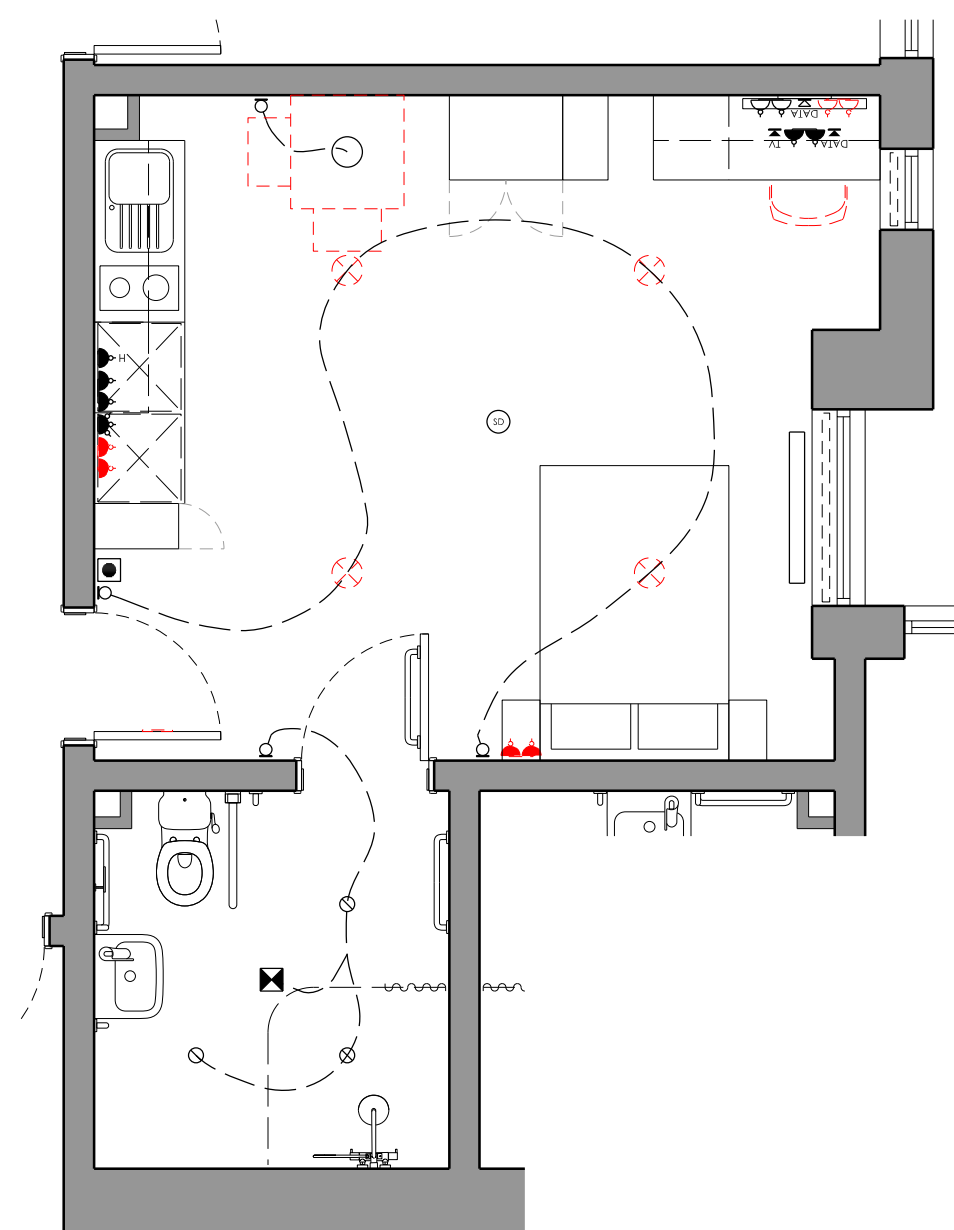
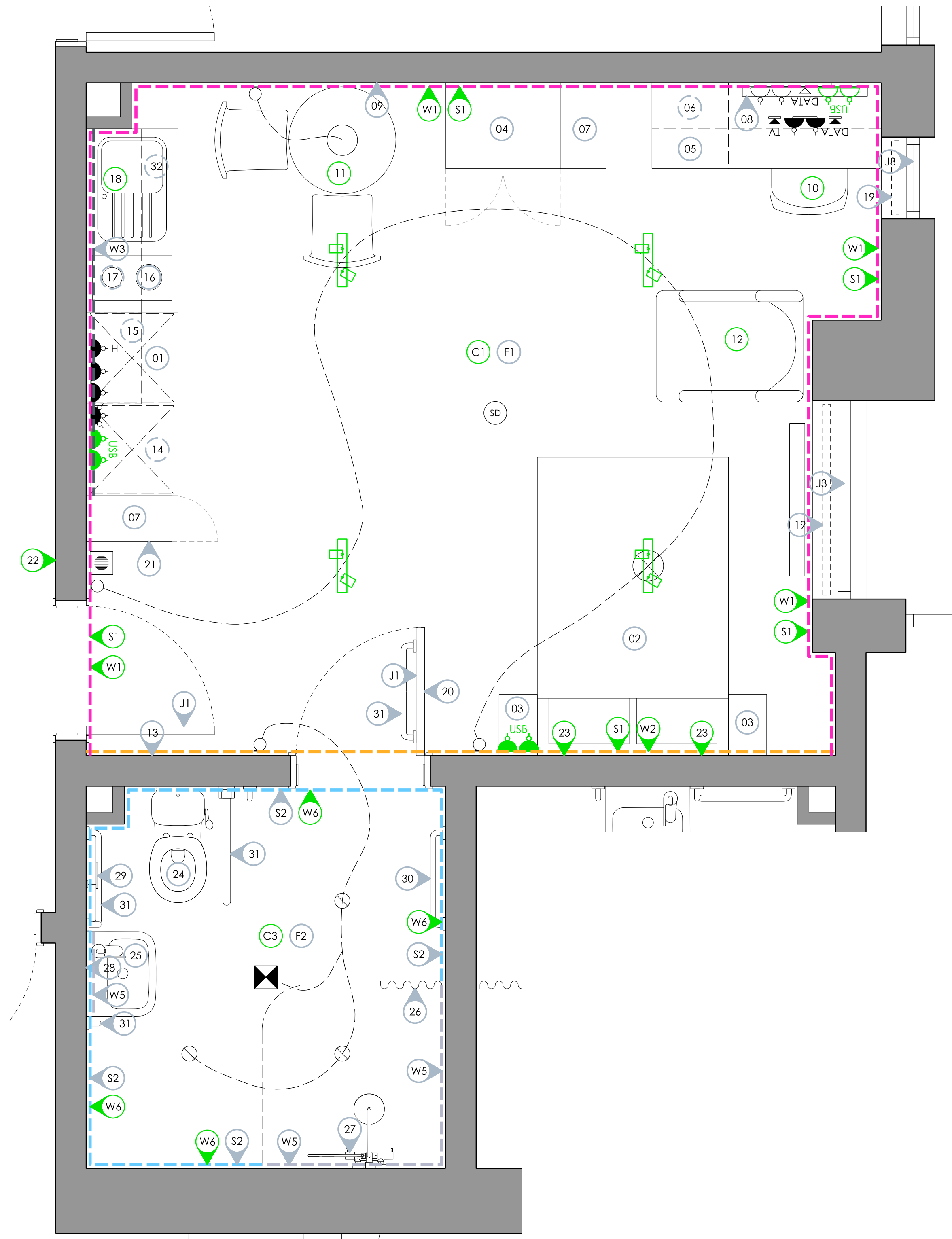


