

Garden Weekender / review brief

A coordinated two-bedroom prototype for discussion with an architect. No actual site or compliance assessment.

DESIGN INTENT

A compact family retreat with two bedrooms, two attached bathrooms, two dressing areas and a guest bathroom. A connecting hall separates sleeping rooms from the living/dining room, kitchen and utility. An uncovered entry terrace faces the south arrival garden.

DRAWING REGISTER

Sheet	Contents
A00	Brief, register and assumptions
A01	Site arrangement / 1:200
A02	Furnished floor plan / 1:75
A03	Four elevations / 1:100
A04	Section A-A / 1:75
A05	Opening schedule
A06	Areas, fittings and architect review

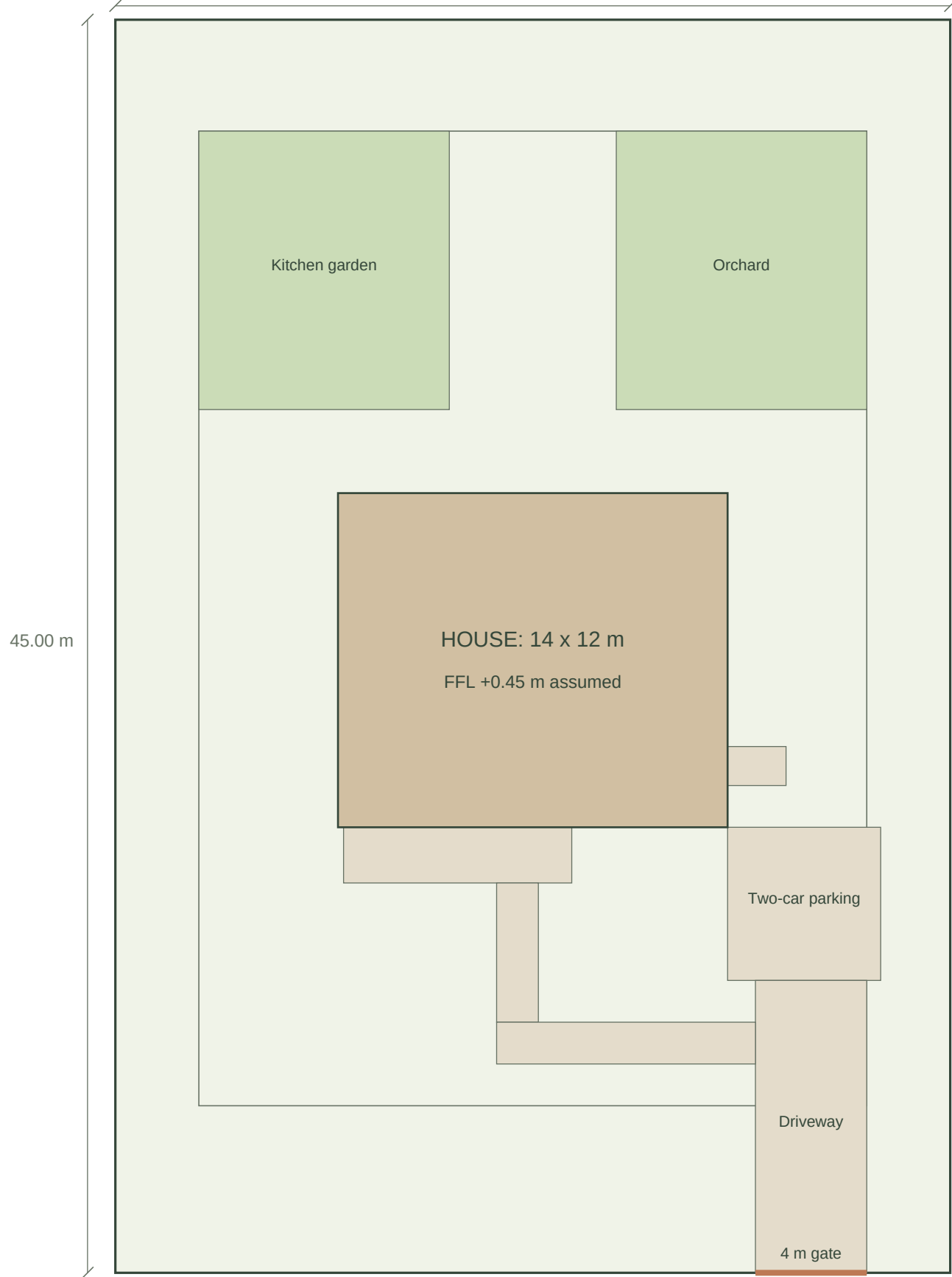
ASSUMPTIONS TO CONFIRM

- Fictional 30 x 45 m flat plot. North is up; public road assumed along the south edge.
- Assumed setbacks: front 6 m, rear 4 m, sides 3 m. These are NOT verified local requirements.
- External walls 200 mm; partitions 150 mm. Room dimensions are clear-face dimensions; openings are nominal.
- Finished floor +0.45 m above assumed ground; clear ceiling 3.00 m. Roof zone 150 mm is illustrative, not a structural specification.
- Entry terrace is uncovered. Three nominal 150 mm risers are indicated; an accessible route remains to be designed.
- All service connections, drainage falls, soil conditions, flood levels and legal access remain unverified.
- Door swing envelopes are checked against drawn fittings. Room connectivity is checked; furniture circulation and accessibility are not certified.

