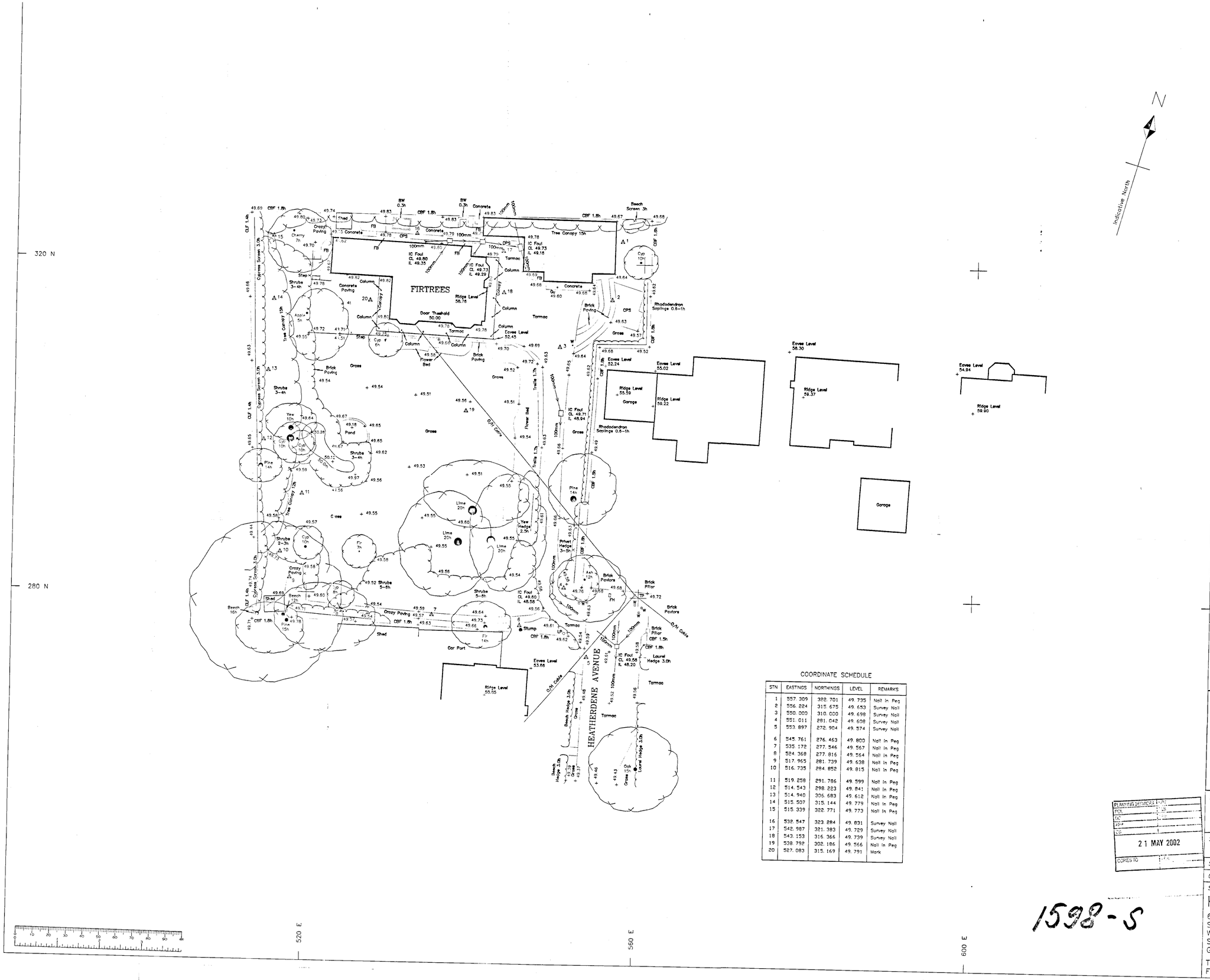

COORDINATE SCHEDULE

STN	EASTINGS	NORTHINGS	LEVEL	REMARKS
1	557. 309	322. 701	49. 735	Nail in Peg
2	556. 224	315. 675	49. 653	Survey Nail
3	550. 000	310. 000	49. 698	Survey Nail
4	551. 011	281. 042	49. 608	Survey Nail
5	553. 897	272. 904	49. 574	Survey Nail
6	545. 761	276. 463	49. 800	Nail in Peg
7	535. 172	277. 546	49. 567	Nail in Peg
8	524. 368	277. 816	49. 564	Nail in Peg
9	517. 965	281. 739	49. 638	Nail in Peg
10	516. 735	284. 852	49. 815	Nail in Peg
11	519. 258	291. 786	49. 599	Nail in Peg
12	514. 543	298. 223	49. 841	Nail in Peg
13	514. 940	306. 683	49. 612	Nail in Peg
14	515. 507	315. 144	49. 779	Nail in Peg
15	515. 339	322. 771	49. 773	Nail in Peg
16	532. 547	323. 284	49. 831	Survey Nail
17	542. 987	321. 383	49. 729	Survey Nail
18	543. 153	316. 366	49. 739	Survey Nail
19	538. 792	302. 186	49. 566	Nail in Peg
20	527. 083	315. 169	49. 791	Mark

Abbreviations:

BW	Brick Wall	Gu	Gully
CBF	Close Board Fence	h	Height
CL	Cover Level	IC	Inspection Cover
CLF	Chain Link Fence	IL	Invert Level
