

GROUND FLOOR

GROUND FLOOR GROSS INTERNAL AREA - Dwelling: 105.4m²
 GROUND FLOOR GROSS INTERNAL AREA - Garage: 40.8m²
 GROUND FLOOR EXTERNAL FOOTPRINT: 166.7m² (including garage)
TOTAL GROSS INTERNAL AREA: 214.3m² (excluding garage)
TOTAL GROSS INTERNAL AREA: 255.1m² (including garage)
 (room dimensions are for guidance only)

- Key.**
- Suggested position of soil vent pipe, actual position not determined by Potton.
 - Entrance door to be mobility compliant.
 - Garage door and frame not supplied by Potton. Fixing detail above frame by client.
 - Garage ceiling OR garage separating wall from 30min. fire resisting construction. To be achieved by appropriate plasterboard specification (refer to construction details)
 - Half hour self closing flush fire door.
 - Possible position of air source heat pump if required.
- Denotes timber frame structural opening in millimetres for window & door openings
 Lower box denotes item reference. 'FE' suffix, where shown, denotes item to be fire escape compliant.

Rev:	Date:	Description:	Drawn:	Checked:
G	13/04/22	Construction Issue.	SD	n/a
F	16/03/22	First floor bathroom door & fittings amended	ME	n/a
E	26/01/22	Order Acceptance Drawings	ME	n/a
D	22/10/21	Cladding amends as per email 10/10/21	ME	n/a
C	01/10/21	Amends as per email 29/09/21	ME	n/a
B	30/04/21	Amends as per email 19/04/21	ME	n/a
A	09/03/21	Amends as per email 08/03/21 - Planning Drawings	ME	n/a
SK02	25/02/21	Amends as per email 10/02/21	ME	n/a
SK01	15/12/20	Initial Sketch Drawings	DS	n/a

Client:
Mr & Mrs Baughen

Site Address:
**Plot 1, Land north of 56 Culverden Down,
Tunbridge Wells,
Kent, TN4 9SG**

Drawing Title:
Ground Floor Plan

Job Number: **20-091** Drawing Number: **GF** Revision: **G**

Drawing Scale (UNO): **1:100@A3**



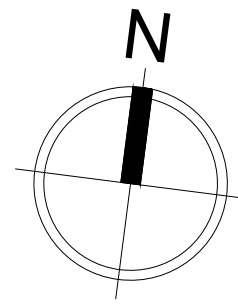
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FOR CONSTRUCTION



FIRST FLOOR
 FIRST FLOOR GROSS INTERNAL AREA: 108.9m² (including stairs and gallery)

- Key.**
- ⊙ Suggested position of soil vent pipe, actual position not determined by Potton.
 - LH Suggested loft hatch position. Final position determined by structural design
 - B Guarding height to balcony to be 1.1m, constructed to prevent 100mm sphere passing through balusters and such that children may not readily climb over (not by Potton).
- Denotes timber frame structural opening in millimetres for window & door openings
 Lower box denotes item reference. 'FE' suffix, where shown, denotes item to be fire escape compliant.

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SK01	15/12/20	Initial Sketch Drawings	DS	n/a

Client:
Mr & Mrs Baughen

Site Address:
**Plot 1, Land north of 56 Culverden Down,
 Tunbridge Wells,
 Kent, TN4 9SG**

Drawing Title:
First Floor Plan

Job Number: **20-091** Drawing Number: **FF** Revision: **G**

Drawing Scale (UNO): **1:100@A3**



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FOR CONSTRUCTION

Key.



FRONT ELEVATION (SOUTH)



REAR ELEVATION (NORTH)

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SK02	25/02/21	Amends as per email 10/02/21	ME	n/a
SK01	15/12/20	Initial Sketch Drawings	DS	n/a

Client:
Mr & Mrs Baughen

Site Address:
**Plot 1, Land north of 56 Culverden Down,
Tunbridge Wells,
Kent, TN4 9SG**

Drawing Title:
Front & Rear Elevations

Job Number: **20-091** Drawing Number: **E1** Revision: **G**

Drawing Scale (UNO): **1:100@A3** 0 1 2 3 4 5



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Key.

- [B] Guarding height to balcony to be 1.1m, constructed to prevent 100mm sphere passing through balusters and such that children may not readily climb over (not by Potton).



SIDE ELEVATION (EAST)



SIDE ELEVATION (WEST)

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SK02	25/02/21	Amends as per email 10/02/21	ME	n/a
SK01	15/12/20	Initial Sketch Drawings	DS	n/a

Client:
Mr & Mrs Baughen

Site Address:
**Plot 1, Land north of 56 Culverden Down,
Tunbridge Wells,
Kent, TN4 9SG**

Drawing Title:
Side Elevations

Job Number: **20-091** Drawing Number: **E2** Revision: **G**

Drawing Scale (UNO): **1:100@A3** 0 1 2 3 4 5



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