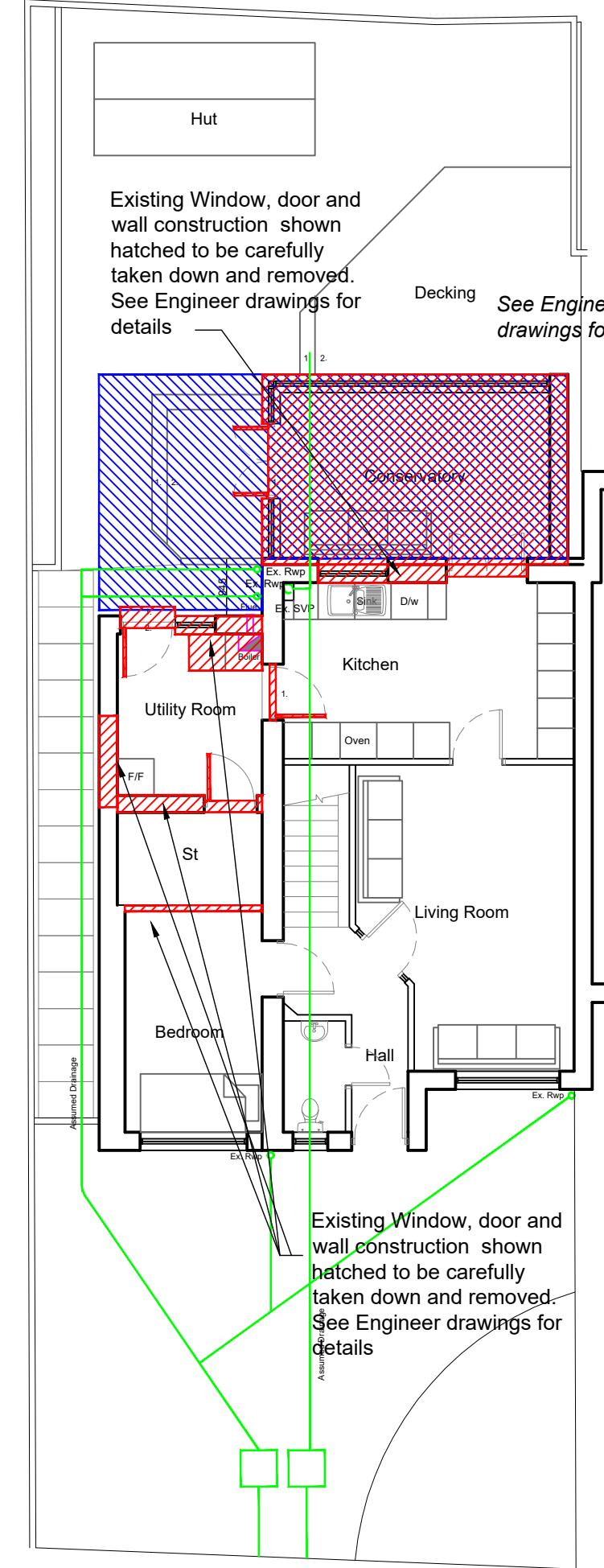


General Notes

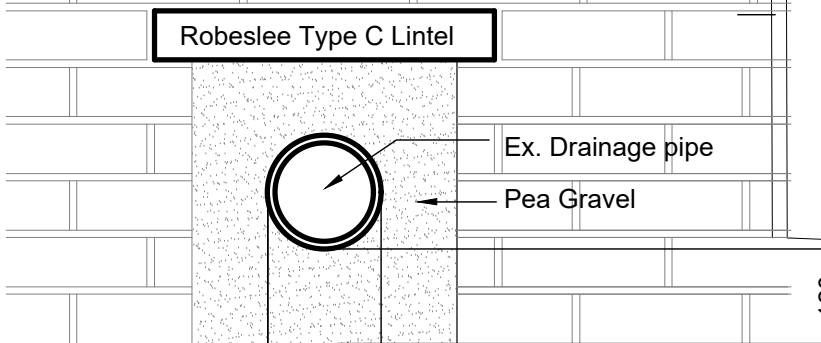
1. Do Not scale from this drawing
2. This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
3. The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
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 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



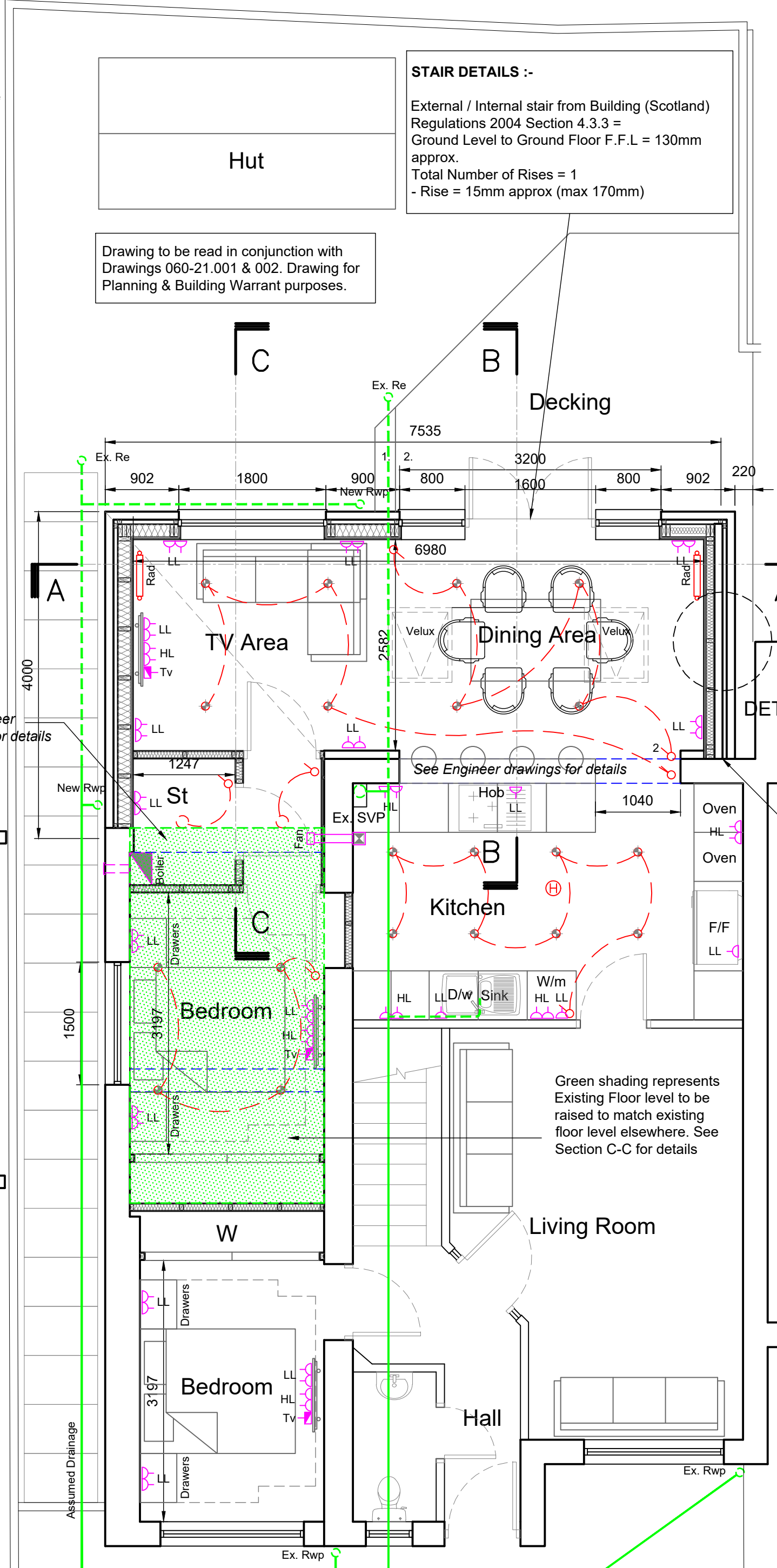
EXISTING GROUND FLOOR PLAN
SCALE 1:100

1. Total Approx. area of existing dwelling and gardens = 226sqm
2. Approx. ground floor area of Dwelling = 87sqm
3. Inc Conservatory 15.2sqm
4. Proposed Extension 25.6sqm

- Proposed Dewaterings
- Proposed Extension



PROPOSED DRAIN DETAIL
SCALE 1:10



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

STAIR DETAILS :-

External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 = Ground Level to Ground Floor F.F.L = 130mm approx.
Total Number of Rises = 1
- Rise = 15mm approx (max 170mm)

Drawing to be read in conjunction with Drawings 060-21.001 & 002. Drawing for Planning & Building Warrant purposes.

- Legend
- Proposed Electrical lighting circuit
- 2-Way Light Switch
- Light Switch
- Pendant Light Fitting with Ceiling Rose
- Recessed Spotlight
- 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
- Double 13A Socket
- Single 13A Socket
- Low Level
- High Level
- Existing Drainage
- Proposed Drainage Run
- Rain Water Pipe
- Soil Vent Pipe
- Rodding Eye
- Tv Aerial Socket
- Gas Meter
- Electric Meter and Distribution Board
- Heat Detector
- Carbon Monoxide Detector

Vertical DPC at junctions of new and existing masonry

Kitchen design to be confirmed by client

Contractor to ensure floor levels are even throughout.

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

Any Rodding Eyes affected and uncovered during construction works to be suitably protected and extended beyond the extension

Existing Conservatory shown hatched to be carefully taken down and removed including foundations.

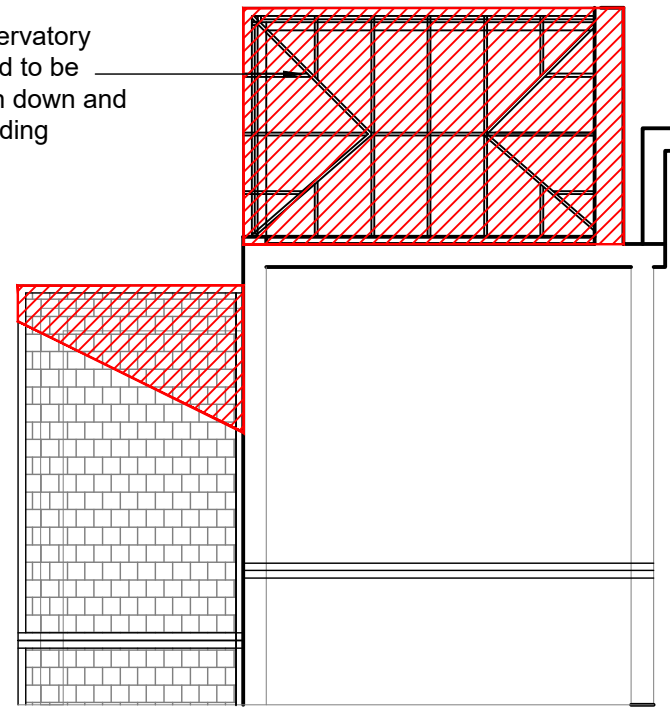
Proposed Velux Window
Proposed Cavity weep vents
Proposed French Doors

