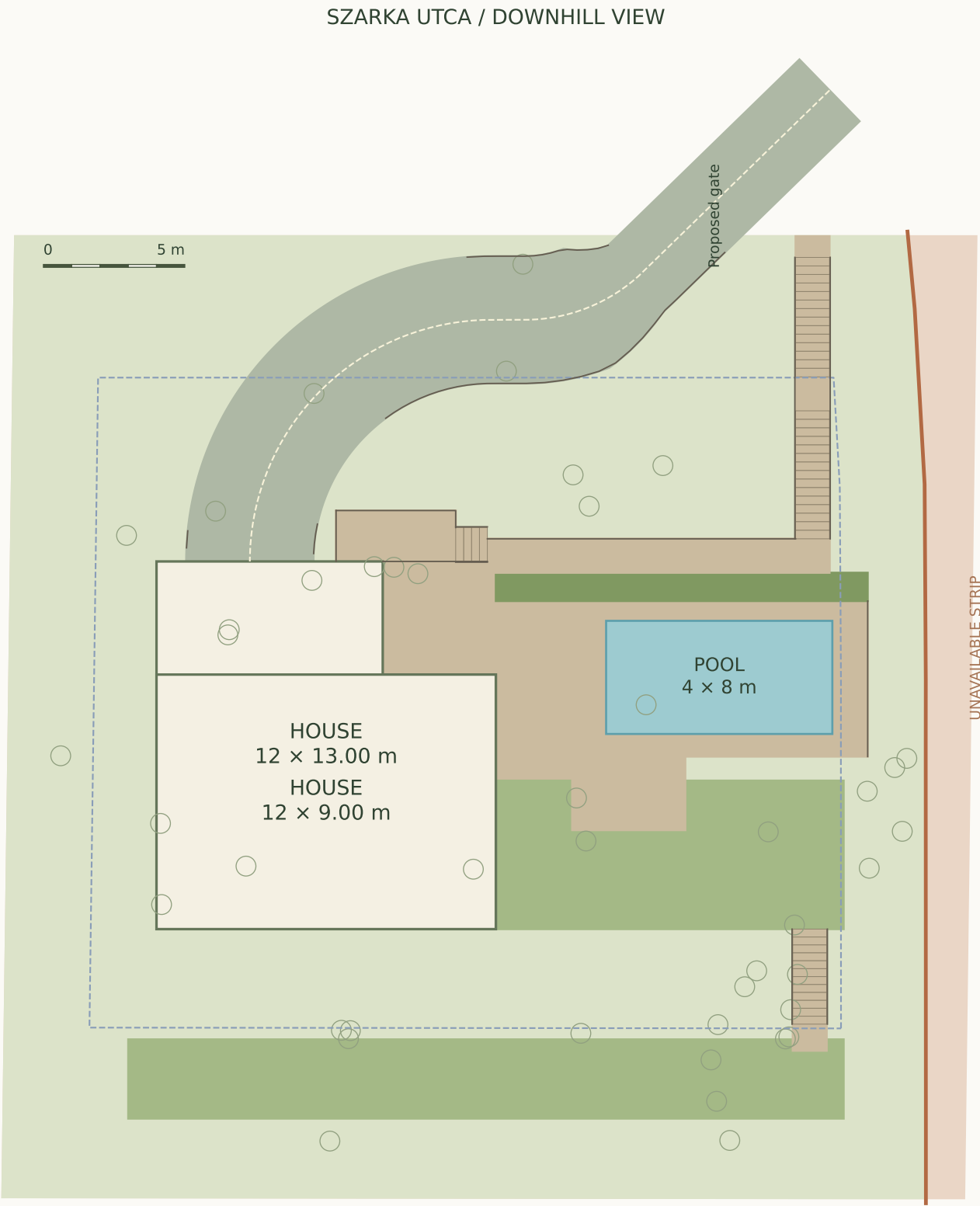


SZARKA / PATIO COURTYARD

Measured site layout, landscape and vehicle approach



House footprint	156 m ² / 13.49%
Living levels, gross	248.0 m ²
All three levels, gross	404.0 m ²
Garage, clear	61.6 m ²
Bedrooms facing downhill	2 of 4
Conservative green reserve	723.2 m ² / 62.56%
House to actual right fence	15.18 m
Pool shell to right fence	3.04 m
Approach length / rise	28.43 m / 3.46 m
Maximum design grade	13.31%
Boundary opening	4.37 m
Inside ramp width	4.50 m
Curve reference radii	6.00 / 8.54 m



The 4.8 × 1.95 m car envelope uses a rear-axle path and excludes mirrors. Check the actual car, steering, garage parking and breakover before design development. Public-verge crossing, drainage outlet, retaining structures, final grading and tree retention are unresolved. Guards are 1.10 m concept assemblies; fixings and structural design remain open. Green reserve excludes the inaccessible strip and all drawn paving.

