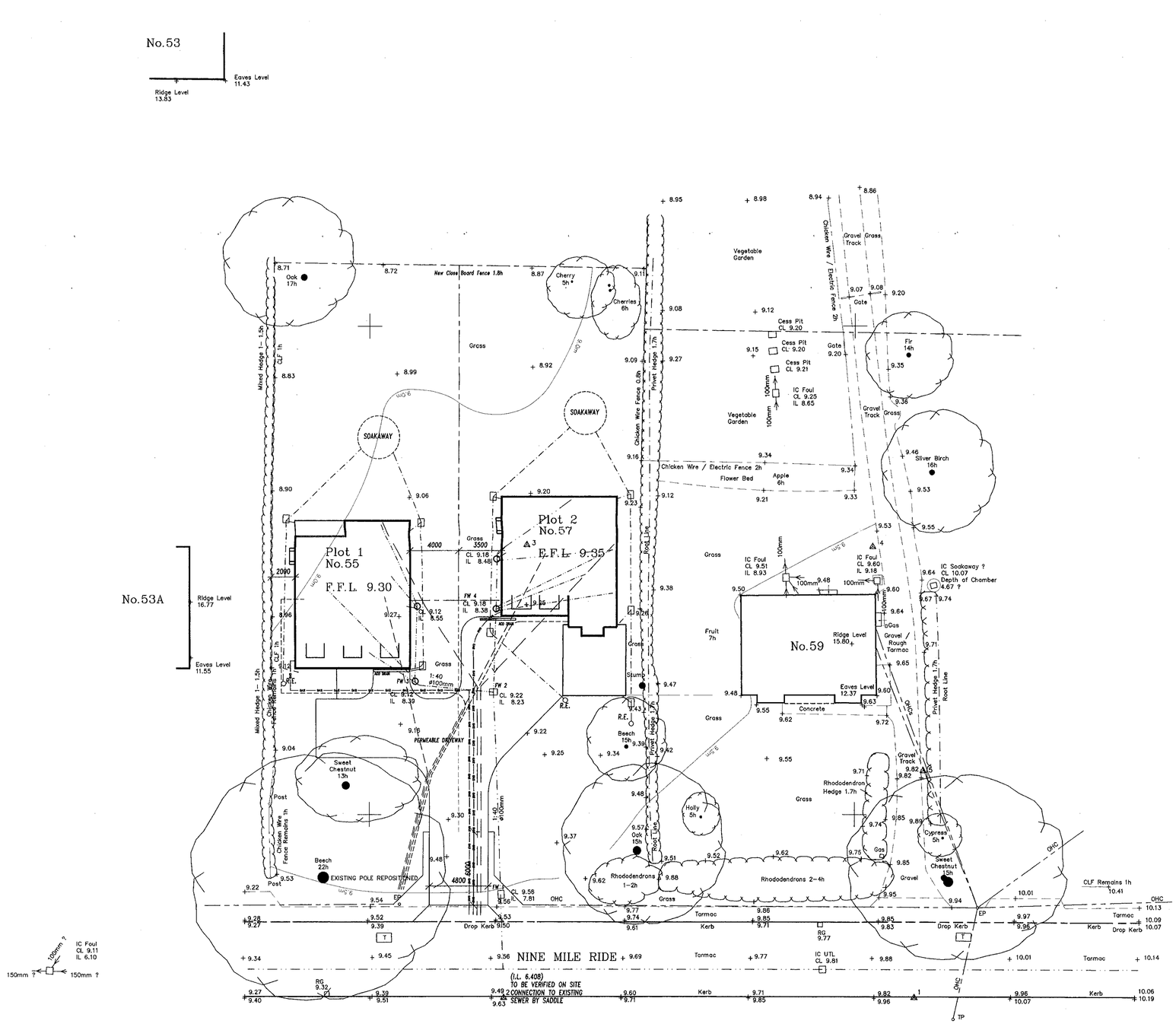
DO NOT SCALE FROM THE DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.



Abbreviations:

CL	Cover Level	OHC	Overhead Cable
CLF	Chain Link Fence	RG	Road Gully
EP	Electricity Pole	T	Telephone
h	Height	TP	Telephone Pole
IC	Inspection Cover	UTL	Unable To Lift
IL	Invert Level		

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

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

Benchmark Details:
Level values are based on Survey Station No.1 which is a Survey Nail located on the North side kerbline of Nine Mile Ride.
Arbitrary Value 10.000m

Client:

KEY :

BT
Water
Gas
Electricity

letter	date	revision
D	15/03/01	SERVICES ADDED
C	07/02/01	BUILDING REGS. DRAWING
B	05/02/01	FOUL DRAINAGE REVISED
A	31.01.01	DRAINAGE INFORMATION ADDED

job
RESIDENTIAL DEVELOPMENT
55-59 Nine Mile Ride
Finchampstead

client
Luff Homes Ltd

drawing
SITE PLAN - PHASE I
G.A.

scale 1:200
date JAN.2001
sheet size A1

1393-40 D

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READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

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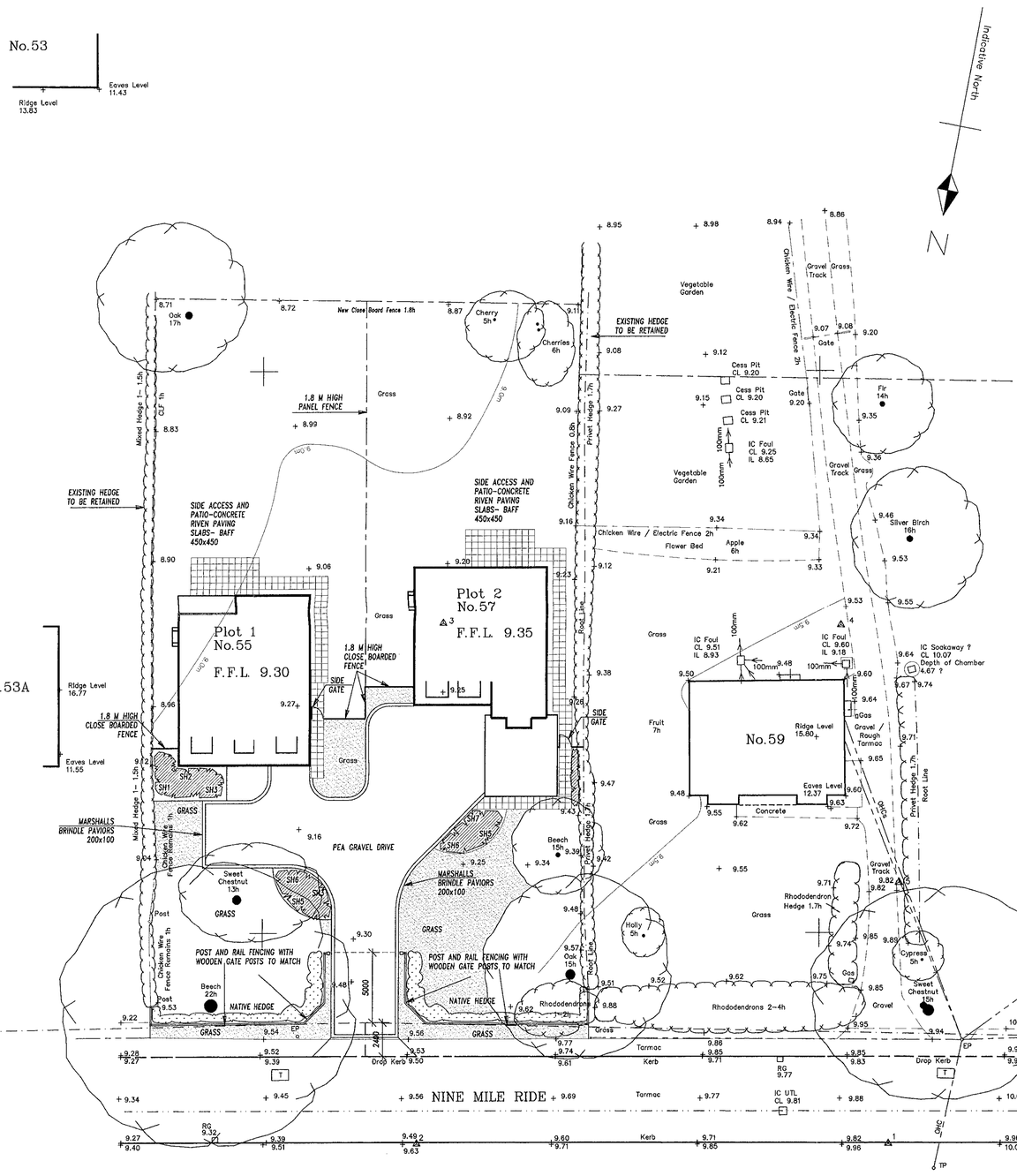

PERFORMANCE SPECIFICATION

EXISTING FEATURES

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-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 breck 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. mix to improve soil fertility.
-All plant material shall be of a quality compatible with BS 3936 pt1 (1992) Nursery Stock.
-All planting areas to thoroughly incorporate leafmould with topsoil in 1:3
-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 two 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.
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 oppropriate.
-All trees in grassed areas to have 1.5m dia base crea kept clear of all

SHRUBS

-Cultivate the shrub beds by hand or rotavator to a depth of 300mm.
-Excavate a planting hole 150mm wider than the root spread and to a depth suitable for the specified shrub.
Plant shrubs upright and well balanced.Carefully return excavated topsoil, packing around evenly evenly spread roots or root-ball and heel well in at the finished level of the original soil mark on the stem.
-Apply a fine grade bark mulch to a min depth of 50mm to the whole shrub area.

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.

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

SOFT LANDSCAPE

SHRUBS to be planted in groups of 3-5 same spp, cut back immediately after planting to thicken up lower growth

SPECIES	pot size	height cm	density No/m²
SH1 BERBERIS DARWINII	2lt	30-45	2
SH2 CHOISYA TERNATA (Sundance)	3lt	45-60	1
SH3 EUONYMUS FORTUNEI (Emerald gaiety)	2lt	20-30	3
SH4 PYRACANTHA (Orange glow)	3lt	30-40	1
SH5 VIBURNUM PLICATUM (Beauty)	3lt	60-75	1
SH6 VIBURNUM TINUS (Eve Price)	3lt	60-75	1
SH7 SYMPHORICARPUS CHENAULTII	3lt	45-60	2

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

Existing Trees
Proposed New Trees (T9)
Proposed Shrubs
Proposed Ground Cover
Proposed Hedge

NATIV HEDGE

Planted in 3 staggered rows approx. 6 plants per m.sq. 300 mm between rows and 600 mm between plants planted in groups of five throughout hedge

60% MIXTURE-
Blackthorn Hawthorn

40% MIXTURE-
Hazel Yew Box
Guelder Rose
Dogwood Privet
Barberry Holly

PLANNING DEPT
DATE RECEIVED
06 MAR 2001
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FILE:

letter	date	revision
A	05/03/2001	SIGHT LINES ADDED

job: RESIDENTIAL DEVELOPMENT
55-59 Nine Mile Ride
Finchampstead

client: Luff Homes Ltd

drawing: SITE PLAN - PHASE I
LANDSCAPING

scale: 1:200
date: Mar.2001
sheet size: A1

1393-50 A

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Chartered Architects
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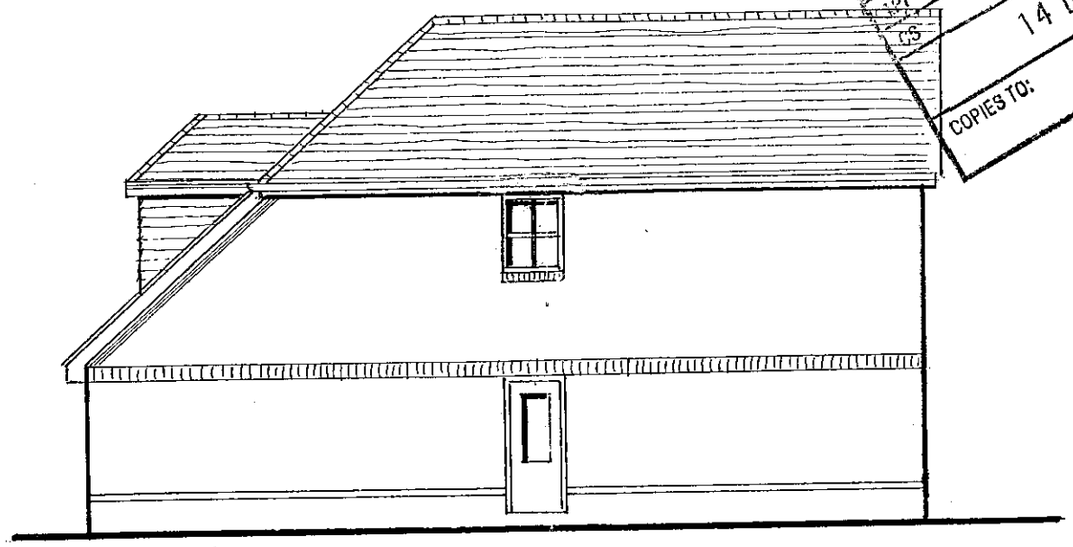
Front Elevation



