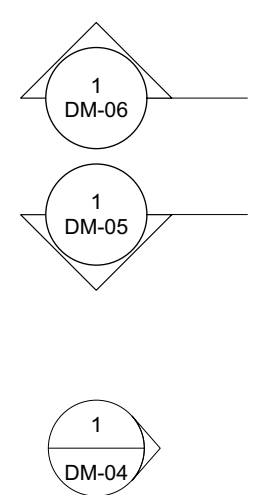


General Notes

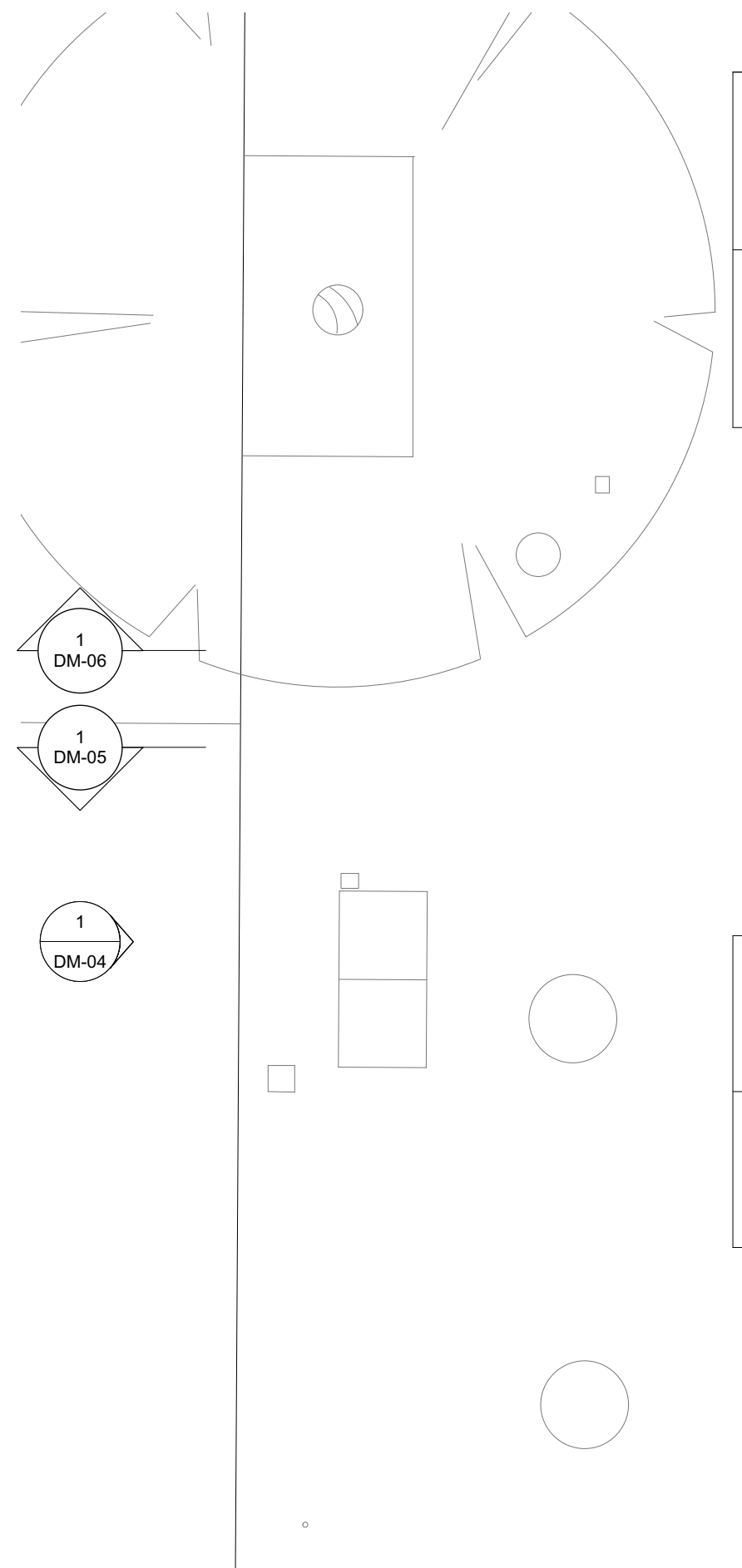
- A. Allow for new connections to below ground drainage
- B. New openings to be created in line with Structural Engineer's design and specification
- C. Carefully remove non-original floor finishes throughout lower ground floor

