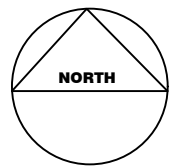


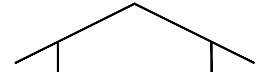
REV	DESCRIPTION	DATE	BY



LOCATION PLAN @ 1:1250



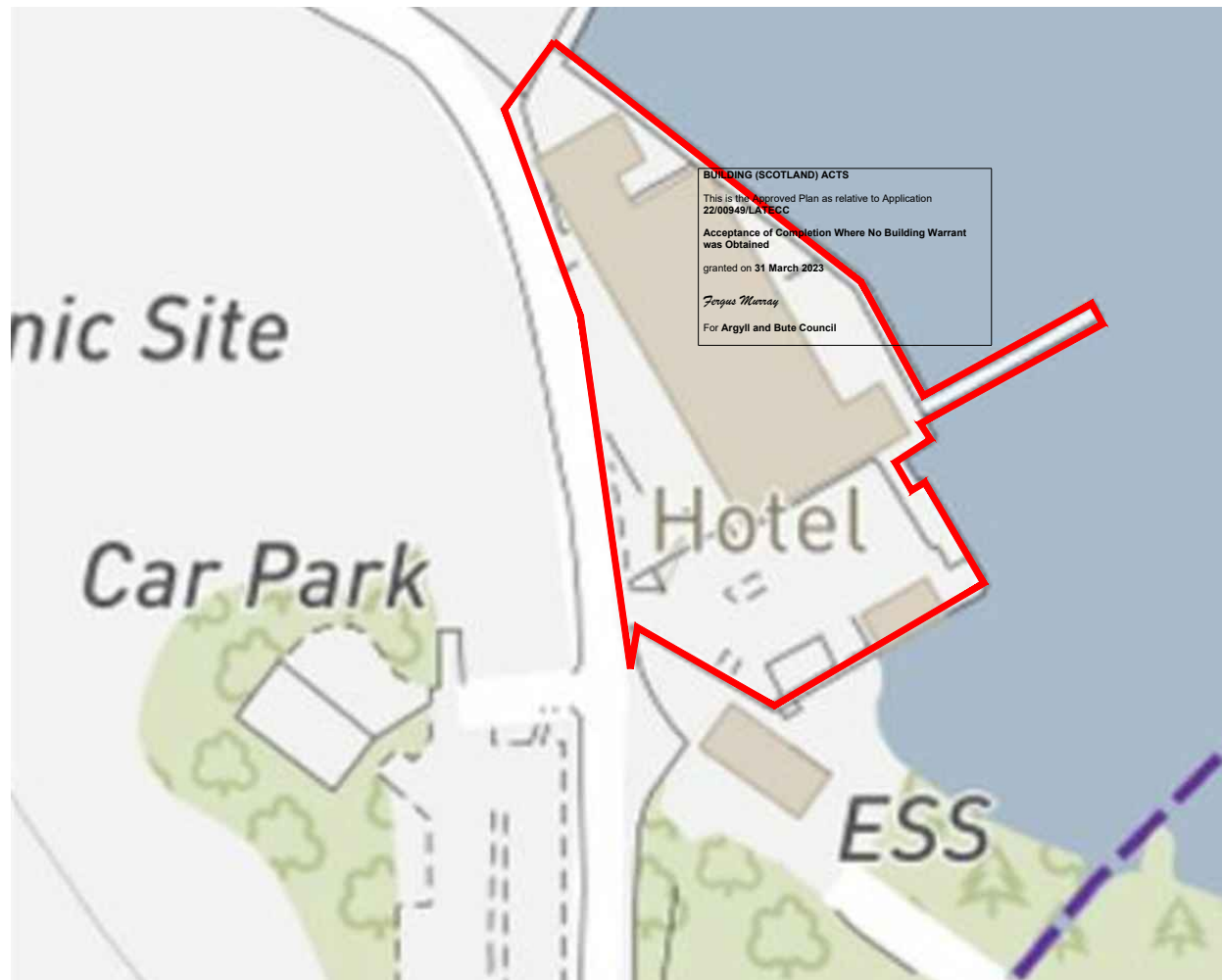
SCALE BAR 1:1250



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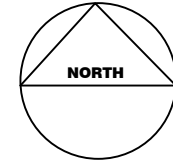
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CLIENT	CAWLEY HOTELS
PROJECT	PROPOSED ALTERATIONS DUCK BAY MARINA LOCH LOMOND G83 8QZ
DRAWING	LOCATION PLAN
1:1250 @ A4	APR 22 2022/1199/L1

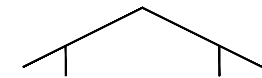


BUILDING (SCOTLAND) ACTS
This is the Approved Plan as relative to Application
22/00949/LA/TECC
Acceptance of Completion Where No Building Warrant
was Obtained
granted on 31 March 2023
Fergus Murray
For Argyll and Bute Council

REV	DESCRIPTION	DATE	BY



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DRAWING	LOCATION PLAN
N.T.S @ A4	APR 22 2022/1199/L2

