ACCURACY FOR A PLOT AT A SCALE OF 1/50

ALL LEVELS ARE IN METRES AND RELATED TO TBM. AS SHOWN ON DWG NO 4544/1 (value 100.00m).

THE CO-ORDINATE GRID IS BASED ON ASSUMED VALUES

ALL TREE HEIGHTS AND SPREADS ARE APPROXIMATE

WE HAVE TRIED TO IDENTIFY TREE TYPES, HOWEVER IF TREE SPECIES ARE CRITICAL SPECIALIST ADVICE SHOULD BE GAINED

DRAINAGE PIPE SIZES HAVE BEEN MEASURED FROM THE SURFACE, CHAMBER ACCESS HAS NOT BEEN GAINED FOR SAFETY REASONS, THERFORE SIZES SHOULD BE REGARDED AS APPROXIMATE. GENERALLY DAMAGED COVERS AND COVERS WITHIN HIGHWAYS WILL NOT BE LIFTED.

OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATIONS, AND SHOULD BE TREATED AS APPROXIMATE.

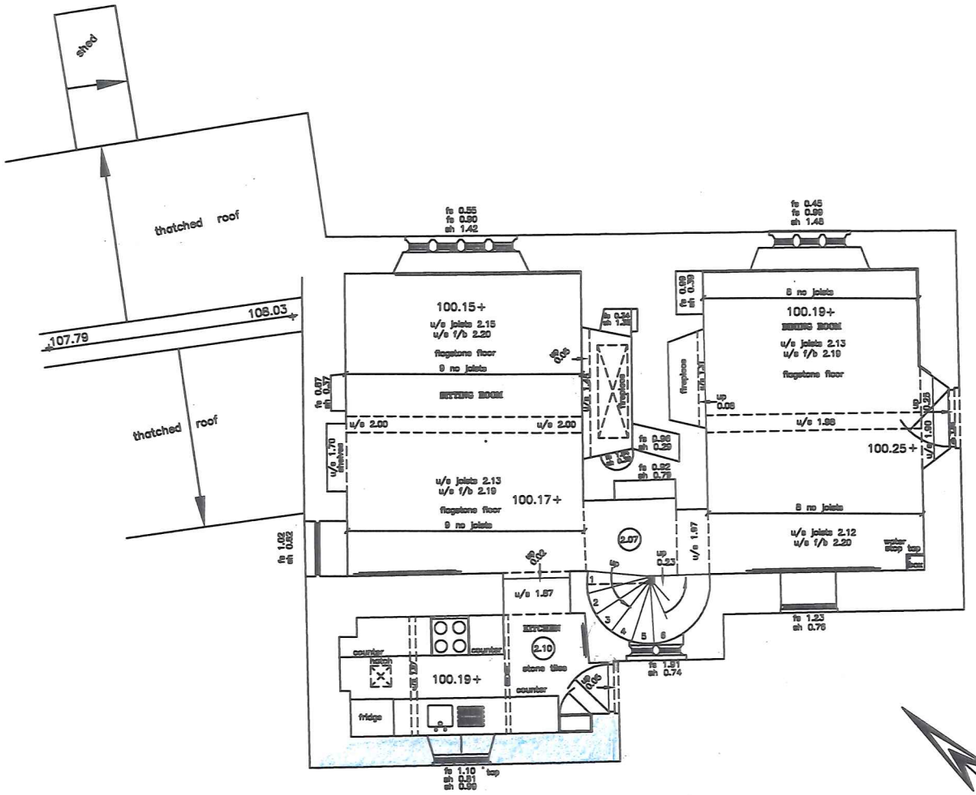
STA	EASTINGS	NORTHINGS	LEVELS
ST01	10000.000	5000.000	99.170
ST02	10012.043	4987.957	100.153
ST03	9978.752	4976.174	102.980

