

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

- 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 & sewers
 - 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 down takings 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 regulations 2004 as amended
 - 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.
 - Where under floor heating to be installed, client to provide details of heating to be installed so engineer can check additional floor loading.
 - 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.
 - If in Doubt Ask

Timber frame wall Construction

Proposed Wall Construction :- U-value of 0.17W/m²K
Outer Leaf
 - 20mm dry dash roughcast and low level smooth render to match existing
 - 100mm medium density blockwork
 - 50mm clear cavity
Inner Leaf - Timber frame construction
 - 5mm YBS Breather Foil FR Foil Bubble
 - 10mm WBP plywood
 - 140mm medium density blockwork wall below
 - 150x50mm C16 treated timber studs at 600mm centres with double head binders and sole plate
 - 150mm Rockwool Flexi insulation between studs
 - 15mm Foil backed plasterboard with 50mm Kingspan Kooltherm TW55 insulation
 - Timber frame construction to be tied to existing wall construction by Hilti HB Bolts @ 400c/s
 - DPC to all walls 150mm above ground level and lapped with 1200 Visqueen DPM within floor construction.

General Roof Construction

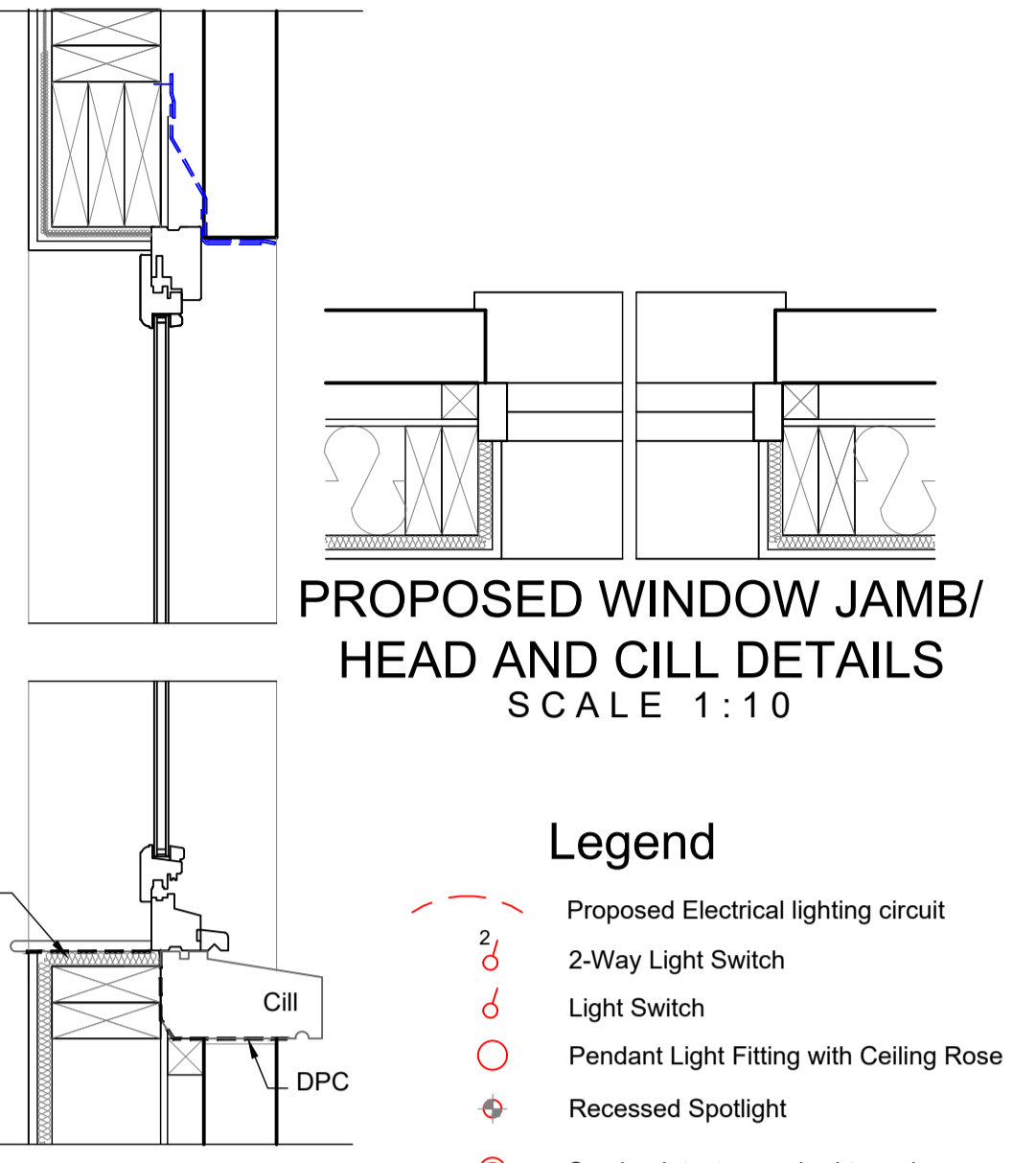
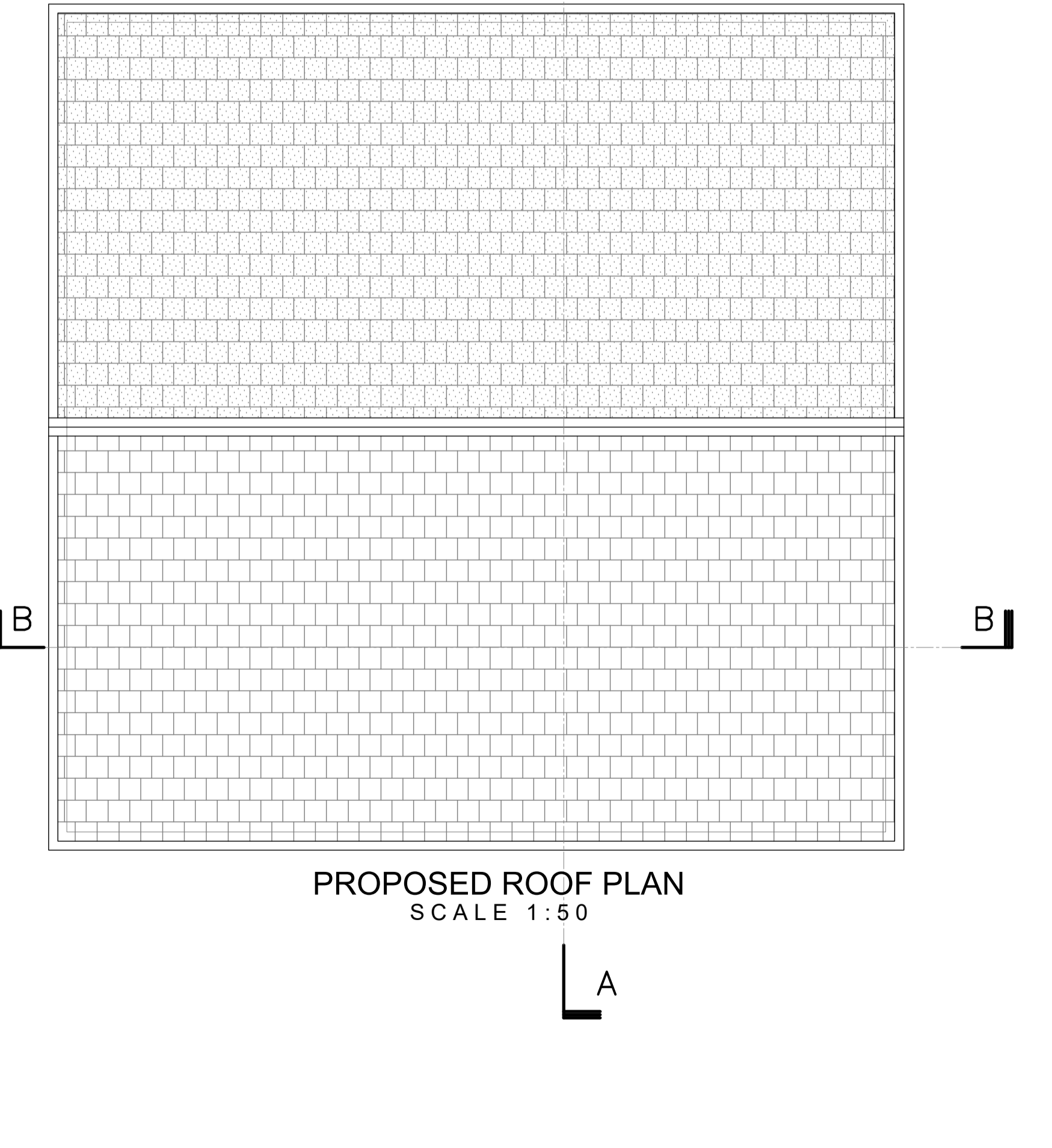