REV	DESCRIPTION	DATE	BY
A	UPDATED FOR BUILDING STANDARDS	26.08.22	PC
B	UPDATED FOR BUILDING STANDARDS	16.01.23	PC

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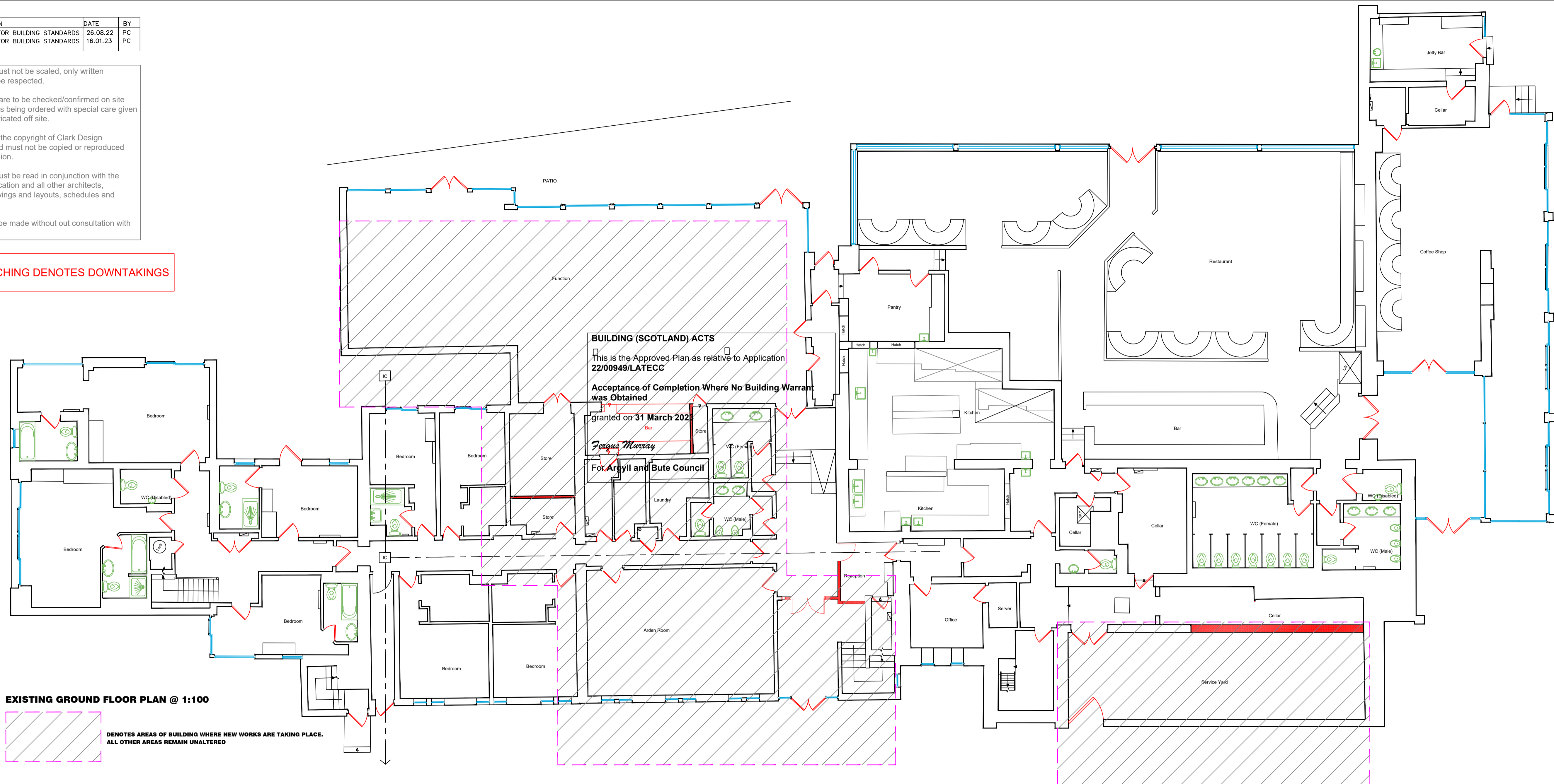
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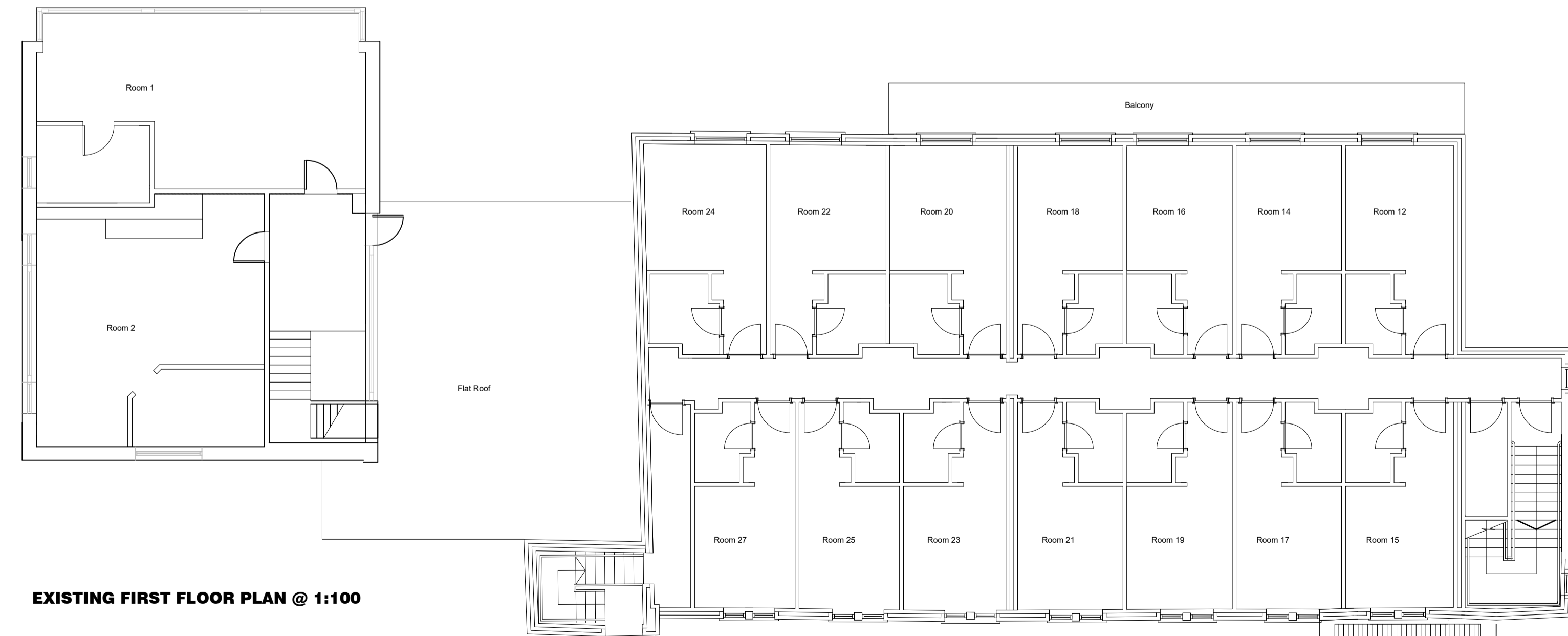
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RED HATCHING DENOTES DOWNTAKINGS



