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ABBREVIATIONS

AV	Air Valve	FH	Fire Hydrant	SI	Sign Post
AH	Arch Head Height	FL	Floor Level	SP	Arch Spring Point Height
BB	Belisha Beacon	FP	Flag Pole	SV	Stop Valve
BH	Bore Hole	GG	Gully Grate	SY	Stay
BL	Bed Level	GV	Gas Valve	Tac	Tactile Paving
BO	Bollard	HH	Head Height	TC	Telecom Cover
BrP	Brace Post	IC	Inspection Cover	TH	Trial Pit
BS	Bus Stop	IL	Invert Level	THL	Threshold Level
BU	Bush	KO	Kerb Outlet	TL	Traffic Light
BX	Box (Utilities)	LP	Lamp Post	ToW	Top of Wall
C-Lev	Ceiling Level	MH	Manhole	TP	Telegraph Pole
CH	C/l Height	MP	Marker Post	TV	Cable TV Cover
CL	Cover Level	NB	Name Board	UB	Universal Beam
COL	Column	PAV	Partition Wall	UC	Unknown Cover
DC	Drainage Channel	PM	Parking Meter	UK	Unknown Tree
DH	Door Head Height	PO	Post	UTL	Unable To Lift
DP	Down Pipe	PB	Post Box	USB	Under Side Beam
DR	Drain	RE	Rodding Eye	VP	Vent Pipe
EL	Eaves Level	RL	Ridge Level	WB	Waste Bin
EP	Electric Pole	RP	Reflector Post	WH	Weep Hole
ER	Earth Rod	RS	Road Sign	WL	Water Level
ET	EP+Transformer	RSD	Roller Shutter Door	WM	Water Meter
FB	Floor Board Direction	RSJ	Rolled Steel Joist	WO	Wash Out

FEATURES

FENCE — C/B 1.8h

WALL — WALL 1.2h

HEDGE — Hedge 1.5h

OVERHEAD LINE — OHL

AVERAGE ROOT LINE SHOWN

INDICATIVE POSTION OF LINE

MEASUREMENTS TO INTERNAL WALLS HAVE BEEN TAKEN TO THE WALL FINISHES AT APPROX 1m ABOVE FLOOR LEVEL AND ASSUMED TO BE VERTICAL.

FENCE TYPES

B/W	BARBED WIRE	C/L	CHAIN LINK	I/R	IRON RAILINGS
C/B	CLOSE BOARD	C/P	CHESTNUT PALING	Pan	PANEL
P/R	POST AND RAIL	P/W	POST AND WIRE		

SYMBOLS

- XX — FLOOR TO CEILING HEIGHT
- XX F/C — FLOOR TO FALSE CEILING HEIGHT
- CONTROL STATION
- Col — COLUMN

CILL HEIGHTS ARE MEASURED AS FLOOR TO CILL.
HEAD HEIGHTS ARE MEASURED FROM CILL TO TOP OF WINDOW

SERVICES

FOUL SEWERS — 0.225Ø — FW MH

STORM SEWERS — 0.375Ø — SW MH

PIPE POSITIONS AND ALIGNMENTS ARE INDICATIVE ONLY.

TREES

TREES ARE DRAWN TO SCALE SHOWING THE AVERAGE CANOPY SPREAD. DESCRIPTIONS AND HEIGHTS SHOULD BE USED AS A GUIDE ONLY.

Deciduous — Coniferous

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, ANY CRITICAL DIMENSIONS AND CONNECTIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO STARTING WORK.

SERVICES AND DETAIL MAY NOT HAVE BEEN SURVEYED IF OBSTRUCTED OR NOT REASONABLY VISIBLE AT THE TIME OF SURVEY.

THE CONTRACTOR MUST CHECK AND VERIFY ALL SITE AND BUILDING DIMENSIONS, LEVELS, UTILITIES AND DRAINAGE DETAILS AND CONNECTIONS PRIOR TO COMMENCING WORK.

ALL CRITICAL DIMENSIONS AND MEASUREMENTS SHOULD BE CHECKED AND VERIFIED WITH ANY ERRORS OR DISCREPANCIES 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.

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DO NOT SCALE FROM THIS DRAWING

CONTROL CO-ORDINATES

STATIONS	EASTINGS	NORTHINGS	LEVEL	DESCRIPTION
ST01	1000.000	1500.000	127.223	PK Nail
ST02	990.334	1473.442	127.080	PK Nail
ST03	975.564	1511.527	127.079	PK Nail
KM01	963.276	1488.067	127.823	PEG
KM02	957.376	1500.878	126.769	PEG
KM03	940.347	1511.082	127.360	PEG

THE SURVEY STATIONS LISTED ABOVE ARE ONLY INTENDED TO BE USED FOR TOPOGRAPHICAL SURVEYS AT THE STATE SCALE. ALL CONTROL MUST BE CHECKED AND VERIFIED PRIOR TO USE

NOTES

1 Grid based on arbitrary coordinates for station ST01 of 1000.000mE, 1500.000mN, and a magnetic bearing of 200° between stations ST01 and ST02

2 Level value based on OSBM situated on 20 Burton Road and taken as 127.47m

REV	DESCRIPTION	DRAWN	APPR	DATE
B	Survey extended	BM	PDS	May 09
A	Survey extended	KM	PDS	SEP 08

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PROJECT TITLE
1&3 BURTON ROAD, TWYCROSS.