Side Elevation

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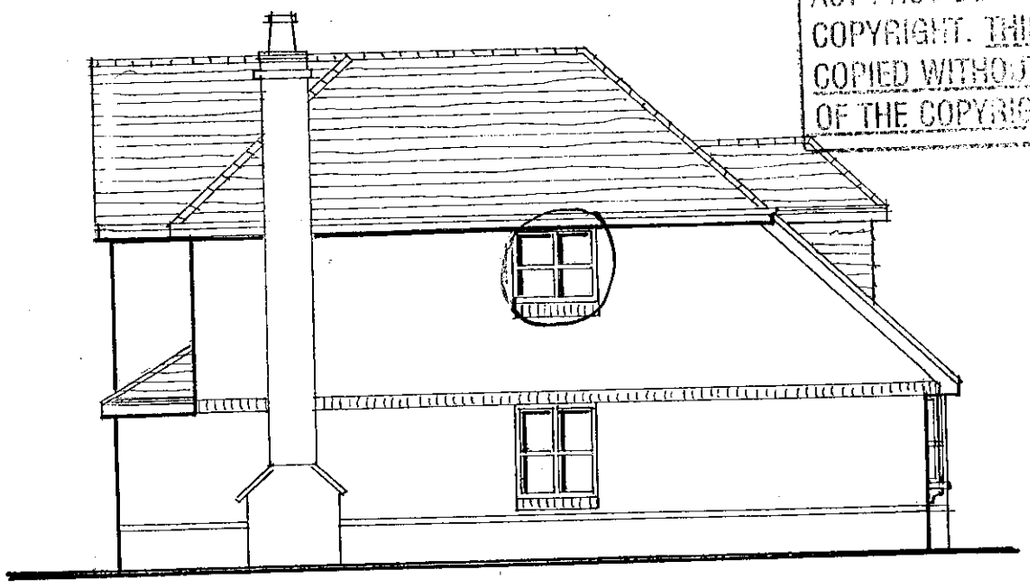
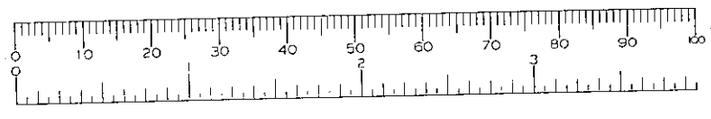


Side Elevation



Rear Elevation



letter	date	revision
B	12.12.00	House reduced in size
A	20.9.00	Dormer added.

PART 1 REGISTER

REVISED PLAN

2419

Job: RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client: Luff Homes Ltd

drawing: Elevations — PLOT 1

scale: 1:100

date: Aug.2000

1393/33 B

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Chartered Architects
101 LONDON ROAD READING BERKSHIRE
(0118) 966 9669

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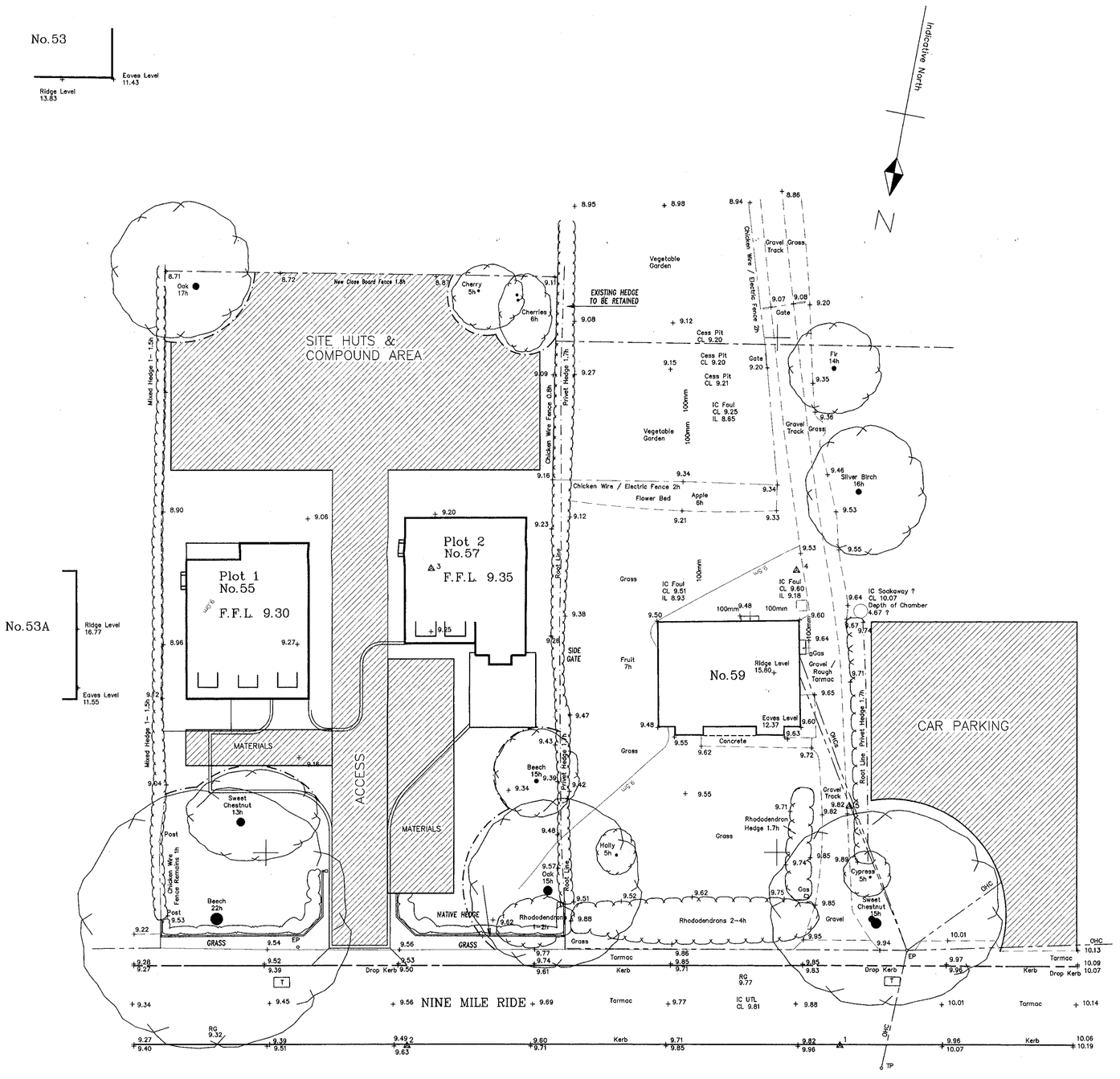

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THE TEMPORARY CHESTNUT PALING FENCE FOR TREE PROTECTION IS TO BE RETAINED UNTIL ADJACENT BUILDING WORKS HAVE BEEN COMPLETED.

ANY DIGGING BELOW CROWN OF PROTECTED TREES IS TO BE BY HAND.

— · — · — LINE OF FENCE

0 10 20 30 40 50 60 70 80 90 100

letter date revision

job RESIDENTIAL DEVELOPMENT
55–59 Nine Mile Ride
Finchampstead

client Luff Homes Ltd

drawing SITE PLAN
SITE ORGANIZATION

scale 1:200
date Mar.2001
sheet size A1

1393-51

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READING BERKSHIRE
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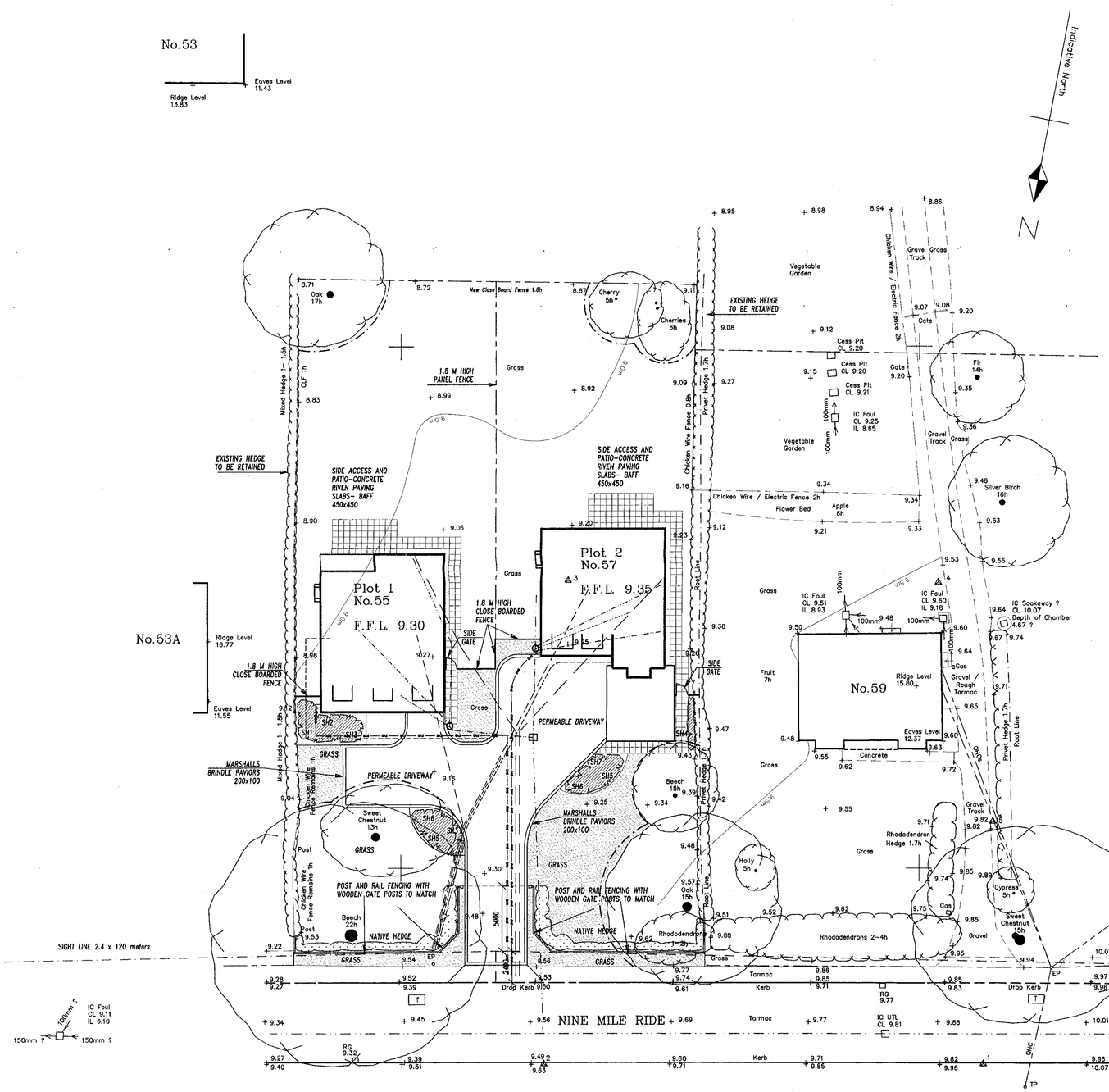

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– · – · – · – LINE OF FENCE

Existing Trees

Proposed New Trees

Proposed Shrubs

Proposed Ground Cover

Proposed Hedge

SOFT LANDSCAPE

SHRUBS to be planted in groups of 3–5 same spp. cut back immediately after planting to thicken up lower growth

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SH5 VIBURNUM PLICATUM (Beauty)	3lt	60–75	1
SH6 VIBURNUM TINUS (Eve Price)	3lt	60–75	1
SH7 SYMPHORICARPUS CHENAULTII	3lt	45–60	2

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

NATIVE HEDGE

Planted in 3 staggered rows approx. 6 plants per m.sq. 300 mm between rows and 600 mm between plants planted in groups of five throughout hedge plants to be 1.0 m high
MIXTURE
60% Hawthorn
15% Blackthorne
15% Hazel
10% Holly

