

Drawing to be read in conjunction with Drawing 013-10.002 & 003. Drawing for Planning & building warrant purposes.

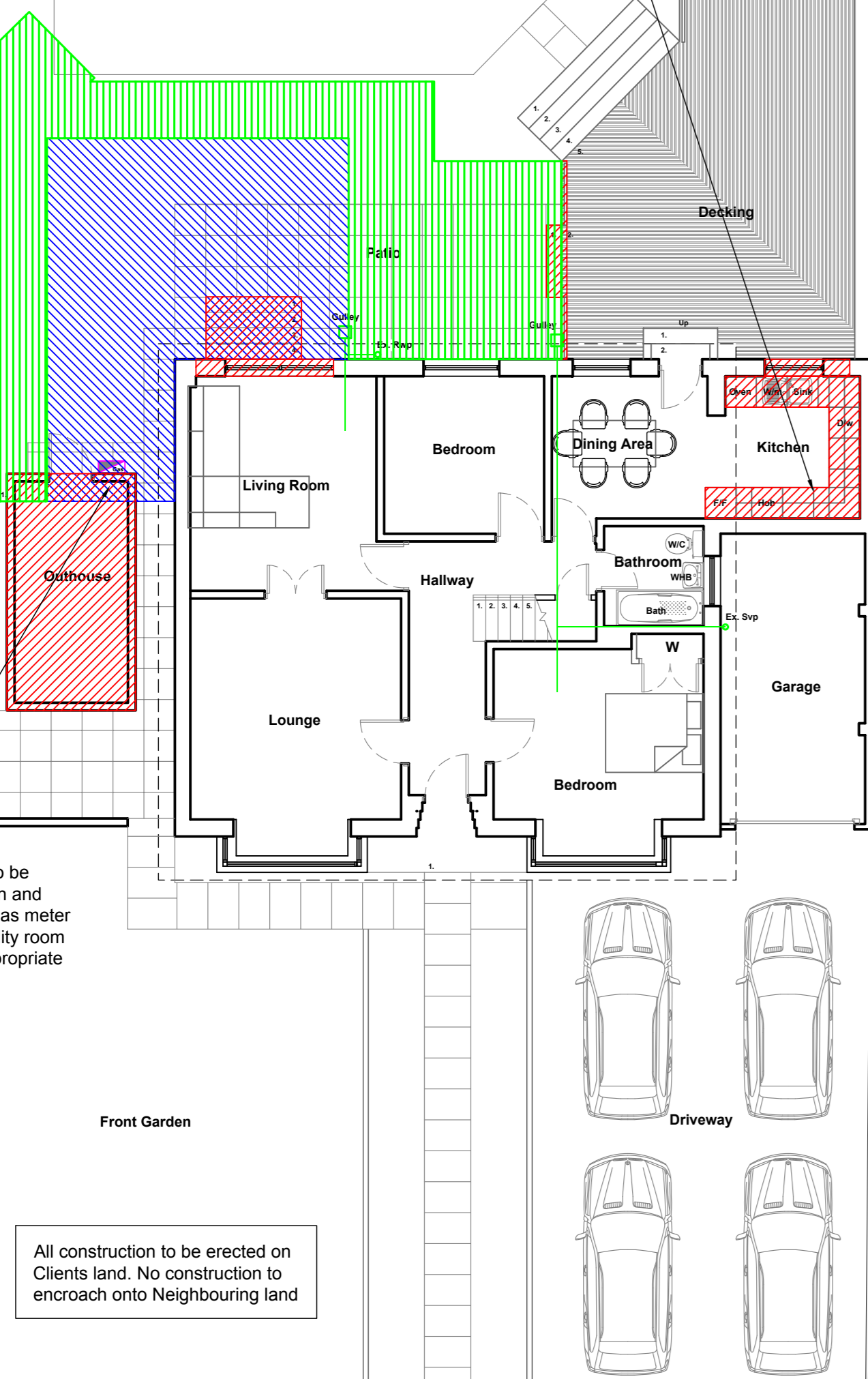
- General Notes
- Do Not scale from this drawing
 - This drawing is to be read in conjunction with all relevant drawings and specifications.
 - The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
 - All dimensions to be checked on site prior to fabrication or erection
 - Contractor to take exact measurements on any roof at 15° 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 have been received. Initial drawings may require altering to suit local authorities comments
 - For Additional information see www.cafdesigns.co.uk

