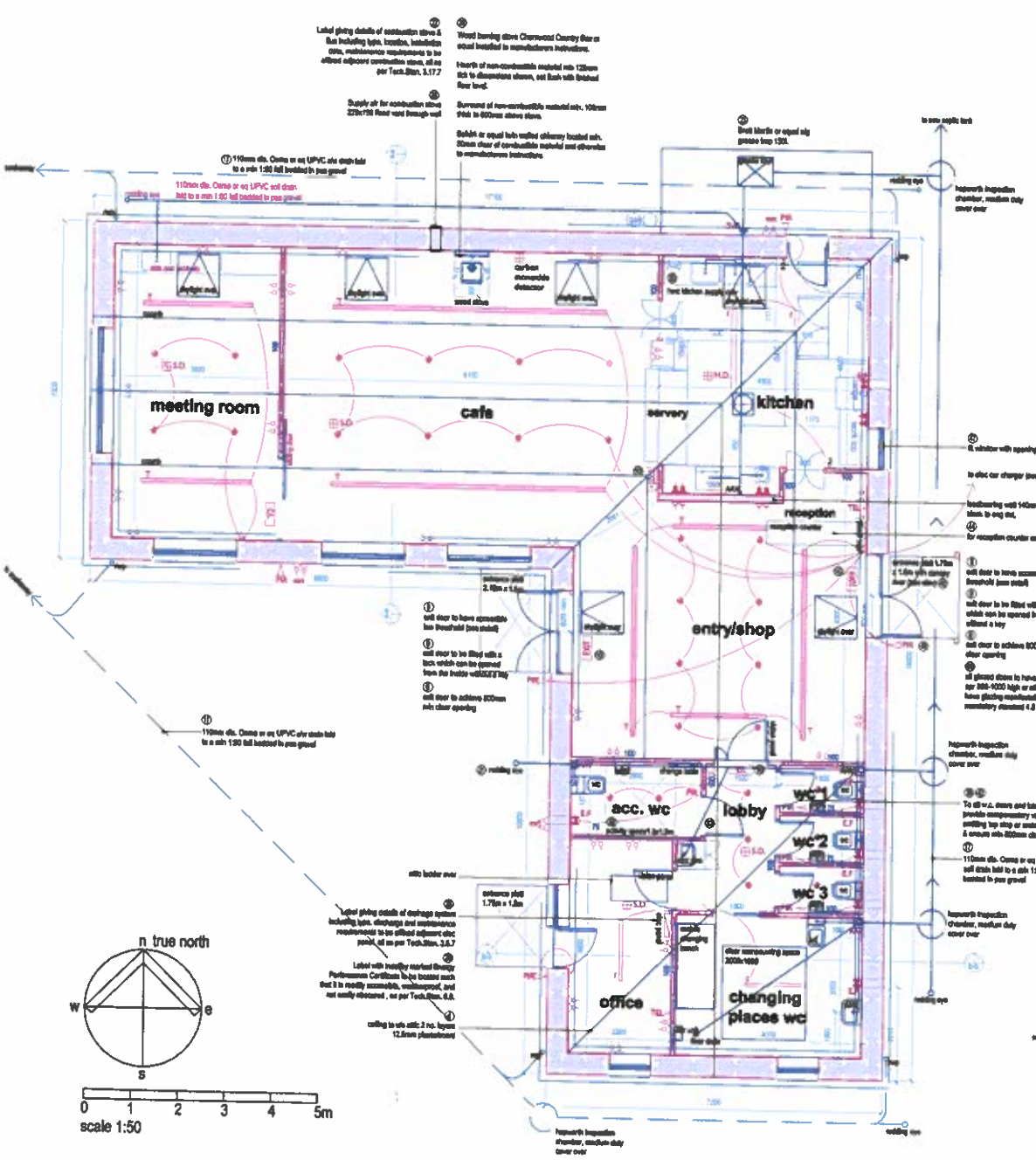
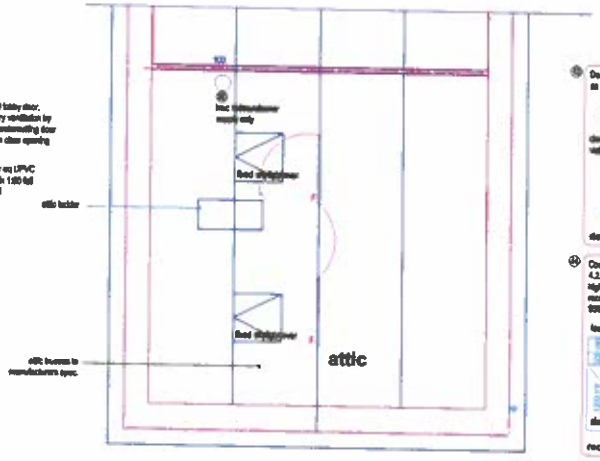


