

- 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 sills 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 dewatering 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. 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 SNIP/EF 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 Drawing 008-24.002 & 003 Drawing for Planning & building warrant purposes.

Existing window, wall and door construction shown hatched to be carefully taken down and removed. See Engineer for details

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Existing wall and door construction shown hatched to be carefully taken down and removed. See Engineer for details

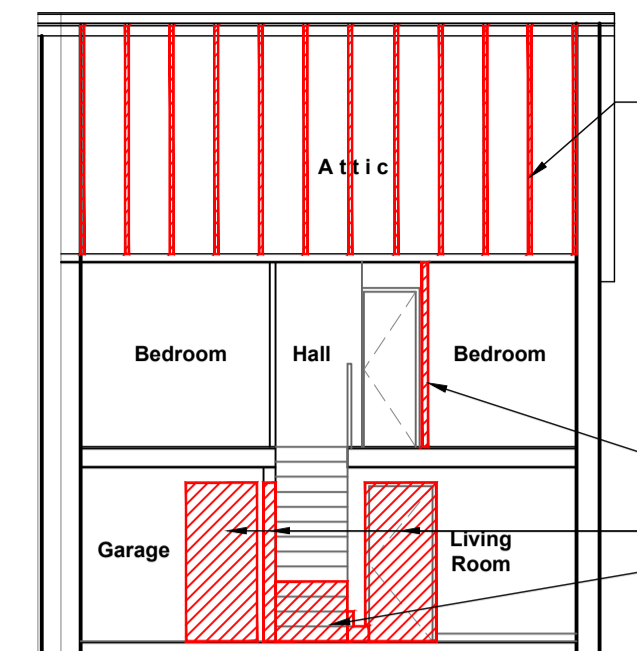
Existing roof construction shown hatched to be carefully taken down and removed to accommodate velux windows. See Engineer for details

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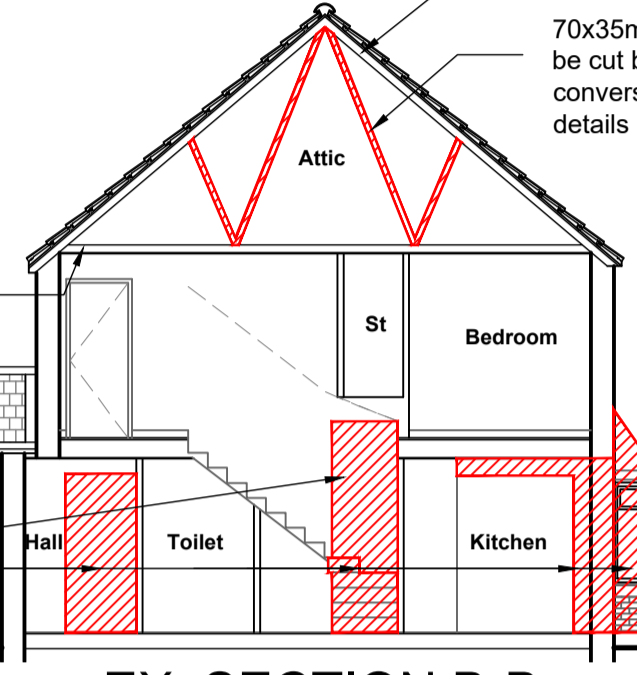
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1. Total Approx. area of existing dwelling and gardens = 223sqm
2. Approx. ground floor area of Dwelling = 56sqm Inc. 12.2 Garage Conversion
3. Proposed Area of Side Extension = 20sqm