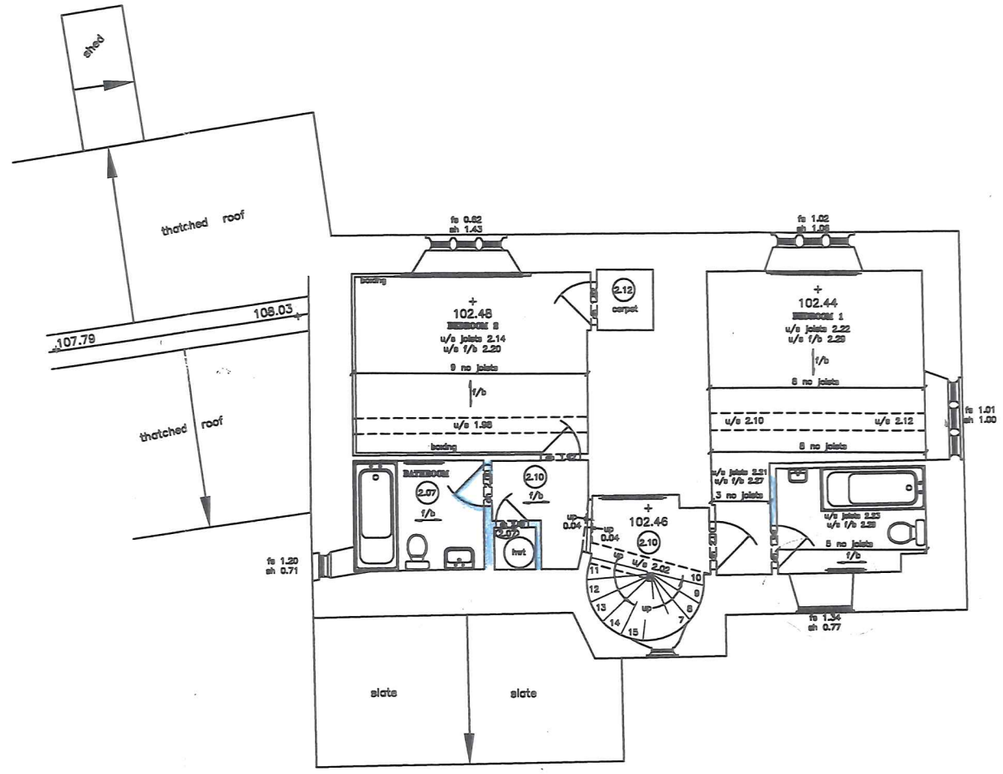
LAND SURVEY KEY

obm arbrown array bench mark
TBM temporary bench mark
ffl finished floor level
tl threshold level
mh manhole cover
ic inspection cover
cl cover level
il invert level
wl water level
bl bed level
d pipe diameter
wfc water filled chamber
ufl unable to lift
wm water meter
g gully
fh fire hydrant
mkr marker
sv stop valve
cctv cable television
tm water meter
bt telecom
rs rodding eye
er earthing rod
elec electric
rs road sign
tp temp post
tp telecom pole
ep electric pole
tl traffic light
sl spot light
s/bx control box
bol bollard
d/bx drainage channel
rwp rain water pipe
svp soil vent pipe
vp vent pipe
wp waste pipe
sp soil pipe
f/bd flower bed
s/b closeboard fence
sec/f security fence
p & r post & rail fence
st sd retaining wall
c cable riser
ht height

BUILDING SURVEY KEY

obm arbrown array bench mark
TBM temporary bench mark
ffl finished floor level
tl threshold level
mh manhole cover
ic inspection cover
cl cover level
il invert level
wl water level
bl bed level
d pipe diameter
wfc water filled chamber
ufl unable to lift
d/bx drainage channel
rwp rain water pipe
svp soil vent pipe
vp vent pipe
wp waste pipe
sp soil pipe
c cable riser
ht height
wm water meter
g gully
fh fire hydrant
rs rodding eye
bt telecom equipment
elec electric
sl spot light
fb floorboard direction
cp'd cupboard
fp fireplace
sd sliding door
fh floor to head height
sh sill to head height
fs floor to sill height
u/s underside height
t/s topside height
(3.12) room height
roof slope (down)
rad radiator
htr heater
hwt hot water tank
hd hand dryer
wf water fountain
rl roof light
s/c suspended ceiling
elec electricity
e/mtr electricity meter
g/mtr gas meter
fhr fire hose reel
wm water meter
conc concrete
bk brick
q/tiles quarry tiles





: TO BE DEMOLISHED

GROUND FLOOR PLAN

FIRST FLOOR PLAN

Scale = 1 : 50

Scale = 1 : 50

Scale = 1 : 50

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OX7 4AN.

Client
TYACK ARCHITECTS LTD
On behalf of
Mr RICHARD LAST Esq

Title
GROUND & FIRST FLOOR PLANS

Scale	Drawn
1:50 @ A1	JFB/PJL
Date	**Job No**
DECEMBER 2013	4544/5