

DO NOT SCALE

IF IN DOUBT ASK

Notes:-
MEASUREMENTS SHOWN ARE INDICATIVE ONLY - ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK AND ANY DISCREPANCY REPORTED

PLANNING DRAWING ONLY

Where the building project falls within the CDM regulations 2015 Z Manning Drawing Services Ltd are not designated as principal designer under the terms of the Act. The client is to appoint their own principal designer within the meaning of the Act.

If this drawing is supplied electronically it is the responsibility of the recipient to print the drawing to the correct paper size & scale.

GENERAL SPECIFICATION FOR SOFT LANDSCAPING

General:
Landscaping to conform to all relevant legislation including BS5837, CDM regulations and NHBC guidelines.

All trees & shrub planting & turfing to be carried out to BS3936 and 4428. Imported soil and screened topsoil to be fertile medium loam, pH 6.0 - 7.5 should be free from any perennial weeds, weed seeds, contamination, rubble, subsoil and stones bigger than 50mm with a maximum stone content of 20%. Top soiled areas to be cultivated by hand or machine prior to planting, no compaction by machine. Top soil planting minimum depth 450mm for shrubs/tree beds, 150mm for turf area.

Season:
All work to be carried out at an appropriate season and in weather conditions suitable for the operation. In particular trees planting shall not be carried out before October or after March without specific approval. Suitable weather conditions for planting shall mean open weather, ie mild, dull and moist (even in winter) when ground is moist and workable. Planting operations shall be suspended in periods of drought and when soil is frost bound or water logged.

Turfing:
Cultivate topsoil to a min depth of 100mm removing all rubbish, weeds and stones over 30mm in any axis. Use pre-turfing fertiliser to manufacturers recommendations. Use cultivated weed free general purpose turf laid with broken joints & well butted. Work from planks to avoid damage to turf. Final turf level to be 20mm above adjacent hard surfaces. Water on completion and as necessary to avoid shrinkage. When turfing close to hedges maintain clear ground min 500mm from centre line of hedge.

Tree planting:
Extra heavy standards to be planted in 800mm squared tree pit 450mm - 750mm deep. Standards to be planted in 850mm min square pit 400 mm deep. To be planted centrally within 50mm deep dark wood chip mulch bed. Back fill tree pit with clean top soil with tree fertiliser added. All trees to have irrigation/aeration system fitted to fully surround the root ball. Trees to be fully supported in line with BS4283 using double staking with cross bar and tie at approximately one-third the height of the clear stem. Support to remain in place for three years until after tree is established. Water thoroughly after planting.

Maintenance:
Regular maintenance to be provided during the first five years after planting. Plant roots to be loosened after frost & re-firmed after winds. Watering to be carried out during first two growing seasons. Annual weeding to be carried out.

- Key
- Proposed tree
T1 Field Maple (Acer Campestris)
 - Block paved parking & turning

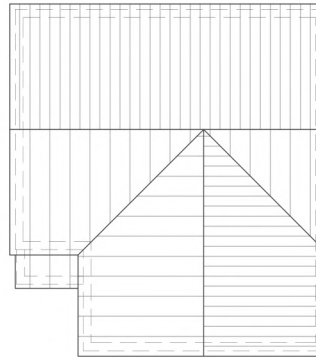
| C | Various | 02/02/24 |
|-------|------------------------|----------|
| B | Storey heights amended | 02/02/24 |
| A | Various | 02/02/24 |
| RevNo | Revision note | Date |



Front elevation 1:100



Side elevation 1:100



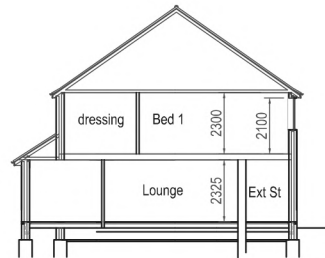
Roof plan 1:100



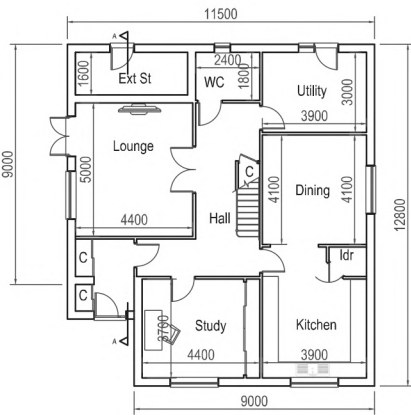
Rear elevation 1:100



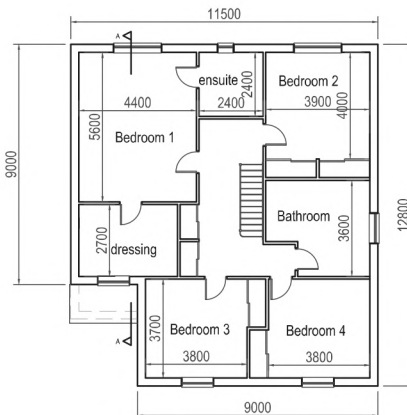
Side elevation 1:100



Section A-A 1:100



Ground floor plan 1:100
internal floor area 128 sqm



First floor plan 1:100
internal floor area 122 sqm



Block plan 1:500



Drawing title
Planning drawing

Description
Proposed dwelling

Address
**Land adjacent to,
The Twiggery,
Chapel Road,
Beaumont, CO16 0AR**

Client
Mr & Mrs Lowe

Drawn **ZM** Sheet no.

Date **01/2024** Scale **1:100 @ A1**

Drawing No **LTT-01** Revision **C**

Zoe Manning BSc.
Drawing Services Ltd.
143 Connaught Avenue
Frinton-on-Sea, Essex,
CO13 9AB

Copyright reserved from this drawing. All dimensions to be checked on site prior to commencement of work. Check that this drawing is the latest revision. If in doubt ask. This drawing is copyright. No other dimensions to 2000:100. This plan has been prepared from information provided by the client and from Ordnance Survey plans and as such cannot be held liable for accuracy of the dimensions. The Client is responsible for defining the correct boundaries and the ownership to 2000:100. DWS Ltd cannot be held responsible for any land ownership changes.