EXISTING GROUND FLOOR PLAN @ 1:100

DENOTES AREAS OF BUILDING WHERE NEW WORKS ARE TAKING PLACE. ALL OTHER AREAS REMAIN UNALTERED



EXISTING FIRST FLOOR PLAN @ 1:100

WARRANT

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CLIENT	CAWLEY HOTELS
PROJECT	PROPOSED ALTERATIONS DUCK BAY MARINA LOCH LOMOND G83 8QZ
DRAWING	EXISTING PLANS
	A1 APR 22 2022/1199/01 B

REV	DESCRIPTION	DATE	BY
A	UPDATED FOR BUILDING STANDARDS	28.07.22	PC
B	UPDATED FOR BUILDING STANDARDS	05.08.22	PC
C	UPDATED FOR BUILDING STANDARDS	26.08.22	PC
D	UPDATED FOR FIRE ENGINEER	15.09.22	PC
E	UPDATED FOR FIRE ENGINEER	02.02.23	PC

GENERAL:

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE GUIDANCE CONTAINED WITHIN THE 2022 TECHNICAL HANDBOOK.
 AIR INFILTRATION TO BE LIMITED BY TAPING ALL PLASTERBOARD JOINTS, VAPOR BARRIER JOINTS ETC. TAPED JOINTS AROUND ALL SOCKETS ETC. INSULATION TO BE RETURNED INTO WINDOW INGRES.
 A RISK ASSESSMENT SHOULD BE CARRIED OUT AND MAINTAINED TO ENSURE THAT THE FIRE LOADING WITHIN THE RECEPTION AREA IS KEPT TO AN APPROPRIATE LEVEL TO REDUCE THE RISK FIRE WITHIN THIS AREA.

DOWNTAKINGS IN ACCORDANCE WITH BS 6187: 2011.

FIRE SAFETY - GENERAL:
 FIRE ALARM/DETECTION SYSTEM ADAPTED WHERE REQUIRED IN ACCORDANCE WITH BS 5839.

GENERAL:
 FIRE ALARM SYSTEM WILL COMPLY WITH BS 5839 EMERGENCY LIGHTING INSTALLATION WILL COMPLY WITH BS 5266-7: 1999. ILLUMINATED EXIT SIGNS WILL CONFORM TO BS 2560 AND BE FULLY MAINTAINED AND OPERATE FOR UP TO THREE HOURS IN THE EVENT OF MAINS FAILURE.

FIRE EXTINGUISHERS TO BE LOCATED FOR STAFF USE AND COMPLY WITH BS 5422.
 FIRE SAFETY NOTICES WILL BE FITTED TO COMPLY WITH BS5499 PART 1 "PUSH BAR TO OPEN" SIGNS ON EXTERNAL FIRE DOORS ONLY.
 "FIRE DOOR KEEP SHUT" ON INTERNAL DOORS.