EXISTING STUDIO LAYOUT
(1:50 @ A1)



DEMOLITION STUDIO LAYOUT
(1:50 @ A1)

- ITEMS TO BE REMOVED
- DINING TABLE & CHAIRS
 - ROOM SIGN
 - 3NO TWIN SOCKET FACINGS
 - SURFACE MOUNTED CEILING LIGHTS
 - DESK CHAIR
 - BEANBAGS
 - KITCHEN TAP



PROPOSED ACCESSIBLE STUDIO LAYOUT
(1:20 @ A1)

FURNITURE, FIXTURES & EQUIPMENT KEY

- 01 EXISTING KITCHEN UNITS & WORKTOP RETAINED
- 02 EXISTING BED & MATTRESS RETAINED
- 03 EXISTING BEDSIDE TABLE RETAINED
- 04 EXISTING WARDROBE RETAINED
- 05 EXISTING DESK & DRAWERS RETAINED
- 06 EXISTING ABOVE DESK SHELVING UNIT RETAINED
- 07 EXISTING CUPBOARD/SHELVING UNIT RETAINED
- 08 EXISTING TV & WALL BRACKET RETAINED
- 09 EXISTING NOTICE BOARD RETAINED
- 10 NEW DESK CHAIR
- 11 NEW DINING TABLE AND CHAIRS
- 12 NEW LOUNGE CHAIR
- 13 EXISTING FIRE BLANKET RETAINED
- 14 EXISTING FRIDGE/FREEZER RETAINED
- 15 EXISTING COMBINATION MICROWAVE OVEN RETAINED
- 16 EXISTING HOB RETAINED
- 17 EXISTING EXTRACTOR HOOD RETAINED
- 18 NEW TAP ON EXISTING SINK & DRAINER
- 19 EXISTING BLIND RETAINED
- 20 EXISTING MIRROR RETAINED
- 21 EXISTING COAT HOOK RACK RETAINED
- 22 NEW ROOM SIGN
- 23 NEW PICTURE FRAME WITH B&W ARTWORK
- 24 EXISTING WC PAN & SEAT RETAINED
- 25 EXISTING WHB & TAP RETAINED
- 26 EXISTING SHOWER CURTAIN RETAINED
- 27 EXISTING SHOWER VALVES, HEAD, HOSE & RAIL RETAINED
- 28 EXISTING MIRROR RETAINED
- 29 EXISTING TOILET ROLL HOLDER RETAINED
- 30 EXISTING TOWEL RAIL RETAINED
- 31 EXISTING GRAB RAILS RETAINED
- 32 EXISTING BIN RETAINED

