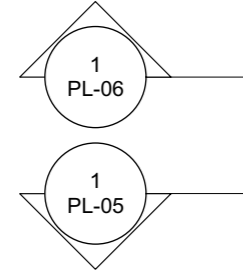
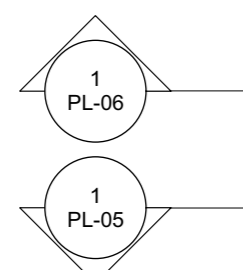
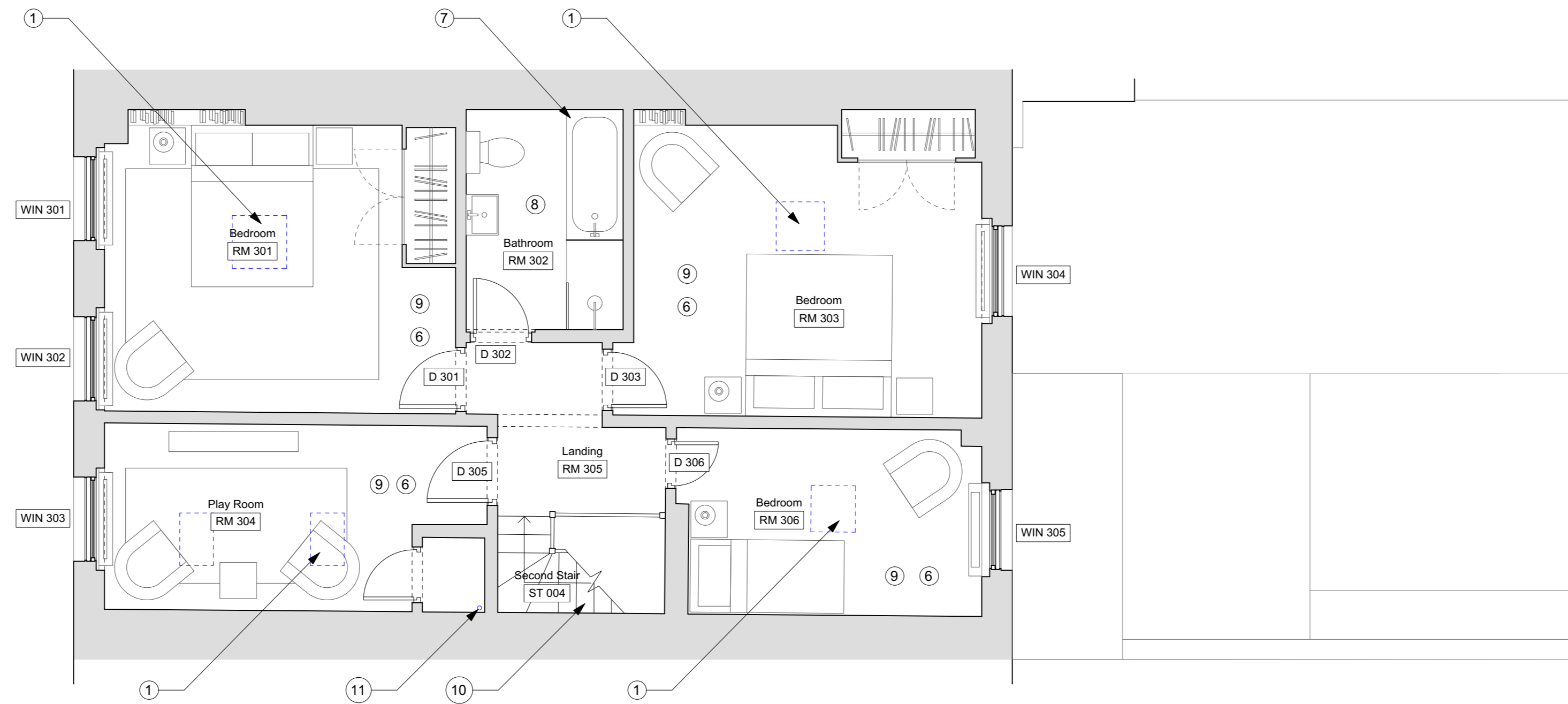


