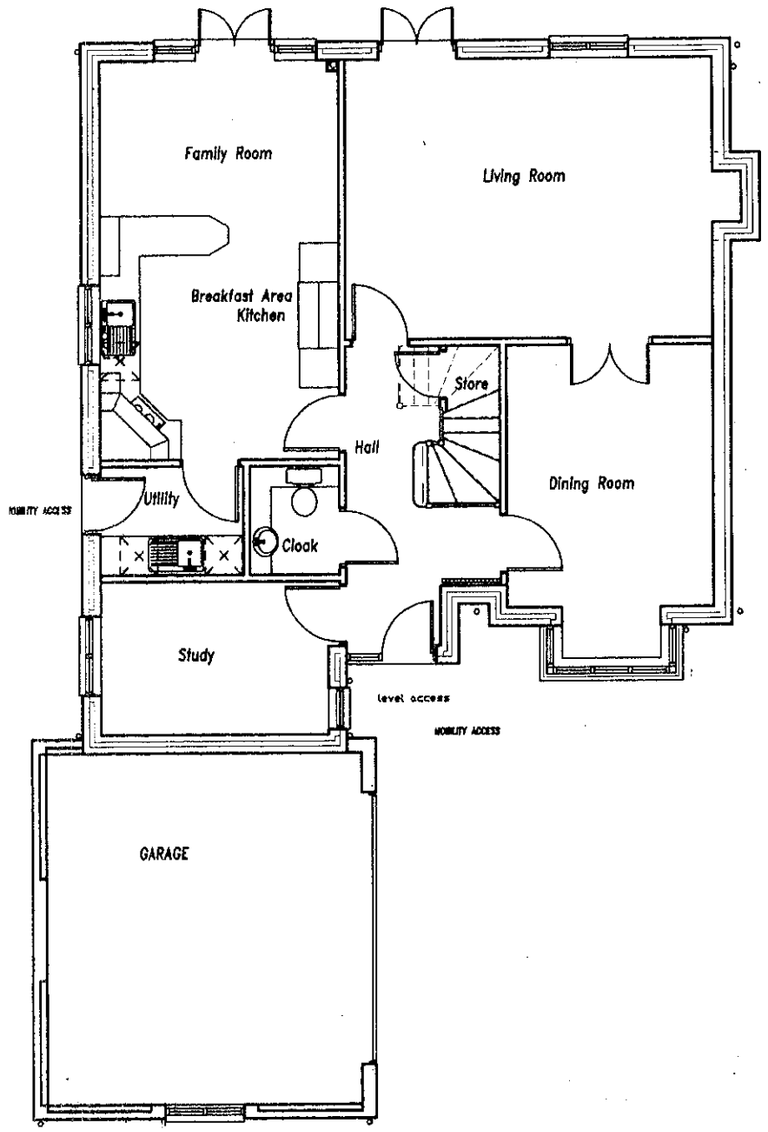
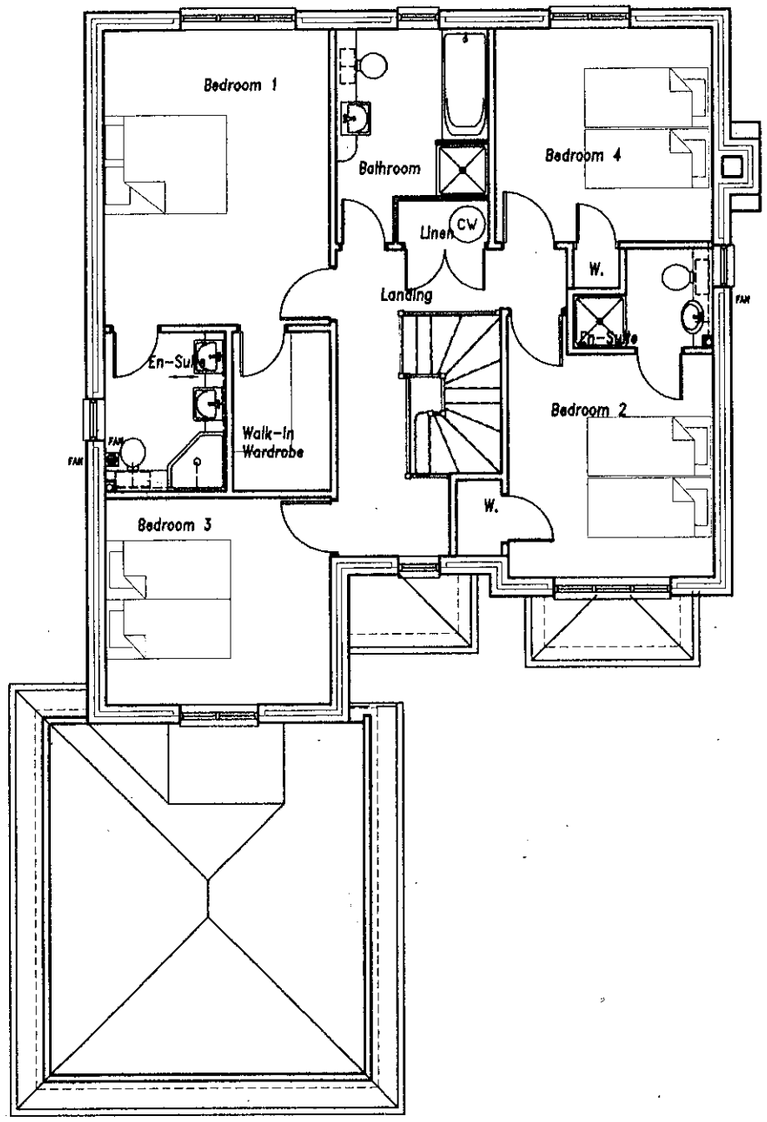


03.APR.2000* 1139





APPROVED

letter date revision

Job RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes

drawing PLANS Plot 1
G.A.

