



-Engineers
-Architects
-Consultants
-Construction Co.

P.O. Box 2224
Road Town, Tortola,
British Virgin Islands. VG1110
Tel #: 284-441-3354; Fax #: 284-494-2030
Email: KADEngineering@gmail.com

PROJECT:

PROPOSED EAST END/LONG LOOK CLINIC

CONCEPT # 1

SECTION: LONG LOOK

LOCALITY: EAST END

BLOCK #: 3339B

LOT AREA PROVIDED: 15,937 SQ.FT.

LOT AREA NEEDED: 20,937

PROPOSED BUILDING AREA: 4,217 SQ.FT.

PROPOSED FLOOR AREA: 6,037 SQ.FT.

SITE COVERAGE (LOT AREA PROVIDED): 26%

SITE COVERAGE (LOT AREA NEEDED): 20%

PLOT RATIO: 1:0.37 (LOT AREA PROVIDED)/ 1:0.29 (LOT AREA NEEDED)

ESTIMATED COST: \$1,650,000

ENGINEER: K. WILLIAMS

ARCHITECT: K. ROYER

COVER SHEET



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FIRST FLOOR LEVEL PLAN

FIRST FLOOR LEVEL LAYOUT: 4,440 SQ.FT.

- ENTRANCE FOYER
- MAIN WAITING AREA (57 SEATS)
- SECONDARY WAITING AREA (5 SEATS)
- RECEPTION
- NURSES STATION & MEDICAL RECORDS STORAGE
- PUBLIC BATHS
- STAFF BATHS
- DOCTORS OFFICES & EXAMINATION ROOMS
- NURSES SCREENING ROOMS
- CLEAN UTILITY/ TREATMENT ROOM
- DIRTY UTILITY & BIO-WASTE STORAGE ROOM
- PHARMACY (including Office)
- DENTIST OFFICE
- GENERAL STORAGE & CLEANERS ROOM
- I.T. ROOM
- OPEN COURTYARD

THE STRAIGHT LINES OF THE BUILDING & CURVED CONTOURS OF ITS ROOF & ACCESS RAMP COMBINES TO CREATE THIS SLICK, MODERN & FUNCTIONAL CLINIC, WITH ITS FEATURE EXTERIOR WALL SECTIONS CLAD WITH MASONRY STONE TO KEEP THE ARCHITECTURAL INTEREST ON EVERY FAÇADE OF THE BUILDING. THE CURVED ROOF OVER THE WAITING AREA ACCENTUATES THE UNIQUE DESIGN OF THE FACILITY, THIS DESIGN ALLOWS FOR FUTURE EXPANSION OVER THE REMAINING FLAT AREAS OF THE BUILDING WITHOUT COMPROMISING STYLE. THE CLINIC SERVES DIRECTLY A POPULATION OF AROUND 6,000. THE OVERALL PURPOSE OF THE CLINIC IS TO PROVIDE A FOCUS FOR HEALTH PROMOTION AND HEALTH SERVICES FOR RESIDENTS OF AND VISITORS TO EAST END/LONG LOOK AREA. AT PARKING LEVEL THE PUBLIC IS GREETED BY A SOLAR POWERED FOUNTAIN WITH BENCH SEATING (SHADED BY A TRELIS/OR SAIL SHADE). FROM THERE THE ATTENTION IS THEN DIRECTED TO THE GENTLE CURVING SLOPE OF THE ACCESS RAMP TAKING YOU TO THE ENTRANCE FOYER. THROUGH THE MAIN ACCESS DOOR THE SEPARATED WAITING AREAS CAN BE SEEN TO THE LEFT & RIGHT WITH A DIRECT VIEW & ACCESS TO THE OPEN COURTYARD & RECEPTION AREA.



