

**STONEMASONRY**

Keep facework clean during construction and until practical completion. ensure that no mortar encroaches on face when laying. turn back scaffold boards at night and during heavy rain.  
 Rubbing to remove marks or stains is not permitted.  
 Facework to start nlt 150mm below fgl of paving or soil except where shown.  
 cut stone only where necessary at jambs, eaves and junctions.  
 Sample panel of stonework to be built for inspection/approval of planning officer is required.  
 The coursed stone rubble walling is to be formed using approved locally quarried limestone which is to be carefully graded by the mason into approximately five different bed depths. All bed and perp joints will be close and tightly formed throughout with simple pointing using a wire brush and rag.  
 Mortar ;  
 Use white OPC and lime by Limbux. unless otherwise specified by structural engineer, use mortar mix of 9 sand : 2 lime : 1 cement.  
 Sand to BS 1200. do not use admixtures unless approved by S.O. All materials are to be measured by using clean gauge boxes. proportions are for dry sand - allow for bulking if the sand is damp.  
 Do not use after initial set has taken place, do not re-temper.  
 Adequately protect new walling against snow or rain by suitable covering when precipitation has begun and at completion of days work.  
 Rake out and replace any mortar damaged by frost.  
 NOTE : Any stonework laid below DPC level is to be FL quality.

**STAIRS**

Staircase construction in timber to suit site conditions, but may be overall width over string 865mm.  
 Dimensions to be checked and measured on site **prior** to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end.  
 Generally - 13no. equal risers of max. 200mm. 12 No. equal goings of max. 225mm.  
 Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

**PITCHED ROOF INSULATION WHERE CEILING FOLLOWS RAFTER LINE**  
 Insulate between the rafters using two layers of Kingspan K7 rigid phenolic board (75mm layers) - no void ventilation is required - use Tyvek roofing felt throughout. Ceiling to be 12.5mm plasterboard and skim.



CLIPSHAM LIMESTONE (WHERE INDICATED)

**LEAD WORK AND FLASHINGS**

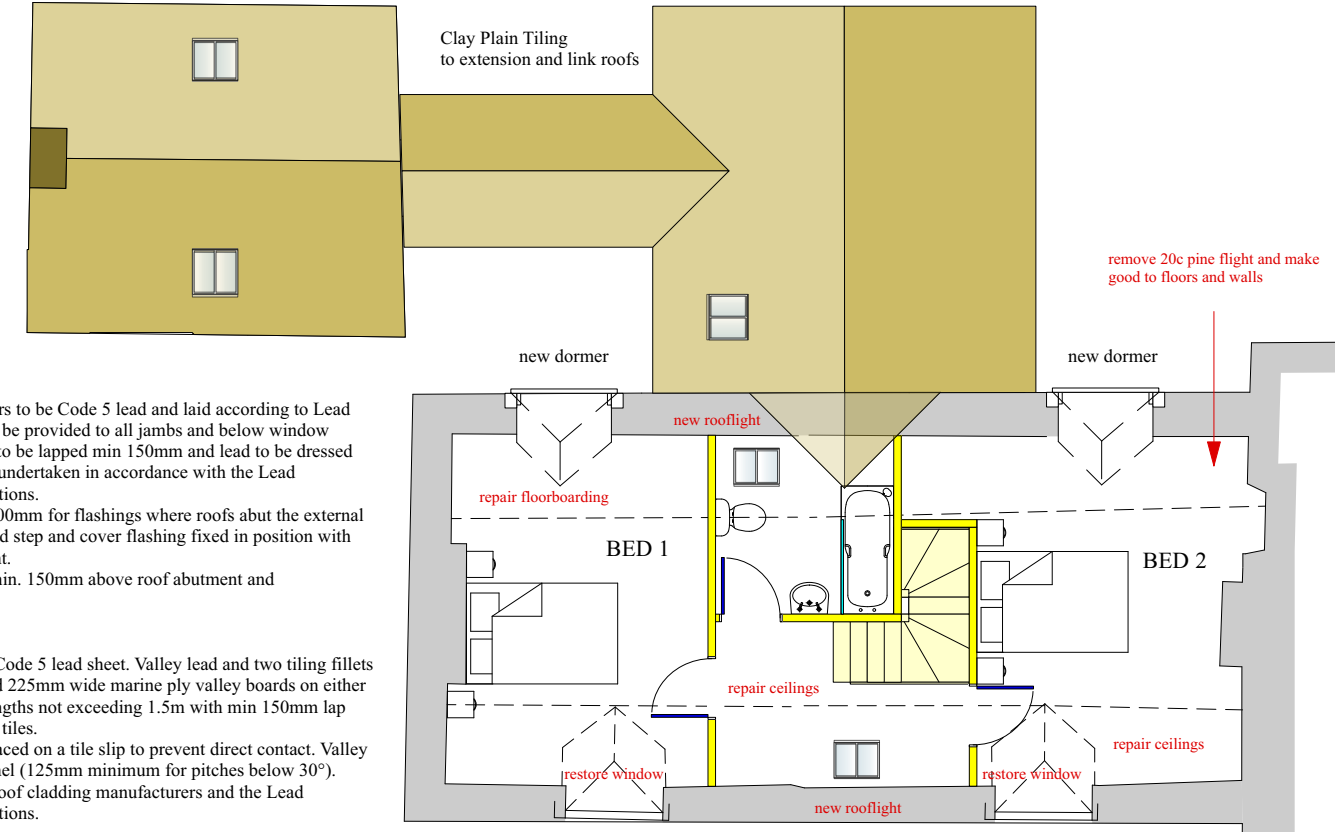
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.  
 Lead sheet in lengths not exceeding 1500mm for flashings where roofs abut the external brickwork are to be provided. Combined step and cover flashing fixed in position with lead wedges min. 25mm horizontal joint.  
 Flashings to be continuous with trays min. 150mm above roof abutment and weepholes every 4th perpnd.

**LEAD VALLEYS**

Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles.  
 Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°).  
 All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.

**NOTES**

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 The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.  
 All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.  
 All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.  
 All Building Regulations inspections are to be carried out at the appropriate stages of work.



Replace all guttering with black cast aluminium RW goods by Alumasc  
 Use same RW goods for extension and cart hovel

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**Proposed Alterations and Extensions**  
 at Mill Cottages, Mill Lane  
 Empingham LE15 8QE

**Drawing Title : Proposed Floor Layouts**  
 Client : Mrs. R. Griffin  
 Date February 2024  
 Scale 1 to 100 at A3  
 Drawing No JDA/2024/20.2100.LAYS/001

