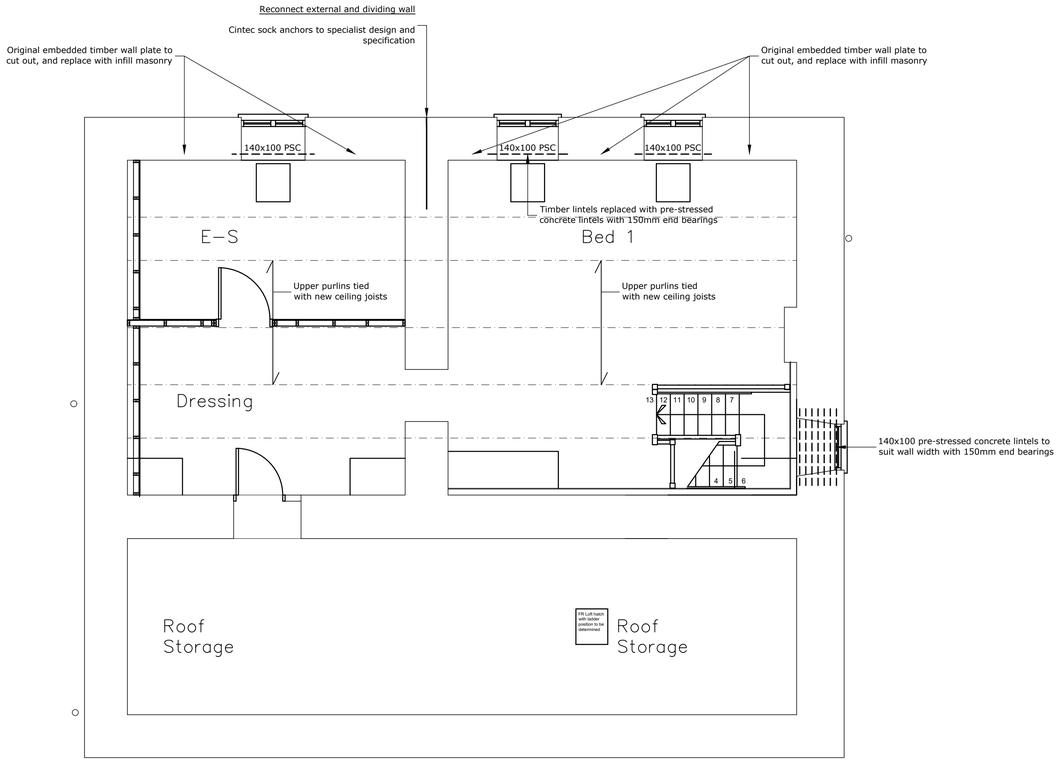
Existing Timbers

All retained timbers should be re-treated to ensure adequate durability. A timber treatment specialist should be consulted as to the appropriate treatment.

If, upon closer inspection, any timberwork is found to be damaged or incapable of adequate treatment, then any such timbers should be removed or replaced in such a manner that they are not relied upon for structural use in the dwelling.



Second Floor Plan

Scale 1:50

Concrete (General)

1. Unless noted otherwise, the concrete grades as specified are designated mixes to BS EN 206 and BS 8500, with a maximum aggregate size of 20mm.
2. No additives will be used without prior approval of RG Parkins. The addition of water on site will not be permitted.
3. The Main Contractor is responsible for specifying the workability of the concrete and the method of placing and finishing.
4. All concrete cast on the ground shall be underlain with 75mm GEN1 blinding concrete to BS8500.
5. The formation and sub-base of concrete cast on the ground, must be protected from inclement weather.
6. Should the air temperature fall below 4°C, special precautions are to be taken to protect the concrete from frost damage. Any such precautions are to be approved by the Engineer.
7. All in-situ and/or pre-cast concrete site works, including construction tolerances, shall be carried out in accordance with BS 8000 and BS EN 13670.
8. The Main Contractor shall be responsible for undertaking cube tests on all concrete used to site. Cube strength tests shall be undertaken in accordance with BS EN 12390. The frequency of testing shall be as follows:
   - o 2No. samples for every 24m³ or every fourth batch, whichever is the lowest volume.
   - o Each sample is to consist of 3No. cubes.
   - o 1 Cube from each sample is to be tested at 7days and the remaining 2 cubes from each sample are to be tested at 28days.
9. The type of surface finishes to concrete shall be [Basic / Ordinary / Plain / Special], in accordance BS EN 13670, where:

Basic	Formed: Where no particular requirement is needed. Unformed: A closed uniform surface produced by levelling. No further work required.
Ordinary	Formed: Where not of visual importance or to receive applied finishes. Unformed: A level uniform surface produced by floating or similar process.
Plain	Formed: Where visual effect is of importance. Unformed: A dense smooth surface produced by trowelling or similar
Special	Specific requirements / specification to be provided.