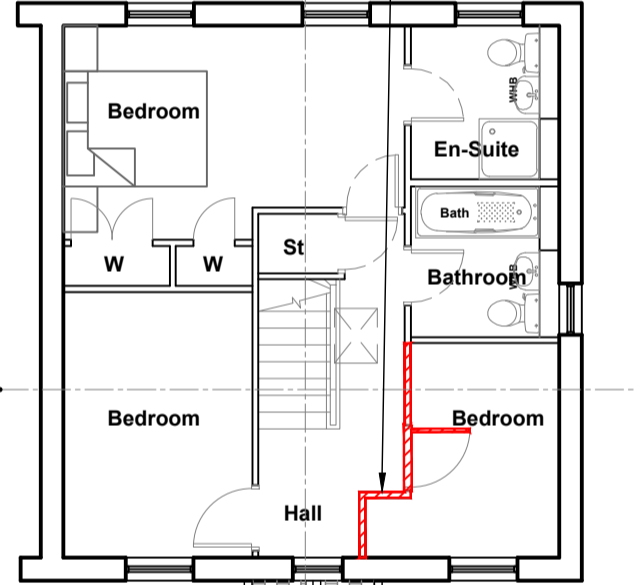
- Proposed Downtakings
- Proposed Side Extension



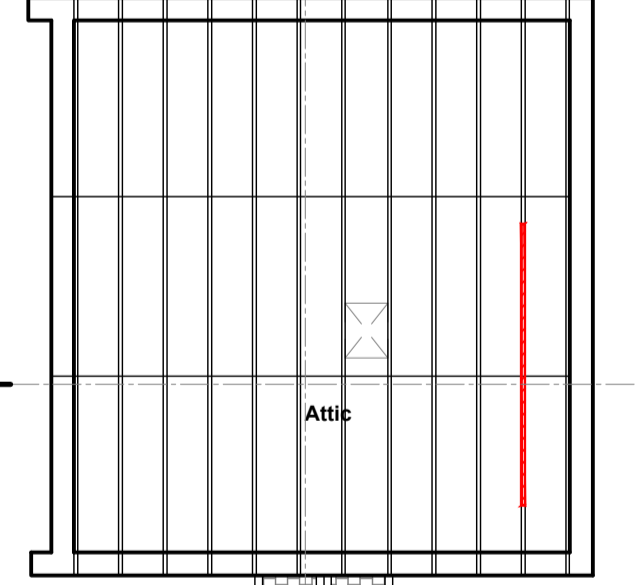
EX. SECTION A-A  
SCALE 1:100



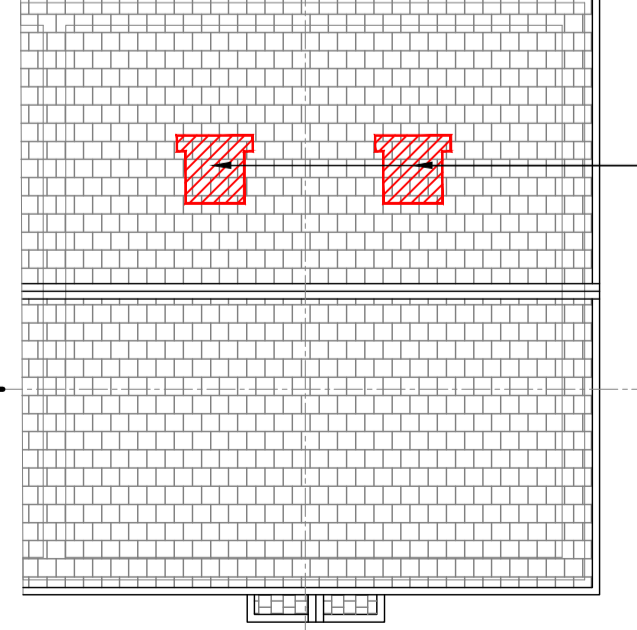
EX. SECTION B-B  
SCALE 1:100



