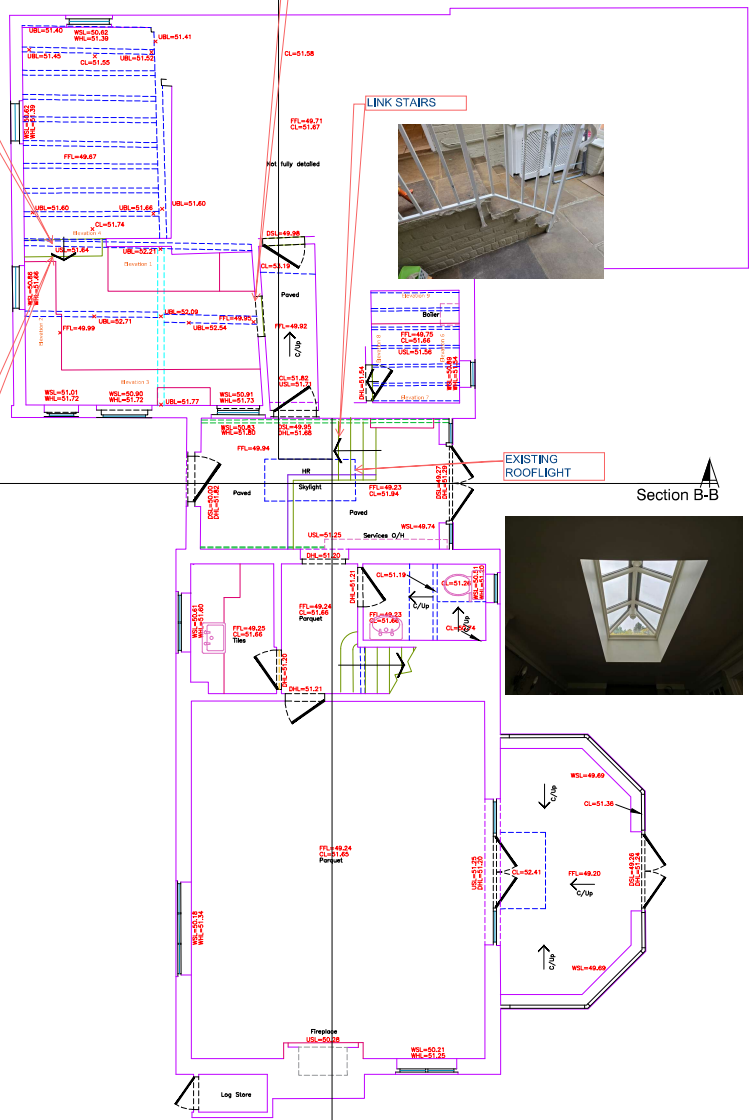
Historic timbers when viewed from the Existing Kitchen (proposed re-purposed utility room)

OPENING TO BE INFILLED

OPENING TO BE FILLED WHEN VIEWED FROM THE EXISTING KITCHEN



Notes

1. The survey grid is on an arbitrary rotation and origin. It is not based on Ordnance Survey.
2. Surveyed boundary features are not necessarily legal boundaries.
3. Dimensions should not be scaled. All dimensions should be checked on site before any fabrication / construction.
4. Copyright of all data produced by RMS shall remain with RMS unless otherwise specifically agreed.
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7. If the AutoCAD drawing is being read by any system other than AutoCAD it should be checked against a hard copy. RMS cannot accept liability for omissions.
8. All utilities have been identified to the best of the surveyors knowledge. The correct identification of the utility types can not be 100% guaranteed, therefore these should be independently verified prior to use in any design and building works.
   All pipe diameters and levels are assumed to be correct, however due to non entry to inspection chambers, these should be verified before any works commence.
   All drainage connections shown are sounded only. They have not been water tested. Services may be obscured by parked cars, leaf litter or building materials etc.
9. External eaves levels are surveyed to lowest tile position.
10. Contours, if applicable, are not shown over hard standing, gravel, banking or flower borders.
11. Preliminary data is generally unchecked therefore it is not guaranteed.

Level Datum

ALL LEVELS ARE BASED ON TBM, LOCATED ON THL VALUE - 50.000

Building Survey Key

HEIGHTS

AC	Underside of Arch Crown
AS	Underside of Arch Spring
C	Ceiling
CF	False Ceiling
DH	Door Head
DS	Door Sill
UB	Underside of Beam
UBox	Underside of Boxing
UD	Underside of Duct
UJ	Underside of Joist
UP	Underside of Pipe
UPE	Underside of Pelmet
URSJ	Underside of RSJ
US	Underside of (Generic)
WAC	Window Arch Crown
WAS	Window Arch Spring
WH	Window Head
WS	Window Sill

FEATURES

A	Appx.elevate
ACB	Alarm Control Box
B	Boiler
CB	Cupboard
CFUp	Ceiling False Sloping Up
CH	Ceiling Hatch
CUp	Ceiling Sloping Up
CWT	Cold Water Tank
DP	Down Pipe
DPC	Damp Proof Course
ECU	Electrical Consumer Unit
EDB	Electrical Distribution Unit
FB	Fuse Box
G	Gully
GP	Gas Pipe
HWC	Hot Water Cylinder
IC	Inspection Cover
RSC	Rolled Steel Column
RSJ	Rolled Steel Joist
RWP	Rain Water Pipe
SC	Server Cabinet
SKL	Skylight
SP	Stand Pipe
SVP	Soil Vent Pipe
TB	Telecoms Box
VP	Vent Pipe
WH	Water Heater
WP	Waste Pipe

LEVELS

ACL	Arch Crown
ASL	Arch Spring
C	Ceiling
CFL	False Ceiling
DHL	Door head
DSL	Door Sill
EL	Eaves
FL	Floor
FFL	Finished Floor
FRL	Flat Roof
ICL	Inspection Cover
PWL	Parapet Wall
RL	Ridge
SSL	Structural Slab
TWL	Top of Wall
UBL	Underside of Beam
UBoxL	Underside of Boxing
UDL	Underside of Duct
UJL	Underside of Joist
UPL	Underside of Pipe
UPCL	Underside of Pelmet
URSJL	Underside of RSJ
USL	Underside of (Generic)
WACL	Window Arch Crown
WASL	Window Arch Spring
WHL	Window Head
WSL	Window Sill

SYMBOLS

- Pipe Floor to Ceiling
- Pipe into Floor
- Pipe into Ceiling

C+2.45 Ceiling height above floor level
FFL+25.45 Finish Floor Level related to datum

- Stairs I Slope Up
- Beam Slopes Up
- Boxing Slopes Up
- Ceiling Slopes Up

Revision

Rev	Date	Notes	By
A	02/26	Rooms added	RM

CLIENT
KLA Architects

SITE
Strouds
Church Lane
Horstead Keynes West Sussex

DRAWING TITLE
Ground Floor Plan

PROJECT NUMBER	DRAWING NUMBER	DATE
RMS1292	RMS1292-02	June 2025

SURVEYED BY	DRAWN BY	CHECKED BY
RM	RM	RM

SCALE	SHEET SIZE	SHEET
1:50	A1	1 OF 1

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