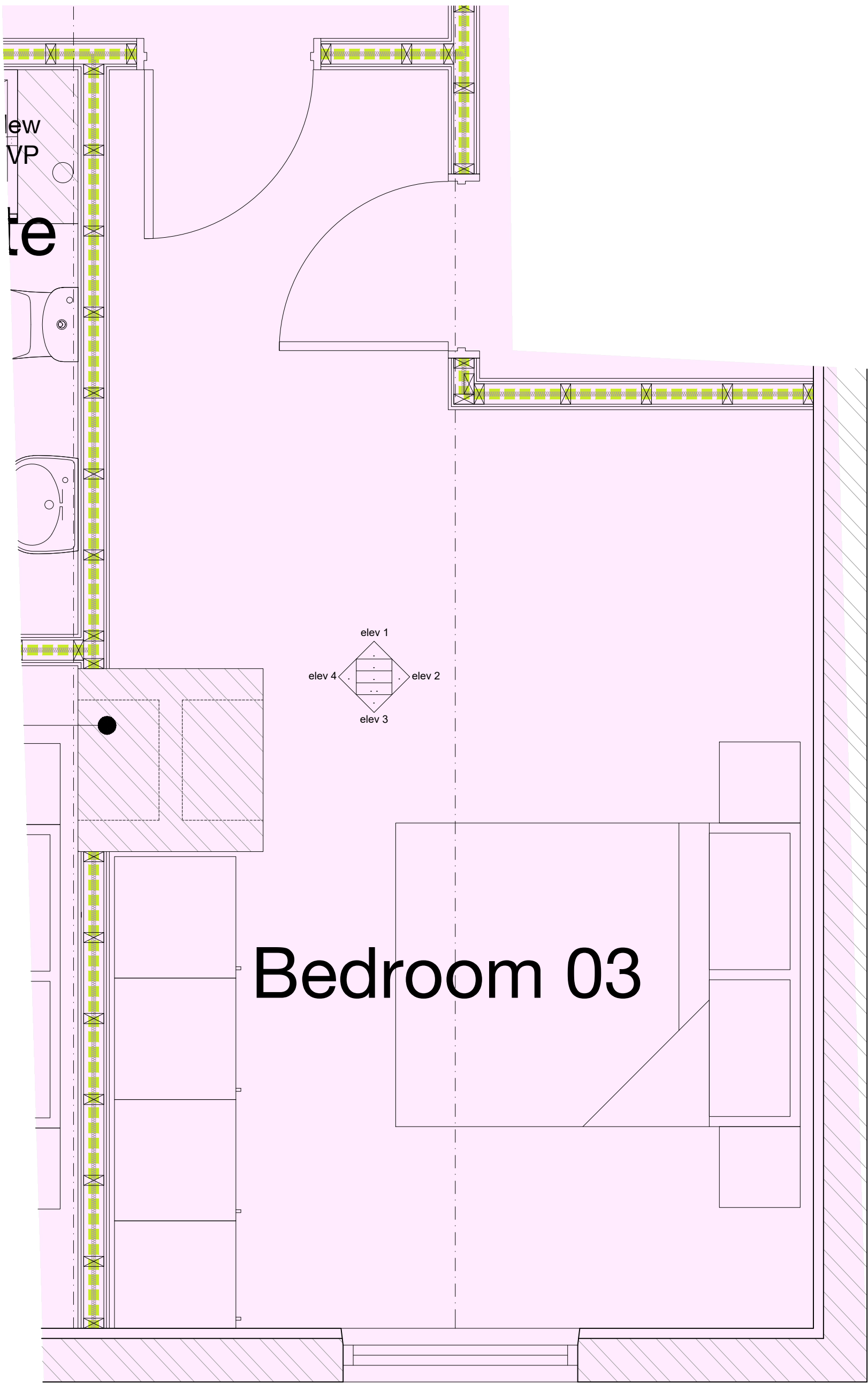
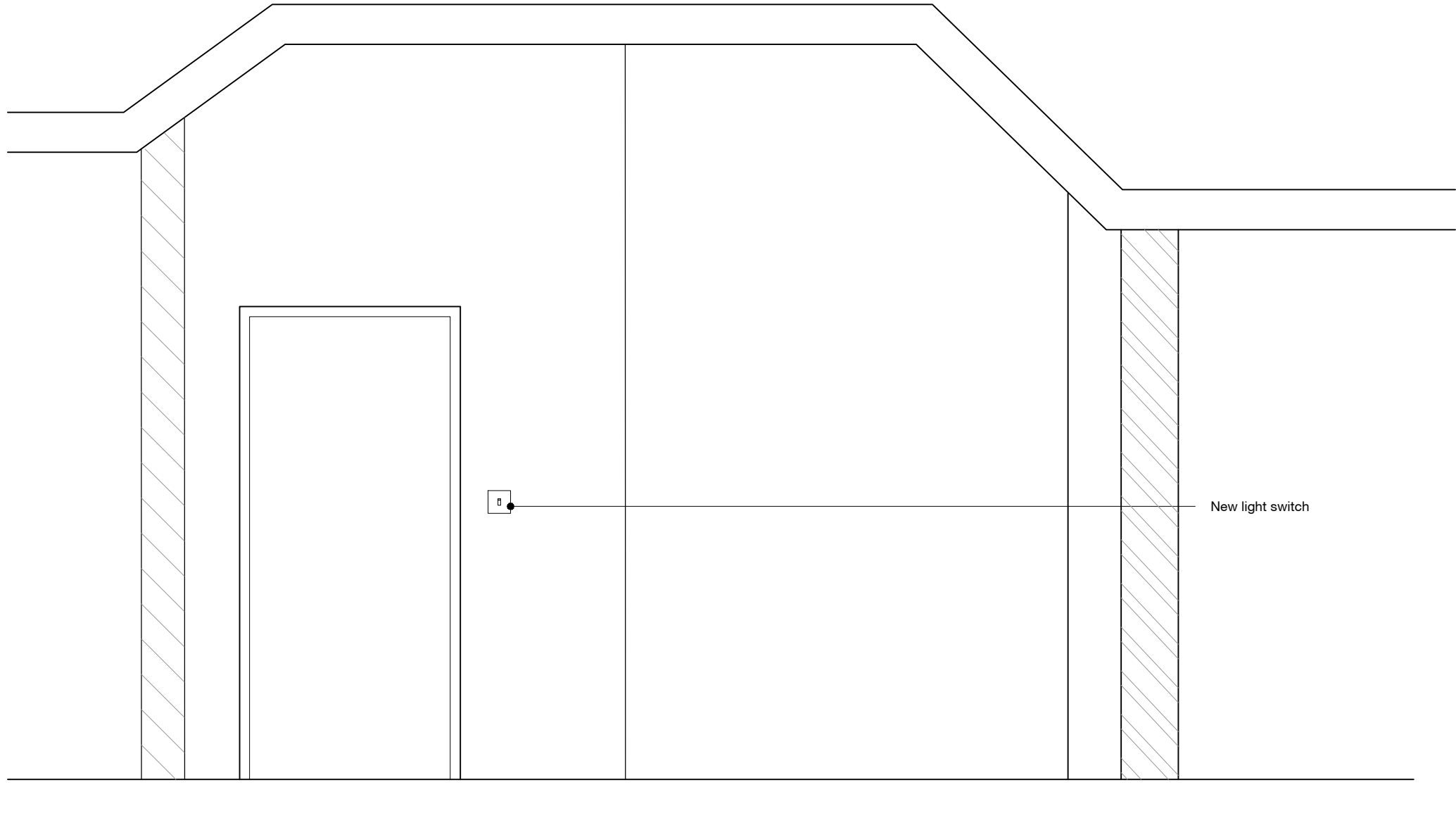
