

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 dismantling 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 - 002 Drawing for Planning & building warrant purposes.

Kitchen design to be confirmed by client

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 door, wall and roof shown hatched to be carefully taken down and removed. See Engineers drgs for lintel details

Legend

- Carbon Monoxide Detector
- Proposed Electrical lighting circuit
- 2-Way Light Switch
- Light Switch
- Pendant Light Fitting with Ceiling Rose
- Recessed Spotlight
- Heat Detector
- 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
- Proposed ceiling/wall mounted mechanical ventilation by a Fan c/w ducting to external wall and vermin cover
- Double 13A Socket
- Single 13A Socket
- Low Level
- High Level
- Existing Drainage
- Proposed Drainage Run
- Rain Water Pipe
- Soil Vent Pipe
- Rodding Eye
- Gas Meter
- Electric Meter and Distribution Board

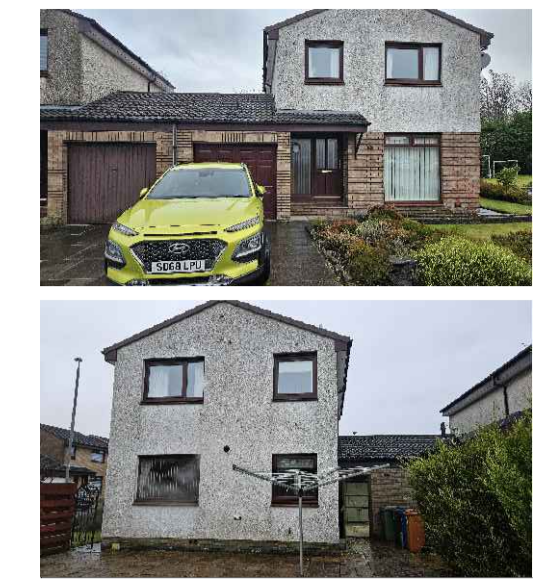
STAIR DETAILS :-

External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 = Ground Level to Ground Floor F.F.L = 300mm approx.

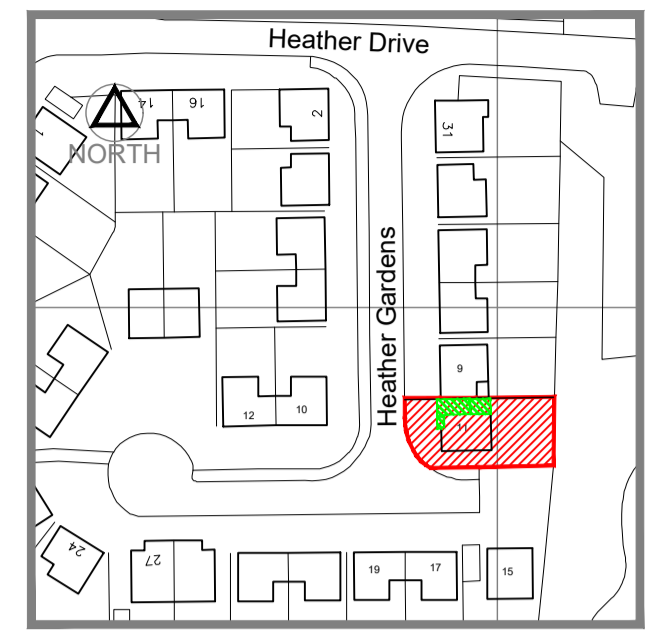
Total Number of Rises = 2
 - Rise = 150mm
 - Going = 300mm
 - Pitch = 27.54°

