



Warrant Notes

All work to be carried out in accordance with 'The Building (Scotland) Regulations 2004, as amended July 2017.

All electrical work to comply with BS 7671: 2008: +A3: 2015 the current version of the IEE regulations. Installation to be Certified by a Qualified Installer on Completion.

Automatic fire detection system

Automatic fire detection system to comply with BS 5839: Part 1 Category L3. Installation to be Certified by a Qualified Installer on Completion.

Fire Safety Design Summary

Fire Safety Design Summary (FSDS) to be provided with completion submission, in accordance with regulation 41(bd) of the Building (Procedure) (Scotland) Regulations 2004.

Space heating and hot water systems

The minimum performance of space heating and hot water systems, heating appliances and controls will be as set out in the Non-Domestic Building Services Compliance Guide for Scotland (Clause 6.3.1).

Fixed internal and external lighting

The efficiency of fixed internal and external lighting will be as set out in the Non-Domestic Building Services Compliance Guide for Scotland (Clause 6.5.1).

Mechanical ventilation and air conditioning systems

The efficiency of mechanical ventilation and air conditioning systems will be as set out in the Non-Domestic Building Services Compliance Guide for Scotland (Clause 6.6.2).

Mechanical Ventilation

Ventilation system to be designed in accordance with BS 5720: 1979.

Extract rate from Toilets and WC to be 6 a.c.p.h. provided by individual extract fans with run-off timers.

Extract from Kitchen to provide a minimum of 60 litres / sec rate of extraction.

All ducts from extract fans to be 110mm uPVC, with formed bends and fittings. Existing external roof vents fitted with birdcage grilles to be reused.

All vertical uPVC extract ducts which pass through the insulated ceiling, and then through the roof void, are to be fitted with condensation traps.

Trickle vents located in head rails of windows and doors, a minimum of 1.75m above finished floor level.

Some part of opening ventilators to be 1.75m above FFL.

Glazing

Glazing in doors, sidelights and low level windows within 800mm of Finished Floor Level to be toughened or laminated safety glass to BS 6262: Part 4: 2005.

Insulation

All water and primary heating pipes to be insulated with 'Armaflex' or equal elastomeric nitrile rubber, equal to their diameter, to a maximum of 40mm, unless forming part of the exposed space heating system, in accordance with BS 5422: 2009.

All insulation products to be installed in accordance with Manufacturers' written instructions.

Accessibility of electrical outlets and controls

Light switches to be 1m above floor level.

Sockets and other outlets to be 400mm above floor level, and 150mm above worktops, and 350mm away from corners.

Accessible switching to be provided for any concealed sockets, e.g. where outlets are behind appliances.

Use: Golf Clubhouse (Assembly/Entertainment)

Occupant Capacity = 100

Travel distance

Slow evacuation - 15m single direction, 32m more than one direction.

Emergency exit signs and notices to comply with BS 5499: Part 1: 2002, and/or the Health & Safety (Signs and Signals) Regulations 1996, as appropriate to match existing.

Panic bar or push pad locks fitted to Fire Exit doors, 800mm minimum clear width, fitted only with a lock or fastening which is readily operated, without a key, from the side approached by people making an escape. It should also have a notice, on the inside, explaining the operation of the opening device.

Toilet Facilities provided:

- 1 unisex ambulant WC for Male use
- 1 unisex WC with WHB
- 2 urinals & 2 WHB for Male use
- 2 WC & 2 WHB for Female use

Staff

Number of Staff = 3, assume they share facilities with public

Public requirement

Assume 50 public, split 25/25 male/female
Males require 1 WC, 2 urinals and 2 WHBs
Females require 2 WC and 2 WHBs

Provision of protected works

The building site is to be fenced off with Heras Security fencing, or equal, in such a way as to protect the public, if it is within 3.6m of a road to which the public have access.

Clearing of footpaths

Any neighbouring footpath(s) adjacent to the building site are to be regularly cleaned and kept free of building debris and mud by the Contractor carrying out the work, to the satisfaction of the local authority.

Securing of unoccupied and partially completed buildings

The partially constructed building, or completed and unoccupied building is, so far as reasonably practical, to be properly secured or closed against unauthorised entry at all times when work is not in progress.

Hot water discharge from sanitary fittings

The temperature of hot water, at point of delivery to a tap, should be limited with a thermostatic mixing valve (TMV) or fitting complying with BS EN 1111: 1999 or BS EN 1287: 1999, fitted as close to the point of delivery as practicable.

It should allow flexibility in setting of a delivery temperature, up to a maximum of 48°C to prevent the danger of scalding from hot water stored, or delivered, at a higher temperature to prevent the development of Legionella or similar pathogens.

Electrical Key

- ⊕ Twin 13amp switched socket outlet
- ⊖ 13amp fused spur outlet
- ⊕ 32amp fused spur outlet
- ⊕ Single light switch
- ⊕ Two light switch
- ⊕ LED Downlight
- ⊕ Fluorescent light fitting
- ⊕ Extract fan
- ⊕ PIR movement detector lightswitch
- ⊕ External LED wall light

All electrical work to comply with BS 7671: 2008: +A3: 2015 the current version of the IEE regulations. Installation to be Certified by a Qualified Installer on Completion.

- [E] Emergency EXIT light fitting, non-maintained, 3hr battery backup, with pictogram.
- E Emergency light fitting, non-maintained, 3hr battery backup.
- ⊕ Fire Alarm Sounder
- ⊕ Fire Alarm Sounder/Strobe beacon combined
- ⊕ Fire Alarm Break Glass Call Point
- [FAP] Fire Alarm Panel
- ⊕ Optical smoke detector
- ⊕ Heat detector

Emergency lighting

Alterations to emergency lighting to be in accordance with BS 5266: Part 1: 2005 as read in association with BS 5266: Part 7: 1999 (BS EN 1838: 1999).

- Revisions
- WO 13/02/18 Warrant
 - A 18/05/18 Notes amended for Warrant
 - B 26/05/18 Modifications for Tender
 - C 18/06/18 Notes amended for Warrant