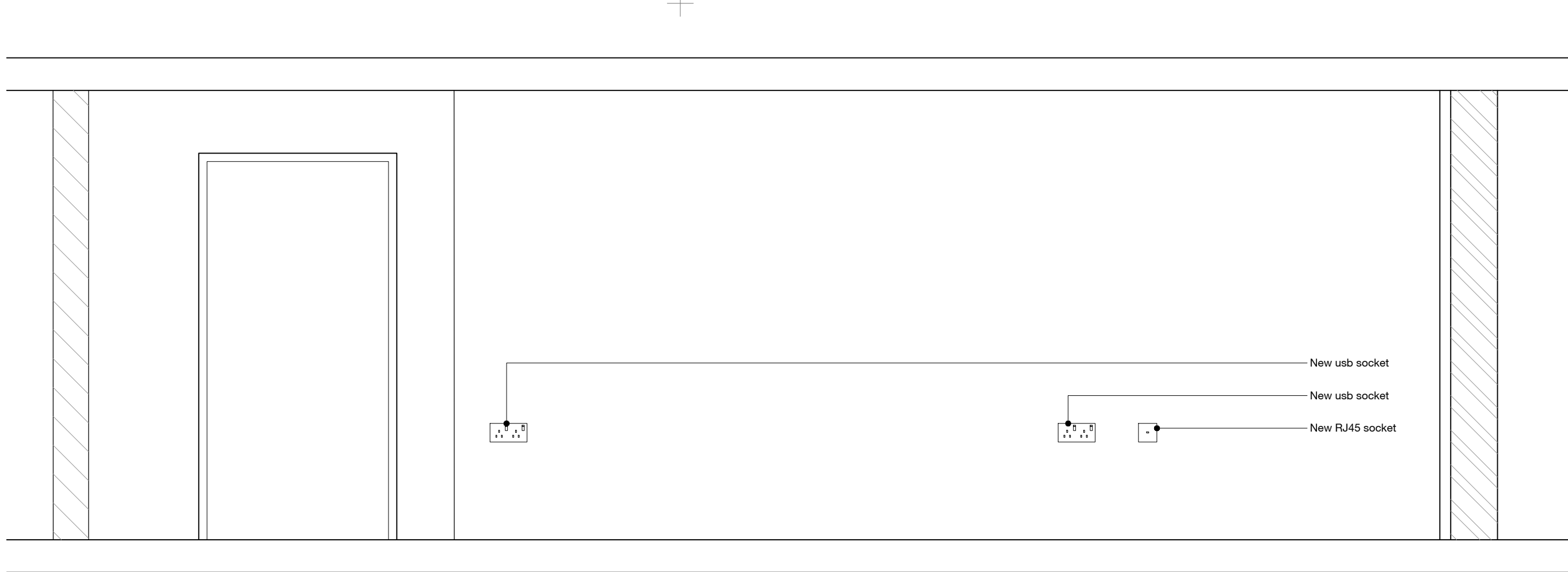




