Do not scale from this drawing.
The contractor is to check all dimensions on site and report discrepancies to the Architect.
All rights decribed in Chapter IV of the Copyright, Designs and Patents Act 1988 have been generally asserted. ©

Path to be relaid in continuous surface. Material to be confirmed.

Disabled access ramps to provide level access to front door threshold. Gradients to be 1:20 max. and in accordance with employers requirements and Part M of the Building Regulations.

Ground level at edge of ramps to be adjusted locally to match gradient of ramp and to fall to existing path level (+10.000) in order to avoid the need for raised ramp edgings.

Additional gate to suit secure by design requirements.

As Existing

EXISTING

TP RIMU

6 FFL 10.150 | 5 FFL 10.150 | 4 FFL 10.150 | 3 FFL 10.150 | 2 FFL 10.150 | 1 FFL 10.150

Top soil bed.

150mm fall at 1:20

NB: Car park levels to be confirmed by Architect.

1800mm high.

400mm high 100x100mm sawn oak low level rail. + 10.060

Soft defensive landscaping, low level and new tree planting. + 10.000

New paths to be in-situ concrete. + 10.000

New 1800mm high close boarded fence and gates to rear enclosure. + 9.920

New 2645 Dia. washing line.

New 1050mm high post and rail fence. + 9.960

New 7ft x 5ft external timber shed to be lockable.

Soft defensive landscaping, low level and new tree planting. + 10.010

Gates to have a clear minimum width of 850mm. + 9.960

Car park surround to be concrete kerbs.

Car parking surface to be Tarmacadam. + 9.840

+ 10.160

SETTING OUT GRID REFS. & LEVELS

Ref. No.	E/N	Grid Refs.	Levels
00			
EX. BUILDING CHECKPOINTS			
01	E	360.51	N/A
	N	3013.13	
02	E	367.34	N/A
	N	3013.20	
03	E	1010.15	N/A
	N	3018.85	
04	E	1016.36	N/A
	N	3018.95	
BUILDING SETTING OUT			
05	E	360.50	10.000
	N	3015.10	
06	E	367.47	10.000
	N	3015.05	
07	E	377.57	10.000
	N	3011.84	
08	E	377.52	10.150
	N	3003.37	
09	E	360.43	10.150
	N	3004.03	
10	E	373.04	10.000
	N	3011.63	
11	E	998.38	10.000
	N	3011.63	
12	E	998.33	10.150
	N	3003.83	
13	E	978.93	10.150
	N	3003.36	
14	E	993.85	10.000
	N	3011.63	
15	E	1003.33	10.000
	N	3014.77	
16	E	1016.36	10.000
	N	3014.72	
17	E	1016.88	10.150
	N	3003.71	
18	E	993.80	10.150
	N	3003.82	

SETTING OUT GRID REFS. & LEVELS

Ref. No.	E/N	Grid Refs.	Levels
PARKING BAY WALLS SETTING OUT			
19	E	352.68	TBC
	N	3014.35	
20	E	358.48	TBC
	N	3014.83	
21	E	352.57	TBC
	N	2998.33	
22	E	358.37	TBC
	N	2998.83	
23	E	1018.38	TBC
	N	3014.43	
24	E	1024.78	TBC
	N	3014.45	
25	E	1018.87	TBC
	N	2998.45	
26	E	1024.67	TBC
	N	2998.45	

Planting Legend:

Area (A)+(B) Low growing shrubs:
- 54 Euonymus Emerald & Gold
- 54 Euonymus Gaiety
- 54 Lonicera Pileata
- 54 Senecio Sinclana

All to be mulched with bark after completion

Area (C) Defensive planting:
- 100 Berberis Darwinii
- 100 Berberis Wilsoniae
- 100 Rosa Myosa Alba
- 100 Rosa Myosa Vibre

all planted in drifts of 30

All to be mulched with bark after completion

Trees T1 - T10, Betula Pendula 1.8m - 2.4m, all to be staked and tied.

Grass

Top soil beds for self planting by residents.

Incoming BT

Incoming Gas

Incoming Electrical

Incoming Water

N

Low level plants to be at front, high level plants to be adjacent to fence.

01/12 Indicative Section Through Landscape To Rear.

1/50 @ A1

Shdc Planning & Development - 7 NOV 2005 Ref: 1537/05

DETERMINED PLAN

23 NOV 2005 1162/05

DETERMINED PLAN

issue	date	drawn	notes	check
E	16-08-05	PW	LANDSCAPING SCHEME MODIFIED	JH
D	23-07-05	PW	LANDSCAPING AMENDED	JH
C	08-07-05	PW	FOR CONSTRUCTION ISSUE	DP
B	13-05-05	JB	As issued for construction	
A	30-03-05	JB	Level access measures revised. Low level wall to parking removed. Garden shed,washing lines and access added.	
ORIGINAL	21.03.05	JB	Inital Drawing	

Jefferson Sheard Architects
1 Scotgate Mews, Scotgate, Stamford, Lincolnshire, PE9 2FX
Tel: 01780 757576 Fax 01780 754980
e-mail: contactus@jeffersonsheard.com
www.jeffersonsheard.com

project
6 No. Bungalows
Daniel's Crescent, Long Sutton
Longhurst Housing Association

drawing
External Works
Setting Out, Co-ordinates and Levels & Landscaping

scale	date
1:100	Mar 2005

job no	number	rev
2718	12	E