

KEY

- Element to be demolished
- Joinery detail (Floor-J-#)
- Padstones
- Stone - type TBC
- Block - density TBC by SE
- Insulation
- Overhead feature
- Drainage run and direction
- Structural steel (to be checked against SE drawings)
- Roof tiles (main roof retained, new roof to match existing)
- Proposed Sealed back inlet gully
- Proposed Soil vent pipe
- Proposed Rainwater pipe
- Proposed window/door
- Through wall vent for fireplace draw
- Denotes block and beam direction
- Sub floor vent locations

GF_300
BEDROOM
FFL: 169.15
FLOOR FINISH TBC

GF_301
GUEST FACILITIES
FFL: 169.15
FLOOR FINISH TBC

GF_302
EN SUITE
FFL: 169.15
FLOOR FINISH TBC

GF_303
STORE
FFL: 169.15
FLOOR FINISH TBC

GF_304
SAUNA
FFL: 169.15
FLOOR FINISH TBC

GF_305
WC/CHANGING ROOM
FFL: 169.15
FLOOR FINISH TBC

GF_306
GYM
FFL: 169.15
FLOOR FINISH TBC

WG.54

LAYOUT TBC

GF_200
UTILITY
FFL: 168.98
FLOOR FINISH TBC

ED.55

GF_201
CARPORT
FFL: 169.02
FLOOR FINISH TBC

GF_202
GARDENER WC
FFL: 169.02
FLOOR FINISH TBC

ED.54

WG.53

GF_204
GARAGE 2
FFL: 169.05
FLOOR FINISH TBC

ED.53

GF_203
GARAGE 1
FFL: 169.05
FLOOR FINISH TBC

WG.55

NOT FOR CONSTRUCTION
FOR CLIENT APPROVAL
ONLY

PROPOSED GROUND FLOOR PLAN (ANNEX)
1:50 @ A1



NOTES:

Notwithstanding the representations on this drawing, if used as Construction stage drawings, ALL foundations and structural members to be designed to comply in all respects with the appropriate Construction and Building Acts, and all their amendments. This drawing is subject to advice from a structural engineer before implementation.

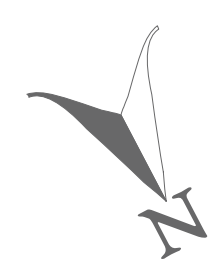
Fleming Architects & Partners cannot be responsible for drawing inaccuracy if issued from any location other than their offices.

It is the obligation of both **Client** and **Contractor** to study these drawings carefully before works commence (all drawings, notes, details and dimensions are to be checked) and to report any discrepancy immediately to the Architect. This is especially true if there is no architectural presence on site. If IN DISCREPANCY, ALL attempts will be made to allocate the necessary resource to promptly resolve any such discrepancy. Immediate response cannot be guaranteed.

The Architect cannot take liability for unreported discrepancies occurring within the duration of the project.

Fleming Architects & Partners (c)

drawing revisions	
A	22/11/2024 Construction Issue
rev.	date description



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title	Proposed Ground Floor Plan Annex	
project	Maggie Farm	
client	Michael Holland & Denise O'Donoghue	
scale	1:50 @ A1	STATUS CONSTRUCTION
date	08/10/2024	
drawn	ALB	
checked	CF	

399-C-260 /A