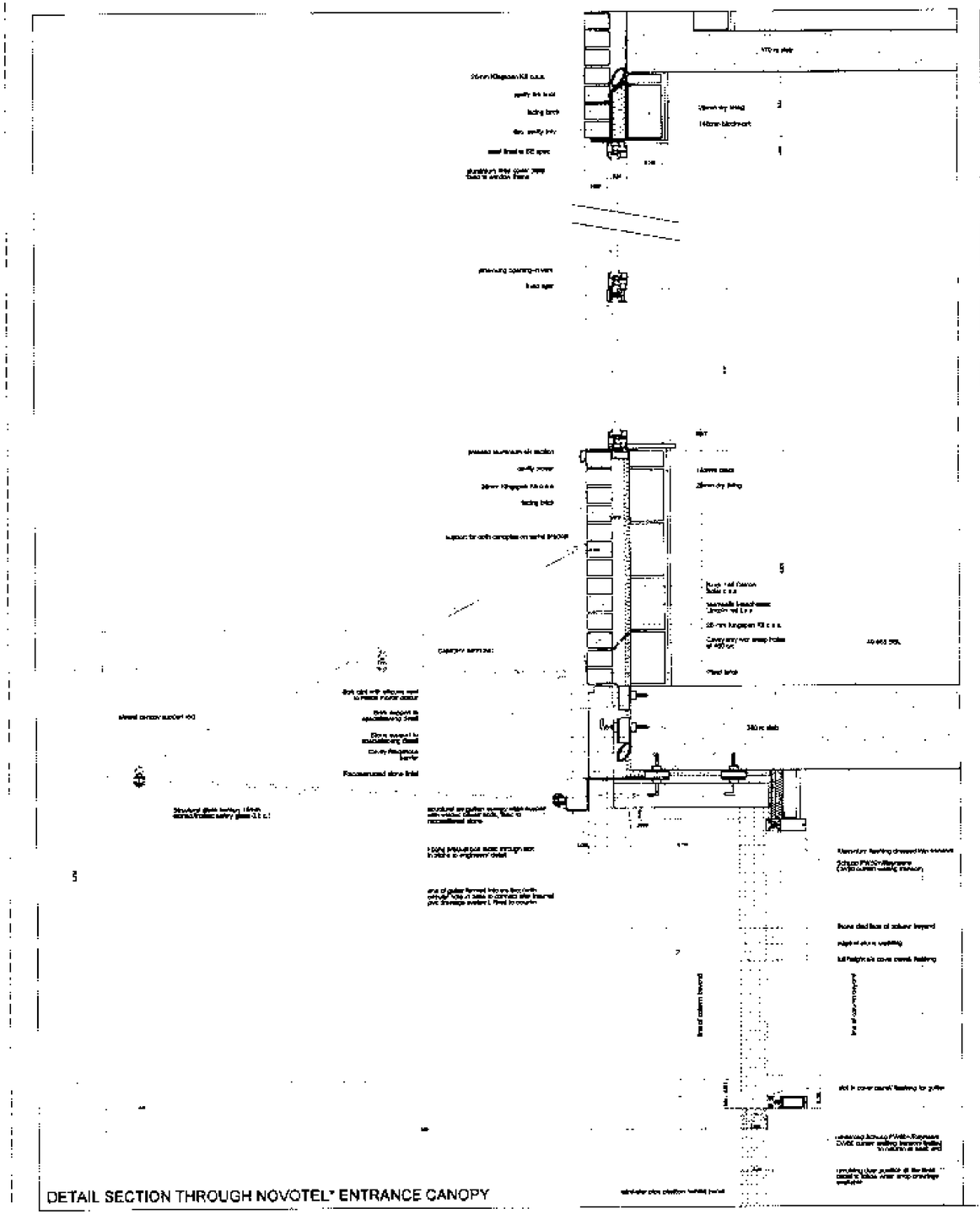
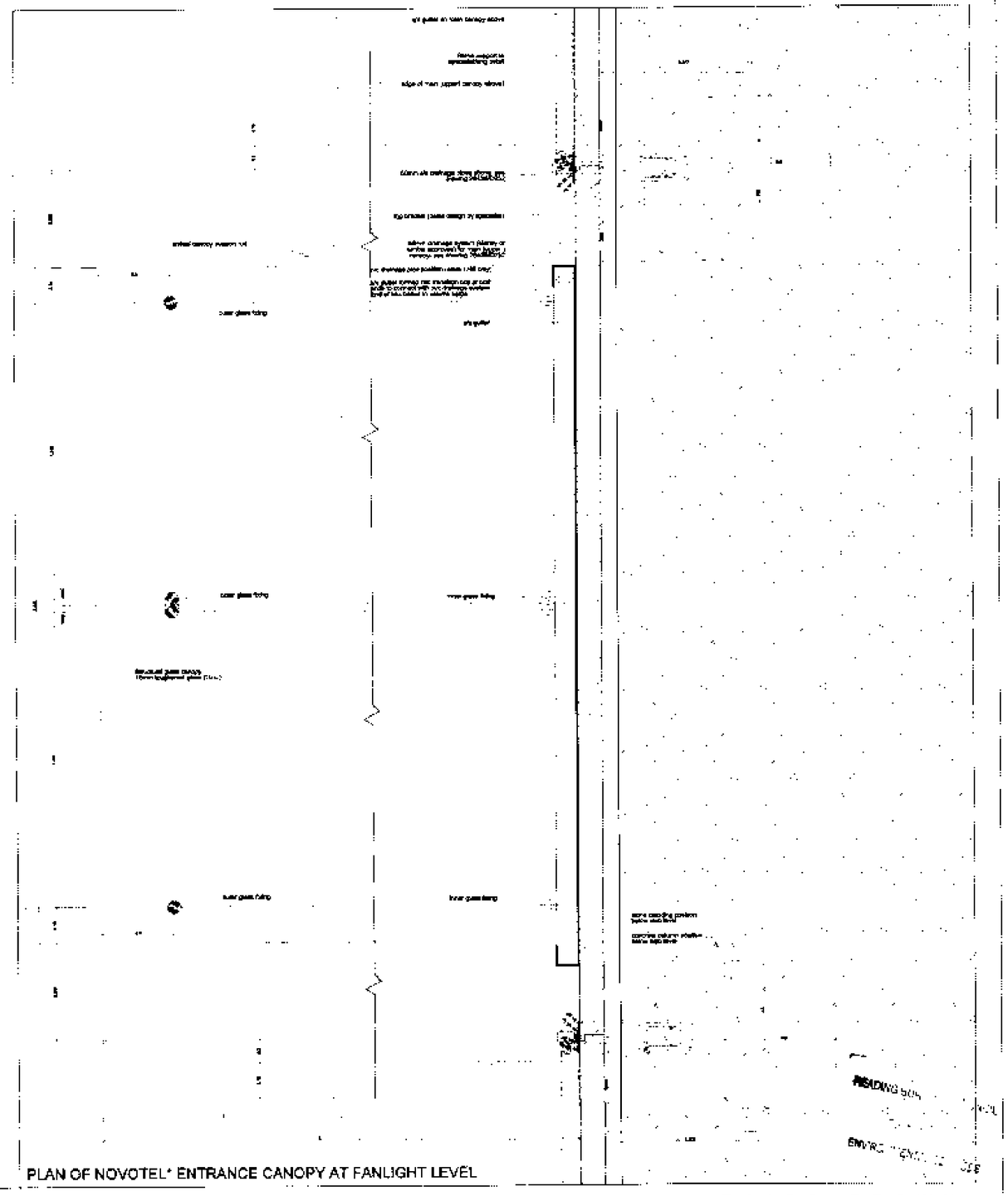


DETAIL SECTION THROUGH NOVOTEL* ENTRANCE CANOPY



PLAN OF NOVOTEL* ENTRANCE CANOPY AT FANLIGHT LEVEL

NOTES

AMENDMENTS

REVISION	DATE	AUTHOR
A	09/03	MP

PROJECT FRIAR STREET READING

DRAWING SOUTH FACADE HOTEL ENTRANCE CANOPY DETAIL

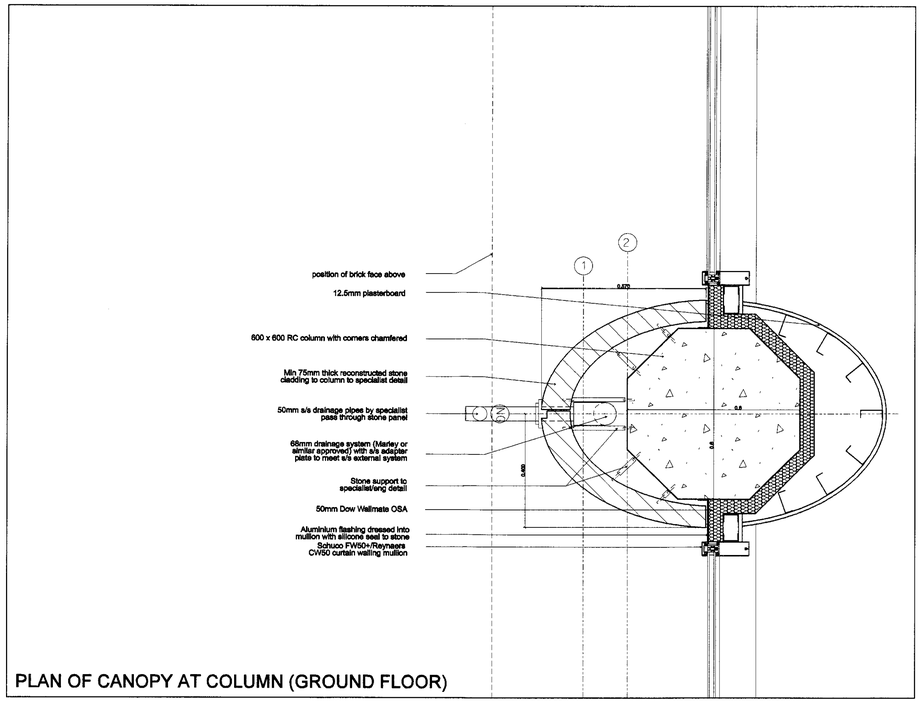
STATUS

TWIGG BROWN

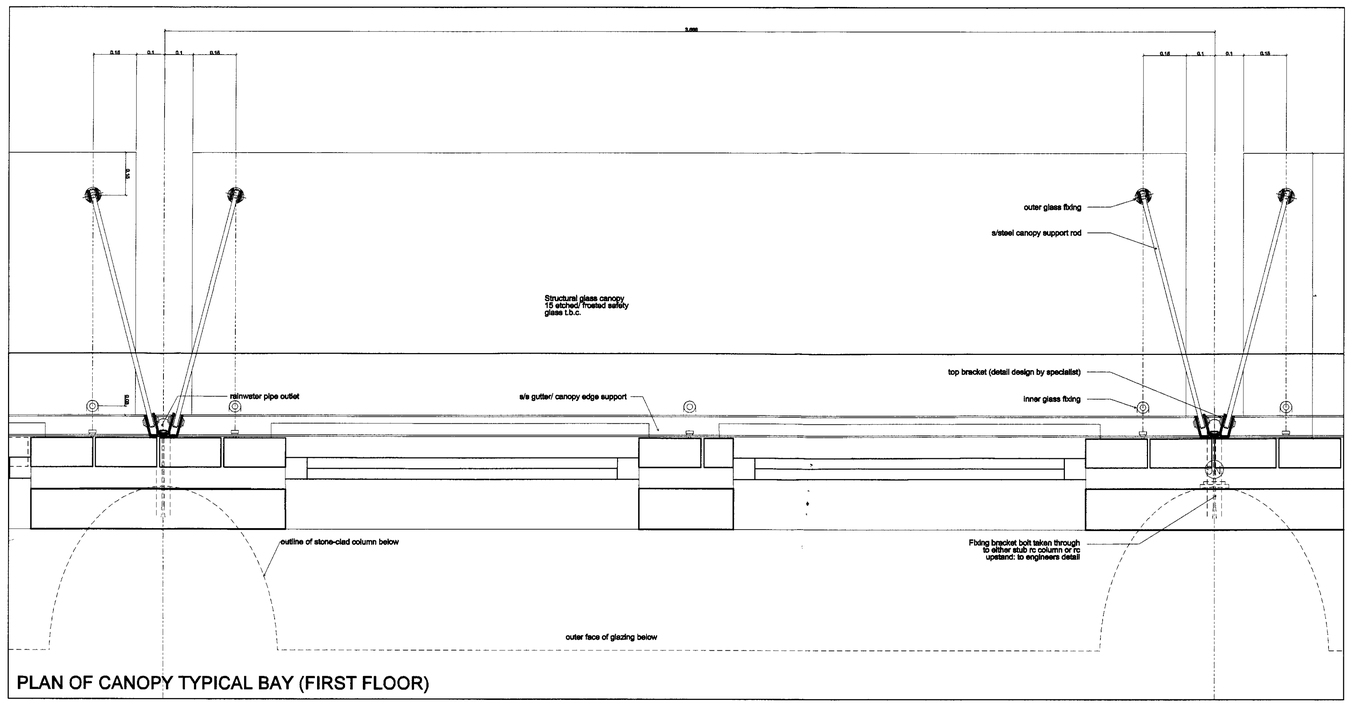
CHARTERED ARCHITECTS PLANNERS INTERIOR & LANDSCAPE DESIGNERS

TENDER PACKAGE

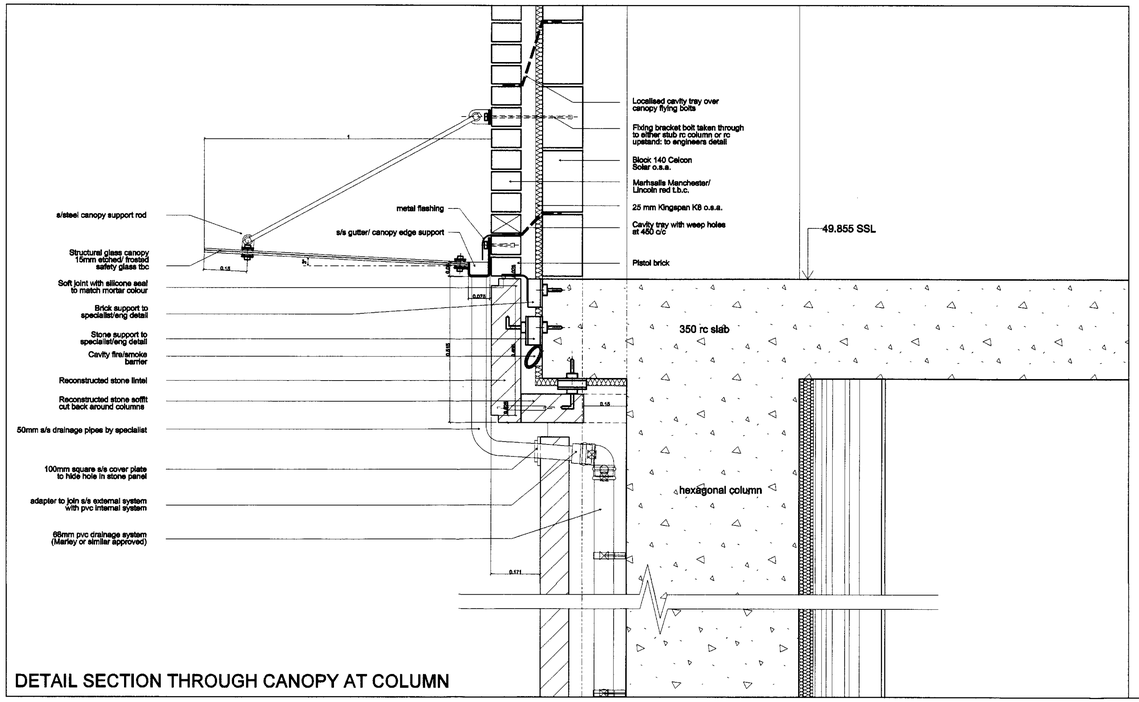
ISSUE	DATE	DRAWN	CHECKED	DRAWING NO.	REV
C A	09/03	NR	DB	6438/ D264	A



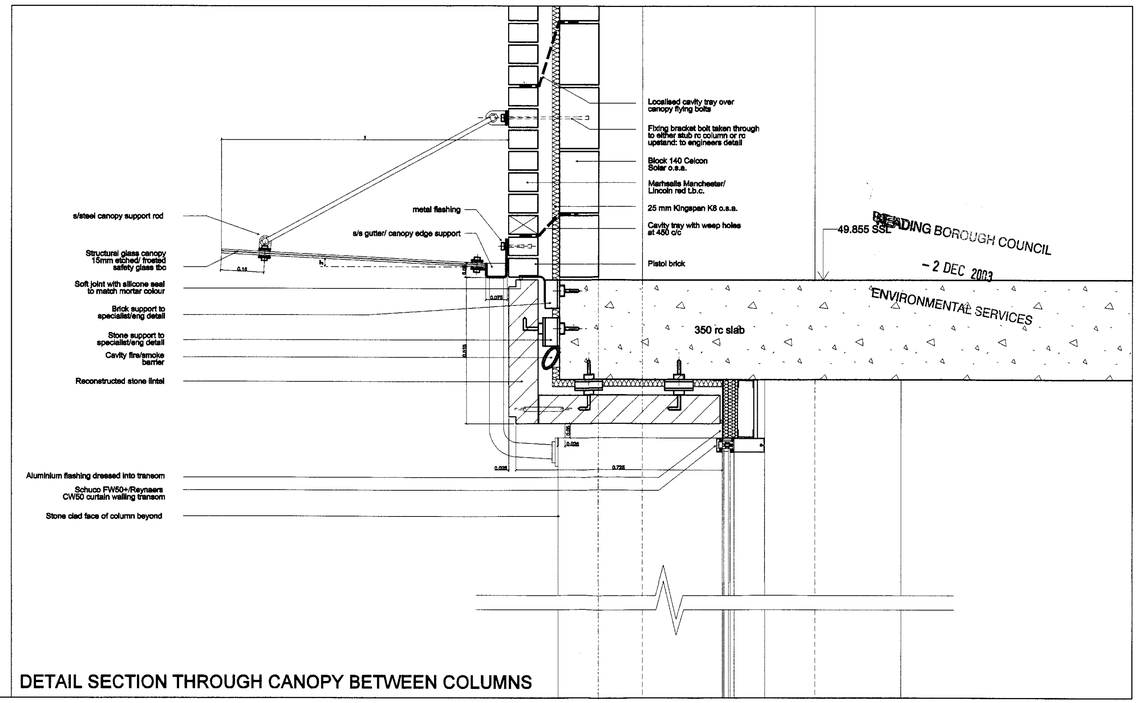
PLAN OF CANOPY AT COLUMN (GROUND FLOOR)



PLAN OF CANOPY TYPICAL BAY (FIRST FLOOR)



DETAIL SECTION THROUGH CANOPY AT COLUMN



DETAIL SECTION THROUGH CANOPY BETWEEN COLUMNS

READING BOROUGH COUNCIL
~ 2 DEC 2003
ENVIRONMENTAL SERVICES

NOTES

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND REFERENCES. ANY ERRORS OR DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORKS OR SHOP DRAWINGS.
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AMENDMENTS

REVISION	DATE	AUTHOR
GLASS NOW ETCHED OR FROSTED, H/L RODDING EYE REMOVED, CANOPY ANGLE INCREASED TO 3 DEGREES		
A	28/11/03	NFR

PROJECT : FRIAR STREET READING

DRAWING : SOUTH FACADE UPPER CANOPY DETAIL

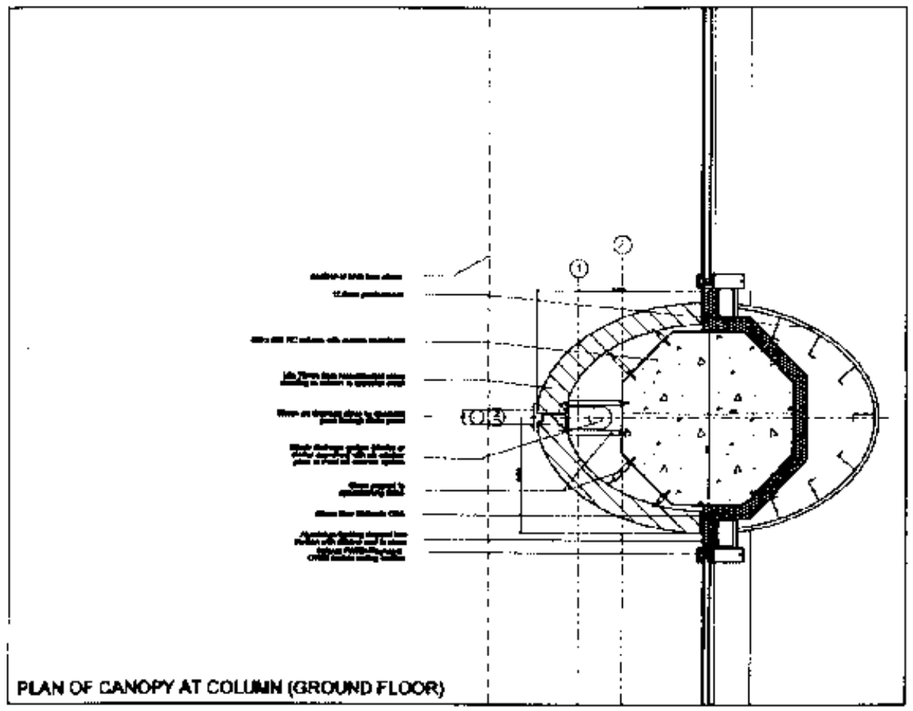
STATUS :

T W I G G B R O W N
41 PARADISE WALK, LONDON SW3 4JL. TELEPHONE 020-7352-7272 FAX 020-7352-4193
E.MAIL. TWIGG_BROWN@compuserve.com
CHARTERED ARCHITECTS PLANNERS INTERIOR & LANDSCAPE DESIGNERS

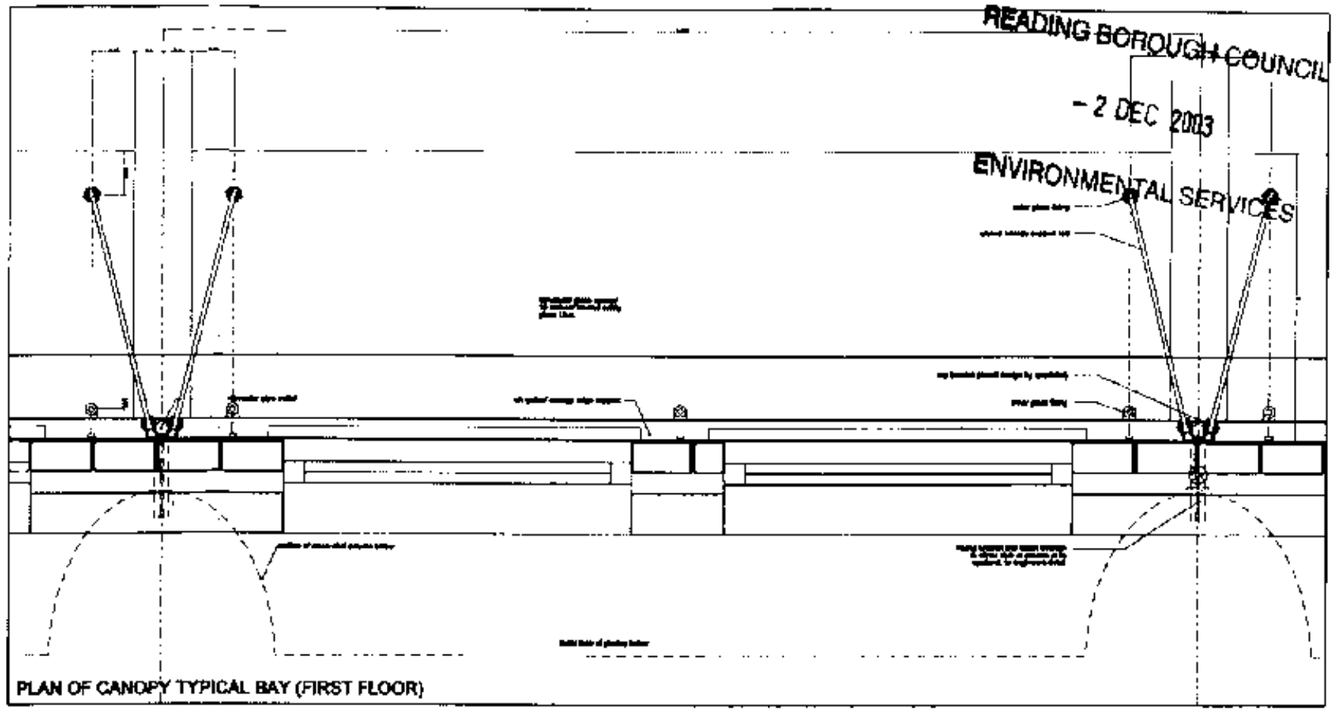
STATUS : TENDER PACKAGE

SCALE	DATE	DRAWN	CHECKED	DRAWING NO.	REV
1:10 @ A1	09/03	NR	CB	643B/ D252	A

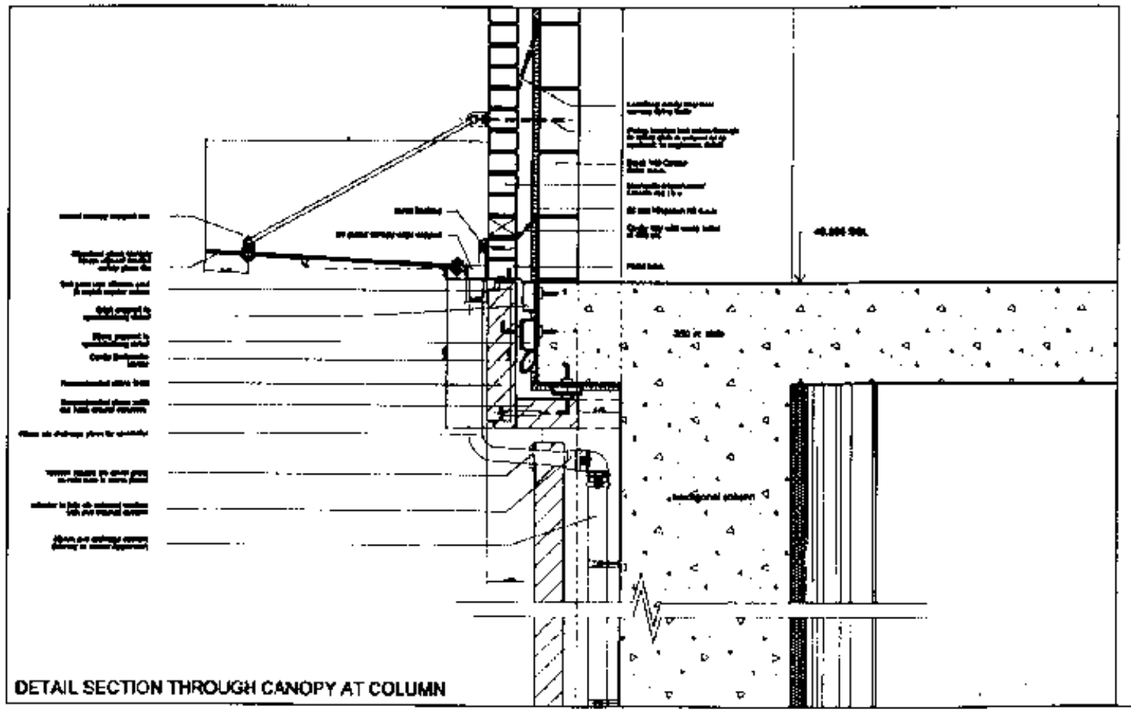
READING BOROUGH COUNCIL
- 2 DEC 2003
ENVIRONMENTAL SERVICES



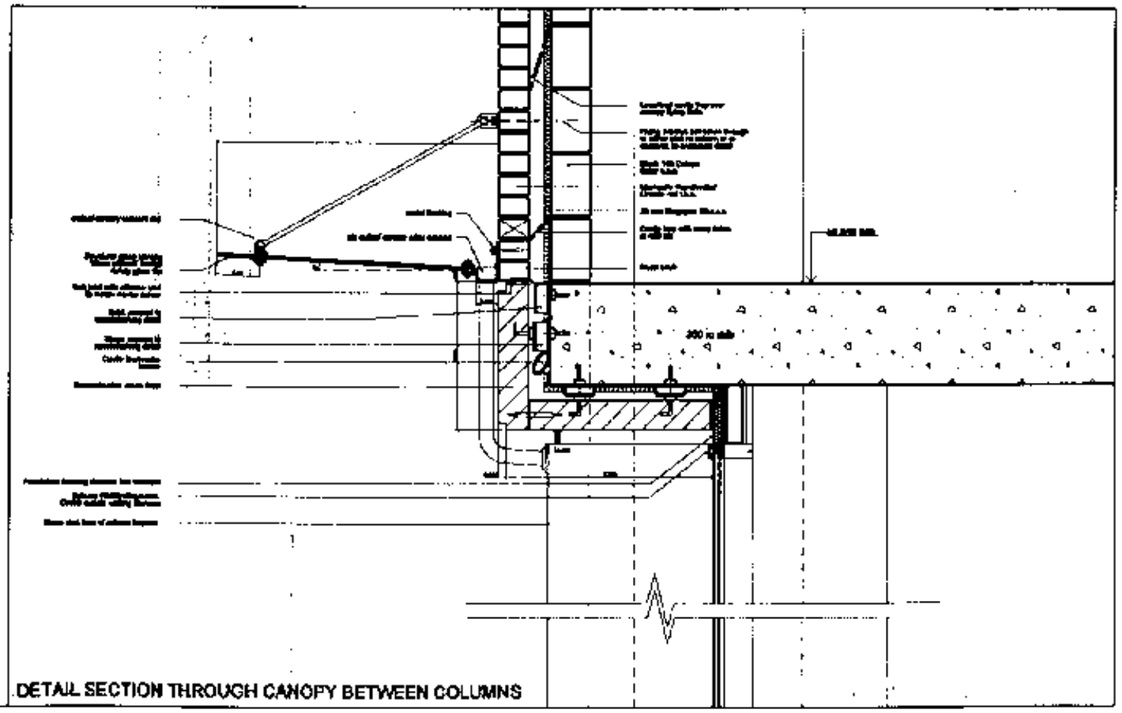
PLAN OF CANOPY AT COLUMN (GROUND FLOOR)



PLAN OF CANOPY TYPICAL BAY (FIRST FLOOR)



DETAIL SECTION THROUGH CANOPY AT COLUMN



DETAIL SECTION THROUGH CANOPY BETWEEN COLUMNS

NOTES

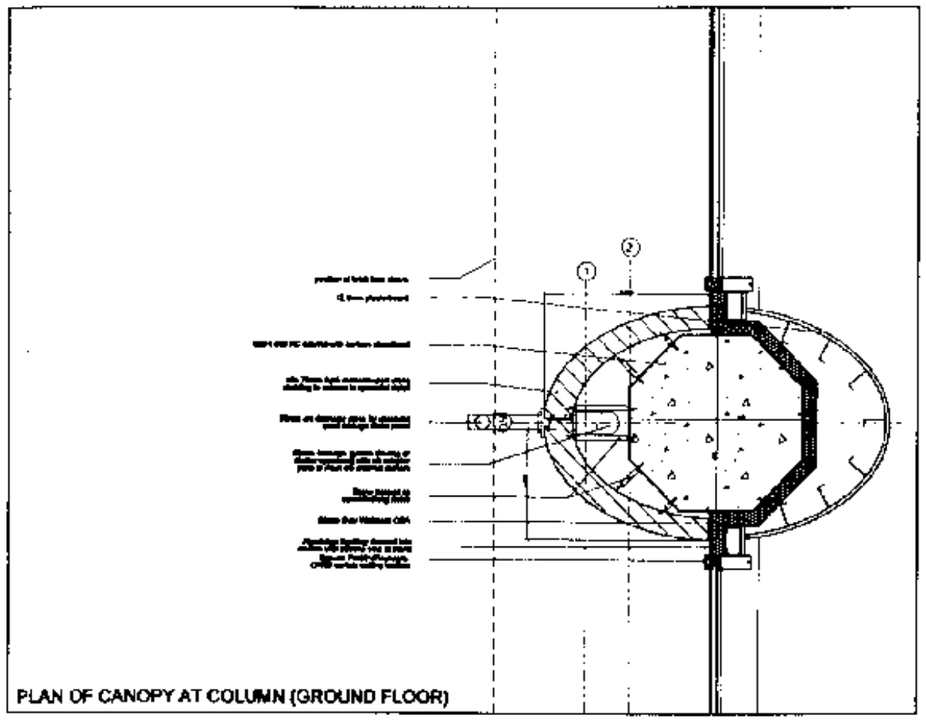
AMENDMENTS

PROJECT . FRIAR STREET READING

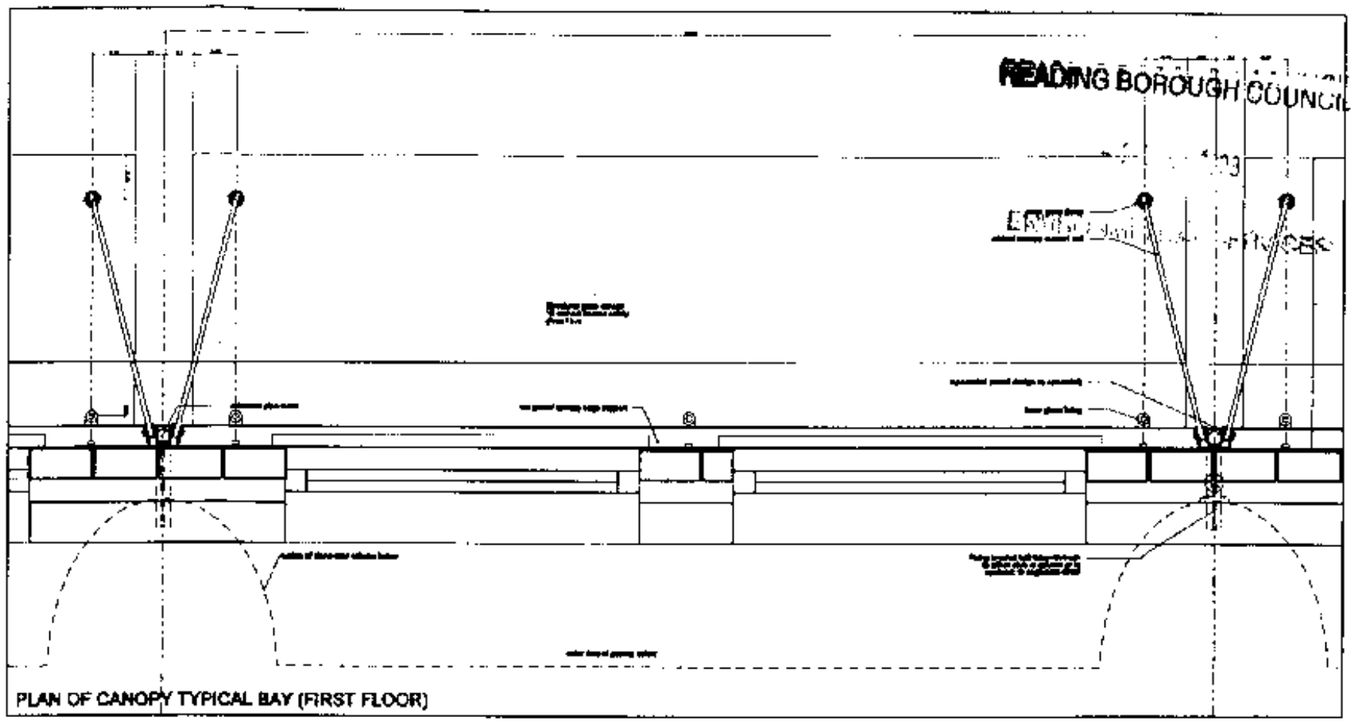
DRAWING . SOUTH FACADE UPPER CANOPY DETAIL

STATUS .

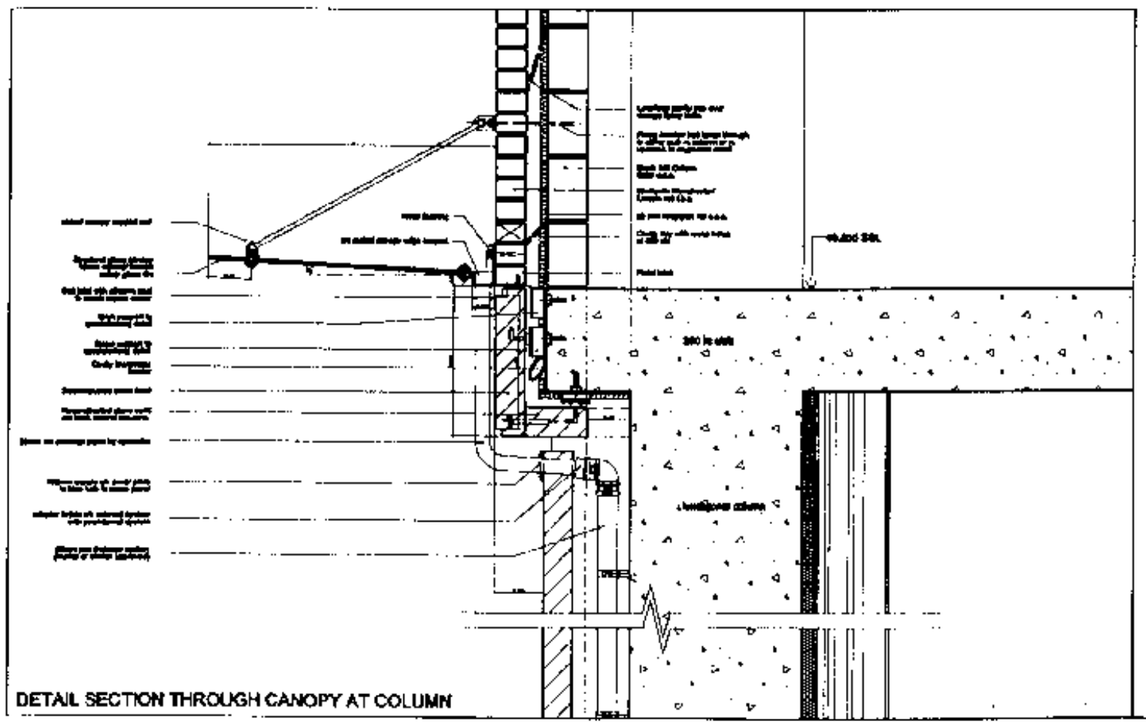
TWIGG BROWN



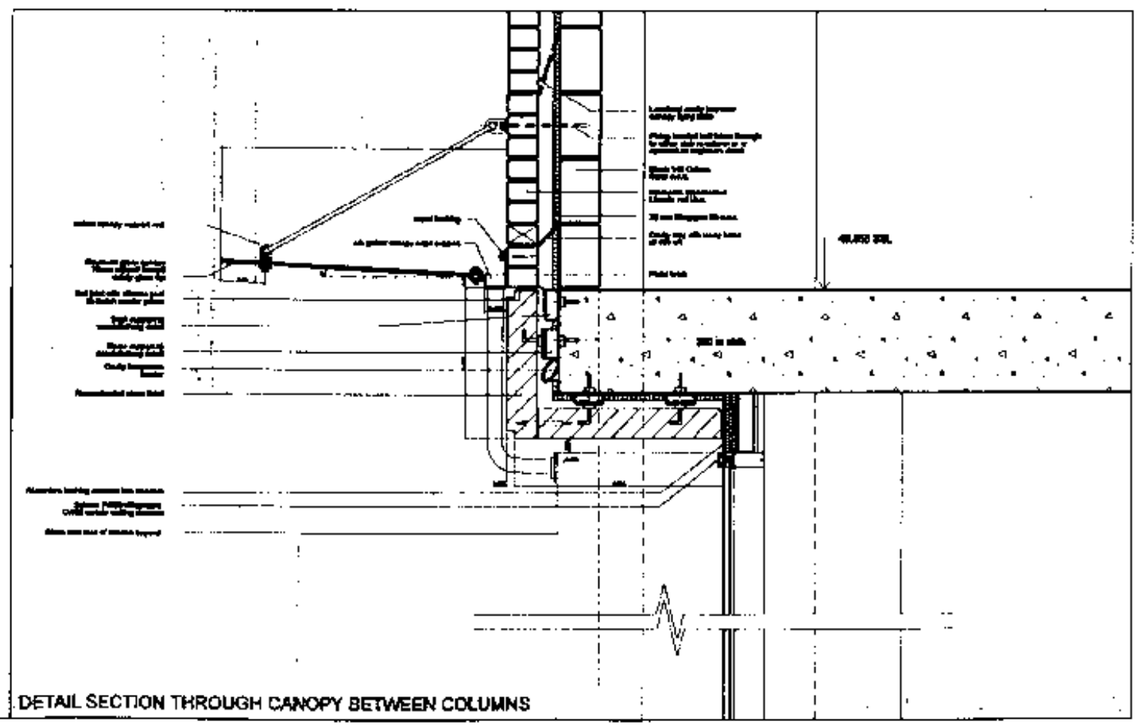
PLAN OF CANOPY AT COLUMN (GROUND FLOOR)



PLAN OF CANOPY TYPICAL BAY (FIRST FLOOR)



DETAIL SECTION THROUGH CANOPY AT COLUMN



DETAIL SECTION THROUGH CANOPY BETWEEN COLUMNS

NOTES

AMENDMENTS

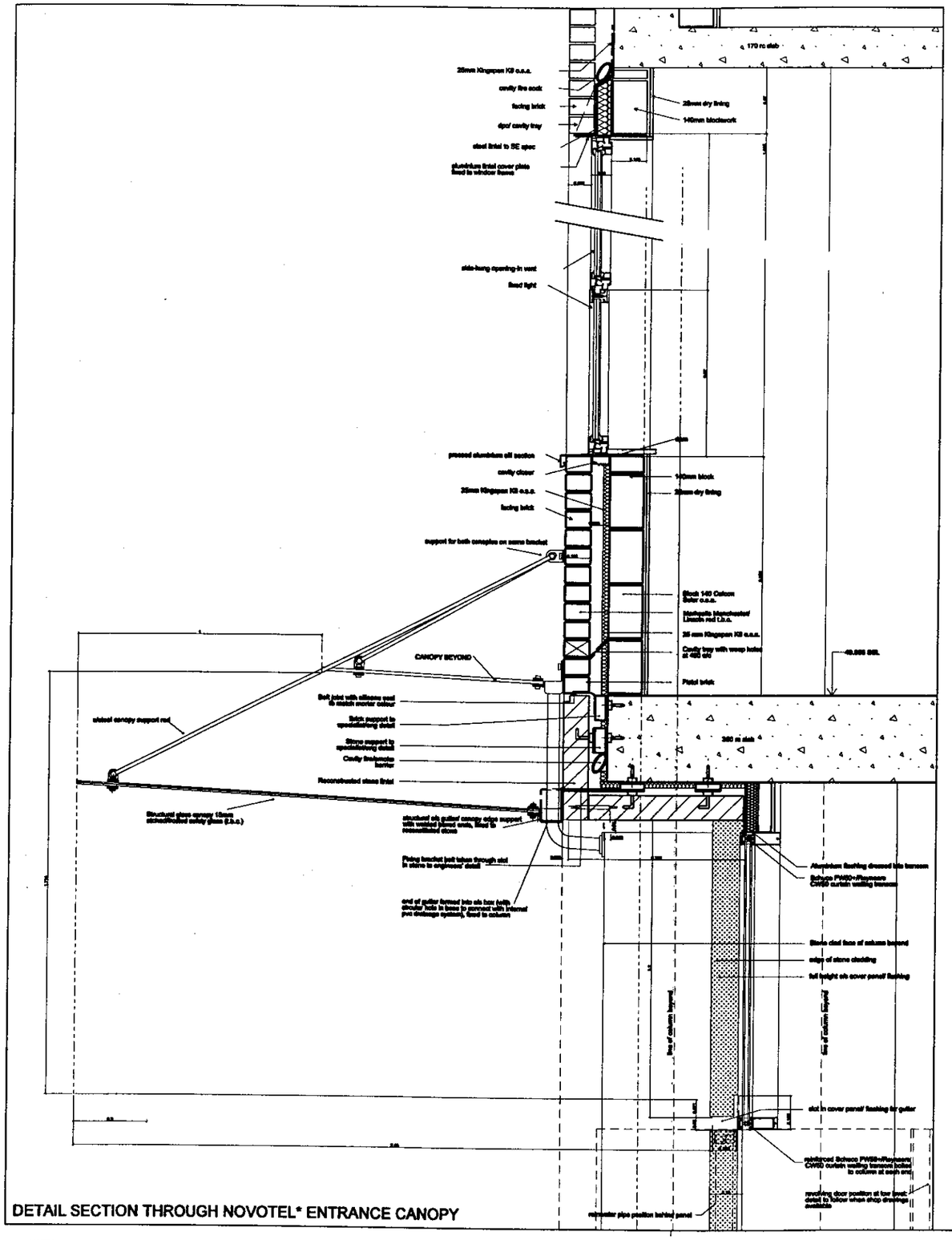
PROJECT FRIAR STREET READING

DRAWING : SOUTH FACADE UPPER CANOPY DETAIL

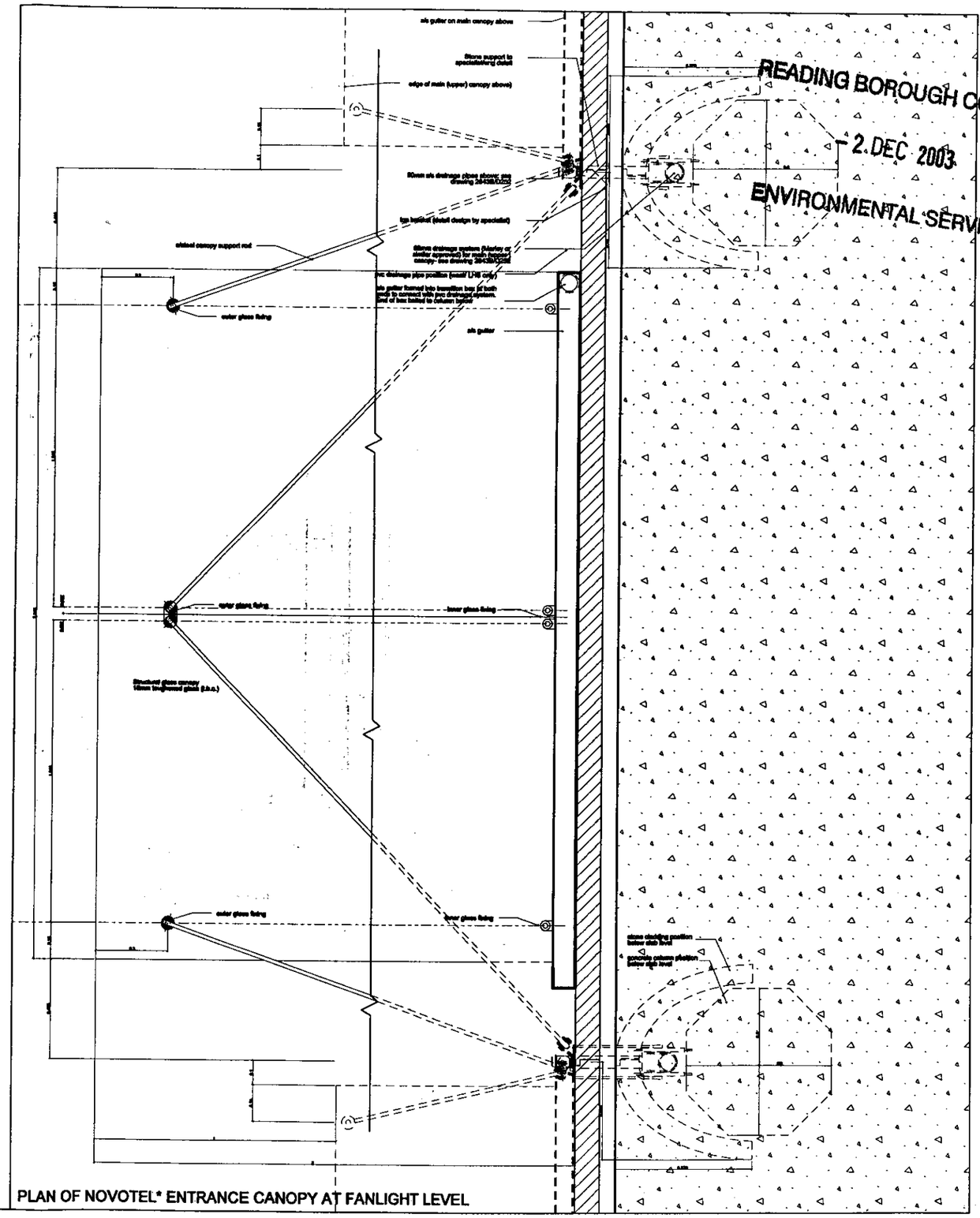
STATUS :

TWIGG BROWN

TENDER PACKAGE



DETAIL SECTION THROUGH NOVOTEL* ENTRANCE CANOPY



PLAN OF NOVOTEL* ENTRANCE CANOPY AT FANLIGHT LEVEL

READING BOROUGH COUNCIL
2 DEC 2003
ENVIRONMENTAL SERVICES

NOTES

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* IRIS CANOPY SIMILAR EXCEPT FOR ELECTRIC SLIDING DOORS IN PLACE OF REVOLVING DOOR

AMENDMENTS

GLASS NOW ETCHED OR FROSTED. CANOPY RAISED ABOVE SOFFIT LEVEL. CANOPY ANGLE INCREASED TO 3 DEGREES

REVISION	DATE	AUTHOR
A	2011/03	NFR

PROJECT : FRIAR STREET READING

DRAWING : SOUTH FACADE HOTEL ENTRANCE CANOPY DETAIL

STATUS :

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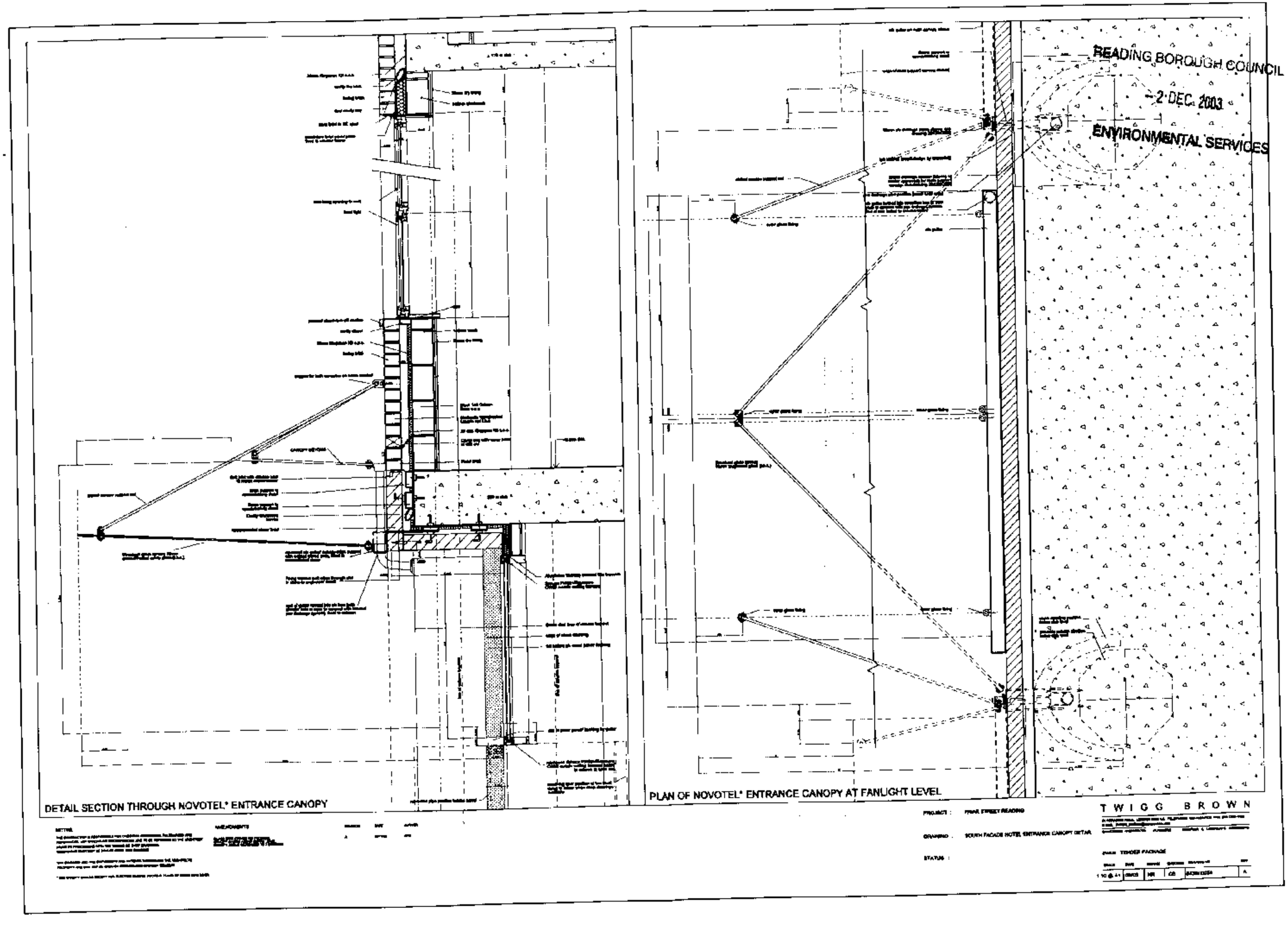
41 PARADISE WALK, LONDON SW3 4JL TELEPHONE 020-7352-7272 FAX 020-7352-4199
E MAIL TWIGG_BROWN@twiggbrown.com
CHARTERED ARCHITECTS PLANNERS INTERIOR & LANDSCAPE DESIGNERS

STATUS : TENDER PACKAGE

SCALE	DATE	DRAWN	CHECKED	DRAWING NO.	REV
1:10 @ A1	09/03	NR	CB	6438/ D254	A


READING BOROUGH COUNCIL
2 DEC 2003
ENVIRONMENTAL SERVICES
DETAIL SECTION THROUGH NOVOTEL* ENTRANCE CANOPY
PLAN OF NOVOTEL* ENTRANCE CANOPY AT FANLIGHT LEVEL
TWIGG BROWN
PROJECT : PRAIR STREET READING
DRAWING : SOUTH FACADE HOTEL ENTRANCE CANOPY DETAIL
STATUS :
TENDER PACKAGE

NOTES

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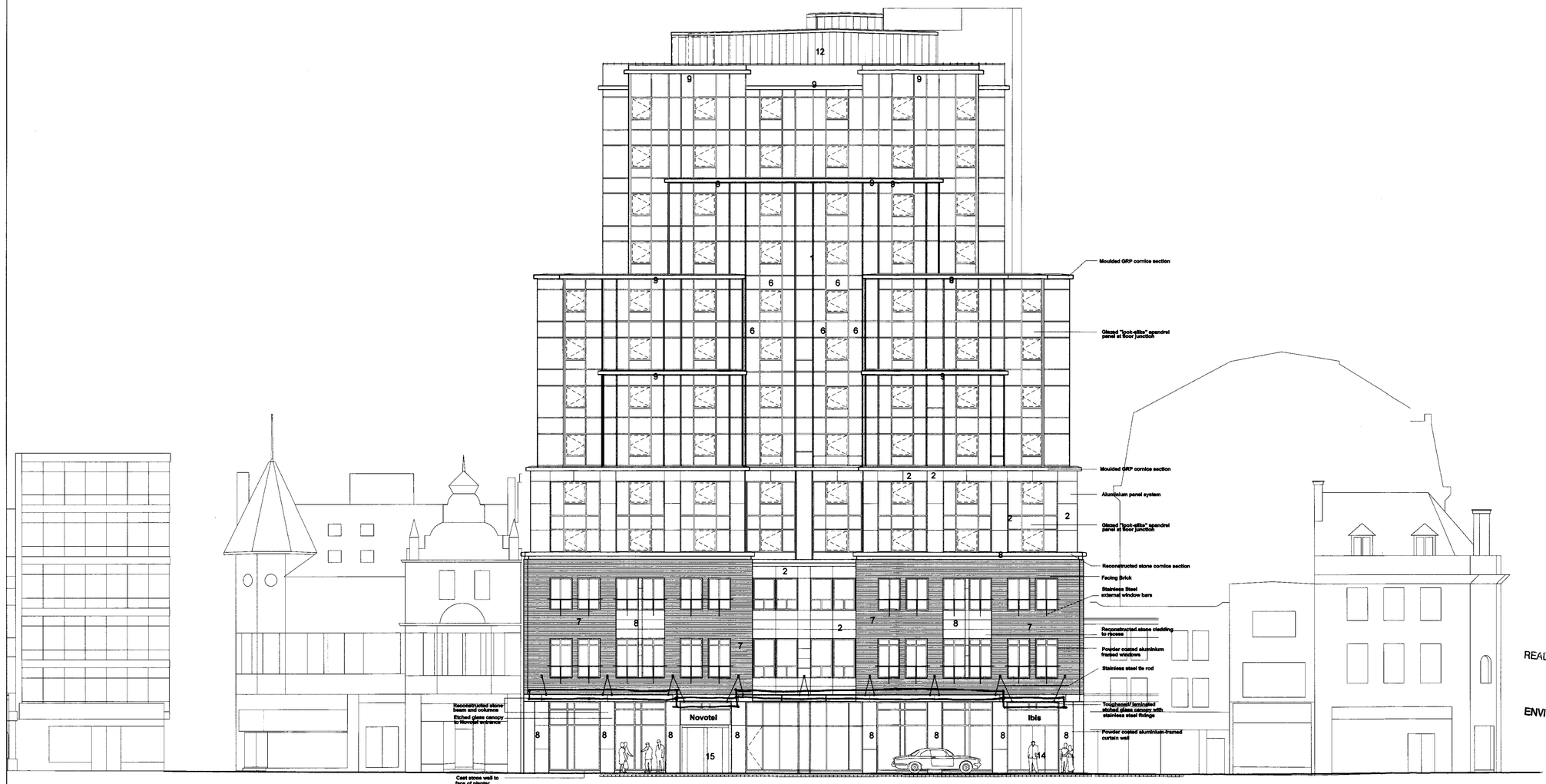
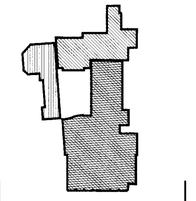
AMENDMENTS	REVISION,	DATE,	AUTHOR.
CONSENTED SCHEME PROFILE ADDED	A	18.11.03	RH
GENERAL UPDATE CANOPY DETAIL UPDATED	B	04 03 03	RW



KEYPLAN



READING BOROUGH COUNCIL
- 9 MAR 2004
ENVIRONMENTAL SERVICES

1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed lookalike spandrel panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
10. Recessed brick detail
11. Aluminium glazed doorset
12. Plantroom enclosure
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door