Revision P01.1 | Kitchen access correction | 21 October 2026

Site arrangement

1:200 at A3 | 30 x 45 m fictional plot | South road | No survey or local rules verified



SITE ASSUMPTIONS

Area: 1,350 m2. Enclosed building footprint: 168.00 m2 (12.44% of plot).

Uncovered entry terrace: 16.40 m2; excluded from enclosed footprint.

Setback guide shown: 6 m front / 4 m rear / 3 m sides. Actual building offsets: 16 m front / 17 m rear / 8 m sides.

Driveway: 4 m wide. Parking allocation: 5.5 x 5.5 m. Vehicle turning paths have not been checked.

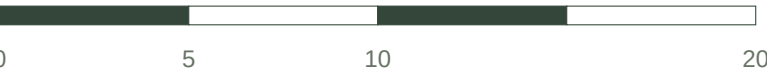
Entry walk links the driveway to the terrace. Final pedestrian/vehicle separation and accessible entry remain for review.

Garden and orchard allocations are illustrative. No irrigation, drainage or tree specification is included.



SOUTH ROAD / LEVEL AND WIDTH UNKNOWN

Scale bar (metres)



Ground floor plan

1:75 at A3 | Clear room dimensions | 200 mm external walls / 150 mm partitions assumed



READING THIS PLAN

Blue double lines: windows / ventilators.

Terracotta arcs: door leaf and swing.

O01: open passage; no door leaf.

Pale blue rooms: bathrooms / wet areas.

A-A: section cut, shown on sheet A04.

Furniture and fittings are drawn to indicative footprints.

North is up. Main entrance is on the south.

ROOM-TO-ROOM ROUTE

Entry terrace > living / dining > hall.

Hall > both bedrooms, kitchen and guest bath.

Each bedroom > its own bathroom and dressing area.

Kitchen > utility > outside service door.

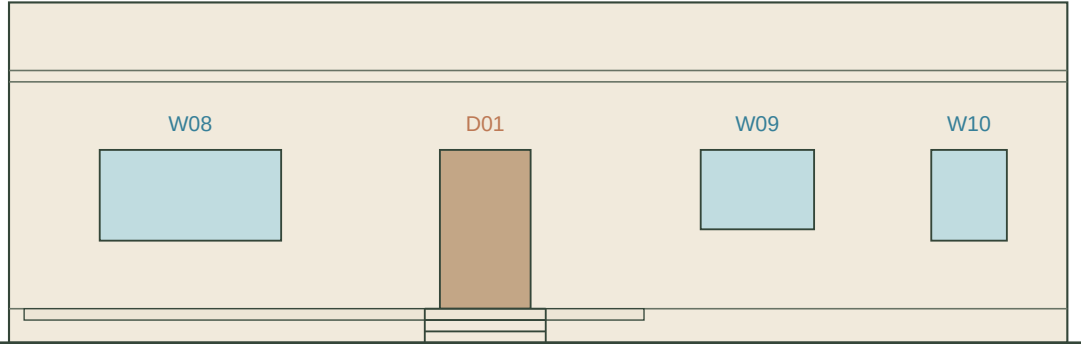
Scale bar (metres)



