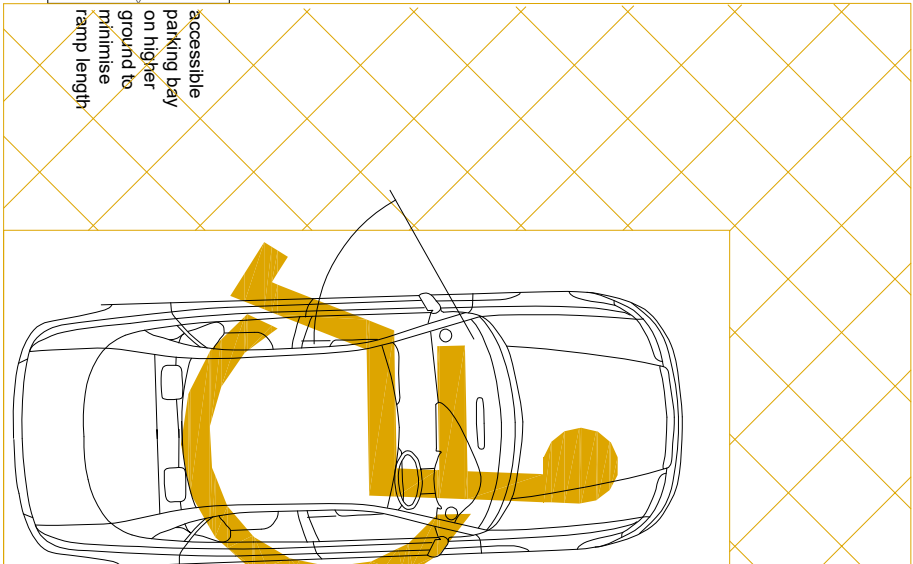
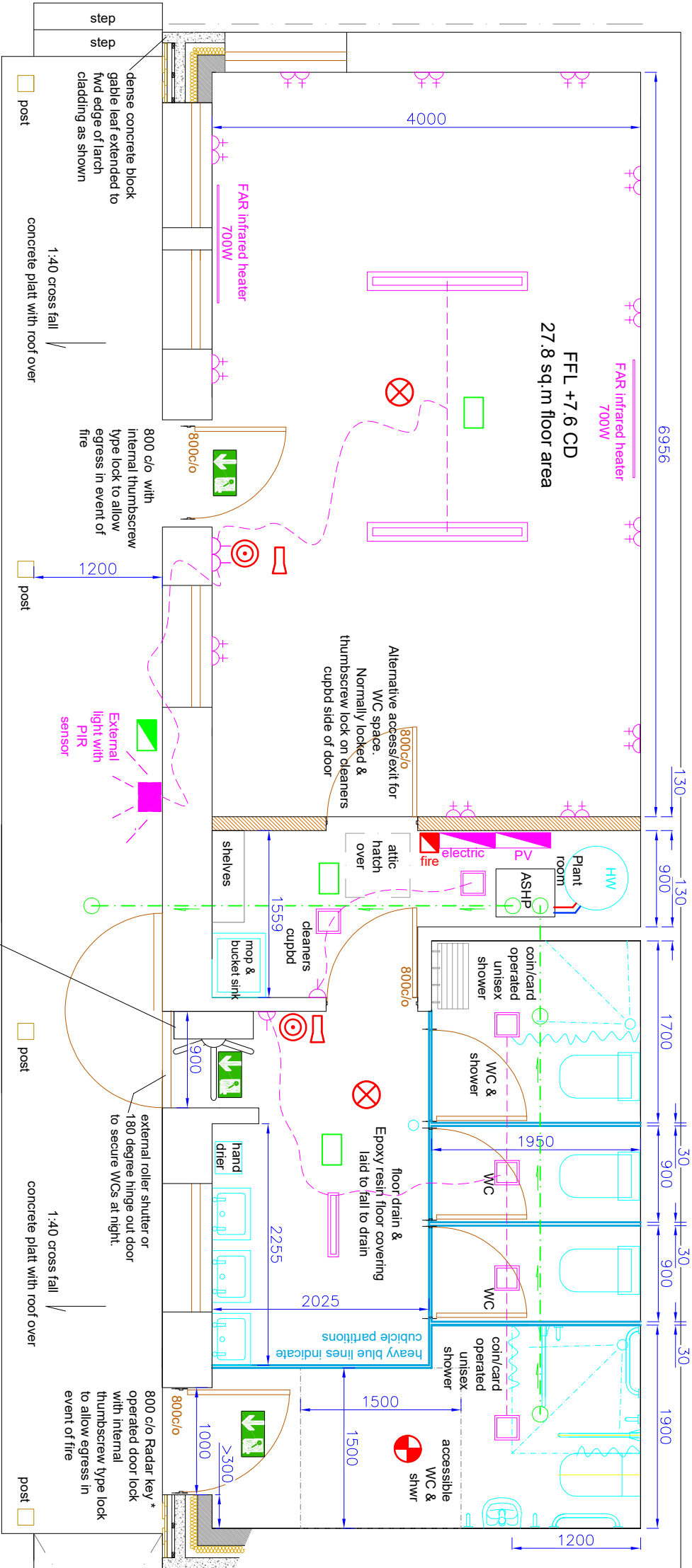