Steelwork General

1. All steelwork to be hot finished to BS EN 10025 and BS EN 10210 unless noted otherwise.
2. Steelwork grades (and subgrades) shall, unless noted otherwise, be as follows:

Internal Steelwork	S355 JR	BS EN 10025
External Steelwork	S355 J0	BS EN 10025
Hollow Sections	S355 J0H	BS EN 10210
All Plates	S275	BS EN 10025

Plate subgrade to match subgrade of connecting steelwork.

Certification/Receipt of steelwork orders identifying both grade and sub-grade should be submitted to the Client.

3. Fabricated steelwork must be UKCA marked in accordance with BS EN 1090. The quality of fabrication/execution class is EXC2.
4. All steelwork shall be fabricated in accordance with the National Structural Steelwork Specification (NSSS) latest edition.
5. A copy of the fabrication drawings and connection design calculations should be submitted to RG Parkins for comment, at least two weeks before commencement of fabrication.
6. The Steelwork Contractor shall be responsible for the design of all structural connections except those described on the drawings provided. Loadings shall be provided by RG Parkins; if loadings are not included on the drawings, the Steelwork Fabricator must ask for these loads to be provided. All connections shall be designed in accordance with the latest edition of the SCI publication *"Joints in Steel Construction: Simple Joints to Eurocode 3"*.
7. Bolts and nuts shall be non-preloaded and be Grade 8.8 to BS EN 15048-1 in conjunction with BS EN ISO 4017 (fully threaded bolts), unless noted otherwise. Packing plates in bolted connections must be agreed with the Engineer.
8. All nuts, bolts and washers shall be bright zinc plated, unless noted otherwise.
9. All welding procedures, approval of welder, inspection and tests shall be in accordance with BS EN 1011.
10. All welds shall be 8mm (leg length) full profile fillet welds, unless noted differently.
11. All protective coatings shall be applied in the fabrication shop, with any areas of damaged coating made good after erection by the Steelwork Contractor, to the satisfaction of the Architect or Engineer.
12. All galvanised steelwork shall be prepared and hot dip galvanised in accordance with BS EN ISO 1461, with a minimum coating thickness of 85 microns.
13. All steelwork to be painted shall be cleaned and prepared by blast cleaning to Sa 2½ (maximum profile 75 microns) in accordance with BS EN ISO 8501. Steelwork shall be primed with 4 hours of cleaning.
14. Steelwork corrosion protection shall be in accordance with the following:

Steelwork Location	**Steelwork Protection** (paint thicknesses quoted are the dry film thickness)
Steelwork in contact with outer leaf, or within 50mm of outer leaf in a cavity wall.	Hot Dip Galvanised, plus two coats, min. 200µm, of heavy duty bitumen (e.g. RIW Liquid Asphaltic Compound)
Steelwork within external wall but with at least 50mm separation (air gap) from the outer leaf, and/or: Hidden steelwork, inaccessible for re-coating.	125µm zinc phosphate epoxy primer, (e.g. Sherwin Williams Macropoxy 400).
Internal visible steelwork.	[Corrosivity Cat. C2] 125µm zinc phosphate epoxy primer, (e.g. Sherwin Williams Macropoxy 400).
External steelwork.	[Corrosivity Cat. C3] 150µm zinc phosphate epoxy primer, (e.g. Sherwin Williams Macropoxy 400) and 60µm High Solid Polyurethane Finish (e.g. Sherwin Williams Acrolon 7300).

15. The Contractor shall provide evidence of compliance with protective coating specifications. Including evidence of applied products, and dry film thickness.
16. The colour of all paintwork shall be to the Architect's specification.
17. Fire protection requirements to steelwork is to the Architect's specification.
18. Steelwork in contact with the ground shall receive at least 75mm FND2 Concrete encasement by the Main Contractor.