FOR FURTHER DETAILS REFER TO ROOM
DATA SHEET 0073_AS(40)031

FINISHES SCHEDULE

WALL FINISHES

W1	PAINTED PLASTERBOARD ARMSTEAD TRADE VINYL SOFT SHEEN (3 COATS) - S 1502Y
W2	PAINTED PLASTERBOARD ARMSTEAD TRADE VINYL SOFT SHEEN (3 COATS) - S 4500N
W3	EXISTING LAMINATE SPLASHBACK RETAINED
W5	EXISTING CERAMIC TILING RETAINED
W6	PAINTED PLASTERBOARD ARMSTEAD TRADE DURABLE ACRYLIC EGGSHELL (3 COATS) - S 4500N

CEILING FINISHES

C1	PAINTED PLASTERBOARD ARMSTEAD TRADE VINYL SOFT SHEEN (3 COATS) - BRILLIANT WHITE
C3	PAINTED PLASTERBOARD ARMSTEAD TRADE DURABLE ACRYLIC EGGSHELL (3 COATS) - WHITE

FLOORING FINISHES

F1	EXISTING SHEET VINYL RETAINED
F2	EXISTING EN-SUITE SHEET VINYL RETAINED

SKIRTING FINISHES

S1	EXISTING TIMBER SKIRTING PAINTED ARMSTEAD TRADE SATIN (3 COATS) - BRILLIANT WHITE
S2	EXISTING COVED SKIRTING RETAINED

DOOR, WINDOW, ARCHITRAVE & CILL FINISHES

J1	EXISTING LAMINATE DOOR RETAINED EXISTING PPC ALUMINIUM FRAME AND ARCHITRAVE RETAINED
J3	EXISTING TIMBER WINDOW RETAINED IF APPLICABLE, EXISTING TIMBER CILL PAINTED ARMSTEAD TRADE SATIN (3 COATS) - BRILLIANT WHITE

ELECTRICAL KEY

- LOW LEVEL SINGLE SWITCHED SOCKET
- LOW LEVEL DOUBLE SWITCHED SOCKET
- HIGH LEVEL DOUBLE SWITCHED SOCKET
- LOW LEVEL DOUBLE SWITCHED SOCKET/USB PORT
- HIGH LEVEL DOUBLE SWITCHED SOCKET/USB PORT
- LOW LEVEL SINGLE DATA SOCKET
- HIGH LEVEL SINGLE DATA SOCKET
- HIGH LEVEL TV SOCKET
- HOB ISOLATOR SWITCH
- MULTI-GRID ISOLATOR SWITCH
- SHAVES SOCKET
- EXTRACTOR FAN ISOLATOR SWITCH
- AUDIO INTERCOM
- ONE GANG LIGHT SWITCH
- TWO GANG LIGHT SWITCH
- THREE GANG LIGHT SWITCH
- RECESSED SPOTLIGHT WITH NEW LED GU10 BULB
- SURFACE MOUNTED BULKHEAD LIGHT
- SURFACE MOUNTED STRIP LIGHT
- PENDANT LIGHT WITH NEW LED BULB
- SURFACE MOUNTED TWIN SPOTLIGHT BAR
- SURFACE MOUNTED FOUR SPOTLIGHT BAR
- PIR SENSOR
- EXTRACTOR VENT
- RADIATOR
- SMOKE DETECTOR

EXISTING VENT DUCTWORK TO BE RETAINED

ALL NEW SOCKET/SWITCH FACINGS TO BE WHITE PLASTIC (SPECIFICATION BY M&E CONTRACTOR)

SYMBOLS SHOWN IN BLACK ARE EXISTING FITTINGS BEING RETAINED

SYMBOLS SHOWN IN RED ARE DOWNTAKINGS

SYMBOLS SHOWN IN GREEN ARE NEW FITTINGS IN THE EXISTING POSITION

NOTES

DO NOT SCALE FROM THIS DRAWING

USED FIGURED DIMENSIONS ONLY

ALL OTHER DIMENSIONS TO BE VERIFIED ON SITE

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS AND SCHEDULES.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BUILDING REGULATION APPROVED DOCUMENTS A-T

ALL WORKS, PRODUCTS & PROCESSES ARE TO BE IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS AND MANUFACTURERS GUIDANCE.

DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR. IN CASE OF DISCREPANCY BETWEEN DRAWINGS OR A LACK OF DIMENSIONS THE ARCHITECT IS TO BE CONSULTED PRIOR TO WORKS PROCEEDING.

PROJECT TITLE

EMPIRIC STUDENT
PROPERTY
JAMES HOUSE
BATH

DRAWING TITLE

ACCESSIBLE STUDIO
TYPE A ROOM LAYOUT

DATE

11.04.25

DRAWN

RP

SCALE

1:20
@ A1

DRAWING NUMBER

0073_AL(40)031

rick palmer
architects

4 THE SMITHY WEST LINTON EH46 7EZ
INFO@RICKPALMERARCHITECTS.COM