PROPOSED GROUND FLOOR PLAN - MAIN HOUSE_REV_J.

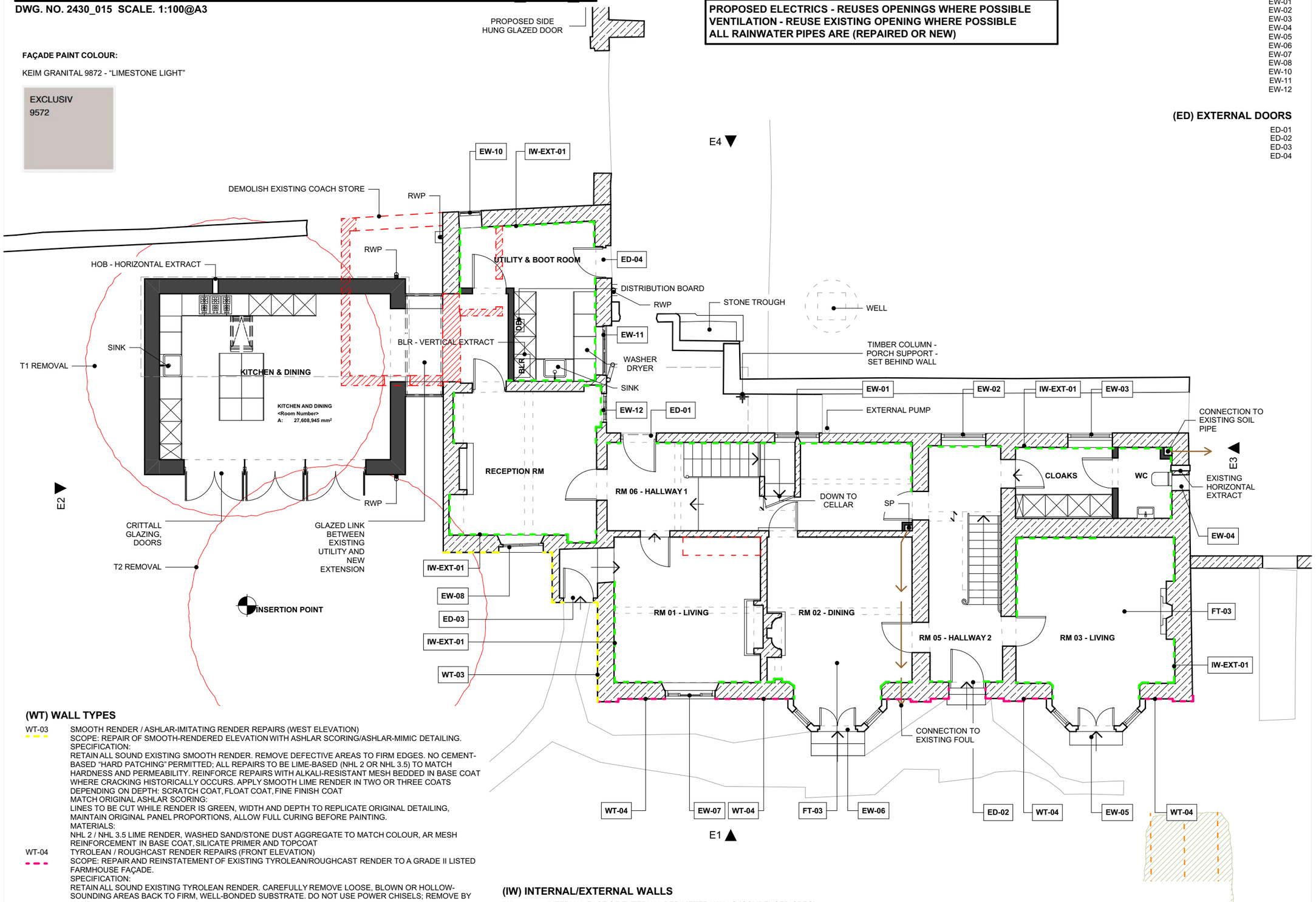
DWG. NO. 2430_015 SCALE. 1:100@A3

PROPOSED ELECTRICS - REUSES OPENINGS WHERE POSSIBLE
VENTILATION - REUSE EXISTING OPENING WHERE POSSIBLE
ALL RAINWATER PIPES ARE (REPAIRED OR NEW)

