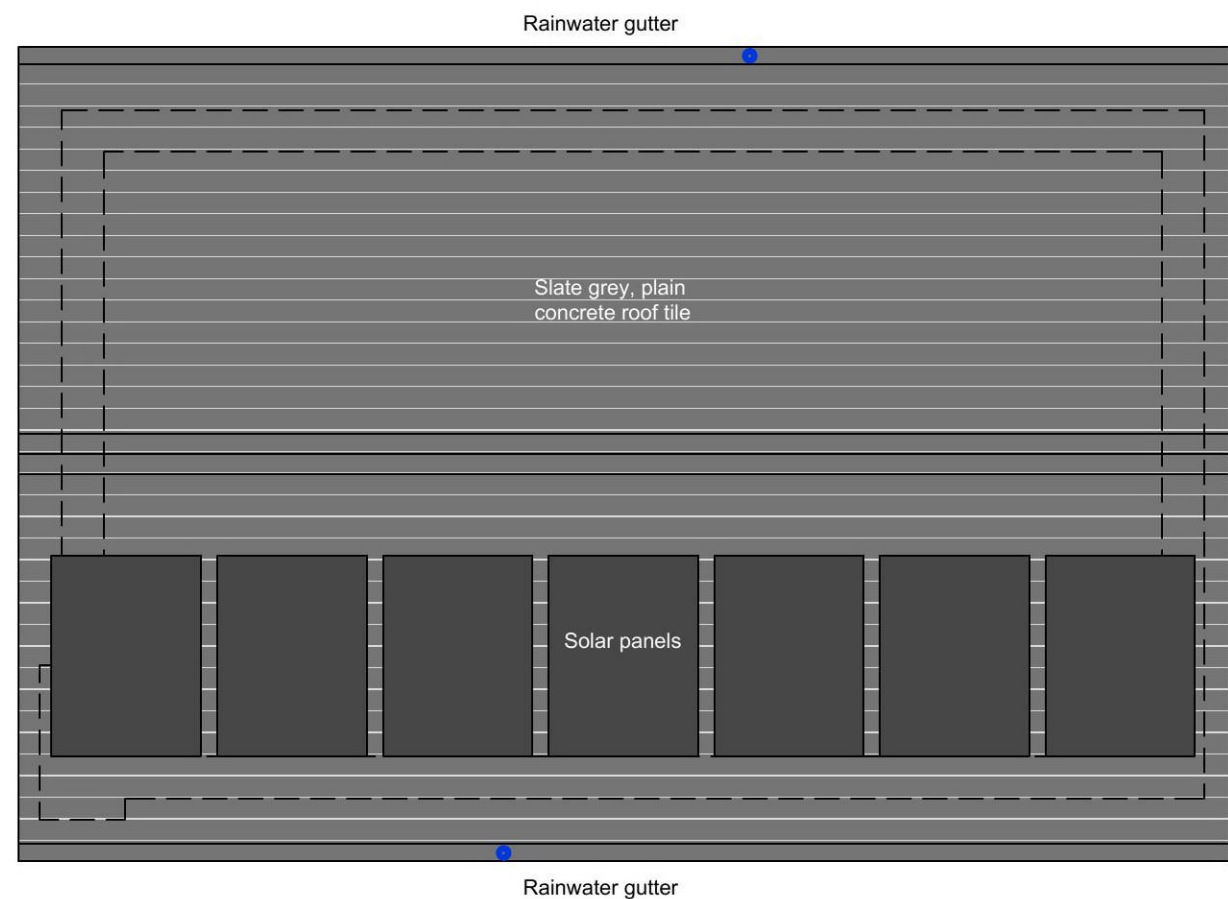