SITE NATIONAL GRID REFERENCE

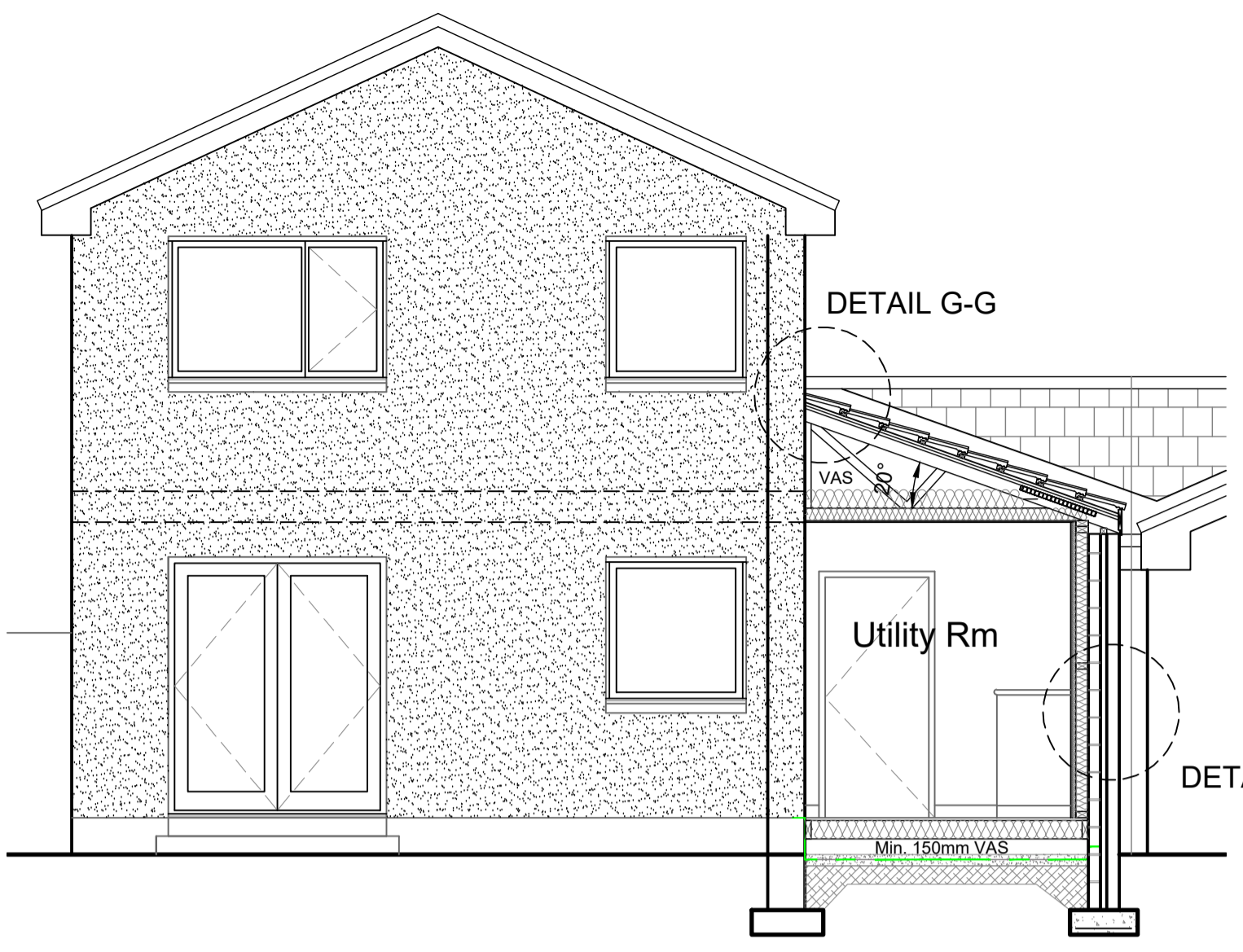
NS 264394E, 671880N



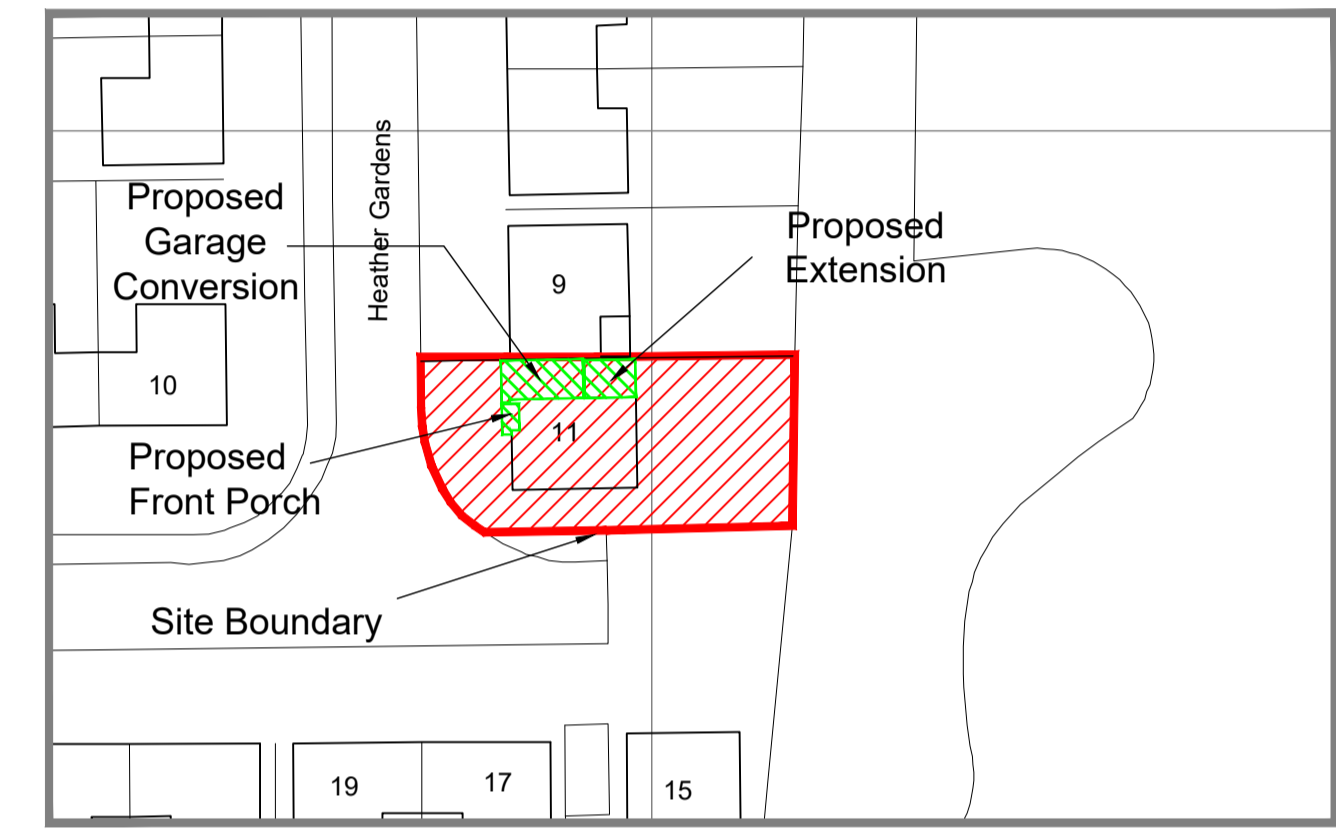
EXISTING PHOTOGRAPHS



SITE LOCATION PLAN
1:1250
11 Heather Gardens
Lenzie G66 4UL



PROPOSED SECTION A-A
SCALE 1:50



SITE PLAN
1:500

