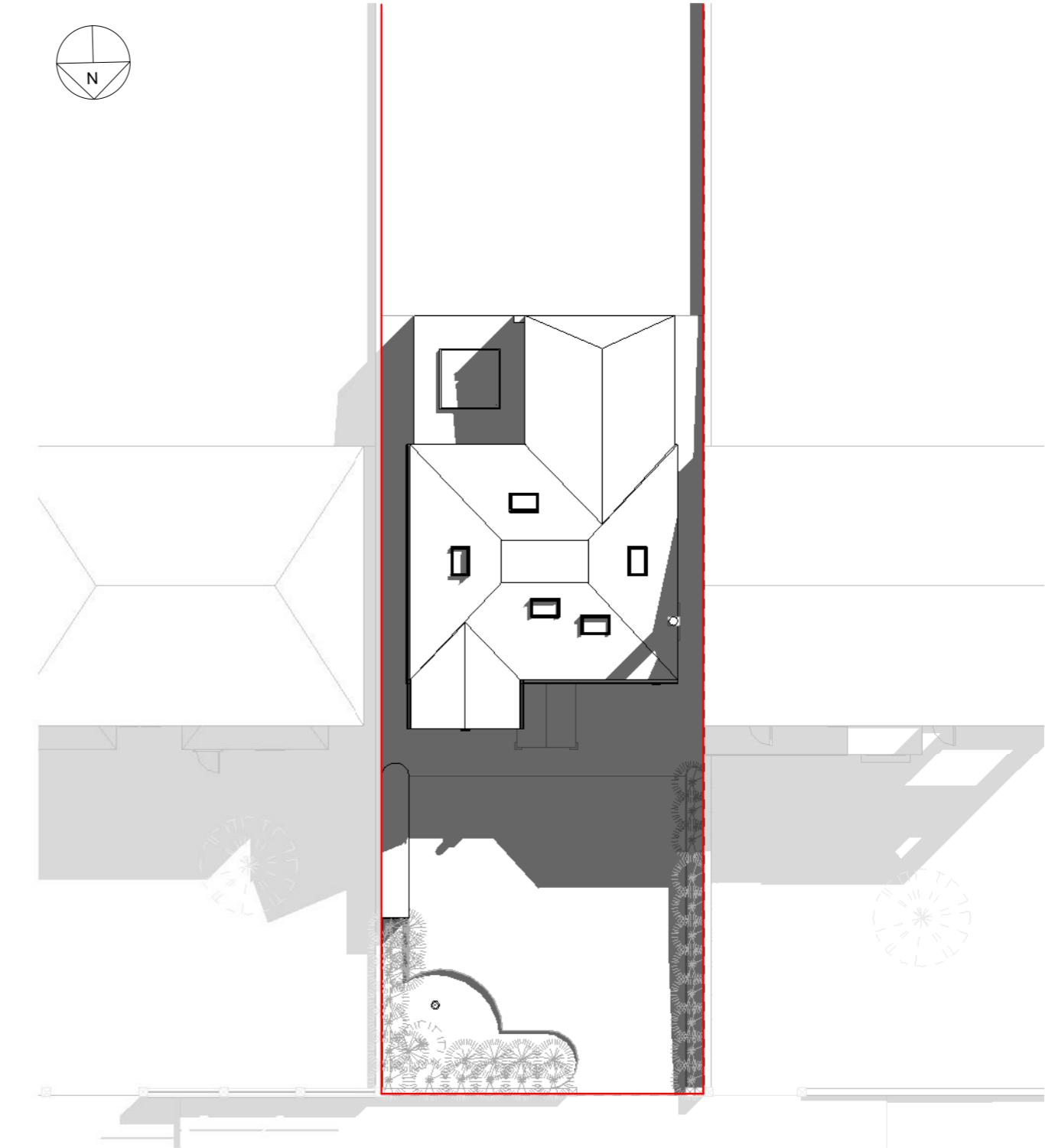




1 - Location Map  
1 : 1250



2 Site  
1 : 200



48

46

44

# Front

1 : 100



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London, United Kingdom

Drawing Number:  
**B101**

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Tenders  
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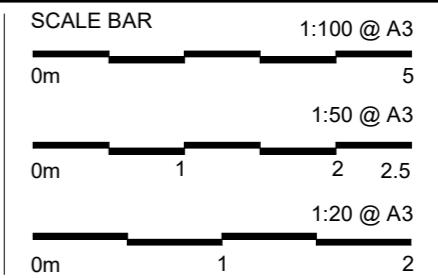
Client  
**Pirooz Armenian**  
**46 Warren Rd UB10 8AD, London.**

