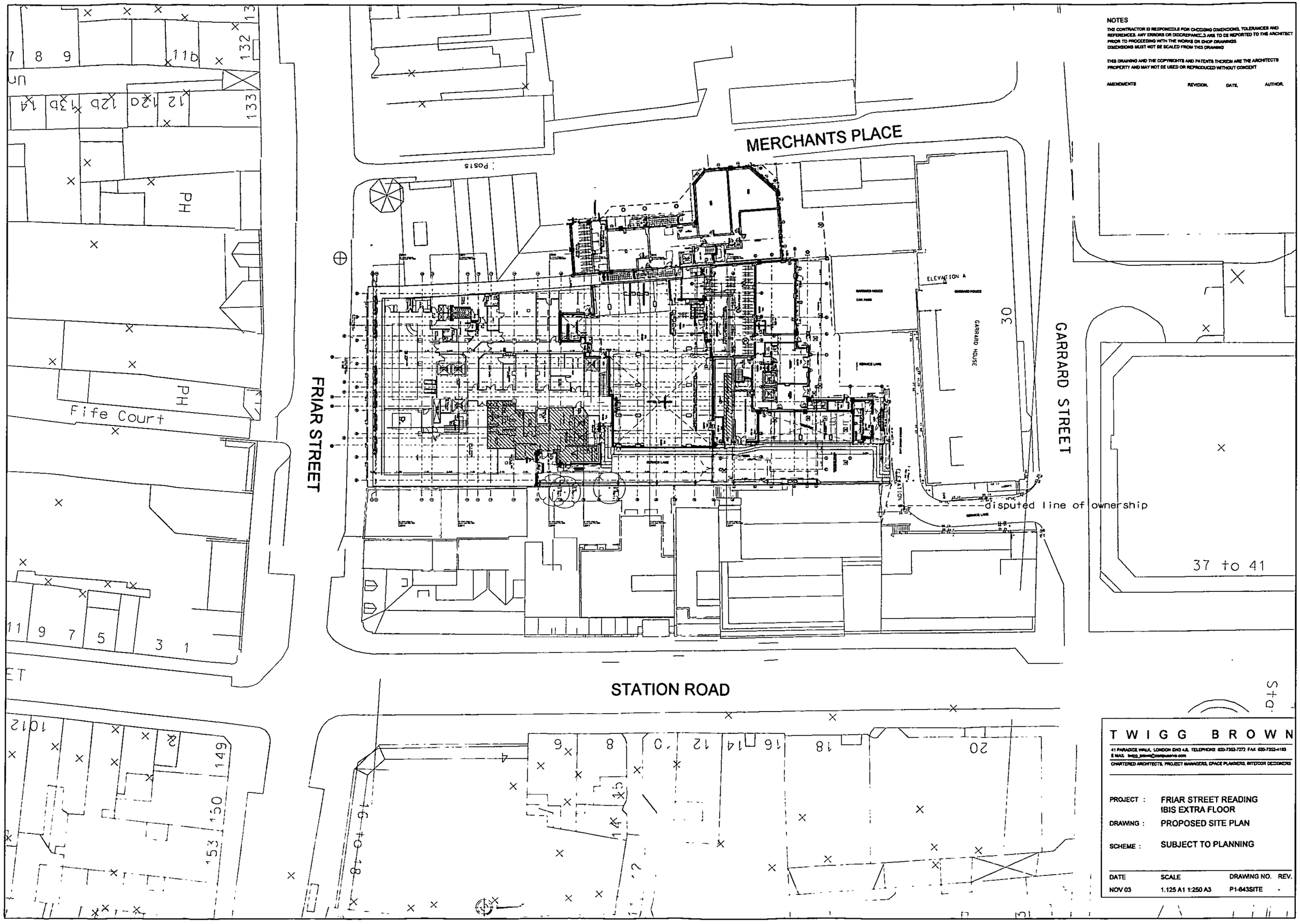

NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR

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PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : PROPOSED SITE PLAN

SCHEME : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1.125 A1 1:250 A3	P1-643SITE	-

NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR
LANDSCAPING ADDED	A	28 01 2004	RW
LANDSCAPING REMOVED	B	09 02 2004	RW

SECTION A
SECTION B
SECTION C
ELEVATION A
ELEVATION C
BLOCK B OVER
BLOCK A OVER
RAMP UP 1:20
RAMP UP 1:12
FFL 44.915
PL 42.94
PL 41.812
LINE OF BUILDING OVER
EXISTING YARD
EXISTING SERVICE LANE
FOOTPATH TO MERCHANTS PLACE
GLASS CANOPY OVER
BALCONY TO GROUND FLOOR ABOVE
RECEPTION (PRIVATE PLOT)
2 BED (SPLOSH) FLAT
1 BED FLAT
HOTEL ENTRANCE
CYCLE BAYS
LIFT
STAIRS
PLANT
KITCHEN
STAFF TRAINING ROOM
MAINTENANCE
COOK HOUSE
COOKING
WASH UP
STORE
LAUNDRY
OFFICE
MALE CHANGE
FEMALE CHANGE
SERVERY
DINING
BAR
KIOSK
SERVICE LIFT
ELCP
BS
BTMH
HWLB
SC
DP
RWP
OFW
SVP
MW1
MW2
MW3
S12

1. Aluminium frame curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
4. Glazed louvre/fire spandrel panel
5. Facing brickwork
6. Reconstructed stone
7. Aluminium
8. Recessed brick detail
9. Aluminium glazed doorset
10. Flashband membrane
11. Glazed sliding entrance doors set within curtain walling
12. Glazed revolving entrance door

3 x Post Holes

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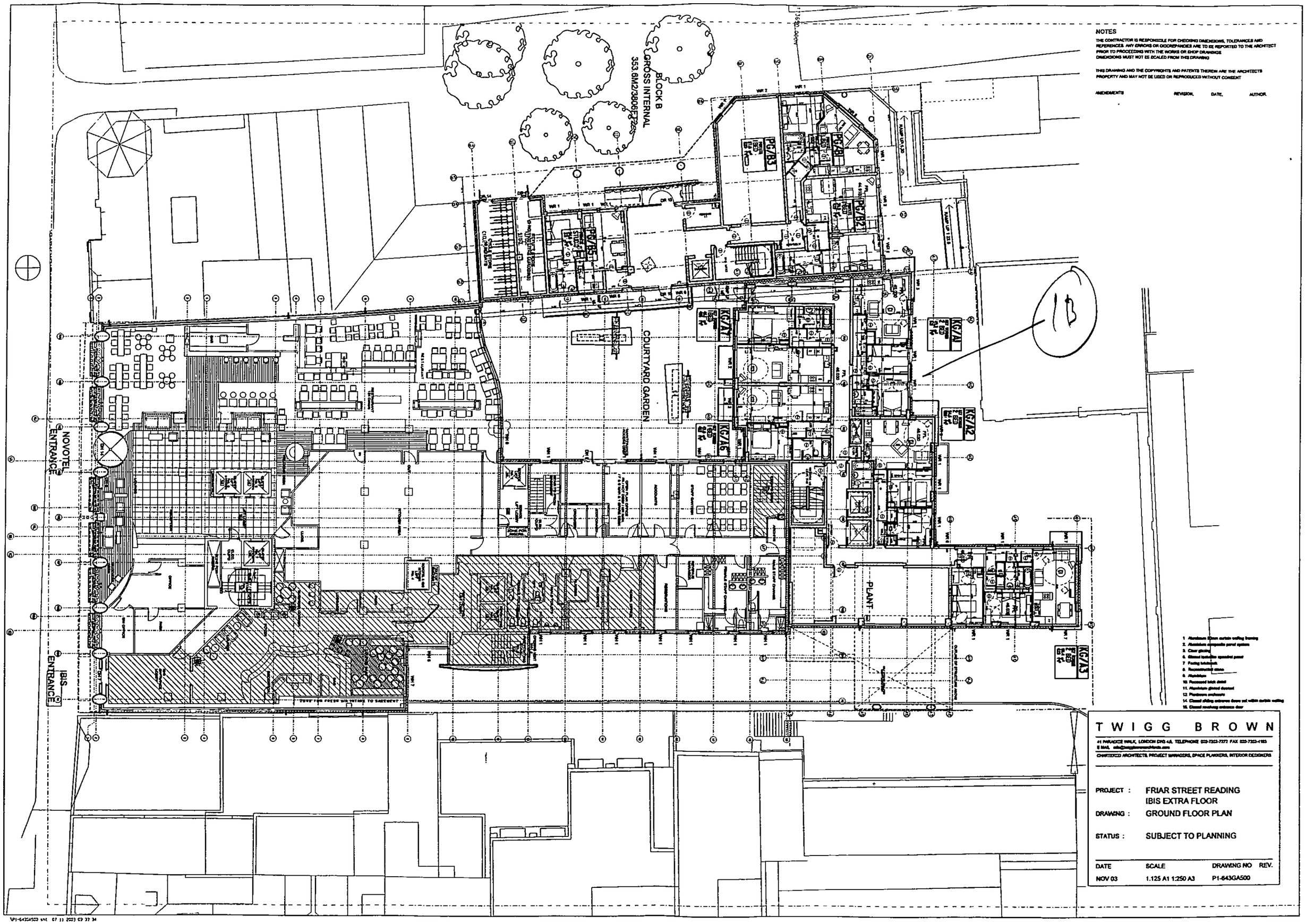
PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

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

\P1-643GA499.sat 10/02/2004 16:17:35



NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR

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

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : GROUND FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO	REV.
NOV 03	1.125 A1 1:250 A3	P1-643GA500	

\P1-643GA500 sht 07 11 2003 09 37 34

NOTES

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AMENDMENTS | REVISION | DATE | AUTHOR

BLOCK B
GROSS INTERNAL
359.0M2/3864FT2

COURTYARD GARDEN

BLOCK A
GROSS INTERNAL
472.6M2/5087FT2

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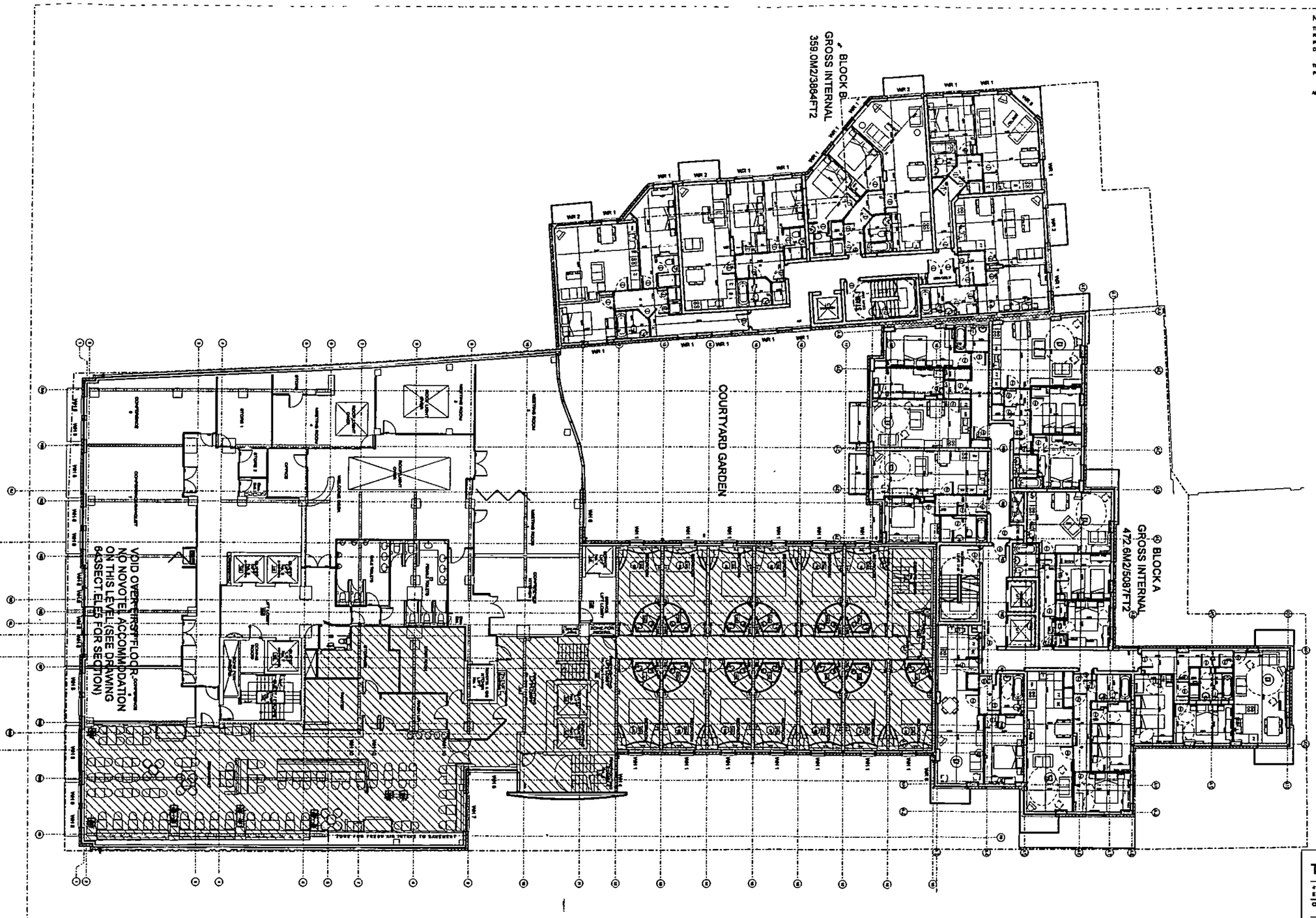
PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : FIRST FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO	REV
NOV 03	1:125 A1 1:250 A3	P1-643GA501	



NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR

1. Aluminium 20mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
4. Glazed brickwork spandrel panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
10. Reconstructed brick detail
11. Aluminium glazed doorset
12. Plantation enclosure
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 2ND FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1.125 A1 1.250 A3	P1-643GA502	

\P1-643GA502 SHT 03 11 2003 10:53:59

NOTES

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AMENDMENTS

REVISION	DATE	AUTHOR

: POSTS

1. Aluminium frame curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
4. Glazed balcony spandrel panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
10. Rendered brick detail
11. Aluminium glazed doorset
12. Aluminium windows
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 3RD FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA503	

P1-643GA503 DAT 03 11 2003 15 52 02

NOTES

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AMENDMENTS

REVISION	DATE	AUTHOR

BLOCK B
GROSS INTERNAL
359.0M2/3864FT2

BLOCK A
GROSS INTERNAL
472.6M2/5087FT2

K4/A1 2 BED 4P
K4/A2 2 BED 4P
K4/A3 2 BED 4P
K4/A4 2 BED 4P
K4/A5 1 BED 2P
K4/A6 1 BED 2P
K4/A7 1 BED 2P

1. Aluminium frame curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
4. Glazed balustrade spandrel panel
7. Paving brickwork
8. Reconstructed stone
9. Aluminium
10. Recessed brick detail
11. Aluminium glazed doorset
12. Pentroom enclosure
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door

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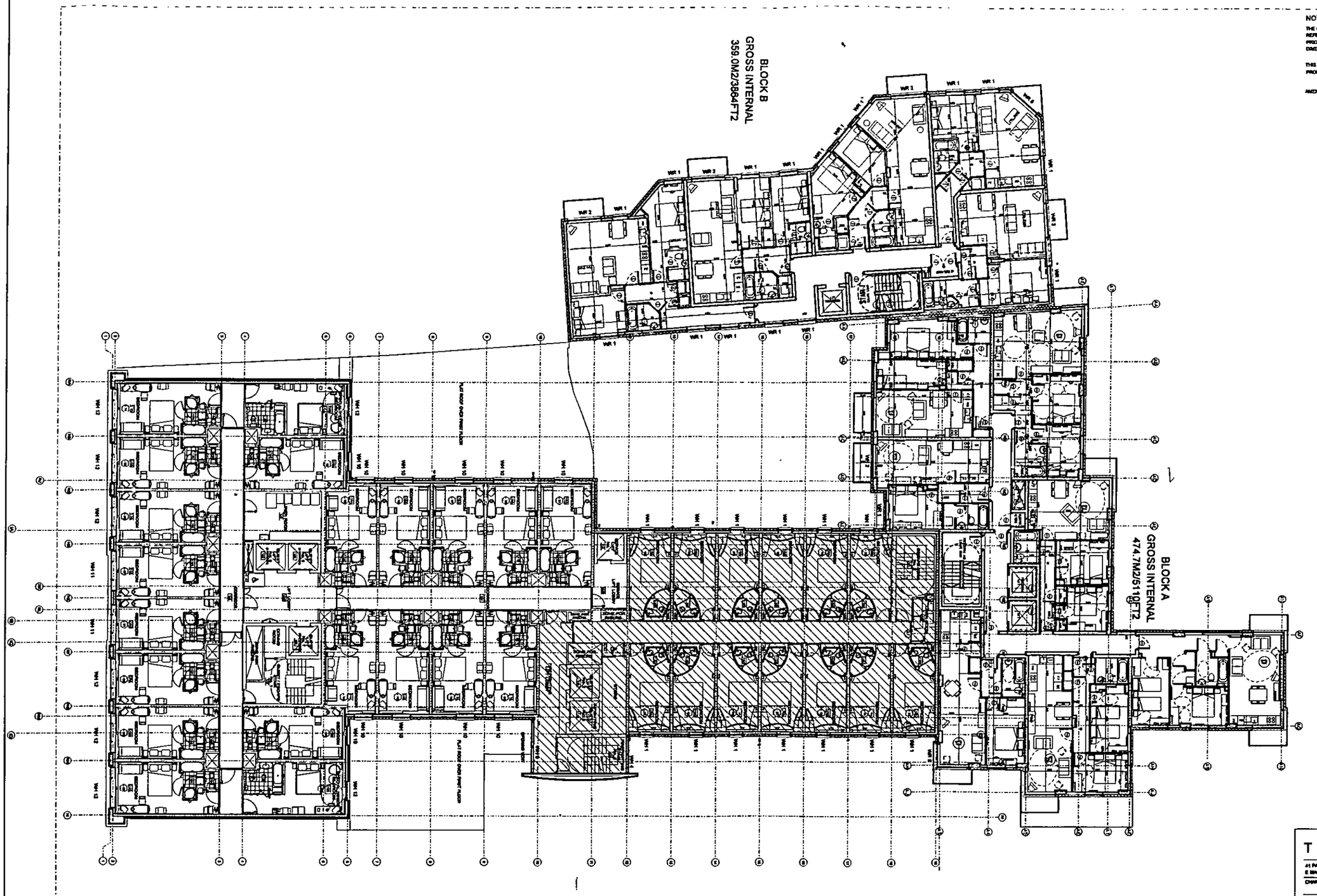
PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 4TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1 250 A3	P1-643GA504	

P1-643GA504 SAT 03 11 2003 15 54 49



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ANNOTATIONS	REVISION	DATE	AUTHOR

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

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 5TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
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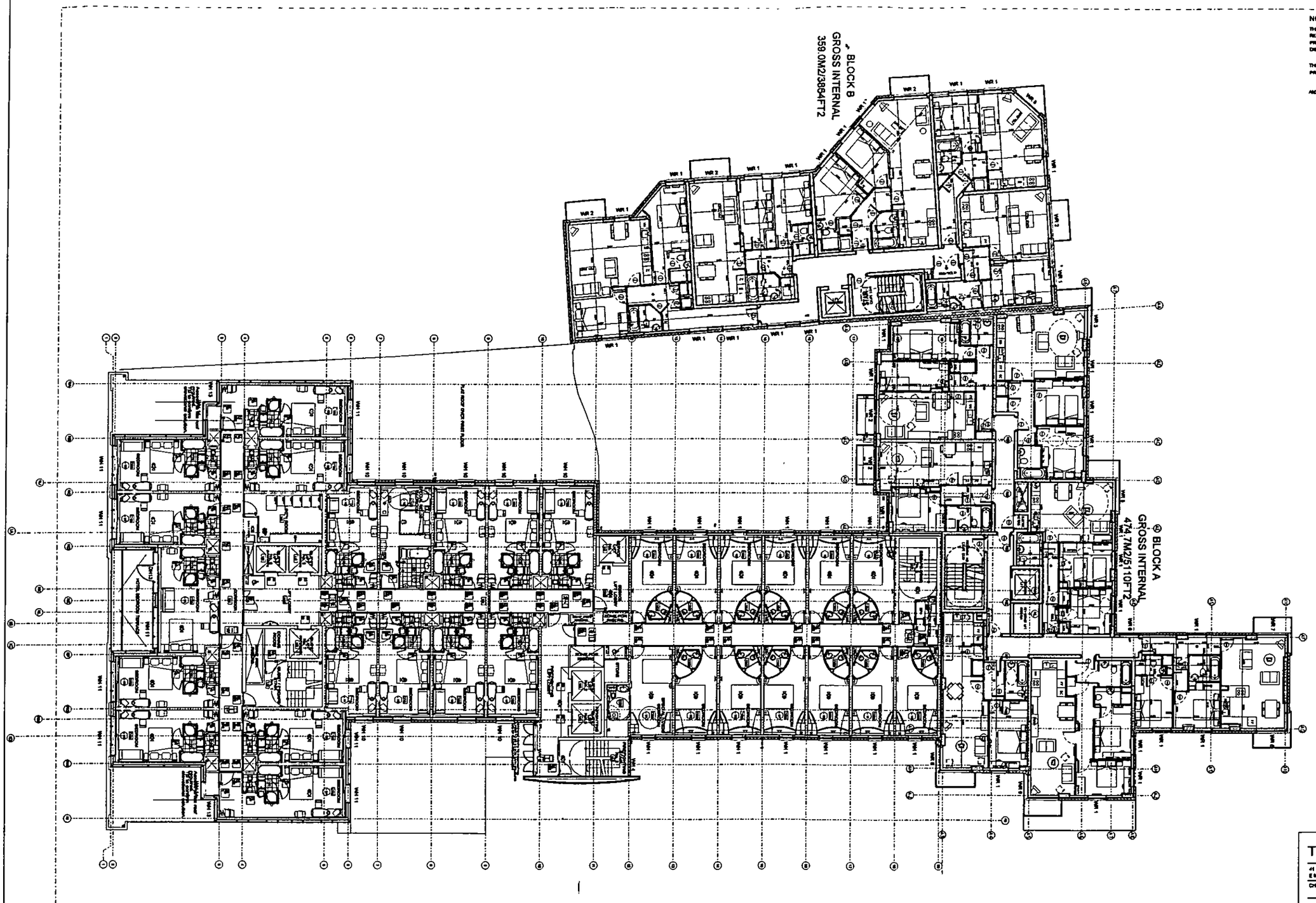

NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR

1. Aluminium ribbon curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
4. Glazed insulation 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

TWIGG BROWN

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 6TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA506	

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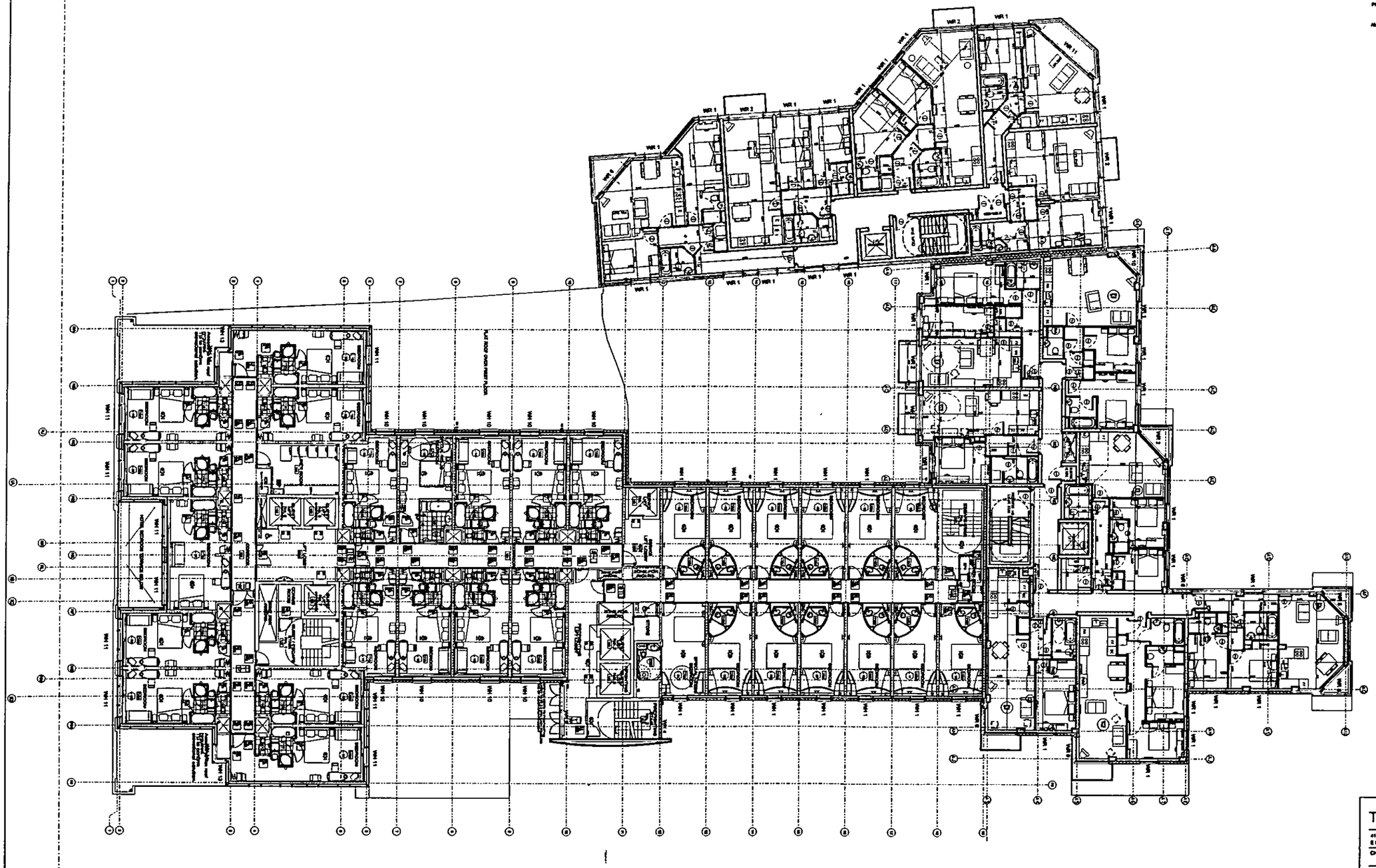

NOTES

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AMENDMENTS	REVISION.	DATE.	AUTHOR.

