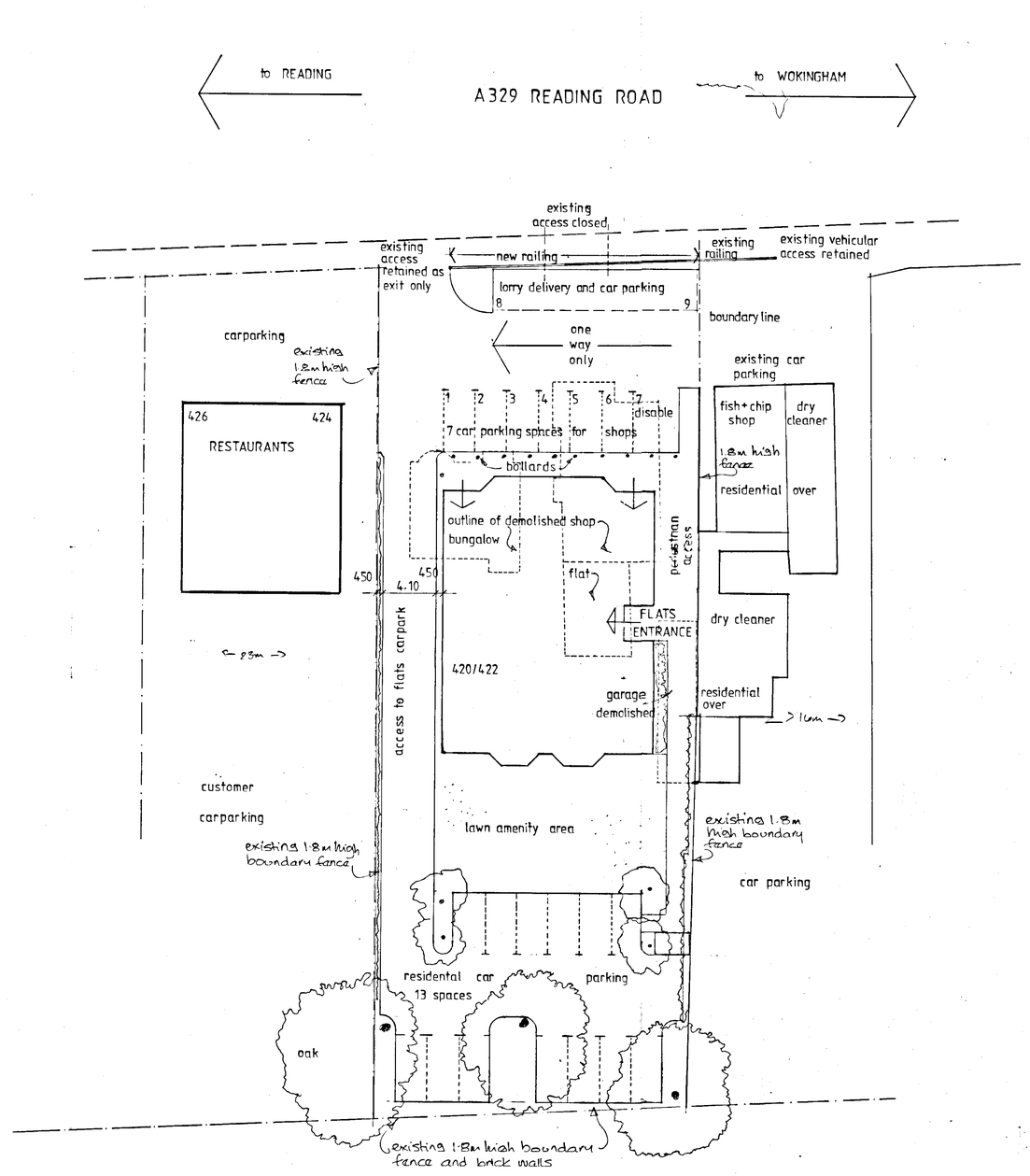

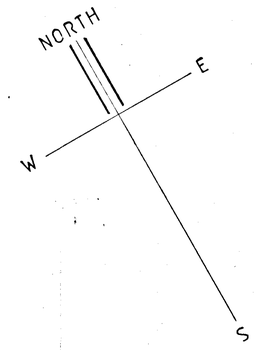

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Tel: 0118 940 4747 Fax: 0118 940 4749

Date
Scale: 1:200
Drawn
Drawing Title: SITE LAYOUT PLAN 2

Project: 420/422 READING RD WINNERSH
PROPOSED 8 FLATS AND 2 SHOPS

Job No: 155

Drawing No: RRW / 27

Revision

26/4/02

ELITE REPROGRAPHICS 971814

RESTAURANT

FISH AND CHIP SHOP

1 2 3 4 5 6 7

disabled bay

CAR PARKING FOR SHOPS

7087 1790 7088

existing boundary fence

drop kerb

99.775 99.900 99.800 99.900+ 99.900 99.975 99.950

anti-raid bollards

ramp 1 in 50

ramp 1 in 50

ramp

ramp

footpath

ramp

275 738 250 770 2925 1022 660 1585 890 1022

gravel

500 4.10 WIDE ACCESS DRIVE TO CAR PARKING FOR FLATS 400 275 7600 250 7600 275 3300

8215

SHOP 1
66.50m²
FLOOR LEVEL 100.00 finished concrete screeded

SHOP 2
66.50m²
FLOOR LEVEL 100.00 finish concrete screeded

svp svp sp sp

gravel

gravel inspection pit

8765

1:20 ramp

gravel

PEDESTRIAN ACCESS TO FLATS

tarmac drive

275

entry system and letter boxes

100.300 100.250

ramp access

covered access

kerb and verge

kerb and gravel border

landlords store

22.60

up

entrance hall and stairs
FFL 100.300

2485

1227

1247

1228

910

4153

existing boundary

FLAT 1
64.50m²
FFL 100.300
bedroom 2

FFL 100.300
FLAT 2
64.50m²
bedroom 2

bathroom bathroom

hws hws

wm dw sdr

kitchen kitchen

wm dw sdr

shower ensuite

w 8215

w

shower ensuite

dining dining

bedroom 1 living room living room bedroom 1

275 973 blind windows

440 645 276 675 terrace 276 1360 276 1360 1002 1790 1003

962

3815 962 1913 962 962 276 1360 276 962 3815

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Revision A 19.10.01 BUILDING LOCATION REVISED TO ALLOW 6M 4.10M WIDE VEHICULAR ACCESS - PLANNING CONDITION.

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Date:
Scale: 1:50
Drawn:

Drawing Title: GROUND FLOOR PLAN

Project: 420/422 READING RD. WINNERSH
PROPOSED 2 SHOPS AND 8 FLATS

Job No: 155

Drawing No: RPW/ 11

Revision: A

26/11/01



NORTH ELEVATION TO READING ROAD



SOUTH ELEVATION

APPROVED REVISED PLAN
5354 1

MATERIALS

BRICKWORK — RED/BROWN MIXED MULTI, CONTRASTING LIGHT RED SOLDIERS BANDING, CILLS AND HALF LAP BOND DETAIL TO SIDES OF OPENINGS.
RECESSED JOINTS, NATURAL MORTAR, HALF LAP STRETCHER BOND.

ROOF — CONCRETE INTERLOCKING 'NORFOLK PANTILES' ORANGE/RED
RED HIPS AND RIDGE TILES.
PLAIN CONCRETE TILE HANGING TO DORMERS

BLACK GUTTERBOARDS AND RAFTER ENDS
BLACK RAINWATER GOODS

SHOP FRONTS AND FLATS ENTRANCE — POWDER COATED ALUMINIUM FRAMING, DARK BLUE, THERMALLY BROKEN. SEALED DOUBLE GLAZING,* SAFETY, TOUGHENED GLASS.

WINDOWS AND DOORS — UPVC, THERMALLY BROKEN OR COMBINATION TREATED SOFTWOOD AND ALUMINIUM FACED SEALED DOUBLE GLAZING

BLACK MILD STEEL BALUSTRADING TO FIRST FLOOR BALCONIES

PRINT SERVICES	INIT
PCK	TCS
AC	BNP
APP	
CS	

18 JAN 2002

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REVISION A 14/01/02 Balcony railings to rear elevation (South) omitted. Tile clad dormers shown.

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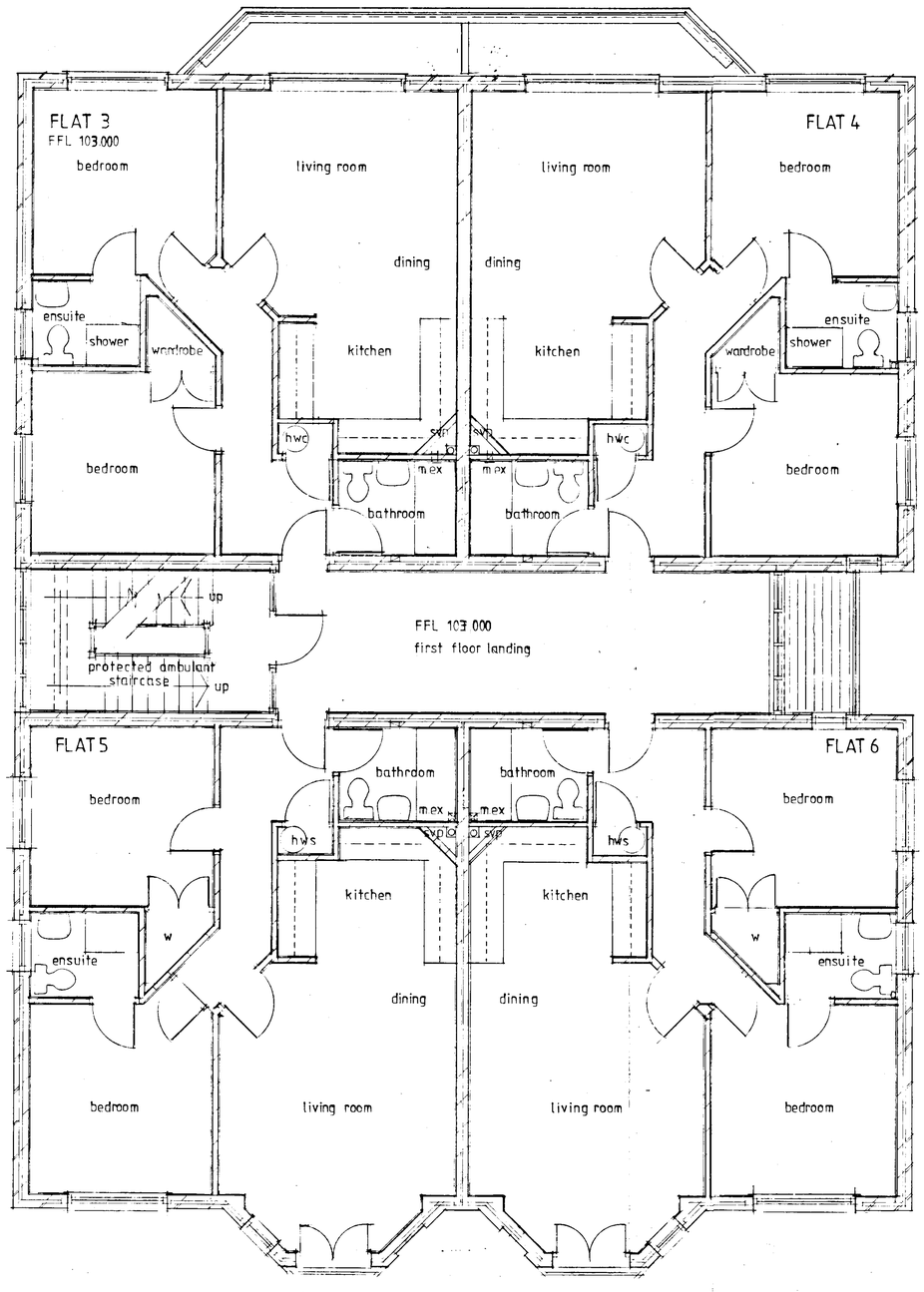
Date:
Scale: 1.50
Drawn:
Drawing Title: NORTH + SOUTH ELEVATIONS 2

Project: 420/422 READING RD WINNERSH PROPOSED 2 SHOPS AND 8 FLATS
Job No: 155
Drawing No: RRW / 25
Revision: A

26/1/02



27 NOV 2001* 5354

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PLANNING APPLICATION

REVISION A 9.11.01. Protected staircase shown.

