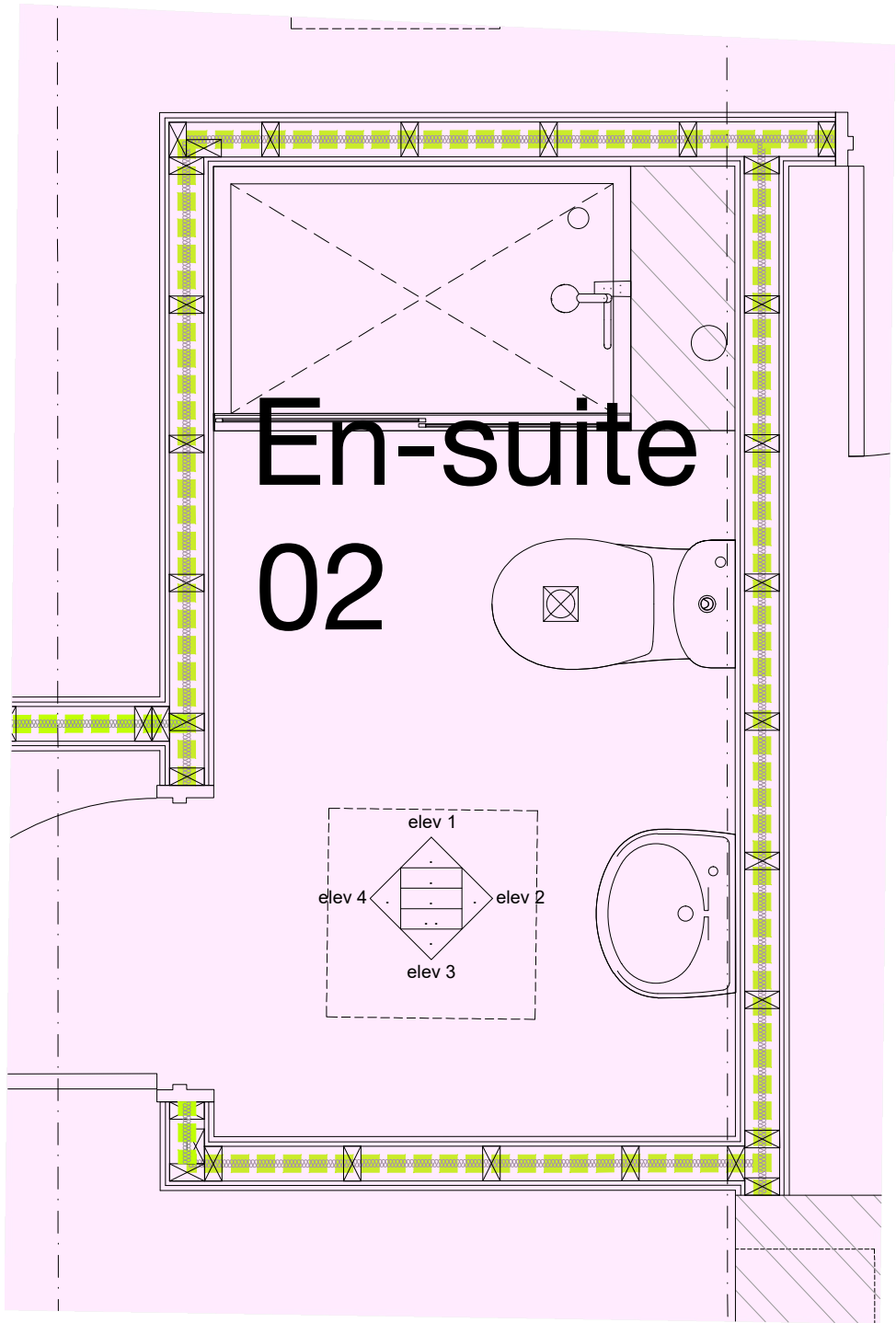
