

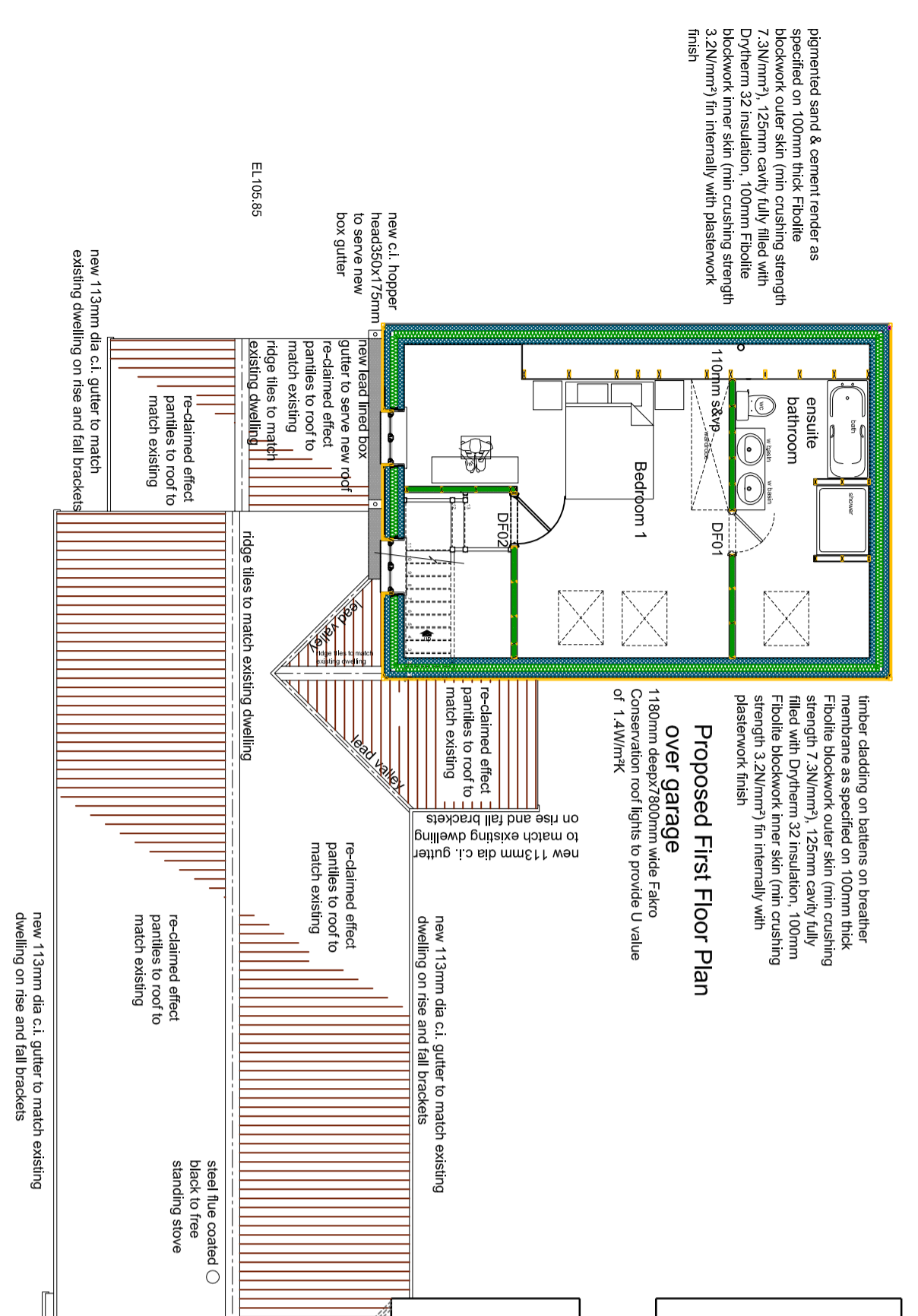
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Notes:

1. New External walls where natural stonework to consist of minimum 100mm thick locally sourced natural split face stone to match existing dwelling. Sawm on bed, with a min crushing strength of 15N/mm² above dpc level to external skin, below dpc level reconstructed stone to be used to used with a min crushing strength of 20N/mm², 125mm wide cavity fully filled with Drytherm 32 insulation, 100mm thick Fibolite blockwork inner skin (min crushing strength 3.2N/mm²) internally with plasterwork finish.
2. New external walls where timber clad: Timber cladding to match existing dwelling on breather membrane on 50x25mm preservative treated battens at 600mm vertical c/s fixed to 100mm thick Fibolite blockwork, 125mm cavity fully filled with Drytherm insulation, 100mm thick Fibolite blockwork, internal skin finished fairface to garage and with 12.5mm thick plasterboard on adhesive dabs finished with plasterwork to dwelling.
3. New external walls where rendered: Pigmented sand & cement render (colour to be approved) on 100mm thick Fibolite blockwork, 125mm cavity fully filled with Drytherm insulation, 100mm thick Fibolite blockwork internal skin finished fairface to garage and with 12.5mm thick plasterboard on adhesive dabs finished with plasterwork to dwelling.
4. All new windows to be hardwood flush casement side hung as indicated with double glazed units to give a U value not exceeding 1.3W/m²K. (window energy rating A). Exposure category (Design wind pressure): 2000(Pa)
Air Permeability: 600(Pa)
Water tightness: 300(Pa)
Glazing to consist of 24mm double glazed units argon filled with Low E glass with a manufacturers guarantee for a period of 10 years against failure of glazing units. The w/doorroom and ground floor bathroom to be obscure glazed with Caswold glass. All windows/doors to consist of insulating units to BS 5713 (external doors to achieve 1.57W/m²degC).
5. All new rainwater goods to be black cast iron to match existing dwelling.

FIRST FLOOR OF EXISTING DWELLING
(not surveyed)



Proposed First Floor Plan

Proposed First Floor/Roof plan 1:100

Project			
Proposed Dwelling at Manor Farm Barns Wakerley			
Drawing			
Proposed First Floor and Single storey roof plan (new & existing)			
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Date	Scale	Job No	Drawing No
01.19	1:100@A2 465		P05A
B			
02.01.18 amended following client meeting			
Revision	Date	Lead porch roof reinstated	
A	07.08.22	All dimensions to be checked on site prior to commencement on site and discrepancies, if found, to be notified to Wright Design	