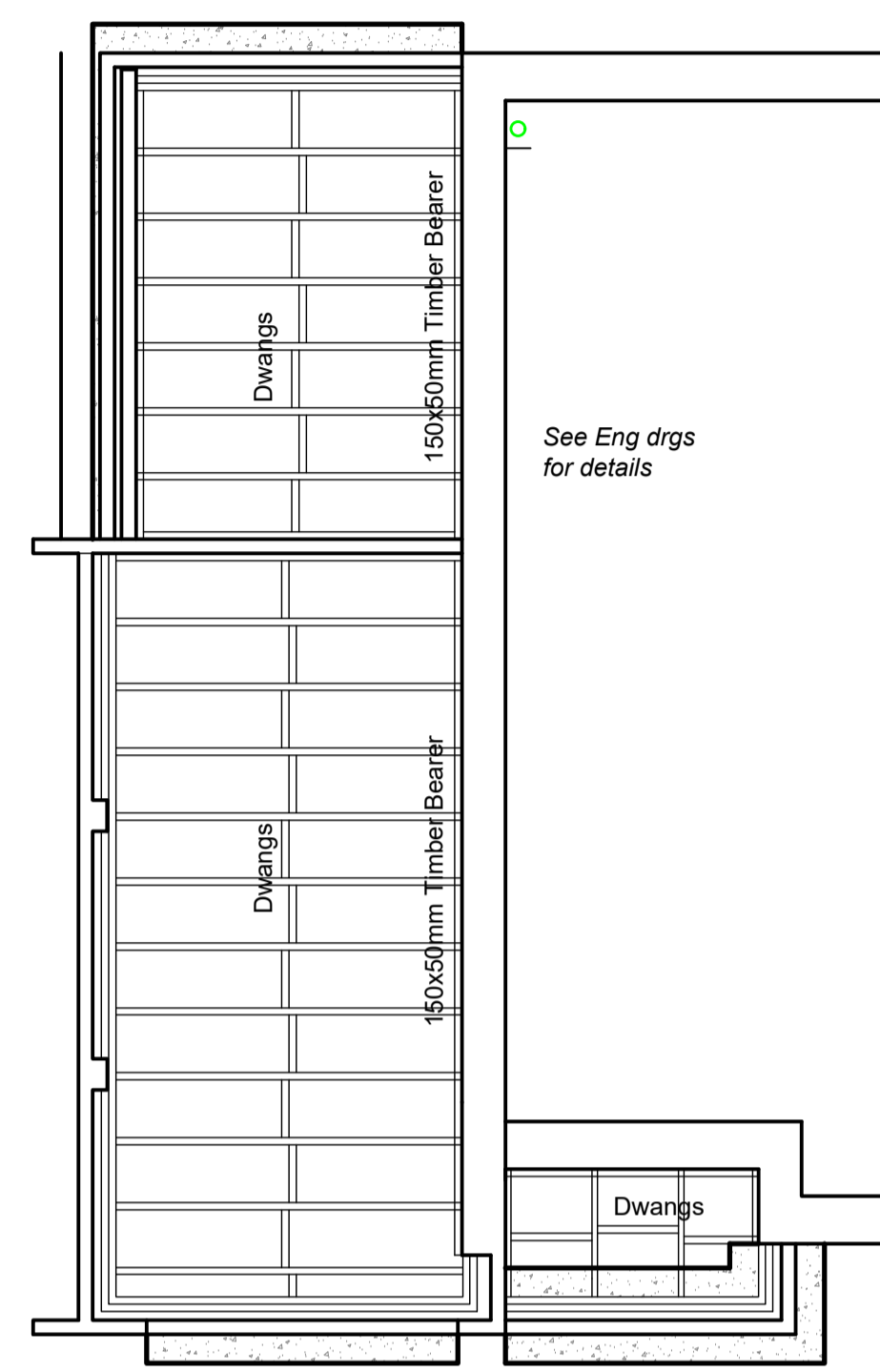
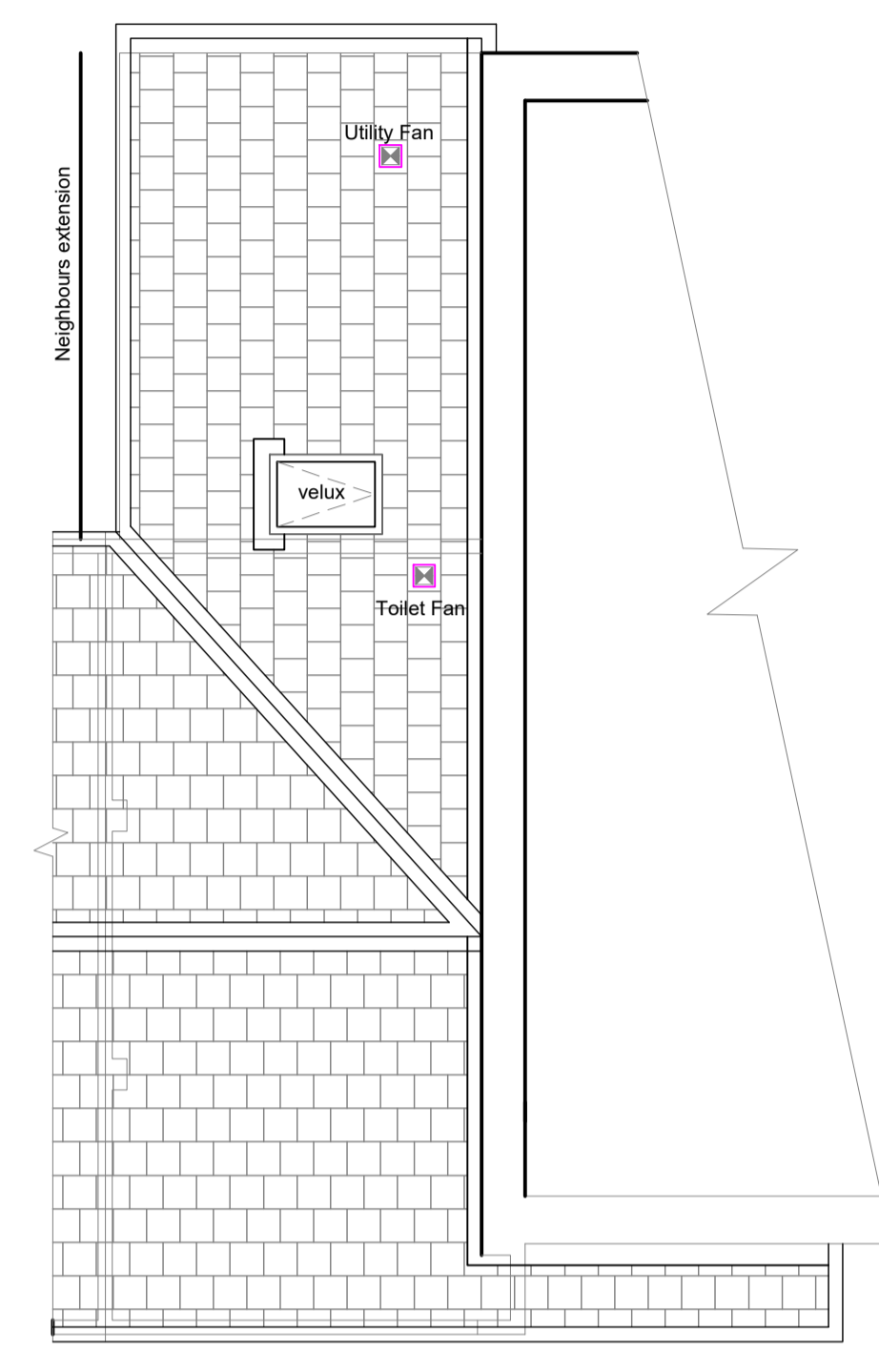


- General Notes**
- Do Not scale from this drawing
 - This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
 - The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing 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 2004 and Building (Scotland) Regulations 2021
 - 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

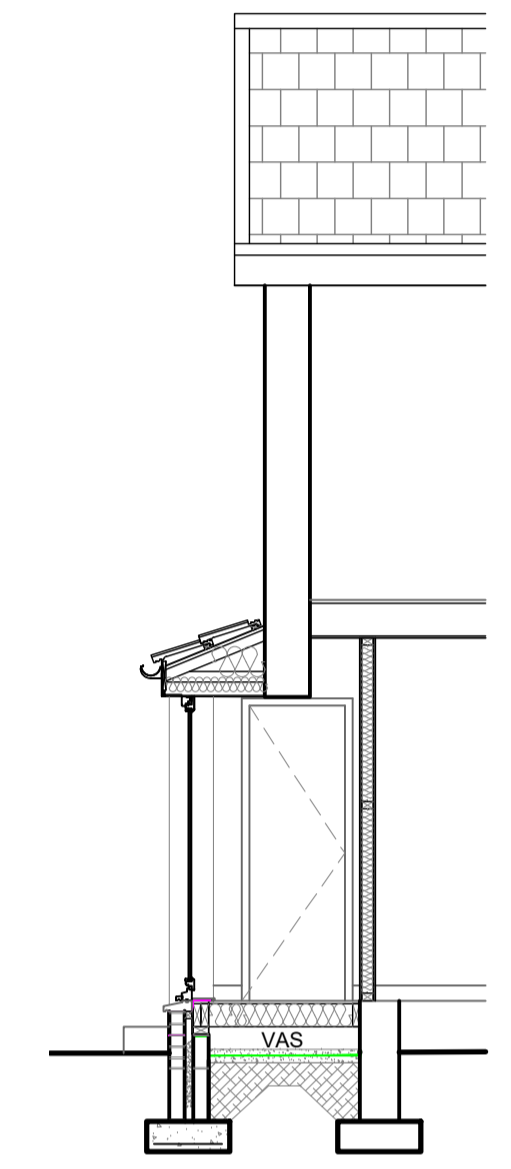
Drawing to be read in conjunction with Drawing 003-24.001 - 003 Drawing for Planning & building warrant purposes.