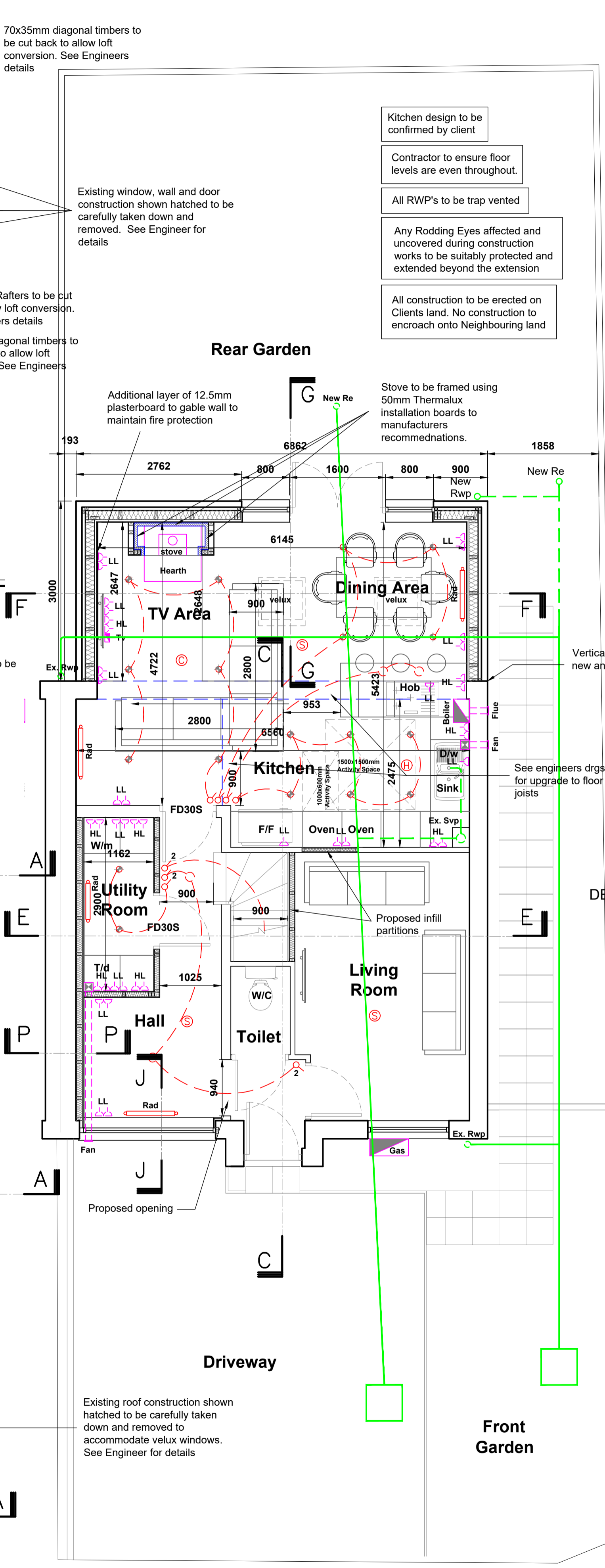
EX. FIRST FLOOR PLAN  
SCALE 1:100



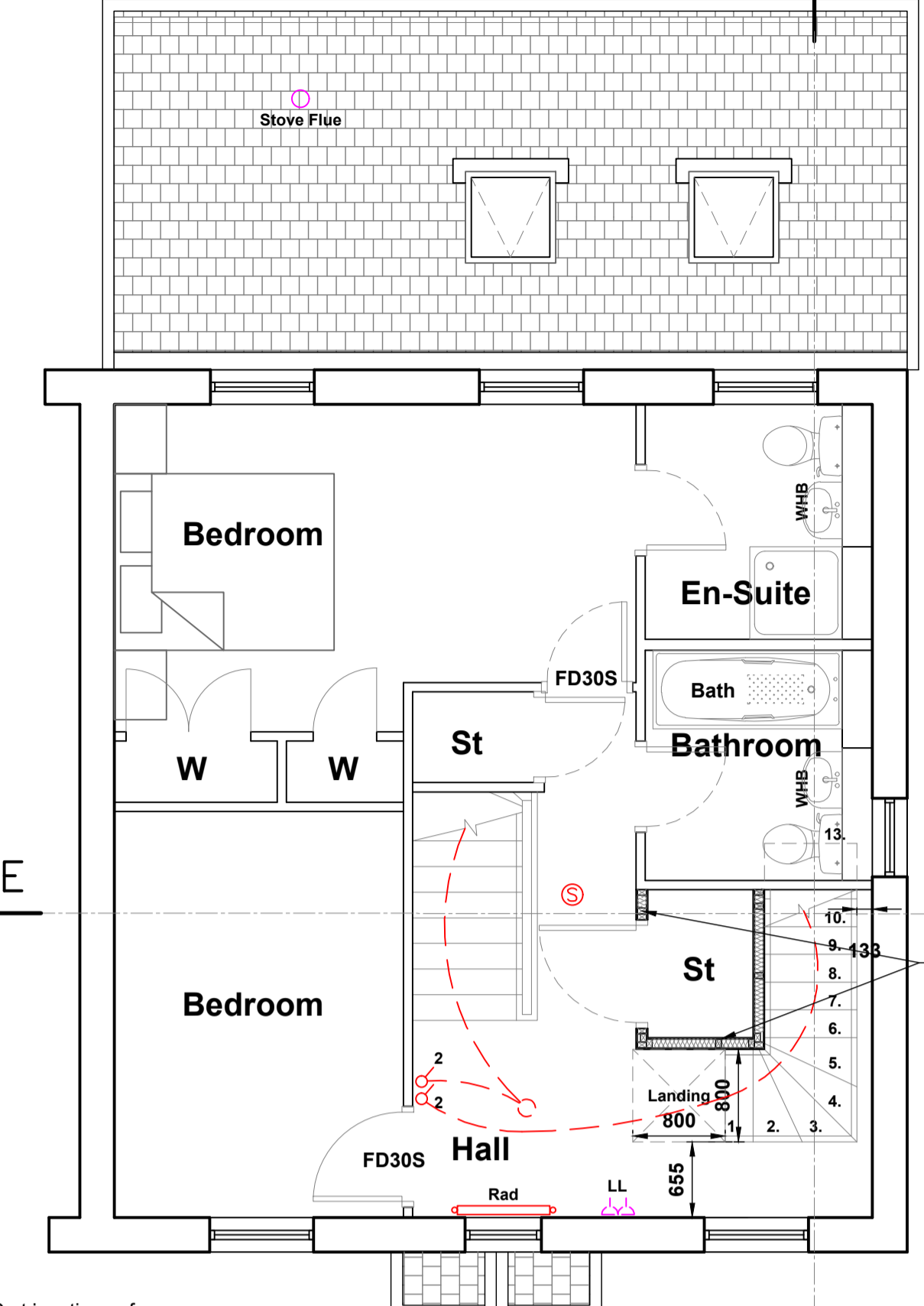
EX. ATTIC PLAN  
SCALE 1:100



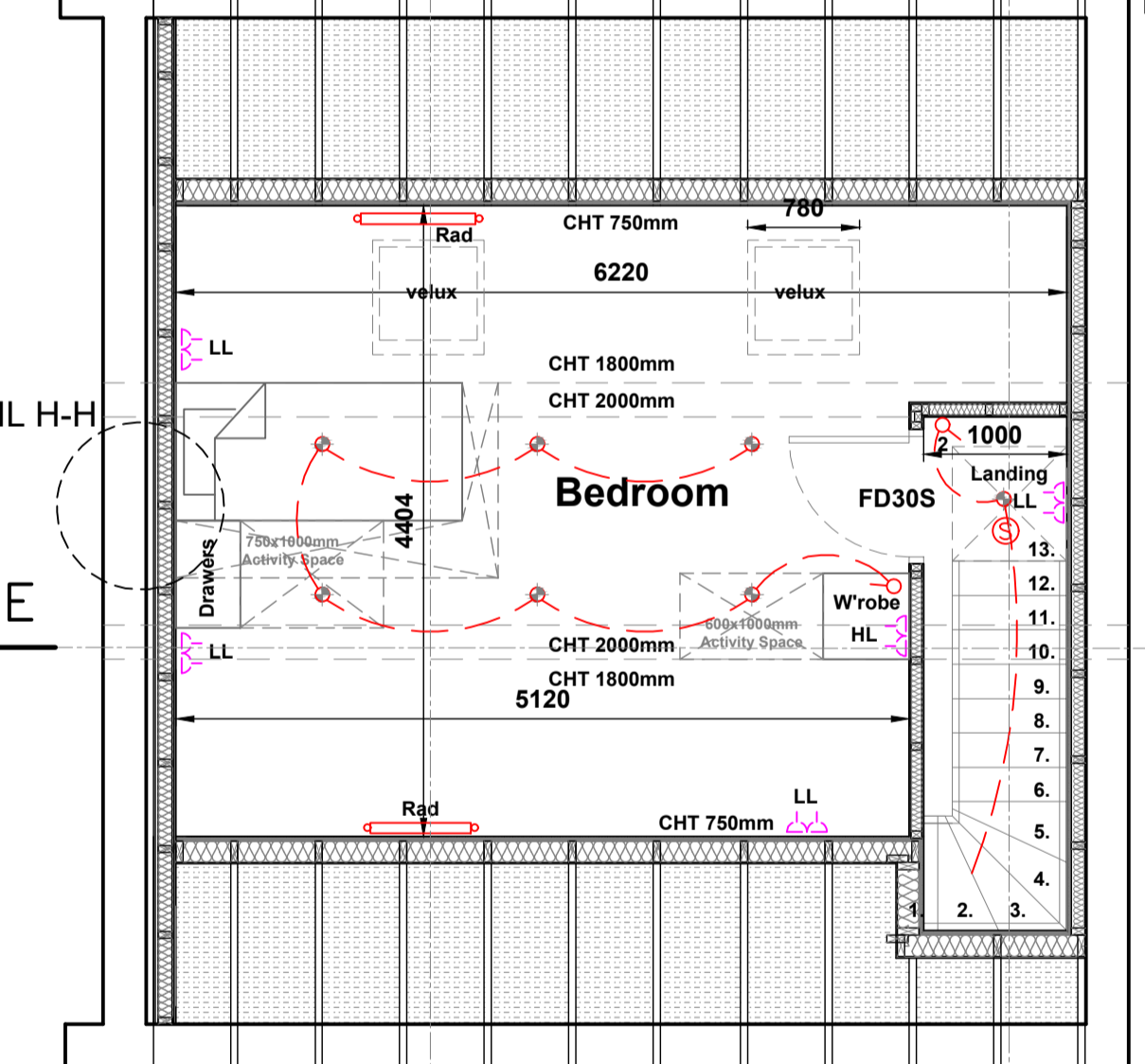
EX. ROOF PLAN  
SCALE 1:100



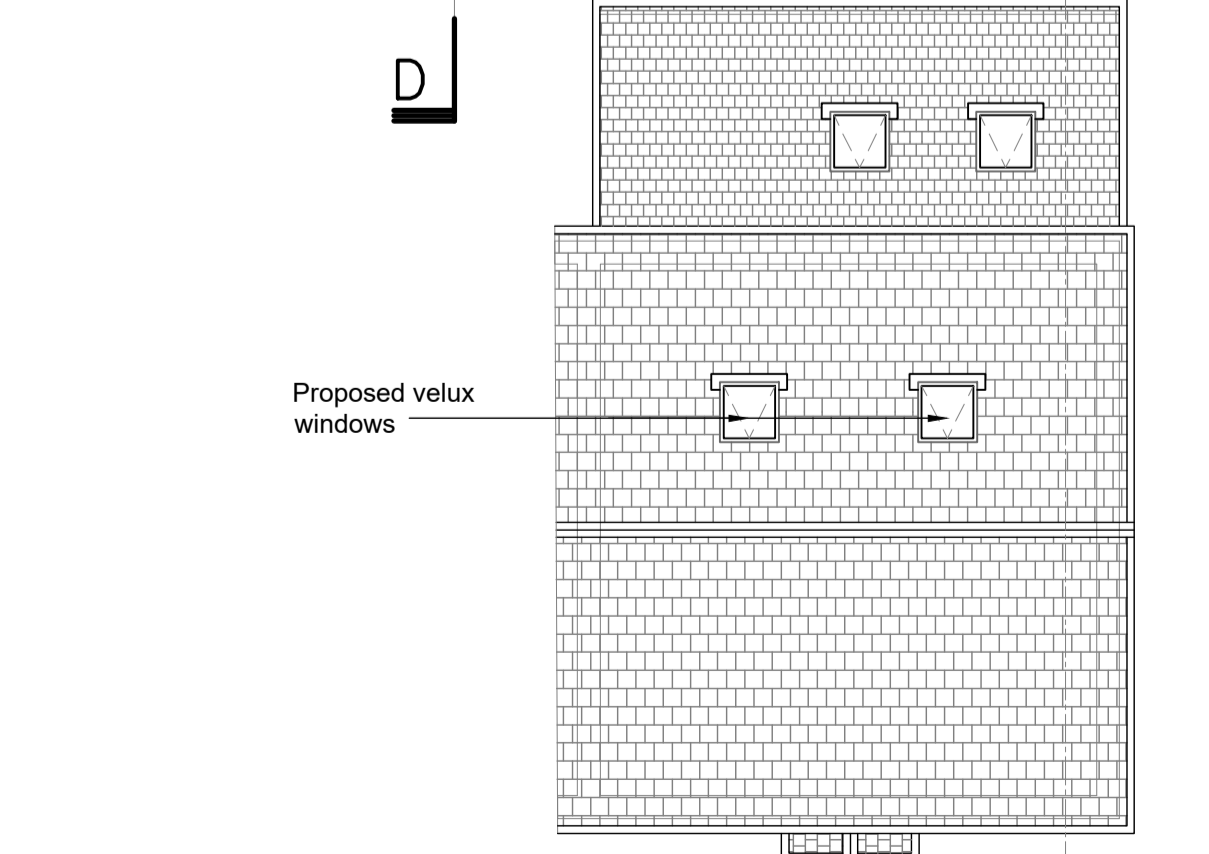