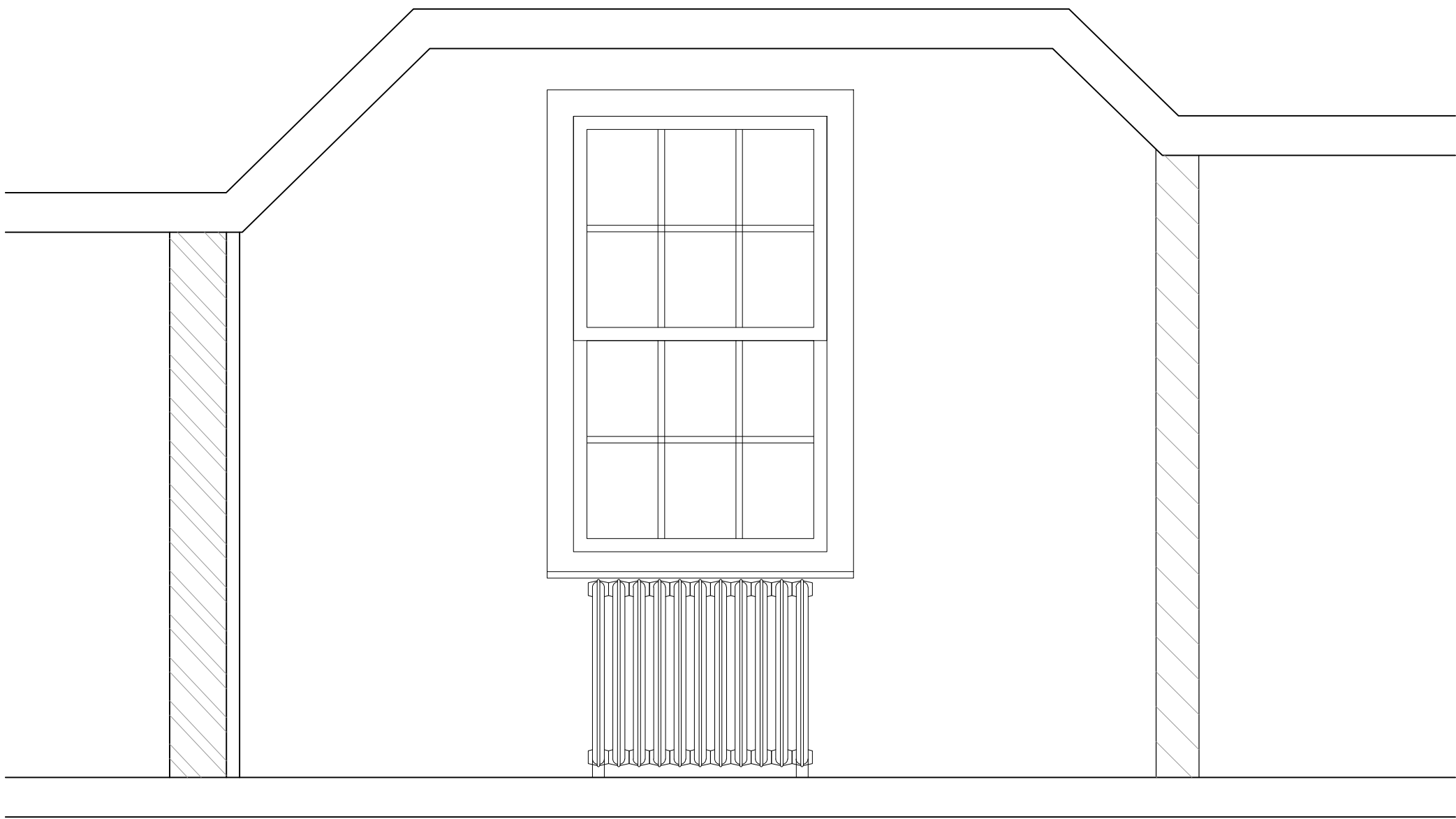
FIRST FLOOR
BEDROOM 03 PLAN



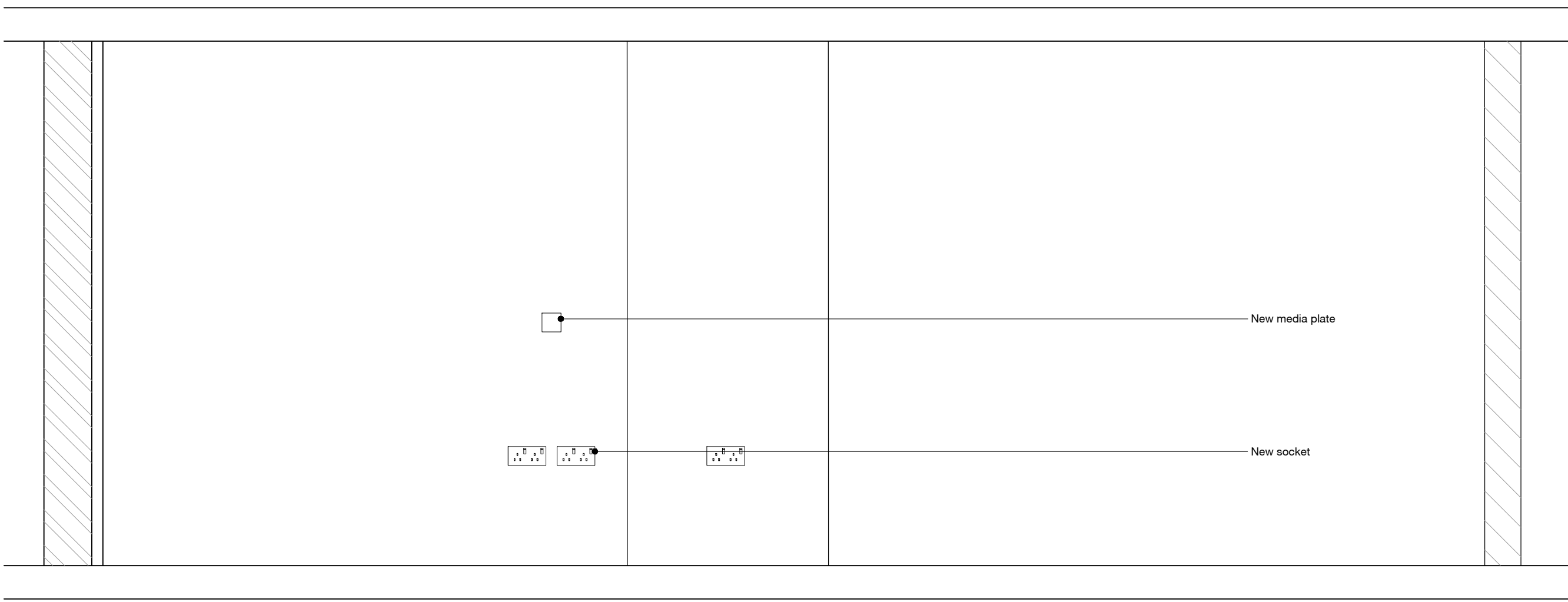
ELEVATION 01



ELEVATION 02



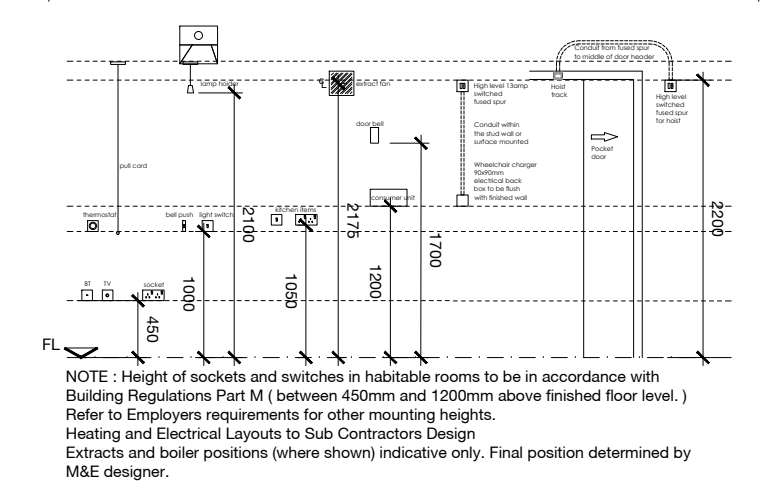
ELEVATION 03



ELEVATION 04

Notes | Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are printed at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey. The bar above is to check that the drawing has been printed to scale.

KEY TO ELECTRIC SYMBOLS	
Existing Shown Black / Proposed Shown Blue / Removed Shown Red	



NOTE - Height of sockets and switches in habitable rooms to be in accordance with Building Regulations Part M (between 450mm and 1200mm above finished floor level.) Refer to Employer's requirements for other mounting heights.

Heating and Electrical Layouts to Sub Contractors Design

Extracts and boiler positions (where shown) indicative only. Final position determined by M&E designer.

Contractor Design portions

Allow sum for installation of new wiring circuit to facilitate room layout and electrical requirements accordingly. This work shall be carried out by a competent approved and certified NICEIC electrical