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
C	Building Warrant	29/02/24

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

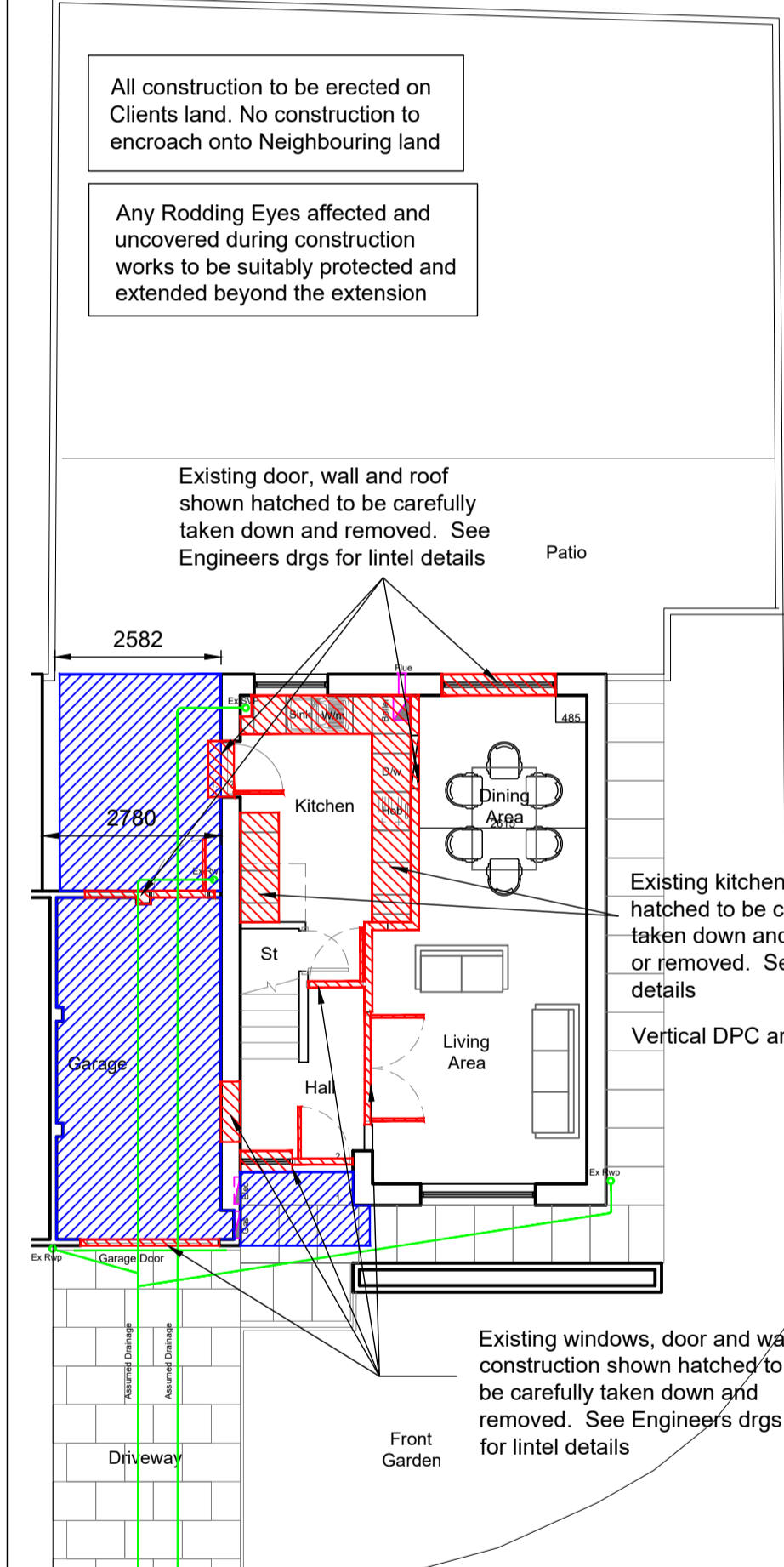
Drawing Title
Proposed Rear Extension
 Existing & Proposed Plans,
 Elevations and location plans