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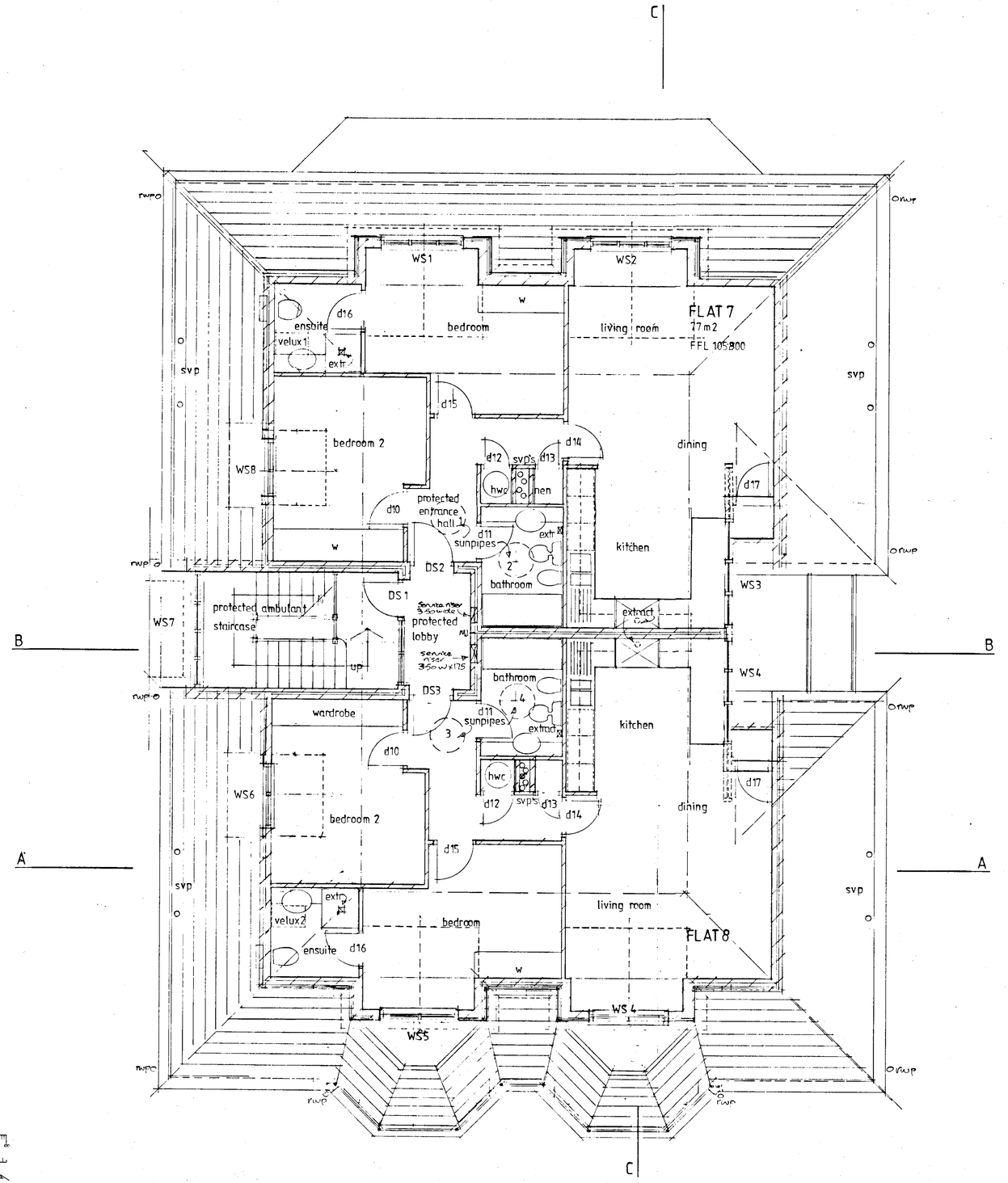
Date:	Drawing Title:	
Scale: 1:50	FIRST FLOOR PLAN	
Drawn:		
Project: 420/422 READING RD. WINNERSH PROPOSED 2 SHOPS AND 8 FLATS	Job No: 155	Drawing No: RRW/12 — Revision: A

26/11/01



REVISED PLAN
5354

APPROVED

PLANNING SERVICES	
PDL	
DD	
APP	
CS	
18 JAN 2002	
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REVISION A 14/01/02 Flat 8 balcony omitted to rear elevation.

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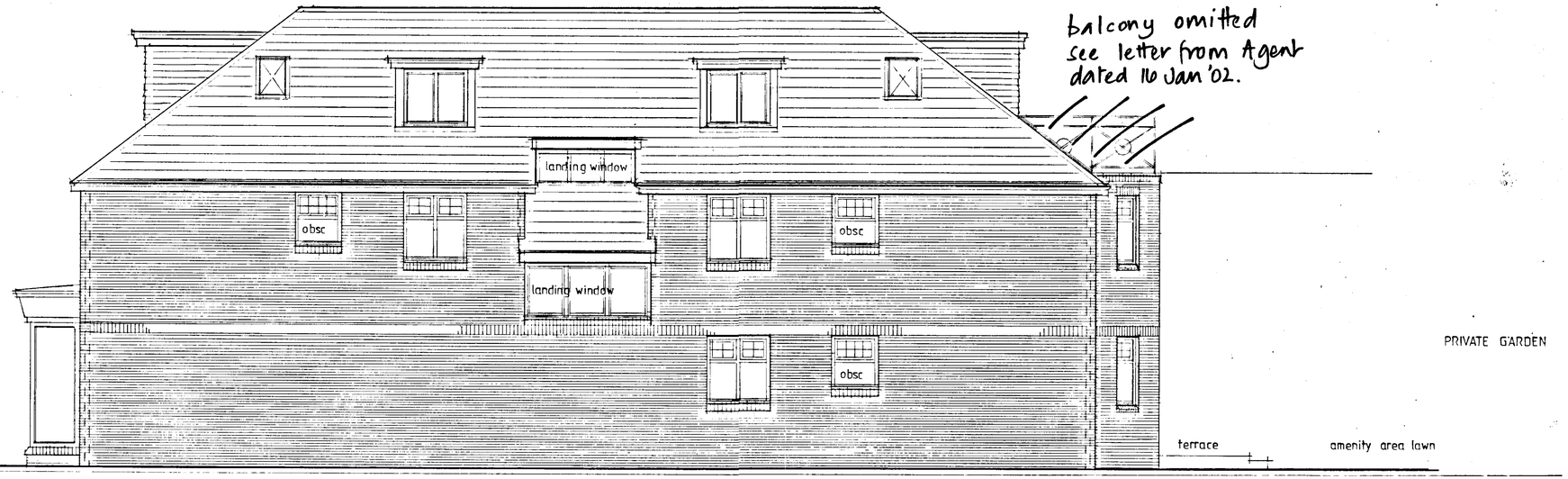
Date:	Scale: 1:50	Drawing Title: SECOND FLOOR PLANS	
Drawn:			
Project: 420/422 READING RD. WINNERSH PROPOSED 2 FLATS ON 2nd FLOOR ATTIC	Job No: 155	Drawing No: RRW / 22	Revision: A

CD 26/4/02

ELITE REPROGRAPHICS 971814

balcony omitted
see letter from Agent
dated 11th Jan '02.



WEST ELEVATION

27 NOV 2001 5354

APPROVED

balcony omitted
see letter dated
16 January 2002



EAST ELEVATION

PLANNING APPLICATION

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Date:
Scale: 1:50
Drawn:

Drawing Title: EAST AND WEST SIDE ELEVATIONS

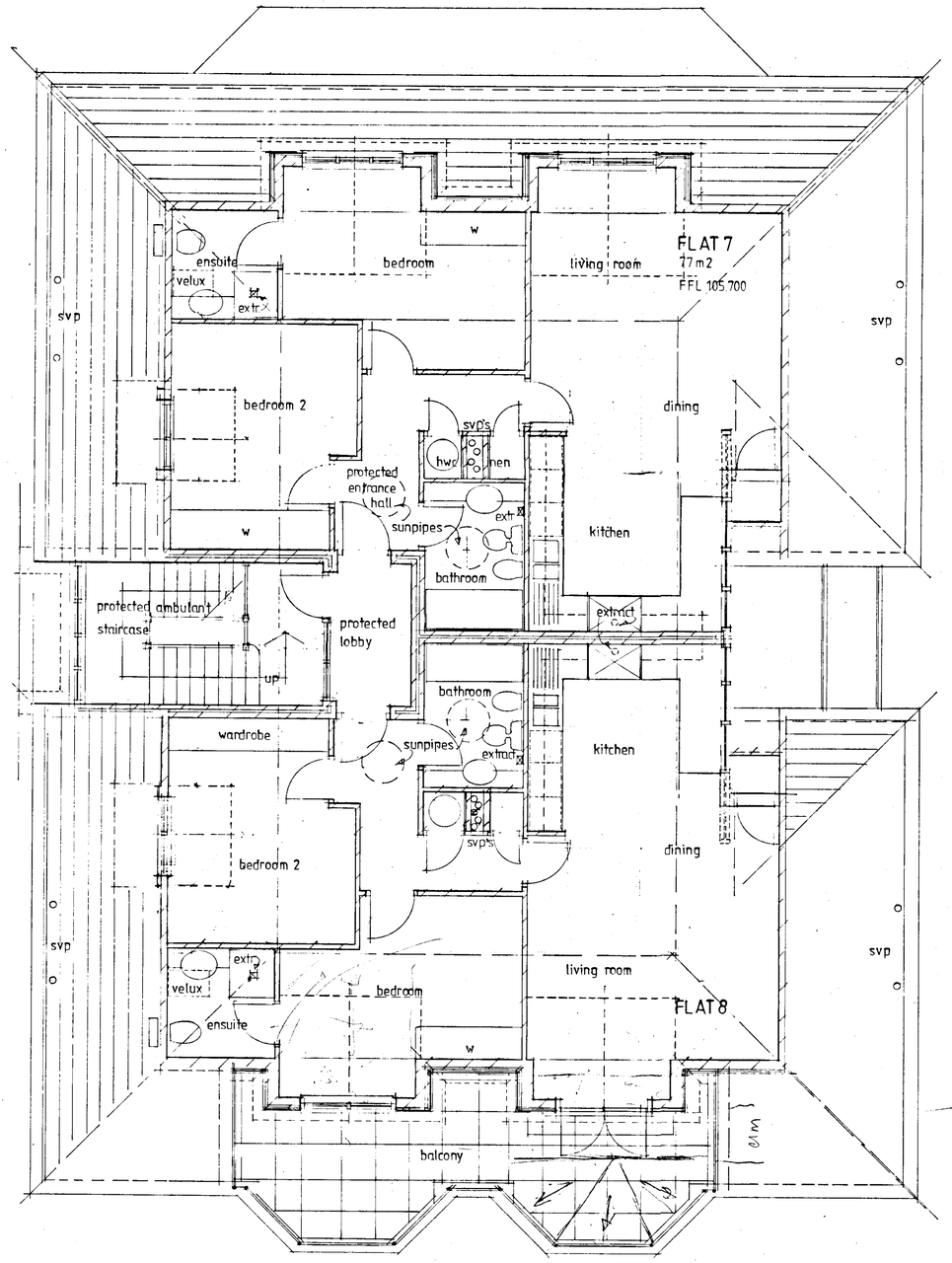
Project: 420/422 READING RD. WINNERSH
PROPOSED 2 SHOPS AND 8 FLATS

Job No: 155

Drawing No: RRW/ 26

Revision:

CD 26/11/02



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superseded

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Date:

Scale: 1:50

Drawn:

