

01 Air Brick	02 Iron Rodings
02 Air Valve	03 Junction Box
03 Bellisha Beacon	04 Kerb Outlet
04 Break Glass Point	05 Litter Bin
05 Brick	06 Lamp Post
06 Bollard	07 Light Well
07 Bus Stop	08 Manhole
08 British Telecom cover	09 Manor
09 Floor to CJ height	10 Meter
10 Close Board	11 Mercury
11 Cover Level	12 Overhead
12 Chain Link	13 Parking Meter
13 Column	14 Post Box
14 Concrete	15 Post & Rail
15 Catch Pit	16 Post
16 Copping Level	17 Post & Wire
17 Concrete Paving Slabs	18 Rodading Eye
18 Cable Television Cover	19 Rodading
19 Drop Kerb	20 Road Sign
20 Door Height	21 Rolled Steel Stamion
21 Electricity Pole	22 Rolled Steel Joint
22 Guttering Roof	23 Rain Water Pipe
23 Flower Bed	24 Stop Cook
24 False Ceiling	25 Stop Vent Pipe
25 Fire Escape	26 Telephone Call Box
26 Fire Hydrant	27 Temp. Bench Mark
27 Fire Hose Reel	28 Telegraph Pole
28 Floor Level	29 Traffic Light
29 Flag Pole	30 Tank
30 Gate Post	31 Unstable To Lift
31 Gully	32 Vent
32 Gas Valve	33 Vent Pipe
33 CJ to Head height	34 Water Meter
34 Height	35 Waste Pipe
35 Inspection Cover	36 Water Stop Cook
36 Invert Level	37 Water Valve

Level	3050	Arch	
Celling Height	+20.00	Radiator	
Floor Level	+20.00 FL	Station	
Celling Level	+20.00 CL	Hedge	
Soft Level	+20.00 SL	Sleep slope	
False Ceiling Level	+20.00 FCL	Fence	
Floor to cill height	c=1234	Foul pipe	
Cill to head height	h=1234	Storm pipe	
Door height	DH 2000		

Please note that the grid shown on this drawing is as follows:

- Arbitrary
- Arbitrary but related to building line
- Arbitrary but approx. related to North
- Best fit to an Ordnance Survey Digital Sheet
- Related to the Ordnance Survey National Grid

Please note that the levels shown on this drawing are as follows:

- Arbitrary and related to a temporary bench mark
- Related to an Ordnance Survey Bench Mark
- Related to the Ordnance Survey National GPS Network

Level positions are indicated by a cross or the decimal point

Type	n/a
Position	n/a
Value	n/a

All trees sizes are approximate and should be checked on site before using information. Where guaranteed tree species become important the services of a tree expert should be employed

Notation : diameter of trunk / Height / Spread

Where drainage covers have been lifted data has been recorded for each individual manhole from the surface and connections to other manholes, pipes or gullies are assumed. Where information is required by accessing the manhole or tracing to other manholes then a services trace will be needed.

Revision	Date	By

CADPLAN
PRECISION MEASUREMENTS

Land Surveys | Measured Building Surveys | 3D Laser Scanning
Utility Surveys | Lease Plans | 3D Models | Rights of Light Surveys

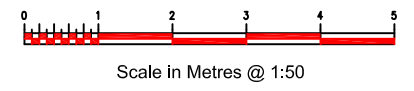
Cob Tree House | Oldbury Lane | Ighiteam | Kent | TN15 8DA
Tel: 01737 489100 | Fax: 01737 489101 | E: pos@cadplan.co.uk

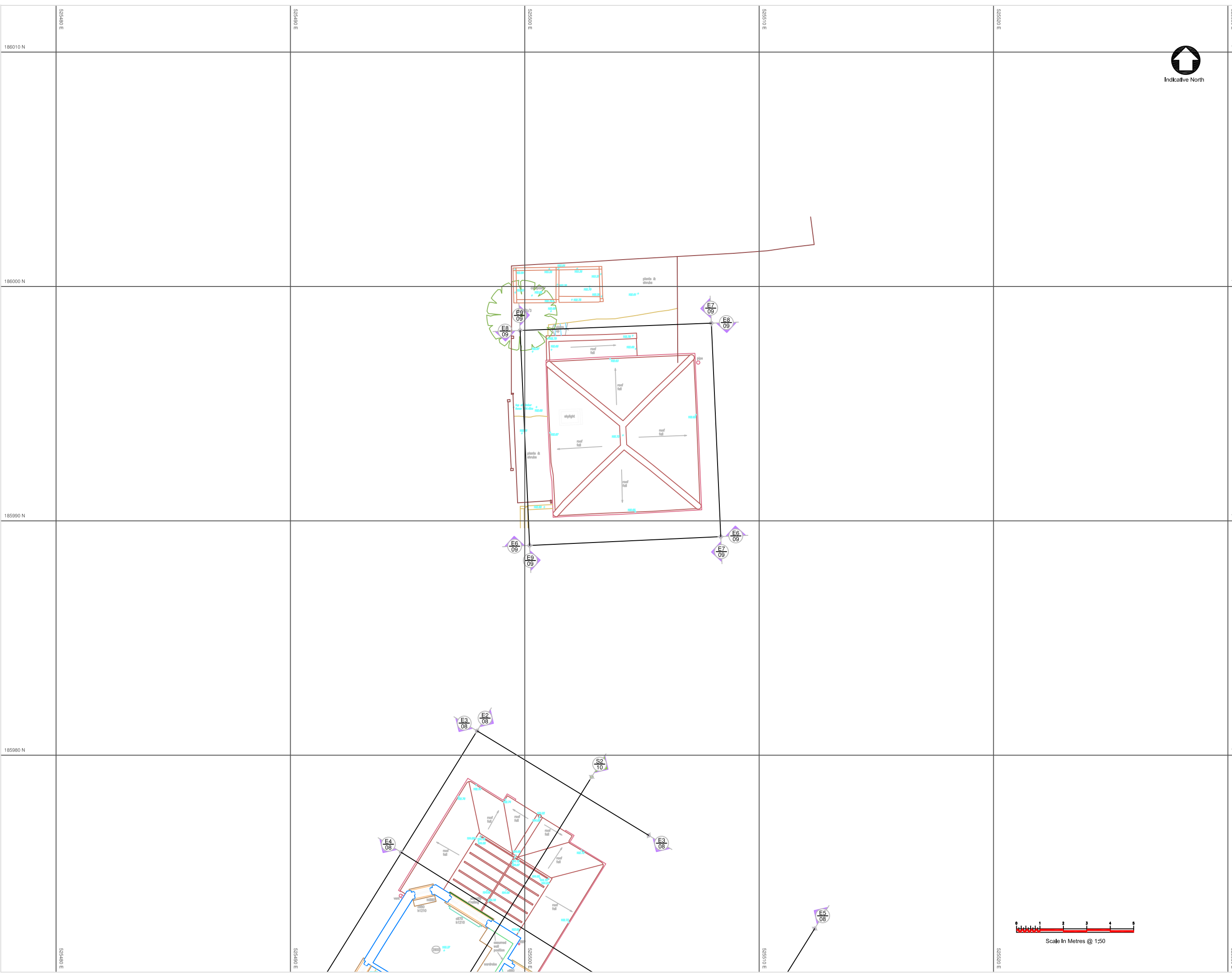
Client
Rose Uniacke

Project
30 Ferncroft Avenue
London
NW3 7PH

Drawing Title
Lower Ground plan

Sheet/Scale	Date	Drawn	Checked
A1@1:50	01/04/20	M.R.	C.S.D.
Project No.	Drawing No.	Preliminary	Revision
11640	01		





1. Air Brick	21. Iron Walling
2. Air Vents	22. Junction Box
3. Balustrade	23. Larder Shelf
4. Bench Press Pipe	24. Larder Shelf
5. Bench Press	25. Larder Shelf
6. Bench Press	26. Larder Shelf
7. Bench Press	27. Larder Shelf
8. Bench Press	28. Larder Shelf
9. Bench Press	29. Larder Shelf
10. Bench Press	30. Larder Shelf
11. Bench Press	31. Larder Shelf
12. Bench Press	32. Larder Shelf
13. Bench Press	33. Larder Shelf
14. Bench Press	34. Larder Shelf
15. Bench Press	35. Larder Shelf
16. Bench Press	36. Larder Shelf
17. Bench Press	37. Larder Shelf
18. Bench Press	38. Larder Shelf
19. Bench Press	39. Larder Shelf
20. Bench Press	40. Larder Shelf

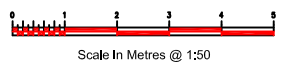
Level	+	0.00	ft	0.00	m
Floor Level	+	0.00	ft	0.00	m
Ceiling Level	+	0.00	ft	0.00	m
Roof Level	+	0.00	ft	0.00	m
Floor to ceiling height	+	0.00	ft	0.00	m
Roof to ceiling height	+	0.00	ft	0.00	m

Please note that the grid shown on this drawing is as follows:
 Gridline
 Gridline not related to building line
 Gridline not shown, related to North
 Gridline not shown, related to Ordnance Survey National Grid

Please note that the levels shown on this drawing are as follows:
 Level
 Level not shown, related to Ordnance Survey National Grid
 Level not shown, related to Ordnance Survey National Grid
 Level not shown, related to Ordnance Survey National Grid

All these items are approximate and should be checked on site before using information. Where guaranteed line lengths become important the number of lines should be specified.
 Windows - dimensions of height / height / height
 Where drainage covers have been fitted this has been indicated by a small circle with a diagonal line through it. Where information is required by accessing the drainage or testing to other standards this is indicated by a small circle with a diagonal line through it.

