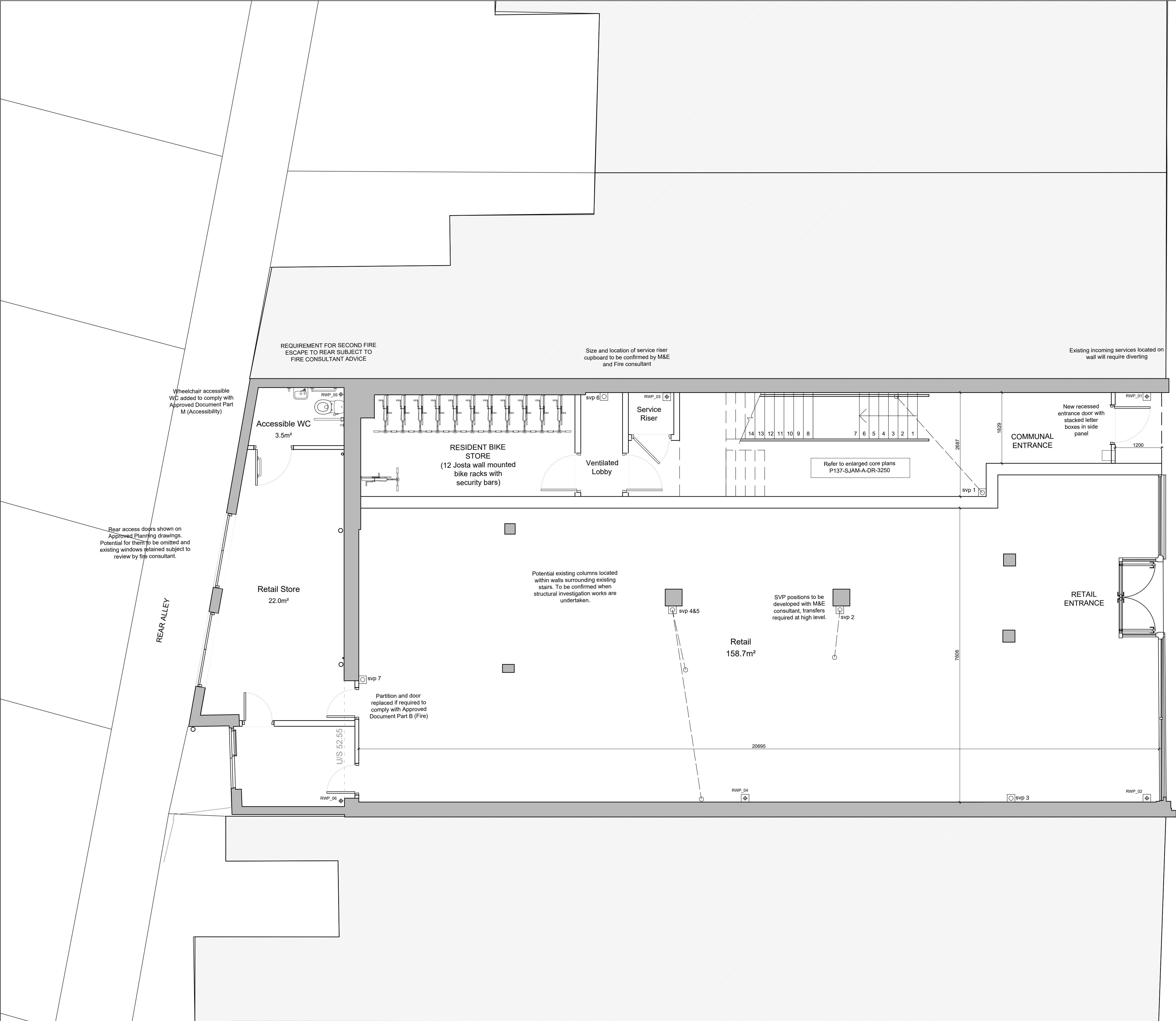
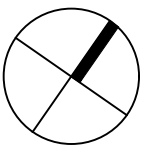




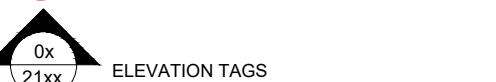
Proposed Ground Floor Plan
scale 1:50



NOTES:

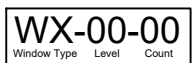
1. DO NOT SCALE FOR CONSTRUCTION
2. ALL DIMENSIONS ARE IN METERS OR MILIMETERS UNLESS NOTED OTHERWISE
3. ALL DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT IMMEDIATELY
4. ALL CONSTRUCTION WORK TO COMPLY WITH LOCAL AUTHORITY CODES AND BUILDING REGULATIONS, BRITISH STANDARDS AND OTHER REGULATIONS APPLICABLE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

KEY LEGEND



EW-0X ELEMENT REFERENCE

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



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



DRAINAGE		
DP	DROP POINT	SINK : 50mm TRAP PIPE dia: 50mm
DPFA	DROP POINT FROM ABOVE	BATH TUB: 50mm TRAP SIZE, 50mm PIPE Diameter
SVP	SOIL VENT PIPE 100mm dia U/X O.	SHOWER TRAY: 50mm TRAP SIZE, 50mm PIPE Diameter
X	DRAIN PIPE RUN NUMBER DENOTES DIA IN MM	WC -100mm TRAP SIZE -100mm PIPE Diameter
SS	STABSTUCK WITH AIR ADMITTANCE VALVE	WASH HAND BASIN : -50mm TRAP SIZE -50mm PIPE Diameter
IC	INSPECTION CHAMBER	
RP	RODDING POINT	
LL-UG	DRAIN RUN BELOW GF FLOOR	RW/SURFACE DRAINAGE FD-XXX-X DP FLOOR DRAIN [ADDRESS][COUNT] DROP POINT TO ROOF SYSTEM MANUFACTURER'S SPECIFICATION
LLAF	DRAIN RUN-LOW LEVEL ABOVE FLOOR	RW-XXX-X RAIN WATER DOWN PIPE [ADDRESS][COUNT] DROP POINT. PPC ALUMINIUM 75mm DIA FINISH TO MATCH WINDOW FRAME
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	

MECHANICAL- VENTILATION		
MVHR	MVHR-FINAL SPECIFICATION BY SPECIALIST CONTRACTOR, REFER TO CCE VENTILATING STRATEGY AND SAP CALCULATIONS	
FRESH AIR INLET 300mm AWAY FROM OPENINGS 200mm AWAY FROM EXTRACT	FRESH AIR SUPPLY DUCT (RIGID DUCT TO SPECIALIST CONTRACTOR'S DESIGN)	
AIR DISCHARGE OUTLET 300mm AWAY FROM OPENINGS 200mm AWAY FROM EXTRACT	AIR EXTRACT DUCT (RIGID DUCT TO SPECIALIST CONTRACTOR'S DESIGN)	
VERTICAL DUCT OF AIR EXTRACTION	AIR SUPPLY IN HABITABLE ROOMS	
VERTICAL DUCT OF FRESH AIR SUPPLY	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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PRELIMINARY

P1	27.05.22	CV	Preliminary issue
revision	date	drawn	description

Developers Ground Floor Plan
General Arrangement

P137-SJAM-A-DR-2001
Drawing number

P1
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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