



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 C&M, architects and designers drawing and details.
 - Construction details to be in accordance with Knowledge Council's design guide.
 - The contractor shall comply with the following:
 - All operations shall 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/apparatus 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/apparatus.
 - The contractor must contact the relevant statutory undertakers and be in possession of the latest available drawings from the statutory undertakers which show details of their services/separators.
 - All gravity sewerage works to be in accordance with "Sewers for Adoption" 6th Edition and United Utilities standard details. Pump stations 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 to be fully responsible for compliance with the health and safety of the site. They shall be specifically responsible for all temporary works and for the stability of the affected land and structures.
 - For legal site boundary see deeds plan in possession of client.
 - All dimensions shown are in metres unless indicated otherwise.
8. Locations of all retaining walls to be reviewed and detailed 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 8
 - 300 FDE FLAG ON EDGE HEIGHT IN mm (UNLESS NOMINAL)
 - 900 STEP STEP IN PLOT HEIGHT IN mm (UNLESS NOMINAL)
 - 150 LB UNDERBUILD WITH INDICATIVE UNDERBUILD HEIGHT IN mm (UNLESS NOMINAL)
 - AcD ACD DRAIN
 - 150 DP DOUBLE DAMP COURSE HEIGHT IN mm (UNLESS NOMINAL)
 - SM STONE MARGIN
 - S STEP
 - G PRIVATE GULLY
 - D DISH CHANNEL
 - INDICATIVE FALLS WITH GRADIENTS FOR INFORMATION ONLY. GRADIENTS TO BE CHECKED ON SITE FOR COMPLIANCE WITH PART 7 (MAX. 1 IN 15) PRIOR TO FINISHING EXTERNAL LEVELS
 - 900 x 1200 Level threshold/drain

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 drawings, all the information provided and associated costs, are used at Bloor Homes risk and no liability will be accepted by Lees Roxburgh Ltd.

A	Phase 2 External amended.	NL	13.05.22
Rev	Revision	By	Date

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Windy Arbor
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Phase 2 External Levels
Layout
Sheet 1 of 4

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NL	NL	CB