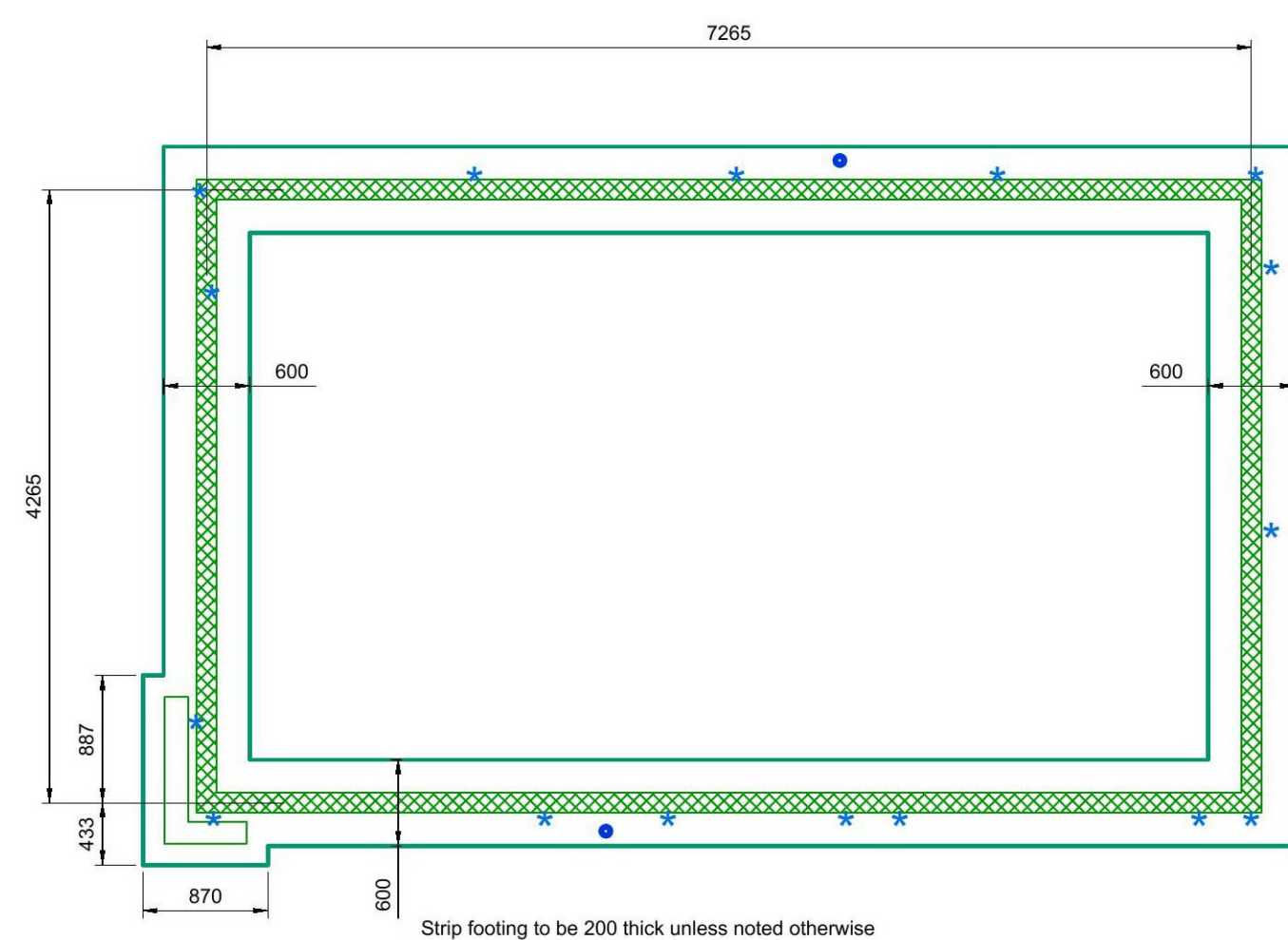