Plant Room - mains pressure HW tank, 300 litre with twin immersion heaters & 'immersun' type controller to prioritise solar PV energy to HW before dumping excess energy to grid.Allow space for future battery pack. High gain indirect coil connected to Ecocent Energy mini ASHP unit located in attic space with insulated 6" rigid input ducts from showers to ASHP, and insulated 6" rigid extract duct to atmosphere.



*Radar Key door lock, see:
<https://www.disableityd.co.uk/radar-key>

External lights at accessible entrance to be fitted with PIR motion sensors.
External lights must also illuminate in the event of an emergency.

RAMP & ACCESS NOTE:

- 1) Ramp to be 1:18 gradient for max length of 8m
- 2) Entire length of ramp to be a minimum of 1200m wide
- 3) Ramp landing areas to be not less than 1200m in length to provide adequate manoeuvring space.
- 4) Handrails to be fitted to both sides of the entire length of the ramp.
- 5) A full protective barrier to be fitted at all points where there is a change of direction.
- 6) 100mm upstand to outside face of ramp and platt into building.

FIRE SAFETY KEY

Ⓢ	sprinkler
⚡	controls & indicator panel
🔊	manual break glass call point
📢	electronic alarm sounder
🔴	strobe warning light
🚫	fixed optical smoke detector

Note: contractor to confirm with clients exact position, type & quantity of electrical fittings

ELECTRICS KEY

⌞	light switch
◻	square LED bulkhead
◻	surface LED modular light
◼	external PIR light

🟢	external emergency light
🟡	internal emergency light
🚪	emergency exit light (EUROBX8NM3)

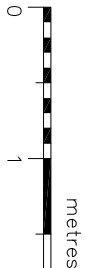
Note - Glazed Panel:
Entrance doors to have a glazed vision panel from a height of not more than 500mm to at least 1.5m above floor level
NOTE - All external doors must be fitted with an internal thumbscrew lock

All internal partitions to be timber frame unless noted as cubicle partitions. Shaded areas indicate racking partitions. Block underbuild two timber partitions to extend min. 150mm above FFL.

FIRE ALARM SYSTEM Assessment of determined use
To be fully in accordance with BS 7671:2008 signed off by a qualified person on completion. The electrical installation should be protected with an RCD.
WC /shwr extraction to be capable of an intermittent extraction rate of at least 15 litres per second and must have a specific fan power of 0.4 wll/sec.guidance CIBSE Guide B:2001 Installation and Equipment data, Section B2 Ventilation & air-conditioning.
Lighting to have minimum efficiency of 82.5 lumens/circuit watt for strip lights; 75.5 lumens/circuit watt for pendant lights; 113.4 lumens/circuit watt for recessed down lights.
Access to electrical fixture/switch to be laid out in accordance with section 4.8.5 of the building regulations.

An L2 Fire Alarm system may be an appropriate system for this building. This system is designed to give early warning to everyone and assumes that no one will be sleeping on the premises.
Applicant must complete a fire safety risk assessment, as the duty holder and responsible person, in order to assess potential risks and to ensure that fire safety equipment installed and fire safety procedures are adequate. Further information can be found in the Fire (Scotland) Ad 2005.
Fire detection & alarm system & sprinkler system to be specified and installed by a specialist contractor. Indicative layout shown for building warrant purposes only.

Floor Plan 1:50
all heights relative to Chart Datum



This drawing to be read in conjunction with Fleming Engineering structural plans ref 21235-OM1 & 2 and SER certificate:
SER Certifier Registration Number - SER1-D-01560
Approved Body Name - Fleming Engineering Limited
Approved Body Registration Number - SER1-DB-0947
If in doubt, ask.

Rev: 04	Date: 4.2.2025		
Rev: 03	Date: 19.12.2022		
Rev: 02	Date: 6.10.2022		
Rev: 01	Date: 16.2.2022	Drawn JG	Chkd JG

Jack Gordon BA (Hons)
Design & Planning
18 Garaid Shain
Isle of Skye NW51 9UX
01470 562 328 07799 210 799
jockgordon30@btinternet.com

Status:	Pre warrant – do not use for construction
Title:	Proposed Floor Plan
Project:	Proposed WC & Office, Staffin Harbour, Isle of Skye
Client:	Staffin Community Trust
Scale:	1: 50 on A3
	Planning ref: