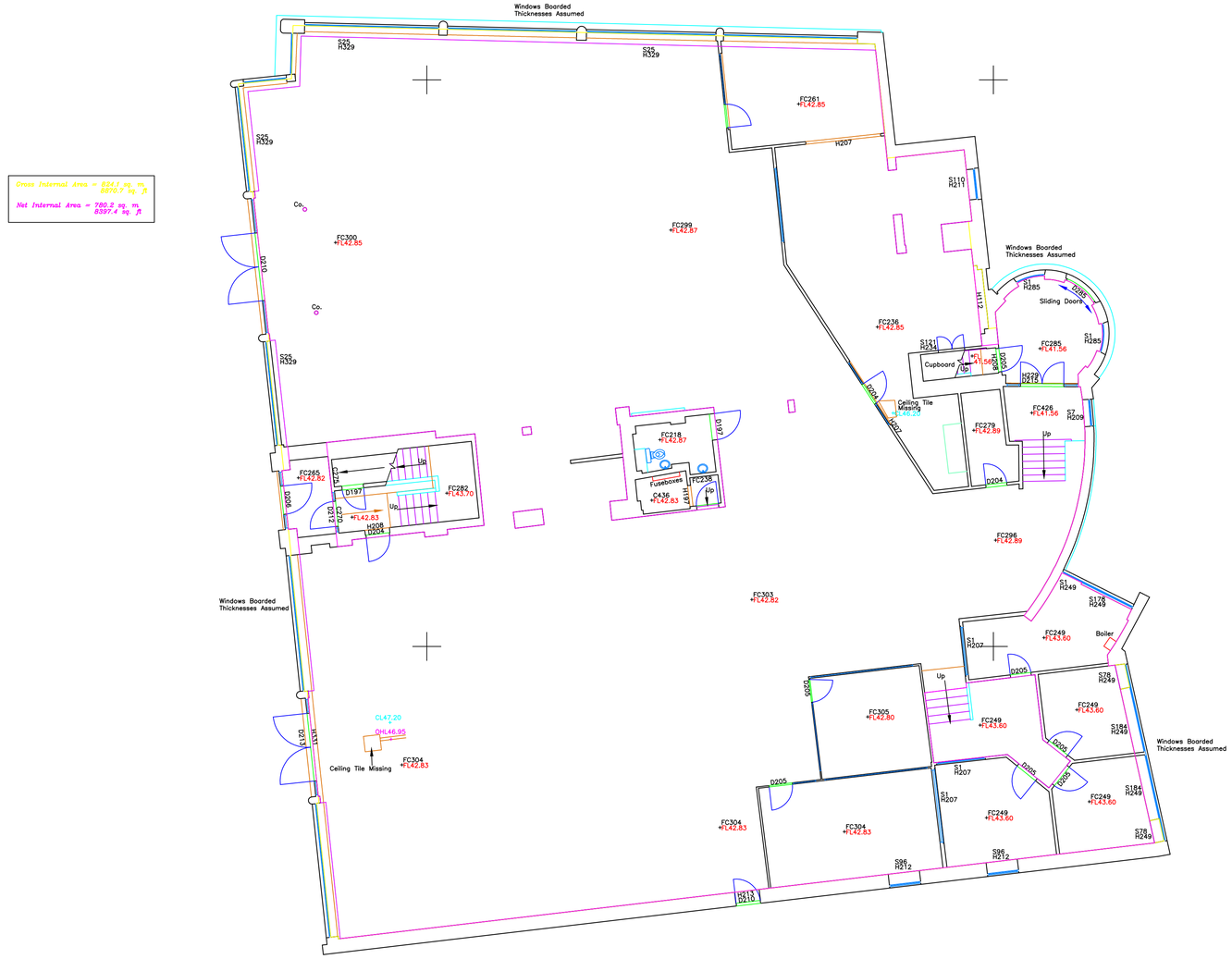

Gross Internal Area = 824.1 sq. m. 8870.7 sq. ft

Net Internal Area = 780.2 sq. m. 8397.4 sq. ft

GRID NORTH

190320mN

190300mN

190280mN

540180mE

540200mE

540220mE

540240mE

LASER SURVEYS.

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DATUM NOTES

GRID ORIGIN IS BASED UPON OBSERVATIONS MADE TO CONTROL POINTS FROM TRIMBLE X7 LASER SCANNER AND FIXED TO THE ORDNANCE SURVEY NATIONAL GRID BY LEICA SMARTNET GPS NETWORK
A SCALE FACTOR OF APPLIED TO THIS DRAWING
ie. MEASURED DISTANCES ON THE GROUND WITHOUT GPS WILL BE THE SAME AS THOSE MEASURED ON THIS DRAWING

LEVELS ARE RELATED TO ORDNANCE SURVEY ACTIVE NETWORK AND TRANSFORMED USING THE OSGM15 & OSTN15 MODEL

ABBREVIATIONS (where applicable)

AB	Air Brick	FE	Fence	PE	Pipe
AC	Air Condition Unit	FH	Fire Hydrant	PM	Parking Meter
AV	Air Valve	FL	Floor Level	P/R	Post and Rail
BB	Belisha Beacon	FP	Flag Pole	PT	Post
BL	Bollard	FW	Foul Water	P/W	Post and Wire
BLM	Bollard Movable	GP	Gate Post	RE	Rodding Eye
BLR	Bollard Rising	GV	Gas Valve	RET	Retaining
BS	Bus Stop	GY,G	Gully	RS	Road Sign
BT	British Telecom	HL	High Level Invert	RSJ	Rolled Steel Joist
C/B	Close Boarded	HT	Height	SC	Stop Cock
CHP	Charging Point	IC	Inspection Cover	SK	Soakaway
CL	Cover Level	IL	Invert Level	SP	Sign Post
CLK	Chainlink	I/R	Iron Railings	SV	Stop Valve
CO	Column	JB	Junction Box	SW	Storm Water
Conc	Concrete	KO	Kerb Outlet	TAC	Tactile Paving
CP	Catch Pit	LB	Litter Bin	TCB	Telephone Call Box
CPS	Concrete Paving Slabs	LP	Lamp Post	TH	Door Theshold
CTV	Cable Television	MB	Multi Bole Tree	TL	Traffic Light
CW	Combined Water	MH	Manhole Cover	TP	Telegraph Pole
DC	Drainage Channel	MK	Marker	TVP	Cable Television
DP	Drain Pipe	M/P	Metal Palisade Fence	VP	Vent Pipe
EB	Electric Bollard	O/B	Open Boarded Fence	WL	Water Level
EP	Electricity Pole	OH	Overhead	WM	Water Meter
ER	Earthing Rod	PAV	Paving	WO	Wash Out
FB	Flower Bed	PB	Post Box		

A	Floor to Arch Height in cm's
B	Floor to Beam Height in cm's
C	Floor to Ceiling Height in cm's
Cr	Floor to Crown Height in cm's
D	Floor to Door Head Height in cm's
FC	Floor to False Ceiling Height in cm's
FF	False Floor Level
H	Floor to Head Height in cm's
S	Floor to Sill Height in cm's
Spr	Floor to Springer Height in cm's

Fence
Foliage/Hedge Line
Overhead Cable
Overhead Electric Cable
Overhead Telephone Cable

NOTES

- Drainage pipe sizes (where shown) have been gauged from the surface for safety reasons and should be regarded as approximate only.
- Tree species (where shown) should be treated with caution and expert identification is advised.
- Although this is a digital survey the accuracy and amount of detail shown is only commensurate with the graphical scale of mapping as specified. Care should be exercised when working to larger scales.
- Visible features in the vicinity of the boundaries as shown above, may not represent the extent of legally conveyed ownership.
- Whilst every effort has been made to achieve accuracy on this plan, CRUCIAL clearance dimensions, levels and invert levels should be checked prior to design and construction.
- Kerb levels have been taken in the bottom of the channel.
- Areas of dense undergrowth cannot be surveyed in detail, these areas will be shown in outline only and marked as 'dense undergrowth' on the plan.

SHEET LAYOUT
NOT TO SCALE

50-56 HIGH ROAD LONDON E18 2QL

GROUND FLOOR PLAN

SURVEYED FOR ACQUIRED WOODFORD LIMITED
726 CRANBROOK ROAD
ILFORD
IG6 1HU

SURVEYOR E.F
DATE SEPTEMBER 2024

NO	DATE	REVISION

DRAWING NO	L 12277/3	REV 0
SCALE	1 : 100 (A1)	
SEE ALSO DWG NOS	L	
SHEET	1 of 1	
REF NO	L 12277	