

- General Notes**
1. Do Not scale from this drawing
  2. This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc.
  3. The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
  4. All dimensions to be checked on site prior to fabrication or erection
  5. Contractor to take exact measurements on the proposed roof to ensure roof construction c/w lead flashing sits under first floor window cills and does not impede at its furthest projection the internal ceiling height.
  6. Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
  7. No work to be begun until the appropriate approvals (i.e. Building warrant and planning) have been received. Initial drawings submitted to the council may require altering to suit local authorities comment. Councils stamped drawings should be used during construction.
  8. Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services, i.e. gas, water etc.
  9. Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains
  10. Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
  11. For Additional information see www.cafdesigns.co.uk
  12. All downtakings and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974.
  13. All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2018
  14. Where the land is sloping at the proposed works or surrounding area, then it is the clients responsibility to provide a survey i.e. topographical survey to provide accurate gradients.
  14. If in Doubt Ask

Drawing to be read in conjunction with Drawing 093-20.002. Drawing for Planning & building warrant purposes.

Line existing external facing brick wall with 25x35mm timber studs c/w 12.5mm plasterboard taped and filled

Existing Elec and Gas Meters to be relocated

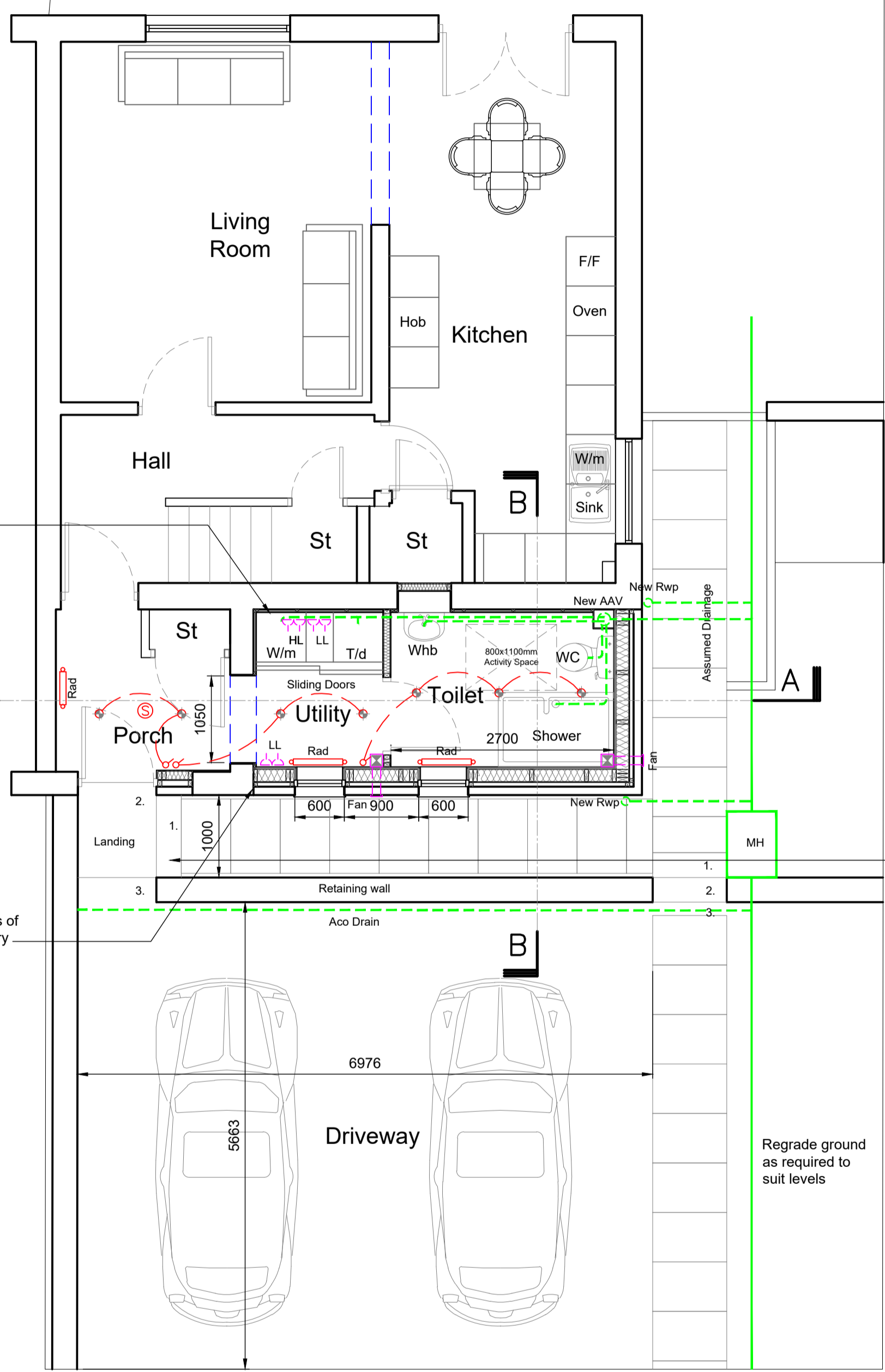
Vertical DPC at junctions of new and existing masonry

