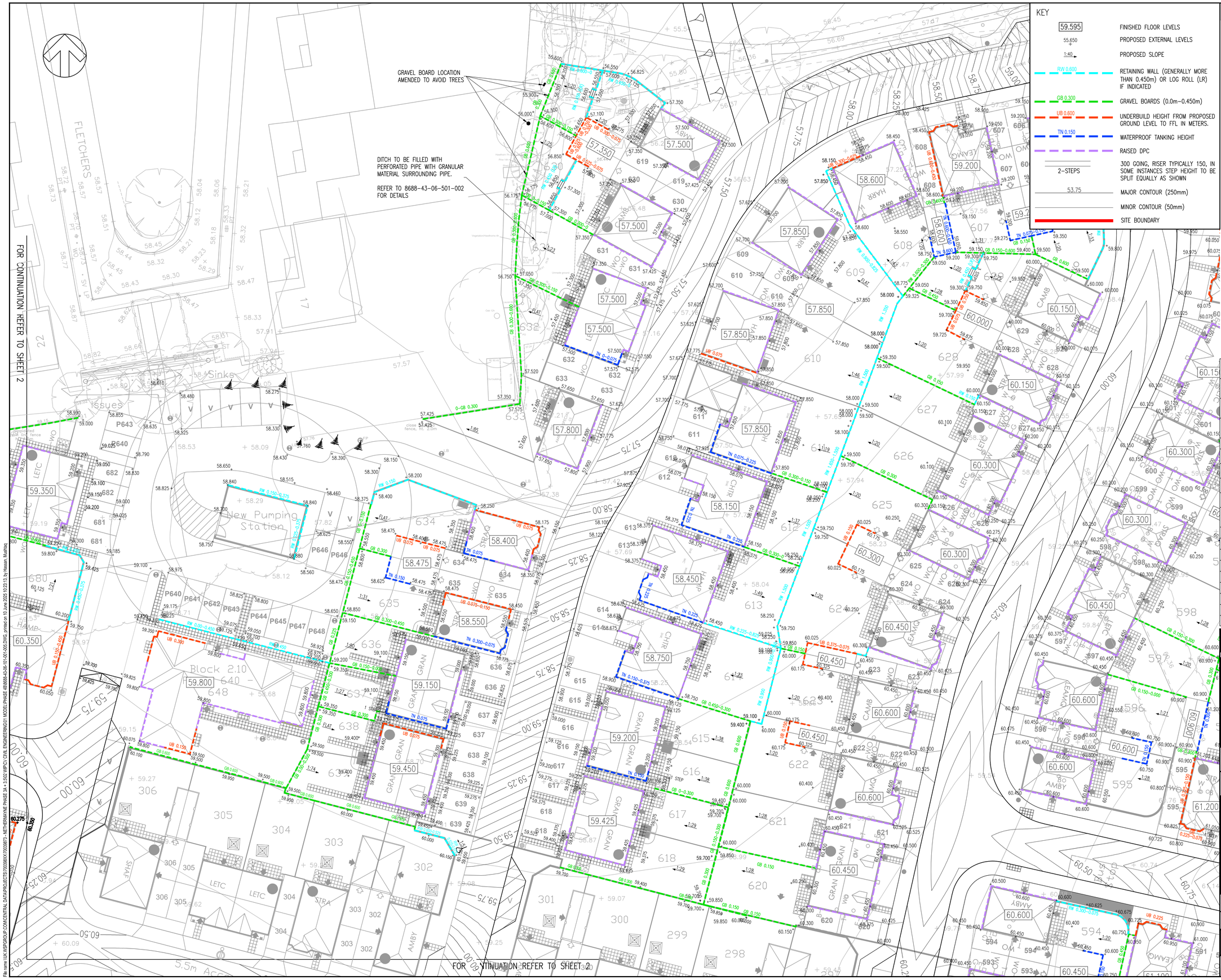

KEY

59.595	FINISHED FLOOR LEVELS
55.650	PROPOSED EXTERNAL LEVELS
1:40	PROPOSED SLOPE
RW 0.600	RETAINING WALL (GENERALLY MORE THAN 0.450m) OR LOG ROLL (LR) IF INDICATED
GB 0.300	GRAVEL BOARDS (0.0m–0.450m)
UB 0.600	UNDERBUILD HEIGHT FROM PROPOSED GROUND LEVEL TO FFL IN METERS.
TN 0.150	WATERPROOF TANKING HEIGHT
	RAISED DPC
2–STEPS	300 GOING, RISER TYPICALLY 150, IN SOME INSTANCES STEP HEIGHT TO BE SPLIT EQUALLY AS SHOWN
53.75	MAJOR CONTOUR (250mm)
	MINOR CONTOUR (50mm)
	SITE BOUNDARY

