

NOTES

Do NOT scale from this drawing or any other prepared by JDA in connection with this project
 This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.
 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.

CONDITION 3 DISCHARGE APPLICATION DRAWING

MASONRY POINTING SPECIFICATION :

- i Extent of all existing mortar to be removed, to be agreed with CA before proceeding with the work.
 - ii Depth of raking out in preparation for re-pointing to be at least twice the height of the joint and, in any case, not less than 30mm.
 - iii Lime-based mortar to be removed by hand or with a churn brush or by scraping (not striking) a chisel across the joint.
 - iv Cement based mortar to be removed by scraping with a chisel where mortar is loose.
- Where mortar is not loose the Contractor is to provisionally allow for executing a sample panel as directed by the architect and removal with a hammer and chisel (in the event stonework may be harmed more by its removal than being caused by the mortar itself, the mortar will be left).
- v Do not use mechanical chisels, angle grinders, etc. to remove existing mortar.
 - vi Remove all loose particles from joints and all organic growth (lichen, moss, etc.) from area of stone immediately adjacent to joint (25mm nom).
 - vii Thoroughly dampen down masonry with limewater before re-pointing with lime mortar allowing a period for free water to dry out. As necessary, repeat dampening down of unpointed areas as the work proceeds to ensure masonry is damp when repointed.
 - viii Allow for executing sample panels of pointing to a standard approved by the Supervising Officer prior to commencing the works.
 - ix Point up raked out joints ensuring that mortar is forced well into joints to fill all voids.
 - x Where joints are large (i.e. deeper or wider than 30mm), it may be necessary to point up in more than one application (to avoid slumping of mortar or excessive shrinkage) allowing each application to dry to a semi-set condition before applying more mortar.
 - xi Mortar joints to be finished flush with surrounding stone with surface of joint lightly tapped with a brush when mortar is semi-set (i.e. when mortar surface can still be worked with a brush but without leaving brush marks in the surface of the mortar or smearing mortar onto surrounding stone).

Re-pointing mortar - adopt the following :

- i Mortar mixed using a gauging box, 1 : 2 1/2 - lime : sand.
 - ii Sand to be 50% Gibbons sharp sand and 50% Gibbons builders sand, subject to approval of sample panels.
 - iii Lime to be 1 Chalkhill lime putty.
 - iv Mortar to be mixed on site, mix up enough lime/sand mortar at start of contract to complete the work. All coarse-stuff mortar (whether mixed on site or supplied to site) to be stored in plastic tubs (or dustbins) or on timber sheeting and protected from the weather and contamination by polythene sheeting/damp Hessian. Coarse-stuff to be re-mixed immediately before use.
 - v If winter work is carried out it is permissible to use hydraulic lime - avoid this if possible.
- If required, lime would be hydraulic lime hydrate (NHL 3.5) from Hydraulic Lias Limes Ltd, Melmouth House, Abbey Close, Sherborne, Dorset DT9 3LH (Tel: 01935 817220).

EXTERNAL JOINERY SPECIFICATION:

Use Farrow and Ball external oil based eggshell.
 Formulation: Flexible moisture vapour permeable alkyd resin based in low odour solvent. NB: the use of low odour solvent does not preclude the requirement for ventilation during application. Please read Health & Safety below.
 Usage: Flexible eggshell system with high resistance to flaking and peeling, it is durable and water resistant yet allows wood to breathe. For exterior use on including doors, window frames.
 Stir thoroughly before use.
 When more than one tin of the same colour is to be used ensure that batch numbers are identical or intermix before use.
 Surface Preparation & Painting : Ensure all surfaces are sound, clean, dry and free from dirt, grease and other contamination.
 Fill all holes with proprietary exterior filler and prime knots with Farrow & Ball Aluminium Based Primer.
 New Surfaces - apply Farrow & Ball Exterior Wood Primer before 2 coats of Exterior Eggshell.
 Previously Painted Surfaces - rub down well to achieve a good 'key', sand back fully areas of old paint which have peeled or blistered and patch prime with Farrow & Ball Exterior Wood Primer, before applying 2 coats of Exterior Eggshell. Surfaces that are unsound may not successfully accept further paint layers; if in doubt seek ASK.

Coverage: Up to 32 square metres per 2.5 litres per coat, depending on surface.
 Up to 10 square metres per 750ml per coat, depending on surface.

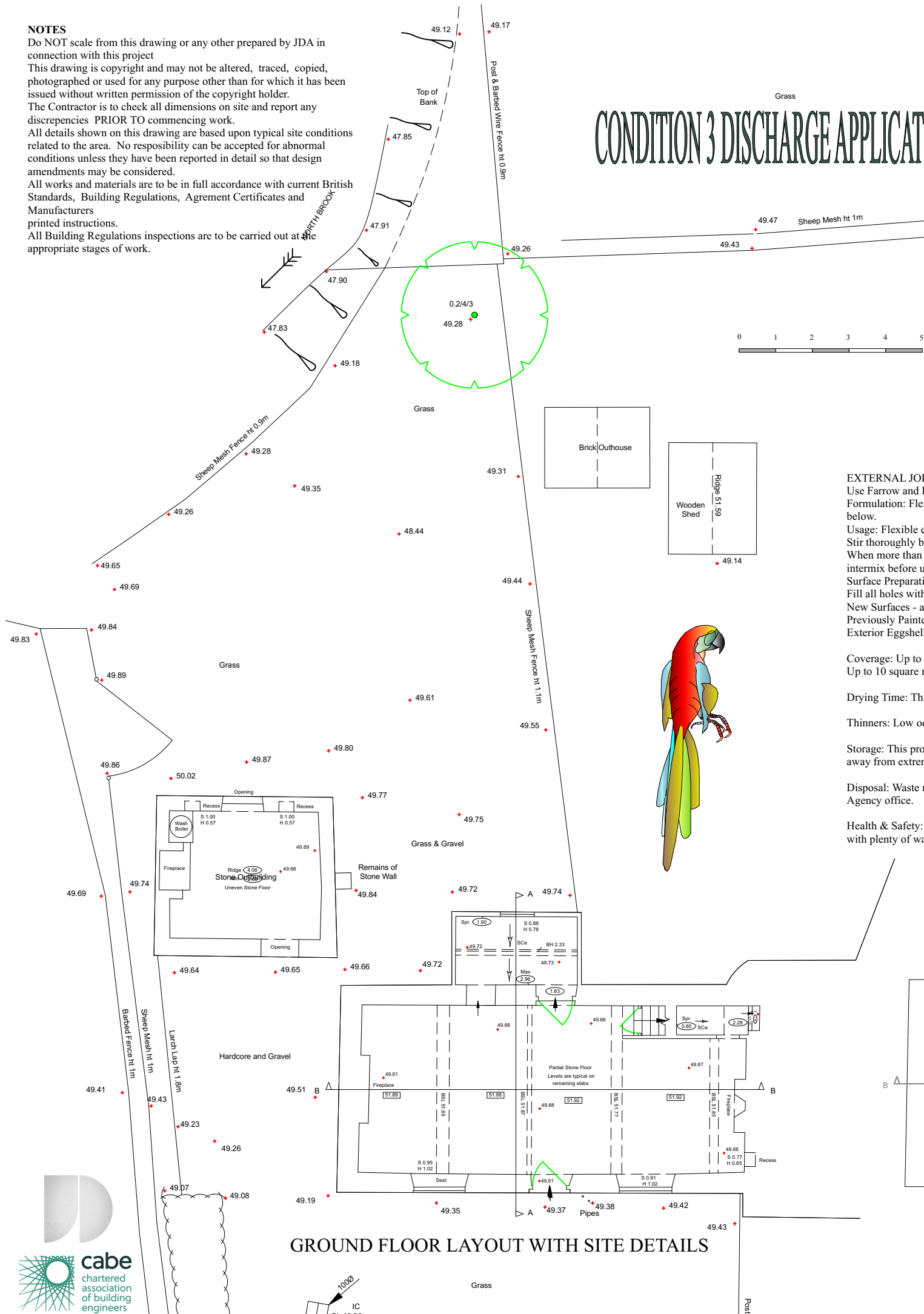
Drying Time: This product should be applied in good weather conditions. Touch dry 4 hours, hard dry 8 hours, re-coat 18 hours. These times are dependent on conditions.

Thinners: Low odour thinner.

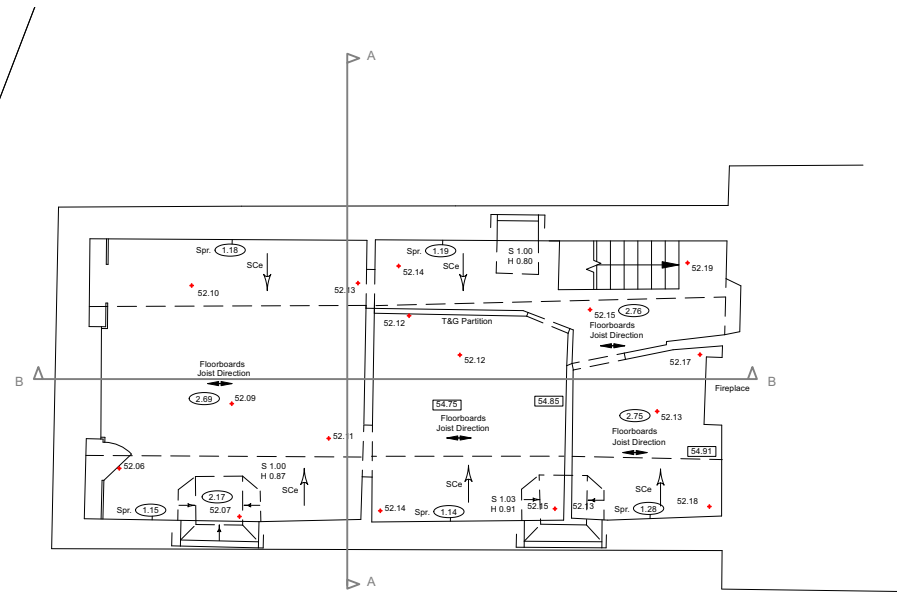
Storage: This product has a flash point of over 32°C and is classified as flammable. Observations of the Highly Flammable Liquids and Liquefied Petroleum Gases Regulations 1972 will be seen as good practice. Store away from extremes of temperature.

Disposal: Waste materials must be disposed of in accordance with the Environmental Protection Act 1990 and relevant regulations made there under. For further information contact your local Environment Agency office.

Health & Safety: Flammable. Ensure maximum ventilation during application and drying. Keep away from sources of ignition - no smoking. Avoid contact with skin and eyes. In case of contact with eyes, rinse immediately with plenty of water and seek medical advice. After contact with skin, wash immediately with plenty of soap and water or a proprietary skin cleanser. Keep out of reach of children.



GROUND FLOOR LAYOUT WITH SITE DETAILS



FIRST FLOOR LAYOUT

John Dickie Associates
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 Bourne, Lincs PE10 9PT
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Proposed Alterations and Extensions
at Mill Cottages, Mill Lane
Empingham LE15 8QE

Drawing Title : Survey Details - Site and Layouts
Client : Mrs. R. Griffin
Date February 2024
Scale 1 to 125 at A3
Drawing No JDA/2024/20.2100.SUR/001