- Total Approx. area of existing dwelling and gardens = 686.5sqm
- Approx. ground floor area of Dwelling = 127.7 sqm
Inc. area of side Garage = 16.6sqm
- Approx. area of existing rear / side garden = 378.1 sqm
Inc. area of outbuilding = 11.5 sqm
- Proposed Area of Rear Extension = 31.8sqm
- Approx. area of existing Decking = 23.6sqm
- Proposed Area of Decking = 34.5sqm

- Proposed Downtakings
- Proposed Rear / Side Extension /
- Proposed Decking

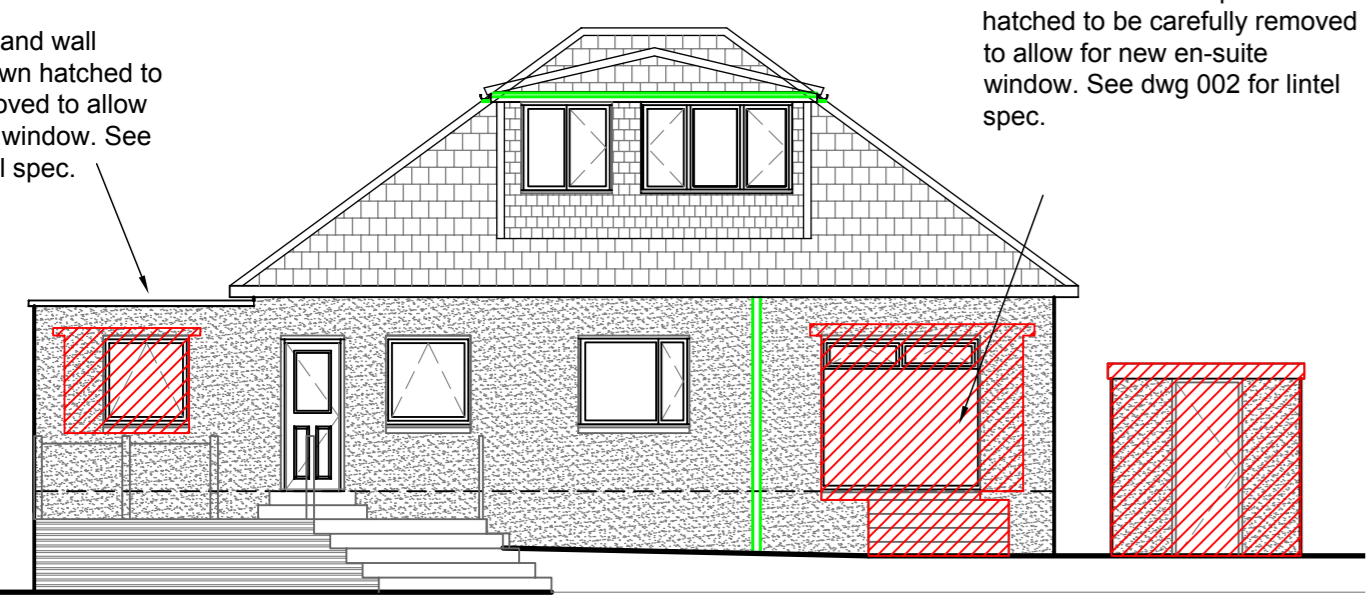
Existing kitchen to be carefully removed and services to be safely disconnected below F.F.L.

Existing outhouse to be carefully taken down and removed. Existing gas meter and recoded on utility room external wall by appropriate gas safe engineer.