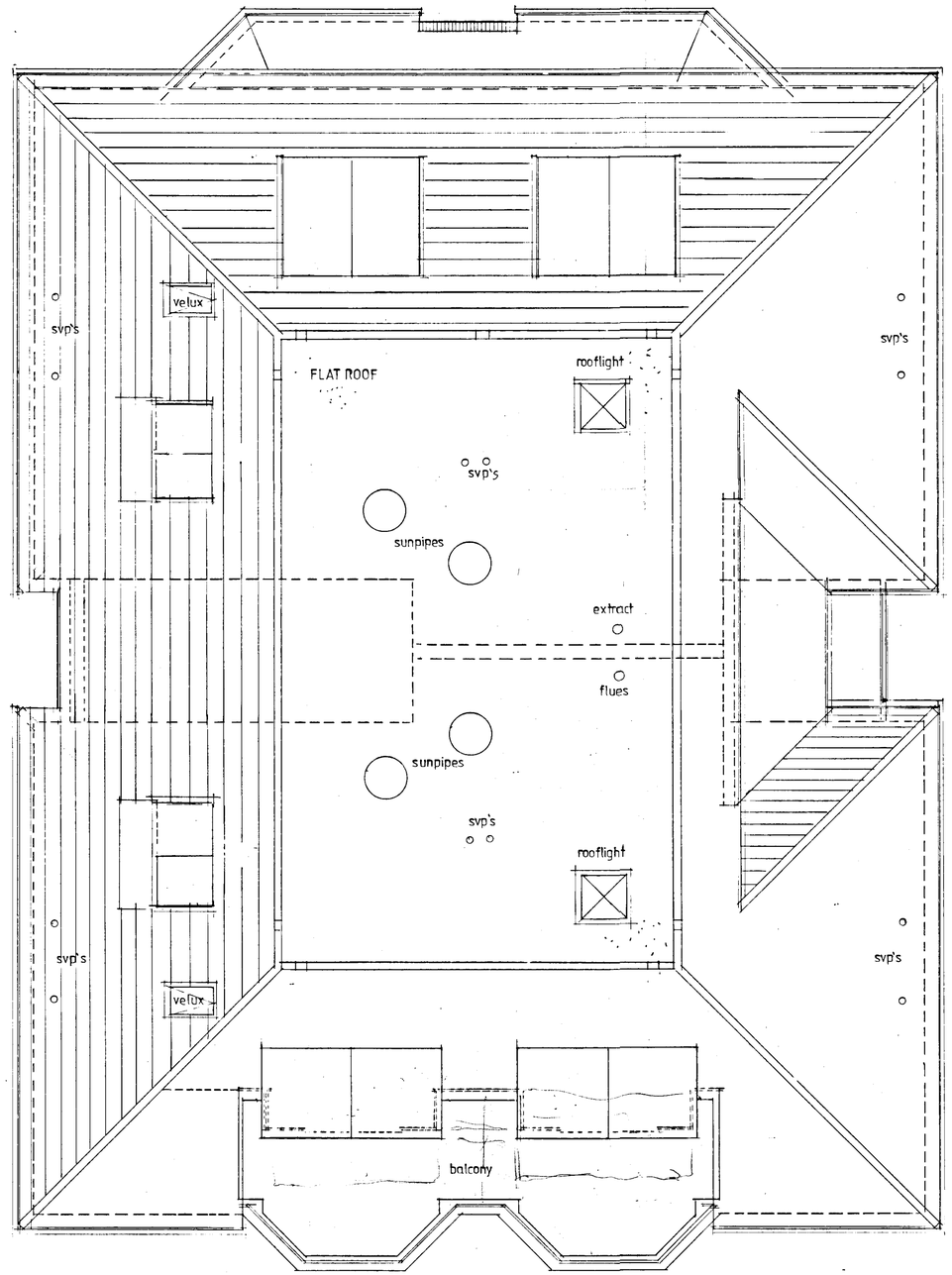
Drawing Title: SECOND FLOOR PLANS

Project: 420/422 READING RD. WINNERSH
PROPOSED 2 FLATS ON 2nd FLOOR ATTIC

Job No: 155

Drawing No: RRW / 22

Revision:



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Superseded

PLANNING APPLICATION

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Date:

Scale: 1:50

Drawn:

Drawing Title: ALTERNATIVE ROOF PLAN

Project: 420/422 READING RD. WINNERSH
PROPOSED 2 FLATS ON 2nd FLOOR ATTIC

Job No: 155

Drawing No: RRW / 23

Revision:

ELITE REPROGRAPHICS 971814



NORTH ELEVATION TO READING ROAD



SOUTH ELEVATION

0 10 20 30 40 50 60 70 80 90 100

Superseded

27.NOV.2001 • 5354

MATERIALS

BRICKWORK	RED/BROWN MIXED MULTI, CONTRASTING LIGHT RED SOLDIERS BANDING, CILLS AND HALF LAP BOND DETAIL TO SIDES OF OPENINGS. RECESSED JOINTS, NATURAL MORTAR, HALF LAP STRETCHER BOND.
ROOF	CONCRETE INTERLOCKING 'NORFOLK PANTILES' ORANGE/RED RED HIPS AND RIDGE TILES. PLAIN CONCRETE TILE HANGING TO DORMERS
	BLACK GUTTERBOARDS AND RAFTER ENDS BLACK RAINWATER GOODS
SHOP FRONTS AND FLATS ENTRANCE	POWDER COATED ALUMINIUM FRAMING, DARK BLUE, THERMALLY BROKEN. SEALED DOUBLE GLAZING, * SAFETY, TOUGHENED GLASS.
WINDOWS AND DOORS	UPVC, THERMALLY BROKEN OR COMBINATION TREATED SOFTWOOD AND ALUMINIUM FACED SEALED DOUBLE GLAZING
	BLACK MILD STEEL BALUSTRADING TO FIRST AND SECOND FLOOR BALCONIES

PLANNING APPLICATION

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Date

Scale: 1.50

Drawn

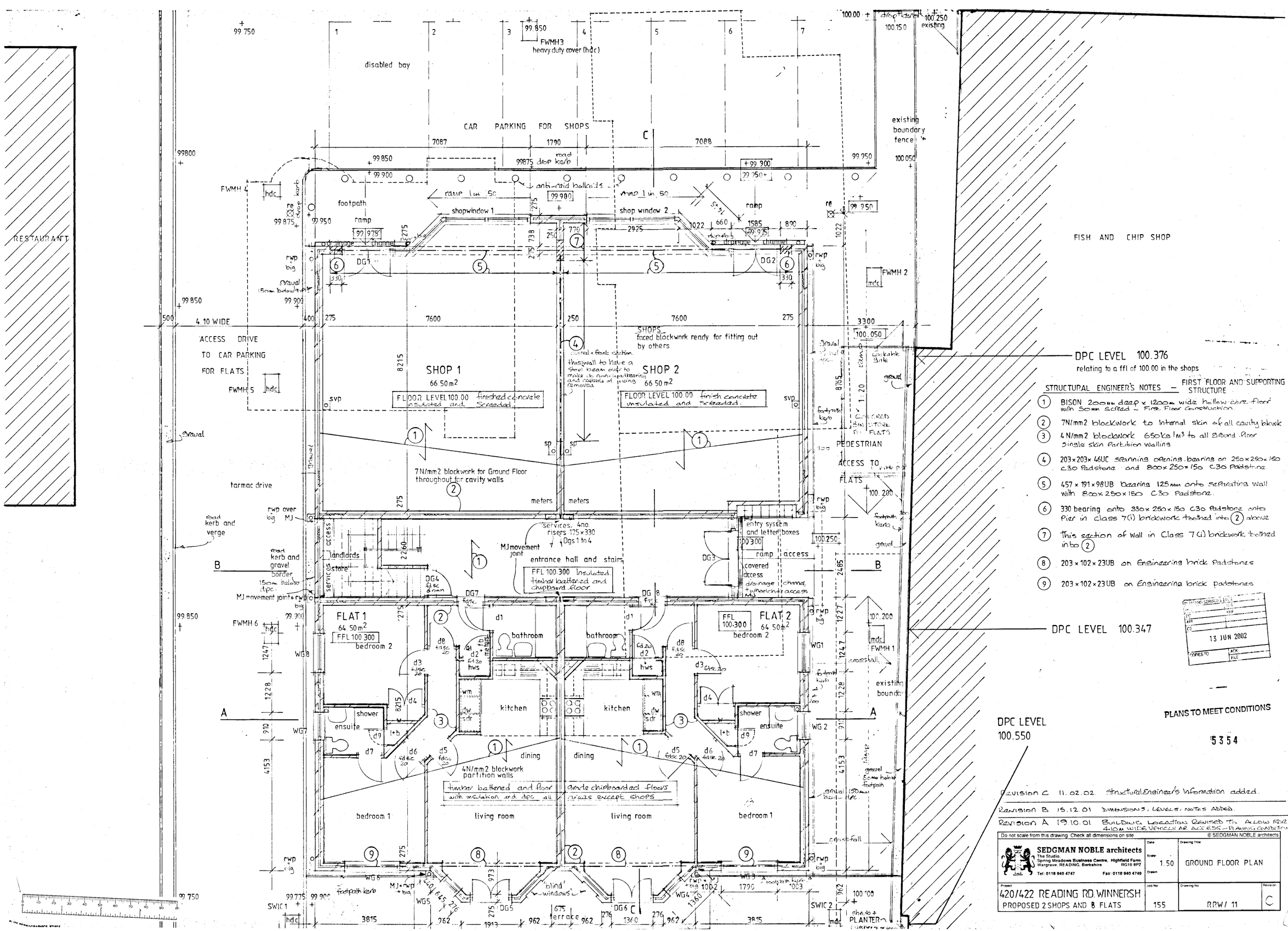
Drawing Title: NORTH + SOUTH ELEVATIONS 2

Project: 420/422 READING RD WINNERSH
PROPOSED 2 SHOPS AND 8 FLATS

Job No: 155

Drawing No: RRW / 25

Revision



STRUCTURAL ENGINEER'S NOTES – FIRST FLOOR AND SUPPORTING STRUCTURE

1. BISON 200mm deep x 1200mm wide hollow core floor with 50mm screed – First Floor Construction
2. 7N/mm2 blockwork to internal skin of all cavity bkwk
3. 4 N/mm2 blockwork 650kg/m3 to all ground floor single skin Partition walling
4. 203x203x 46UC spanning opening, bearing on 250x250x150 c30 Padstone and 800x250x150 C30 Padstone
5. 457 x 191 x 98UB bearing 125mm onto separating wall with 800x250x150 C30 Padstone.
6. 330 bearing onto 330x250x150 C30 Padstone onto Pier in class 7(i) brickwork toothed into (2) above
7. This section of wall in Class 7(i) brickwork toothed into (2)
8. 203 x 102 x 23UB on Engineering brick Padstones
9. 203 x 102 x 23UB on Engineering brick padstones

BUILDING SERVICES
13 JUN 2002
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PLANS TO MEET CONDITIONS

5354

REVISION C 11.02.02 Structural Engineer's information added.
REVISION B 15.12.01 DIMENSIONS, LEVELS, NOTES ADDED.
REVISION A 19.10.01 BUILDING LOCATION REVISED TO ALLOW REAR 4.10M WIDE VEHICULAR ACCESS – PLANNING CONDITION.

