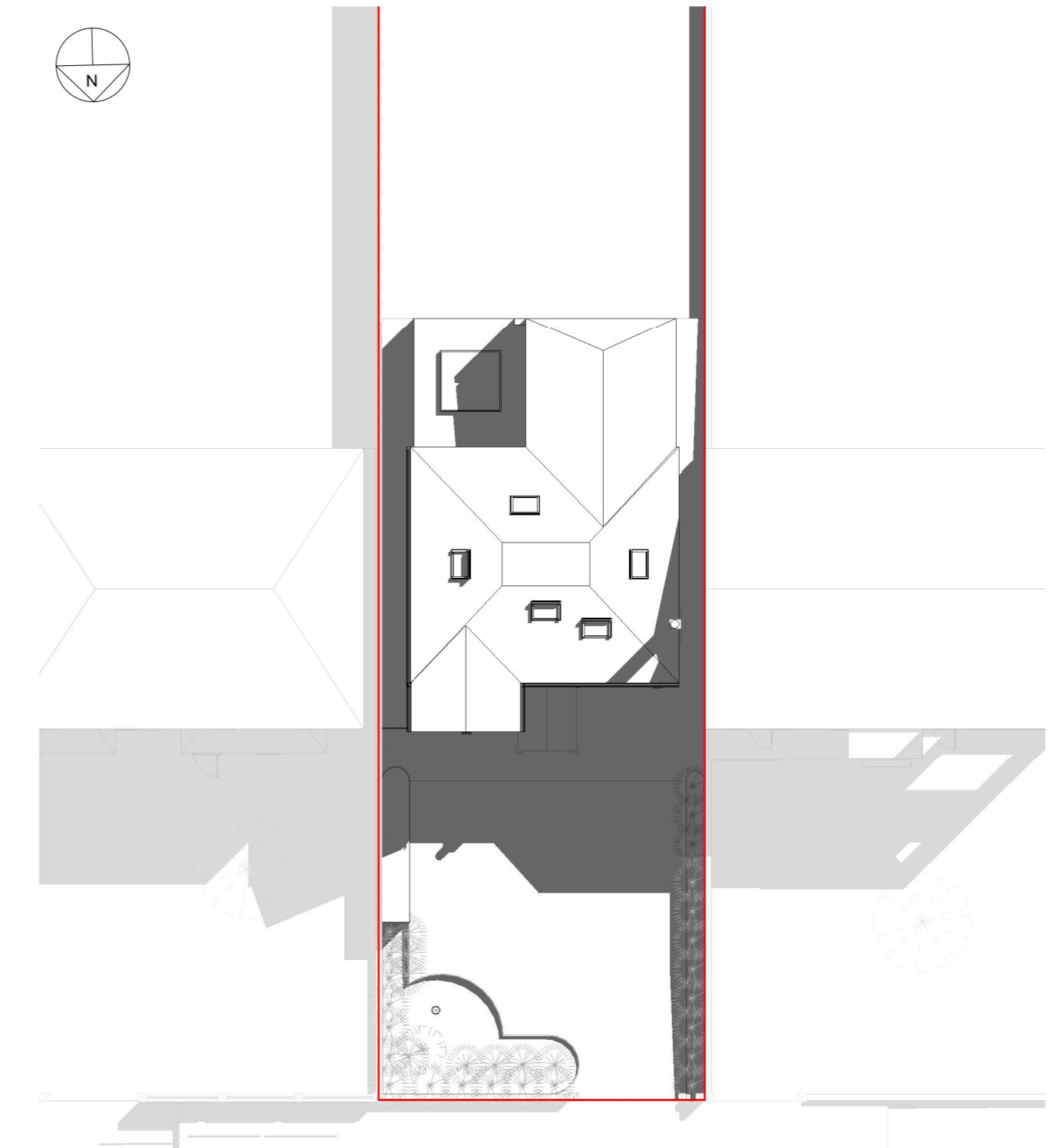




1 - Location Map
1 : 1250



2 Site
1 : 200

Landscaping

Project number
230223-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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48

Front

MEAPLAN Architecture

Drawing Number:
B101

Client
Pirooz Armenian
46 Warren Rd UB10 8AD, London

Title

Proposed Elevations

Landscaping

Project number	230223-B1
Date	February 2023
Drawn by	RB
Checked by	MB
Scale @ A3	1 : 100

SCALE BAR

1:100 @ A3

0m 5

1:50 @ A3

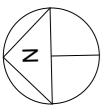
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0m 1 2

