-LEVELS KEY-

Ex 134.11	Existing Spot Level
17.875	Proposed Spot Level
1 in 31	Proposed Spot Gradient
13.00	Proposed House Door Threshold Level
18.175	Proposed External House Level
18.175	Proposed Plot Boundary Level
1:16	Proposed Plot Boundary Gradient
H.P. 17.570 L.P. 17.570	Proposed Footpath Channel High/Low Point
	Existing Contour (Primary)
	Existing Contour (Secondary)
	Proposed Contour (Primary)
	Proposed Contour (Secondary)
	Proposed Bank Batter (Varies)
	Step in Floor Level
2C	House Stepped DPC (for level threshold)
2C	Raised DPC & number of courses (TANKING)
2C	Additional face brickwork & number of courses

Refer to structural drawings for further information on structural slab levels, tanking, structural steps in floor 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:

Level Threshold	L
Ramped (Part M)	R
Stepped Approach	S

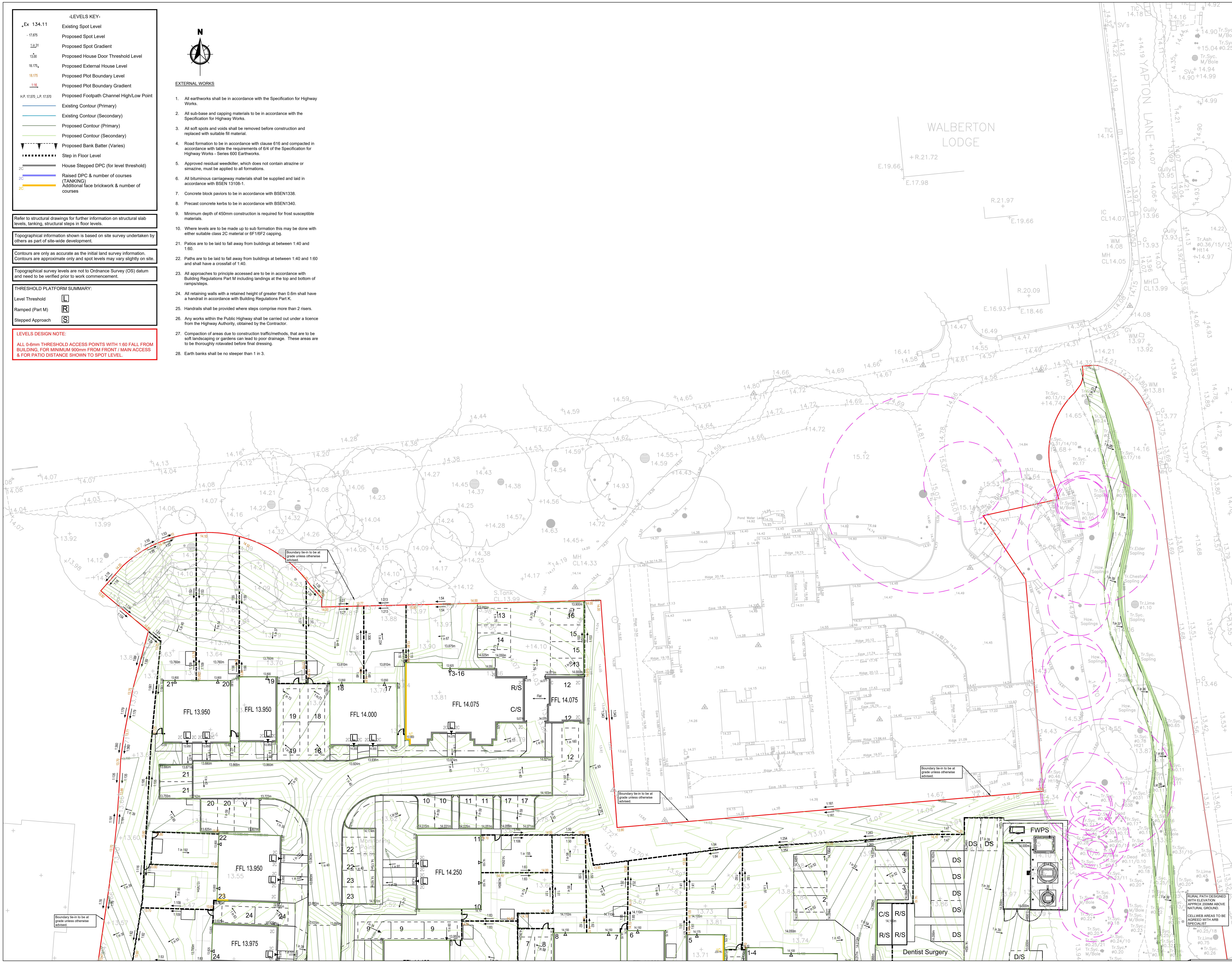
LEVELS DESIGN NOTE:

ALL 0-6mm THRESHOLD ACCESS POINTS WITH 1:60 FALL FROM BUILDING, FOR MINIMUM 900mm FROM FRONT / MAIN ACCESS & FOR PATIO DISTANCE SHOWN TO SPOT LEVEL.

N

EXTERNAL WORKS

1. All earthworks shall be in accordance with the Specification for Highway Works.
2. All sub-base and capping materials to be in accordance with the Specification for Highway Works.
3. All soft spots and voids shall be removed before construction and replaced with suitable fill material.
4. Road formation to be in accordance with clause 616 and compacted in accordance with table the requirements of 6/4 of the Specification for Highway Works - Series 600 Earthworks.
5. Approved residual weedkiller, which does not contain atrazine or simazine, must be applied to all formations.
6. All bituminous carriageway materials shall be supplied and laid in accordance with BSEN 13108-1.
7. Concrete block paviors to be in accordance with BSEN1338.
8. Precast concrete kerbs to be in accordance with BSEN1340.
9. Minimum depth of 450mm construction is required for frost susceptible materials.
10. Where levels are to be made up to sub formation this may be done with either suitable class 2C material or 6F1/6F2 capping.
21. Patios are to be laid to fall away from buildings at between 1:40 and 1:60.
22. Paths are to be laid to fall away from buildings at between 1:40 and 1:60 and shall have a crossfall of 1:40.
23. All approaches to principle accessed are to be in accordance with Building Regulations Part M including landings at the top and bottom of ramps/steps.
24. All retaining walls with a retained height of greater than 0.6m shall have a handrail in accordance with Building Regulations Part K.
25. Handrails shall be provided where steps comprise more than 2 risers.
26. Any works within the Public Highway shall be carried out under a licence from the Highway Authority, obtained by the Contractor.
27. Compaction of areas due to construction traffic/methods, that are to be soft landscaping or gardens can lead to poor drainage. These areas are to be thoroughly rotavated before final dressing.
28. Earth banks shall be no steeper than 1 in 3.



A1

NOTES

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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8. The client shall ensure that all licences, consents and approvals required to implement the works are in place prior to commencing construction.

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.

Appropriate risk assessments and method statements should be prepared to manage these risks as required.

1 2 3

KEY PLAN (1:5000 Scale)

Rev.	Date	Amendments
P00	24.09.26	Issue for DOC

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Drawing Status: PRELIMINARY
NOT FOR CONSTRUCTION

Client: Doswell

Project: Land West of Yapton Road, Walberton, BN18 0AS

Drawing Title: Levels and Contours Sheet 1 of 3

Scale at A1	Date	Drawn By	Checked By	Project No.
1:250	SEP 26	LM	MJA	D2426

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	007	P00