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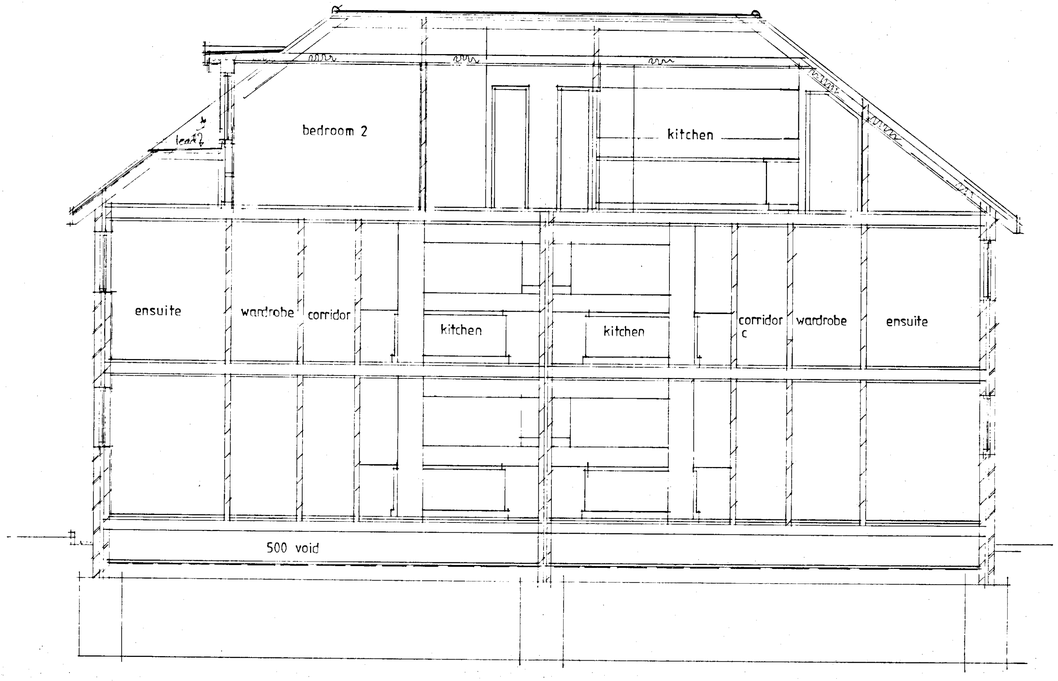
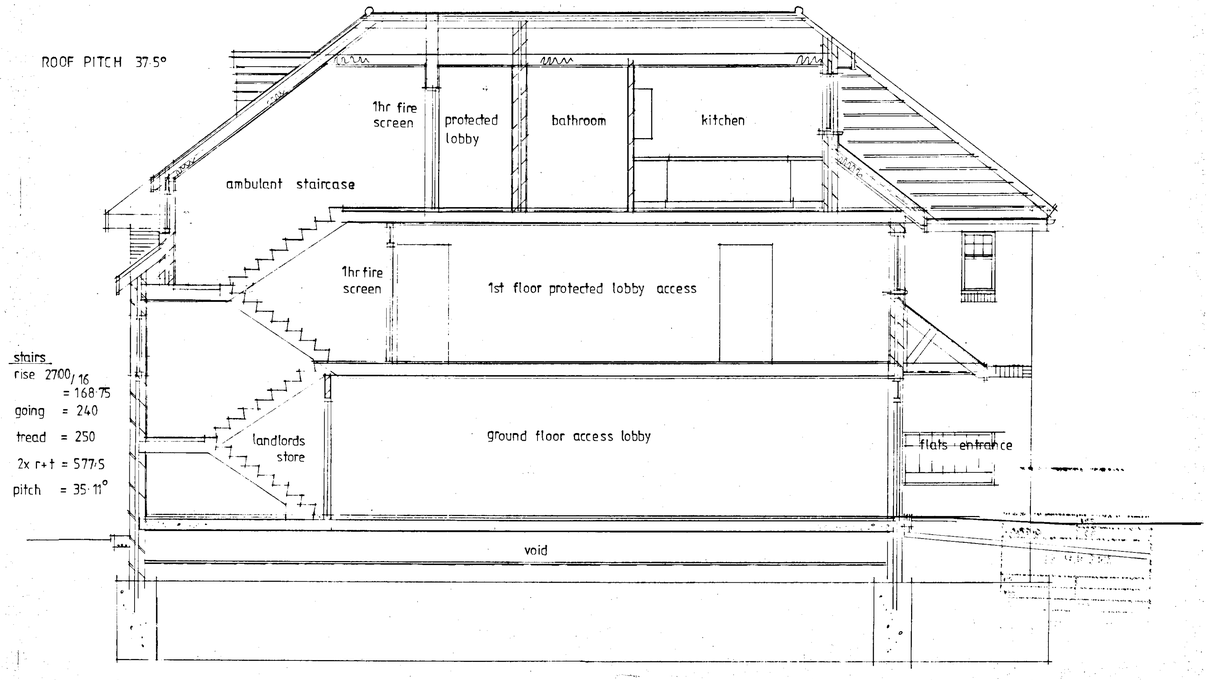
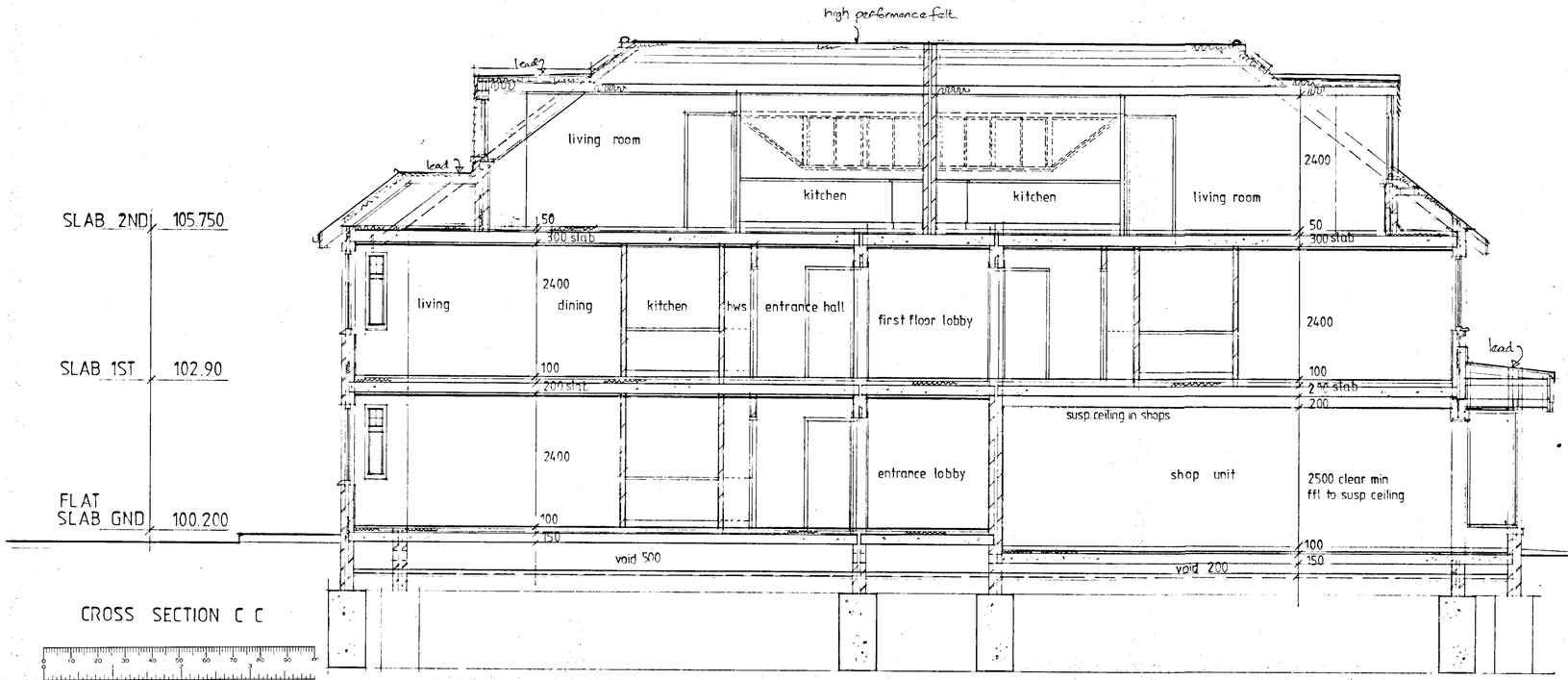
Project: 420/422 READING RD. WINNERSH – PROPOSED 2 SHOPS AND 8 FLATS	Date:	Drawing Title: GROUND FLOOR PLAN	
	Scale: 1:50		
	Drawn:		
	Job No: 155	Drawing No: RPW/11	Revision: C



CROSS SECTION A A



CROSS SECTION B B



CROSS SECTION C C

NOTE SLAB LEVEL ARE RELATED TO
FINISHED GROUND LEVELS AND TO
DPC LEVELS OF NEIGHBORING BUILDINGS [DATUM]
REFER TO DWG 155/RRW/28

REVISION A 14/01/02 Balcony to Rear Elevation Omitted

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PLANS TO MEET CONDITIONS

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Date
Scale 1.50
Drawn
Drawing Title: SECTIONS

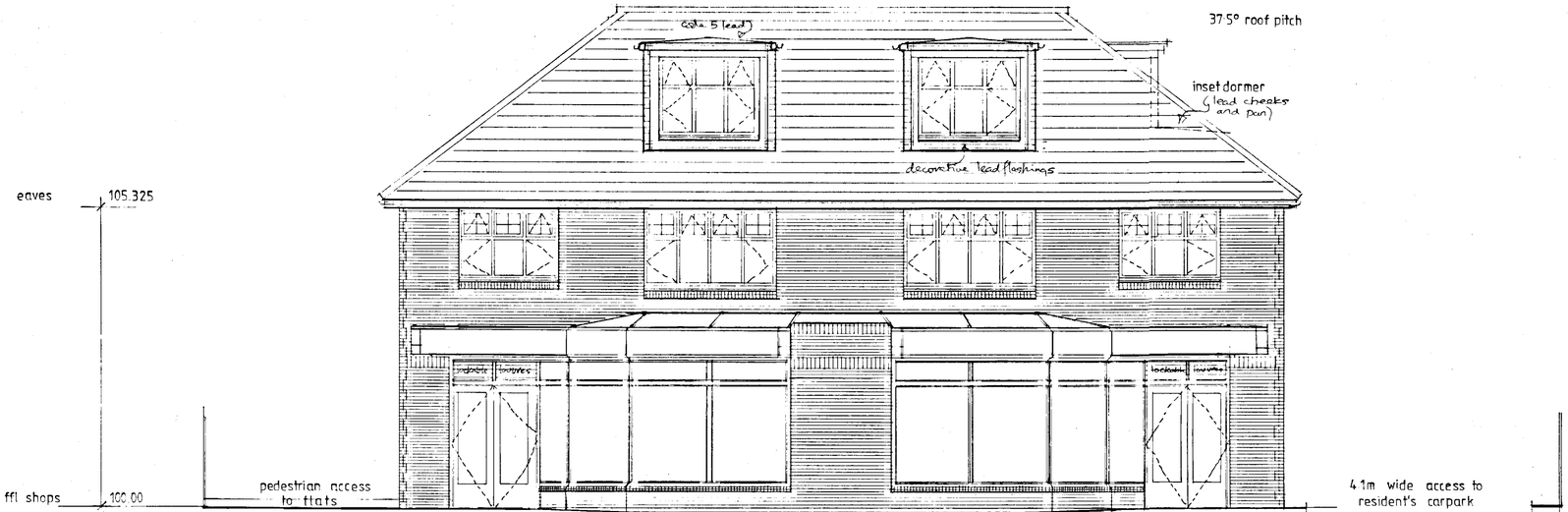
Project: 420/422, READING ROAD, WINNERSH.
PROPOSED 2 SHOPS AND 8 FLATS

Job No: 155

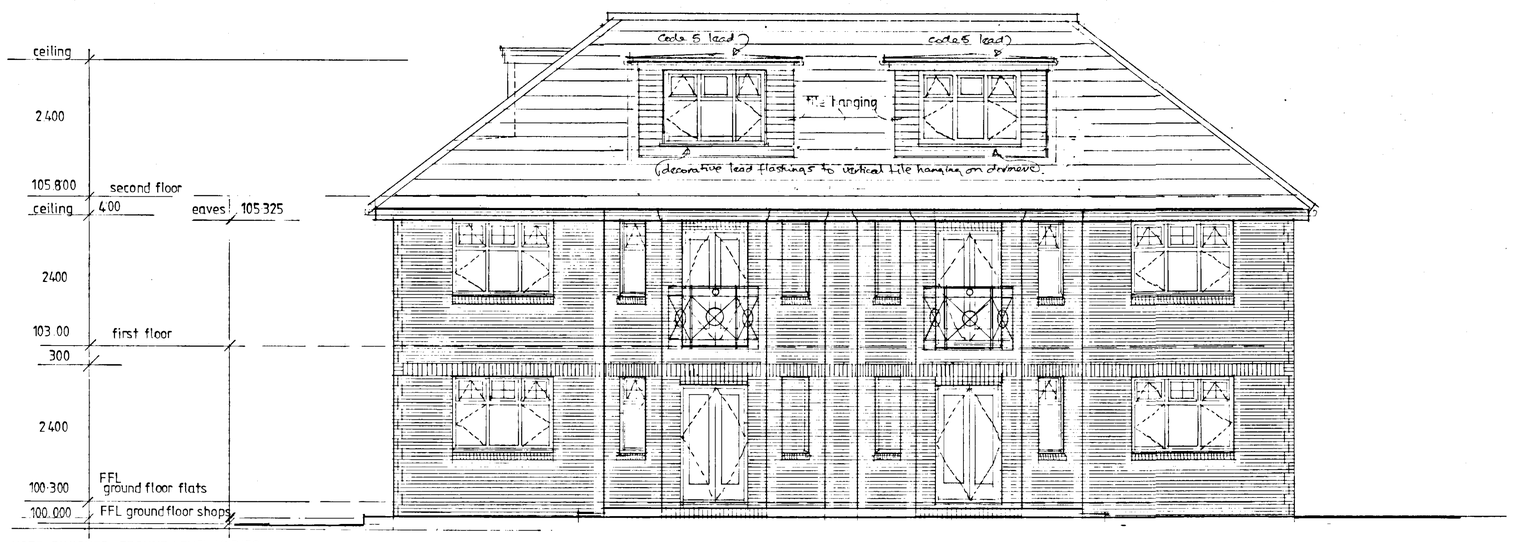
Drawing No: RRW/24

Revision: A

ELITE REPROGRAPHICS 971814



NORTH ELEVATION TO READING ROAD



NOTE FINISHED GROUND LEVEL VARIES
SEE SITE PLAN 155/RRW/28

SOUTH ELEVATION

MATERIALS

BRICKWORK	RED/BROWN MIXED MULTI, CONTRASTING LIGHT RED SOLDIERS BANDING, CILLS AND HALF LAP BOND DETAIL TO SIDES OF OPENINGS. RECESSED JOINTS, NATURAL MORTAR, HALF LAP STRETCHER BOND.
ROOF	CONCRETE INTERLOCKING 'NORFOLK PANTILES' ORANGE/RED RED HIPS AND RIDGE TILES. PLAIN CONCRETE TILE HANGING TO DORMERS
	BLACK GUTTERBOARDS AND RAFTER ENDS BLACK RAINWATER GOODS
SHOP FRONTS AND FLATS ENTRANCE	POWDER COATED ALUMINIUM FRAMING, DARK BLUE, THERMALLY BROKEN. SEALED DOUBLE GLAZING,* SAFETY, TOUGHENED GLASS.
WINDOWS AND DOORS	UPVC, THERMALLY BROKEN OR COMBINATION TREATED SOFTWOOD AND ALUMINIUM FACED. SEALED DOUBLE GLAZING
	BLACK MILD STEEL BALUSTRADING TO FIRST FLOOR BALCONIES

PLANS TO MEET CONDITIONS
5354

REVISION A 14/01/02 Balcony railings to rear elevation (South) omitted. Tile clad dormers shown.