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FEATURES:

- **ENTRANCE FOYER:** THE INTERESTING FLOW OF THE ENTRANCE CANOPY CREATES ADEQUATE SHELTER FROM THE ELEMENTS. THIS 7'X10' OUTDOOR COVERED ENTRANCE FOYER WITH ITS HIGH CURVED ROOF CEILING INVITES YOU INTO THE FACILITY WITH DIRECT VIEWS INTO THE SEPARATED WAITING AREAS, RECEPTION & OPEN COURTYARD.
- **WAITING AREA:** THE WAITING AREA SEATS 62 & IS ENCLOSED BY CURTAIN WALLS RISING UP TO THE CURVED ROOF ON THE WEST & SOUTH FAÇADE OF THE BUILDING. THE CURTAIN WALLS ARE FITTED WITH OPERABLE WINDOWS. FROM INSIDE THE WAITING AREA, THE PUBLIC BATHS, OPEN COURTYARD, RECEPTION, PHARMACY, DENTIST OFFICE & THE STAIRCASE CAN BE EASILY ACCESSED BY THE CIRCULATION AREA CREATED BY THE OPEN COURTYARD. THE OPEN COURTYARD IN CONJUNCTION WITH THE OPERABLE WINDOWS OF THE CURTAIN WALLS CREATES THE OPTION FOR A NATURALLY VENTILATED WAITING AREA. THE WAITING AREA IS DIVIDED INTO THREE (3) AREAS, TWO (2) PRIMARY WAITING AREAS & ONE (1) SECONDARY WAITING AREA.
- **OPEN COURTYARD:** THE INCLUSION OF THIS AREA CREATES THE OPTION TO HAVE A NATURALLY VENTILATED WAITING AREA, & RECEPTION & ALSO AN AREA FOR THE INSTALLATION OF AN ELEVATOR IN THE EVENT OF THE EXPANSION OF THE FACILITY. THE OPEN COURTYARD WITH ITS BENCH SEATING ALSO SERVES AS AN "OVERFLOW" EXTERNAL SITTING AREA.
- **RECEPTION:** FROM THE RECEPTION AREA EMPLOYEES HAVE A DIRECT VIEW ONTO THE PARKING LOT, WAITING AREAS, & ALL PUBLIC AREAS SURROUNDING THE OPEN COURTYARD ON THE FIRST FLOOR. FROM THIS AREA EMPLOYEES ARE ABLE TO ACCESS MEDICAL RECORDS FROM THE MEDICAL RECORDS STORE & COMMUNICATE DIRECTLY WITH THE NURSES IN THE NURSES STATION NEXT DOOR. THE NURSES WILL THEN LEAD THE PARTICIPANTS FROM THE SECONDARY WAITING AREA TO THE MORE PRIVATE AREA OF THE DOCTORS OFFICE & EXAMINATION ROOMS DOWN THE HALL.



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- **PUBLIC BATHS:** TWO (2) PUBLIC BATHS ON THE FIRST FLOOR ONE (1) MALE & ONE (1) FEMALE, IS EASILY ACCESSED FROM THE WAITING AREA. BOTH ARE OUTFITTED WITH A CUBICLE ACCESSIBLE BY WHEELCHAIR.
- **STAFF BATHS:** TWO (2) STAFF ½ BATHS ON THE FIRST FLOOR NEAR THE NURSES SCREENING ROOMS, TREATMENT ROOMS, & DOCTORS OFFICES ARE EASILY ACCESSED ONLY BY THE STAFF OF THE FACILITY.
- **CLEAN UTILITY/TREATMENT ROOM:** THE CLEAN UTILITY/TREATMENT ROOM IS ACCESSED BY WAY OF AN EMERGENCY ACCESS RAMP TO THE EAST OF THE FACILITY WHERE AN EMERGENCY ENTRANCE DOOR TAKES YOU TO THE TREATMENT ROOM. THIS ROOM IS ALSO ACCESSED BY THE NURSING STAFF & DOCTORS BY WAY OF A 6' HALLWAY.
- **BIO-WASTE TREATMENT/STORAGE & DIRTY UTILITY:** THE AREAS FOR STORAGE & TREATMENT OF WASTE ARE SITUATED ON THIS LEVEL (THE FIRST FLOOR) FOR EASY DISPOSAL/ OR REMOVAL TO THE SERVICE AREAS.



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SECOND FLOOR LEVEL PLAN

SECOND FLOOR LEVEL LAYOUT: 1,820 SQ.FT.