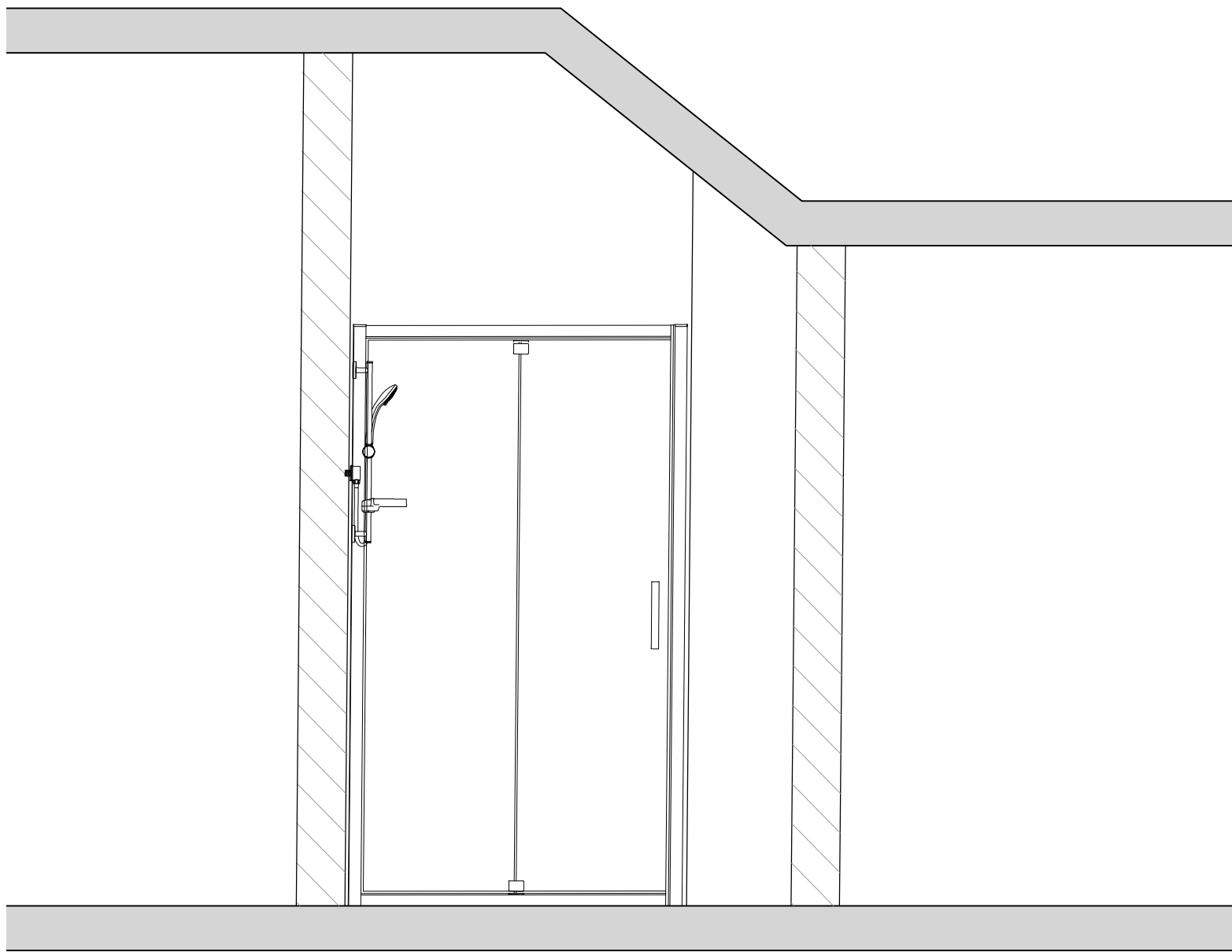