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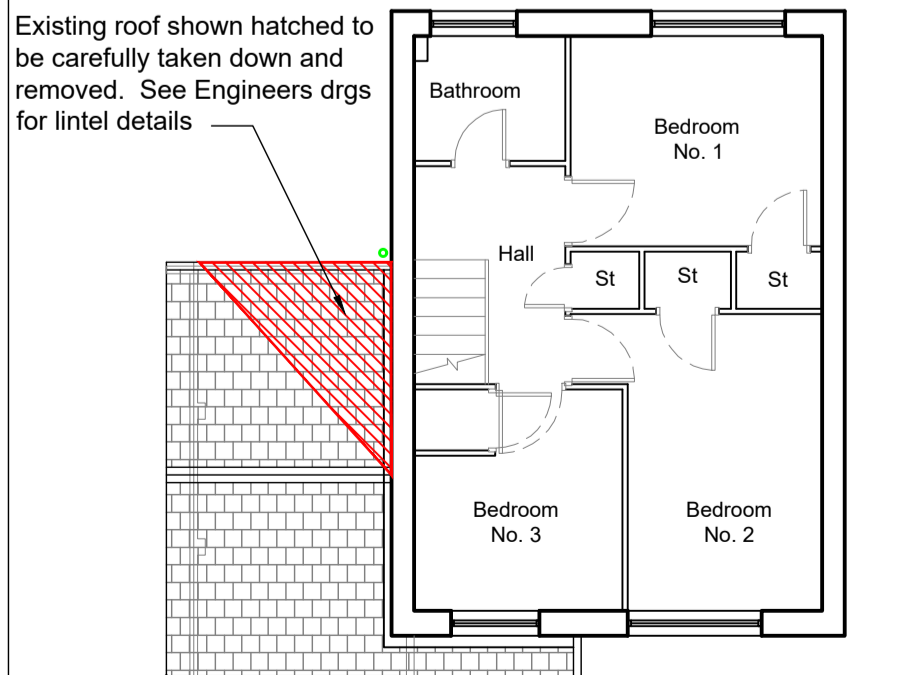
PLANNING