CPS	Concrete Paving Slabs	LP	Lamp Post
Cyp	Cypress	O/H	Overhead
FB	Flower Bed	TP	Telephone Pole
FH	Fire Hydrant	W	Water

WARNING
All dimensions on this plan have only been measured to an accuracy commensurate wit the original 1/200 plotting scale.

Note:
All tree dimensions are best estimates and intended for indicative purposes only.
For safety reasons all underground drainage details are by visual inspection only.

Benchmark Details:
Arbitrary datum at threshold of front door of 'Firtrees'.

Value 50.000m

Client:
LUFF HOMES LIMITED
The Granary, Ashridgewood Farm
Warren House Road
Wokingham
BERKSHIRE RG40 5RD
Tel. 0118 978 1558

Job Title:

FIRTREES
HEATHERDENE AVENU
CROWTHORNE
BERKSHIRE

Drawing Title:

SITE SURVEY

Scale: 1/200	*Date:* JUL 20C
Surveyed: PC	*Dwg File:* FIRTRE
Checked: DKP	*Job No:* 01:285

Surveyed by:
K.A.RYLANCE & ASSOCIAT
62 Hermitage Road
St. John's
Woking
Surrey
GU21 1TQ
Tel. 01483 767888
Fax. 01483 769753

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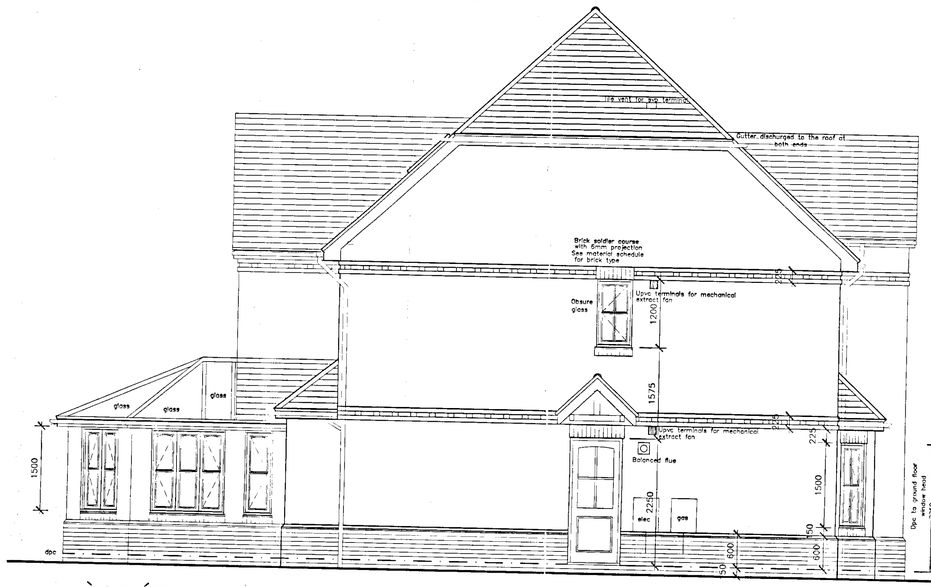
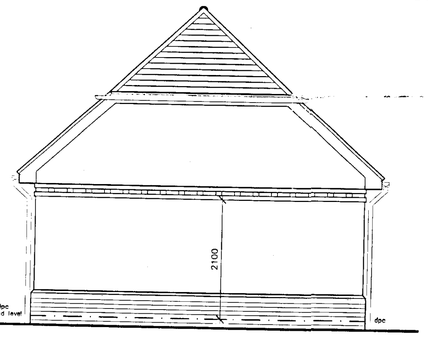