EMERGENCY LIGHTING - GENERAL:
 EXISTING EMERGENCY LIGHTING SYSTEM TO BE ADAPTED TO SUIT NEW LAYOUT WHERE REQUIRED.
 NEW EMERGENCY LIGHTING INSTALLED AS INDICATED ON PLANS. EMERGENCY LIGHTING TO BE INSTALLED ON PROTECTED CIRCUIT ALL IN COMPLIANCE WITH BS 5266: PT1: 2016.

FIRE SAFETY:
 FIRE ALARM/DETECTION SYSTEM ADAPTED/INSTALLED TO L1 STANDARD.
 SMOKE/HEAT DETECTORS TO BE INSTALLED IN ALL AREAS INCLUDING ANY ROOF VOID.

ALL NEW EXIT DOORS TO HAVE FULL WIDTH PUSH BARS TO ROOM SIDE. (ALL INTERNAL & EXIT DOORS TO ACHIEVE A MIN OF 800MM CLEAR OPENING).

DOOR CLOSERS:
 ALL DOOR CLOSERS TO BE CAPABLE OF ALLOWING DOOR TO BE OPERATED WITH AN OPENING FORCE OF NO MORE THAN 30N FOR FIRST 30 DEGREES OF OPENING & 22.5N FROM REMAINDER OF SWING WHEN MEASURED AT LEADING EDGE.
 DOOR CLOSERS TO BE CHECKED FOR COMPLIANCE PRIOR TO INSTALLATION.

PROTECTION AT GLAZING:
 GLAZING TO NEW GLAZED DOORS, NEW INTERNAL DOORS & ANY GLAZED AREAS LESS THAN 800MM FROM FLOOR LEVEL TO BE TOUGHENED TYPE IN COMPLIANCE WITH BS 5262/PART 4:2018.

MANIFESTATION TO GLAZING:
 ALL FULL LENGTH GLAZING TO HAVE MANIFESTATION APPLIED TO PREVENT PEOPLE FROM WALKING INTO GLASS. EXACT PATTERN, LOGO ETC TO BE CONFIRMED BY CLIENT.

INTERNAL PARTITIONS:
 100X50MM STUDS @ 600MM CENTRES TO NON LOADBEARING PARTITIONS WITH 15MM TAPER EDGE PLASTERBOARD (10kg/m²) FINISH TO BOTH SIDES, JOINTS AMES TAPED, PLASTER FILLED, SANDED & SEALED READY FOR DECORATION.

(MOISTURE RESISTING BOARD WITH CERAMIC WALL FINISH WITH WATERPROOF GROUT TO NEW BATHSHOWER ENCLOSURES).
 BETWEEN STUDS INSTALL 60MM THICK QUILT INSULATION (10kg/m³ MINIMUM DENSITY) WIRE REINFORCED & SUSPENDED IN CAVITY. ALL AS PER GENERAL MINIMUM CONSTRUCTIONS SECTION 5.

ENSURE ANY NEW WC/SUITE COMPARTMENT PARTITIONS HAVE PLASTERBOARD FIXED OVER 18MM PLYWOOD TO ENSURE COMPLIANCE WITH ROBUST WALL CONSTRUCTION AS PER SECTION 3.

INTERNAL PARTITIONS/WALLS BEING REMOVED:
 ALL PARTITIONS/WALLS BEING REMOVED ARE NON LOADBEARING TIMBER STUD & MASONRY TYPE.

INTERNAL DOORS:
 ALL NEW INTERNAL PASS DOORS TO BE SIZED TO PROVIDE A CLEAR OPENING WIDTH OF: 800MM WHERE MINIMUM CORRIDOR WIDTH IS 1500MM OR 825MM WHERE MINIMUM CORRIDOR WIDTH IS 1200MM OR 850MM WHERE MINIMUM CORRIDOR WIDTH IS 900MM.

CLEAR OPENING WIDTH TO BE ACHIEVED WHEN MEASURED FROM FACE OF LOCK SIDE DOOR CHECK TO FACE OF THE OPEN DOOR.

FIRE DOORS:
 NEW BEDROOM DOORS TO BE 30mins SELF CLOSING FIRE DOORS WITH ISI ARCHITECTURAL DOOR CLOSERS REF: DC24ARC3NF (COMPLYING WITH BS EN 1154)
 DOORS TO BE FITTED WITH INTUMESCENT STRIPS & COLD SMOKE SEALS. DOOR STYLE TO BE CHOSEN BY CLIENT.
 MID HINGE ON FIRE DOORS TO BE SITED 200MM BELOW TOP HINGE.

ELECTRICAL:
 ELECTRICAL INSTALLATION SHALL BE PROVIDED IN ACCORDANCE WITH BS 7671: 2018 + Amd 2: 2022

ELECTRICAL WORKS TO BE SIGNED OFF AT COMPLETION BY A COMPETENT PERSON AFFILIATED TO SELECT / NICEIC OR EQUAL.

INSTALL ESCAPE ROUTE LIGHTING AS INDICATED ON PROPOSED PLAN. TO BE ON A PROTECTED CIRCUIT.

GENERAL:
 VENT HOODS TO BE USED WITH DOWNLIGHTERS WHERE APPLICABLE.

OUTLETS AND CONTROLS FOR ELECTRICAL FIXTURES SHOULD BE AT LEAST 350MM FROM ANY INTERNAL CORNER AND NOT MORE THAN 1.2M FROM FLOOR LEVEL. LIGHT SWITCHES SHOULD BE POSITIONED AT A HEIGHT BETWEEN 900MM AND 1.1M. STANDARD SWITCHES OR UNSWITCHED SOCKETS OUTLETS & OUTLETS FOR OTHER SERVICES SUCH AS TELEPHONE OR TV TO BE POSITIONED AT LEAST 400MM ABOVE F.L.
 ENSURE A MINIMUM OF 100% OF FIXED LIGHT FITTINGS & LAMPS ARE LOW ENERGY TYPE.

VENTILATION:
 TRICKLE VENTILATION PROVIDED TO NEW BEDROOMS BY WINDOW TRICKLE VENTS PROVIDING A MINIMUM OF 12000mm² VENTILATION.

MECHANICAL VENTILATION TO ENSUITE BY FAN CAPABLE OF EXTRACT RATE OF 15 L/SEC CONNECTED TO EXISTING VENTILATION SYSTEM.

ALL FANS/VENTS TO BE POSITIONED A MIN OF 1.75M ABOVE FLOOR LEVEL.

DRAINAGE:
 NEW DRAINAGE CONNECTED TO EXISTING DRAINAGE SYSTEM AS INDICATED ON PROPOSED PLANS.

GENERAL:
 CONTRACTOR TO CONFIRM EXISTING DRAINAGE LAYOUT ON SITE PRIOR TO WORKS COMMENCING.

DRAINAGE AND PLUMBING:

GENERAL:
 TO BE IN ACCORDANCE WITH BS EN 12056-2:2000.
 CONNECTED TO EXISTING DRAINAGE AS INDICATED ON LAYOUT.
 ALL DRAINAGE AND PLUMBING TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY.
 EXISTING DRAINAGE LOCATIONS, INVERT LEVELS AND FALLS TO BE DISCUSSED AND VERIFIED ON SITE WITH THE LOCAL AUTHORITIES DRAINAGE INSPECTOR.
 ALL PIPEWORK SHOULD BE FULLY ACCESSIBLE THROUGHOUT ITS LENGTH FOR CLEANING PURPOSES.

COMPONENTS BY MARLEY EXTRUSIONS OR EQUIVALENT.
 ULTRA ABS WASTE SYSTEM TO BS 5205: 1989
 LARGE DIAMETER PIPEWORK TO BS 4514: 1983
 1:40 GRADIENT.

WHERE NECESSARY ALL STACKS TO BE FITTED WITHIN ACCESS FOR ROOFING PURPOSES. STUB STACKS FITTED WITH ANY (DURGO EQUIVALENT) TO TERMINATE ABOVE FLOOD LINE OF CISTERN. PLUMBING TO ALL APPLIANCES TO BE IN COPPER. FIT PRESSURE REGULATING AND ISOLATING VALVES TO ALL FEEDS FOR EASE OF MAINTENANCE.

SANITARY APPLIANCES/ FITTINGS:
 WC PAN AND CISTERN:
 - ARRANGEMENT - CLOSE COUPLED CISTERN
 - PAN - TO BE APPROVED
 SEAT - WHITE
 PAN CONNECTOR : S TRAP
 - CISTERN (COMPLETE WITH VALVE, OPERATING MECHANISM, FLUSH PIPE AND ALL NECESSARY CONNECTORS)

WASH BASIN:
 - TYPE - CLIENTS CHOICE
 - TAPS - BASIN TAPS (CLIENTS CHOICE).
 - WASTE 38MM
 - TRAP - BOTTLE TRAP

SHOWER & SCREEN:
 - TYPE - CLIENT CHOICE
 - UNIT - THERMOSTATIC / MIXER
 - WASTE 44MM
 - TRAP - LOW INLET TUBULAR BATH TRAP

CISTERNS:
 - ENSURE THAT OVERFLOW PIPE IS FIXED TO FALLS, AND LOCATED TO GIVE VISIBLE WARNING OF DISCHARGE. AGREE POSITION WITH CA.

SEALANT POINTING:
 - SEALANT - SILICONE BASED TO BS 6889, TYPE 8 WITH FUNGICIDE.
 COLOUR - WHITE

HOT AND COLD WATER:
 THE INSTALLATION:
 SUPPLIES TO APPLIANCES: COLD HOT
 WC NIL
 SHOWER 15 15
 WHB 15 15

INSTALLATION GENERALLY:
 - INSTALL SYSTEMS SO THAT THEY COMPLY WITH BS 6700 AND WATER SUPPLY BY LAYS AND ARE FREE FROM LEAKS AND WATER HAMMER.
 - ALL EQUIPMENT, PIPEWORK, COMPONENTS, VALVES, ETC. TO BE FULLY ACCESSIBLE FOR MAINTENANCE, REPAIR OR REPLACEMENT.
 - INSTALLATION TO BE FITTED WITH VENTS AT HIGH POINTS AND DRAINING TAPS AT LOW POINTS TO FACILITATE PURGING AND DRAINING.

TESTING THE SYSTEM:
 - CARRY OUT TEST OF INSTALLATION.

HOT WATER PIPES TO BE FITTED WITH THERMOSTATIC MIXING VALVES WHERE SERVING ANY NEW BATHS, BIDDETS OR THERMOSTATIC SHOWERS.
 HOT WATER AT POINT OF DISCHARGE MUST NOT EXCEED 48 DEGREES CELSIUS.

AIR ADMITTANCE VALVES:
 AGREEMENT CERTIFIED, 110MM DURGO INSTALLED WHERE INDICATED TO BE INSTALLED ABOVE FLOOD LINE OF HIGHEST (WHB) ANY AAV'S BOXED IN ARE TO HAVE A 65MM DIAMETER CIRCULAR VENT GRILL LOCATED TO THE SIDE OF THE DUCT.

WATER EFFICIENT FITTING TO BE USED:
 DUAL FLUSH WC CISTERNS TO HAVE AVERAGE FLUSH VOLUME OF NOT MORE THAN 4.5 LITRES.
 SINGLE FLUSH WC CISTERNS TO HAVE A FLUSH VOLUME OF NOT MORE THAN 4.5 LITRES.
 TAPS SERVING WHB'S TO HAVE FLOW RATE OF NOT MORE THAN 6 LITRES PER MINUTE.

WINDOWS/DOORS: (1.4W/M2K)
 INSTALL NEW WHITE UPVC FRAMED DOUBLE GLAZED PATIO DOORS TO ROOMS 14 & 15. UNITS TO MATCH EXISTING.

GENERAL:
 INSTALLED TO MANUFACTURERS INSTRUCTIONS WHERE THESE EXCEED THE BUILDING BS 8213-4: 2016.
 STANDARD REQUIREMENTS OR AS PER SECTION 8 OF U-VALUE = 1.4W/M2K
 TRICKLE VENTILATORS TO PROVIDE A TOTAL VENT RATE OF: 12000MM²

WINDOWS TO BE TESTED & CERTIFIED TO PAS 24: 2016 DOORS TO BE TESTED & CERTIFIED TO PAS 24: 2016 BS 7412: 2007 (FOR UPVC UNITS)
 BS 844: 2012 (FOR TIMBER UNITS)
 BS 4873: 2016 (FOR ALUMINIUM UNITS)
 BS 6570: 2010 (FOR STEEL UNITS)

UNITS TO COMPLY WITH SECURED BY DESIGN GUIDELINES.

TOUGHENED (TEMPERED) GLASS TO LOWER PANELS IN WINDOWS/DOORS WHERE GLAZING IS 800MM OR BELOW FROM FLOOR LEVEL TO COMPLY WITH BS 5262 PART 4: 2018.

SEALANT JOINTS:
 - SEALANT MANUFACTURER AND REFERENCE:
 PROPRIETARY EXTERNAL MASTIC
 COLOUR: WHITE
 - PREPARE JOINTS AND APPLY SEALANT

VERTICAL AND HORIZONTAL HYDRO DPC AROUND WINDOW OPENINGS.

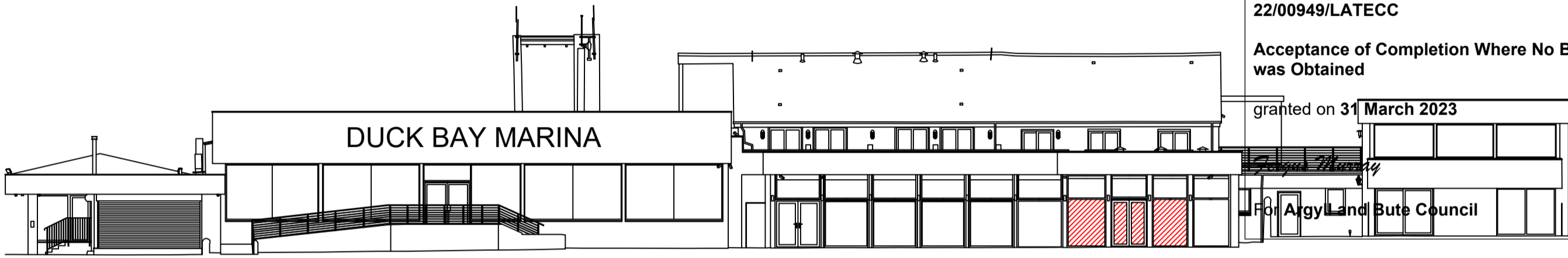
BEDROOM DOORS:
 ALL NEW BEDROOM DOORS LEADING FROM COMMON HALLWAY AREAS TO HAVE A MASS PER UNIT AREA OF AT LEAST 25 KG/M².

DOOR TO BE FITTED WITH A PERIMETER SEAL, EXCLUDING THE THRESHOLD, TO MINIMISE NOISE TRANSMITTANCE THROUGH THE DOORSET.

OCCUPANCY:
 THE REDUCED FUNCTION SUPER AREA HAS A DESIGNED CAPACITY OF NO MORE THAN 60 PERSONS.



