

Specification Summary Sheet for Building Surveys

(based on RICS Specification Guidelines for Land, Buildings & Utility Surveys at Scales of 1:500 & Larger)

Survey Control

The survey shall be related to:

- Ordnance Survey national grid and level (using GPS/GNSS)...
- Local grid...
- Existing site grid...

Detail to be surveyed for final plans

Floor Plans:

- All walls (internal/external)...
- All doors with door swing and head height...
- All windows with sill and head level...
- Position of stair wells, no. of treads & direction of rise...
- Beam position & level...
- Levels to floors and ceiling...
- Position of sanitary ware...
- Main incoming services...
- Fitted furniture...
- All sockets/ducting/switches...

Ceiling Plans:

- Visible structural features...
- Visible Fixtures & fittings...
- Decorative mouldings...
- Identify features above suspended ceiling...

Roof plans:

(Dependent on safe access or reflectorless measurements) to show...

- Structural features with levels...
- Direction of fall...
- Penetrations...
- Roof lights...
- Drainage...
- Plant & machinery...

Elevations - Outline:

- Structures...
- Extent of major openings (windows/doors, etc)...
- Chimney stacks...
- Ridge/eave heights...

Elevations - Full detail as above plus:

- Major cornices, decorative brick/stonework, etc...
- Fenestration details...
- Construction materials...
- Permanent fixtures & fittings...
- Rainwater goods...
- Photographic record...

Sections:

- Outline sections through the building with level information...

Sections (Elevational):

As above plus detail visible from the section line including...

- Major openings (windows/doors, etc)...
- Cornices, decorative brick/stonework/plasterwork etc...
- Skirtings, architraves, dado rails, picture rails etc...
- Fenestration details...
- Fixtures & fittings...

Additional items: