



- NOTES**
- THIS DRAWING IS FOR PLANNING LEVELS AND FOR INFORMATION PURPOSES ONLY. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER.
 - DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY. ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED OTHERWISE.
 - PROPOSED LAYOUT BASED UPON PLACE BY DESIGN ARCHITECT'S DRAWING NUMBER 2138-11008 RECEIVED 27.08.25. ODYSSEY ASSUMES NO RESPONSIBILITY ON THE LEVEL OF ACCURACY OF INFORMATION PROVIDED.
 - EXISTING LAND AND GROUND LEVELS (SHOWN TO AN ORDNANCE DATUM) ARE BASED ON THE CLIENT'S SUPPLIED TOPOGRAPHICAL SURVEY. ODYSSEY ASSUMES NO RESPONSIBILITY ON THE LEVEL OF ACCURACY OF SURVEY INFORMATION PROVIDED. THE CONTRACTOR IS TO CONFIRM THE EXISTING CONDITIONS MATCH THOSE SHOWN ON THE SURVEY AND INFORM ODYSSEY OF ANY DISCREPANCIES SHOULD THEY ARISE.
 - ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - ALL ROADS TO HAVE A 1:40 CAMBER AND ALL FOOTWAYS TO HAVE A MINIMUM 1:40 CROSS FALL AND NOT EXCEED 1:20, UNLESS SPECIFIED OTHERWISE ON PLAN.
 - ALL GARDEN GRADIENTS TO BE 1:15 MAXIMUM UNLESS SPECIFIED OTHERWISE ON PLAN.
 - FOR ANY RETAINING WALL SPECIFICATIONS / DESIGNS REFER TO STRUCTURAL ENGINEER DETAILS.
 - TREE PROTECTION PLAN MUST BE CONSULTED PRIOR TO WORKS AND ANY POTENTIAL CLASHES REPORTED TO THE CLIENT / ENGINEER AND ARBORICULTURIST IMMEDIATELY.
 - UPDATED LAYOUT TO BE ISSUED BY CLIENT. CHANGES TO BE REVIEWED AND ASSESSED AT A LATER DATE.
 - CDM REGULATIONS 2015
 - IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED ITS DESIGN RISK MANAGEMENT PROCESS FOR HAZARD ELIMINATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY DESIGNS SHOWN ON THIS DRAWING.

LEGEND

+8.03	PROPOSED LEVEL
1.34	SURFACE GRADIENT
FFL 10.60	PROPOSED FINISHED FLOOR LEVEL
IC	EXPOSED BRICKWORK/UNDERBUILD HEIGHT AS INDICATED - WHERE EXTERNAL GROUND LEVEL IS GREATER THAN 150mm BELOW FFL
---	RAISED DPC - WHERE EXTERNAL GROUND LEVEL IS LESS THAN 150mm BELOW FFL
---	SITE BOUNDARY
1:30	PROPOSED HIGHWAY CONTOURS

NOT FOR CONSTRUCTION - SUBJECT TO APPROVAL

C	UPDATED TO SUIT LATEST LAYOUT AND LPA COMMENTS	LG	JK	LG	28.08.25
B	UPDATED TO SUIT LATEST LAYOUT AND LPA COMMENTS	LG	JK	BAC	30.06.25
A	UPDATED TO SUIT LATEST LAYOUT AND REDROW COMMENTS	EW	LG	BAC	16.04.25
Rev	Amendments	Dm	Chk	App	Date

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Job Title
BILSHAM ROAD, YAPTON

Drawing Title
PROPOSED LEVELS LAYOUT SHEET 1 OF 8

Client
REDROW

Scale	1:200 @A1	Date	APR 25	Designed	LG
Drawn	EW	Checked	LG	Approved	BAC
Job No	24-217	Drawing No	24-217-214	Rev	C

P:24-217 - Bilsham Concept Works, Yapton\Tech\Acad\Drawings\200 Series - Replan\24-217-214-221 Proposed Levels Layout.dwg

FOR CONTINUATION REFER TO DRAWING 24-217/215

FOR CONTINUATION REFER TO DRAWING 24-217/216