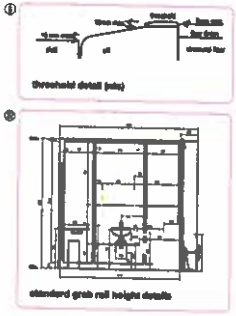
floor plan

floor area 169m²



attic floor plan

floor area 37m²



FORM NEW GROUND FLOOR

Reinforced concrete raft foundation in engineers specification;125 x 50mm timber floor battens with 125mm thick Celotex PIR3000 insulation between battens; 22mm T&G chipboard flooring.

EXTERNAL WALLS
Please refer to structural engineers details.

ROOF
Refer to engineers details/specification.

WC 1,2 & 3
Form new partition with 48 x 70mm stud framing @ 600mm c/c with 10kg/m³ density 50mm thick rockwool or similar packed between framing. Two layer of 10kg/m³ 12.5mm plasterboard fixed to either side, all joints staggered and sealed, plaster skim coat finish.

Supply and fit new sanitary ware to clients specification.

Sanitary installations
The following information is taken from Table 6 of BS EN 12056-2: 2000

Appliances	Dfu (min)
Washbasin	40
WC	100

WC to be dual flush with a flush volume of not more than 4.5 litres. Taps to wash to have a flow rate of not more than 6 litres per minute. Anti-siphon trap fitted to sink waste. Provide hand hole access to base of riser duct.
Respirator or similar laminated waterproof boards, or tiles to clients specification with water & mould resistant grout around sink.

All hot water pipes and hot water cylinders to be appropriately insulated as per mandatory standard 6.4

FORM NEW PARTITIONS

Form new partitions with 70 x 47mm (48 x 48mm for partitions between WC cubicles) stud framing @ 600mm c/c with 10kg/m³ density 100mm thick rockwool or similar, packed between framing, two layer of 10kg/m³ 12.5mm plasterboard fixed to either side, all joints staggered and sealed, plaster skim coat finish.

ACCESS TO MANUAL CONTROLS
An openable window, rooflight or other ventilator, intended to be operable by building occupants to provide natural ventilation, should have controls for operation positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height
of:
- not more than 1.7m above floor level, where access to controls is unobstructed, and
- not more than 1.4m above floor level, where access to controls is limited by a fixed obstruction, not more than 600mm high which projects not more than 600mm in front of the position of the controls. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided, and
- not more than 1.2m above floor level, in an unobstructed location, in any room intended specifically for use by a wheelchair user, such as an accessible bedroom.

NEW KITCHEN

Kitchen fit out, etc to clients specification.
New kitchen sink waste 32mm connected into AAV.

Supply and fit new extractor fan providing intermittent extract rate of min 30 litres/sec, duct taken through wall to vent.

Supply and install mains operated, interlinked heat detector to kitchen, with battery back up.

PAINTWORK

All internal finishes to clients specification, to be discussed & agreed prior to commencement of works.
All existing internal doors to be removed and supply and fit new panelled doors.