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

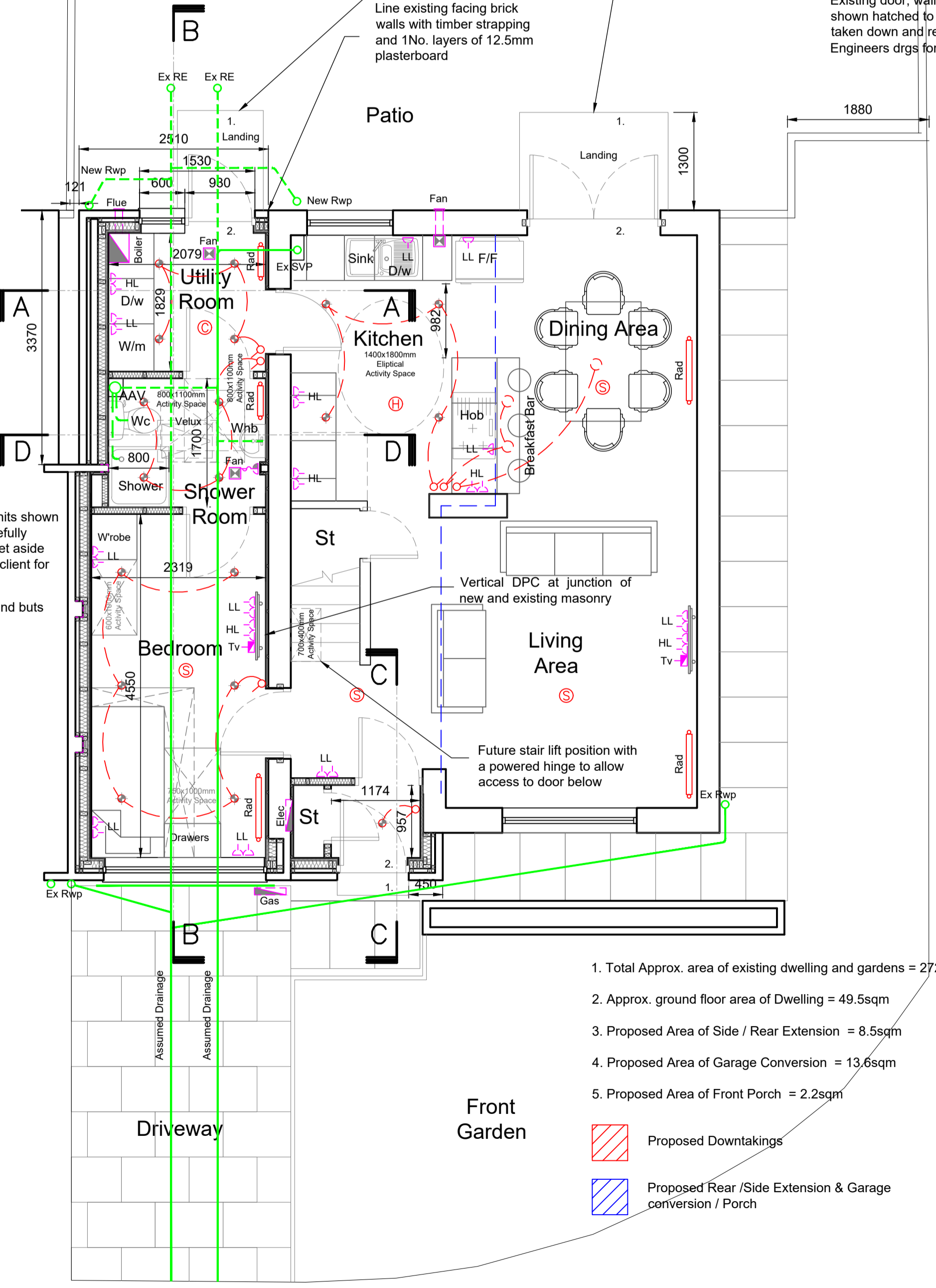
Drawing no. **003-24.001** **C**



EX. GROUND FLOOR PLAN
SCALE 1:100



EX. FIRST FLOOR PLAN
SCALE 1:100



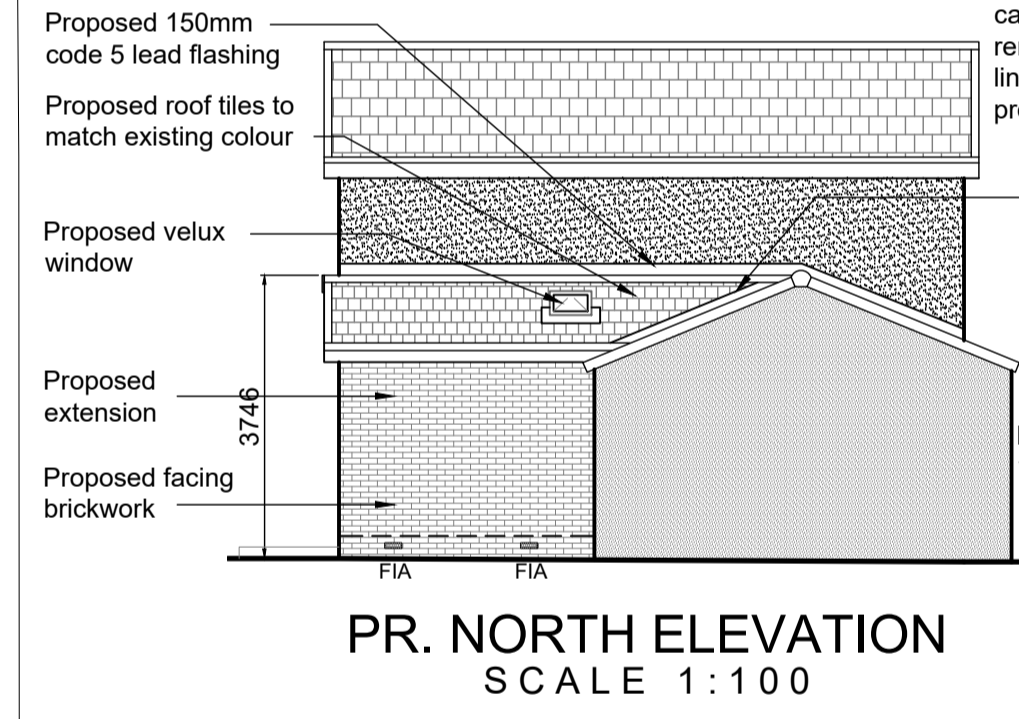
PROPOSED GROUND FLOOR PLAN
SCALE 1:50

- Total Approx. area of existing dwelling and gardens = 272sqm
- Approx. ground floor area of Dwelling = 49.5sqm
