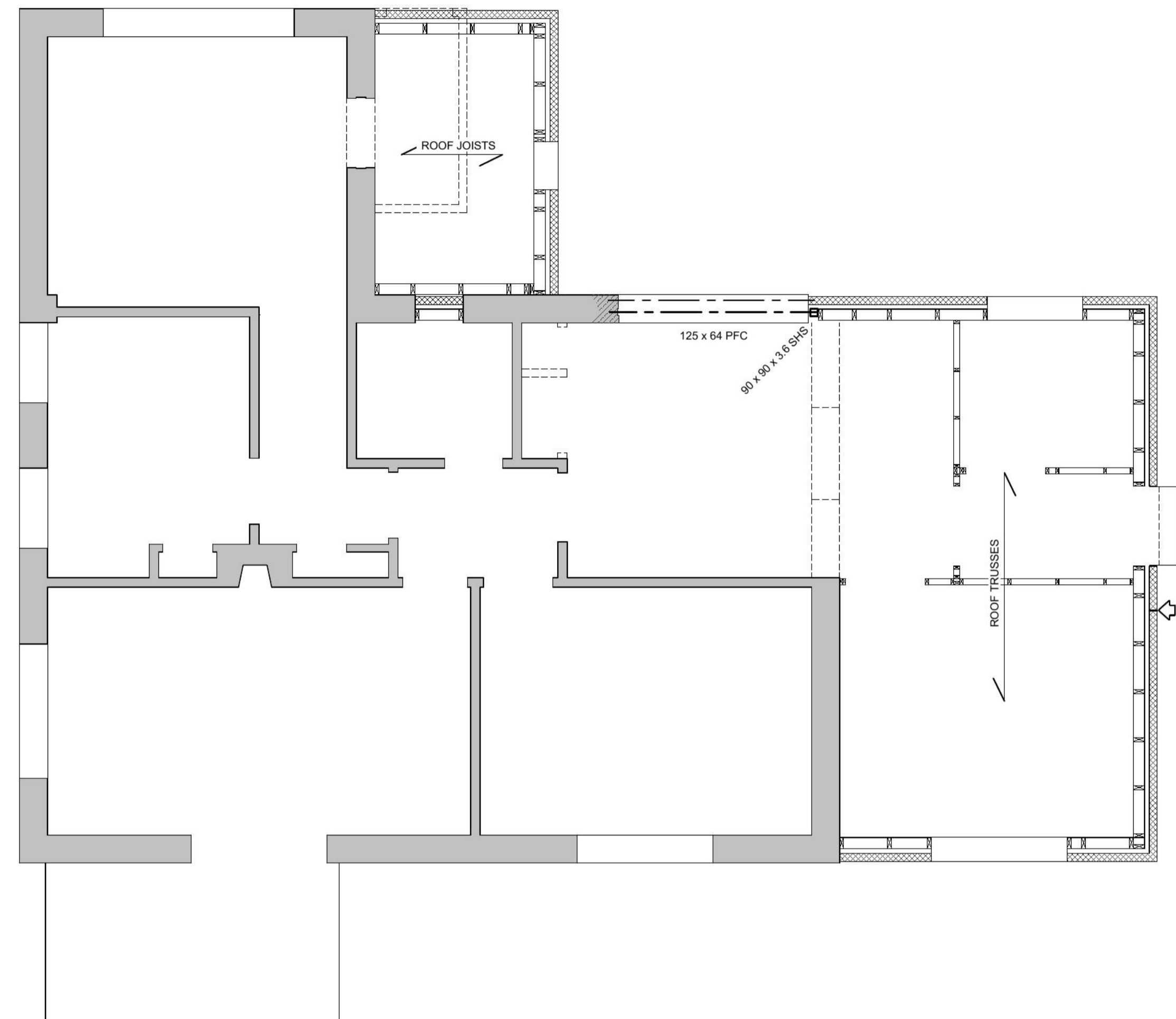


SUBSTRUCTURE LAYOUT
SCALE 1:50



**GROUND FLOOR LAYOUT
(SHOWING STRUCTURE OVER)**
SCALE 1:50

GENERAL NOTES:

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- SAFETY AND STABILITY OF THE WORKS DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR WHO SHOULD PHASE THE WORKS AND PROVIDE TEMPORARY SUPPORTS AS NECESSARY.
- ALL PROPRIETARY ITEMS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

EXISTING CONDITIONS:

