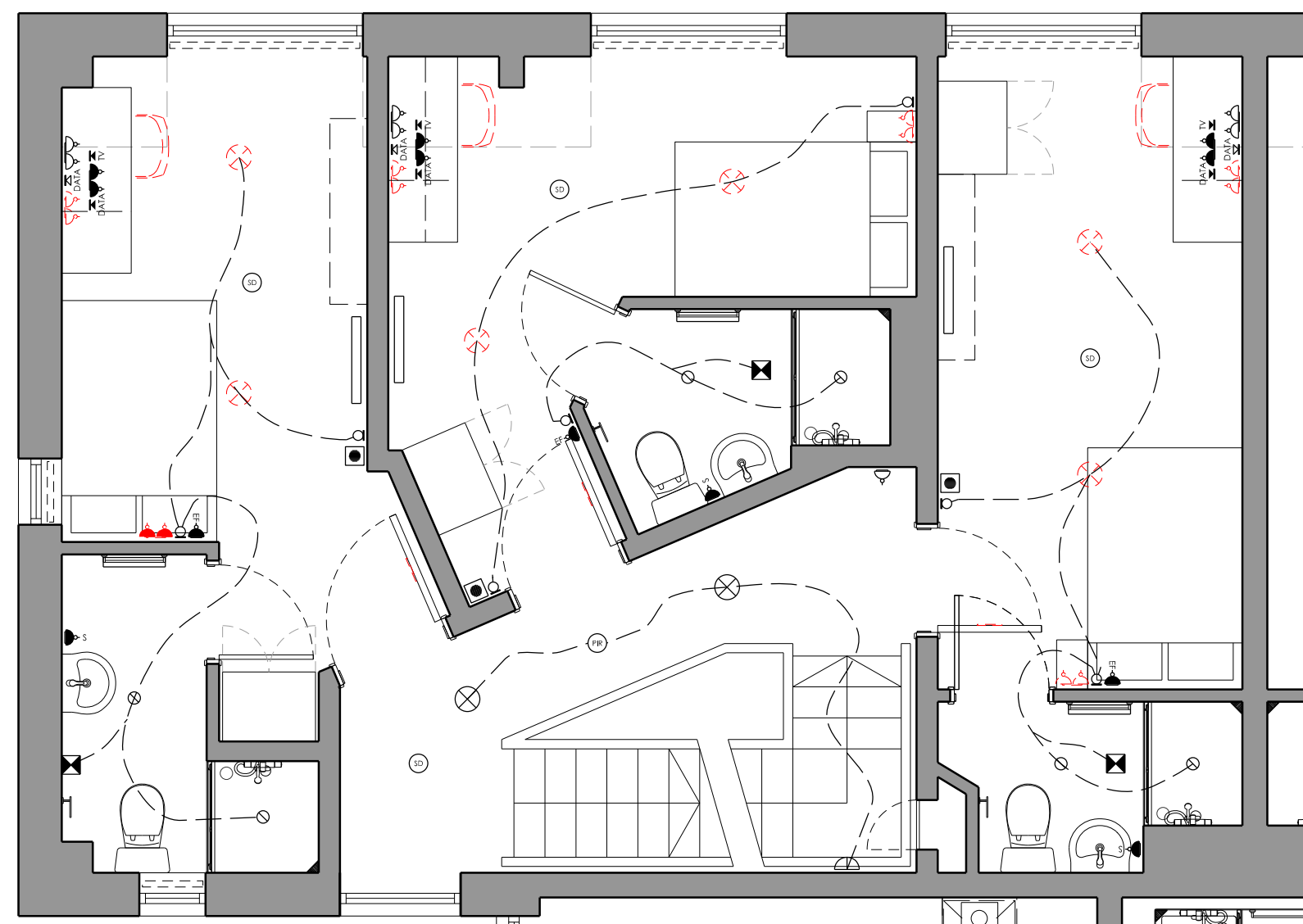
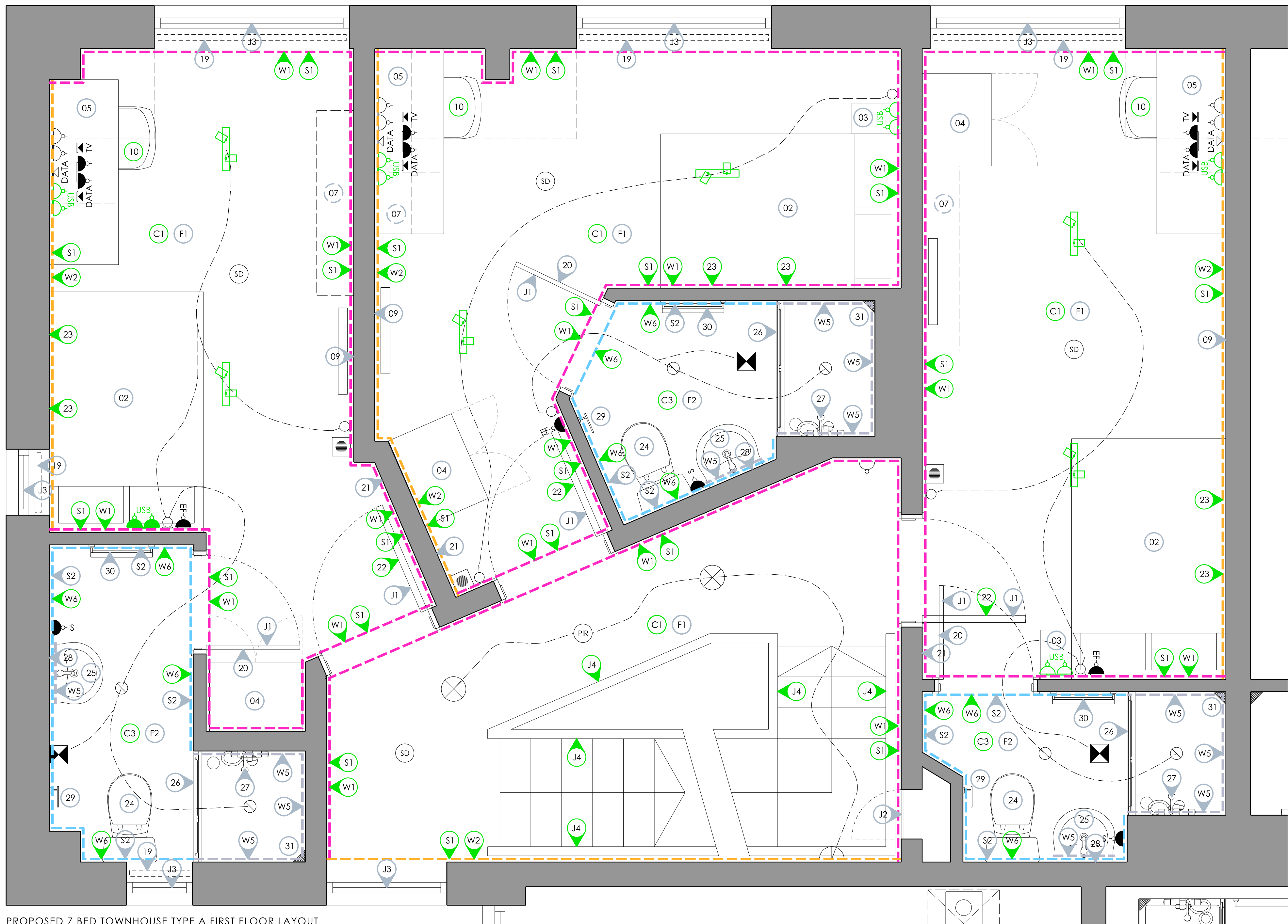


