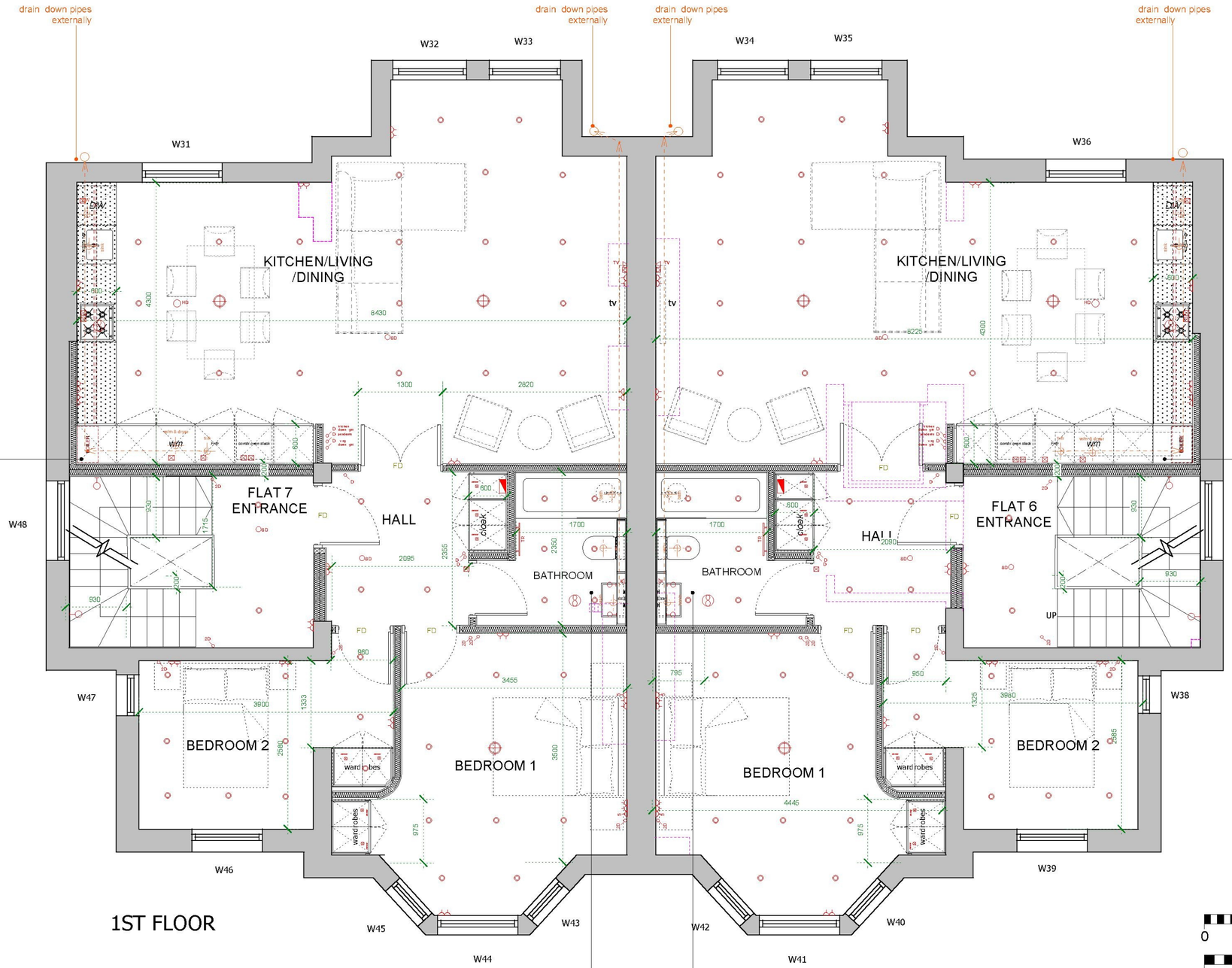
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S SPECIFICATION AND DRAWINGS



1ST FLOOR

FLAT 7

FLAT 6

All new stud partitioning to have acoustic insulation. Allow for 1/2 fire rated timber stud throughout, full fill insulation and plasterboard partition with new door opening

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Allow for new bathroom - tanking applied to floor and wall substructure up to 1m height around walls and full height to showers. Allow for supply and fit of all new sanitaryware, tiled / stone finishes and electric UFH.

Allow for new partition to to form new bathrooms, to be gyproc stud and plasterboard and ply to wet areas side

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Allow for all runs to have necessary fall to comply with building regulations. All pipes to fulfill the highest standards for water proofing and be robust (to protect form leaks in the future) and to have rodding eyes at every change in direction and access panels where they are housed vertically in walls, to contractors specialist design

Allow for careful plotting of all drain runs within the property and allow for inspection and testing of all existing (retained) drainage pipe works which connect to existing down pipes externally Or Allow for new throughout with new as indicated on drawings

ELECTRICAL SERVICES LEGEND

WALL MOUNTED LIGHT FITTING	
EXTERNAL LIGHT FITTING WITH MOVEMENT SENSOR	SENSOR
SUSPENDED SMALL PENDANT	
PENDANT LIGHT	
RECESSED LOW VOLTAGE DOWNLIGHTER	
DIRECTIONAL DOWNLIGHT	
FLOOR UPLIGHTER	
JOINERY LED LIGHTS	
CORNICE LED LIGHTS	
FLOURESCENT LIGHT	
SMOKE DETECTOR	SD
HEAT DETECTOR	HD
EXTRACT FAN	
AUDIO CONTROL PANEL	
MAIN DISTRIBUTION BOARD	
THERMOSTAT	T
SINGLE SOCKET OUTLET	
5 AMP SOCKET OUTLET	
FUSE SPUR	
DOUBLE SOCKET OUTLET	
HIGH LEVEL SOCKET OUTLET	
SHAVER SOCKET	
RJ45 / DATA	
TV POINT	TV
MIRROR MAT	
DIMMER SWITCH	D
LIGHT SWITCH	S
2-WAY LIGHT SWITCH	S
ALARM SOUNDER	
VIDEO ENTRY STATION	VS
MOVEMENT DETECTOR	MD S

WHERE POSSIBLE UTILISE EXISTING LIGHTING AND ELECTRCIAL POINTS

0 1.0 2.0 3.0m

0 2 4 6 8 10ft

(24-26 EARLS AVENUE)
DRAWING:
GA03 - PROPOSED FIRST FLOOR PLAN
electrical, drainage, structure
SCALE: 1:50 @A2
REV - Jan 2017