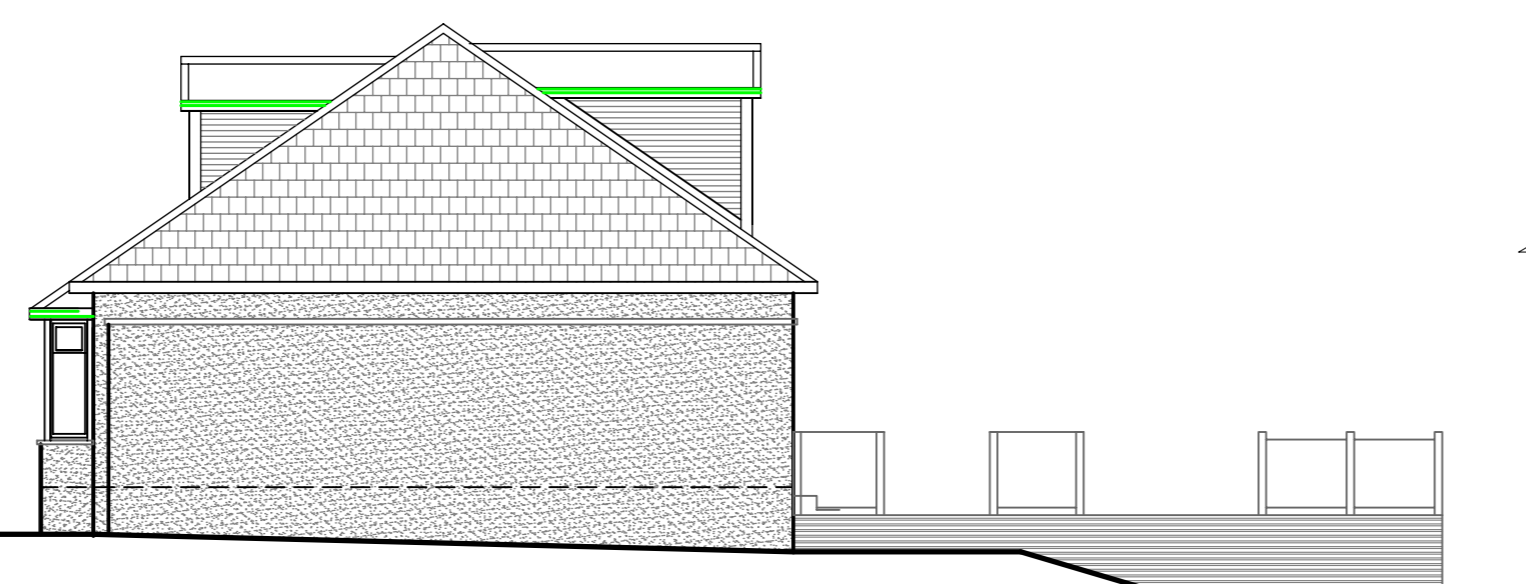
EXISTING GROUND FLOOR PLAN
SCALE 1:100

Existing window and wall construction shown hatched to be carefully removed to allow for new en-suite window. See dwg 002 for intel spec.



EXISTING SOUTH EAST ELEVATION
SCALE 1:100

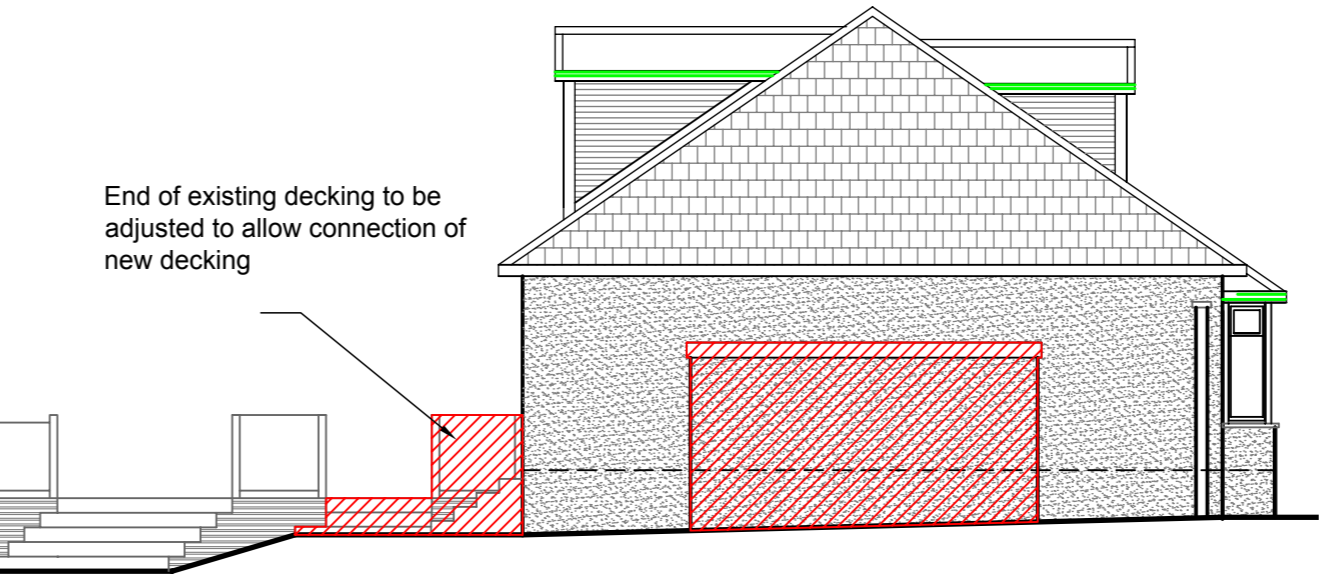
Existing window, wall construction and steps shown hatched to be carefully removed to allow for new en-suite window. See dwg 002 for intel spec.