FLOOR PLAN
SCALE 1: 50

NOTE:
Exact position and number of additional sockets to be agreed between contractor and client. Heater position to be confirmed between client and contractor.
Refer to Appendix 'A' for method of limiting air infiltration

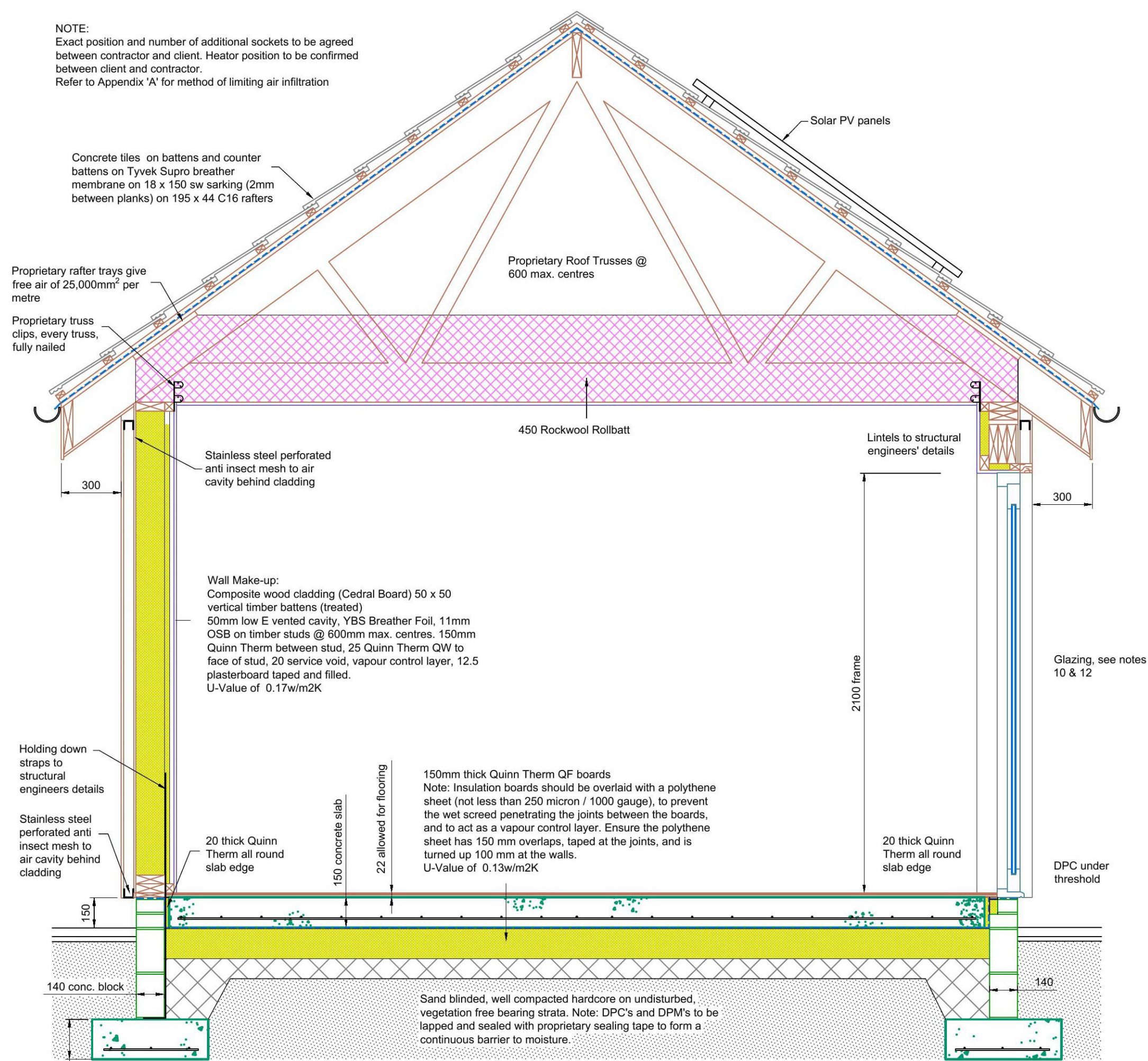