SZARKA / PATIO COURTYARD

Garage & services · furniture & fittings · FFL 192.80 m

SZARKA UTCA / DOWNHILL VIEW



ROOMS & FINISHES

R1 • Stair & landing • 12.3 m²

Oak treads

R2 • Two-car garage • 61.6 m²

Warm-grey resin

R3 • Plant / heat pump • 12.5 m²

Warm-grey porcelain

R4 • Laundry / utility • 16.4 m²

Warm-grey porcelain

R5 • Gym / hobby • 25.8 m²

Natural oak plank

R6 • Mudroom / landing • 7.6 m²

Limestone-tone porcelain

Furniture IDs correspond to the following item schedule. Dimensions are metres.

Warm ivory mineral walls, natural oak joinery, honed limestone and soft neutral upholstery.

Doors and clear routes remain visible between furniture groups. Room dimensions govern final product selection.

SZARKA / PATIO COURTYARD

Living & guest · furniture & fittings · FFL 195.60 m

SZARKA UTCA / DOWNHILL VIEW



ROOMS & FINISHES

R1 · Stair & landing · 12.3 m²

Oak treads

R2 · Entrance / coats · 3.7 m²

Limestone-tone porcelain

R3 · Living / dining · 45.4 m²

Natural oak plank

R4 · Kitchen · 24.7 m²

Limestone-tone porcelain

R5 · Guest bedroom / office · 23.3 m²

Natural oak plank

R6 · Shower room · 5.8 m²

Limestone-tone porcelain

R7 · Guest dressing · 5.4 m²

Natural oak plank

Furniture IDs correspond to the following item schedule. Dimensions are metres.

Warm ivory mineral walls, natural oak joinery, honed limestone and soft neutral upholstery.

Doors and clear routes remain visible between furniture groups. Room dimensions govern final product selection.

