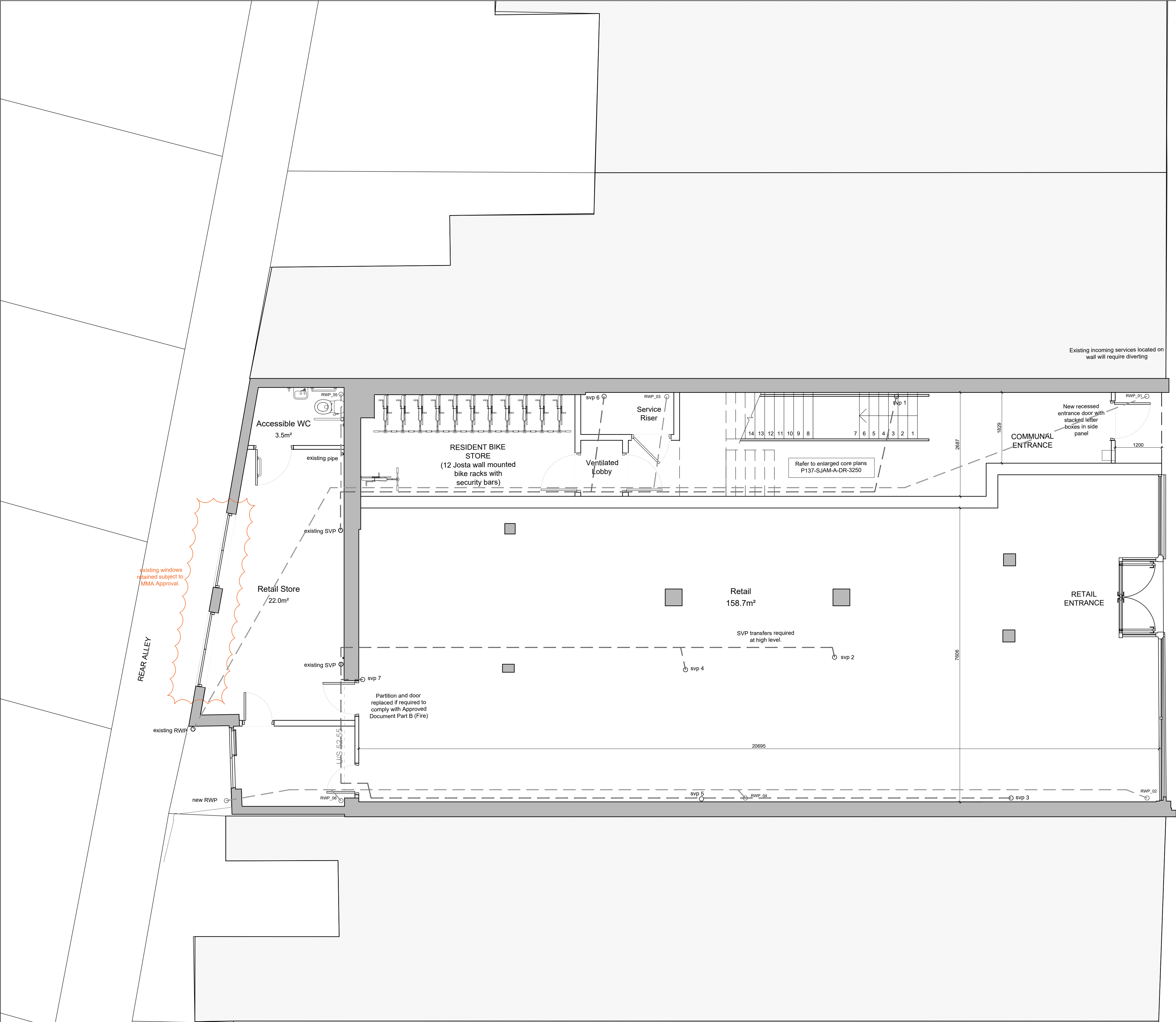
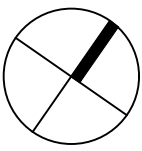




Proposed Ground Floor Plan
scale 1:50



- NOTES:
1. DO NOT SCALE FOR CONSTRUCTION
 2. ALL DIMENSIONS ARE IN METERS OR MILIMETERS UNLESS NOTED OTHERWISE
 3. ALL DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT IMMEDIATELY
 4. ALL CONSTRUCTION WORK TO COMPLY WITH LOCAL AUTHORITY CODES AND BUILDING REGULATIONS, BRITISH STANDARDS AND OTHER REGULATIONS APPLICABLE TO BOTH DESIGN AND EXECUTION OF THE WORK.

KEY LEGEND

XXXX
0x
0x
21xx

DETAIL & COMPONENT DRAWING REFERENCE

ELEVATION TAGS

EW-0x ELEMENT REFERENCE

REFER TO SCOPING DRAWINGS 0250 & 0251 AND ELEMENT DETAILS 4300, 4301 & 4310

WX-00-00
Window Type, Level, Level, Level

DX-00-00
Door Type, Level, Level

REFER TO WINDOW COMPONENT DRAWINGS SJAM-A-DR-4000 AND ACCOMPANYING WINDOW SCHEDULE SJAM-A-SC-4100

GLAZING
ALL GLAZING AT CRITICAL LOCATIONS
-BELOW 800mm in height
-AT AND AROUND DOORS
TO SATISFY THE REQUIREMENTS OF CLASS 3 BS EN 12600 OR CLASS C BS6206 AND AT DOORS OR DOOR SIDE PANEL TO SATISFY THE REQUIREMENTS OF CLAS 2 BS EN 12600 OR CLASS B BS6206

EXISTING STRUCTURE

STRUCTURAL OPENING DIMENSION

FINISHES TO FINISHES DIMENSION

DRAINAGE

DP DROP POINT
DPFA DROP POINT FROM ABOVE
SVP SOIL VENT PIPE 100mm dia U/V.O.
X DRAIN PIPE RUN NUMBER DENOTES DIA IN MM
SS STABSTUCK WITH AIR ADMITTANCE VALVE
RP INSPECTION CHAMBER
LL-UG RODDING POINT
LLAF DRAIN RUN-LOW LEVEL ABOVE FLOOR
HL DRAIN RUN AT HIGH LEVEL AT CEILING
GU GULLY
FLD FLOOR DRAIN
DW DISHWASHER -50mm TRAP SIZE -50mm PIPE Diameter
WM WASHING MACHINE -50mm TRAP SIZE -50mm PIPE Diameter

SINK : 50mm TRAP PIPE dia: 50mm
BATH TUB: 50mm TRAP SIZE, 50mm PIPE Diameter
SHOWER TRAY: 50mm TRAP SIZE, 50mm PIPE Diameter
WC -100mm TRAP SIZE -100mm PIPE Diameter
WASH HAND BASIN : -50mm TRAP SIZE -50mm PIPE Diameter

RW/SURFACE DRAINAGE
FD-XXXX DP FLOOR DRAIN [ADDRESS][COUNT]
DROP POINT TO ROOF SYSTEM MANUFACTURER'S SPECIFICATION
RW-XXXXX RAIN WATER DOWN PIPE [ADDRESS][COUNT]
DROP POINT, PPC ALUMINIUM 75mm DIA FINISH TO MATCH WINDOW FRAME
X HORIZONTAL RW DOWNPIPE NUMBER DENOTES DIAMETER IN MM

MECHANICAL- VENTILATION

MVHR FINAL SPECIFICATION BY SPECIALIST CONTRACTOR, REFER TO CCE VENTILATING STRATEGY AND SAP CALCULATIONS

FRESH AIR INLET 300mm AWAY FROM OPENINGS 2000mm AWAY FROM EXTRACT
AIR DISCHARGE OUTLET 300mm AWAY FROM OPENINGS 2000mm AWAY FROM EXTRACT
VERTICAL DUCT OF AIR EXTRACTION
VERTICAL DUCT OF FRESH AIR SUPPLY

FRESH AIR SUPPLY DUCT (RIGID DUCT TO SPECIALIST CONTRACTOR'S DESIGN)
AIR EXTRACT DUCT (RIGID DUCT TO SPECIALIST CONTRACTOR'S DESIGN)
AIR SUPPLY IN HABITABLE ROOMS
AIR EXTRACT FROM WET AREAS

FOR SETTING OUT WITHIN UNITS, INTERNAL DOOR REFERENCES AND SERVICES LAYOUT REFER TO THE UNIT PLANS

Notes:-
Do not scale from drawings unless by agreement with sJAM Architects. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

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TENDER

T1 revision	20.07.22 date	CV drawn	Tender issue description
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Developers Ground Floor Plan General Arrangement

P137-SJAM-A-DR-2001 **T1**
Drawing number revision

Project
21-23 High Road, Wood Green, London N22 6BH

Client
R U Linked Ltd, 12 Helmet Row, London, EC1V 3QJ

P137 **1:50** **CV**
job scale drawn

reference
0m 1m 2m 3m 4m 5m

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