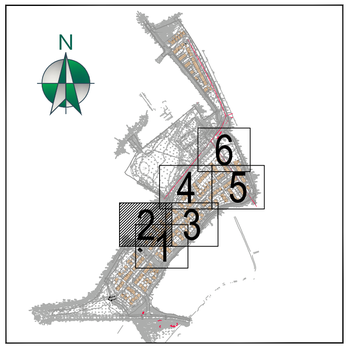

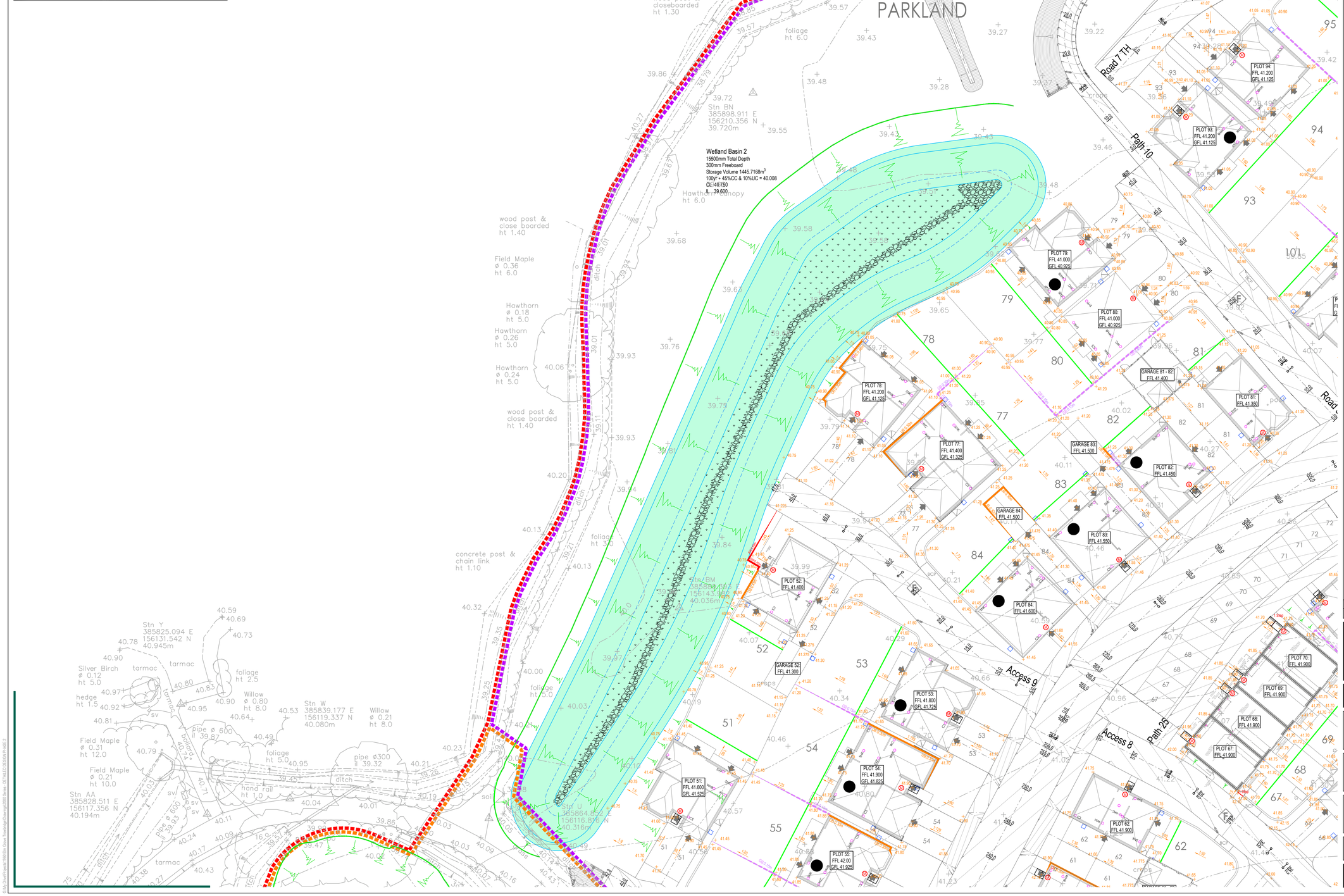

CDM: Significant Hazards

Health and Safety hazards are identified by the designer as abnormal in pursuance of the current Construction Design and Management regulations. It is assumed that all works will be carried out by competent & adequately resourced contractor(s) working to safe systems of work.

JRC

General Notes

1. DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION. Scaling from this drawing or obtaining dimensions electronically may not provide accurate information and should be avoided, therefore work only from figured dimensions and contact JRC Consulting Engineers.
2. This drawing is to be read in conjunction with all other relevant Architect's, Engineers & Specialist drawings, details, Specification and the relevant Health and Safety Plan (as appropriate to the project). All discrepancies to be reported to the Engineer immediately for verification.

Legend

- Site boundary
- Earthworks
- RW 1.2m — Retaining wall
- Double damp proof course
- DPC 0.25m — Gravel Board
- UB 0.60m — Underbuild
- +987.654 — Spot level
- FFL 12.345 — FFL
- 1:20 — Gradient
- Slope
- 1:20 — Gradient
- PM — Part M landing (900x900/1200x900)
- SPLIT 1.20m — FFL split between units (to developer's details)
- Site boundary
- Phase 1 boundary
- Phase 2 boundary
- Phase 3 boundary

External Works Notes:

All tanking and underbuild measurements have been taken from DPC level i.e 150mm below FFL

All private footpaths to be provided at the following minimum widths:

- Front paths (900mm wide) unless stated otherwise by the architect.
- Communal paving (1200mm wide)
- Side and rear paths (600mm wide)

All primary ramped accesses to be in accordance with Part M - Volume 1
Handrails are to be provided where the height of the ramp exceeds 600mm.

Proposed step(s) goings to be 280mm minimum, riser height to be 150mm unless stated otherwise. Handrails are to be provided where a sequence of more than 2 risers make up a main access to a dwelling.

Proposed handrail to be fitted on features with a level difference of 600mm or more that are steeper than 1 in 3.
If the pathways are 1000mm or wider: provide a handrail on both sides of the stairs or ramps. Handrail to be fitted between 900mm-1000mm above the pitch line of the flight and to be extended 300mm beyond the top and bottom nosings. In accordance with Building Regulations Part M & K.

Proposed landings to be in accordance with Building Regulations Part M, 900mm going for steps and 1200mm going for ramps.

Standard screen wall construction can retain 300mm max. Refer to structures details for larger retention screen walls & retaining walls.

REV.	DATE	DETAILS	BY	CKD.
C1	30.09.25	Issued For Construction	JDC	DWJP

JRC CONSULTING
Exeter Office: 01392 927330 | Bideford Office: 01237 520330 | Web: www.jrcconsulting.co.uk

DRAWING STATUS
FOR INFORMATION ONLY

PROJECT
ELM GROVE
TROWBRIDGE

CLIENT
REDROW

DRAWING TITLE
EXTERNAL WORKS LAYOUT
PHASE 2
SHEET 2

SCALE @ A1	SIZE	DATE
0m 1:250 10m	A1	SEP 25

PROJECT NUMBER	DRAWING NUMBER	REVISION
1960	2602	C1

THIS DRAWING IS THE COPYRIGHT © OF JRC CONSULTING ENGINEERS LTD AND MUST NOT BE COPIED, REPRODUCED OR SUBMITTED TO OTHER PARTIES WITHOUT THEIR PERMISSION