LEVELS IN THIS AREA ASSUMED NO SURVEY INFO

GROUND FLOOR LEVEL 5.350

GROUND FLOOR LEVEL 5.350

River Welland

Flats Brick Construction

Private Dwelling Two Storey Brick Construction

Private Dwelling One Storey Brick Construction

Dense Vegetation 2.0h

Dense Vegetation 1.5h

Grass

Gravel

Asphalt

Flower Bed

Roman Bank Approx 45 MPH

Footway / Verges

Willow 8h

Concrete

Wall

Hedge

Ditch

Fence

Tree

Shed

Greenhouse

Conservatory

Entrance Foyer 4.50 m²

Lobby 11.50 m²

Activity Room 100.06 m²

Buggy Store 80.78 m²

Plant Room 48.67 m²

Lift Lobby 9.01 m²

Lift & Stairs 9.01 m²

Laundry 22.27 m²

Store 5.34 m²

Office 31.08 m²

RW1000

RW600

650 UNDERBUILD

700 UNDERBUILD

1200 UNDERBUILD

1:54

1:36

1:14

1:33

1:37

1:20

1:25

1:12

1:10

1:8

1:7

1:6

1:5

1:4

1:3

1:2

1:1

17

17a

15

3

KEY PLAN

Retaining wall (retained height shown). (edge protection required over 600mm ht)	RW 0.6M
Flag On Edge. Maximum retained height 0.4m. Not to be constructed supporting driveways or highways	FOE 0.4M
Steps - 250mm Going 150mm Rise (Handrails required to heights over 600mm)	6 STEPS
Proposed Finished Floor Level	FFL 141.000
Proposed spot height	+141.00
Existing spot height	+141.00
Proposed Gradient	1:12
Proposed Engineered Batter / Embankment. (1:2.5 Grad Max unless notes otherwise)	

NOTES

HEALTH & SAFETY

1. CONTRACTOR SHOULD BE AWARE OF GENERAL CONSTRUCTION RISKS TO PREVENT SLIPS, TRIPS AND FALLS AND TAKE NECESSARY PRECAUTIONS WITHOUT SPECIAL INSTRUCTION.

ROADS & DRAINAGE

2. CONTRACTOR TO PROVIDE TRENCH SUPPORTS AS APPROPRIATE AND ENSURE THAT PLANT REMAINS A SAFE DISTANCE FROM TRENCHES PRIOR TO INSTALLING DRAINAGE.
3. THE TIME THAT EXCAVATIONS ARE OPEN ON SITE SHOULD BE KEPT TO A MINIMUM AND ALL TRENCHES SHOULD BE SURROUNDED BY A BARRIER.
4. CONNECTIONS TO EXISTING SEWERS TO BE MADE BY SW APPROVED CONTRACTOR ONLY.
5. CONTRACTOR TO MAKE OPERATIVES AWARE OF ASSOCIATED DANGERS TO HEALTH SUCH AS LEPTOSPIROSIS (WEILS DISEASE) AND RECOMMENDED PRECAUTIONS. ADEQUATE WELFARE FACILITIES AND PROTECTIVE CLOTHING TO BE PROVIDED AS REQUIRED.
6. UNFINISHED MANHOLES MUST BE COVERED WITH LOAD BEARING MATERIALS AND SURROUNDED WITH BARRIER.

PIPES & CABLES

7. SERVICE RECORDS TO BE REFERRED TO PRIOR TO WORK COMMENCING. CONTRACTOR TO PROCEED WITH CAUTION AND SERVICES TO BE LOCATED BY HAND DIG AND PROTECTED ACCORDINGLY.

EXCAVATION/FILL

8. CONTRACTOR TO ENSURE RELEVANT MEASURES ARE TAKEN TO KEEP PLANT AND PEOPLE A SAFE DISTANCE FROM STEEP SLOPES DURING THE WORKS.
9. CONTRACTOR TO ENSURE THAT PROCEDURES ARE IN PLACE TO KEEP PEOPLE A SAFE DISTANCE FROM WORKING PLANT WHERE NECESSARY.
10. CONTRACTOR TO REFER TO GROUND INVESTIGATION REPORT FOR CONTAMINATION TESTS AND TO PROVIDE ADEQUATE WELFARE FACILITIES AND PROTECTIVE CLOTHING AS REQUIRED.

REVISIONS

REV						
	REVISION NOTES/COMMENTS					
	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
P01	INITIAL ISSUE					
	GS	28/11/22	MP	28/11/22	MP	28/11/22
P02	LAYOUT UPDATED					
	GS	31/03/23	MP	31/03/23	MP	31/03/23

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CLIENT

SEA ISLAND DEVELOPMENTS

PROJECT

ROMAN BANK EXTRACARE
ROMAN BANK, SPALDING

TITLE

PROPOSED LEVELS PLAN

HYDROCK PROJECT NO.	SCALE @ A1
P22-311	1:200
STATUS DESCRIPTION: SUITABLE FOR INFORMATION	STATUS: S2
DRAWING NO. (PROJECT CODE-ORGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER): P22-311-HYD-XX-XX-DR-C-2000	REVISION: P02

Plotted 31/03/2023 11:32:52