Standard Topographical Survey Specification

Survey Grid and control

- The survey grid will be related to the Ordnance Survey (OS) coordinate system using GPS or ‘best fit’ to a digital OS tile. In some cases a local grid system will be used and clearly stated.

- Levels will be related to local OS benchmarks or fixed using GPS. In some case a local level datum will be used, this will be set to at least 50m different to local OS levels.

- A minimum of 3 permanent control stations will be left on or around the site.

Features that will be surveyed within the site area

- Road channels, top of kerbs, footpaths, changes in surface.

- Building footprints, permanent structures, building remains.

- On site building heights including ridge, eave and finished floor levels.

- Individual trees, Groups of trees, edge of scrub, planting areas.

- Boundary features including walls, fences, hedges.

- Drainage information including manhole covers, gullies, inspection covers.

- Visible service information including overhead cables, electric poles/pylons, telephone poles, service covers.

- Top and bottom of embankments

- Water courses including top and bottom of banks, invert levels and water level.

- Extent of ponds and lakes.

- Spot levels taken at 10m spacing and at changes of gradient.

- Contours drawn at suitable intervals depending on gradient of site.

- The above list is a guide. All permanent features within the site will be picked up where accessible.

Please contact Matthew Powers for any help you may require with your site specification. T: 01928 734473, matt@powerstiltman.co.uk
Standard Measured Building Survey Specification

- If we have completed your topographic survey, the building floor levels will relate to our topographical drawing.

Standard Internal Building Survey Specification

- For internal measured building surveys the basic specification (i.e. measured points that will be picked up) will be:
  - Ceiling beams and vertical columns (lengths, widths and heights)
  - Wall positions and thicknesses (including any recesses)
  - Floor levels and ceiling heights
  - Door positions with height of frame
  - Window positions including height from floor to bottom and top cills
  - Stair positions
  - Other information can be picked up if requested eg sanitary ware, sockets and radiators

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Standard Building Elevations Survey Specification

- If we have completed your topographic survey, the building floor levels will be related to our topographical drawing.

- For building elevation surveys the basic specification (i.e. measured points that will be picked up) will be:
  - Window openings including frames
  - Door openings including frames
  - Building outline including ground levels, roof lines and external wall positions
  - Guttering and downpipes
  - Changes in building material
  - Any substantial architectural/structural detail that is deemed relevant to the project by the client
  - Any steps/ramps in to the building
  - Floor levels - which shall be shown as a dashed line on each drawing.

Survey Deliverables

- Survey data is worked into a suitable layering system.
- Topographical surveys are drawn at 1:200 or 1:500 unless specified.
- Building elevations and measured building surveys are drawn at 1:50 or 1:100 unless specified
- Appropriate paper sizes used – A0, A1, A2, A3 & A4.
- Survey drawings are issued in AutoCAD 2D, AutoCAD 3D and pdf format. We are able to issue in other formats if required e.g. MOSS genio and n4ce

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