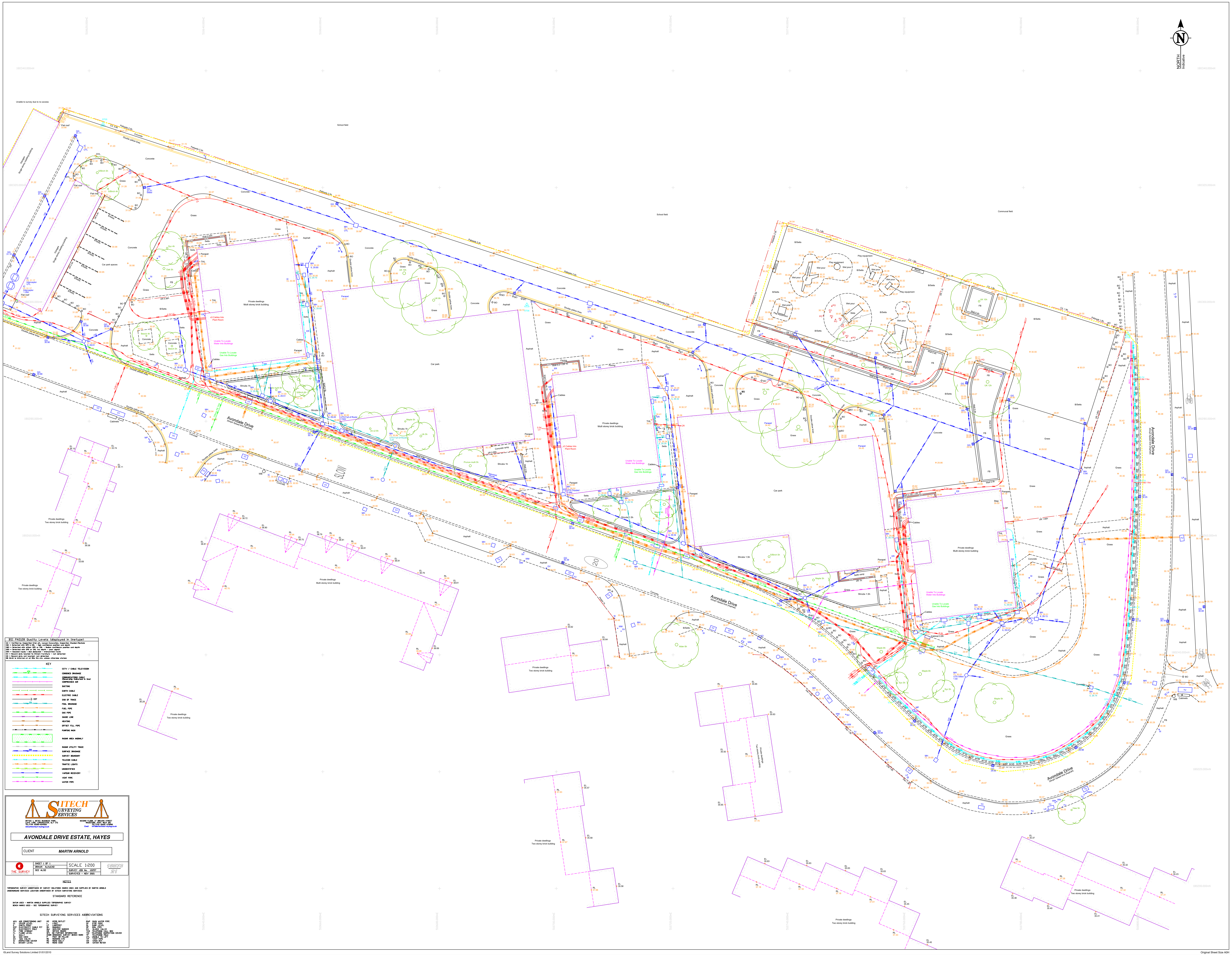

TOPOGRAPHICAL & MEASURED BUILDING SURVEYS

ABBREVIATIONS & SYMBOLS

AH	Arch Head Height	ER	Earth Rod	RSD	Roller Shutter Door
A/B	Air Brick	ET	EP+Transformer	RSJ	Rolled Steel Joist
AR	Assumed Route	FB	Flower Bed	SI	Sign Post
AV	Air Valve	FBD	Floor Board Direction	SP	Arch Spring Point Height
BB	Belisha Beacon	FH	Fire Hydrant	SV	Stop Valve
BH	Bore Hole	FL	Floor Level	SW	Surface Water
BL	Bed Level	FP	Flag Pole	SY	Cable Stay
BO	Bollard	FW	Foul Water	Tac	Tactile Paving
BrP	Brace Post	GG	Gully Grate	TC	Telecom Cover
BS	Bus Stop	GV	Gas Valve	TH	Trial Pit
BU	Bush	HH	Head Height	THL	Threshold Level
B/W	Barbed Wire Fence	IC	Inspection Cover	TL	Traffic Light
BX	Box (Utilities)	IL	Invert Level	ToW	Top of Wall
C/B	Close Board Fence	I/R	Iron Railings	TP	Telegraph Pole
CH	Cill Height	KO	Kerb Outlet	TS	Traffic Signal Cover
CL	Cover Level	LP	Lamp Post	TV	Cable TV Cover
C/L	Chain Link Fence	MH	Manhole	UB	Universal Beam
C-Lev	Ceiling Level	MP	Marker Post	UC	Unknown Cover
Col	Column	NB	Name Board	UK	Unknown Tree
C/P	Chestnut Paling Fence	OHL	Overhead Line (approx)	UMG	Unmade Ground
CR	Cable Riser	Pan	Panel Fence	USB	Under Side Beam
C/W	Chicken Wire	PB	Post Box	UTL	Unable To Lift
DC	Drainage Channel	PM	Parking Meter	UTS	Unable To Survey
DH	Door Head Height	PO	Post	VP	Vent Pipe
Dil.	Dilapidated	P/R	Post & Rail Fence	WB	Waste Bin
DP	Down Pipe	P/W	Post & Wire Fence	WH	Weep Hole
DR	Drain	P/Wall	Partition Wall	WL	Water Level
EBx	Electric Box	RE	Rodding Eye	WM	Water Meter
EC	Electric Supply Cover	RL	Ridge Level	WO	Wash Out
EL	Eaves Level	RP	Reflector Post	(X.XX)	Floor to Ceiling Height
EP	Electric Pole	RS	Road Sign	(X.XX)F/C	Floor to False Ceiling Ht
				△	Survey Control Station

DRAWING NOTES

Topographical Surveys

Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof line details are indicative only and taken externally from ground level.

All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including; sizes, depth, description etc will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.

Detail, services and features may not have been surveyed if obstructed or not reasonably visible at the time of the survey.

