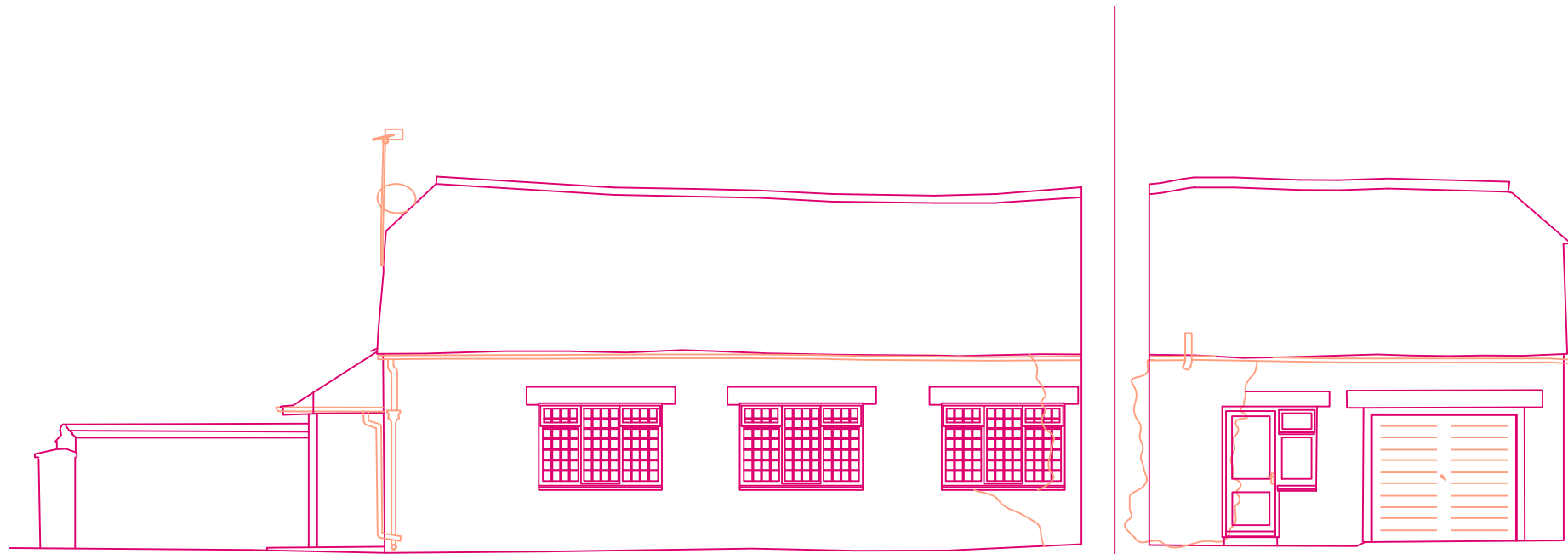
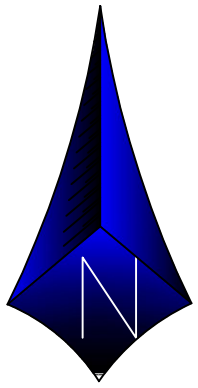
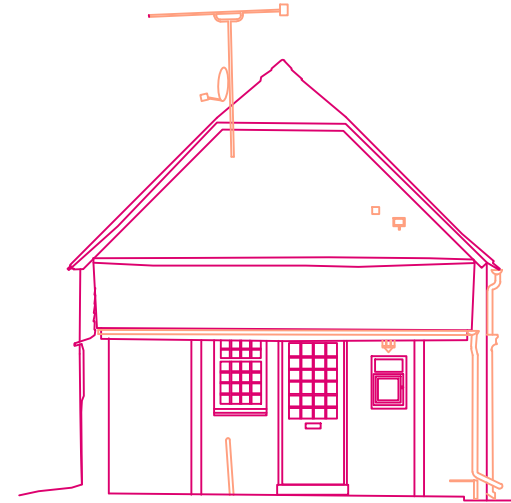


