PROPOSED FIRST FLOOR PLAN - MAIN HOUSE_REV_H.

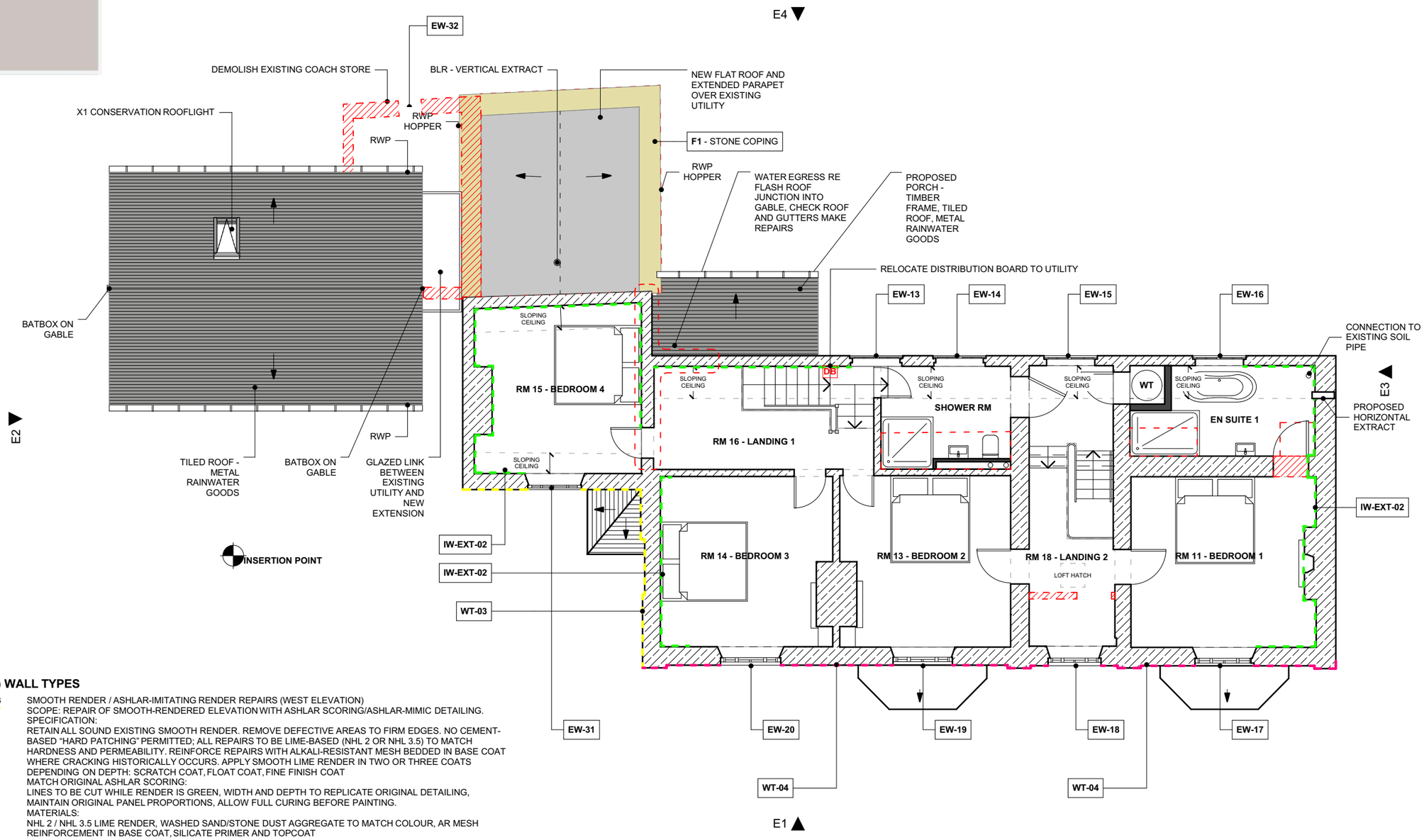
DWG. NO. 2430_016 SCALE. 1:100@A3

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-02 — INTERNAL FACE OF EXTERNAL PERIMETER WALLS (UPPER FLOORS – CONDENSED SPEC)

REMOVE NON-BREATHABLE INTERNAL FINISHES (CEMENT RENDER, GYPSUM PLASTER, TANKING RESIDUES, PVA/ACRYLIC/VINYL PAINTS, DOT-AND-DAB BOARDS). EXPOSE ORIGINAL MASONRY; SOFT BRUSH CLEAN ONLY. REPOINT AND CONSOLIDATE USING NHL2/NHL3.5 LIME MORTAR; REPAIR CRACKS/VOIDS USING COMPATIBLE LIME MORTAR. NO CEMENTITIOUS OR WATERPROOF MORTARS. APPLY SACRIFICIAL LIMEWASH/LIMEWATER TO STABILISE POWDERING SURFACES AND MANAGE SALT EFFLORESCENCE. ALLOW NATURAL DRYING BETWEEN COATS. WHERE RE-FINISHING IS REQUIRED, USE A FULLY BREATHABLE LIME PLASTER SYSTEM: 10–15 MM SCRATCH COAT, 10–12 MM BASE COAT (AR MESH WHERE CRACKED), 3–5 MM LIME FINISH COAT. MAINTAIN FULL VAPOUR PERMEABILITY THROUGH ALL LAYERS. FINAL FINISHES MUST BE BREATHABLE ONLY: LIMEWASH OR MINERAL SILICATE PAINT (KEIM, BEECK, EARTHBORN SILICATE). NO ACRYLIC, VINYL OR FILM-FORMING COATINGS. ADDRESS UPPER-FLOOR MOISTURE RISKS: PROVIDE ADEQUATE ROOM VENTILATION (BACKGROUND TRICKLE VENTS, HUMIDITY-CONTROLLED EXTRACT IN ADJACENT BATHROOMS). AVOID CREATING AIRTIGHT WALL LININGS THAT PREVENT NATURAL VAPOUR MOVEMENT. PREVENT COLD-SPOT CONDENSATION BY AVOIDING IMPERMEABLE LAYERS BEHIND LIME FINISHES. MAINTAIN BREATHABLE JUNCTIONS AT FLOORS, CEILINGS, AND TIMBER BEAMS; DO NOT SEAL MASONRY INTERFACES WITH SILICONE OR ACRYLIC MASTICS — USE LIME MORTAR WHERE FILLING IS REQUIRED. NO TANKING MEMBRANES. NO CHEMICAL DAMP-PROOF INJECTIONS. (ALL WORKS TO BE FULLY REVERSIBLE AND ALLOW NATURAL MOISTURE DISSIPATION.)

(EW) EXTERNAL WINDOWS

EW-13
EW-14
EW-15
EW-16
EW-17
EW-18
EW-19
EW-20
EW-31
EW-32

(ED) EXTERNAL DOORS

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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.

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SCALE 1:100

Rev.	By.	Date.	Description.

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CLIENT.
S&D SERVICES LTD

PROJECT.
FIRS FARM

DRAWING TITLE.
PROPOSED FIRST FLOOR PLAN - MAIN HOUSE_REV_H

DATE PUBLISHED.	SHEET SIZE.	DRAWN BY.	SCALE.
29/05/2026	A3	PJ	1:100

STATUS.
PLANNING

PROJECT NUMBER_DRAWING ID_REVISION.
2430_016