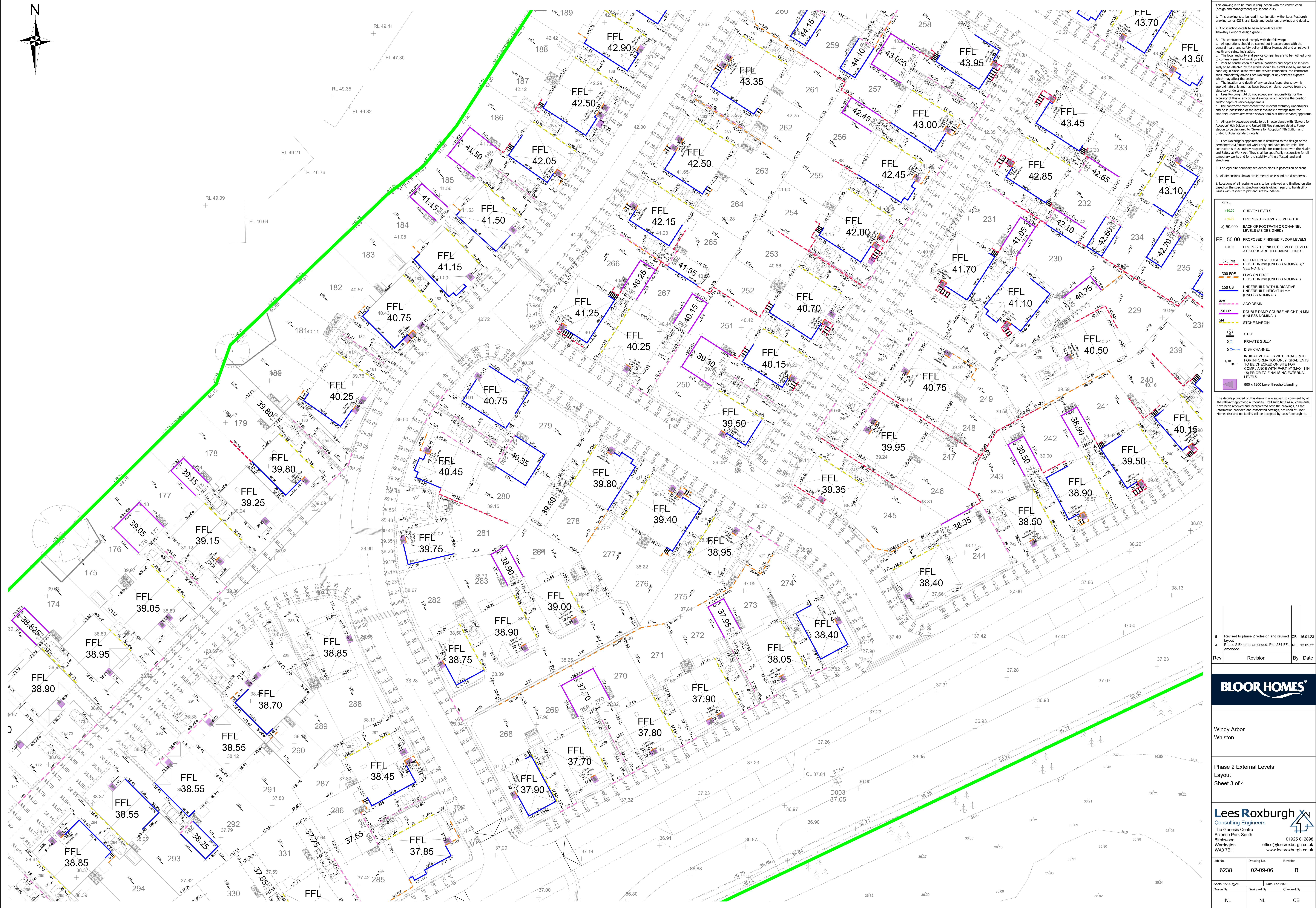


IF IN DOUBT - ASK



- Notes**
- This drawing is to be read in conjunction with the construction (design and management) regulations 2015.
- This drawing is to be read in conjunction with:- Lees Roxburgh drawing series C238, architects and designers drawings and details.
 - Construction details to be in accordance with Knowlsey Council's design guide.
 - The contractor shall comply with the following:-
 - All operations should be carried out in accordance with the general health and safety policy of Bloor Homes Ltd and all relevant health and safety legislation.
 - The local authority and service companies are to be notified prior to commencement of work on site.
 - Prior to construction the actual positions and depths of services likely to be affected by the works should be established by means of hand dig in close liaison with the service companies. The contractor shall immediately advise Lees Roxburgh of any services exposed which may affect the design.
 - The location and depth of any services/exposed shown is approximate only and has been based on plans received from the statutory undertakers.
 - Lees Roxburgh Ltd do not accept any responsibility for the accuracy of this or any other drawings which indicate the position and/or depth of services/exposed.
 - The contractor must contact the relevant statutory undertakers and be in possession of the latest available drawings from all the statutory undertakers which show details of their services/exposed.
 - All gravity sewerage works to be in accordance with "Sewers for Adoption" 6th Edition and United Utilities standard details. Pump station to be designed to "Sewers for Adoption" 7th Edition and United Utilities standard details.
 - Lees Roxburgh's appointment is restricted to the design of the permanent civil/structural works only and have no site role. The contractor is thus entirely responsible for compliance with the health and safety at work Act. They shall be specifically responsible for all temporary works and for the stability of the affected land and structures.