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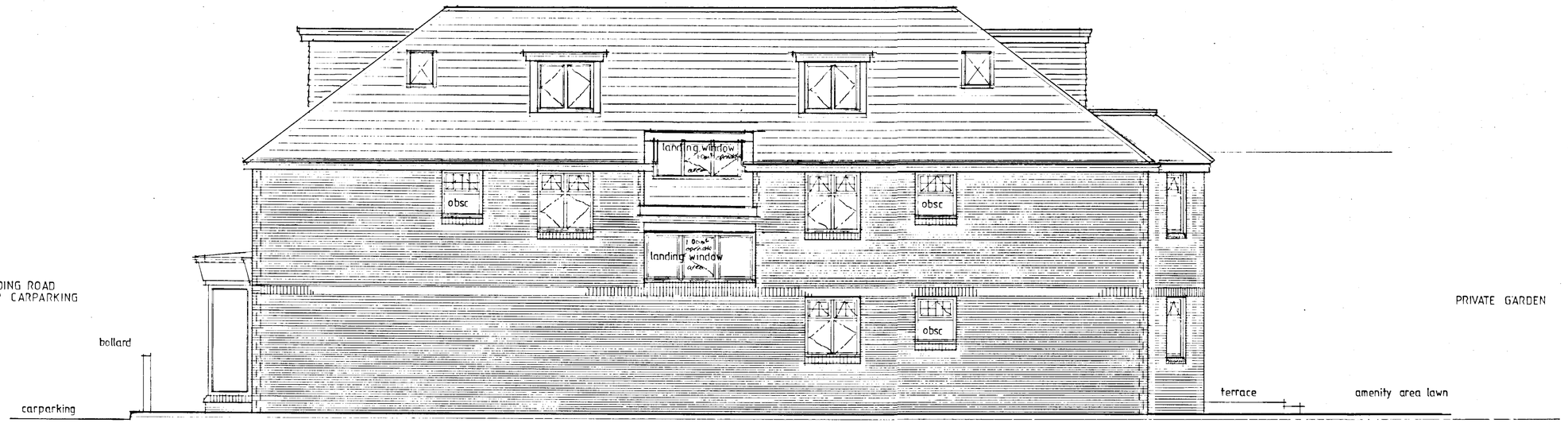
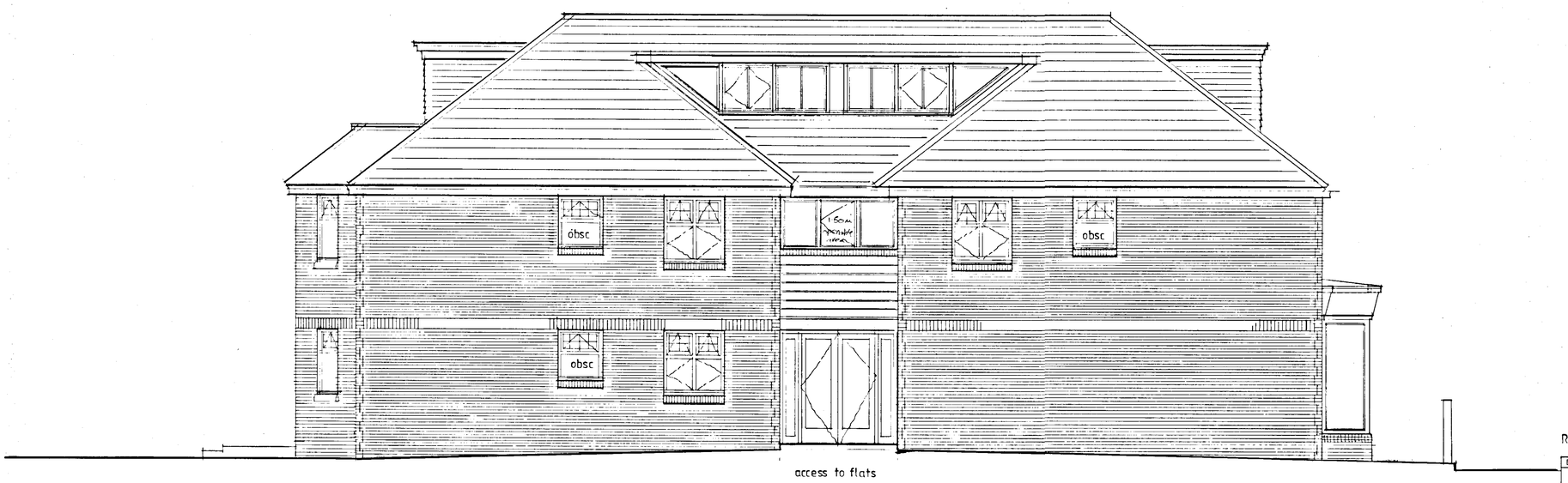
Date:	Drawing Title:	
Scale: 1.50	NORTH+SOUTH ELEVATIONS 2	
Drawn:		
Project: 420/422 READING RD WINNERSH PROPOSED 2 SHOPS AND 8 FLATS	Job No: 155	Drawing No: RRW / 25



WEST ELEVATION



EAST ELEVATION

13 JUN 2002

PLANS TO MEET CONDITIONS

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REVISION A 14/01/02 Rear balcony removed, Second Floor Flat 8.

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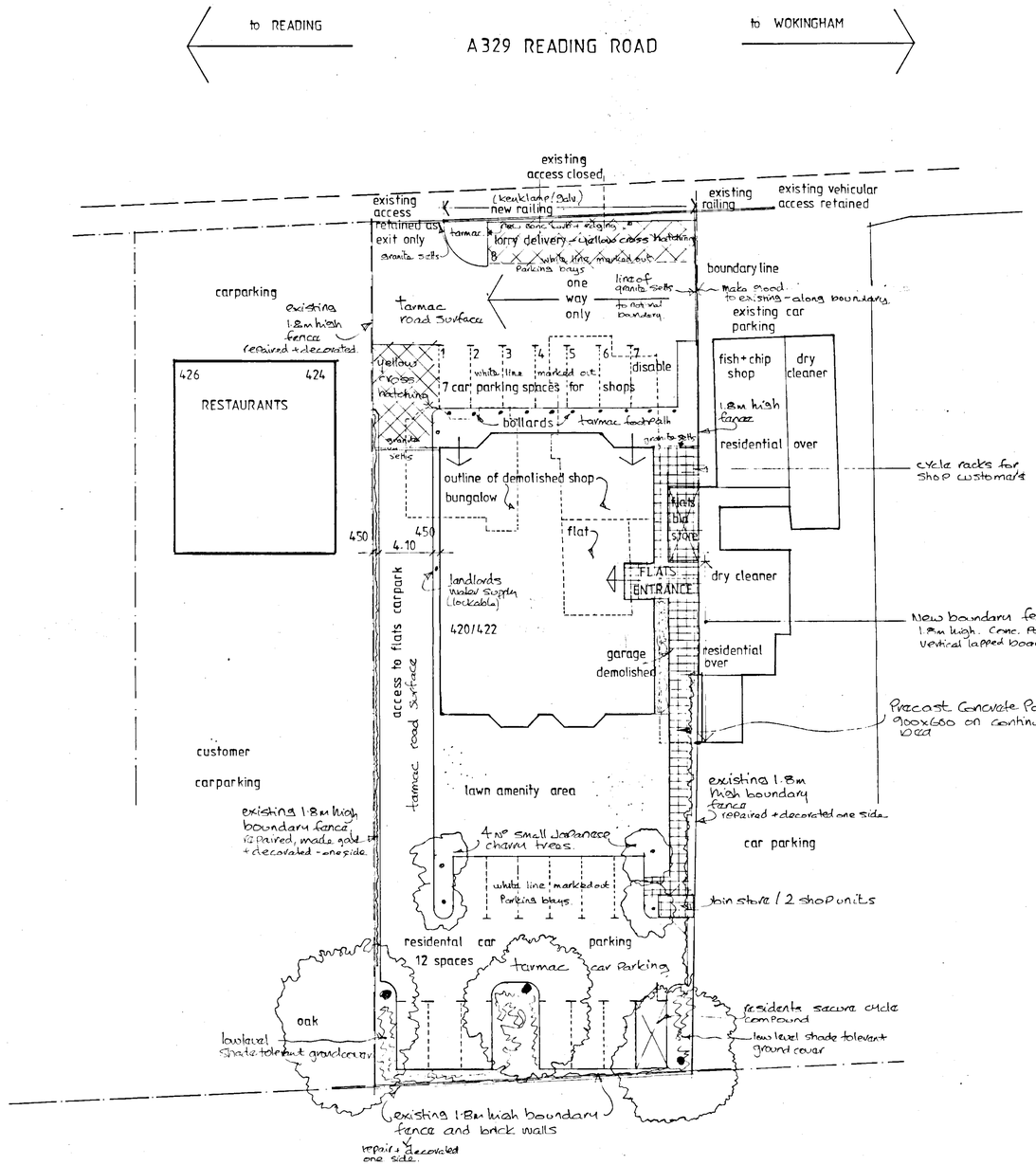
Date:	Drawing Title: EAST AND WEST SIDE ELEVATIONS	
Scale: 1:50		
Drawn:		
Project: 420/422 READING RD. WINNERSH PROPOSED 2 SHOPS AND 8 FLATS	Job No: 155	Drawing No: RRW/ 26
		Revision:

ELITE REPROGRAPHICS 971814



PLANNING SERVICES

13 JUN 2002

PLANS TO MEET CONDITIONS

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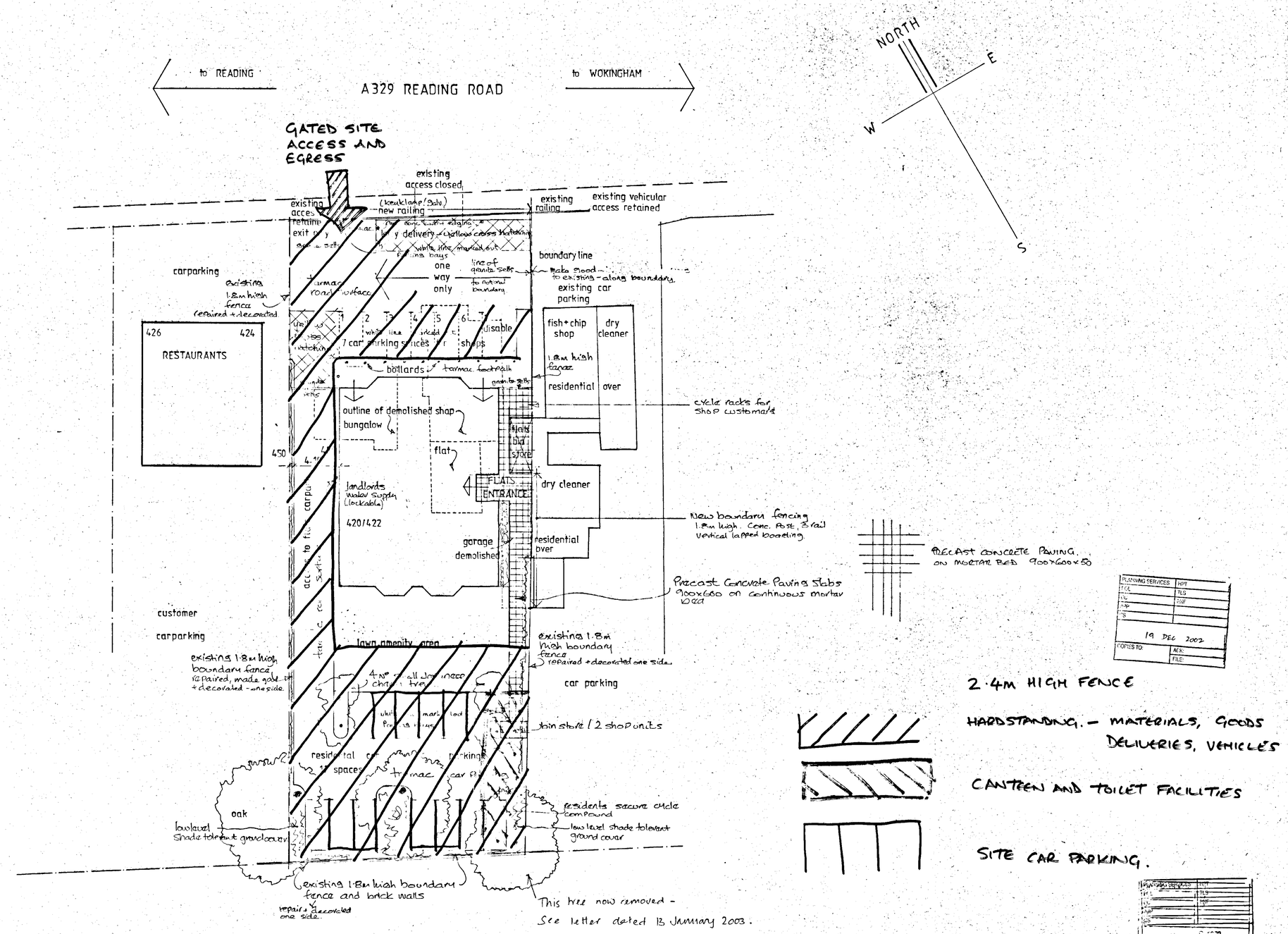
Date	
Scale	1:200
Drawn	
Drawing Title	SITE LAYOUT PLAN 2 FINISHES
Project	420/422 READING RD. WINNERSH PROPOSED 8 FLATS AND 2 SHOPS
Job No	155
Drawing No	RRW/27
Revision	