PR. GROUND FLOOR PLAN  
SCALE 1:50



PR. FIRST FLOOR PLAN  
SCALE 1:50



PR. ATTIC FLOOR PLAN  
SCALE 1:50



PR. ROOF PLAN  
SCALE 1:100

Proposed Door & partitions

Proposed storage access doors to clients design

See engineers drgs for upgrade to floor joists

- Kitchen design to be confirmed by client
- Contractor to ensure floor levels are even throughout.
- All RWP's to be trap vented
- Any Rodding Eyes affected and uncovered during construction works to be suitably protected and extended beyond the extension
- All construction to be erected on Clients land. No construction to encroach onto Neighbouring land

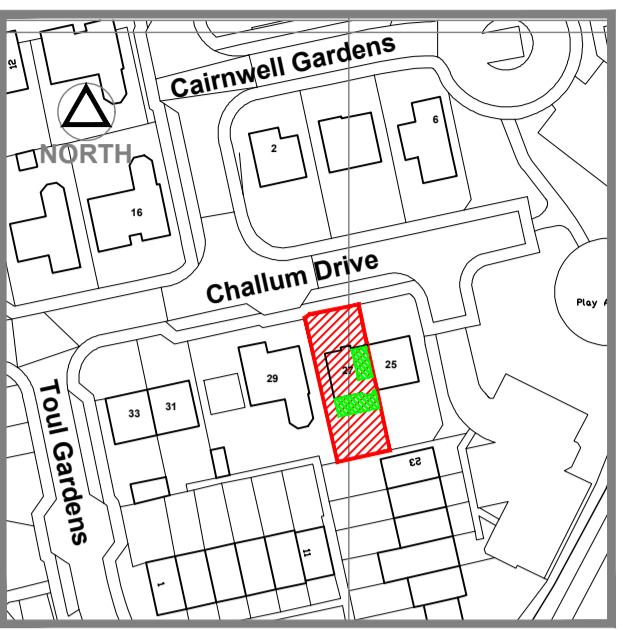
Stove to be framed using 50mm Thermalux installation boards to manufacturers recommendations.