EXISTING SW ELEVATION
SCALE 1:100

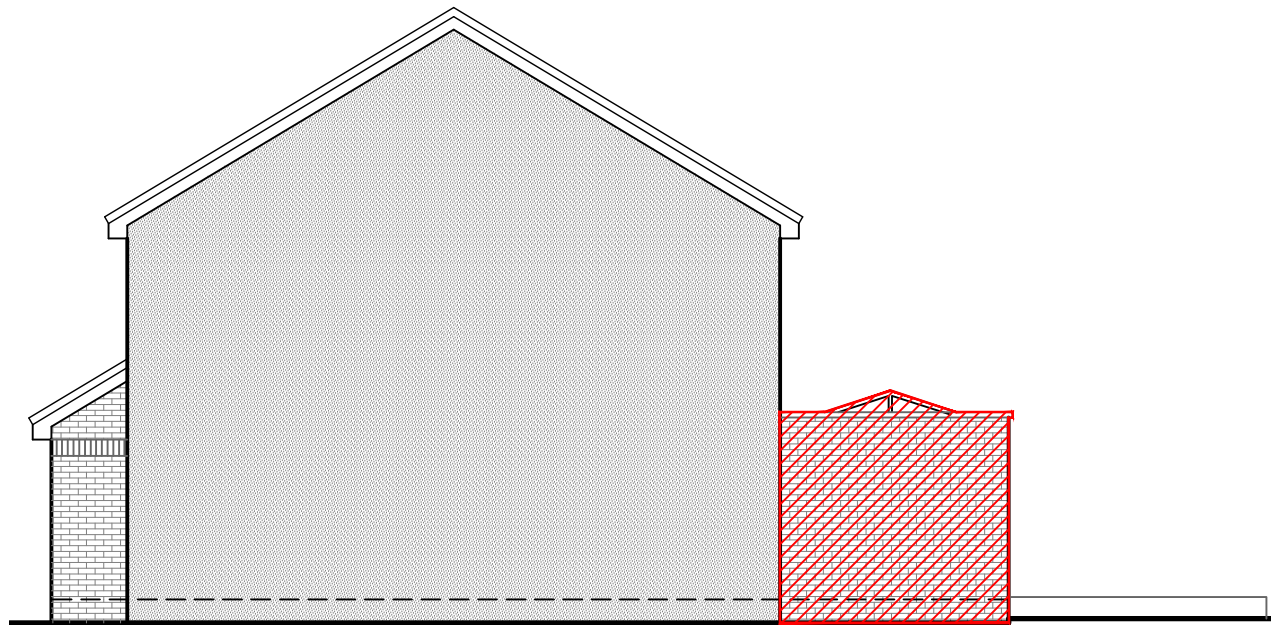


PROPOSED SW ELEVATION
SCALE 1:100

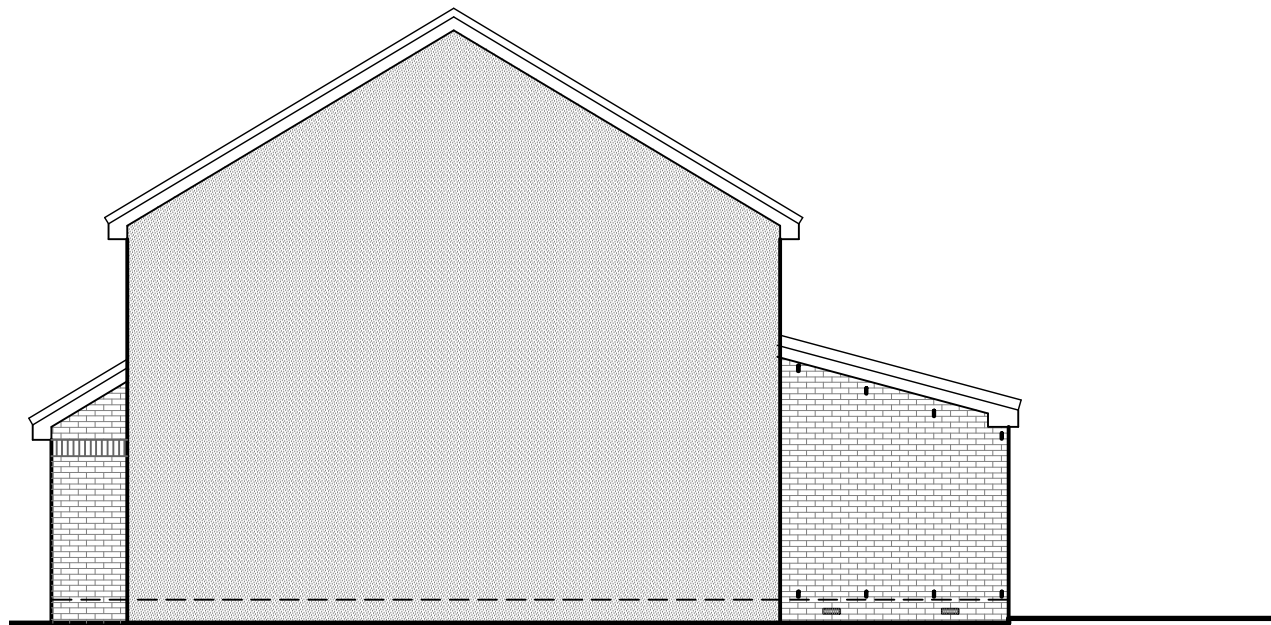
Existing Conservatory shown hatched to be carefully taken down and removed including foundations.



EXISTING ROOF PLAN
SCALE 1:100

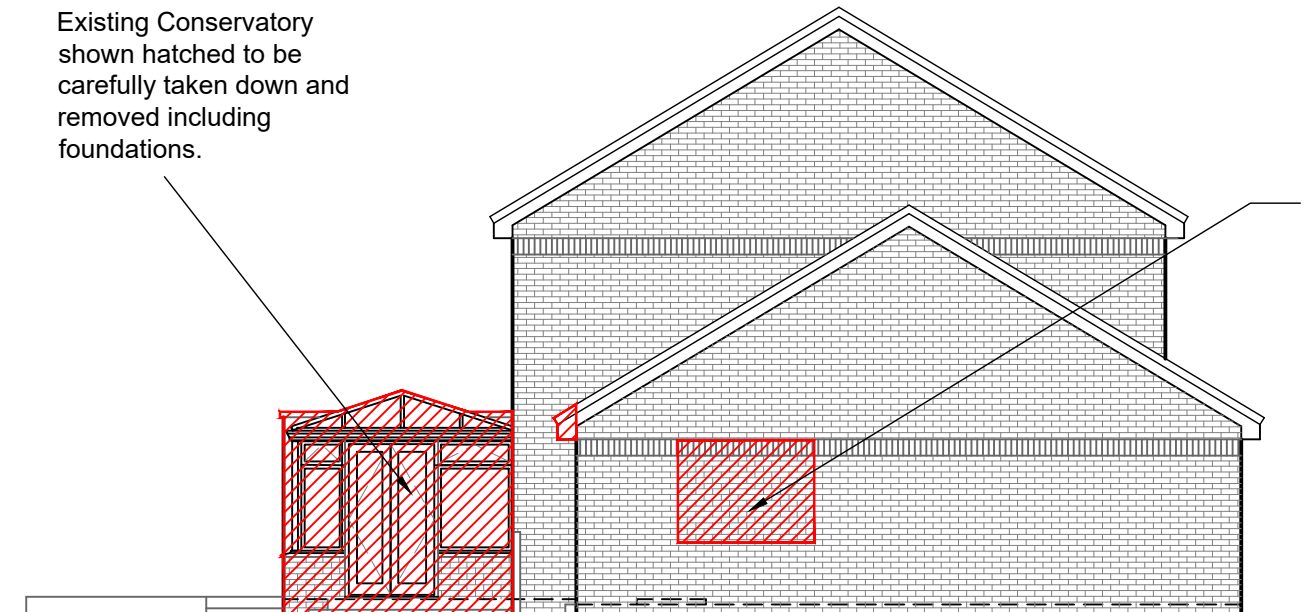


EXISTING NW ELEVATION
SCALE 1:100

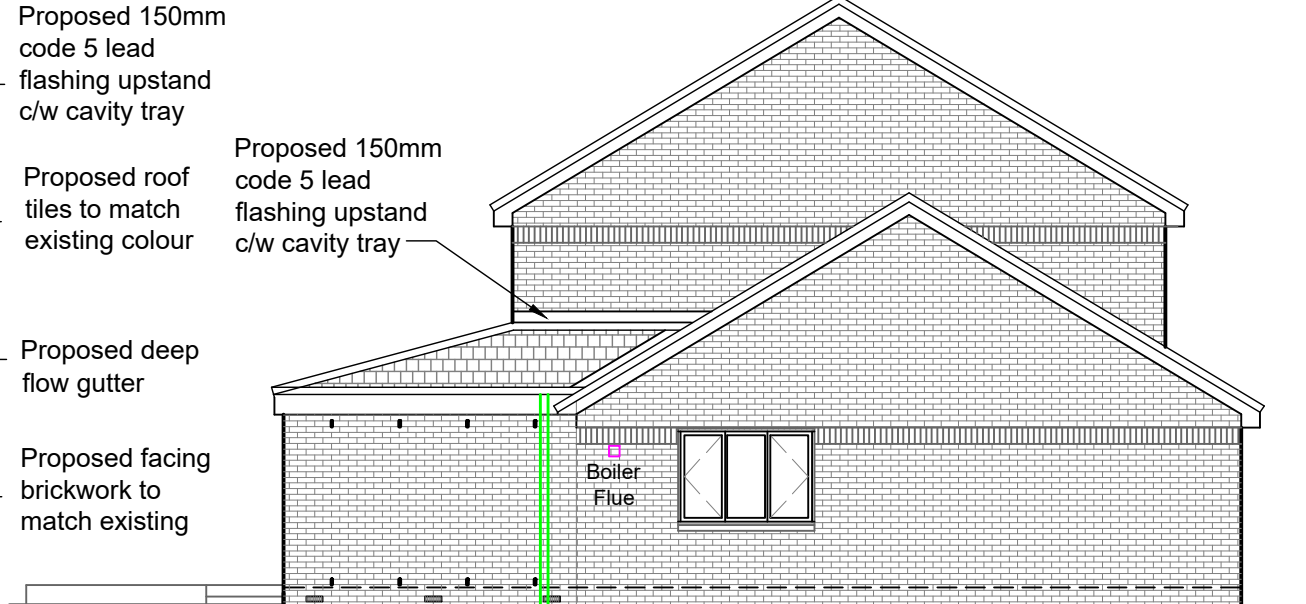


PROPOSED NW ELEVATION
SCALE 1:100

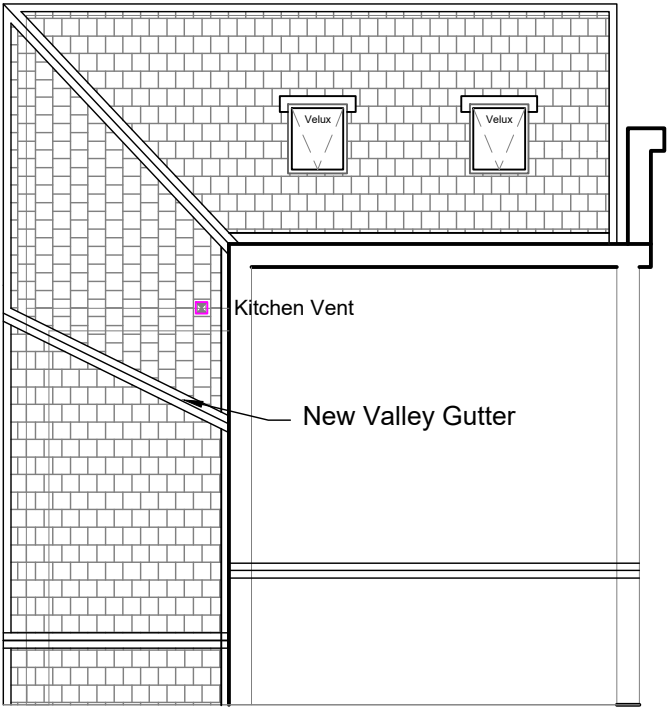
Existing Conservatory shown hatched to be carefully taken down and removed including foundations.