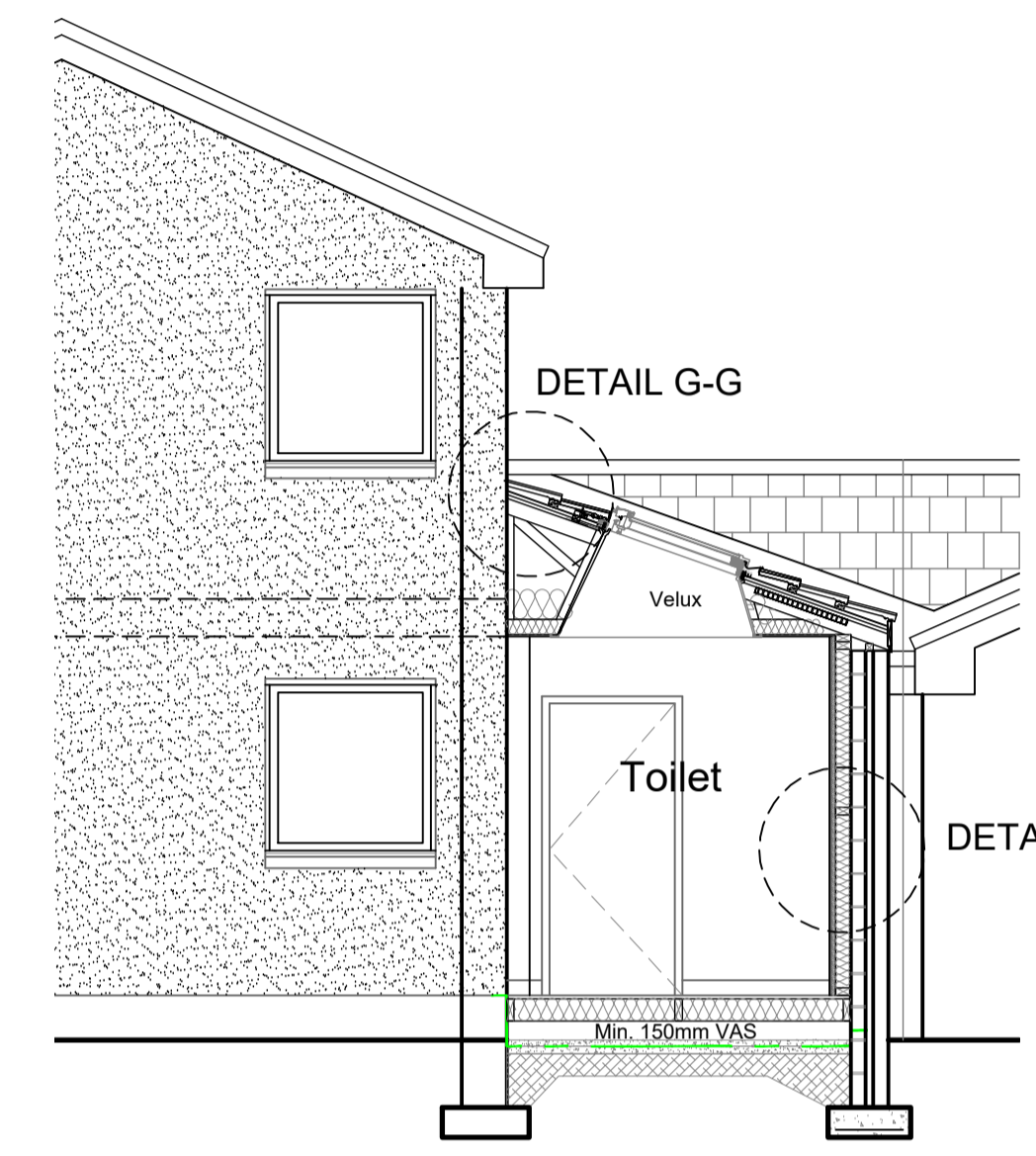
PROPOSED FOUNDATION PLAN
SCALE 1:50



PROPOSED FOUNDATION PLAN
SCALE 1:50



PROPOSED SECTION C-C
SCALE 1:50



PROPOSED SECTION D-D
SCALE 1:50

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
 - 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.
 - Roof pitch to be confirmed by contractor before commencement of works

Suspended Timber Floor Notes

- Floor Construction** - U-value of 0.15W/mK
- Constructed from 22mm treated T&G moisture resistant chipboard flooring
 - Polythene vapour control layer
 - 170x50mm treated timber joists @ 450c/s
 - 170x50mm Timber bearer tied to existing wall construction by Hillt HB Bolts @ 400c/s
 - Treated timber 100x32mm wall plate with
 - Honeycombed dwarf wall
 - P/A = 0.7
 - 170mm Kingspan K103 insulation on battens
 - 150mm min. Ventilated air space between base of joists and solumm

Timber frame wall Construction

- Proposed Wall Construction** - U-value of 0.17W/mK
- Outer Leaf**
- 20mm dry dash roughcast and low level facing brickwork 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
 - 100mm medium density blockwork wall below
 - 100x50mm C16 treated timber studs at 600mm centres with double head binders and sole plate.
 - 90mm Kingspan K112 insulation between studs
 - 42.5mm Kingspan Kooltherm K118 insulated plasterboard with additional 12.5mm plasterboard to boundary wall
 - Timber frame construction to be tied to existing wall construction by Hillt HB Bolts @ 400c/s
 - DPC to all walls 150mm above ground level and lapped with 1200 Visqueen DPM within floor construction.