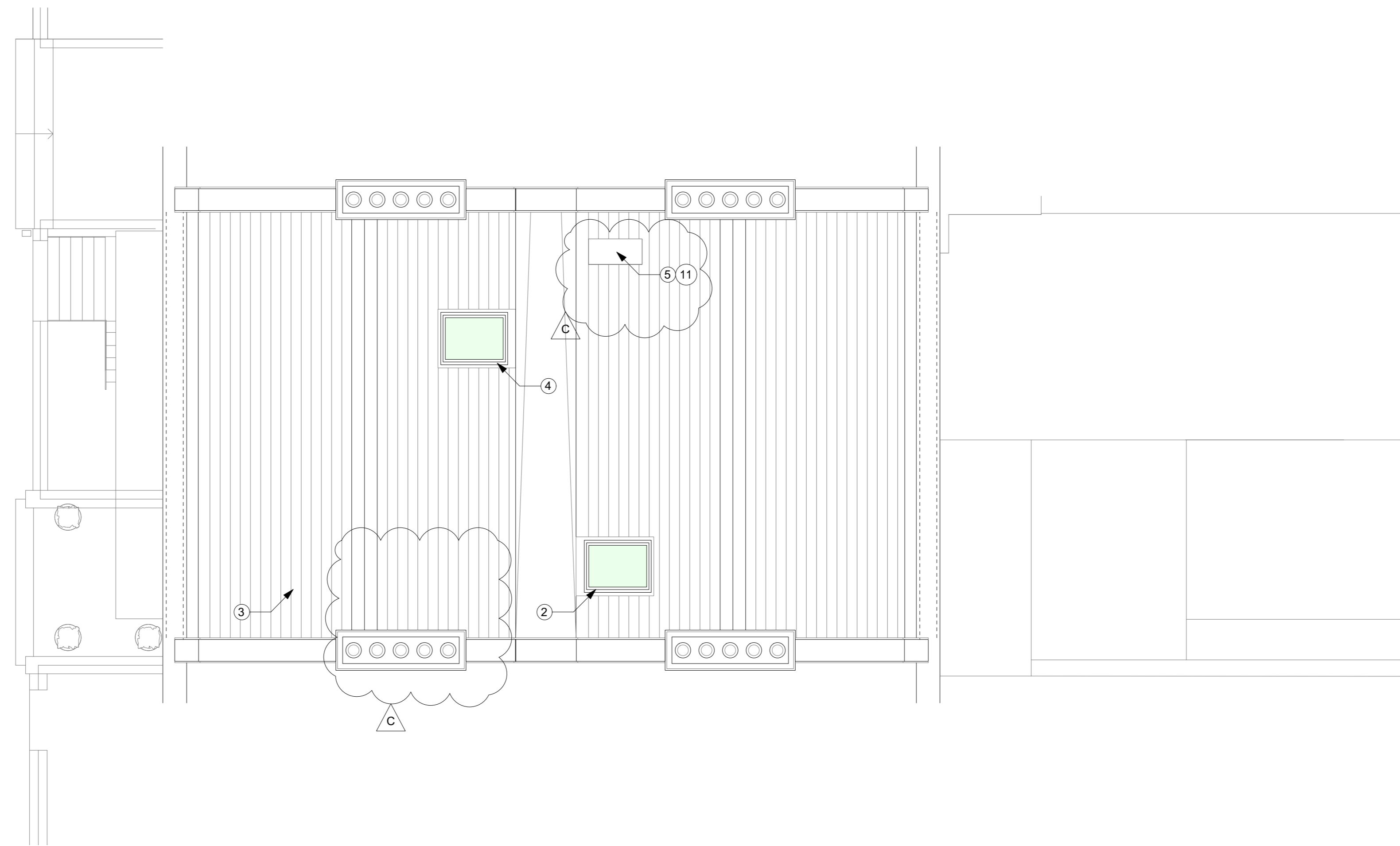
- Notes**
- Existing air conditioning units and ceiling grills to be replaced with new units in existing locations, fitted with new discrete flush white grate in ceiling. Ductwork relating to AC to run through roof void to connect to existing external surface mounted condenser unit at roof level.
 - Existing rooflight above staircase
 - Insulation between rafters below.
 - New access hatch to roof
 - Existing air-conditioning unit in valley of roof to be used.
 - New carpet floor finish
 - New sanitary ware and fitted joinery to bathroom
 - New tiled floor finish
 - Rooms to be redecorated
 - Staircase including steps and balustrade to be redecorated. New carpet runner to staircase
 - Master bedroom AC ductwork to be discretely boxed within fitted cupboard and run through roof void to connect to external surface mounted condenser unit at roof level.



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**
- New openings to be created in line with Structural Engineer's design and specification
 - Allow for new connections to below ground drainage
 - 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 discretely integrated within bespoke boundary planter to new terrace.
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

A	Issued for planning	04/05/17
B	Issued for planning	08/08/17
C	Issued for planning - revised as clouded	16/08/17

Consultants

Key Plan
DRAWING AS APPROVED IN APPLICATION 2017/2552/P & 2017/3179/L
(subject to conditions outlined in approval)

IF_DO
IF_DO Architecture & Design
Unit 7F, Vanguard Court, Peckham Road, London, SE5 8QT
+44 (0)203 6345 6789
info@ifdo.co
www.ifdo.co

Project
17 John Street

Client
Michael + Juliette Graham

Drawing Title
Proposed Third Floor Plan

Scale	1:50 @ A1 / 1:100 @ A3	Drawn	GG
Date	February 2017	Check	SC
Issued for	Proj. No.	Dwg. No.	Rev
Planning	1601	PL-03	C