WINDOWS & DOORS

New windows to have a U-value of 1.4W/m²k
All new glazing to comply with BS8202, Part 4, 2005.

New windows tested and certified to meet BS 7950:1997. New door tested and certified to meet BS PAS 24:2007.
All new windows and door designed and constructed in accordance with BS 644:2009.

All new windows to have trickle vents at heads providing 8000mm² equivalent area ventilation.

ELECTRICAL FITTINGS & FIXTURES

New electrical installation to comply with BS 7671:2008.
Outlets and controls of electrical fixtures and systems should be positioned at 350mm from any internal corner, projecting wall or similar obstruction. Light switches to be installed between 600mm and 1,1m above floor level, standard mounted or un-switched socket outlets and outlets for other sanitary such as telephone or television should be positioned at least 450mm above floor level.

All new fixed light fittings and areas to be low energy type.

QUICK START GUIDE

A "quick start guide" shall be provided upon completion of the works, identifying all building services installed, locations of controls, and how the systems should be used for optimum efficiency.

ACCESSIBLE WC
In addition to the recommendations within clauses 3.12.6 and 3.12.7, an accessible toilet should include a WC with:
- a seat height of 480mm, to assist in ease of transfer to and from a wheelchair. &
- a flush lever fitted to the transfer side of the cistern.

Supply and fit new sanitary ware to clients specification.

Sanitary installations
The following information is taken from Table 6 of BS EN 12056-2: 2000

Appliances	Dfu (min)
Washbasin	40
WC	100

WC to be dual flush with a flush volume of not more than 4.5litres. Taps to wash to have a flow rate of not more than 6 litres per minute. Anti-siphon trap fitted to sink waste. Provide hand hole access to base of riser duct.
Respirator or similar laminated waterproof boards, or tiles to clients specification with water & mould resistant grout around sink.

CHANGING PLACES WC
WC to be dual flush with a flush volume of not more than 4.5litres. Taps to wash to have a flow rate of not more than 6 litres per minute. Anti-siphon trap fitted to sink waste. Provide hand hole access to base of riser duct.
Respirator or similar laminated waterproof boards, or tiles to clients specification with water & mould resistant grout around sink.

EXTRACT FANS
Supply and fit wall or ceiling mounted extractor fans in all wcs as shown to provide intermittent extract rate of min 15 litres/sec, duct taken through wall to vent or through ceiling and roof to flush slate vent. Duct insulated as necessary.

HEARING ENHANCEMENT SYSTEM
Install hearing enhancement system at reception counter as per Mandatory Standard 4.7 e.g. inductive loop.

FIRE DETECTION SYSTEM
Install fire detection system including detectors as shown to L3 standard.

FIRE SAFETY DESIGN SUMMARY
Summary document to be submitted upon completion as per Tech. Spec. 3.0

ELECTRICAL LEGEND

- Ceiling mounted Pendant light
- Wall mounted light
- Downlight
- Fluorescent Light
- Lighting Track
- Flood Light
- Mechanical extract
- Switch / 2 way control
- Cooker Control
- Twin socket at high level positioned 150mm above projecting surface in kitchen worktop
- Twin socket at low level
- Smoke detector
- Heat detector
- Single switched spur
- T.V. Point
- Telephone point

rev	date	description	issued by
H	15.06.21	Bird proportional solar panels omitted, SVP+AAV changed, building layout size & sliding door	
G	28.05.19	building warrant observations	
F	10.05.19	building warrant observations	
E	09.05.19	building warrant observations	
D	24.05.19	building warrant observations	
C	26.04.19	building warrant observations	
B	09.05.19	building warrant observations	

COUNTRY ARCHITECTURE
W.R.Rankin t/a Country Architecture
t. 07827729998
e. info@country-architecture.com

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project
New Visitor Centre
Bird Gardens
Oxton
TD2 6RA

client
Bird Gardens Scotland CIC

title
Floor Plans

scale	page size	drawn by	date
1:50	A1	wrk/slp	12.12.17

project no.	drawing no.	issue
1224	B01	H