External elevations

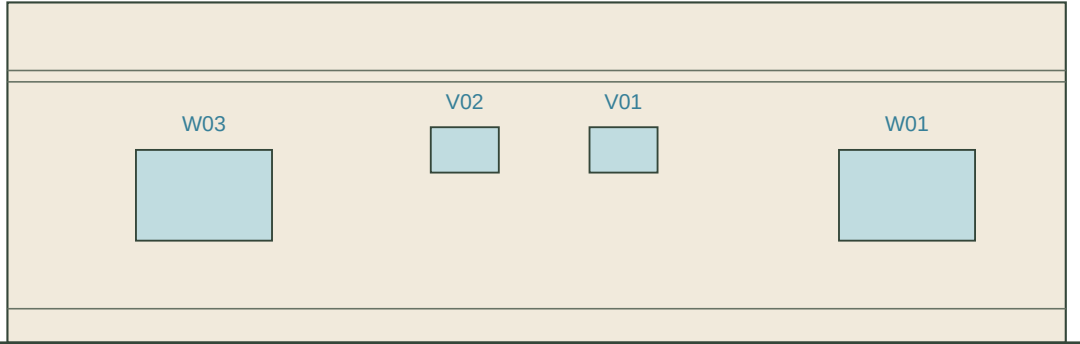
1:100 at A3 | Opening positions and IDs correspond to A02 and A05 | Materials and shading unresolved

SOUTH ELEVATION



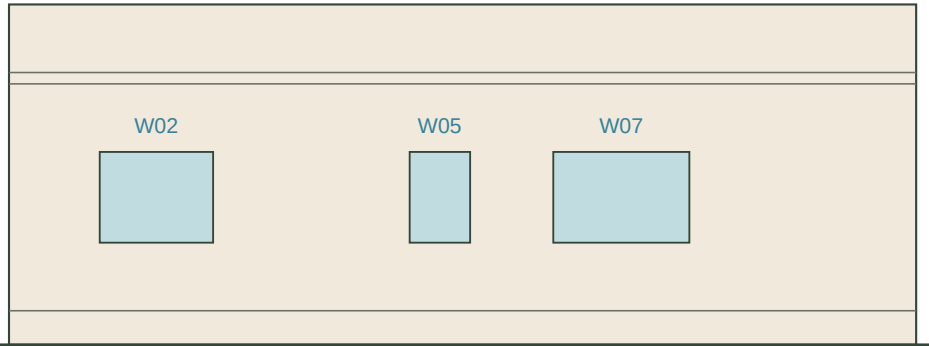
14.00 m overall | FFL +0.45 | parapet +4.50

NORTH ELEVATION



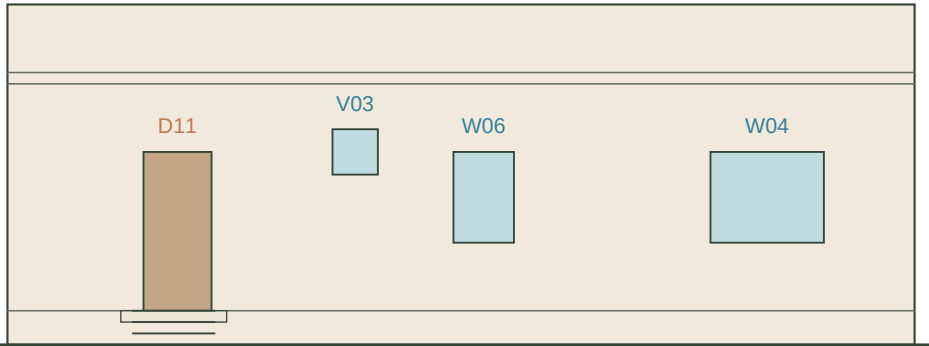
14.00 m overall | FFL +0.45 | parapet +4.50