PERMEABLE DRIVEWAY

10 mm PEA GRAVEL
ON 75 mm SCALPINGS
ON 100 mm HARDCORE

0 10 20 30 40 50 60 70 80 90 100

letter	date	revision
B	15/03/2001	TREE PROTECTION INFO. ADDED,SOFT LANDSCAPE SPEC. REVISED TO L.A. LANDSCP. ARCH. LETTER 12/03/01
A	05/03/2001	SIGHT LINES ADDED

job RESIDENTIAL DEVELOPMENT
55–59 Nine Mile Ride
Finchampstead

client Luff Homes Ltd

drawing SITE PLAN – PHASE 1 LANDSCAPING

scale 1:200
date Mar.2001
sheet size A1

1393-50 B

KALIK ASSOCIATES
Chartered Architects
ANDREWS
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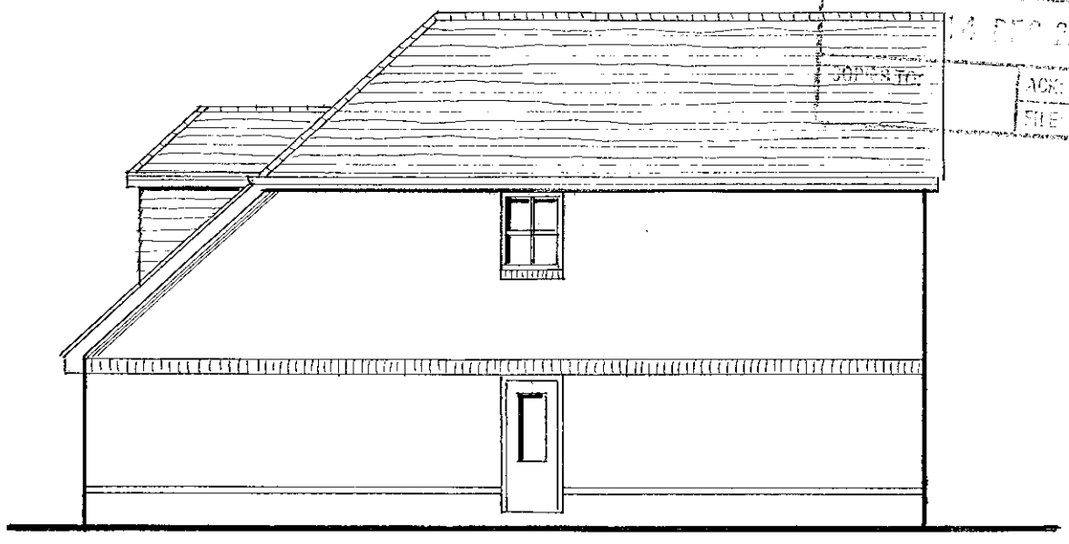
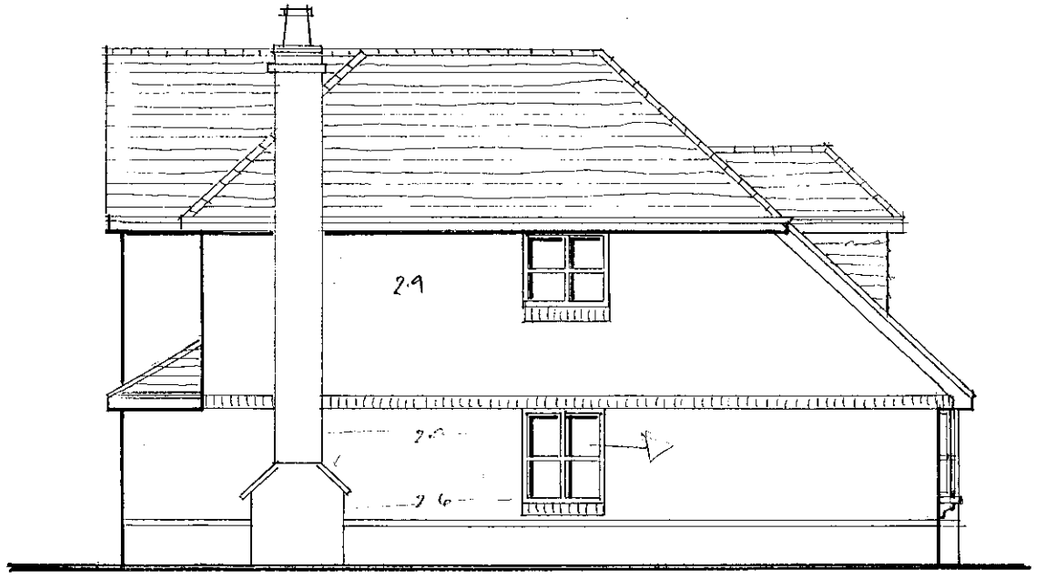
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

APPROVED

REVISED PLAN

2419

letter	date	revision
B	12.12.00	HOUSE REDUCED IN SIZE
A	20.9.00	DORMER ADDED

job: RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client: Luff Homes Ltd

drawing: Elevations — PLOT 1

scale: 1:100

date: Aug.2000

1393/33 B

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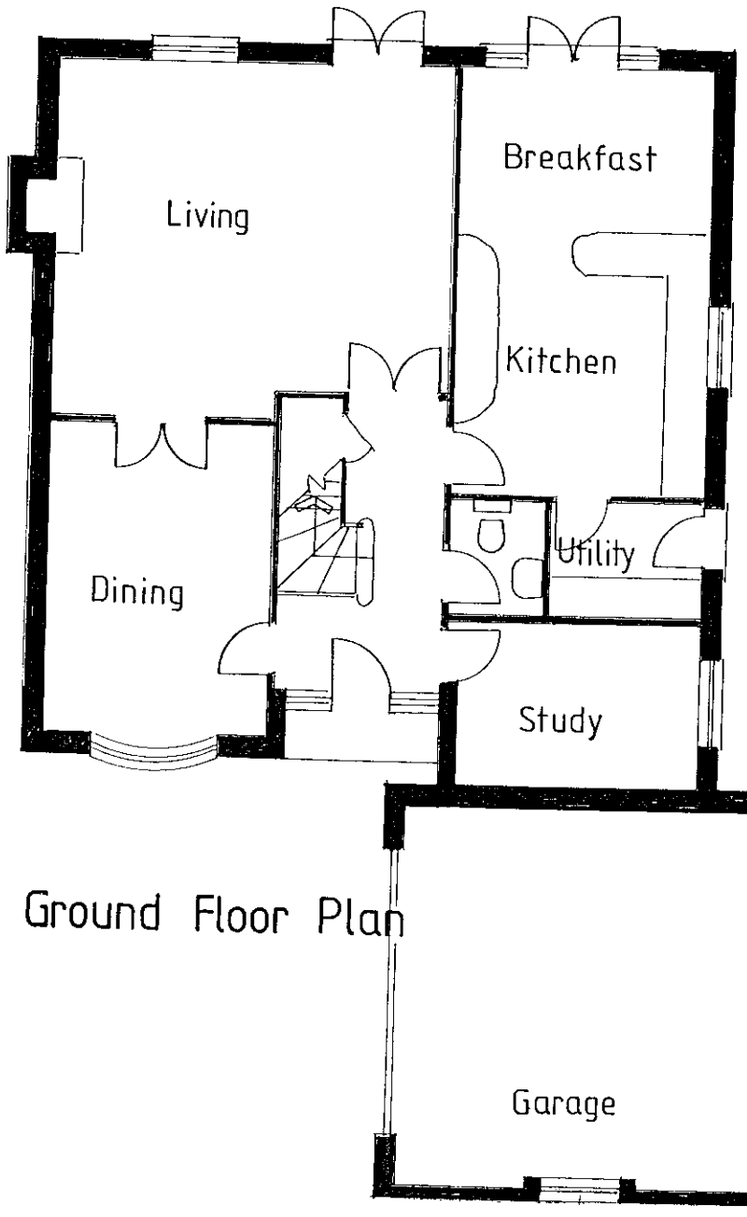
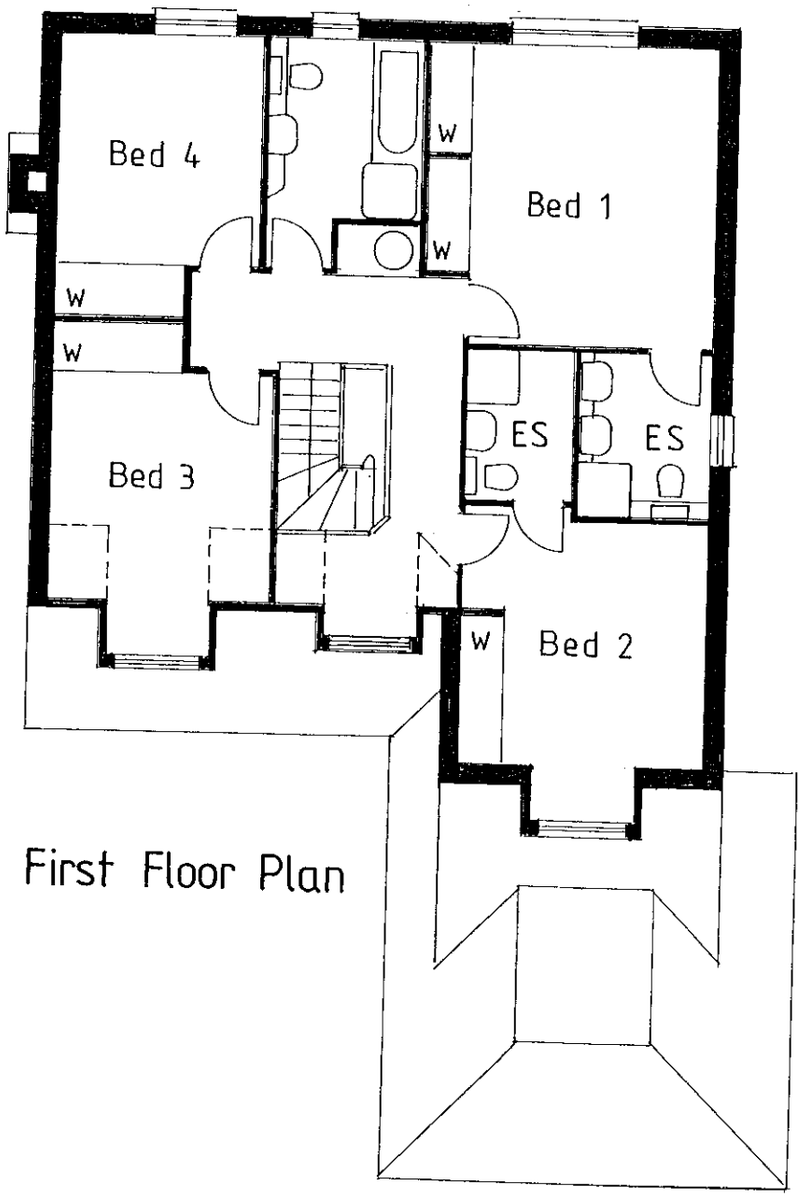
SD 27/2/01

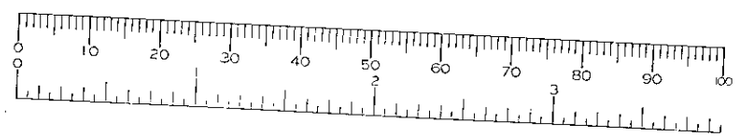
21. Sep. 2000 2419



Ground Floor Plan



First Floor Plan



SUPERSEDED

letter	date	revision

job RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes Ltd

drawing Plans PLOT 2

scale 1:100

date Aug.2000

1393/34

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READING
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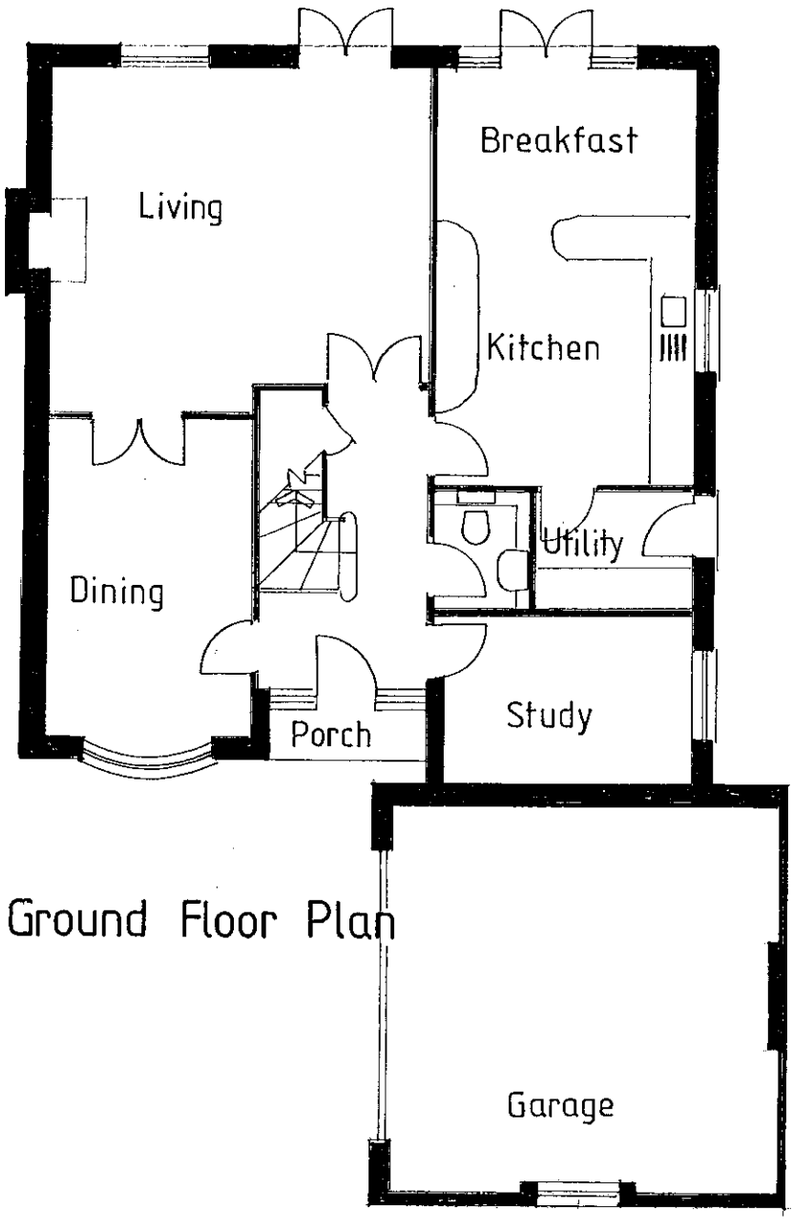
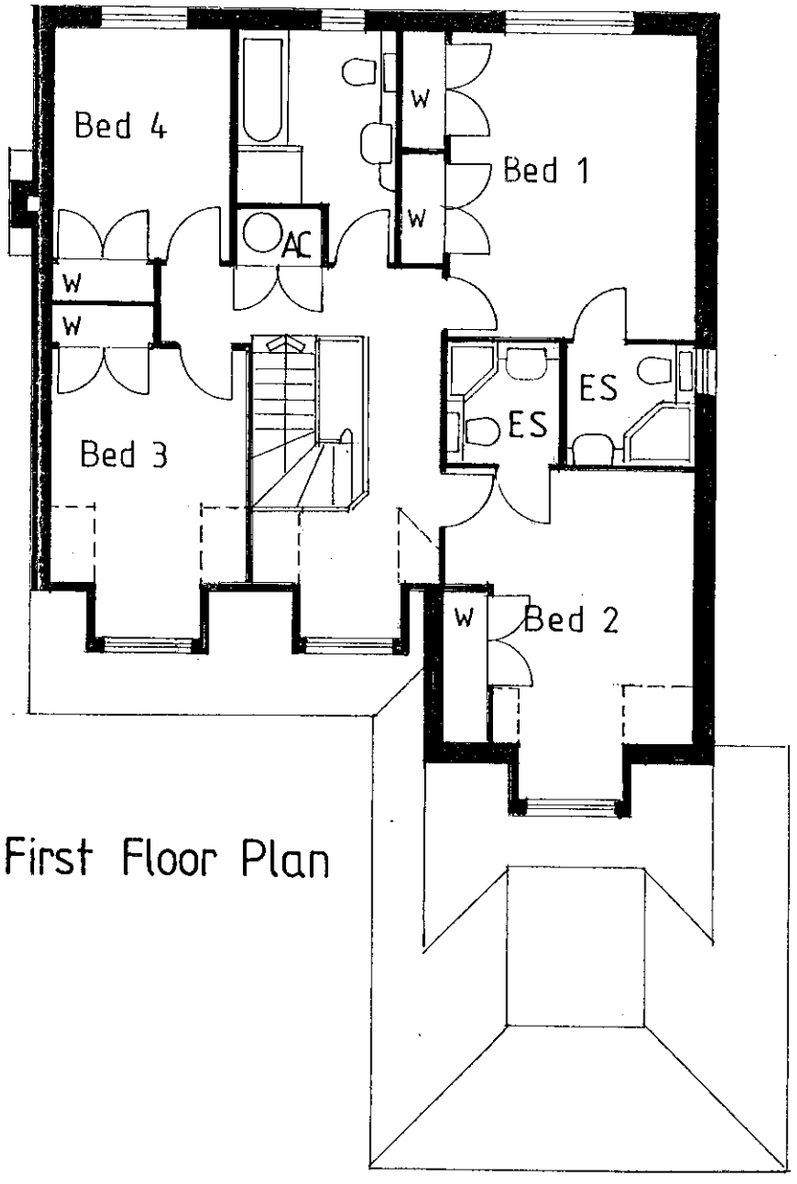