Title  
**Proposed Elevations**

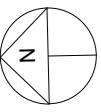
## Landscaping

Project number  
**230221-B1**  
Date  
**February 2023**  
Drawn by  
**RB**  
Checked by  
**MB**  
Scale @ A3  
**1 : 100**

No.	Description	Date



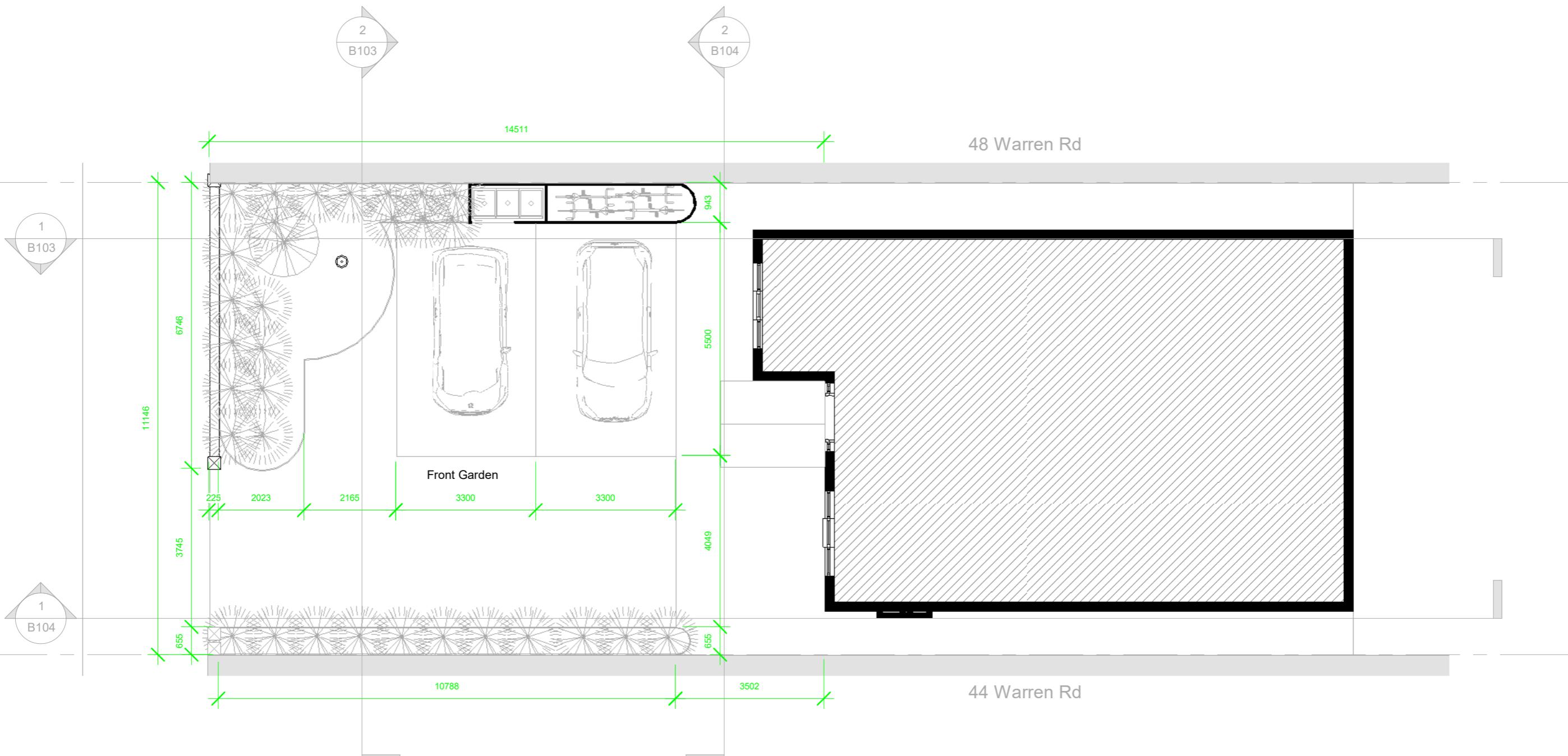
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# Ground F

## 1

1 : 100



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Client  
**Pirooz Armenian**  
**46 Warren Rd UB10 8AD, London.**  
Title  
**Proposed Plans**

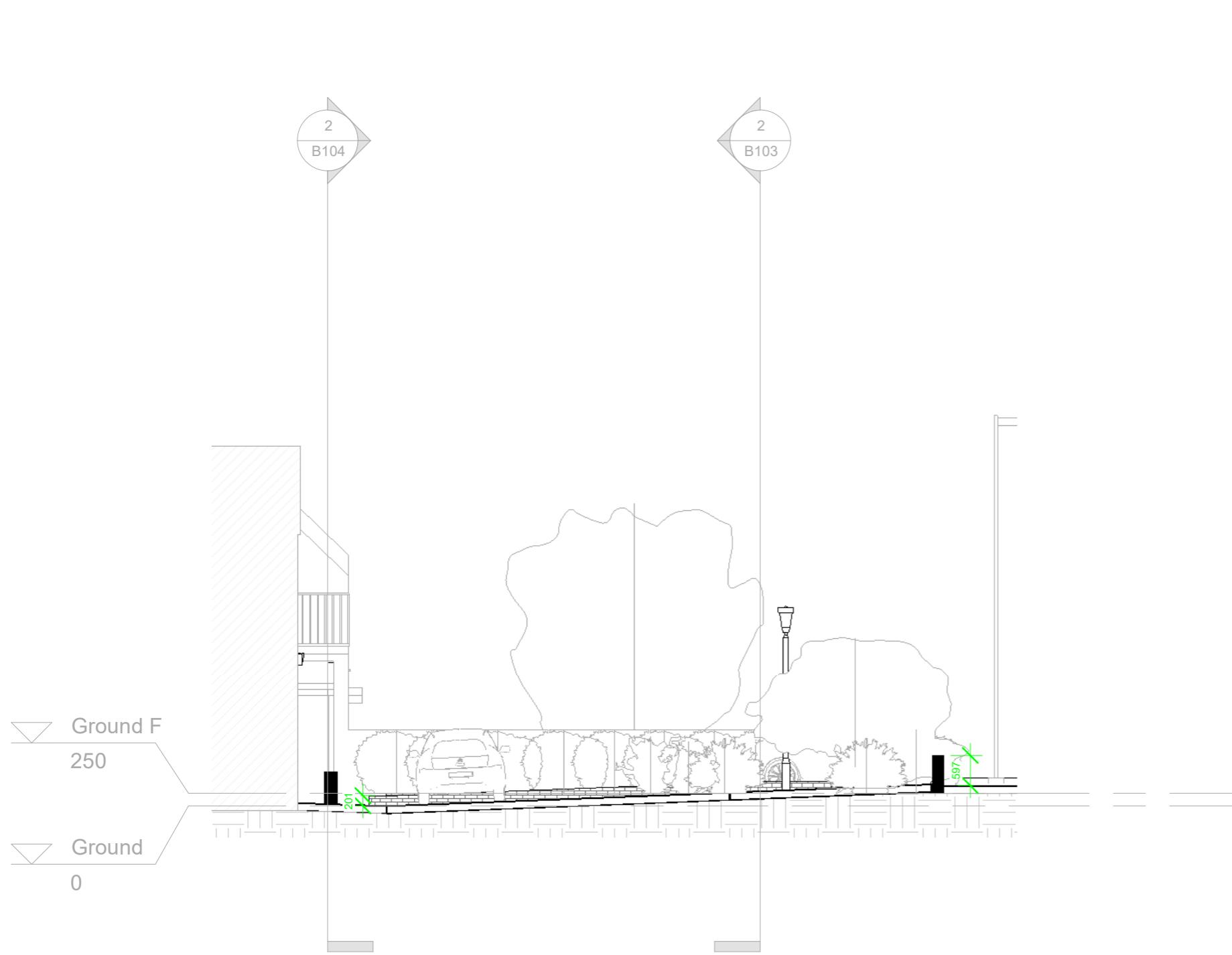
### Landscaping

Project number  
230221-B1  
Date  
February 2023  
Drawn by  
RB  
Checked by  
MB  
Scale @ A3  
1 : 100

No.	Description	Date

SCALE BAR		1:100 @ A3
0m		5
1:50 @ A3		
0m	1	2 2.5
1:20 @ A3		
0m	1	2

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**1** Longitudinal AA  
1 : 100

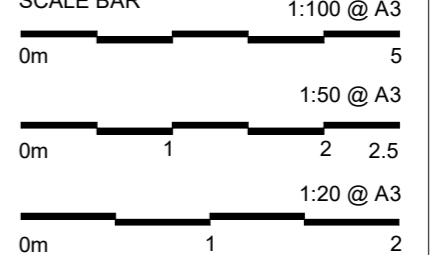


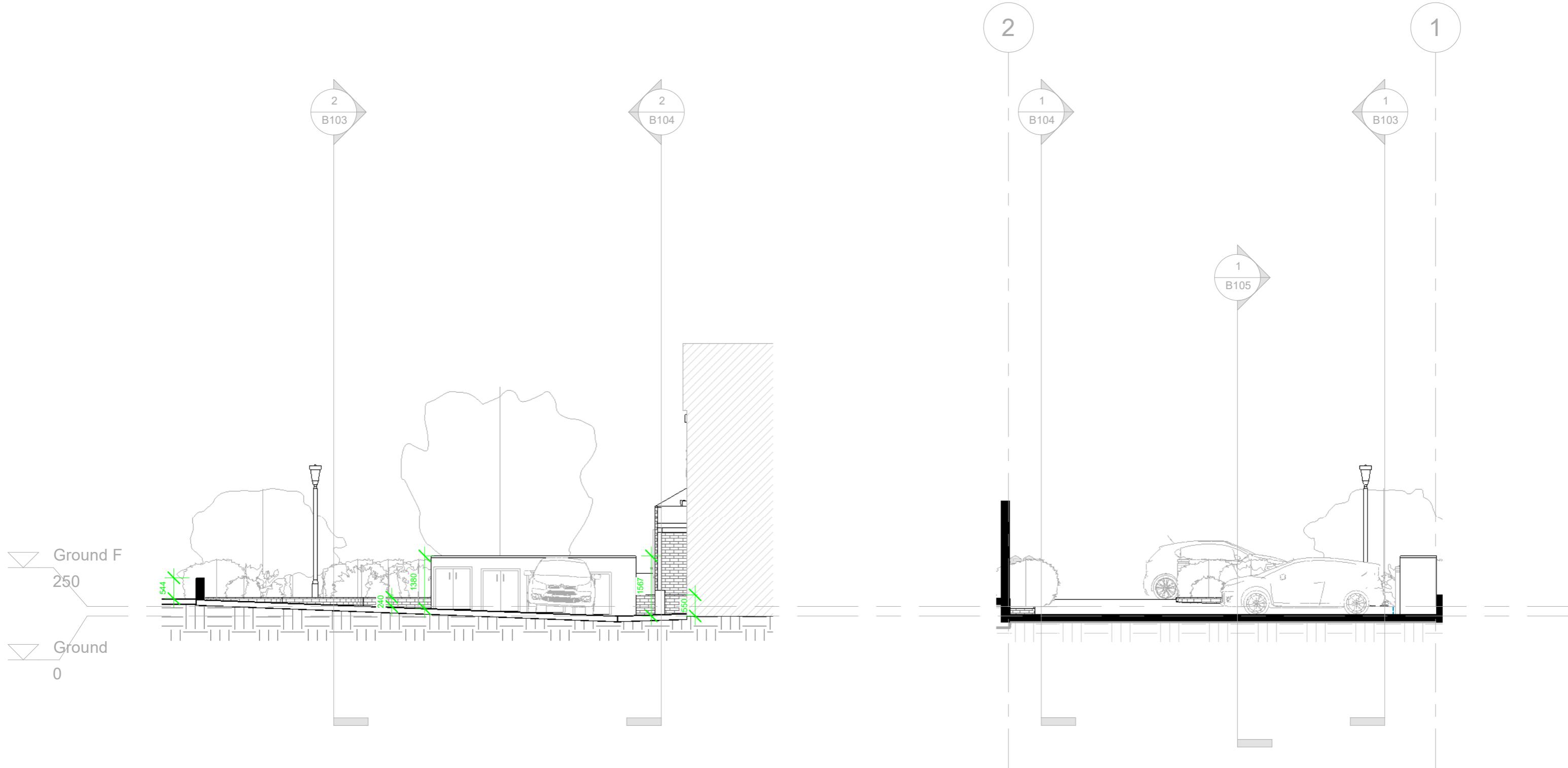
**2** Cross AA  
1 : 100

**Landscaping**

Project number  
**230221-B1**  
Date  
**February 2023**  
Drawn by  
**RB**  
Checked by  
**MB**  
Scale @ A3  
**1 : 100**