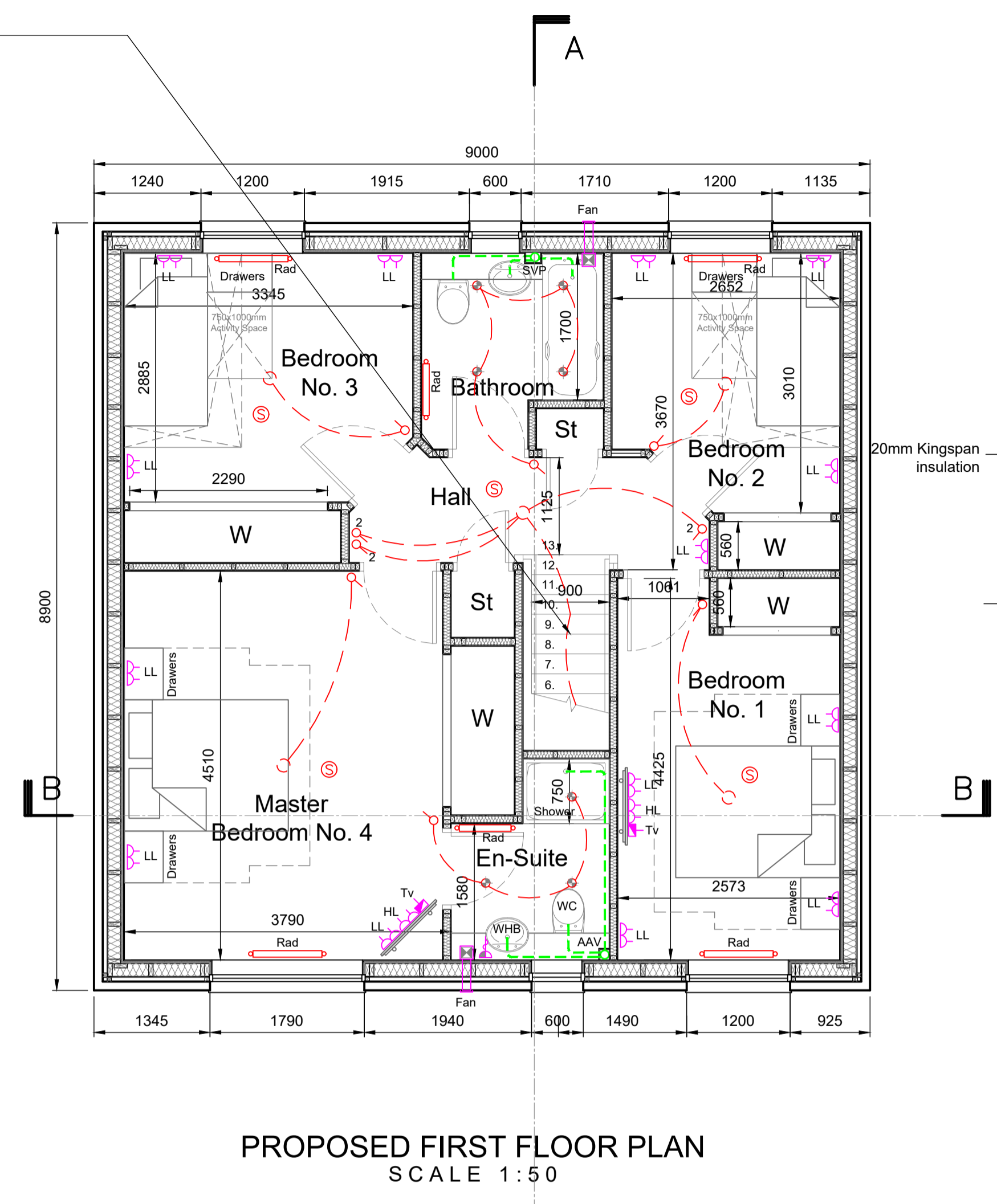
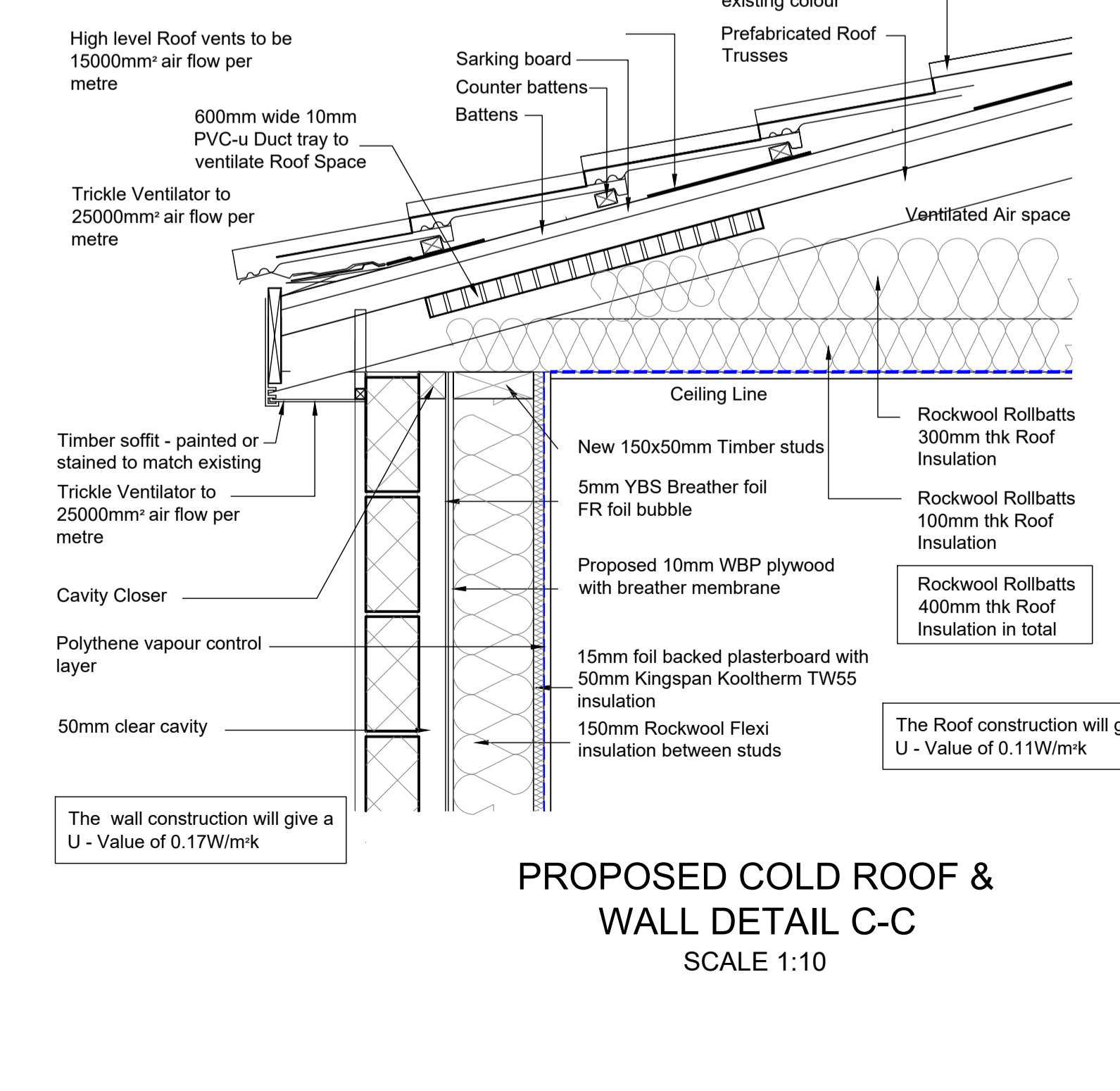
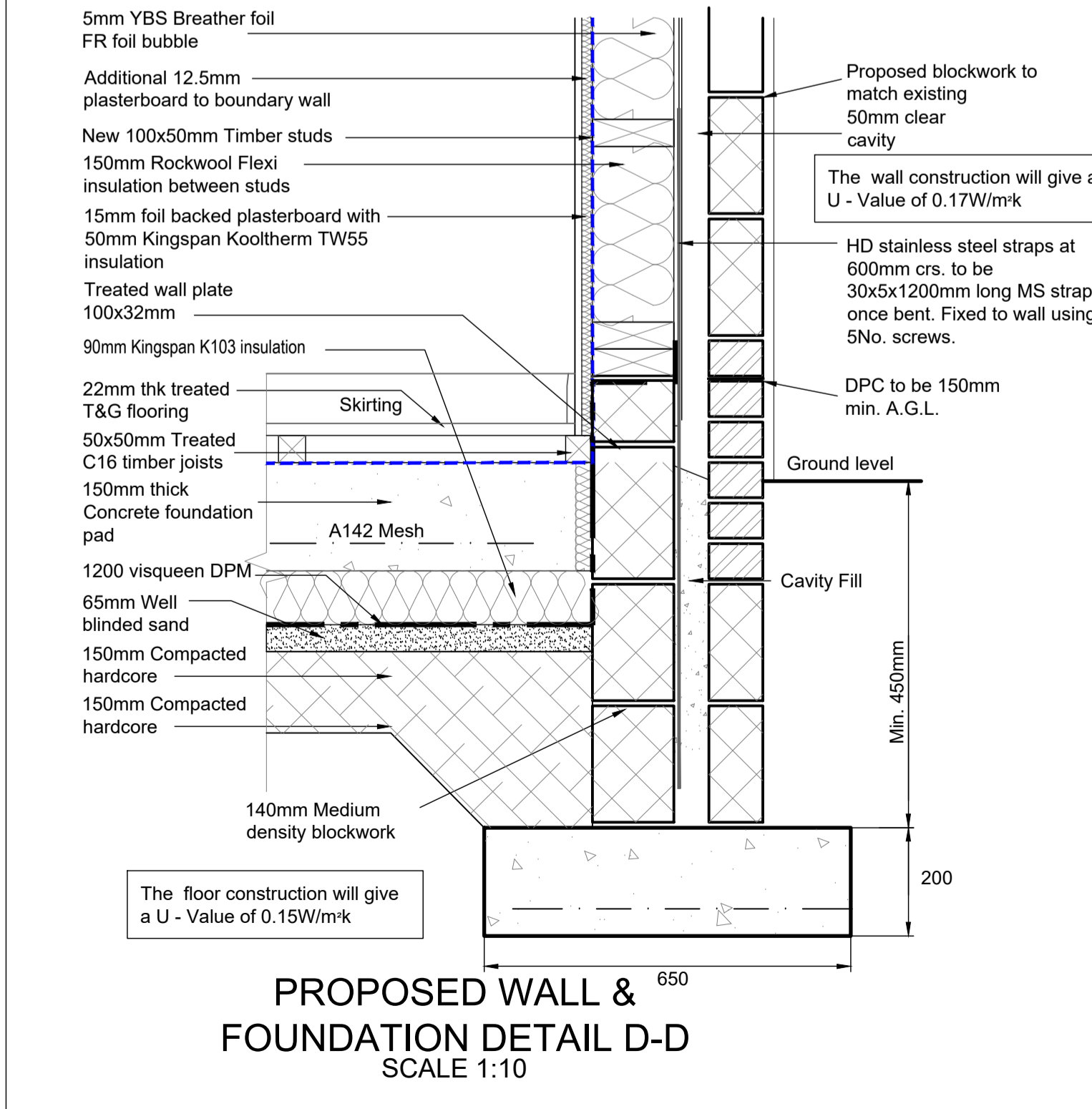
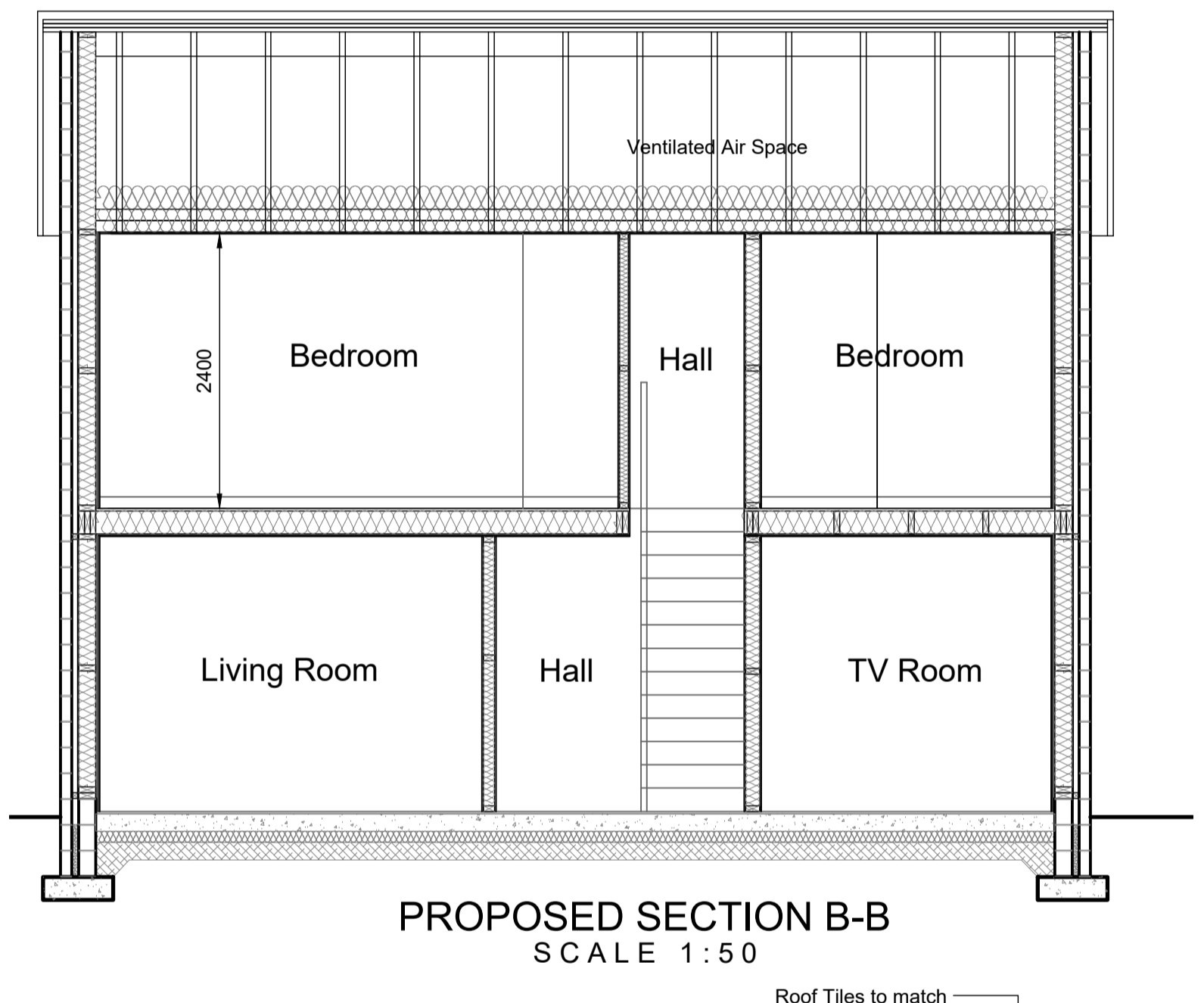
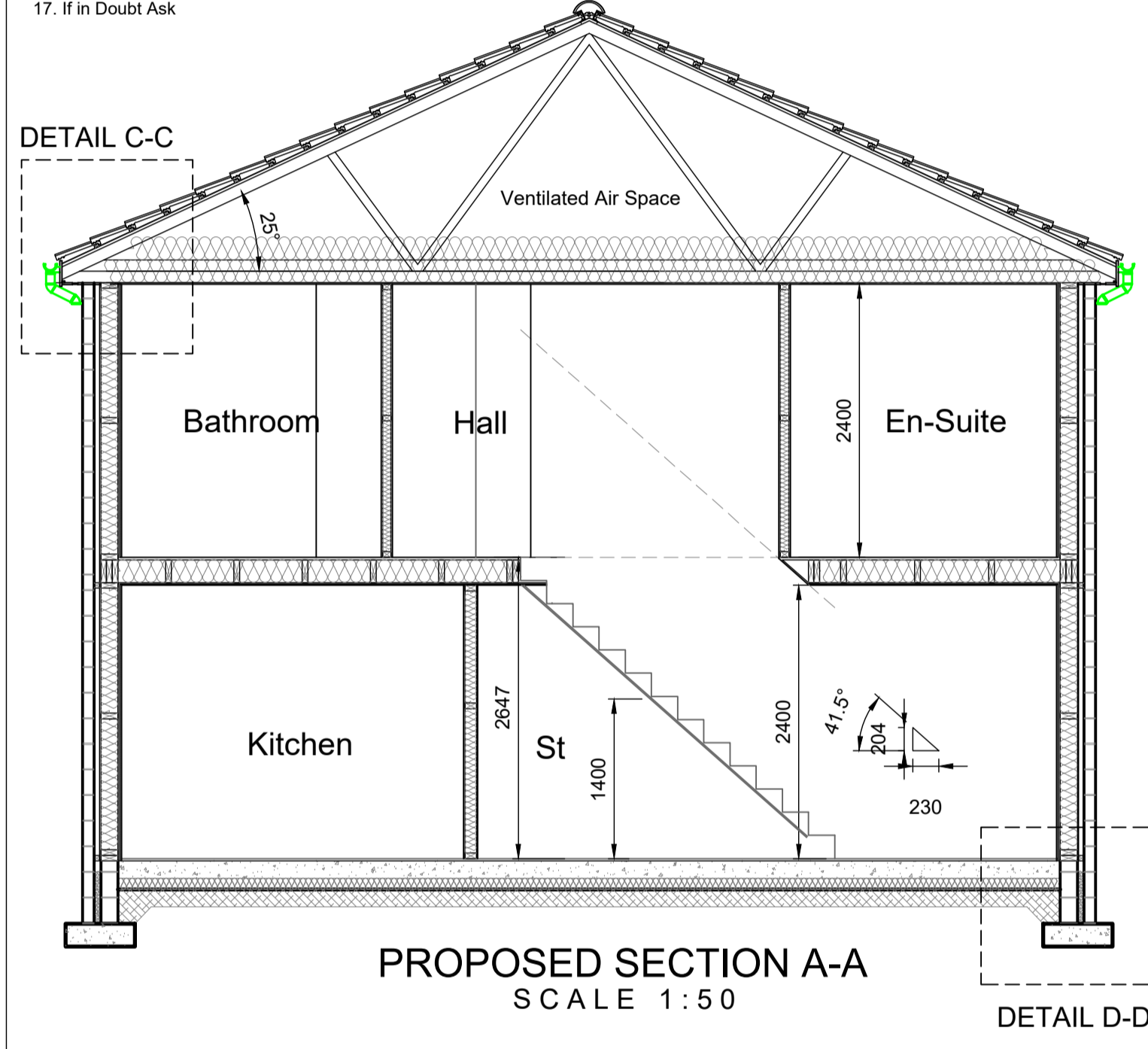
General Roof construction
 - Tiles to be Marley Modern Grey smooth or similar approved and be capable of 25° approx. with 100mm headlap and be through-coloured non granular
 - Fixed on treated timber battens with
 - 50x38mm treated timber counter battens
 - OSB to be 18mm exterior grade plywood, nailed to every truss at no less than 200mm centres using 3mmØx50mm galvanised round nails, joints to be staggered.
 - Covered with roof membrane
 - Form junction to existing wall with cavity trays
 - Roof Pitch 25° degrees (Min 17.5°)
 - 200mm timber soffit match existing
 - Proprietary fixing straps / roof anchors to manufacturer's written recommendations.
 - Roof to be ventilated at soffit using continuous 25x47mm Eaves soffit ventilator system capable of 25000mm² air space per metre & at ridge level using Marley proprietary ventilation systems.