- Proposed Area of Side / Rear Extension = 8.5sqm
- Proposed Area of Garage Conversion = 13.6sqm
- Proposed Area of Front Porch = 2.2sqm

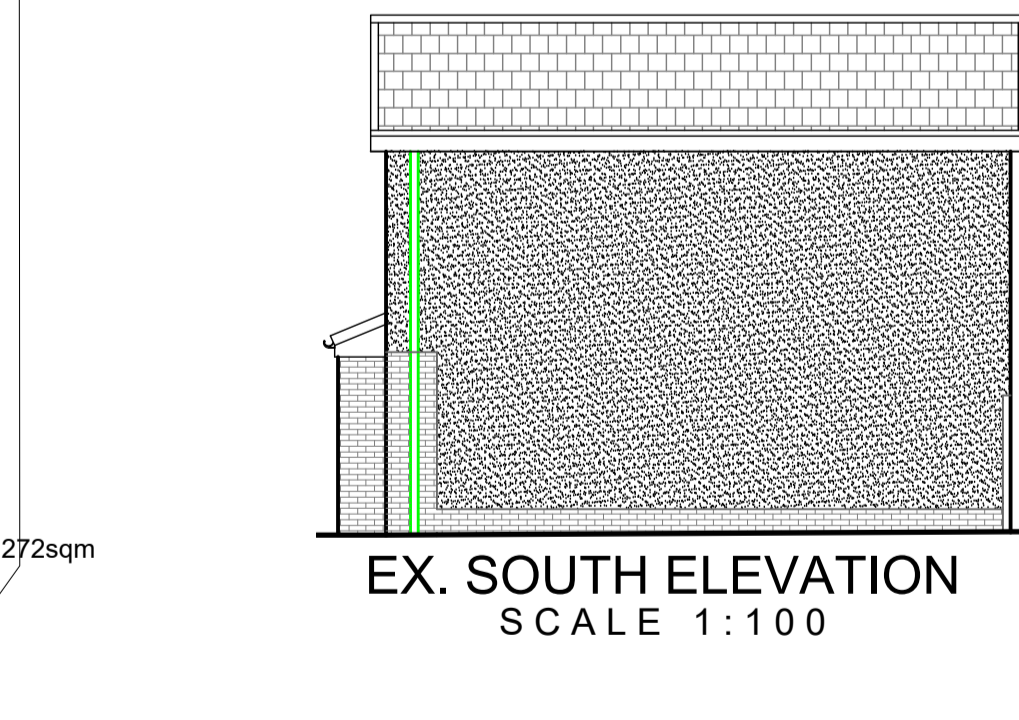
- Proposed Downtakings
- Proposed Rear /Side Extension & Garage conversion / Porch

Existing rwp downpipe shown hatched to be carefully taken down, safely disconnected and removed to accommodate extension. new Rwp to be connected

