0 1 2 3 4 5

Scale 1:100



CLAM412
FRONT ELEVATION



CLAM412
SIDE ELEVATION



CLAM412
REAR ELEVATION



CLAM412
SIDE ELEVATION

National Space Standards		
4B5P	Actual Area	NSS Requirement
Ground Floor Plan	60.37m²	
First Floor Plan	58.92m²	
Total floor area m²	119.29m²	97.00m²
Total floor area ft²	1284ft²	1044ft²
Bedroom 1	12.35m²	11.5m²
Bedroom 2	11.07m²	7.5m²
Bedroom 3	8.71m²	7.5m²
Bedroom 4	8.26m²	7.5m²
Store Below Stairs	1.37m²	
Store Bedroom 1	0.87m²	
Store Bedroom 4	0.76m²	
Built in store total	3.00m²	3.0m²

BEELY

CLA RENDER

M412.PL-04

DATE: **JUN 2024** REV:

SCALE: **1:100 @ A3**

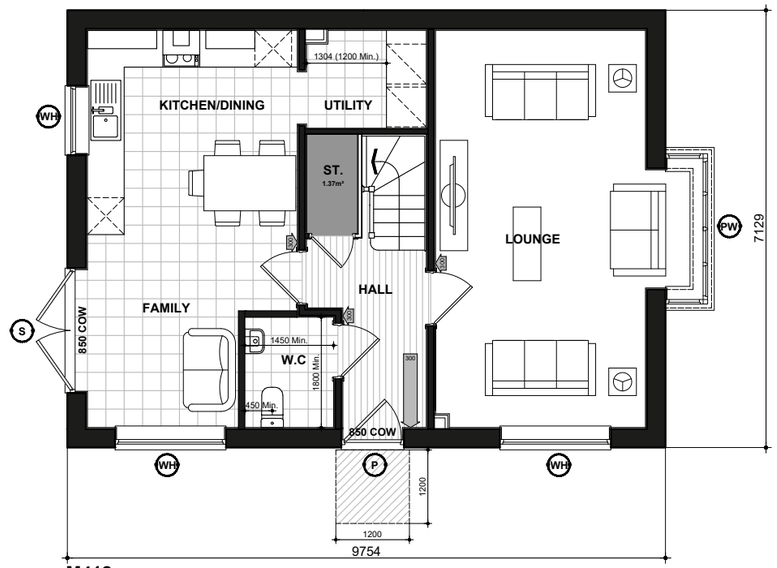
DRAWN: **MJE** 120.89m²

CHECKED: **GPM** 1301ft²

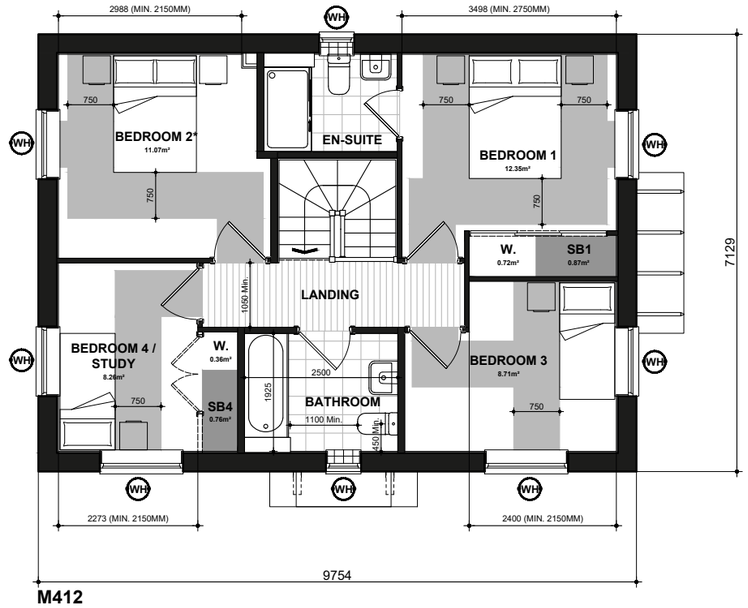
BLOOR HOMES

0 1 2 3 4 5

Scale 1:100



M412
GROUND FLOOR PLAN



M412
FIRST FLOOR PLAN

*** Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.**

(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.

1200 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 SUPPORTADAPTIONS 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.

National Space Standards		
4B5P	Actual Area	NSS Requirement
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Store Below Stairs	1.37m²	
Store Bedroom 1	0.87m²	
Store Bedroom 4	0.76m²	
Built in store total	3.00m²	3.0m²

BEELY
FLOOR PLANS
M412.PL-03

DATE: **JUN 2024** REV:
SCALE: **1:100 @ A3**

DRAWN: **MJE** 120.89m²
CHECKED: **GPM** 1301ft²

BLOOR HOMES