EXISTING FRONT ELEVATION @ 1:100

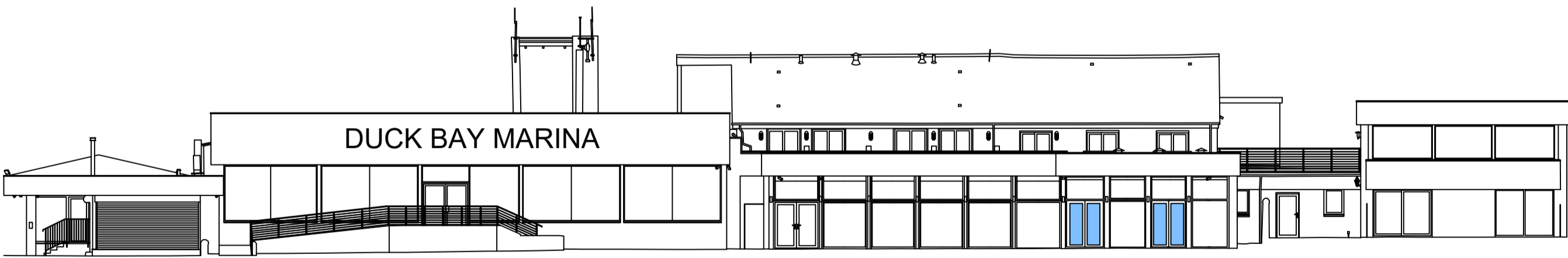


EXISTING REAR ELEVATION @ 1:100

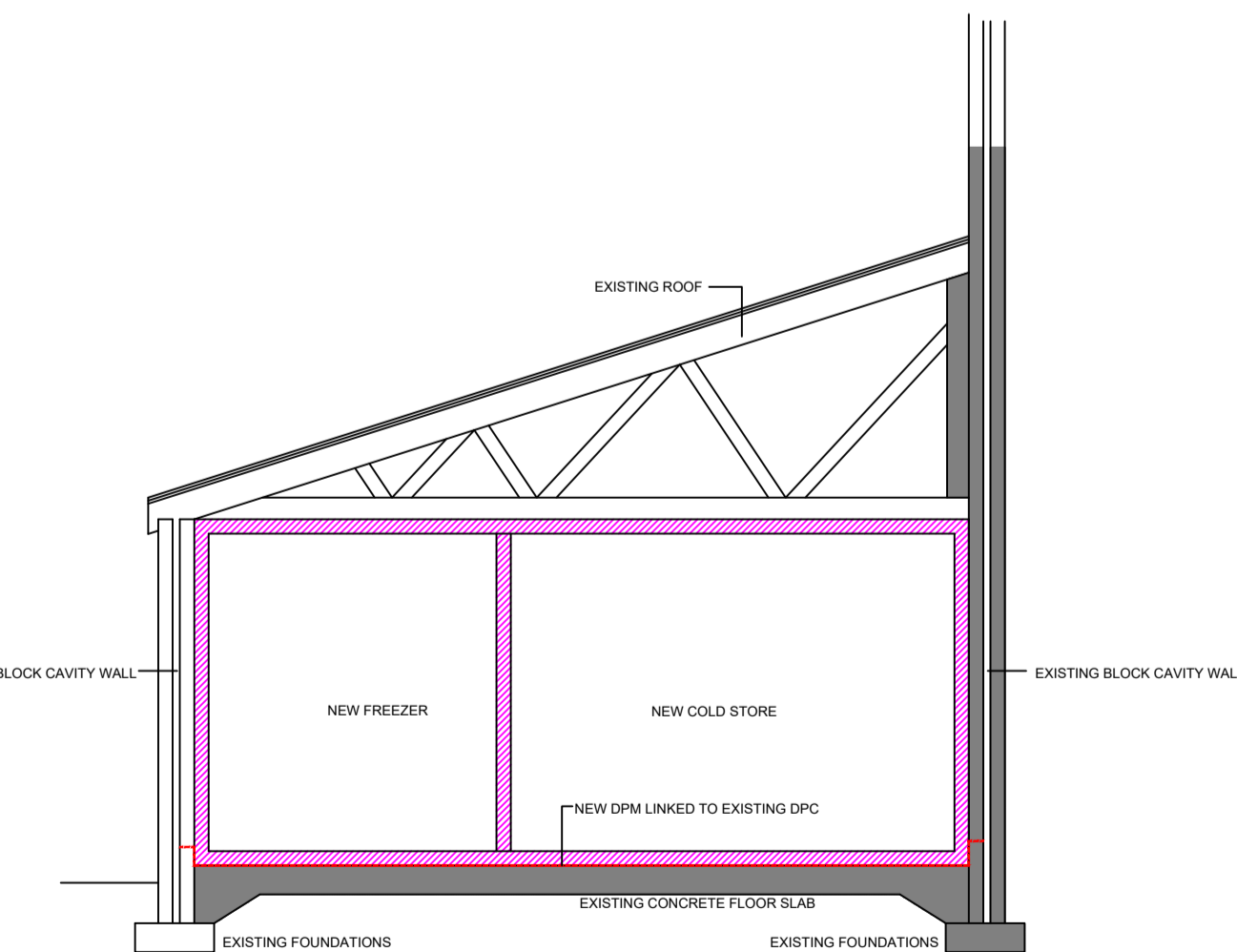
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 For Argyll and Bute Council



