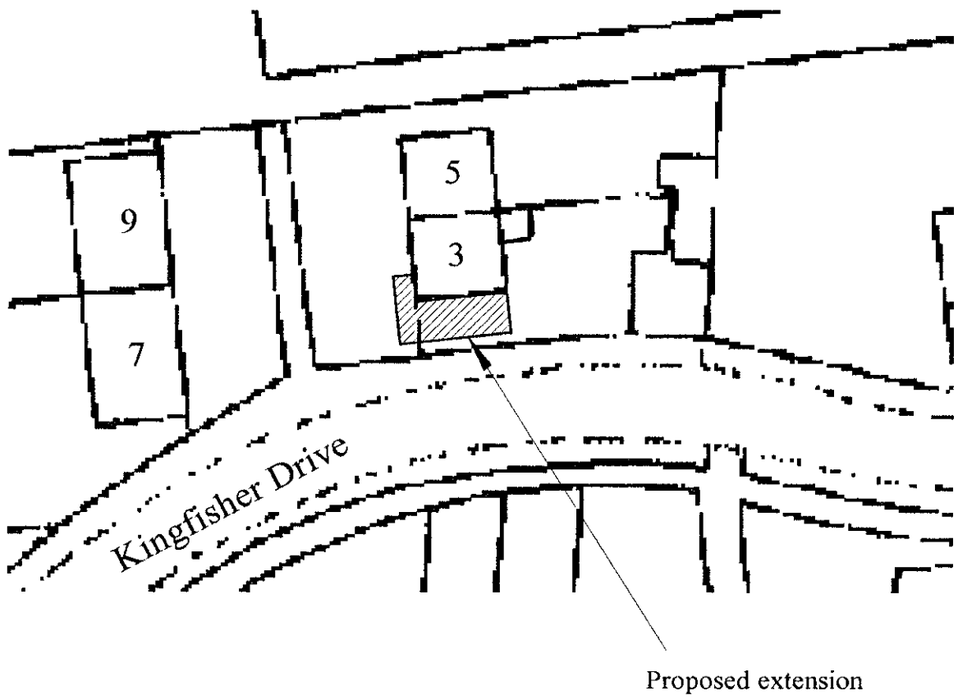
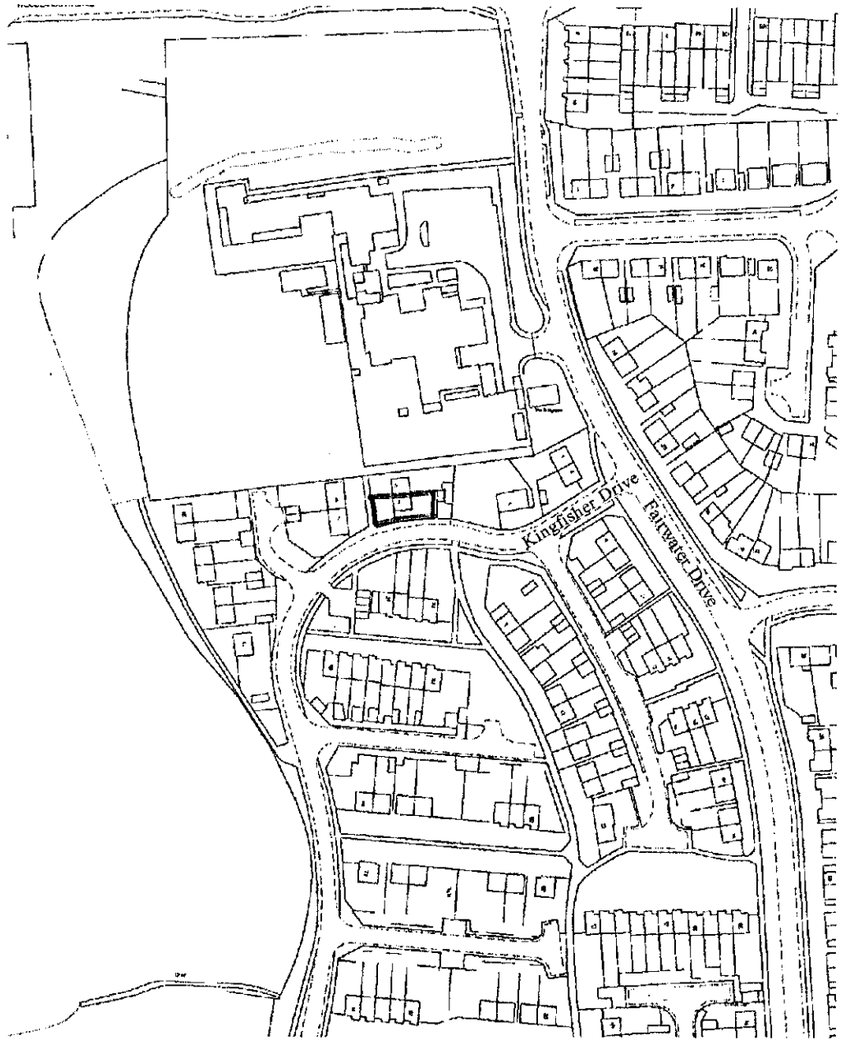
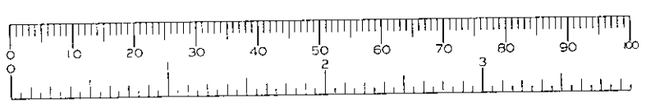
30.MAR2000* 1119