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

T W I G G B R O W N

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PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 7TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1.125 A1 1 250 A3	P1-643GA507	

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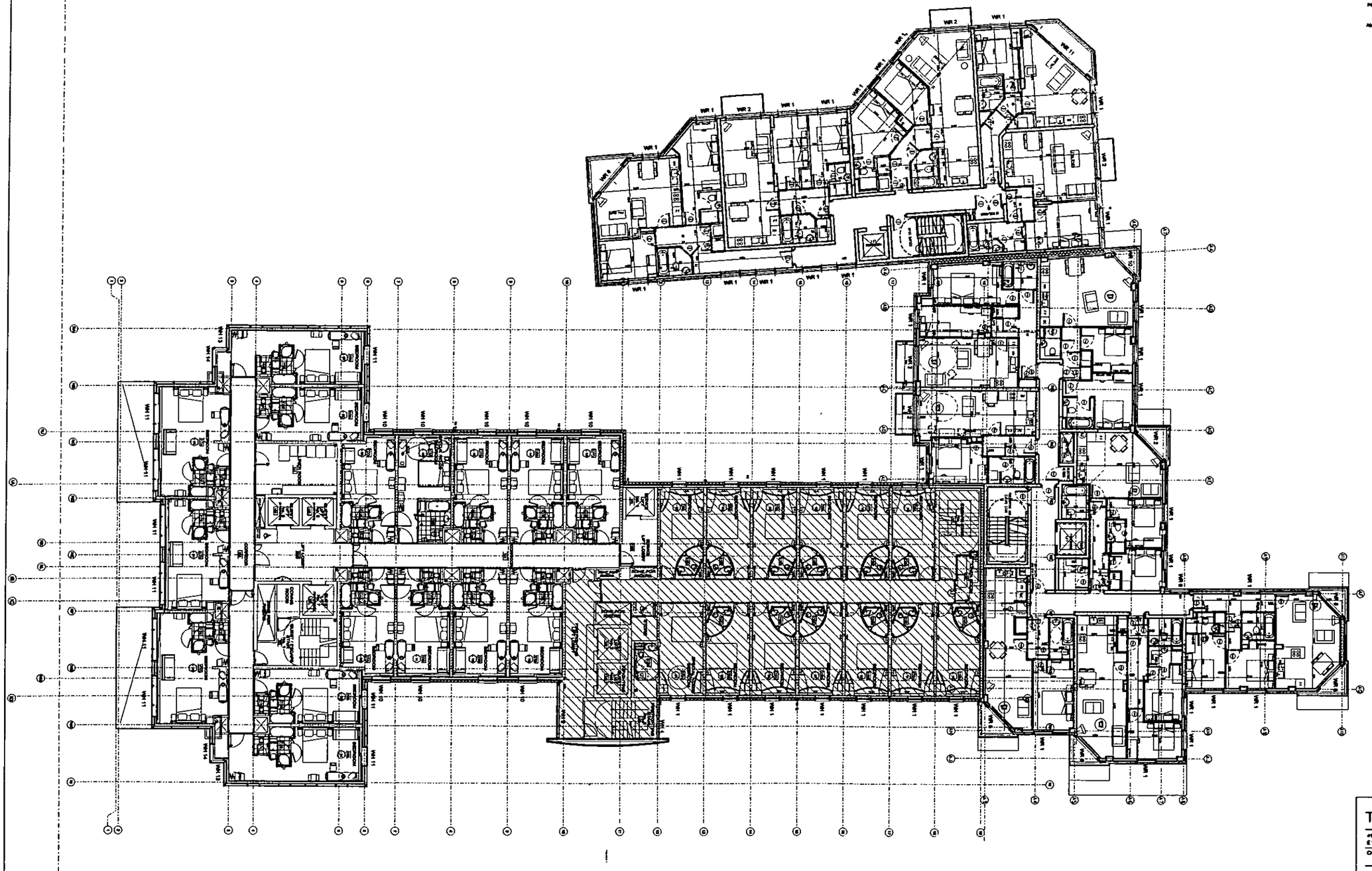

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AMENDMENTS	REVISION	DATE	AUTHOR

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

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 8TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1.125 A1 1.250 A3	P1-643GA508	

\P1-643GA508 SHT 05 11 2003 16:58:42

NOTES

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AMENDMENTS | REVISION | DATE | AUTHOR

8TH FLOOR ROOF

BLOCK A
GROSS INTERNAL
404.6M2/4355FT2

8TH FLOOR ROOF

1. Aluminium 60mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
4. Glazed louvre/fire operated panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
10. Recessed brick detail
11. Aluminium glazed doorset
12. Pantheon enclosure
14. Glazed sliding entrance doors set within curtain walling
16. Glazed revolving entrance door

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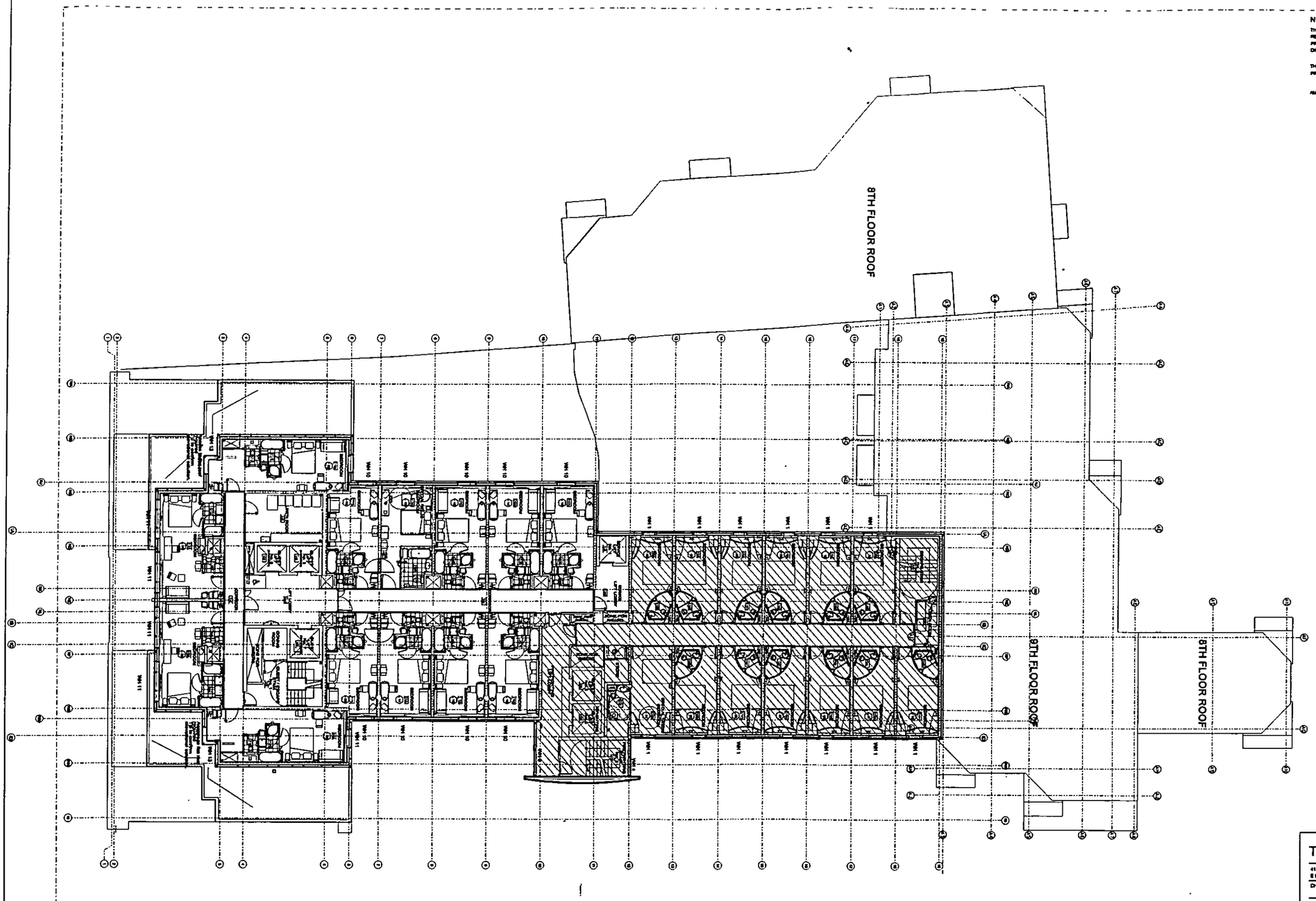
PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 9TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-843GA509	



NOTES

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AMENDMENTS	REVISION.	DATE.	AUTHOR

1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed ventilation 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

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

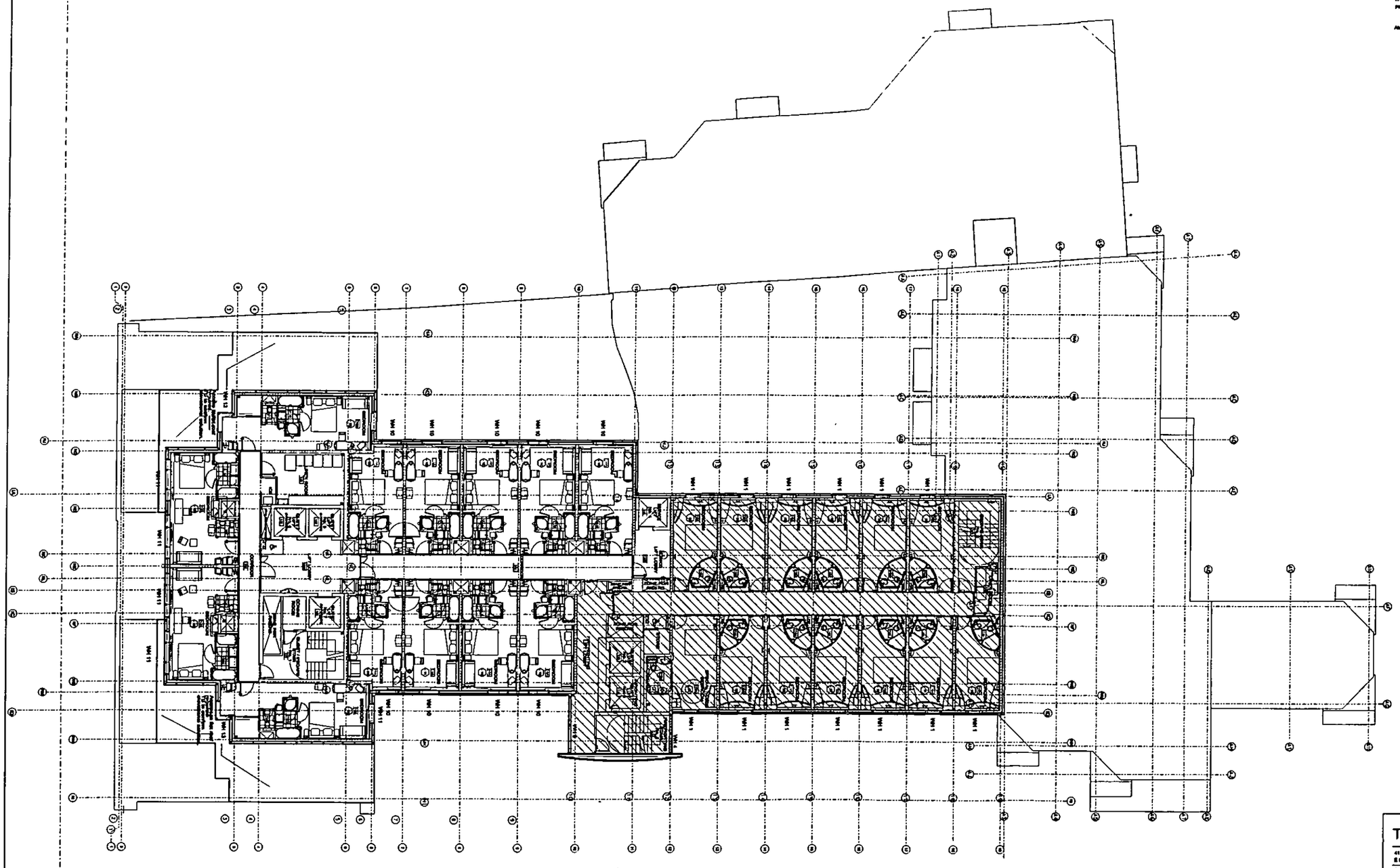
PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 10TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1.125 A1 1:250 A3	P1-643GA510	

P1-643GA510 SHT 05 11 2003 17 02 56



NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR

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

TWIGG BROWN
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E MAIL
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 11TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA511	

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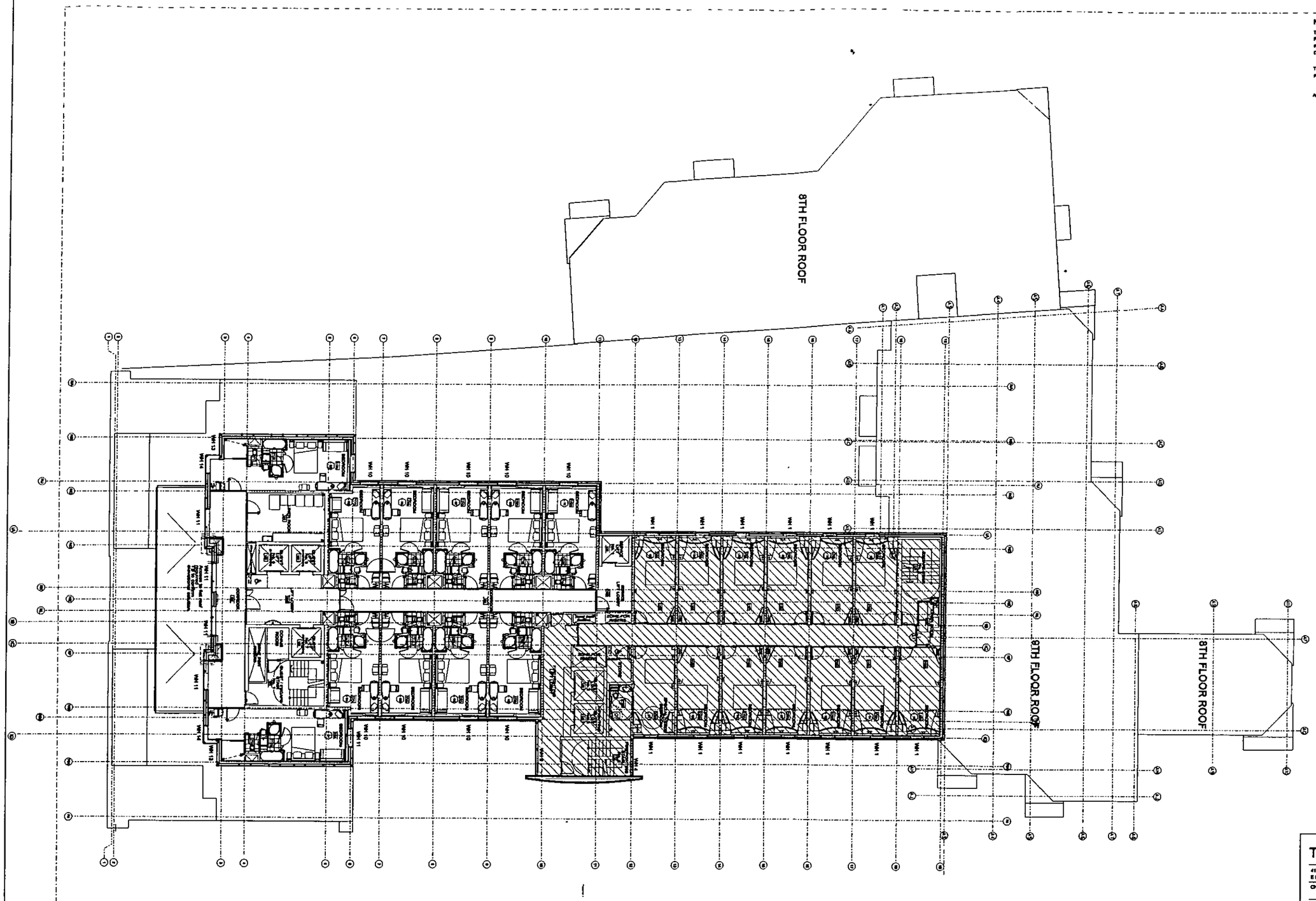

NOTES

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AMENDMENTS	REVISION.	DATE.	AUTHOR.

1. Aluminium 30mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed ladderlite 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

TWIGG BROWN

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 12TH-13TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV
NOV 03	1.125 A1 1.250 A3	P1-643GA512	

\P1-643GA512 sht 05 11 2003 17 02 50

NOTES

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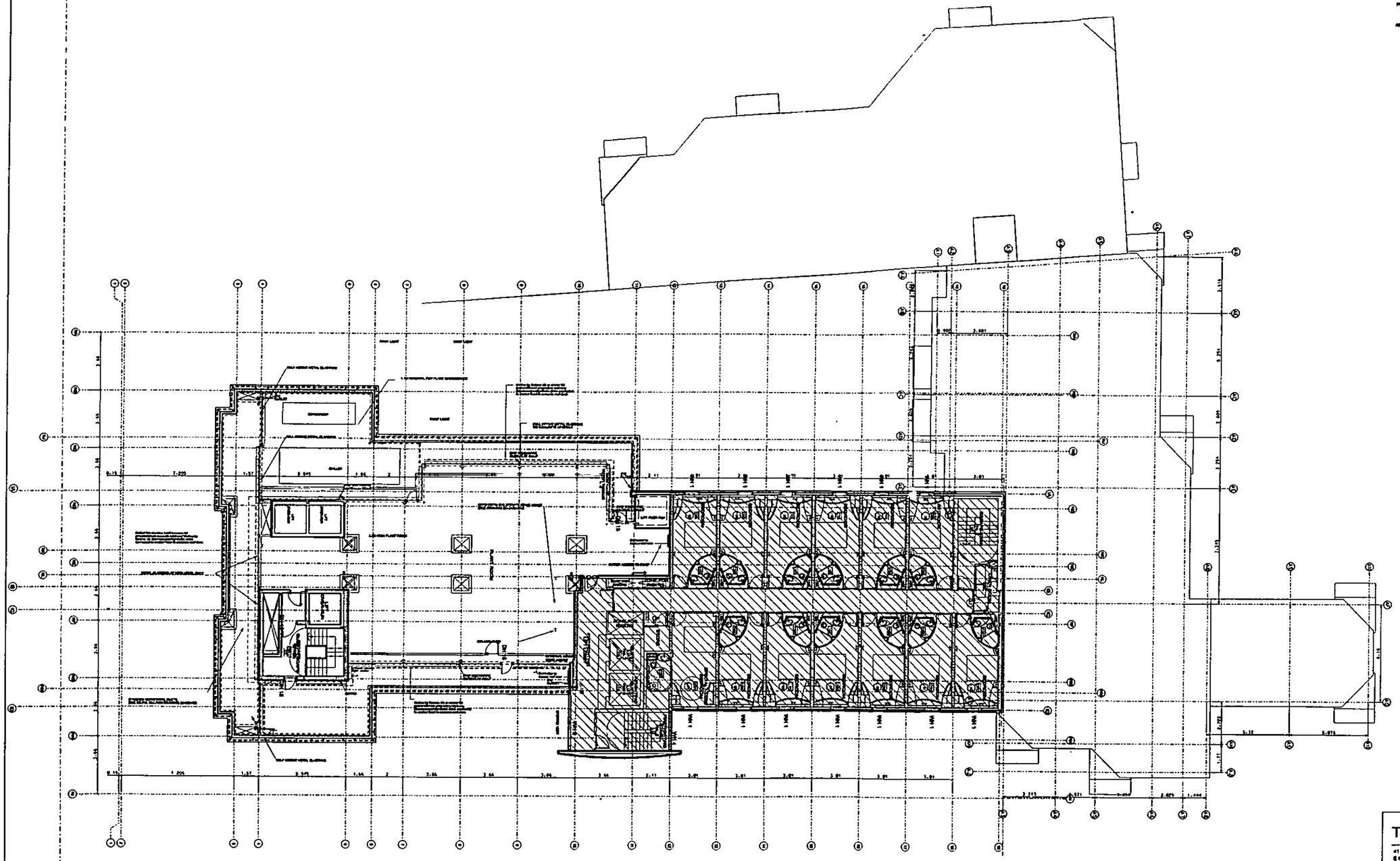
AMENDMENTS	REVISION	DATE	AUTHOR



T W I G G B R O W N

41 PARADICE WALK, LONDON SW3 4JL TELEPHONE 020-7353-7272 FAX 020-7353-4183
E MAIL

CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT :	FRIAR STREET READING IBIS EXTRA FLOOR
DRAWING :	14TH FLOOR PLANT
STATUS :	SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA514	

NOTES

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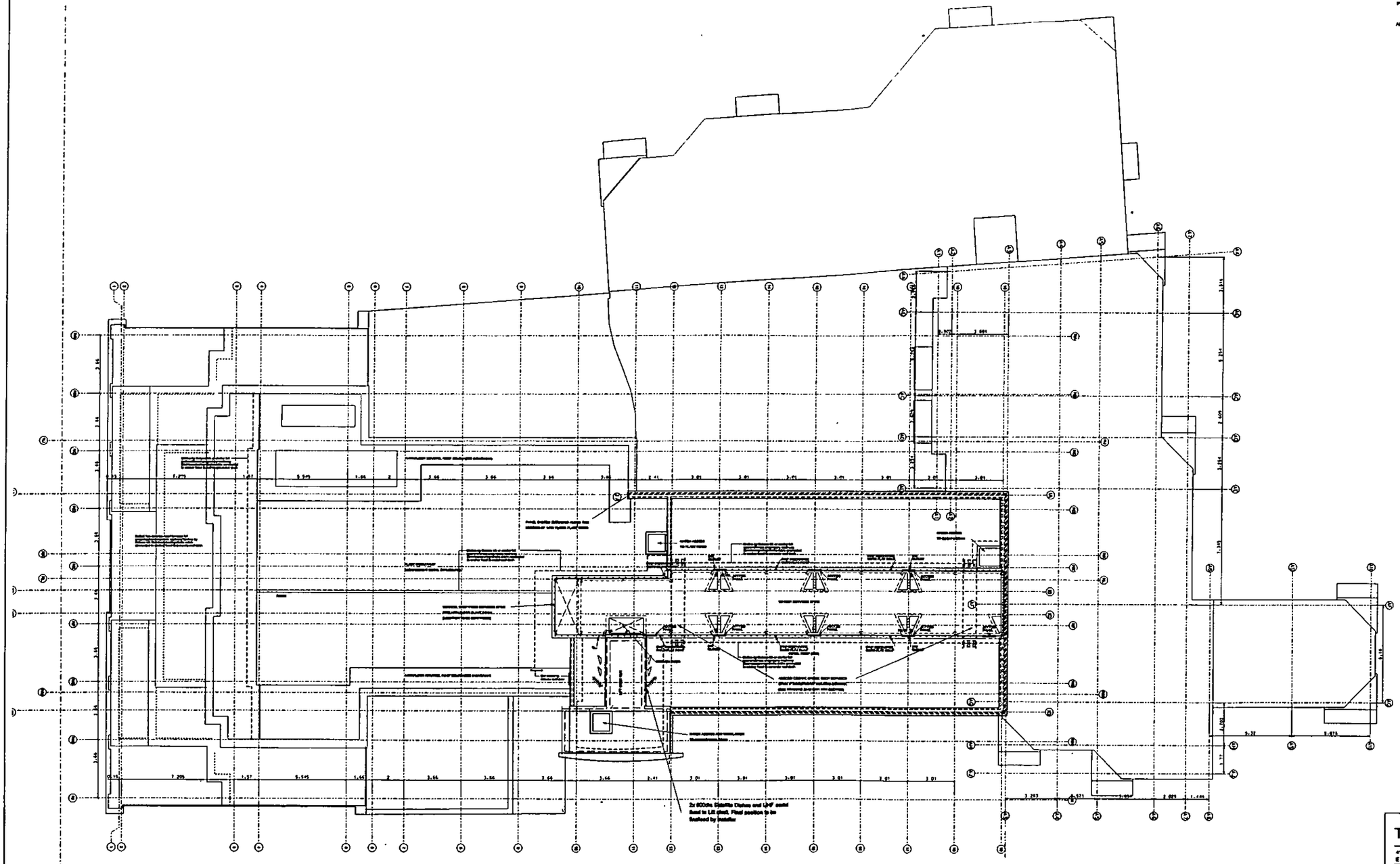
AMENDMENTS REVISION, DATE, AUTHOR



TWIGG BROWN
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E MAIL info@twiggbrown.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : PLANT ROOM ROOF PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA515	

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. DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING.