Existing window, door and wall construction shown hatched to be carefully taken down and removed. See engineer for details

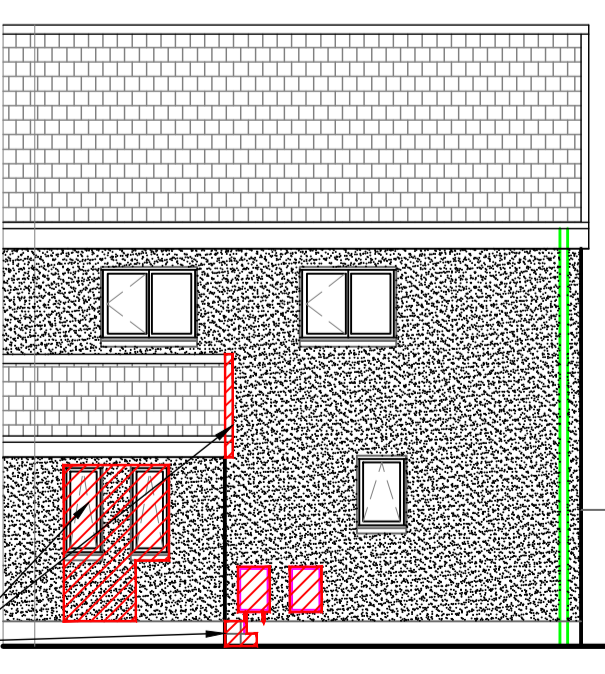
**EXISTING GROUND FLOOR PLAN**  
SCALE 1:100

1. Total Approx. area of existing dwelling and gardens = 330sqm
2. Approx. ground floor area of Dwelling = 55sqm
3. Proposed Area of Extension = 10.6sqm

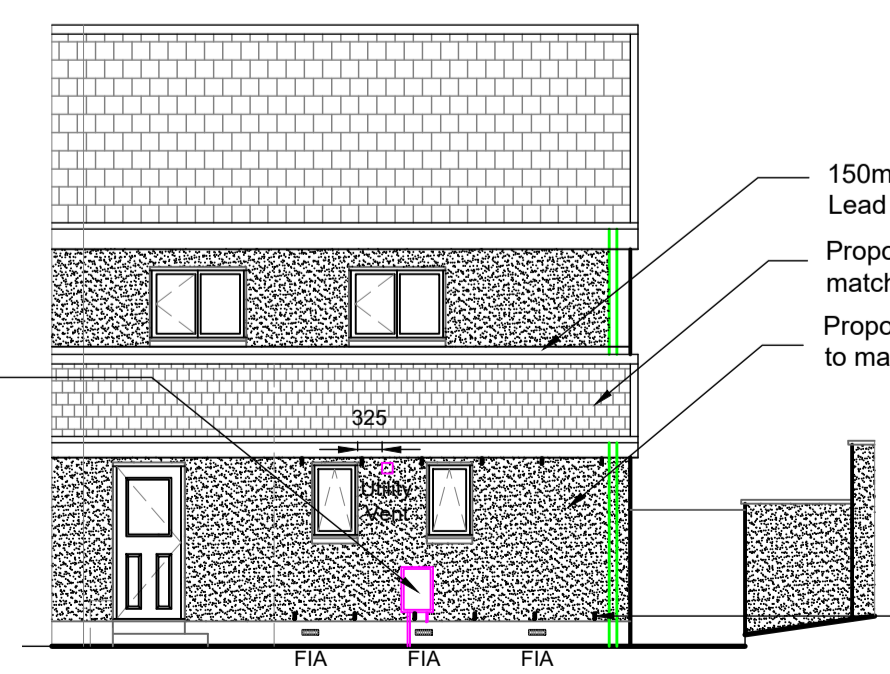
- Proposed Downtakings
- Existing window, door, wall and roof construction shown hatched to be carefully taken down and removed. See engineer for details
- Proposed Extension



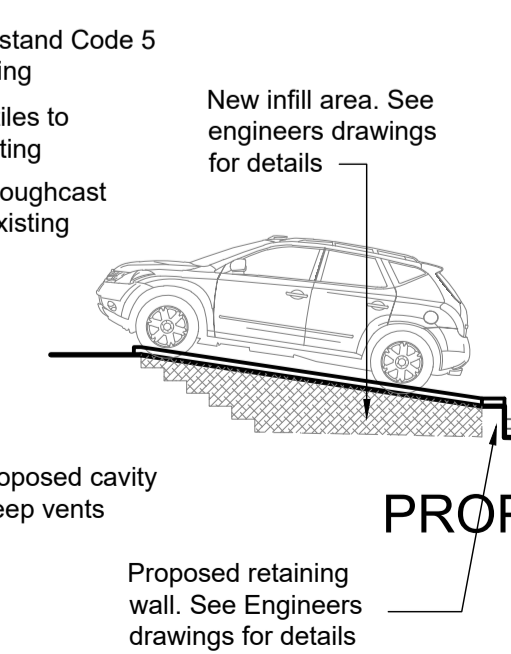
**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:50



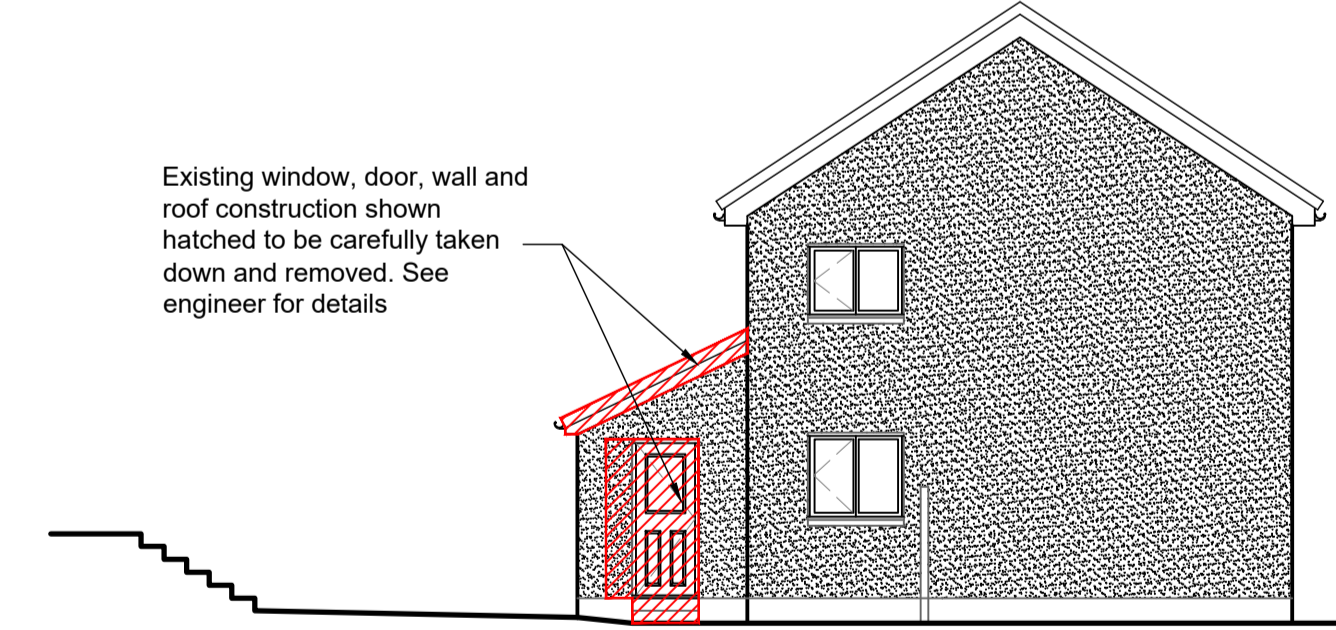
**EXISTING WEST ELEVATION**  
SCALE 1:100



**PROPOSED WEST ELEVATION**  
SCALE 1:100



**PROPOSED SOUTH ELEVATION**  
SCALE 1:100



**EXISTING SOUTH ELEVATION**  
SCALE 1:100



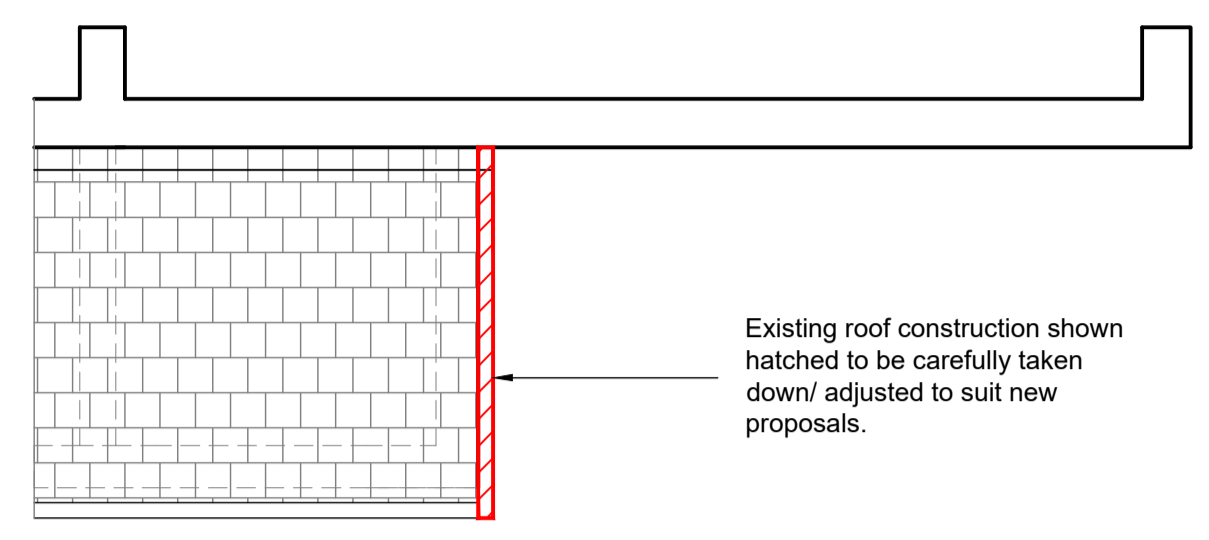
**PROPOSED SECTION A-A**  
SCALE 1:100  
DETAIL D-D

**STAIR DETAILS :-**  
External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 = Ground Level to Ground Floor F.F.L = 410mm approx.  
Total Number of Rises = 3  
- Rise = 136.6mm (Max 170mm)  
- Going = 300mm  
- Pitch = 24.49°

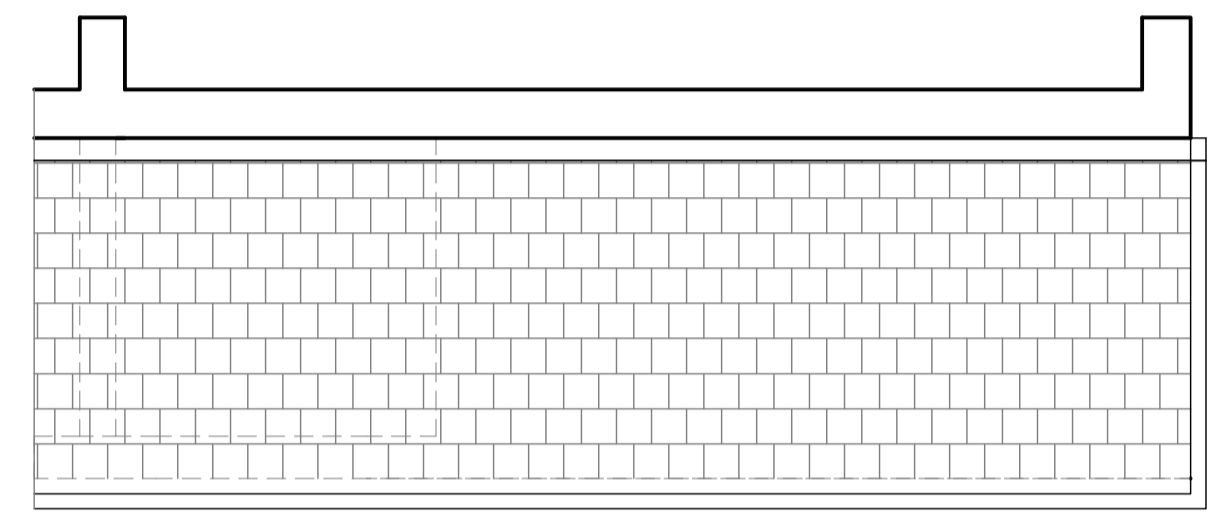
All RWP's to be trap vented  
Any Rodding Eyes affected and uncovered during construction works to be suitably protected and extended beyond the extension

**Legend**

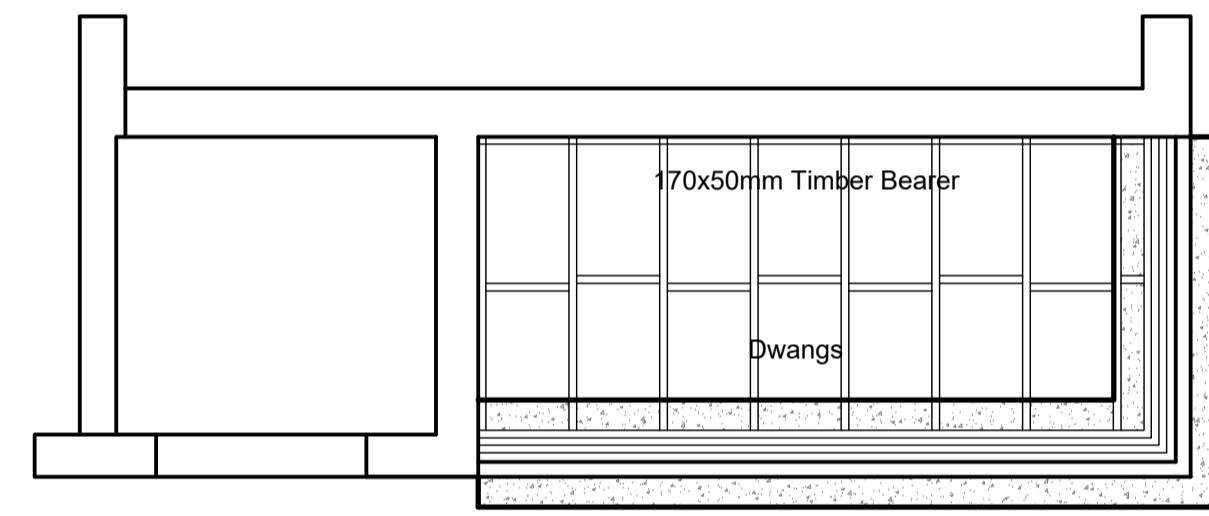
- Smoke detectors - wired to mains electrical supply; positioned min 300mm from light fittings and adjacent walls provided with battery backup
- Proposed Electrical lighting circuit
- Light Switch
- Pendant Light Fitting with Ceiling Rose
- Hot water radiator connected to existing hot water system c/w TRV's
- Proposed ceiling/ wall mounted mechanical ventilation by a Fan c/w ducting to external wall and vermin cover
- Fan
- Single 13A Socket
- Low Level
- High Level
- Existing Drainage
- Proposed Drainage Run
- Rwp Rain Water Pipe
- SVP Soil Vent Pipe
- RE Rodding Eye
- Gas Meter
- Electric Meter and Distribution Board
- Recessed Spotlight



**EXISTING ROOF PLAN**  
SCALE 1:100



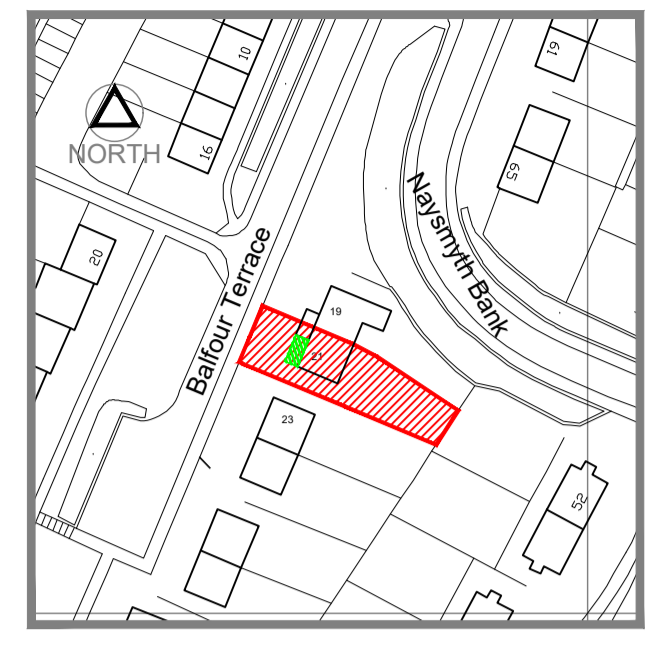
**PROPOSED ROOF PLAN**  
SCALE 1:100



**PROPOSED FOUNDATION PLAN**  
SCALE 1:50



**SITE NATIONAL GRID REFERENCE**



**SITE LOCATION PLAN**  
1:2500  
21 Balfour Terrace  
East Kilbride G75 0JQ



**SITE PLAN**  
1:500

All construction to be erected on Clients land. No construction to encroach onto Neighbouring land

Prior to the removal of any loadbearing or supporting walls the existing structure must be adequately propped and remain so until the alteration work is complete and cured

For all structural implications, detailing and specification see Structural Engineers designs and specifications

Rev	Description	Date
C	Building Warrant	29/12/2020

Client and Project Address  
**Mr & Mrs Derek McCluckie**  
21 Balfour Terrace  
East Kilbride G75 0JQ

Drawing Title  
**Proposed Front Extension**  
Existing & Proposed Plans,  
Elevations and location plans

**CAF**  
CAF DESIGNS  
53 CALDERGLEN AVENUE  
THE ELMS BLANTYRE  
SOUTH LANARKSHIRE G72 9UP  
TEL: +44(0)1698 825660 Mob: +44(0)774 780 3435  
E-MAIL: craig@cafdesigns.co.uk www.cafdesigns.co.uk

**BUILDING WARRANT**

Drawn by	CAD Location	
CAF	C:\Drawings\093-20	
Scale	Date	Paper Size
1:50	Nov 20	A1

Drawing no. **093-20.001** **C**