Vertical DPC at junctions of new and existing masonry

Proposed infill partitions

Proposed opening

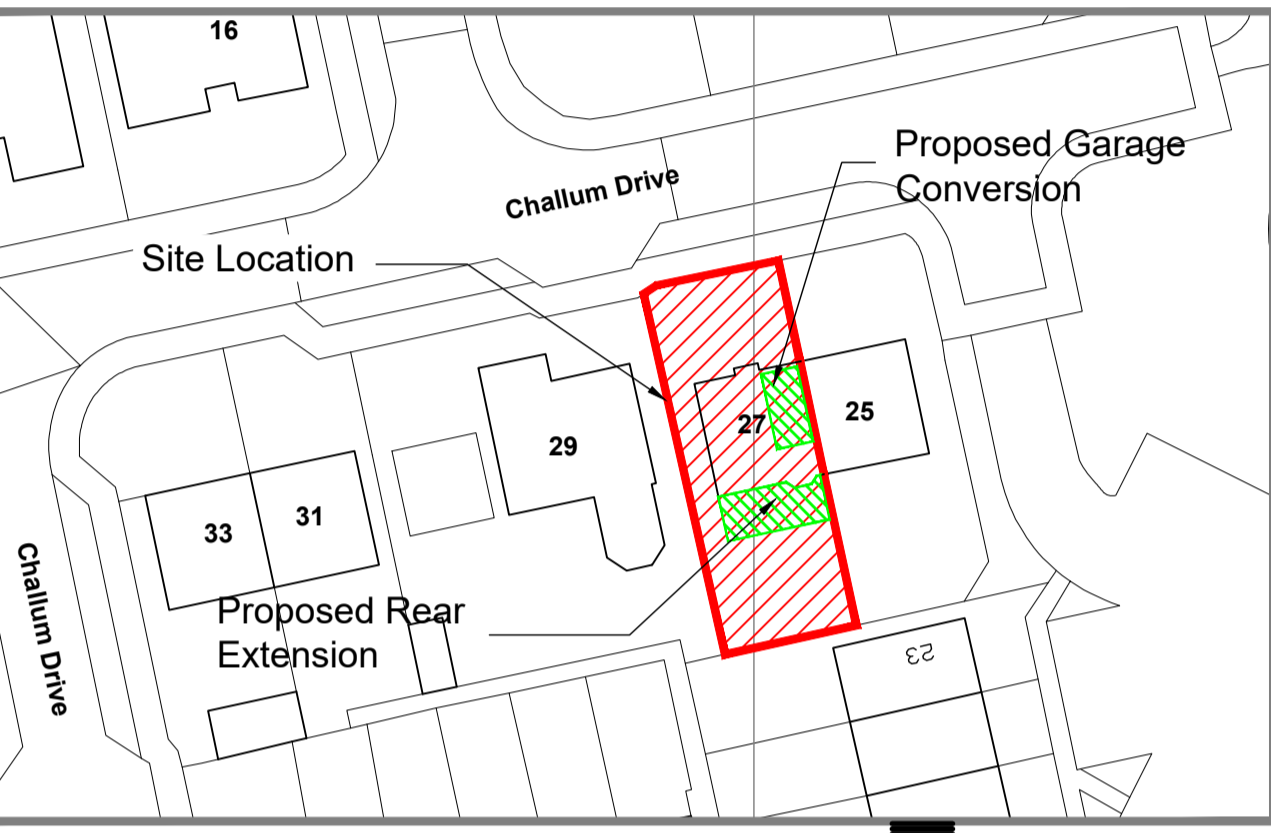
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SITE LOCATION PLAN  
1:1250  
27 Challum Drive  
Motherwell ML1 2FD



EXISTING PHOTOGRAPHS



SITE PLAN  
1:500

FD30S - 30min Self closing Fire Door with intumescent strips & Smoke seals

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	19/04/24

Client and Project Address  
**Mr & Mrs Forrester**  
27 Challum Drive  
Motherwell ML1 2FD

Drawing Title  
**Proposed Extension / Conversion**  
Existing & Proposed Plans  
Elevations & 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  
E-MAIL: craig@cafdesigns.co.uk www.cafdesigns.co.uk

**PLANNING**

Drawn by	CAD Location
CAF	C:\Drawings\1007-24

Scale	Date	Paper Size
1:50	Mar 24	A1

Drawing no. **008-24.001** C