

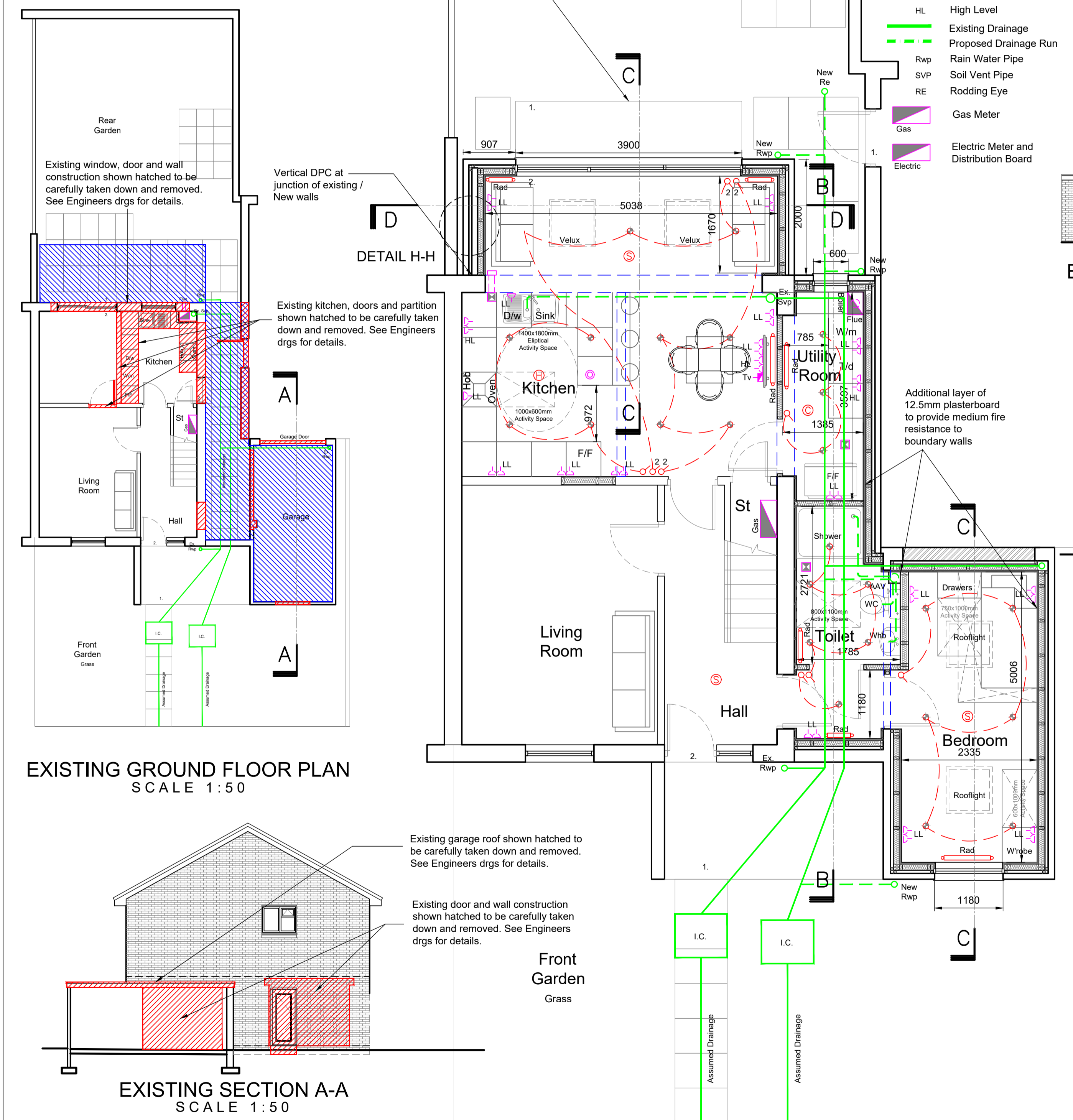
- General Notes**
1. Do Not scale from this drawing
 2. This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
 3. The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the 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 & sewers
 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 dewatering 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 061-20.002 Drawing for Planning & building warrant purposes.

STAIR DETAILS :-
 External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 = Ground Level to Ground Floor F.F.L = 340mm approx.
 Total Number of Rises = 2
 - Rise = 170mm (Max rise 170mm)
 - Going = 300mm
 - Pitch = 29.54°

Legend

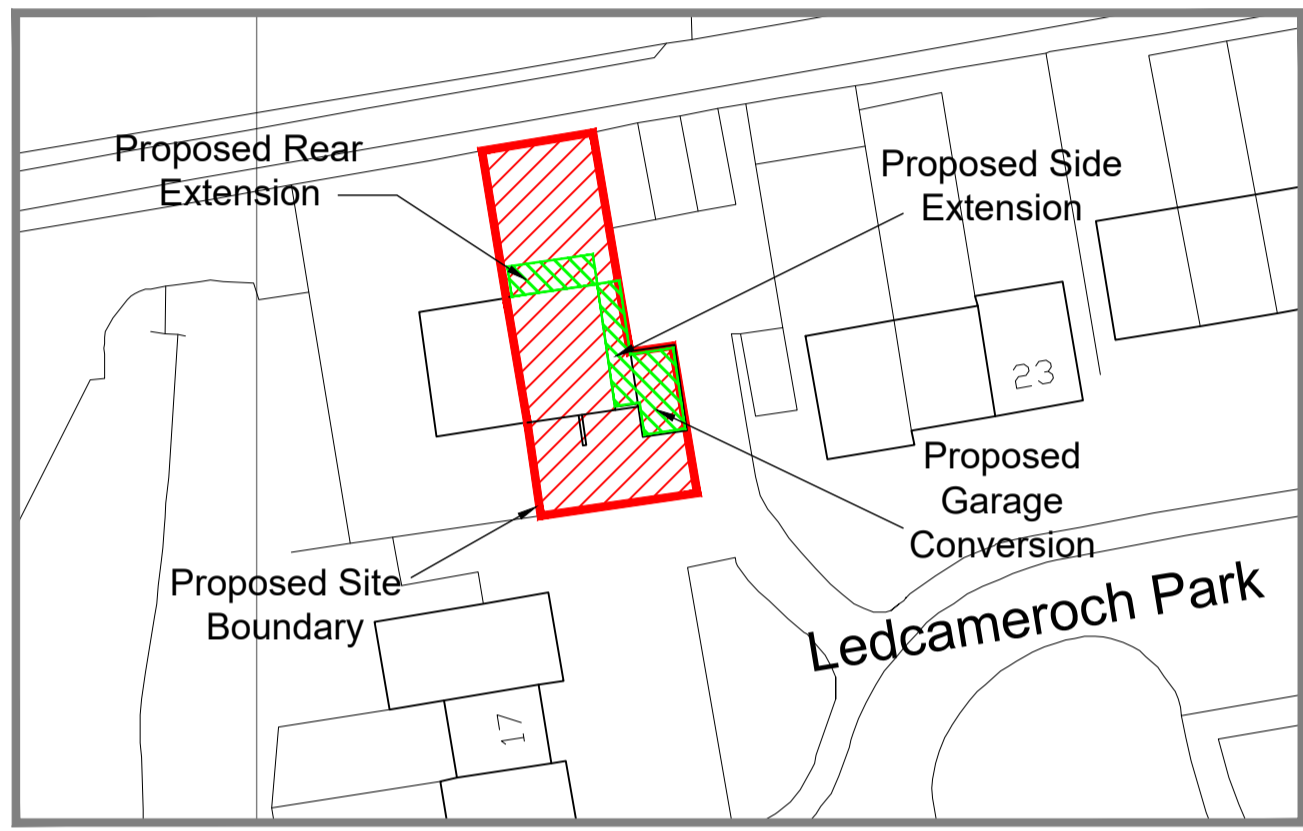
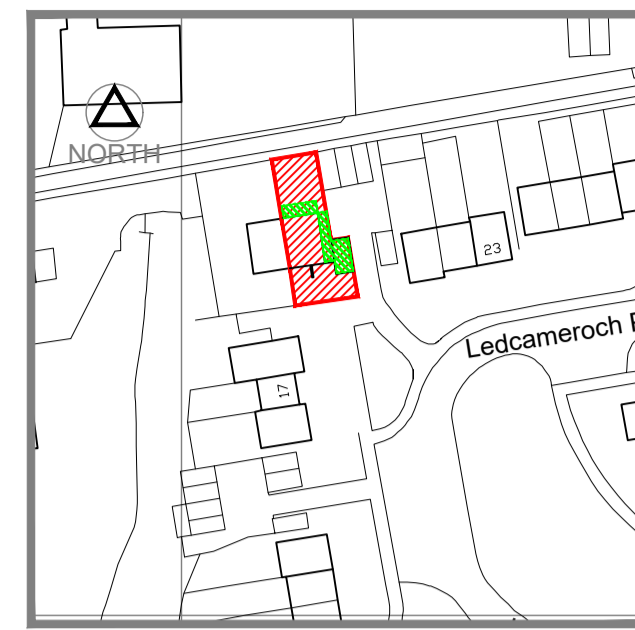
- Smoke detectors - wired to mains electrical supply; positioned min 300mm from light fittings and adjacent walls provided with battery backup
- Carbon Monoxide Detector
- Heat Detector
- Recessed Spotlight - Recessed ceiling to be fitted with heat resistant shrouds
- Proposed Electrical lighting circuit
- 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
- Single 13A Socket
- Proposed pop up 4No. 13a Sockets
- Low Level
- High Level
- Existing Drainage
- Proposed Drainage Run
- Rain Water Pipe
- Soil Vent Pipe
- Rodding Eye
- Gas Meter
- Electric Meter and Distribution Board



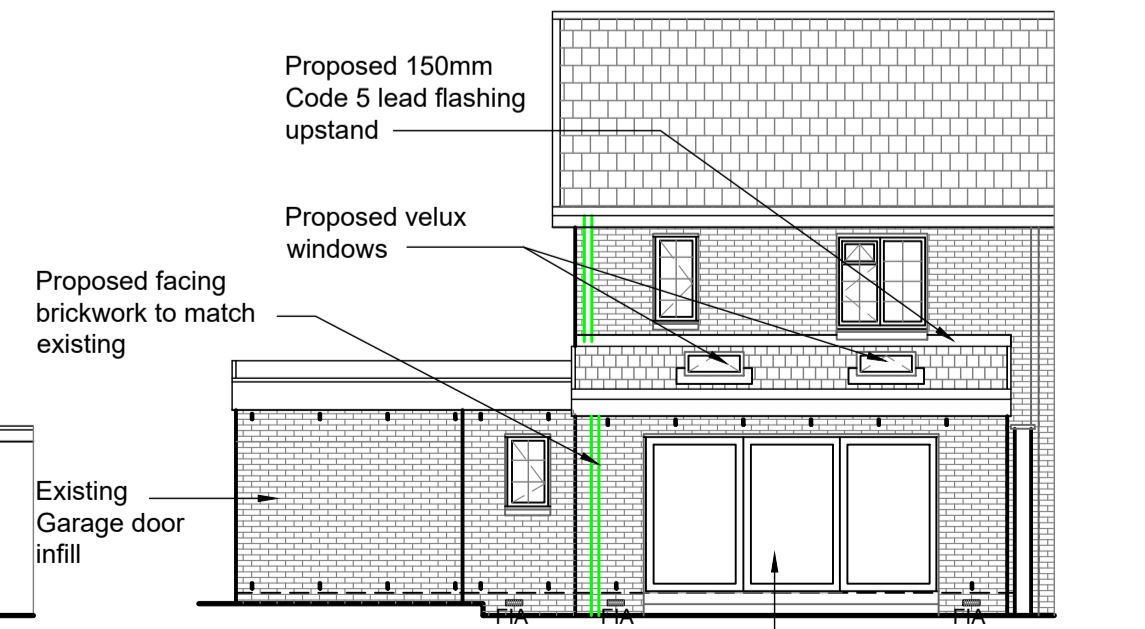
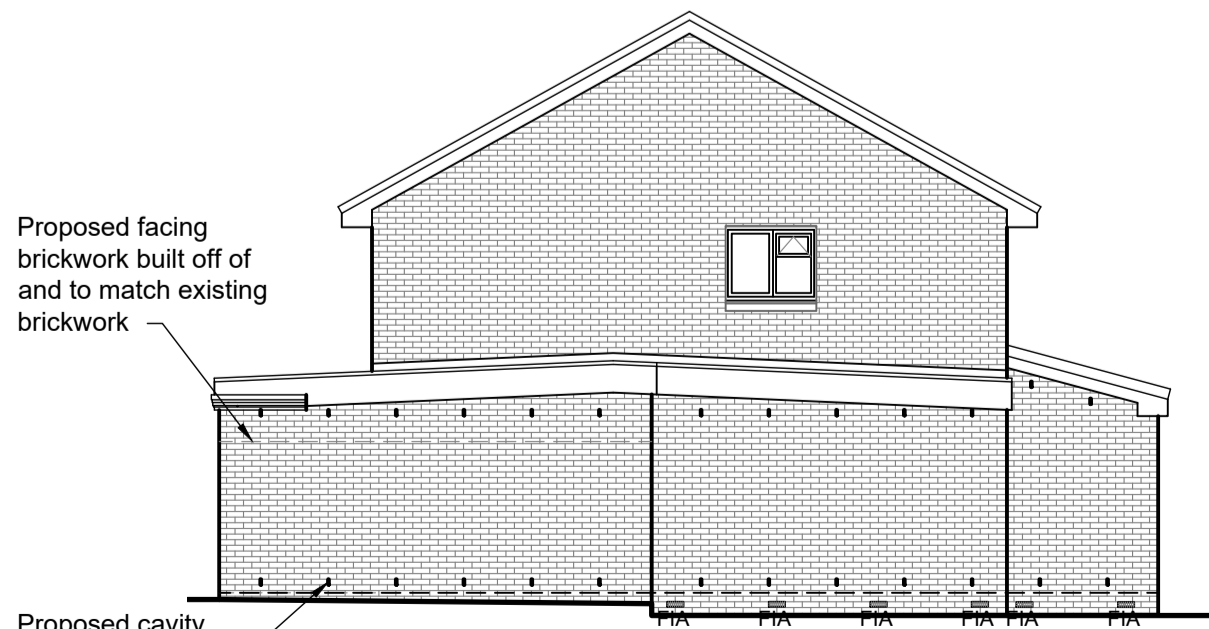
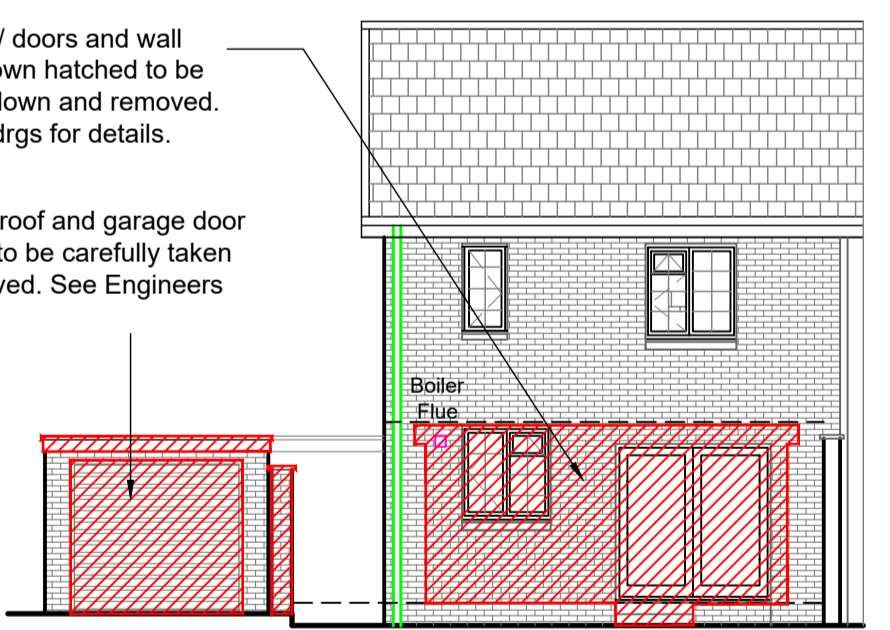
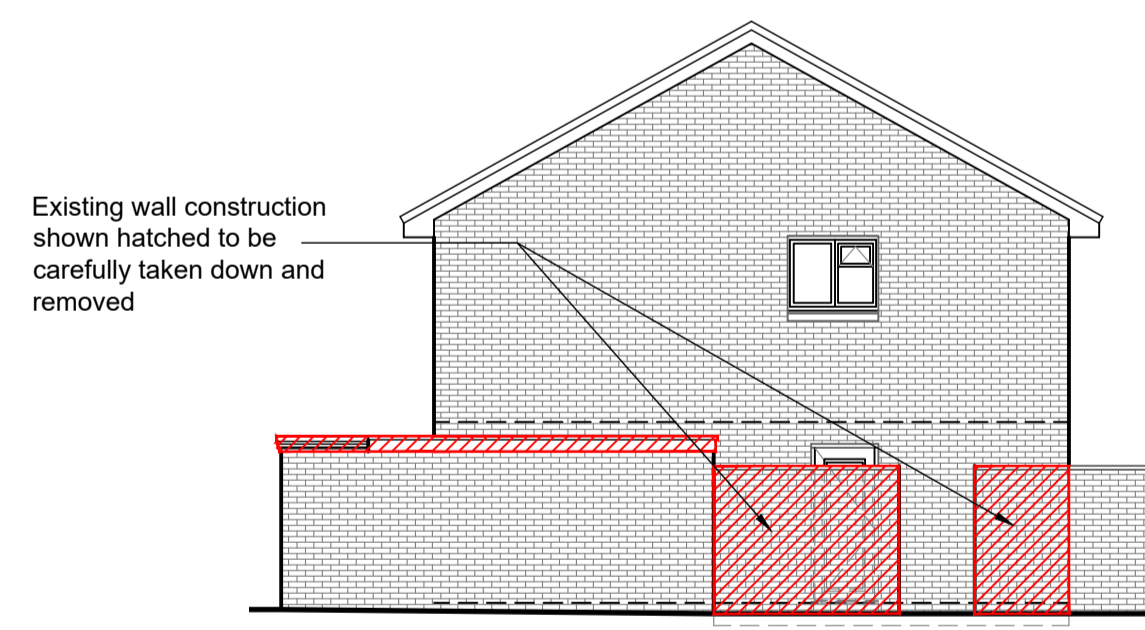
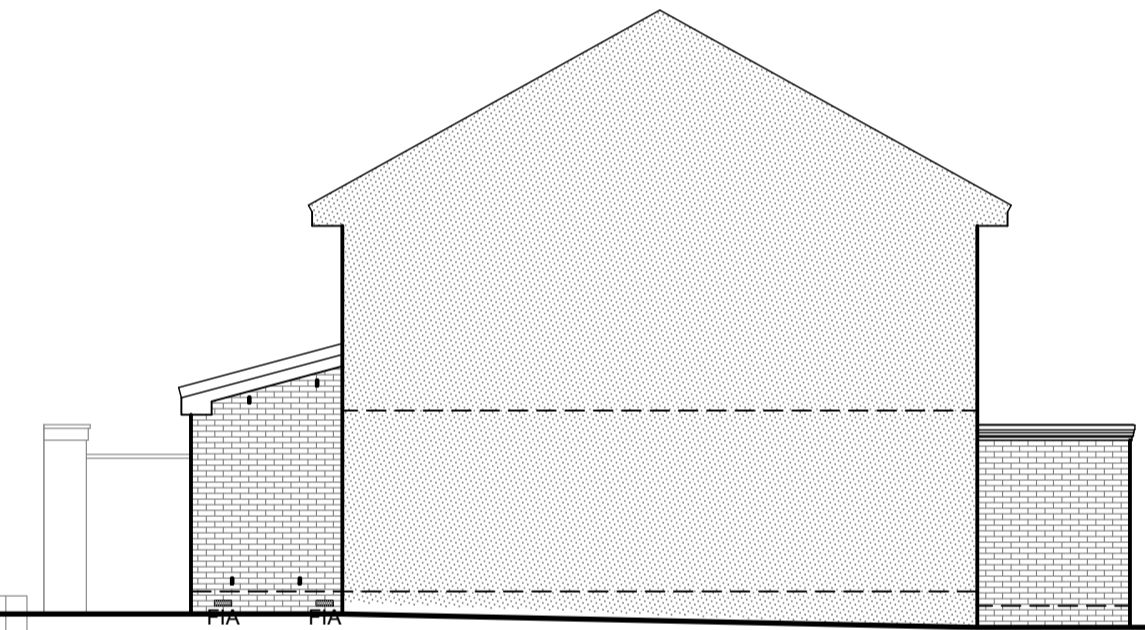
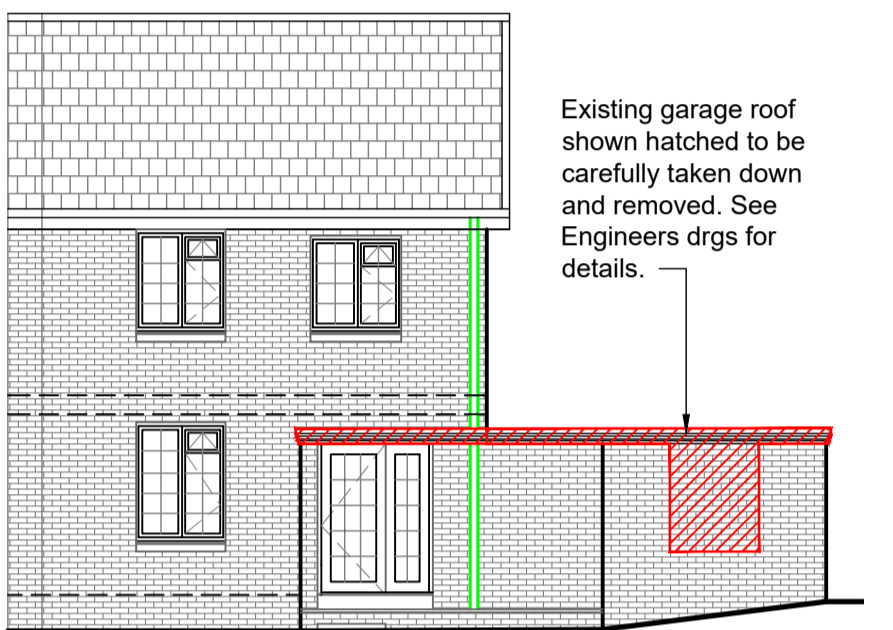
