

1. No deviation may be made from the details shown on the drawing without prior permission of the architect. Any discrepancy found between the drawing and any other document should be referred immediately to the architect. If in doubt ask.
2. No dimension to be copied from the drawing unless for planning or building regulation purposes.
3. This drawing is to be removed from currency immediately a revised version is issued.
4. The contractor must check the existing construction can prior to the commencement of the works.



GROUND FLOOR PLAN:

Fixed timber side panels at a height of 2225mm - matching the height of the existing boundary wall and fence panel (see section 10.1) - will be set in 150mm from the boundary

150

balcony line over

living

dining

kitchen

study

garage

WC

3055

2500 balcony depth

Fixed timber side panels at a height of 1800mm. Panel line shown in blue set in 305mm from the boundary



FIRST FLOOR PLAN:

The first floor plan shows a rectangular building with a central hallway. The layout includes:

- Bedrooms:** Three bedrooms, each labeled "bedroom", located at the front and side of the house.
- Bathroom:** A bathroom located near the central hallway.
- Ensuite:** An ensuite room located near the bathroom.
- Balcony:** A large balcony at the rear of the house, labeled "balcony".
- Front Porch:** A small front porch area.
- Dimensions:** The overall width is 103'15" and the depth is 355'. A small section is 900'.
- Notes:** Two notes specify the height of the balcony screens: "Fixed side screens to the edge of the balcony, with obscured glass, set at a height of 1700mm. Screens to return 500mm at the outside corners, reducing sight lines over neighbouring properties. Screen line shown in blue. Set in 200mm from the boundary."



05. SIDE (WEST) ELEVATION:

depth of balcony
2500

06. SIDE (EAST) ELEVATION:

depth of balcony
2500



06 SIDE (WEST) SECTIONAL ELEVATION:

study

living

bedroom

bedroom

2500
depth of balcony

1800
top of side panel

08 SIDE (EAST) SECTIONAL ELEVATION:

top of side screens

1700

2225
top of side panel

bedroom

ensuite



revision

neil caie architect
creative design & planning

e. red@cam.ac.uk	L 0142672/002
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3 HANSHOZ GROSS, LIPROCK, HUNGATE, GILDS 757

project: _____

1 Elmer Court, Bognot Regis
 1 floor

scale: 1:100 at A1

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