- GEOLOGICAL MAP INDICATES AREAS OF ROCK AT OR NEAR SURFACE. ALSO OLD QUARRY TO THE NORTH, AND COMPACT SANDY CLAY TILL TO THE SOUTH.
- EXTERNAL INSPECTION & PERCOLATION TESTING ATTENDED BY G.MOWAT 8-10-20 TOGETHER WITH MR STUART RICHARD.
- MR RICHARD ADVISED AS FOLLOWS. THE ORIGINAL BUNGALOW CAVITY BRICK WITH JOINER BUILT ROOF AND CONCRETE FLOORSLAB DATING FROM CIRCA 1954. WITH ALTERATIONS AND EXTENSION WITH SUSPENDED TIMBER FLOOR CIRCA 1985. AND THERE TO BE NO SIGNIFICANT INTERNAL CRACKING OR STRUCTURAL DEFECTS. HE HAD EXCAVATED SOME TRIAL HOLES AHEAD OF INSPECTION MEETING AND ADVISED SOAKAWAY IN THE CLAY SUBSTRATE TO HAVE TAKEN 12 HOURS FOR 150mm.
- NO SIGNIFICANT HOUSE CRACKING OR STRUCTURAL MOVEMENT WAS DETECTED.
- TRIAL PIT AT EAST GABLE NORTH PROVED TOPSOIL AND BRICK UNDERBUILDING OVER CONCRETE FOUNDATION CIRCA 50mm THICKNESS AND SCARGEMENT ONTO REDDISH SANDY CLAY SUBSTRATE AT 0.4m DEPTH.
- TRIAL PIT IN THE GARDEN TO THE SOUTH EAST PROVED 0.35m ORGANIC TOPSOIL OVER FIRM DARK BROWN SILTY CLAY TO 0.8m DEPTH.
- WITH THE CLAY SUBSTRATE BEING SUCH LOW PERMEABILITY PERCOLATION TESTING WAS CARRIED OUT IN THE GARDEN TO THE SOUTH BY G.MOWAT OF MORGAN ASSOCIATES WITH SLOWEST RATE OF 26.0 s/mm

HEALTH & SAFETY:

- MORGAN ASSOCIATES ARE NOT AWARE OF ANY ABNORMAL CONDITIONS OR RISKS OF WHICH A COMPETANT CONTRACTOR WOULD NOT BE AWARE.
- SIGNIFICANT RISKS FOR WHICH THE CONTRACTOR SHOULD PROVIDE METHOD STATEMENTS WITH MITIGATING MEASURES SHOULD INCLUDE:
 - WORK AT HEIGHT & WORKING PLATFORMS
 - VEHICLE / PLANT MOVEMENTS & CONTROL MEASURES
 - LIFTING HEAVY LOADS & CONTROL MEASURES
 - MAINTAINING STABILITY DURING WORKS AND PROVISION OF TEMPORARY SUPPORTS TO CONTRACTORS DESIGN
- TEMPORARY SUPPORT DESIGN AT ROOF WOULD BE EXPECTED TO BE SATISFACTORY INCORPORATING ACROW PROPS AT 900mm CRS WITH FIXINGS AND SPREADER BATTENS OFF HARD GROUND.
- SAFETY & STABILITY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR WHO SHOULD BE COMPETENT & EXPERIENCED IN THIS TYPE OF WORK AND PROVIDE TEMPORARY WORKS DESIGN, INSTALLATION, PROTECTION AND SAFEGUARDS AS NECESSARY.

FOUNDATIONS:

- STRIP FOUNDATIONS TO FAIR IN AND KEY OVER EXISTING.
- 150mm SCARGEMENT 150mm THK MIN WITH MIN 450mm GROUND FROST COVER TO UNDERSIDE.
- REMOVE ORGANIC TOPSOIL & DELETERIOUS MATERIAL.
- USE UNREINFORCED CONCRETE GRADE GEN 3 TO BS 8110 & BS 8500.
- PLACE ON FIRM CLAYEY SUBSTRATE DESIGNED FOR CONSERVATIVE ALLOWABLE BEARING PRESSURE OF 50kN/m² IN CASE OF SATURATION FROM GROUND WATER.

MASONRY:

- ALL IN ACCORDANCE WITH BS 5628.
- FACING QUALITY BRICK TO ARCHITECTS SPECIFICATION.
- BLOCKWORK MIN 7mm² NORMAL DENSE.
- MORTAR DES (iii)
- SUBSTRUCTURE CAVITY CONCRETE FILL AS FOUNDATIONS.
- PROVIDE CAVITY TIES AS RECOMMENDED BY ANCON. SUBSTRUCTURE TYPE RT2 AT 900 x 450 CRS. TIMBER FRAME TYPE STFS AT 600 x 450 CRS AND 225 CRS ADJACENT JAMBS & JOINTS.
- MOVEMENT JOINTS 10mm THK HYDROCELL WITH 200 x 20 x 3mm STAINLESS STEEL SLEEVED STRAPS AT 450mm CRS, SEAL & FINISH TO ARCHITECTS SPECIFICATION.
- CAREFULLY CUT & REMOVE WALL HEAD INCLUDING FULL HEIGHT OF GABLE.
- REBUILD AT STEEL POST AS NECESSARY KEYING IN TO MATCH EXISTING WITH WALL STARTER FIXINGS AS RECOMMENDED BY BAT.

LINTELS:

- AS RECOMMENDED BY ROBESLEE WITH MIN 150mm SEATINGS.
- FOR OPENINGS IN OUTER LEAF UP TO 2400mm AND FOR SERVICES IN SUBSTRUCTURE UP TO 400mm.
- USE TYPE U2 100 x 145mm.