EXISTING 7 BED TOWNHOUSE TYPE A FIRST FLOOR LAYOUT  
(1:50 @ A1)



DEMOLITION 7 BED TOWNHOUSE TYPE A FIRST FLOOR LAYOUT  
(1:50 @ A1)  
ITEMS TO BE REMOVED  
- DINING TABLE & CHAIRS  
- 2x6 TWIN SOCKET FACINGS  
- BEAN BAGS  
- COFFEE TABLE  
- DESK CHAIR  
- ROOM SIGNS  
- KITCHEN TAPS  
- SURFACE MOUNTED CEILING LIGHTS



PROPOSED 7 BED TOWNHOUSE TYPE A FIRST FLOOR LAYOUT  
(1:20 @ A1)

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
(J2)	EXISTING PPC ALUMINIUM ACCESS HATCH RETAINED
(J3)	EXISTING TIMBER WINDOW RETAINED IF APPLICABLE, EXISTING TIMBER CILL PAINTED ARMSTEAD TRADE SATIN (3 COATS) - BRILLIANT WHITE
(J4)	EXISTING TIMBER HANDRAIL, BALUSTRADE AND STRINGER 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
  - SHAVER 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.

FURNITURE, FIXTURES & EQUIPMENT KEY

- (01) EXISTING KITCHEN UNITS & WORKTOP RETAINED
- (02) EXISTING BED & MATTRESS RETAINED
- (03) EXISTING BEDSIDE RETAINED
- (04) EXISTING WARDROBE RETAINED
- (05) EXISTING DESK & DRAWERS RETAINED
- (06) NEW COFFEE TABLE
- (07) EXISTING WALL SHELVING UNIT RETAINED
- (08) EXISTING TV & WALL BRACKET RETAINED
- (09) EXISTING NOTICE BOARD RETAINED
- (10) NEW DESK CHAIR
- (11) NEW DINING TABLE & CHAIRS
- (12) NEW SOFA
- (13) EXISTING FIRE BLANKET RETAINED
- (14) EXISTING FRIDGE/FREEZER RETAINED
- (15) EXISTING 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 BLW ARTWORK
- (24) EXISTING WC PAN & SEAT RETAINED
- (25) EXISTING WHB & TAP RETAINED
- (26) EXISTING SHOWER SCREEN 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 SHOWER CORNER BASKET RETAINED
- (32) EXISTING MICROWAVE RETAINED
- (33) EXISTING BIN RETAINED

FOR FURTHER DETAILS REFER TO ROOM DATA SHEET 0073\_AS(40)033

PROJECT TITLE  
EMPIRIC STUDENT  
PROPERTY  
JAMES HOUSE  
BATH

DRAWING TITLE  
7 BED TOWNHOUSE TYPE A  
FIRST FLOOR LAYOUT

DATE  
11.04.25

DRAWN  
RP

SCALE  
1:20  
@ A1

DRAWING NUMBER  
0073\_AL(40)034

**rp**  
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