LEGEND

ENCLOSED AREA TO OVERSAIL ADOPTED PUBLIC HIGHWAY

NOTATION A, B, C
REFER TO WINDOW SCHEDULE / SPECIFICATION

F DENOTED AEROFOIL PRESSURE CAP
REFER TO SPECIFICATION

T W I G G B R O W N

41 PARADISE WALK LONDON SW3 4JL TELEPHONE 020-7352-7272 FAX 020-7352-4193
E MAIL info@twiggbrownarchitects.com

CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

TWIGG BROWN MARKUP 050304

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : FRIAR STREET SOUTH ELEVATION

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA603	B

...\P1-643GA603.sht 05/03/2004 16:21:30

NOTES

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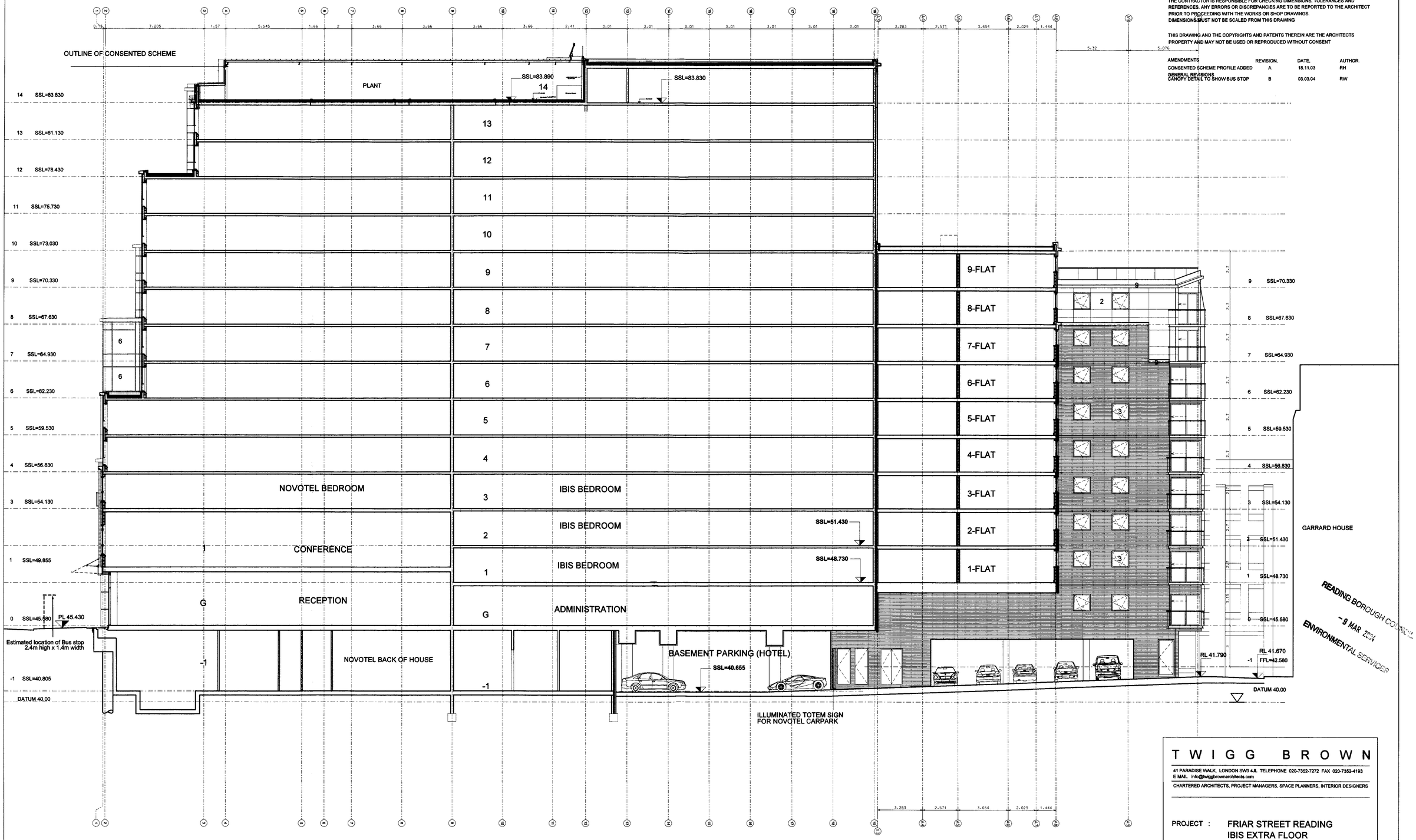
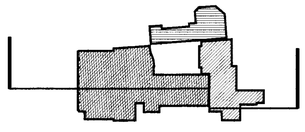
AMENDMENTS	REVISION.	DATE.	AUTHOR.
CONSENTED SCHEME PROFILE ADDED	A	18.11.03	RH
GENERAL REVISIONS CANOPY DETAIL TO SHOW BUS STOP	B	03.03.04	RW



READING BOROUGH COUNCIL
-9 MAR 2004
ENVIRONMENTAL SERVICES



KEYPLAN

1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed lookalike spandrel panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
10. Recessed brick detail
11. Aluminium glazed doorset
12. Plantroom enclosure
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door

T W I G G B R O W N
41 PARADISE WALK. LONDON SW3 4JL TELEPHONE 020-7352-7272 FAX 020-7352-4193
E MAIL info@twiggbrownarchitects.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : SECTION 5
NORTH-SOUTH

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA614	B

NOTES

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND REFERENCES. ANY ERRORS OR DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORKS OR SHOP DRAWINGS.
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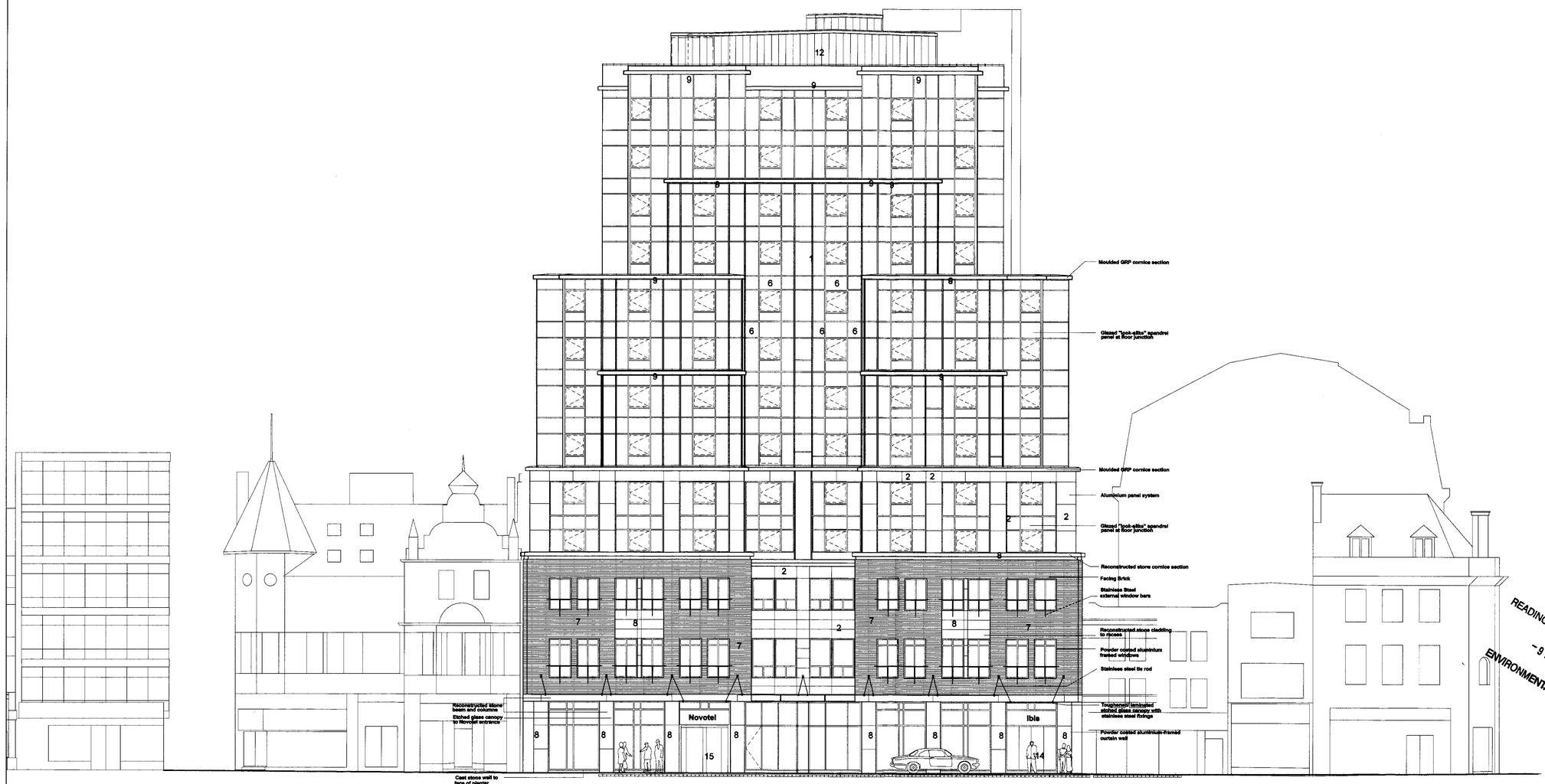
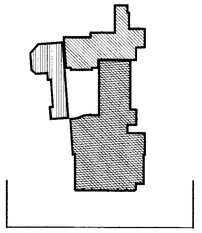
AMENDMENTS	REVISION.	DATE.	AUTHOR.
CONSENTED SCHEME PROFILE ADDED	A	18.11.03	RH
GENERAL UPDATE CANOPY DETAIL UPDATED	B	04.03.03	RW



KEYPLAN



READING BOROUGH COUNCIL
- 9 MAR 2004
ENVIRONMENTAL SERVICES

1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed lookalike spandrel panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
10. Recessed brick detail
11. Aluminium glazed doorset
12. Plantroom enclosure
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door

NOTATION A, B, C
REFER TO WINDOW SCHEDULE / SPECIFICATION

F DENOTED AEROFOIL PRESSURE CAP
REFER TO SPECIFICATION

T W I G G B R O W N
41 PARADISE WALK, LONDON SW3 4JL TELEPHONE 020-7352-7272 FAX 020-7352-4193
E MAIL info@twiggbrownarchitects.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : FRIAR STREET SOUTH ELEVATION

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA603	B

NOTES

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, LEVELS AND REFERENCES. ANY ERRORS OR DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORKS OR SHOP DRAWINGS

DO NOT SCALE FROM THIS DRAWING

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AMENDMENTS	REVISION	DATE	AUTHOR
CONSENTED SCHEME SHOWN IN LOCKO	A	18.11.03	RH
DESIGN DEVELOPMENT			
CANOPY OVER TO MAIN SUB ENTRY	B	19.12.03	RH

READING BOROUGH COUNCIL
- 9 MAR 2004
ENVIRONMENTAL SERVICES

14

OUTLINE OF CONSENTED SCHEME

PLANT

14

13

12

11

10

9

8

7

6

5

4

3

2

1

G

-1

8-FLAT

8-FLAT

7-FLAT

6-FLAT

5-FLAT

4-FLAT

3-FLAT

2-FLAT

1-FLAT

NOVOTEL BEDROOM

IBIS BEDROOM

IBIS BEDROOM

IBIS BEDROOM

CONFERENCE

RECEPTION

ADMINISTRATION

NOVOTEL BACK OF HOUSE

BASEMENT PARKING (HOTEL)

CARRIAGE HOUSE

ILLUMINATED TOTEM SIGN FOR NOVOTEL CARPARK

not approved.

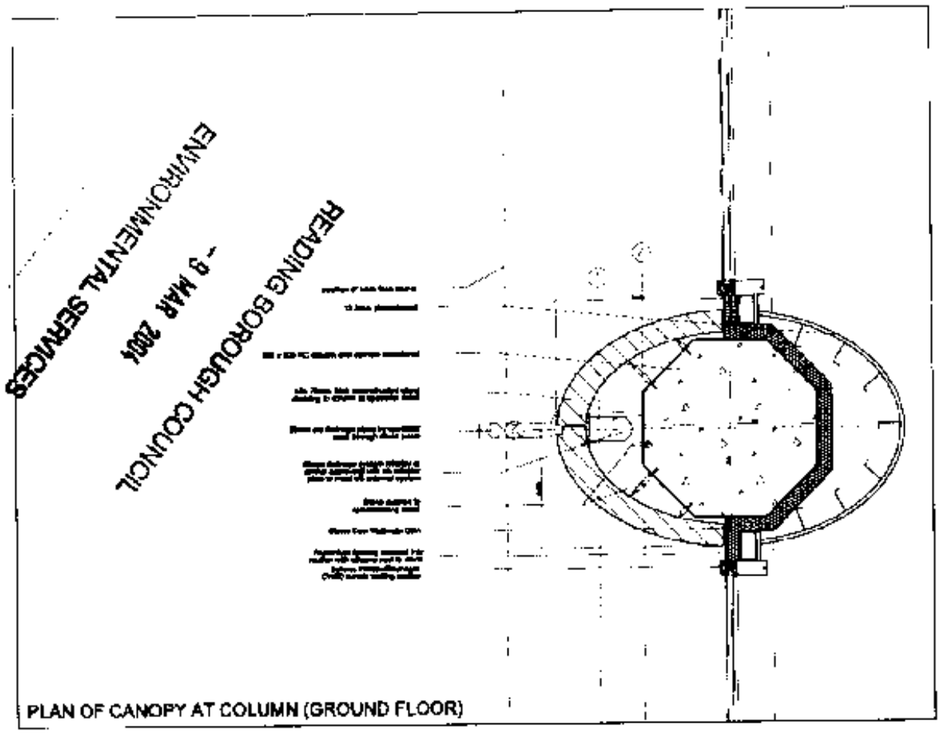
KEYPLAN

TWIGG BROWN

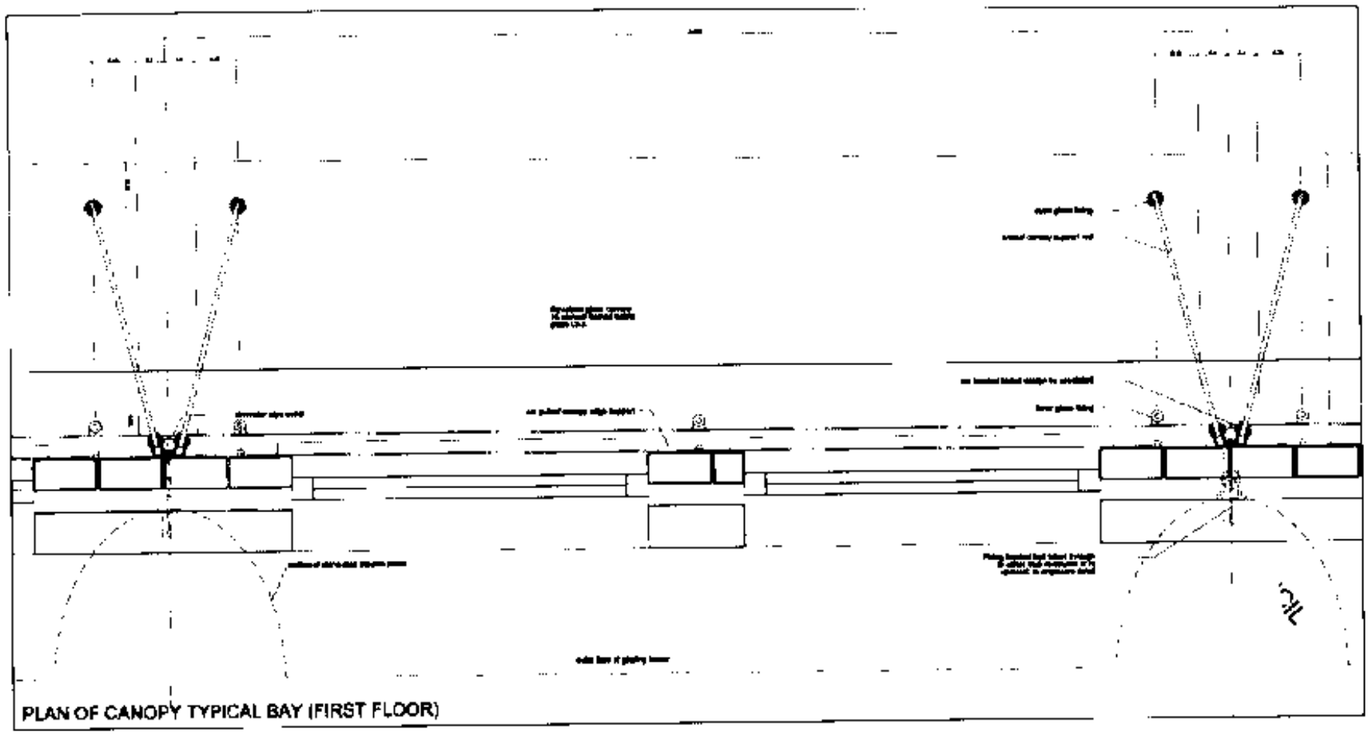
PROJECT :	FRIAR STREET READING IBIS EXTRA FLOOR
DRAWING	SECTION 5 NORTH-SOUTH
STATUS :	SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV
NOV 03	1:100 A1 1:200 A3	P1-643GA514	B

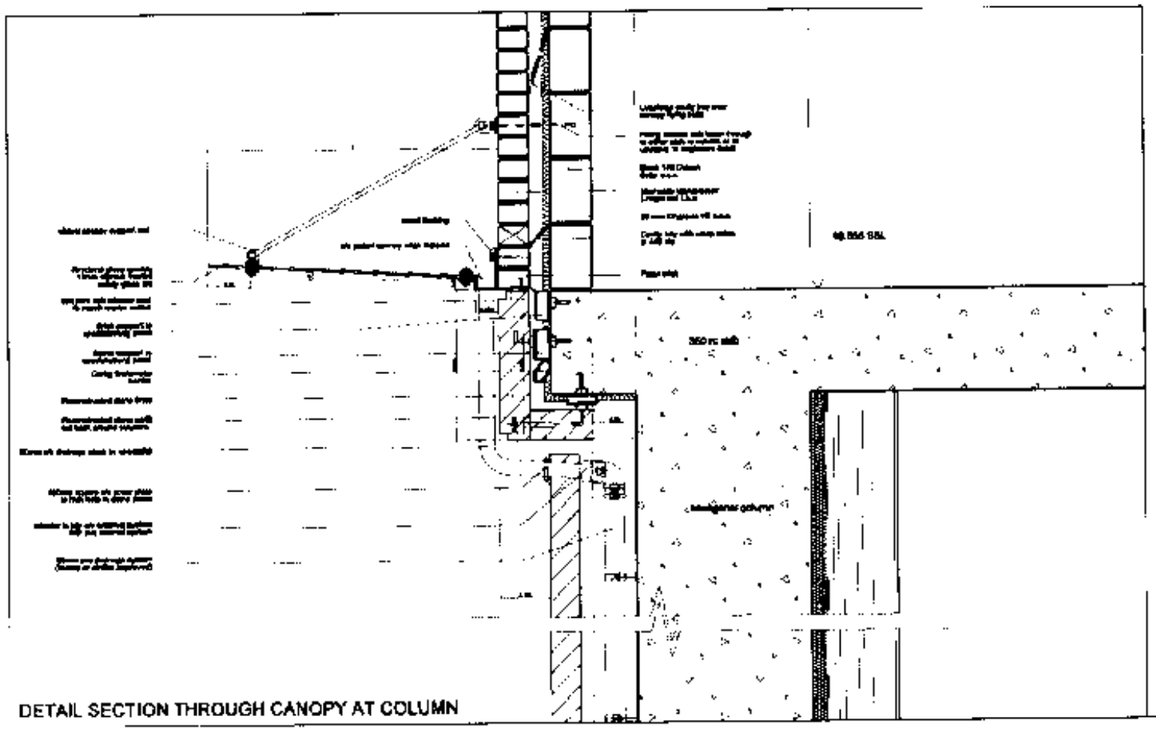
READING BOROUGH COUNCIL
- 9 MAR 2004
ENVIRONMENTAL SERVICES



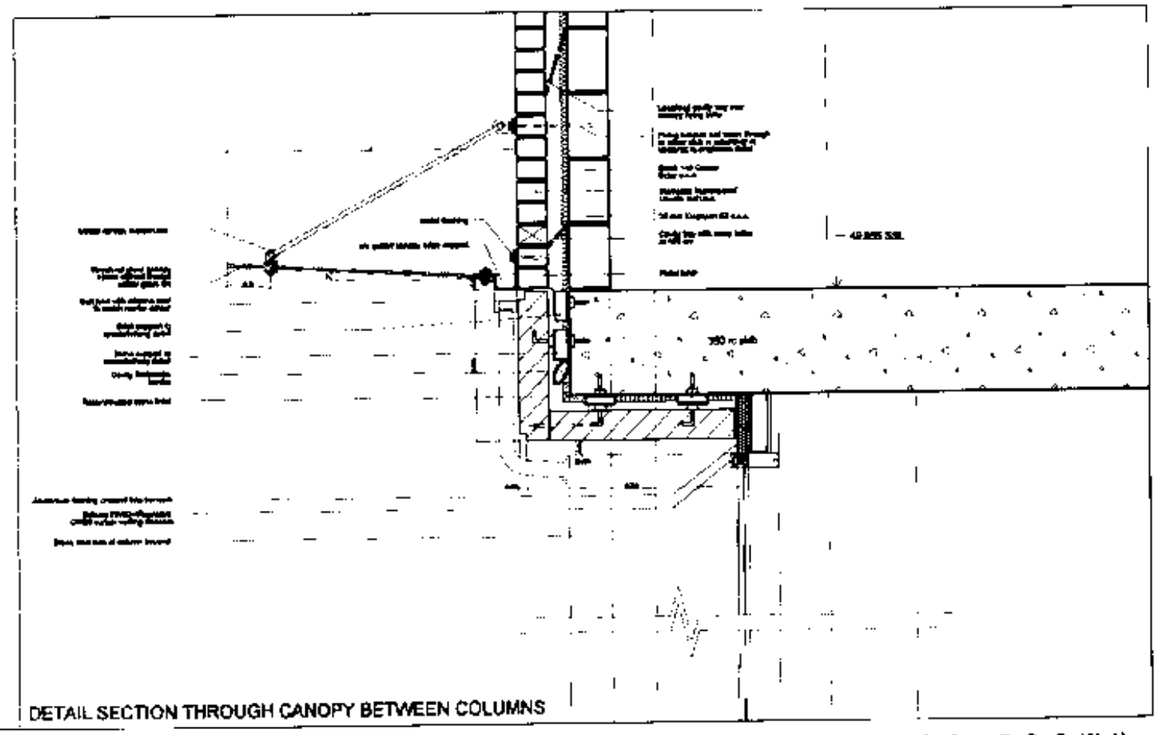
PLAN OF CANOPY AT COLUMN (GROUND FLOOR)



PLAN OF CANOPY TYPICAL BAY (FIRST FLOOR)