SZARKA / PATIO COURTYARD

Bedrooms · furniture & fittings · FFL 198.40 m



ROOMS & FINISHES

R1 · Stair & landing · 12.3 m²

Oak treads

R2 · Bedroom 2 · 21.8 m²

Natural oak plank

R3 · Primary bedroom · 15.8 m²

Natural oak plank

R4 · En suite · 5.2 m²

Limestone-tone porcelain

R5 · Dressing room · 5.2 m²

Natural oak plank

R6 · Bedroom 3 · 16.9 m²

Natural oak plank

R7 · Family bathroom · 8.4 m²

Limestone-tone porcelain

R8 · Bedroom landing · 4.9 m²

Limestone-tone porcelain

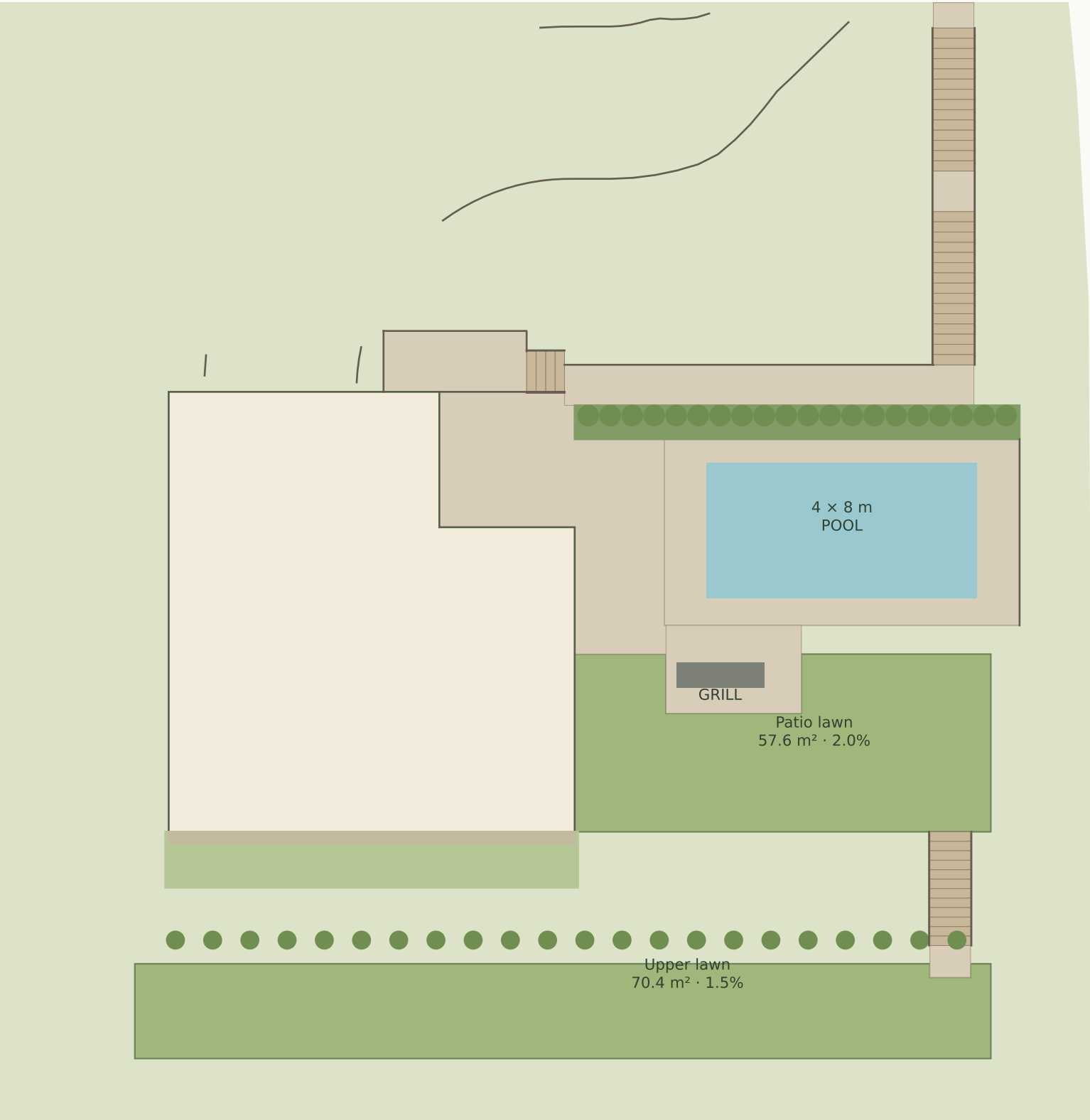
Furniture IDs correspond to the following item schedule. Dimensions are metres.

Warm ivory mineral walls, natural oak joinery, honed limestone and soft neutral upholstery.

Doors and clear routes remain visible between furniture groups. Room dimensions govern final product selection.

SZARKA / PATIO COURTYARD

Connected gardens · pool-side access · planting and guards



House moved 2.50 m uphill; all three floor levels raised 1.00 m.

Patio: 33.5 m². Main-floor finish: 195.60 m.

One-metre soil-backed shrub bed between patio and pool-side walkway. A continuous 650 mm planted slope replaces the abrupt drop along this edge.

Walkway has a downhill guard. Entrance bridge, exterior stairs, exposed pool edge, terrace and retained driveway edges have 1.10 m concept guards.

Pedestrian stairs: 29 risers at 170 mm, 1.20 m clear width and intermediate landing.

Original-ground change on plot: maximum cut 1.480 m; fill 1.476 m. User limit: 1.500 m.

Entrance bridge is suspended; it does not raise the ground underneath. Pool shell and building foundations are structural excavation, separate from finished landscaping.

Rear glass remains at least 150 mm above finished soil. Drain reservation and gravel splash strip retained.

Grill stands on a noncombustible apron under open sky, away from the house. Keep cooking approach clear; choose the appliance before installation detailing.

The dining variant has a separate 3 m² pantry. Shower-room door is on the stair landing, away from dining.

Green reserve: 62.56%. Ramp maximum grade: 13.31%.

Concept geometry only. Guard fixings, slope stability, foundations, drainage, vehicle clearance and public-road connection require detailed coordination.