PROPOSED FRONT ELEVATION @ 1:100



PROPOSED REAR ELEVATION @ 1:100



SECTION THROUGH FORMER SERVICE YARD/NEW COLD STORES @ 1:50

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CLIENT	CAWLEY HOTELS		
PROJECT	PROPOSED ALTERATIONS DUCK BAY MARINA LOCH LOMOND G83 8QZ		
DRAWING	PROPOSED PLAN & SECTION		
	A1	APR 22	2022/1199/03 E

WARRANT

REV	DESCRIPTION	DATE	BY
A	UPDATED FOR BUILDING STANDARDS	28.07.22	PC
B	UPDATED FOR BUILDING STANDARDS	26.08.22	PC
C	UPDATED FOR FIRE ENGINEER	15.09.22	PC
D	UPDATED FOR FIRE ENGINEER	19.09.22	PC
E	UPDATED FOR BUILDING STANDARDS	16.01.23	PC
F	UPDATED FOR FIRE ENGINEER	02.02.23	PC
G	ROOM 11 UPDATED PER AS BUILT	29.03.23	NP

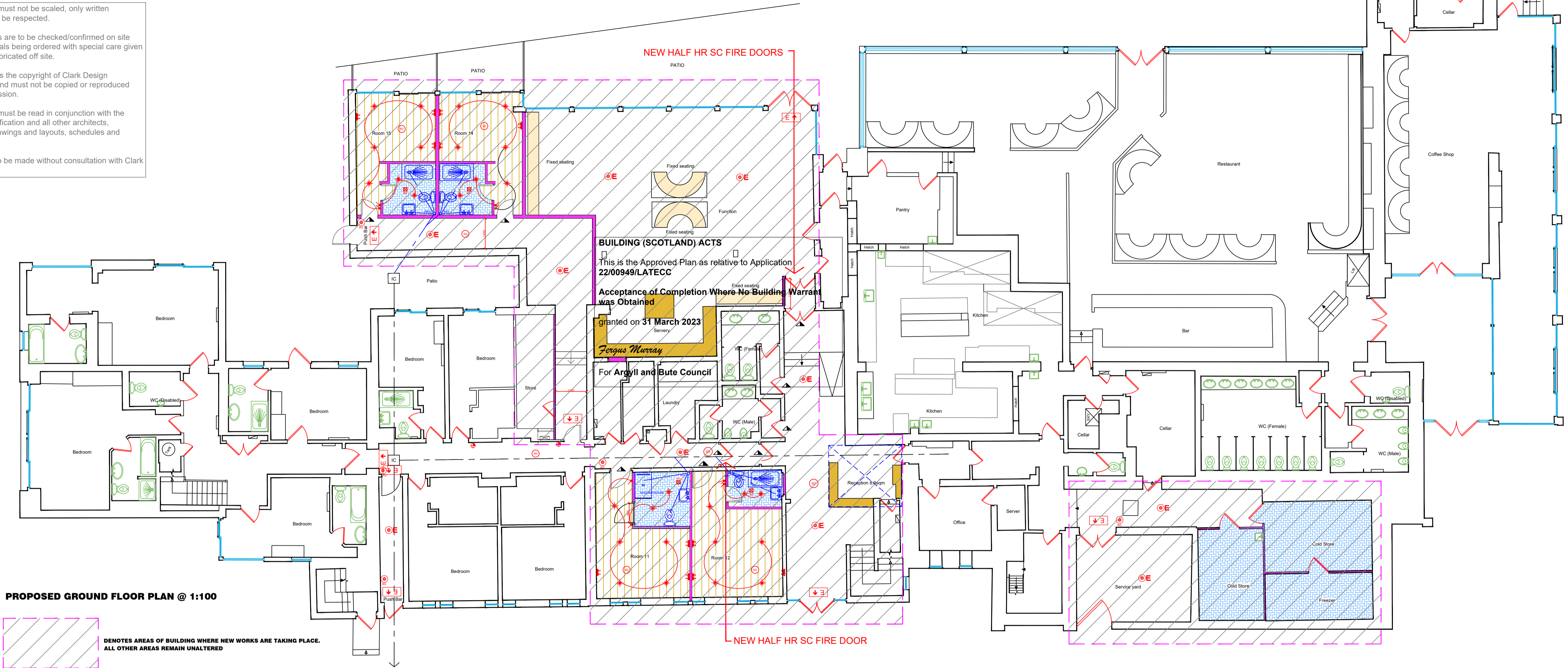
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PROPOSED GROUND FLOOR PLAN @ 1:100

DEMOTES AREAS OF BUILDING WHERE NEW WORKS ARE TAKING PLACE. ALL OTHER AREAS REMAIN UNALTERED



PROPOSED FIRST FLOOR PLAN @ 1:100 (NO CHANGE)

- E NM3 Emergency Bulkhead
- E ↑ M3 Emergency Exit Sign
- E 3hr N/M Emergency D/Light
- * 20w LED Bulkhead
- 5w LED Downlight
- Twin 10 deg 12w Spots
- Twin 10 deg 7.5w Spots
- Light switch
- 36w IP65 LED Batten Light
- PIR Sensor
- 4W RGBW Downlight
- Mechanical fan
- 2 Gang Switched Socket
- Fused Connection Point
- Fire alarm sounder
- Break glass point
- ▲ 1/2hr sc fire door

WARRANT

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