DETAIL SECTION THROUGH CANOPY AT COLUMN



DETAIL SECTION THROUGH CANOPY BETWEEN COLUMNS

NOTES

AMENDMENTS

PROJECT: FRIAR STREET READING

DRAWING: SOUTH FACADE UPPER CANOPY DETAIL

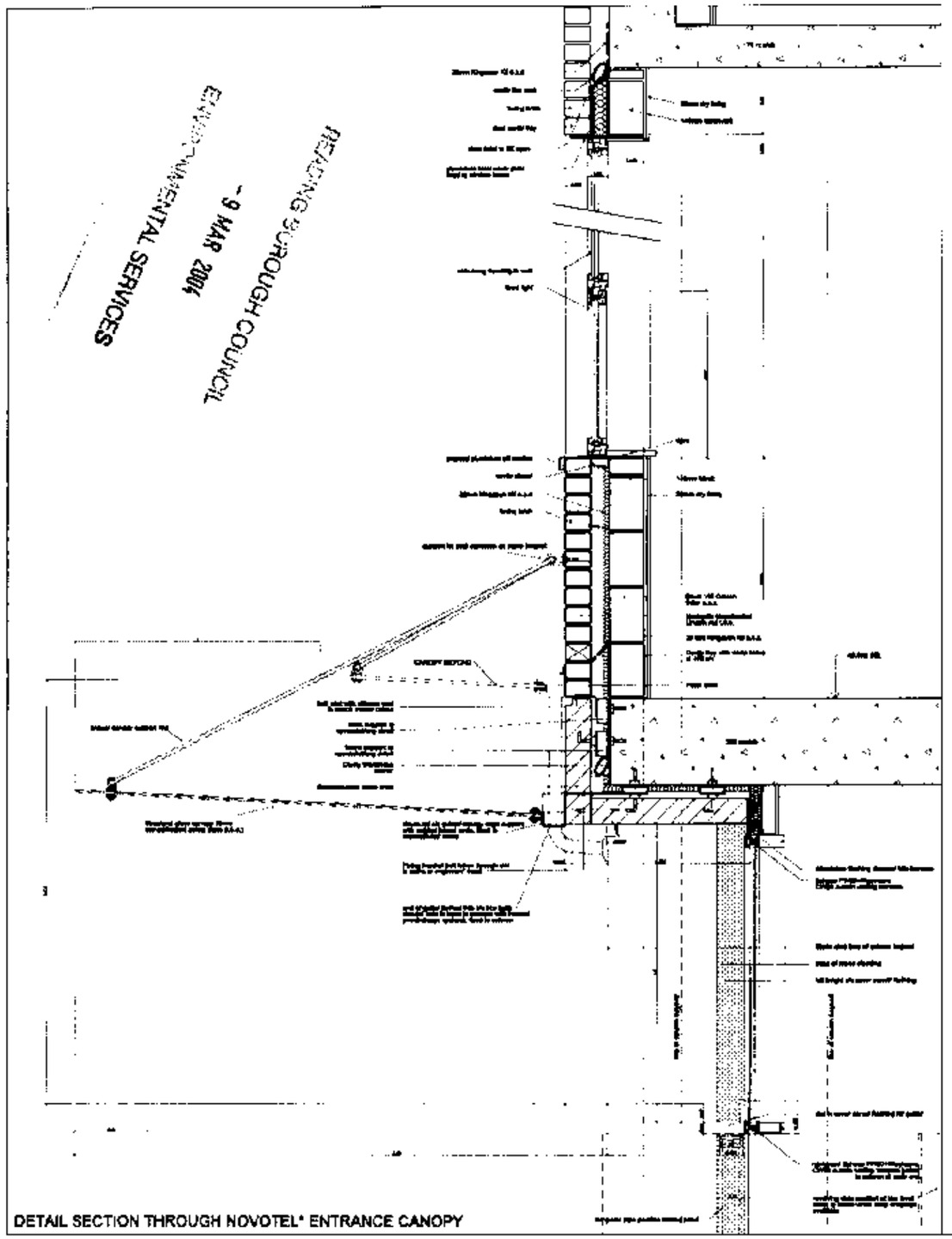
STATUS

TWIGG BROWN

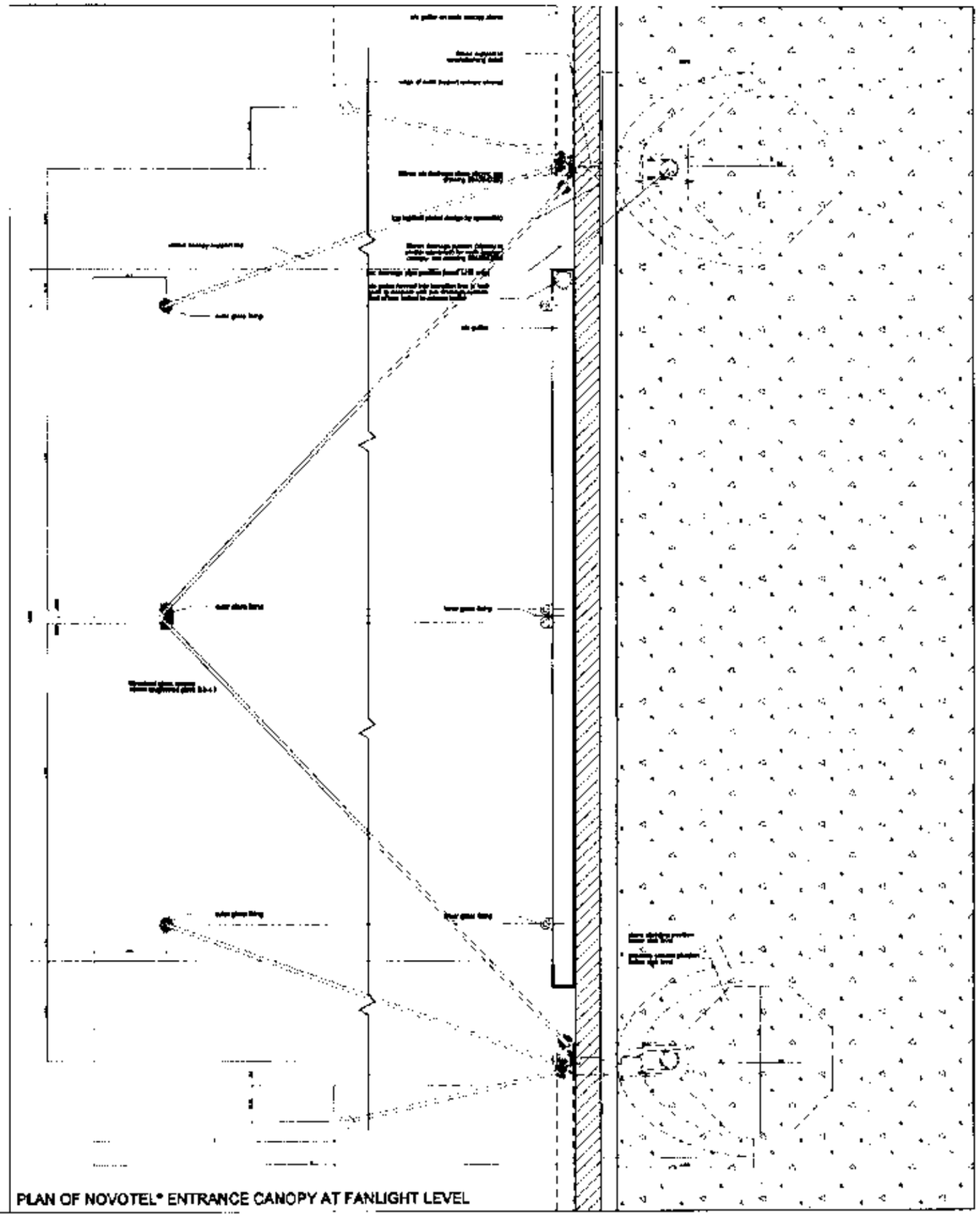
TENDER PACKAGE

SCALE	DATE	DRAWN	CHECKED	DRAWING NO.	REV
1:10 @ A1	08/03	NR	CB	8436/ 0252	A

14



DETAIL SECTION THROUGH NOVOTEL® ENTRANCE CANOPY



PLAN OF NOVOTEL® ENTRANCE CANOPY AT FANLIGHT LEVEL

READING BOROUGH COUNCIL
- 9 MAR 2004
ENVIRONMENTAL SERVICES

NOTES

AMENDMENTS

PROJECT . FRIAR STREET READING

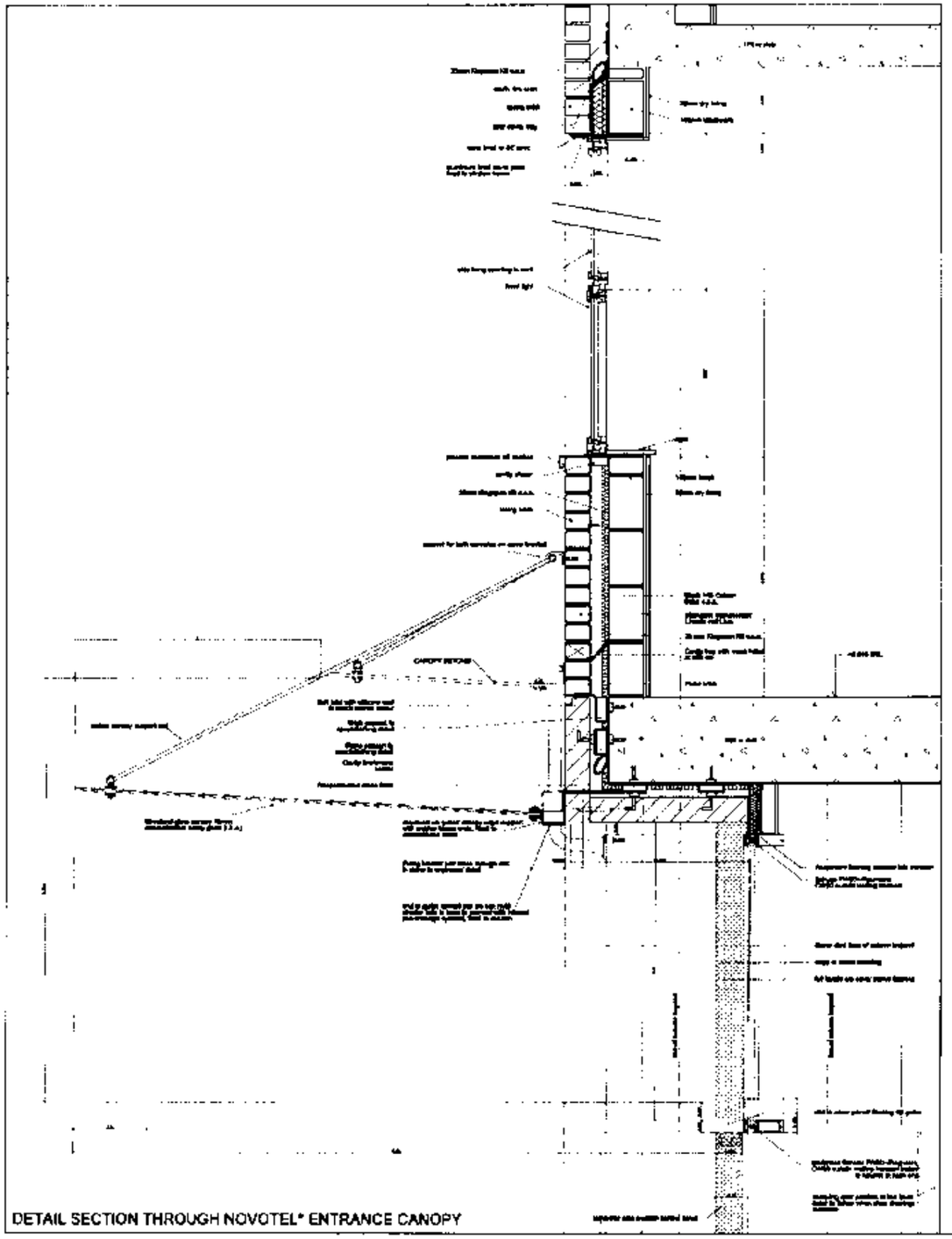
DRAWING . SOUTH FACADE HOTEL ENTRANCE CANOPY DETAIL

STATUS .

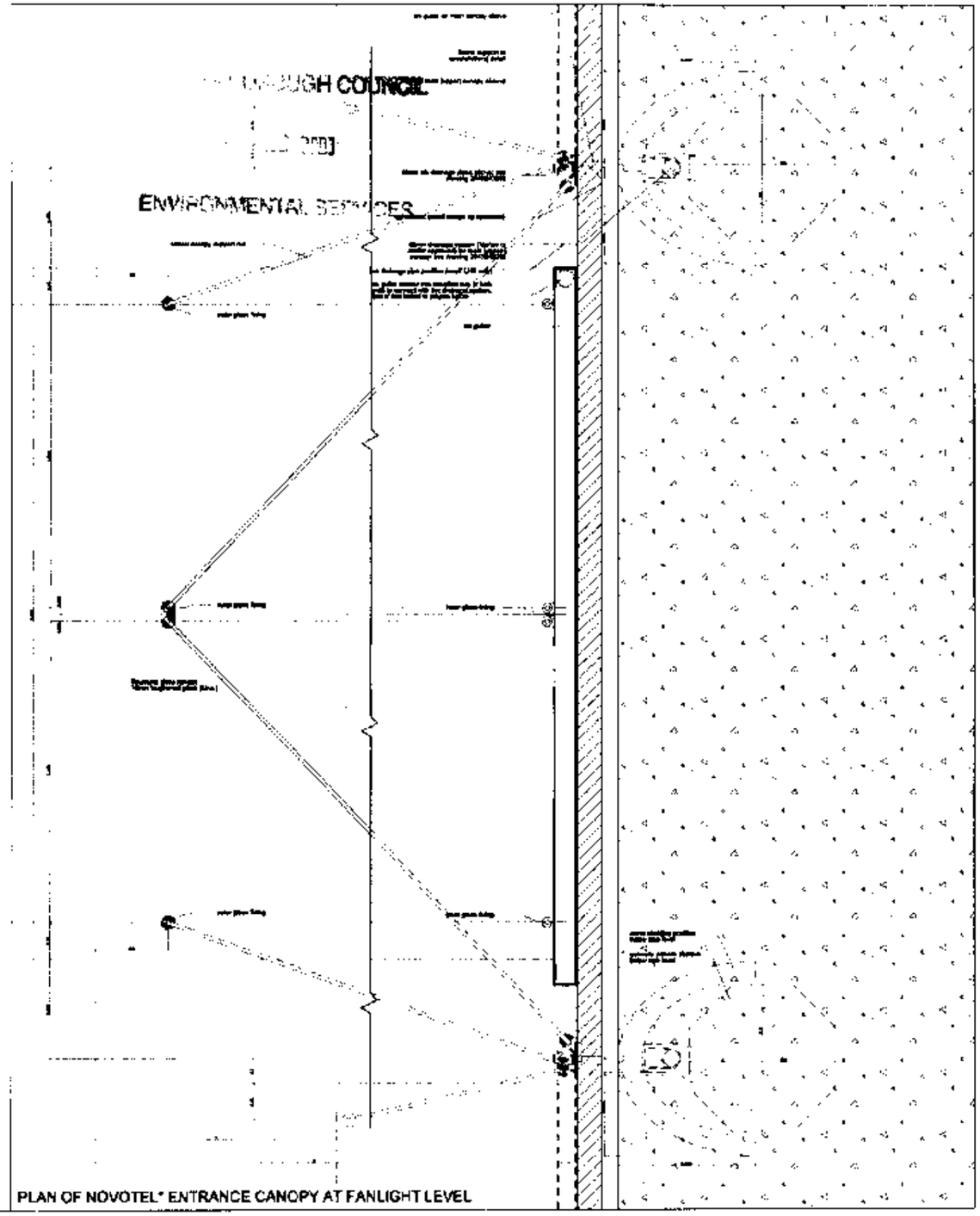
TWIGG BROWN

HYDA TENSILE FACADE

SCALE	DATE	DRAWN	CHECKED	DRAWING NO.	REV
10 @ A1	08/09	NR	CG	6438/ C064	A



DETAIL SECTION THROUGH NOVOTEL* ENTRANCE CANOPY



PLAN OF NOVOTEL* ENTRANCE CANOPY AT FANLIGHT LEVEL

NOTES

AMENDMENTS

PROJECT : FRIAR STREET READING

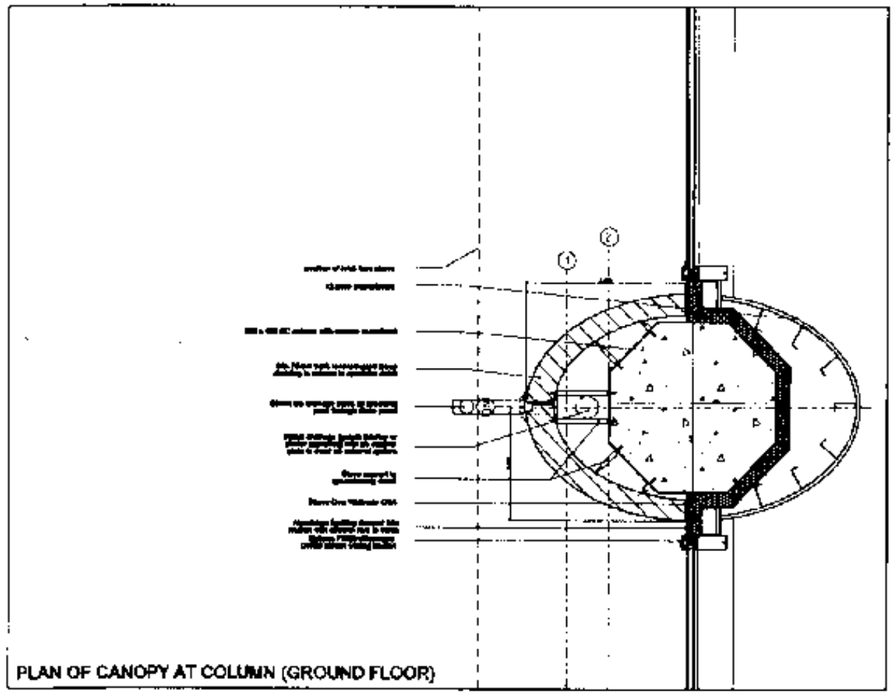
DRAWING : SOUTH FACADE HOTEL ENTRANCE CANOPY DETAIL

STATUS :

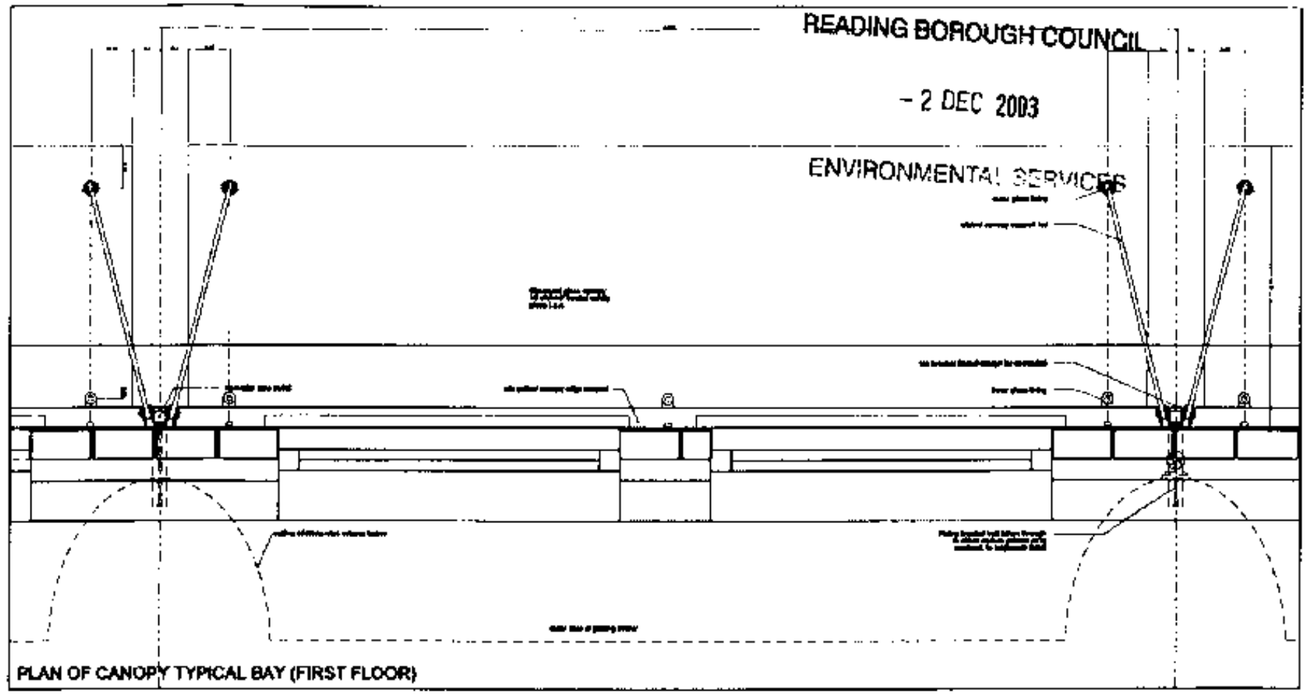
TWIGG BROWN

TENDER PACKAGE

1:10 @ A1 | 08/03 | NR | CB | 84380 3254 | A

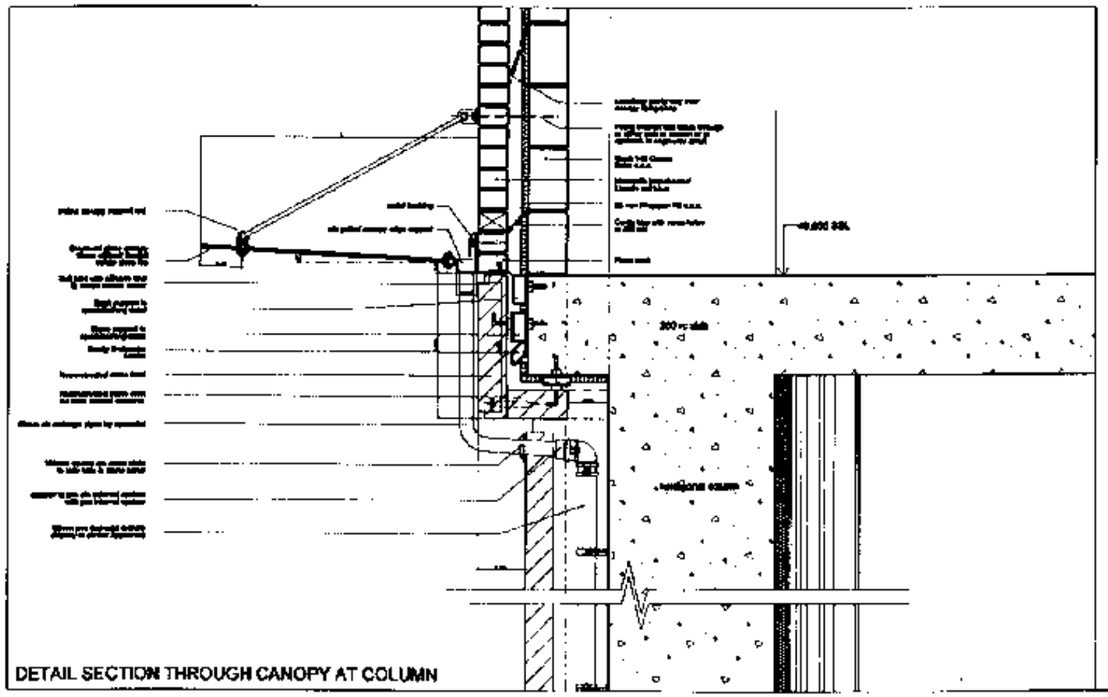


PLAN OF CANOPY AT COLUMN (GROUND FLOOR)

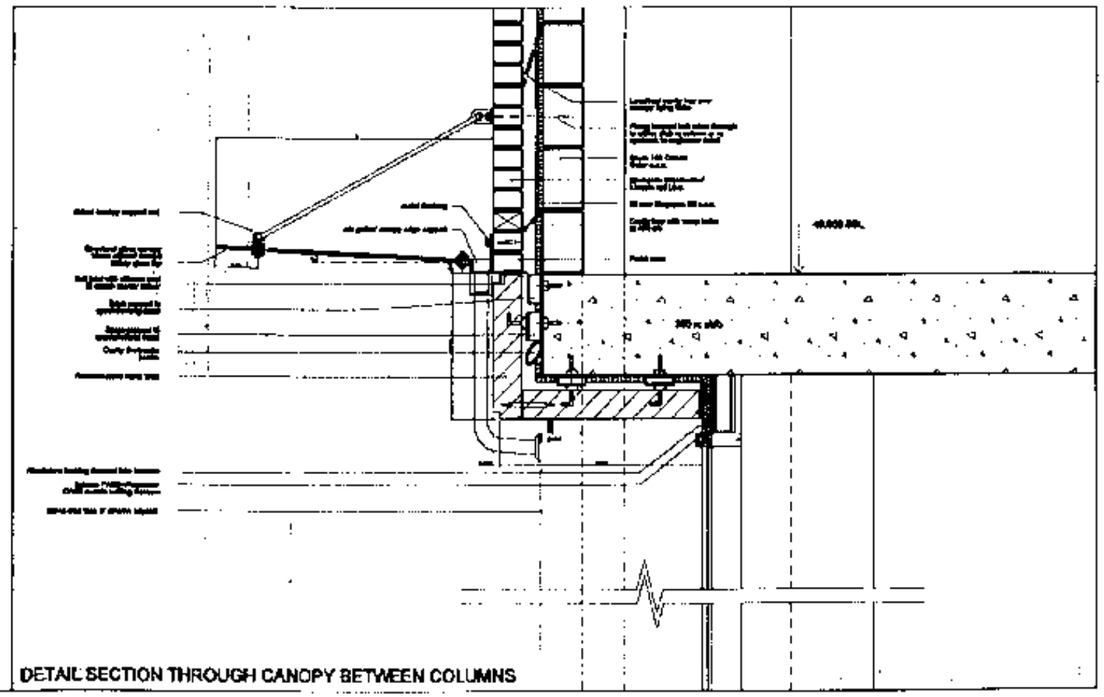


READING BOROUGH COUNCIL
- 2 DEC 2003
ENVIRONMENTAL SERVICES

PLAN OF CANOPY TYPICAL BAY (FIRST FLOOR)



DETAIL SECTION THROUGH CANOPY AT COLUMN



DETAIL SECTION THROUGH CANOPY BETWEEN COLUMNS

NOTES

AMENDMENTS

PROJECT : FRIAR STREET READING

DRAWING : SOUTH FACADE UPPER CANOPY DETAIL

STATUS :

TWIGG BROWN

TENDER FACADE

1:10 @ A1 | 08/03 | HR | CB | 8-08/03/02 | A

NOTES

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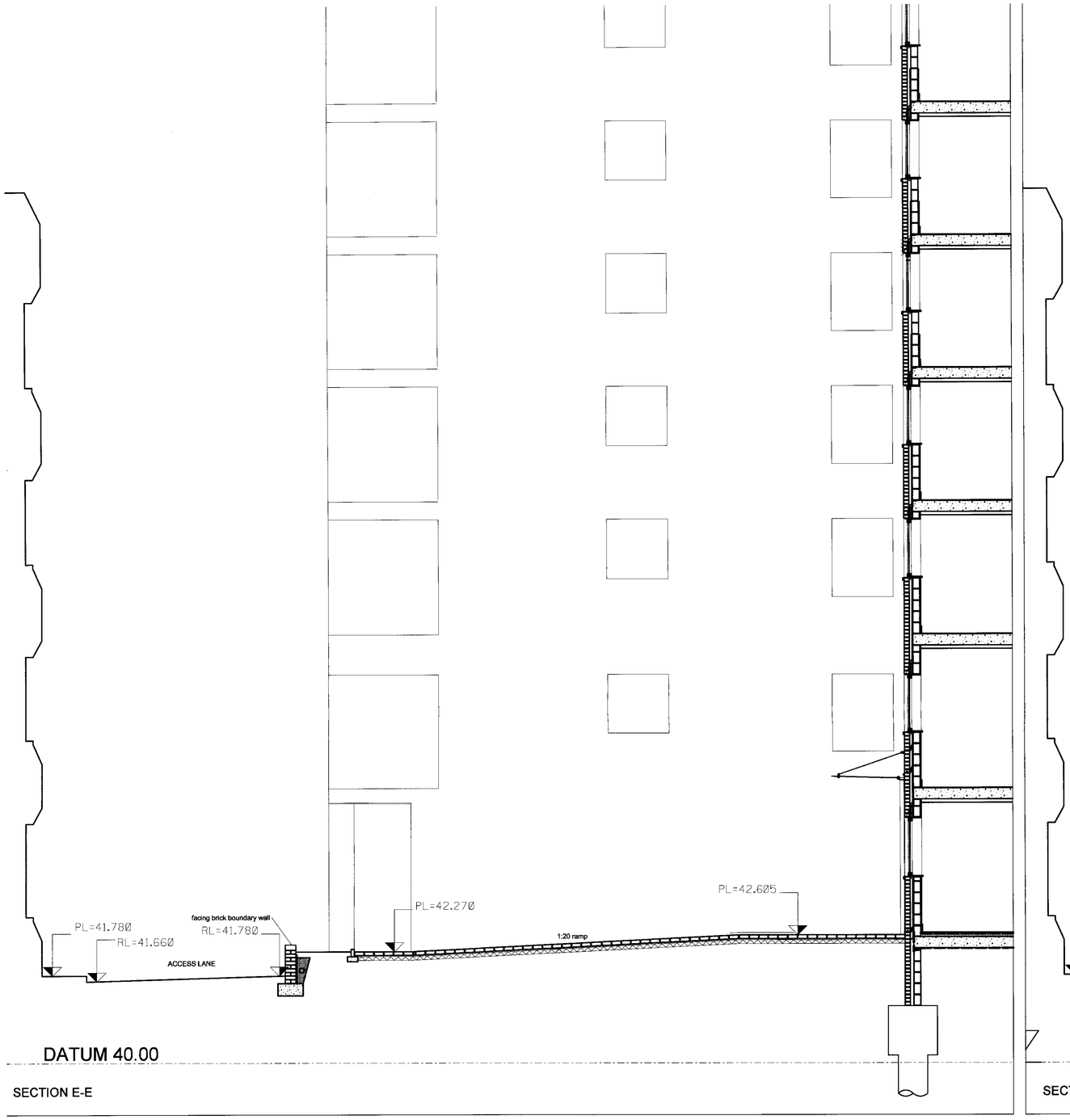
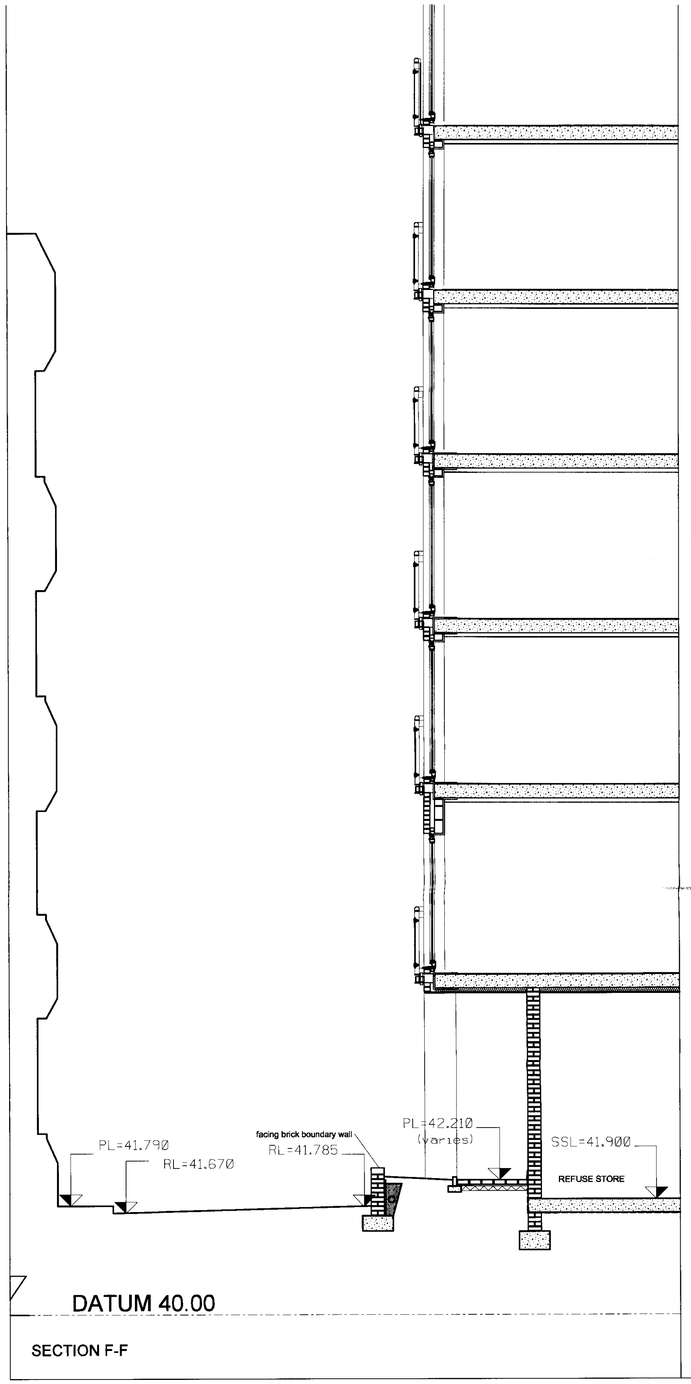
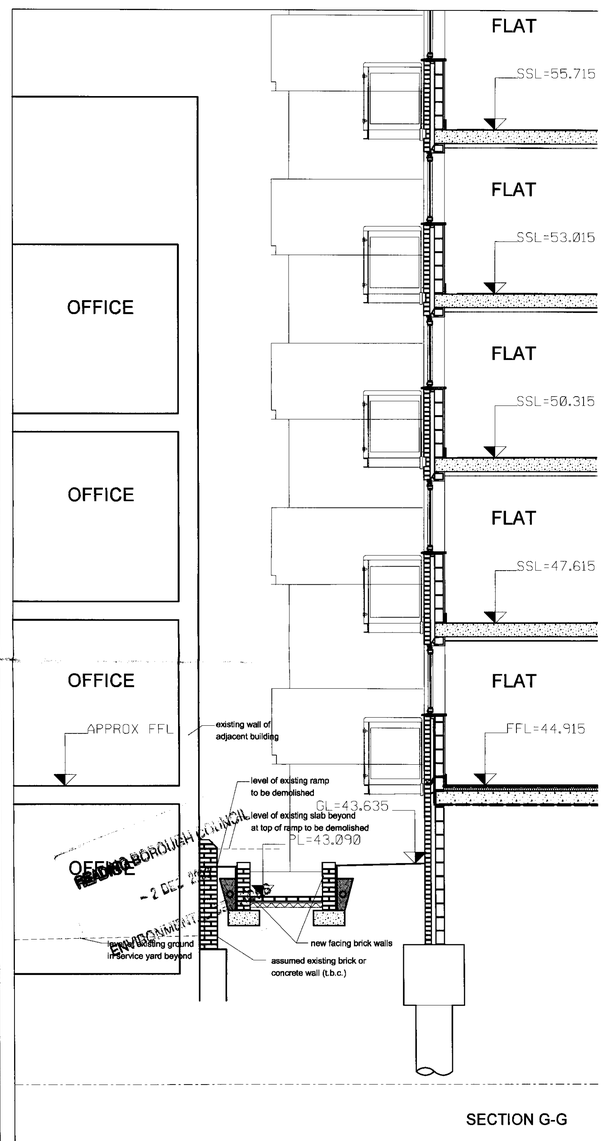
AMENDMENTS REVISION. DATE. AUTHOR.



