Scale 1:100



QAM486
FRONT ELEVATION



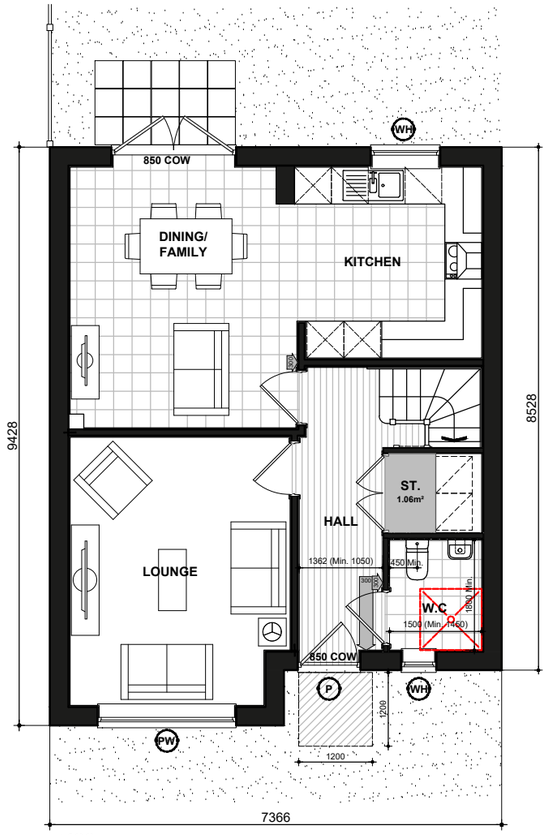
QAM486
SIDE ELEVATION



QAM486
REAR ELEVATION



QAM486
SIDE ELEVATION



M486
GROUND FLOOR PLAN

(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.) DOOR REVEAL DEPTH MAX 200MM TO DOOR FACE WHEN CLOSED.

850 COW / 750 COW*

DENOTES : ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.

DOUBLE DOORS NOT CLASSED AS PRINCIPLE OR ALTERNATIVE ENTRANCE TO HAVE ONE OR BOTH LEAVES WITH 750MM CLEAR OPENING WIDTH OR BE ABLE TO BE OPERATED WITH SINGLE ACTION REASONABLY ACCESSIBLE TO WHEELCHAIR USER.

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 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

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

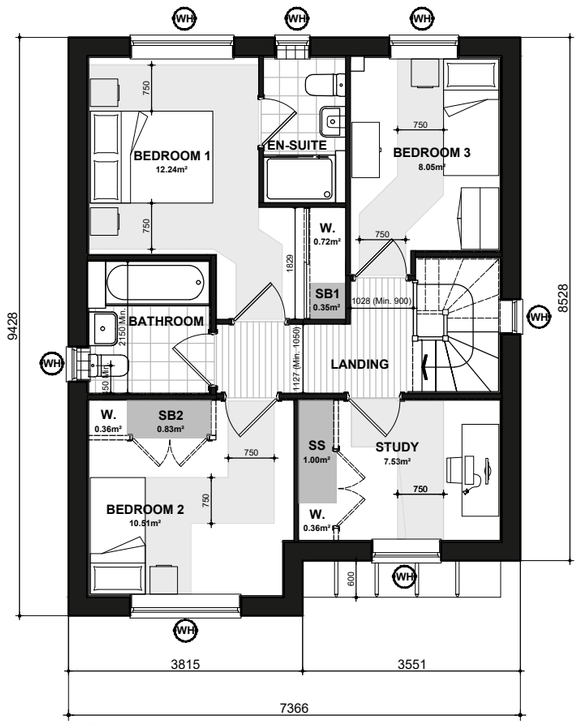
ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.

BED REFERENCES:
KSB - KING SIZE BED 1500 X 2000
DB - DOUBLE BED 1900 X 1350
SB - SINGLE BED 900 X 1900

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.



M486
FIRST FLOOR PLAN

National Space Standards		
4B5P	Actual Area	NSS Requirement
Ground Floor Plan	55.70m²	
First Floor Plan	55.70m²	
Total floor area m²	111.39m²	97.00m²
Total floor area ft²	1199ft²	1044ft²
Bedroom 1	12.24m²	11.5m²
Bedroom 2	10.51m²	7.5m²
Bedroom 3	8.05m²	7.5m²
Study	7.53m²	7.5m²
Store Stairs	1.06m²	
Store Bedroom 1	0.35m²	
Store Bedroom 2	0.83m²	
Store Study	1.0m²	
Built in store total	2.24m²	3.0m²

LYMINGTON RV

QA BRICK

M486.PL-05

DATE: **JUN 2023** REV:
SCALE: **1:100 @ A3**

DRAWN: **RW** 112.94m²
CHECKED: **GPM** 1216ft²

BLOOR HOMES