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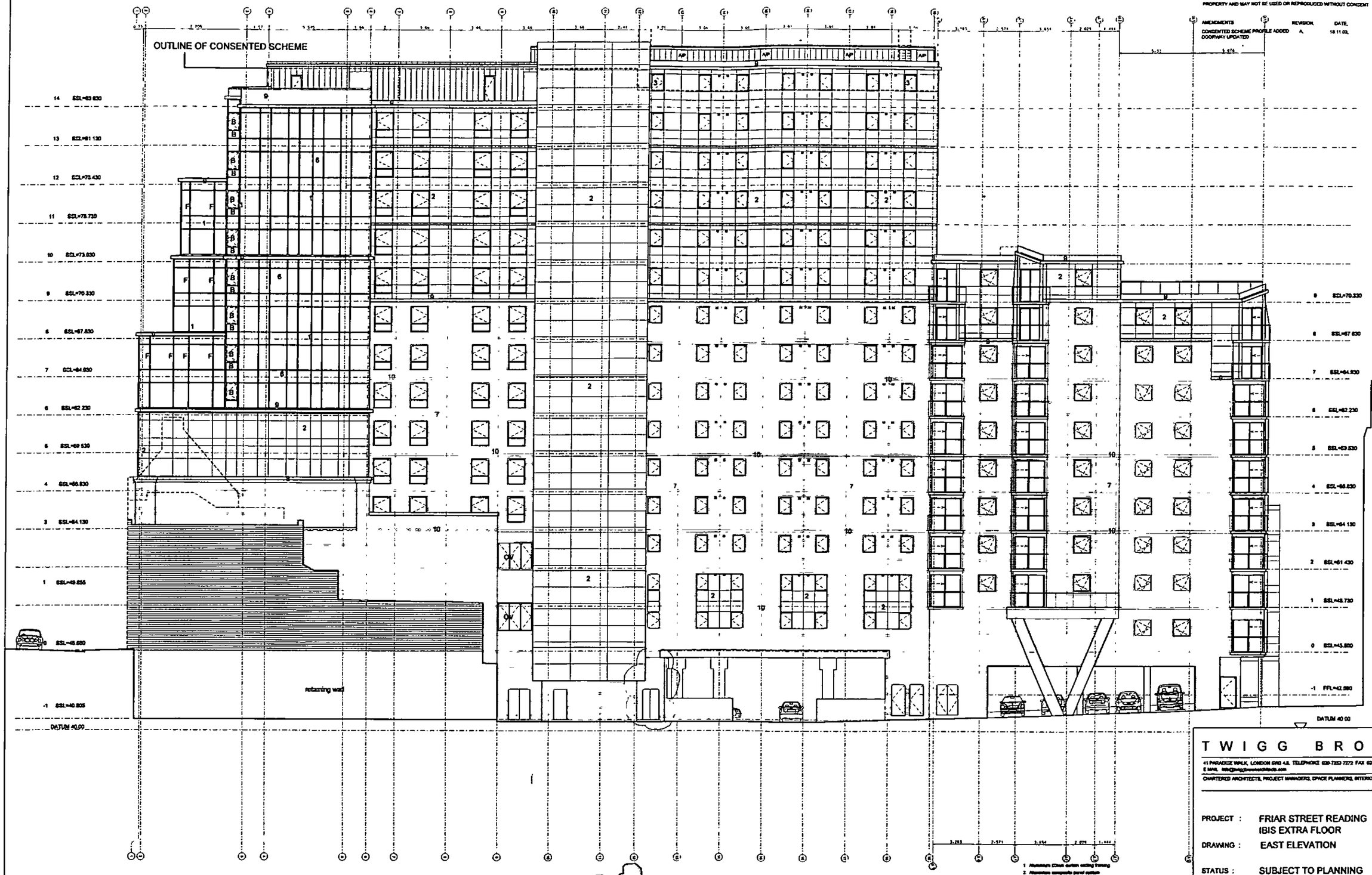
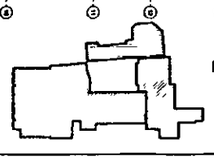
AMENDMENTS	REVISION	DATE	AUTHOR
CONSENTED SCHEME PROFILE ADDED DOORWAY UPDATED	A	18.11.03	RH





KEYPLAN

NOTATION A, B, C
REFER TO WINDOW SCHEDULE / SPECIFICATION
F DENOTES AEROFOIL PRESSURE CAP
REFER TO SPECIFICATION

1 Aluminium Elbow curtain walling framing
2 Aluminium composite panel system
3 Clear glazing
4 Glazed inclusive spandrel panel
7 Facing brickwork
8 Reconstructed stone
9 Aluminium
10 Recessed brick detail
11 Aluminium glazed element
12 Plantroom enclosure
14 Glazed sliding entrance doors set within outside walling
15 Glazed revolving entrance door

TWIGG BROWN

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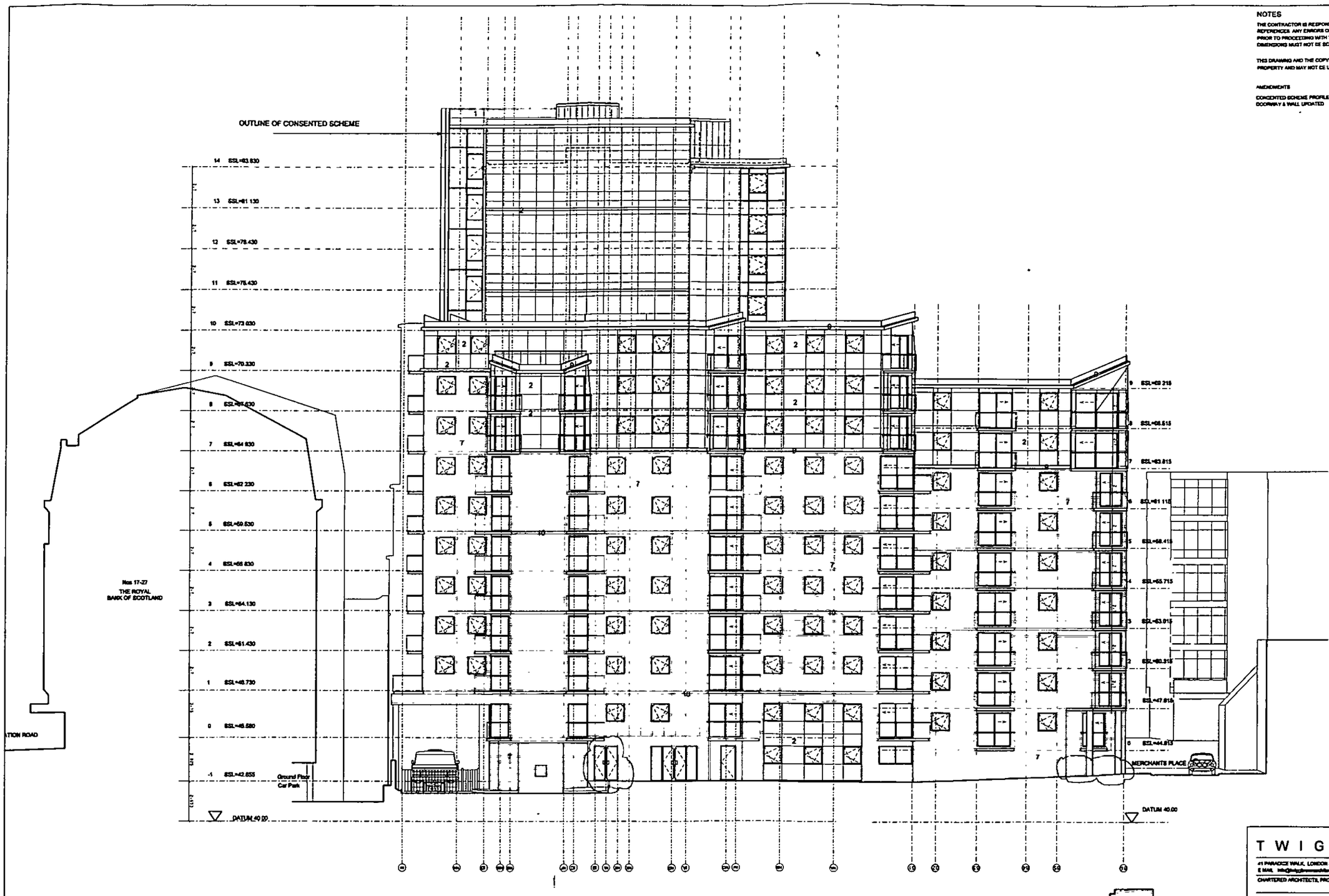
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : EAST ELEVATION

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA600	A



NOTES

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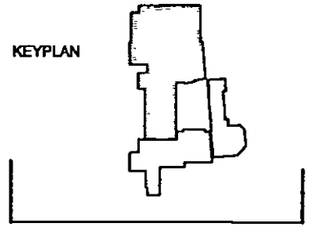
AMENDMENTS	REVISION.	DATE.	AUTHOR.
CONSENTED SCHEME PROFILE ADDED DOORWAY & WALL UPDATED	A.	18.11.03.	RH

1. Aluminium 80mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed lachaline spandrel panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
10. Recessed brick detail
11. Aluminium glazed dormer
12. Plantroom enclosure
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door

KEYPLAN



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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : NORTH ELEVATION

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO	REV
NOV 03	1:125 A1 1.250 A3	P1-643GA501	A

\P1-643GA501 sht 11/10/2003 03:12:53 PM

NOTES

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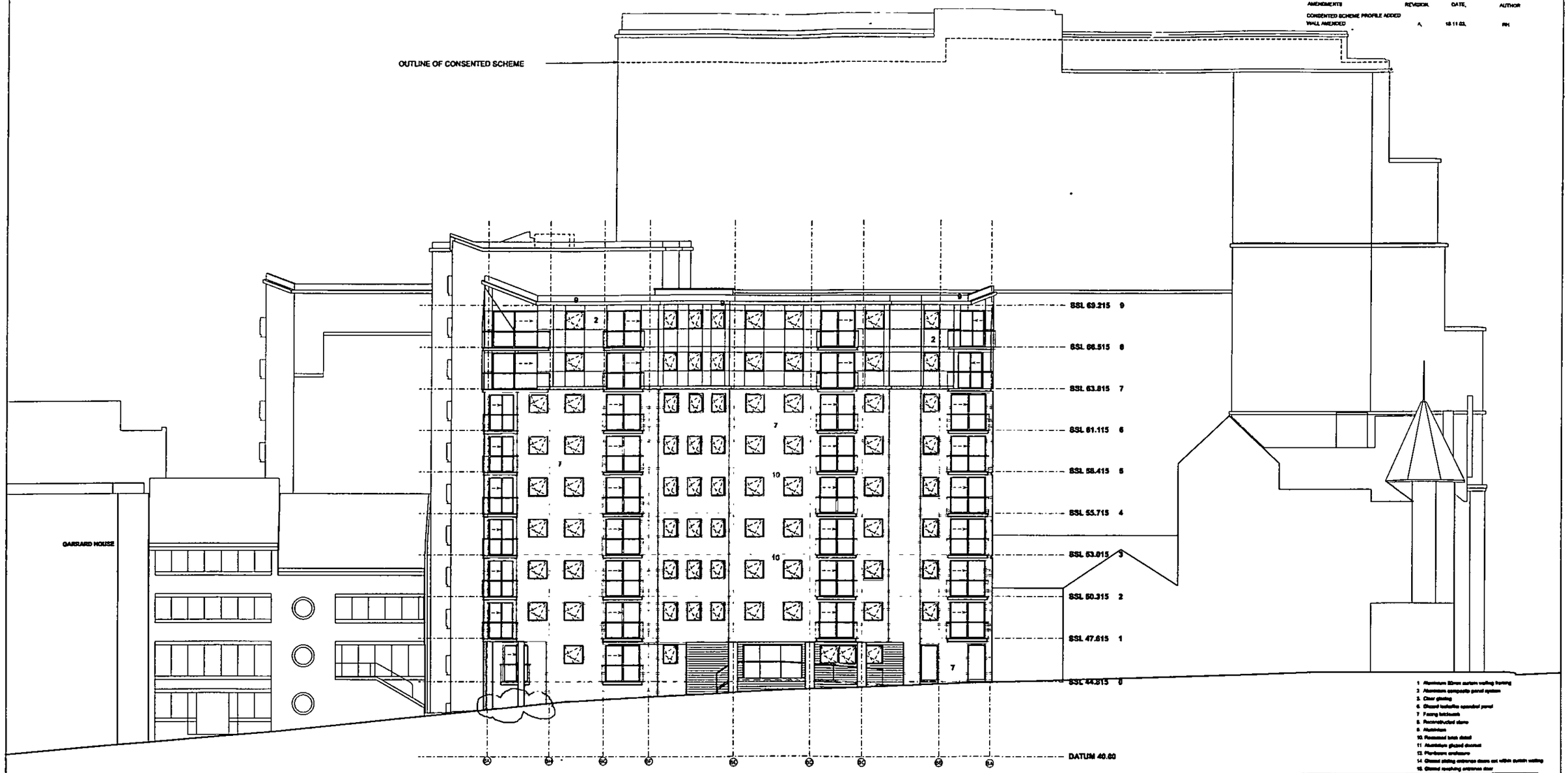
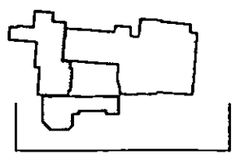
AMENDMENTS	REVISION	DATE,	AUTHOR
CONSENTED SCHEME PROFILE ADDED WALL AMENDED	A	18.11.03.	RH