DO NOT SCALE

NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS.
3. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK
4. CONFIRM TOPO DATA AND UNDERTAKEN BY HCA AND DATED JUNE 2005, SURVEY STATION LOCATION AND CO–ORDINATES TO BE CONFIRMED ON SITE PRIOR TO BE COMMENCEMENT OF SETTING OUT.
5. ALL EXISTING LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
6. THE LOCATION AND DEPTH OF ALL EXISTING SERVICE APPARATUS SHOULD BE CONFIRMED WITH THE SERVICE AUTHORITIES PRIOR TO ANY EXCAVATION WORK TAKING PLACE.
7. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE COMPANION DOCUMENT TO MANUAL FOR STREETS APRIL 2010 AND ESSEX DESIGN GUIDE.
8. FOR ROAD CONSTRUCTION DETAILS REFER TO ALL RELEVANT STANDARD DETAILS DRG NO. 8689–43–06–701 SERIES.
9. FOR PROPOSED DRAINAGE REFER TO DRG NO. 8689–43–06–500 SERIES.
10. WHERE MORE THAN 3 STEPS ARE PROPOSED A HANDRAIL IN ACCORDANCE WITH REDROW STANDARDS/THE PROJECT ARCHITECTS' DETAILS IS TO BE PROVIDED.

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

REV	DATE	BY	DESCRIPTION	CHK	APP
P18	10/06/2025	MH	HARD MARGIN BETWEEN PLOTS 302–301, 306 AND WEST OF 640–648 REMOVED, TACTILE PAVING BETWEEN 651–306 AND 302–301 REMOVED	LJM	LJM
P17	19/05/2025	MH	LEVELS DESIGN OF PLOTS 617–618 REVERTED TO SUIT POB REVISION	RH	LJM
P16	15/05/2025	MH	BOUNDARY LINE AT GARDENS OF PLOTS 619–630 AMENDED ON MASTERPLAN	RH	LJM
P15	15/05/2025	MH	MASTERPLAN AND LEVELS OF PARKING SPACES 615–618 & 636–639, PLOT 616–618 AND GARDENS OF 617–618 UPDATED	RH	LJM
P14	02/05/2025	MH	STEP IN PATIO OF PLOT 616 GARDEN AMENDED	RH	LJM
P13	22/04/2025	MH	LEVELS OF BOUNDARY WALL, GARDENS AND GARAGE OF PLOTS 619–631 AMENDED	LJM	LJM
P12	16/04/2025	MH	LEVELS OF BOUNDARY WALL, GARDENS AND GARAGE OF PLOTS 619–633 AMENDED	LJM	LJM
P11	15/04/2025	MH	LEVELS OF BOUNDARY WALL, GARDENS AND GARAGE OF PLOTS 619–633 AMENDED	LJM	LJM
P10	13/03/2025	MH	LEVELS OF GARDENS AND GARAGE OF PLOTS 619–631 AS PER COMMENTS	RH	LJM
P09	07/03/2025	MH	LEVELS OF GARDENS AND GARAGE OF PLOTS 619–633 AMENDED TO SUIT BOUNDARY WALL LOCATION UPDATE	RH	LJM
P08	31/01/2025	MH	MASTERPLAN UPDATED	RH	LJM
P07	17/01/2025	MH	UPDATED TENDER ISSUE	RH	LJM
P06	20/12/2024	MH	WORK IN PROGRESS	RH	LJM
P05	04/12/2023	RH	GRANTHAM FENCE LINES UPDATED	LJM	LJM
P04	29/09/2023	RH	MASTERPLAN UPDATED & PARKING COURT LIFTED	LJM	LJM
P03	07/07/2023	RH	TITLE BLOCK UPDATED	LJM	LJM
P02	26/05/2023	RH	PUMP STATION PARKING COURT UPDATED	LJM	LJM
P01	05/05/2023	RH	FIRST ISSUE	LJM	LJM

DRAWING STATUS: S2 - FOR INFORMATION

wsp
Unit 9 The Chase, John Tate Road, Foxholes Business Park, Hertford, SG13 7NN, UK
T+ 44 (0) 1992 526 000, F+ 44 (0) 1992 526 001
wsp.com

CLIENT: REDROW HOMES

ARCHITECT: AG1: DESIGNS

SITE/PROJECT: NETHERMAYNE, BASILDON PHASE 4B

TITLE: EXTERNAL LEVELS SHEET 3

SCALE @ A1:	CHECKED:	APPROVED:
1:250	LJM	LJM

PROJECT NO:	DESIGNED:	DRAWN:	DATE:
70039873	RH	RH	May 25

DRAWING No: 8688-43-06-101-003

REV: P18

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