SIDE ELEVATION



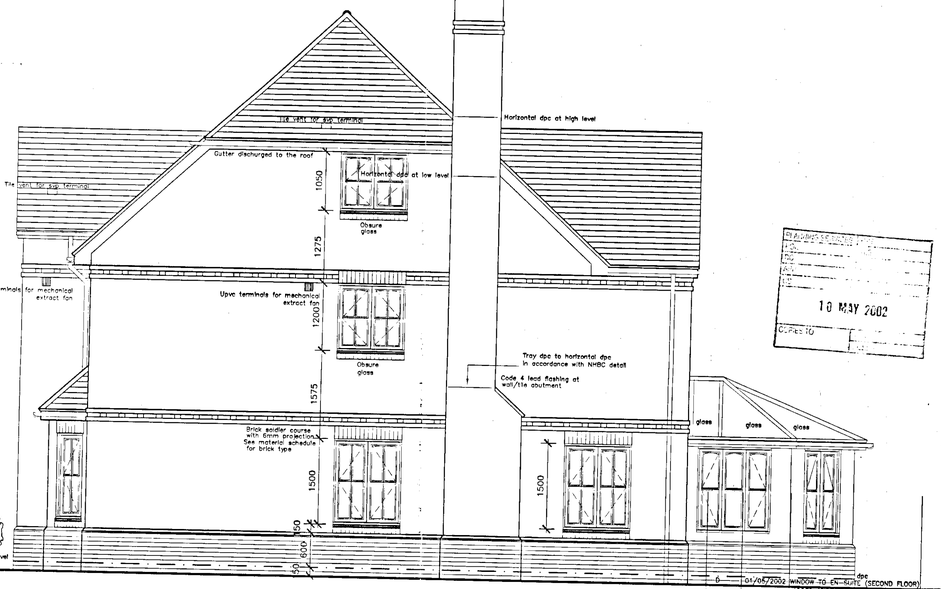
FRONT ELEVATION



SIDE ELEVATION-Garage



REAR ELEVATION



SIDE ELEVATION

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letter	date	revision
G	01/05/2002	WINDOW TO EN-SUITE (SECOND FLOOR) ADDED (SIDE ELEVATION)
F	24/04/2002	NOTES ADDED
E	16/04/2002	DIMENSIONS ADDED
A	12/04/2002	PLINTH ADDED

job: NEW HOUSE
Heatherdene Avenue
CROWTHORNE

client: Luff Homes Ltd

drawing: ELEVATIONS
G.A.

scale: 1:50

date: mar.2002

1598/10 D

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Chartered Architects
ANDREWS KALIK ASSOCIATES

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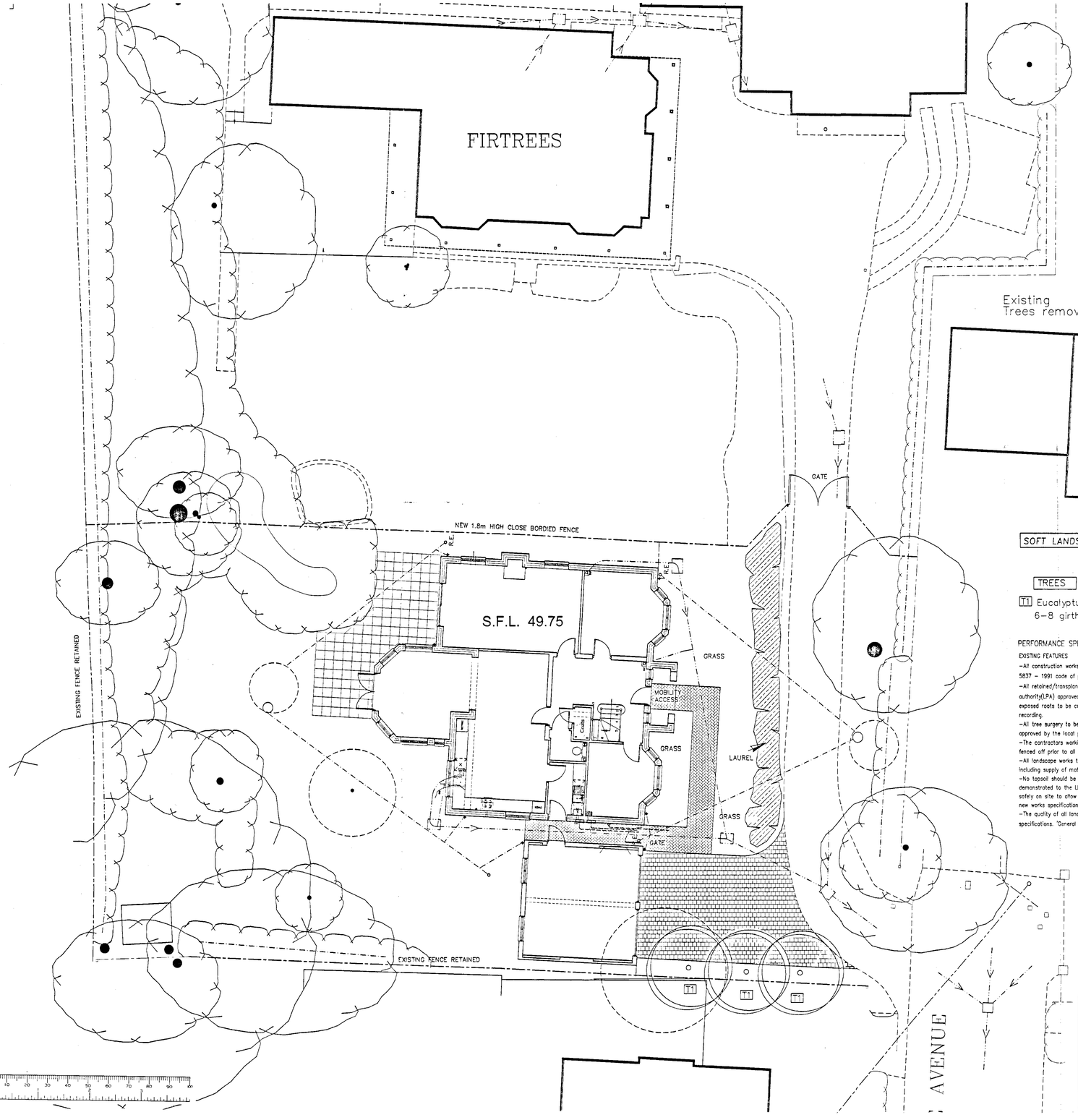

HARD LANDSCAPE

Private footpath /Access to house/–red concret paviors

PRIVATE ROAD
Black tarmac with countryside kerbs

PRIVATE DRIVES
'Cobbled' paviors in Brindle colour

LEGEND

S.F.L. 49.750 Finish slab level

T1 Proposed New Trees

Existing Trees

Existing Shrubs

New Shrubs LAUREL
DOUBLE STAGGERED ROW APPROX. 6 PLANTS PER m. sq.
300 mm BETWEEN ROWS AND 600 mm BETWEEN PLANTS

SOFT LANDSCAPE

TREES

T1 Eucalyptus Kybeanensis
6–8 girth 240–300 high

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

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 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.

PROTECTION OF EXISTING TREES

ALL EXISTING TREES RETAINED TO BE PROTECTED BY 1.0 m HIGH CHESTNUT FENCE SUPPORTED BY SCAFFOLD 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.

10 MAY 2002

PLANS TO MEET CONDITIONS

5374

letter | date | revision

CONDITION 4,5,12,13 & 14

project: NEW HOUSE
Heatherdene Avenue
CROWTHORNE

client: Luff Homes Ltd

drawing: LANDSCAPING
g.a.

scale: 1:100
date: MAY 2002
sheet size: A1

1598/12

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Chartered Architects
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READING BERKSHIRE
(0118)9669869

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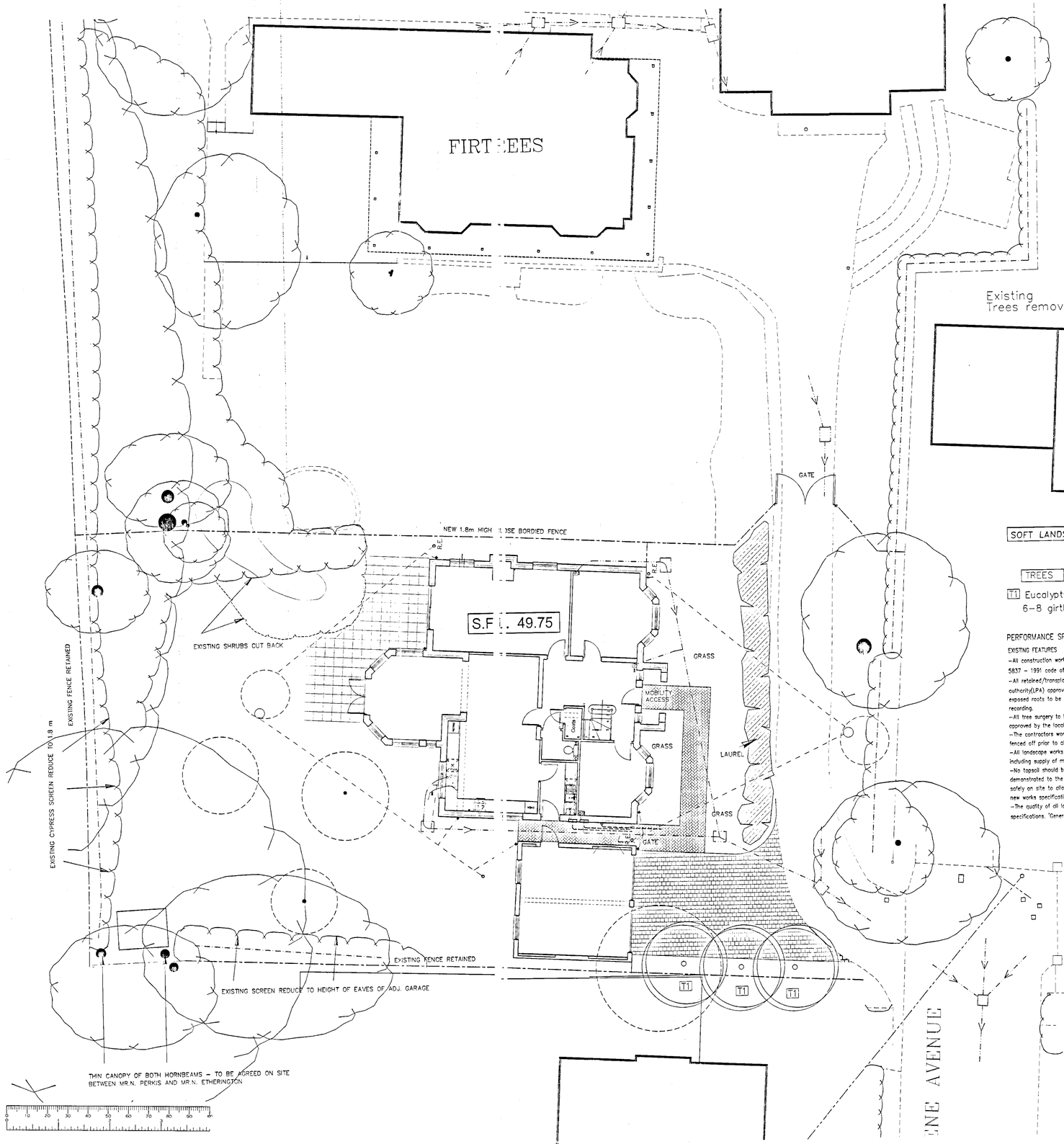

HARD LANDSCAPE

Private footpath /Access to house/—red concret paviors

PRIVATE ROAD
Black tarmac with countryside kerbs

PRIVATE DRIVES
'Cobbled' paviors in Brindle colour

LEGEND

S.F.L. 49.750 Finish slab level

T1 Proposed New Trees

New Shrubs LAUREL
DOUBLE STAGGERED ROW APPROX. 6 PLANTS PER m. sq.
300 mm BETWEEN ROWS AND 600 mm BETWEEN PLANTS

Existing Trees

Existing Shrubs

Existing Trees removed

SOFT LANDSCAPE

TREES

T1 Eucalyptus Kybeanensis
6-8 girth 240-300 high

GRASS Area to be grass seeded
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-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 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.
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-All beds to incorporate appropriate slow release fertiliser to aid plant establishment.

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PLANS TO MEET CONDITIONS

5374

letter	date	revision
A	29.05.2002	AMENDED FOLLOWING SITE MEETING OF 22/05/2002

*NEW HOUSE
Heatherdene Avenue
CROWTHORNE

client
Luff Homes Ltd

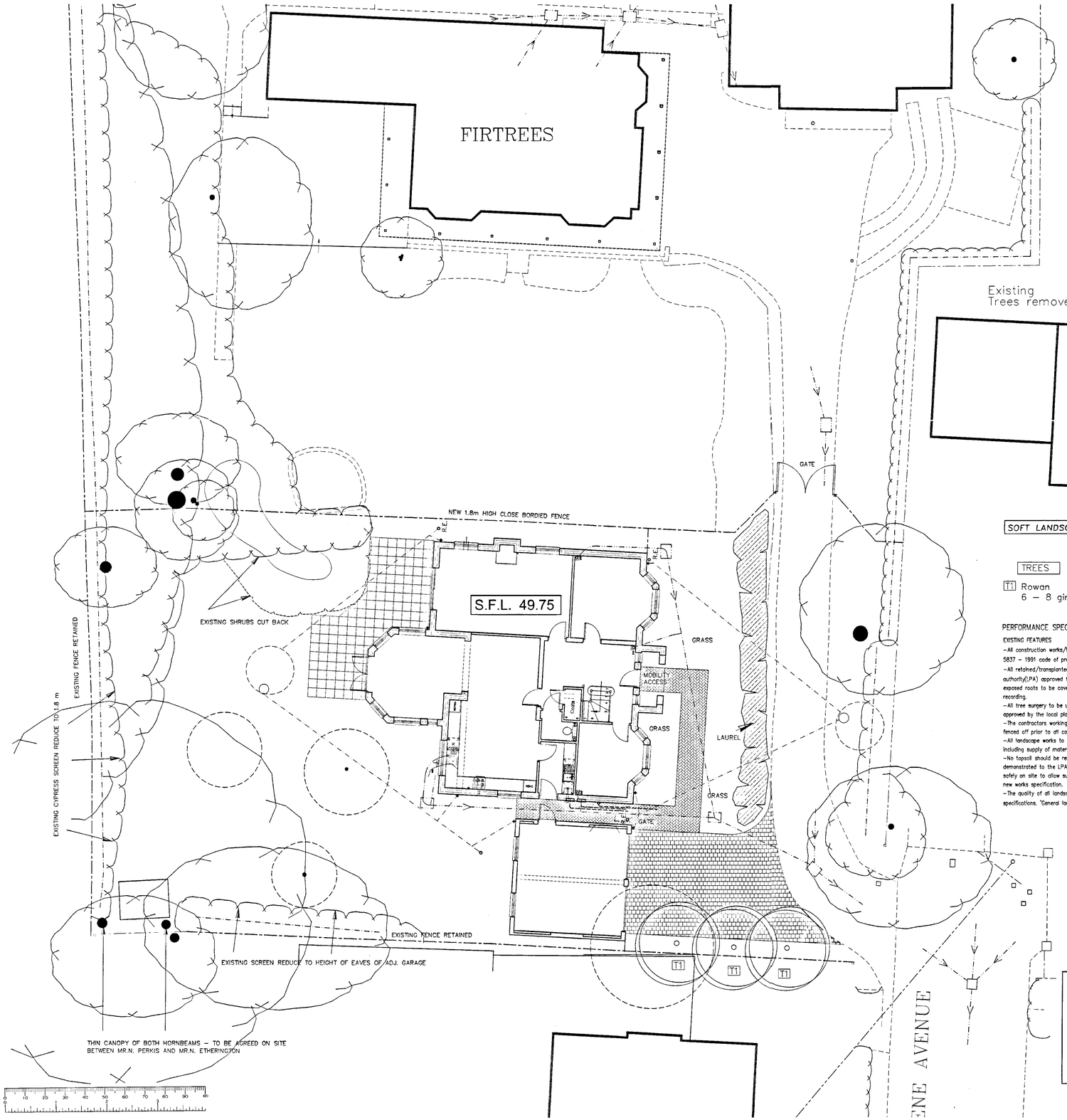
drawing
LANDSCAPING
g.a.

scale 1:100
date MAY 2002
sheet size A1

1598/12 A

KALIK ASSOCIATES Chartered Architects
101 LONDON ROAD READING BERKSHIRE
(0118) 9669669
ANDREWS

05 JUN 2002



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HARD LANDSCAPE

Private footpath /Access to house/–red concret paviors

PRIVATE ROAD
Black tarmac with countryside kerbs

PRIVATE DRIVES
'Cobbled' paviors in Brindle colour

LEGEND

S.F.L. 49.750 Finish slab level

Proposed New Trees (T1)

Existing Trees

Existing Trees removed

New Shrubs LAUREL
DOUBLE STAGGERED ROW APPROX. 6 PLANTS PER m. sq.
300 mm BETWEEN ROWS AND 600 mm BETWEEN PLANTS

Existing Shrubs

SOFT LANDSCAPE

TREES

T1 Rowan
6 – 8 girth 240–270 high

GRASS Area to be grass seeded
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PERFORMANCE SPECIFICATION

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12 JUL 2002

letter	date	revision
B	11.07.2002	PROPOSED TREES REVISED TO LANDSCAPE OFFICER REQUIREMENTS
A	29.05.2002	AMENDED FOLLOWING SITE MEETING OF 22/05/2002

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job: NEW HOUSE
Heatherdene Avenue
CROWTHORNE

client: Luff Homes Ltd

drawing: LANDSCAPING
g.a.

scale: 1:100
date: MAY 2002
sheet size: A1

1598/12 B

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READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

