

### GROUND FLOOR

GROUND FLOOR GROSS INTERNAL AREA: 148.2m<sup>2</sup>  
 GARAGE GROSS INTERNAL AREA: 18.2m<sup>2</sup>  
 GROUND FLOOR EXTERNAL FOOTPRINT: 187.7m<sup>2</sup> (including garage)  
**TOTAL GROSS INTERNAL AREA: 315.5m<sup>2</sup> (excluding garage)**  
**TOTAL GROSS INTERNAL AREA: 302.2m<sup>2</sup> (excluding garage, gallery & stairs)**  
 (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.
  - Wet room to be vented by mechanical extract fan ducted to outside air, capable of an extract rate of 6 litres per second with a 15 minute over-run and linked to the light switch.
  - 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.
  - 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.

Rev:	Date:	Description:	Drawn:	Checked:
J	16/02/22	Construction Issue.	SD	n/a
I	10/11/21	Amends as per email 09/11/21	ME	n/a
H	25/10/21	Order Acceptance	ME	n/a
G	05/10/21	Amends as per email 04/10/21	ME	n/a
F	26/07/21	Amends as per email 21/07/21	ME	n/a
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B	12/04/21	Amends as per email 06/04/21	ME	n/a
A	23/03/21	Amends as per email 14/03/21 - Planning Drawings	ME	n/a
SK03	10/03/21	Amends as per email 21/02/21	ME	n/a
SK02	29/01/21	Amends as per email & telecom 19/01/21	ME	n/a
SK01	04/12/20	Initial Sketch Drawings	ME	n/a

Client:  
**Mr & Mrs Dunlop**  
 Site Address:  
**Plot 8, Culverden Down,  
 Tunbridge Wells, Kent  
 TN4 9SG**