EXISTING SOUTH WEST ELEVATION
SCALE 1:100



EXISTING NORTH WEST ELEVATION
SCALE 1:100



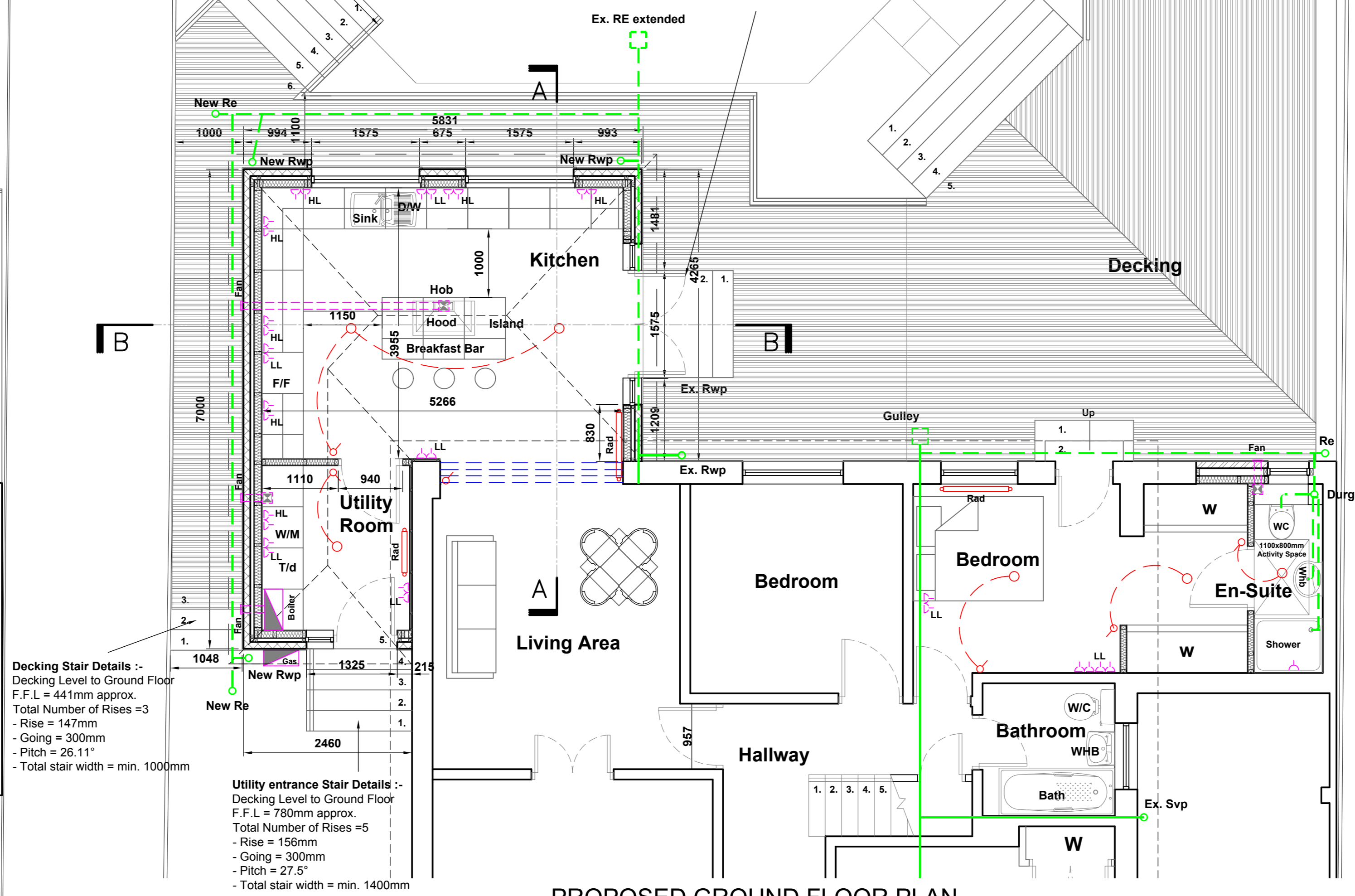
EXISTING NORTH EAST ELEVATION
SCALE 1:100