KEYPLAN



TWIGG BROWN
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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 : WEST ELEVATION

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA602	A

NOTES

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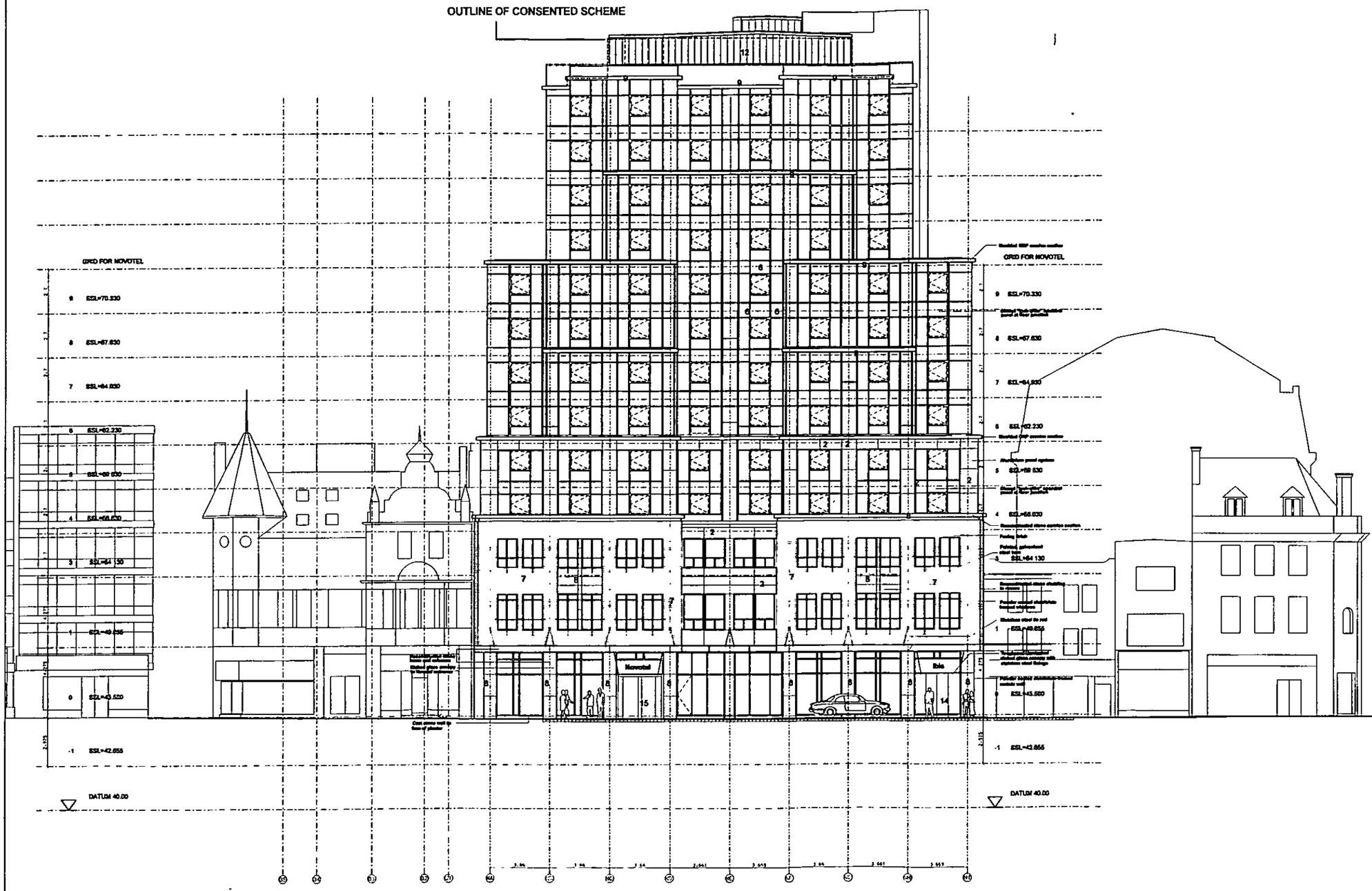
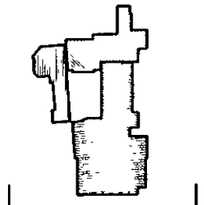
AMENDMENTS	REVISION.	DATE.	AUTHOR.
CONSENTED SCHEME PROFILE ADDED	A.	18.11.03.	RH

OUTLINE OF CONSENTED SCHEME



KEYPLAN



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

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

F DENOTED AEROFOIL PRESSURE CAP
REFER TO SPECIFICATION

TWIGG BROWN
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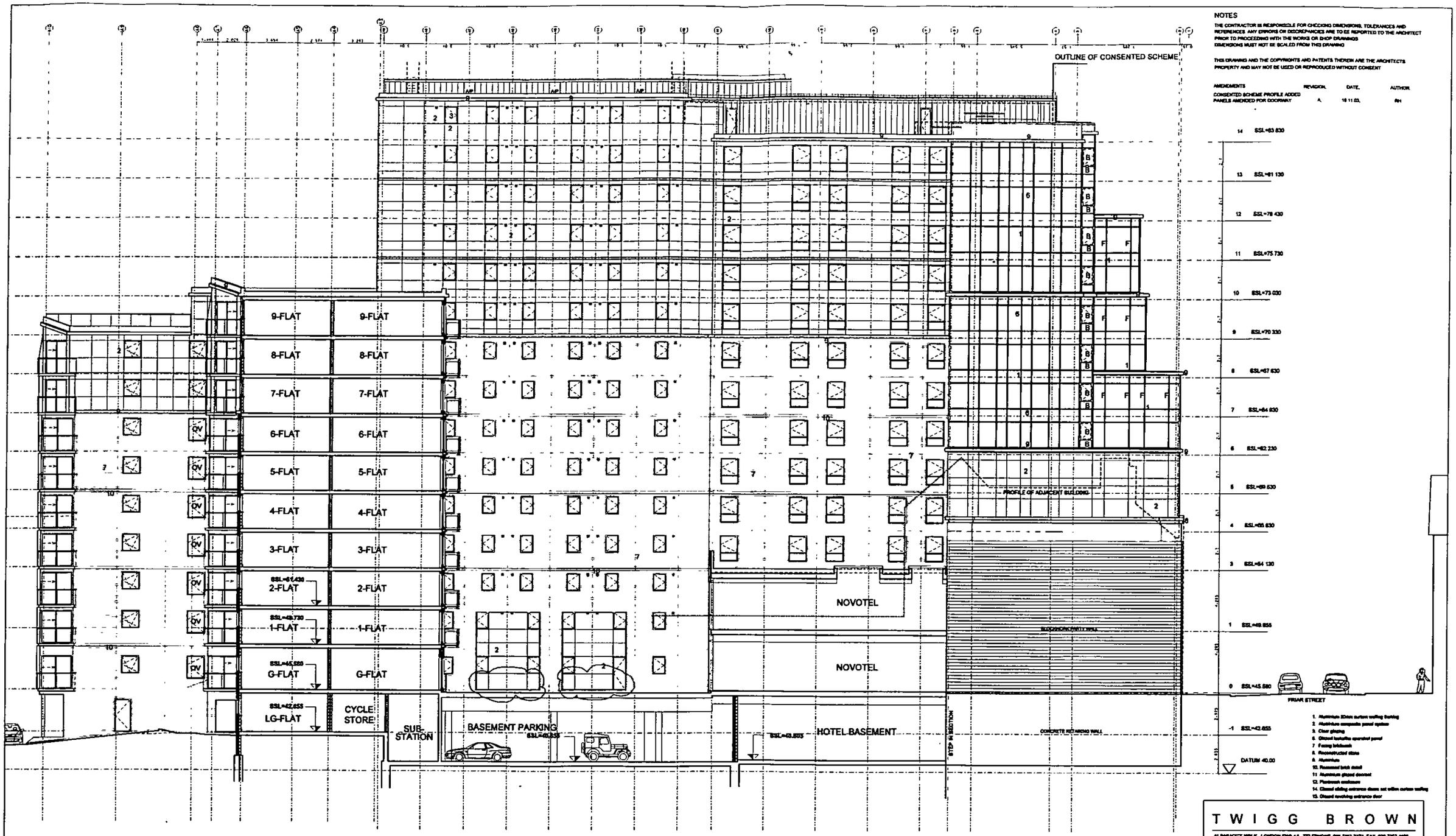
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

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	A



NOTES

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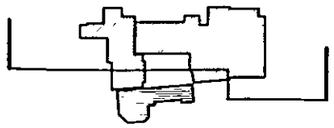
AMENDMENTS	REVISION	DATE	AUTHOR
CONSENTED SCHEME PROFILE ADDED PANELS AMENDED FOR DOORWAY	A	18.11.03	RH

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

F DENOTES AEROFOIL PRESSURE CAP
REFER TO SPECIFICATION

KEYPLAN



TWIGG BROWN

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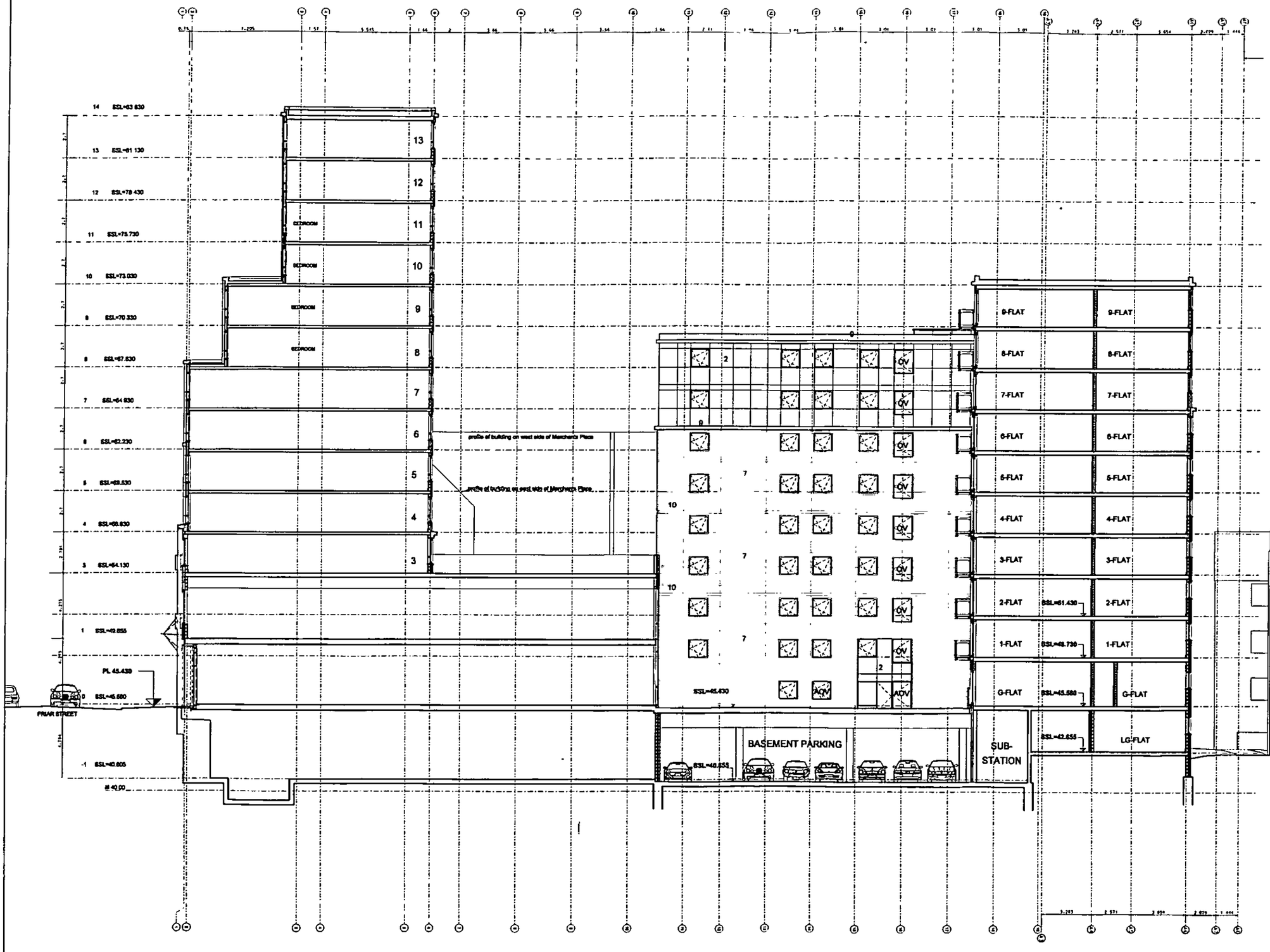
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : SECTION 1
(WEST COURTYARD ELEVATION)

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO	REV.
NOV 03	1 125 A1 1:250 A3	P1-643GA610	A



NOTES

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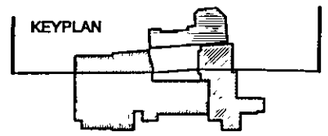
AMENDMENTS	REVISION.	DATE.	AUTHOR.

KEYPLAN



GARRARD HOUSE

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

TWIGG BROWN

41 PARADISE WALK, LONDON SW3 4JL TELEPHONE 020-7253-7272 FAX 020-7253-4133
E MAIL info@twiggbrownarchitects.com

CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : SECTION 2
(EAST COURTYARD ELEVATION)

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA611	

F DENOTES AEROFOIL PRESSURE CAP
REFER TO SPECIFICATION

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

\P1-643GA611 SHT 11/03/2004 17 07 05

NOTES

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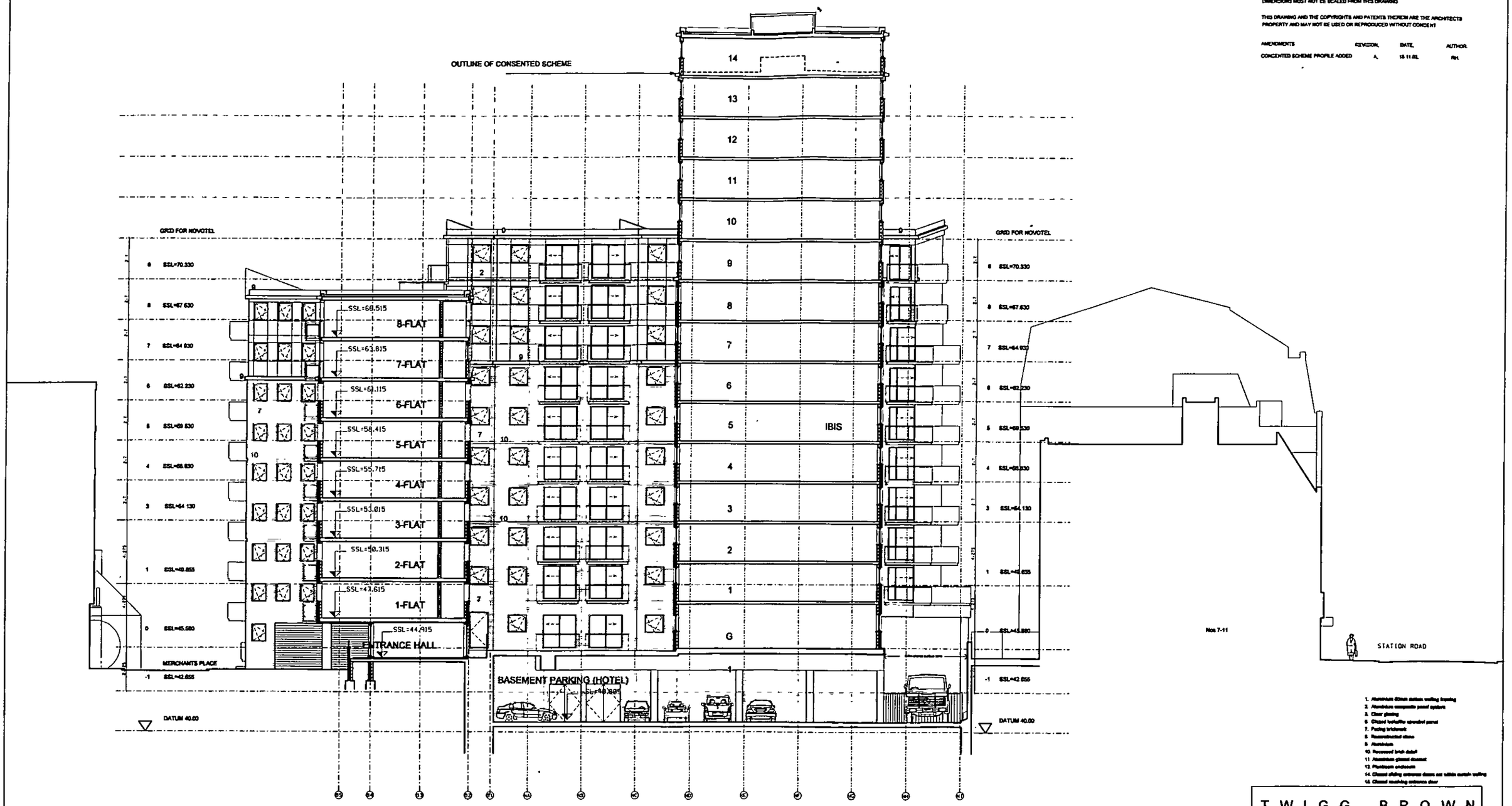
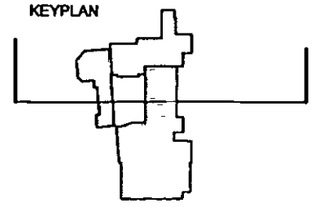
AMENDMENTS	REVISION	DATE	AUTHOR
CONSENTED SCHEME PROFILE ADDED	A	15.11.03	RH



1. Aluminium 60mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
6. Glazed lockable sprocket 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

KEYPLAN



TWIGG BROWN

41 PARADISE WALK, LONDON SW3 4JL. TELEPHONE 020-7233-7272 FAX 020-7233-4153
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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : SOUTH COURTYARD ELEVATION
SECTION 3

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1.125 A1 1.250 A3	P1-643GA612	A

\P1-643GA612.shl 19/11/2003 14:33:40

NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR
CONSENTED SCHEME PROFILE ADDED	A.	18.11.03.	RH.
DIDSWORK PANEL REMOVED	B.	23.01.04.	RW

OUTLINE OF CONSENTED SCHEME

14 SSL=63.830
13 SSL=61.130
12 SSL=78.430
11 SSL=75.430
10 SSL=73.030
9 SSL=70.330
8 SSL=67.630
7 SSL=64.930
6 SSL=62.230
5 SSL=59.530
4 SSL=56.830
3 SSL=54.130
2 SSL=51.430
1 SSL=48.730
0 SSL=45.580
-1 SSL=42.655

DATUM 40.00

Nos 7-11

IBIS

14 13 12 11 10 9 8 7 6 5 4 3 2 1 G -1

OV

SSL=45.430

SSL=40.555

BASEMENT PARKING (HOTEL)

8-FLAT
7-FLAT
6-FLAT
5-FLAT
4-FLAT
3-FLAT
2-FLAT
1-FLAT

ENTRANCE HALL

RAMP UP

9 SSL=63.215
8 SSL=60.515
7 SSL=63.815
6 SSL=61.115
5 SSL=58.415
4 SSL=55.715
3 SSL=53.015
2 SSL=50.315
1 SSL=47.615
0 SSL=44.915

MERCHANTS PLACE

DATUM 40.00

1. Aluminium 82mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
4. Glazed balustrade spandrel panel
7. Facing brickwork
8. Reconstructed stone
9. Aluminium
10. Recessed brick detail
11. Aluminium glazed doorset
12. Petroboom enclosure
14. Glazed sliding entrance doors set within curtain walling
15. Glazed revolving entrance door

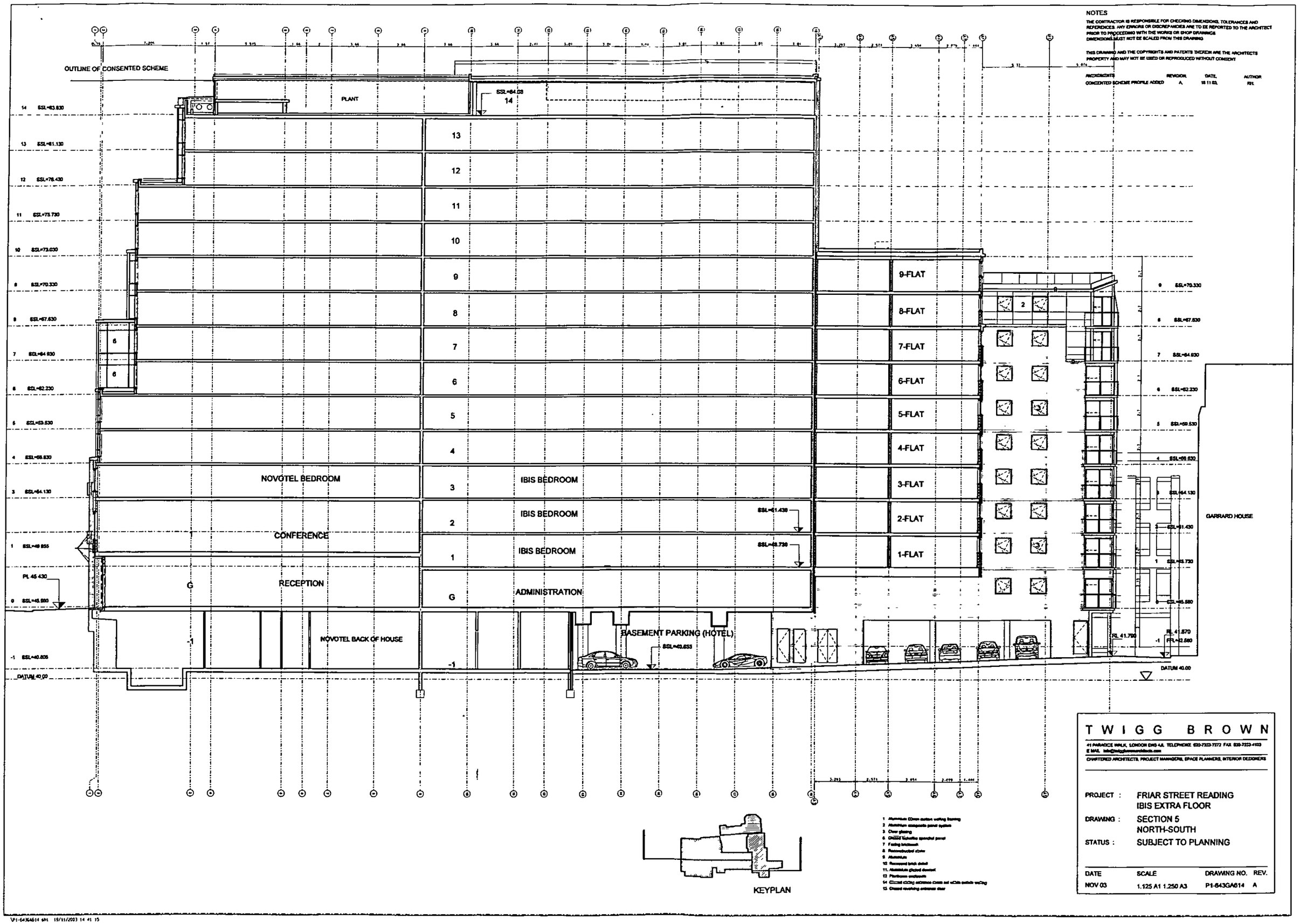
KEYPLAN

T W I G G B R O W N

41 PARADISE WALK, LONDON SW3 4JL TELEPHONE 020-7352-7272 FAX 020-7352-4103
E MAIL info@twiggbrownarchitects.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT :	FRIAR STREET READING IBIS EXTRA FLOOR
DRAWING :	NORTH COURTYARD ELEVATION SECTION 4
STATUS :	SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1.125 A1 1.250 A3	P1-643GA613	B



NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR
CONSENTED SCHEME PROFILE ADDED	A	18.11.03	RH

TWIGG BROWN

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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	A

\P1-643GA614 sht 19/11/2003 14 41 15

SUBSTATION (UNDER BLOCK A BUT SERVING WHOLE DEVELOPMENT)

SELF FINISHED INSULATED SOFFIT BOARD OVER

DR-11 DR-12 DR-5

CUT BRICK

LOUVRED ACCESS DOOR WITH ROLLER SHUTTER FIRE DOOR OVER

DETAIL GA93-01

GV

UTL (BOLTED)

MH

CL 42.14

EXISTING YARD

ER

57.68

DC

42.84

Kerb 42

SAUDI

1.2M FOOTPATH

GLASS CANOPY OVER

BALCONY TO GROUND FLOOR ABOVE

DR 3

DR 4

DR 2

FFL 42.670

42.680 FFL

RECEPTION (PRIVATE FLATS)

RECEPTION (KEY WORKER FLATS)

SELF FINISHED INSULATED SOFFIT BOARD OVER

DR 7

FFL 42.110

42.110 FFL

RESIDENTIAL BIN STORE (6 no 1100 litre eurobins)

HIGH LEVEL VENT TO REFUSE STORE

DR 6

STORE 42.460 FFL

FFL 42.460

CLEANERS STORE

5 DISABLED RESIDENTIAL SPACES

6M SHARED SURFACE SERVICE ACCESS ROAD

5.076

5.32

2.202

1.77

1.444

7.029

3.163

2.571

3 PERSON DISABLED FLAT

P-17 A1

2 BED

FFL 42.670

LOBBY

ELECTRIC RISER

WATER METERS, CLEANERS STORE

FIREFIGHTING LIFT

LIFT

FFL 42.670

FFL 41.160

BLOCK A BOOSTER PUMPSET AND TANKS

41.160 FFL

DR 9

FIREFIGHTING AND ESCAPE STAIR

41 CYCLE BAYS

TO UNDERSIDE OF SOFFIT

SUBSTATION (UNDER BLOCK A BUT SERVING WHOLE DEVELOPMENT)

