

building warrant notes:

all construction to in accordance with the Building (Scotland) Regulations 2004, as amended.

category:

existing hotel with bar and restaurant

description of the works:

external works - all existing timber sash and case windows to be replaced with similar new double-glazed items.
internal works - minor alterations to existing rooms to form en suite shower rooms throughout.

window replacement:

all existing windows to be removed and replaced with new traditional timber sash & case double glazed windows complete with "sash bars and horns" all to match existing white painted finish.

new windows to incorporate concealed controllable trickle ventilator capable of 12,000mm² to be positioned in the head of new window frames.

new windows to incorporate proprietary sealguide draught proof system

new windows to incorporate "inebar" double glazed units designed for glazing windows with standard astragals where the perimeter seal is not visible. this enables the desired visual appearance of slim astragals to be maintained but most importantly the necessary insulation value of 2.0 or 1.6 can be obtained.

mechanical ventilation

(shower rooms): provided by mechanical extract capable of 15l/sec (intermittent).
trickle ventilation of 10,000mm²

shower rooms - drainage connections:

all new shower rooms located adjacent to existing drainage connections whb, wc and shower to connect into adjacent existing drainage runs.
sinks to 38mm tubular trap to 38mm waste pipe to 100mm soil vent pipe.
wc's thru "p" traps to 100mm soil pipe
shower to low profile shower trap to 100mm soil vent pipe

shower rooms - sanitary ware:

new ensuite facilities comprising:
shower: 1200 x 800mm low profile shower tray
wc: back to wall wc with concealed cistern
whb: semi-countertop washbasin
vent: ceiling mounted mechanical extract fan min 15l/sec

new partitions:

new timber partitions comprising 100 x 50mm timber framing at 600mm centres with 12.5mm plasterboard to both sides
100mm glasswool insulation between frames

new bedroom/shower doors:

all existing bedroom doors to be replaced with SCFD30 doors
all shower doors to be fitted with similar style non-rated doors

fire strategy notes:

all existing partitions separating bedrooms from hall are deemed to comply all doors located between bedrooms and hall to be min. fd30s.
all fire rated doors to be fitted with self closing device, intumescent strips and smoke seals.

fire doors opening across escape routes to be readily openable in the direction of escape without the use of a key.

all new services passing through new fire rated partitions / compartment walls to be fire stopped as below:

- upvc pipes exceeding ø40mm to be fitted with intumescent collars - by nullifire or equal.
- all ductwork penetrations of the unit enclosure or of fire rated partitions within the unit are to be fitted with approved fire dampers installed in full accordance with the manufacturers' recommendations including the fitting of hevac installation frames. ventilation ducts to have 1hr fire dampers.
- pipes - cable less than ø40mm to be fire stopped with intumescent mastic.
- cable trays to be fire stopped with rockwool.

other fire safety measures:

all doors on escape routes, where fitted with locks, to have lock capable of being released from the room side (being approached in direction of escape). the operation of these locks should be readily apparent and be without the use of a key or access control tokens and without having to manipulate more than one mechanism. in general these will be thumb turns for stockrooms, quick release lever to cash offices and panic bar ironmongery to final escape doors. all other doors are generally not fitted with locks.

