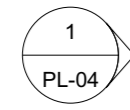
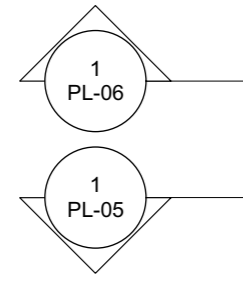
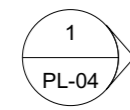
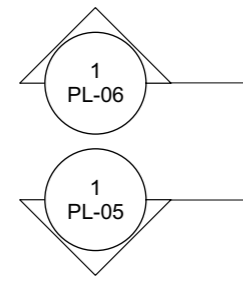
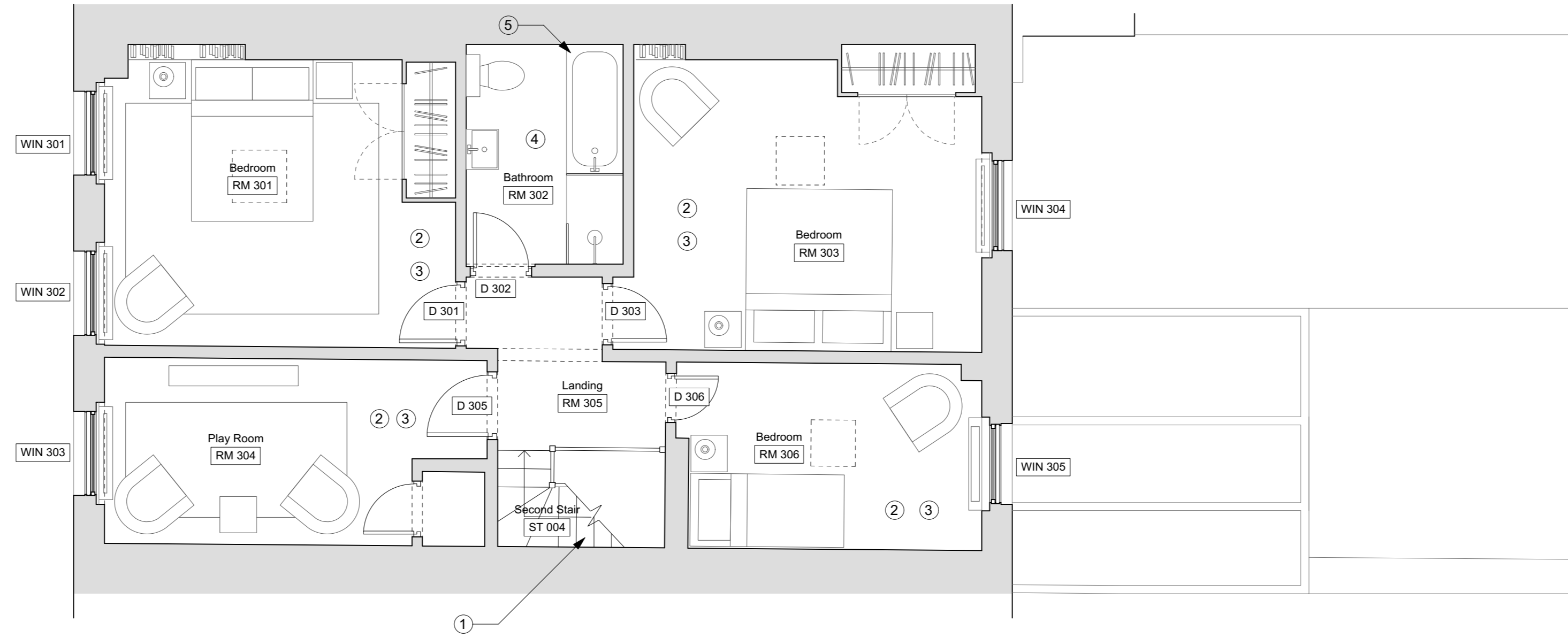


