

Drawing For Planning Purposes Only

All dimensions and details on this drawing are for planning purposes and should not be used for fabrication and erection purposes. DO NOT scale from this drawing, except for planning purposes, use figured dimensions if available. Any discrepancies should be highlighted without delay.

Note: This drawing has been produced with information from a topographical survey carried out by others. All information therefore derived from the survey drawing is assumed to be accurate and ADP Architects Ltd cannot be held accountable for any discrepancies discovered on site. IF IN DOUBT ASK FOR CONFIRMATION.

M4(2) Checklist

- Access to:**
- At the point or points at which an occupant or visitor would expect to get in and out of a car:
- Level access to the principal entrance or suitable alternative entrance
 - 900mm wide approach route
 - Ramps between 1:12 and 1:20
 - Landings 1,200mm long at the head, intermediate and base of ramps
 - All other external doors including to garden, garage, or parking area must have clear opening width of 50mm (one leaf on double leaf doors), 300mm rib and level threshold
- Parking:**
- Parking bay 2.4m wide x 4.8m long. Must be capable of being increased to 3.3m wide
 - Communal parking to flats to have at least one bay (to above dimensions) provided close to the shared entrance. Minimum clear access zone of 900mm to one side and a dropped kerb
 - Parking bay must be level or, where unavoidable, gently sloping (1:60 to 1:20)
 - Surface finishes to be firm and even with no loose laid materials

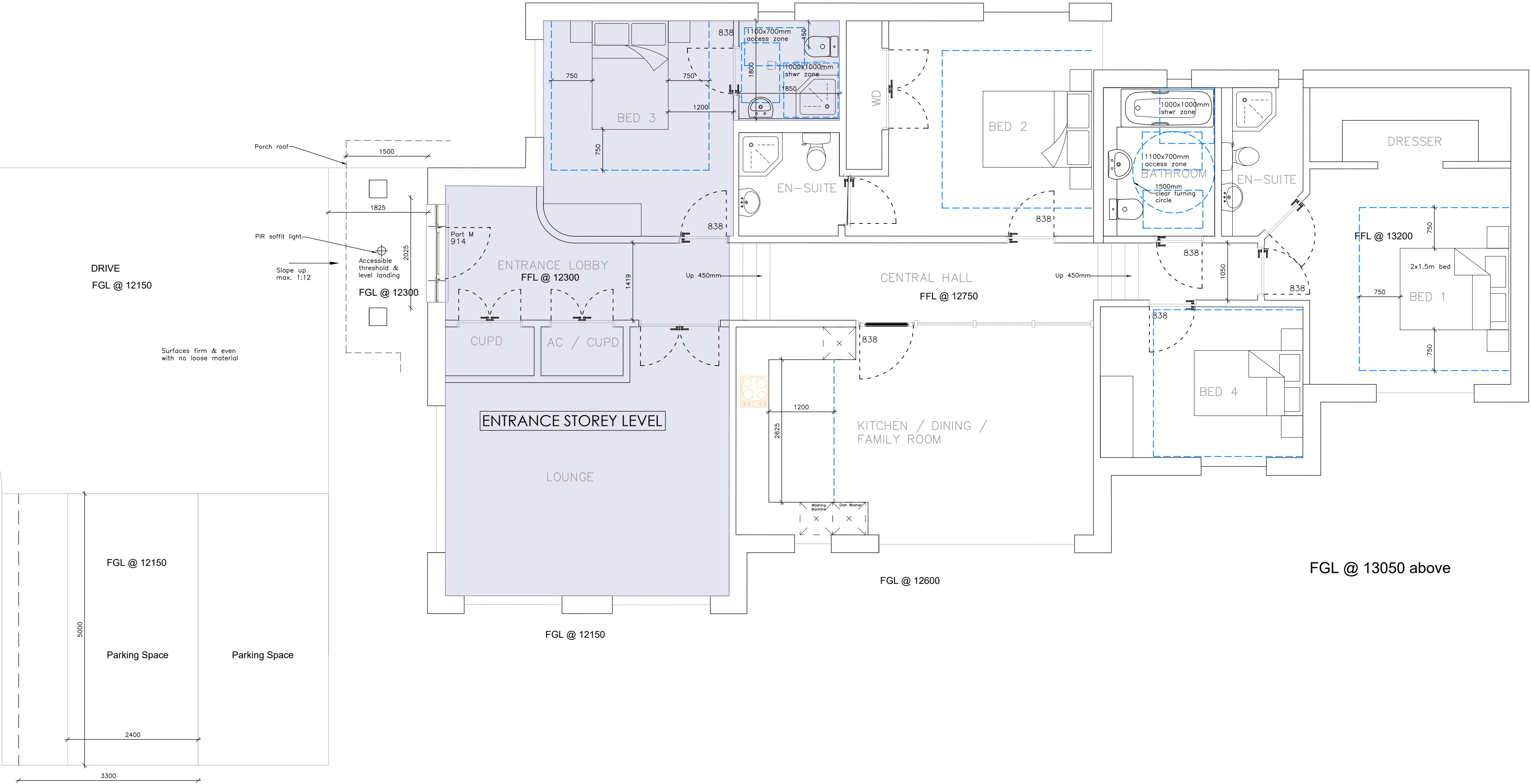
- Entrance:**
- Canopy at level entrance 900mm wide and 600mm deep
 - Dusk to dawn timer or motion detection lighting adjacent to entrance
 - Entrance door minimum 850mm clear opening
 - If a porch is included it must allow 1,500mm between the two door swings

- Circulation:**
- Minimum rib of 300mm to the leading edge of doors (entrance storey only)
 - Step free to all rooms within entrance storey
 - 900mm unobstructed corridor widths
 - Living area to be included on entrance storey (living room, dining room or kitchen/dining)
 - Stairs 850mm clear width
 - 1,200mm minimum clear space in front of kitchen units and appliances
 - 850mm maximum to glazing of principal window in living room

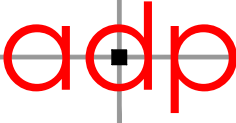
- Bedrooms:**
- Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed)
 - Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1.95m bed)
 - Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed)
 - All bedrooms to have clear access route 750mm from windows and doors.

- Sanitary Facilities:**
- For 3 or more bedroom and houses, WC within entrance storey capable of taking a future level access shower, 1,450mm x 1,800mm room size
 - WC doors to open outwards

- Bathrooms:**
- Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom
 - 1,000mm x 700mm clear access zones in front of WC and basin and to the side of a bath
 - Bathroom capable of having 1,000mm x 1,000mm level access shower
 - 1,500mm diameter clear turning circle (may overlap with shower)



rev	date	note

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Proposed Bungalow
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client:
Mr & Mrs Newman

drawing title:
Floor Plan – M4(2)

job number:	drawing number:	revision:
2077	M01	
drawing scale/size:	date:	drawn:
1:50 (A3)	Oct 24	PJL

Ground Floor Plan 1:50
M4(2) Compliance Layout