

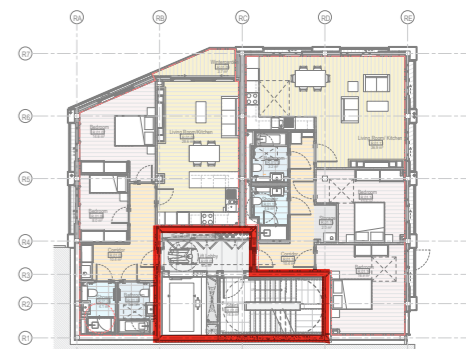
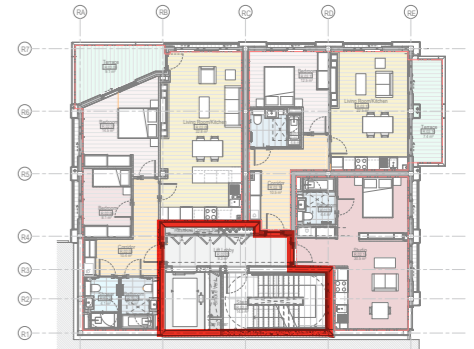
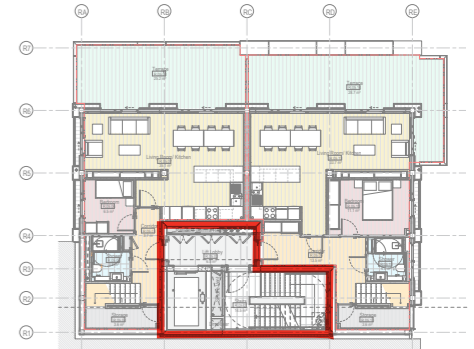
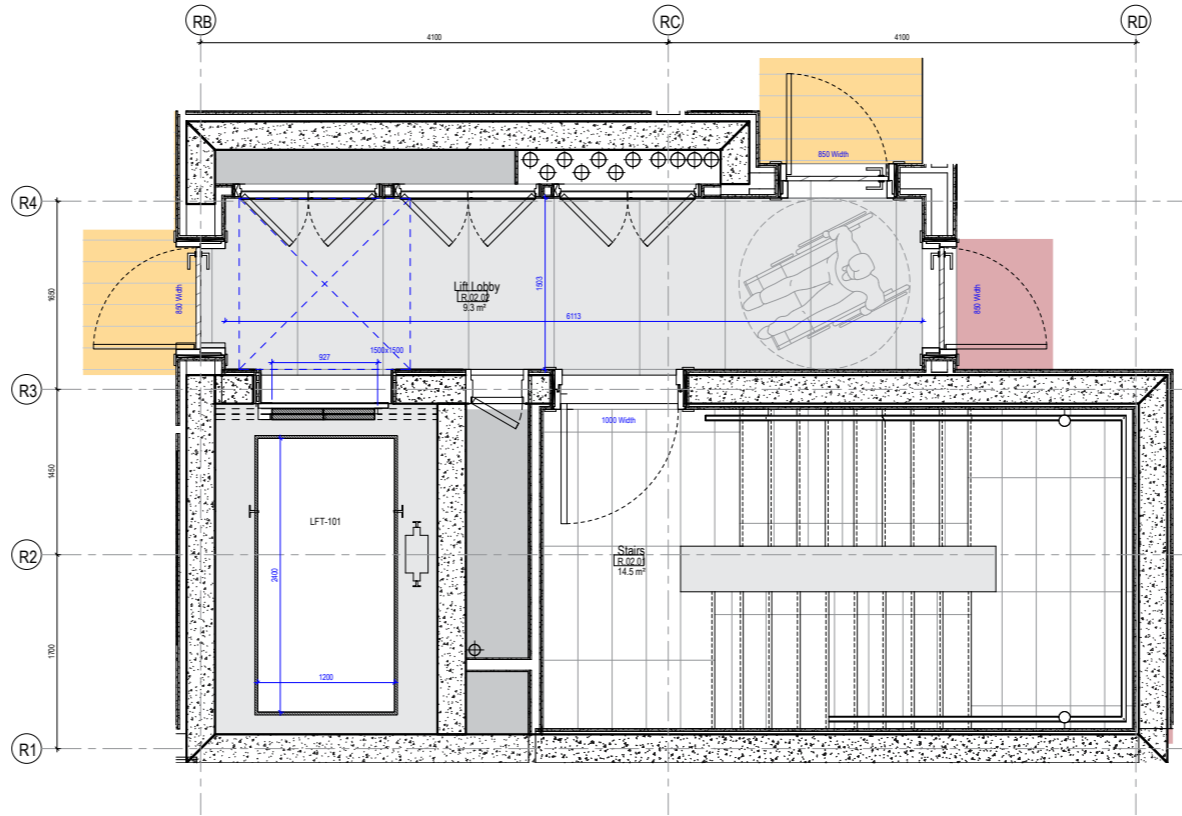
1.2 ADAPTABLE UNIT PLANS