Warrant

Ford Design Ltd

Architecture Planning Supervision

5 Grange Court
North Berwick EH39 4LN
Tel 01620 894174
www.forddesign.co.uk

Client
Gifford Golf Club
Edinburgh Road
Gifford
EH41 4JE

Project
Internal Alterations to Clubhouse
Gifford Golf Club
Gifford
EH41 4JE

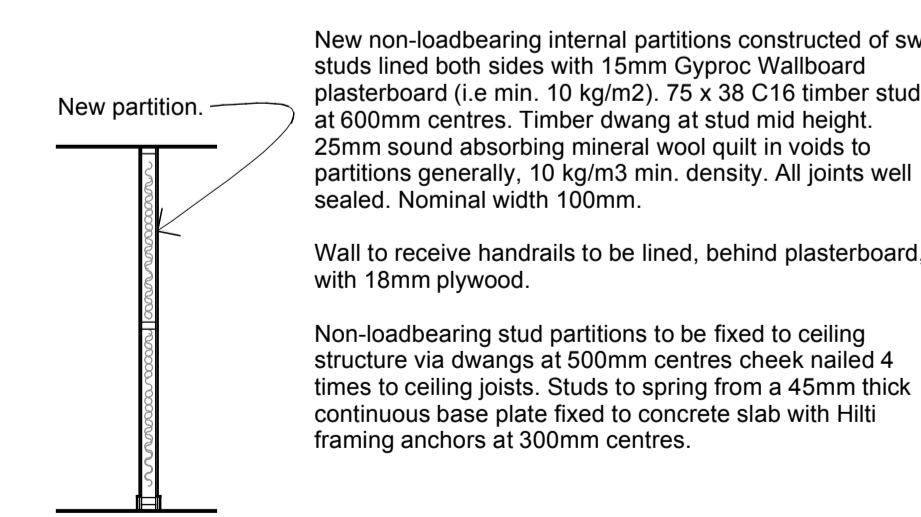
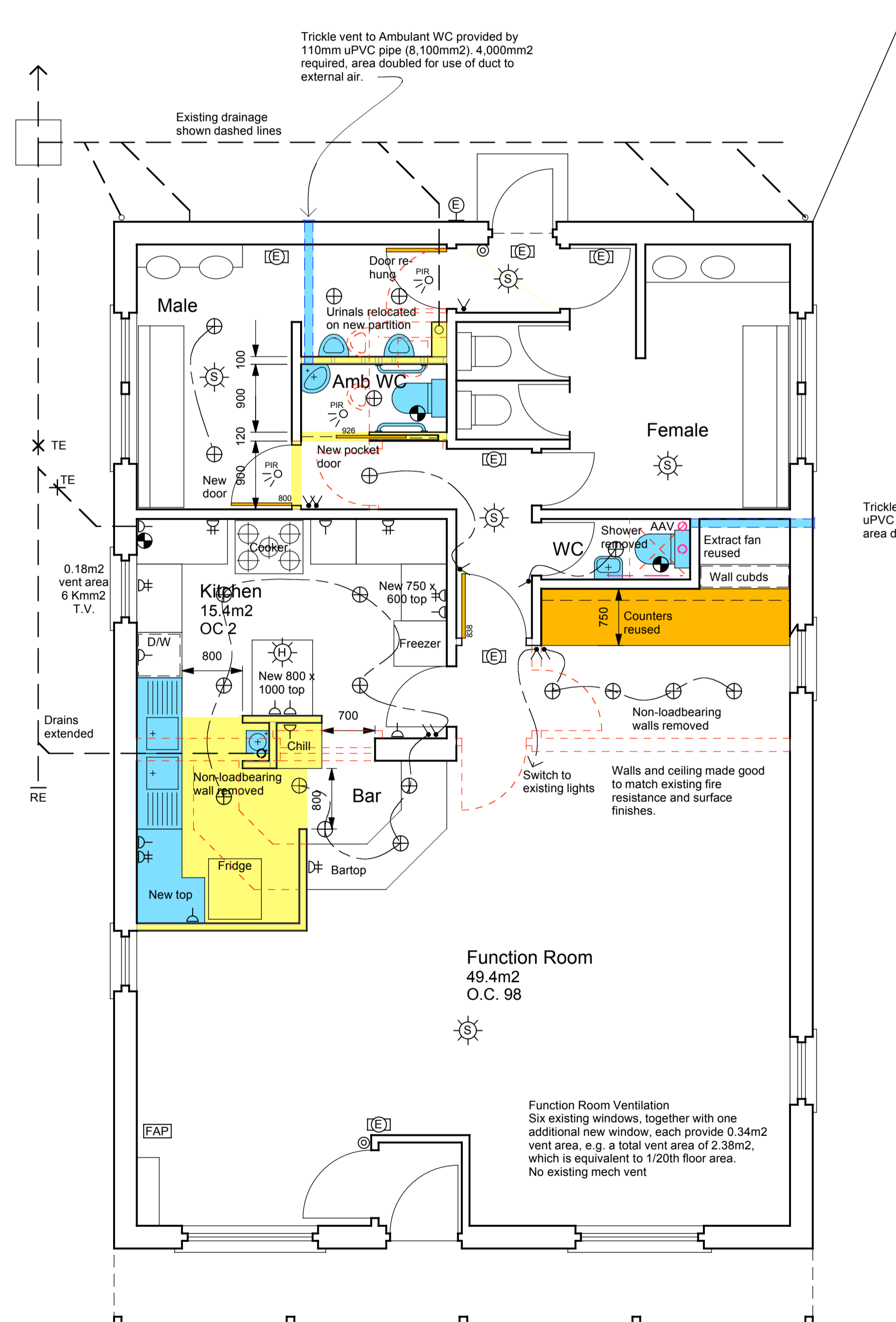
Drawing Title
PLAN AS PROPOSED

Date Scale
18 June 2018 1:50 @ A1

Drawn Checked

EAO

Project No. Drawing No. Revision
987 21 C



Typical Section through New Partitions

Ground Floor Plan As Proposed 1:50