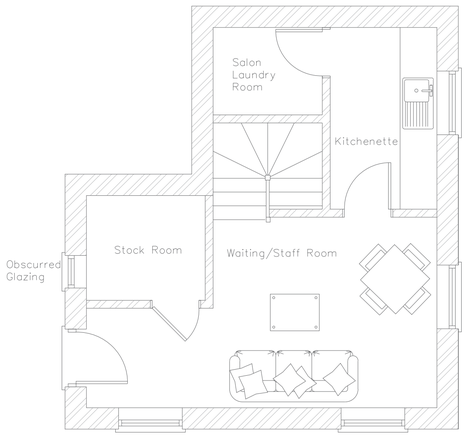
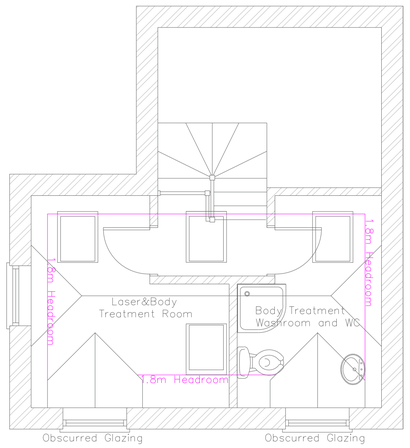



# GROUND FLOOR




# FIRST FLOOR




| DATE | DETAILS | |
|---|---|---|
| 11/04/24 | ORIGINAL ISSUE | |
| | SURVEYED AND PROCESSED BY: ADS | DRAWN BY: WJ |

## NOTES

ADS Surveys Ltd. Own the copyright of this drawing. Their written consent must be obtained before this drawing is copied, forwarded to any third parties, or used for any purpose other than the one for which it was supplied.

This survey has been carried out to an accuracy consistent with a presentation scale of 1:200; therefore interrogated dimensions will be within the tolerance associated with this scale. The same accuracies implied by the plotting scale are equally applicable to digital data supplied for CAD. The scale of this drawing should not be changed without permission.

Boundaries shown are not necessarily legal boundaries.

Building footprints edged with a solid line have been surveyed. Where the outline is merely hatched the footprint is indicative only.

All levels, heights, measurements and dimensions are in metres unless otherwise stated.

Eaves levels are generally surveyed as the end of the roof slate/tile/thatch. In cases where this is not possible the top of gutter is surveyed instead. Where underside of fascia of other features are surveyed these are recorded as such.

All below-ground features (including drainage, voids and services) have been identified from above ground and therefore all details relating to these (such as sizes, depth, pipe positions and alignments, description etc.) will be approximate only.

Underground services have not been traced, but any visible surface features have been located. No allowance has been made for any sub-surface manholes or other chambers or voids below ground level. While every effort is made to identify all visible above-ground features, it should be noted that there may be features obscured at the time of survey.

Spot heights at edges of roads are road/gutter levels, not top of kerb unless otherwise stated.

Trees have been drawn diagrammatically (i.e. Circular) showing average canopy spread, however their true shape in plan will be different.

All heights within the drawing relate to OS datum (AOD) unless specified otherwise.

Measurements to internal walls have been taken to the wall finishes at approximately 1m above floor level and assumed to be vertical.