Decking Stair Details :-
Decking Level to Ground Level = 965mm approx.
Total Number of Rises =6
- Rise = 160.8mm
- Going = 300mm
- Pitch = 28.19°
- 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
- Total stair width = min. 2000mm

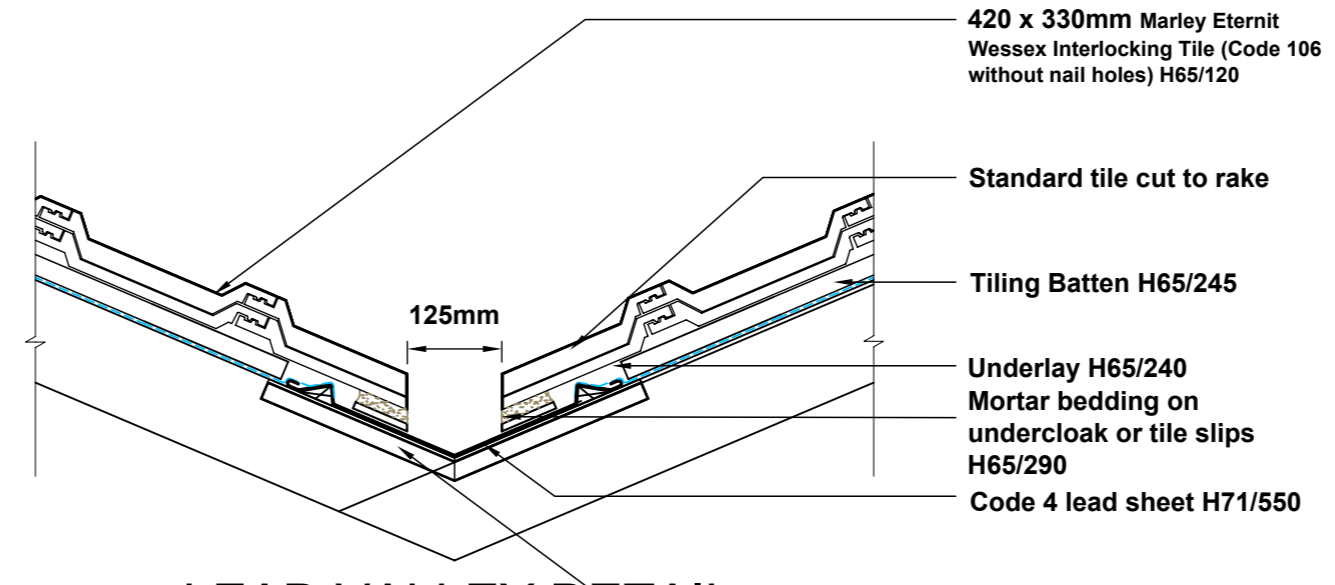
STAIR DETAILS :-
External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 =
- 2No. handrails at decking stairs to dwelling fixed at 900mm A.F.F.L. vertically above the pitch line to comply with 4.3.18 of the BR 2004
- The balustrade will be 100mm high off F.F.L. of decking and not have any openings greater than 100mm 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

Timber Decking:-
Decking to be supported on 100x100mm posts, c/w 150x50mm treated timber joists @ 400cs. Secure decking to dwelling using 150x50mm treated timber c/w M12 hilti bolts at 400cs.