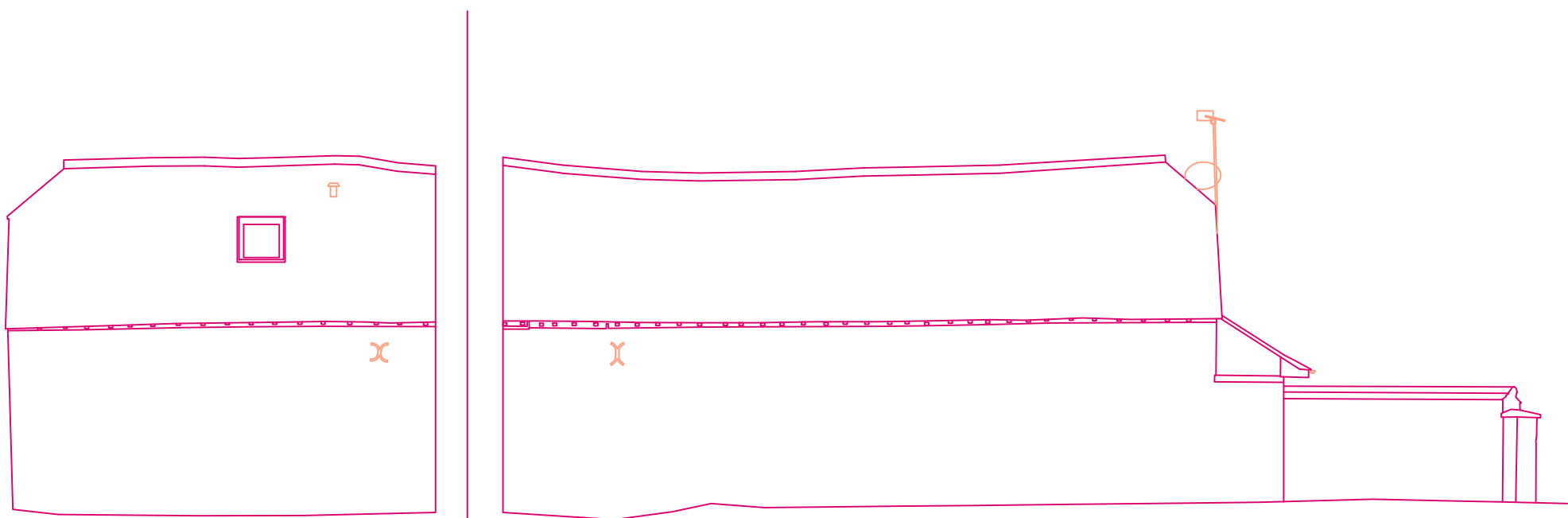


NORTH

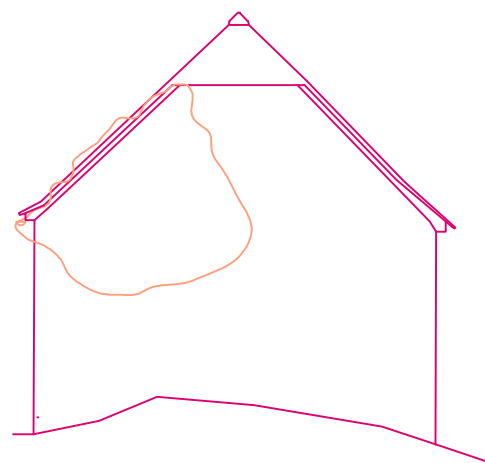


EAST

DATUM 100.00m AOD

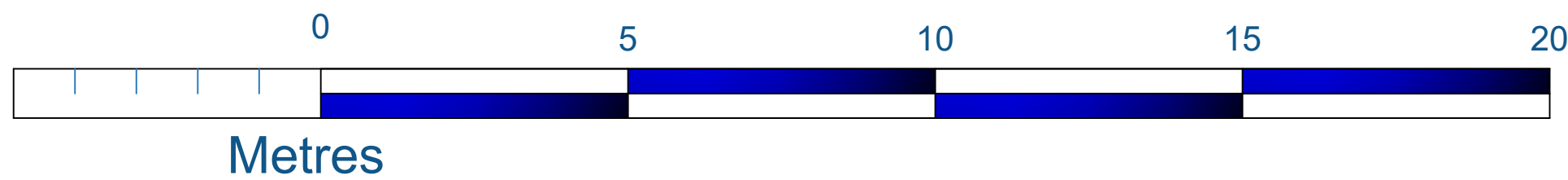


SOUTH



WEST

DATUM 100.00m AOD



DATE	DETAILS
20/03/26	ORIGINAL ISSUE
	SURVEYED AND PROCESSED BY: AS DRAWN BY: DY
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/tilt/hatch. In cases where this is not possible the gip or gutter is surveyed instead. Where underside of fascia or 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	OSBM	OS BENCHMARK
AHT	AWP HEAD HEIGHT	RE	ROOFING EYE
AV	AIR VENT	RS	ROOF SIGN
BB	BELUSIA REACON	RWP	RAINWATER PIPE
BOL	BOLLARD	SC	STOP COCK
CBT	CABLE TV COVER	SP	SIGN POST
CCV	CITY SECURITY CAMERA	SPNT	SPRING POINT OF ARCH
CH	CILL TO HEAD LEVEL	SV	STOP VALVE
CL	COVER LEVEL	SVP	SOIL & WASTE PIPE
CLG	CEILING HEIGHT	THK	THRESHOLD LEVEL
CNC	CONCRETE	TL	TRAFFIC LIGHTS
DK	DROP KERB	TOP	TOP OF FENCE
DPC	DAMP PROOF COURSE	TOPF	TOP OF FLOOR JOISTS
ED	ELECTRICITY POLE	TOPH	TOP OF HEDGE
ER	EARTHING ROD	TOWP	TOP OF WALL
FR	FLOWER BED	TP	TELEGRAPH POLE
FE	FLOOR TO CILL LEVEL	THH	TREE HEIGHT
FIL	FINISHED FLOOR LEVEL	THM	TREE STUMP