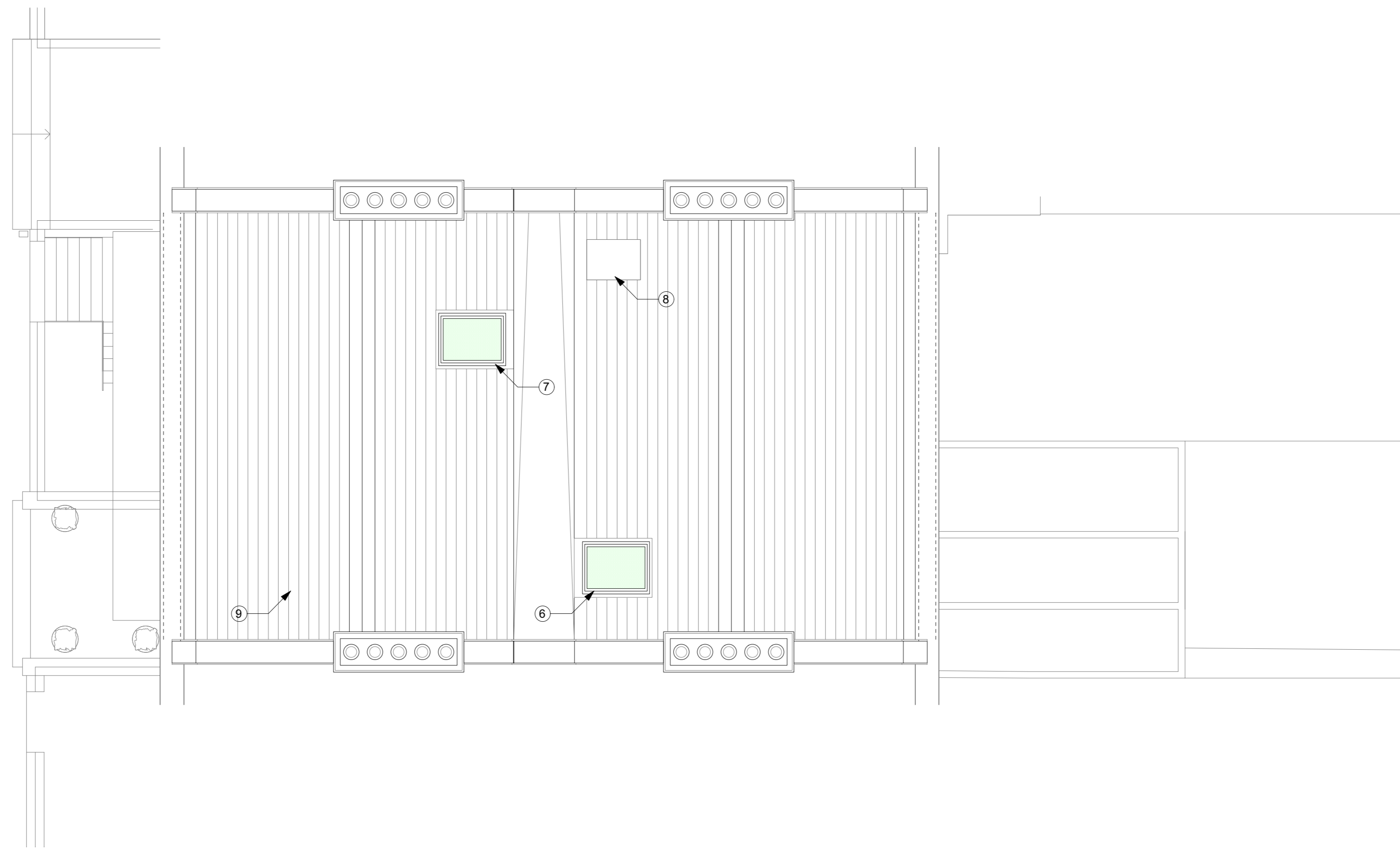
- Notes**
1. Staircase including steps and balustrade to be redecorated. New carpet runner to staircase
 2. Rooms to be redecorated
 3. New carpet floor finish
 4. New tiled floor finish
 5. New sanitary ware and fitted joinery to bathroom
 6. Existing rooflight above staircase
 7. New access hatch to roof
 8. New air-conditioning unit (not visible from streetscape or rear garden)
 9. Insulation between rafters below.



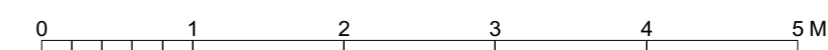
1 Third Floor Plan As Proposed
Scale 1:50 @ A1 / 1:100 @ A3



2 Roof 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 of 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.



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
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Drawing Title
Proposed Third Floor Plan

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

Date February 2017 **Check** SC

Issued for	Proj. No.	Dwg. No.	Rev
Planning	1601	PL-03	A