SITE PLAN
Scale 1:500



LOCATION PLAN
Scale 1:2500



APPROVED

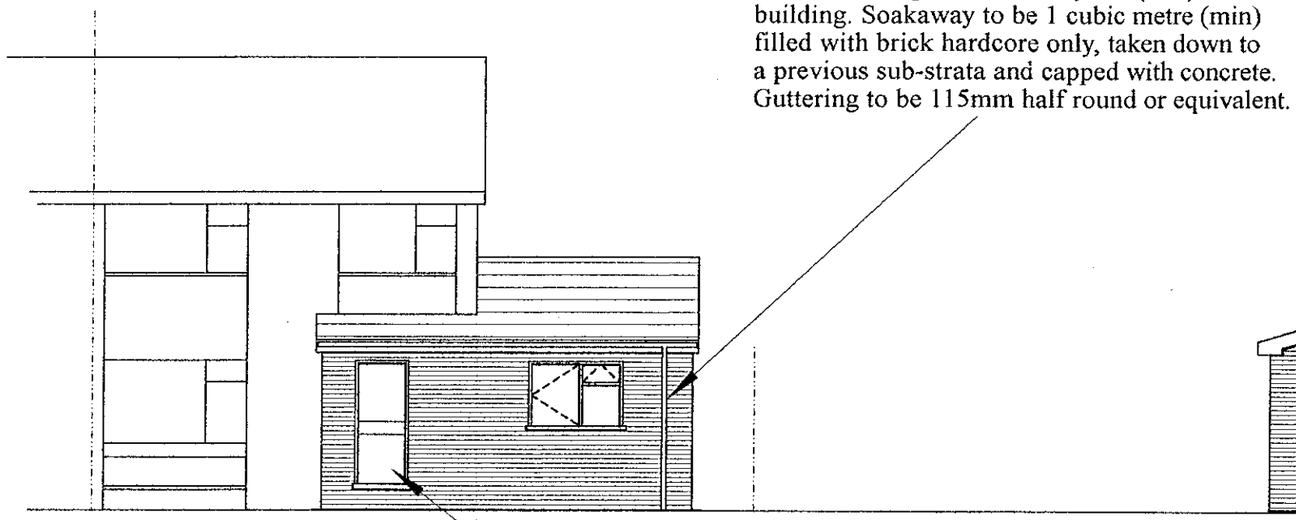
9/11/00

STEPHEN BIDDLE CHARTERED CIVIL ENGINEER
56, Valentine Crescent, Caversham, Reading, Berks RG4 5JJ Tel: 0118 954 6056

Title: LOCATION & SITE PLANS

Drwg No: BAGGALEY/0300/04 | Scale: As Shown | Rev:

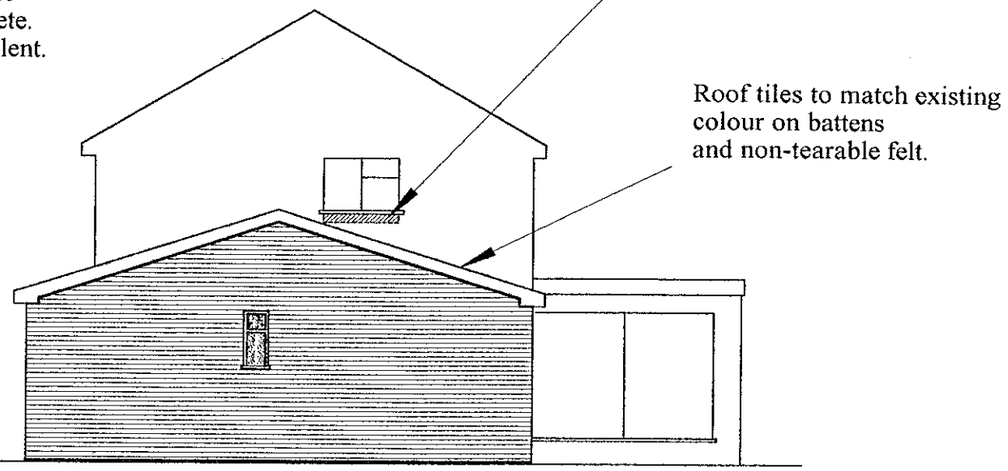
30.MAR2000* 1119



70mm dia Rwp's to soakaway 5m (min) from building. Soakaway to be 1 cubic metre (min) filled with brick hardcore only, taken down to a previous sub-strata and capped with concrete. Guttering to be 115mm half round or equivalent.

Existing landing window reduced in size

Roof tiles to match existing colour on battens and non-tearable felt.

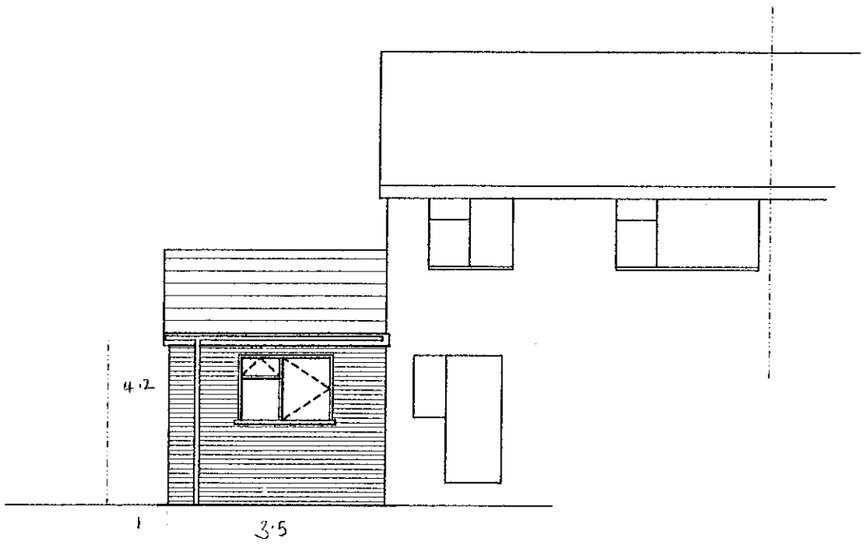


Any glazing lower than 800mm above finished floor level to be toughened safety glass.

All new windows to be double glazed. All new habitable rooms to have 8000mm2 background ventilation. Ventilation openings to be reasonably secure, adjustable, and located 1.75m (typically) above floor level.

FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



APPROVED
17/4/00

STEPHEN BIDDLE CHARTERED CIVIL ENGINEER
56, Valentine Crescent, Caversham, Reading, Berks RG4 5JJ Tel: 0118 954 6056

Title: PROPOSED ELEVATIONS

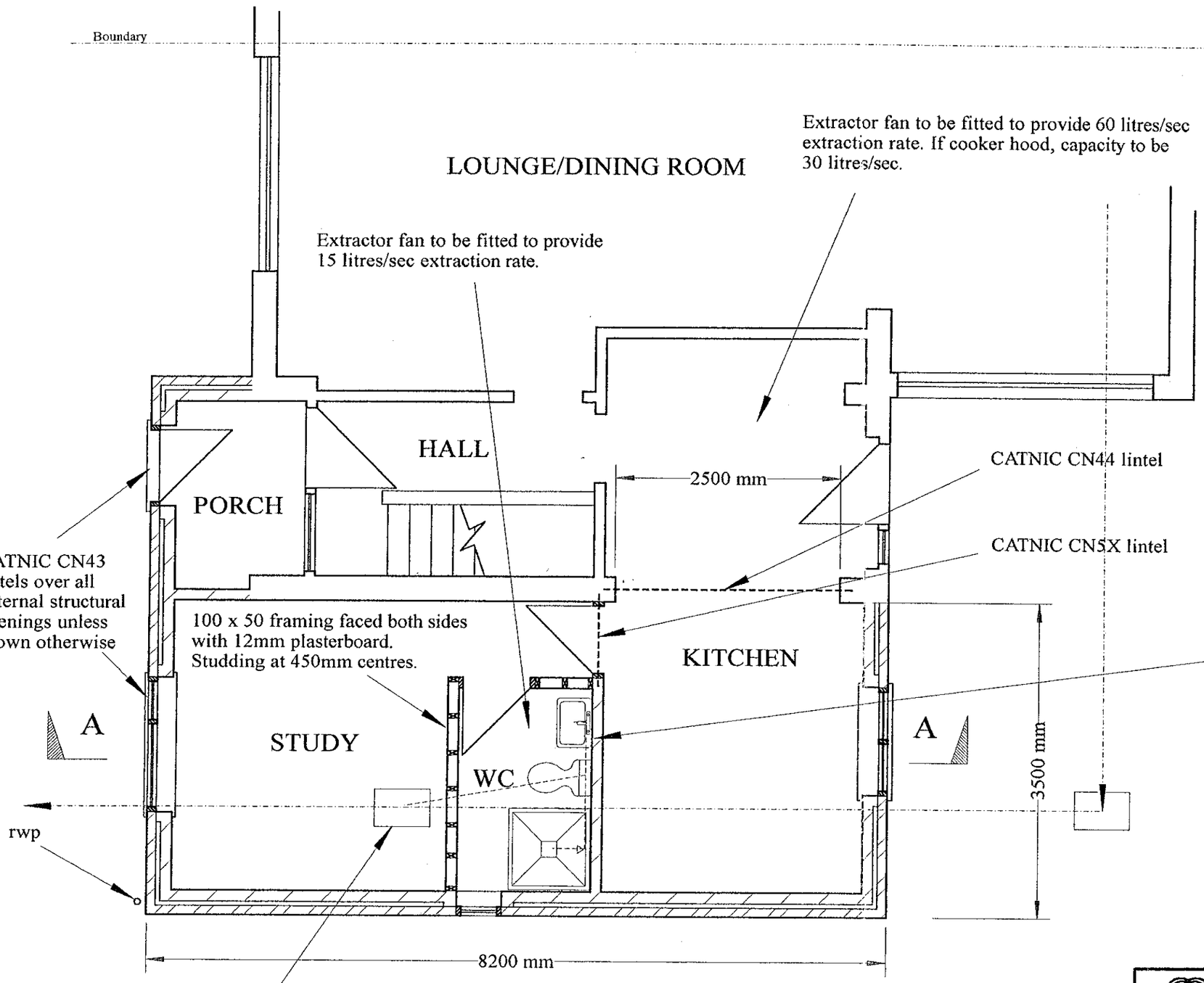
Drwg No: BAGGALEY/0300/02 | Scale: 1:100 | Rev:

30.MAR2000* 1119

PROPOSED ALTERATIONS to:

3, KINGFISHER DRIVE
WOODLEY
BERKS
RG5 3LG

For Mr R Baggaley



WC waste	100mm dia.
Bath waste	40mm dia.
Shower waste	40mm dia.
Basin waste	32mm dia.

Sink waste 40mm dia.

Any plumbing to be in accordance with B.R. digest 80 2nd series, incorporating 75mm deep sealed traps to all waste appliances.

