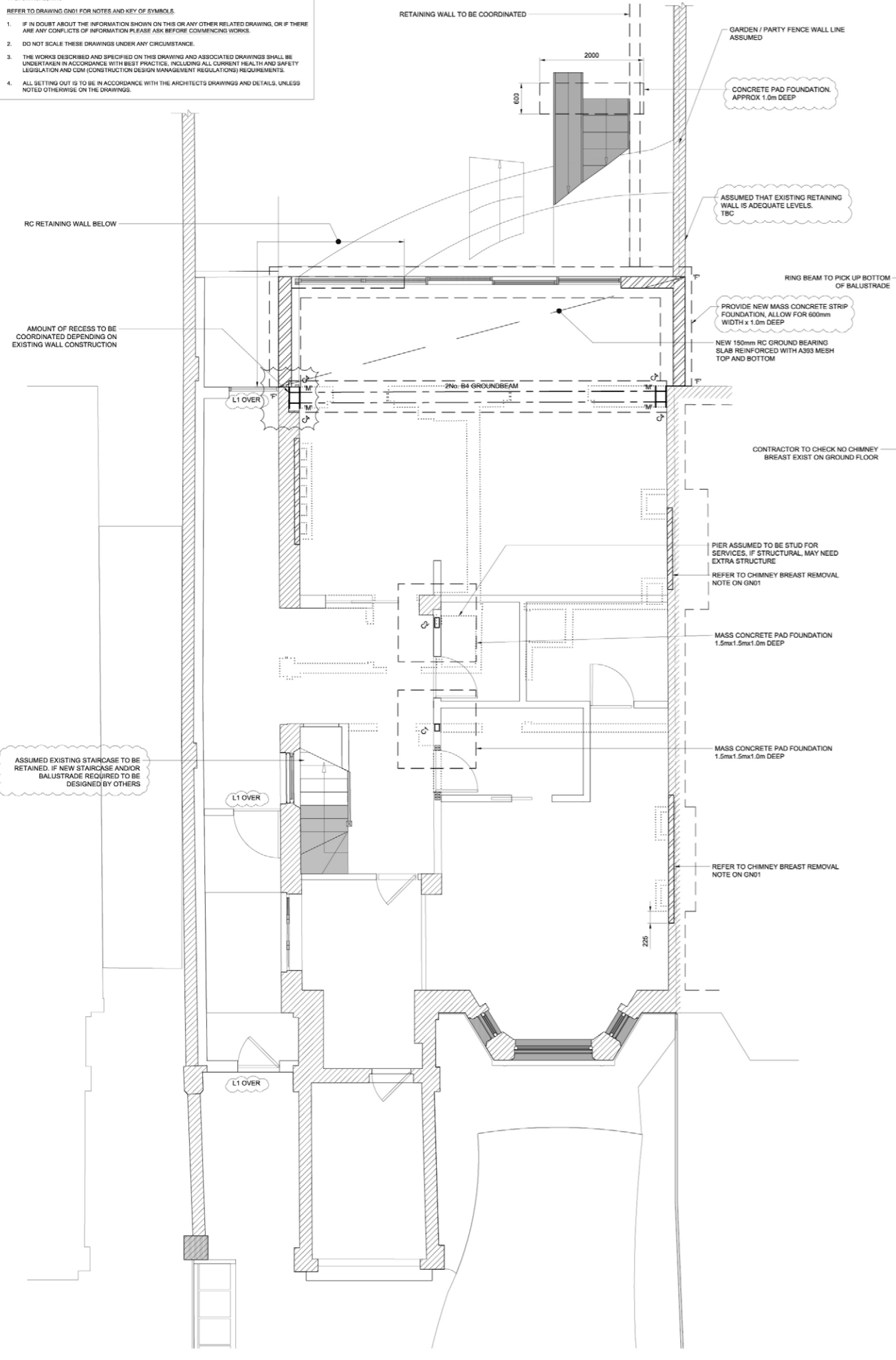
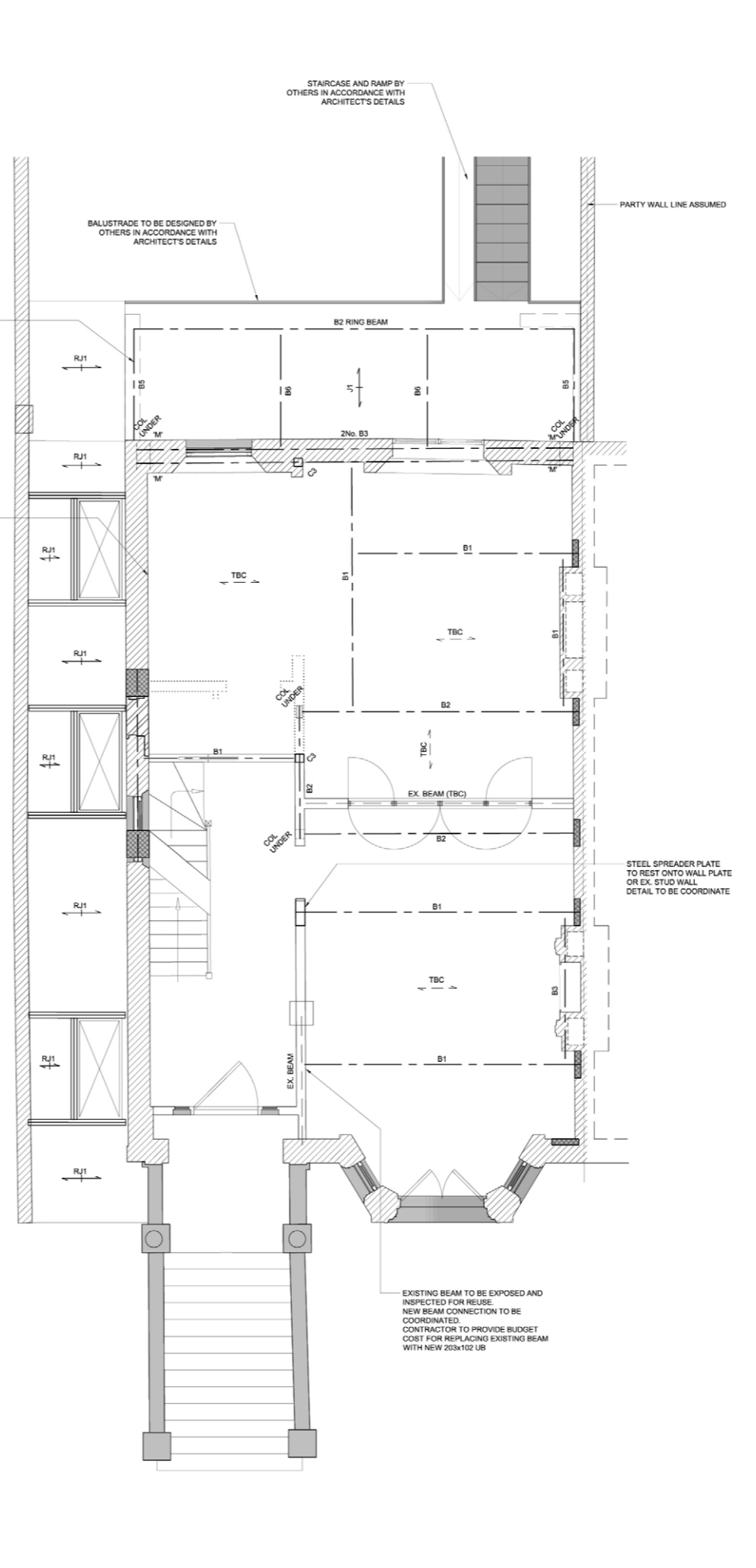


GENERAL NOTES
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER STRUCTUREMODE DRAWINGS AS WELL AS ALL ARCHITECTS DRAWINGS AND OTHER ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS FOR 14 ETON ROAD, NW3.
 REFER TO DRAWING GN01 FOR NOTES AND KEY OF SYMBOLS.

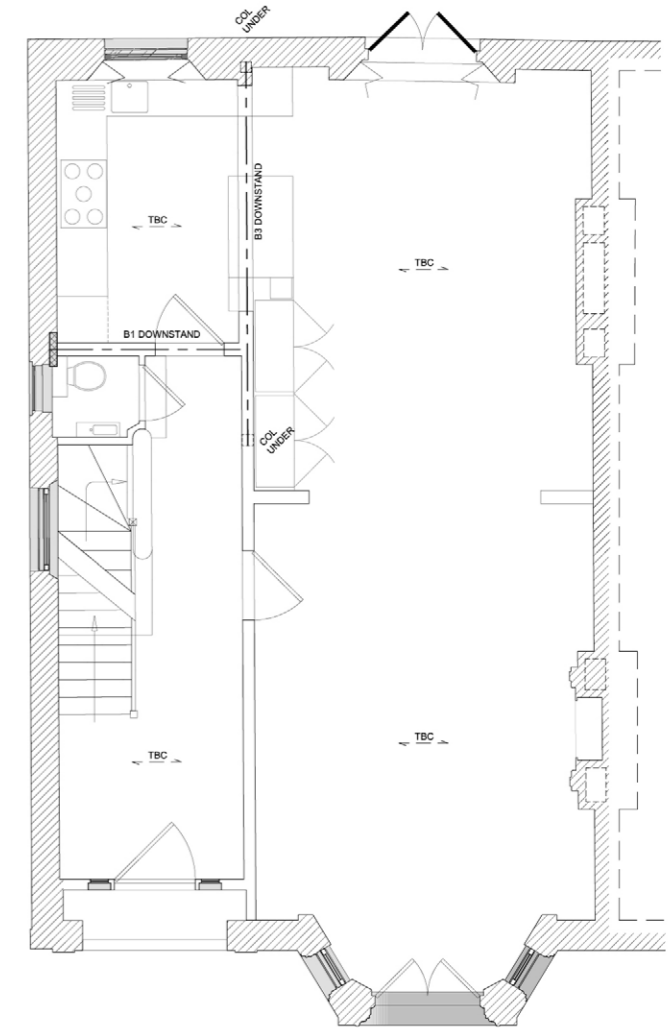
- IF IN DOUBT ABOUT THE INFORMATION SHOWN ON THIS OR ANY OTHER RELATED DRAWING, OR IF THERE ARE ANY CONFLICTS OF INFORMATION PLEASE ASK BEFORE COMMENCING WORKS.
- DO NOT SCALE THESE DRAWINGS UNDER ANY CIRCUMSTANCE.
- THE WORKS DESCRIBED AND SPECIFIED ON THIS DRAWING AND ASSOCIATED DRAWINGS SHALL BE UNDERTAKEN IN ACCORDANCE WITH BEST PRACTICE, INCLUDING ALL CURRENT HEALTH AND SAFETY LEGISLATION AND COM (CONSTRUCTION DESIGN MANAGEMENT REGULATIONS) REQUIREMENTS.
- ALL SETTING OUT IS TO BE IN ACCORDANCE WITH THE ARCHITECTS DRAWINGS AND DETAILS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.



PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN (ASSUMED)

X2	ISSUED FOR PLANNING	PY	JH	21/09/2017
X1	ISSUED FOR COORDINATION	PY	JH	08/09/2017
Rev.	Status	Drawn	Check	Issue Date

Preliminary
 Project: 14 ETON ROAD, NW3
 Title: PROPOSED LOWER GROUND FLOOR PLAN
 Job No: 00828 Drawing No: P01 Scale: 1:50 @ A1

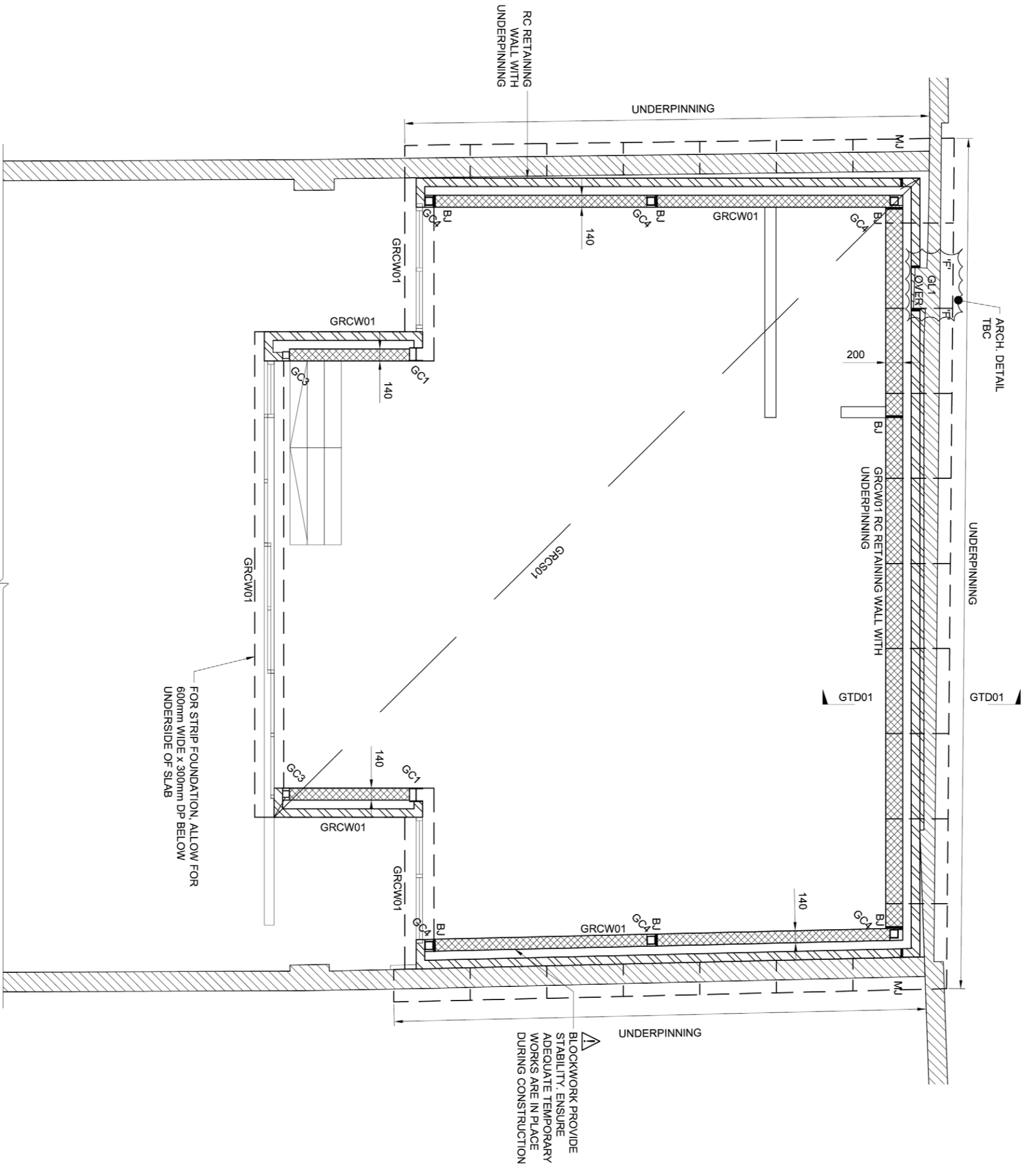


GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER STRUCTUREMODE DRAWINGS AS WELL AS ALL ARCHITECT'S DRAWINGS AND OTHER ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS FOR: 14 ETON ROAD, NW3 - GARDEN ROOM.

REFER TO DRAWING GND2 FOR NOTES AND KEY OF SYMBOLS.

1. IF IN DOUBT ABOUT THE INFORMATION SHOWN ON THIS OR ANY OTHER RELATED DRAWING, OR IF THERE ARE ANY CONFLICTS OF INFORMATION PLEASE ASK BEFORE COMMENCING WORKS.
2. DO NOT SCALE THESE DRAWINGS UNDER ANY CIRCUMSTANCE.
3. THE WORKS DESCRIBED AND SPECIFIED ON THIS DRAWING AND ASSOCIATED DRAWINGS SHALL BE UNDERTAKEN IN ACCORDANCE WITH BEST PRACTICE, INCLUDING ALL CURRENT HEALTH AND SAFETY LEGISLATION AND CDM (CONSTRUCTION DESIGN MANAGEMENT REGULATIONS) REQUIREMENTS.
4. ALL SETTING OUT IS TO BE IN ACCORDANCE WITH THE ARCHITECT'S DRAWINGS AND DETAILS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.



PROPOSED GROUND FLOOR PLAN

Rev.	Status	Drawn	Check	Issue Date
X2	ISSUED FOR PLANNING	PY	GM	21/09/2017
X1	ISSUED FOR INFORMATION	PY	GM	11/09/2017

Project 14 ETON ROAD, NW3
 Title PROPOSED GARDEN ROOM GROUND FLOOR PLAN
 Job No 00828
 Drawing No GP01

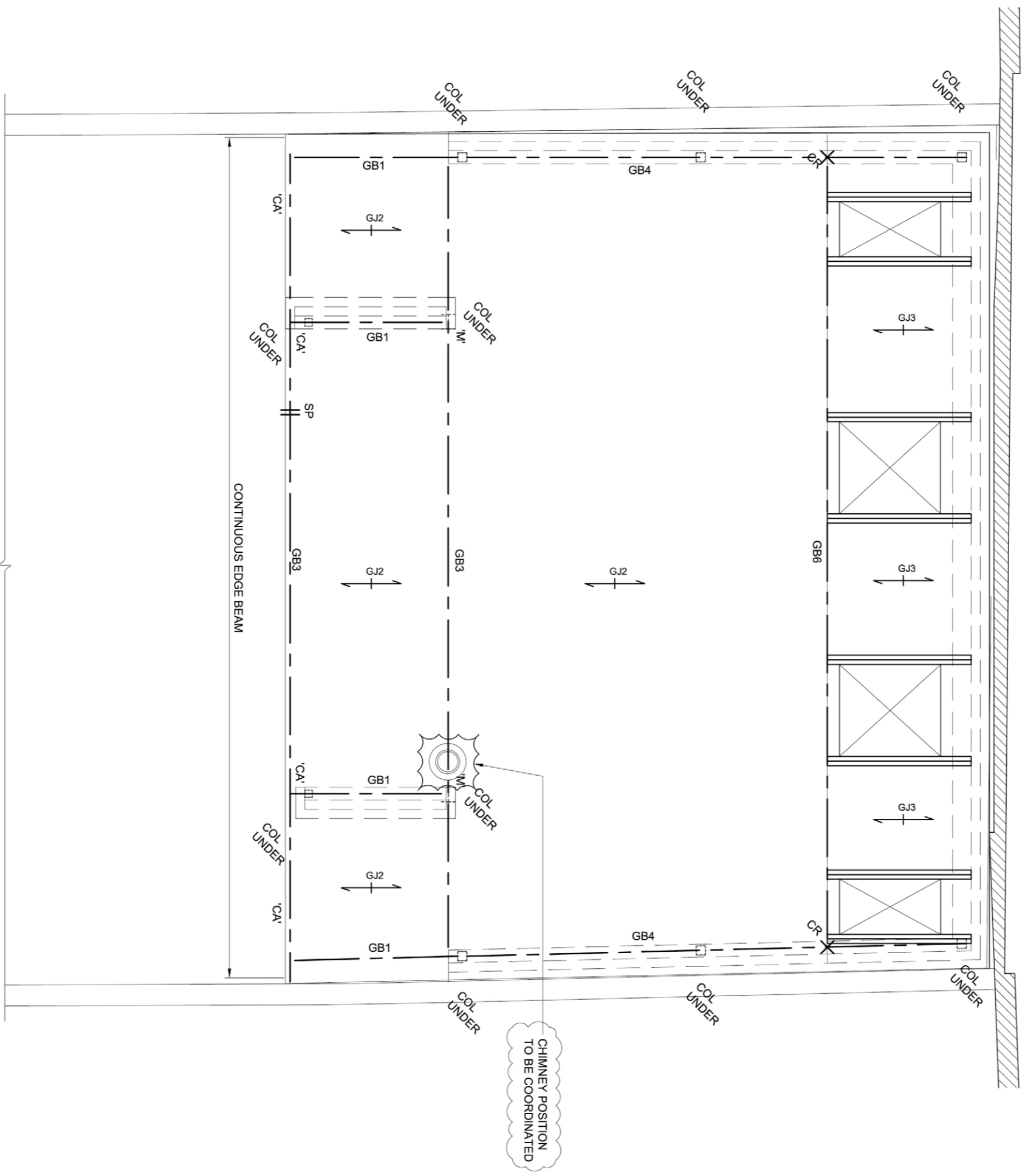
Scale 1:50 @ A3
 Drawn PY
 Check JH

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER STRUCTUREMODE DRAWINGS AS WELL AS ALL ARCHITECT'S DRAWINGS AND OTHER ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS FOR 14 ETON ROAD, NW3 - GARDEN ROOM.

REFER TO DRAWING GM02 FOR NOTES AND KEY OF SYMBOLS.

1. IF IN DOUBT ABOUT THE INFORMATION SHOWN ON THIS OR ANY OTHER RELATED DRAWING, OR IF THERE ARE ANY CONFLICTS OF INFORMATION PLEASE ASK BEFORE COMMENCING WORKS.
2. DO NOT SCALE THESE DRAWINGS UNDER ANY CIRCUMSTANCE.
3. THE WORKS DESCRIBED AND SPECIFIED ON THIS DRAWING AND ASSOCIATED DRAWINGS SHALL BE UNDERTAKEN IN ACCORDANCE WITH BEST PRACTICE, INCLUDING ALL CURRENT HEALTH AND SAFETY LEGISLATION AND CDM (CONSTRUCTION DESIGN MANAGEMENT REGULATIONS) REQUIREMENTS.
4. ALL SETTING OUT IS TO BE IN ACCORDANCE WITH THE ARCHITECT'S DRAWINGS AND DETAILS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.



PROPOSED ROOF PLAN

Rev.	Status	Drawn	Check	Issue Date
X2	ISSUED FOR PLANNING	PY	GM	21/09/2017
X1	ISSUED FOR INFORMATION	PY	GM	11/09/2017

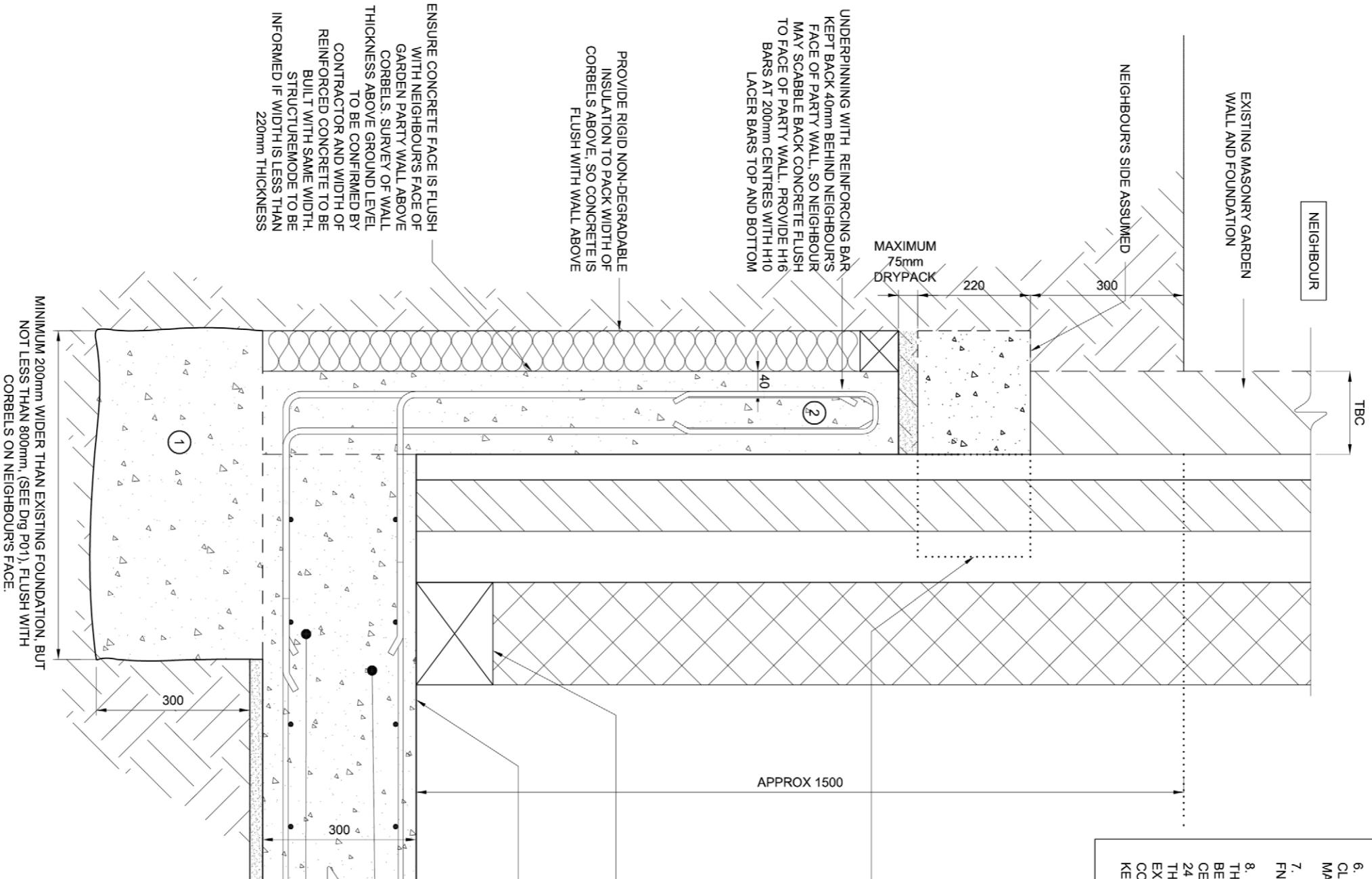
Project 14 ETON ROAD, NW3
 Title PROPOSED GARDEN ROOM ROOF PLAN
 Job No 00828
 Drawing No GP03

Scale 1:50 @ A3
 Drawn PY
 Check JH

2	4	1	3
			5

TYPICAL NUMBERING OF BAYS OR AS AGREED IN ADVANCE WITH THE ENGINEER IF THERE ARE FEWER THAN FIVE BAYS.

KEY PLAN



- TYPICAL UNDERPINNING PROCEDURE:-**
1. ALL WORK MUST COMPLY WITH BEST PRACTICE AND ALL RELEVANT HEALTH AND SAFETY LEGISLATION. AS A MINIMUM THE CONTRACTOR MUST PROVIDE ADEQUATE SHEETING AND SHORING IN ALL EXCAVATIONS GREATER THAN 1.0m DEPTH, WHICH MUST BE DESIGNED BY THE CONTRACTOR TO SUIT THE PREVAILING CONDITIONS ON SITE.
 2. MAX CONCRETE UNDERPINNING TO BE CARRIED OUT IN MAXIMUM BAY LENGTHS OF 1000mm, AS SHOWN ON NUMBERED SEQUENCE KEY PLAN.
 3. THE ENGINEER AND BUILDING INSPECTOR ARE TO BE NOTIFIED WHEN EXCAVATIONS ARE READY TO RECEIVE CONCRETE AND THEIR APPROVAL OBTAINED BEFORE CONCRETE IS PLACED.
 4. CUT A POCKET OR SHEAR KEY INTO ADJACENT EXCAVATION OF EACH UNDERPIN BLOCK TO AVOID THE NEED FOR STEEL DOWEL BARS.
 5. ALL EXCAVATIONS MUST BE KEPT DRY AT ALL TIMES AND THE BOTTOM 150mm IS TO BE EXCAVATED IMMEDIATELY BEFORE THE CONCRETE IS PLACED.
 6. THE BOTTOM SURFACE OF THE EXISTING FOUNDATION MUST BE CLEANED OFF TO REMOVE ALL SOIL AND ANY SOFT OR LOOSE MATERIAL TO CREATE AS EVEN SURFACE AS POSSIBLE.
 7. CONCRETE GRADE FOR ALL UNDERPINNING BLOCKS TO BE GRADE FND 2.
 8. CONCRETE TO BE PLACED TO WITHIN 75mm OF THE UNDERSIDE OF THE EXISTING FOUNDATION. MINIMUM 24 HOURS AFTER THE GAP IS TO BE PACKED AND WELL RAMMED WITH 1:3 SULPHATE RESISTING CEMENT TO SHARP SAND MIXED WITH MINIMAL WATER AND LEFT FOR 24 HOURS BEFORE COMMENCING EXCAVATION ON THE NEXT BAY IN THE SEQUENCE. LEAVE PROPPING IN PLACE AND BACKFILL EXCAVATION WITH COMPACTED GRANULAR MATERIAL BEFORE COMMENCING NEXT UNDERPINNING BLOCK IN SEQUENCE. REFER TO KEY OPPOSITE AND TO ENGINEERS PLAN DRAWINGS.

CAREFULLY BREAK BACK EXISTING CONCRETE FOOTING FLUSH WITH WALL ABOVE. AFTER ALL UNDERPINNING HAS BEEN COMPLETED EXISTING FOUNDATION MAY VARY, TBC

PROVIDE RIGID NON-DEGRADABLE INSULATION TO PACK WIDTH OF CORBELS ABOVE, SO CONCRETE IS FLUSH WITH WALL ABOVE

UNDERPINNING WITH REINFORCING BAR KEPT BACK 40mm BEHIND NEIGHBOURS FACE OF PARTY WALL, SO NEIGHBOUR MAY SCABBLE BACK CONCRETE FLUSH TO FACE OF PARTY WALL. PROVIDE H16 BARS AT 200mm CENTRES WITH H10 LAGER BARS TOP AND BOTTOM

ENSURE CONCRETE FACE IS FLUSH WITH NEIGHBOURS FACE OF GARDEN PARTY WALL ABOVE CORBELS. SURVEY OF WALL THICKNESS ABOVE GROUND LEVEL TO BE CONFIRMED BY CONTRACTOR AND WIDTH OF REINFORCED CONCRETE TO BE BUILT WITH SAME WIDTH. STRUCTUREMODE TO BE INFORMED IF WIDTH IS LESS THAN 220mm THICKNESS

EXTEND UNDERPINNING OUT UNDER NEW SLAB SOFFIT, 200mm PAST THE FULL WIDTH OF THE ORIGINAL FOUNDATION (INCLUDING THE CORBELS)

RIGID INSULATION BLOCK SUCH AS FOAMGLAS TO AVOID COLD BRIDGE. TBC

CAST NEW RC SLAB AS NOTED ON PLAN DRAWINGS USING WATERPROOF CONCRETE WITH WATERPROOF ADDITIVE
FIRST POUR OF REINFORCED CONCRETE UNDERPINNING.
DIG AHEAD OF EXCAVATION TO FORM SHEAR KEY WITH ADJACENT UNDERPIN BLOCK TO AVOID NEED FOR STEEL DOWEL BARS. REFER TO UNDERPINNING PROCEDURE ABOVE.

MINIMUM 200mm WIDER THAN EXISTING FOUNDATION, BUT NOT LESS THAN 800mm. (SEE Dtg P01). FLUSH WITH CORBELS ON NEIGHBOURS FACE.

TYPICAL DETAIL OF UNDERPINNING PARTY WALLS FOR NEW LOWERED FLOOR SLAB AT REAR OF GARDEN ROOM

Rev.	Status	Drawn	Check	Issue Date
X3	ISSUED FOR PLANNING	JH	GM	26/09/2017
X2	ISSUED FOR PLANNING	PY	GM	21/09/2017
X1	ISSUED FOR COORDINATION	PY	GM	11/09/2017

