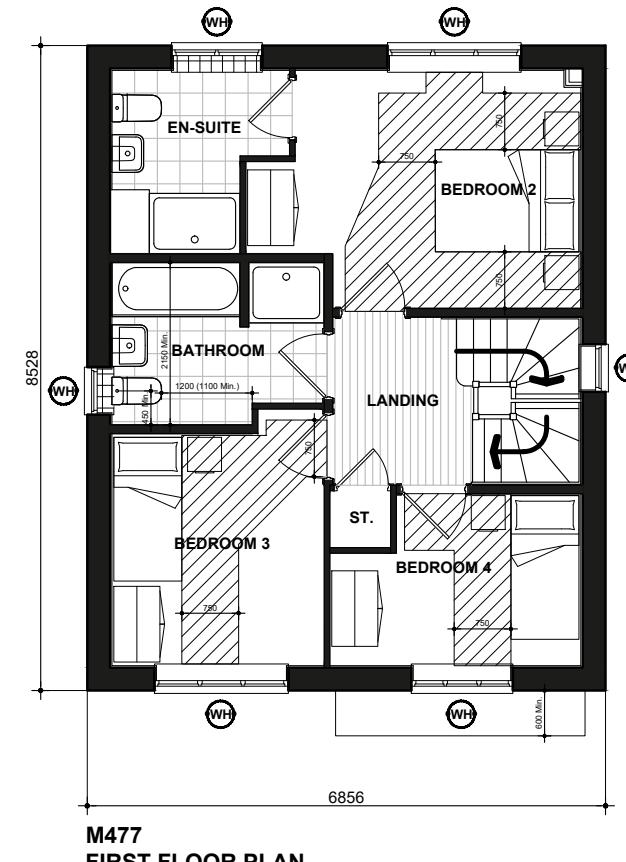
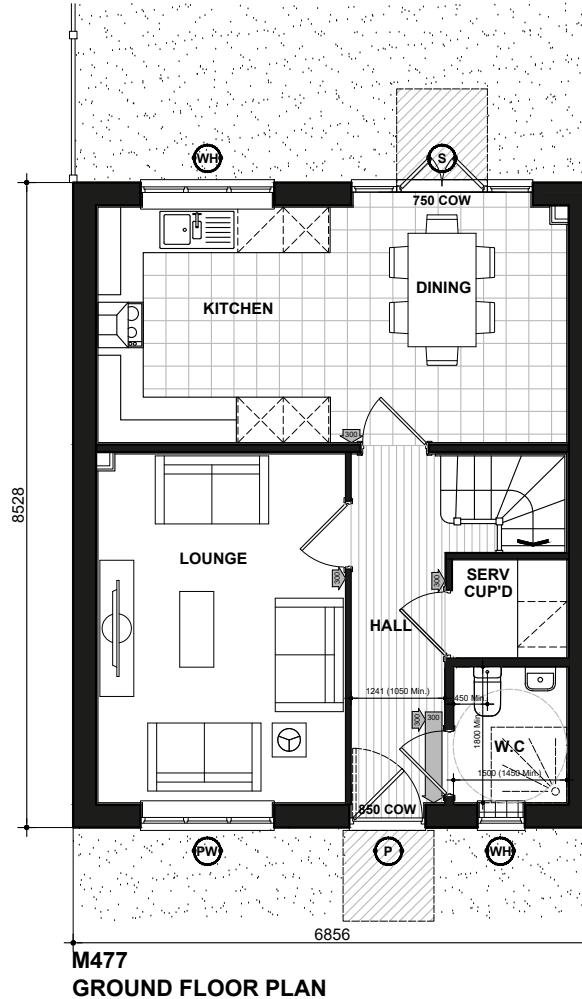
DATE: JULY 2022 REV:
SCALE: 1:100 @ A3

DRAWN: MJE 129.88m²
CHECKED: GPM 1398ft²

BLOOR HOMES



Scale 1:100



RAMPED APPROACH TO COMPLY WITH PROVISIONS A. TO C. OF PARAGRAPH 2.10 M.

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 LEVEL EXTERNAL LANDING MIN. WIDTH/DEPTH OF 1200MM. FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE.)

S (DENOTES : EXTERNAL DOOR TO HAVE STEP FREE APPROACH AND AN ACCESSIBLE THRESHOLD AND LEVEL EXTERNAL LANDING MIN. WIDTH / DEPTH OF 1200MM.)

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.

LEVEL EXTERNAL LANDING IS COVERED BY PORCH, MIN. WIDTH OF 900mm AND DEPTH OF 600mm FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO 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 AFL. HANDLE OF NO. 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.)

CONSUMER UNITS ARE MOUNTED SO THAT SWITCHES ARE BETWEEN 1350MM AND 1450MM ABOVE FLOOR LEVEL. SWITCHES, SOCKETS, STOPCOCKS AND CONTROLS HAVE THEIR CENTRE LINE BETWEEN 450MM AND 1200MM ABOVE FLOOR LEVEL AND A MINIMUM OF 300MM (MEASURED HORIZONTALLY) FROM AN INSIDE CORNER.

BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER MOUNTED BETWEEN 900MM AND 1200MM ABOVE FLOOR LEVEL ON THE BOILER, or HAVE SEPARATE CONTROLLERS (WIRED or WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE

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

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

Modbury FLOOR PLANS M477.PL-04

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