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

For all structural implications, detailing and specification see Structural Engineers designs and specifications

Rev	Description	Date
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Client and Project Address
Mr Julian Draper
 11 Heather Gardens
 Lenzie G66 4UL

Drawing Title
Proposed Rear Extension
 Proposed Sections, Details
 & Notes

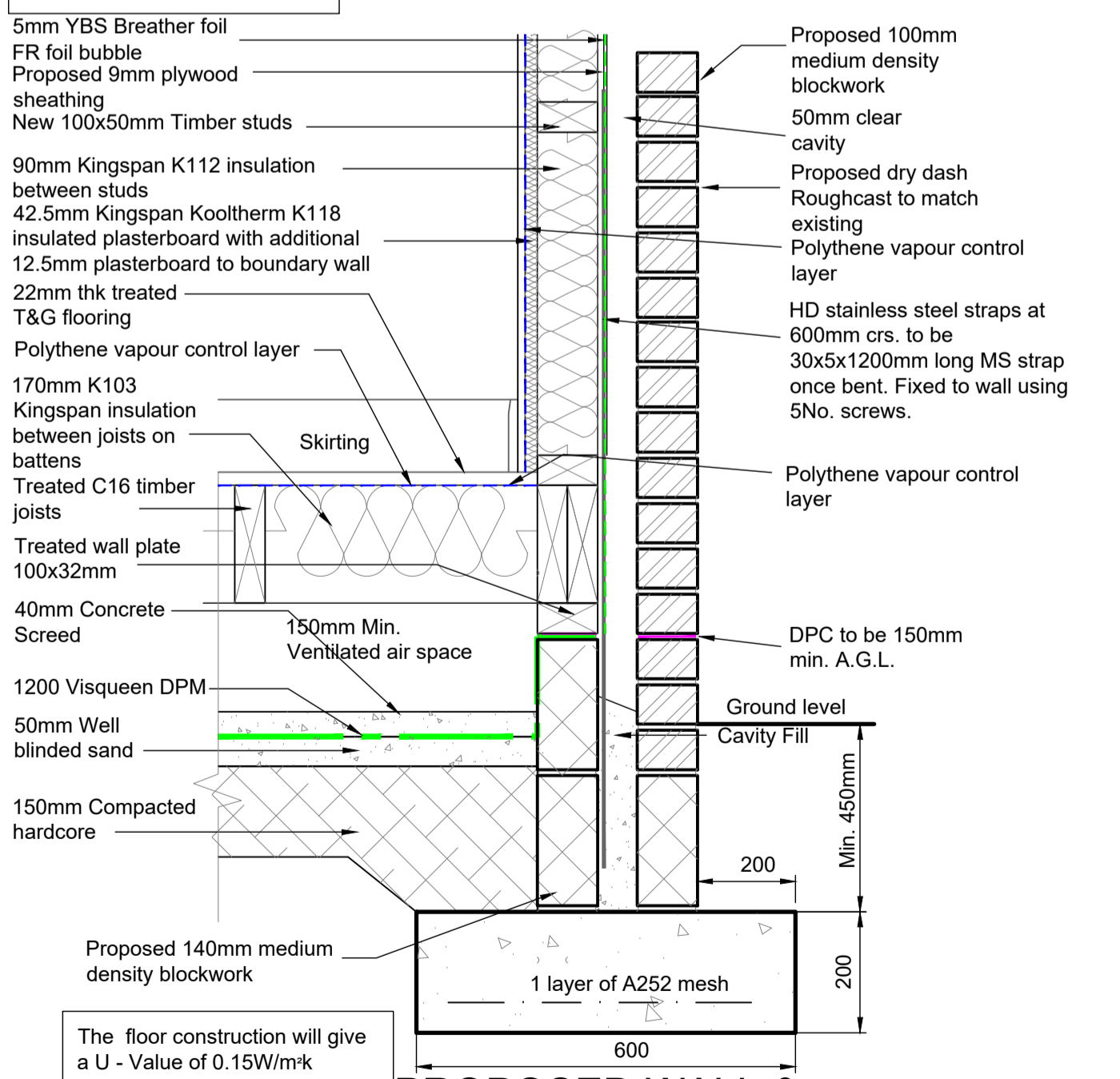
CAF
 CAF DESIGNS
 53 CALDERGLEN AVENUE
 THE ELMS BLANTYRE
 SOUTH LANARKSHIRE G72 9UP
 TEL: +44(0)1698 825660 Mob: +44(0)774 780 3435
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PLANNING

Drawn by CAF	CAD Location C:\Drawings\003-24
Scale 1:50	Date Feb 24
	Paper Size A1

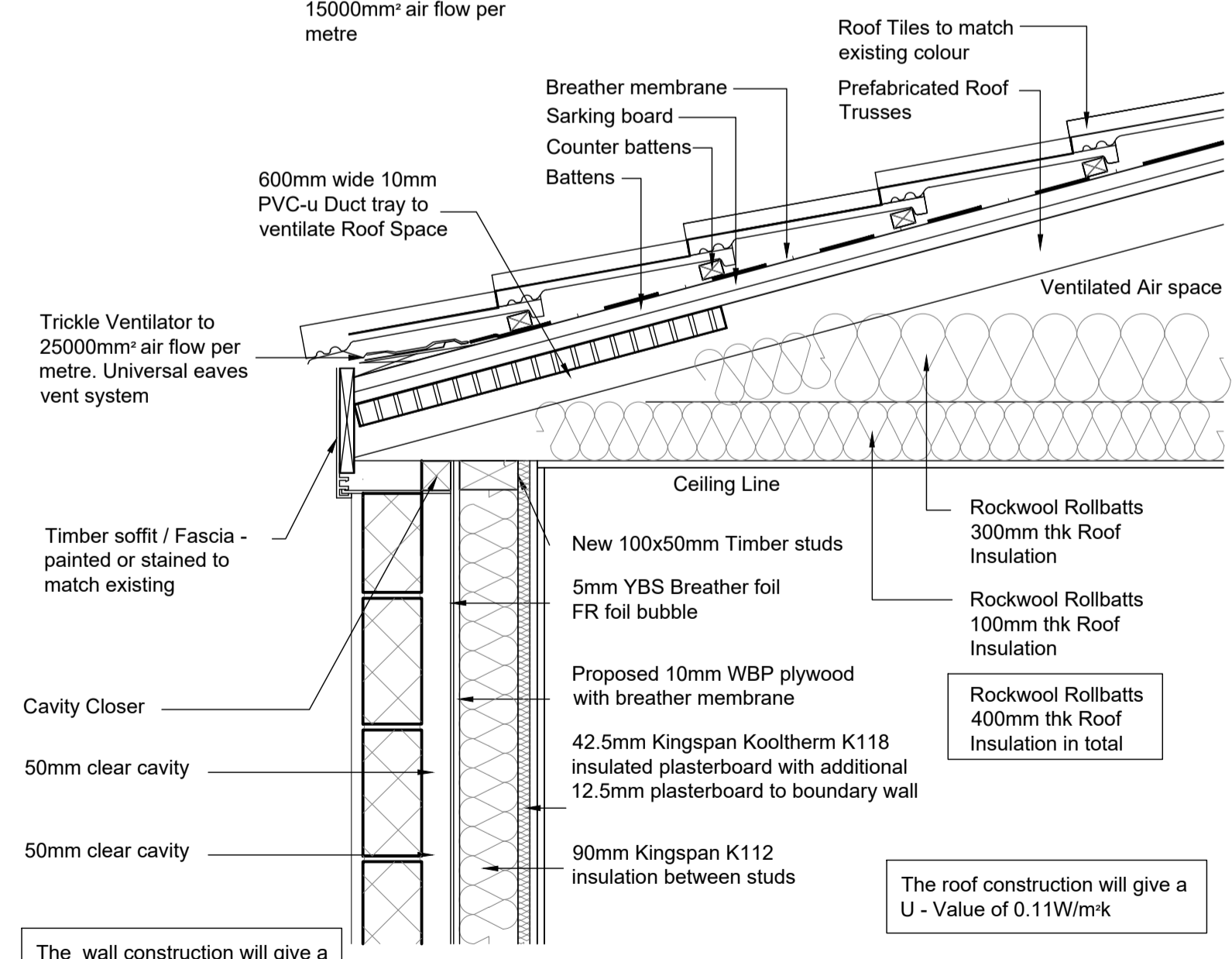
Drawing no.
003-24.002

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



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

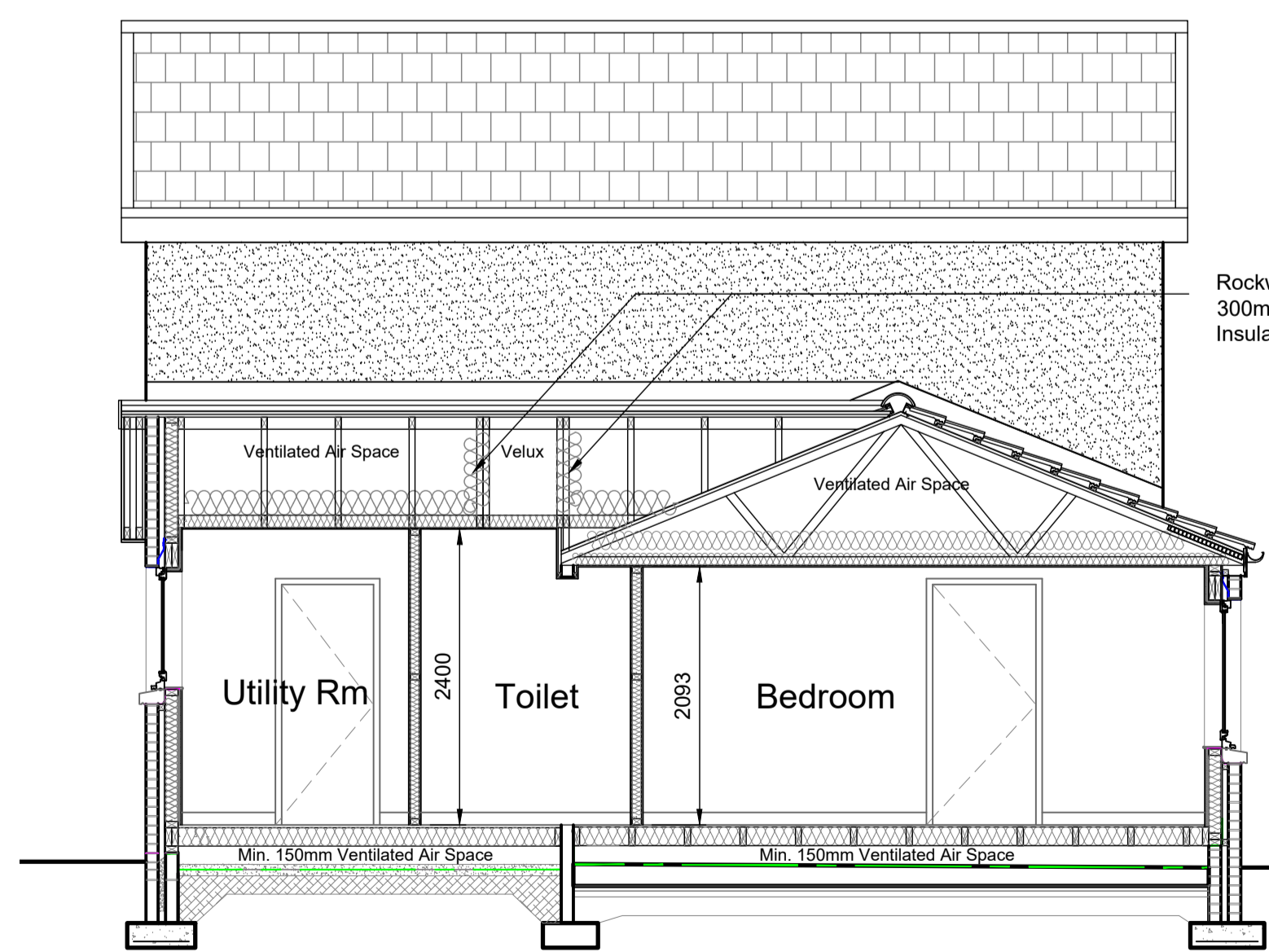
High level Roof vents to be 15000mm² air flow per metre



PROPOSED COLD ROOF & WALL DETAIL F-F
SCALE 1:10

The roof construction will give a U - Value of 0.11W/mK

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



PROPOSED SECTION B-B
SCALE 1:50