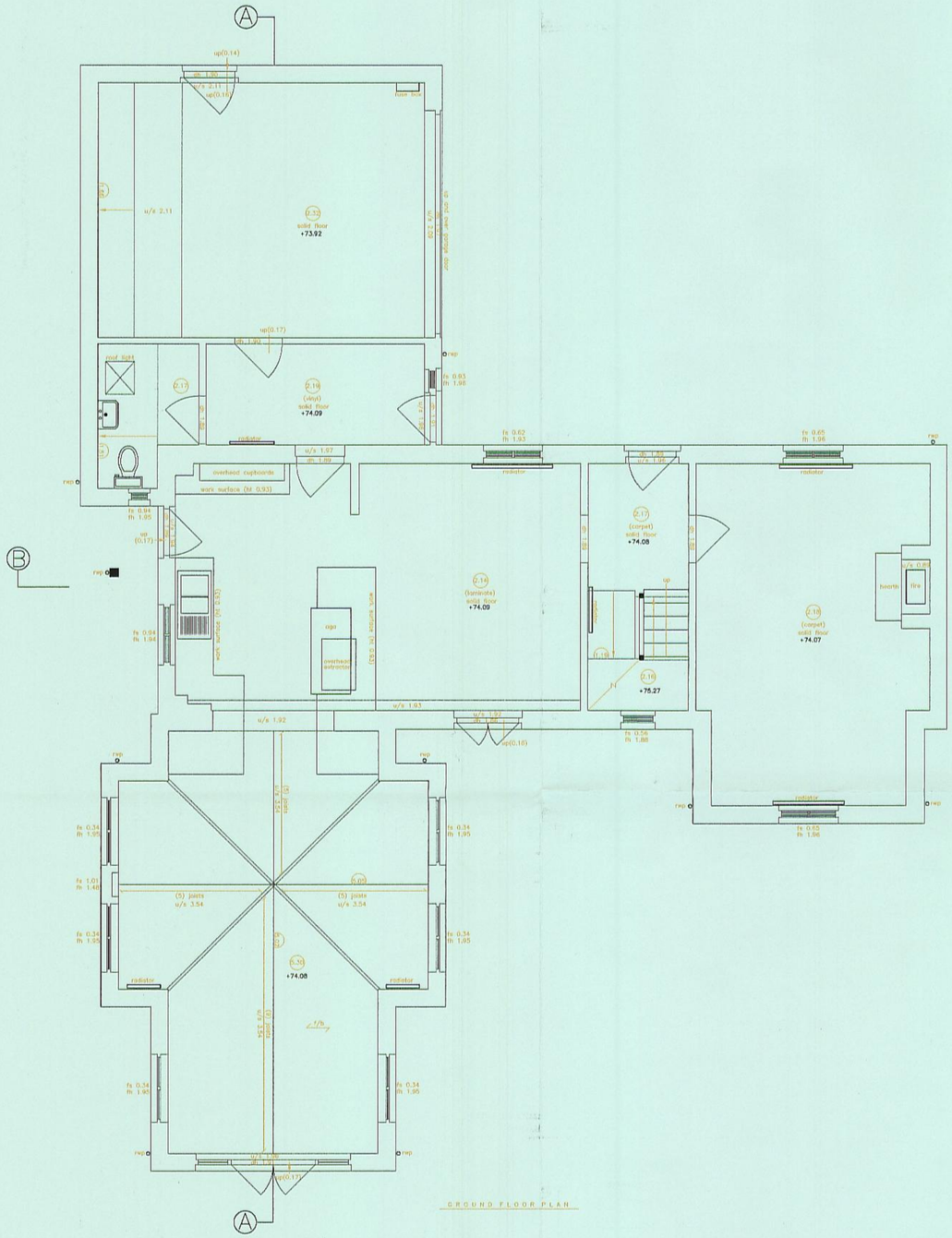

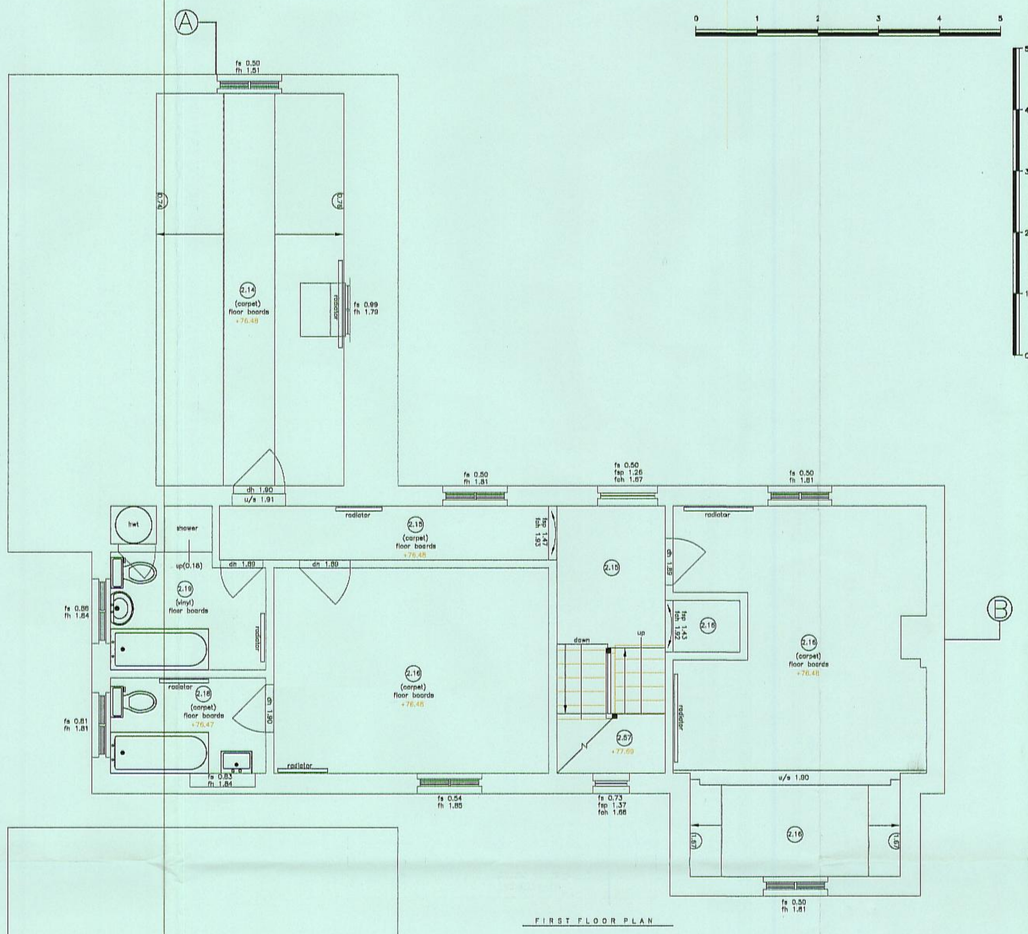

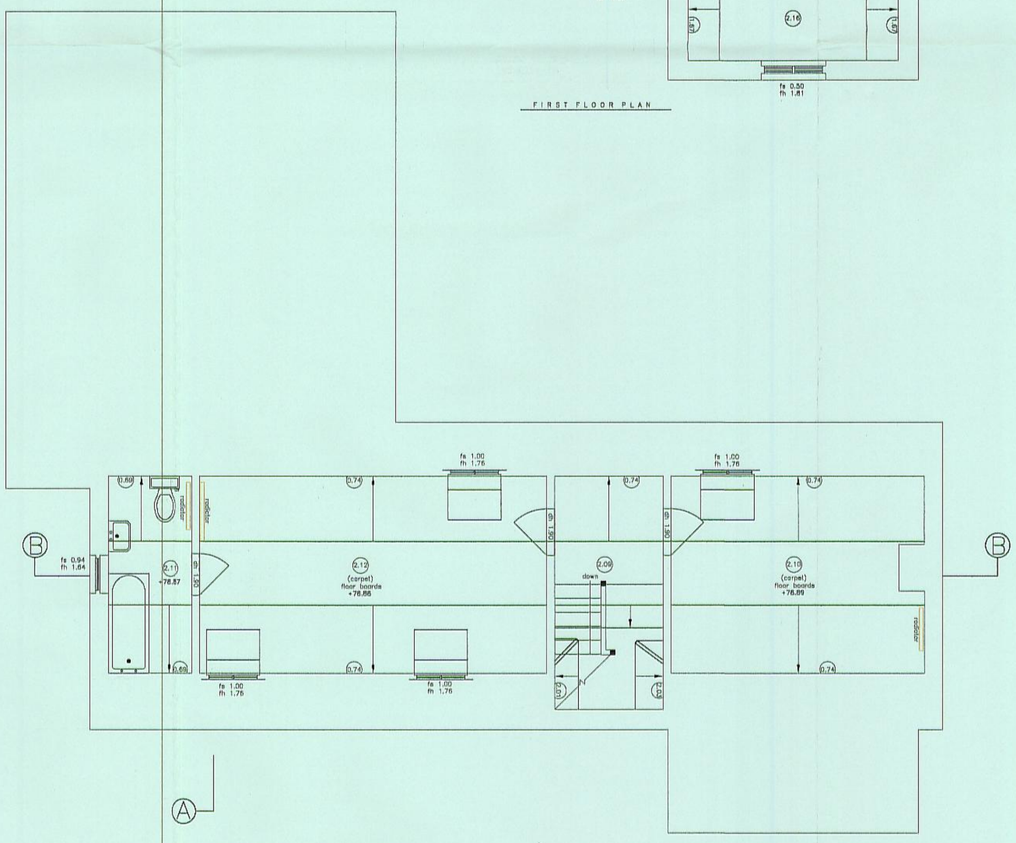

NOTES

GENERAL NOTES :-

GRID COORDINATES ARE ORDNANCE SURVEY NATIONAL GRID DERIVED FROM GPS TRANSFORMATION. GPS COORDINATES AND LEVELS SET AT STO1 (NO SCALE FACTOR APPLIED)

THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:50

TOPOGRAPHICAL SURVEY KEY :-
(WHERE APPLICABLE)

mh – manhole
ic – inspection cover
cl – cover level
il – invert level
dp – depth
toc – top of cap
tol – top of tank
top – top of pipe
UTL – unable to lift
wfc – water filled chamber
mkr – marker
fh – fire hydrant
g – gully
sv – stop valve
ss – stop tank
catv – cable television
wm – water meter
bt – telecom
s – storm
f – foul
re – rodding eye
er – earthing rod
elec – electric
fs – fire switch
g/run – gully run
d/chan – drainage channel
wp – waste pipe
svp – soil vent pipe
wo – wash out
vp – vent pipe
rs – road sign
lp – lamp post
tp – telecom pole
ep – electric pole
ts – traffic signal light
sl – spot light
c/box – control box
bol – bollard
ill – illuminated
cr – cable riser
ht – height
u/s – underside
f/bed – flower bed
c/b fence – closeboard fence
sec fence – security fence
ret wall – retaining wall
p & r fence – post & rail fence
s/birch – silver birch
h/chestnut – horse chestnut
h/thorn – hawthorn
con – conifer
sap – sapling
TBM – temporary bench mark
OSBM – ordnance survey bench mark
fl – floor level
tl – threshold level
sp – soil pipe
rwp – rain water pipe
ov – air valve

BUILDING SURVEY KEY :-
(WHERE APPLICABLE)

TBM – temporary bench mark
fl – finished floor level
tl – threshold level
fh – floor to head height
sh – sill to head height
fs – floor to sill height
u/s – underside height
ah – arch head height
sp – arch springing point height
(2.3) – room height
rad – radiator
htr – heater
t/rail – heated towel rail
hwt – hot water tank
wc – toilet
wb – wash basin
dryr – dryer
uri – urinal
hd – hand dryer
wp – waste pipe
vp – vent pipe
rwp – rain water pipe
wf – water fountain
g – gully
l – roof light
susc – suspended ceiling
elec – electricity
e/mtr – electricity meter
g/mtr – gas meter
hr – fire hose reel
tel – telecommunications point
es – single electricity socket
ds – double electricity socket
ls – light switch
cp – cooker point
fb – fuse box
lf – light fitting
fl – fluorescent light fitting
iar – intruder alarm sensor
fsr – fire alarm sensor
cb – alarm box
wm – water meter
wtr – water
ic – inspection chamber
mh – manhole cover
cl – cover level
il – invert level
p – pipe diameter
f/b – floorboard
conc – concrete
bk – brick
q/tiles – quarry tiles
f/p – fire place

UTILITY SURVEY KEY :-
(WHERE APPLICABLE)

ELECTRIC CABLE
WATER PIPE
FOUL SEWER
STORM SEWER
COMBINED SEWER
DUCTS
CABLE TELEVISION
DATA CABLE
TELECOM CABLE
GAS PIPE
FUEL PIPE
UNIDENTIFIED SERVICE
OTHER

ABBREVIATIONS :-

mh – manhole cover
ic – inspection chamber
cl – cover level
il – invert level
bd – book drop
eot – end of trace
uti – unable to lift
uts – unable to survey
o/r – assumed route
n/ts – not located trench scar
tfr – taken from records
utt – unable to trace
utr – unable to rod

DISCLAIMER :-

Electromagnetic techniques have been used in the location of underground services. The results are not infallible and trial excavations should be carried out to confirm service identification, positions and particularly depths, where these are critical. The completeness of the underground services information cannot be guaranteed.

This method of survey does not differentiate between live and dead services, and as such all services should be treated as live. This drawing may not include the location of all public services that may cross the site, therefore the relevant service drawings should be obtained from the appropriate utility company and used in conjunction with this drawing.

Private service pipes and cables in highways are not shown, but their presence should be anticipated.

Additional below ground structures or obstructions not shown on this drawing may be present. Reference should be made to historical plans and as-built drawings. Excavations in the vicinity of services should be carried out with due diligence ref: HSG47 document avoiding dangers from underground services

Pipe diameters noted in mm

TANK INFORMATION :-
(WHERE APPLICABLE)

DISUSED PUMP ISLANDS' AND TANKS' FEEDS ARE NOT SHOWN AS NO INFORMATION IS HELD FOR THE OLD SERVICE RUNS

FUEL LINES AND VAPOUR LINES ARE SHOWN AS A SCHEMATIC PLAN AND DO NOT REPRESENT ACCURATE POSITION.

TANK No	FUEL GRADE	CAPACITY LITRES	PUMPS ISLANDS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

NORTH POINT :-
(WHERE APPLICABLE)

NORTH

MIDLAND SURVEY LTD

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Client	PANTON ARCHITECTURAL DESIGN
Project	2 BIRCHWOOD DRIVE, SHIPTON ON CHERWELL, OX5 1NR
Title	FLOOR PLANS
Date	JUNE 2015
Scale	1:50@A1
Dwg No	22382/2
Surveyor	T.S.R
Checked	M.F

Revisions

TOPOGRAPHICAL (LAND) SURVEYORS / UTILITY SURVEYORS
BUILDING MEASUREMENT SURVEYORS / 3D LASER SCANNING