Notes

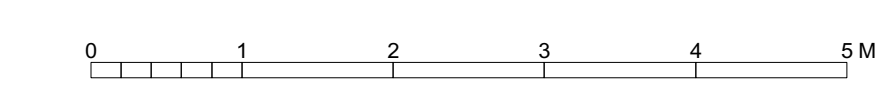
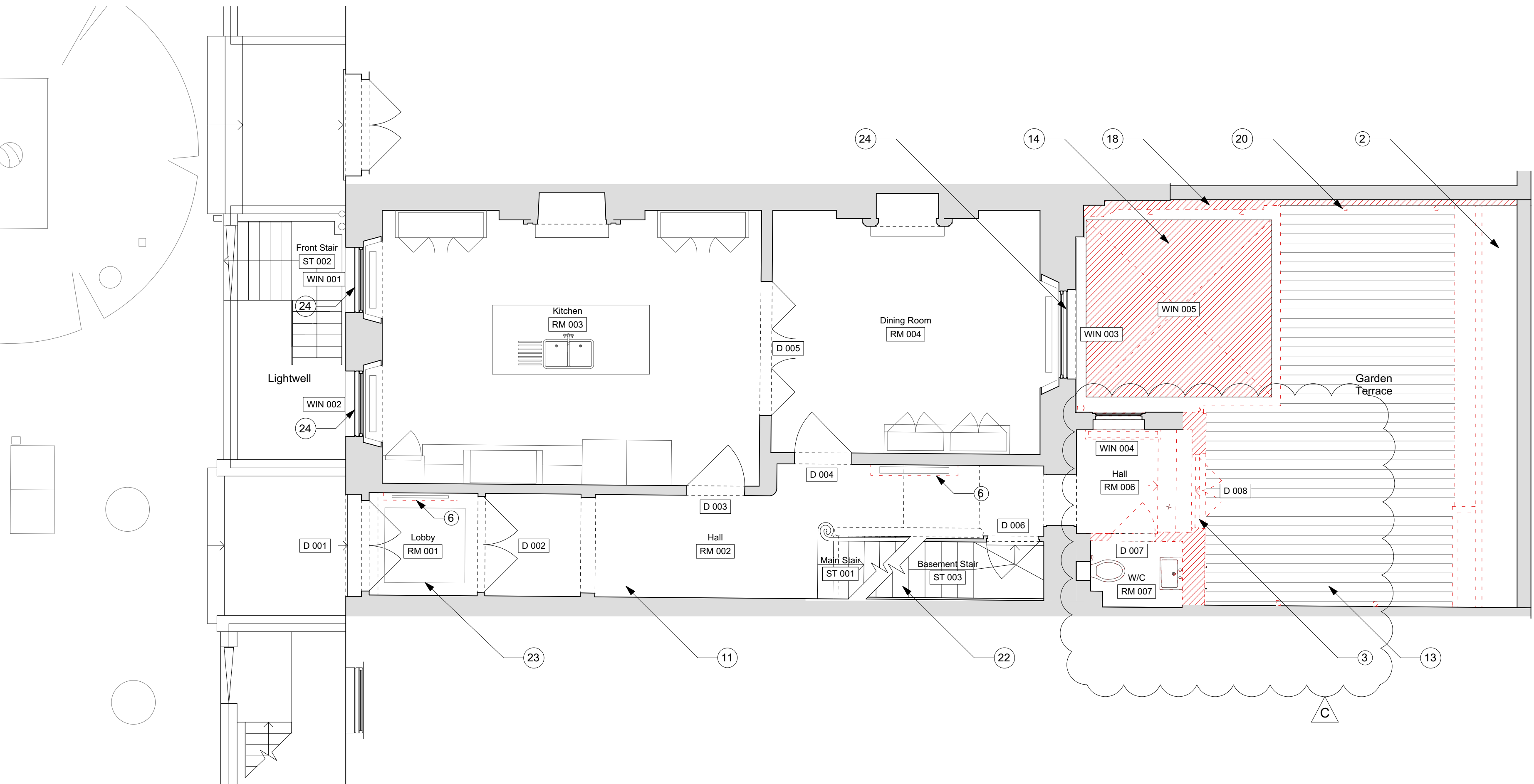
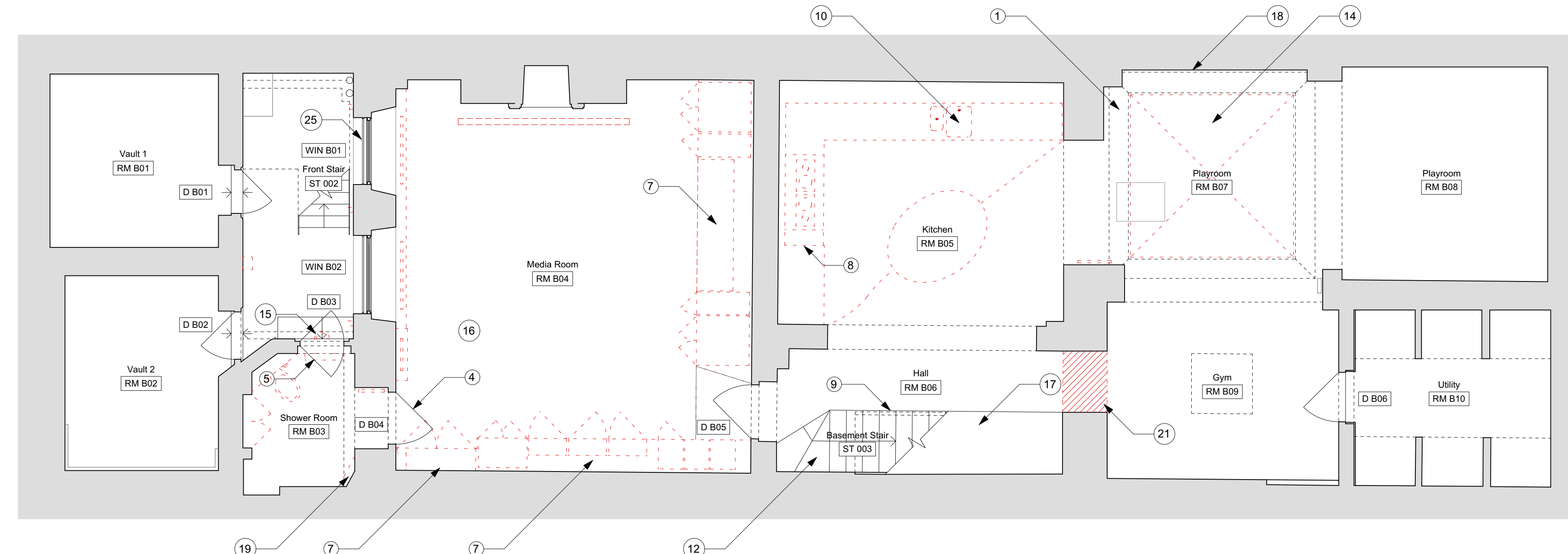
1. Carefully remove non-original plaster soffit around rooflight
2. Remove recent planters
3. Carefully remove non-original lean-to extension (circa. 1994) to closet wing.
4. Carefully remove and replace existing door between existing WC and media room, and replace with painted timber door suitable to period of house
5. Carefully remove and replace existing external door between existing WC and light well, and replace with painted hardwood door suitable to period of house
6. Carefully remove existing joinery to entrance hall and cap off redundant services
7. Carefully remove existing non-original fitted joinery and AV equipment
8. Carefully remove existing non-original fitted kitchen units, island and appliances, cap off redundant services
9. Carefully remove existing non-original render to staircase wall
10. Carefully remove existing non-original sanitary ware
11. Carefully remove existing non-original stone floor to hall
12. Carefully remove existing stone floor finish to basement staircase
13. Carefully remove existing timber decking
14. Carefully remove existing walk on roof light glass (above)
15. Carefully remove five existing wall mounted light fixtures to front light well
16. Carefully remove non-original ceiling (plasterboard) to media room
17. Carefully remove non-original fitted joinery under stairs
18. Carefully remove non-original stone effect wall finish
19. Carefully remove recent mosaic tiled finish to floor, walls, ceiling and doors
20. Carefully remove six wall mounted external lights to rear garden
21. Form new opening in wall from hall to Structural Engineer's design. Make good opening
22. Remove carpet to staircase
23. Remove existing entrance mat
24. Remove non-original metal security railings to kitchen and dining room windows
25. Remove non-original security rails to media room windows



1 Basement Demolition Plan
Scale 1:50 @ A1 / 1:100 @ A3



2 Ground Floor Demolition Plan
Scale 1:50 @ A1 / 1:100 @ A3



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 clouded	21/07/17
C	Issued for planning - revised as clouded	07/08/17

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
Basement + Ground Demolition Floor Plan

Scale 1:50 @ A1 / H100 @ A3		Drawn GG
Date February 2017		Check SC
Issued for Planning	Proj. No. 1601	Dwg. No. DM-O1
		Rev C