0 1 2 3 4 5

Scale 1:100
Issue 5



FRONT ELEVATION
REFER TO MATERIALS PLAN FOR INDIVIDUAL PLOT FINISHES

FRONT ELEVATION



SIDE ELEVATION

SIDE ELEVATION

Sahlberg

BRICK

M4(3)1BF01.PL-03

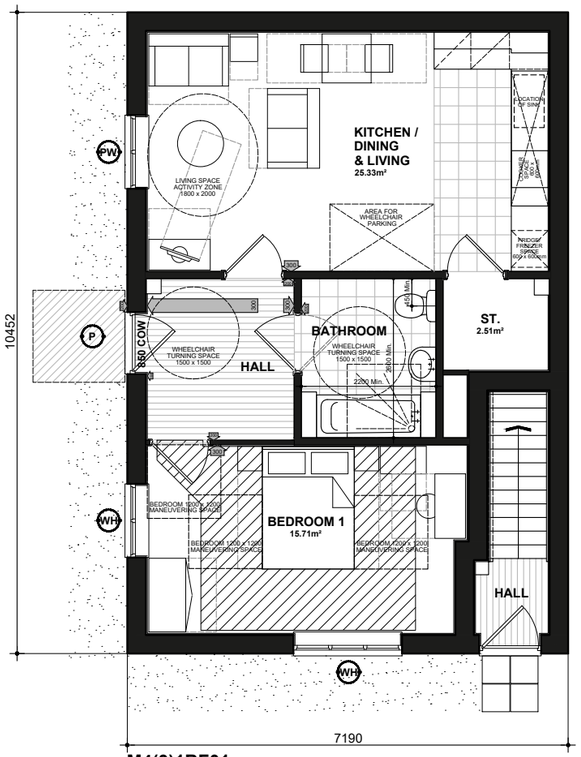
DATE: **SEP 2021** REV:
SCALE: **1:100 @ A3**

DRAWN: **MJE** GF 58.04m² / FF 68.11m²
CHECKED: **GPM** GF 625ft² / FF 733ft²

BLOOR HOMES

0 1 2 3 4 5

Scale 1:100
Issue 5



M4(3)1BF01
GROUND FLOOR PLAN

NOTE : BELOW NOTATION IS BY MEANS OF ASSISTING IN UNDERSTANDING OF THE DRAWING AND DOES NOT DEMONSTRATE COMPLIANCE. WORKING DRAWINGS SHOULD BE ASSESSED IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENT M4(3) FOR FULL COMPLIANCE.

FOR STEP FREE AND RAMPED APPROACH TO COMPLY WITH PROVISIONS A. TO G. AND A. TO F. OF PARAGRAPHS 3.9 & 3.10 OF PART M4(3). RESPECTIVELY.

(P) (DENOTES : PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A-L OF PARAGRAPH 3.22 PART M4(3) PRIVATE ENTRANCES. WITH A LEVEL EXTERNAL LANDING MIN. WIDTH/DEPTH OF 1500MM.

LEVEL EXTERNAL LANDING IS COVERED BY PORCH, MIN. WIDTH AND DEPTH 1200mm X 1200mm FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE

(S) (DENOTES : SECONDARY (ALL OTHER) EXTERNAL DOORS TO HAVE STEP FREE APPROACH AND AN ACCESSIBLE ENTRANCE DOOR TO COMPLY WITH PROVISIONS F-K. OF PARAGRAPH 3.22 PART M4(3) PRIVATE ENTRANCES.

850 COW DENOTES : ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4(3) DIAGRAM 3.2

300 DENOTES : PRINCIPLE PRIVATE ENTRANCE A 300mm NIB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1800mm BEYOND IT.

150mm NIB IS PROVIDED TO THE HINGE SIDE OF ENTRANCE DOOR TO ALLOW FOR FITTING OF CAGE TO LETTER BOX.

NOTE : WHERE THERE ARE DOUBLE DOORS THE MAIN LEAF PROVIDES THE MINIMUM CLEAR WIDTH. A MINIMUM 200mm NIB IS PROVIDED TO THE FOLLOWING EDGE OF DOOR AND MAINTAINED FOR A MINIMUM OF 1500mm BEYOND IT. (M4(3) PARAGRAPH 3.22 G.

300 DENOTES : 300mm NIB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.

DENOTES : 200mm NIB IS PROVIDED TO THE FOLLOWING EDGE OF ALL DOORS.

MINIMUM 1100mm DEEP X 1700mm WIDE WHEELCHAIR STORAGE SPACE TO BE AVAILABLE ON THE ENTRANCE STOREY, PREFERABLY CLOSE TO THE PRINCIPLE ENTRANCE. STORAGE SPACE TO HAVE 1200mm MINIMUM CLEAR ACCESS WIDTH (M4(3) DIAGRAM 3.6) AND ELECTRIC SOCKET WITHIN.

(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.)

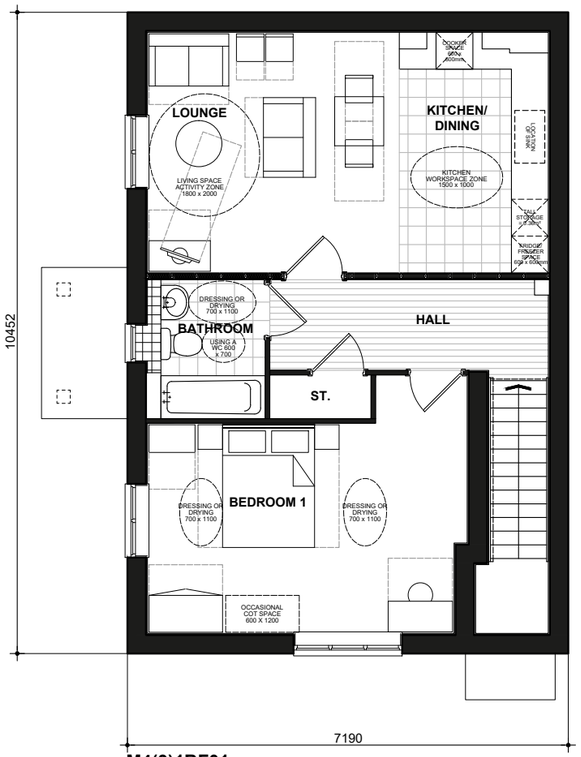
(WH) (DENOTES: ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFFL, UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.)

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



M4(3)1BF01
FIRST FLOOR PLAN

Sahlberg
FLOOR PLANS
M4(3)1BF01.PL-04

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BLOOR HOMES