ROOF PLAN
SCALE 1: 50

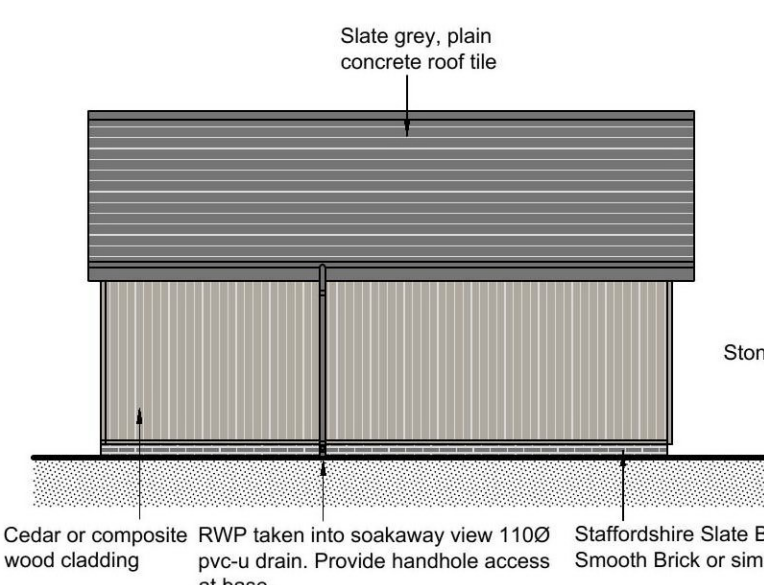


FOUNDATION PLAN
SCALE 1: 50

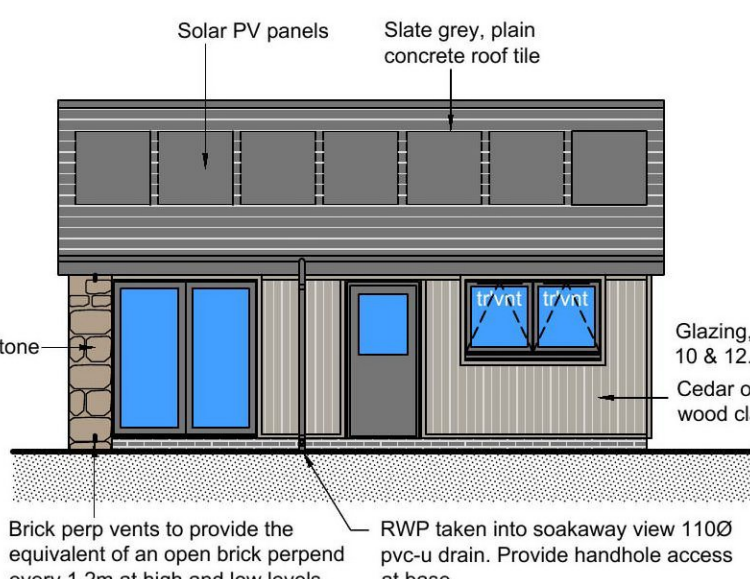
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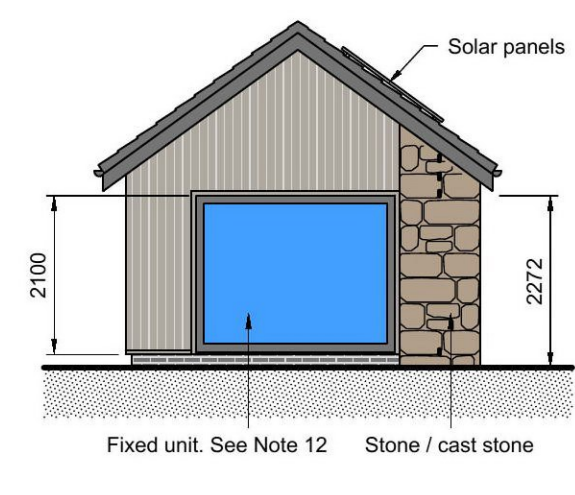
SECTION 1-1
SCALE 1: 20



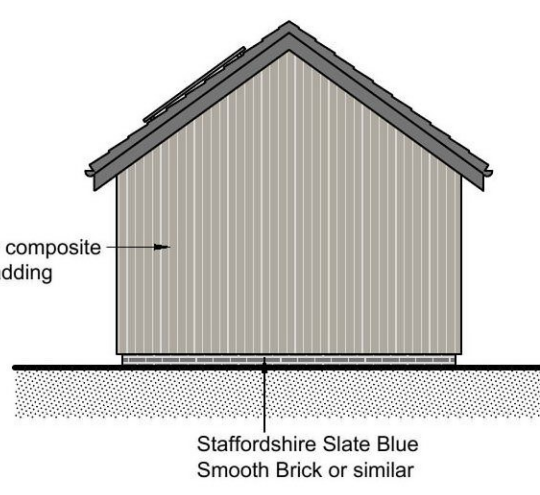
REAR (EAST) ELEVATION
SCALE 1: 100



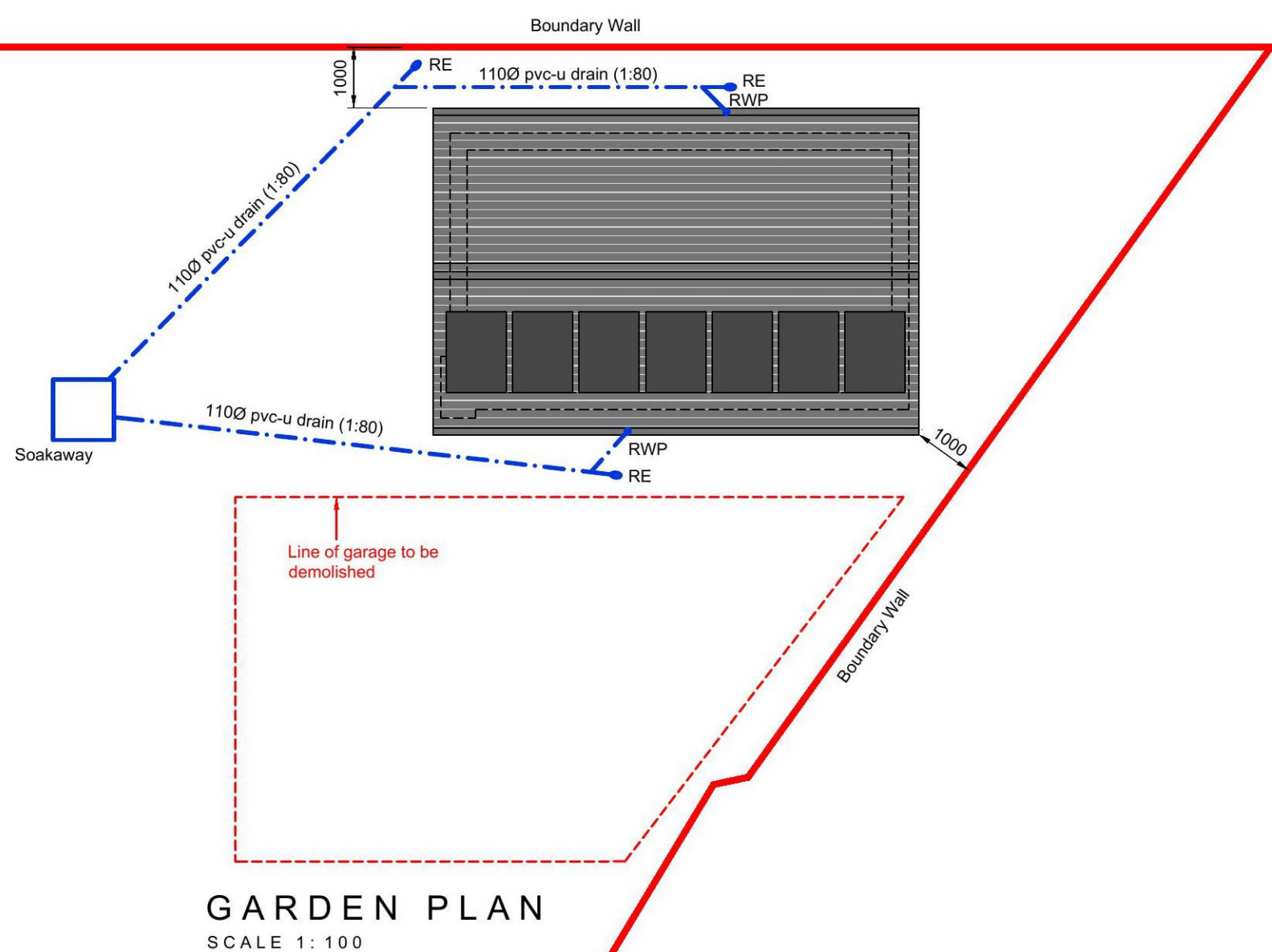
FRONT (SOUTH) ELEVATION
SCALE 1: 100



SIDE (WEST) ELEVATION
SCALE 1: 100



SIDE (EAST) ELEVATION
SCALE 1: 100



GARDEN PLAN
SCALE 1: 100

- Legend:
- Single light switch
 - Single 13amp socket
 - Double 13amp socket
 - Pendant Ceiling Light - with LED bulb.
 - Dimmable 5w COB fire rated IP65 led downlight, satin chrome unless noted otherwise (e.g. Shower Room)
 - Trickle vent
 - Smoke detector alarms to be connected and wired to a dedicated and protected circuit (with battery back up) Comply with BS 5839: Part 6:2019, ceiling mounted a minimum of 300mm from any wall or light fittings. All detectors to be inter-linked in accordance with recommendations contained in BS 5839: Part 6: 2019 for a grade D system.

- NOTES:
- This drawing is the sole property of Colin Watson Consultancy and must not be reproduced or digitally copied/altered without the written permission of Colin Watson Consultancy.
 - All dimensions are approximate and must be confirmed on site prior to work commencing.
 - Colin Watson Consultancy has no input or responsibility for structural calculations / elements if requested by Building Control or structural (load bearing elements) elements contained on the plans.