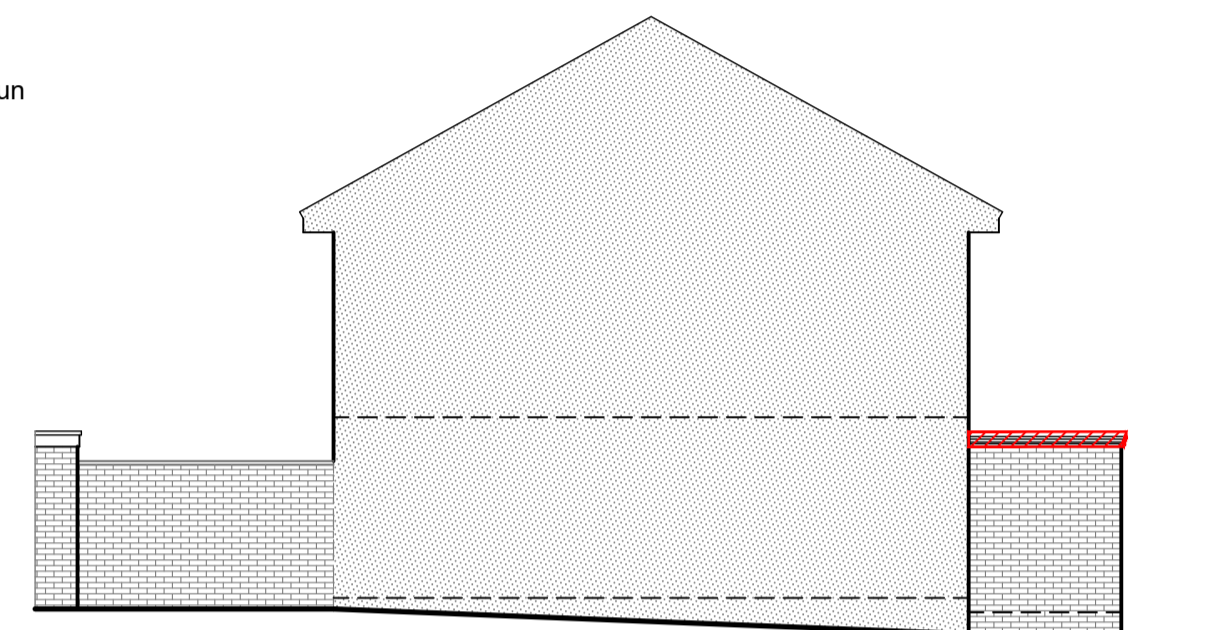
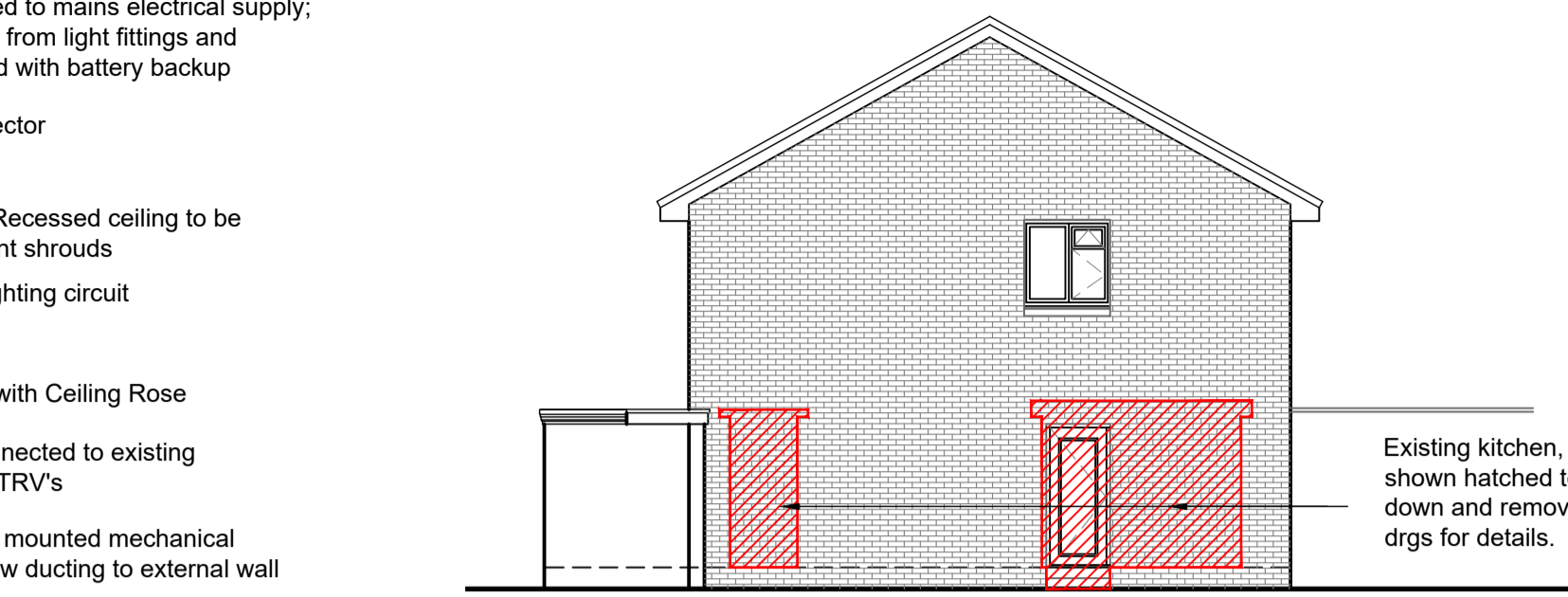
1. Total Approx. area of existing dwelling and gardens = 211sqm
2. Approx. ground floor area of Dwelling = 50sqm
3. Proposed Area of Side Extension = 10sqm
4. Proposed Area of Rear Extension = 11.4sqm
5. Proposed Area of Garage Conversion = 14.6sqm

SITE NATIONAL GRID REFERENCE

253620E, 671960N



Use appropriate propping equipment when undertaking slapping from existing structural walls. Propping equipment only to be removed once lintels are secured in place



Rev	Description	Date
E	Planning	21/10/2020

Client and Project Address
Mr & Mrs Wasim Kiyani
 20 Ledcameroch Park
 Bearsden G61 4AT

Drawing Title
Proposed Side / Rear Extension
 Existing & Proposed Plans,
 Elevations and location plans

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PLANNING

Drawn by CAF	CAD Location C:\Drawings\061-20
Scale 1:50	Date Sept 20
Paper Size A1	

Drawing no. **061-20.001** **E**