Decking Stair Details :-
Decking Level to Ground Floor F.F.L. = 340mm approx.
Total Number of Rises =3
- Rise = 113.3mm
- Going = 300mm
- Pitch = 22.31°
- Total stair width = min. 1600mm

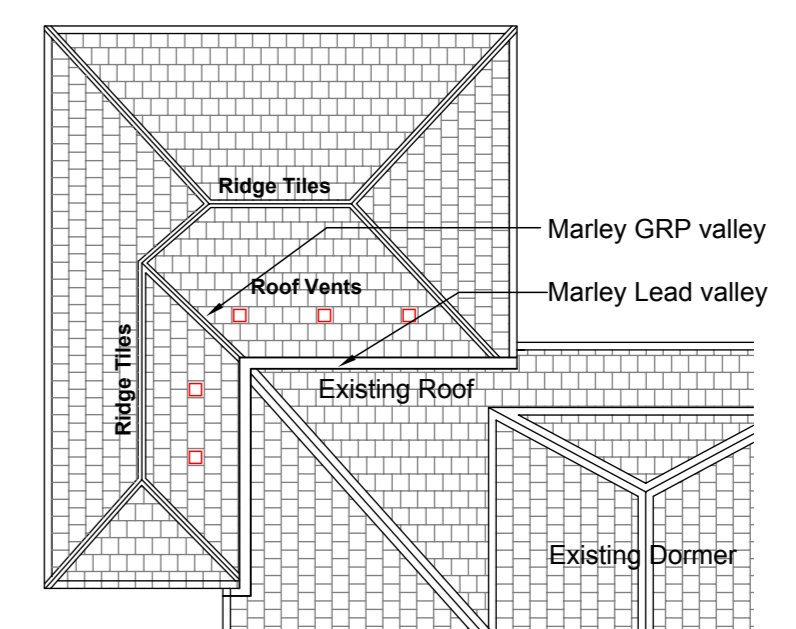


PROPOSED GROUND FLOOR PLAN
SCALE 1:50



LEAD VALLEY DETAIL
SCALE 1:10

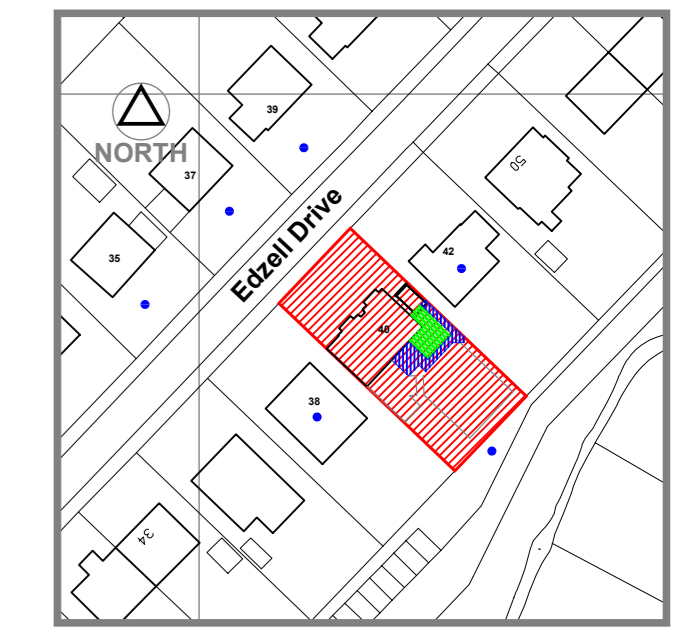
- Legend**
- Proposed Electrical lighting circuit
 - 2-Way Light Switch
 - Light Switch
 - Pendant Light Fitting with Ceiling Rose
 - Recessed Spotlight
 - Smoke detectors - wired to mains electrical supply; positioned min 300mm from light fittings and adjacent walls provided with battery backup
 - Hot water radiator connected to existing hot water system c/w TRV's
 - 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



