

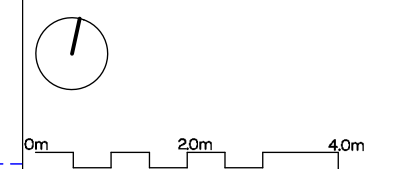
notes:

General notes:
 1. All dimensions are in millimeters unless noted otherwise.
 2. All dimensions shall be verified on site before proceeding with the work.
 3. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:
 Note: If the project progresses onto site without the involvement of Square Feet Architects, the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which require adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015
 These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015. If advice is required please do not hesitate to contact Square Feet Architects.

NOTE:
 All setting out to be confirmed on site subject to detailed site measure



KEY
 --- site boundary (assumed)

revision:	
F	05.12.17 Entrance updated
E	03.10.17 Upper Ground and Lower Ground revised
D	05.09.16 Pile step in rear garden removed, planter added
C	15.05.16 Notation added
*	16.02.16 App.Inspector: For Comment



SQUARE FEET ARCHITECTS

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drawing title:
Proposed Upper Ground Plan

client:
 John & Jonathan Joyce

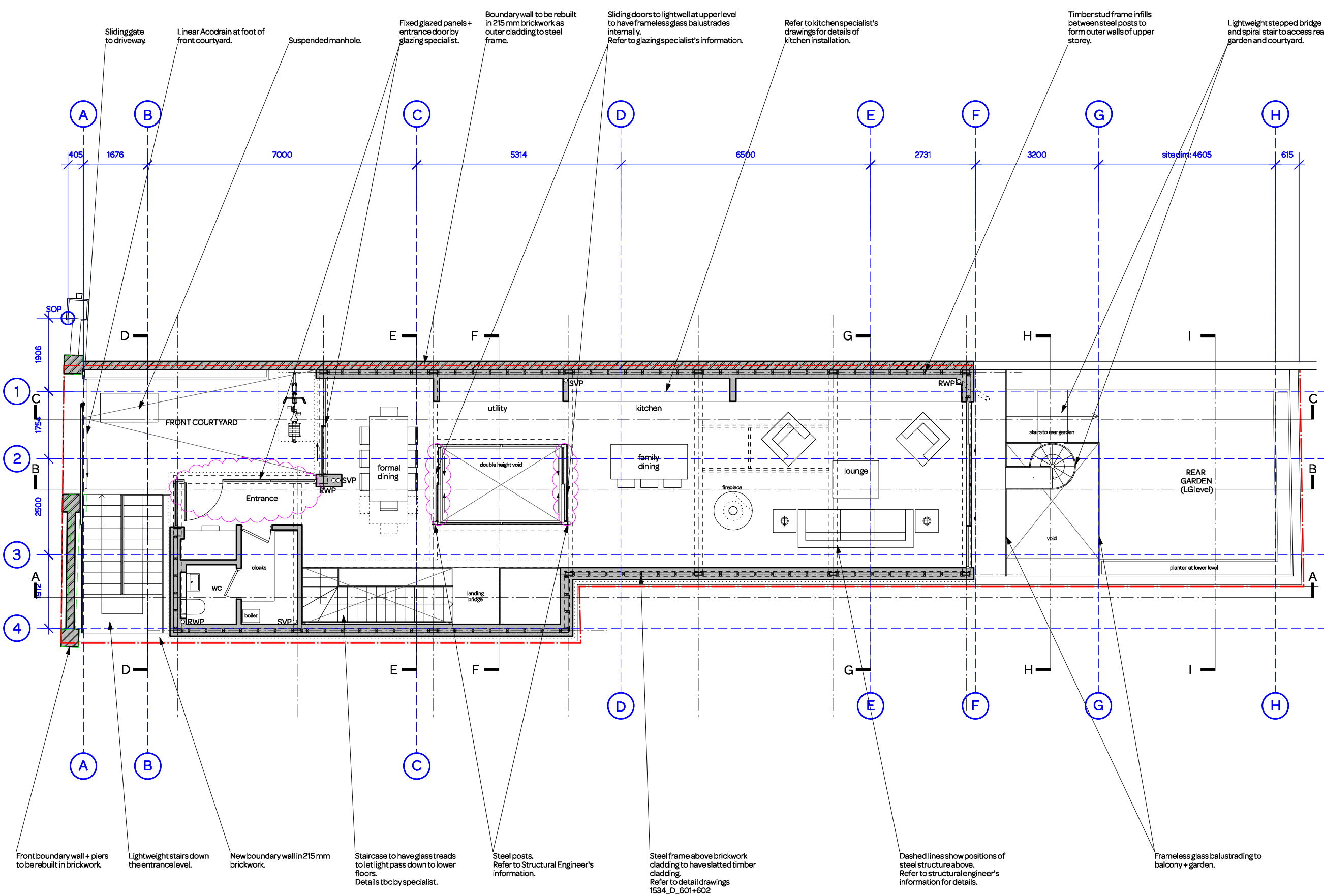
project:
 Land to rear of 100a & 102 Fellows Rd, Kings College Road, NW3 3JG

date:
 Jan 2016

scale:
 1:50@A1/
 1:100@A3

drawing number:
1534 L 122

revision:
F



Sliding gate to driveway.
 Linear Acodrain at foot of front courtyard.
 Suspended manhole.
 Fixed glazed panels + entrance door by glazing specialist.
 Boundary wall to be rebuilt in 215 mm brickwork as outer cladding to steel frame.
 Sliding doors to lightwell at upper level to have frameless glass balustrades internally. Refer to glazing specialist's information.
 Refer to kitchen specialist's drawings for details of kitchen installation.

Timber stud frame infills between steel posts to form outer walls of upper storey.
 Lightweight stepped bridge and spiral stair to access rear garden and courtyard.

Front boundary wall + piers to be rebuilt in brickwork.
 Lightweight stairs down the entrance level.
 New boundary wall in 215 mm brickwork.
 Staircase to have glass treads to let light pass down to lower floors. Details tbc by specialist.
 Steel posts. Refer to Structural Engineer's information.
 Steel frame above brickwork cladding to have slatted timber cladding. Refer to detail drawings 1534_D_601+602.
 Dashed lines show positions of steel structure above. Refer to structural engineer's information for details.
 Frameless glass balustrading to balcony + garden.