- ENVIRONMENTAL HEALTH OFFICE & STORE
- STAFF ROOM/LOUNGE
- STAFF BATHROOMS
- CONFERENCE ROOM
- I.T./SECURITY MONITORING ROOM
- MECHANICAL MAINTENANCE ROOM
- ADMINISTRATORS OFFICE
- CLINIC MANAGERS OFFICE
- MULTI-PURPOSE ROOF DECK

THE SECOND LEVEL IS ACCESSED THROUGH THE HALLWAYS OF THE OPEN COURTYARD TO THE MAIN STAIR CASE ON THE NORTH SIDE OF THE FACILITY. A SECOND EXTERNAL STAIR CASE IS SITUATED TO THE REAR OF THE SERVICE RAMP & SERVES AS AN EMERGENCY ESCAPE/FIRE ESCAPE ROUTE FOR THE FACILITY. IMMEDIATELY TO THE LEFT OF THE SECOND FLOOR LANDING THE LAST OF THE PUBLIC AREAS CAN BE FOUND (THE ENVIRONMENTAL HEALTH OFFICE & STORE); THE REMAINING FLOOR AREA ON THIS LEVEL SERVES THE STAFF & ADMINISTRATION OF THE FACILITY.

FEATURES:

- ENVIRONMENTAL HEALTH OFFICE & STORE: A LEFT TURN UPON ARRIVING ON THE SECOND FLOOR TAKES YOU DIRECTLY TO THE ENVIRONMENTAL HEALTH OFFICE & STORE. THESE ARE THE LAST OF THE PUBLIC AREAS OF THE FACILITY.



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- **STAFF ROOM/LOUNGE:** THE STAFF ROOM & LOUNGE AREA IS LOCATED ACROSS THE HALL FROM THE ENVIRONMENTAL HEALTH OFFICE & STORE & IS EQUIPED WITH A DINNIG AREA, KITCHENNETE, & TWO (2) LOUNGE AREAS. ONE WITHIN THE WALLS OF THE SPECIFIED STAFF ROOM & THE OTHER OVERLOOKING THE OPEN COURTYARD THROUGH THE CURTAIN WALL.
- **STAFF BATHROOMS:** THE STAFF BATHROOMS ARE LOCATED IMMEDIATELY TO THE RIGHT OF THE OF THE SECOND FLOOR STAIR CASE LANDING. ITS ORIENTATION ALLOWS BOTH STAFF & ADMINISTRATION MEMBERS ON EITHER SIDE OF THE SECOND FLOOR TO HAVE DIRECT ACCESS.
- **CONFERENCE ROOM:** DOWN THE HALL FROM THE ENVIRONMENTAL HEALTH OFFICE & STORE ARE THE CONFERENCE ROOM & AN ACCESS DOOR TO THE VERY SPACIOUS ROOF DECK. THE CONFERENCE ROOM IS SITUATED WITH TWO OF ITS WALLS BEING EXTERIOR WALLS.
- **ADMINISTRATORS OFFICE & CLINIC MANAGERS OFFICE:** THEIR ORIENTATION ALLOWS BOTH THE ADMINISTRATOR & CLINIC MANAGER TO HAVE AN UNOBSTRUCTED VIEW THROUGH THE CURTAIN WALL & DOWN INTO THE WAITING AREAS & RECEPTION. DIRECTLY ACROSS THE HALL ARE THE I.T./SECURITY MONITORING ROOM & THE MECHANICL MAINTENANCE ROOM, THESES ROOMS COMPLETE THE ADMINISTRATION SECTION OF THE FACILITY.
- **MULTI-PURPOSE ROOF DECK:** BECAUSE OF THE STRESS PUT ON THE FLEXIBILITY OF USE OF THE FACILITY, A MULTI-PURPOSE ROOF DECK (SHADED WITH SAIL SHADES) WAS IMPLEMENTED IN THE DESIGN. THIS ROOF DECK PROVIDES A SHADED AREA FOR HOLDING COMMUNITY FUNCTIONS, STAFF FUNCTIONS, OUTDOOR DINING & MOST IMPORTANTLY AN OVER FLOW AREA IN THE EVENT OF A FULL WAITING AREA DURING DAYS OF HEALTH SCREENING OR OTHER SIMILAR FUNCTIONS & EVENTS.