Revision	Date	By



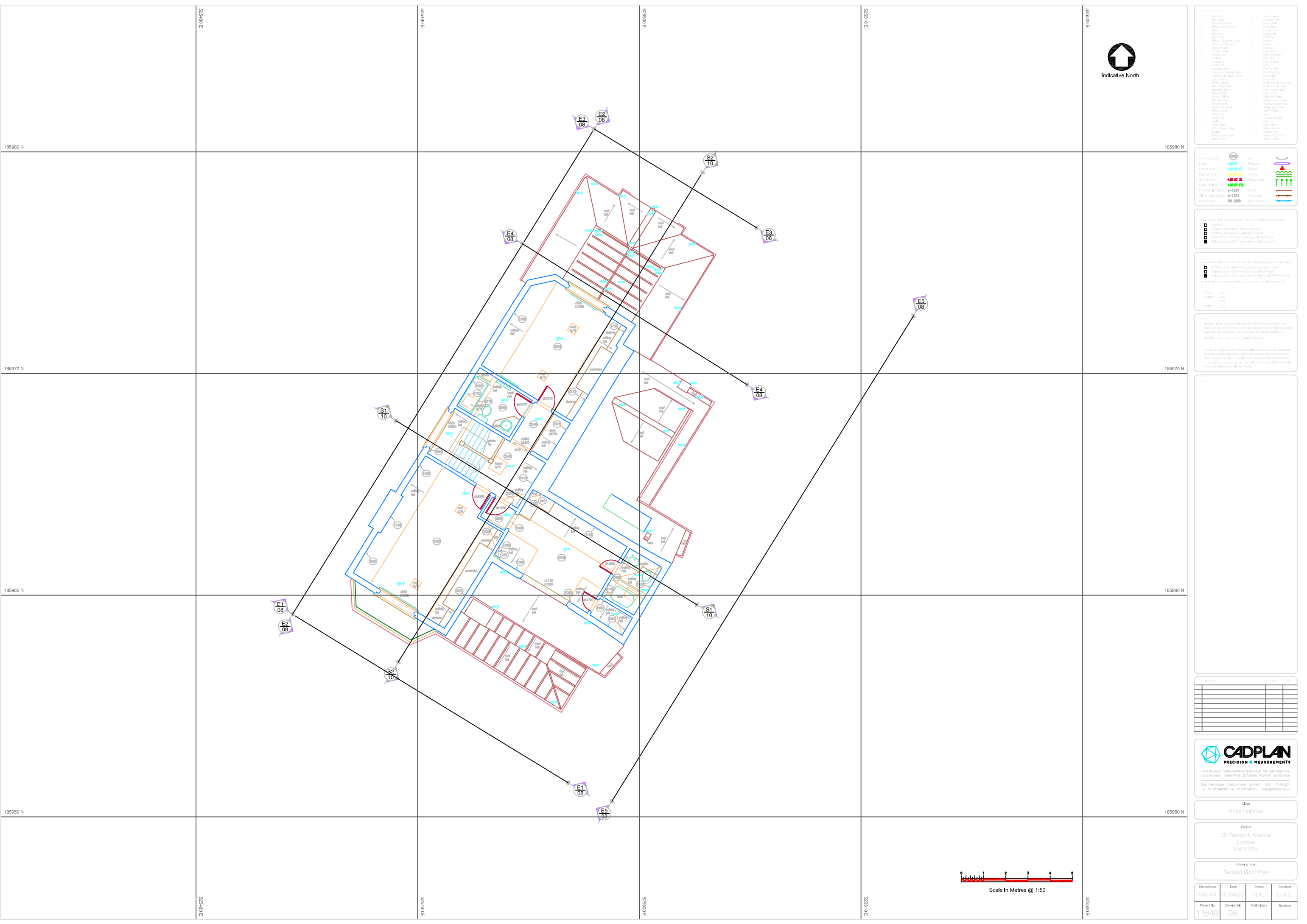
Lands Building
 Thermal Building Survey
 3D Laser Scanning
 Utility Survey
 Level Plane
 BS Datas
 Rights of Light Survey
 Civil Engineering
 Quantity Surveying
 Planning
 11th Floor
 100 Broad Street
 London
 B3 1JN

Client
 Rose Unlodge

Project
 30 Ferncroft Avenue
 London
 NW3 7PH

Drawing Title
 First Floor Plan

Sheet/Scale	Date	Drawn	Checked
A08/150	01/04/20	M.R.	C.S.D.
Project No.	Drawing No.	Preliminary	Revision
11640	05		



01	Level	01	00
02	Level	02	00
03	Level	03	00
04	Level	04	00
05	Level	05	00
06	Level	06	00
07	Level	07	00
08	Level	08	00
09	Level	09	00
10	Level	10	00
11	Level	11	00
12	Level	12	00
13	Level	13	00
14	Level	14	00
15	Level	15	00
16	Level	16	00
17	Level	17	00
18	Level	18	00
19	Level	19	00
20	Level	20	00

Please note that the grid shown on this drawing is as follows:

- Grid lines are shown in red
- Grid lines are shown in blue
- Grid lines are shown in green
- Grid lines are shown in yellow
- Grid lines are shown in orange
- Grid lines are shown in purple
- Grid lines are shown in grey

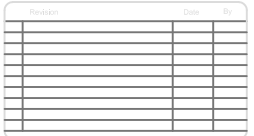
Level positions are indicated by a cross in the detailed plan.

Type	Code
Level	100
Position	101
Width	102

All three views are approximate and should be checked on the field using a total station or other surveying instrument. Where permitted free space is shown the number of a floor should be indicated. Windows dimensions are shown in height/width.

Where drainage covers have been fitted they have been indicated by a circle with a cross. The position and construction of other manholes, pits or gullies are assumed. Where information is required by a surveyor the location of manholes or gullies should be indicated by a circle with a cross and the word 'MANHOLE'.

Revision	Date	By



Clerk
Rose Unkacke

Project
30 Ferncroft Avenue
London
NW3 7PH

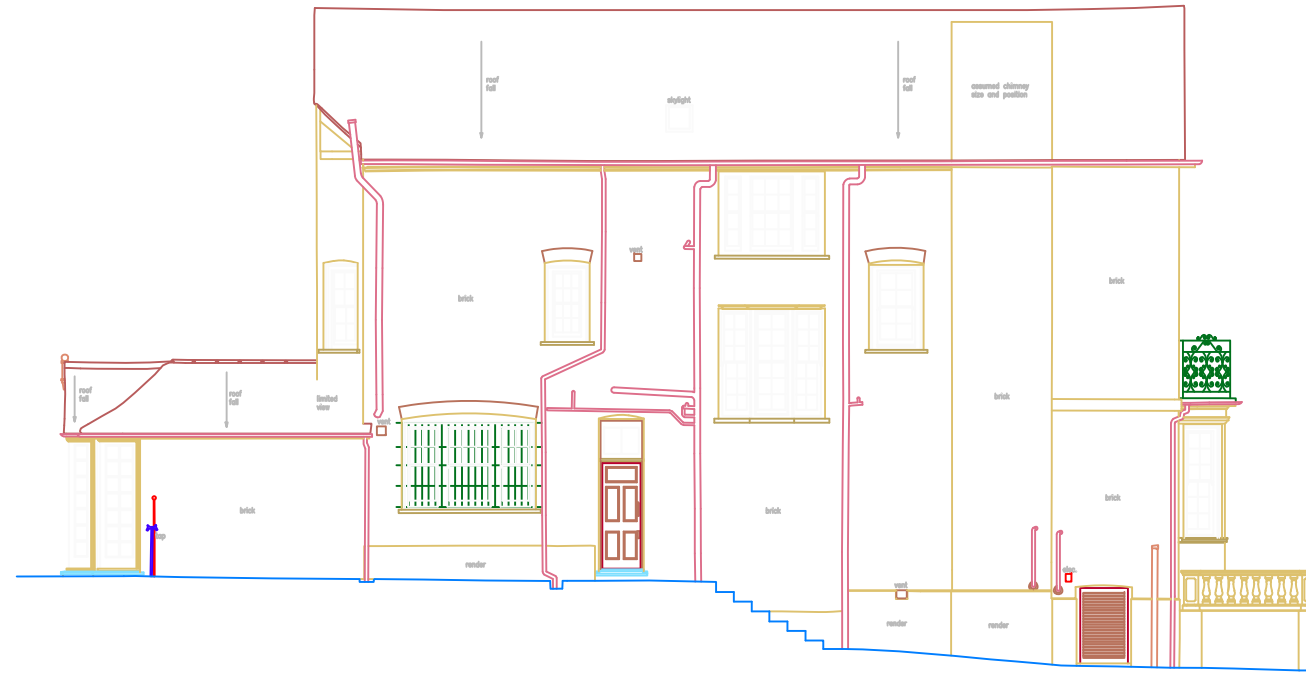
Drawing Title
Second Floor Plan

Sheet/Scale	Date	Drawn	Checked
A06@1:50	01/04/20	M,R.	C,S,D.
Project No.	Drawing No.	Phase	Revision
11640	06	Preliminary	