STAIR DETAILS :-

External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 =
 - First Floor to Attic Floor Level = 2647mm
 Total Number of Rises = 13
 - Rise = 203.6mm
 - Going = 230mm
 - Pitch = 41.5°
 - 2No. handrails to dwelling fixed at 900mm A.F.F.L. vertically above the pitch line to comply with 4.3.18 of the BR 2004
 - The 1100mm high balustrade will not have any openings greater than 99mm to comply with 4.4.2. of the BR 2004
 - Handrails to be installed by contractor to ensure its capable of resisting loads calculated in accordance with BS6399:Part 1:1996
 - Protective barriers should be capable of resisting loads calculated in accordance with BS EN 1991-1-1 and associated PD 6688-1-1
 - The stair will have a clear headroom of min. 2m extending over the whole of the width to comply with 4.2.4. of the BR 2004
 - All steps to be of uniform height
 - The aggregate of the going and twice the rise should be at least 550mm and not more than 700mm. For example, stairs provided with the minimum going of 250mm would result in rises of at least 150mm.

Concrete Floor Notes

Concrete Floor Construction :- U-value of 0.15W/m²K
 - 22mm treated T&G chipboard flooring onto
 - 50x50 treated timber studs
 - P/A = 0.4
 - 30mm vertical edge insulation
 - 150mm concrete foundation
 - 90mm Kingspan K103 insulation
 - 1200 Visqueen DPM on top lapped up into DPC



- 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
 - Proposed pop up 4No. 13a Sockets
 - Door Bell
 - Door Bell Sounder
 - RCD New External 13A RCD protected socket
 - Wall light to be specified by client

Rev	Description	Date

Client and Project Address
Mr Des Travers
 65 Drumpellier Avenue
 Coatbridge ML5 1JS

Drawing Title
Proposed New Build
 Proposed Sections, Details
 and First Floor & Roof Plan

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PLANNING

Drawn by CAF	CAD Location C:\Drawings\058-23
Scale 1:50	Date Dec 23
	Paper Size A1

Drawing no.
058-23.003