WEST ELEVATION



12.00 m overall | FFL +0.45 | parapet +4.50

EAST ELEVATION

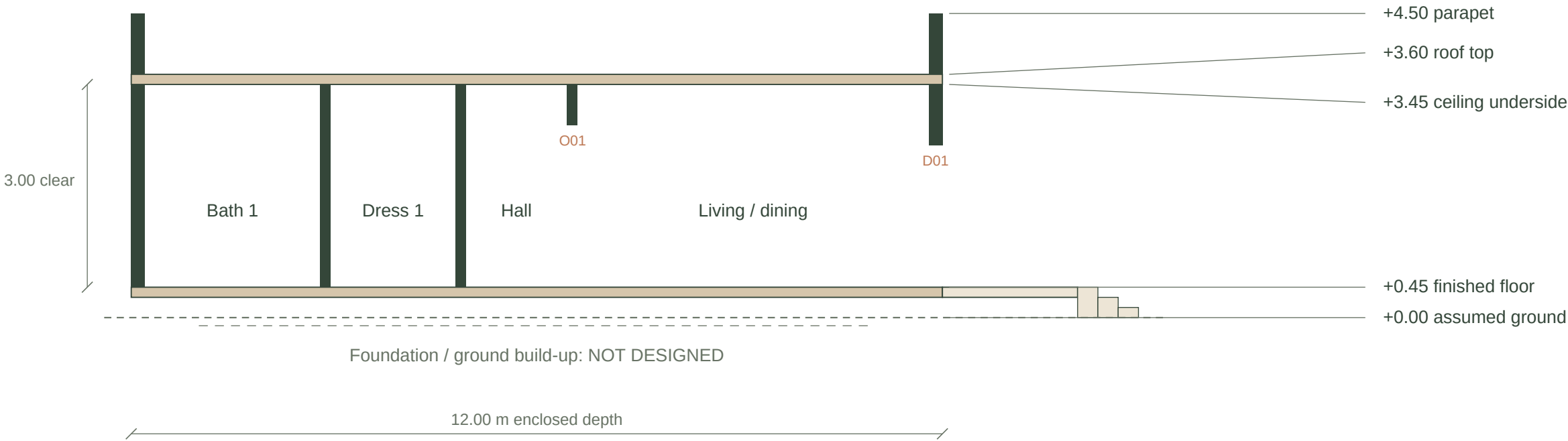


12.00 m overall | FFL +0.45 | parapet +4.50

Heights are proposed review levels above assumed ground. Window types, safety glazing, weathering, solar shading and ventilation performance require design development.

Section A-A

1:75 at A3 | North-to-south cut at x = 6.40 m on A02 | Proposed levels only



Section is a spatial coordination drawing. The 150 mm roof zone is an assumption, not a reinforced-concrete slab specification.

Foundation depths, structural members, roof falls, insulation, waterproofing and drainage outlets must be designed and coordinated.

The cut crosses passage O01 (2.40 m high) and entrance D01 (2.10 m high); wall segments above these openings are shown. See A02 for swing direction.