PLANNING SERVICES
19 DEC 2002
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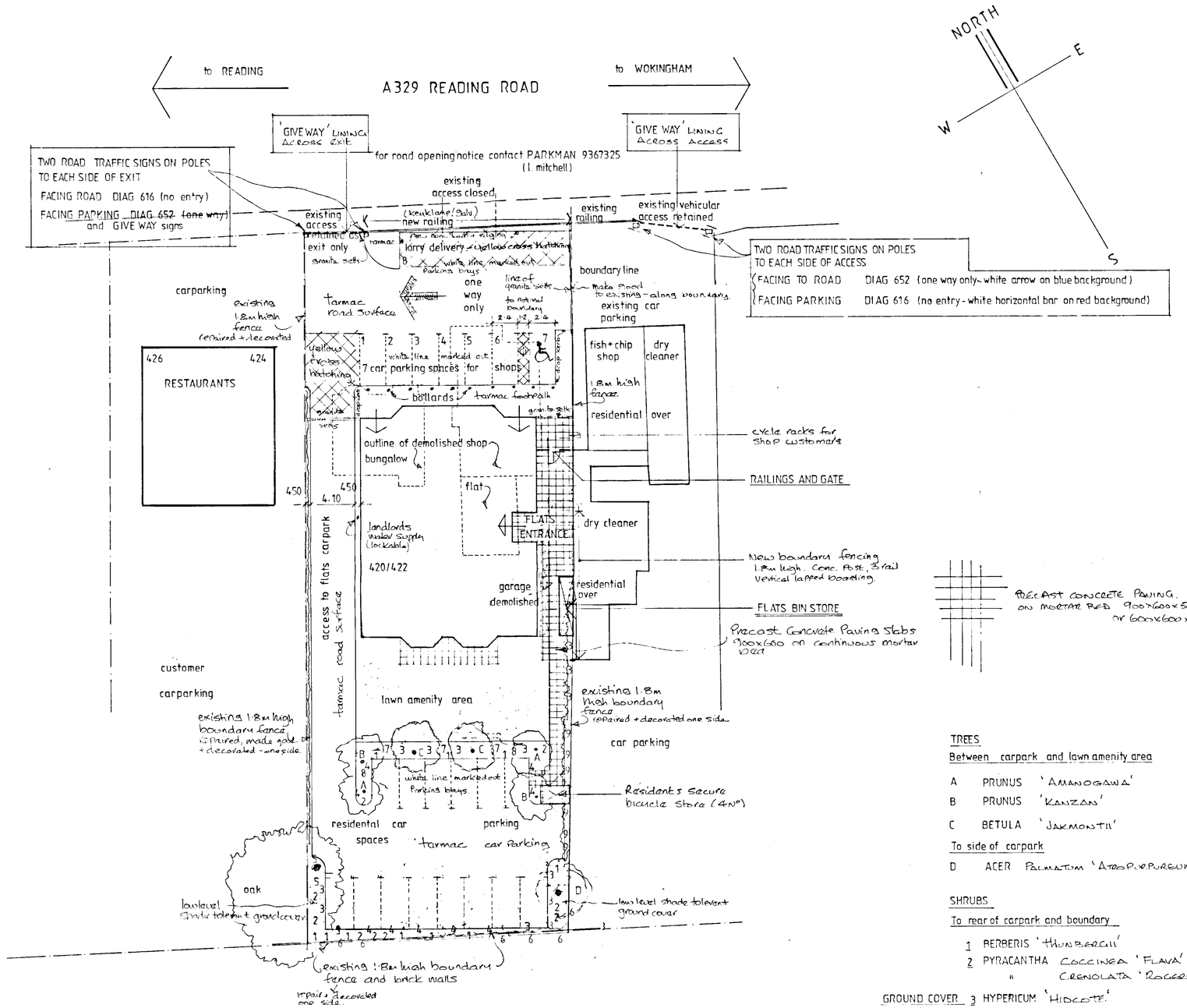
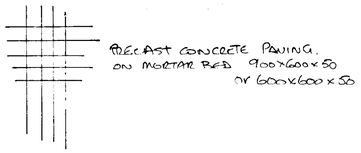
Date	Drawing Title
Scale: 1.200	SITE LAYOUT PLAN 2 FINISHES
Drawn:	

Project	Job No	Drawing No	Revision
420/422 READING RD. WINNERSH PROPOSED 8 FLATS AND 2 SHOPS	155	RRW / 27	





PLANS TO MEET CONDITIONS

5354

TREES

Between carpark and lawn amenity area

A PRUNUS 'AMANOGAWA'

B PRUNUS 'KANZAN'

C BETULA 'JAKMONTII'

To side of carpark

D ACER PALMATUM 'ATROPURPUREUM'

SHRUBS

To rear of carpark and boundary

1 BERBERIS 'THUNBERGII'

2 PYRACANTHA COCCINEA 'FLAVA'

" CRENOLATA 'ROGERSIANA'

GROUND COVER generally

3 HYPERICUM 'HIDCOTE'

4 VINCA MAJOR

5 HEDERA HELIX 'GOLDHEART'

TO A WALL OR FENCE

6 EUONYMUS 'FORTUNEI'

SHRUBS

Between the trees between lawn and carpark

7 COTONEASTER 'CONSPICUUS'

8 VIBURNUM 'DAVIDII' or 'TINUS'

together with

1 BERBERIS

2 PYRACANTHA

and ornamental grasses

9 PENNISETUM SETACEUM 'FOUNTAINGRASS'

MISCANTHUS 'GRACILLIMUS'

AVENA CANDIDA

PLANTING

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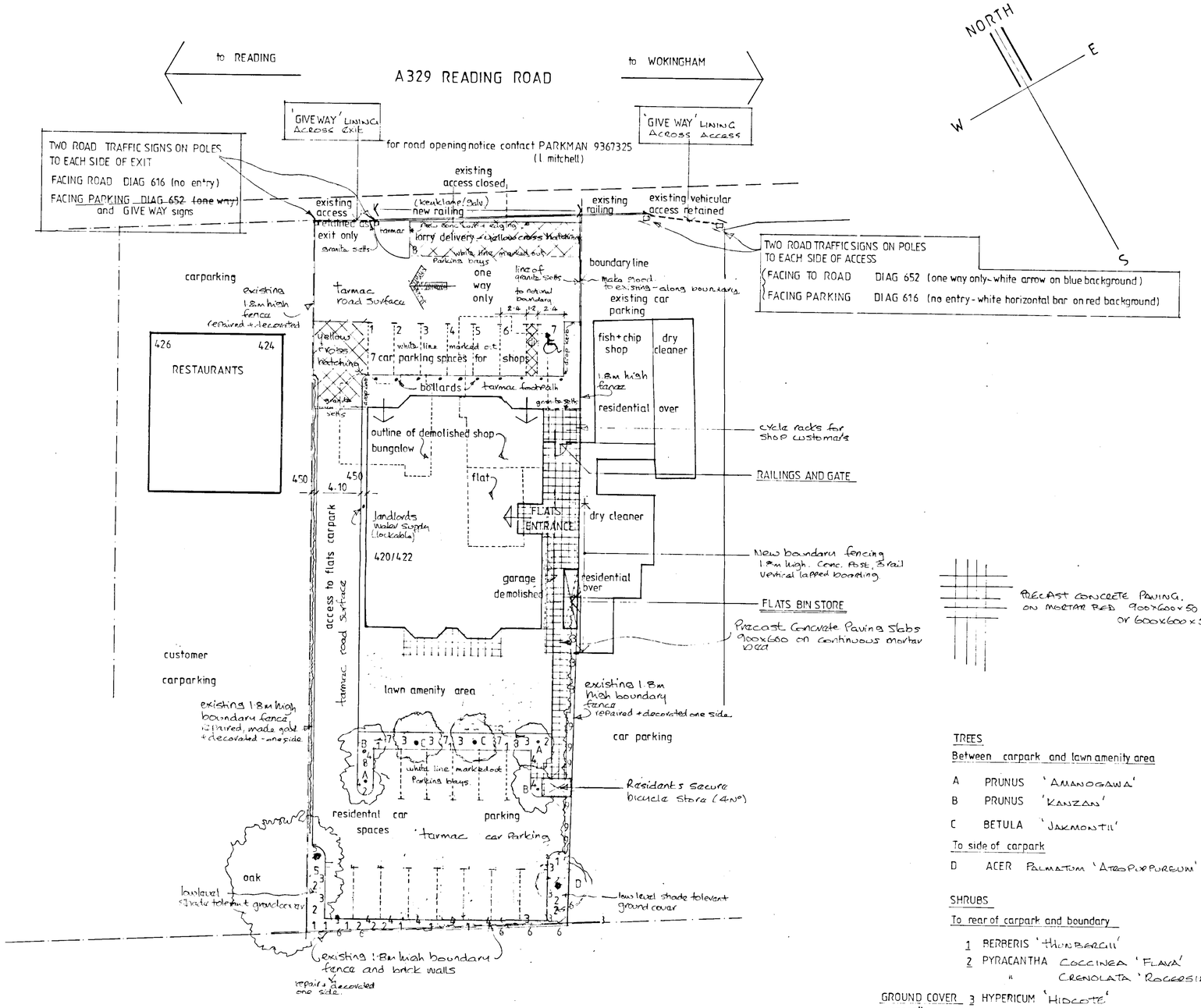
Date	Drawing Title
Scale 1:200	SITE LAYOUT PLAN 2 FINISHES
Drawn	

Project	Job No	Drawing No	Revision
420/422 READING RD. WINNERSH PROPOSED 8 FLATS AND 2 SHOPS	155	RRW/27	A

ROAD TRAFFIC SIGNS
REV. A 15/05/03 TREES SHRUBS AND GROUNDCOVER



PRECAST CONCRETE PAVING, ON MORTAR BED 900x600x50 or 600x600x50

PLANS TO MEET CONDITIONS
5354 'J'

TREES

Between carpark and lawn amenity area

A PRUNUS 'AMANOGAWA'
B PRUNUS 'KANZAN'
C BETULA 'JAKMONTII'

To side of carpark

D ACER PALMATUM 'ATROPURPUREUM'

SHRUBS

To rear of carpark and boundary

1 BERBERIS 'THUNBERGII'
2 PYRACANTHA COCCINEA 'FLAVA'
" CRENULATA 'ROGERSIANA'

GROUND COVER generally
3 HYPERICUM 'HIDCOTE'
4 VINCA MAJOR
5 HEDERA HELIX 'GOLDHEART'

TO A WALL OR FENCE
6 EUONYMUS 'FORTUNEI'