Ground Floor Plan



First Floor Plan

14 DEC 2000
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APPROVED

REVISED PLAN

2419

letter	date	revision
A	12.12.00	HOUSE REDUCED IN SIZE

Job: RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client: Luff Homes Ltd

drawing: Plans — PLOT 2

scale: 1:100

date: Aug. 2000

1393/34 A

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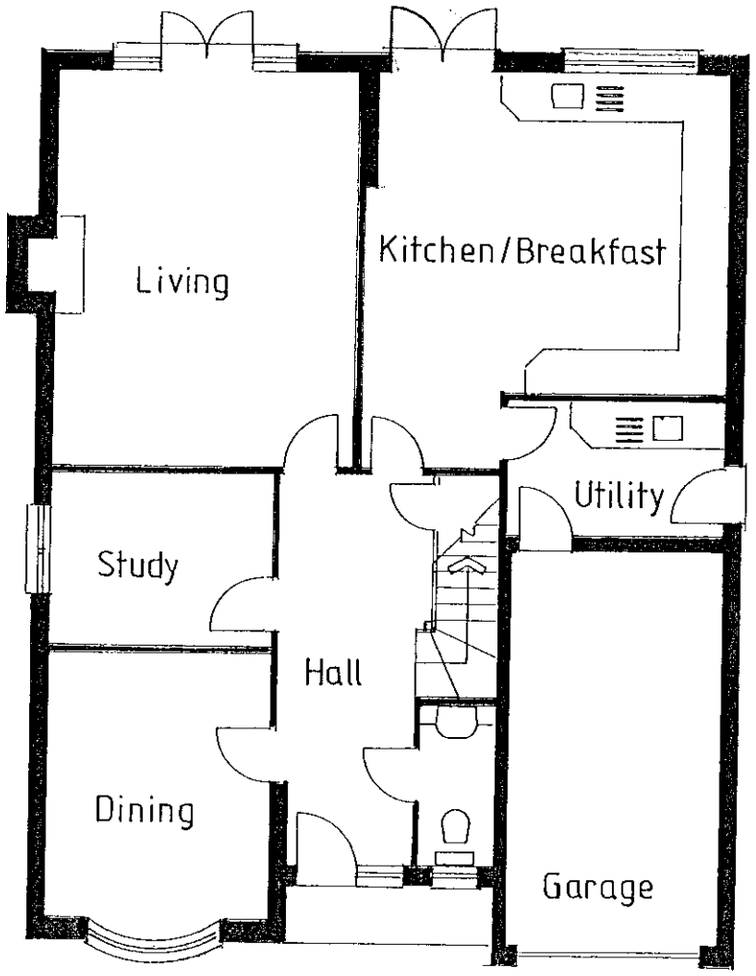
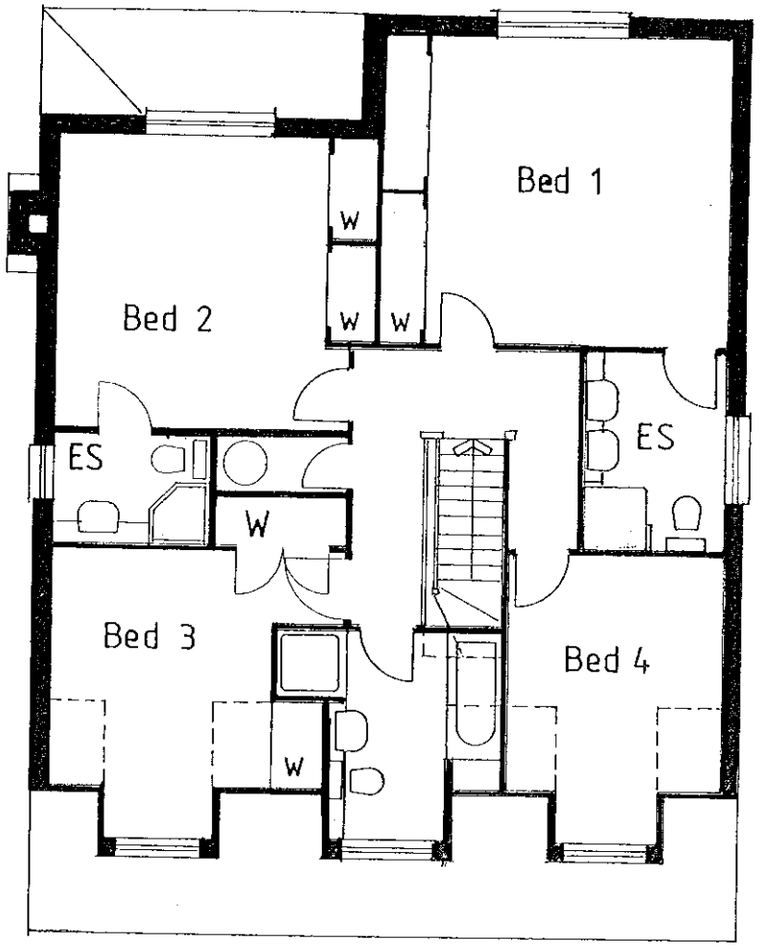
Chartered Architects
101 LONDON ROAD READING BERKSHIRE
(0118) 9669669

27/12/01

21. SEP. 2000* 2419

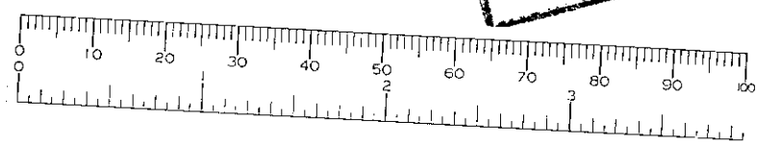


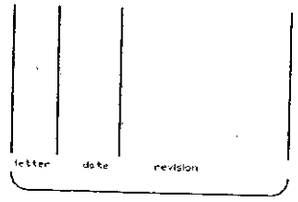
Ground Floor Plan



First Floor Plan

SUPERSEDED





job RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes Ltd

drawing Plans PLOT 3

scale 1:100

date Aug. 2000

1393/36

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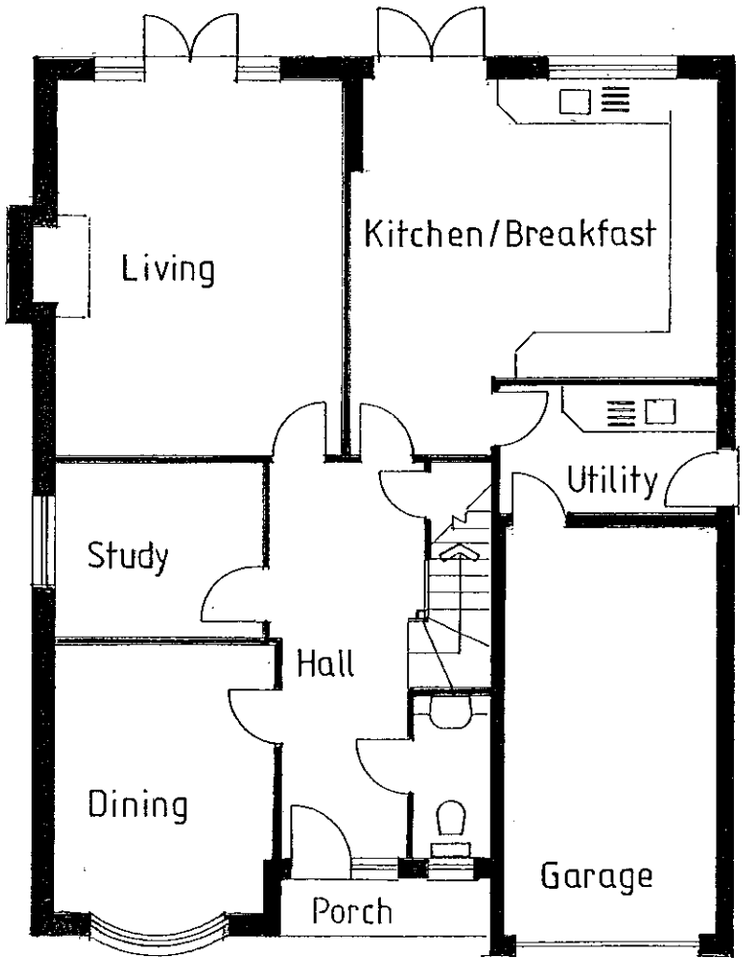
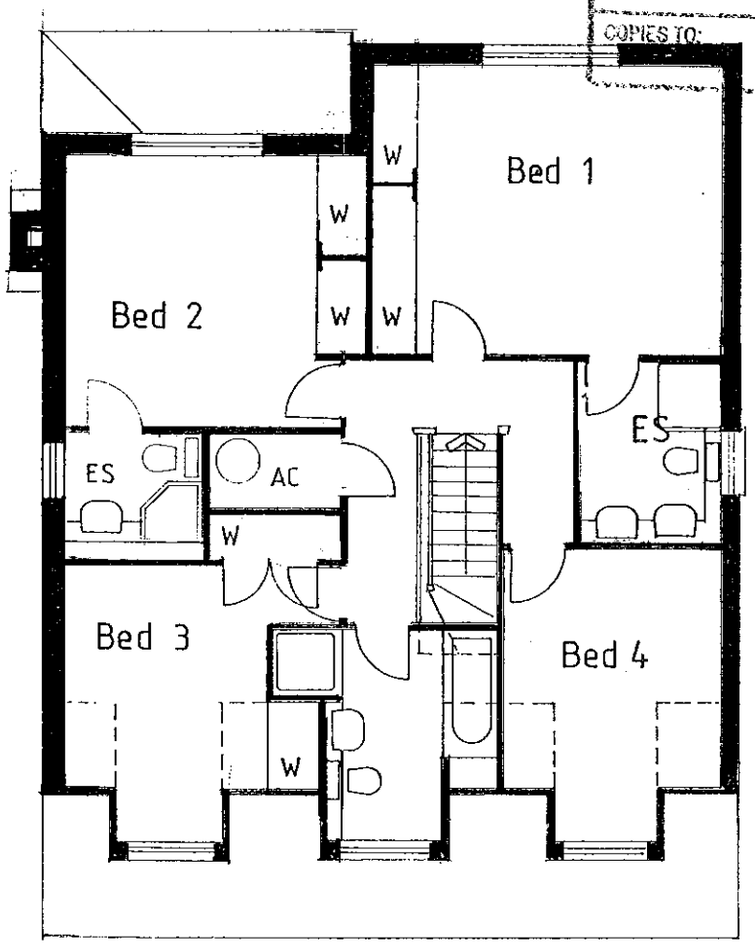
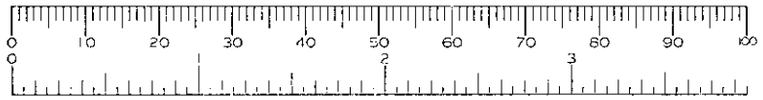
BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES



Ground Floor Plan



First Floor Plan



APPROVED

REVISED PLAN

2419

letter	date	revision
A	12.12.00	HOUSE REDX IN SIZE

job: RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client: Luff Homes Ltd

drawing: PLOT 3
Plans

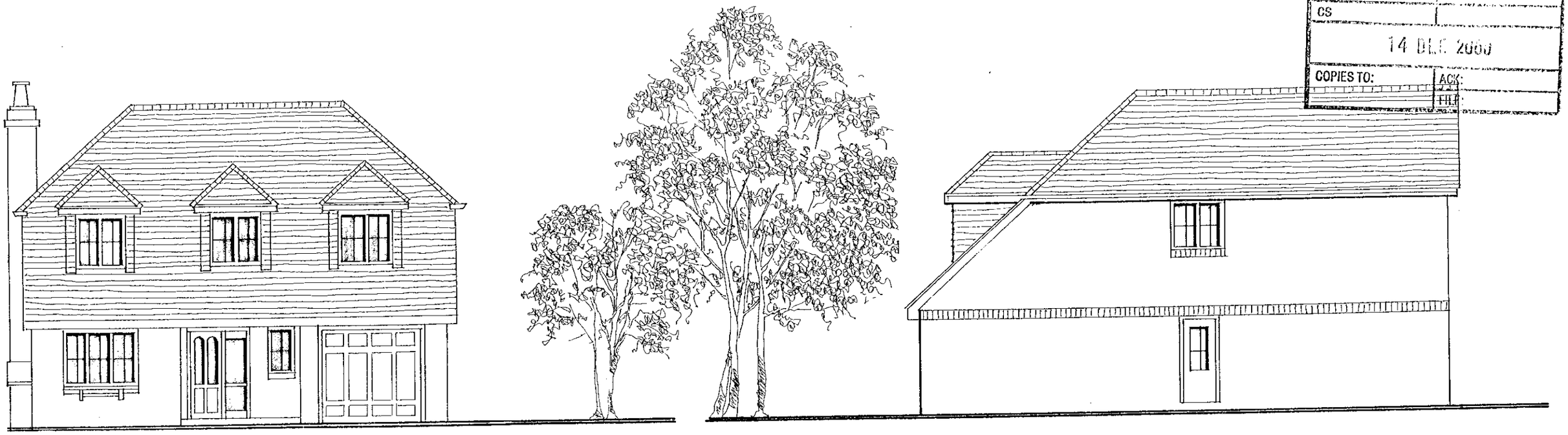
scale: 1:100

date: Aug.2000

1393/36 A

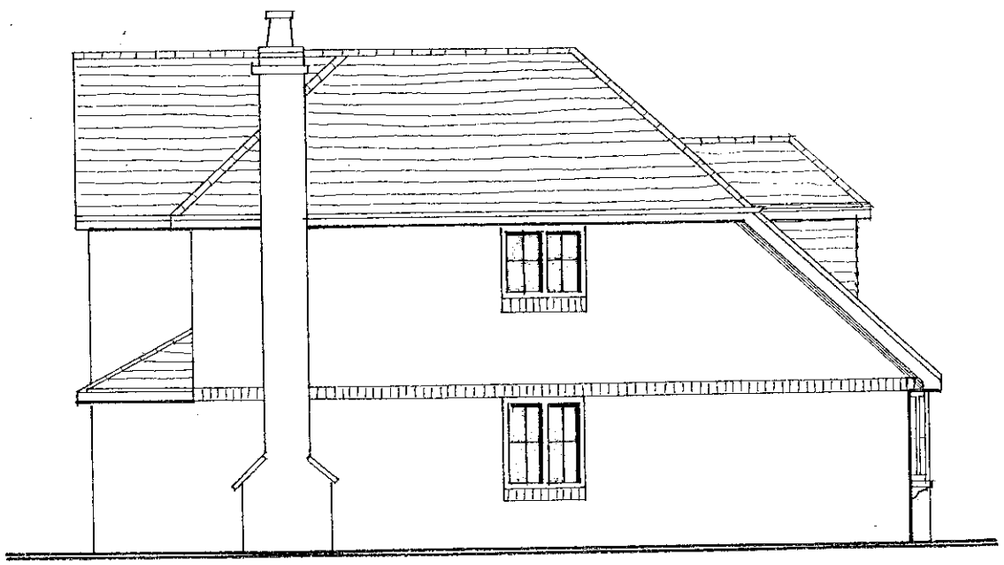
(0118) 9669669
101 LONDON ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSO

POL
DC
APP
CS
14 DEC 2000
COPIES TO:
ACK:
FILE:



Front Elevation

Side Elevation



Side Elevation

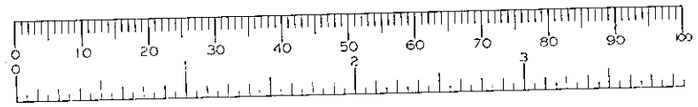


Rear Elevation

APPROVED

REVISED PLAN

2419



letter	date	revision
B	12.12.00	HOUSE REDUCE IN SIZE
A	20.9.00	DORMER ADDE

job: RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client: Luff Homes Ltd

drawing: Elevations. PLOT 3

scale: 1:100

date: Aug.2000

1393/37 B

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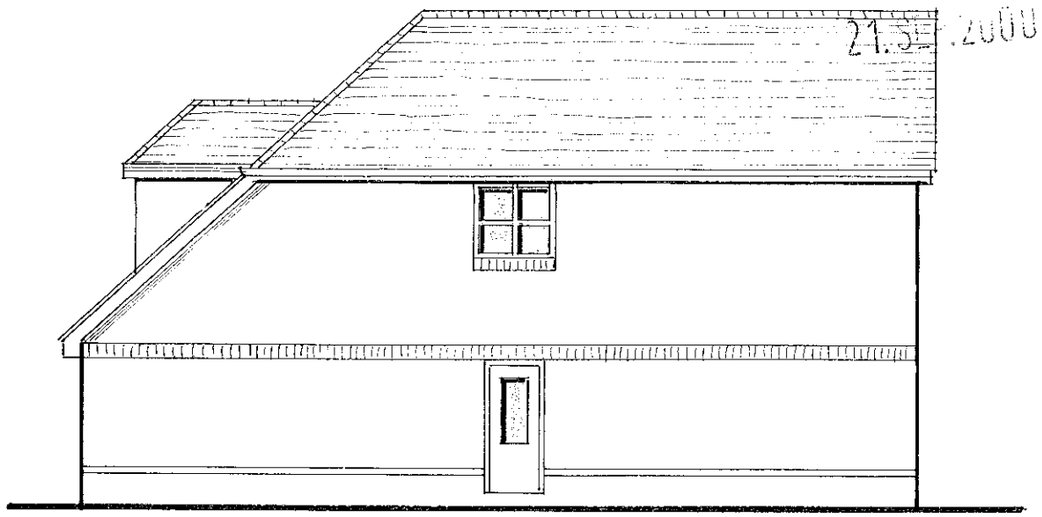
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOC

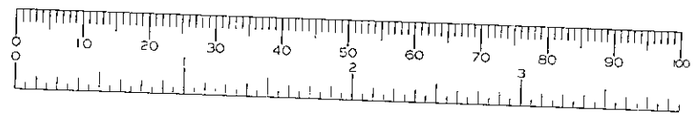
21.5.2000 2419

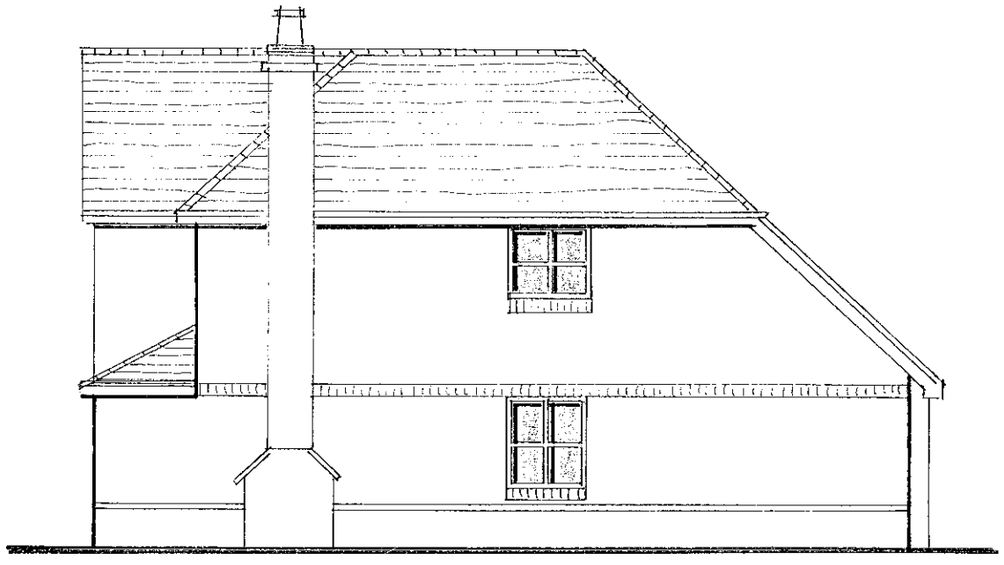


Front Elevation



Side Elevation





Side Elevation



Rear Elevation

SUPERSEDED

Job RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes Ltd

drawing PLOT 1 - Elevations

scale 1:100

date Aug.2000

1393/33

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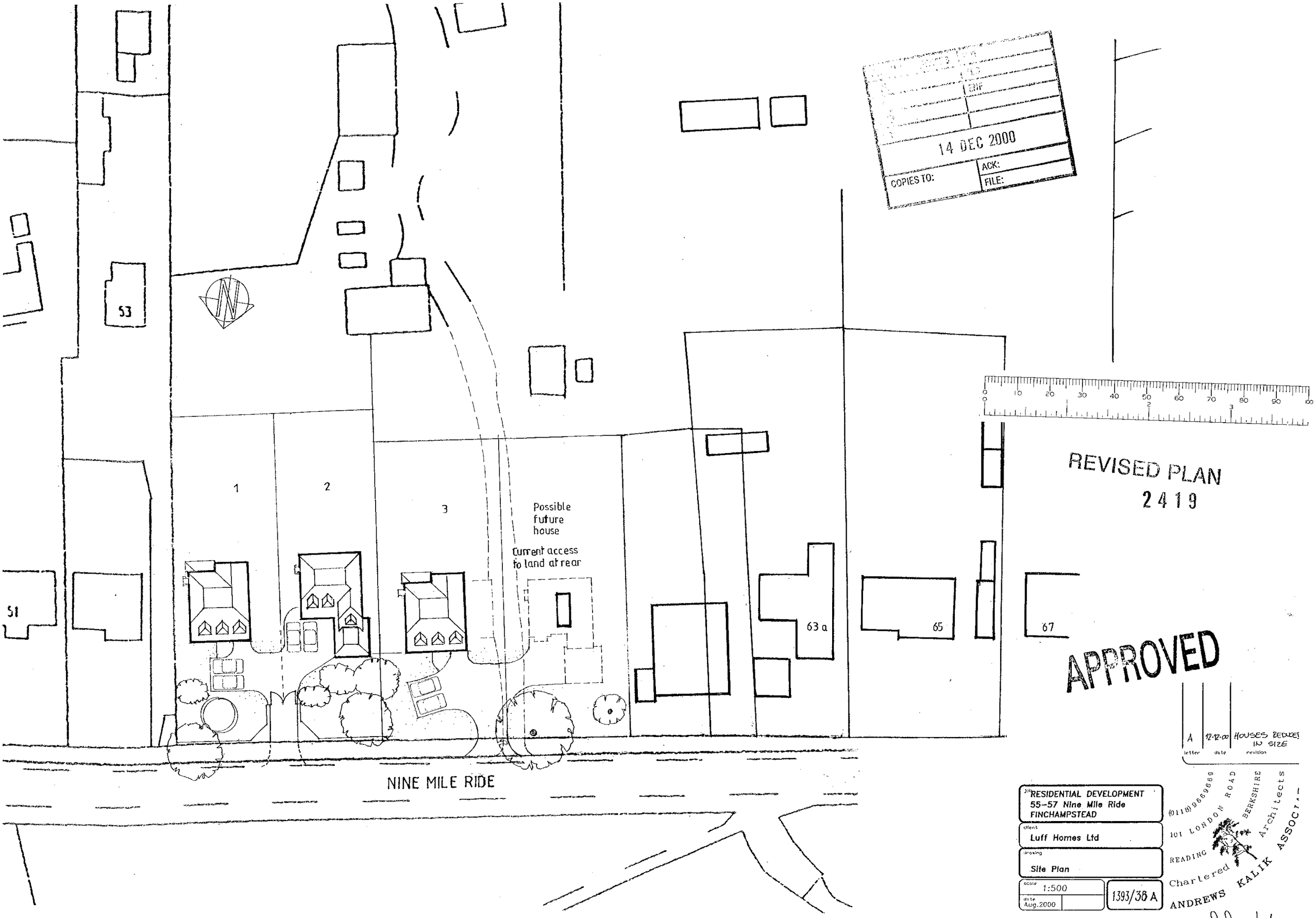
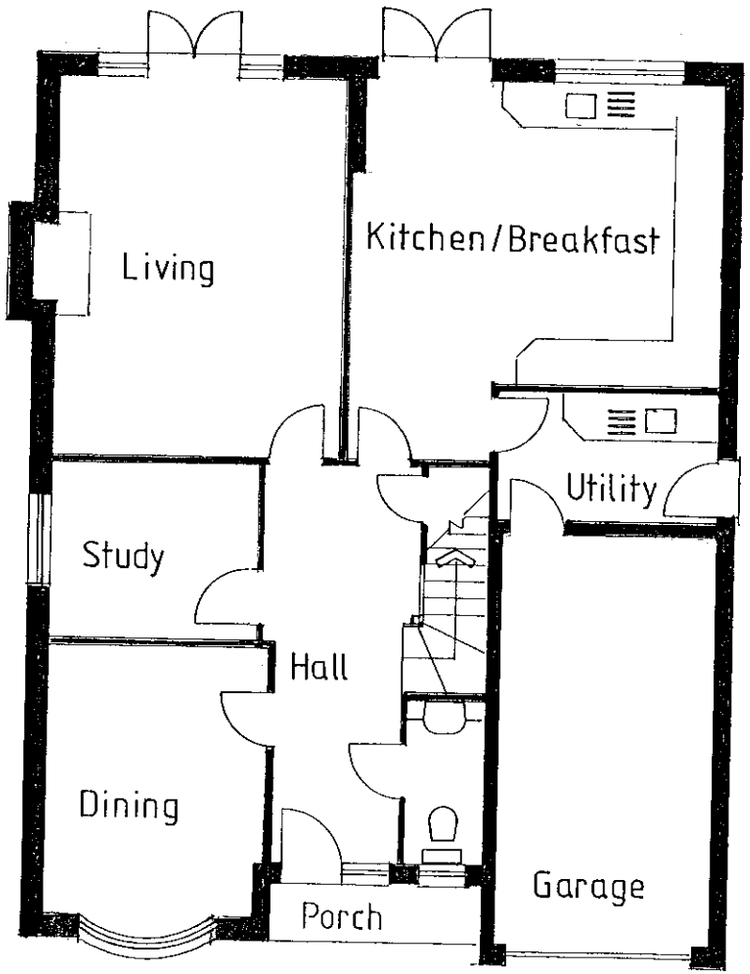
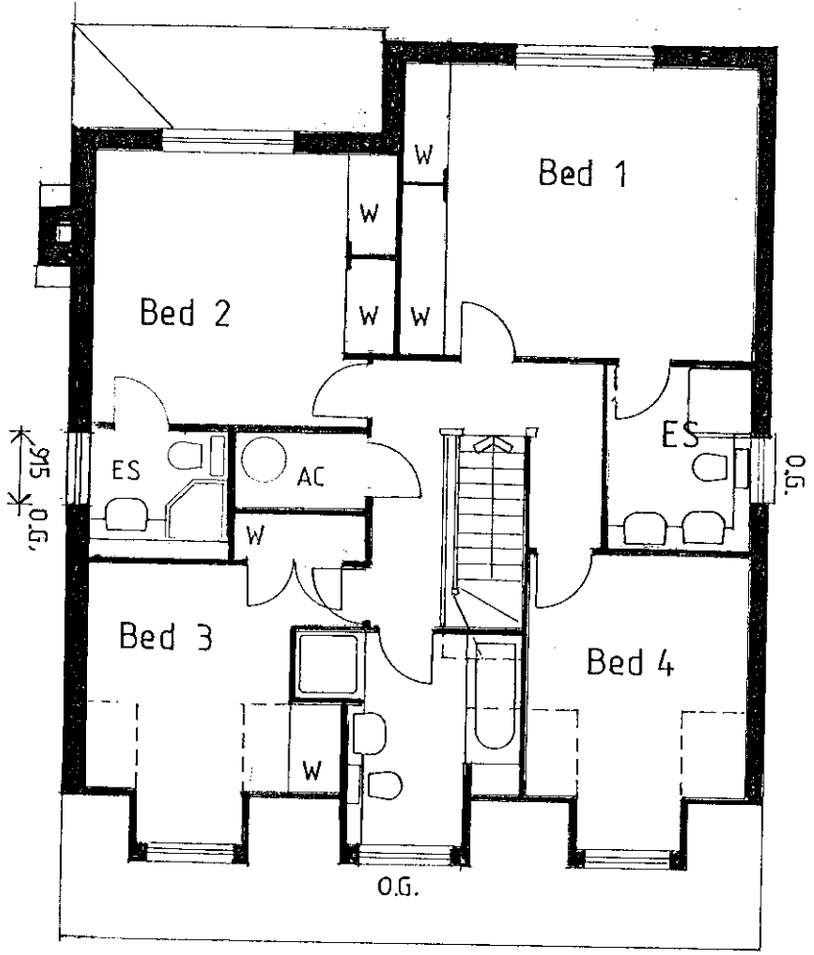
101 LONDON ROAD
READING
BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES



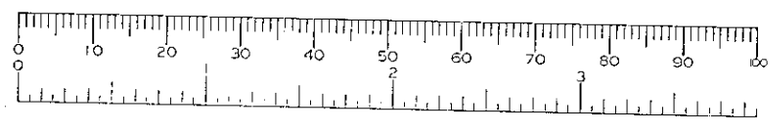
53
51
1
2
3
Possible future house
Current access to land at rear
63 a
65
67
NINE MILE RIDE
14 DEC 2000
COPIES TO:
ACK:
FILE:
REVISED PLAN
2419
APPROVED
A
12-12-00
HOUSES REDUCED IN SIZE
letter
date
revision
RESIDENTIAL DEVELOPMENT
55-57 Nine Mile Ride
FINCHAMPSTEAD
client
Luff Homes Ltd
drawing
Site Plan
scale
1:500
date
Aug.2000
1393/38 A
(0118) 9669669
101 LONDON ROAD
READING
BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES
27/2/01



Ground Floor Plan



First Floor Plan



letter	date	revision
B	23.05.01	E/S WIND. REVIS.
A	12.12.00	HOUSE REDUCED IN SIZE

Job: RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client: Luff Homes Ltd

drawing: Plans — PLOT 1

scale: 1:100

date: Aug. 2000

1393/32 B

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Chartered Architects
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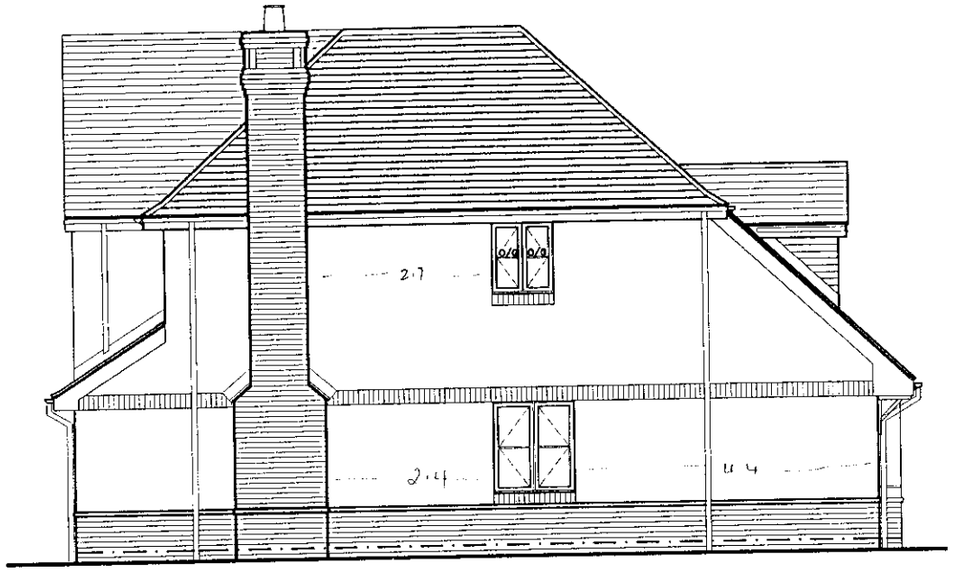
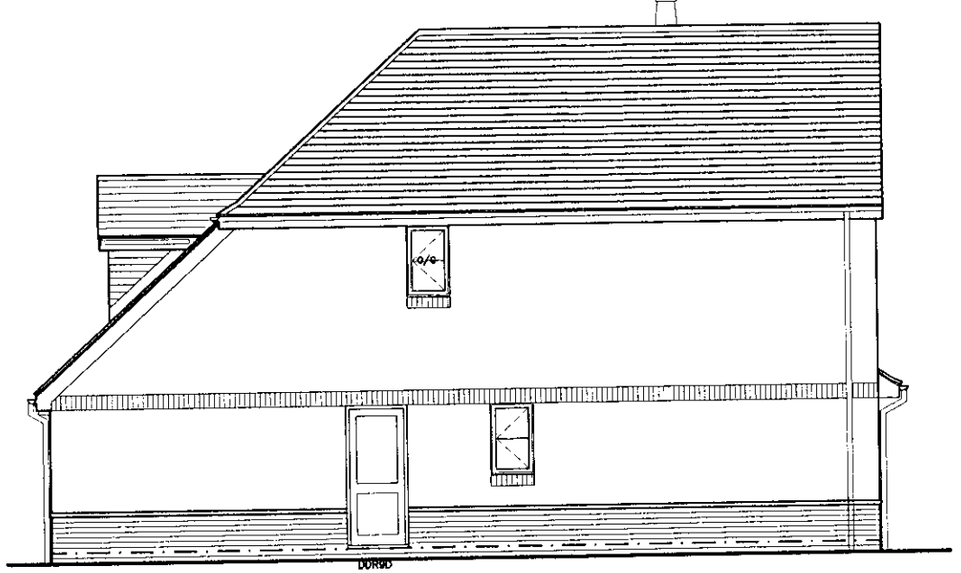
(0118) 9569869



SIDE ELEVATION



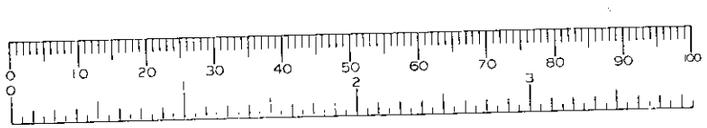
SIDE ELEVATION

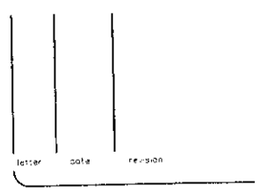


FRONT ELEVATION



REAR ELEVATION





job RESIDENTIAL DEVELOPMENT
Nine Mile Ride
WOKINGHAM

client Luff Homes Ltd

drawing ELEVATIONS Plot 1
g.a.

scale 1:100

date Jan 2001

1393/42 F

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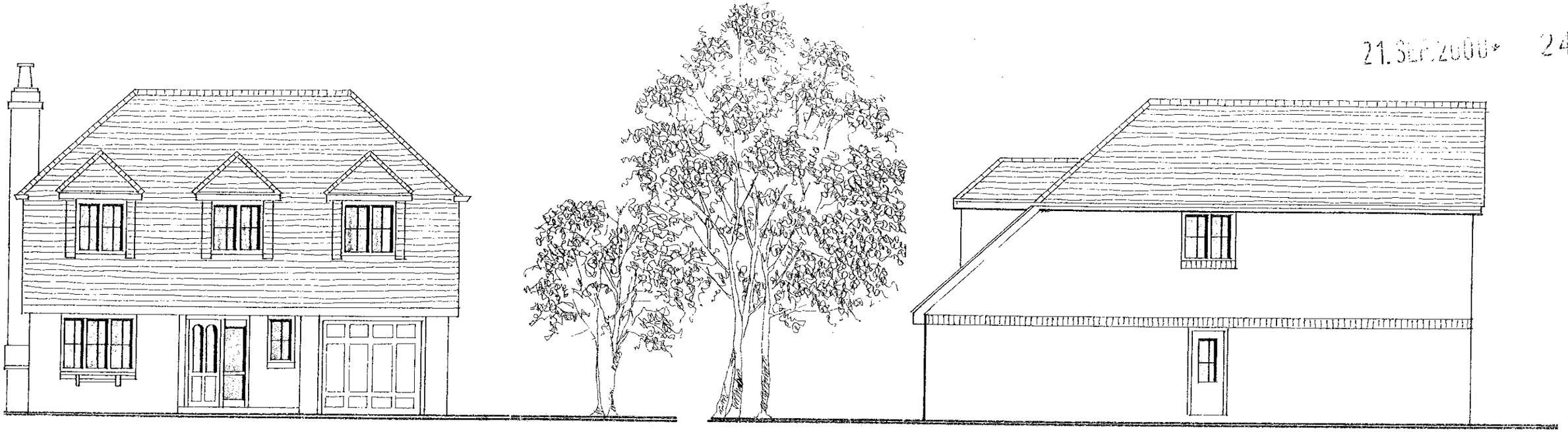
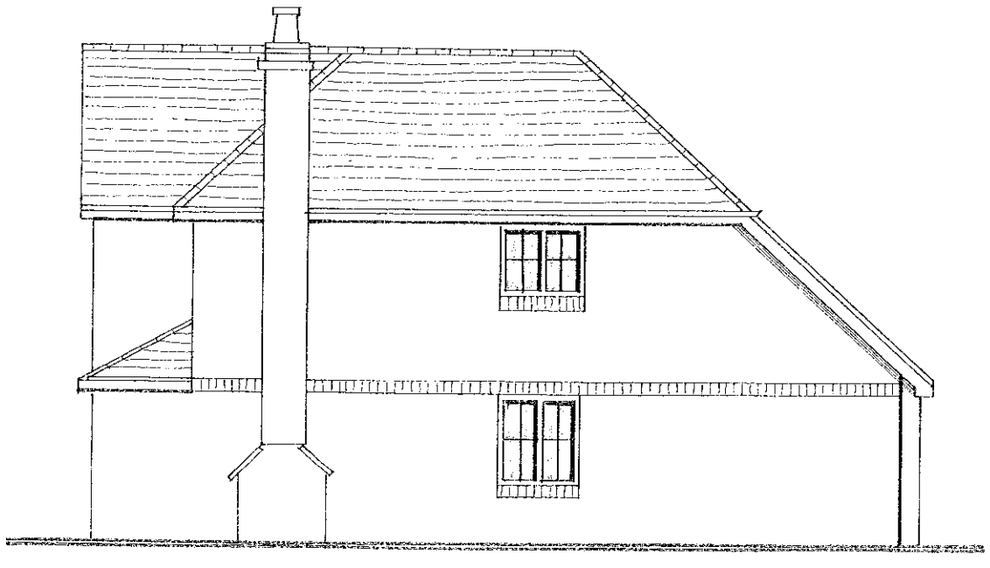
21. SEP 2000 2419



