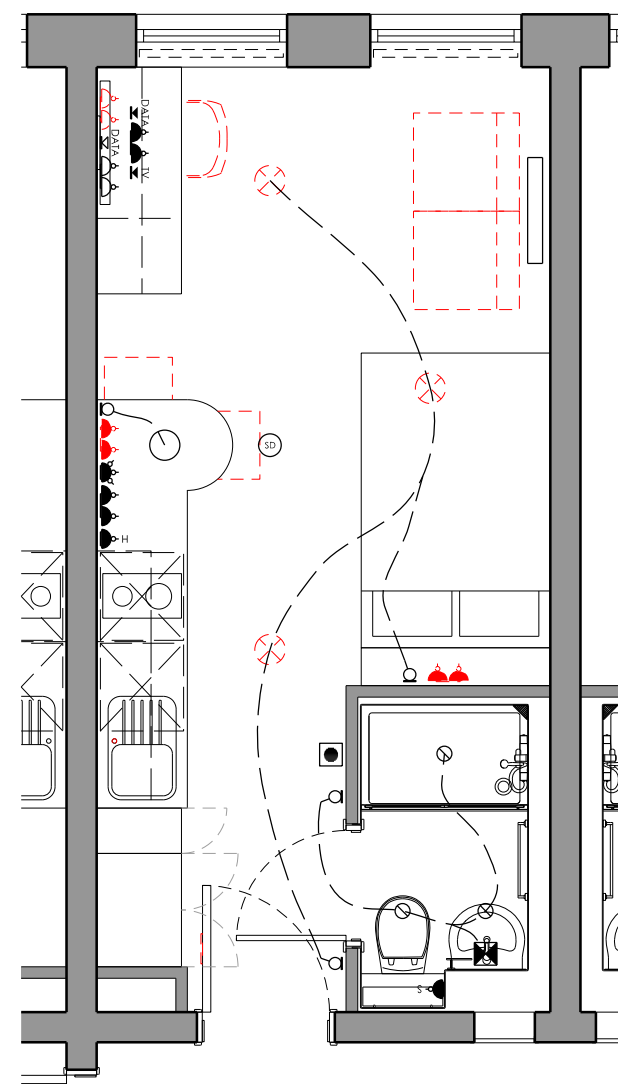
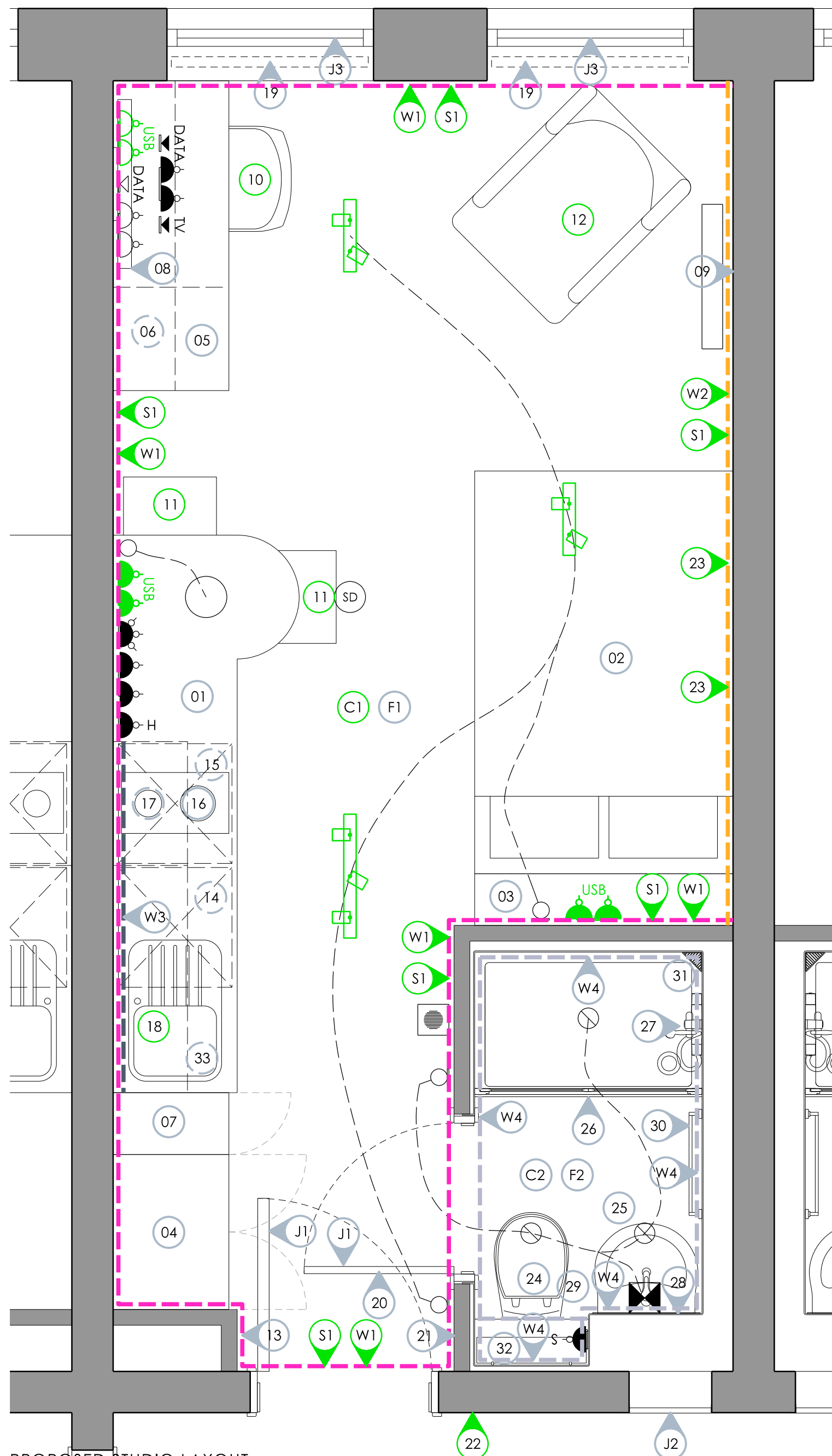