DRAWING DETAIL
TOPOGRAPHICAL SURVEY

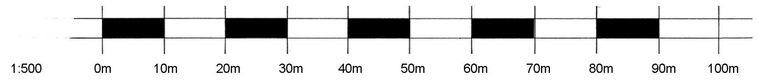
CLIENT	SCALE
HADEN RITCHIE BAILEY ARCHITECTS	1:200

SURVEYED	DRAWN	APPROVED	CHECKED	STATUS
KJM	KJM		PDS	FINAL

DRAWING NUMBER	REVISION	DATE
3768cv-01	B	MAY 2008

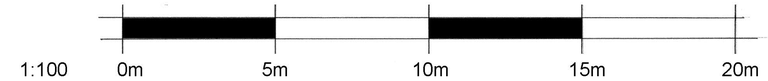
ORIGINAL SHEET SIZE A2H

1 - 3 Burton Road, Twycross





Longitudinal Site Section A-A
(1:200)





Front Elevation facing Burton Road
(1:100)





First Floor Plan
(1:100)



Ground Floor Plan
(1:100)

The Builder is to check and verify all building and site dimensions, levels and sewer invert levels prior to commencement of work.

Do not scale off this drawing, work to figured dimensions only.

This drawing must be read and checked with all structural and relevant specialist drawings.

The Builder is to comply in all respects with the current Building Regulations and latest Codes of Practice.

Unit 1. 3 Bedroom + Attick	=	1272.sqft.
Unit 2. 3 Bedroom	=	978 .sqft.
Unit 3. 3 Bedroom	=	978 .sqft.
Unit 4. 4 Bedroom	=	1272.sqft.

Single Storey House

Two Storey House

JOB No.

revisions

No.	Description	Date
A	Elevation, Site map and floor plans amended	Jun08
B	Chimney changed to match details render re-done	Jul08
C	Revised following comments from planning inspector	Sept08
D	Site Layout Added, window added to livning room Plot 4 and scale bars added	Apr09
E	Roof Layout Ammended	May09
F	Plaot 1 reverted back to ammendment D	May09
G	Added Site Section	May09

The Crown Estate Gopsall

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Redevelopment of 1 - 3 Burton Road
Twycross

