

Substructure Key	
	Wall Mounted Gas Or Electric Box Cavity Tray / Lintel Over And DPM Behind
	Air Source Heat Pump
	BT Entry Point
	Water Stopcock
	Anticipated Span Of PCC Beam And Block Ground Floor System PCC Beam Ends Treated With Bitumen Compound To Protect Exposed End Reinforcement
	110mm Ø SVP (AAV (Hepworth or Similar) Internal SVP's To Be Boxed In)
	Trapped Gully (Foul)
	Rainwater Pipe To Discharge Into Trapped Gully
	Air Brick At Max. 2.0m Centres (Glidevale MV250 Or Similar Approved)
	Straight Sleeve Ventilator At Max. 2.0m Centres (Glidevale MV255 Or Similar Approved)
	Periscope Vent With Air Brick Terminal (Colour To Match Brickwork) At Max. 2.0m Centres (Glidevale MV251 Periscope/MV250 Air-Brick Or Similar Approved)
	Proposed Floor Level - Refer to Drawings For FFL

Void Under P.C.C. Beam and Block Floor to be Ventilated on Opposing Sides With PVCU Rectangular Hole Loured Air-Bricks Placed so That Ventilating Air Will Have a Free Path to All Parts.
Actual Ventilator Free Area Equal to 1500mm²/m Run of Wall.
Actual Locations May Vary and Are Subject to Site Change in Order to Avoid Floor Beam Bearings etc.
Additional Vents May be Required on All Sides if Site Subsoil Conditions Dictate, all to the satisfaction of Building Control.

Foundations and Ground Floor Slab Indicative Only - All to be in Accordance With the Structural Engineers Details + Approved by Building Control.
Where Specified by the Structural Engineer Refer to PC Concrete Floor Manufacturers Layout for Details on Air Bricks and Sleeper Wall Requirements

Periscope Vent with Air-Brick Terminal (Colour to Match Brickwork) at Max. 2.0m Centres (Glidevale MV251 Periscope / MV250 Air-Brick or Similar)

Legend	
	Denotes Toughened Safety Glass to Windows + Doors
	Mechanical Continuous Running Fans to be Fitted to All Wet Rooms, To be Fitted With Constant Volume Control & be Capable of Achieving Minimum High Rates of 13L/S in Kitchens, 8L/S in Utility Rooms & Bathrooms, 6L/S in W/C's. All Fans to be Directly Vented to Outside Via Tile Vents or Wall Vents
	Refer to Heating Design for Boiler Model & Associated Equipment
	Cooker Hood to Vent to External Air
	Part M Access (Front Entrance Door): Level, Ramped Or Stepped Approach to Dwelling to Comply With Building Regulations, Approved Document Part M
	Consumer Unit Location - Consumer Unit to be Installed at a Height of Between 1350mm - 1450mm. Electric Cable Tails from Meter Distance Over 2000mm. Additional Fused Switch to be Installed in Suitable Location in Accordance with IET Wiring Regulations BS7671 18 th Edition
	Manifold Requirements Subject to Underfloor Heating Contractors Specification