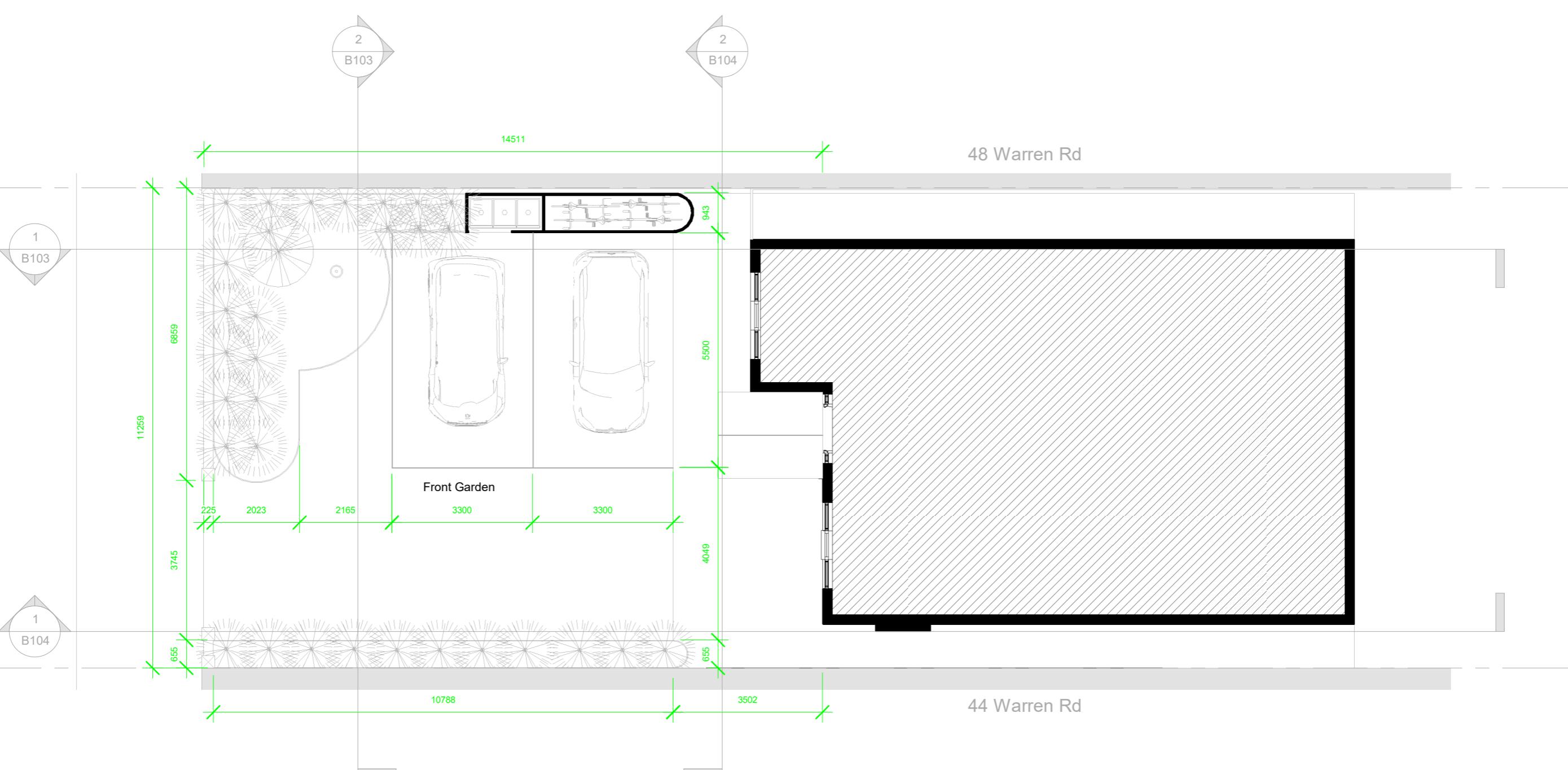
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Ground F

1 : 100



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Architecture
Telephone +44 (0)
2037303151
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London, United Kingdom

Drawing Number:
B102

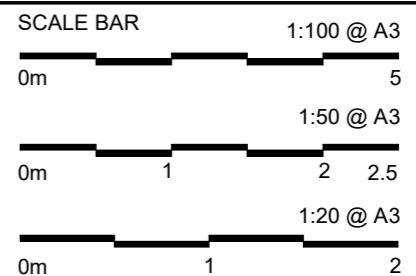
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Building Control Approval
Tenders
Construction

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

Landscaping

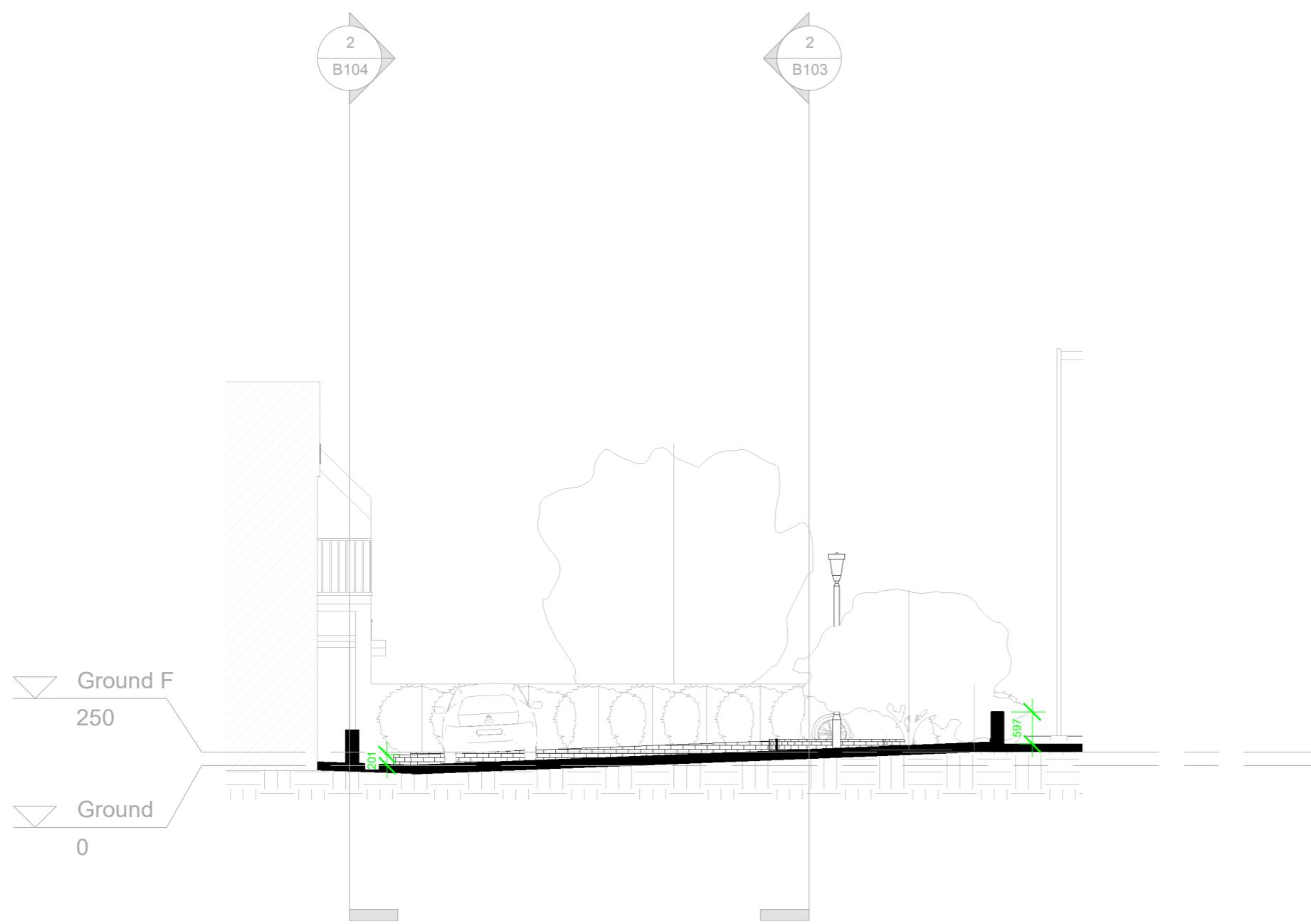
Project number
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Date
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Scale @ A3
1 : 100

No.	Description	Date

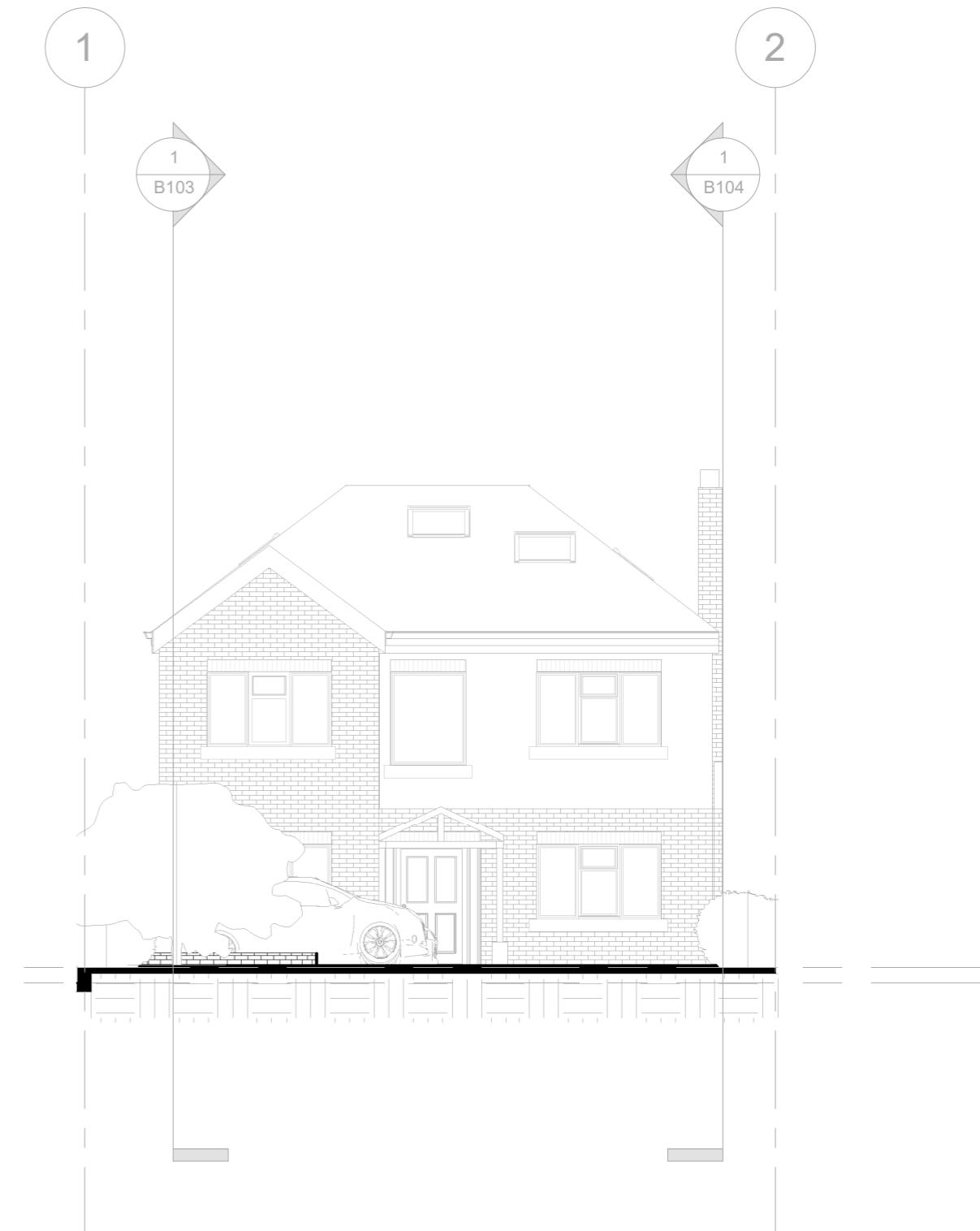


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Longitudinal AA



2 Cross AA
1 : 100



MEGAPLAN Architecture

Drawing Number:
B103

Client
Pirooz Armenian
46 Warren Rd UB10 8AD, London

Landscaping	
Project number	230223-B1
Date	February 2023
Drawn by	RB
Checked by	MB
Scale @ A3	1 : 100