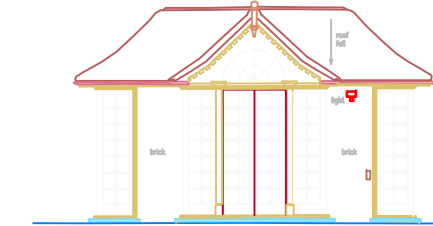




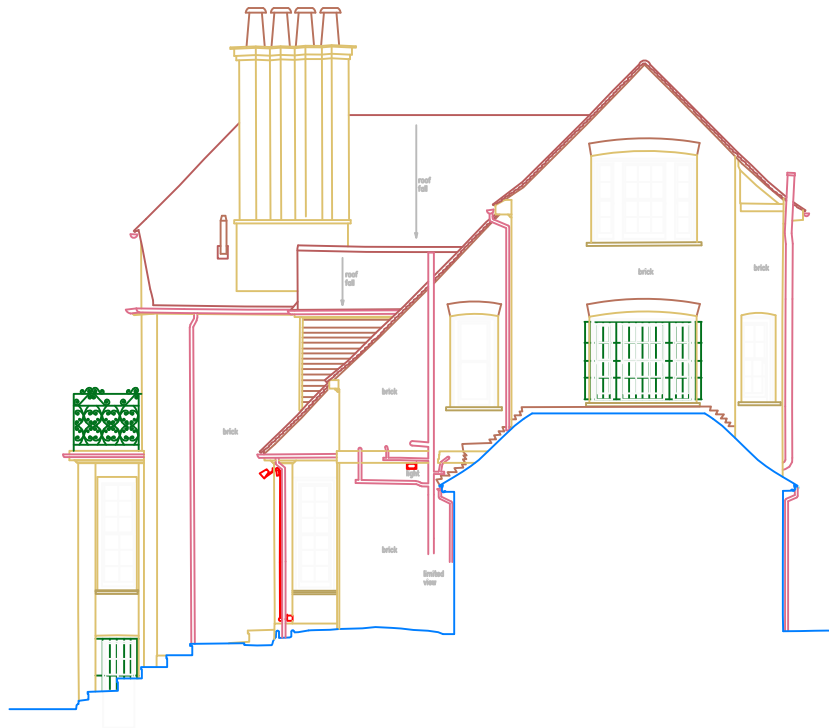
Elevation E1



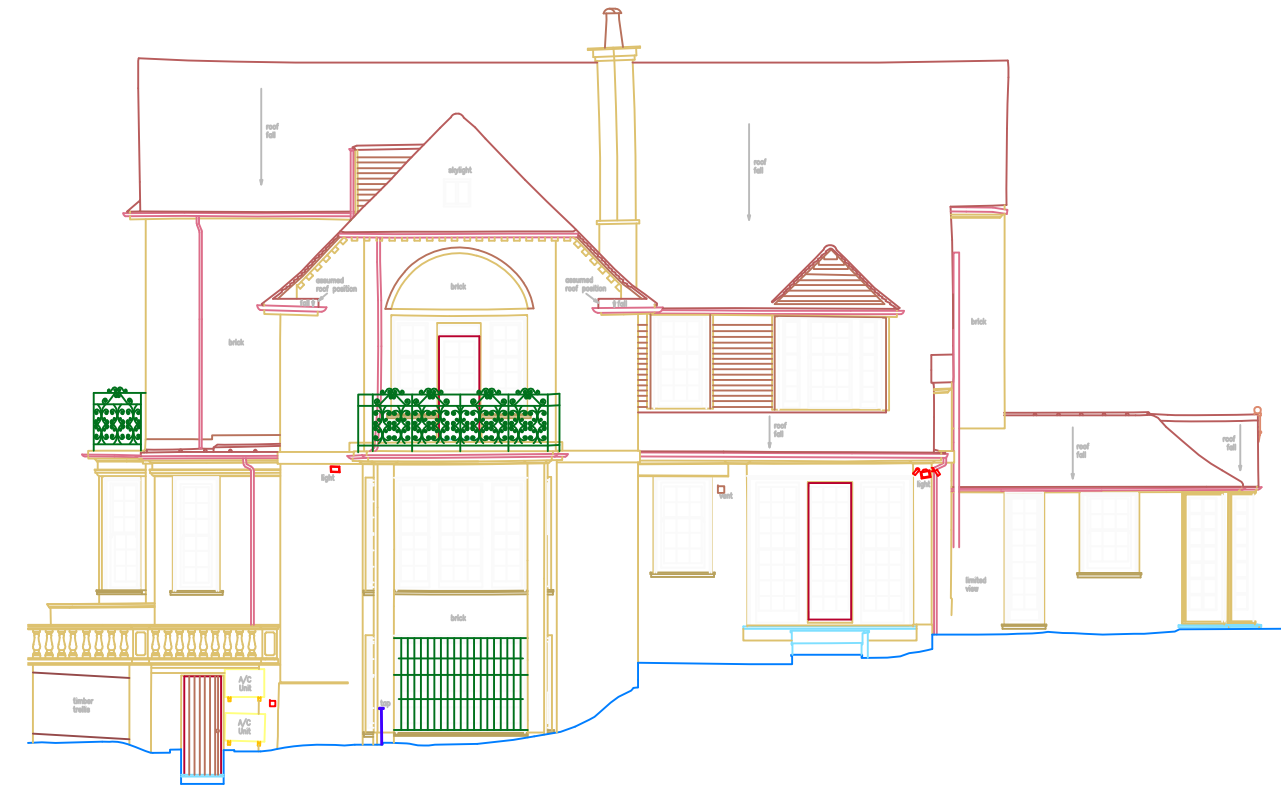
Elevation E2



Elevation E3



Elevation E4



Elevation E5

101	Roof Pitch	101	Roof Pitch
102	Roof Pitch	102	Roof Pitch
103	Roof Pitch	103	Roof Pitch
104	Roof Pitch	104	Roof Pitch
105	Roof Pitch	105	Roof Pitch
106	Roof Pitch	106	Roof Pitch
107	Roof Pitch	107	Roof Pitch
108	Roof Pitch	108	Roof Pitch
109	Roof Pitch	109	Roof Pitch
110	Roof Pitch	110	Roof Pitch
111	Roof Pitch	111	Roof Pitch
112	Roof Pitch	112	Roof Pitch
113	Roof Pitch	113	Roof Pitch
114	Roof Pitch	114	Roof Pitch
115	Roof Pitch	115	Roof Pitch
116	Roof Pitch	116	Roof Pitch
117	Roof Pitch	117	Roof Pitch
118	Roof Pitch	118	Roof Pitch
119	Roof Pitch	119	Roof Pitch
120	Roof Pitch	120	Roof Pitch

Level	Height	Position
Floor Level	+00.00 FT	Ground
Roof Level	+00.00 FT	Roof
Roof Ceiling Level	+00.00 FT	Roof
Floor to Ceiling Height	0-1234	Roof
Floor Height	0-1234	Roof

Please note that the levels shown on this drawing are as follows:
 - All levels are relative to a temporary datum level.
 - All levels are relative to a permanent datum level.
 - All levels are relative to a permanent datum level.
 - All levels are relative to a permanent datum level.
 - All levels are relative to a permanent datum level.

All these items are approximate and should be checked on site.
 - All items are approximate and should be checked on site.
 - All items are approximate and should be checked on site.
 - All items are approximate and should be checked on site.
 - All items are approximate and should be checked on site.