Surveyed physical features may not necessarily represent the legal boundary line.

Measured Building Surveys

Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level and the wall assumed to be vertical.

Cill heights are measured as floor to the cill and head heights are measured from cill to the top of window.

General

The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work. Any errors or discrepancies must be notified to Survey Solutions immediately.

The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.

The survey control listed is only to be used for topographical surveys at the stated scale. All control must be checked and verified prior to use.

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Do not scale from this drawing.

SURVEY CONTROL CO-ORDINATES

STATIONS	EASTINGS	NORTHINGS	LEVEL	DESCRIPTION
ST01	510794.292	180231.610	30.222	Peg & Nail
ST02	510723.583	180257.099	30.295	PK Nail
ST03	510662.531	180278.608	30.895	PK Nail
ST04	510604.253	180300.731	31.356	PK Nail
ST05	510622.376	180330.742	31.266	PK Nail
ST06	510694.963	180299.814	30.717	PK Nail
ST07	510754.140	180281.087	30.287	PK Nail
ST08	510797.899	180294.852	30.564	PK Nail
ST09	510674.790	180420.565	30.985	PK Nail
ST10	510563.372	180462.987	31.518	Peg & Nail

SURVEY GRID AND LEVEL DATUM

The co-ordinate system established for this survey is related to Ordnance Survey (OS) national grid at a single point using GPS Smartnet, then orientated to Grid North with a scale factor of 1.000.

The level datum established for this survey is related to Ordnance Survey (OS) using GPS Smartnet.

To avoid discrepancies, any co-ordinated data used in conjuction with this survey must be derived directly from this control data.

REV	DESCRIPTION	DRAWN	APPR	DATE
A	Surrounding buildings added.	MB	RM	4.10.21

SURVEY SOLUTIONS

LAND SURVEYING
BUILDING SURVEYING
UNDERGROUND SURVEYING
SITE ENGINEERING
MONITORING

0845 040 5969
survey-solutions.co.uk

IPSWICH BRENTWOOD COVENTRY GLASGOW NORWICH NOTTINGHAM YEOVIL

PROJECT TITLE
THE AVONDALE DRIVE ESTATE, HAYES,
LONDON, UB3 3PW.