EXISTING STUDIO LAYOUT  
(1:50 @ A1)



DEMOLITION STUDIO LAYOUT  
(1:50 @ A1)

ITEMS TO BE REMOVED  
- BAR STOOLS  
- ROOM SIGN  
- 3x TWIN SOCKET FACINGS  
- SURFACE MOUNTED CEILING LIGHTS  
- DESK CHAIR  
- BEANBAGS  
- KITCHEN TAP



PROPOSED STUDIO LAYOUT  
(1:20 @ A1)

#### FURNITURE, FIXTURES & EQUIPMENT KEY

- 01 EXISTING KITCHEN UNITS & WORKTOP RETAINED
- 02 EXISTING BED & MATTRESS RETAINED
- 03 EXISTING BOX BEDHEAD 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 BAR STOOL
- 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 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 SHELF RETAINED
- 33 EXISTING BIN RETAINED

FOR FURTHER DETAILS REFER TO ROOM  
DATA SHEET 0073\_AS(40)010

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 4336N
W3	---	EXISTING LAMINATE SPLASHBACK RETAINED
W4	---	EXISTING TILE EFFECT GRP RETAINED
CEILING FINISHES		
C1		PAINTED PLASTERBOARD ARMSTEAD TRADE VINYL SOFT SHEEN (3 COATS) - BRILLIANT WHITE
C2		EXISTING WHITE GRP RETAINED
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
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

#### 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.

PROJECT TITLE  
EMPIRIC STUDENT  
PROPERTY  
JAMES HOUSE  
BATH

DRAWING TITLE  
STUDIO TYPE A1  
ROOM LAYOUT

DATE  
11.04.25  
DRAWN  
RP  
SCALE  
1:20  
@ A1

DRAWING NUMBER  
0073\_AL(40)010

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