Sketch Proposal

SCALE	DATE	DRAWN	JOB No.
1:500 1:100	may08	IR/JL	5656.02G

A1 Title Page

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DMDP 3720

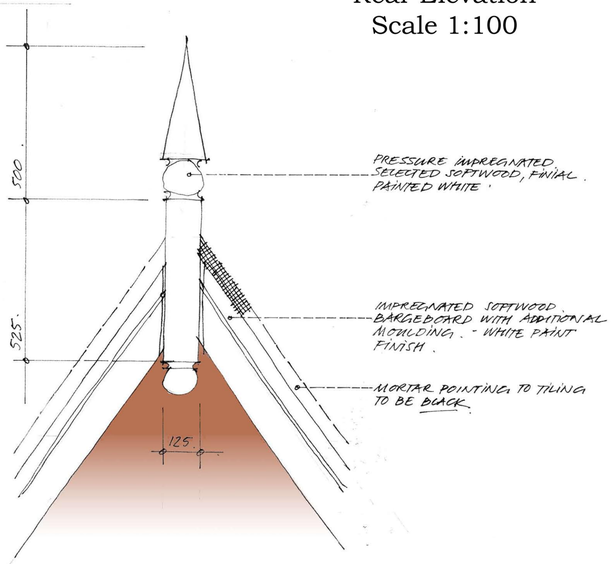
1 - 3 Burton Road, Twycross



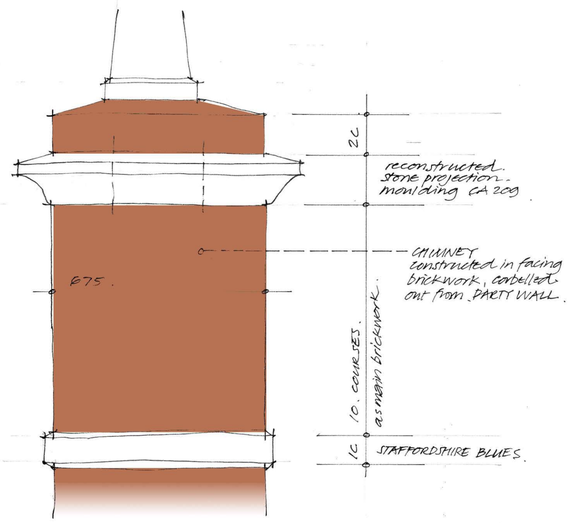
Rear Elevation
Scale 1:100



Side Elevation Facing Gospel Church
Scale 1:100



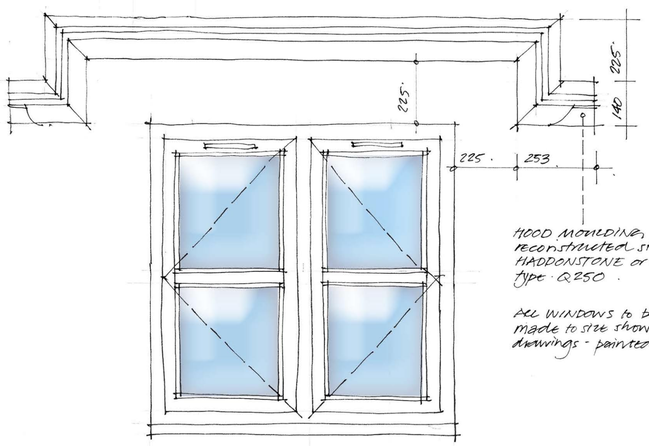
Finial Detail
Scale 1:10



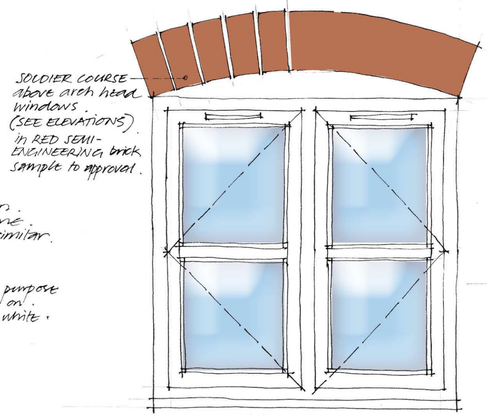
Chimney Detail
Scale 1:10



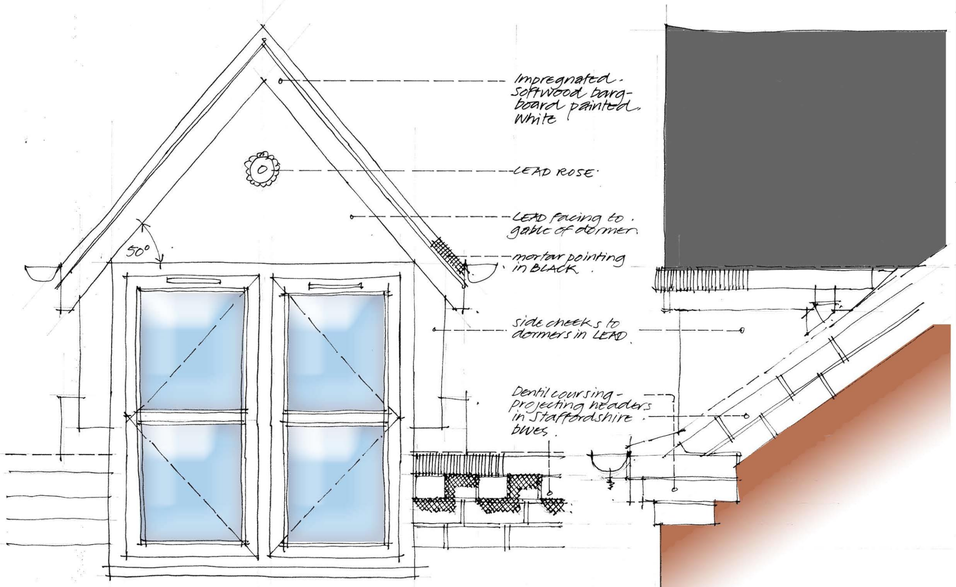
Side Elevation 1
Scale 1:100



Window with hood mould
Scale 1:10



Window with brick arch
Scale 1:10



Dormer window front
Scale 1:10

Dormer window side
Scale 1:10

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The Builder is to comply in all respects with the current Building Regulations and latest Codes of Practice.

JOB No.

revisions

No.	Description	Date
A	Roof type ammended	May09
B	Ammendments made following comments from the LA	May09

The Crown Estate Gopsall

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Redevelopment of 1 - 3 Burton Road Twycross

Sketch Proposal

SCALE	DATE	DRAWN	JOB No.
1:100	may08	IR/JL	5656.03B

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