Door and window schedule

Nominal opening sizes in metres | Heights above finished floor | Clear openings depend on frames and hardware

DOORS / OPEN PASSAGE

ID	Access to	W x H	Operation
D01	Living / dining	1.20 x 2.10	Hinged inward
O01	Living / dining	1.20 x 2.40	Open passage
D02	Bedroom 1	0.90 x 2.10	Hinged inward
D03	Bedroom 2	0.90 x 2.10	Hinged inward
D04	Bath 1	0.80 x 2.10	Hinged inward
D05	Bath 2	0.80 x 2.10	Hinged inward
D06	Dress 1	0.80 x 2.10	Hinged inward
D07	Dress 2	0.80 x 2.10	Hinged inward
D08	Kitchen	0.90 x 2.10	Hinged inward
D09	Guest bath	0.80 x 2.10	Hinged inward
D10	Utility	0.80 x 2.10	Hinged inward
D11	Utility	0.90 x 2.10	Hinged inward

D01 main entrance; D11 external utility door. O01 is the living-to-hall passage. Internal openings appear on both adjoining room faces in 3D.

V01-V03 are high-level bathroom ventilators. Window opening mode, insect screens, security, glazing and free ventilation area are to be selected.

Swing arcs show the proposed hinge position. The opening schedule does not specify leaf thickness, frame profiles, thresholds, fire ratings or hardware.

All opening positions are measured from the room clear-face corner along the indicated wall in the accompanying source geometry.

WINDOWS / VENTILATORS

ID	Room	W x H	Sill
W01	Bedroom 1	1.80 x 1.20	0.90
W02	Bedroom 1	1.50 x 1.20	0.90
V01	Bath 1	0.90 x 0.60	1.80
V02	Bath 2	0.90 x 0.60	1.80
W03	Bedroom 2	1.80 x 1.20	0.90
W04	Bedroom 2	1.50 x 1.20	0.90
W05	Connecting hall	0.80 x 1.20	0.90
W06	Connecting hall	0.80 x 1.20	0.90
W07	Living / dining	1.80 x 1.20	0.90
W08	Living / dining	2.40 x 1.20	0.90
W09	Kitchen	1.50 x 1.05	1.05
V03	Guest bath	0.60 x 0.60	1.80
W10	Utility	1.00 x 1.20	0.90

Areas, fittings and review actions

Quantities describe this concept only. No cost estimate, approval, structural design or services design is included.

AREA SCHEDULE

Space	Clear W x D (m)	Area (m2)
Bedroom 1	4.60 x 4.60	21.16
Bath 1	1.90 x 2.60	4.94
Dress 1	1.90 x 1.85	3.52
Bath 2	1.90 x 2.60	4.94
Dress 2	1.90 x 1.85	3.52
Bedroom 2	4.75 x 4.60	21.85
Connecting hall	13.60 x 1.50	20.40
Living / dining	8.20 x 5.20	42.64
Kitchen	2.95 x 5.20	15.34
Guest bath	2.15 x 2.25	4.84
Utility	2.15 x 2.80	6.02
Total clear room area		149.16
Walls / thresholds		18.84
Enclosed gross footprint	14.00 x 12.00	168.00
Uncovered entry terrace	8.20 x 2.00	16.40

FITTINGS INCLUDED

3 WCs, 3 basins and 3 showers; kitchen sink, hob, split counters and fridge; utility sink and washer.
Two double beds, two wardrobes, a sofa, dining table and four dining chairs.

ARCHITECT / ENGINEER REVIEW

- Obtain a boundary/topographic survey, north bearing, road levels and utility locations.
- Confirm land use, building permissions, required setbacks, coverage/FAR, parking and fire/egress rules for the actual jurisdiction.
- Review room sizes, accessible circulation, door clear openings, furniture use zones and ventilation/daylight requirements.
- Resolve structural grid, foundations, slab/roof system, seismic design and waterproofing with qualified engineers.
- Design water supply, hot water, drainage, rainwater discharge, wastewater treatment and electrical services.
- Detail kitchen cabinetry, sanitary clearances, window operation, shading, thresholds, terrace drainage and an accessible entry.
- Coordinate sections and elevations with final materials, roof falls, fixtures and structural thicknesses before approval.

CHECKED IN THIS REVISION

P01.1: kitchen counter split around utility door D10; hob relocated onto the shorter run.
Wall positions, openings and room sizes unchanged. Professional and statutory checks remain required.