 - Client to appoint and agree time scales for engineering directly with Structural Engineer.
 - All works to be in accordance with The Building (Scotland) Regulations 2004.

1. FOUNDATION NOTES
- Refer to Structural engineers drawing number CW-YC.
 - Lintel over drainage where drains pass through underbuilding with Robeslee 1No. Type 'A' Intel per wall leaf.
 - Exposed formations are to be protected against the elements. This protection should take the form of 50mm blinding concrete unless the foundations are poured immediately after excavation.
 - Any trench fill required should be lean mix concrete, Grade C10.
 - Site to be cleared of all surface soil and vegetable matter.

4. MASONRY NOTES
- Blockwork to be strength 7 N/mm2. Minimum density 1400 kg/m3.
 - Brickwork to be minimum strength 27 N/mm2, durability class FL.
 - Mortar above DPC to be Designation (iii) to BS 5628 Pt 1, i.e., 1:1:6. Cement : Lime : Sand.
 - Mortar below DPC to be Designation (ii) to BS 5628 Pt 1, i.e., 1:0.5:4 to 4.5. Cement : Lime : Sand.
 - Wall ties to timber kit to be in accordance with B S 1243, right angle, stainless steel. Refer to structural engineers drawings for spacing of wall ties.
 - DPC to be Zedex House Grade type by Visqueen. DPC must be laid the full width of masonry leaf and laid on a wet and even bed of mortar.

5. TIMBER NOTES:
- All new timber to be Grade C16 to B.S. 5268 : Part 2 : 2002 unless noted otherwise.
 - Install 100mm Rockwool Flex between studs (new internal stud walls)

10. WINDOW VENTILATION
- Trickle vents to be provided to header frames to give air gap of 12000 ²mm and be to BS EN 1111: 2017 & BS EN 1287: 2017

12. GLAZED OPENINGS
- All new frames to be finished to client's specification.
 - Glazing to be toughened safety glass to BS 6262 Part 4: 2018.
 - All glazed units to have 16mm gap between panes and to be filled with a mixture of 90% argon gas and 10% air.
 - All glass to have heat reflective coating.
 - All windows and doors to achieve a U-Value of 1.4w/m²K.
 - New Window must meet the recommendations for physical security in Section 2 of 'Secured by Design' (ACPO, 2009).
 - Minimum performance required : Low Risk, to BS.PAS 24:2016 or LPS1175 SR1 and BS7950.
 - New windows & doors to be fixed using 6No. Expanet frame cramps installed in accordance with the manufacturers guidelines.

13. ELECTRICS
- All electrical work to comply with the current BS7671 - 2018
 - Contractor / electrical contractor to liaise directly with the client to ascertain the exact position of electrical sockets.
 - Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range: Light switches should be positioned at a height of between 900mm and 1.1m above floor level.
 - Standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level.
 - Above an obstruction, such as a worktop, fixtures should be at least 150mm above projecting surface.
 - All the above in line with clause 4.8 of the Current Building (Scotland) Domestic Technical Handbook and manufacturers recommendations.
 - All electrical work to be carried out by a SELECT or NICEIC registered engineer.
 - A minimum of 75% of the fixed light fittings and lamps installed require to be low energy type, with luminous efficacy of at least 45 lumens/circuit watt.

21. DRAINAGE / HEATING
- All drainage works to be carried out in full accordance with the manufacturers printed instructions and the current Building Standards (Scotland) Regulations 2004 and current amendments.
 - All drainage connections must be tested and inspected by the local authority drainage inspector.
 - New downpipes to be fitted with access hole (with removable cover) at base above ground level.
 - New underground drainage to be PVC-U Plastidrain to BS EN 1401-1:2019 and BS EN 1610:2015.
 - All new heating / hot water pipework to be insulated using Saniflex split plumbing pipe insulation and comply with BS 5422:2009.
 - Proposed heating and hot water service system will be inspected and commissioned in accordance with manufacturers instructions to enable optimum energy performance.
 - Written information will be made available for the use of the occupier on the operation and maintenance of the heating and hot water to encourage optimum energy efficiency. All new radiators to have TRVs fitted.
 - Sanitary pipe-work should be installed and constructed in accordance with BS EN 12056-2: 2000.
 - Surface water drainage should be installed and constructed in accordance with BS EN 12056-3: 2000.
 - Waste water sanitary pipe-work should be tested in accordance with National Annex NG of BS EN 12056-2: 2000.
 - The testing of drainage installations is required to be witnessed by a surveyor from this Authority. When arranging an appointment with regard to the testing of the drainage, the Surveyor identified on the CCNP should be contacted in the first instance.

2	Issued for Building Warrant & Planning	Apr. 2021	CTW
	Revision	Date	By
Client			
Mr & Mrs Findlay			
Project Title			
Proposed Ancillary Building (Workshop & Sunroom) 98 Eldindean Road, Bonnyrigg EH19 2HP			
Drawing Title			
Plans, Elevations, Sections & Details			
Drawing Status			
Issued for Building Warrant			
colin watson consultancy			
Planning & Building Warrant Service			
Unit 6, Pitreavie Court, Pitreavie Business Park Dunfermline, KY11 8JU Tel: 0783272409 office@colinwatsonconsultancy.co.uk			
Drawn By	Date	Chkd By	Sheet size
C Watson	April 2021		A1
Scale	CAD File Name		
As shown			
Drawing Number	Revision		
D590 - AB - BW - 001	2		