No.	Description	Date

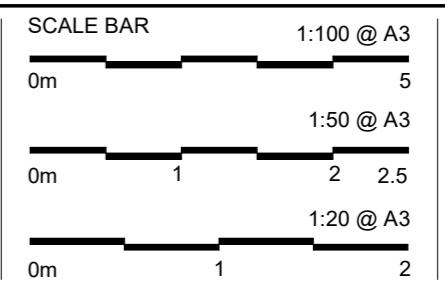




**Landscaping**

Project number 230221-B1  
Date February 2023  
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Checked by MB  
Scale @ A3 1 : 100

No.	Description	Date



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## Filled Soakaway Notes :

The proposed rear extension includes the installation of a Soakaway system in accordance with building regulations to ensure proper drainage and prevent water buildup on the property. The Soakaway will be designed and installed by a qualified professional in compliance with all relevant codes and standards and will also be inspected and approved by the local building authority before use."

## Soakaway location

Soakaway should be:  
built on land lower than, or sloping away from, buildings  
sited at least 5m from the foundations of a building  
sited to take account of topography, ensuring that water is drained away from the building  
in soil of low permeability, only be provided where no alternative system is available.

## Soakaway design

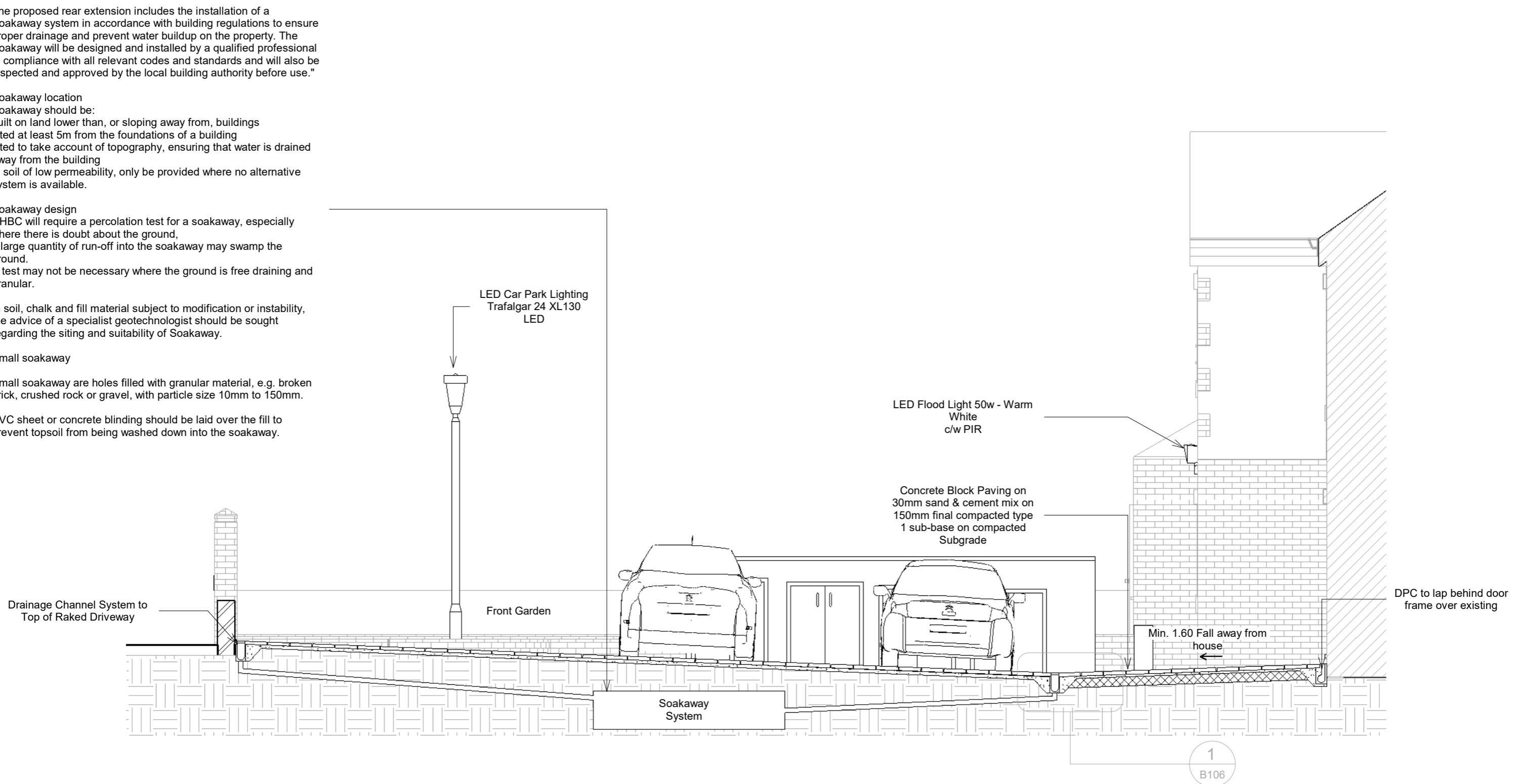
NHBC will require a percolation test for a soakaway, especially where there is doubt about the ground, a large quantity of run-off into the soakaway may swamp the ground.  
A test may not be necessary where the ground is free draining and granular.

In soil, chalk and fill material subject to modification or instability, the advice of a specialist geotechnologist should be sought regarding the siting and suitability of Soakaway.

## Small soakaway

Small soakaway are holes filled with granular material, e.g. broken brick, crushed rock or gravel, with particle size 10mm to 150mm.

PVC sheet or concrete blinding should be laid over the fill to prevent topsoil from being washed down into the soakaway.



## Section 1

1 : 50

Drawing Number:  
**B105**

Issued for  
Pre Application  
Planning Application Approval  
Building Control Approval  
Tenders  
Construction

Client  
**Pirooz Armenian**  
**46 Warren Rd UB10 8AD, London.**

Title  
**Proposed Ramp Details**

### Landscaping

Project number  
**230221-B1**  
Date  
**February 2023**  
Drawn by  
**RB**  
Checked by  
**MB**  
Scale @ A3  
**1 : 50**

No.	Description	Date

SCALE BAR	1:100 @ A3
0m	5
1	2.5
2	2.5
1	2

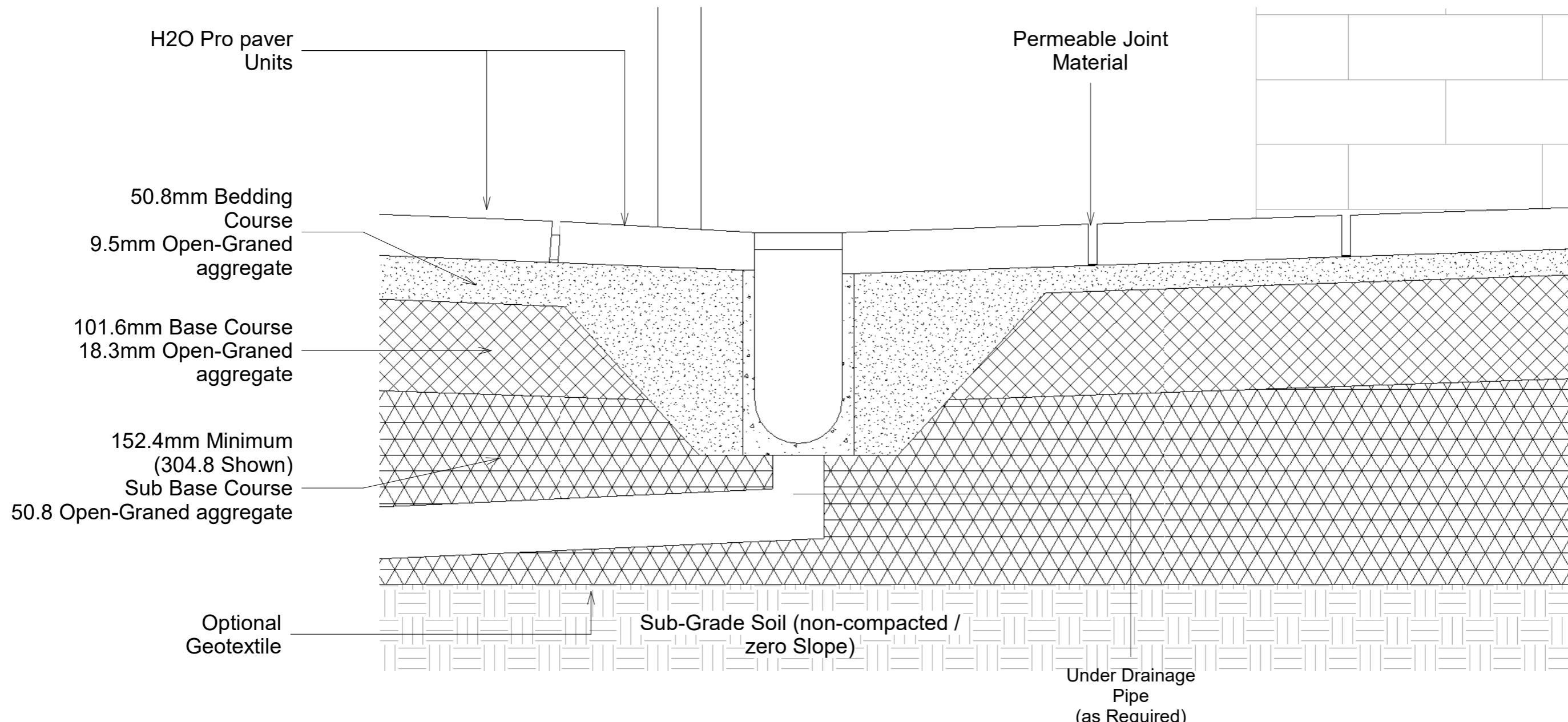
  

SCALE BAR	1:50 @ A3
0m	1
1	2
2	2.5
1	2

SCALE BAR	1:20 @ A3
0m	2
1	2
2	2

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1

Detail 1  
1 : 5



1

# Axonometry



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Drawing Number:  
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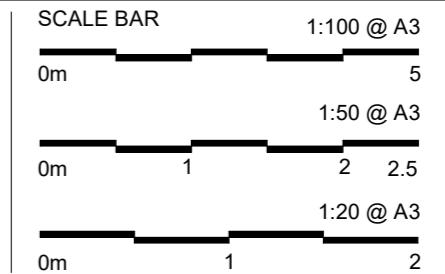
Client  
**Pirooz Armenian**  
**46 Warren Rd UB10 8AD, London.**

Title  
**Proposed Axonometry**

**Landscaping**

Project number	230221-B1
Date	February 2023
Drawn by	RB
Checked by	MB
Scale @ A3	

No.	Description	Date



**NOTES:**

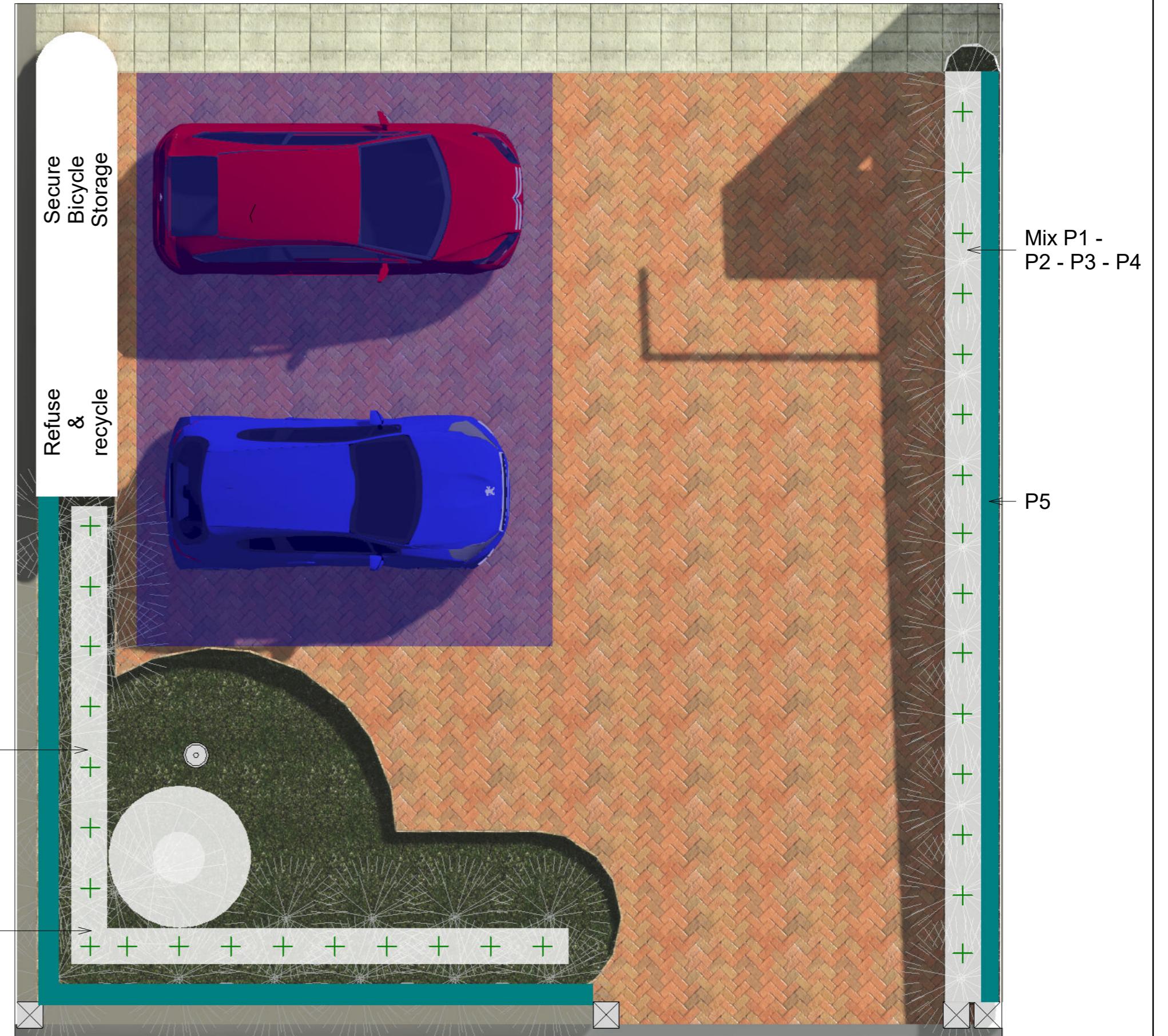
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Legend	
Concrete Block Paving	
Brick Paving	
Mixer Flower Beds	
Proposed Hedge	
Existing Tree	
Parking Zone	