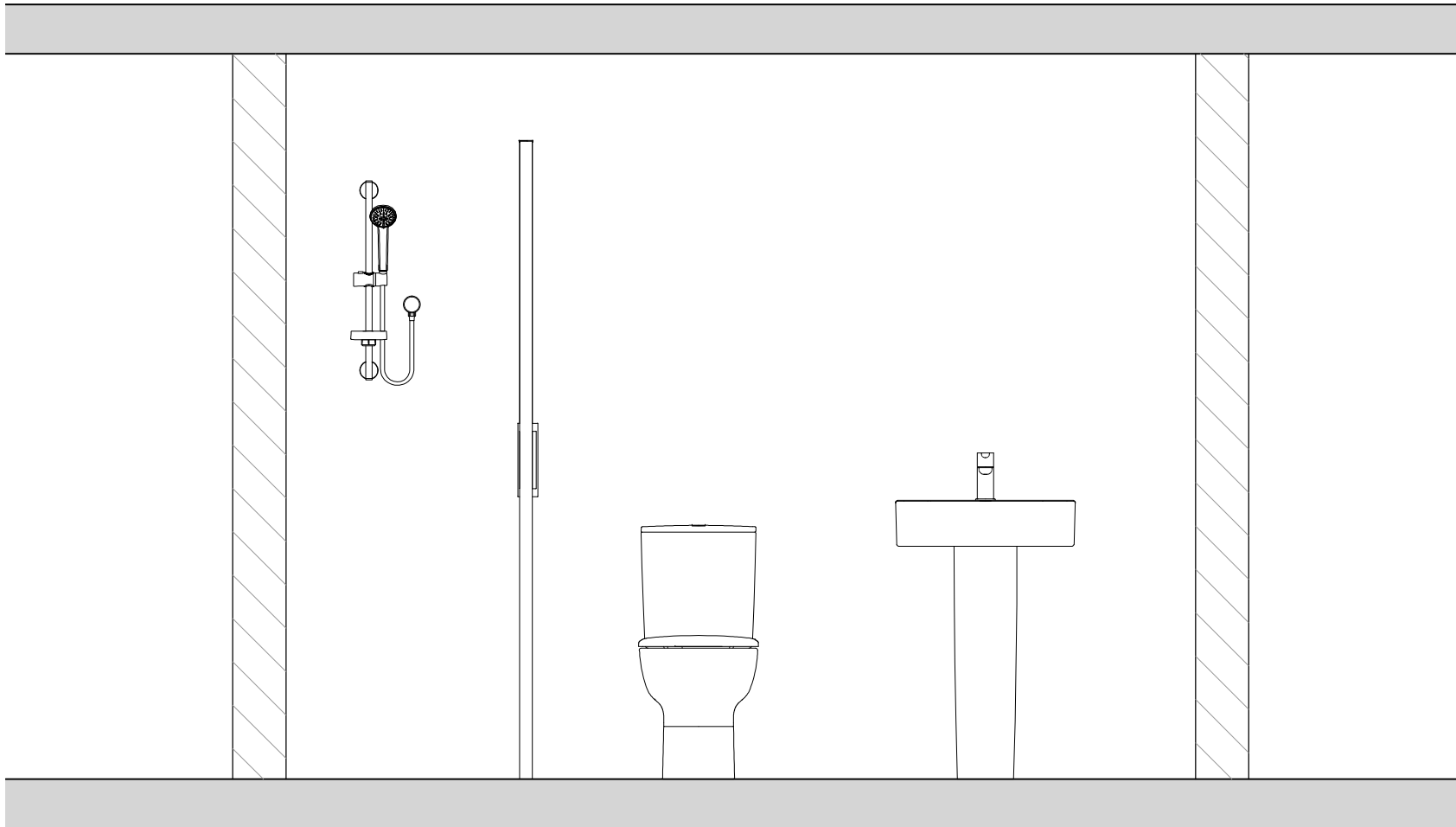