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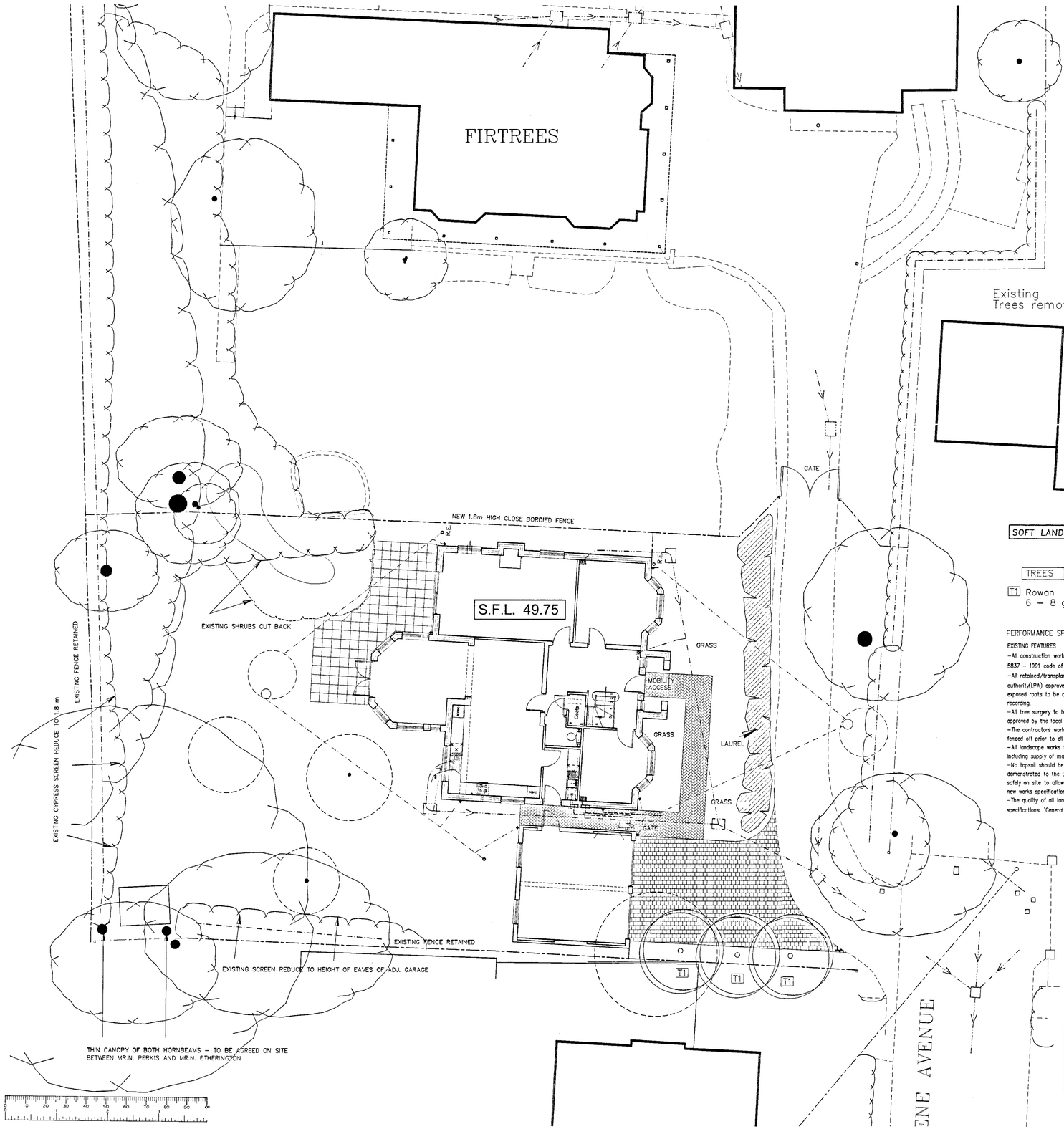

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LEGEND

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300 mm BETWEEN ROWS AND 600 mm BETWEEN PLANTS

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Existing Trees removed

SOFT LANDSCAPE

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12 JUL 2002

letter	date	revision
B	11.07.2002	PROPOSED TREES REVISED TO LANDSCAPE OFFICER REQUIREMENTS
A	29.05.2002	AMENDED FOLLOWING SITE MEETING OF 22/05/2002

NEW HOUSE
Heatherdene Avenue
CROWTHORNE

client
Luff Homes Ltd

drawing
LANDSCAPING
g.a.

scale 1:100
date MAY 2002
sheet size A1
1598/12 B

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