SECTION E-E

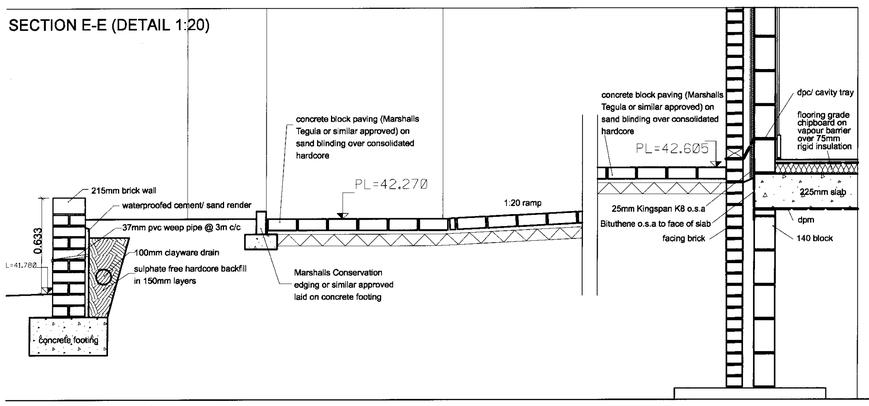


SECTION F-F



SECTION G-G

SECTION E-E (DETAIL 1:20)



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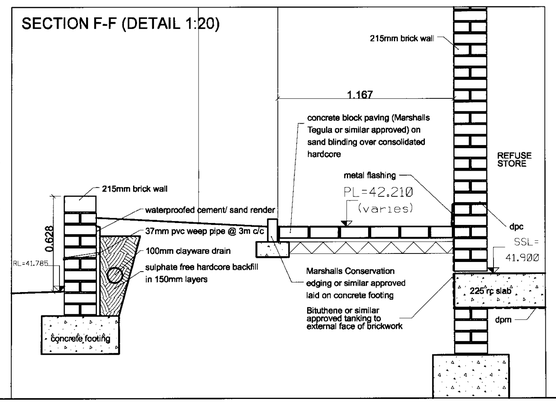

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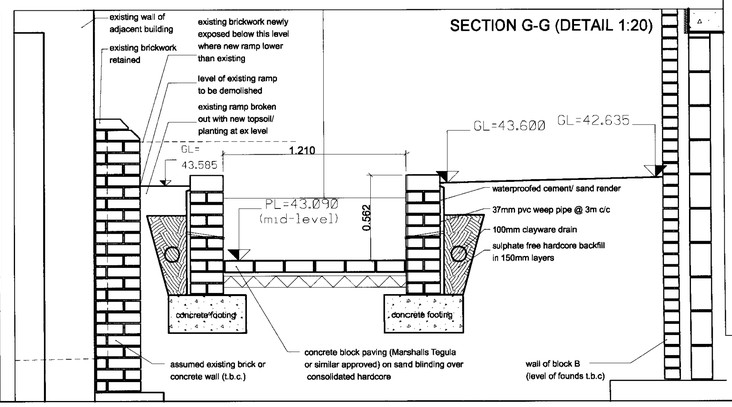

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41 PARADISE WALK, LONDON SW3 4JL TELEPHONE 020-7352-7272 FAX 020-7352-4193
E MAIL info@twiggbrownarchitects.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : EXTERNAL WORKS SECTIONS E-E, F-F & G-G

STATUS : DESIGN DEVELOPMENT

DATE	SCALE	DRAWING NO.	REV.
10/03	1:50A1 1:100A3	643D722	-

NOTES

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AMENDMENTS	REVISION.	DATE.	AUTHOR.
External lighting & cctv cameras added	A.	26.11.03.	RH.
Fire landscaping & key added			

LEGEND

- Ground recessed uplight
- Low level bollard light
- Wall mounted up/downlighter
- cctv Balcony soffit mounted cctv camera
- Concrete beam mounted soffit washer
- Column downlighter

KEY

- SHRUB WITH FEATURE PLANTING
- GRAVEL WITH BEACH PEBBLES AND BOULDERS
- CONCRETE SETT PAVING
- BLUE BRICK PAVERS

SECTION 2

SECTION 1

CAR PARK GROUND FLOOR

SLATE GRAVEL, BOULDERS AND BEACH PEBBELS WITH FEATURE PLANTING

Steps if required by Garrard House

new brick boundary wall built off existing base

EX RL 42.380

EX RL 42.400

GL 42.750

new brick facing to existing rc wall

PL 42.605

1.2M WIDE FOOTPATH

PL 42.695

RAMP UP 1:22.5

GL 42.940

PL 42.940

new free-standing brick wall

new brick retaining wall

EX PL 43.240

RAMP UP 1:20

new brick retaining wall

GL 42.940

GL 42.440

WR 1

GL 43.635

WR 2

WR 1

EX GL 43.610

WR 8

FFL 44.915

FFL 44.915

SSL 42.580

BLUE BRICK PAVERS

HARVEST BUFF TEGULA CONCRETE BLOCK PAVING

EX RL 42.630

EX RL 42.675

GL 42.750

new brick free-standing boundary wall

GL 42.675

new brick free-standing boundary wall (retaining at lowest end)

new brick free-standing boundary wall (retaining at highest end)

RAMP UP 1:20.4

RAMP UP 1:20

PL 42.680

BLUE BRICK PAVERS

FIRE/LIGHTING LIFT

LIFT

DRY RISER

FIREFIGHTING AND ESCAPE STAIR

READING BOROUGH COUNCIL
- 2 DEC 2003
ENVIRONMENTAL SERVICES

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : EXTERNAL WORKS PLAN (RESIDENTIAL ACCESS ROUTE)

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
10/03	1:50A1 1:100A3	643D719	A

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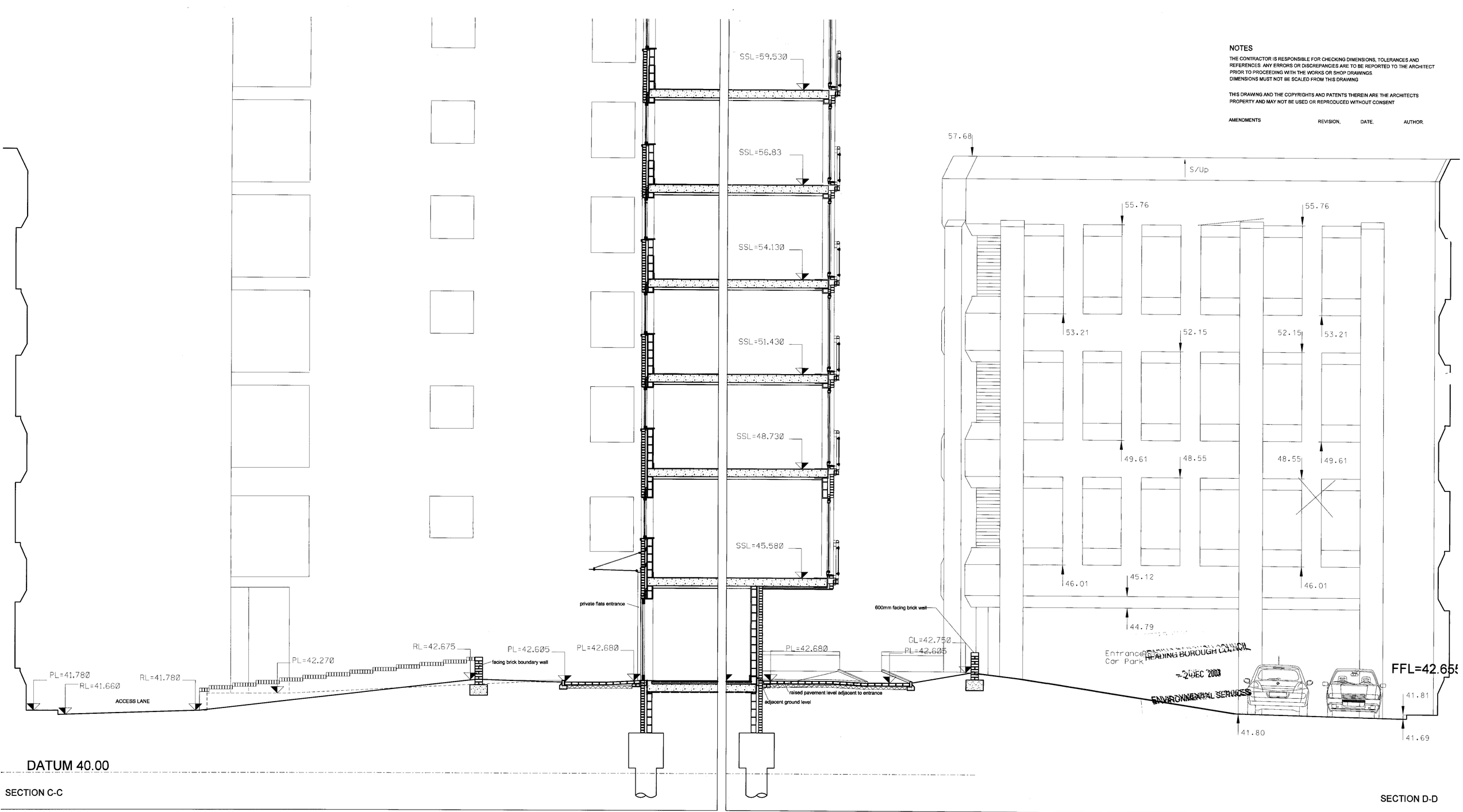
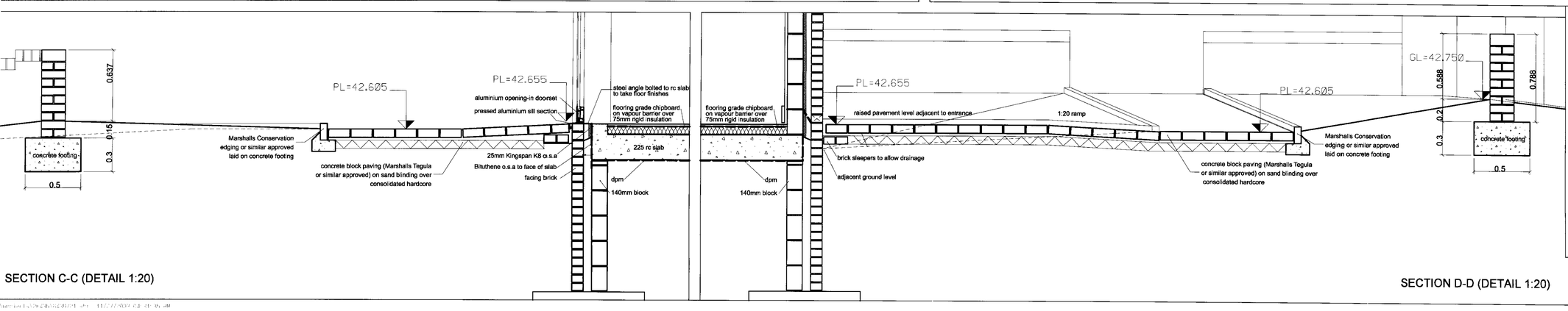
AMENDMENTS | REVISION. | DATE. | AUTHOR.



SECTION C-C

SECTION D-D



SECTION C-C (DETAIL 1:20)

SECTION D-D (DETAIL 1:20)

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : EXTERNAL WORKS SECTIONS C-C & D-D

STATUS : DESIGN DEVELOPMENT

DATE	SCALE	DRAWING NO.	REV.
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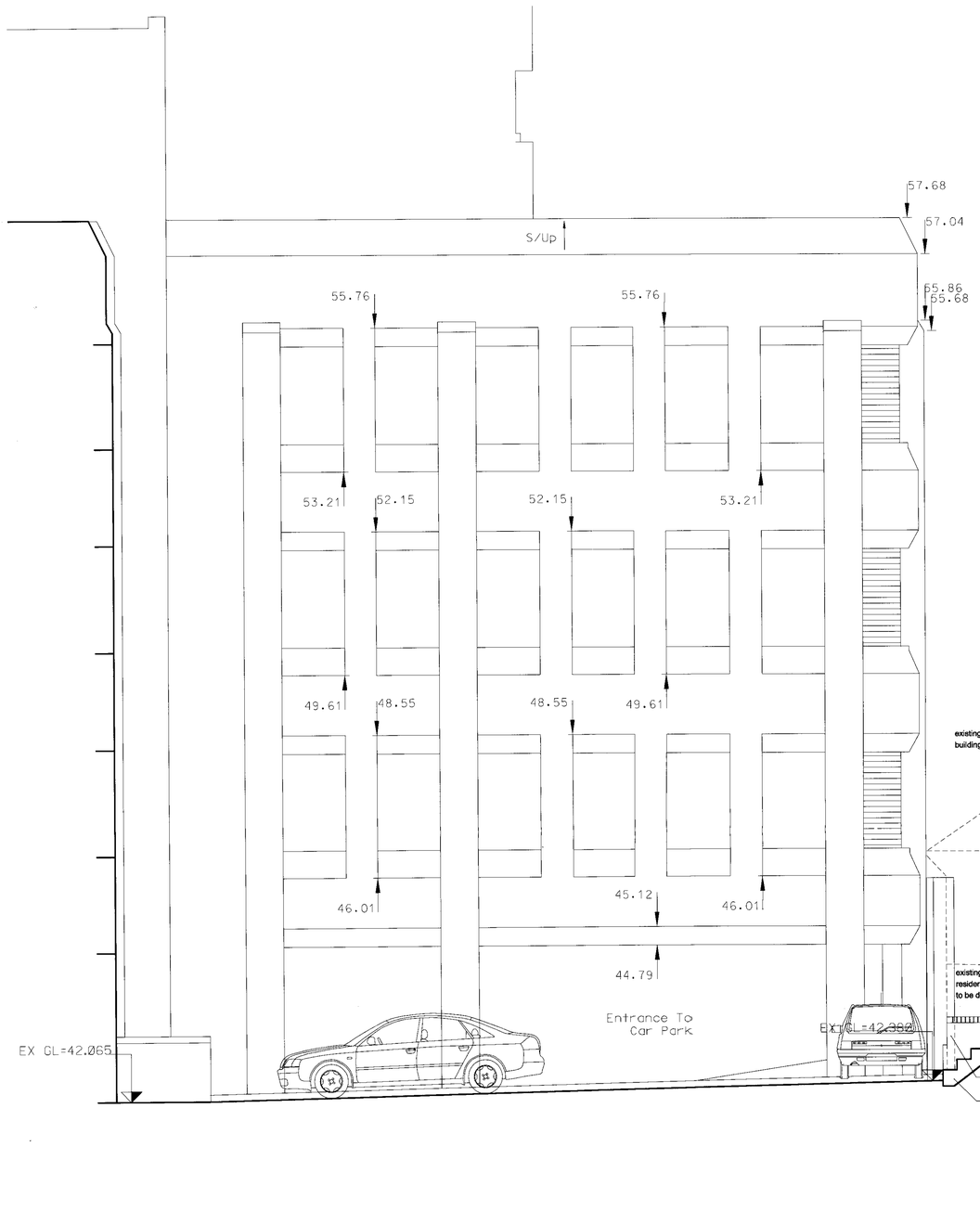

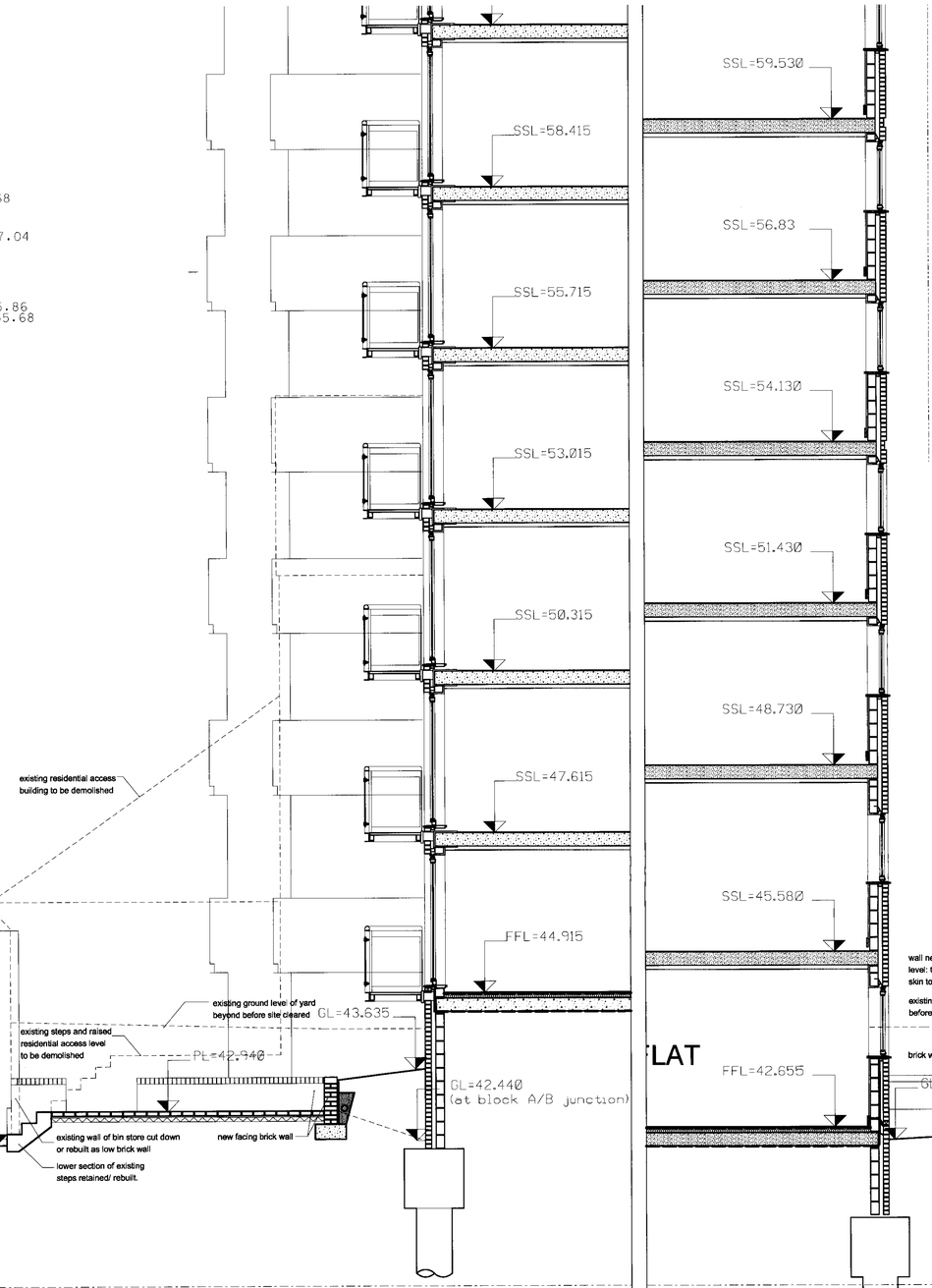

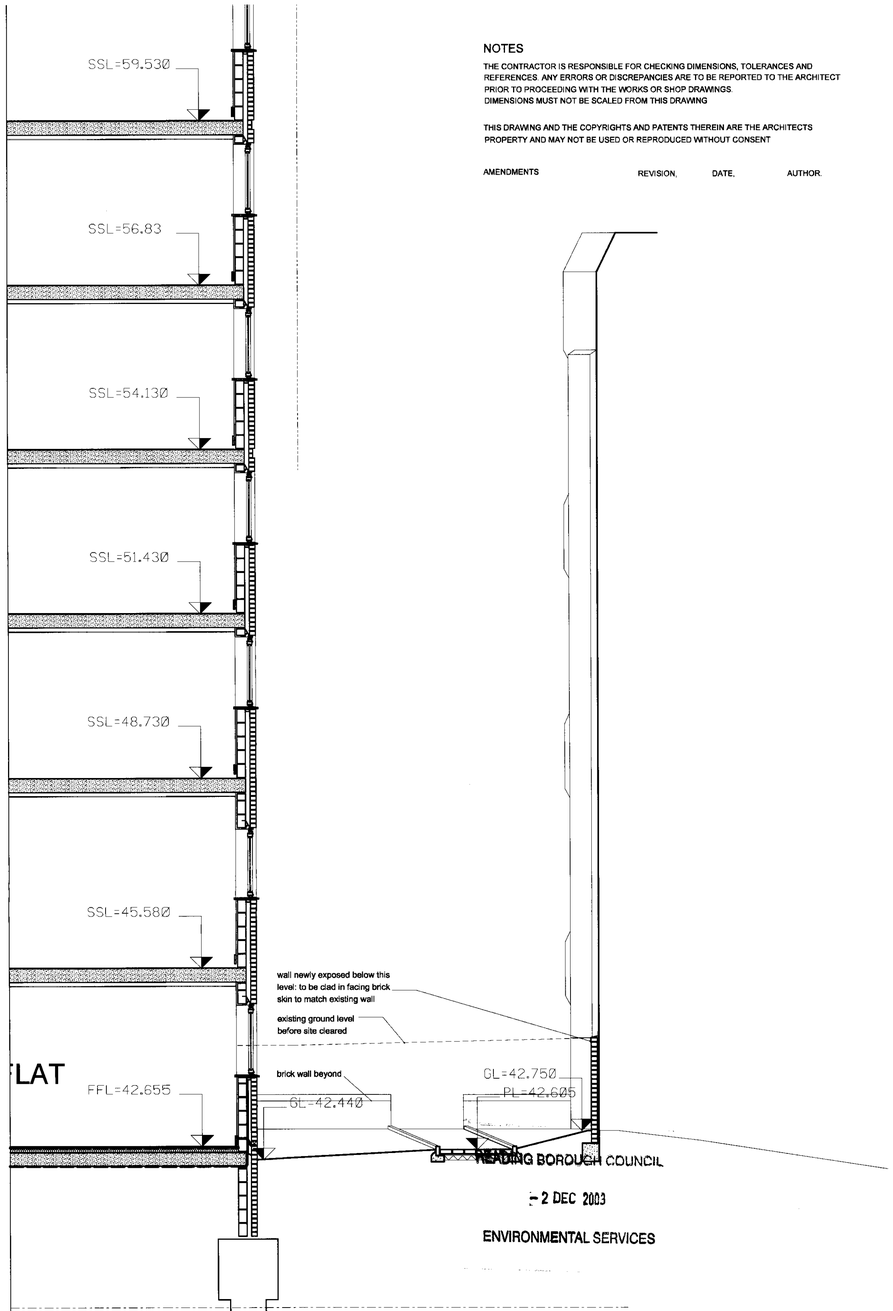

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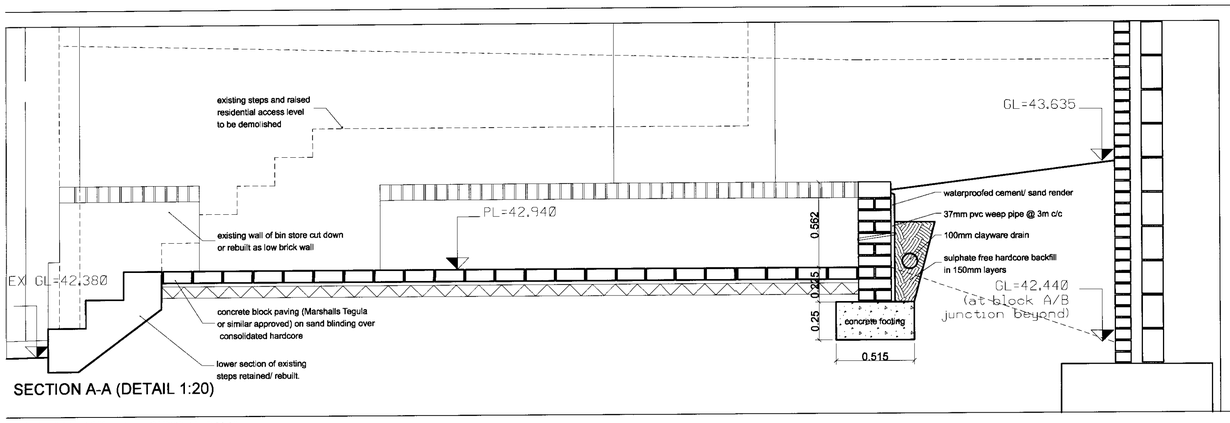
AMENDMENTS | REVISION. | DATE. | AUTHOR.

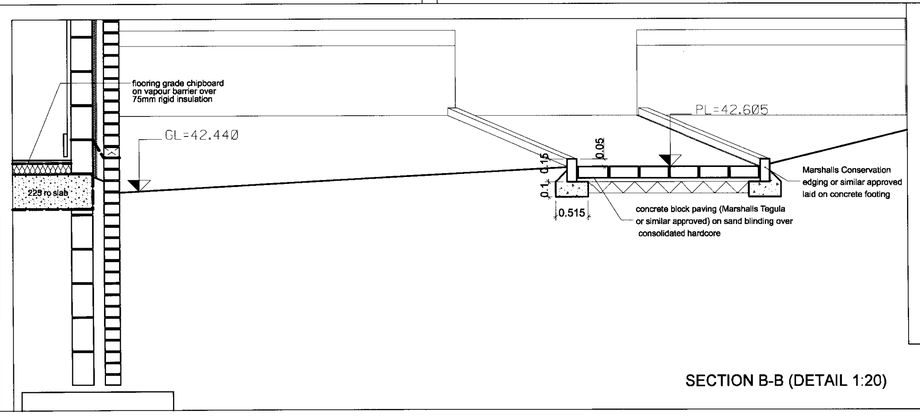
SECTION A-A

SECTION B-B

READING BOROUGH COUNCIL
- 2 DEC 2003
ENVIRONMENTAL SERVICES



SECTION A-A (DETAIL 1:20)



SECTION B-B (DETAIL 1:20)

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E MAIL info@twiggbrownarchitects.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : EXTERNAL WORKS SECTIONS A-A & B-B

STATUS : DESIGN DEVELOPMENT

DATE	SCALE	DRAWING NO.	REV.
10/03	1:50A1 1:100A3	643D720	-

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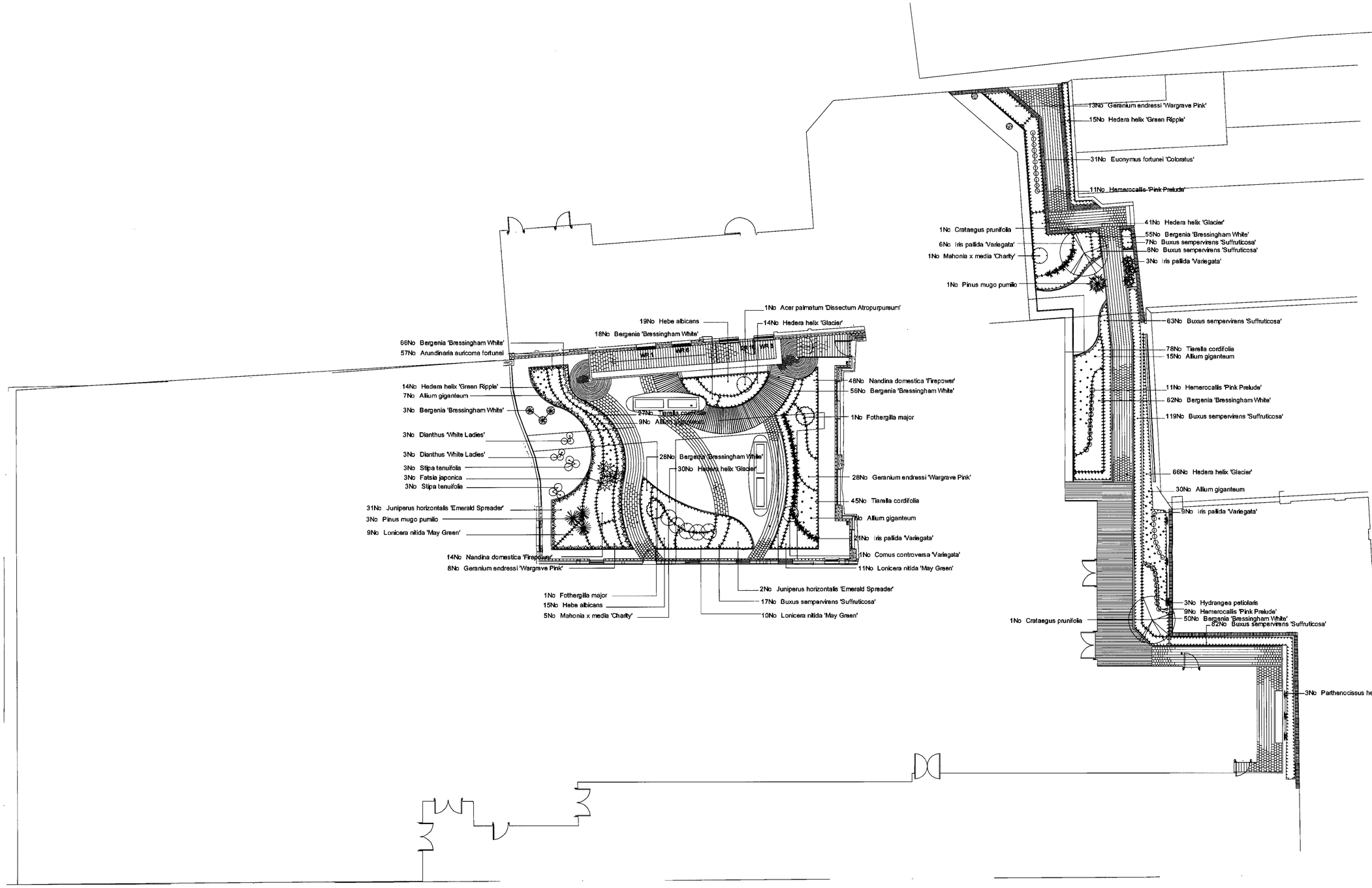
THIS DRAWING IS COPYRIGHT

amendments



ENVIRONMENTAL SERVICES
READING BOROUGH COUNCIL
- 7 DEC 2003

Drawing status:

project:
Friar Street

job number:
LP 1553

drawing title:
Planting Plan

drawing number:
1553-02

revision	scale		date
	1:1250		21.11.03

	drawn	auth	date
for information	JD	PTC	21.11.03
for construction			

fira
THE JEWELLERY BUSINESS CENTRE
96 SPENCER STREET
BIRMINGHAM. B18 6DA.
TEL: 0121 523 1833
FAX: 0121 523 1834
fira landscape architecture and urban design