General

1. This drawing should not be scaled - use figured dimensions only. If in doubt, ask.
2. All dimensions are in millimetres unless stated otherwise.
3. This drawing is to be read in conjunction with all relevant Architects drawings as well as all other drawings by RG Parkins (refer to RG Parkins drawing register).
4. The Contractor is responsible for verifying all dimensions on site prior to commencing works.
5. Any specified proprietary products are to be installed in strict accordance with manufacturers guidelines. No specified product should be substituted without gaining approval from RG Parkins.

Foundations

1. Excavations for foundations must not be left open and must be protected from inclement weather.
2. Excavations for foundations must not undermine neighbouring structures; if this is a concern, RG Parkins must be contacted immediately.
3. Formation of foundations to be on undisturbed natural clay with an assumed allowable bearing capacity of 100KN/m². Formation to be inspected and approved by Building Control Officer/Inspector prior to foundation construction.
4. RG Parkins should be notified immediately if there are any variations in ground conditions from those identified [on the design drawing/in the Ground Investigation report] (e.g. ground water, obstructions, poor ground conditions, etc.)
5. Formations should be proof rolled with any localised areas of soft and/or organic material must be dug out and backfilled with DfT Type 1 sub base in well compacted layers.
6. All compaction of earthworks prior to placement of foundations should be undertaken in accordance with Table 6/4 of the Manual of Contract Documents for Highway Works (MCHW).

Masonry (Clay Brickwork) General

Note: This is relevant for clay brickwork only; if construction is to be concrete block, natural stone, etc, these notes may not be relevant.

1. All masonry shall be constructed in accordance the relevant part of BS EN 1996-2.
2. Brickwork units should be solid masonry units to BS EN 771-1 and (unless noted otherwise) have a minimum compressive strength of 20N/mm².
3. Unless noted otherwise all bricks should be freeze/thaw resistant (F2, S2 or F2, S1).
4. Bricks are to be standard with face dimensions of 215mm x 65mm with a width of 102.5mm (tolerance category T2, range category R2).
5. Brickwork shall be laid in mortar designation (ii), Compressive Strength Class M6.
6. All mortar joints shall be fully filled (the practice of 'tipping and tailing' should be avoided).
7. All embedded metal wall ties, bed joint reinforcement, etc. shall be stainless steel, unless noted otherwise.
8. Cavity ties in walls shall be of suitable length, embedment and spacing to meet the requirements of Building Regulations Part A.
9. All walls are to receive lateral support from floors and roofs in strict accordance with Building Regulations Part A.
10. Unless noted otherwise, no external walls shall exceed 12 metres in length without the provision of a suitable movement joint detail (providing minimum of 10mm movement).
11. Masonry shall not be loaded (e.g. by steelwork) until the mortar has been allowed to cure for a minimum of 7 days.
12. All steelwork supported by brickwork must bear onto a padstone. Padstones can be either: pre-cast concrete laid on mortar designation (ii), Compressive Strength M6, or; cast in-situ concrete padstones of designated concrete [grade] to BS 8500.
13. All steelwork/beams spanning perpendicular to walls are to bear fully onto the wall (i.e. 100mm bearing). All steelwork/beams/lintels spanning parallel to walls are to have a minimum bearing of 150mm unless noted otherwise.
14. The permissible deviations within the completed wall/column, should not exceed the following:
    - Verticality: ± 20mm in any one storey and/or ± 30mm over full height of two-storeys or more.
    - Vertical Alignment: ± 20mm
    - Straightness: ± 10mm in any one metre length, and ± 40mm in ten metre length.

Rev	Description	Date	Revised by	Checked by	Approved

Issue Purpose: Approval

Do not scale from this drawing

R G PARKINS

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Client: Pringle Homes	Scale @ A1: 1:50	First Issue: 13.03.2025	Office of Origin: Kendal
Project: Crow Trees Farm, Chatburn	Drawn by: JF	Checked by: TM	Approved: JF
Drawing Title: Farmhouse Floor Plans 2 of 2	Project No: K39346	Drawing No: 121	Rev:
	BIM No:		