DRAWING DETAIL
TOPOGRAPHICAL SURVEY
Sheet 1 of 1

CLIENT SAVILLS				SCALE 1:200
SURVEYOR MB/SB	SURVEY DATE 23/03/21	CHECKED BY RM	APPROVED BY RM	DWG STATUS FINAL
DRAWING NUMBER 31652BWLS-01			REVISION A	ISSUE DATE 09/04/21

ISO 9001
REGISTERED FIRM
RICS
chartered
ices
THE SURVEY
ASSOCIATION

Original Sheet Size A0H

BSI PAS128 Quality Levels (displayed in linetype)

(A) = Verified by Inspection-trial pit, vacuum Excavation, Inspection Chamber/Manhole
(B1) = Detected with GPR & EML - High confidence position and depth
(B2) = Detected with either GPR or EML - Medium confidence position and depth
(B3) = Detected with GPR or EML (no depth - poor signal)
(B4) = Assumed route - Not detected - interpreted route
(C) = Record data located to Street Furniture - not detected
(D) = Record data not located- not detected
NB: QL(A) is inferred at all MHs ICs etc. unless otherwise stated.

KEY

TV(B1)	CCTV / CABLE TELEVISION
CVS(C) 450	COMBINED DRAINAGE
COM(B2)	COMMUNICATIONS CABLE (Ownership indicated in line)
A	COMPRESSED AIR
	DUCTING
E	EARTH CABLE
E(B2)	ELECTRIC CABLE
EOT	END OF TRACE
FVS(B2) 150	FOUL DRAINAGE
F(A)	FUEL PIPE
G(B2)	GAS PIPE
Gu(A)	GAUGE LINE
H(B3)	HEATING
O(A)	OFFSET FILL PIPE
(B3)	PUMPING MAIN
(B2) R(B2)	RADAR AREA ANOMALY
R(B2)	RADAR UTILITY TRACE
SVS(B2) 300	SURFACE DRAINAGE
	SURVEY BOUNDARY
TEL(B1)	TELECOM CABLE
TL(B2)	TRAFFIC LIGHTS
U(B3)	UNIDENTIFIED
VR(A)	VAPOUR RECOVERY
V(A)	VENT PIPE
W(A)	WATER PIPE

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AVONDALE DRIVE ESTATE, HAYES

CLIENT **MARTIN ARNOLD**

THE SURVEY ASSOCIATION

SHEET 1 OF 1	SCALE 1:200	15873
DRAWN AutoCAD	SURVEY JOB No. 12257	21
SEE ALSO	SURVEYED - NOV 2021	

NOTES

TOPOGRAPHIC SURVEY UNDERTAKEN BY SURVEY SOLUTIONS (MARCH 2021) AND SUPPLIED BY MARTIN ARNOLD
UNDERGROUND SERVICES LOCATION UNDERTAKEN BY SITECH SURVEYING SERVICES

STANDARD REFERENCE

DATUM USED - MARTIN ARNOLD SUPPLIED TOPOGRAPHIC SURVEY
BENCH MARKS USED - SEE TOPOGRAPHIC SURVEY

SITECH SURVEYING SERVICES ABBREVIATIONS

ACU	AIR CONDITIONING UNIT	KO	KERB OUTLET	RWP	RAIN WATER PIPE
CL	COVER LEVEL	L	LIGHT	SC	STOP COCK
E	EARTH POINT	LP	LAMPPOST	SL	SUMP LEVEL
ECP	ELECTRICITY CABLE PIT	MH	MANHOLE	SP	SOIL PIPE
EP	ELECTRICITY POLE	Mkr	SERVICE MARKER	SV	SLUICE VALVE
FH	FIRE HYDRANT	NB	NOTICE BOARD	TCB	TELEPHONE CALL BOX
FL	FLOOR LEVEL	NFI	NO FURTHER INFORMATION	TIC	TELEPHONE INSPECTION COVER
G	GULLY	OSBM	ORDNANCE SURVEY BENCH MARK	TP	TELEPHONE POLE
GC	GAS COCK	P	POST OR PILLAR	UTL	UNABLE TO LIFT
GV	GAS VALVE	RE	RODDING EYE	VP	VENT PIPE
IC	INSPECTION COVER	RG	ROAD GULLY	WO	WASH OUT
IL	INVERT LEVEL	RS	ROAD SIGN	WM	WATER METER

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