UNIT CORRIDORS MAIN ENTRY

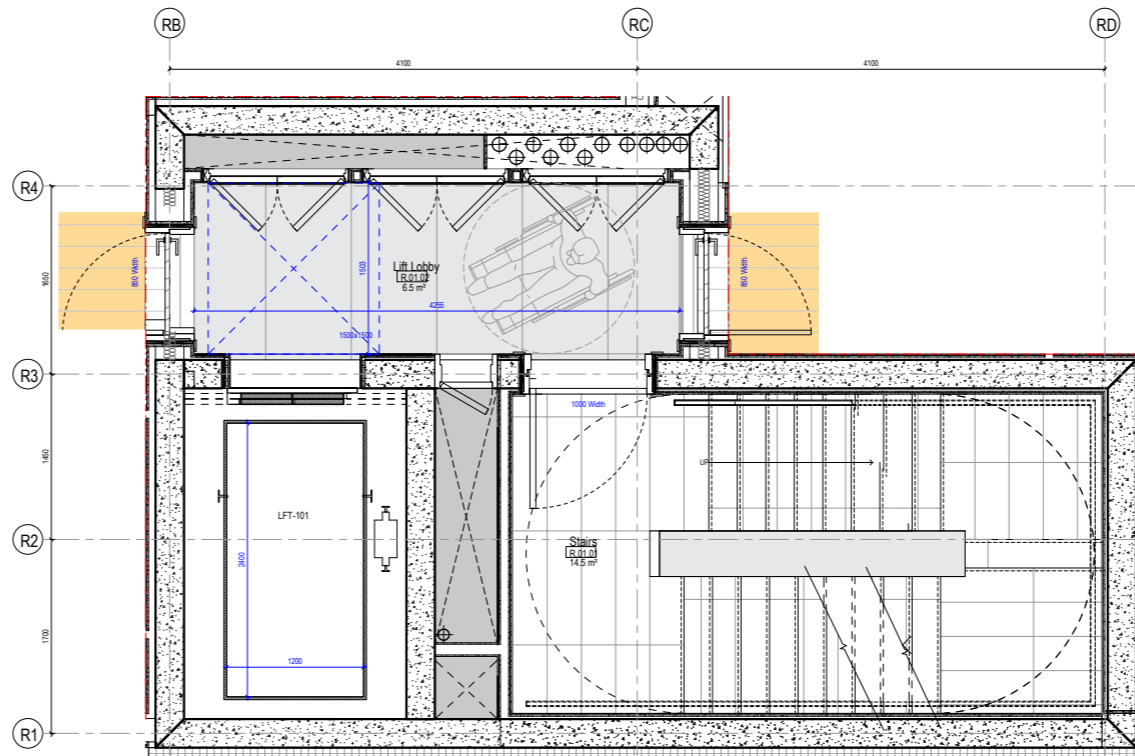
M4 (2)/(3) – Communal Space Design

Communal Lifts and Stairs

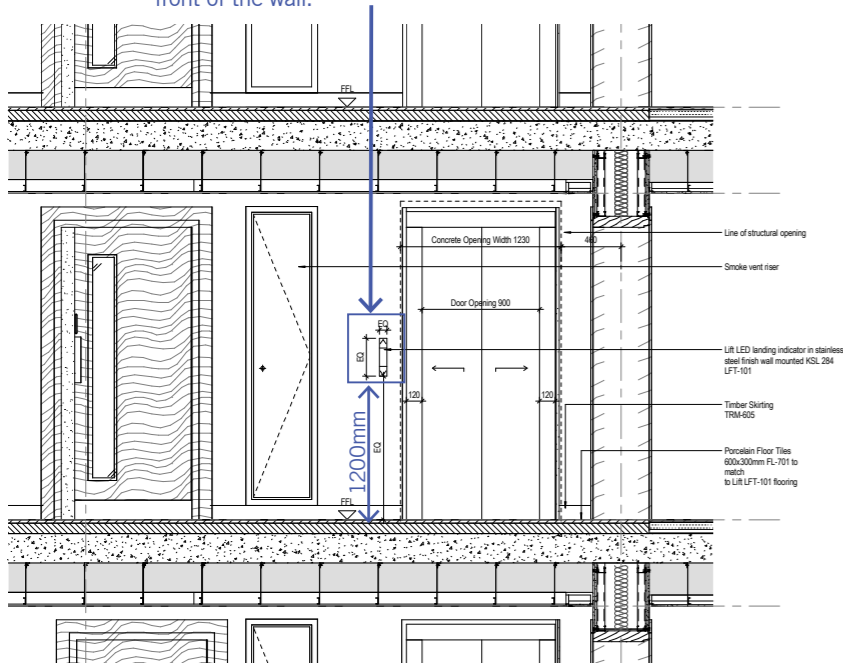
- A Clear landing with a minimum of 1500mm x 1500mm wide in front of the lift at every floor level is provided.
- Lift car is 1200mm x 2400mm and exceeds the minimum 1000mm x 1400mm required.
- All Doors have a minimum clear opening width of 800mm.
- Landing control levels are located 900-1200mm above the floor and 400mm from inside the of the front of the wall
- Lifts are to be supplied with a dwell time of five seconds before its doors begin to close after they are fully open.
- Stairs meet the provisions of Part K.



- 1 BED
- 2 BED
- 3 BED
- STUDIO
- UNIT CORRIDOR
- BATHROOM
- SHOWER
- LIVING ROOM/ KITCHEN
- TERRACE
- STORAGE
- CIRCULATION
- SERVICE



Landing control levels are located 900-1200mm above the floor and 400mm from inside the of the front of the wall.



1.2 ADAPTABLE UNIT PLANS

LEVEL 01 - UNIT 1_2BD

M4 (2) Apartment Design – Key

1. Principle Private entrance

- Clear 1500 x 1500mm Space outside main entrance of apartment is provided and exceeds the minimum 1200 x 1200mm required.
- Main Entrance Door has a clear 850mm Clear opening width with a 300mm nib to leading edge.
- Depth of the reveal on the leading edge side does not exceed 200mm in depth.
- A level threshold to apartment is provided.

2. Circulation areas and Internal doorways

- All Corridors provide a clear width of 1050mm or wider.
- Every door has a clear width of 775mm (standard 826mm door leaf up to 44mm is deemed to be satisfactory for 775m clear width).
- Every door on the entrance storey have a leading edge of 300mm.

3. Habitable Rooms

Living and Kitchen

- A minimum of 1200mm clear space in-front of and between kitchen cupboards are provided.

Bedrooms

- Every bedroom has a clear access route of 750mm from the doorway to the window.
- Principle bedroom provides a minimum 750mm clear access zone to one side and foot of the bed.
- Single and other double rooms to provide a minimum 750mm clear access zone to one side of each bed.

Bedroom furniture sizes are in accordance with the Appendix D: Furniture Schedule.

Bathrooms

- 1500 x 1500mm clear manoeuvring space is provided in
- 1100mm min clearance in front of the WC pan is provided.
- 1100 x 700mm min transfer space next to the bath is provided.
- 1000 x 1000mm Door Swing level shower area is provided.
- 300mm clearance either side is provided for access to the taps.