Front Elevation

Side Elevation



Side Elevation



Rear Elevation

letter	date	revision

job RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes Ltd

drawing PLOT 3
Elevations

scale 1:100
date Aug. 2000

1393/37

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Chartered Architects
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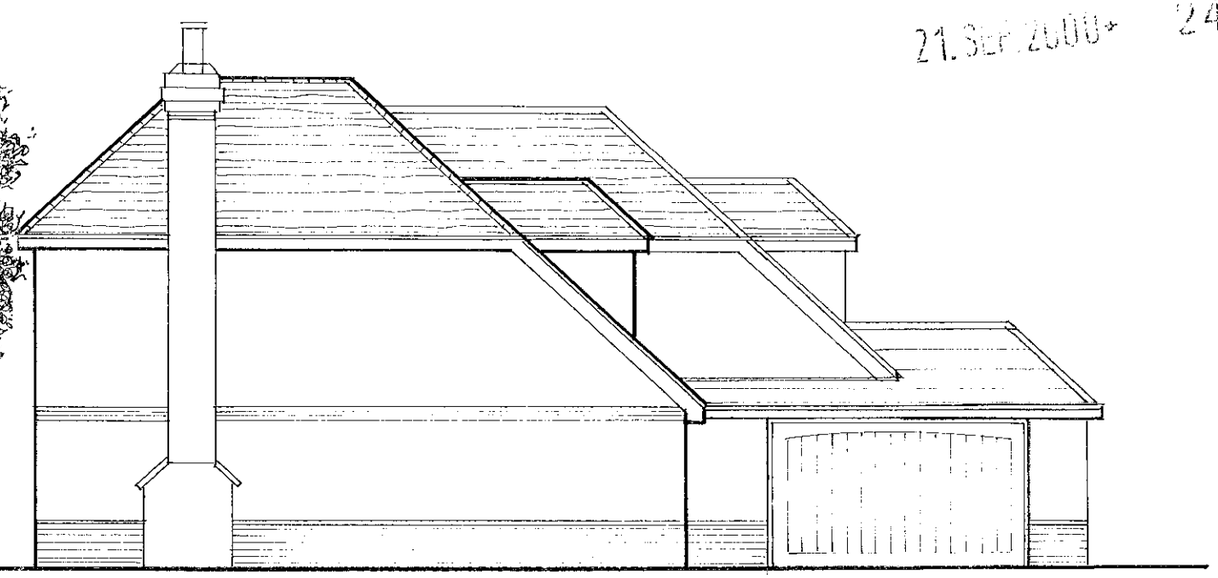
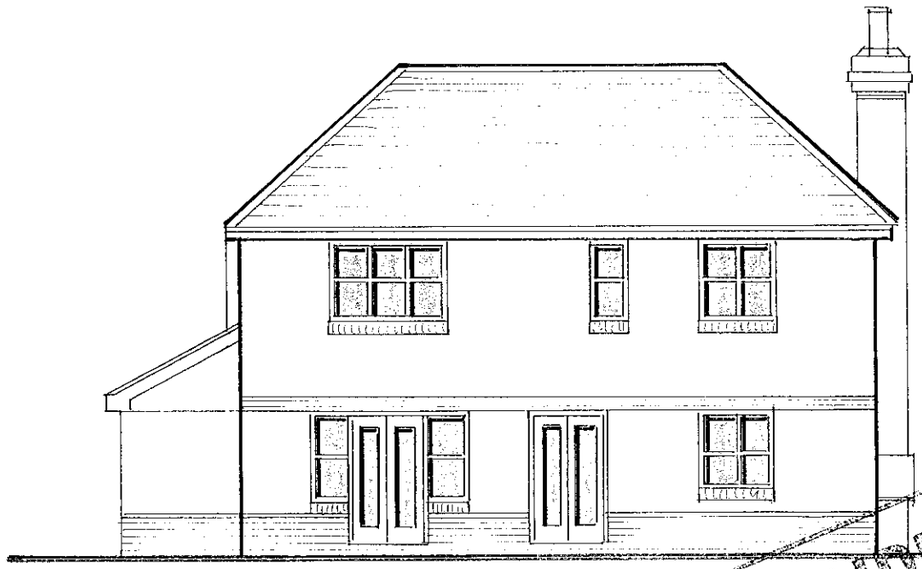
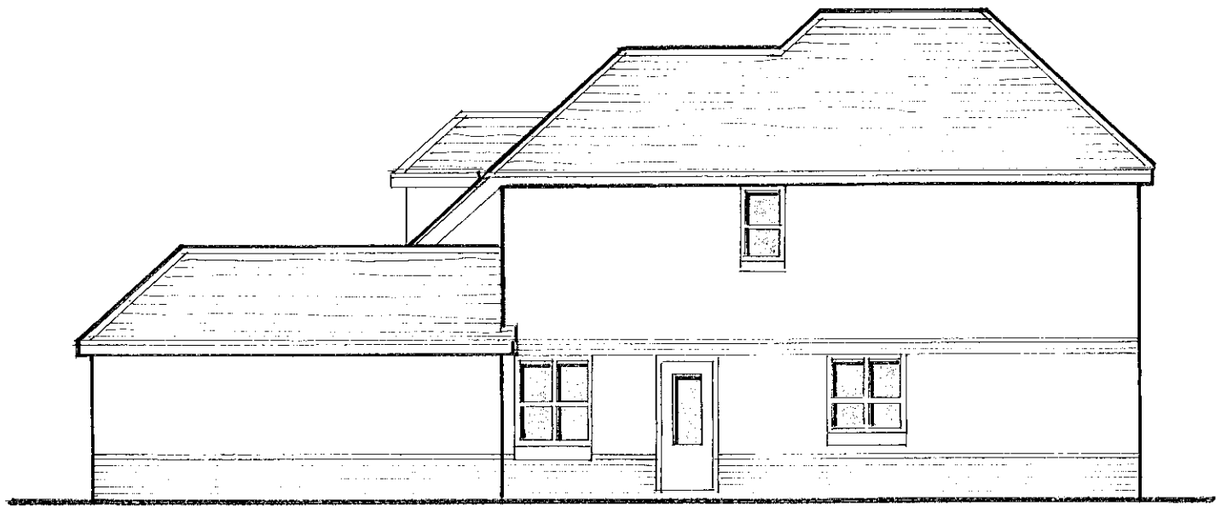
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

SUPERSEDED

job	RESIDENTIAL DEVELOPMENT 55–57 Nine Mile Ride FINCHAMPSTEAD
client	Luff Homes Ltd
drawing	Elevations PLOT 2
scale	1:100
date	Aug.2000
job no.	1393/35

0 10 20 30 40 50 60 70 80 90 100

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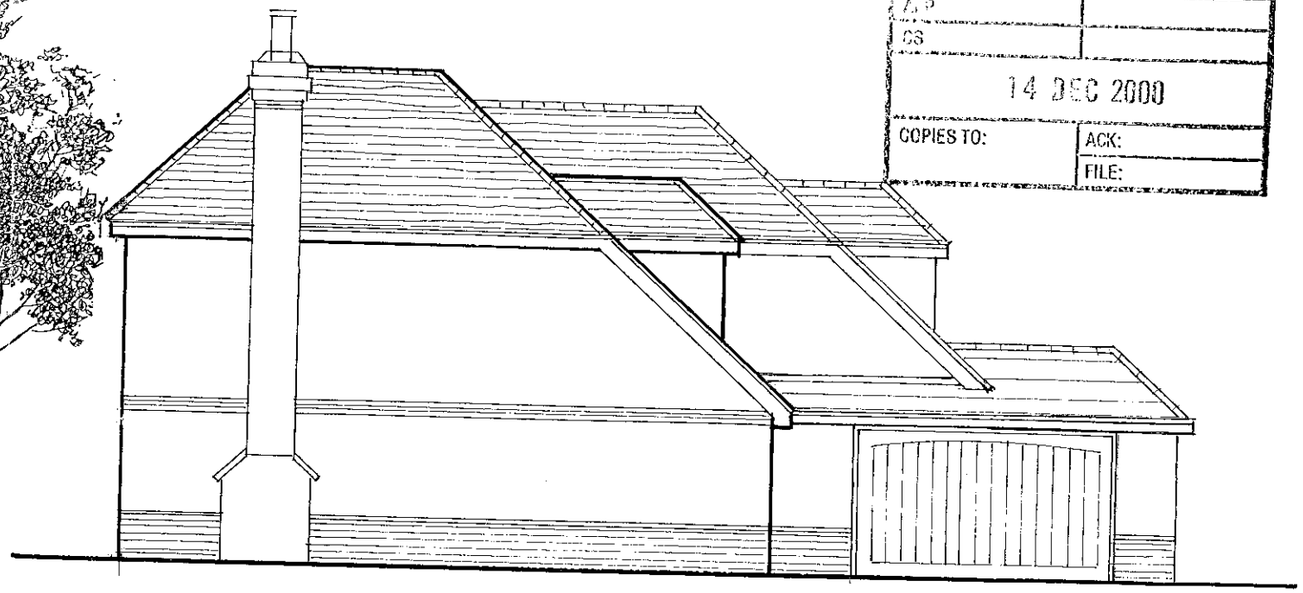
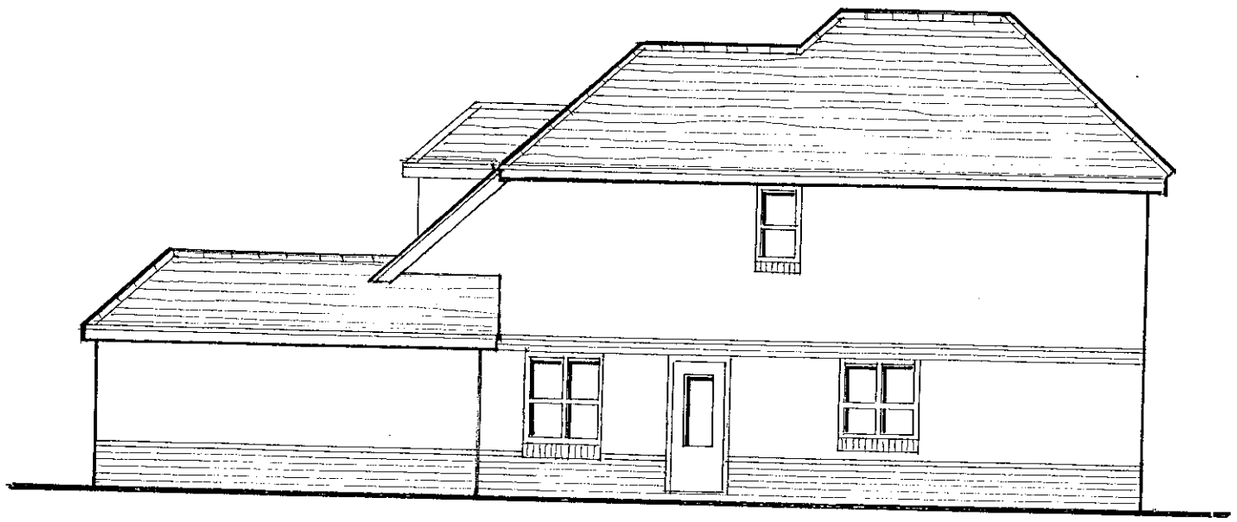
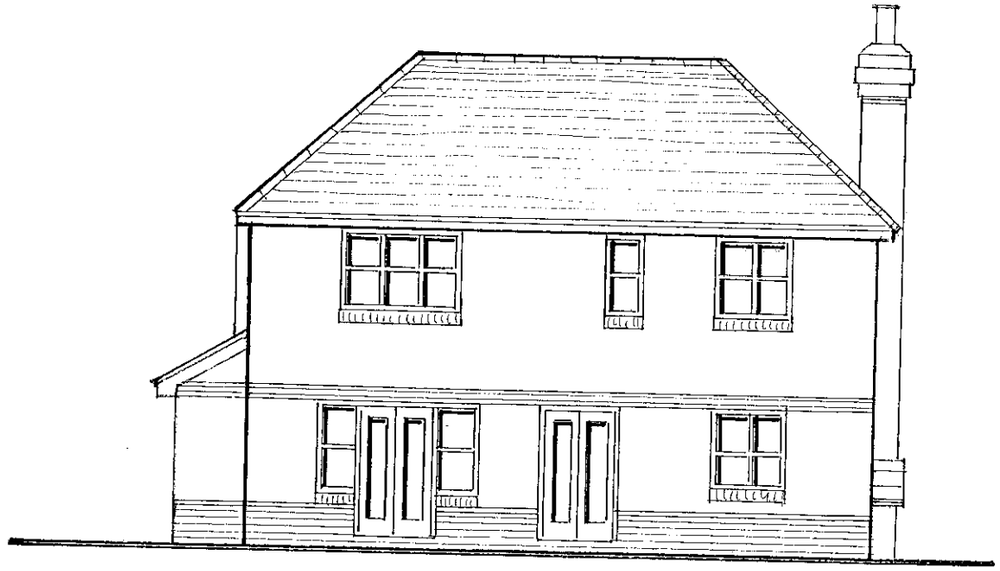
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