Revision	Date	By

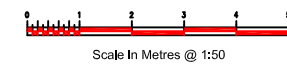
Client
 Rose Unlücke

Project
 30 Ferncroft Avenue
 London
 NW3 7PH

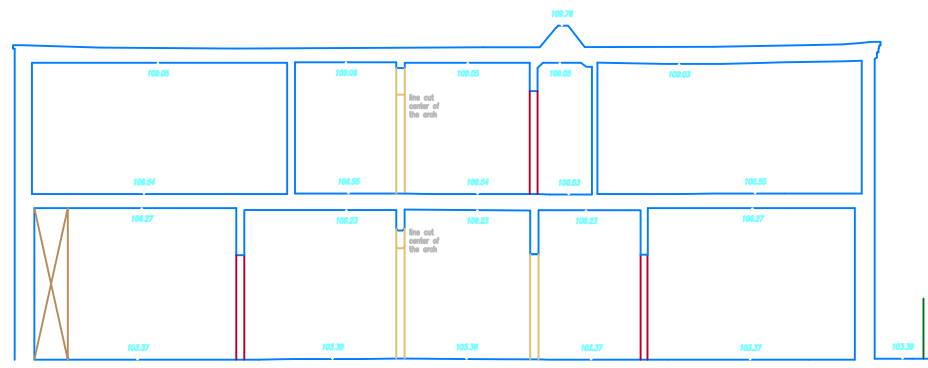
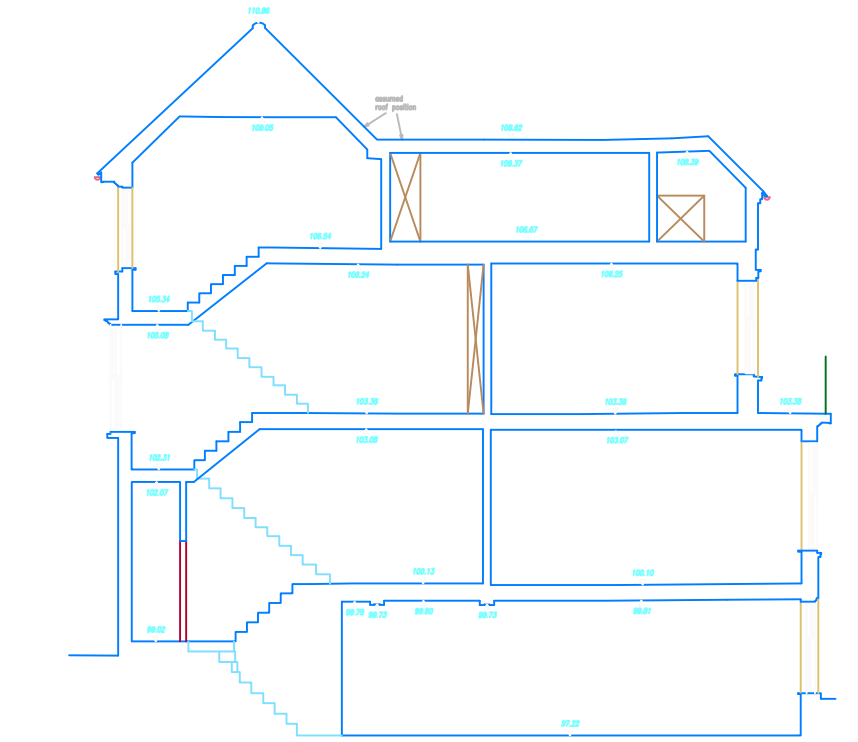
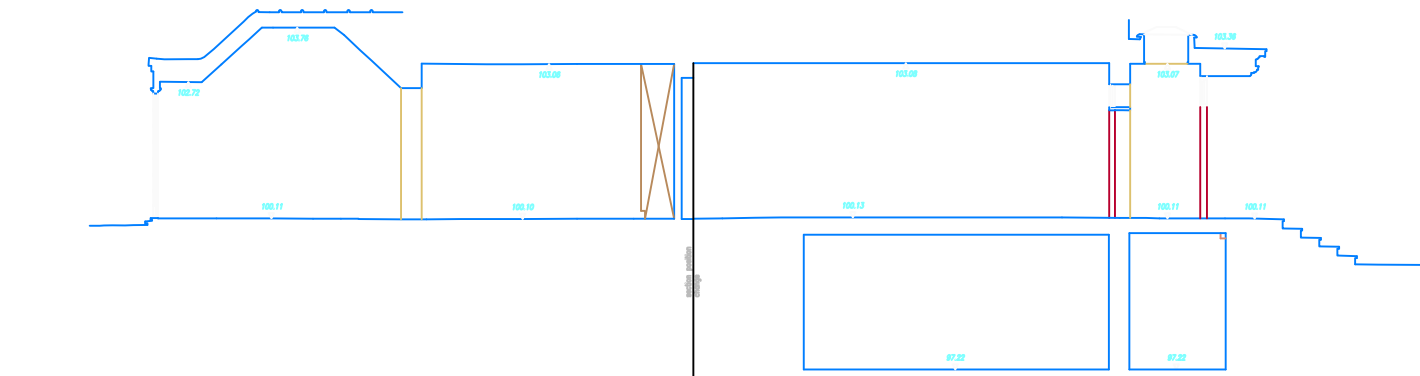
Drawing Title
 Elevations E1 to E5

Sheet/Scale	Date	Drawn	Checked
A08/150	01/04/20	M,R	C,S,D

Project No.	Drawing No.	Preliminary	Revision
11640	08		



Scale In Metres @ 1:50



Code	Description	Code	Description
01	Site Works	10	Roof Works
02	Substructure	11	Roof Trusses
03	Structure	12	Roof Cladding
04	External Cladding	13	Roof Eave
05	Internal Cladding	14	Roof Ridge
06	Roof Linings	15	Roof Fascia
07	Roof Trusses	16	Roof Bracing
08	Roof Rafters	17	Roof Battens
09	Roof Tiles	18	Roof Scaffolding
10	Roof Works	19	Roof Access
20	Ground Floor	21	Ground Floor Walls
22	Ground Floor Slabs	23	Ground Floor Floors
24	Ground Floor Columns	25	Ground Floor Doors
26	Ground Floor Windows	27	Ground Floor Stairs
28	First Floor	29	First Floor Walls
30	First Floor Slabs	31	First Floor Floors
32	First Floor Columns	33	First Floor Doors
34	First Floor Windows	35	First Floor Stairs
36	Second Floor	37	Second Floor Walls
38	Second Floor Slabs	39	Second Floor Floors
40	Second Floor Columns	41	Second Floor Doors
42	Second Floor Windows	43	Second Floor Stairs
44	Roof Works	45	Roof Works

Code	Description	Code	Description
50	Roof Works	51	Roof Works
52	Roof Works	53	Roof Works
54	Roof Works	55	Roof Works
56	Roof Works	57	Roof Works
58	Roof Works	59	Roof Works
60	Roof Works	61	Roof Works
62	Roof Works	63	Roof Works
64	Roof Works	65	Roof Works
66	Roof Works	67	Roof Works
68	Roof Works	69	Roof Works
70	Roof Works	71	Roof Works
72	Roof Works	73	Roof Works
74	Roof Works	75	Roof Works
76	Roof Works	77	Roof Works
78	Roof Works	79	Roof Works
80	Roof Works	81	Roof Works
82	Roof Works	83	Roof Works
84	Roof Works	85	Roof Works
86	Roof Works	87	Roof Works
88	Roof Works	89	Roof Works
90	Roof Works	91	Roof Works
92	Roof Works	93	Roof Works
94	Roof Works	95	Roof Works
96	Roof Works	97	Roof Works
98	Roof Works	99	Roof Works
100	Roof Works	101	Roof Works

Please note that the grid shown on this drawing is as follows:
Reference: Ordnance Survey (OS) Grid
Datum: Mean Sea Level
Vertical datum: Ordnance Survey (OS) Grid
Horizontal datum: Ordnance Survey (OS) Grid

Please note that the levels shown on this drawing are as follows:
Reference: Ordnance Survey (OS) Grid
Datum: Mean Sea Level
Vertical datum: Ordnance Survey (OS) Grid
Horizontal datum: Ordnance Survey (OS) Grid

Level positions are indicated by a cross or the desired point.

All items shown are approximate and should be checked on site before using. Information shown is for guidance only and does not constitute a guarantee of accuracy. The user of this drawing is responsible for checking the accuracy of any information used.

Where drainage covers have been placed, they have been checked for each individual manhole from the surface and connected to other manholes, pipes or gullies as shown. Where information is required by accessing the manhole or raising to other manholes, this is shown in red on the drawing.

Notes:

Revision	Date	By

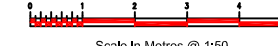
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Building Surveying · 3D Laser Scanning
3D Modelling · 3D Laser Scanning
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Client:
Rose Unlücke

Project:
30 Ferncroft Avenue
London
NW3 7PH

Drawing Title:
Section S1 & S2

Sheet/Scale	Date	Drawn	Checked
A08@1:50	01/04/20	M,R	C,S,D
Project No.	Drawing No.	Preliminary	Revision
11640	10		



Scale In Metres @ 1:50



Code	Description	Code	Description
01	Acc Stair	08	Basin
02	Acc Stair	09	Basin
03	Acc Stair	10	Basin
04	Acc Stair	11	Basin
05	Acc Stair	12	Basin
06	Acc Stair	13	Basin
07	Acc Stair	14	Basin
08	Basin	15	Basin
09	Basin	16	Basin
10	Basin	17	Basin
11	Basin	18	Basin
12	Basin	19	Basin
13	Basin	20	Basin
14	Basin	21	Basin
15	Basin	22	Basin
16	Basin	23	Basin
17	Basin	24	Basin
18	Basin	25	Basin
19	Basin	26	Basin
20	Basin	27	Basin
21	Basin	28	Basin
22	Basin	29	Basin
23	Basin	30	Basin
24	Basin	31	Basin
25	Basin	32	Basin
26	Basin	33	Basin
27	Basin	34	Basin
28	Basin	35	Basin
29	Basin	36	Basin
30	Basin	37	Basin
31	Basin	38	Basin
32	Basin	39	Basin
33	Basin	40	Basin
34	Basin	41	Basin
35	Basin	42	Basin
36	Basin	43	Basin
37	Basin	44	Basin
38	Basin	45	Basin
39	Basin	46	Basin
40	Basin	47	Basin
41	Basin	48	Basin
42	Basin	49	Basin
43	Basin	50	Basin
44	Basin	51	Basin
45	Basin	52	Basin
46	Basin	53	Basin
47	Basin	54	Basin
48	Basin	55	Basin
49	Basin	56	Basin
50	Basin	57	Basin
51	Basin	58	Basin
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53	Basin	60	Basin
54	Basin	61	Basin
55	Basin	62	Basin
56	Basin	63	Basin
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83	Basin	90	Basin
84	Basin	91	Basin
85	Basin	92	Basin
86	Basin	93	Basin
87	Basin	94	Basin
88	Basin	95	Basin
89	Basin	96	Basin
90	Basin	97	Basin
91	Basin	98	Basin
92	Basin	99	Basin
93	Basin	100	Basin

Level	Height	Unit
Floor Level	+00.00	ft
Basin Level	+00.00	ft
Basin Level	+00.00	ft
Floor to ceiling	2.54	m
Door height	2.00	m

Please note that the grid shown on this drawing is as follows:
 Gridlines are shown in the drawing in the following:
 Gridlines are shown in the drawing in the following:
 Gridlines are shown in the drawing in the following:

Please note that the levels shown on this drawing are as follows:
 Levels are shown in the drawing in the following:
 Levels are shown in the drawing in the following:
 Levels are shown in the drawing in the following:

All three sites are appropriate and should be checked on the following information: where permitted the specific location of the buildings at each site should be confirmed. Working dimensions of each building should be provided.

Item No.	Description	Quantity	Unit
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
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28			
29			
30			

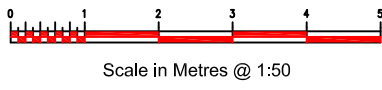
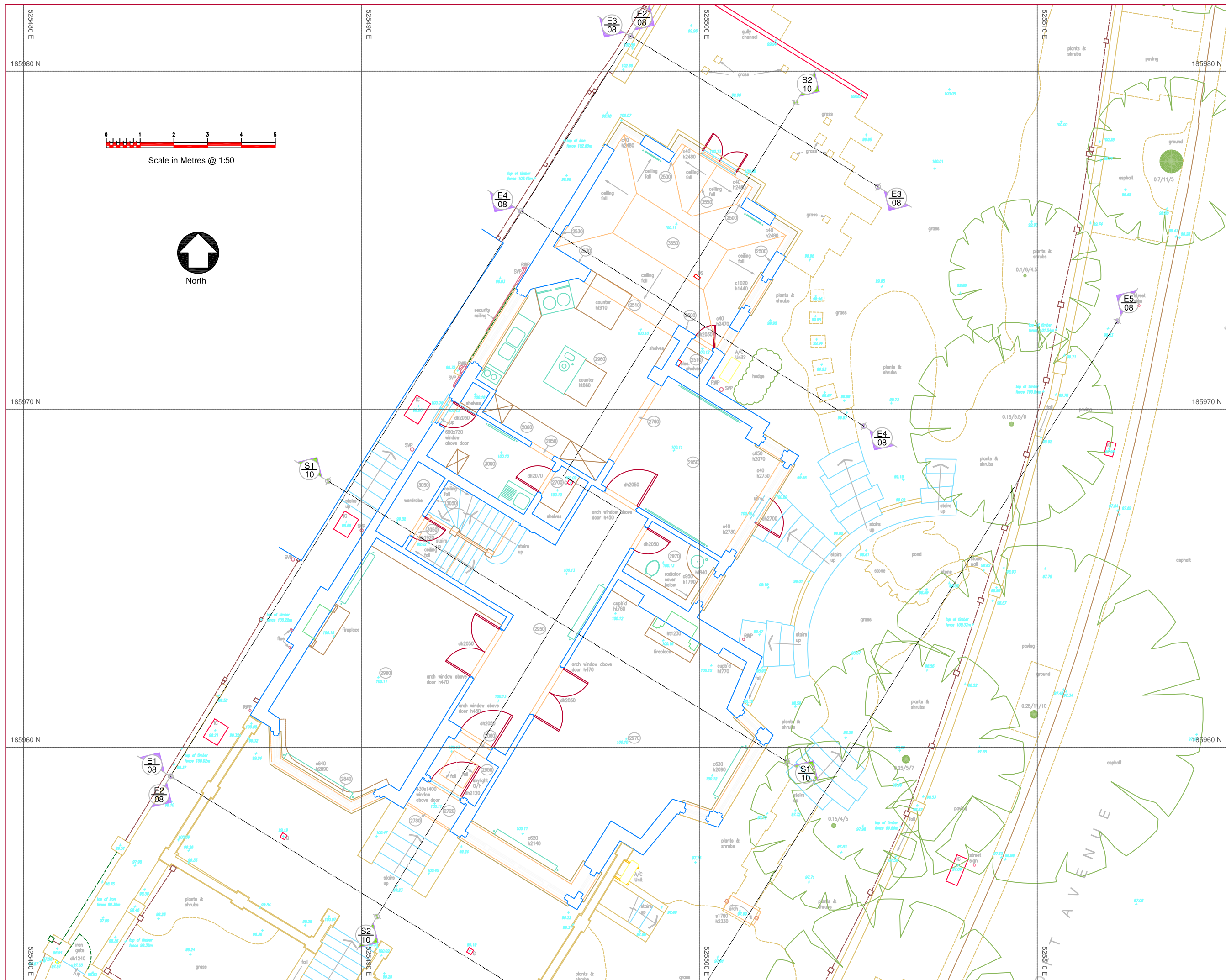


