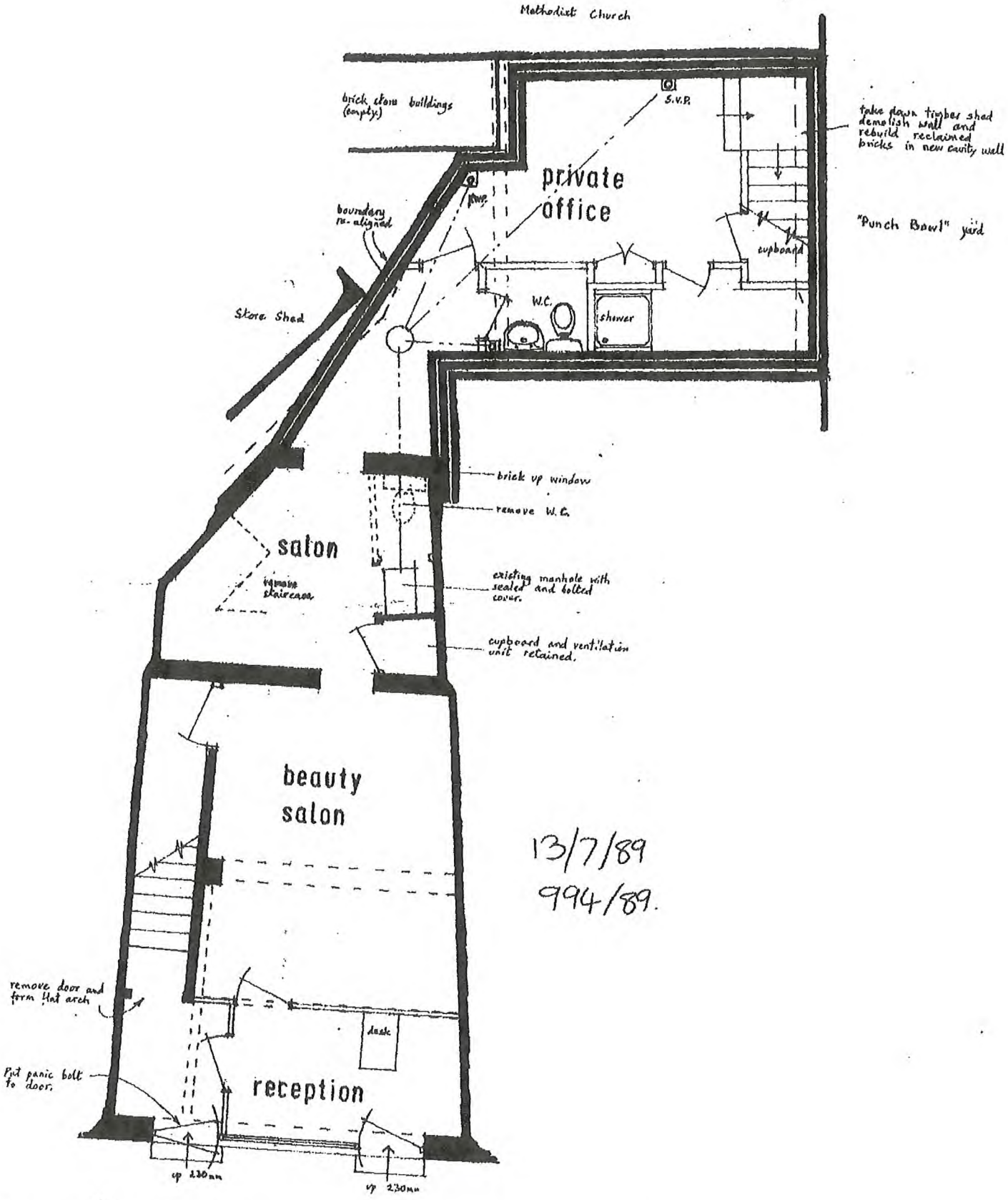


EXISTING ground floor