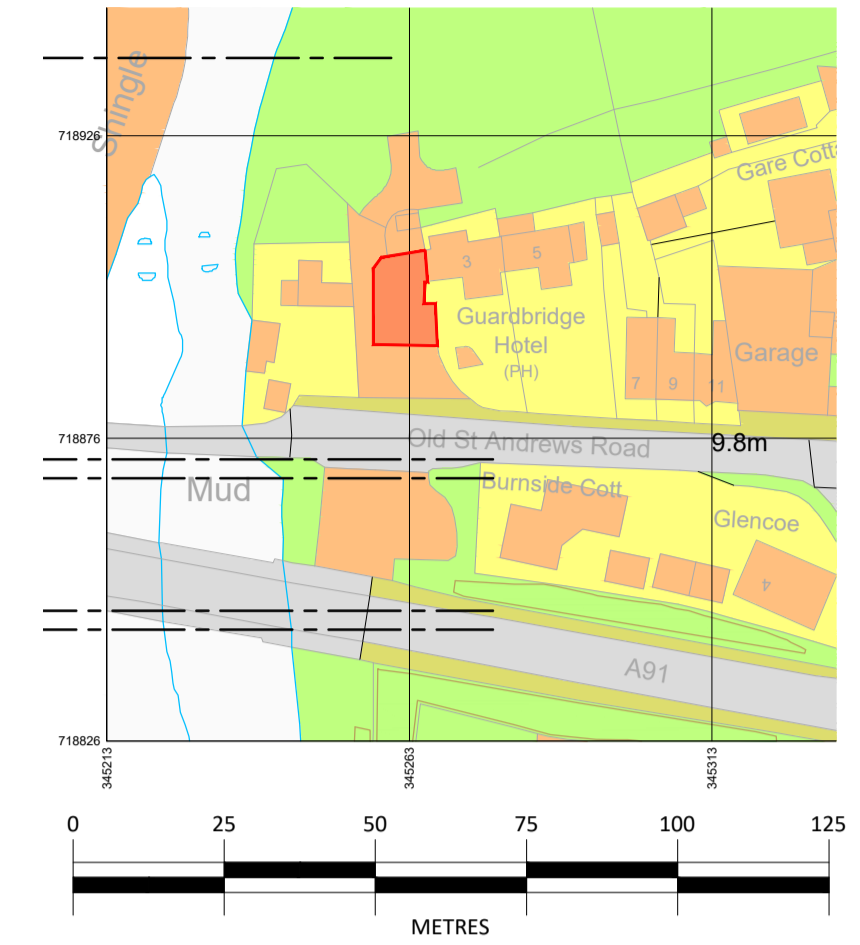
all penetrations through fire rated elements to be undertaken by a firas registered contractor with final report submitted to landlord prior to witness test.

fire legend

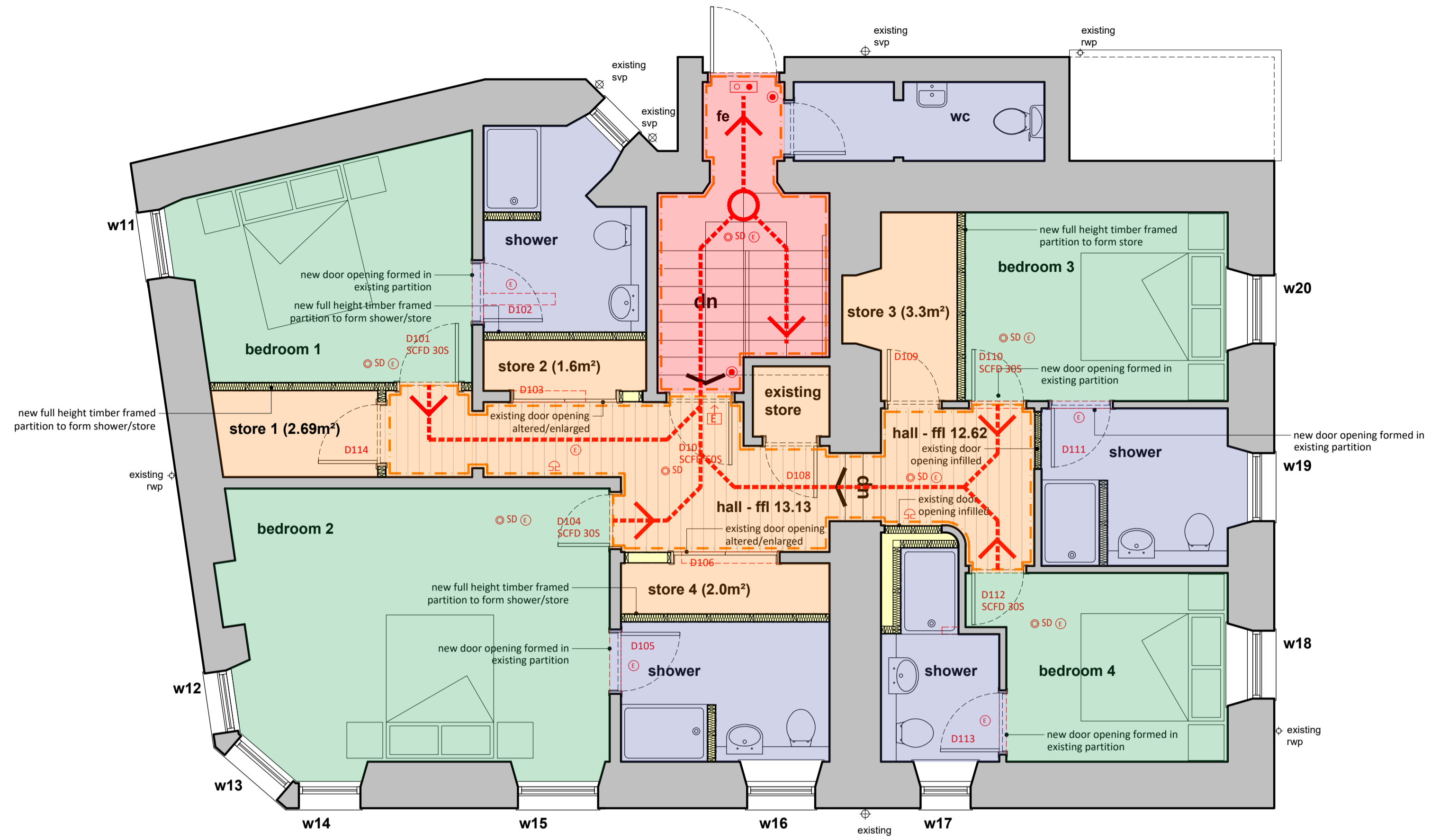
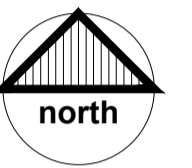
| | |
|--|---|
| | maintained exit sign boxes |
| | directional exit sign |
| | 2kg carbon dioxide extinguisher |
| | 9l water extinguisher |
| | 6l a.f.f.f (multi-purpose foam spray extinguisher) |
| | 4.5kg dry powder extinguisher |
| | audible warning device |
| | break glass |
| | 1hr fire rated self closing door with intumescent & smoke seals |
| | panic bar |
| | vision panel |
| | emergency light |
| | smoke detector |
| | heat detector |
| | emergency voice communication system to fire escape stairs |
| | assistance alarm pull |
| | assistance alarm indicator |
| | designated escape route |
| | existing separating wall |
| | new full height walls + scfd30 |
| | protected zone |

proposed - plans and elevations

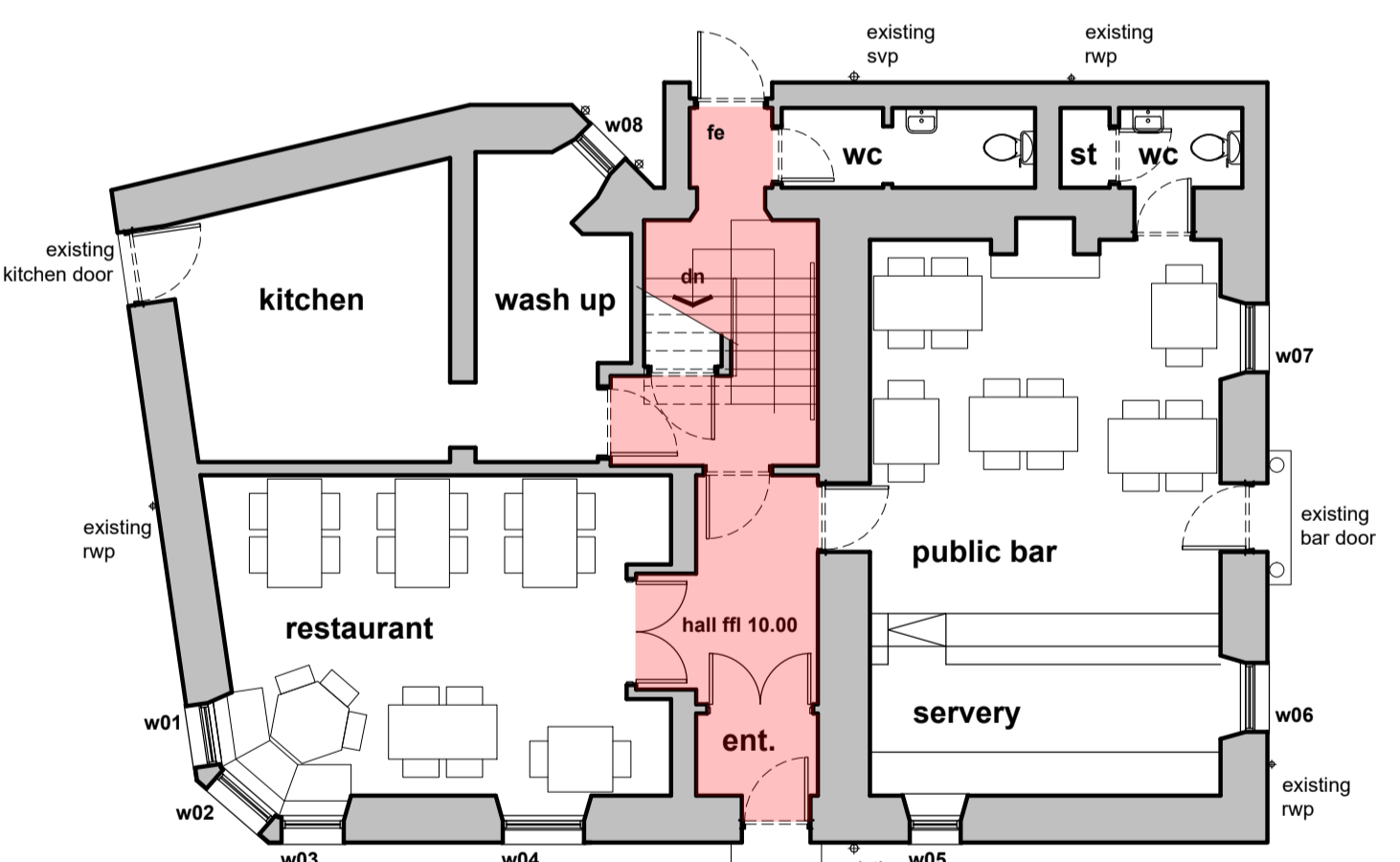
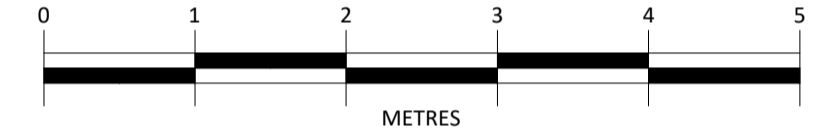
PROJECT: guardbridge inn - various alterations
LOCATION: 1 Old St Andrews Rd, Guardbridge, St Andrews KY16 0UD
CLIENT: Claire Dawson
DATE: Nov 23 SCALE: 1:100 CAD FILE: guardbridge
JOB NO: 2586 DWG NO: 10