scale

date Jan.2000

1464/3 H

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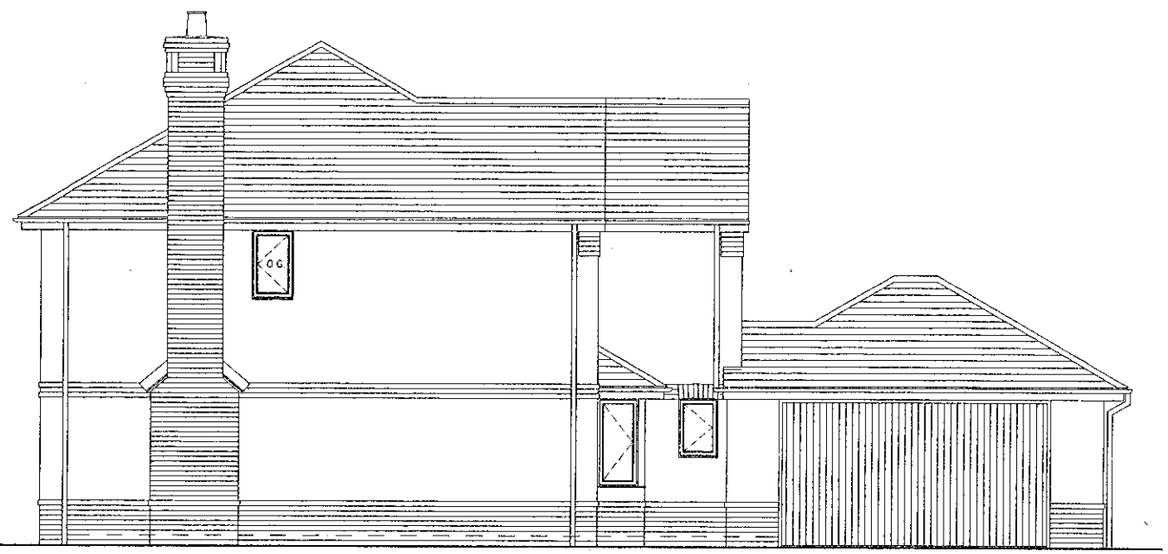
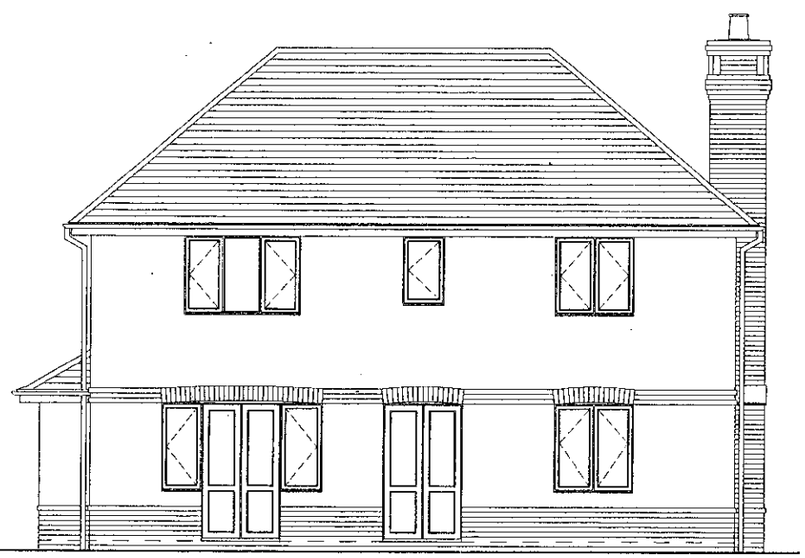
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

APPROVED

O.G. OBSCURE GLASS

job	RESIDENTIAL DEVELOPMENT 149 Nine Mile Ride FINCHAMPSTEAD
client	Luff Homes
drawing	ELEVATIONS G.A. Plot 3
scale	1:50
date	Jan.2000
	1464/16 A

