-LEVELS KEY-

Ex 134.11	Existing Spot Level
134.11	Proposed Spot Level
	Existing Contour (Primary)
	Existing Contour (Secondary)
	Proposed Contour (Primary)
	Proposed Contour (Secondary)
	Proposed Landscape Contour (Primary)
	Proposed Landscape Contour (Secondary)
1:Fall	Proposed Gradient Arrow/Fall Direction
HP	Proposed High Point
LP	Proposed Low Point
	Proposed Bank Batter (Varies)
2C	Additional face brickwork & number of courses
2C	Raised DPC & number of courses
FW06	Feature Wall (retained height, mm)
GB150	Gravel Board Fencing (retained height, mm)

Refer to structural drawings for further information on structural slab levels.

Topographical information shown is based on site survey undertaken by others as part of site-wide development.

Contours are only as accurate as the initial land survey information. Contours are approximate only and spot levels may vary slightly on site.

Topographical survey levels are not to Ordnance Survey (OS) datum and need to be verified prior to work commencement.

THRESHOLD PLATFORM SUMMARY:

L = Level Threshold

R = Ramped (Part M)

S = Stepped Approach

-ARBORICULTURAL KEY-

	Proposed Root Protection Area
T482	Tree Number

LEVELS DESIGN NOTE:

ALL FLUSH THRESHOLD ACCESS POINTS WITH 1:60 FALL FROM BUILDING, FOR MINIMUM 900mm FROM FRONT / MAIN ACCESS & FOR PATIO DISTANCE SHOWN TO SPOT LEVEL.

1:200 @ A1
1:400 @ A3
0 2 4 6 8 10 12 14 16 18 20 m

NOTES

A1

1. This drawing is to be read in conjunction with all other BP Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
2. BP Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
3. Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.
5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
6. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. BP Civils logos and company information must be removed from copies if information is re-used.
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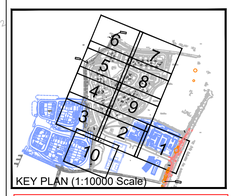
RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, note the following:

1. Buried services. Contractor to refer to record drawings and use CAT to locate existing services and undertake necessary precautions and investigation prior to excavating.
2. Working in live traffic. Contractor to ensure traffic management is designed, erected and maintained to protect the workforce and the public. Contractor to undertake necessary precautions and ensure suitable traffic management is in place prior to commencement.
3. Working in live sewers. Contractor to ensure operatives are familiar and competent with the dangers of working in live sewers.
4. Excavations close to existing structures. Contractor to prepare method statement to ensure stability of existing structure.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement



KEY PLAN (1:10000 Scale)

FURTHER DETAIL FOR ALL PRIVATE AREAS INCLUDING FRONT PATH LINKS, BOUNDARY TREATMENTS TO FOLLOW.

BUILDINGS DENOTED AS DASHED LINK ARE SUBJECT TO DETAILED DESIGN SIZING AND MAY VARY.

S38 APPLICATION REFERENCE PSI3531_01

S104 APPLICATION REFERENCE N0024875

IWNL SECTION 104 ADOPTION NOTE:

IWNL means 'Independent Water Networks' who will be the adoption authority.

All design shall be in strict accordance with DCG (The Design & Construction Guidance' pursuant to the code, Appendix C of the SSG (Sewage Sector Guidance).

	Date	Amendments
A	29.01.25	Update to IWNL comments
-	28.11.24	Original Issue

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Drawing Status
FOR APPROVAL
NOT FOR CONSTRUCTION

Client
Foreman Homes

Project
Summer Lane
Pagham, West Sussex

Drawing Title
Levels Design
Sheet 7 of 10

Scale at A1	Date	Drawn By	Checked By	Project No.
1:200	Nov 24	DJL	MJA	D2240

Drawing No.	Rev.
000-BPC-WD-ZZ-D-P-47	A