SCALE BAR

1:100 @ A3

0m 5

1:50 @ A3

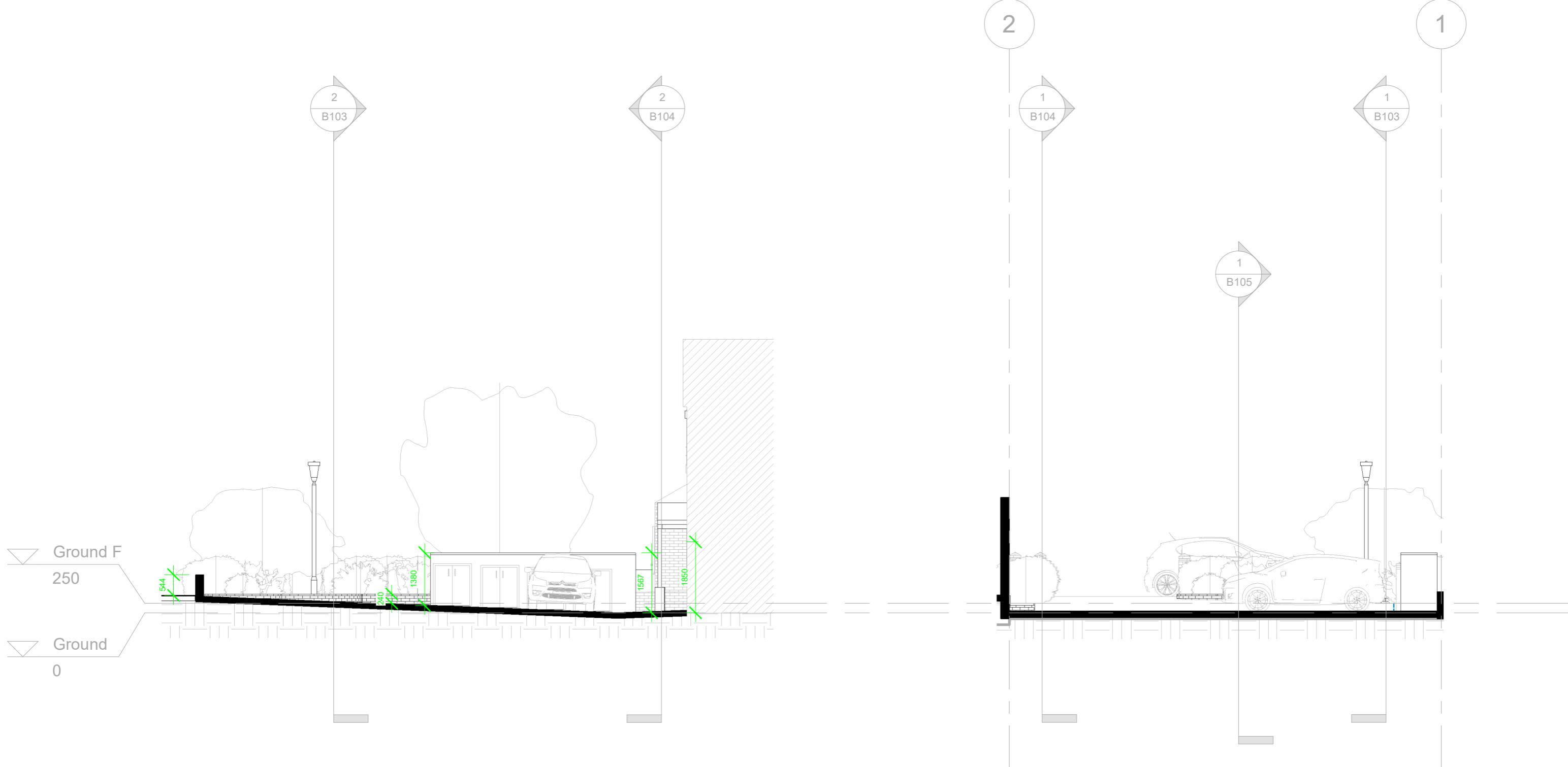
0m 1 2 2.5

1:20 @ A3

0m 1 2

111

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REGULATIONS, WHICH COULD HAVE SIGNIFICANT COST OR
TIME DELAYS TO BE DONE ON SITE.
NOTICE PERIOD IS SIX MONTHS PRIOR TO OBTAINING FULL
BUILDING AND/OR BUILDING CONTROL APPROVAL WILL BE CARRIED
AT YOUR OWN RISK.



1 Longitudinal BB
1 : 100

2 Cross BB
1 : 100

Landscaping

Project number 230223-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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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.

Drainage Channel System to Top of Raked Driveway

LED Car Park Lighting
Trafalgar 24 XL130
LED

LED Flood Light 50w - Warm White
c/w PIR

Concrete Block Paving on
30mm sand & cement mix on
150mm final compacted type
1 sub-base on compacted
Subgrade

Min. 1.60 Fall away from house

DPC to lap behind door frame over existing

Section 1 1 : 50

Drawing Number:
B105

Issued for
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Planning Application Approval
Building Control Approval
Tenders
Construction

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

Title
Proposed Ramp Details

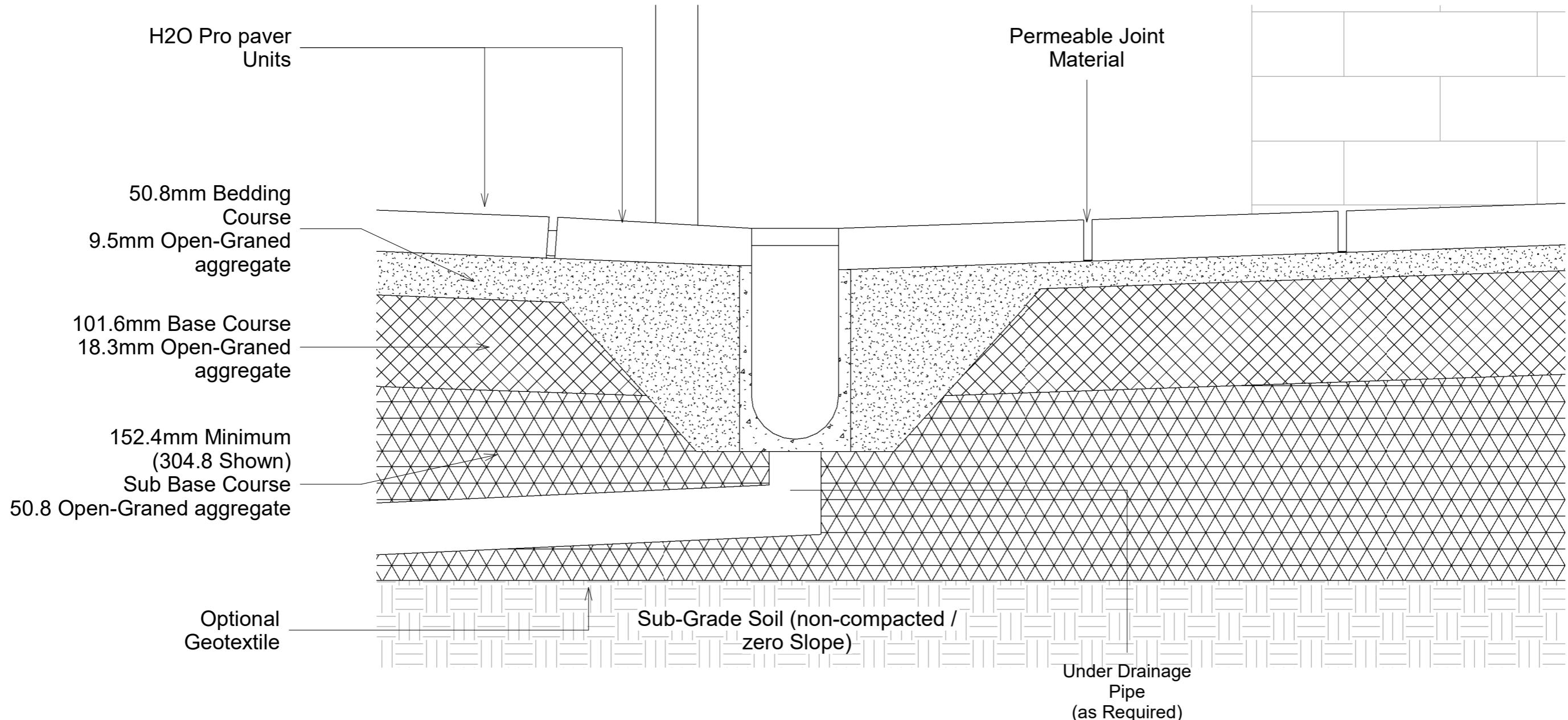
Landscaping

Project number
230223-B1
Date
February 2023
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MB
Scale @ A3
1 : 50

No.	Description	Date

SCALE BAR	1:100 @ A3
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2	2
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0m	1
1	2
1:20 @ A3	
0m	2
1	2

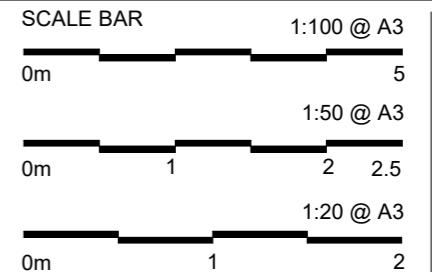
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1

Detail 1
1 : 5

No.	Description	Date





1

Axonometry



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Architecture
Telephone +44 (0)
2037303151
info@megaplan.co.uk
London, United Kingdom

Drawing Number:
B107

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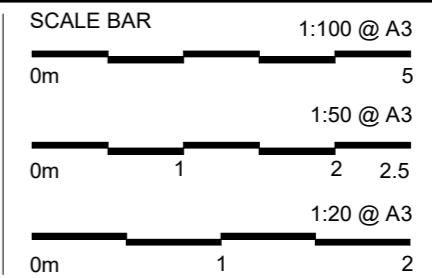
Client
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46 Warren Rd UB10 8AD, London.

Title
Proposed Axonometry

Landscaping

Project number	230223-B1
Date	February 2023
Drawn by	RB
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Scale @ A3	

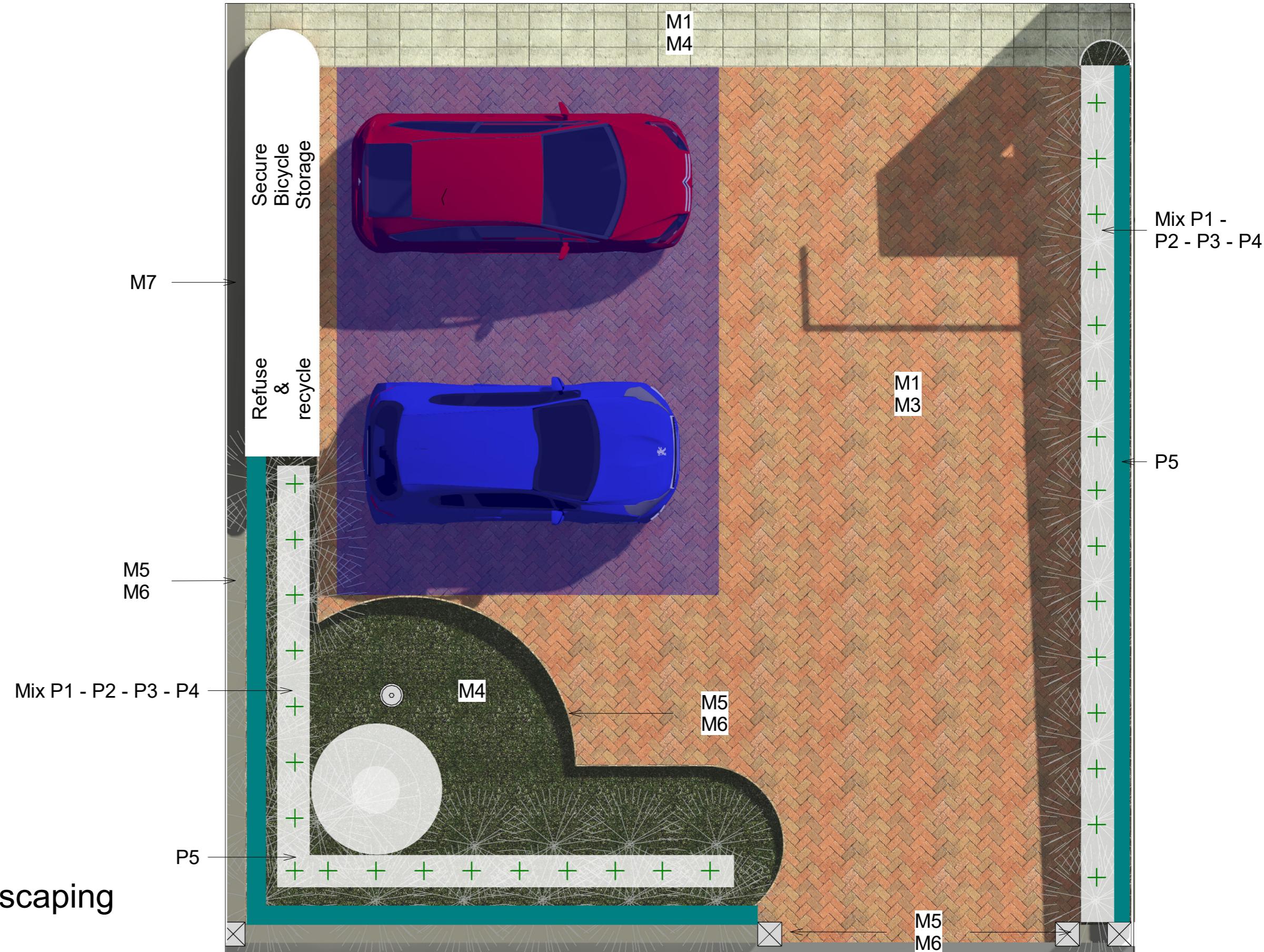
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Legend	
Concrete Block Paving	
Brick Paving	
Mixer Flower Beds	
Proposed Hedge	
Existing Tree	
Parking Zone	



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Architecture

Telephone +44 (0)
2037303151
info@megaplan.co.uk
London, United Kingdom

Drawing Number:
B108

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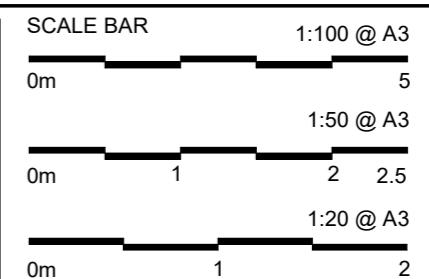
Client
Pirooz Armenian
46 Warren Rd UB10 8AD, London.

Title
Landscaping

Landscaping

Project number 230223-B1
Date February 2023
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No.	Description	Date



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Schedule of Materials

Material No.	Material	Location	Description	Image
M1	Course Aggregate	Parking area and front garden, used in the joints for the entire permeable surface 110 m ² approx	Coarse aggregates are irregular broken stones or naturally occurring round gravels that are used to make concrete, coarse aggregates for structural concrete consist of broken stones of hard rock like granite and limestone (angular aggregates) or river gravels (round aggregates).	
M2	Concrete Pavers	Front garden 33.76m ²		 
M3	Brick Pavers	Parking area and driveway 86.93m ²	A paver is a paving stone, tile, brick or brick-like piece of concrete commonly used as exterior flooring. In a factory, concrete pavers are made by pouring a mixture of concrete and some type of colouring agent into a mold of some shape and allowing to set.	
M4	Stipa tenuissima - Grass	front garden, green area 22.35m ²	S. tenuissima is a deciduous grass to 60cm, forming a compact upright tuft of thread-like leaves, with narrow, arching, feathery flowering panicles in summer	
M5	Brick London	215mm x 102.5mm x 65mm London stock yellow brick with 10mm mortar in boundary wall and Kerbs	It's a pressed brick with frog, red and brown multi colour with a light sandfaced texture. The size of a standard brick in the UK is 215mm x 102.5mm x 65mm (length x depth x height)	
M6	Coping stone	140 x 600 x 50mm concrete coping stone on boundary wall (matching brick) with pier caps 600x600mm at corners of boundary wall	<ul style="list-style-type: none"> For use on top of walls Use on top of walls to protect them from water penetration Comes complete with drip channels Double weathered 	
M7	Softwood - Cladding Decking External Cladding	Cladding wood 30x150x11mm on 4x2 studs for the refuse & recycle and secure bicycle store.	<p>It is used extensively to clad brick and mortar, timber frame buildings and increasingly in prefabricated modular buildings.</p> <p>It acts as a weatherboard or 'rainscreen' to the wall behind and has the additional benefit of protecting and concealing external insulation on walls.</p>	

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-petaled 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	

1 Schedules

 MEAPLAN Architecture Telephone +44 (0) 2037303151 info@megaplan.co.uk London, United Kingdom	Drawing Number: B109	Client Pirooz Armenian 46 Warren Rd UB10 8AD, London.	Landscaping	No.	Description	Date	SCALE BAR
	Issued for Pre Application Planning Application Approval Building Control Approval Tenders Construction	Project number 230223-B1	Date February 2023	Drawn by RB	Checked by MB	Scale @ A3 1:100 @ A3 0m 5	
		Title Schedules	Drawn by Checked by Scale @ A3	1:50 @ A3 0m 1 2 2.5	1:20 @ A3 0m 1 2	NOTES: <input type="checkbox"/> MEGAPLAN LIMITED RETAIN COPYRIGHT OF DESIGN, SCHEME & OWNERSHIP OF DRAWINGS. <input type="checkbox"/> DRAWINGS SHOULD BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS. <input type="checkbox"/> ANY OMISSIONS TO BE REPORTED TO AND CLARIFIED WITH CLIENT PRIOR TO COMMENCEMENT. <input type="checkbox"/> VERIFY DIMENSIONS, LEVELS AND EXISTING STRUCTURE, ETC ON SITE. <input type="checkbox"/> ALL WORKS TO COMPLY WITH CURRENT REGULATIONS, BRITISH STANDARDS ETC. <input type="checkbox"/> PLEASE NOTE THAT BEFORE BUILDING WORK COMMENCES IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS. <input type="checkbox"/> INITIAL DRAWINGS SUBMITTED TO BUILDING CONTROL ARE SUBJECT TO ADDITIONAL INFORMATION REQUIRED BY BUILDING CONTROL WHICH COULD INCLUDE A SIGNIFICANT COST OR ADDITIONAL WORKS TO BE DONE ON SITE. <input type="checkbox"/> ALL WORKS COMMENCED ON SITE PRIOR TO OBTAINING FULL PLANNING AND/OR BUILDING CONTROL APPROVAL WILL BE CARRIED OUT AT YOUR OWN RISK.	