0 5m SCALE 1:100

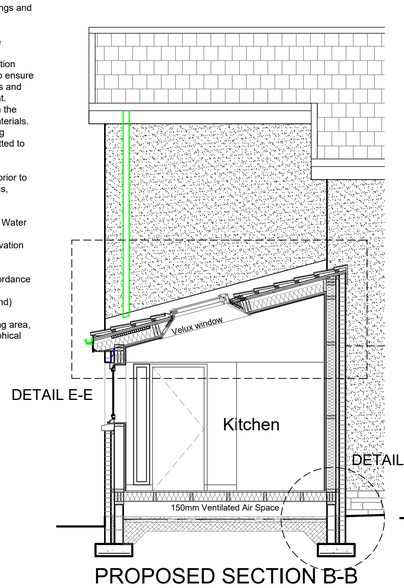
SCALE 1:1250 0 100m

SCALE 1:500 0 50m

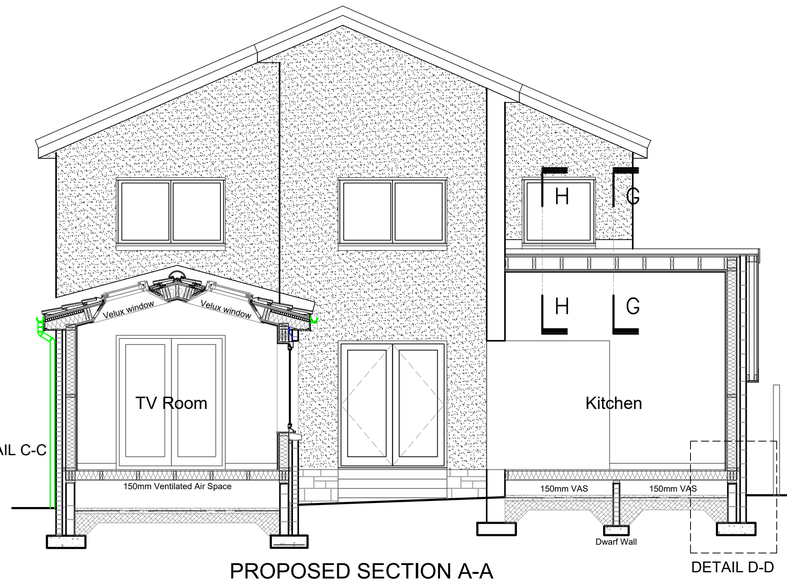
General Notes

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 begin untill 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 downtakings 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 2004 and Building (Scotland) Regulations 2021
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. If in Doubt Ask

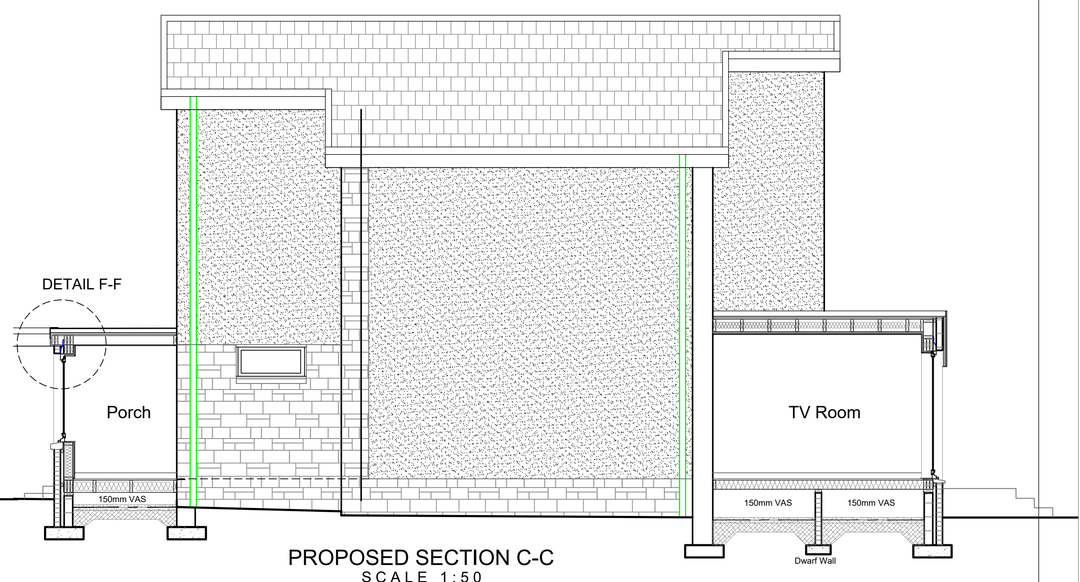
Drawing to be read in conjunction with Drawings 002-22.001 & 003. Drawing for Planning & Building Warrant purposes.



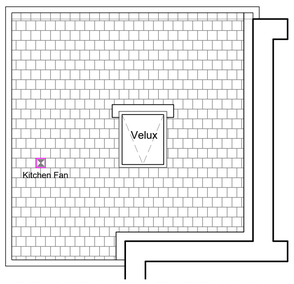
PROPOSED SECTION B-B
SCALE 1:50



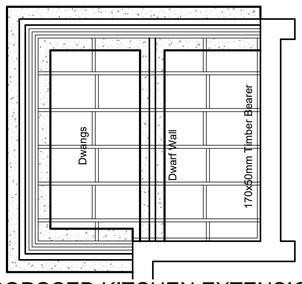
PROPOSED SECTION A-A
SCALE 1:50



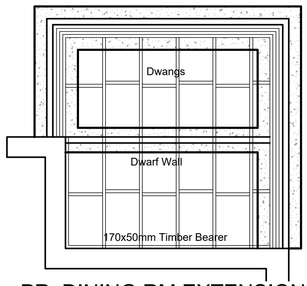
PROPOSED SECTION C-C
SCALE 1:50



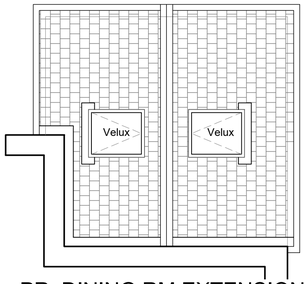
PR. KITCHEN EXTENSION ROOF PLAN
SCALE 1:50



PROPOSED KITCHEN EXTENSION FOUNDATION LAYOUT
SCALE 1:50



PR. DINING RM EXTENSION FOUNDATION LAYOUT
SCALE 1:50



PR. DINING RM EXTENSION ROOF PLAN
SCALE 1:50

Timber frame wall Construction

Proposed Wall Construction :- U-value of 0.17W/m²K
Outer Leaf
- 20mm dry dash roughcast and low level stonework 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
- 42.5mm Kingspan Kooltherm K118 insulated plasterboard or 12.5mm foil backed plasterbaord with 30mm Kingspan Kooltherm TW55 insulation
- Timber frame construction to be tied to existing wall construction by Hilti HB Bolts @ 400crs
- DPC to all walls 150mm above ground level and lapped with 1200 Visqueen DPM within floor construction.

Suspended Timber Floor Notes

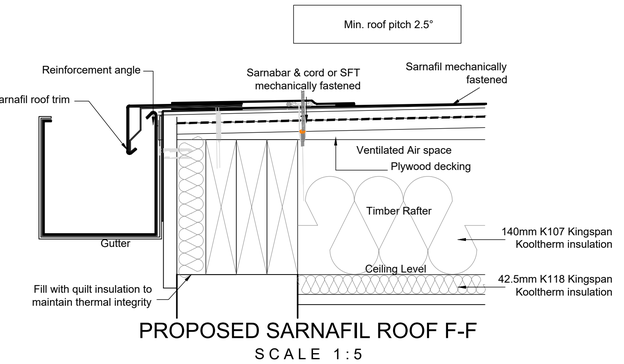
Floor Construction :- U-value of 0.15W/m²K
- Constructed from 22mm treated T&G moisture resistant chipboard flooring
- 170x50mm treated timber joists @ 450crs
- 170x50mmTimber bearer tied to existing wall construction by Hilti HB Bolts @ 400crs
- Treated timber 100x32mm wall plate with
- Honeycoombed dwarf wall
- P/A = 1.0
- 170mm Kingspan K103 insulation on battens
- 150mm min. Ventilated air space between base of joists and solumn

General Roof Construction

General Roof construction
- Tiles to be Redland Regent or similar approved and match existing colour and be capable of 15° approx. with 100mm headlap and be through-coloured no 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 Min. 15° degrees
- 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 Redland proprietary ventilation systems.

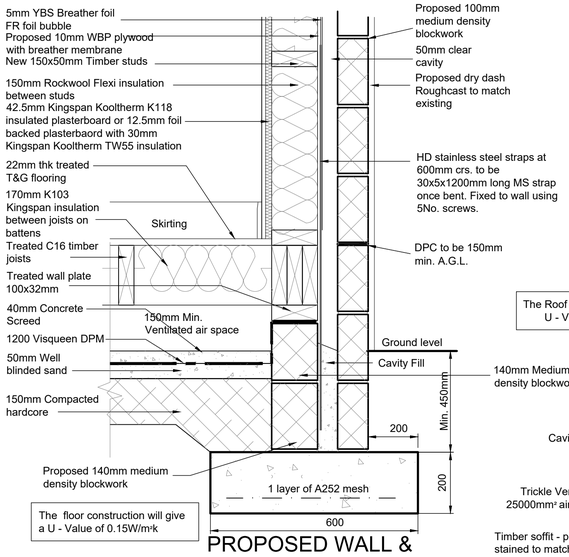
Cold Roof
Sloping roof insulation

- Sloping roof :- U-value of 0.13W/m²K
- 52.5mm Kingspan Kooltherm K118 insulated plasterboard
- 150mm Kingspan Kooltherm K7
- 50mm Airspace
- 200x50mm trusses



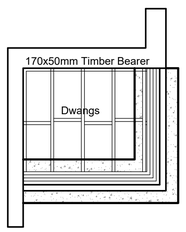
PROPOSED SARNAFIL ROOF F-F
SCALE 1:5

The wall construction will give a U - Value of 0.17W/m²k

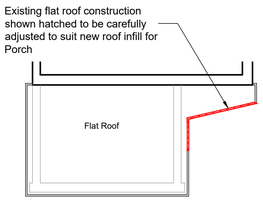


The floor construction will give a U - Value of 0.15W/m²k

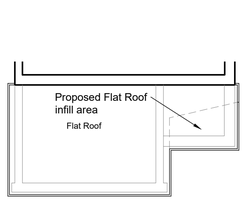
PROPOSED WALL & FOUNDATION DETAIL D-D
SCALE 1:10



PROPOSED PORCH FOUNDAITON LAYOUT
SCALE 1:50

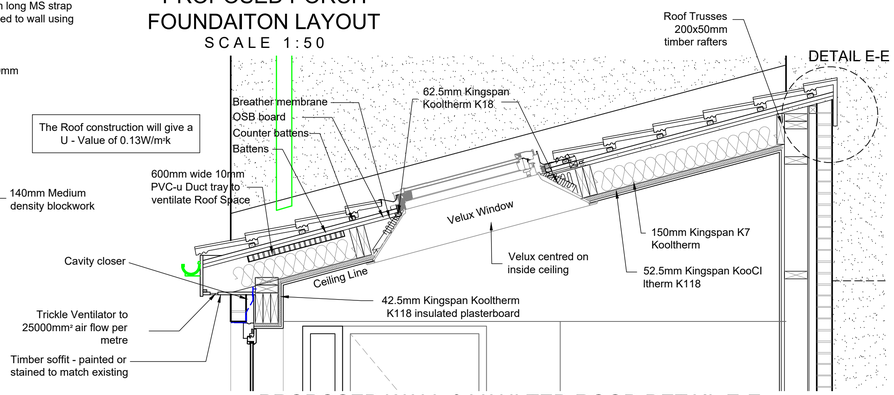


EX. ROOF PLAN
SCALE 1:50



PR. ROOF PLAN
SCALE 1:50

The Roof construction will give a U - Value of 0.13W/m²k



PROPOSED WALL & VAULTED ROOD DETAIL E-E
SCALE 1:10

Rev	Description	Date
B	Planning	01/03/24

Client and Project Address

Mr & Mrs Manwai So
6 Galston Avenue
Newton Mearns G77 5SF

Drawing Title

Proposed Rear Extension
Proposed Sections, Details & Notes

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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	CAD Location	
CAF	C:\Drawings\002-22	
Scale	Date	Paper Size
1:50	Feb 22	A1

Drawing no.
002-22.002 B

0 5m SCALE 1:50