SHRUBS

Between the trees between lawn and carpark

7 COTONEASTER 'CONSPICUUS'
8 VIBURNUM 'DAVIDII' OR 'TINUS'

together with

1 BERBERIS
2 PYRACANTHA

and ornamental grasses

9 PENNISETUM SETACEUM 'FOUNTAIN GRASS'
MISCANTHUS 'GRACILLIMUS'
AVENA CANDIDA

ROAD TRAFFIC SIGNS

ROAD TRAFFIC SIGNS
REV. A 15/05/03 TREES SHRUBS AND GROUNDCOVER

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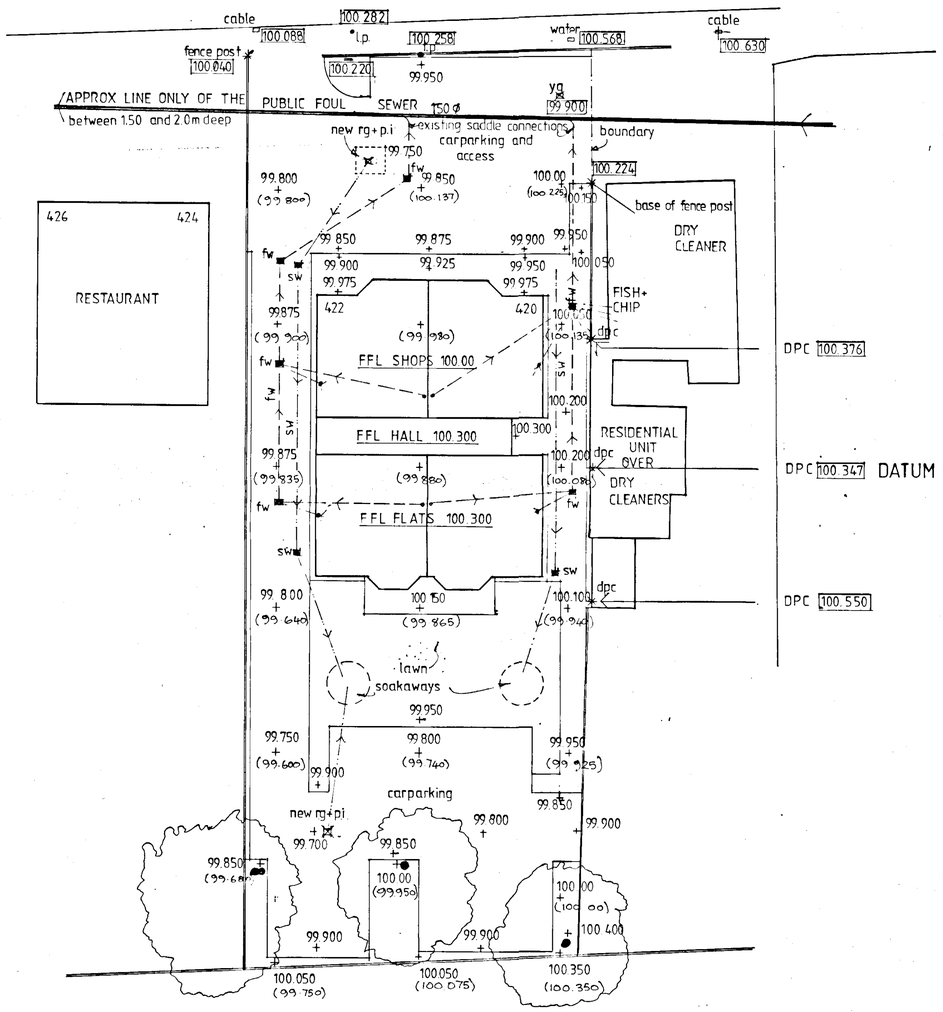
Date		Drawing Title: SITE LAYOUT PLAN 2 FINISHES
Scale:	1:200	
Drawn		
Project: 420/422 READING RD. WINNERSH PROPOSED 8 FLATS AND 2 SHOPS	Job No: 155	Drawing No: RRW/27
		Revision: A

ELITE REPROGRAPHICS 871814

READING ROAD



EXACT LOCATION AND DEPTH OF PUBLIC FOUL SEWER UNKNOWN
THE INFORMATION GIVEN WAS TAKEN FROM WDC MICROFICHE RECORDS OF 1957 INFORMATION.

THE DRAINAGE FROM THE TWO ORIGINAL PROPERTIES CONNECTS VIA SADDLE CONNECTIONS, THERE ARE NO MANHOLE ACCESS ON SITE TO THE PUBLIC SEWER.

NEAREST MANHOLES ON THE PUBLIC SEWER ARE AT PROPERTIES
No 400 (upstream) DEPTH 1·480m
No 448 (downstream) DEPTH 2.24m

000.000	EXISTING LEVEL RETAINED existing tarmac access, public pavement
000.000	NEW FINISHED LEVEL, flats and shops, roads etc and soft landscape
(00.00)	EXISTING LEVEL FOLLOWING SITE CLEARANCE 12/01

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TC | 2002
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13 JUN 2002
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Tel: 0118 940 4747 Fax: 0118 940 4749

Date 12/01
Scale 1:200
Drawn

Drawing Title: SITE LEVELS MAINS DRAINAGE

Project: 420/422 READING RD. WINNERSH
PROPOSED 8 FLATS AND 2 SHOPS

Job No 155

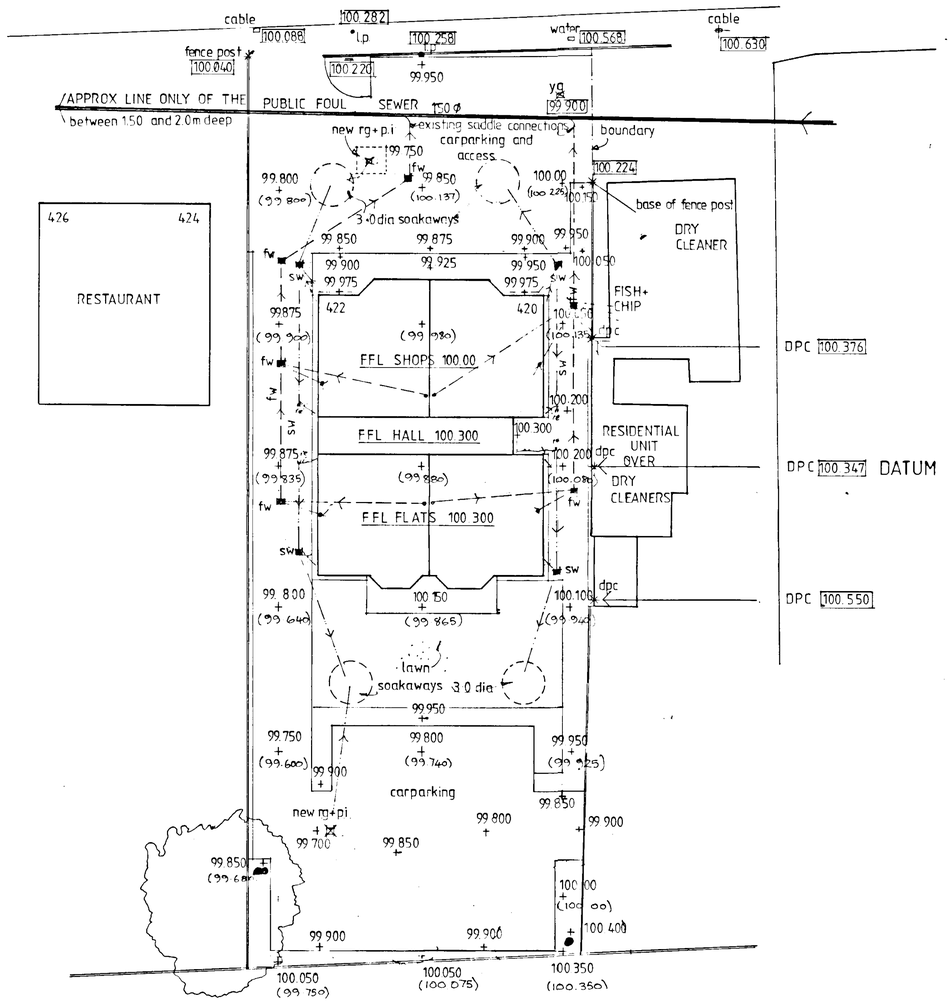
Drawing No RRW/28

Revision

0 10 20 30 40 50 60 70 80 90 100

ELITE REPROGRAPHICS 971814

READING ROAD



EXACT LOCATION AND DEPTH OF PUBLIC FOUL SEWER UNKNOWN THE INFORMATION GIVEN WAS TAKEN FROM WDC MICROFICHE RECORDS OF 1957 INFORMATION.

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(00.00)	EXISTING LEVEL FOLLOWING SITE CLEARANCE 12/01

PLANS TO MEET CONDITIONS
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REV A 13.05.03. Additional soakaways added at front of bldg 3.0M dia x 1.20m deep.

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Date 12/01
Scale 1:200
Drawn