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- **EMERGENCY EXIT:** DOWN THE HALL FROM THE ADMINISTRATION SECTION AN EMERGENCY EXIT DOOR TAKE YOU ON TO A ROOF DECK OVER THE SERVICE PARKING TO THE EMRGENCY STAIRS WHICH CAN ALSO SERVE AS AN ACCESS ROUTE WHICH TAKES THE STAFF DIRECTLY FROM PARKING LEVEL TO THE SECOND FLOOR LEVEL.

PARKING LEVEL PLAN

PARKING LEVEL LAYOUT:

- SECURITY OUTPOST
- PUBLIC PARKING (11 SPACES + 2 HANDICAP)
- STAFF PARKING (7 SPACES)
- EMERGENCY AMBULANCE PARKING
- SERVICE PARKING
- BICYCLE PARKING
- FOUNTAIN WITH BENCH SEATING
- ACCESS RAMP
- LAYBY

FEATURES:

- **SOLAR POWERED FOUNTAIN WITH BENCH SEATING:** IMMEDIATELY AFTER PARKING THE PARTICIPANTS ARE MET BY A SOLAR POWERED FOUNTAIN WITH BENCH SEATING (SHADED BY A TRELIS/ OR SAIL SHADE) WHICH SERVES AS AN AREA FOR SIMPLY SITTING, RELAXING, READING, OR AS AN OVERFLOW AREA IN THE EVENT OF A FULL WAITING AREA.



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- **ACCESS RAMP:** THE 1:12 SLOPE OF THE MAIN ACCESS RAMP CREATES A VERY FAVORABLE SLOPE TO THE ENTRANCE FOYER FOR PARTICIPANTS MOBILISED ON WHEEL CHAIRS OR THE PHYSICALLY CHALLENGED.
- **EAST PERIMETER WALL:** THE EAST PERIMETER WALL BORDERING WITH AUTLAND HEAVY EQUIPMENT OF THE PROPOSED SITE NEEDS/ OR SHOULD BE A NOISE BARRIER WALL/ OR NOISE REDUCTION WALL TO ALLOW FOR A MORE PRODUCTIVE & COMFORTABLE ENVIRONMENT FOR THE STAFF & PARTICIPANTS.
- **SOLAR SPOT LIGHT:** THE SOLAR SPOT LIGHT-DUAL ARMS SECURITY OR ACCENT LIGHTING, FEATURES TWO (2) INDEPENDENT SPOT LIGHTS MOUNTED ON SWIVEL HINGED TELESCOPING ARMS WHICH CAN BE ADJUSTED TO ILLUMINATE PERIMETER WALKWAYS & FOOTPATHS. A CENTRAL SOLAR PANEL MOUNTED TO THE ROOF PROVIDES POWER TO THE LIGHTS WHICH GENERATE A BRIGHT SPOT LIGHT FOR UP TO NINE (9) HOURS.

THE USE OF OUTDOOR SOLAR LIGHTS FOR ILLUMINATING THE FOOTPATHS, PERIMETER WALKWAYS, & OUTDOOR SITTING AREAS, ALONG WITH THE SOLAR WATER HEATER & THE SOLAR FOUNTAIN WILL DROP ENERGY COSTS DRAMATICALLY WHEN COMPARED TO SIMILAR FACILITIES. APART FROM ENERGY COSTS SAVINGS, THESE SLICK, MODERN LIGHTS ADD STYLE TO THE OUTDOOR AREAS OF THE FACILITY WITHOUT THE NEED FOR WIRING WHILE MAINTAINING THE MODERN THEME OF THE FACILITY. THESE LIGHTS REQUIRE NO POWER SOURCE, THE SOLAR PANELS COLLECT NATURAL SUNLIGHT AND THEN CHARGES THE INTERNAL RECHARGEABLE BATTERIES DURING THE DAY. THE LIGHTS TURN ON AUTOMATICALLY AS NIGHT FALLS.