letter date revision

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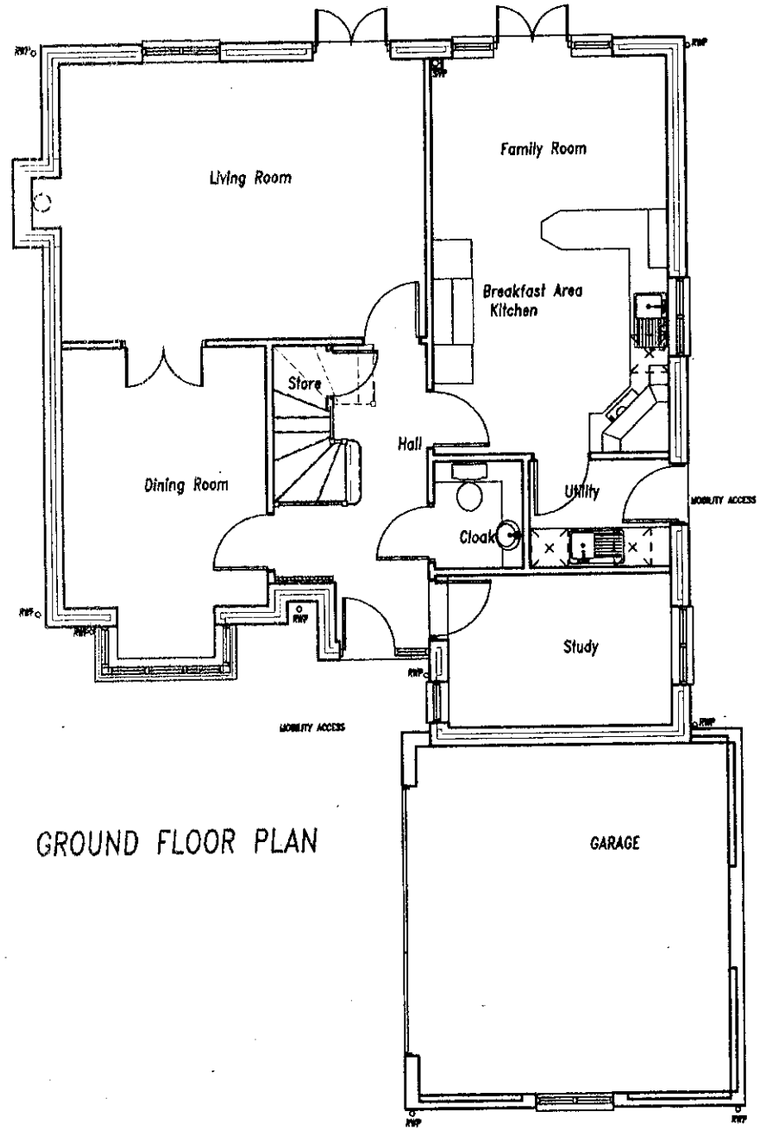
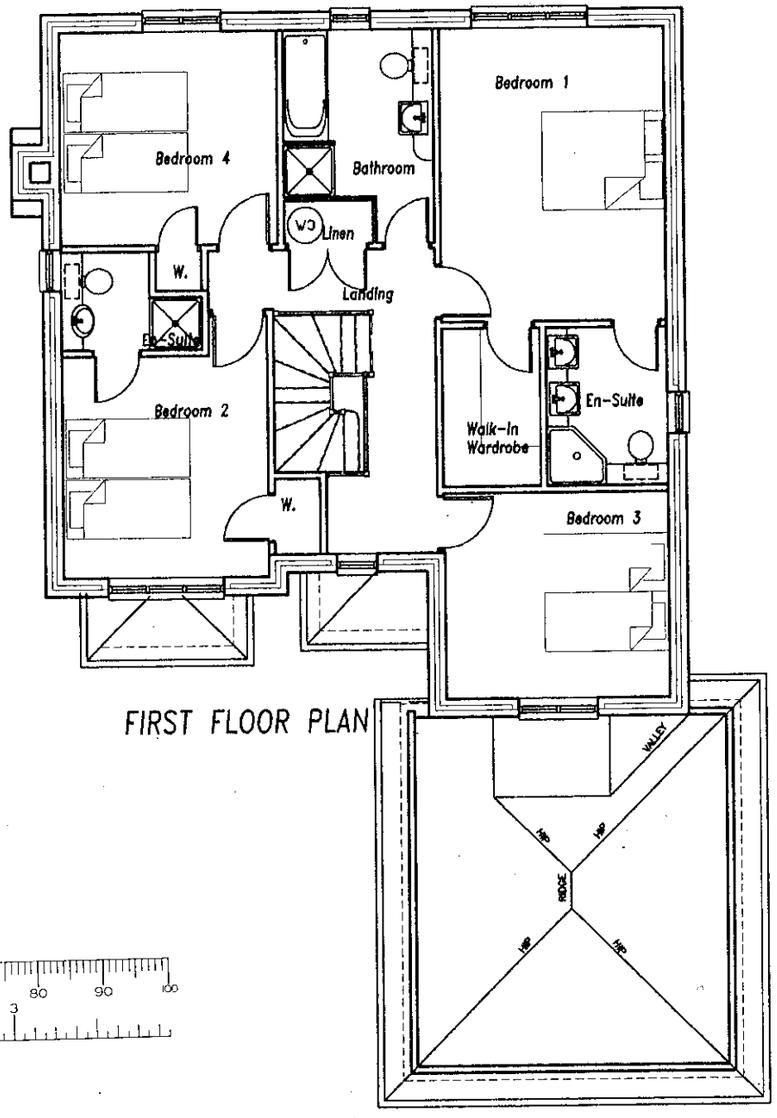
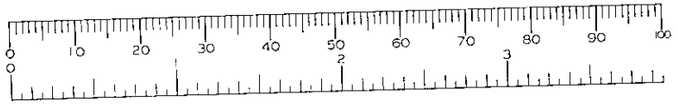


GROUND FLOOR PLAN



FIRST FLOOR PLAN



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03.APR.2000* 1139

letter	date	revision
F	28/03/2000	DOOR SIZES REVISED
E	20/03/2000	KITCHEN & UTILITY ROOM INTERNAL LAYOUT REVISED
D	16/05/2000	CLOAK REVISED
C	10/03/2000	SECTION LINES INDICATED
B	07/02/2000	SECTION LINES INDICATED
A	03/02/2000	EN-SUITE 2. REVISED

job RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes

drawing PLANS Plot 3
G.A.

scale

date jan.2000

1464/7 F

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APPROVED 1139

HW 3 KW IMMERSION HEATER

(50) MAINS OPERATED SMOKE DETECTOR DETECTORS WIRED TOGETHER

FLOOR SPAN

(E) EXTRACT FAN
MECHANICAL VENTS IN KITCHEN & UTILITY WITH UNSWITCHED FUSED SPUR WITH WALL MOUNTED OVER-RIDE AND HUMIDISTAT CONTROL OR BY EXTRACT HOOD DUCTED TO THE OUTSIDE

MECHANICAL VENT IN BATHROOM OPERATES BY LIGHT SWITCH AND HUMIDISTAT CONTROL WITH UNSWITCHED SPUR OUTSIDE. WHERE NATUTAL VENTILATION IS AVAILABLE PROVIDE WALL MOUNTED OVER-RIDE.

GAS FIRED CENTRAL HEATING
HEATING DESIGN TO BE BY OTHERS
RADIATOR POSITIONS ARE FOR ILUSTRATIVE PURPOSE ONLY SEE HEATHING DESIGN FOR DETAILS AND SIZES

ALL MATERIALS USED TO COMPLY WITH RELEVANT B.S.