FAÇADE PAINT COLOUR:

KEIM GRANITAL 9872 - "LIMESTONE LIGHT"

EXCLUSIV
9572



(WT) WALL TYPES

WT-03 — SMOOTH RENDER / ASHLAR-IMITATING RENDER REPAIRS (WEST ELEVATION)

SCOPE: REPAIR OF SMOOTH-RENDERED ELEVATION WITH ASHLAR SCORING/ASHLAR-MIMIC DETAILING.

SPECIFICATION:

RETAIN ALL SOUND EXISTING SMOOTH RENDER. REMOVE DEFECTIVE AREAS TO FIRM EDGES. NO CEMENT-BASED "HARD PATCHING" PERMITTED; ALL REPAIRS TO BE LIME-BASED (NHL 2 OR NHL 3.5) TO MATCH HARDNESS AND PERMEABILITY. REINFORCE REPAIRS WITH ALKALI-RESISTANT MESH BEDDED IN BASE COAT WHERE CRACKING HISTORICALLY OCCURS. APPLY SMOOTH LIME RENDER IN TWO OR THREE COATS DEPENDING ON DEPTH: SCRATCH COAT, FLOAT COAT, FINE FINISH COAT

MATCH ORIGINAL ASHLAR SCORING:

LINES TO BE CUT WHILE RENDER IS GREEN, WIDTH AND DEPTH TO REPLICATE ORIGINAL DETAILING, MAINTAIN ORIGINAL PANEL PROPORTIONS, ALLOW FULL CURING BEFORE PAINTING.

MATERIALS:

NHL 2 / NHL 3.5 LIME RENDER, WASHED SAND/STONE DUST AGGREGATE TO MATCH COLOUR, AR MESH REINFORCEMENT IN BASE COAT, SILICATE PRIMER AND TOPCOAT

WT-04 — TYROLEAN / ROUGHCAST RENDER REPAIRS (FRONT ELEVATION)

SCOPE: REPAIR AND REINSTATEMENT OF EXISTING TYROLEAN/ROUGHCAST RENDER TO A GRADE II LISTED FARMHOUSE FAÇADE.

SPECIFICATION:

RETAIN ALL SOUND EXISTING TYROLEAN RENDER. CAREFULLY REMOVE LOOSE, BLOWN OR HOLLOW-SOUNDING AREAS BACK TO FIRM, WELL-BONDED SUBSTRATE. DO NOT USE POWER CHISELS; REMOVE BY HAND.

PREPARE SUBSTRATE:

CLEAN WITH SOFT BRUSHING ONLY—NO HIGH-PRESSURE WASHING. APPLY SILICATE PRIMER OR MINERAL BONDING COAT WHERE REQUIRED. RE-APPLY TYROLEAN FINISH USING HYDRAULIC LIME-BASED ROUGHCAST OR MINERAL-BASED ROUGHCAST COMPATIBLE WITH EXISTING TEXTURE (NO CEMENT-RICH MIXES). TEXTURE TO MATCH SIZE, PROJECTION, DENSITY AND COLOUR OF ADJACENT ORIGINAL FINISH. CURE NATURALLY; PROTECT FROM RAPID DRYING, FROST, DIRECT SUN. FINAL FINISH TO RECEIVE SUITABLE SILICATE PAINT SYSTEM (SEE "PAINT SPEC" BELOW).

MATERIALS:

NHL 2 OR NHL 3.5 LIME-BASED TYROLEAN / ROUGHCAST MORTAR, STAINLESS STEEL FIXINGS IF MESH REQUIRED, MINERAL SILICATE PRIMER (KEIM CONTACT, KEIM FIXATIV, OR EQUAL)

(IW) INTERNAL/EXTERNAL WALLS

IW-EXT-01 — INTERNAL FACE OF EXTERNAL PERIMETER WALLS (CONDENSED SPEC)

REMOVE ALL NON-BREATHABLE FINISHES (CEMENT RENDER, GYPSUM, TANKING, PVA/ACRYLIC/VINYL PAINTS, DOT-AND-DAB). EXPOSE MASONRY; CLEAN BY SOFT BRUSHING ONLY. REPOINT AND CONSOLIDATE USING NHL2/NHL3.5 LIME MORTAR ONLY. NO CEMENT OR WATERPROOF MORTARS. APPLY SACRIFICIAL LIMEWASH/LIMEWATER TO MANAGE SALTS AND STABILISE POWDERING SURFACES; ALLOW NATURAL DRYING BETWEEN COATS. WHERE RE-FINISHING IS REQUIRED, APPLY LIME PLASTER SYSTEM: 10–15 MM SCRATCH COAT, 10–12 MM BASE COAT (AR MESH WHERE CRACKED), 3–5 MM LIME FINISH COAT. ALL LAYERS VAPOUR PERMEABLE. FINISH WITH LIMEWASH OR MINERAL SILICATE PAINT (KEIM/BEECK/EARTHBORN). NO ACRYLIC/VINYL PAINTS. MAINTAIN 10–20 MM BREATHABLE FLOOR–WALL MARGIN; FILL WITH LIME FILLET OR VENTILATED SKIRTING. DO NOT RUN DPM OR CONCRETE AGAINST WALL. ENSURE ADEQUATE VENTILATION (TRICKLE VENTS / HUMIDITY-CONTROLLED EXTRACT). AVOID CREATING AIRTIGHT LININGS. NO TANKING MEMBRANES. NO CHEMICAL DAMP-PROOF INJECTIONS. (WORKS TO REMAIN FULLY REVERSIBLE; DRYING PERIOD 6–18 MONTHS DEPENDING ON MOISTURE LOAD.)

(EW) EXTERNAL WINDOWS

EW-01
EW-02
EW-03
EW-04
EW-05
EW-06
EW-07
EW-08
EW-10
EW-11
EW-12

(ED) EXTERNAL DOORS

ED-01
ED-02
ED-03
ED-04

COPYRIGHT ©
This drawing is copyright and issued to you in confidence. It must not be copied, used or disclosed, in whole or in part, to third parties without our written permission. It remains the property of JERVIS DESIGN LIMITED, Registered office: Suite 10, Chester Court, Alfreton Rd, Derby DE21 4AB. Company registration number: 12978017, and must be returned on request.

DIMENSIONS NOTE:
All dimensions are in millimetres unless stated otherwise. If in doubt ask. Do not scale from this drawing.

SURVEY NOTE:
Drawing based on inherited information. All dimensions and levels to be checked prior to any work commencing on site.

GENERAL NOTES:
1. Any changes to the drawn drawing during construction should be recorded and reported to JERVIS DESIGN LIMITED immediately.
2. All works by the contractor must be carried out in a way such that all requirements under the heath and safety at work act are satisfied.
3. All work to be carried out in compliance with the requirements of the relevant statutory authorities and regulations.

N

0m 1 2 3 4

SCALE 1:100

Rev.	By.	Date.	Description.

Jervis DESIGN ARCHITECTS
01332 505238
jervisdesign.com
18 Duffield Rd, Derby DE1 3BB

CLIENT.

S&D SERVICES LTD

PROJECT.

FIRS FARM

DRAWING TITLE.

PROPOSED GROUND FLOOR PLAN - MAIN HOUSE_REV_J

DATE PUBLISHED.	SHEET SIZE.	DRAWN BY.	SCALE.
21/05/2026	A3	PJ	1:100

STATUS.

PLANNING

PROJECT NUMBER_DRAWING ID_REVISION.

2430_015