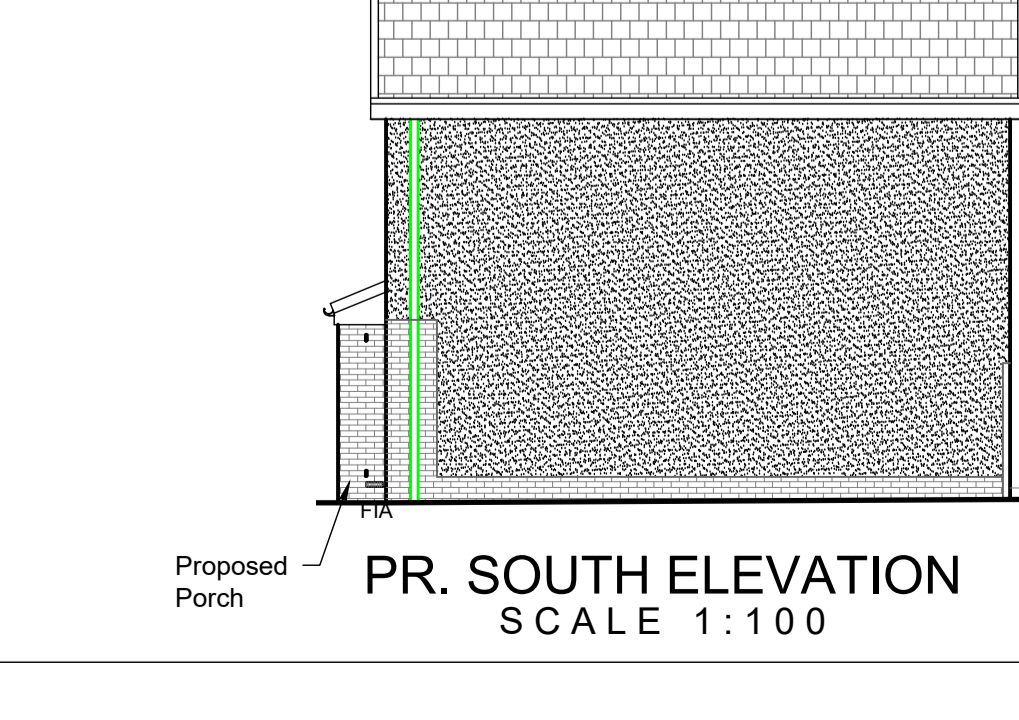
Existing door, wall and roof shown hatched to be carefully taken down and removed. See Engineers drgs for lintel details