Drawing Title: SITE LEVELS MAINS DRAINAGE

Project: 420/422 READING RD WINNERSH PROPOSED 8 FLATS AND 2 SHOPS

Job No 155

Drawing No RRW/28

Revision A

ELITE REPROGRAPHICS 871814

FRONT SOAKAWAY PIT STORAGE CAPACITY

VOLUME 12 × 3 × 1.0 deep = 36 m3

lined and filled with rejects with 30% voids

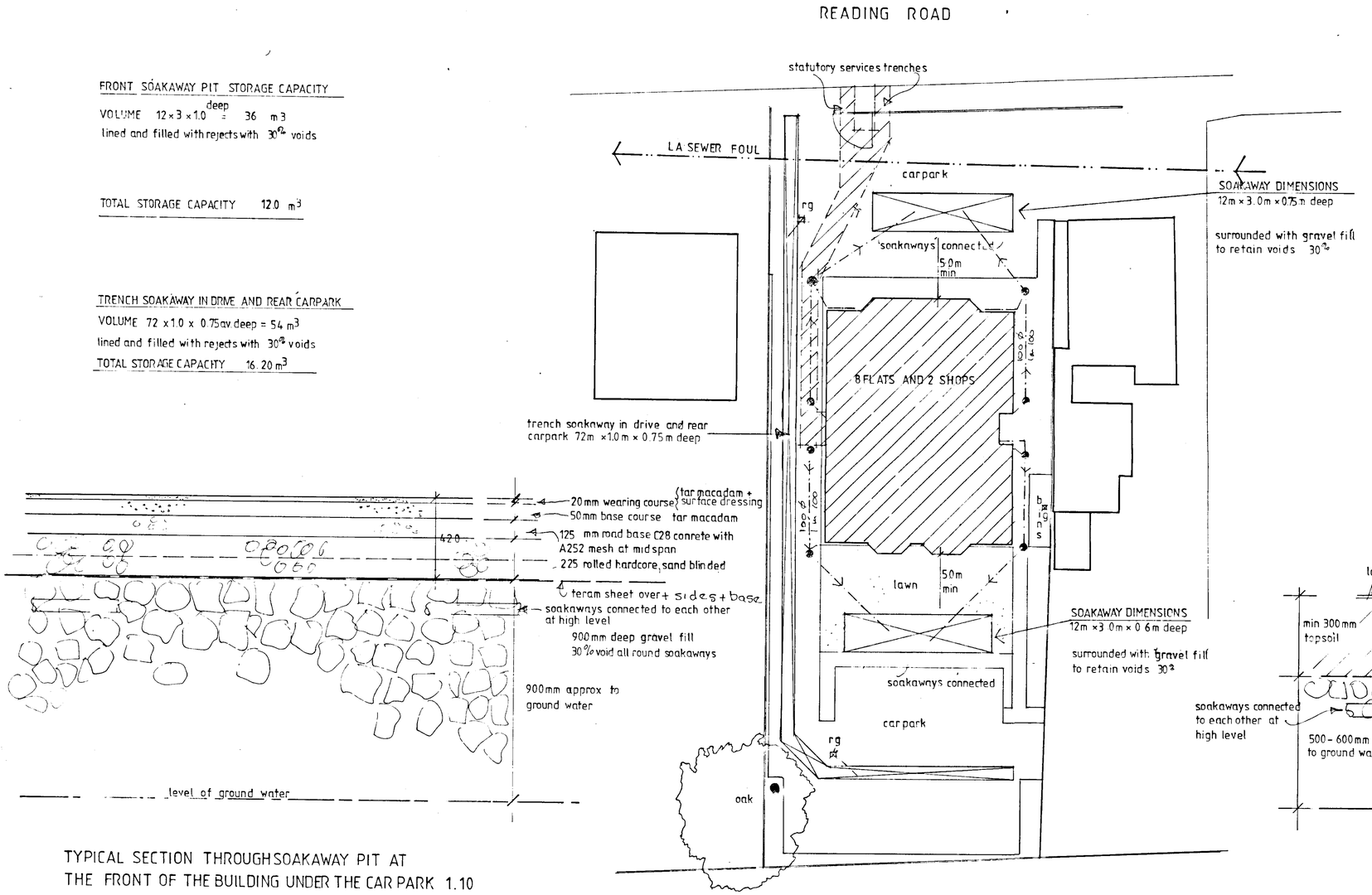
TOTAL STORAGE CAPACITY 12.0 m3

TRENCH SOAKAWAY IN DRIVE AND REAR CARPARK

VOLUME 72 × 1.0 × 0.75 av. deep = 54 m3

lined and filled with rejects with 30% voids

TOTAL STORAGE CAPACITY 16.20 m3



TYPICAL SECTION THROUGH SOAKAWAY PIT AT THE FRONT OF THE BUILDING UNDER THE CAR PARK 1.10

SITE PLAN SHOWING STORMWATER SOAKAWAY LOCATIONS 1.200

REAR SOAKAWAY PIT STORAGE CAPACITY

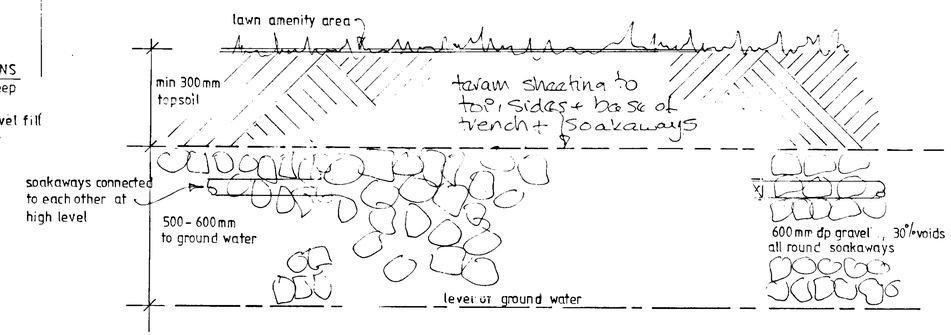
VOLUME 12 × 3 × 0.6 deep = 21.6 m3

filled rejects with 30% voids

lined with terram lining

TOTAL STORAGE CAPACITY 6.5 m3

TOTAL SOAKAWAY CAPACITY 6.5
12.0
16.2
34.70 m3



TYPICAL SECTION THROUGH SOAKAWAY PIT AT REAR OF THE BUILDING IN THE LAWN 1.10

TOTAL STORAGE CAPACITY 36.5 m3

IN SOAKAWAY PITS

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PLANS TO MEET CONDITIONS

REV. A 27.8.03 Soakaway design revised to filled soakaways

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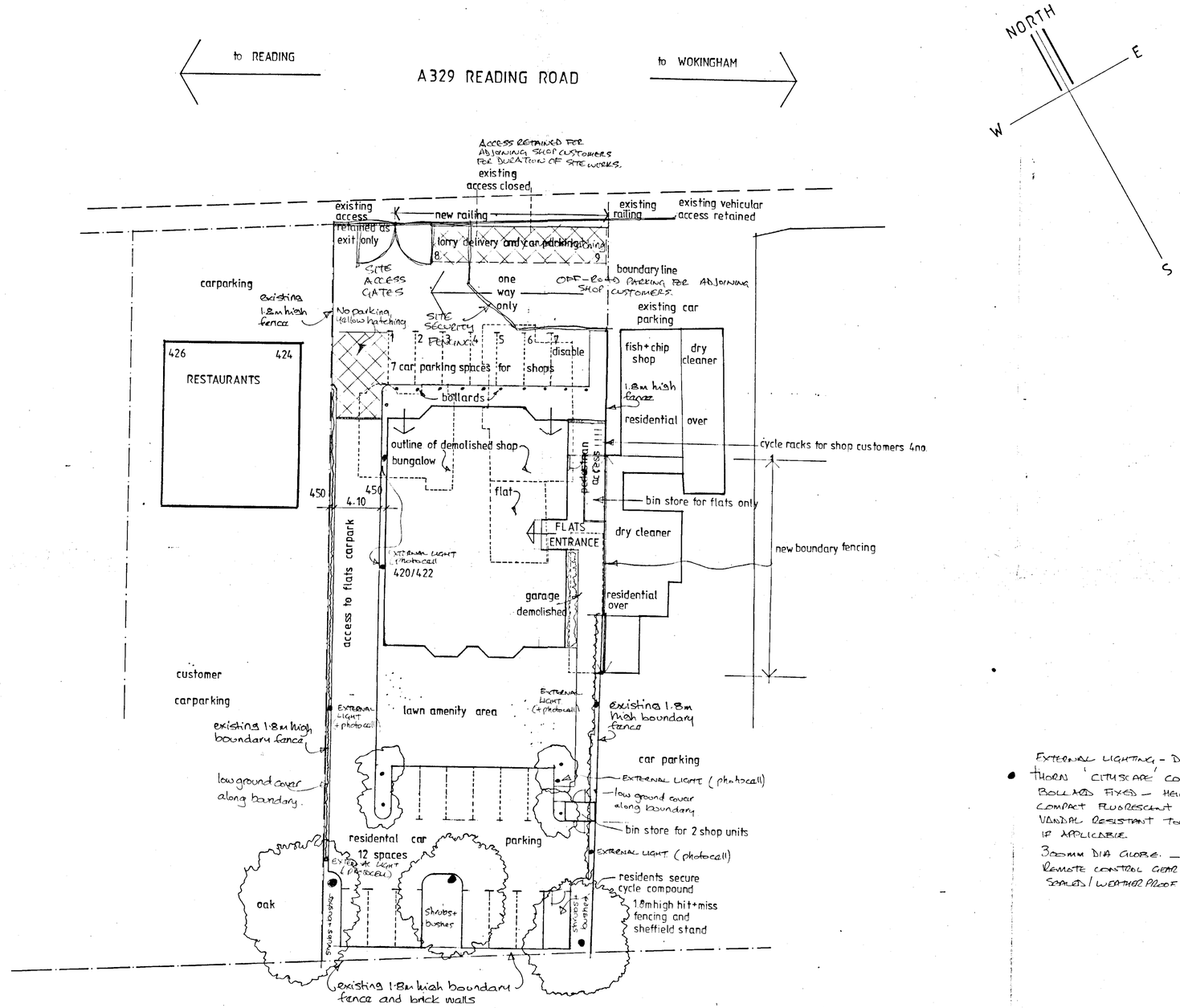
Date	Drawing Title
28.07.03	STORMWATER MANAGEMENT
Scale 1.200+1.10	
Drawn	

Project	Job No	Drawing No	Revision
420/422 READING RD. WINNERSH. PROPOSED 8 FLATS AND 2 SHOPS	155	RRW / 36	/



EXTERNAL LIGHTING - DRIVE/CARPARK/PATH
THORN 'CITYSCAPE' COLLECTION OF AMENITY LIGHTING.
BOLLARD FIXED - HEIGHT 1.0 → 2.0m HIGH OVERALL
COMPACT FLUORESCENT BULBS -
VANDAL RESISTANT TOUGH POLYCARBONATE - WALL MOUNTED IF APPLICABLE.
300MM DIA GLOBE - LOUVRE / OPTICS / OPAL FINISH
REMOTE CONTROL GEAR - PHOTOCELL / TIMER
SEALED / WEATHER PROOF

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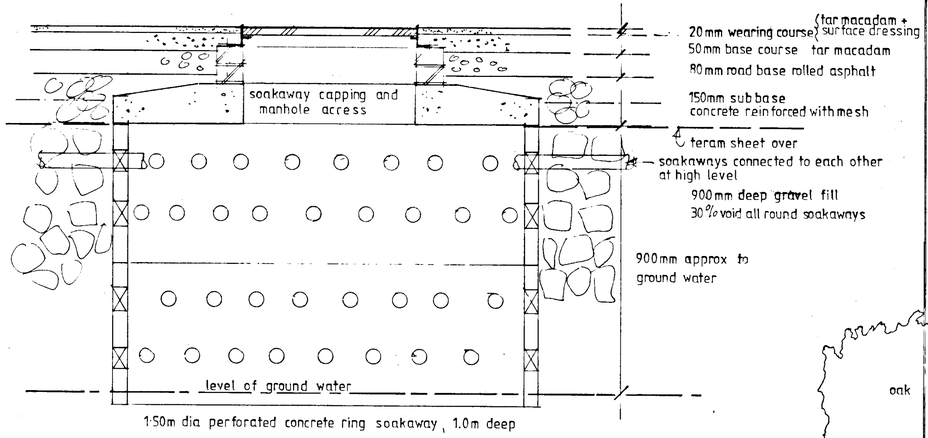
Date:	Drawing Title:
Scale: 1:200	SERVICES SITE LAYOUT PLAN 2
Drawn:	

Project	Job No:	Drawing No:	Revision:
420/422 READING RD. WINNERSH PROPOSED 8 FLATS AND 2 SHOPS	155	RRW/30	

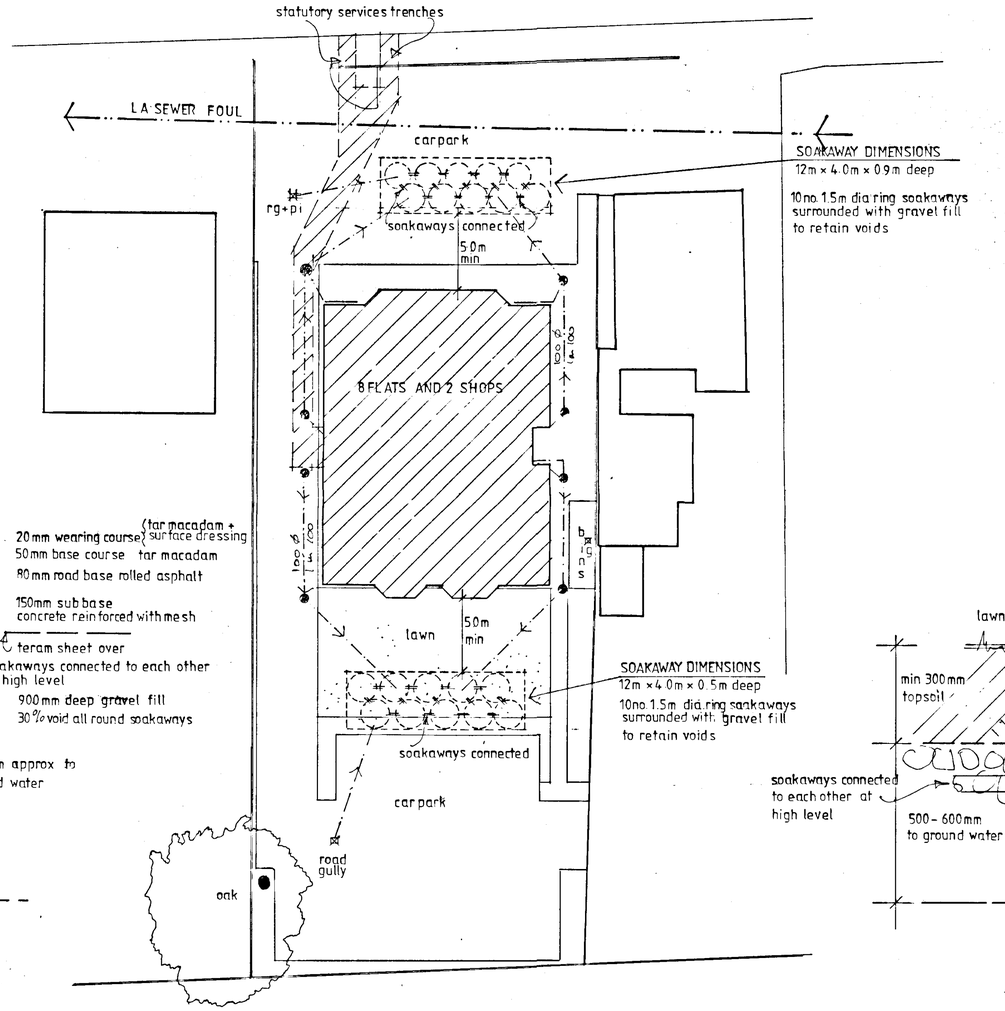
FRONT SOAKAWAY PIT STORAGE CAPACITY

VOLUME 12 × 4 × 0.9 = 43.2 m3
of which
$22/7$ × 0.7 × 0.7 × 0.9 = 1.386 × 10 = 13.86 m3 in ring soakaways
the remainder 29.34 × 30% capacity fill = 8.80 m3
TOTAL STORAGE CAPACITY 22.67 m3



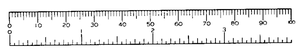
TYPICAL SECTION THROUGH SOAKAWAY PIT AT
THE FRONT OF THE BUILDING UNDER THE CAR PARK 1.10

READING ROAD



SITE PLAN SHOWING STORMWATER
SOAKAWAY LOCATIONS 1.200

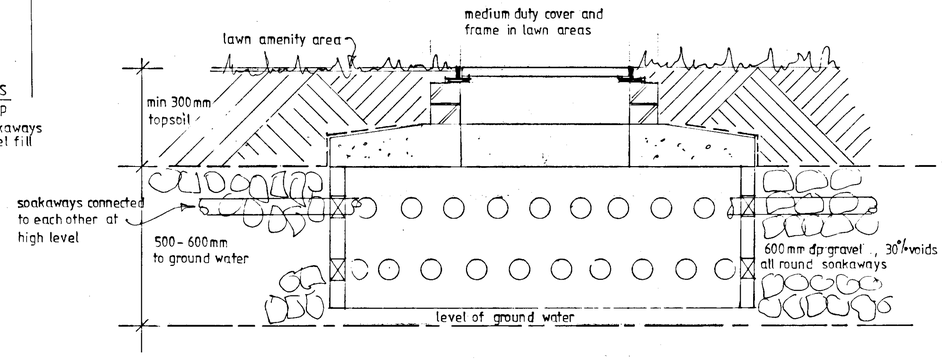
TOTAL STORAGE CAPACITY 36.5 m3
IN SOAKAWAY PITS



ELITE REPROGRAPHICS 971814

REAR SOAKAWAY PIT STORAGE CAPACITY

VOLUME 12 × 4 × 0.55 = 26.4 m3
of which
$22/7$ × 0.7 × 0.7 × 0.55 = 0.847 × 10 = 8.47 m3
the remainder 17.93 × 30% capacity fill = 5.38 m3
TOTAL STORAGE CAPACITY 13.85 m3



TYPICAL SECTION THROUGH SOAKAWAY PIT AT REAR
OF THE BUILDING IN THE LAWN 1.10

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Date: 28.07.03
Scale: 1:200+1:10
Drawn:

Drawing Title: STORMWATER MANAGEMENT

Project: 420/422 READING RD. WINNERSH.
PROPOSED 8 FLATS AND 2 SHOPS

Job No: 155

Drawing No: RRW / 36

Revision: