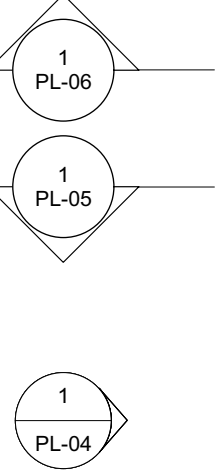
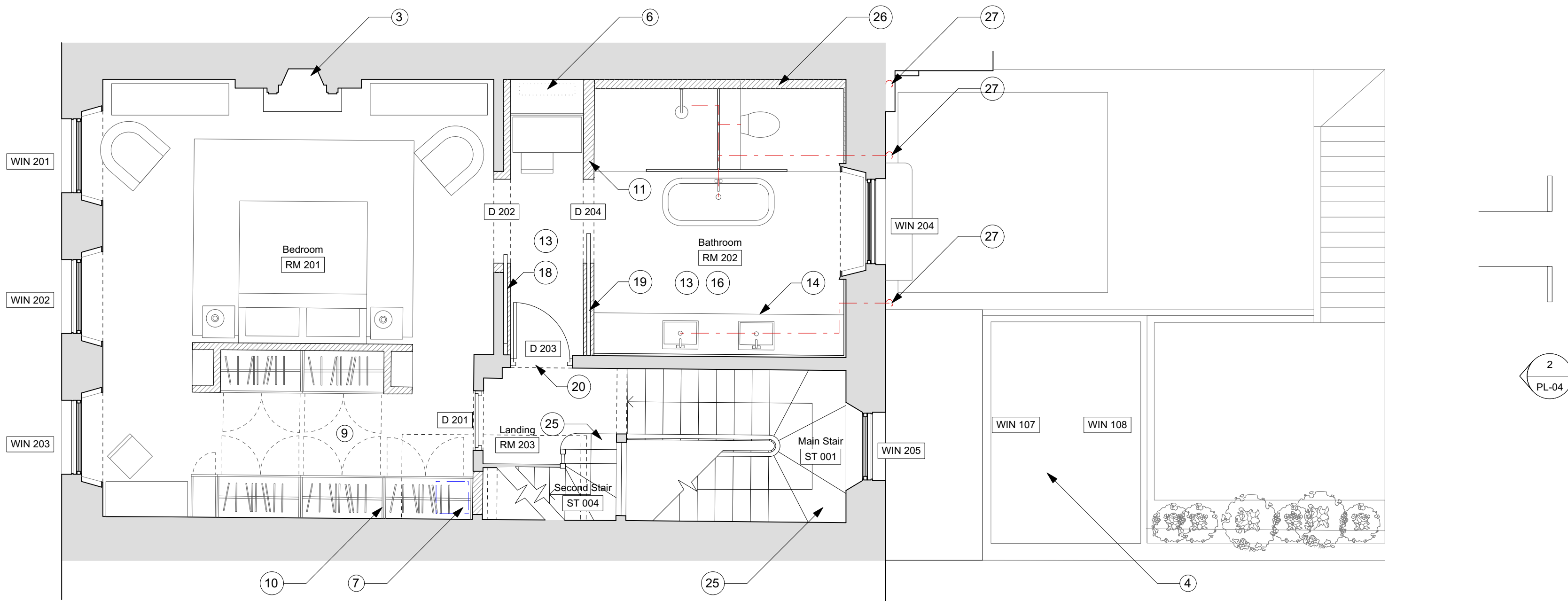


1 First Floor Plan As Proposed
Scale 1:50 @ A1 / 1:100 @ A3



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



- Notes**
- Existing AC condenser unit to rear facade relocated away from visible boundary and discretely integrated at low level into acoustic baffled 1100 boundary planter.
 - Carefully repair and redecorate weathered front external balcony at first floor level (see image a) in dark grey suitable exterior finish to match existing.
 - Chimney to be swept and lined, new working gas fire to be installed
 - Double glazed roof light to extension
 - First floor garden terrace with stone floor finish.
 - Manifold for new underfloor heating
 - Replacement A.C. unit integrated into joinery wall fitted with bespoke grilled joinery piece. Ductwork to run through ceilings and roof void to external condenser units at roof level. Ductwork to be discretely boxed within fitted cupboard at third floor level.
 - 2no. new discrete external lighting to terrace
 - New engineered timber floor finish laid on top of existing floor boards
 - New fitted wardrobes
 - New internal partition: timber stud partition lined in plywood and plasterboard, with 2-3mm skim coat. Paint finish. New skirting to match existing.
 - New metal staircase and balustrade
 - New painted plaster ceiling to lobby and ensuite bathroom at original ceiling height (to replace existing non-original dropped ceiling)
 - New sanitary ware and fitted joinery to bathroom
 - New single storey rear extension
 - New tiled floor finish
 - New timber parquet floor to living room and study to be laid on top of existing floor boards
 - New timber sliding doors (fitted against partition wall where existing)
 - New timber sliding doors
 - Original opening between landing and study re-opened, through removal of non-original fitted joinery in doorway. Existing original door renovated and decorated
 - Original opening between landing and study re-opened, through removal of non-original fitted joinery in doorway. New painted timber door to match existing original doors in house.
 - PPC metal balustrade
 - Repair crack to marble fireplace in living room
 - Replace missing plaster ceiling rose with suitably sized and period-appropriate plaster ceiling rose
 - Staircase including steps and balustrade to be redecorated. New carpet runner to staircase
 - Waste run integrated within wall finish.
 - New H&C water feed to sanitaryware, largely in line with existing waste water runs as shown. New SVP to rear in painted black metal (to replace low quality grey UPVC SVPs).
 - Wide planter to boundary
- — — — — AC
— — — — — Waste Water

- 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 into bespoke boundary planter. 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.
 - 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 - amended as clouded	21/07/17	
C	Issued for planning - revised as clouded	08/08/17	
D	Issued for planning - revised as clouded	18/08/17	
Consultants			
Key Plan DRAWING AS APPROVED IN APPLICATION 2017/2552/P & 2017/3179/L (subject to conditons outlined in approval)			
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Project 17 John Street			
Client Michael + Juliette Graham			
Drawing Title Proposed First + Second Floor Plans			
Scale 1:50 @ A1 / 1:100 @ A3		Drawn GG	
Date February 2017		Check SC	
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