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Client: Rose Unlacks
 Project: 30 Ferrcroft Avenue London NW3 7PH
 Drawing Title: Ground Floor & Site Plan

Sheet/Scale	Date	Drawn	Checked
A00@1:100	01/04/20	M.R.	C.S.D.
Project No.	Drawing No.	Preliminary	Revision
11640	11		





01	Air Brick	20	Iron Railings
02	Air Valve	21	Junction Box
03	Balustrade	22	Kerb Outlet
04	Break Glass Point	23	Litter Bin
05	Brick	24	Lamp Post
06	Bollard	25	Light Well
07	Bus Stop	26	Mantelpiece
08	Bus Stop	27	Marker
09	British Telecom cover	28	Meter
10	Floor to Cill height	29	Mercury
11	Close Board	30	Overhead
12	Cover Level	31	Parking Meter
13	Chain Link	32	Post Box
14	Column	33	Post & Rail
15	Concrete	34	Post
16	Carpet Fix	35	Post & Wire
17	Coping Level	36	Roofing Eye
18	Concrete Paving Slab	37	Rotating
19	Cable Television Cover	38	Road Sign
20	Door Height	39	Roller Steel Stomion
21	Electricity Pole	40	Roller Steel Joint
22	Garthing Rod	41	Rain Water Pipe
23	Flower Bed	42	Stop Cook
24	False Ceiling	43	Sub Vent Pipe
25	Floor Level	44	Telephone Call Box
26	Fire Escape	45	Temp. Bench Mark
27	Fire Hydrant	46	Telegram Pole
28	Fire Hose Reel	47	Traffic Light
29	Floor Level	48	Trunk
30	Flag Pole	49	Unable To Lift
31	Gate Post	50	Valve
32	Gully	51	Vent Pipe
33	Gas Valve	52	Water Meter
34	Cill to Head height	53	Waste Pipe
35	Height	54	Water Stop Cook
36	Inspection Cover	55	Water Valve
37	Invert Level		

Level	3050	Arch	
Level	+20.00	Radiator	
Floor Level	+20.00 FL	Station	
Celling Level	+20.00 CL	Hedge	
Soft Level	+20.00 SL	Sleep slope	
False Ceiling Level	+20.00 FCL		
Floor to cill height	c=1234	Fence	
Cill to head height	h=1234	Foot pipe	
Door height	DH 2000	Storm pipe	

Please note that the grid shown on this drawing is as follows:

- Arbitrary
- Arbitrary but related to building line
- Arbitrary but approx. related to North
- Best fit to an Ordnance Survey Digital Sheet
- Related to the Ordnance Survey National Grid

Please note that the levels shown on this drawing are as follows:

- Arbitrary and related to a temporary bench mark
- Related to an Ordnance Survey Bench Mark
- Related to the Ordnance Survey National GPS Network

Level positions are indicated by a cross or the decimal point

Type	N/A
Position	N/A
Value	N/A

All trees sizes are approximate and should be checked on site before using information. Where guaranteed tree species become important the services of a tree expert should be employed.

Notation : diameter of trunk / Height / Spread

Where drainage covers have been lifted data has been recorded for each individual manhole from the surface and connections to other manholes, pipes or gullies are assumed. Where information is required by accessing the manhole or tracing to other manholes then a services trace will be needed.

Revision	Date	By

CADPLAN
PRECISION MEASUREMENTS

Land Surveys • Measured Building Surveys • 3D Laser Scanning
Utility Surveys • Lease Plans • 3D Models • Rights of Light Surveys

Cob Tree House, Oldbury Lane, Ighiteam, Kent, TN15 8DA
Tel: 01737 489100 Fax: 01737 489101 E: post@cadplan.co.uk

Client
Rose Uniacke

Project
30 Ferncroft Avenue
London
NW3 7PH

Drawing Title
Ground Floor Plan

Sheet/Scale	Date	Drawn	Checked
A1@1:50	01/04/20	M.R.	C.S.D.
Project No.	Drawing No.	Preliminary	Revision
11640	12		