APPROVED

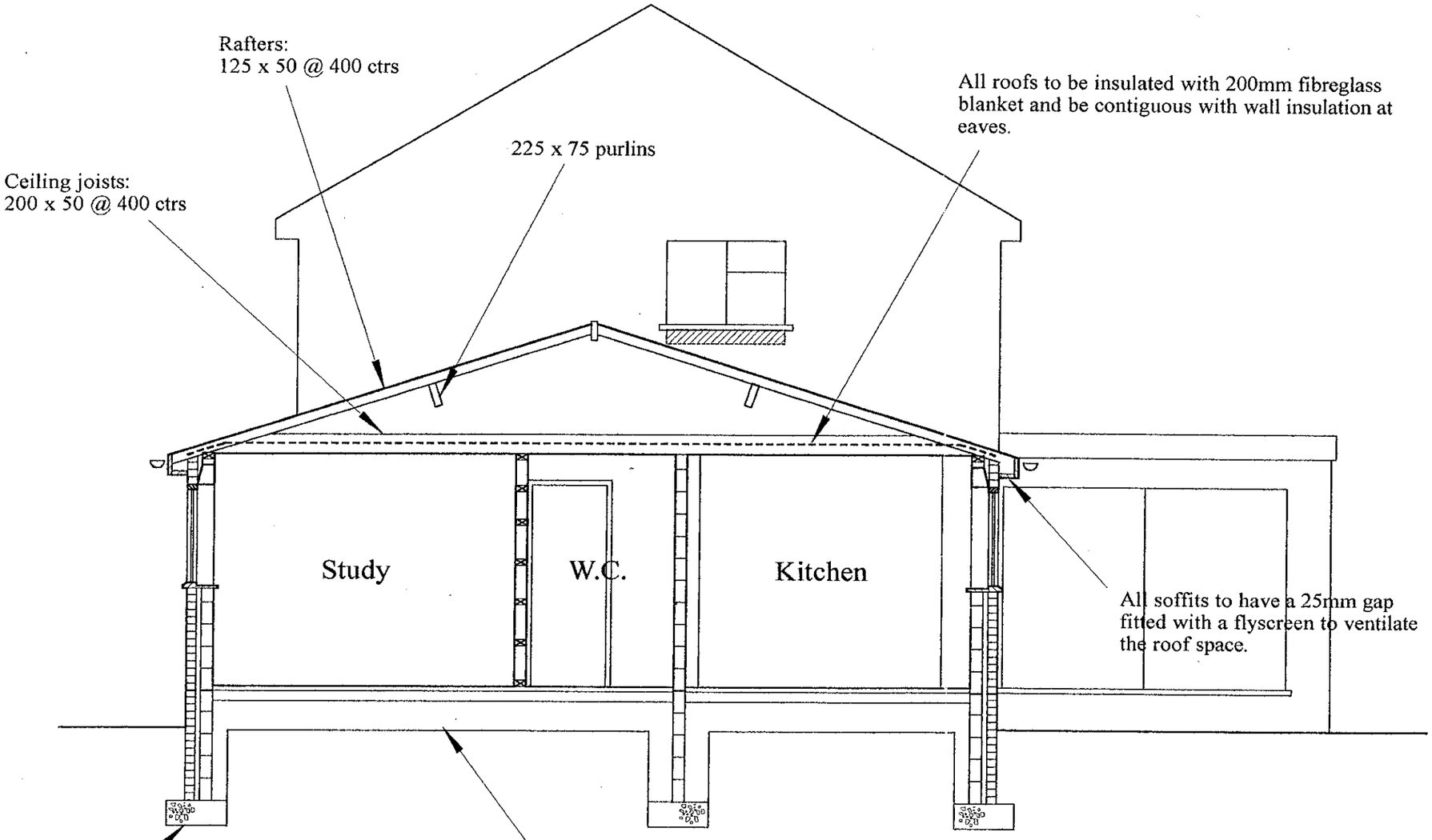
dn/00

STEPHEN BIDDLE CHARTERED CIVIL ENGINEER
56, Valentine Crescent, Caversham, Reading, Berks RG4 5JJ Tel: 0118 954 6056

Title: PROPOSED GROUND FLOOR

Drwg No: BAGGALEY/0300/01 | Scale: 1:50 | Rev:

30.MAR2006* 1119



All foundations to be 600 x 225 to suitable subsoil, 1000mm deep if in clay, but at least to level of existing building and invert level of all drains passing within 1m of new works. 150 x 100mm r.c. lintel to be provided to each wall skin at point of any pipe crossing. Notwithstanding the representation on the drawings, the foundations are to meet the requirements of the Local Authority in all respects.

Existing foundations to be exposed for inspection by Local Authority if required.

Solid floors to be 50mm screed layer on 100mm concrete on 1200g polythene damp proof membrane laid on 50mm JABLITE (grade SD) on sand on 150mm hardcore.

Walls to be single brick, 50mm cavity with DRITHERM fill and 125mm THERMALITE (TURBO type).
Ties: 900 horizontal, 450 vertical, and double at all reveals. Reveals to have THERMABATE INSULATED CAVITY CLOSERS to prevent cold bridging and provide vertical dpc.
All cavities to be filled to ground level and closed at roof level. All brickwork to match existing.

Mild steel anchors to be provided at not greater than 2000mm centres, having a cross section of 30 x 5mm.

Any steel beams to have 150mm (min) end bearings on padstones covered with 2no. sheets of 12mm plasterboard wired at 100mm centres.

All ceilings to be 12mm foil backed plasterboard

All lintels over external openings to be insulated to prevent cold bridging.

Lintels to be heaviest manufactured gauge unless shown otherwise

Code 4 lead flashings to be used throughout.

Contractor to check adequacy of existing structure and foundations to receive proposed works as shown upon commencement of any excavation and removal of existing internal and external finishes.

All necessary temporary support to be provided to ensure complete stability of both existing and new structure during course of works and to maintain weathertightness.

Contractor to check all dimensions on site before commencing work.

APPROVED

STEPHEN BIDDLE CHARTERED CIVIL ENGINEER
56, Valentine Crescent, Caversham, Reading, Berks RG4 5JJ Tel: 0118 954 6056

Title: SECTION A-A

Drwg No: BAGGALEY/0300/03 | Scale: 1:50 | Rev: