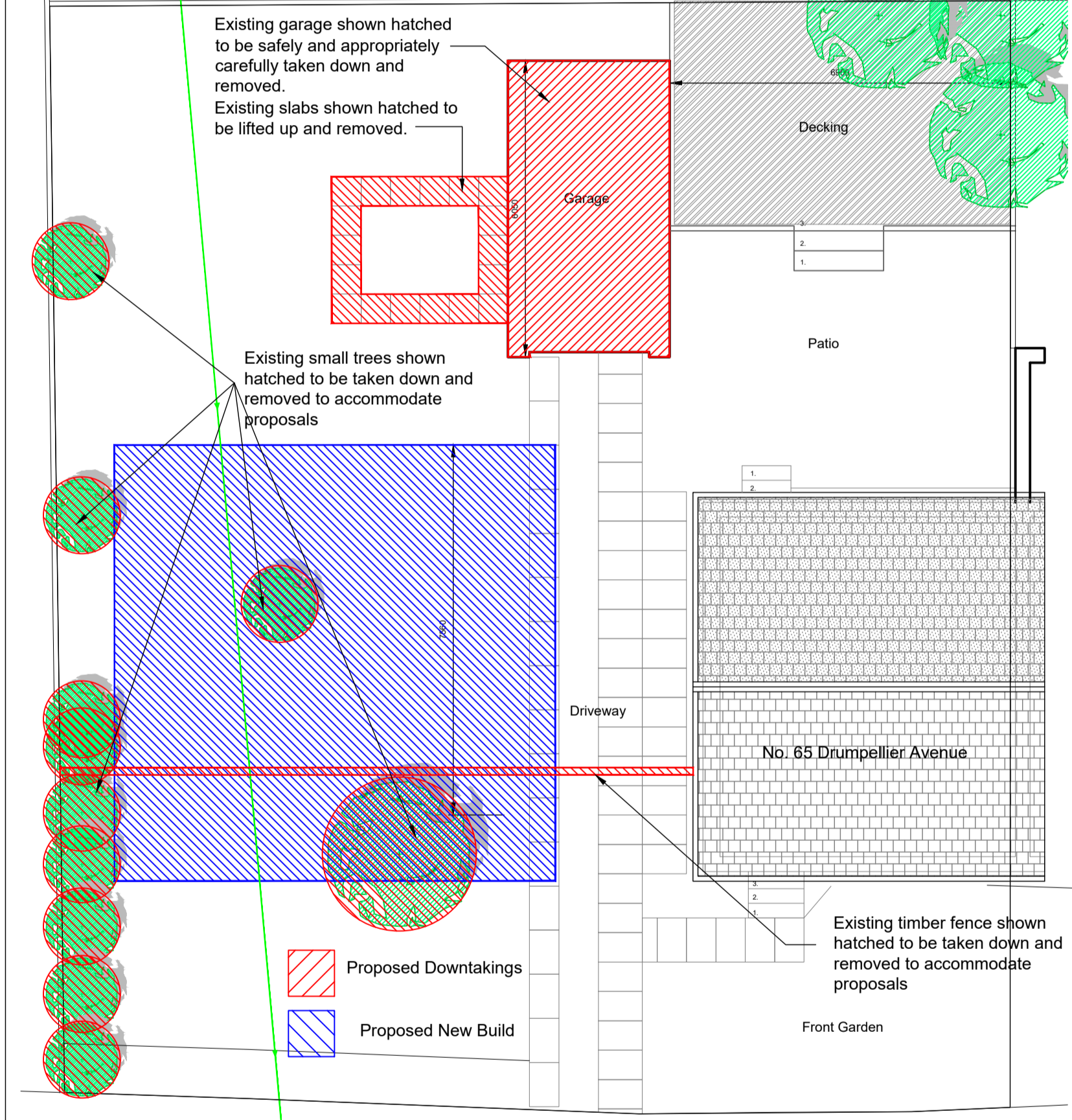
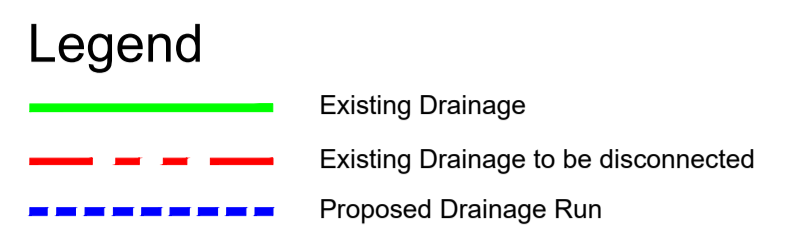


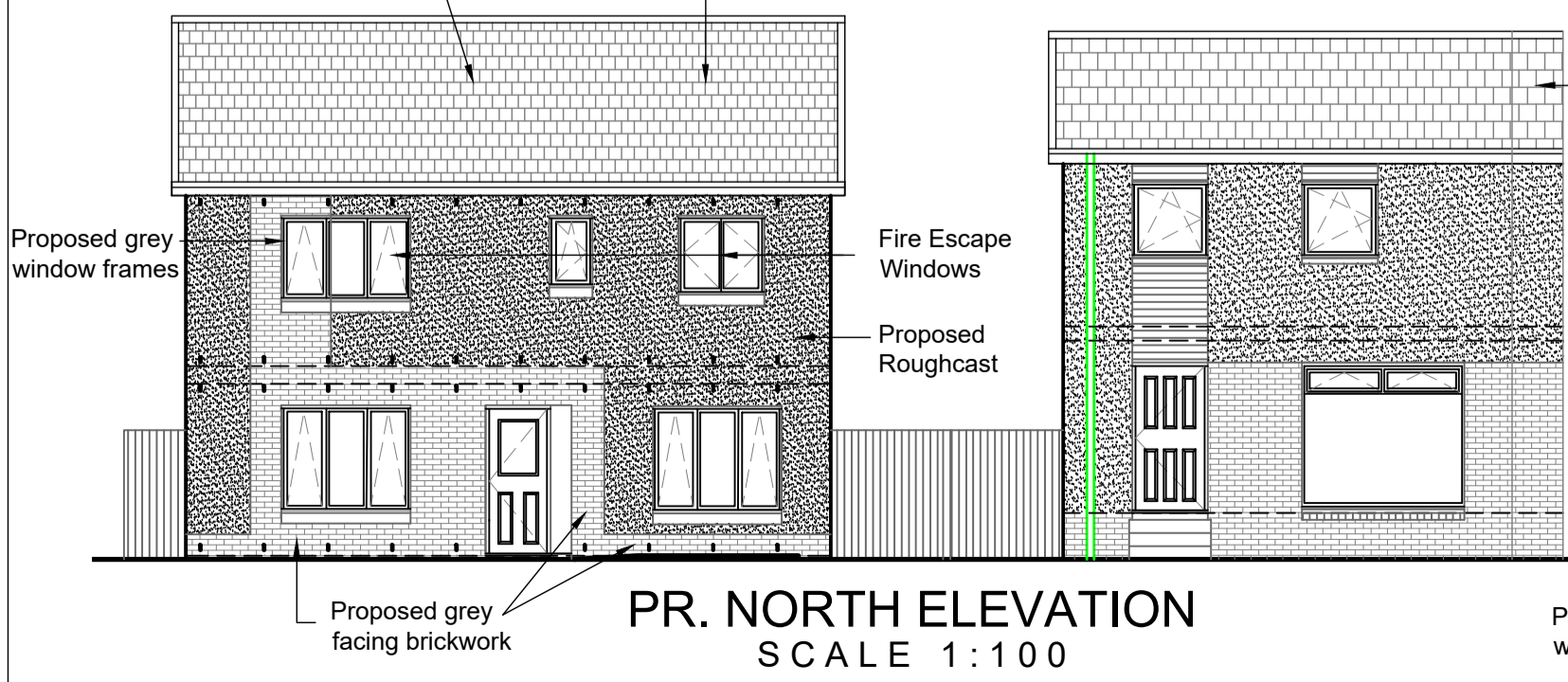
- General Notes**
1. Do Not scale from this drawing
 2. This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
 3. The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the 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 dismantling 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 regulations 2004 as amended
 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.
 15. Where under floor heating to be installed, client to provide details of heating to be installed so engineer can check additional floor loading.
 16. Existing water service pipes cannot be built over and must be re-directed around any structure by a SNIPEF registered plumber. If the water service was to enter this property at a new location, a new stop tap will be required at that location.
 17. If in Doubt Ask

Drawing to be read in conjunction with Drawings 058-23.001 - 004. Drawing for Planning & Building Warrant purposes.

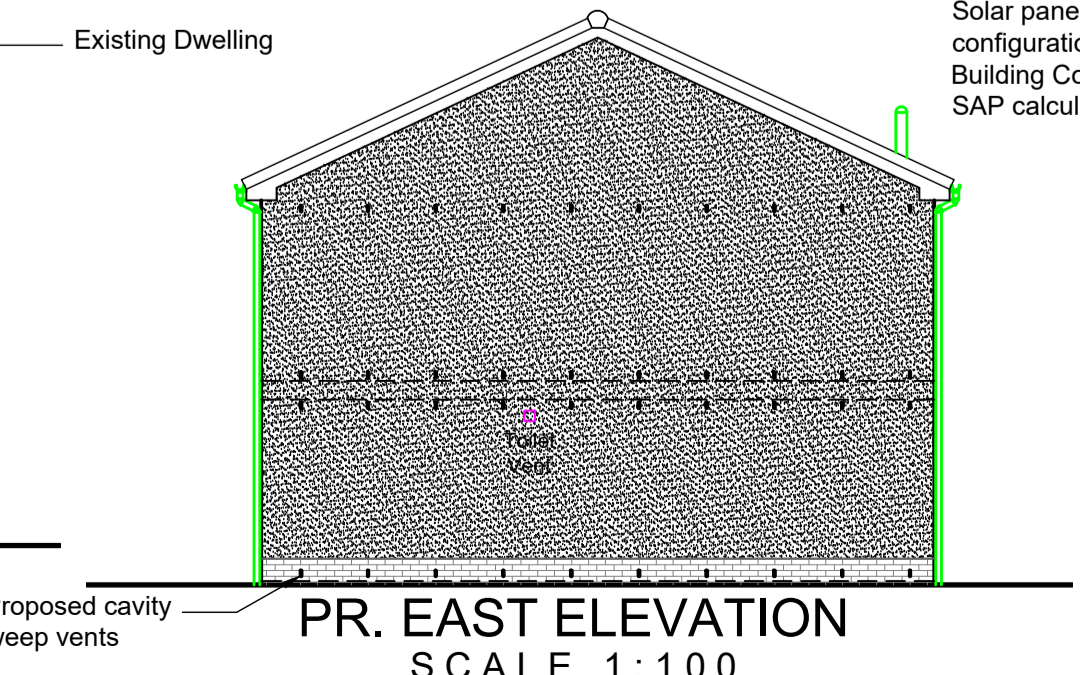


EX. GROUND FLOOR PLAN
SCALE 1:100

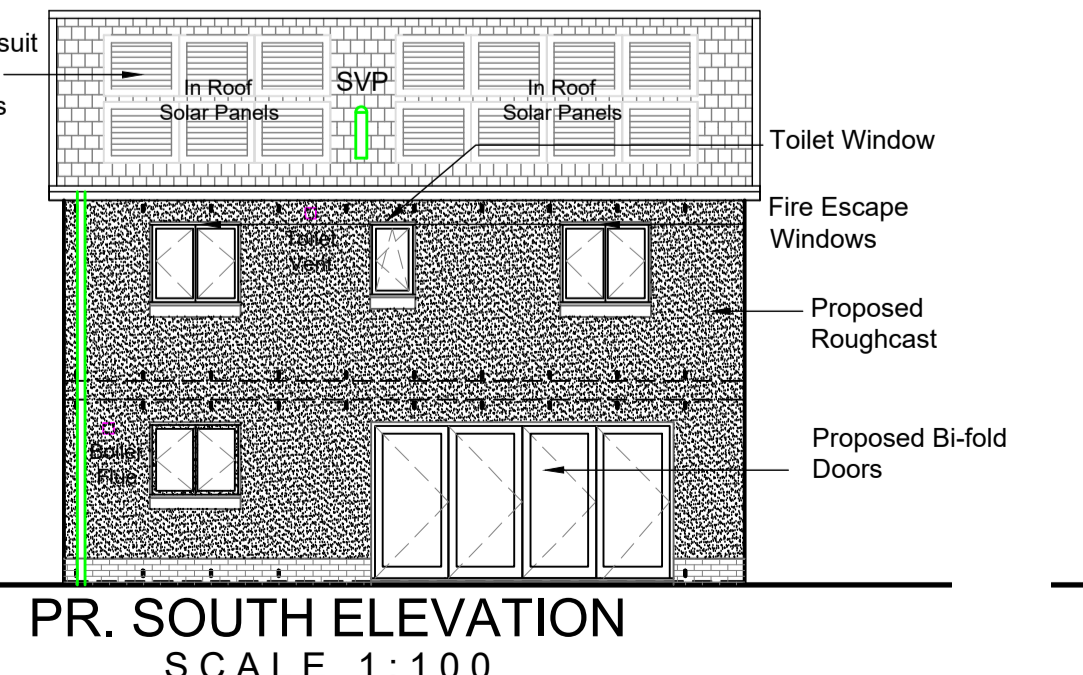
1. Total Approx. area of existing dwelling and gardens = 437sqm
2. Approx. Ex. ground floor area of Dwelling = 48sqm
3. Area of proposed New Build = 80sqm
4. Proposed New Build site Boundary = 260sqm
5. Existing Dwelling new site boundary = 187sqm



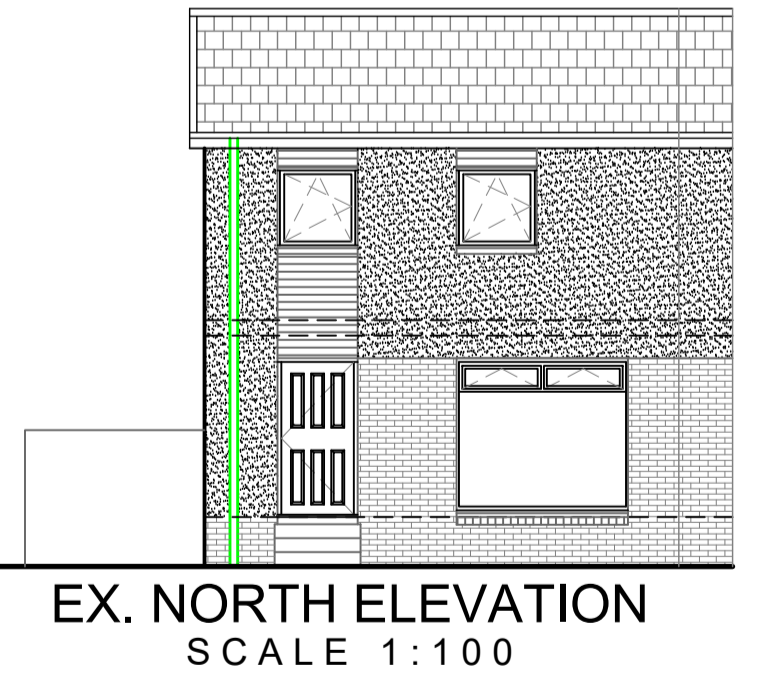
PR. NORTH ELEVATION
SCALE 1:100



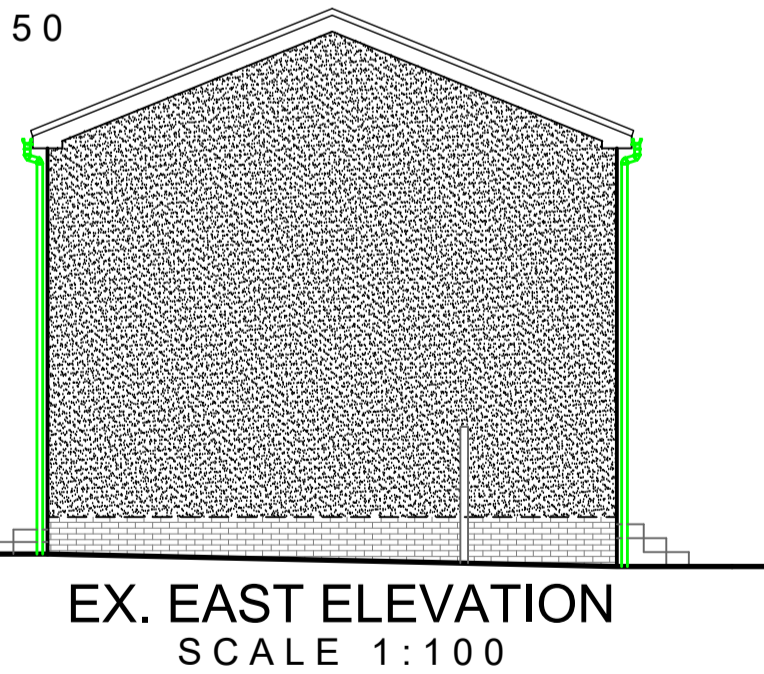
PR. EAST ELEVATION
SCALE 1:100



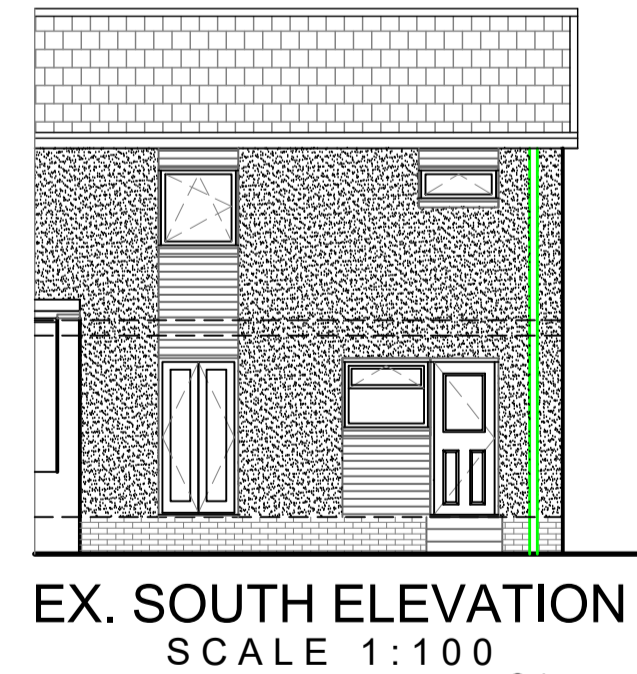