1

# Landscaping

1 : 50



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Drawing Number:  
**B108**

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Building Control Approval  
Tenders  
Construction

Client  
**Pirooz Armenian**  
46 Warren Rd UB10 8AD, London.

Title  
**Landscaping**

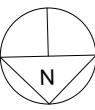
**Landscaping**

Project number	230221-B1
Date	February 2023
Drawn by	RB
Checked by	MB
Scale @ A3	As indicated

No.	Description	Date

SCALE BAR		1:100 @ A3
0m	5	
		1:50 @ A3
0m	1	2 2.5
		1:20 @ A3
0m	1	2

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## Section 1

1

1 : 100



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London, United Kingdom

Drawing Number:  
**B109**

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Client  
**Pirooz Armenian**  
**46 Warren Rd UB10 8AD, London.**

Title  
**Landscaping**

### Landscaping

Project number  
**230221-B1**  
Date  
**February 2023**  
Drawn by  
**RB**  
Checked by  
**MB**  
Scale @ A3  
**1 : 100**

No.	Description	Date

### Schedule of Plants

Plant No.	Species	Diameter mm	Height mm	Life Expectancy	Description	Image
P1	Aster	60	200	5+	Asters lend themselves well to a range of garden styles from prairie plantings to cottage gardens and mixed borders. More are perennials lasting years in the border, but some such as <i>Callistephus</i> (China asters) are grown as annuals from seed each spring.	
P2	Calendula	70	600	5+	These easy-to-grow hardy annuals flower from summer through to early autumn, making them a great choice for summer borders and containers. The flowers are good for cutting, have edible petals and are also used by herbalists to make skincare products. Plants often self-seed from year to year.	
P3	Annual leucanthemum	60	1300	5+	Blooming abundantly all summer, these mainly compact annuals are ideal for growing towards the front of a border, where they fill gaps left by earlier-flowering plants. These short-lived plants are also suitable for rock gardens and summer containers.	
P4	Zinnia	40	600	5+	Plant breeders have treated us to a rich colour range of velvet-petalled zinnias. Their single or double flowers make great bedding or container displays and are long-lived cut flowers. These tender annuals are at their best in the latter half of summer.	
P5	Buxus Sempervirens	40	600	5+	A large, evergreen shrub or small tree to 5m tall, with glossy, dark green leaves to 3cm long, and small, yellowish flowers in clusters, produced in the leaf axils during spring	

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