FH	FIRE HYDRANT	TS	TREE STUMP
FL	FLOOD LIGHT	UNK	UNKNOWN SPECIES
FS	FLAGSTAFF	USB	UNDER-SIDE OF BEAM
GL	GUTTERING LEVEL	USC	UNDER-SIDE OF COLAR
GP	GATE POST	USCOL	UNDER-SIDE OF COLAR
GS	GAS VALVE	USDN	UNDER-SIDE OF DOORHEAD
GV	GULLY	USF	UNDER-SIDE OF FABRIC
IC	INSPECTION COVER	USFB	UNDER-SIDE OF FLOORBOARDS
ICB	ICE COVER	USF	UNDER-SIDE OF JOISTS
ICG	ICE COVER	USP	UNDER-SIDE OF PURCH
ICL	ICE COVER	USR	UNDER-SIDE OF RIDGE
ICW	ICE COVER	USRB	UNDER-SIDE OF RIBBED
IL	INVERT LEVEL	USRH	UNDER-SIDE OF RIBBED
IP	INVERT POST	USRH	UNDER-SIDE OF RIBBED
MH	MANHOLE	USRH	UNDER-SIDE OF RIBBED
MHW	MANHOLE - SURFACE WATER	USRH	UNDER-SIDE OF RIBBED
MHW	MANHOLE - SURFACE WATER	USRH	UNDER-SIDE OF RIBBED
NP	MANHOLE POST	USRH	UNDER-SIDE OF RIBBED

CLIENT

Kate Stevens and John Middleton

DRAWING TITLE

ELEVATIONS - HOUSE & COTTAGE

PROJECT

The Old Rectory Mere

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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: 1:100 Plotted on A1	REV. -	Drawing No: ADS/1029-EL2 © ADS Surveys Ltd. 2014
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