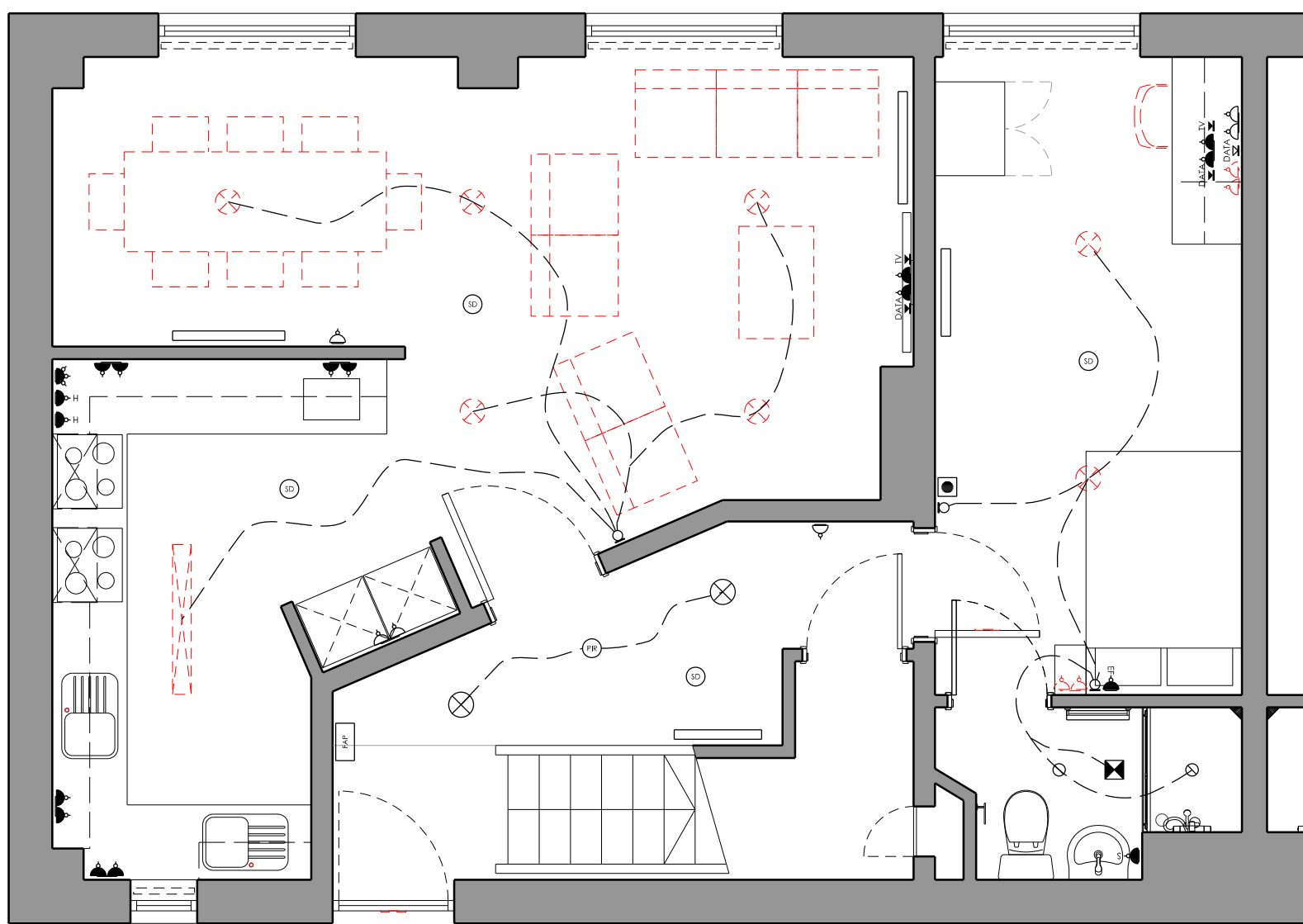
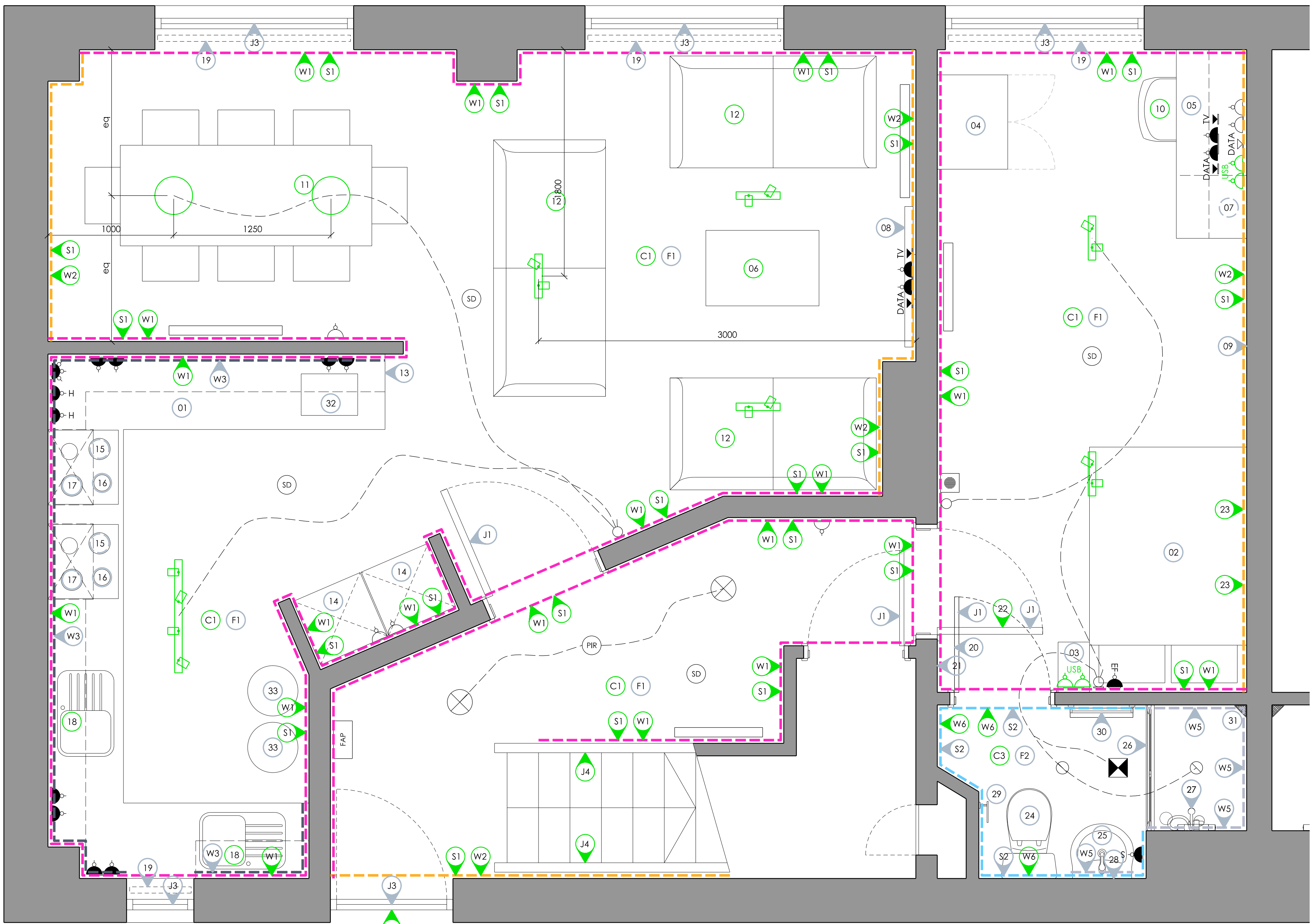


EXISTING 7 BED TOWNHOUSE GROUND FLOOR LAYOUT
(1:50 @ A1)



DEMOLITION 7 BED TOWNHOUSE GROUND FLOOR LAYOUT
(1:50 @ A1)
ITEMS TO BE REMOVED
- DINING TABLE & CHAIRS
- 2No TWIN SOCKET FACINGS
- BEAN BAGS
- COFFEE TABLE
- DESK CHAIR
- ROOM SIGNS
- KITCHEN TAPS
- SURFACE MOUNTED CEILING LIGHTS



PROPOSED 7 BED TOWNHOUSE GROUND 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
GROUND FLOOR LAYOUT

DATE
11.04.25

DRAWN
RP

SCALE
1:20 @ A1

DRAWING NUMBER
0073_AL(40)033

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