APPROVED
REVISED PLAN

2419

job	RESIDENTIAL DEVELOPMENT 55-57 Nine Mile Ride FINCHAMPSTEAD
client	Luff Homes Ltd
drawing	Elevations PLOT 2
scale	1:100
date	Aug.2000
	1393/35B

letter	date	revision
B	12.12.00	HOUSE REDUCED IN SIZE
A	20.9.00	GARAGE WALL CORRECTED

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READING BERKSHIRE
Chartered Architects
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14 DEC 2000
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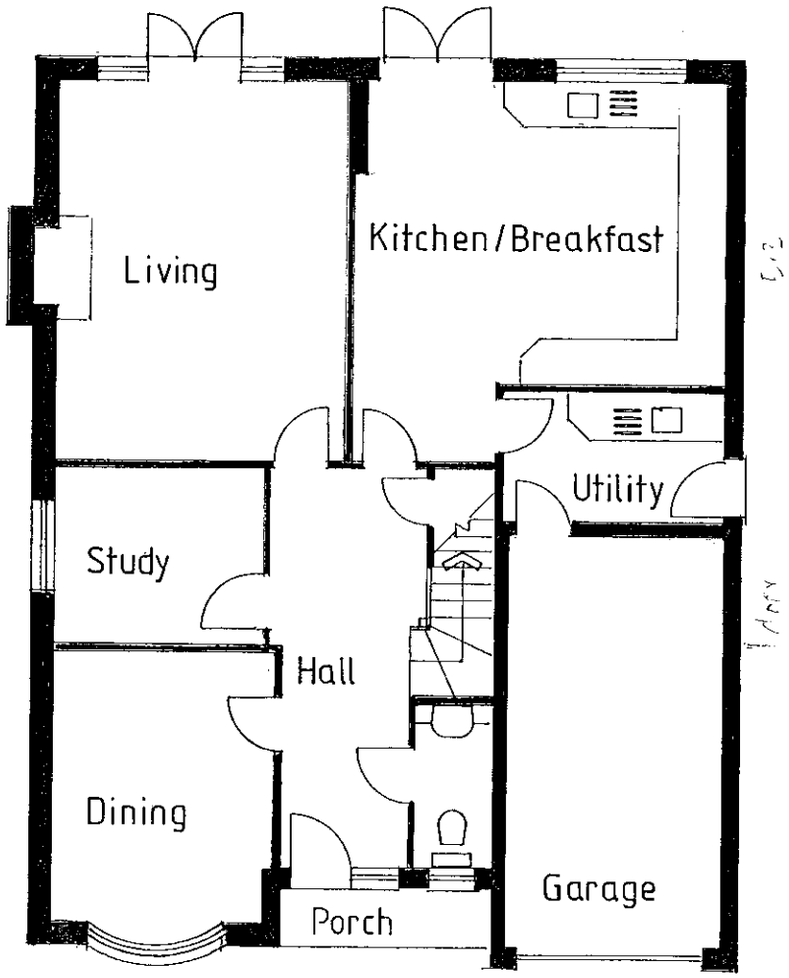
FILE:



Ground Floor Plan

14 DEC 2000
COPIES TO:
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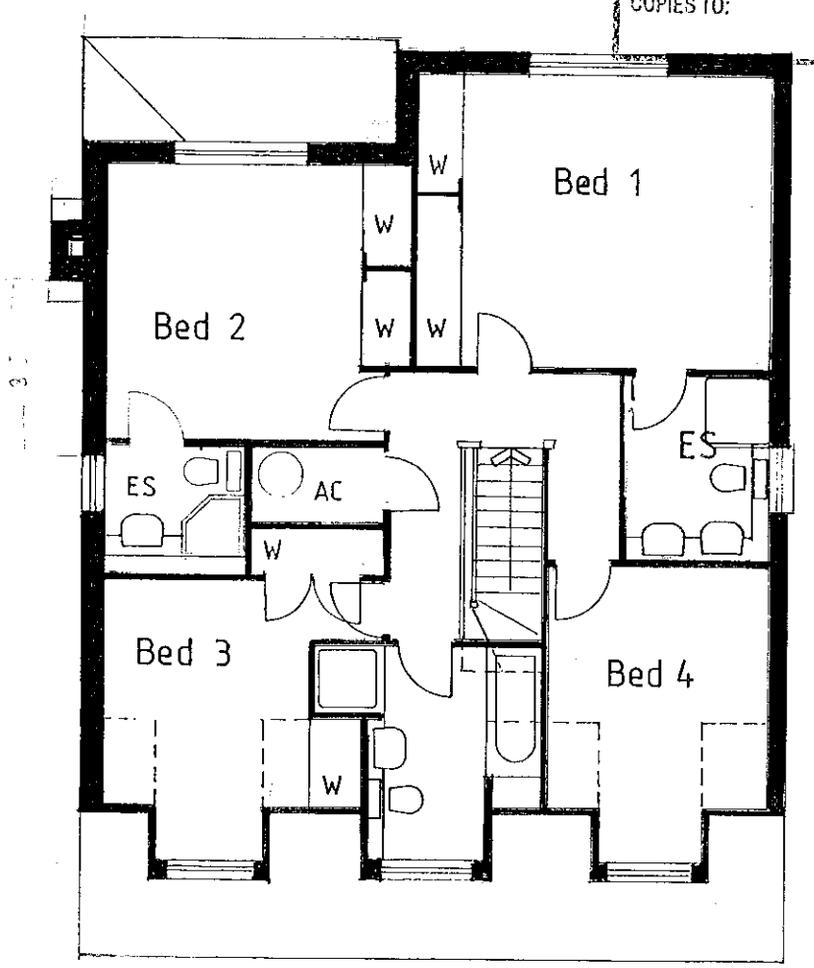
FILE:



First Floor Plan

APPROVED

0 10 20 30 40 50 60 70 80 90 100

A 12.12.00 HOUSE REDUCED IN SIZE
letter date revision

REVISED PLAN
2419

job RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes Ltd

drawing Plans PLOT 1

scale 1:100

date Aug. 2000

1393/32 A

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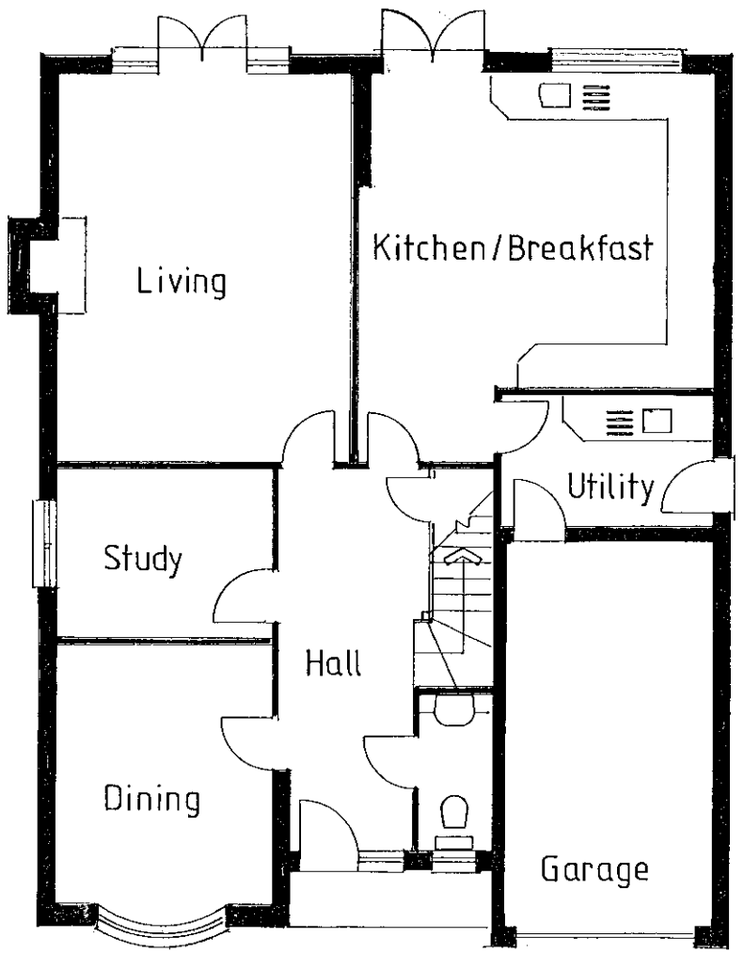
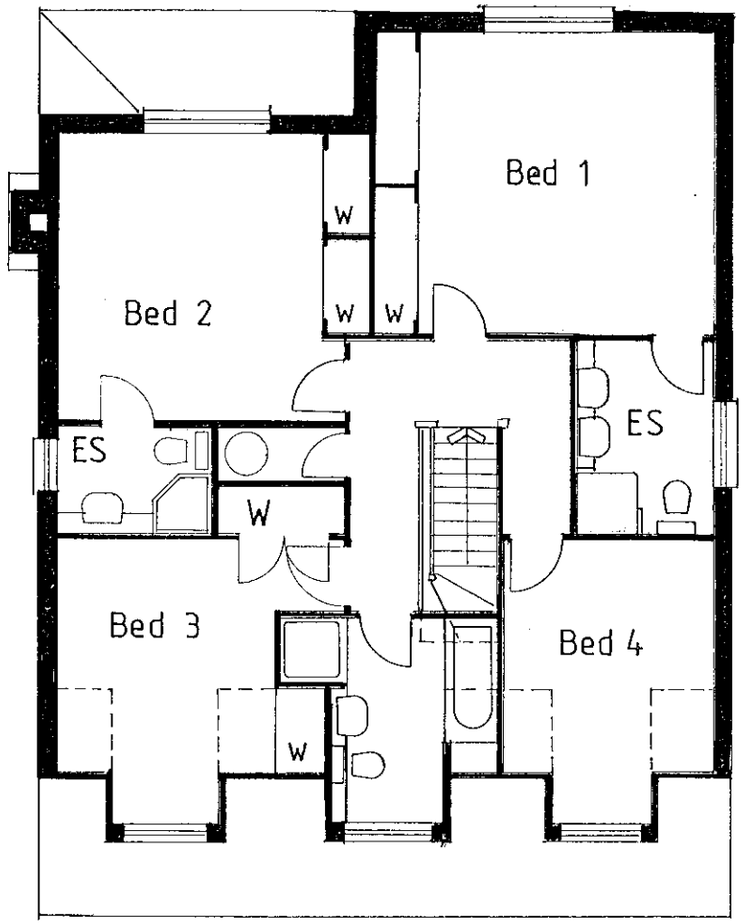
101 LONDON ROAD
READING
BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOC.

27/2/01

21 SEP 2000 2419

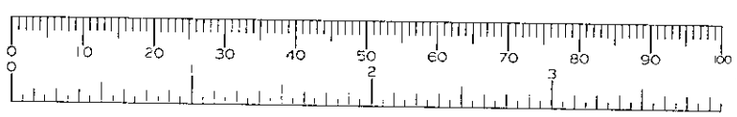


Ground Floor Plan



First Floor Plan

SUPERSEDED



letter	date	revision

job RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes Ltd

drawing Plans PLOT 1

scale 1:100 | 1393/32

date Aug. 2000

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101 LONDON ROAD
(0118) 966669

21. SEP. 2000* 2419

SUPERSEDED

53

51

1

2

3

Possible future house

Current access to land at rear

63a

65

67

NINE MILE RIDE

0 10 20 30 40 50 60 70 80 90

letter date revision

Job RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client Luff Homes Ltd

drawing Site Plan

scale 1:500

date Aug. 2000

1393/30

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READING BERKSHIRE
Chartered Architects
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21 SEP 2000 2419



SUPERSEDED

letter	date	revision
D	7.07.2010	ELEVATIONS PL.1,2,3 REVISED
B	17/04/2000	SITE REVISED
A	14/04/2000	REVISED

3rd RESIDENTIAL DEVELOPMENT
55–57 Nine Mile Ride
FINCHAMPSTEAD

client
Luff Homes Ltd

drawing
STREET ELEVATION
Plot 2

scale 1:200
date april 2000

1393/21D

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Chartered Architects
101 LONDON ROAD READING BERKSHIRE
(0118) 9669969

AWR1