EXISTING SE ELEVATION
SCALE 1:100



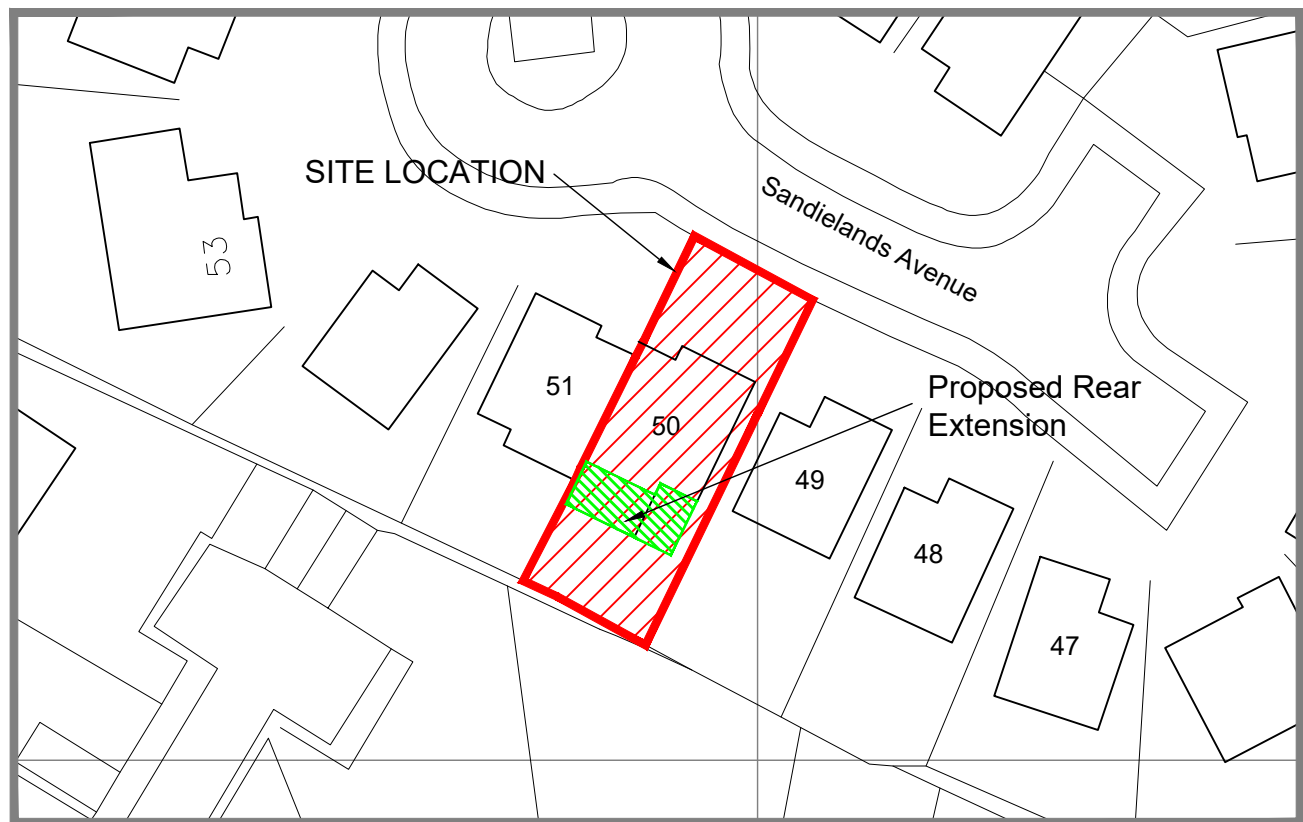
PROPOSED SE ELEVATION
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100

