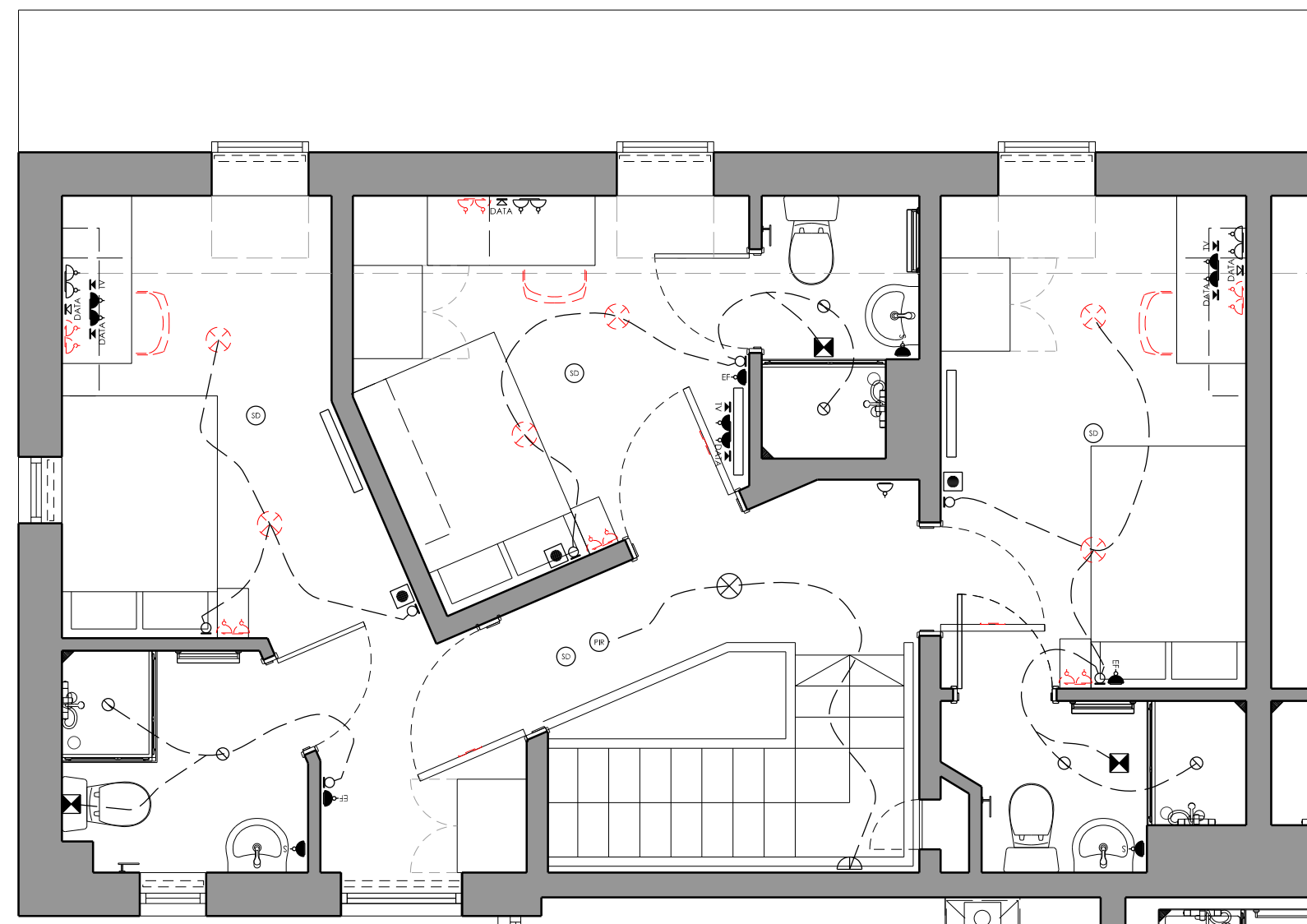


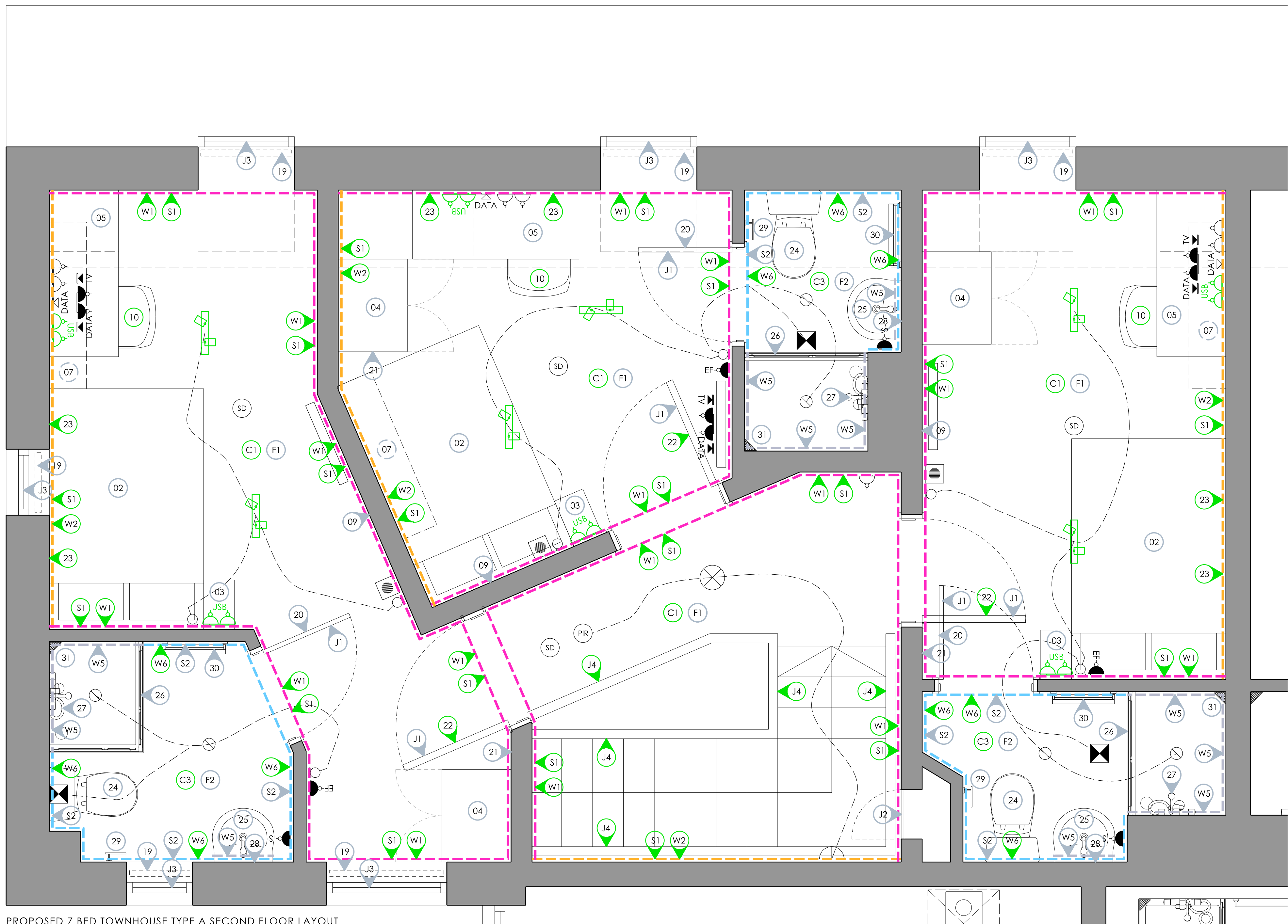
EXISTING 7 BED TOWNHOUSE TYPE A SECOND FLOOR LAYOUT
(1:50 @ A1)



DEMOLITION 7 BED TOWNHOUSE TYPE A SECOND FLOOR LAYOUT
(1:50 @ A1)

ITEMS TO BE REMOVED

- DINING TABLE & CHAIRS	- BEAN BAGS	- DESK CHAIR	- KITCHEN TAPS
- 2x2 TWIN SOCKET FACINGS	- COFFEE TABLE	- ROOM SIGNS	- SURFACE MOUNTED CEILING LIGHTS



PROPOSED 7 BED TOWNHOUSE TYPE A SECOND 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

- EXISTING KITCHEN UNITS & WORKTOP RETAINED
- EXISTING BED & MATTRESS RETAINED
- EXISTING BEDSIDE RETAINED
- EXISTING WARDROBE RETAINED
- EXISTING DESK & DRAWERS RETAINED
- NEW COFFEE TABLE
- EXISTING WALL SHELVING UNIT RETAINED
- EXISTING TV & WALL BRACKET RETAINED
- EXISTING NOTICE BOARD RETAINED
- NEW DESK CHAIR
- NEW DINING TABLE & CHAIRS
- NEW SOFA
- EXISTING FIRE BLANKET RETAINED
- EXISTING FRIDGE/FREEZER RETAINED
- EXISTING OVEN RETAINED
- EXISTING HOB RETAINED
- EXISTING EXTRACTOR HOOD RETAINED
- NEW TAP ON EXISTING SINK & DRAINER
- EXISTING BLIND RETAINED
- EXISTING MIRROR RETAINED
- EXISTING COAT HOOK RACK RETAINED
- NEW ROOM SIGN
- NEW PICTURE FRAME WITH BLW ARTWORK
- EXISTING WC PAN & SEAT RETAINED
- EXISTING WHB & TAP RETAINED
- EXISTING SHOWER SCREEN RETAINED
- EXISTING SHOWER VALVES, HEAD, HOSE & RAIL RETAINED
- EXISTING MIRROR RETAINED
- EXISTING TOILET ROLL HOLDER RETAINED
- EXISTING TOWEL RAIL RETAINED
- EXISTING SHOWER CORNER BASKET RETAINED
- EXISTING MICROWAVE RETAINED
- 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
SECOND FLOOR LAYOUT

DATE

11.04.25

DRAWN

RP

SCALE

1:20
@ A1

DRAWING NUMBER

0073_AL(40)035

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