## LEGEND

| | |
|---|---|
| ACU | AIR CONDITIONING UNIT |
| AHT | ARCH HEAD HEIGHT |
| AV | AIR VENT |
| BB | BELISHA BEACON |
| BOL | BOLLARD |
| CATV | CABLE TV COVER |
| CCTV | CCTV SECURITY CAMERA |
| CH | CILL TO HEAD LEVEL |
| CL | COVER LEVEL |
| CLG | CEILING HEIGHT |
| CNC | CONCRETE |
| DK | DROP KERB |
| DPC | DAMP PROOF COURSE |
| EP | ELECTRICITY POLE |
| ER | EARTHING ROD |
| FB | FLOWER BED |
| FC | FLOOR TO CILL LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FH | FIRE HYDRANT |
| FL | FLOOD LIGHT |
| FS | FLAGSTAFF |
| GL | GROUND LEVEL |
| GP | GATE POST |
| GV | GAS VALVE |
| GY | GULLY |
| IC | INSPECTION COVER |
| ICBT | BT COVER |
| IC-E | ELECTRICITY COVER |
| IC-G | GAS COVER |
| IC-TL | TRAFFIC LIGHT COVER |
| ICW | WATER COVER |
| IL | INVERT LEVEL |
| LP | LAMP POST |
| MH | MANHOLE |
| MHFW | MANHOLE - FOUL WATER |
| MHSW | MANHOLE - SURFACE WATER |
| MP | MARKER POST |
| OSBM | OS BENCHMARK |
| RE | RODDING EYE |
| RS | ROAD SIGN |
| RWP | RAINWATER PIPE |
| SC | STOP COCK |
| SP | SIGN POST |
| SPHT | SPRING POINT OF ARCH |
| SV | STOP VALVE |
| SVP | SOIL & VENT PIPE |
| THR | THRESHOLD LEVEL |
| TL | TRAFFIC LIGHTS |
| TOF | TOP OF FENCE |
| TOFJ | TOP OF FLOOR JOISTS |
| TOH | TOP OF HEDGE |
| TOW | TOP OF WALL |
| TOWP | TOP OF WALL PLATE |
| TP | TELEGRAPH POLE |
| TRHT | TREE HEIGHT |
| TS | TREE STUMP |
| UNK | UNKNOWN SPECIES |
| USB | UNDER-SIDE OF BEAM |
| USC | UNDER-SIDE OF CILL |
| USCOL | UNDER-SIDE OF COLLAR |
| USDH | UNDER-SIDE OF DOORHEAD |
| USF | UNDER-SIDE OF FASCIA |
| USFB | UNDER-SIDE OF FLOORBOARDS |
| USJ | UNDER-SIDE OF JOISTS |
| USP | UNDER-SIDE OF PURLIN |
| USR | UNDER-SIDE OF RIDGE |
| USRB | UNDER-SIDE OF RIDGEBOARD |
| USRSJ | UNDER-SIDE OF ROLLED STEEL JOIST |
| UST | UNDER-SIDE OF TRUSS |
| USWH | UNDER-SIDE OF WINDOWHEAD |
| USWP | UNDER-SIDE OF WALLPLATE |
| UTL | UNABLE TO LIFT |
| WM | WATER METRE |
| WP | WASTE PIPE |
| WV | WATER VALVE |

## FENCES

| | |
|---|---|
| AIF | ANGLE IRON FENCE |
| BWF | BARBED WIRE FENCE |
| CBF | CLOSE BOARDED FENCE |
| CIF | CORRUGATED IRON FENCE |
| CLF | CHAINLINK FENCE |
| IR | IRON RAILINGS |
| LLF | LARCH LAP FENCE |
| OBF | OPEN BOARDED FENCE |
| P+R | POST & RAIL FENCE |
| P+RD | POST & ROD FENCE |
| P+W | POST & WIRE FENCE |
| RW | RETAINING WALL |
| (CP/SP/TP) | (CONCRETE POST/STEEL POST/TIMBER POST) |

## FEATURES

OVERHEAD WIRE

DRAINAGE INFORMATION (PIPE DIAMETER & FLOW DIRECTION)

Ø0.1

TREES




CLIENT
ANDELL DEVELOPMENTS LTD

DRAWING TITLE
SALON REAR BUILDING FLOORPLAN

PROJECT
23
HIGH STREET
DOWNTON

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The horizontal & vertical control of this survey is based on Ordnance Survey grid as translated from GPS co-ordinates using the OSTN02 & OSGM02 transformation as supplied by OS. We have applied a reverse scale factor to maintain true ground distances. Vertical values may differ from existing OS benchmarks in the vicinity which should be disregarded. All levels should be taken from ADS survey control.

| Scale: | REV. | Drawing No: |
|---|---|---|
| 1:50 Plotted on A1 | B | ADS/14-FP1 |

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