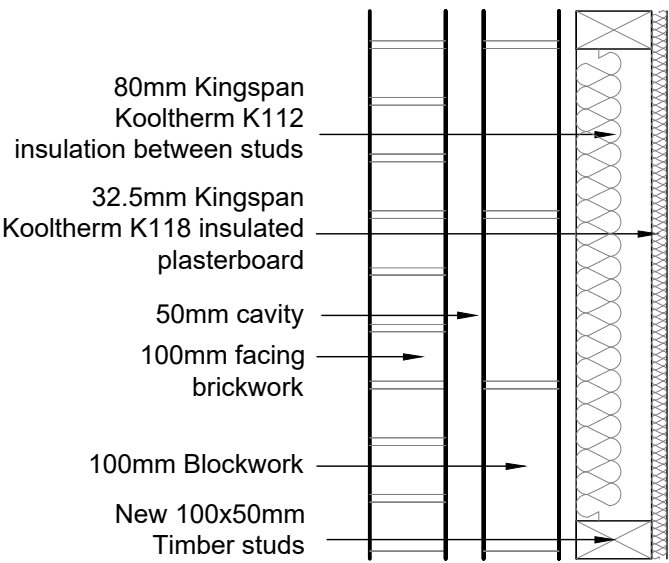


EXISTING PHOTOGRAPHS



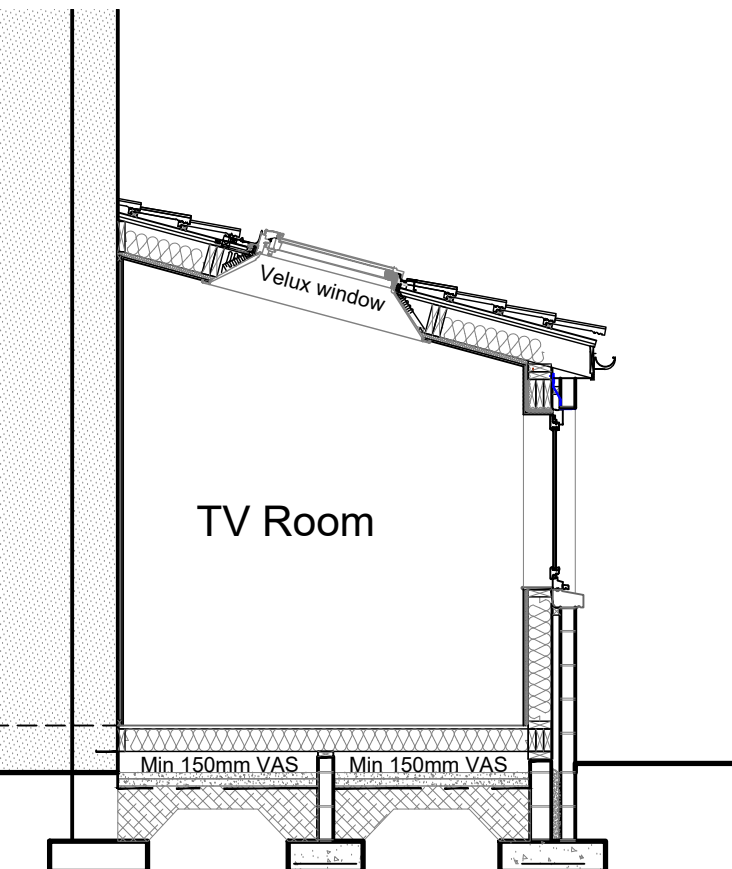
SITE PLAN
1:500

The wall construction will give a U - Value of 0.19W/m²K



PROPOSED DETAIL H-H
SCALE 1:10

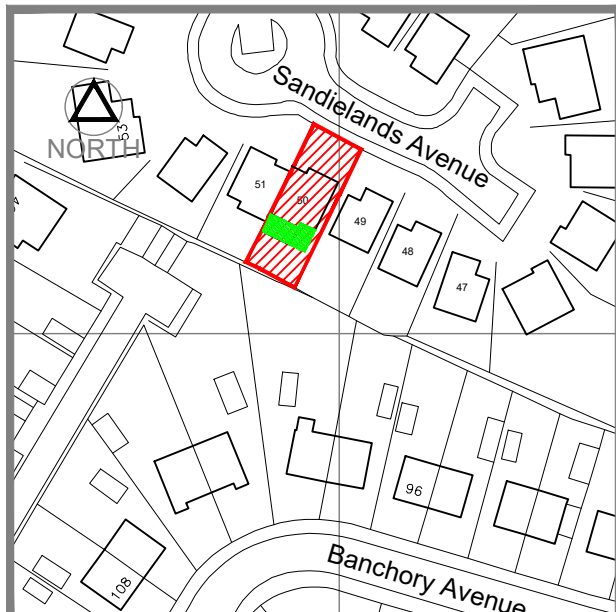
Existing wall construction shown hatched to be carefully taken down and removed. See Engineer drawings for details



PROPOSED SECTION B-B
SCALE 1:100

SITE NATIONAL GRID REFERENCE

NS 260725E, 652185N



SITE LOCATION PLAN
1:1250

50 Sandielands Avenue
Erskine PA8 7BS

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

Rev	Description	Date
C	Building Warrant	26/08/21

Client and Project Address

Mr & Mrs Kenneth Moore
50 Sandielands Avenue
Erskine PA8 7BS

Drawing Title

Proposed Rear Extension
Existing Plans, Elevations &
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

PLANNING

Drawn by CAF	CAD Location C:\Drawings\060-21
-----------------	------------------------------------

Scale 1:50	Date aUG 21	Paper Size A1
---------------	----------------	------------------

Drawing no. 060-21.001	c
---------------------------	---