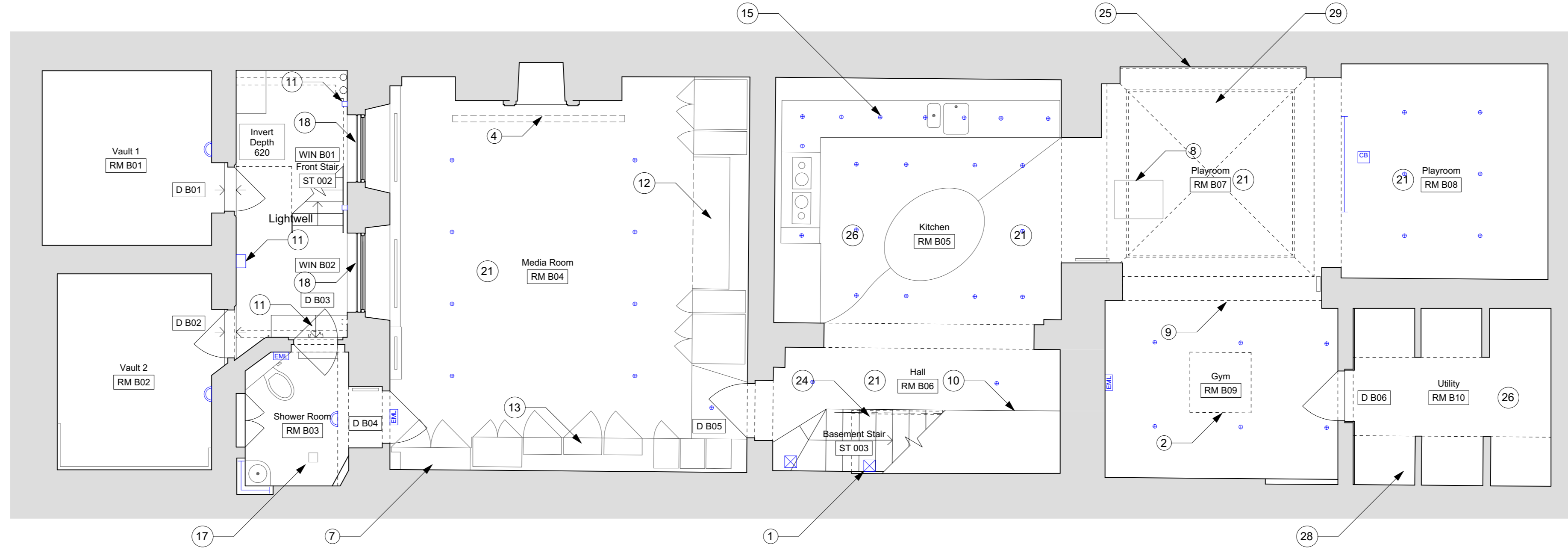
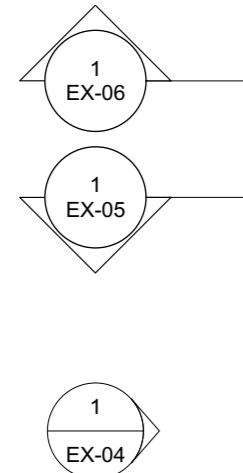
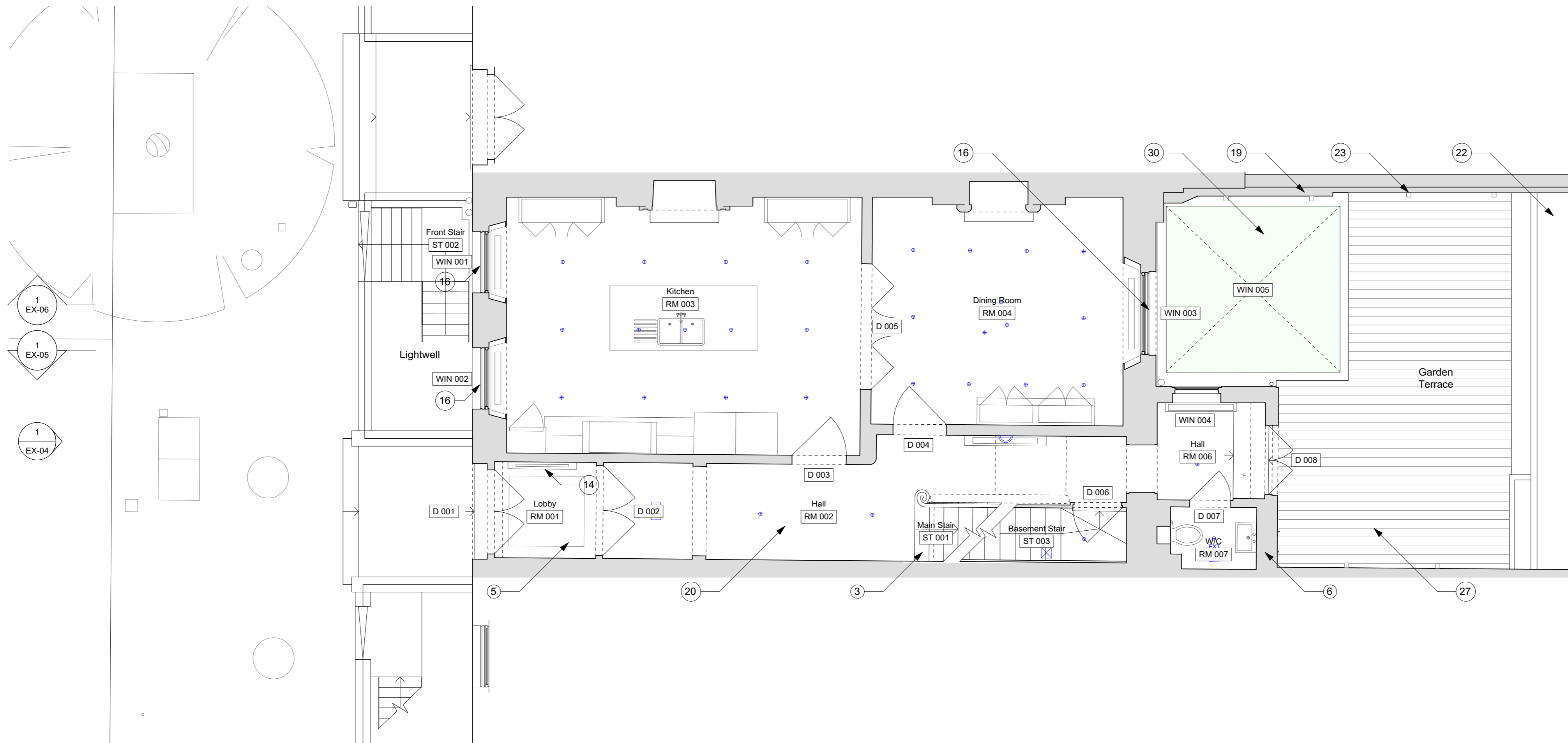


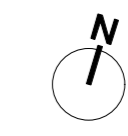
- Notes**
- Recent non-original plaster 'feature' wall to staircase
  - Air conditioning unit above
  - Carpet on staircase
  - Ceiling recessed drop-down projector screen
  - Coir entrance matt
  - Dilapidated two storey rear extension. Timber clad at GF level
  - Distribution board
  - Double sealed manhole cover
  - Existing ceiling recessed fire curtain
  - Fitted joinery under staircase
  - Five wall mounted external lights to front light well
  - Non-original full height fitted joinery
  - Non-original full height fitted joinery containing AV equipment
  - Non-original joinery to entrance hall
  - Non-original kitchen
  - Non-original metal security railings to kitchen and dining room windows
  - Non-original mosaic lined WC
  - Non-original security rails to media room windows
  - Non-original stone effect wall finish (external)
  - Non-original stone floor to hall
  - Non-original timber laminate floor
  - Planters
  - Six wall mounted external lights to rear garden
  - Stone clad staircase to basement
  - Stone-effect wall finish
  - Tiled floor finish
  - Timber decking
  - Vaults
  - Walk-on roof light above
  - Walk-on rooftop with floral fritting



13 Basement Plan As Existing  
Scale 1:50 @ A1 / 1:100 @ A3



13 Ground Floor Plan As Existing  
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**

|   |                     |             |
|---|---------------------|-------------|
| - | Issued for ---      | ---/---/--- |
| A | Issued for planning | 04/05/17    |

**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 Floor Plans As Existing

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

**Date** February 2017 **Check** SC

| Issued for | Proj. No. | Dwg. No. | Rev |
|------------|-----------|----------|-----|
| Planning   | 1601      | EX-01_L  | A   |