installer or similar. This shall be to the latest Edition and all current amendments revisions. Electrician to design and plan out the positions of socket outlets and light switch gear in accordance with construction drawings and the client's requirements and brief.

A test certificate and commissioning certification should be provided on completion of all electrical work.

Allow sum for management / design and installation of burglar alarm.

Burglar alarm to be contractor designed, however all windows and doors to receive contacts, with the rest of the property to be supplemented with PIR's.

Supply and fit new boiler and vented central heating / hot water system (Vaillant / Worcester Bosch or similar approved boilers)

Supply and fit new large water cistern and water tank to accommodate heating and hot water requirements.

Supply and fit Stelrad Softline K2 radiators or similar approved with TRV's, Poglar or Danfoss to suit. All pipe work above floor level to be in polished chrome or other metal pipe work or alternatively copper tails, with chrome slip on pipe covers.

Grey Hep20 pipe work will not be permitted above floor finishes.

All internal walls to be 155mm:
100x50mm SW Studding at 400mm C/C with 12.5mm British Gypsum plasterboard and skim on 12.5mm marine grade plywood. Sound insulation tightly packed between studs to achieve min 40 dB.

All external walls to be British Gypsum insulated plasterboard and skim

B	13.01.22	Insulation zone reduced to external walls. Internal walls to be typical timber stud build up. Lime mortar omitted.	po	rsq
A	25.11.21	Job number and drawing number changed from 0759 - EA - A - CO39 - Proposed Internal Elevations - FF Bedroom 03 Condition 06	po	rsq
Rev	Date	Description	Drawn	Checked
Project	For & on behalf of Irwin Mitchell Holt Hill, Green Street, Holt, Wrexham			
Drawing	Proposed Internal Elevations - FF Bedroom 03			
Client	CE			
BM Substability Description	SUITABLE FOR CONSTRUCTION			BM Substability Code: A
Status	Planning	2 Riverside Way LEEDS LS1 4EH	320 City Road Wrexham Wrexham Wrexham	
Date	Nov '20	11/11/20	11/11/20	
Drawn	po	11/11/20	11/11/20	
Checked	rsq	11/11/20	11/11/20	
Scale (A1)	1:20	e info@edwardarchitect.co.uk		
0961 - EA - A - PL138 - B				edward architecture