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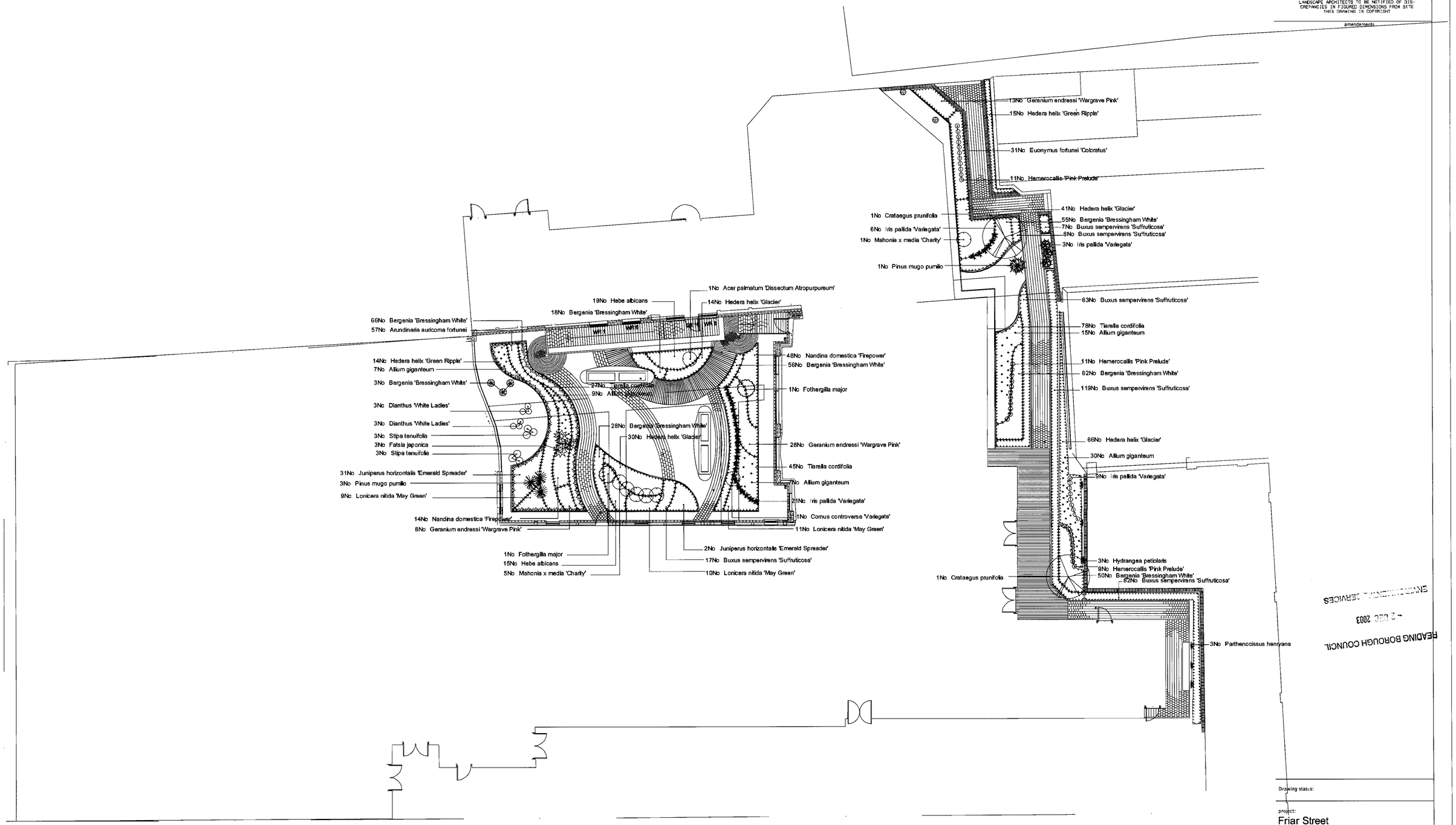


ENVIRONMENTAL SERVICES
- 2 DEC 2003
FEADING BOROUGH COUNCIL

Drawing status:

project:
Friar Street

job number:
LP 1553

drawing title:
Planting Plan

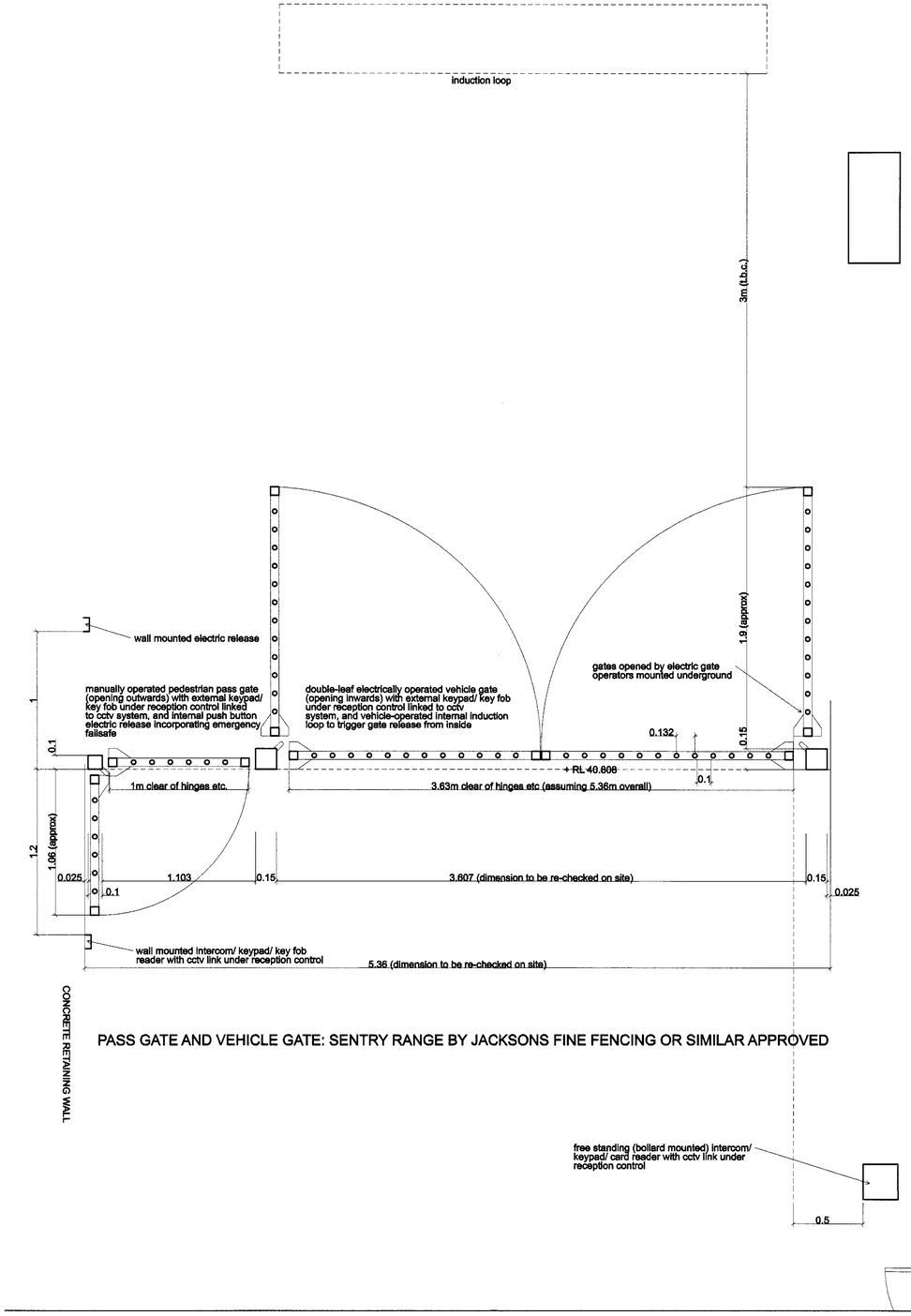
drawing number:
1553-02

revision	scale		date
	1:1250		21.11.03

	drawn	auth	date
for information	JD	PTC	21.11.03
for construction			

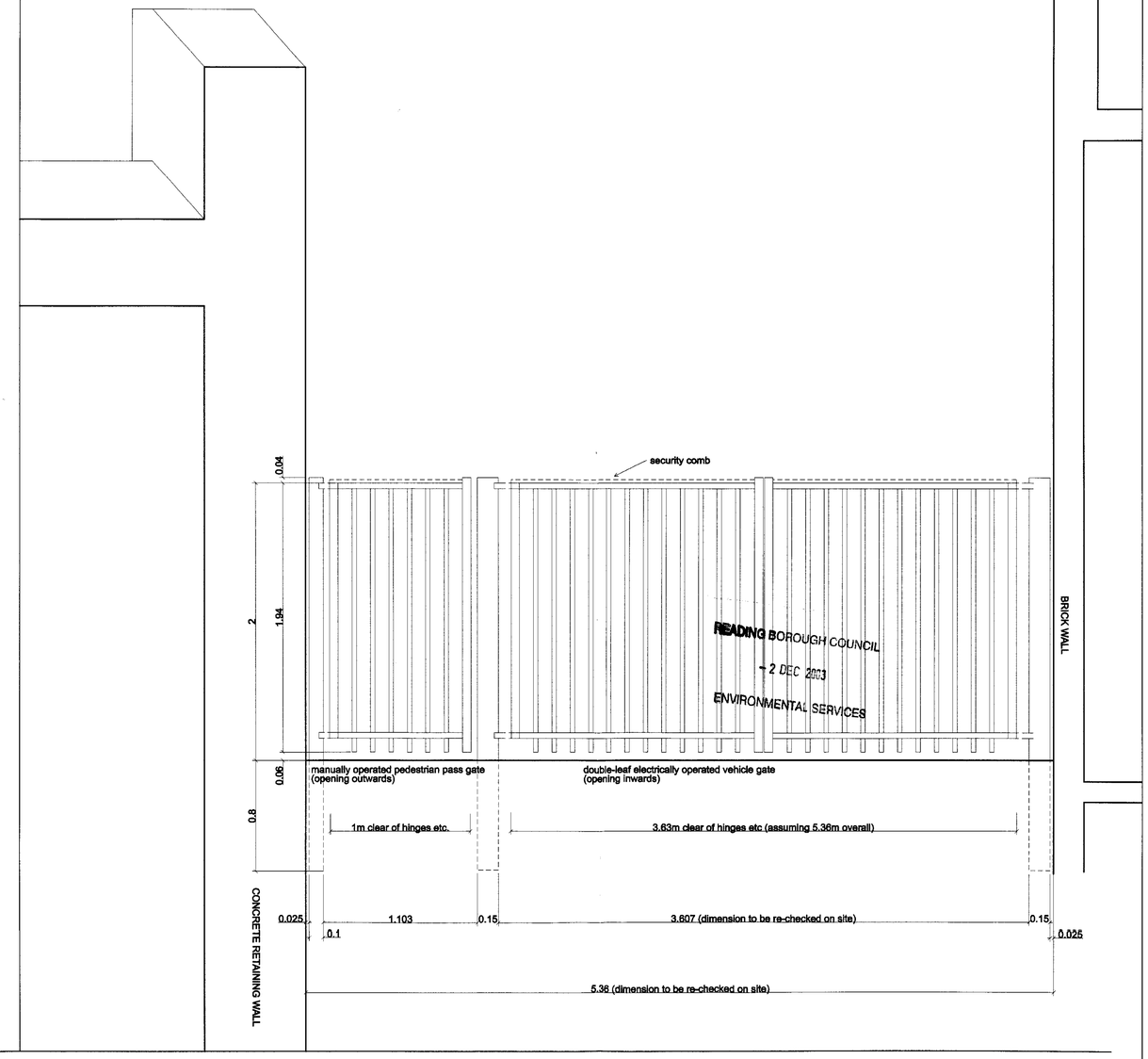
fira
THE JEWELLERY BUSINESS CENTRE
90 SPENCER STREET
BIRMINGHAM. B18 6DA.
TEL# 0121 523 1893
FAX# 0121 523 1894
fira landscape architecture and urbar cesign

PLAN



PASS GATE AND VEHICLE GATE: SENTRY RANGE BY JACKSONS FINE FENCING OR SIMILAR APPROVED

EXTERNAL ELEVATION



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2 DEC 2003
ENVIRONMENTAL SERVICES

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AMENDMENTS

Notes changed to key fob

REVISION	DATE	AUTHOR
A	28 11 2003	RWW

PROJECT : FRIAR STREET READING

DRAWING : HOTEL SERVICE YARD GATES (LOWER GROUND FLOOR)

STATUS : PRELIMINARY

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E MAIL TWGG_BROWN@compuserve.com
CHARTERED ARCHITECTS PLANNERS INTERIOR & LANDSCAPE DESIGNERS

STATUS : TENDER PACKAGE

SCALE	DATE	DRAWN	CHECKED	DRAWING NO.	REV
1:20 @ A1 1:40 @ A3	10.2003	NFR		643B/ D660	A

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AMENDMENTS	REVISION.	DATE.	AUTHOR.
External lighting & cctv cameras added	A.	26.11.03.	RH.
Fira landscaping & key added			

LEGEND

- Ground recessed uplight
- Low level bollard light
- Wall mounted up/downlighter
- cctv — Balcony soffit mounted cctv camera
- Concrete beam mounted soffit washer
- Column downlighter

KEY

- SHRUB WITH FEATURE PLANTING
- GRAVEL WITH BEACH PEBBLES AND BOULDERS
- CONCRETE SETT PAVING
- BLUE BRICK PAVERS

SECTION 2

SECTION 1

CAR PARK GROUND FLOOR

SLATE GRAVEL, BOULDERS AND BEACH PEBBELS WITH FEATURE PLANTING

Steps if required by Garrard House

new brick boundary wall built off existing base

EX RL 42.380

EX RL 42.400

GL 42.750

new brick facing to existing rc wall

PL 42.605

1.2M WIDE FOOTPATH

PL 42.695

RAMP UP 1:22.5

GL 42.940

PL 42.940

new free-standing brick wall

GL 42.440

new brick retaining wall

EX PL 43.240

RAMP UP 1:20

new brick retaining wall

GL 42.940

GL 42.440

WR 1

GL 43.635

WR 2

WR 1

EX GL 43.610

WR 8

FFL 44.915

FFL 44.915

SSL 42.580

BLUE BRICK PAVERS

new brick free-standing boundary wall (retaining at lowest end)

HARVEST BUFF TEGULA CONCRETE BLOCK PAVING

EX RL 42.630

EX RL 42.675

GL 42.750

new brick free-standing boundary wall

GL 42.675

PL 42.605

PL 42.680

BLUE BRICK PAVERS

new brick free-standing boundary wall (retaining at highest end)

RAMP UP 1:20.4

RAMP UP 1:20

6.16

READING BOROUGH COUNCIL
– 2 DEC 2003
ENVIRONMENTAL SERVICES

FIREFIGHTING LIFT

LIFT

DRY RISER

FIREFIGHTING AND ESCAPE STAIR

TWIGG BROWN			
41 PARADISE WALK, LONDON SW3 4JL TELEPHONE 020-7352-7272 FAX 020-7352-4193 E MAIL info@twiggbrownarchitects.com CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS			
PROJECT :	FRIAR STREET READING		
DRAWING :	EXTERNAL WORKS PLAN (RESIDENTIAL ACCESS ROUTE)		
STATUS :	SUBJECT TO PLANNING		
DATE	SCALE	DRAWING NO.	REV.
10/03	1:50A1 1:100A3	643D719	A

NOTES

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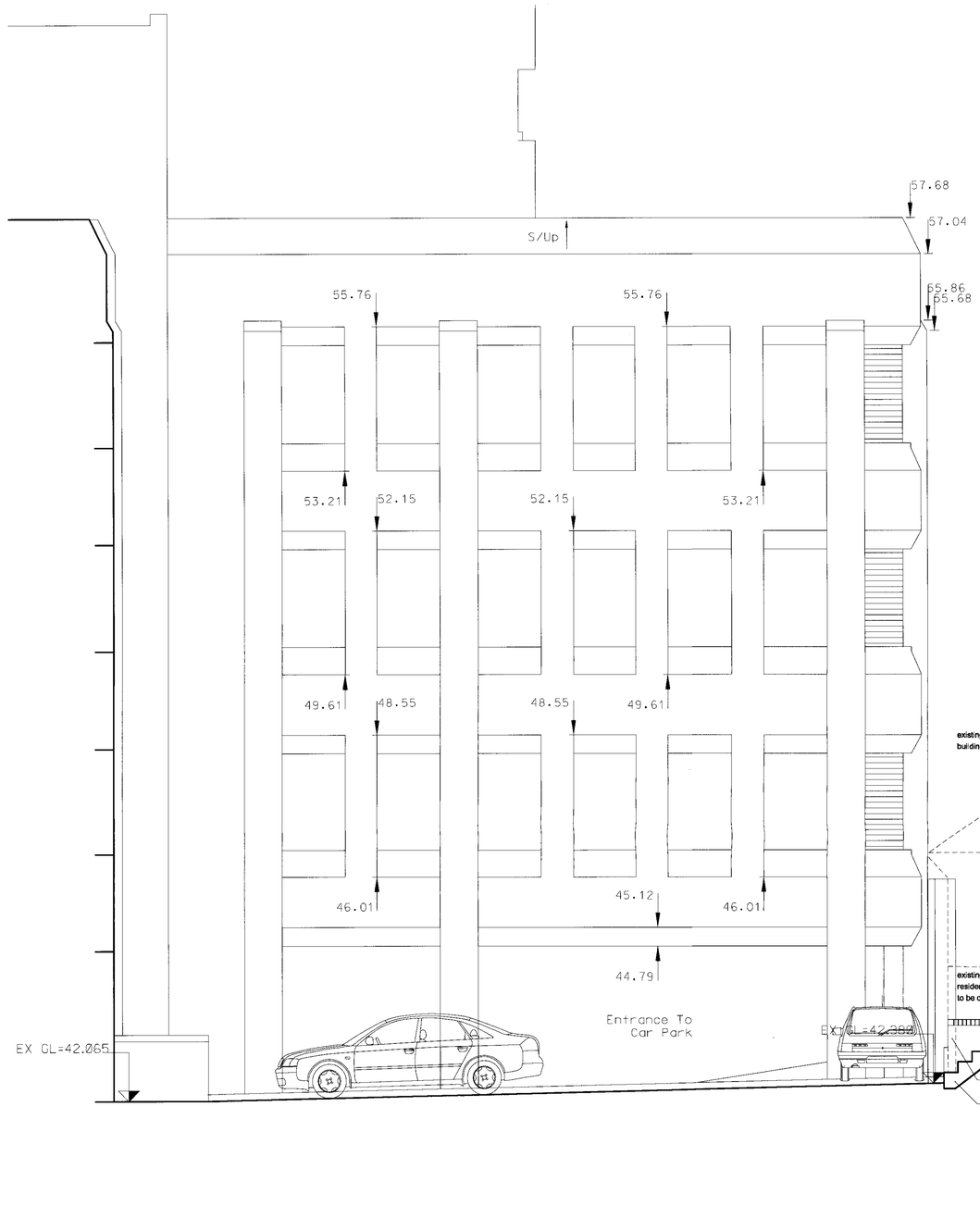
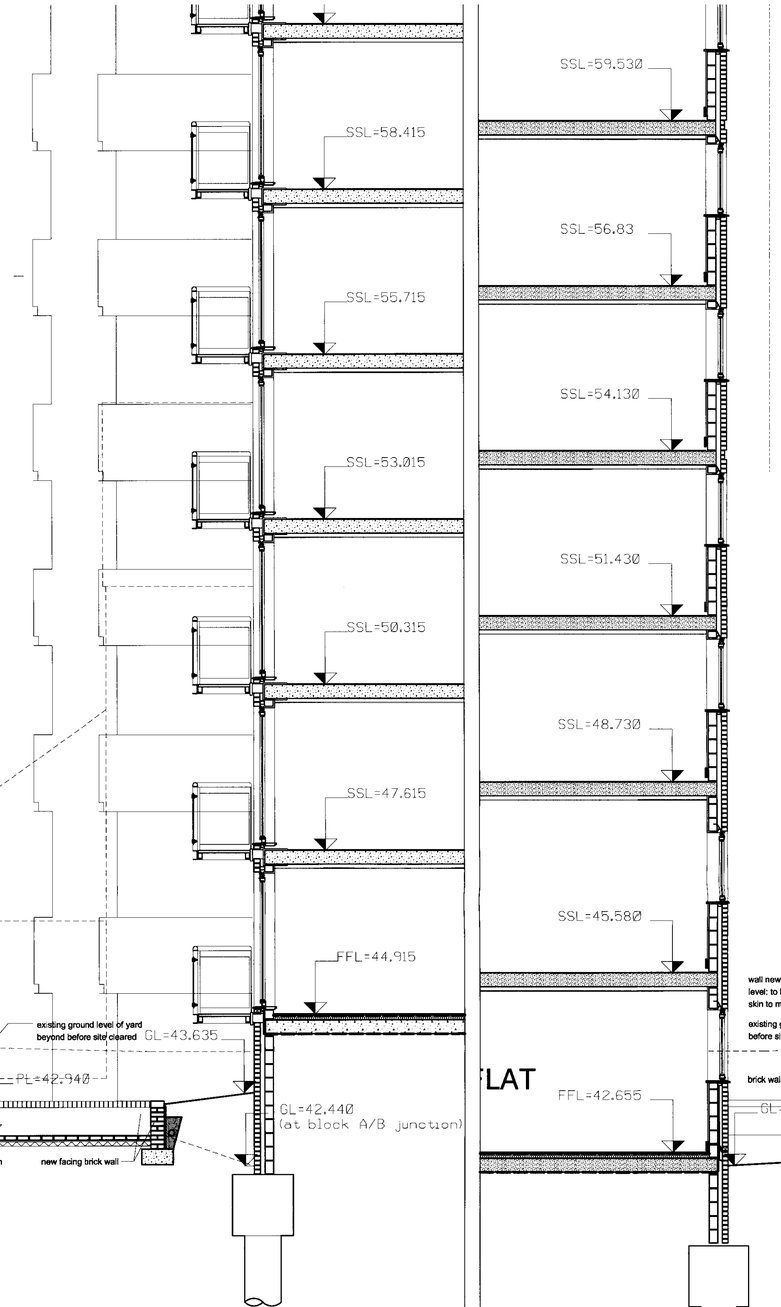
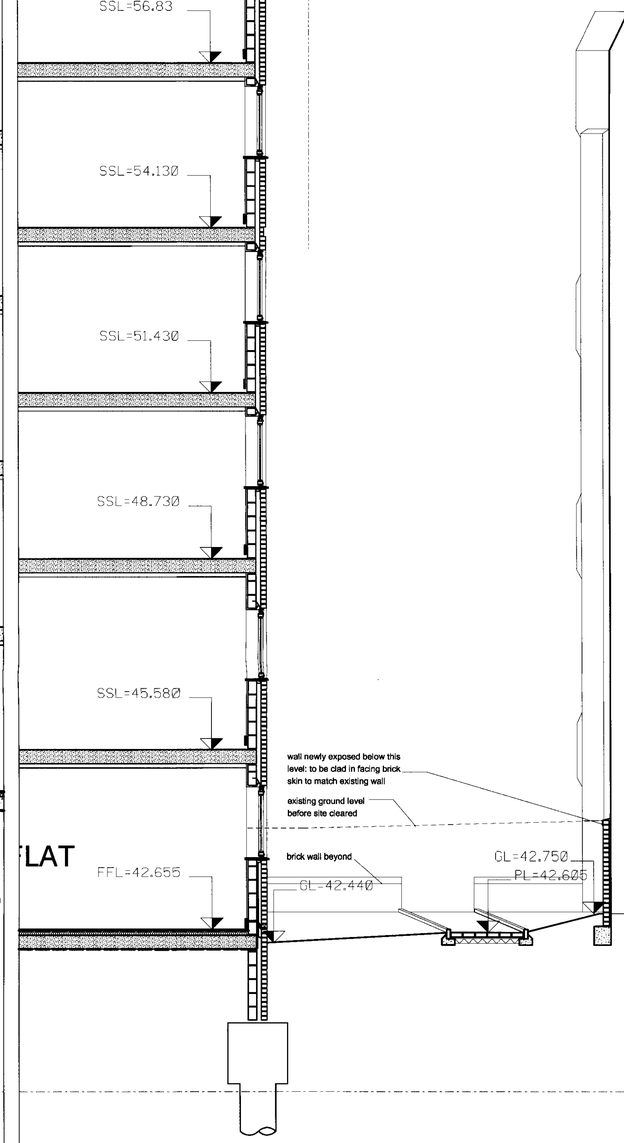
AMENDMENTS | REVISION. | DATE. | AUTHOR.

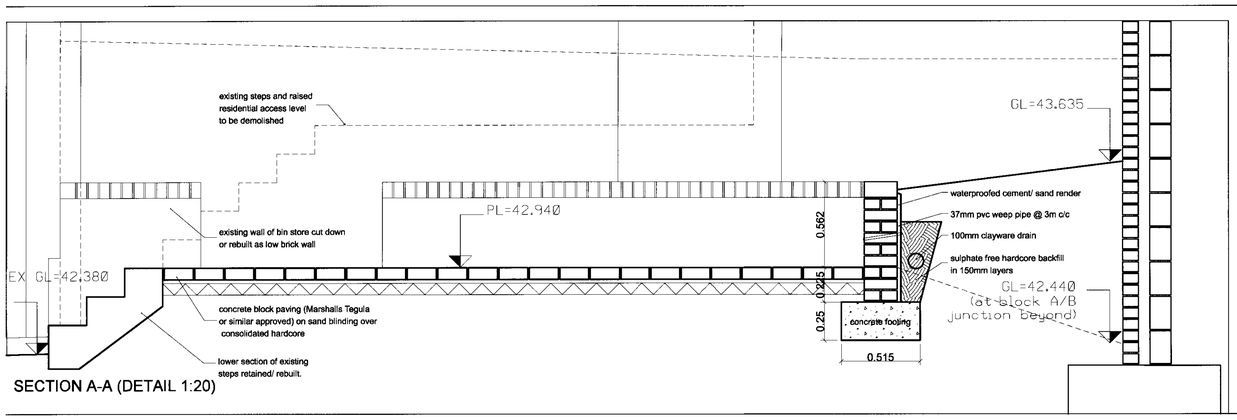




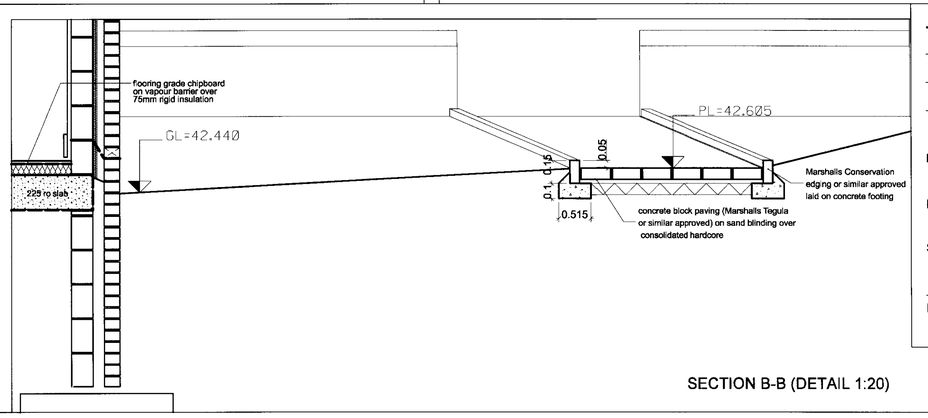


SECTION A-A

SECTION B-B



SECTION A-A (DETAIL 1:20)



SECTION B-B (DETAIL 1:20)

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : EXTERNAL WORKS SECTIONS A-A & B-B