Drawing Title:  
**Ground Floor Plan**

Job Number: **20-098**    Drawing Number: **GF**    Revision: **J**

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

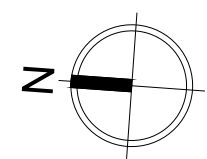
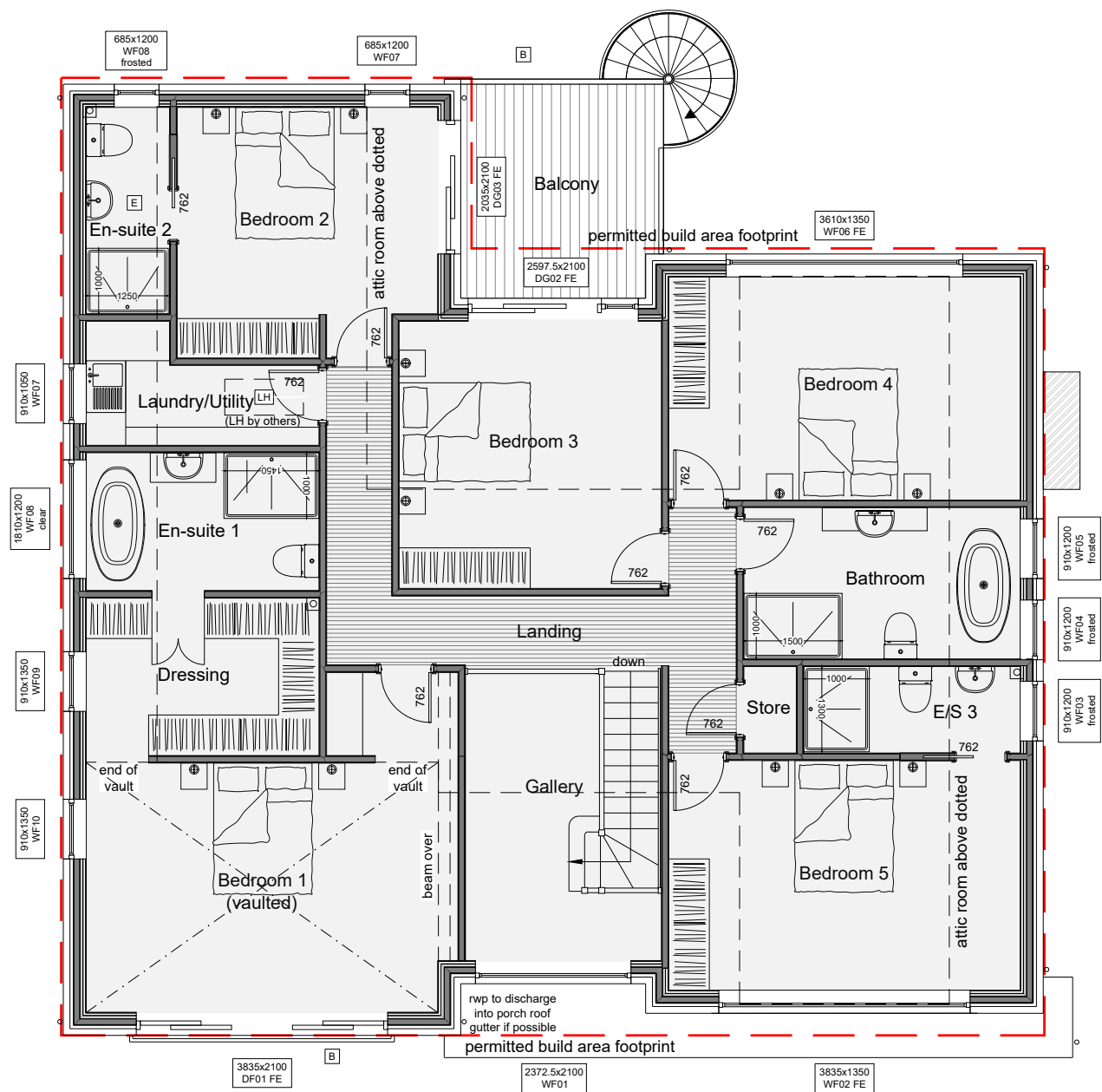


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# FOR CONSTRUCTION



**FIRST FLOOR**  
 FIRST FLOOR GROSS INTERNAL AREA: 167.3m<sup>2</sup>  
 FIRST FLOOR GROSS INTERNAL AREA: 154m<sup>2</sup> (excluding gallery & stairs)  
 (room dimensions are for guidance only)

- Key.**
- ⊠ Suggested position of soil vent pipe, actual position not determined by Potton.
  - E Wet room to be vented by mechanical extract fan ducted to outside air, capable of an extract rate of 6 litres per second with a 15 minute over-run and linked to the light switch.
  - 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.
  - LH Suggested loft hatch position. Final position determined by structural design

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SK02	29/01/21	Amends as per email & telecom 19/01/21	ME	n/a
SK01	04/12/20	Initial Sketch Drawings	ME	n/a

Client:  
**Mr & Mrs Dunlop**

Site Address:  
**Plot 8, Culverden Down,  
 Tunbridge Wells, Kent  
 TN4 9SG**

Drawing Title:  
**First Floor Plan**

Job Number: **20-098**      Drawing Number: **FF**      Revision: **J**

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



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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).



FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)

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Client:

Mr & Mrs Dunlop

Site Address:

Plot 8, Culverden Down,  
Tunbridge Wells, Kent  
TN4 9SG

Drawing Title:

Front Elevations

Job Number: Drawing Number: Revision:

20-098 E1 J

Drawing Scale (UNO):

1:100@A3



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FOR CONSTRUCTION

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 (SOUTH)



SIDE ELEVATION (NORTH)

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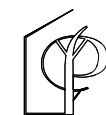
Side Elevations

Job Number: Drawing Number: Revision:

20-098 E2 J

Drawing Scale (UNO):

1:100@A3



**POTTON**  
A KINGSPAN COMPANY

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