 - All dimensions shown are in metres unless otherwise stated.
 - Locations of all retaining walls to be reviewed and finalised on site based on the specific structural details giving regard to buildability issues with respect to plot and site boundaries.

KEY:-

- +50.00 SURVEY LEVELS
- +50.00 PROPOSED SURVEY LEVELS TBC
- 50.000 BACK OF FOOTPATH OR CHANNEL LEVELS (AS DESIGNED)
- FFL 50.00 PROPOSED FINISHED FLOOR LEVELS
- +50.00 PROPOSED FINISHED LEVELS. LEVELS AT KERBS ARE TO CHANNEL LINES.
- 375 Ret RETENTION REQUIRED HEIGHT IN mm (UNLESS NOMINAL) (SEE NOTE 6)
- 300 FOE FLAG ON EDGE HEIGHT IN mm (UNLESS NOMINAL)
- 150 UB UNDERBUILD WITH INDICATIVE UNDERBUILD HEIGHT IN mm (UNLESS NOMINAL)
- Acc ACCO DRAIN
- 150 DP DOUBLE DAMP COURSE HEIGHT IN mm (UNLESS NOMINAL)
- SM STONE MARGIN
- S STEP
- G1 PRIVATE GULLY
- G2 DISH CHANNEL
- INDICATIVE FALLS WITH GRADIENTS FOR INFORMATION ONLY. GRADIENTS TO BE CHECKED ON SITE FOR COMPLIANCE WITH PART W (MAX. 1 IN 15) PRIOR TO FINALISING EXTERNAL LEVELS
- 900 x 1200 Level threshold/landing

The details provided on this drawing are subject to comment by all the relevant approving authorities. Until such time as all comments have been received and incorporated onto the drawing, all the information provided and associated coverings, are used at Bloor Homes risk and no liability will be accepted by Lees Roxburgh Ltd.

Rev	Revision	By	Date
B	Revised to phase 2 redesign and revised layout	CB	16.01.23
A	Phase 2 External amended. Plot 234 FFL amended.	NL	13.05.22



Windy Arbor
Whiston

Phase 2 External Levels
Layout
Sheet 3 of 4

Lees Roxburgh
Consulting Engineers
The Genesis Centre
Science Park South
Birchwood
Warrington
WA3 7BH

01925 812898
office@leesroxburgh.co.uk
www.leesroxburgh.co.uk

Job No.	Drawing No.	Revision.
6238	02-09-06	B
Scale: 1:200 @A0	Date Feb 2022	
Drawn By	Designed By	Checked By
NL	NL	CB