

General Notes

- Do Not scale from this drawing
- This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
- The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
- All dimensions to be checked on site prior to fabrication or erection
- 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
- Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
- 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.
- Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services. i.e. gas, water etc.
- Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains
- Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
- For Additional information see www.cafdesigns.co.uk
- All dismantling and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974
- All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2018
- 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.
- If in Doubt Ask

Drawing to be read in conjunction with Drawing 085-20.002 & 003 Drawing for Planning & building warrant purposes.

Existing roof construction shown hatched to be carefully removed/ adapted to suit new side extension. See engineer for details

Kitchen design to be confirmed by client

All RWP's to be trap vented

Min 15mm Threshold to GL

STAIR DETAILS :-

External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 =

Ground Level to Ground Level = 324mm approx.

Total Number of Rises = 2

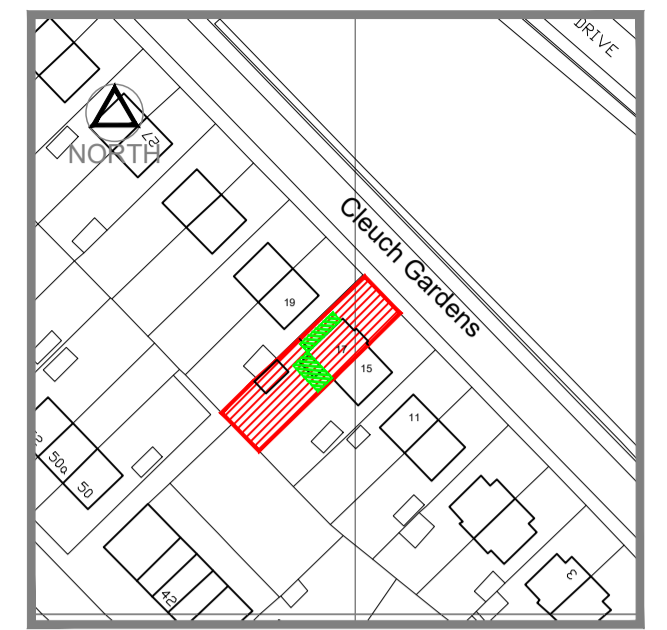
- Rise = 162mm (max 170mm)

- Going = 300mm

- Pitch = 28.36°

SITE NATIONAL GRID REFERENCE

256797E, 657544N



SITE LOCATION PLAN
1:2500
17 Cleuch Gardens
Clarkston G76 7QD



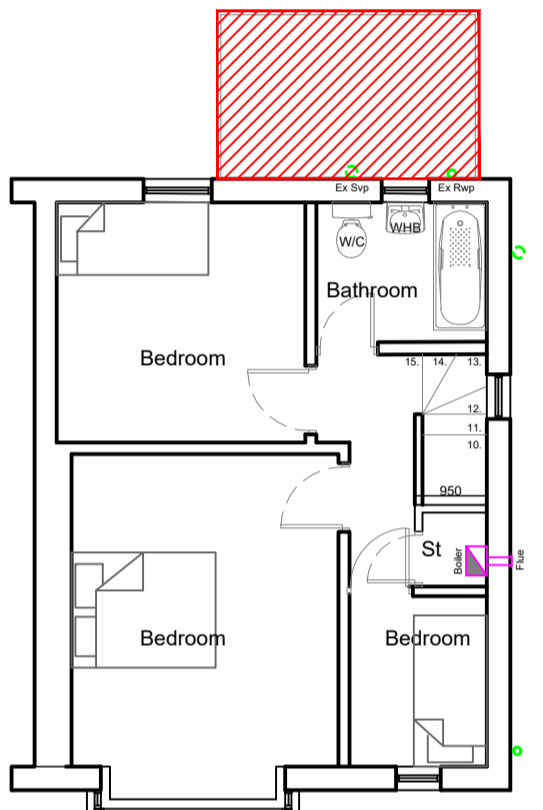
Existing Photographs



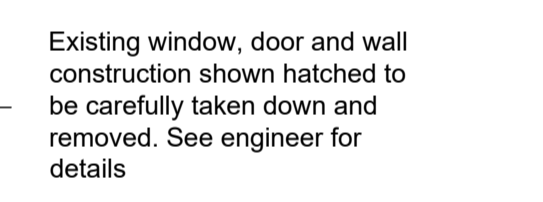
SITE PLAN
1:500

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

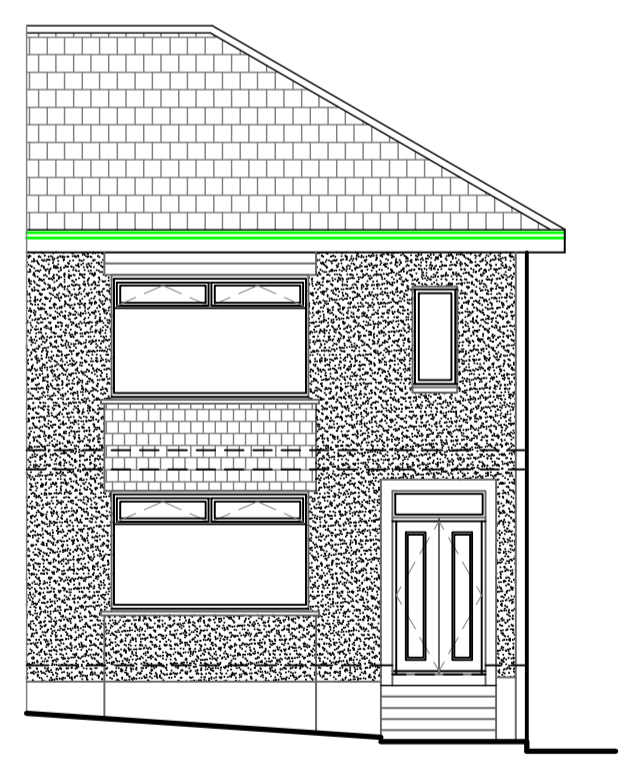
EX. ROOF PLAN
SCALE 1:100



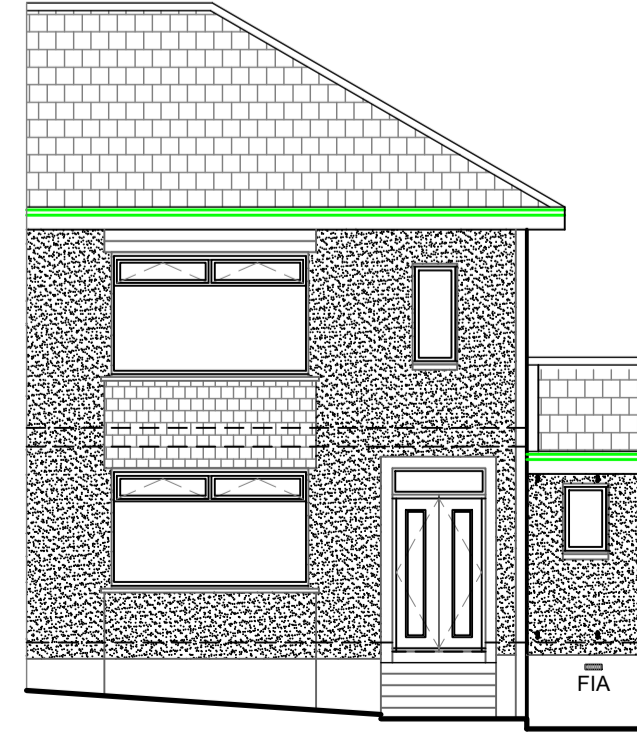
EX. FIRST FLOOR PLAN
SCALE 1:100



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



EX. NE ELEVATION
SCALE 1:100



EX. NE ELEVATION
SCALE 1:100

EXISTING GROUND FLOOR PLAN
SCALE 1:100

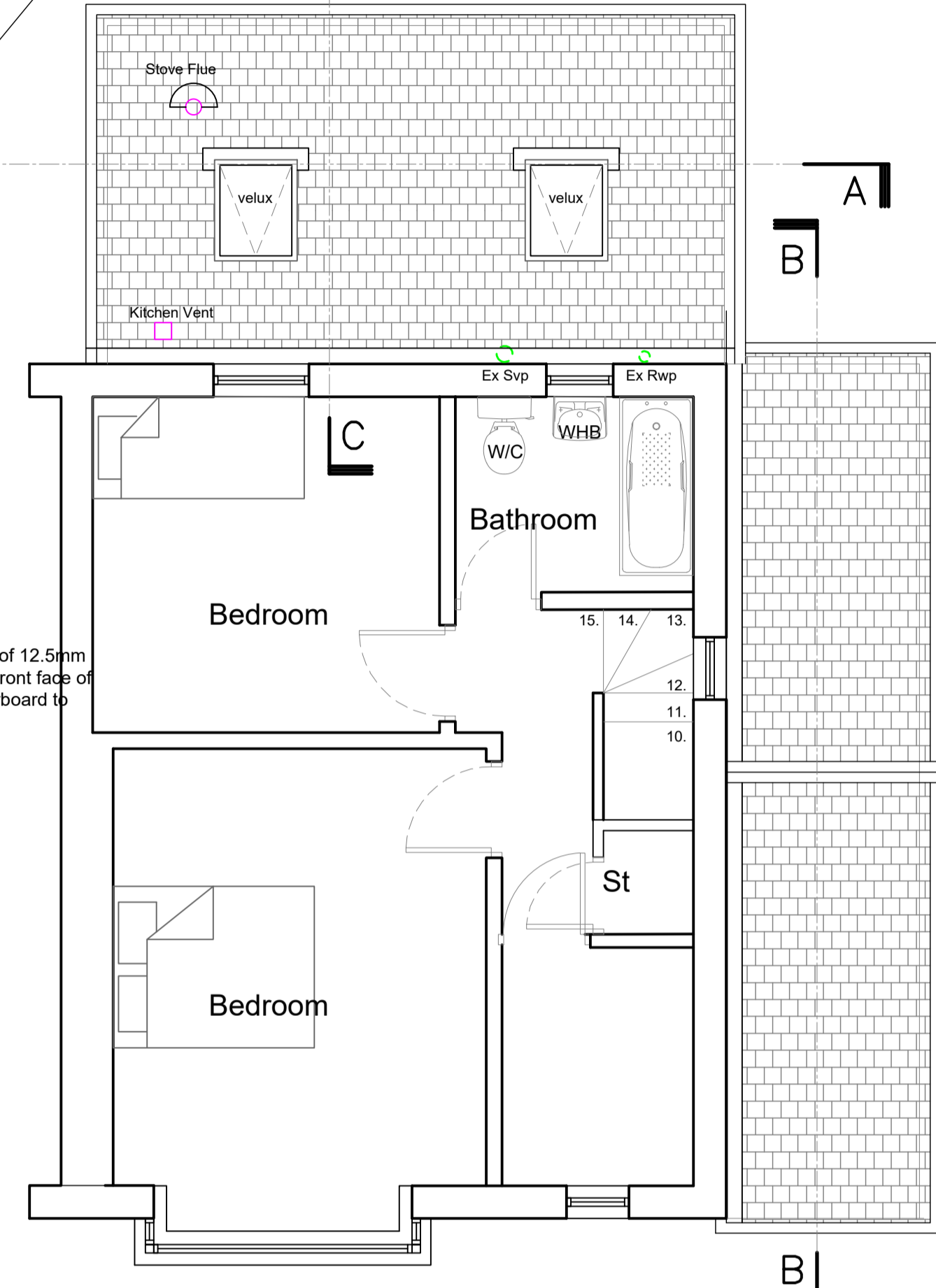
- Total Approx. area of existing dwelling and gardens = 280sqm
 - Approx. ground floor area of Dwelling = 62.5sqm
 - Proposed single storey side extension approx = 18.6sqm
 - Proposed two storey side extension approx = 13.8sqm
- Proposed Downtakings
 - Proposed Extension



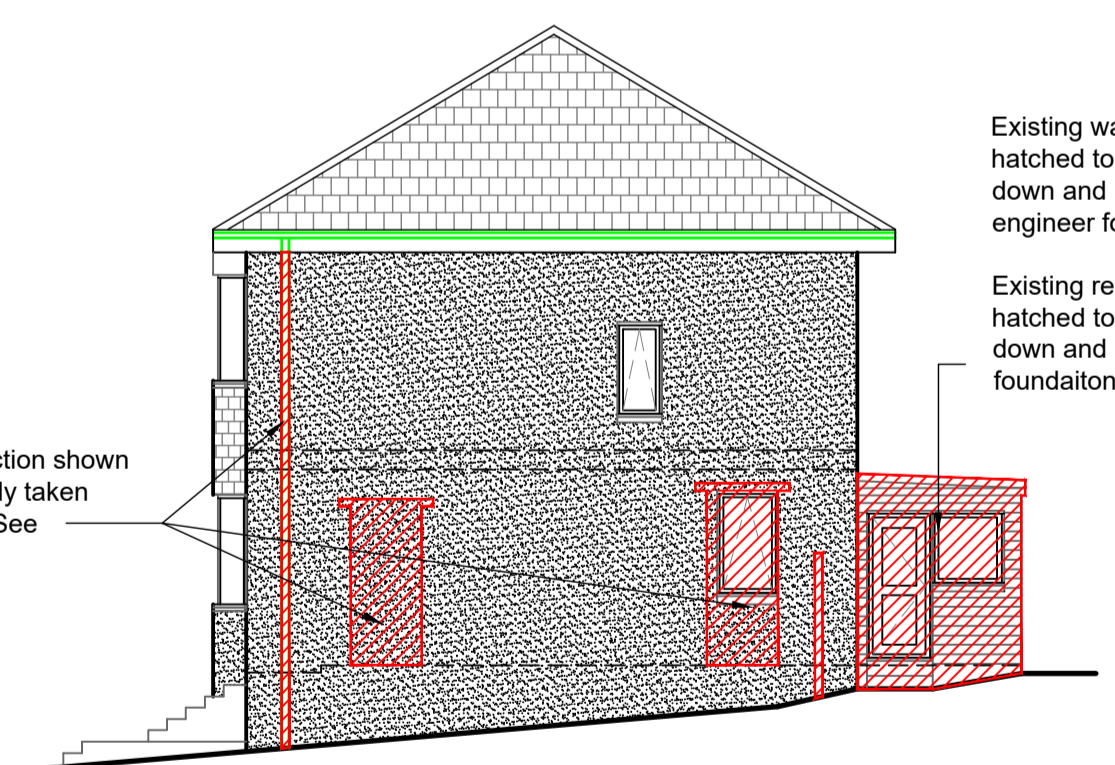
PROPOSED GROUND FLOOR PLAN
SCALE 1:50

Legend

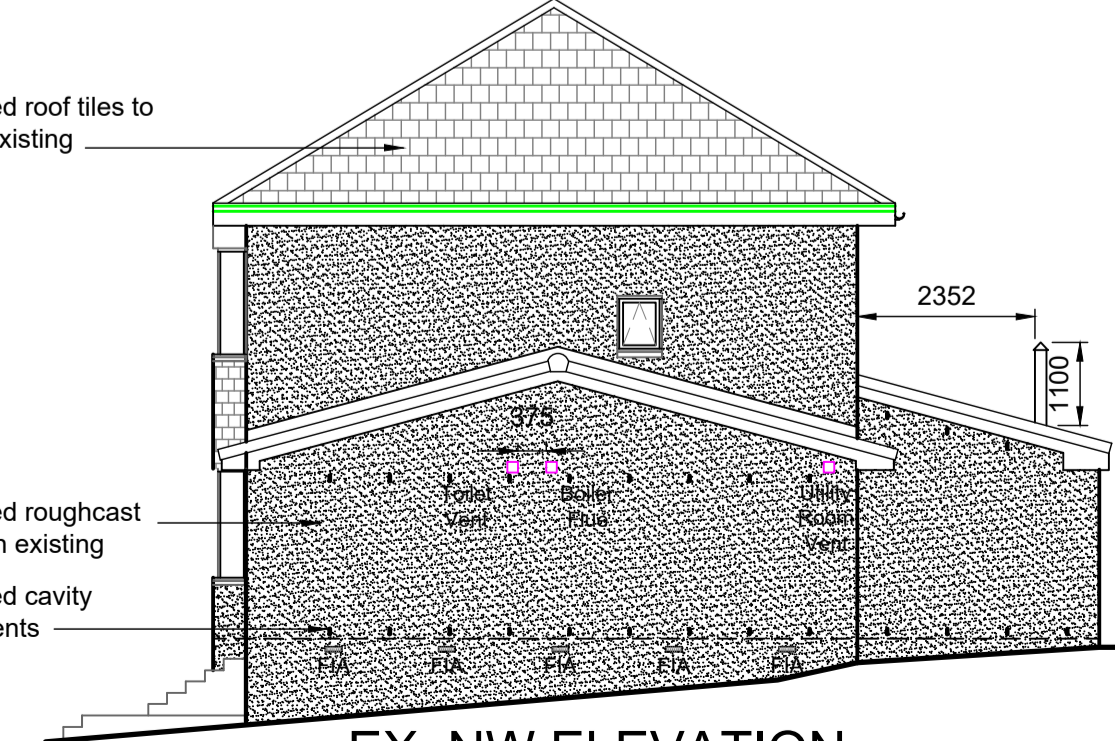
- Heat Detector
- Proposed Electrical lighting circuit
- 2-Way Light Switch
- Light Switch
- Pendant Light Fitting with Ceiling Rose
- Recessed Spotlight - to be fitted with heat resistant shrouds / topl hats
- Smoke detectors - wired to mains electrical supply; positioned min 300mm from light fittings and adjacent walls provided with battery backup
- 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
- Double 13A Socket
- Single 13A Socket
- Low Level
- High Level
- Existing Drainage
- Proposed Drainage Run
- Rain Water Pipe
- Soil Vent Pipe
- Rodding Eye
- Gas Meter
- Electric Meter and Distribution Board