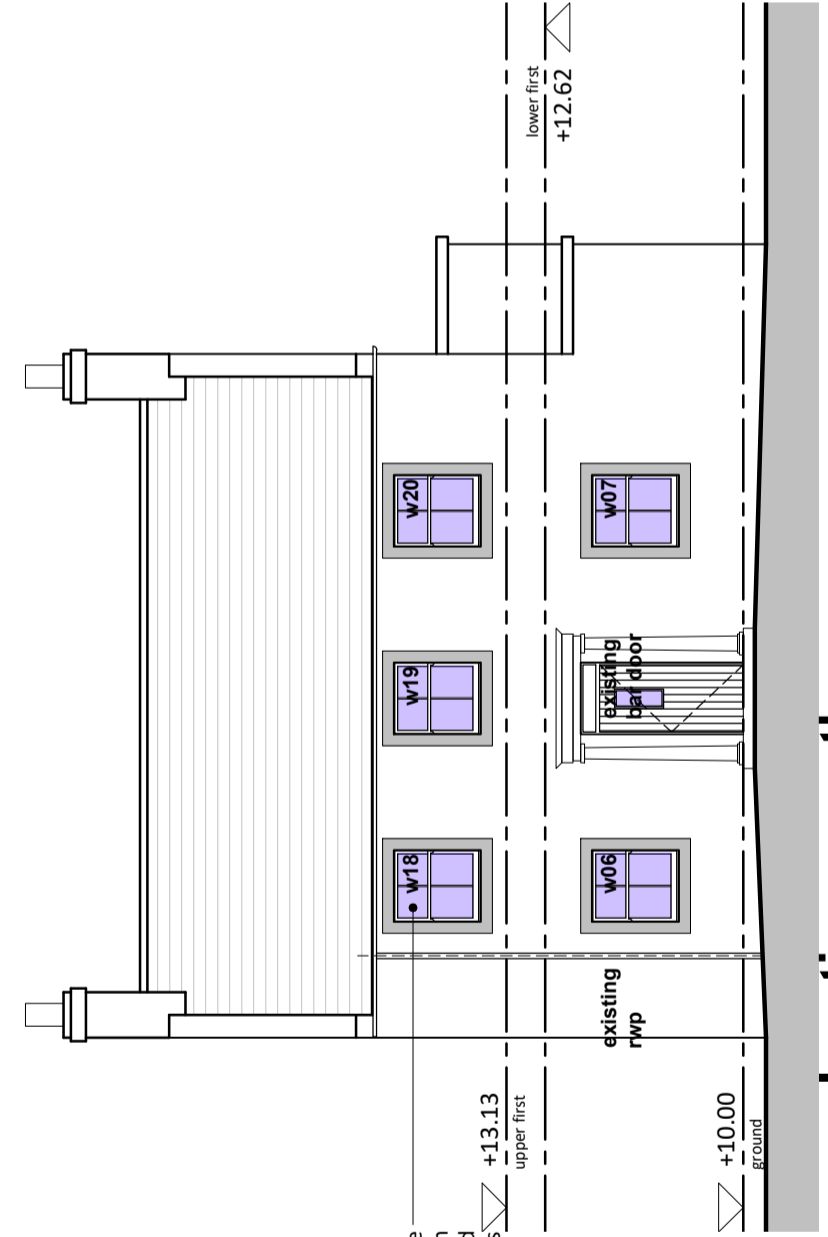
location plan scale 1:1250



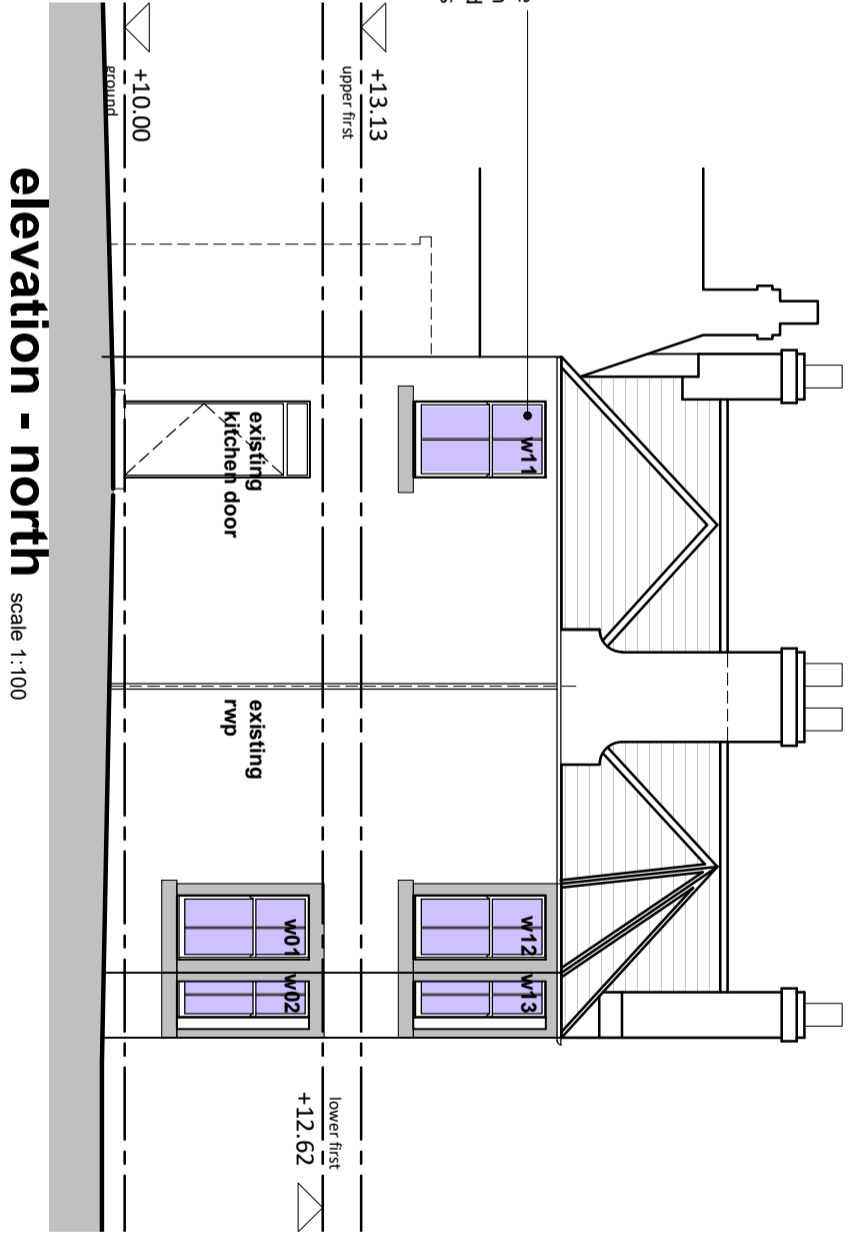
first floor plan scale 1:50



ground floor plan scale 1:100



elevation - south scale 1:100



elevation - north scale 1:100



elevation - west scale 1:100

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