PR. SOUTH ELEVATION
SCALE 1:100



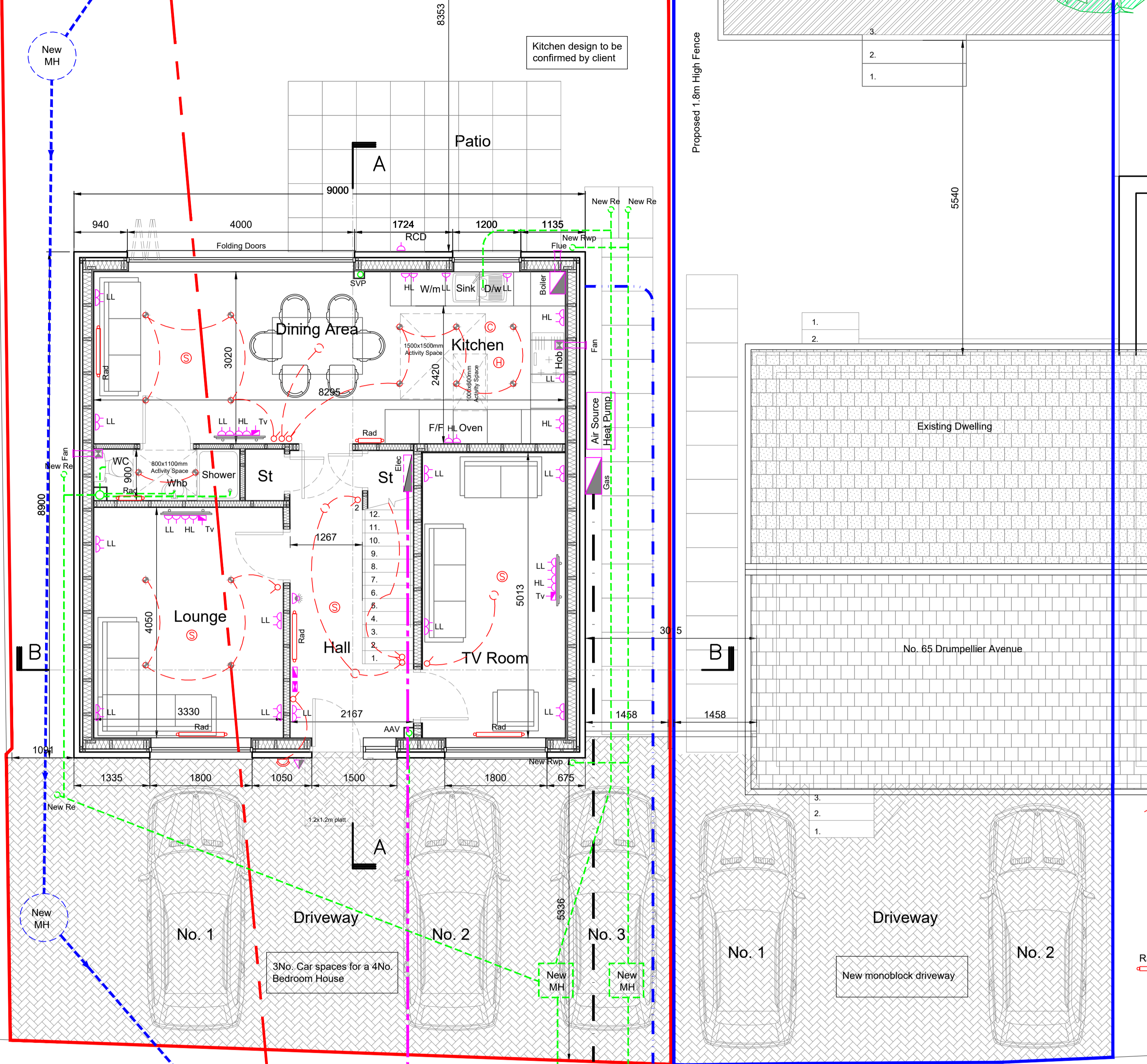
EX. NORTH ELEVATION
SCALE 1:100



EX. EAST ELEVATION
SCALE 1:100



EX. SOUTH ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