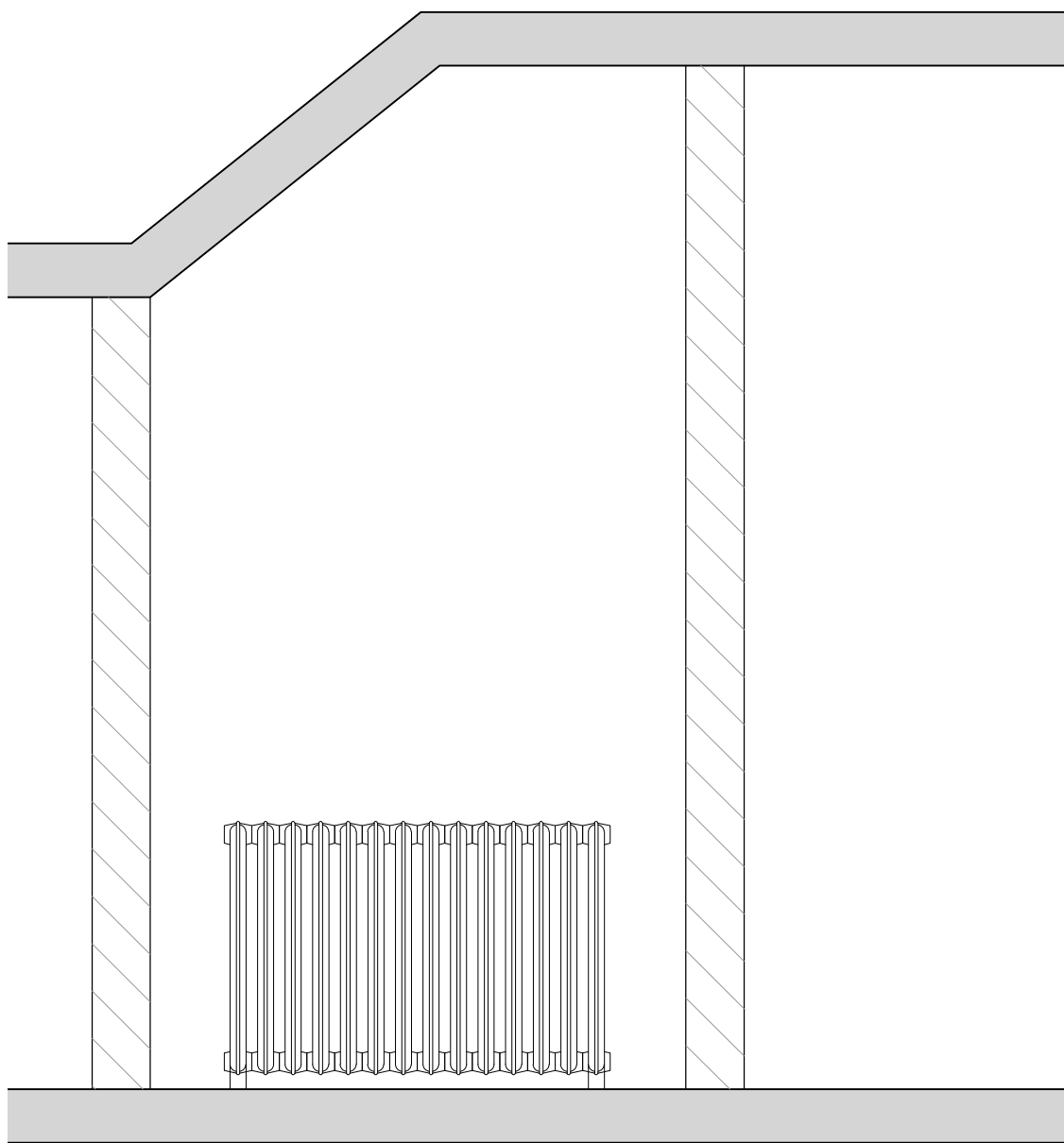
FIRST FLOOR
EN-SUITE 02 PLAN



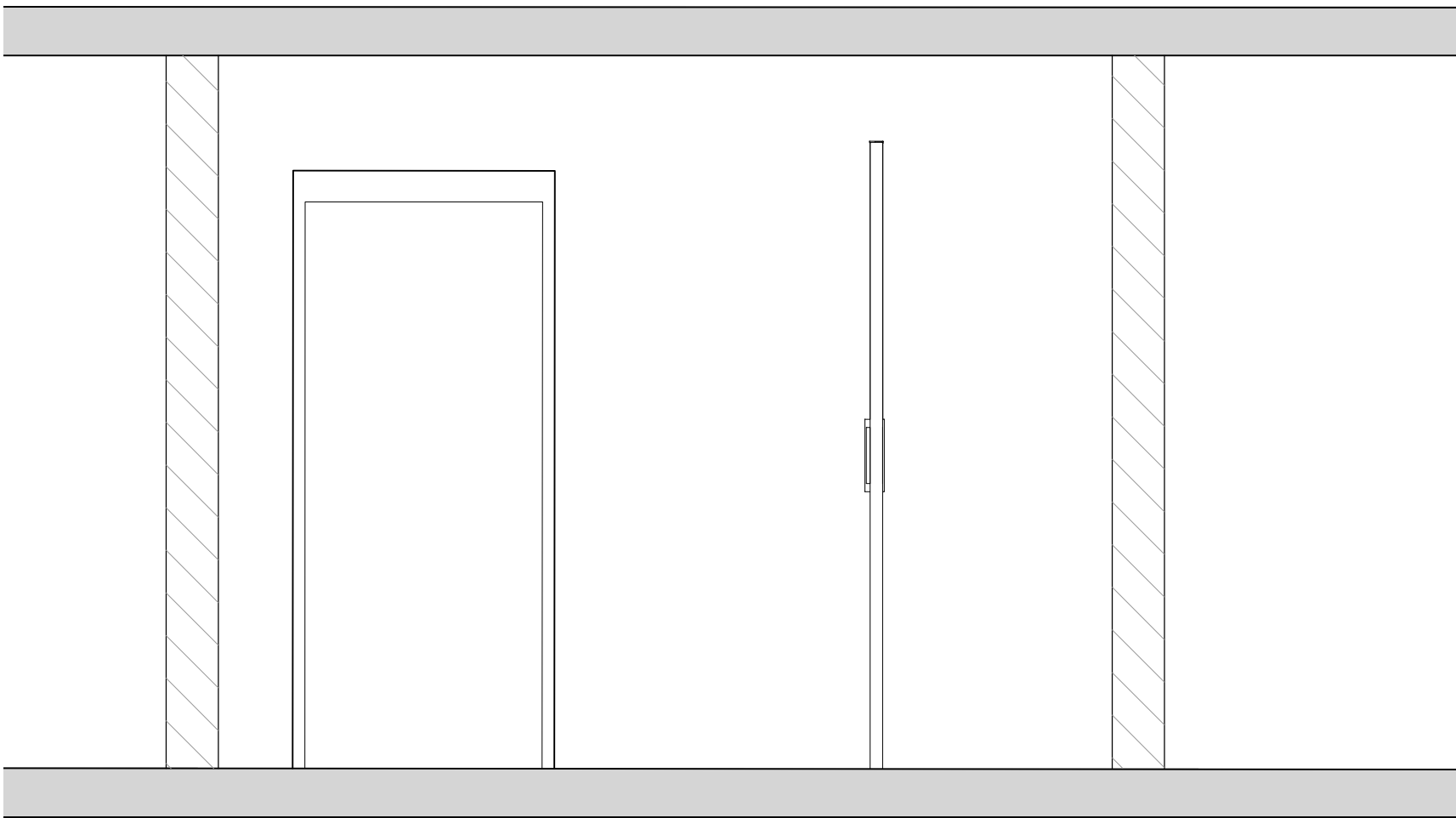
ELEVATION 01



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 plotted 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.

10 5 10cm

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

	Ceiling Light		BT telephone point
	External LED light operated by PIR with separate override switch		BT intake termination
	Pelmet Light		TV aerial socket
	Flush LV Downlighters with fire protection		Self contained smoke alarm (Mains operated)
	Light switch		Self contained heat detector (Mains operated)
	Two-way light switch		Self contained CO alarm (Mains operated)
	Three-way light switch		Gas point
	Four-way light switch		Ceiling mounted extract
	Pirrh light switch		Extractor
	Dimmer light switch		Shaver point
	High level single socket		Outside tap
	High level double socket		Key pad for burglar alarm
	Low level single socket		Carbon Monoxide Detector
	Low level double socket		Fused Spur
	External low level double socket		Single socket with switched fused spur
	Double USB charging socket (working height to kitchen, low level elsewhere)		Stop Tap
	Double sockets in a retractable power pod		Thermostat
	Door bell push button		Valve control socket
	Door bell chime / sounder		Cooker Point
	Boiler programmer		Towel Rail
	Indicative radiator location		Double floor socket with cover plate
	Consumer unit 1450mm high		Double socket with switched fused spur
	BT - Master Socket		Un switched fused spur for burglar alarm panel
	Audio Speaker		Internal LED wall light
	Air-conditioning Grille		Media Plate inc BT Point
	Water proof strip light		RJ45 socket
	CAT 6 cabling to all existing and proposed speakers, and proposed tv/media points		

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 Employers 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 boiler)

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, Peglar or Danfoss to suit. All pipe work above floor level to be in polished chrome or other metal pipe work or alternatively copper bails with chrome clip on pipe covers. Grey Hep20 pipe work will not be permitted above floor finishes.

All internal walls to be 155mm 100x50mm SW Shudding 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	26.11.21	Job number changed from 0759	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 En-Suite 02			
Client	CE			
BM Subability Description	SUITABLE FOR CONSTRUCTION			BM Subability Code A
Status	Planning	2 Riverside Way LEEDS LONDON	320 City Road Angel	
Date	Nov '20	LS1 4EH	EC1V 2JZ	
Drawn	po	13113 816 8241	13051 883 8852	
Checked	rsq	e info@edwardarchitectur.co.uk		
Scale (A1)	1:20			
0961	EA	A	PL145	B
edward architecture				