STEEL:

- ALL IN ACCORDANCE WITH BS 5950 AND THE NSSSB/C.
- CONTRACTOR TO OBTAIN APPROVAL COMMENTS ON HIS FABRICATION DRAWINGS FROM ARCHITECTS & ENGINEER PRIOR TO MANUFACTURE.
- USE GRADE 275 GRIT BLAST TO SA 2.5 ZINC PHOSPHATE PAINT TO 80 MICRONS MIN AND BITUMEN PAINT.
- CONNECTIONS MIN 2No 12mm DIA GALVANISED WITH 8mm THK PLATE. EXPOXY ANCHOR POST BASEPLATE TO PADSTONES AT CORNER OF EXISTING UNDERBUILDING 400 x 100 x 200mm DEEP CONCRETE AS GROUNDSLAB.
- BEAM WALL SEATING MIN 150mm.

GROUNDSLAB:

- FINISH INCLUDING SCREED & INSULATION IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS TO ARCHITECTS SPECIFICATION.
- SLAB 150mm THK CONCRETE GRADE C35 TO BS 8110 & BS 8500 WITH A142 FABRIC REINFORCEMENT BOTTOM WITH 300mm LAPS AND 20mm MIN COVER.
- DPM TO ARCHITECTS SPECIFICATION.
- MIN 150mm THK SUB-BASE TYPE 1 BLINDED WITH QUARRY DUST AND COMPACTED IN LAYERS AS NECESSARY ALL TO DOT SPECIFICATION.
- REMOVE ORGANIC TOPSOIL & DELETERIOUS MATERIAL DOWN TO CLAYEY SUBSTRATE FORMATION.

WINDOWS & FIXINGS:

- ALL WINDOWS GLAZING TO BE NOT MORE THAN 1.2m HEIGHT
- ALL TO BE IN ACCORDANCE WITH BS 6262.

FIRE RATING & PROTECTION:

- AT LEAST 30 MINS WITH BOARDING AS ADVISED BY THE ARCHITECT.

TIMBER:

- ALL IN ACCORDANCE WITH BS 5268.
- USE GRADE C16 MIN UNLESS NOTED OTHERWISE.
- FLAT ROOF FIRRING MIN 25mm THK WITH 5mm DIA SCREW FIX WITH 25mm HEADSIDE & 40mm POINTSIDE PENETRATION AT 300mm CRS. JOISTS MIN 147 x 44 AT 600mm CRS.
- EXTERNAL WALLING 9mm THK PLY SHEATHING WITH 3 x 50 NAILS AT 150mm CRS STUDS MIN 140 x 44 AT 600mm CRS LINTELS MIN 3No 170 x 44 ON CRIPPLE STUDS SPIKED TO FULL HEIGHT STUDS.
- PROVIDE TRUSS CLIPS ALL ROUND ROOF EDGES AS RECOMMENDED BY BAT.
- PROVIDE HILTI ANCHORS 8 x 100 AT 400mm CRS TO WALL FOOT AND EXISTING WALL.
- ROOF SARKING TO BE LAPPED TO EXISTING.
- PROVIDE JOIST HANGERS AS RECOMMENDED BY SIMPSON OVER EXISTING WALL HEAD AT FLAT ROOF.

ROOF TRUSSES:

- TO BE DESIGNED BY CONTRACTOR WHO SHOULD OBTAIN APPROVAL COMMENTS ON HIS DETAILS AND CALCULATIONS FROM THE ARCHITECT AND ENGINEER PRIOR TO MANUFACTURE FOR PROVISION OF FORM Q FOR COMPLETION.
 - DESIGN IN ACCORDANCE WITH BS 6399 & BS 5268
- LOADINGS:**
- TILING 0.75kN/m²
 - SARKING 0.2kN/m²
 - CEILING SERVICES 0.25kN/m²
 - STRUCTURE BY CONTRACTOR IMPOSED 0.75kN/m²
 - TANK NONE

rev	date	description	dwn	chkd


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 Alterations & Extension
 at The Cottage
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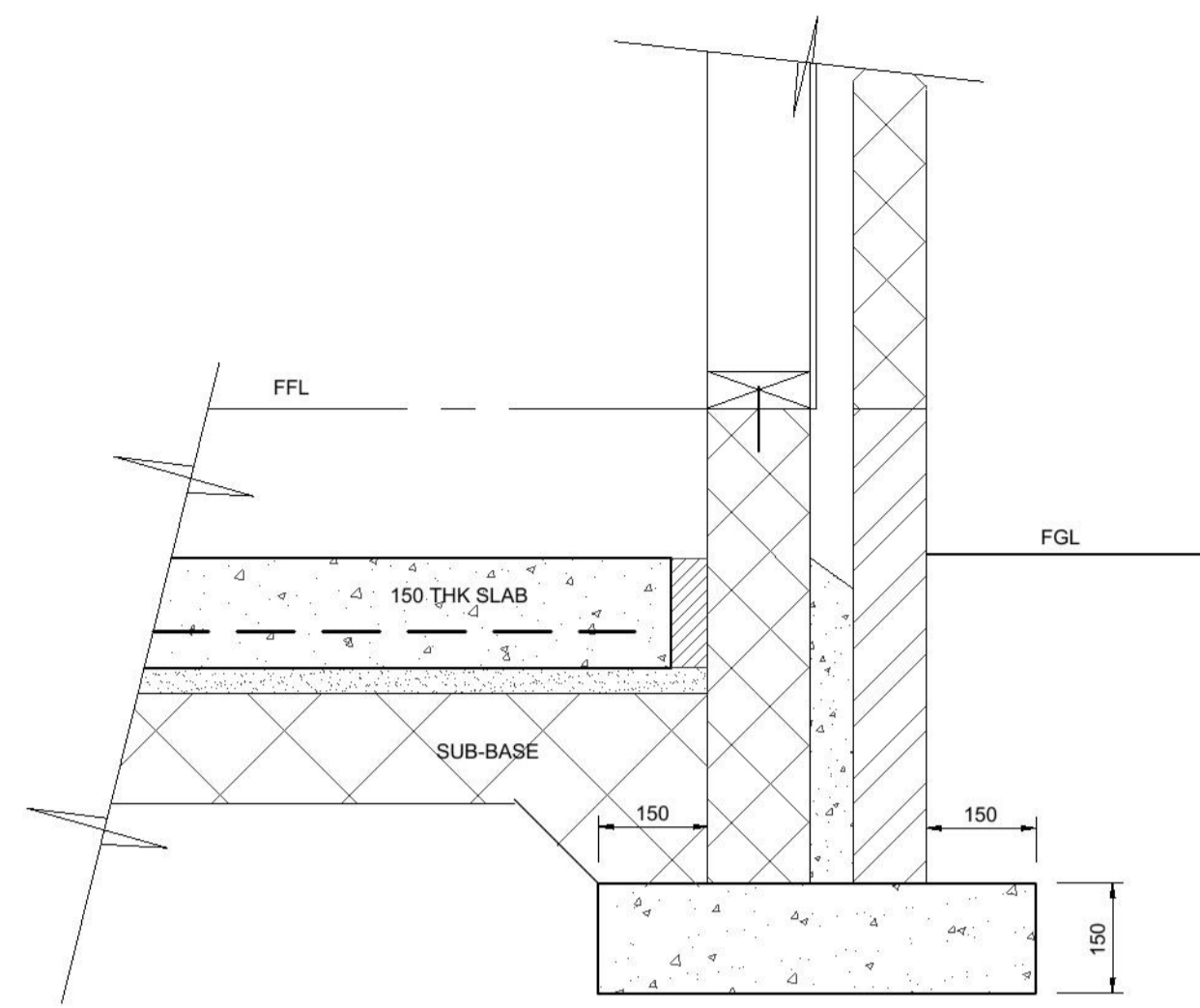
drawing
STRUCTURAL LAYOUTS

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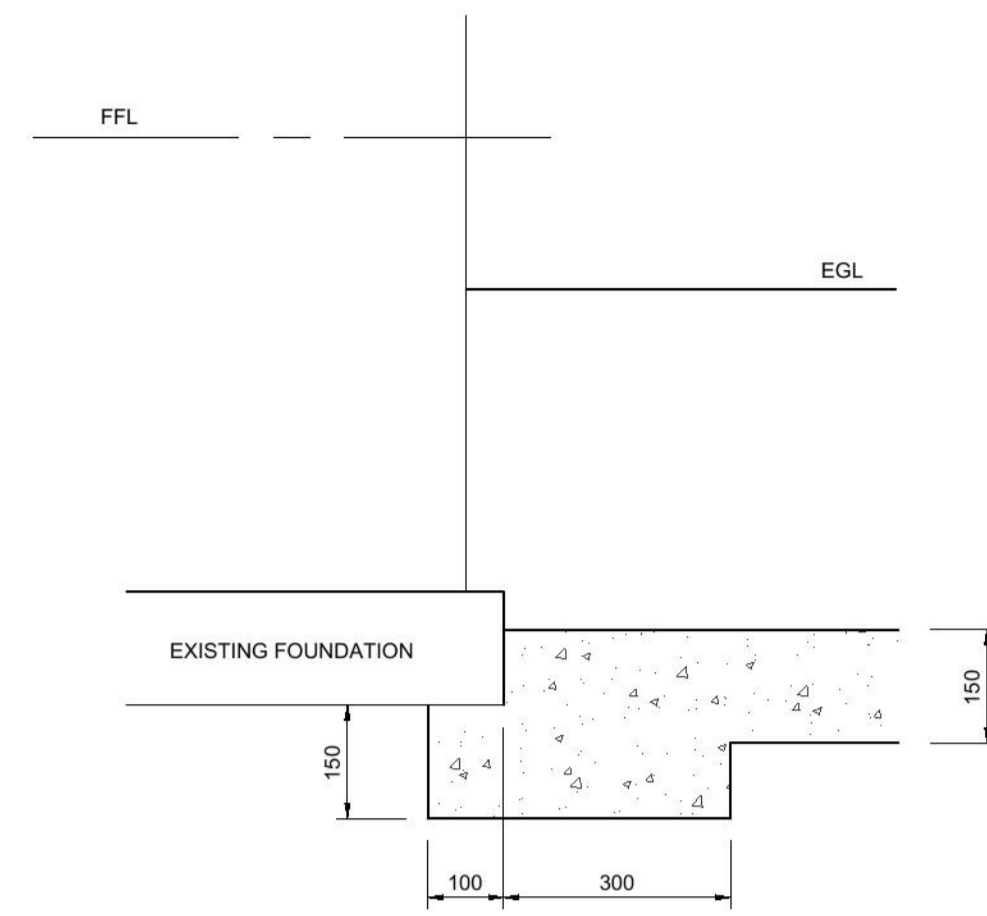
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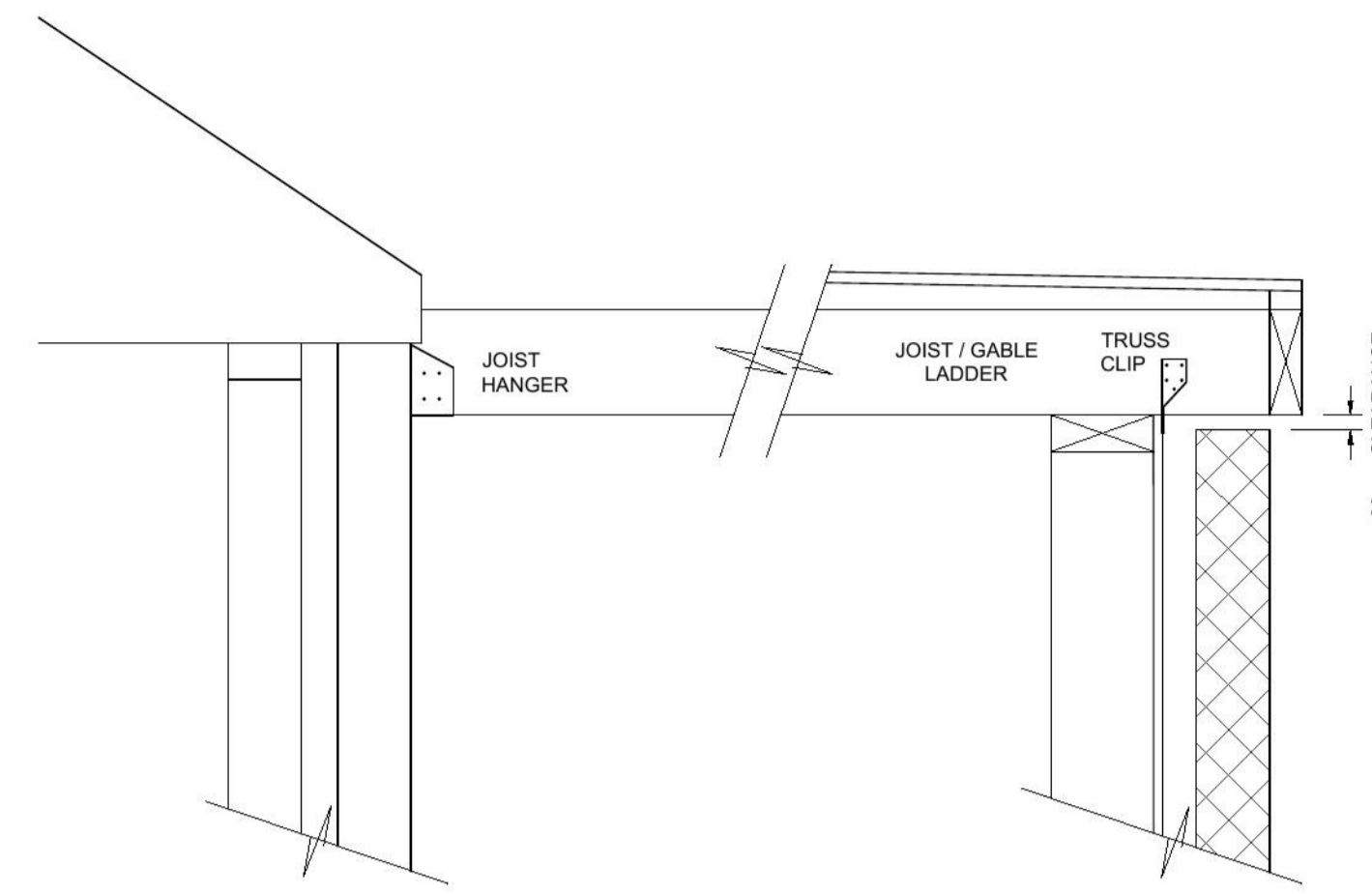
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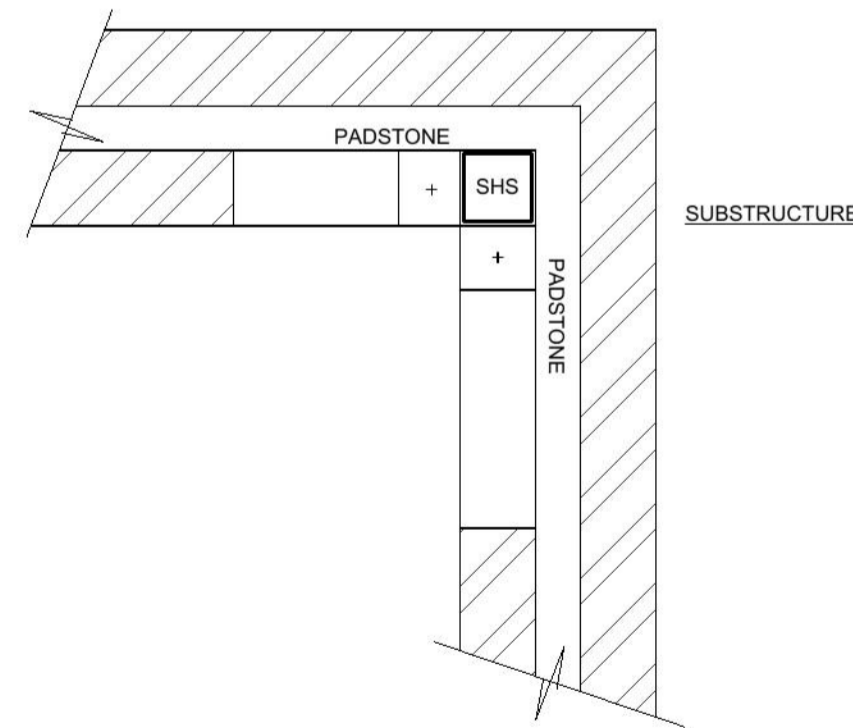
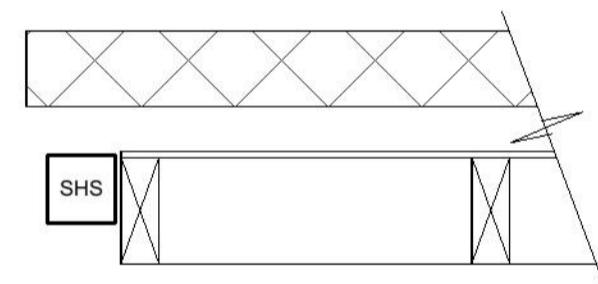
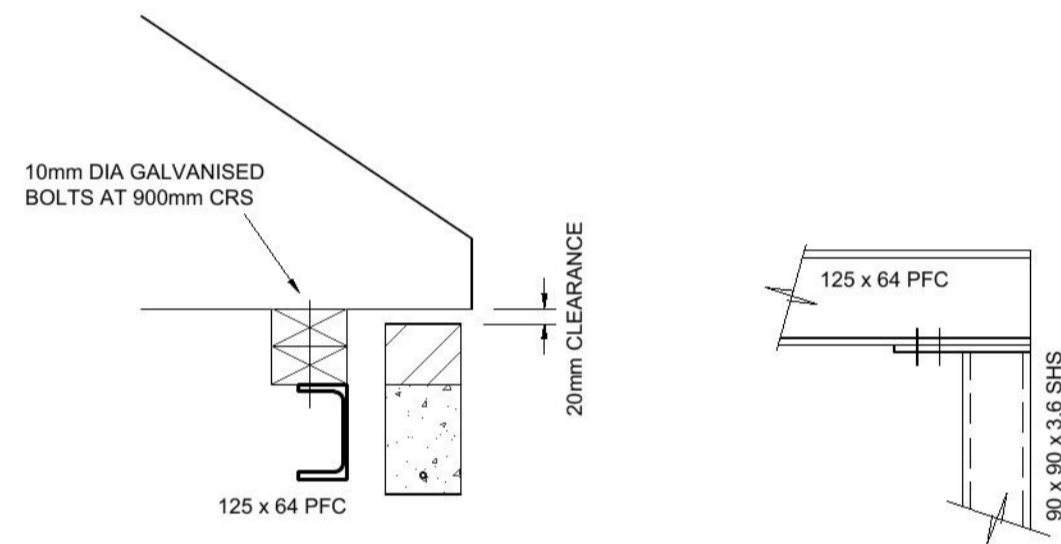
EXTERNAL WALL DETAIL
SCALE 1:10