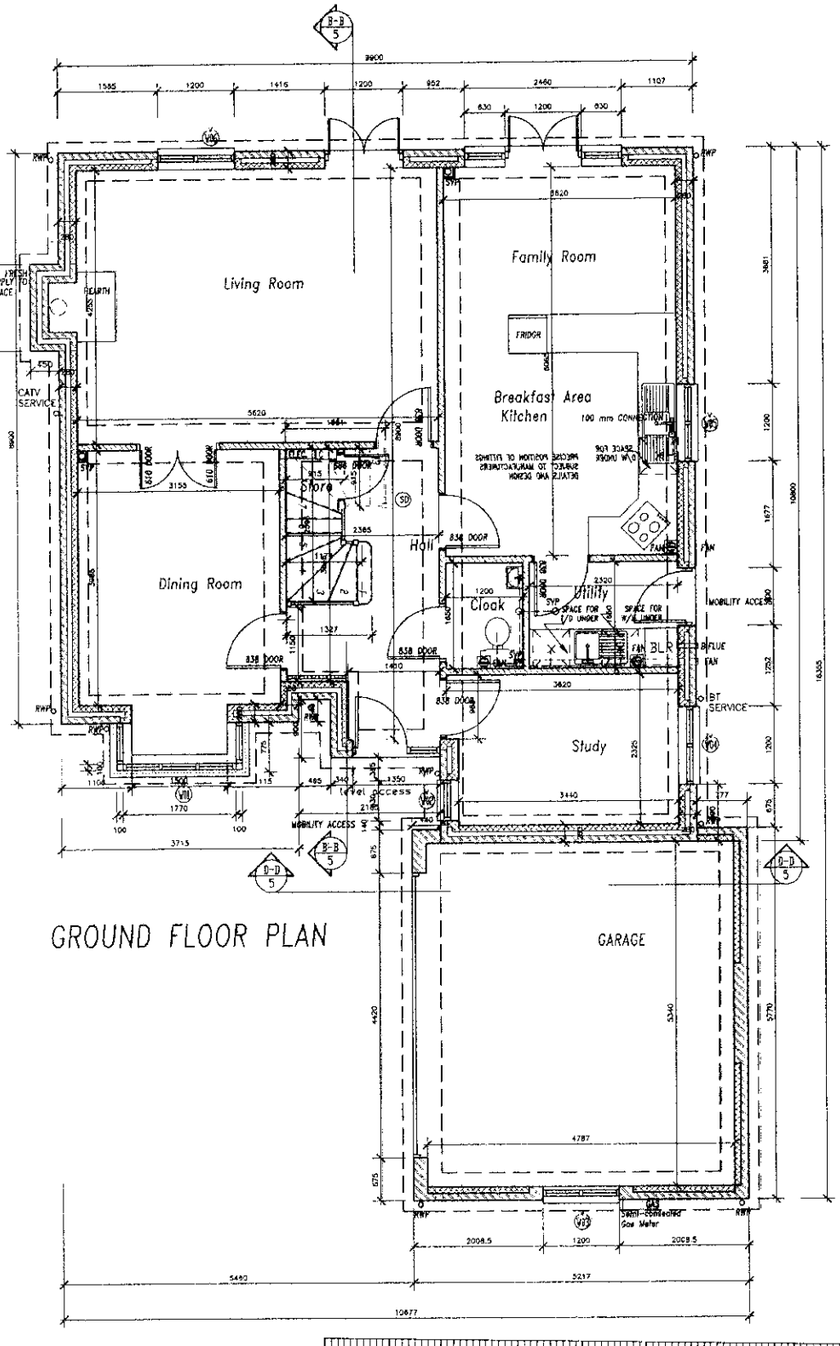
1200 X 900 EXTERIOR QUALITY PLY
TANK PLATFORM ON 100 X 50 S.W.
BEARERS TO TRUSS MANUFACTURERS DETAILS

FOUL WATER DRAIN RUN WITHIN CEILING VOID TO BE FIRE STOPPED BETWEEN FIRE COMPARTMENTS AND WRAPPED IN CHICKEN WIRE REINFORCED F/G QUILT

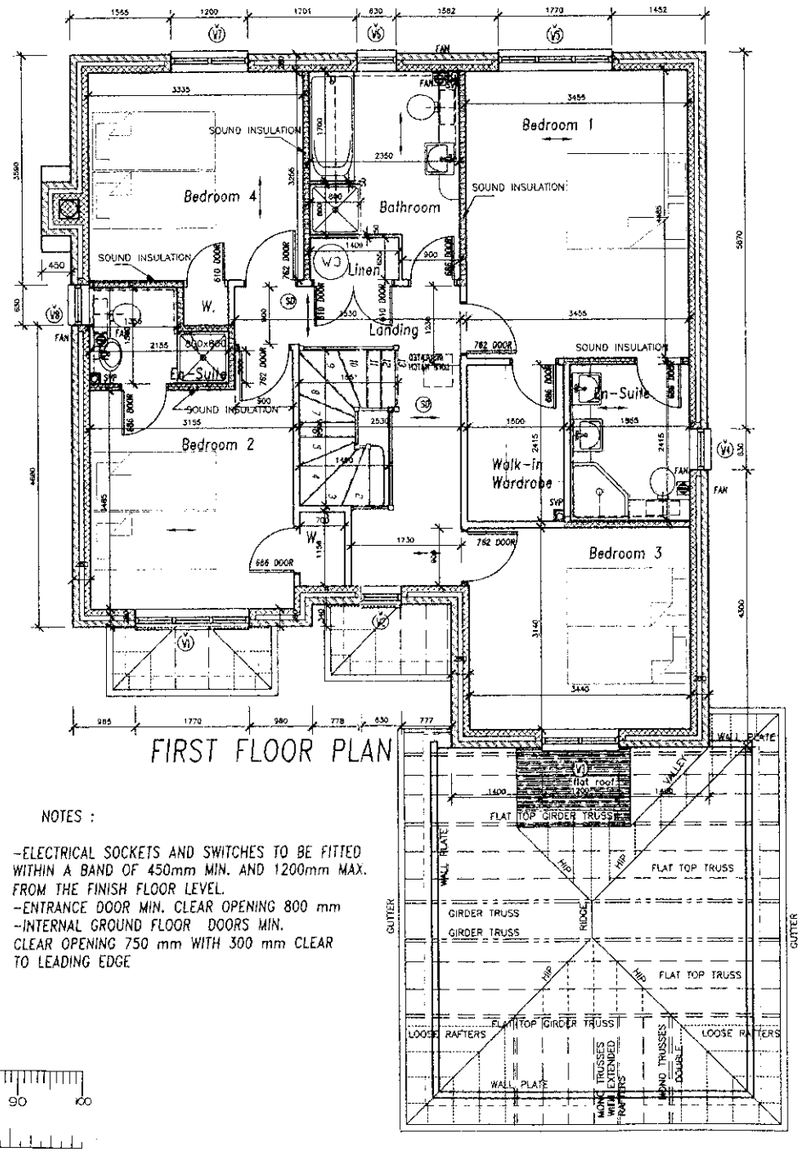
600 mm WIDE ACCESS TRAP COMPLETE WITH TRIMMING TO BE PROVIDED ALL TO TRUSS MANUFACTURERS DETAILS AND DESIGN

10000 mm2 TRICKLE VENTILATOR TO ALL WINDOWS

FOR DOOR AND WINDOW REF. USED JOHN CARR AND BOULTON & PAUL -RUGBY JOINERY



GROUND FLOOR PLAN



FIRST FLOOR PLAN

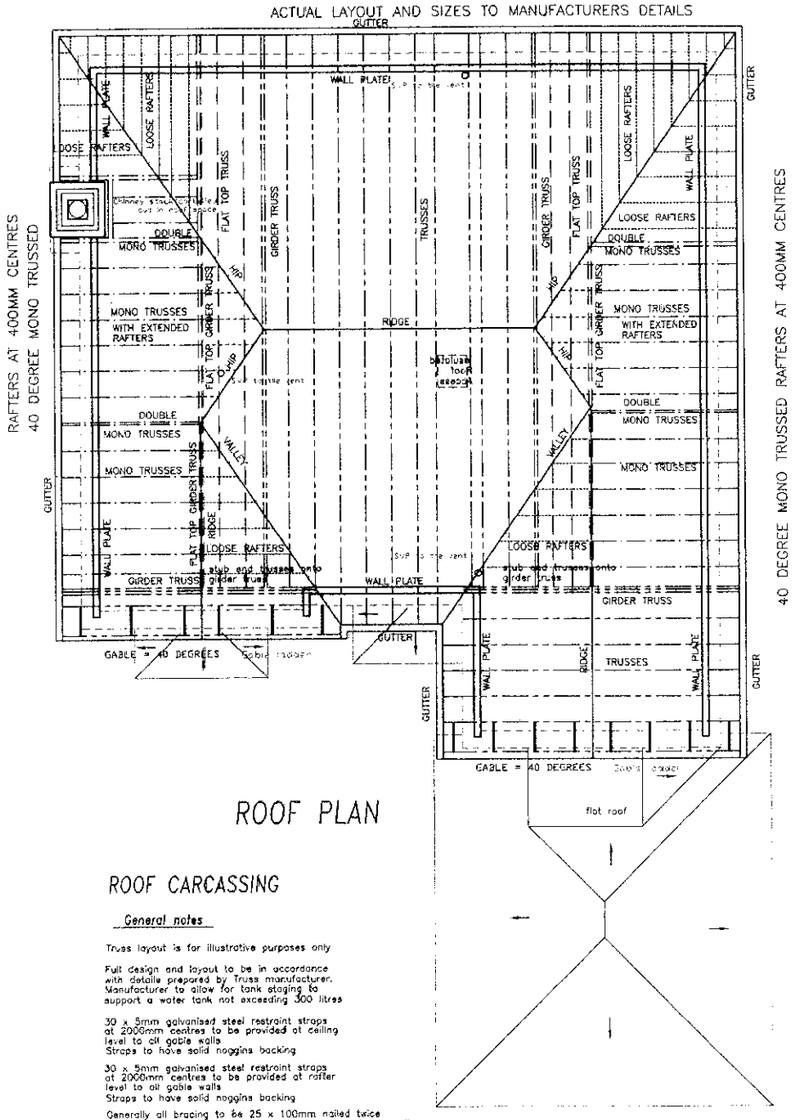
NOTES :

-ELECTRICAL SOCKETS AND SWITCHES TO BE FITTED WITHIN A BAND OF 450mm MIN. AND 1200mm MAX. FROM THE FINISH FLOOR LEVEL.
-ENTRANCE DOOR MIN. CLEAR OPENING 800 mm
-INTERNAL GROUND FLOOR DOORS MIN. CLEAR OPENING 750 mm WITH 300 mm CLEAR TO LEADING EDGE

30 DEGREE TRUSSED RAFTERS AT 400MM CENTRES
ACTUAL LAYOUT AND SIZES TO MANUFACTURERS DETAILS

RAFTERS AT 400MM CENTRES
40 DEGREE MONO TRUSSED

40 DEGREE MONO TRUSSED RAFTERS AT 400MM CENTRES



ROOF PLAN

ROOF CARCASSING

General notes

Truss layout is for illustrative purposes only

Full design and layout to be in accordance with details prepared by Truss manufacturer. Manufacturer to allow for tank staging to support a water tank not exceeding 300 litres

30 x 5mm galvanised steel restraint straps at 2000mm centres to be provided at ceiling level to all gable walls
Straps to have solid noggins backing

30 x 5mm galvanised steel restraint straps at 2000mm centres to be provided at rafter level to all gable walls
Straps to have solid noggins backing

Generally all bracing to be 25 x 100mm nailed twice to each truss with 2no 75 x 3.35mm galv round wire nails
All laps where required to be over 2no trusses

Provide 50 x 100mm timber wall plates at the head of inner block skin to be strapped with 30 x 5mm galvanised steel restraint straps 1000mm long at 2000mm centres

Eaves overhang = 300mm
Bargeboard overhang = 125mm

GROUND FLOOR	934 sq.ft.	86.75 m2
FIRST FLOOR	905 sq.ft.	84.09 m2
	1839 sq.ft.	170.84 m2

FOR CONSTRUCTION NOTES SEE WRITTEN SPECIFICATION

C	10/03/2000 SECTION LINES INDICATED
B	07/02/2000 SECTION LINES INDICATED
A	03/02/2000 EN-SUITE 2. REVISED

RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client: Luff Homes

drawing: PLANS Plot 3 and 1 handed G.A.

scale: 1:50

date: jan.2000

1464/7 C

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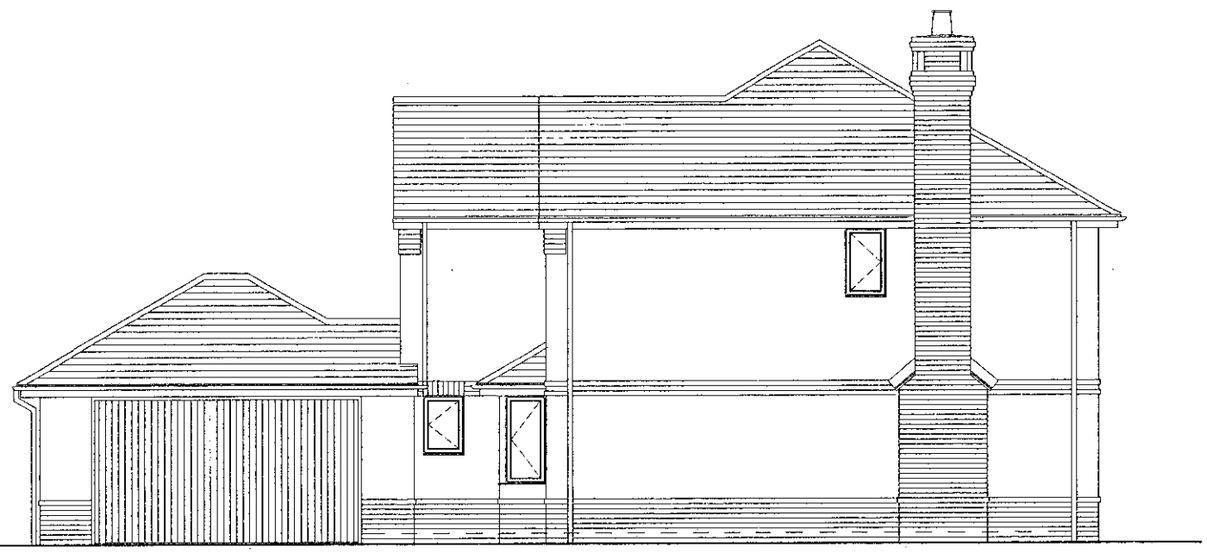
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

APPROVED

letter date revision

job RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes

drawing ELEVATIONS
G.A. Plot 1

scale 1:100

date Jan.2000

1464/4 C

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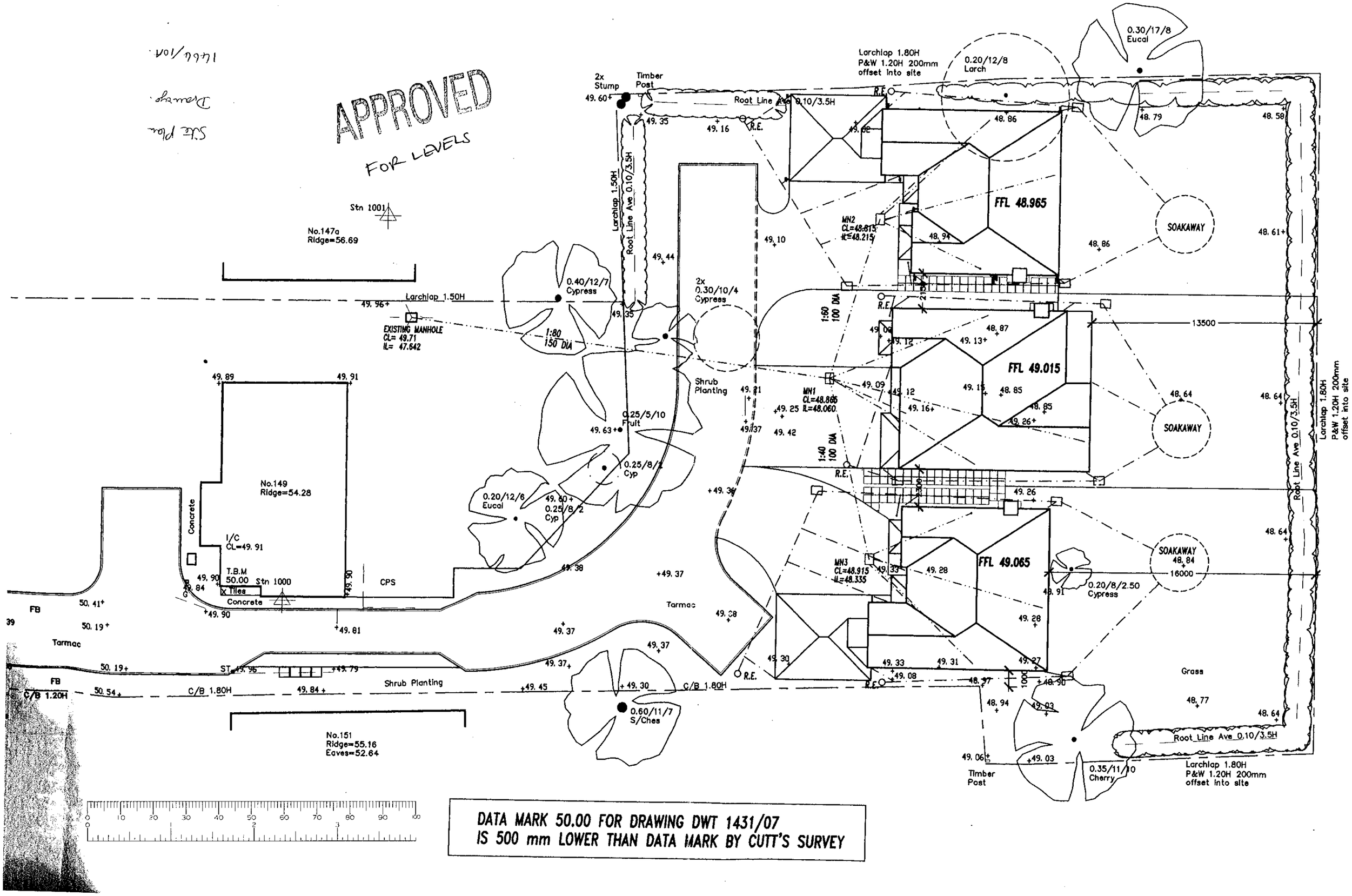
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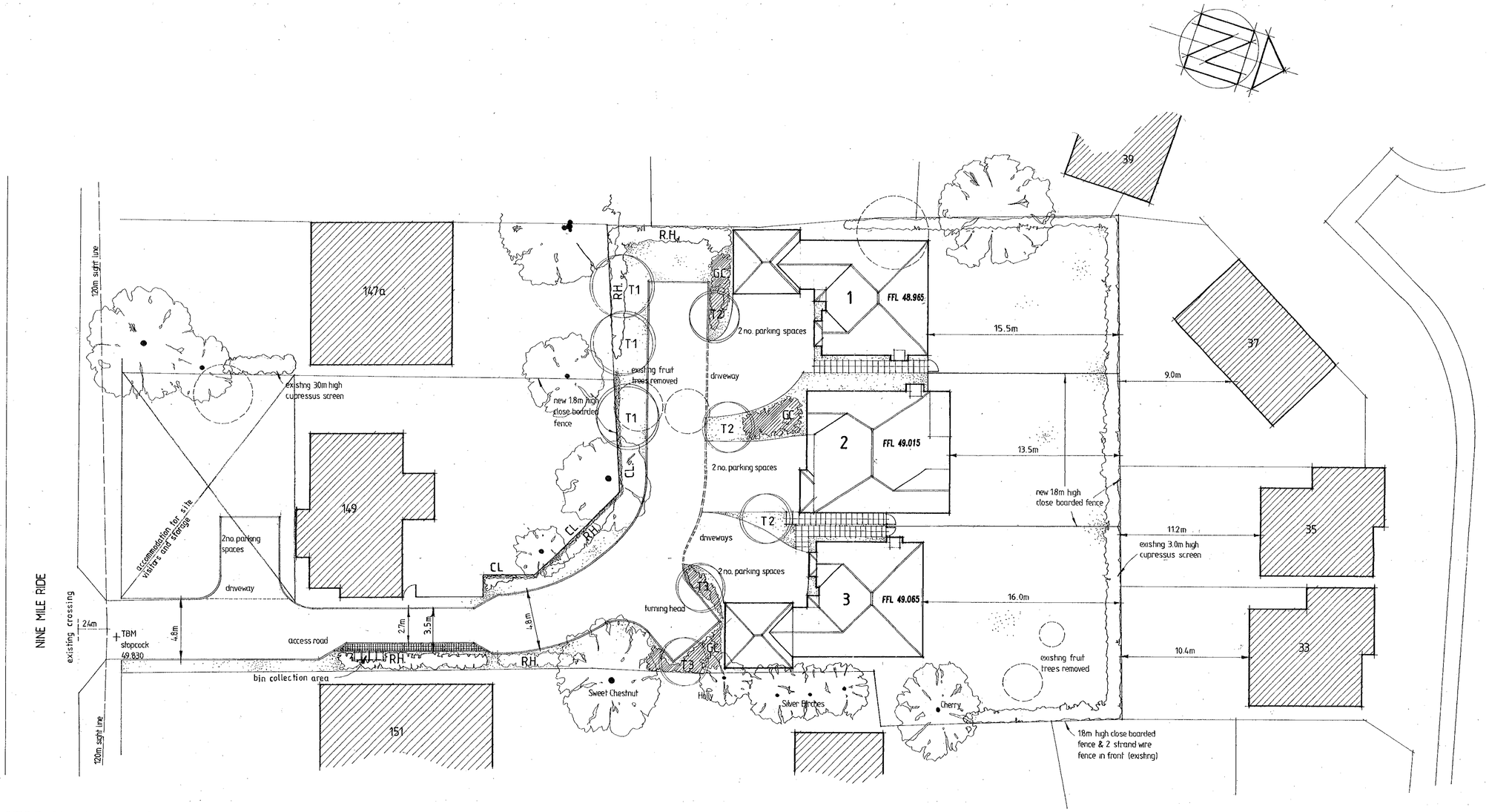
FOR LEVELS
Site Plan
Drawing
1464/104
Stn 1001
No.147a
Ridge=56.69
Larchlap 1.50H
EXISTING MANHOLE
CL= 49.71
IL= 47.642
1:80
150 DIA
0.40/12/7
Cypress
2x
0.30/10/4
Cypress
Shrub
Planting
0.25/5/10
Fruit
0.25/8/2
Cyp
0.20/12/6
Eucal
No.149
Ridge=54.28
Concrete
I/C
CL=49.91
T.B.M
50.00
Stn 1000
Tiles
Concrete
CPS
FB
Tarmac
C/B 1.20H
C/B 1.80H
Shrub Planting
No.151
Ridge=55.16
Eaves=52.64
0.60/11/7
S/Ches
Tarmac
Root Line Ave 0.10/3.5H
Larchlap 1.80H
P&W 1.20H 200mm
offset into site
0.20/12/8
Larch
0.30/17/8
Eucal
2x
Stump
Timber
Post
Larchlap 1.50H
Root Line Ave 0.10/3.5H
MN2
CL=48.815
IL=48.215
MN1
CL=48.865
IL=48.060
MN3
CL=48.915
IL=48.335
FFL 48.965
FFL 49.015
FFL 49.065
SOAKAWAY
SOAKAWAY
SOAKAWAY
13500
16000
1:60
100 DIA
1:40
100 DIA
0.20/8/2.50
Cypress
Grass
Root Line Ave 0.10/3.5H
Timber
Post
0.35/11/10
Cherry
Larchlap 1.80H
P&W 1.20H 200mm
offset into site
Larchlap 1.80H
P&W 1.20H 200mm
offset into site
Root Line Ave 0.10/3.5H
DATA MARK 50.00 FOR DRAWING DWT 1431/07
IS 500 mm LOWER THAN DATA MARK BY CUTT'S SURVEY

DO NOT SCALE FROM THE DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.



