Notes

Founds

Taken down onto firm ground min 600 mm below finished ground level, to be Gen 2 mix strip design Floors

Take up all floors dig out and lay min 100mm hardcore, 50mm insulation board, 1200g DPM and 100mm gen 2 conc trowelled slab. Dpm to be cut into walls to prevent any ground water penetration

Ground water

Where spring/ground water rises in the Dining room, this requires capping and diverting externally.

Walls

All walls to be tanked with a proprietary system and guarantees to be supplied with min 20yr warranty. Walls to be sika rendered and 5 mm skim coat.

Ceilings to be scratched, PVA coat applied and skimmed.

Re use internal doors where possible Windows/Doors

To be replaced with Yorkshire slider, double glazed and painted with one coat primer, one caot undercoat and one coat gloss.

Electric

Property to be fully wired to latest Edition with Mechanical extract to kitchen, utility and bathroom.

Stairs

Min 220 going and max 220 rise. Balustrade to be constructed vertically so as not to permit a 100mm sphere to pass through. Handrail at 900mm above pitch line.

Roo

Roof tiles, batten and felt to be removed and disposed of. Re-roof in Clay pan tile too match on $25\ x\ 50$ tanalized batten on tyvek breathable roof felt

Bathroom

Install white suite and tile all walls

Foul drainage

Install Klargester biodisc as per location plan with discharge to beck. Lay 100mm dia drainage pipes bed & surround in 6mm gravel. I/C's at all change of directions and intersections

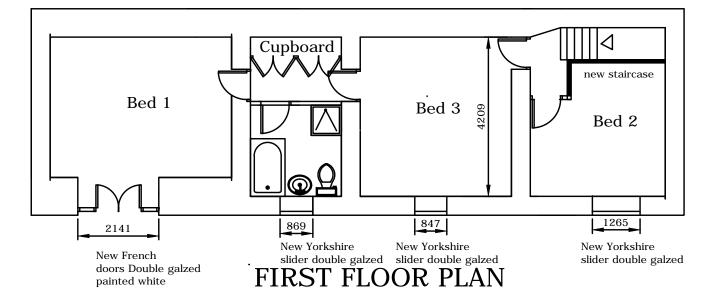
Surface Water drains

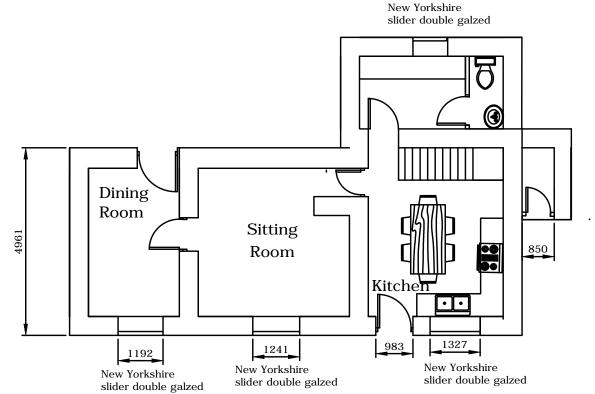
100mm black UPVC gutter on rise and fall brackets, 75mm down pipes to 100mm below ground drainage bed and surround on 6mm gravel, to Beck with rat flap. I/C's at all change of directions

Woodwork

170mm Ogee skirting to ground floor and 125mm ogee skirting to first floor with matching architrave. and doors replaced to match extg Decoration

Ceilings and walls to be finished with one splash coat, and two coats matt white emulsion. Skirting's to be finished with 3 coats Ronseal or similar satin stain





GROUND FLOOR PLAN



DO NOT SCALE

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All Dimensions are in millimeters

X		XXX
Rev	Date	Description

Client:

Forestry Commission Yorkshire Forest District

Site Address:

Old Fold Carlton

Helmsley

North Yorks

Job Title:

Refurbishement Works

Drawing Title:

Floor plans as Proposd

Drawn:	Date:	Drawn:	Da	te:			
IL	23/10/2014						
Contract	Contract No:			Scale:			
N/A	N/A		1:100 @ A				
Drawing No:				Rev:			

02/10/02