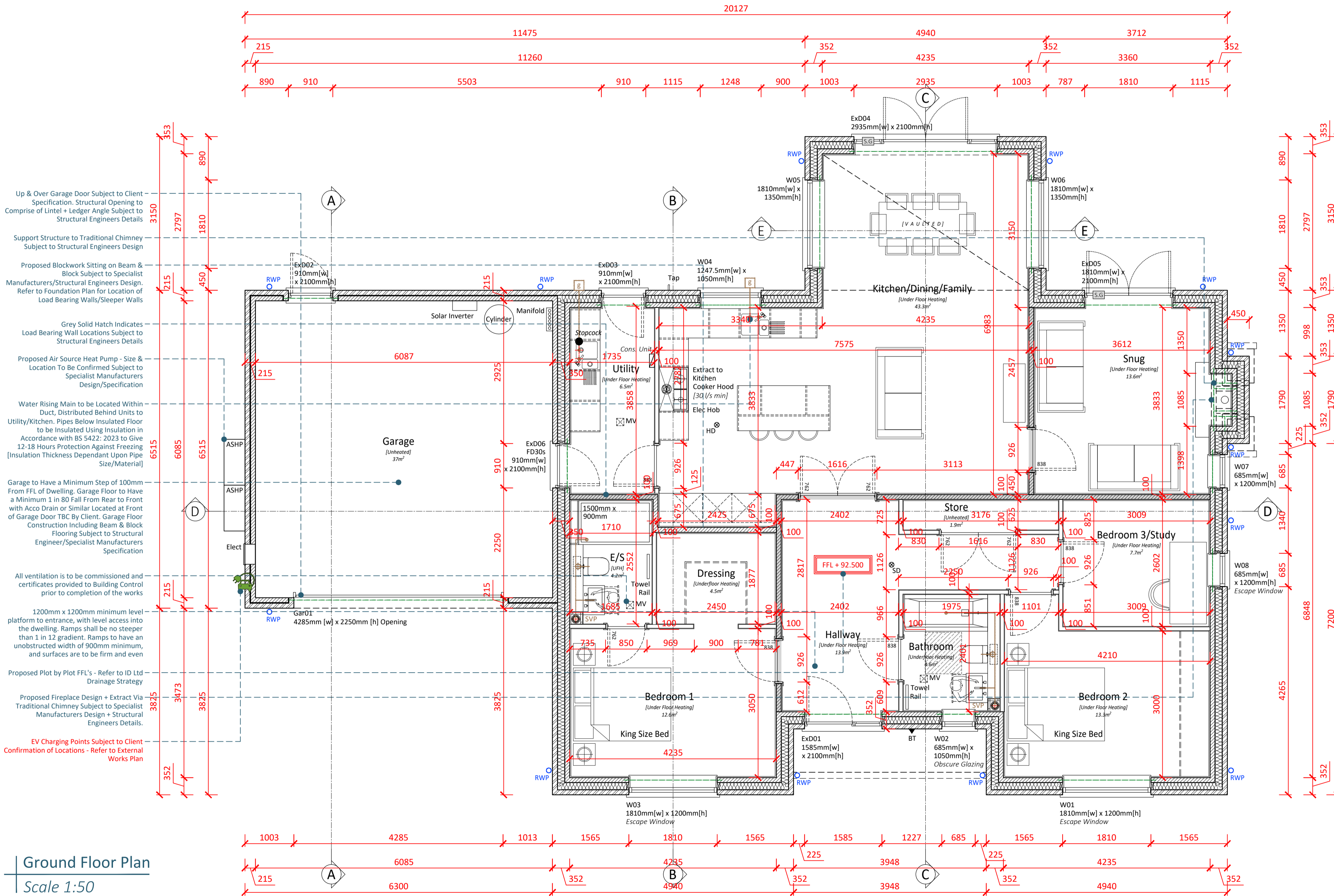
NOTE: Client to Approve and Make Sure that Building Complies with Title Ownership and that All Works are Within Title Ownership. If any Discrepancies Arise then Contact Author of Drawings Immediately

NOTE: All Insulation Thickness and Minimum Stated U-Values are Subject to Final Design SAP Calculations and Details - U-Values May Therefore Vary Along With the Insulation Specification and Thickness.

Notes

GIA = 131sq/m [1410sq/ft] Excl. Garage
168sq/m [1808sq/ft] Incl. Garage

3 Bedroom Detached Bungalow



Ground Floor Plan
Scale 1:50

Disclaimer

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Figured dimensions to have precedence over scaling.
Please read this drawing in conjunction with the specification.
Check all site dimensions prior to any construction.
Refer any discrepancies found to the Architects.

Revisions

A Cavity Width Revised to 150mm 25/09/2024

Contact + Location

T 07974 834305
E kristian@farchitects.co.uk

Lawrence & Finley Architects Ltd.
27 Templar Road,
Ashby-De-La-Zouch,
Leicestershire, LE65 2AD

Details

Client
Job Title
Job Type
Drawing Title

Job Number
Drawing Number
Scale
Status

O'Flanagan Homes
Stivichall Manor, Leamington Rd, Cov.
New Residential Development
Plot 3 - Proposed Floor Plan

272
CD-25A
1:50 A1
CONSTRUCTION [DRAFT-FOR APPROVAL]