STATUS : DESIGN DEVELOPMENT

DATE	SCALE	DRAWING NO.	REV.
10/03	1:50A1 1:100A3	643D720	-

NOTES

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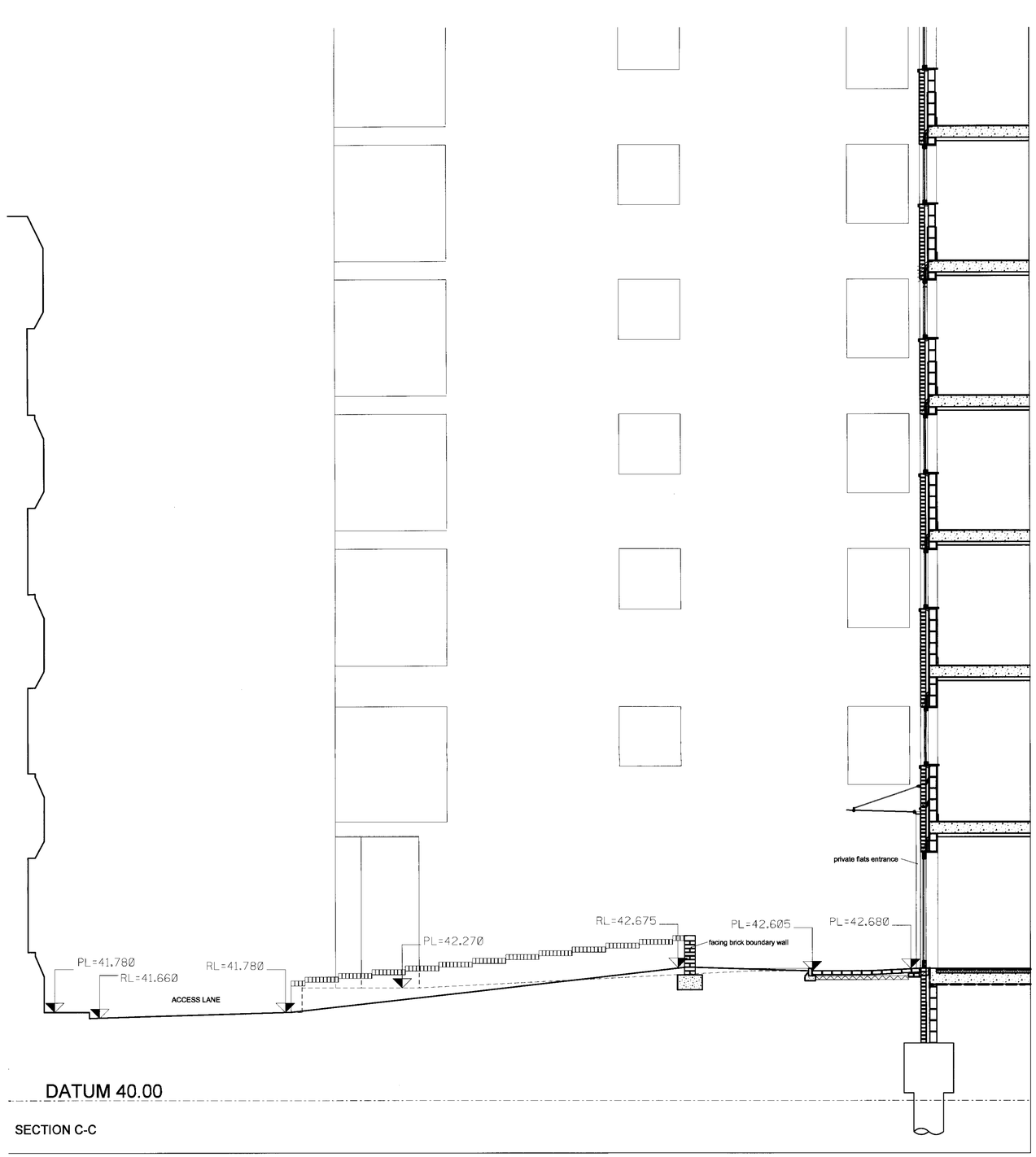
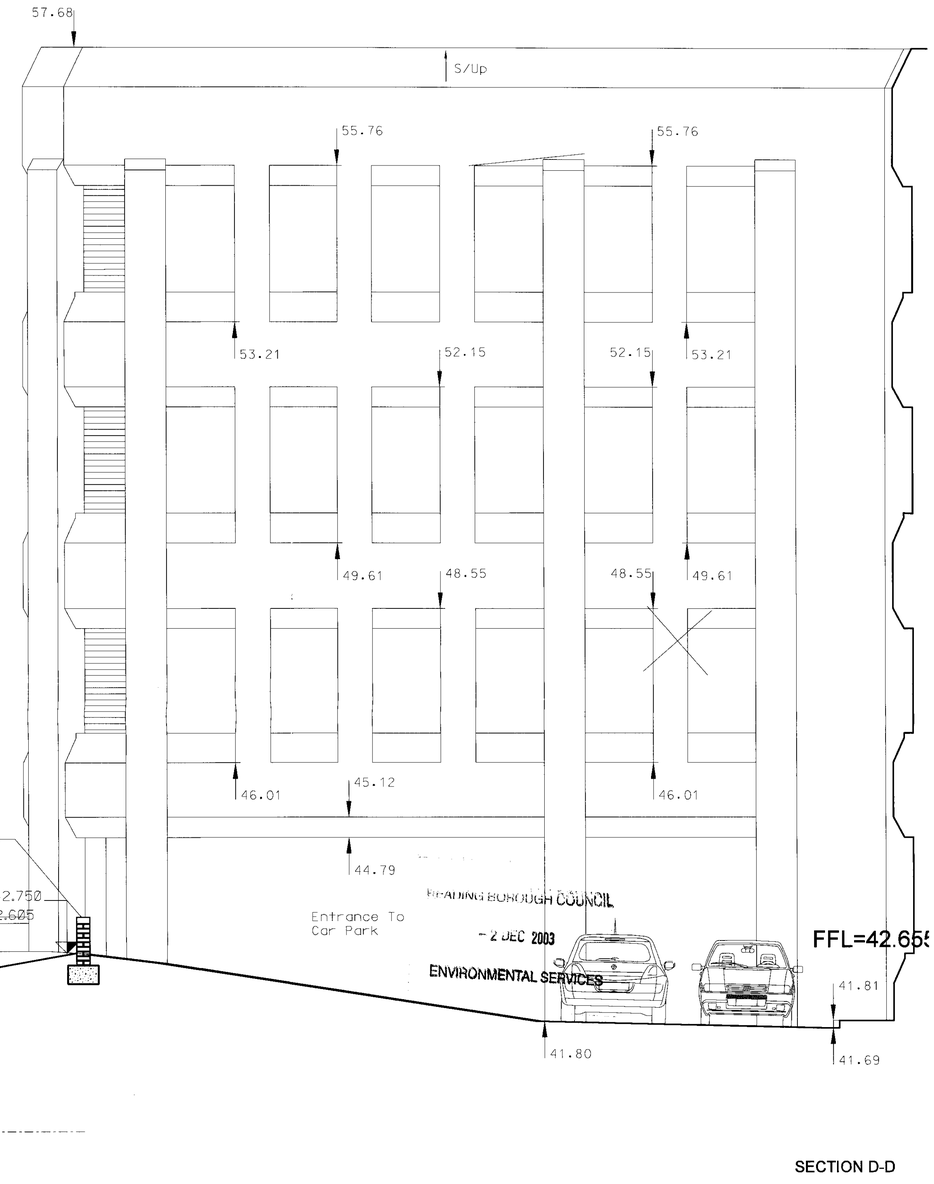
AMENDMENTS | REVISION. | DATE. | AUTHOR.



DATUM 40.00

SECTION C-C



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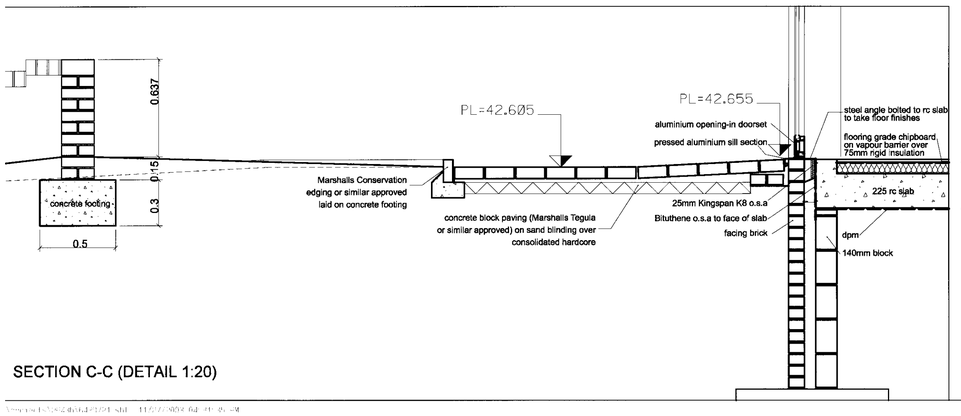
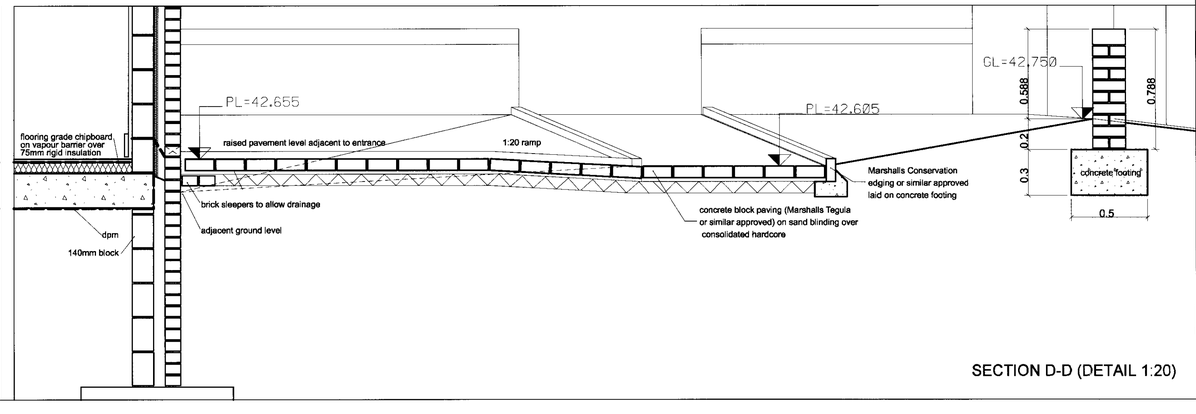


SECTION C-C (DETAIL 1:20)



SECTION D-D (DETAIL 1:20)

T W I G G B R O W N
41 PARADISE WALK, LONDON SW3 4JL TELEPHONE 020-7352-7272 FAX 020-7352-4193
E MAIL info@twiggbrownarchitects.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : EXTERNAL WORKS SECTIONS C-C & D-D

STATUS : DESIGN DEVELOPMENT

DATE	SCALE	DRAWING NO.	REV.
10/03	1:50A1 1:100A3	643D721	-

NOTES

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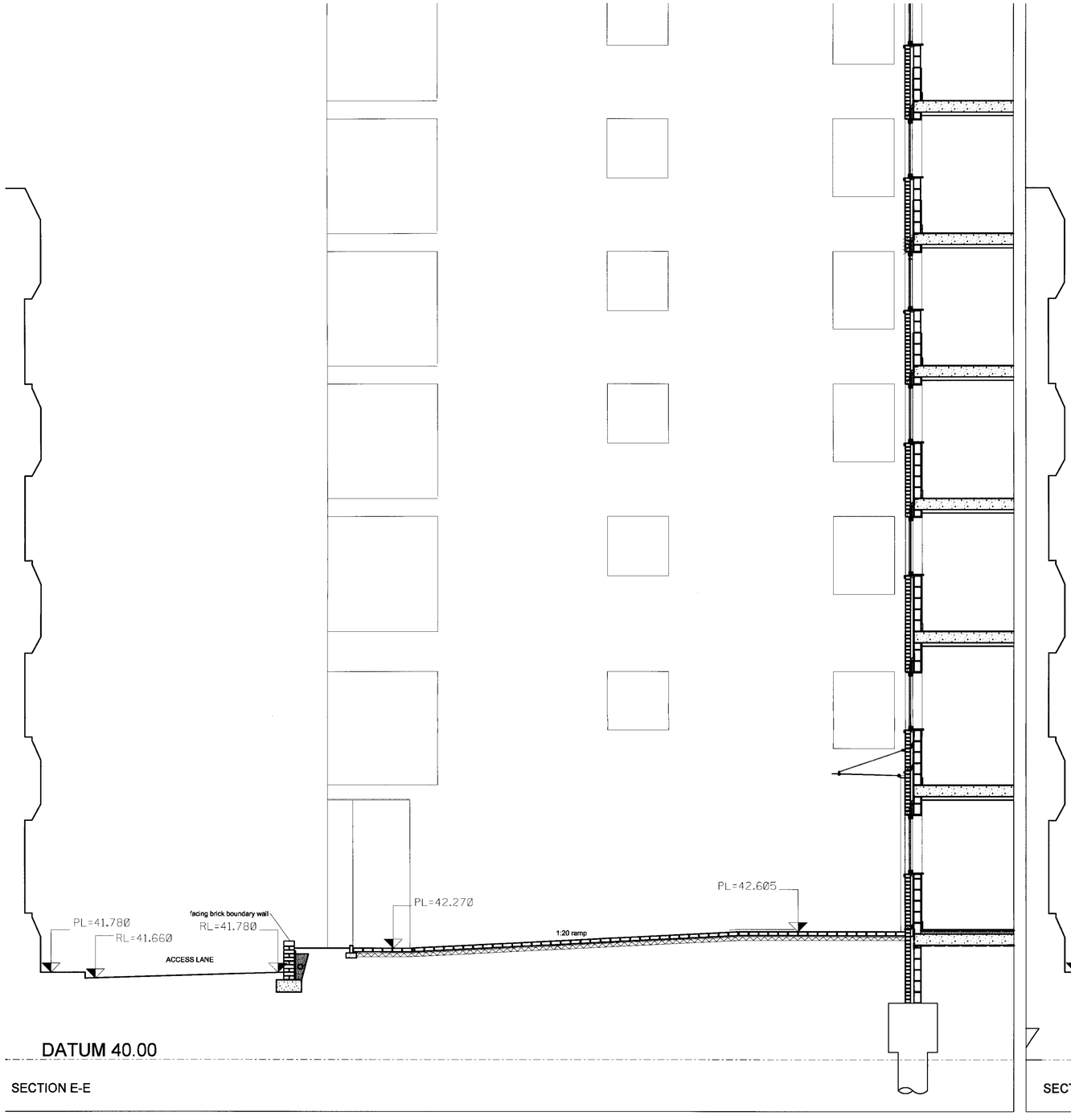
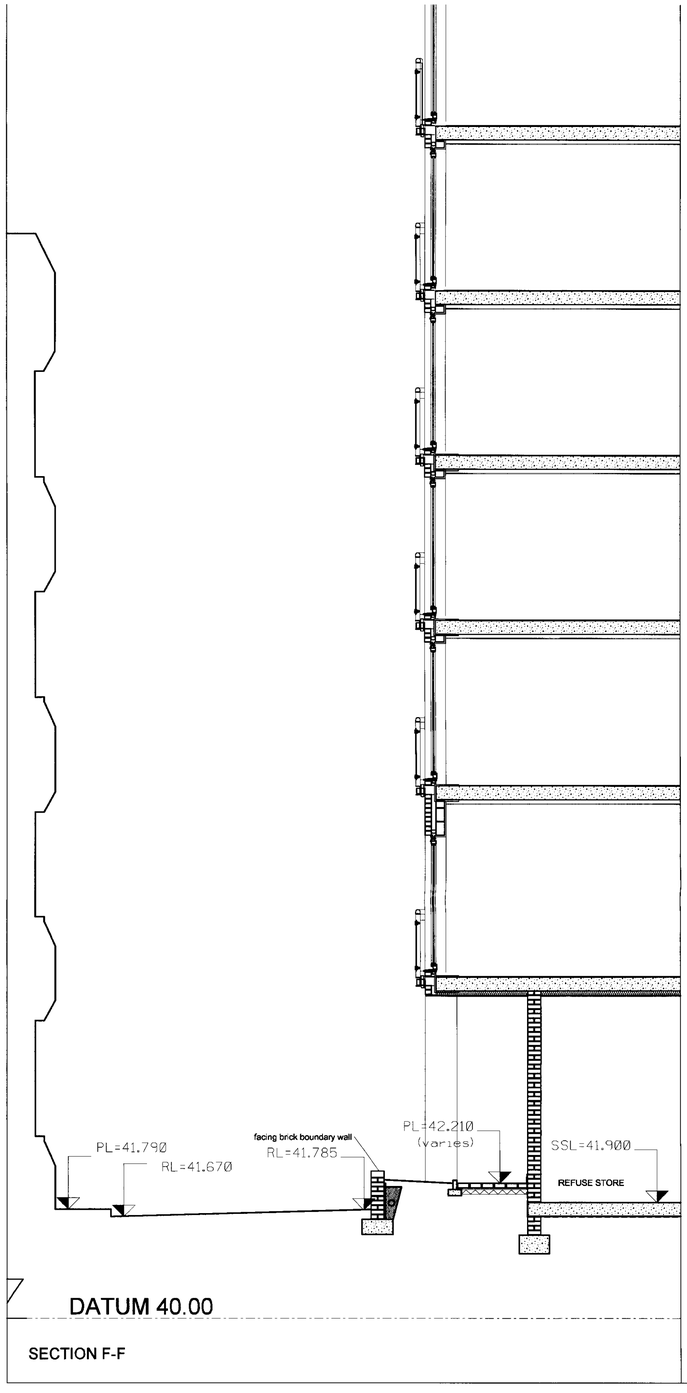
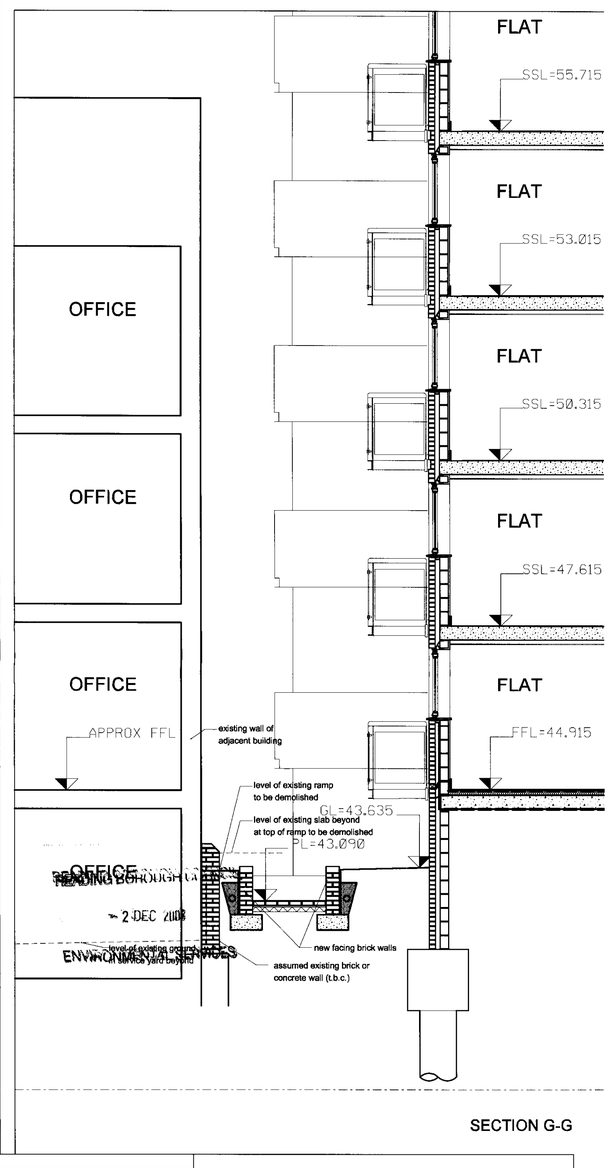
AMENDMENTS | REVISION. | DATE. | AUTHOR.



SECTION E-E



SECTION F-F

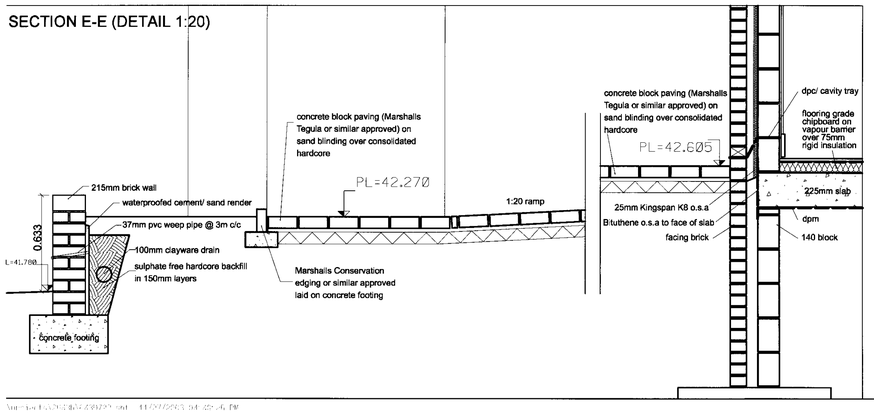


SECTION G-G

DATUM 40.00

DATUM 40.00

SECTION E-E (DETAIL 1:20)



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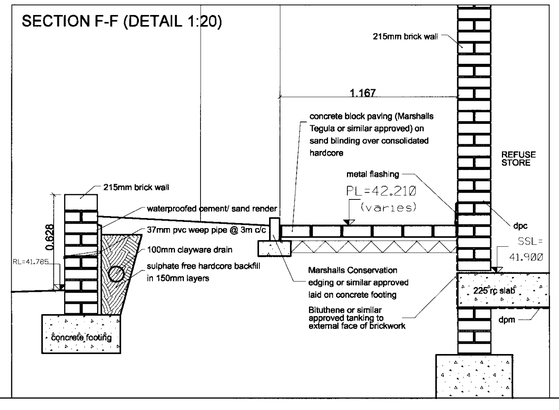
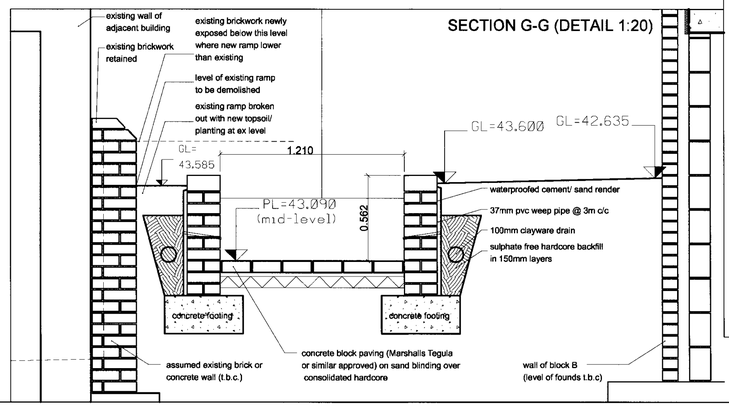


SECTION G-G (DETAIL 1:20)



T W I G G B R O W N

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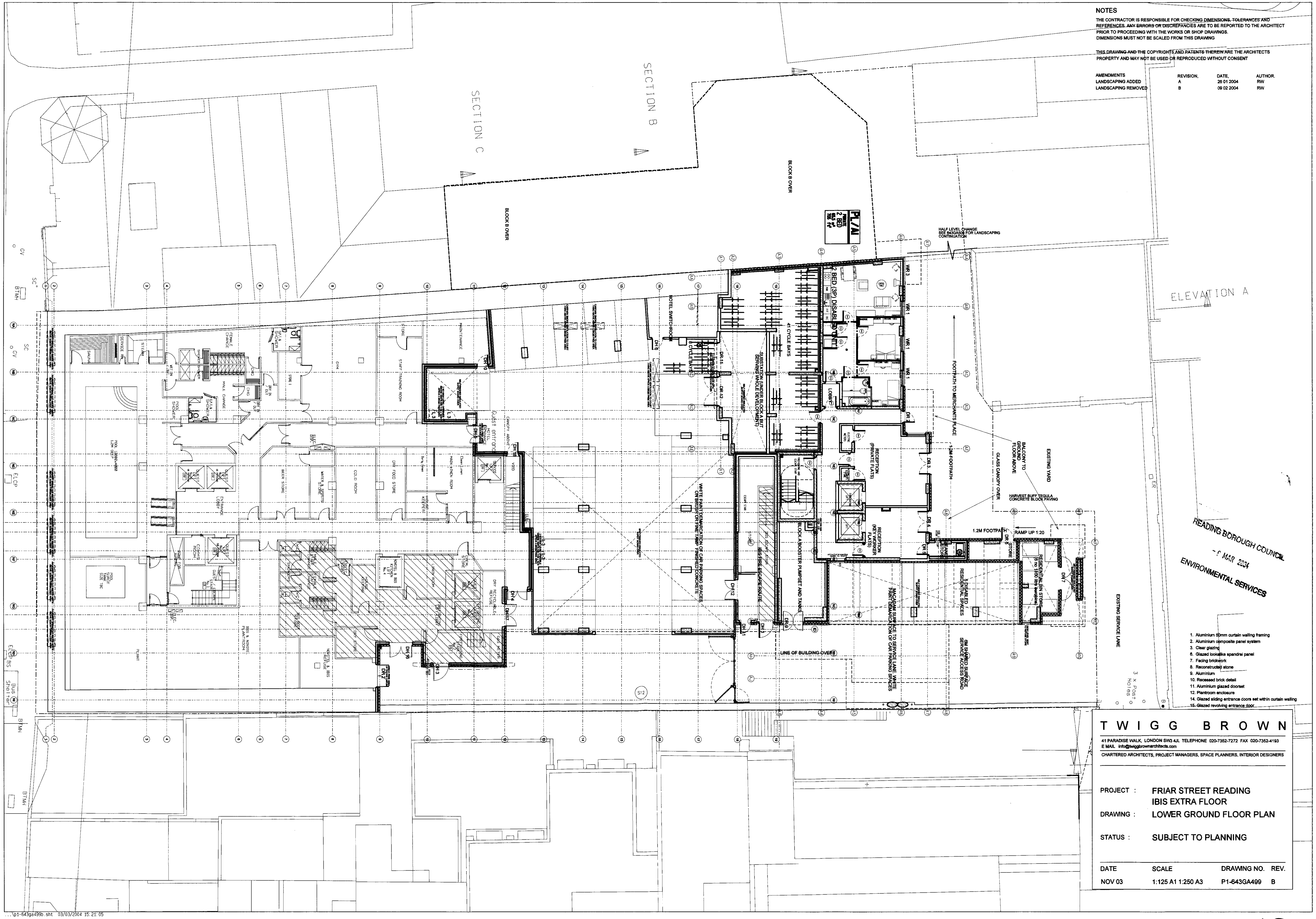
E MAIL info@twiggbrownarchitects.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : EXTERNAL WORKS SECTIONS E-E, F-F & G-G

STATUS : DESIGN DEVELOPMENT

DATE	SCALE	DRAWING NO.	REV.
10/03	1:50A1 1:100A3	643D722	-



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AMENDMENTS	REVISION,	DATE,	AUTHOR.
LANDSCAPING ADDED	A	26 01 2004	RW
LANDSCAPING REMOVED	B	09 02 2004	RW

1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed lookalike spandrel panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
10. Recessed brick detail
11. Aluminium glazed doorset
12. Plantroom enclosure
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door

READING BOROUGH COUNCIL
- 9 MAR 2004
ENVIRONMENTAL SERVICES

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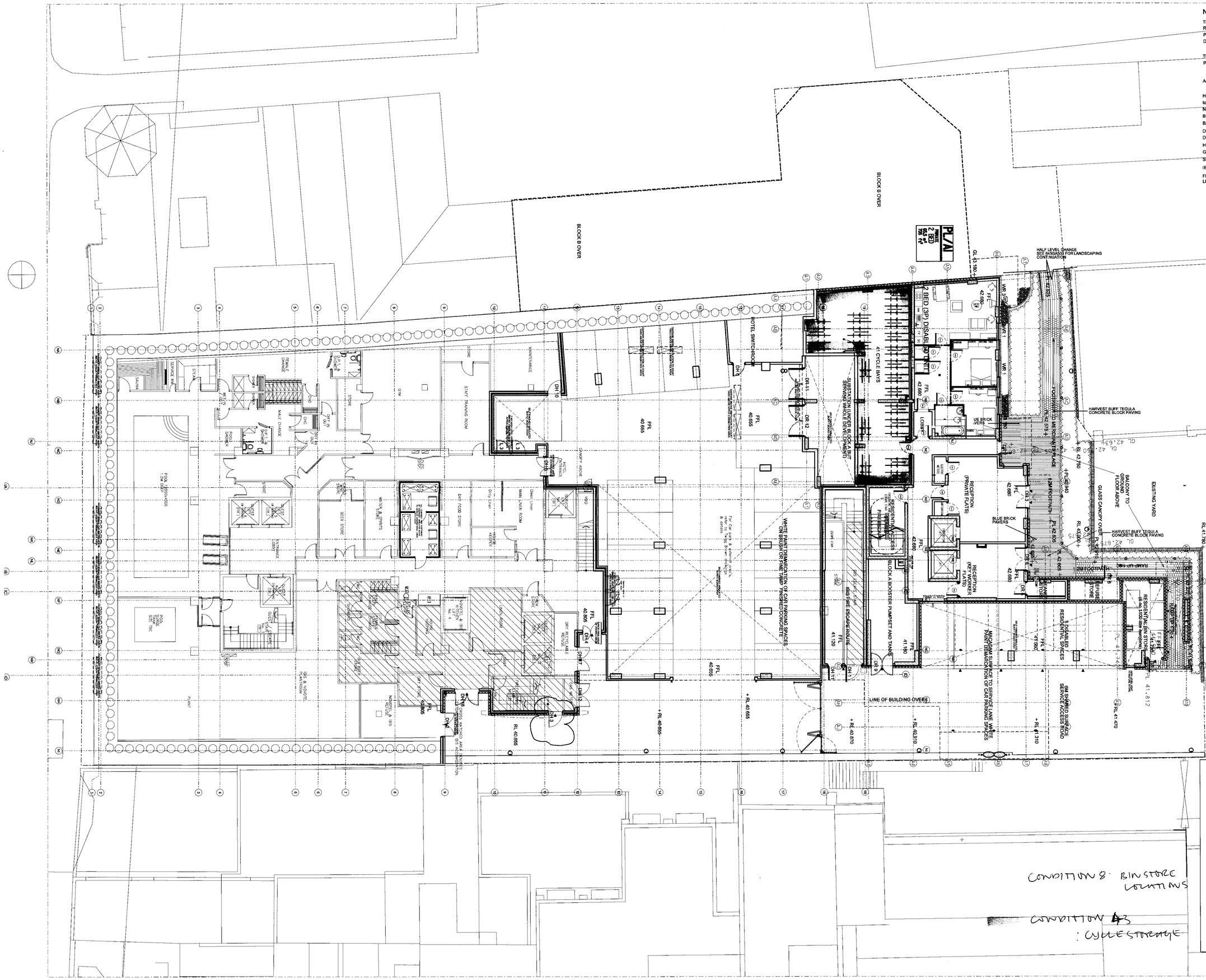
E MAIL info@twiggbrownarchitects.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR
DRAWING : LOWER GROUND FLOOR PLAN
STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA499	B

...\p1-643ga499b.sht 03/03/2004 15:21:05



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AMENDMENTS	REVISION,	DATE,	AUTHOR.
Hotel Plans Added, car park modified to allow turning by delivery vehicles	REVISION A	05/12/02	NR
New carparking layout, LPW updated	REVISION B	27/06/03	RWW
BUILDING REGULATION ISSUE	REVISION C	07/07/03	RWW
BASEMENT/CARPARK VENTS SHOWN	REVISION D	20/07/03	CRB
DOOR TYPES ADDED	REV E,	11.08.03,	SUP.
DOOR TYPES REVISED	REV F	28.08.2003	CRB
HOTEL REDRAWN TO REDUCED GRID	REV G,	10.09.03,	SUP.
GRID ALTERED	REV H	02.10.2003	RWW
SOFFIT INSULATION SHOWN	REV J	22.10.2003	SL
IBIS STAIR ENCLOSURE MODIFIED	REV K	20.11.2003	SL
FIRA LANDSCAPING ADDED LIGHTING KEY ADDED	REV L	26.11.2003	RH

KEY

- SHRUB WITH FEATURE PLANTING
- GRAVEL WITH BEACH PEBBLES AND BOULDERS
- CONCRETE SETT PAVING
- BLUE BRICK PAVERS

LEGEND

- Ground recessed uplight
- Low level bollard light
- Wall mounted up/downlighter
- cctv Balcony soffit mounted cctv camera
- Concrete beam mounted soffit washer
- Column downlighter

1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed lookalike spandrel panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
10. Recessed brick detail
11. Aluminium glazed doorset
12. Plantroom enclosure
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door

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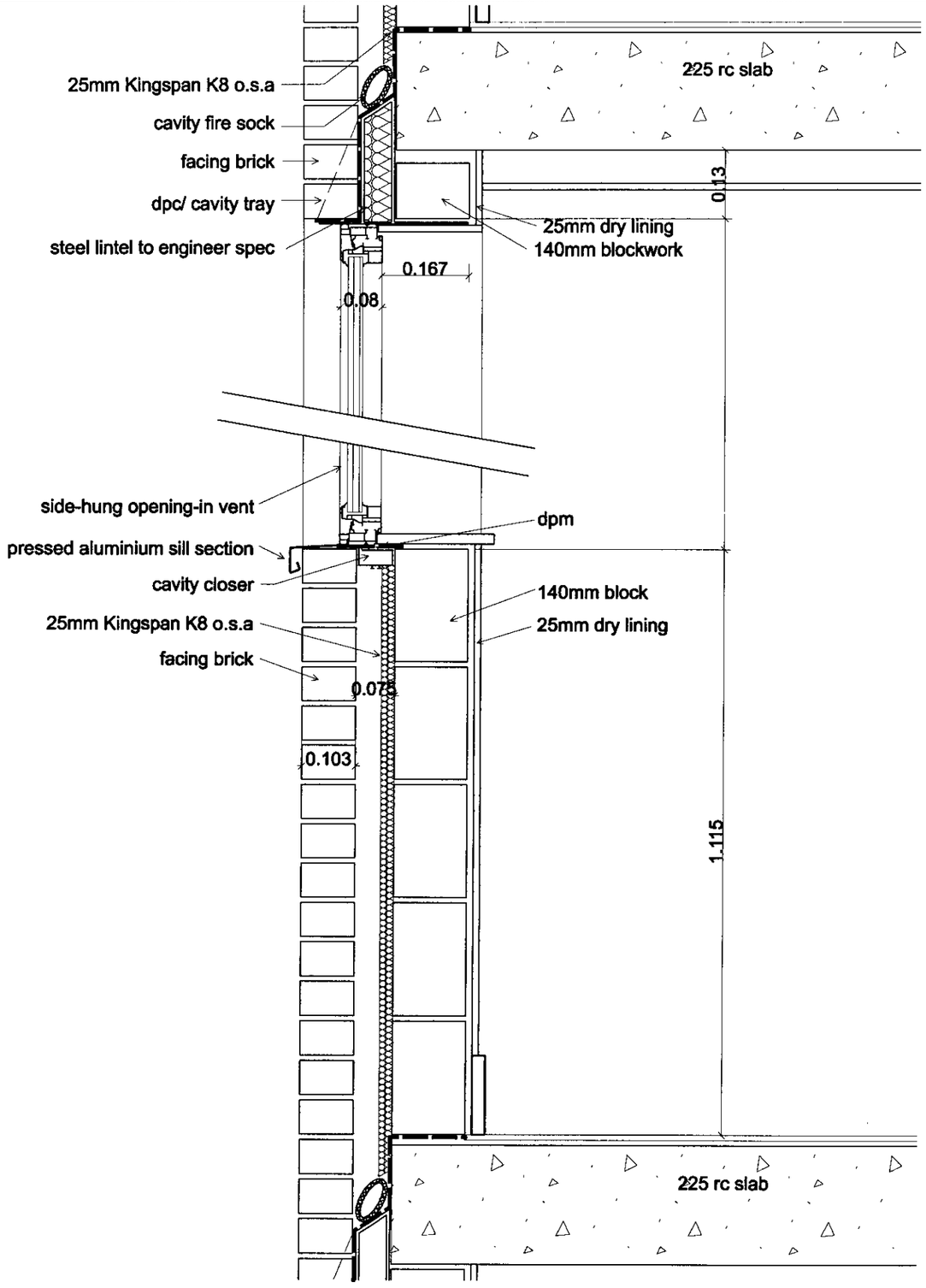
E MAIL info@twiggbrownarchitects.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

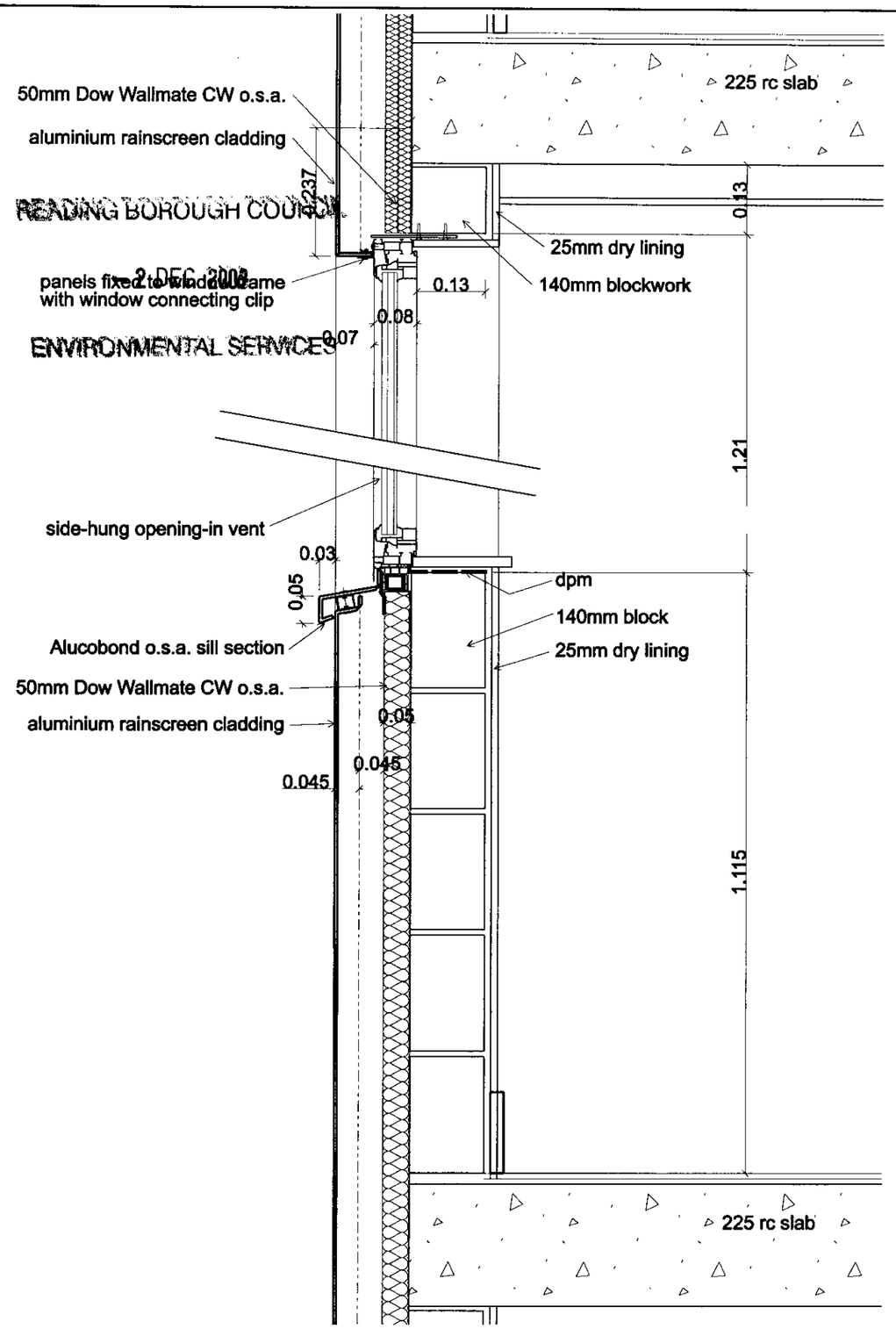
DRAWING : LOWER GROUND FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
14.5.2002	1:125 A1 1:250 A3	643GA499	L



DETAIL A: WINDOW IN BRICKWORK



READING BOROUGH COUNCIL
2 DEC 2003
ENVIRONMENTAL SERVICES

DETAIL B: WINDOW IN ALUMINIUM PANELS

NOTES

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AMENDMENTS

REVISION	DATE	AUTHOR

PROJECT : FRIAR STREET READING

DRAWING : RESIDENTIAL WINDOW DETAILS

STATUS : PRELIMINARY

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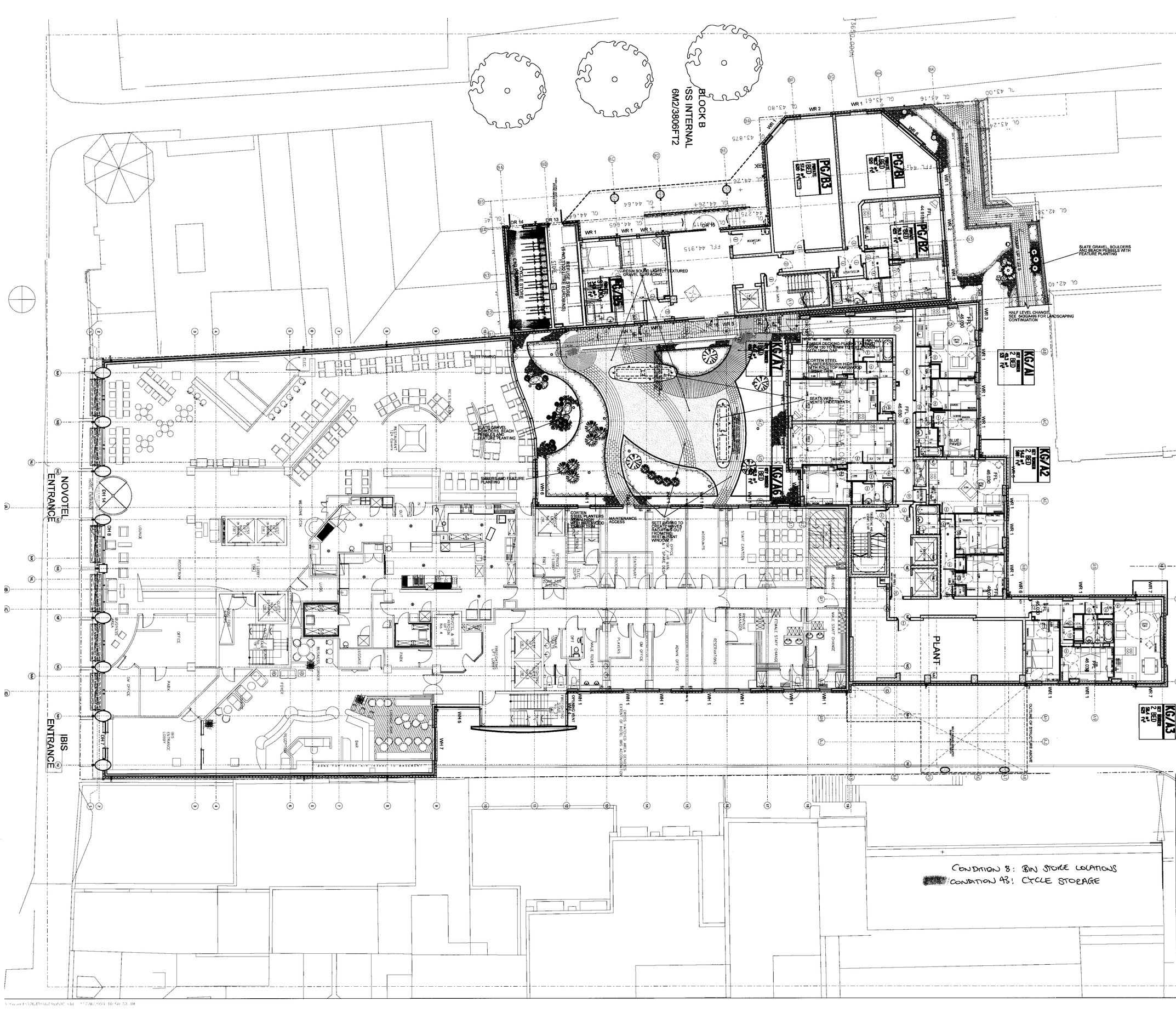
E MAIL TWIGG_BROWN@compuserve.com
CHARTERED ARCHITECTS PLANNERS INTERIOR & LANDSCAPE DESIGNERS

STATUS : TENDER PACKAGE

SCALE	DATE	DRAWN	CHECKED	DRAWING NO.	REV
1:10	01/03			643B/ D 204	



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AMENDMENTS	REVISION.	DATE.	AUTHOR.
Hotel Plans Added, Block B accommodation cut back to fit ramp within building envelope	REVISION A	05/12/02	NR
Novotel entrance relocated, windows added to north elevation	REVISION B	16/04/03	RW
LRW internal layout updated BUILDING REGULATION	REVISION C	07/07/03	RW
REVOLVING DOOR ADDED TO NOVOTEL ENTRANCE	REVISION D	17/07/03	CRB
CAR PARK VENTILATION ADDED TO COURTYARD	REVISION E	20/07/03	CRB
DOOR AND WINDOW TYPES ADDED	REV F,	11.08.03,	SUP.
DOOR AND WINDOW TYPES REVISED	REV G	28.8.3	CRB
HOTEL REDRAWN TO REDUCED GRID	REV H,	18.09.03,	SUP.
NEW GRID SETTING OUT	REV J	02.10.03	RWW
INSULATED SOFFIT SHOWN	REV K	22.10.2003	SL
LIGHTING POSITIONS INDICATED	REV L	13.11.03	RH
FLAT KG/A1 AMENDED/ LANDSCAPING ADDED	REV M,	20.11.03,	SUP.
FIRA LANDSCAPING UPDATED LIGHTING KEY ADDED	REV N	26.11.03,	RH.

KEY

- SHRUB WITH FEATURE PLANTING
- GRAVEL WITH BEACH PEBBLES AND BOULDERS
- CONCRETE SETT PAVING
- BLUE BRICK PAVERS

LEGEND

- Ground recessed uplight
- Low level bollard light
- Wall mounted up/downlighter
- Balcony soffit mounted cctv camera
- Concrete beam mounted soffit washer
- Column downlighter

READING BOROUGH COUNCIL
- 2 DEC 2003
ENVIRONMENTAL SERVICES

1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed look-alike spandrel panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
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E MAIL info@twiggbrownarchitects.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : GROUND FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
03.03	1:125 A1 1:250 A3	643GA500	N

NOTES

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AMENDMENTS
LANDSCAPING ADDED
LANDSCAPING REMOVED

REVISION,	DATE,	AUTHOR,
A	26 01 2004	RW
B	09 02 2004	RW

READING BOROUGH COUNCIL
-9 MAR 04
ENVIRONMENTAL SERVICES

SECTION C
SECTION B
ELEVATION A

1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
4. Glazed balustrade spandrel panel
7. Facing brickwork
8. Reconstructed stone
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10. Recessed brick detail
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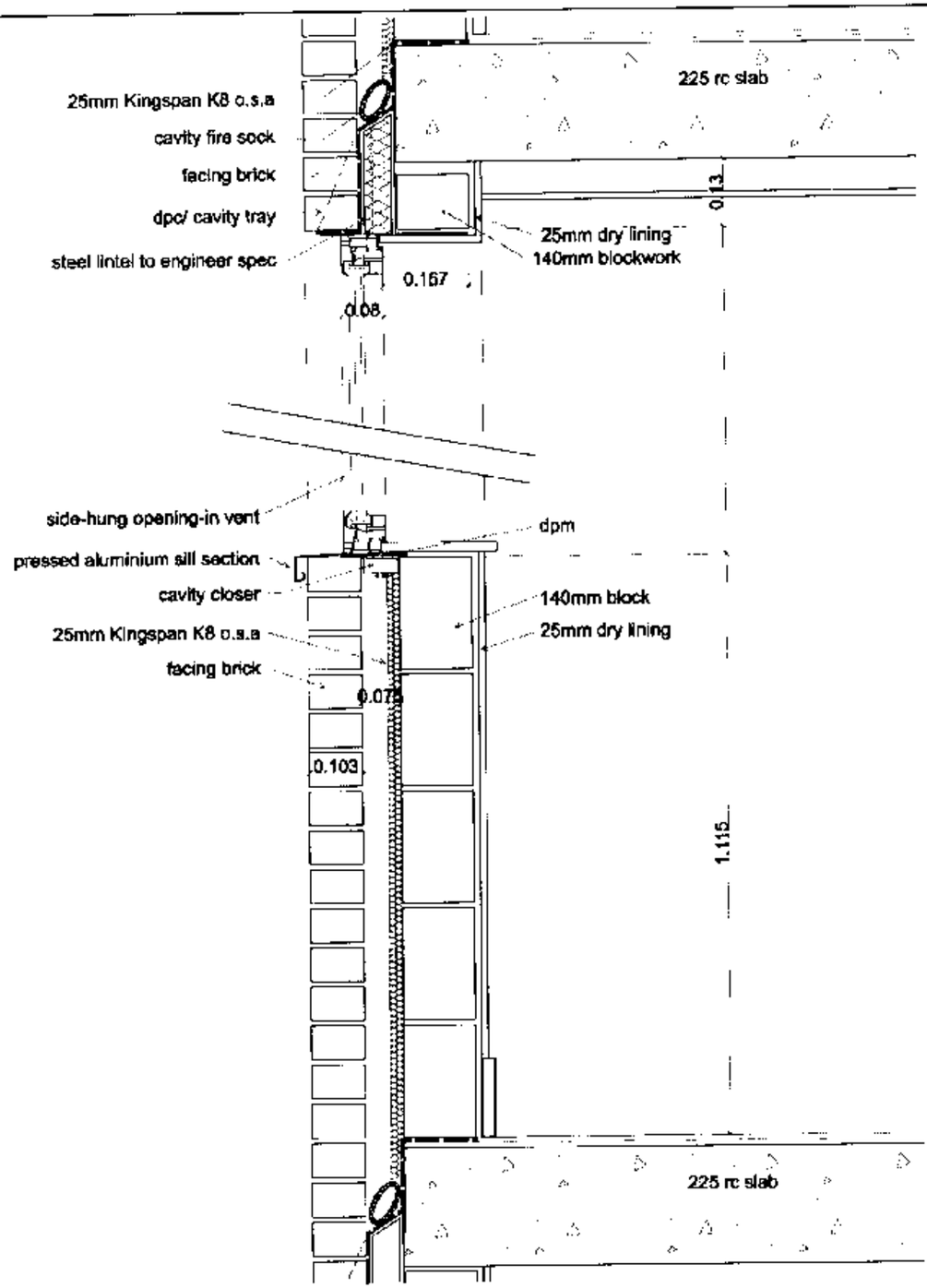
E MAIL Info@twiggbrownarchitects.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

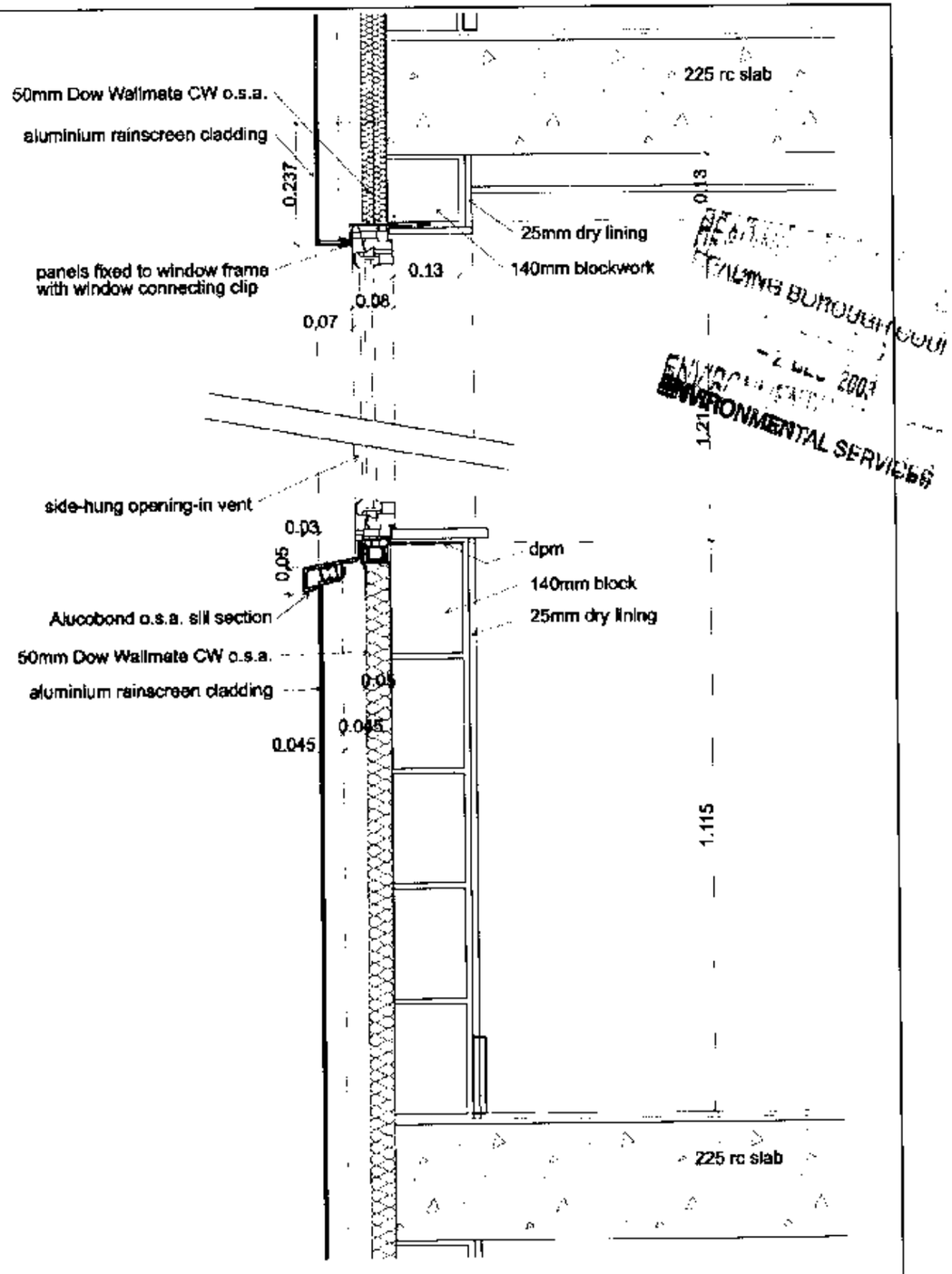
DRAWING : LOWER GROUND FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA499	B



DETAIL A: WINDOW IN BRICKWORK



DETAIL B: WINDOW IN ALUMINIUM PANELS

RECEIVED
TAUNTON DEANE BOROUGH COUNCIL
- 2 DEC 2003
ENVIRONMENTAL SERVICES

NOTES

AMENDMENTS

PROJECT : FRIAR STREET READING

DRAWING RESIDENTIAL WINDOW DETAILS

STATUS PRELIMINARY

TWIGG BROWN

TENDER PACKAGE

NOTES

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HOTEL REDRAWN TO REDUCED GRID	REV H,	18.09.03,	SUP.
NEW GRID SETTING OUT	REV J	02.10.03	RWW
INSULATED SOFFIT SHOWN	REV K	22.10.2003	SL
LIGHTING POSITIONS INDICATED	REV L	13.11.03	RH
FLAT KG/A1 AMENDED/ LANDSCAPING ADDED	REV M,	20.11.03,	SUP.
FIRA LANDSCAPING UPDATED LIGHTING KEY ADDED	REV N	26.11.03,	RH.

KEY

- SHRUB WITH FEATURE PLANTING
- GRAVEL WITH BEACH PEBBLES AND BOULDERS
- CONCRETE SETT PAVING
- BLUE BRICK PAVERS

LEGEND

- Ground recessed uplight
- Low level bollard light
- Wallmounted up/downlighter
- CCTV — Balcony soffit mounted cctv camera
- Concrete beam mounted soffit washer
- Column downlighter

READING BOROUGH COUNCIL
– 2 DEC 2003
ENVIRONMENTAL SERVICES

1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed look-a-like spandrel panel
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CONDITION 8
BIN STORE LOCATIONS

CONDITION 43
CYCLE STORAGE

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : GROUND FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
03.03	1:125 A1 1:250 A3	643GA500	N

NOTES

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IBIS STAIR ENCLOSURE MODIFIED	REV K	20.11.2003	SL
FIRA LANDSCAPING ADDED LIGHTING KEY ADDED	REV L	26.11.2003	RH

BLOCK B OVER

PL/AL
2 BED 4P
65.4 M²
705 FT²

2 BED (3P) DISABLED UNIT

HALF LEVEL CHANGE SEE 643GA503 FOR LANDSCAPING CONTINUATION

HARVEST BUFF TEGULA CONCRETE BLOCK PAVING

BLUE BRICK PAVERS

EXISTING YARD

BALCONY TO GROUND FLOOR ABOVE

GLASS CANOPY OVER

RECEPTION (PRIVATE FLATS)

RECEPTION (KEEPER FLATS)

RESIDENTIAL ACCESS FREE EGRESS

HOTEL SWITCHROOM

41 CYCLE BAYS

SUBSTATION UNDER BLOCK A BUT SERVING WHOLE DEVELOPMENT

WHITE PAINT DEMARCATION OF CAR PARKING SPACES ON BRUSH OR FINE TAMP FINISHED CONCRETE

MACADAM SURFACE TO SERVICE LANE WHITE PAINT DEMARCATION OF CAR PARKING SPACES

6M SHARED SURFACE SERVICE ACCESS ROAD

LINE OF BUILDING OVER

8 DISABLED RESIDENTIAL SPACES

RESIDENTIAL BIN STORE (6 no. 1100 litre bins)

FOOTPATH TO MERCHANT PLACE

2M FOOTPATH

LOBBY

STAFF TRAINING ROOM

GYM

MAINTENANCE

STORE

SAUNA

STEAM

SHOWER

MALE CHANGE

FEMALE CHANGE

POOL 12000x4500 1.2M DEEP

DRY FOOD STORE

Clean Linen

MAIN LINEN ROOM

HOUSE KEEPER

WATER TANKS

BEER STORE

ENTRANCE LOBBY

GUEST WC

KITCHEN & IBIS KITCHEN NO. 4

DRY RECYCLABLE REFUSE

WET REFUSE

PLANT

BBQ & HOUSE PLANTROOM

KNOCK ROOM

CREW ROOM

HOTEL ENTRANCE

CANOPY ABOVE

RAMP UP 1:12

RAMP DOWN 1:12

RAMP 1:12

RAMP 1:20

RAMP 1:8

RAMP 1:10

FFL 40.655

FFL 40.805

FFL 41.120

FFL 41.190

FFL 41.590

FFL 42.680

FFL 42.880

FFL 42.880

FFL 42.880

FFL 42.880

FFL 44.340

FFL 44.340

RL 42.750

RL 42.940

RL 43.180

RL 41.780

RL 41.790

RL 41.710

RL 41.812

RL 41.742

RL 41.470

RL 40.655

RL 40.870

RL 40.930

RL 41.310

KEY

- SHRUB WITH FEATURE PLANTING
- GRAVEL WITH BEACH PEBBLES AND BOULDERS
- CONCRETE SETT PAVING
- BLUE BRICK PAVERS

LEGEND

- Ground recessed uplight
- Low level bollard light
- Wall mounted up/downlighter
- cctv Balcony soffit mounted cctv camera
- Concrete beam mounted soffit washer
- Column downlighter

READING BOROUGH COUNCIL
2 DEC 2003
ENVIRONMENTAL SERVICES

1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
4. Obscure glass/ape spandrel panel
5. Facing brickwork
6. Reconstructed stone
7. Aluminium
8. Recessed brick detail
9. Aluminium glazed doorset
10. Plantroom enclosure
11. Aluminium glazed doorset
12. Plantroom enclosure
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door

CONDITION 8 BIN STORE LOCATIONS

CONDITION 43 CYCLE STORAGE

T W I G G B R O W N
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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : LOWER GROUND FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
14.5.2002	1:125 A1 1:250 A3	643GA499	L