

Scale 1:100



QANSS.M2B4P
FRONT ELEVATION

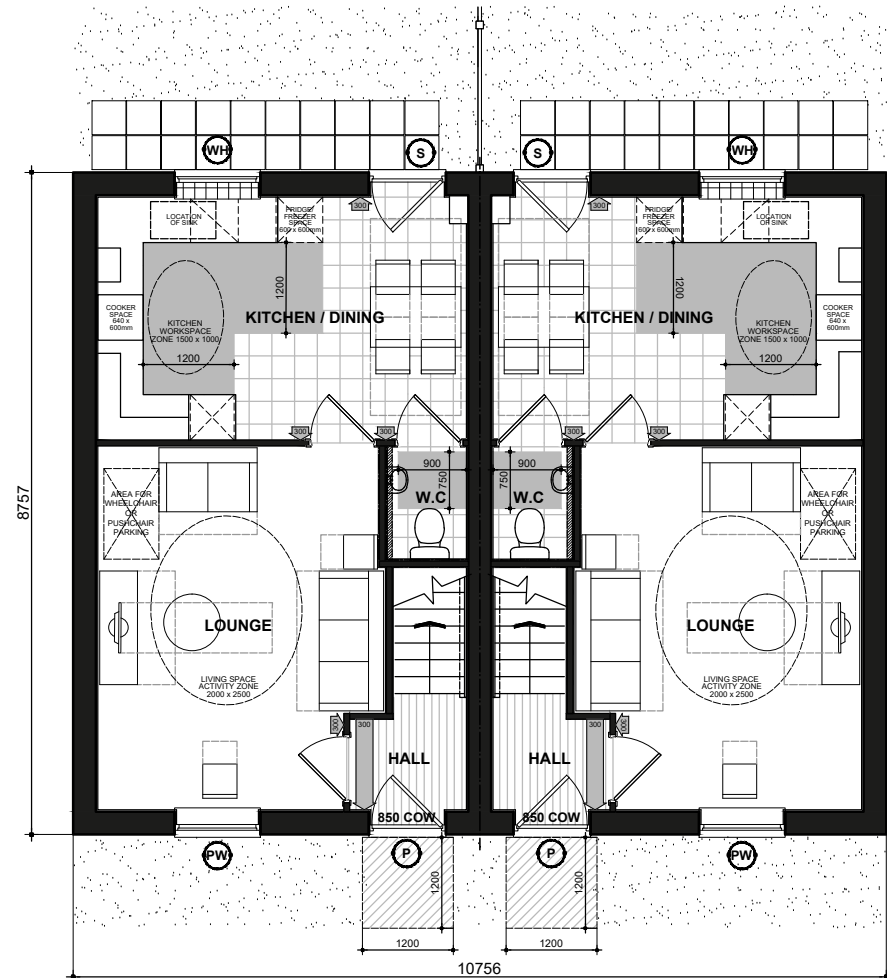


QANSS.M2B4P-1
SIDE ELEVATION



QANSS.M2B4P-1
REAR ELEVATION

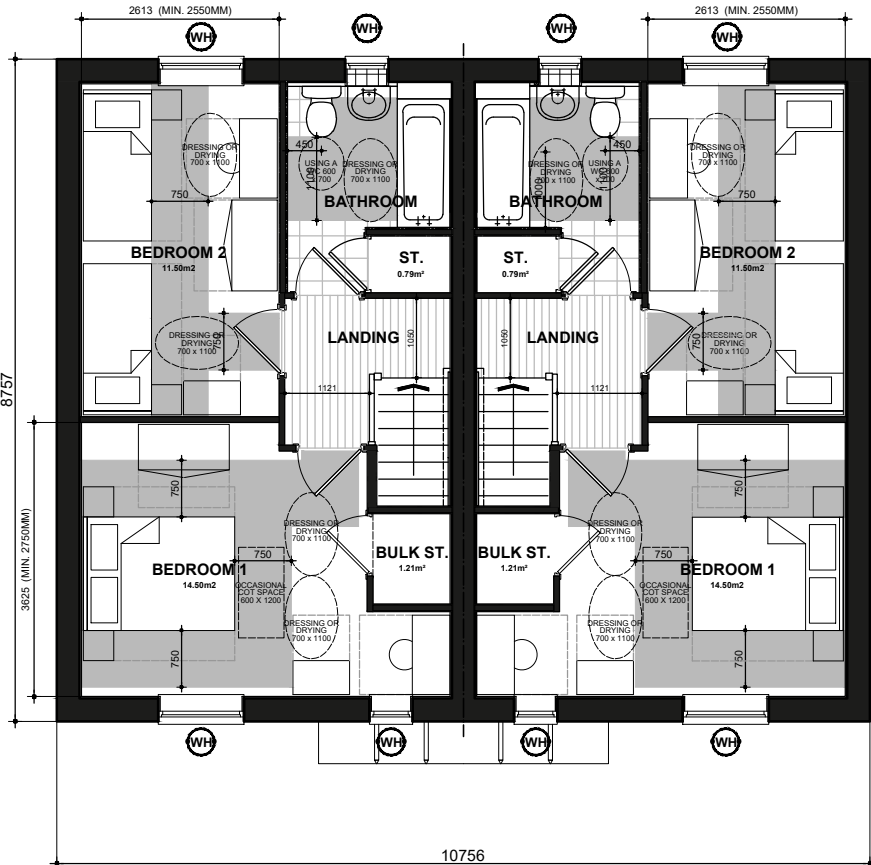
QANSS.M2B4P



NSS.M2B4P
GROUND FLOOR PLAN

NSS.M2B4P-1

- 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.
- 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 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.
- PW** DENOTES : PRINCIPLE LIVING SPACE, GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFFL. HANDLE OF 150. 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 ADAPTATIONS 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 ADAPTATIONS 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:**
- KS8 - 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

NSS.M2B4P-1

National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	39.50m²	
First Floor Plan	39.50m²	
Total floor area m²	79.00m²	79.00m²
Total floor area ft²	850ft²	850ft²
Bedroom 1	14.50m²	11.5m²
Bedroom 2	11.50m²	11.5m²
Store Bathroom	0.79m²	
Store Bedroom 3	1.21m²	
Built in store total	2.00m²	2.0m²

SANSOM
QA BRICK
NSS.M2B4P.PL-03

DATE: JUN 2023
SCALE: 1:100 @ A3

DRAWN: RW
CHECKED: GPM

REV:

79.00 m²
850 ft²

BLOOR HOMES