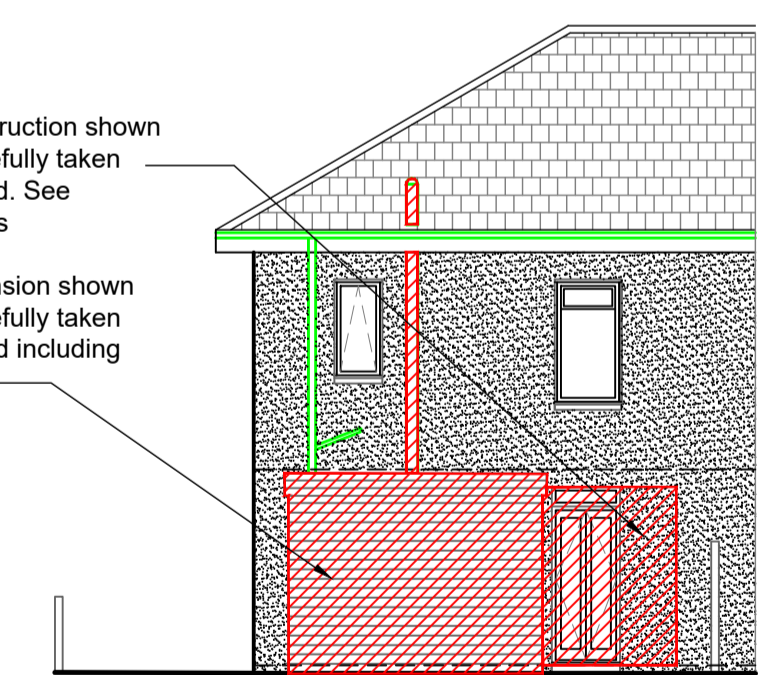
PROPOSED FIRST FLOOR PLAN
SCALE 1:50



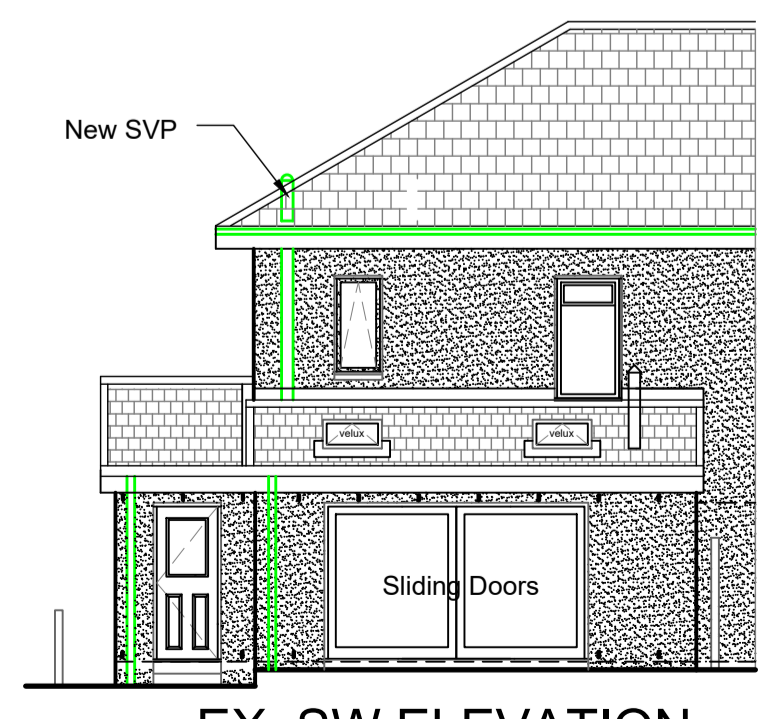
EX. NW ELEVATION
SCALE 1:100



EX. NW ELEVATION
SCALE 1:100



EX. SW ELEVATION
SCALE 1:100



EX. SW ELEVATION
SCALE 1:100

Rev	Description	Date
E	Minor revisions	10/02/21

Client and Project Address
Mr James Anderson
17 Cleuch Gardens
Clarkston G76 7QD

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

CAF
CAF DESIGNS
53 CALDERGLEN AVENUE
THE ELMS BLANTYRE
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E-MAIL: craig@cafdesigns.co.uk www.cafdesigns.co.uk

PLANNING

Drawn by CAF	CAD Location C:\Drawings\085-20
Scale 1:50	Date Nov 2020
	Paper Size A1

Drawing no.
085-20.001 E