SITE PLAN - Lanscaping

SOFT LANDSCAPE

TREES + 1no short stake + rabbit guards to native species

SPECIES	NUMBER	size in girth cm	height m	form
T1 SORBUS ARIA	3	16–18	3	root wrapped
T2 MALUS TSCHONOSKII	3	16–18	4	root wrapped
T3 ACER TRIFOLIUM	2	16–18	3	root wrapped

RURAL HEDGE

Planted in 3 staggered rows at 450mm apart, in groups of 10–25 same spp, +rabbit guards and cut back immediately after planting to thicken up lower growth

SPECIES	NO		
RH1 CORYLUS AVELLANA	168	Feath'd/1.5m+	0.25mcs–4pp lin.m
RH2 ROSA CANINA	56	40lt/1.5m+	0.25mcs–4pp lin.m
RH3 CRATAEGUS MONOGYNA	56	Feath'd/1.5m+	0.25mcs–4pp lin.m
RH4 PRUNUS SPINOSA	168	Feath'd/1.5m+	0.25mcs–4pp lin.m
RH5 ILEX AQUIFOLIUM	56	40lt/1.2m+	0.25mcs–4pp lin.m
RH6 LIGISTRUM VULGARE	56	40lt/1.5m+	0.25mcs–4pp lin.m

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CLIMBERS

Planted at 3 per linear metre in groups of 3 and 5 of one species along 60 linear m on wooden frames

SPECIES	No.	pot size	plant height
CL1 HEDERA HELIX 'GREEN RIPPLE'	36	3lt	1.2m+
CL2 PARTHENOCISSUS QUINQUEFOLIA	48	3lt	1.2m+
CL3 LONICERA FRAGRANTISSIMA	36	3lt	1.2m+
CL4 HYDRANGEA PETIOLARIS	24	3lt	1.2m+

GROUND COVER

to be planted in groups of 5–10 same spp.

SPECIES	No.	pot size	density/m2
GC1 AJUGA REPTANS (multicolor)	128	2lt	4
GC2 COTONEASTER HORIZONTALIS	64	2lt	2
GC3 HYPERICUM CALYCINUM	96	2lt	3
GC4 HEBE RAKAIENSIS	160	2lt	5

GRASS — Area to be grass seeded
Use British Seed House,grade A amenity mixture 1995 A22,sowing rate 30g/m

HARD LANDSCAPE

–DRIVEWAYS Marshalls 200x100 Brindle Paviors
–ACCESS ROAD Black Tarmac
–SIDE ACCESS AND PATIOS Concrete 450x450x50 riven paving slabs–buff

BRICK – Renaissance Multi
ROOF TILES – Redland red concrete plain tiles
WINDOWS – Wooden stained
GUTTERING AND DOWN PIPES – Black UPVC
FASCIA AND SOFFITES – White UPVC

0 10 20 30 40 50 60 70 80 90 100

PROTECTION OF EXISTING TREES

ALL EXISTING TREES RETAINED TO BE PROTECTED BY 1.0 m HIGH CHESTNUT FENCE, TO COINCIDE WITH CROWN OF THE TREE AND BE WITH ACCORDANCE WITH BS 5837. ANY EXISTING TREE WHICH BECOMES NON RETAINABLE DUE TO LEVELS ETC SHOULD BE REPLACED WITH SAME SPECIES FROM ADVANCED NURSERY STOCK

AMENDED

letter	date	revision
A	31/01/2000	F.F. LEVELS REVISED

PERFORMANCE SPECIFICATION

EXISTING FEATURES

–All construction works/tree protection to be in accordance with 'BS 5837 – 1991 code of practice for trees in relation to construction'.
–All retained/transplanted trees to be protected with Local planning authority(LPA) approved fencing prior to any construction work. All exposed roots to be covered by suitable insitu topsoil immediately after recording.
–All tree surgery to be undertaken by a fully insured arboriculturalist approved by the local planning authority.
–The contractors working area will be agreed with the LPA and clearly fenced off prior to all construction work.
–All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management.
–No topsoil should be removed from site until the contractor has demonstrated to the LPA that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.
–The quality of all landscape work will comply with BS 4428, 1989 specifications. 'General landscape operations'.

NEW WORKS

–The final layout is subject to agreed setting out variations and client design changes.
–All landscape areas to be excavated to a minimum 600mm depth, cleared of all hard break out, obstructions,weeds etc. and backfilled with subsoil that is well drained and generally free from stones over 50mm diameter.
–Topsoil depths to be 150mm in grassed areas, 450mm in planted areas and 900mm in treepits.
–Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by service authority.
–Grass areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
–Where grass cutting is impractical 50mm depth bark mulch, or 25mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet.
–All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.

–All plant material shall be of a quality compatible with BS 3936 pt1 (1992) Nursery Stock.
–All plant material to be container grown/rootballed unless otherwise agreed with client.
–All plant material to be thoroughly watered in and lightly pruned as necessary.
–All beds to be bark mulched to 50mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
–All beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
–All beds to incorporate appropriate slow release fertiliser to aid plant establishment.
–All plant material to be guaranteed for 12 months against all reasonable defects.

TREES

–Excavate pit of 1m dia by 600mm deep, with the base lightly broken up and free draining, remove all excavated material to the contractors own tip.
–Plant trees at same depth from which they were lifted at the nursery.
–Any imported topsoil to be to BS 3882 (1991) in layers not exceeding 100mm to the excavated pit and lightly consolidate.
–All ordinary nursery stock trees to be supported by 1no 50mm round stake 1.8m long, driven in to a depth of 800mm and fix one TOMS cushioned tree tie at the top. Native species to be fitted with rabbit guards. Feathered trees to have TUBEX tree shelters.
–All trees in grassed areas to have 1.5m dia base area kept clear of all grass growth, weeds or scrub vegetation. All such areas to be bark mulched annually to a minimum 50mm depth.
–Provide with irrigation tubes where considered appropriate.

MAINTENANCE

–Adjust ties as necessary on the trees and remove the stakes and ties after 24 months after planting.
–For a period of 24 months:–
Keep all mulched areas free of weeds at all times.
Top up mulch to 50mm depth on one occasion per year.
Treat against pests as and when necessary.

IRRIGATION

During the establishment of planting and maintenance period, sufficient water is to be applied in prolonged periods of dry weather to maintain healthy growth.
A minimum of 8 waterings per year should be allowed for and in periods of drought second class water supplies should be obtained.

job: RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client: Luff Homes

drawing: SITE PLAN
Landscaping

scale: 1 : 200
date: jan.2000

1464/1A

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