

- Notes**
- Chimneys to be swept and lined
  - Existing surface mounted AC condenser unit at roof level.
  - Insulate between existing rafters
  - New access hatch to roof (conservation style)
  - New plaster soffit around rooflight
  - New walk on roof light glass
  - Repair crack to marble fireplace in living room
  - Replace 6no. existing external wall mounted lighting with 1no. new wall mounted light fixture by stair entrance
  - Vaults dry-lined for plant

**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 - revised as	08/08/17	
C	Issued for planning - revised as	16/08/17	
	clouded		

**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 Section

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

**Drawn** GG

**Date** February 2017

**Check** SC

Issued for	Proj. No.	Dwg. No.	Rev
Planning	I60I	PL-06	C

- 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 discretely integrated at low level within bespoke planter to new terrace boundary.  
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.

1 Section As Existing  
Scale 1:50 @ A1 / 1:100 @ A3

0 1 2 3 4 5 M