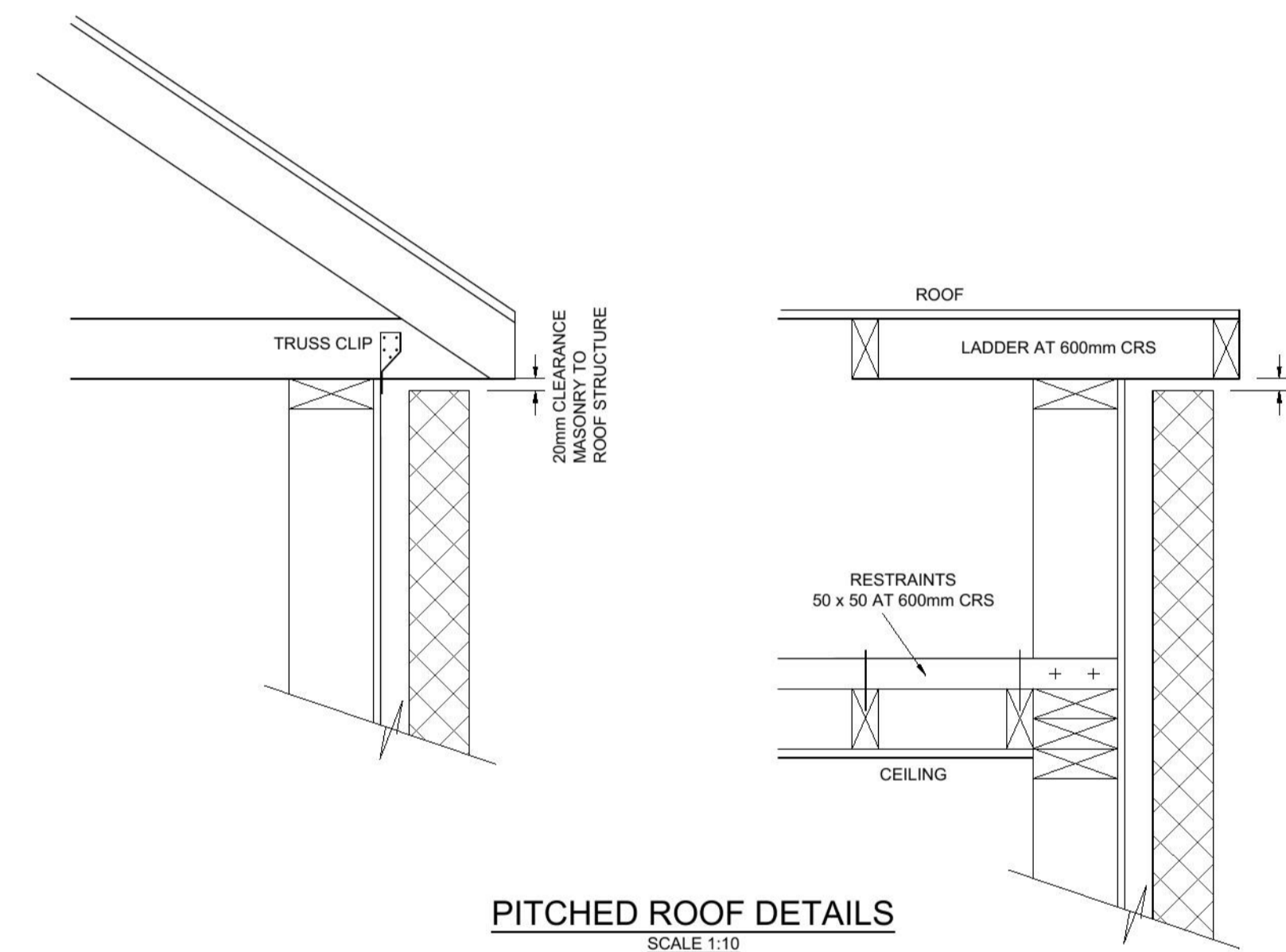
FOUNDATION TIE-IN DETAIL
SCALE 1:10



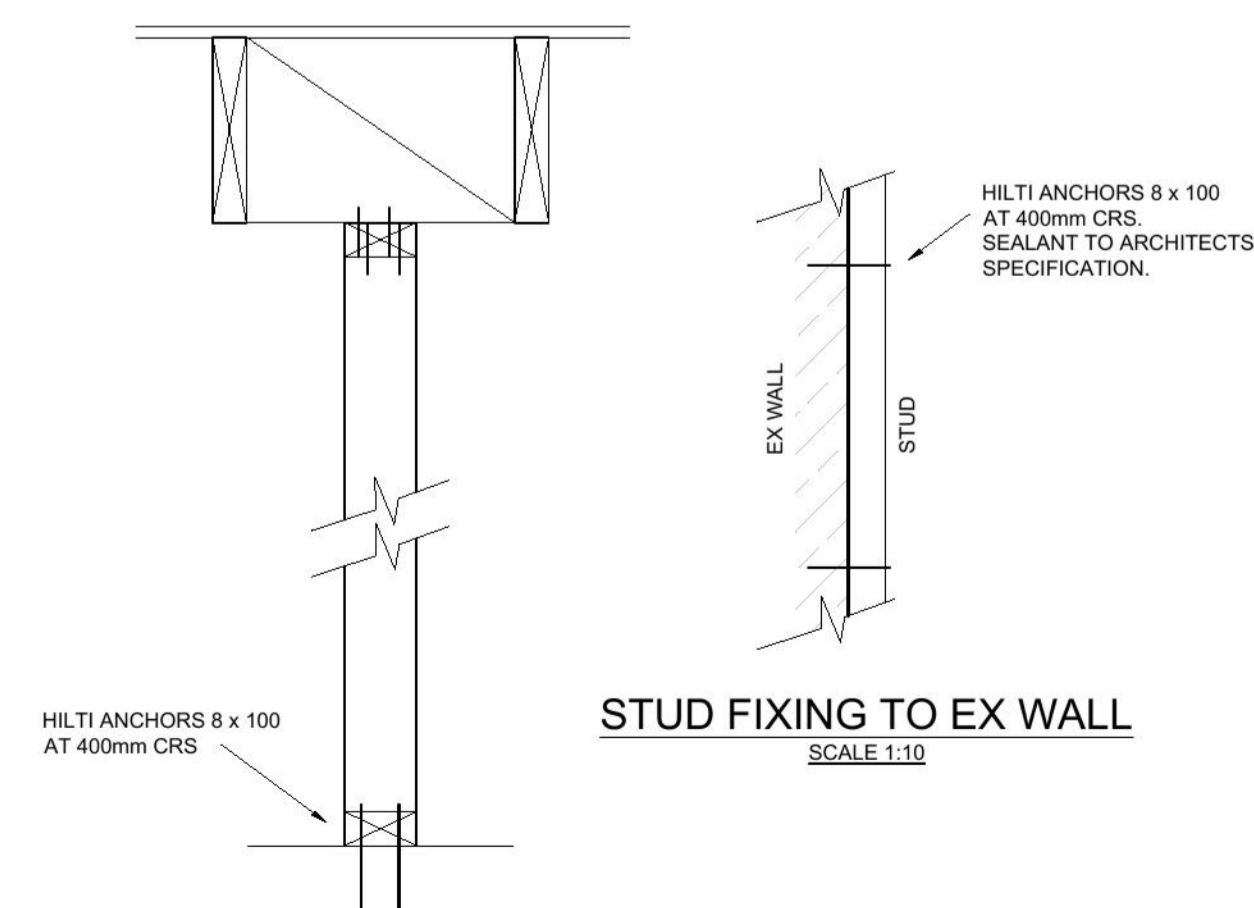
FLAT ROOF DETAILS
SCALE 1:10



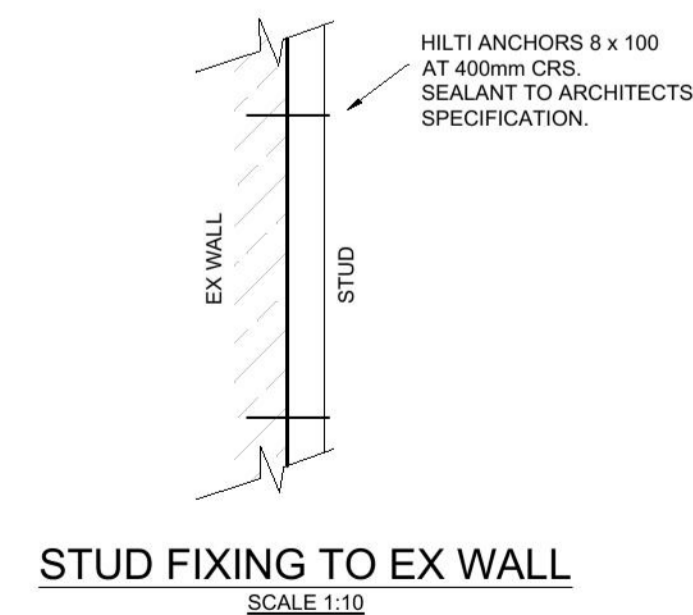
STEELWORK DETAILS AT KITCHEN WINDOW
SCALE 1:10



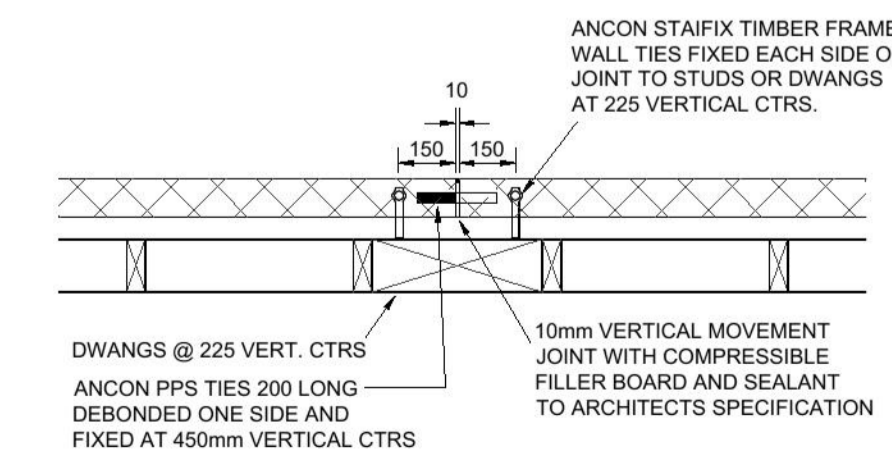
PITCHED ROOF DETAILS
SCALE 1:10



NON-LOADBEARING PARTITION RESTRAINT DETAIL
SCALE 1:10



STUD FIXING TO EX WALL
SCALE 1:10



TYPICAL MOVEMENT JOINT DETAIL
SCALE 1:20

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drawing
STRUCTURAL DETAILS

purpose

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scales
Varies

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