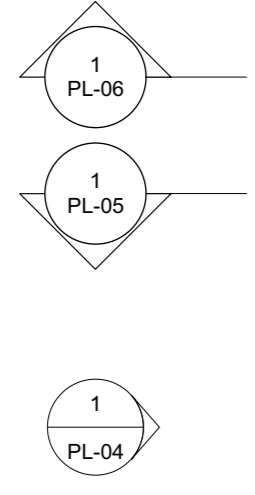
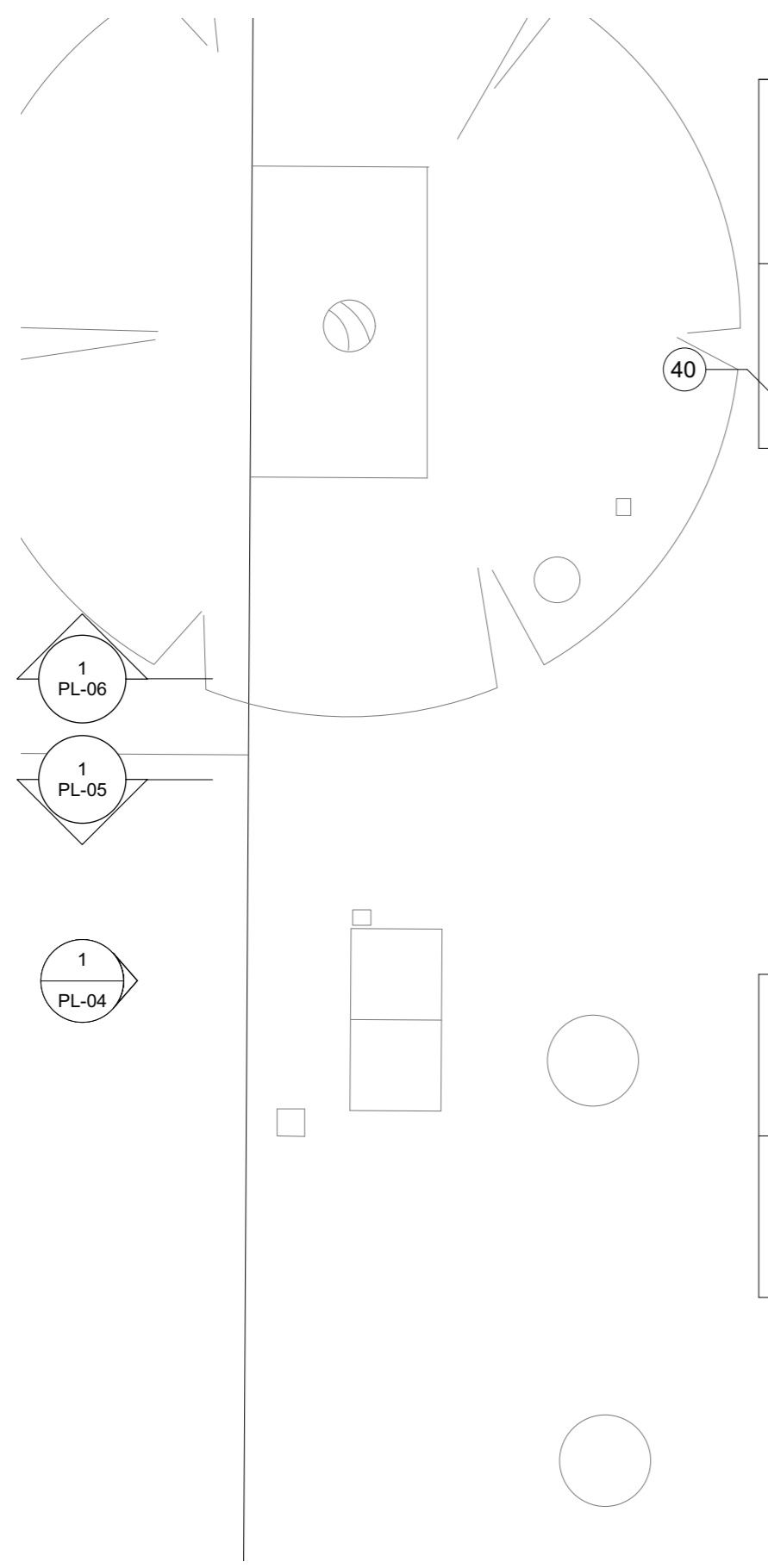


Notes

1. Carefully remove and replace existing door between existing WC and media room, and replace with painted timber door suitable to period of house.
2. Carefully remove and replace existing external door between existing WC and light well, and replace with painted hardwood door suitable to period of house.
3. Ceiling finish: plasterboard lining, with 2-3mm skim coat and paint finish
4. Double glazed door
5. Fitted joinery to new utility room. Associated service connections required to connect to existing below ground drainage route.
6. Flush timber door
7. Full height double glazed fixed windows in timber structure
8. Garden wall lined now within new extension to be insulated and lined
9. New coir entrance mat
10. New engineered timber floor finish.
11. New folding doors to media room
12. New GF WC. Services to connect to existing below ground drainage
13. New internal partition: timber stud partition lined in plywood and plasterboard, with 2-3mm skim coat. Paint finish.
14. New opening in wall from hall to Structural Engineer's design
15. New painted plaster soffit around rooflight
16. New PPC metal staircase and balustrade
17. New replacement walk on roof light glass
18. New roof light glass (above)
19. New sanitary ware and associated service connections required to connect to existing below ground drainage route
20. New shallow timber joinery to entrance lobby
21. New skirting in painted timber to match existing
22. New tiled floor finish
23. New tiled floor to hall
24. New timber decking to garden terrace
25. New timber floor finish to basement staircase
26. New two storey rear extension
27. Painted plaster finish to staircase wall
28. Painted plaster wall finish
29. Vaults tanked for plant
30. Replace existing lighting with new light fixture by stair entrance
31. Replacement lighting to front light well
32. Replacement painted metal security bars to media room windows
33. Staircase including steps and balustrade to be redecorated. New carpet runner to staircase
34. Timber desk, lining and book cases to study
35. Timber lined wall and book shelves
36. Upgrade existing electrical distribution board
37. Timber lined wall
38. Painted timber fitted joinery to new entrance hall
39. N/A
40. Repair and redecorate existing staircase in front lightwell, and railings in paint to match existing.



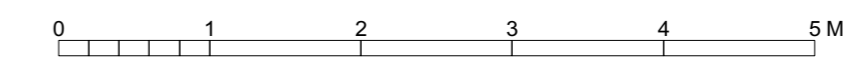
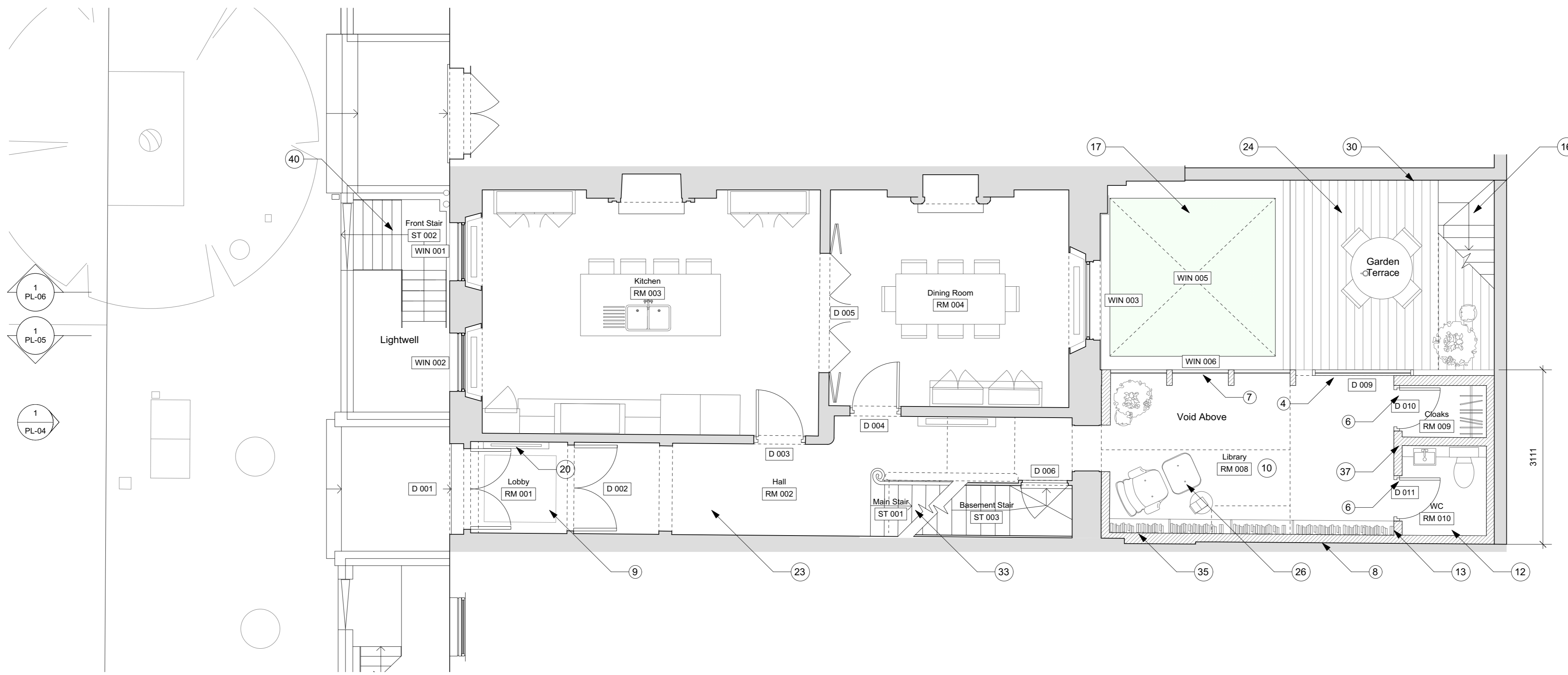
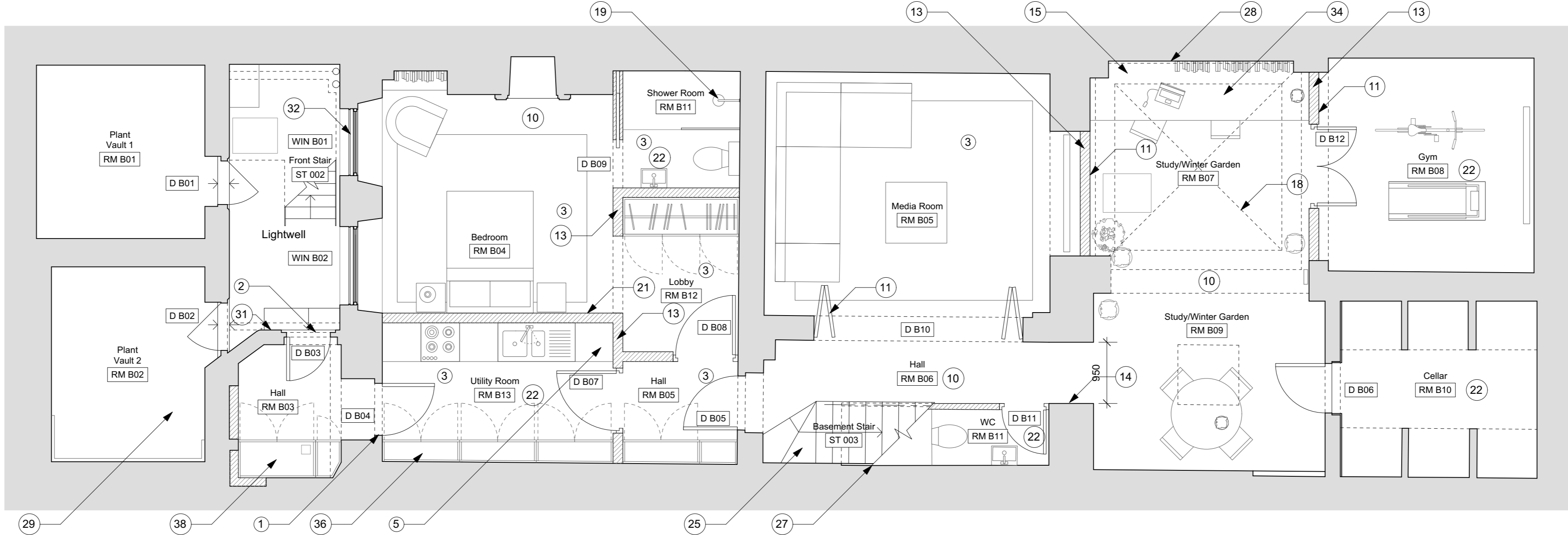
1 **Basement Plan As Proposed**
Scale 1:50 @ A1 / 1:100 @ A3



2 **Ground Floor Plan As Proposed**
Scale 1:50 @ A1 / 1:100 @ A3

General Notes

- A. New openings to be created in line with Structural Engineer's design and specification
- B. Allow for new connections to below ground drainage
- C. Heating and cooling
Existing poor quality visible external condenser units associated with redundant air conditioning units to be carefully removed from rear elevation.
Air conditioning to be installed to all bedrooms, with external condenser units positioned discretely in valley of roof, not visible from street level or front the rear of the property
Air conditioning to be installed to LGF gym, with external condenser unit positioned discretely within external joinery item beneath external stair.
Existing radiators and heating systems to be retained. Master bedroom and bathrooms to be supplied with new wet underfloor heating system installed between existing floor joists. New rooms to basement to be fitted with new flat panel radiators connected to existing hot water heating system.
- D. Fire Alarm
Existing commercial Chubb fire alarm system including 'break glass' panels to be carefully removed and replaced with discrete domestic fire and smoke alarm system.
- E. Replace non-original floor finishes throughout lower ground floor



Notes
Use figured dimensions only. Do not scale from this drawing. Issued for purpose indicated only. All dimensions to be checked on site. Architect to be notified of any discrepancies before construction commences. Structural and services information is indicative only - refer to consultants' drawings and specification for details and setting out. All work and materials to be in accordance with current applicable statutory legislation and to comply with all relevant codes of practice and British and European standards. Information contained within this drawing is the sole copyright of IF_DO (IF Design Office Ltd) and not to be reproduced without expressed wishes.

Revisions

-	Issued for ---	---/---/---
A	Issued for planning	04/05/17

Consultants

Key Plan

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Project
17 John Street

Client
Michael + Juliette Graham

Drawing Title
Proposed Basement + Ground Floor Plans

Scale 1:50 @ A1 / 1:100 @ A3 **Drawn** WG

Date February 2017 **Check** SC

Issued for	Proj. No.	Dwg. No.	Rev
Planning	1601	PL-01	A