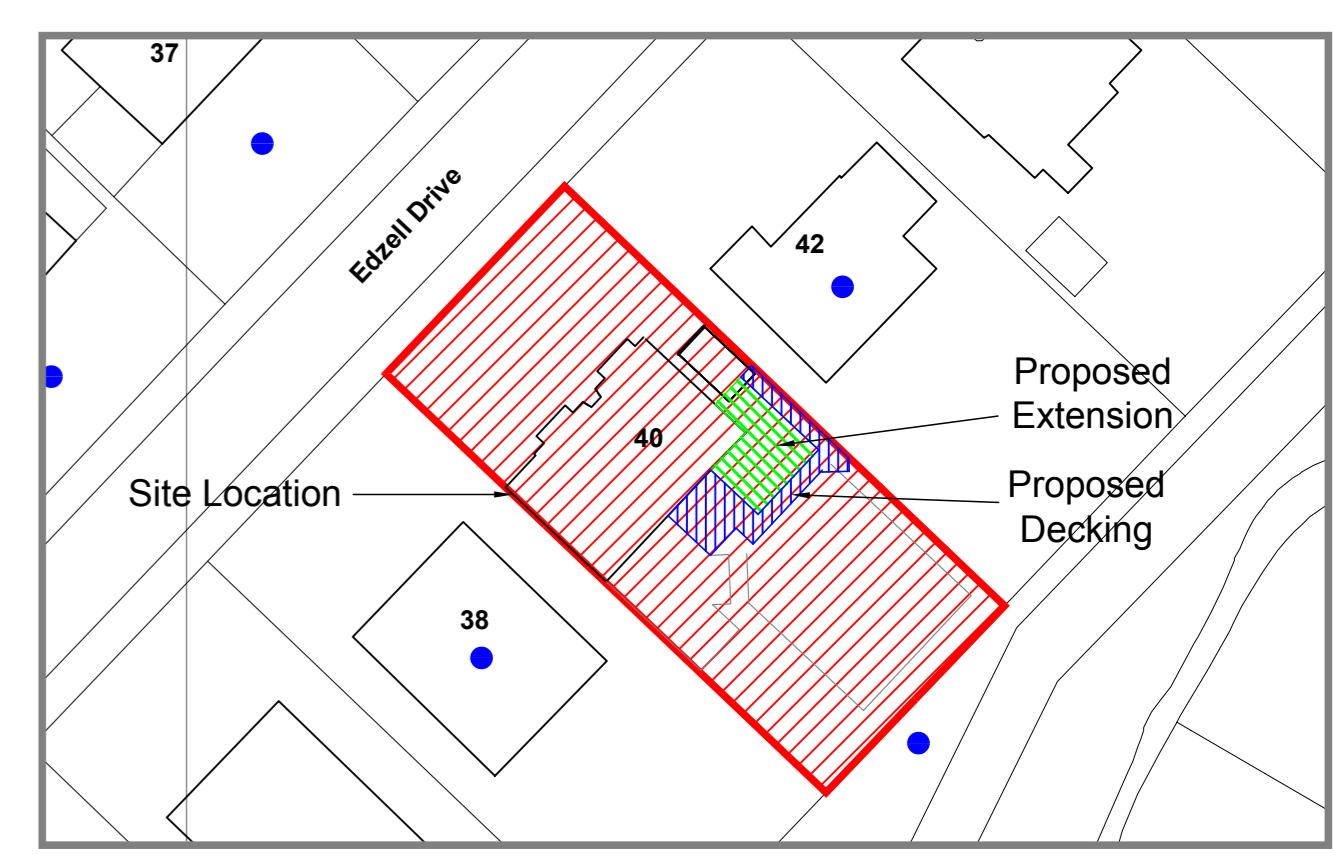
PROPOSED ROOF PLAN
SCALE 1:100

SITE NATIONAL GRID REFERENCE

NS 254430E 655760N



SITE LOCATION PLAN
1:1250
40 Edzell Drive
Newton Mearns G77 5QY



SITE PLAN
1:500

Use appropriate propping equipment when undertaking slapping from existing structural walls. Propping equipment only to be removed once lintels are secured in place

Rev	Description	Date
B	Raised to Building warrant status	30/05/10

Client and Project Address
Mr & Mrs Jim Rose
40 Edzell Drive
Newton Mearns G77 5QY

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
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E-MAIL: craig@cafdesigns.co.uk www.cafdesigns.co.uk

PLANNING

Drawn by CAF	CAD Location C:\Drawings\013-10
Scale 1:50	Date Apr 10
	Paper Size A1

Drawing no.
013-10.001 B