EX. NORTH ELEVATION
SCALE 1:100



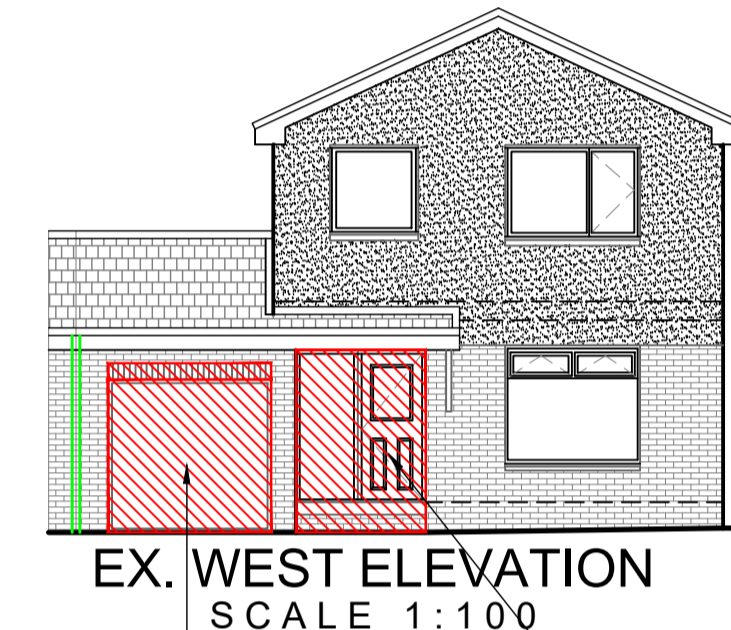
PR. NORTH ELEVATION
SCALE 1:100



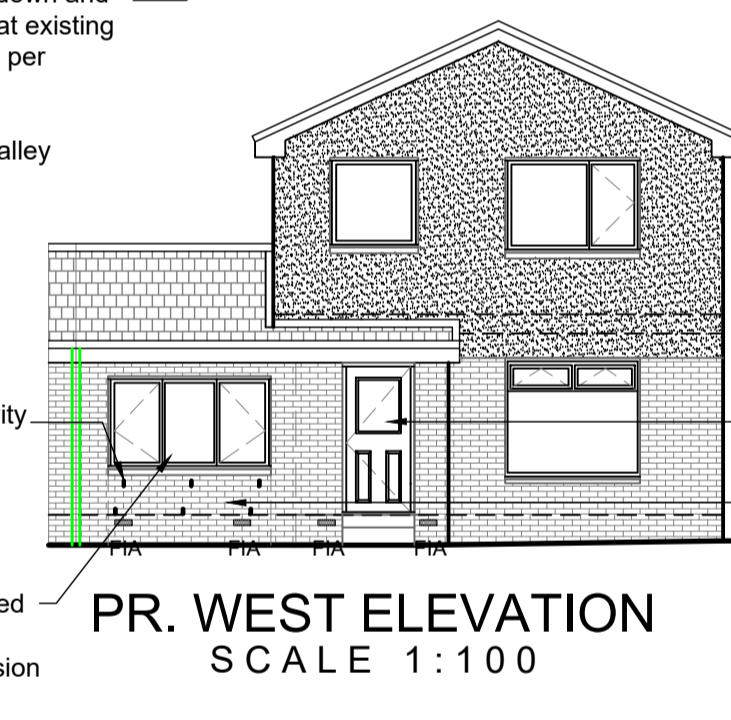
EX. SOUTH ELEVATION
SCALE 1:100



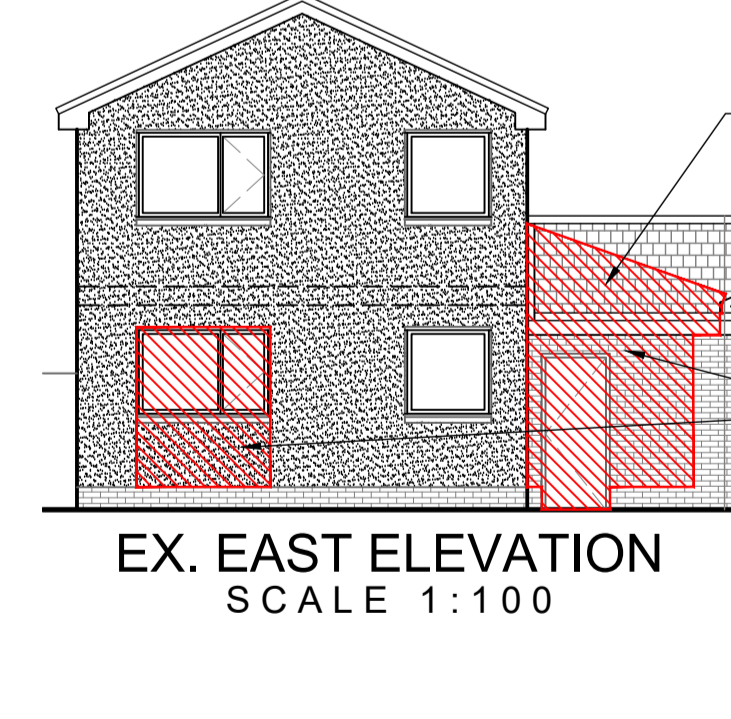
PR. SOUTH ELEVATION
SCALE 1:100



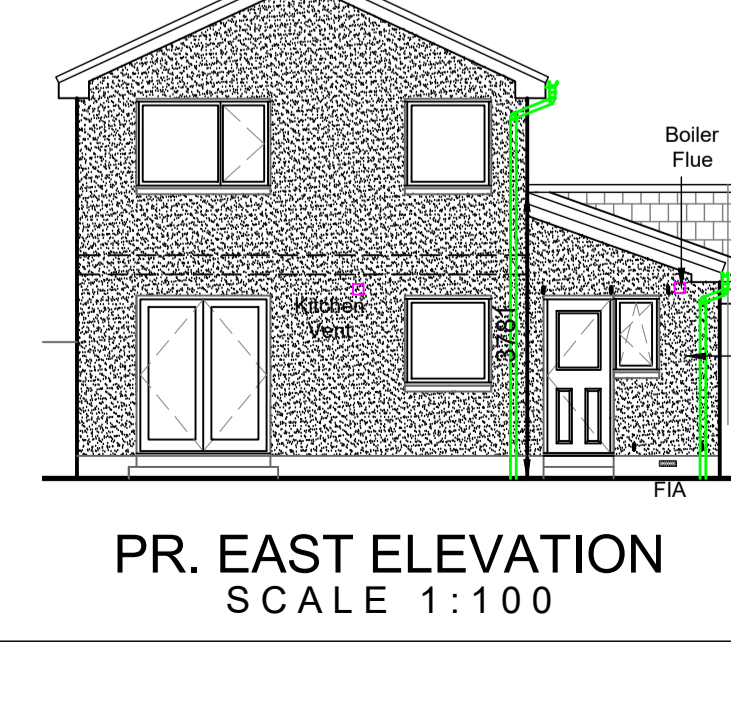
EX. WEST ELEVATION
SCALE 1:100



PR. WEST ELEVATION
SCALE 1:100



EX. EAST ELEVATION
SCALE 1:100



PR. EAST ELEVATION
SCALE 1:100

Existing window, door and steps shown hatched to be carefully taken down and removed. See Engineers drgs for lintel details

Existing wall and garage door shown hatched to be carefully taken down and removed. Reseat existing lintels higher as per proposals

Existing roof shown hatched to be carefully taken down and removed. See Engineers drgs for lintel details

Existing window, door and wall shown hatched to be carefully taken down and removed. See Engineers drgs for lintel details