SELF FINISHED INSULATED SOFFIT BOARD OVER

IBIS FIRE ESCAPE ROUTE

FFL 41.095

41.120 FFL

DR 11

DR 12

9.276

3.601

3.011

NOTES

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REVISION	DATE	AUTHOR
AMENDMENTS		
A	03.07.03	RMW
B	11.09.03	CLP
C	03.09.03	CLP
D	09.10.03	CLP
E	13.10.03	CLP
F	04.11.03	RMW
G	01.12.03	CLP, RH
H	07.01.04	RH
J	23.01.04	CLP
K	13.05.04	RH/ RMW
L	04.06.04	RMW
M	23.06.04	RMW
N	31.08.04	RW
O	04.10.04	RH
P	03.10.04	CLP
Q	24.02.05	RH
R	19.04.05	RH
S	10.05.05	RW
T	10.01.05	RH
U	07.03.08	RH
V	08.05.08	RH

BUILDING REGULATION ISSUE
DOOR TYPES ADDED
DRY RISER INLET BOX ADDED
CLADDING CONTROL UPDATE
DOOR TO BIKE STORE AMENDED
CLADDING CONTROL ISSUE
DOOR DR2 AMENDED
EXTERNAL LIGHTING ADDED
DVP POSITIONS REVISED
LANDSCAPE/PROJECT WORKS UPDATED
CLOCK A REFUSE STORE AMENDED
HOTEL GAS METER STORE AMENDED
RAINWATER AND DVP AMENDED ON AP4M
WINDOW & DOOR NUMBERS UPDATED
DETAILS AMENDED
WINDOW & DOOR NUMBERS UPDATED
DIMENSIONS AND SECTION LINES ADDED
DIMENSIONS ADDED TO BRICK PARTY WALL
FD30 COMPARTMENTATION REMOVED
CONSTRUCTION ISSUE
INT. SETTING OUT AMENDED BATHROOMS DVP UPDATED MONCRIEFF JOISTS AMENDED
BRICK DIMS & PLAN REFS ADDED
PLASTERING DIMENSIONS ADDED
LANDSCAPING AMENDED ACCESS GATES ADDED RSC TO COMMENT
GENERAL AMENDMENTS
BARDER WALL LOCATION AMENDED OPPOSITE BLOCK A ENTRANCE PRACTICAL COMPLETION

KEY

1.8m HIGH WALL +FENCE

RED BRICK PAVERS W/ BLUE STRETCHER BORDER

SHRUB WITH FEATURE PLANTING

GRAVEL WITH BEACH PEBBLES AND BOULDERS

CONCRETE SETT PAVING

BLUE BRICK PAVERS W/ RED STRETCHER BORDER

LEGEND

Low wall mounted light
Low level bollard light
Wall mounted floodlight
Balcony soffit mounted soffit luminaire
Ceiling mounted fluorescent light
Wall luminaire - glass
Wall luminaire - stainless
FIR Wall mounted bollard

TWIGG BROWN

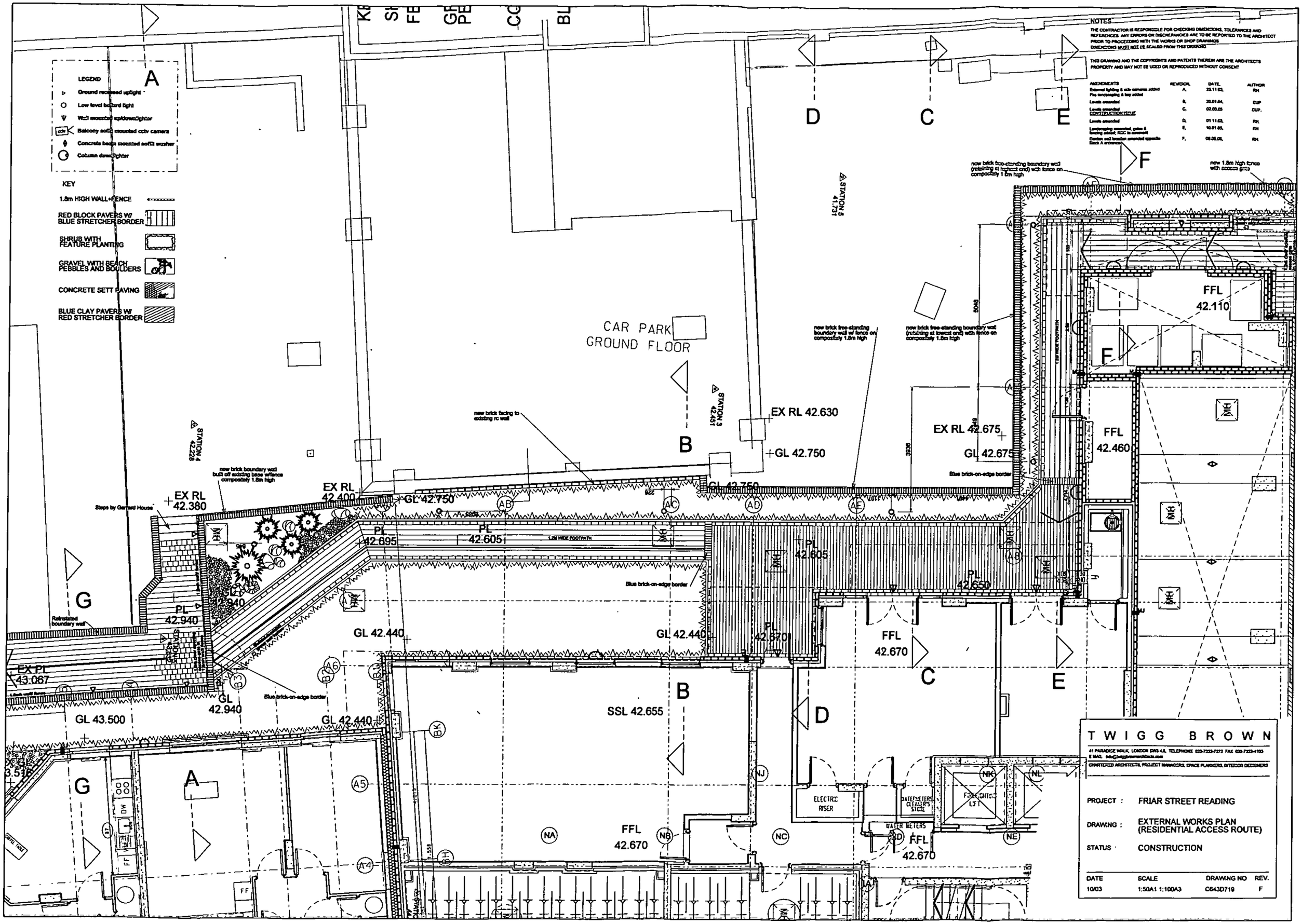
41 PARADISE WALK, LONDON SW3 4JL TELEPHONE 020-7352-7272 FAX 020-7352-4193
E MAIL: info@twiggbrown.com
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : BASEMENT SETTING OUT SHEET 3 OF 4

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
APR 03	1:50 (A1) 1:100 (A3)	C843GA993	V



NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR
External lighting & cctv cameras added Fire landscaping & key added	A.	25.11.03.	RH
Levels amended	B.	20.01.04.	DUP
Levels amended CONSTRUCTION ISSUE	C.	02.03.05	DUP.
Levels amended	D.	01.11.03.	RH.
Landscaping amended, gates & fencing added; RSC to comment	E.	10.01.05.	RH
Garden wall location amended opposite Block A entrance	F.	08.05.05.	RH.

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PROJECT : FRIAR STREET READING

DRAWING : EXTERNAL WORKS PLAN (RESIDENTIAL ACCESS ROUTE)

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO	REV.
10/03	1:50A1 1:100A3	C643D719	F

NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR
LEVELS AMENDED	REV A	29 JAN 04	DJP
CONSTRUCTION ISSUE		03 MAR 08	
LEVELS/DRAINAGE AMENDED	REV B	01 NOV 08	RH
LANDSCAPING ARCHETYPAL FENCING ADDED, T.C.P. TO CONSULT	REV C	29 JAN 09	ICH
GARDEN WALL SHIFTED TOWARDS ENTRANCE	REV D	02 MAY 09	RH

SSL=59.530
SSL=56.83
SSL=54.130
SSL=51.430
SSL=48.730
SSL=45.580
PL=42.650
PL=42.605
PL=42.675
PL=42.260
PL=41.780
RL=41.660
RL=41.780
ACCESS LANE
DATUM 40.00
ECTION C-C

57.68
S/Up
55.76
55.76
53.21
52.15
52.15
53.21
49.61
48.55
48.55
49.61
46.01
45.12
46.01
44.79
Entrance To Car Park
FFL=42.6
41.81
41.80
41.69
SECTION D-D

Metal fence on brick wall fixed to B Eng. specification compositely 1.8mk to outside
Monoforte Conservation edging or similar approved laid on concrete footing
PL=42.605
PL=42.650
stainless opening-in doorset
pressed aluminium sill section
steel angle bolted to rc stub to take door finishes
225 rc slab
Blue engineering clay pavers (Staggerbrige or similar approved) with Ashbourne multi-red block surround, on sand blinding over consolidated hardcore as C204/120 in spec.
brick sleepers to allow drainage
facing brick
Visqueen DPM
140mm block
0.637
0.3
0.5
CTION C-C (DETAIL 1:20)

Footpath beyond
Architectural pre-cast block paving with blue engineering clay paver scattered silt C/ht blinding over consolidated hardcore as C204/110 in spec.
raised pavement level adjacent to entrance
PL=42.670
PL=42.605
GL=42.780
1:20 ramp
brick sleepers to allow drainage
adjacent ground level
Blue engineering clay pavers (Staggerbrige or similar approved) with Ashbourne multi-red block surround, on sand blinding over consolidated hardcore as C204/120 in spec.
Monoforte Conservation edging or similar approved laid on concrete footing
0.788
0.5
SECTION D-D (DETAIL 1:20)

T W I G G B R O W N

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PROJECT : FRIAR STREET READING

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

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
10/03	1:50A1 1:100A3	C843D721	D

SUBSTATION (UNDER BLOCK A BUT SERVING WHOLE DEVELOPMENT)

SELF FINISHED INSULATED SOFFIT BOARD OVER

DR 11 CUT BRICK DR 12 CUT BRICK DR 5 CUT BRICK

LOUVRED ACCESS DOOR WITH ROLLER SHUTTER FIRE DOOR OVER

DETAIL GA993-01

EXISTING YARD

SELF FINISHED INSULATED SOFFIT BOARD OVER

DR 7

42.110 FFL

RESIDENTIAL BIN STORE (6 no 1100 litre eurobins)

HIGH LEVEL VENT TO REFUSE STORE

BALCONY TO GROUND FLOOR ABOVE

DR 6

STORE

42.460 FFL

6M SHARED SURFACE SERVICE ACCESS ROAD

5 DISABLED RESIDENTIAL SPACES

1.2M FOOTPATH

GLASS CANOPY OVER

DR 3

DR 4

CLEANERS STORE

DR 2

42.680 FFL

RECEPTION (PRIVATE FLATS)

RECEPTION (KEY WORKER FLATS)

3 PERSON DISABLED FLAT

2 BED 63.50m² 683.51ft²

LOBBY

ELECTRIC RISER

WATER METERS CLEANER'S STORE

FIREFIGHTING LIFT

LIFT

41 CYCLE BAYS

TO UNDERSIDE OF SOFFIT

FIREFIGHTING AND ESCAPE STAIR

BLOCK A BOOSTER PUMPSET AND TANKS

41.160 FFL

DR 9

IBIS FIRE ESCAPE ROUTE

DH 11

DH 12

41.120 FFL

SUBSTATION (UNDER BLOCK A BUT SERVING WHOLE DEVELOPMENT)

SELF FINISHED INSULATED SOFFIT BOARD OVER

NOTES

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AMENDMENTS

REVISION	DATE	AUTHOR
N	31.08.04	RW
O	04.10.04	RH
P	05.10.04	SUF
Q	24.02.05	RH
R	18.04.05	RH
S	10.05.05	RW
T	10.01.06	RH

DIMENSIONS ADDED TO BRICK PARTY WALL

FIRE COMPARTMENTATION REMOVED

CONSTRUCTION ISSUE

INT. SETTING OUT AMENDED BATHROOMS RVP UPDATED MOVEMENT JOINTS AMENDED

BRICK DIM'S & PLAN REF'S ADDED

PLASTERING DIMENSIONS ADDED

LANDSCAPING AMENDED, ACCESS GATES ADDED RSC TO COMMENT

KEY

1.8m HIGH WALL+FENCE

RED BRICK PAVERS W/ BLUE STRETCHER BORDER

SHRUB WITH FEATURE PLANTING

GRAVEL WITH BEACH PEBBLES AND BOULDERS

CONCRETE SETT PAVING

BLUE BRICK PAVERS W/ RED STRETCHER BORDER

LEGEND

Low mast mounted light

Low level bollard light

Wall mounted downlighter

Bollards with mounted side spotlights

Ceiling mounted fluorescent light

Wall bollards - plan

Wall bollards - elevation

RM Photoluminescent bollard

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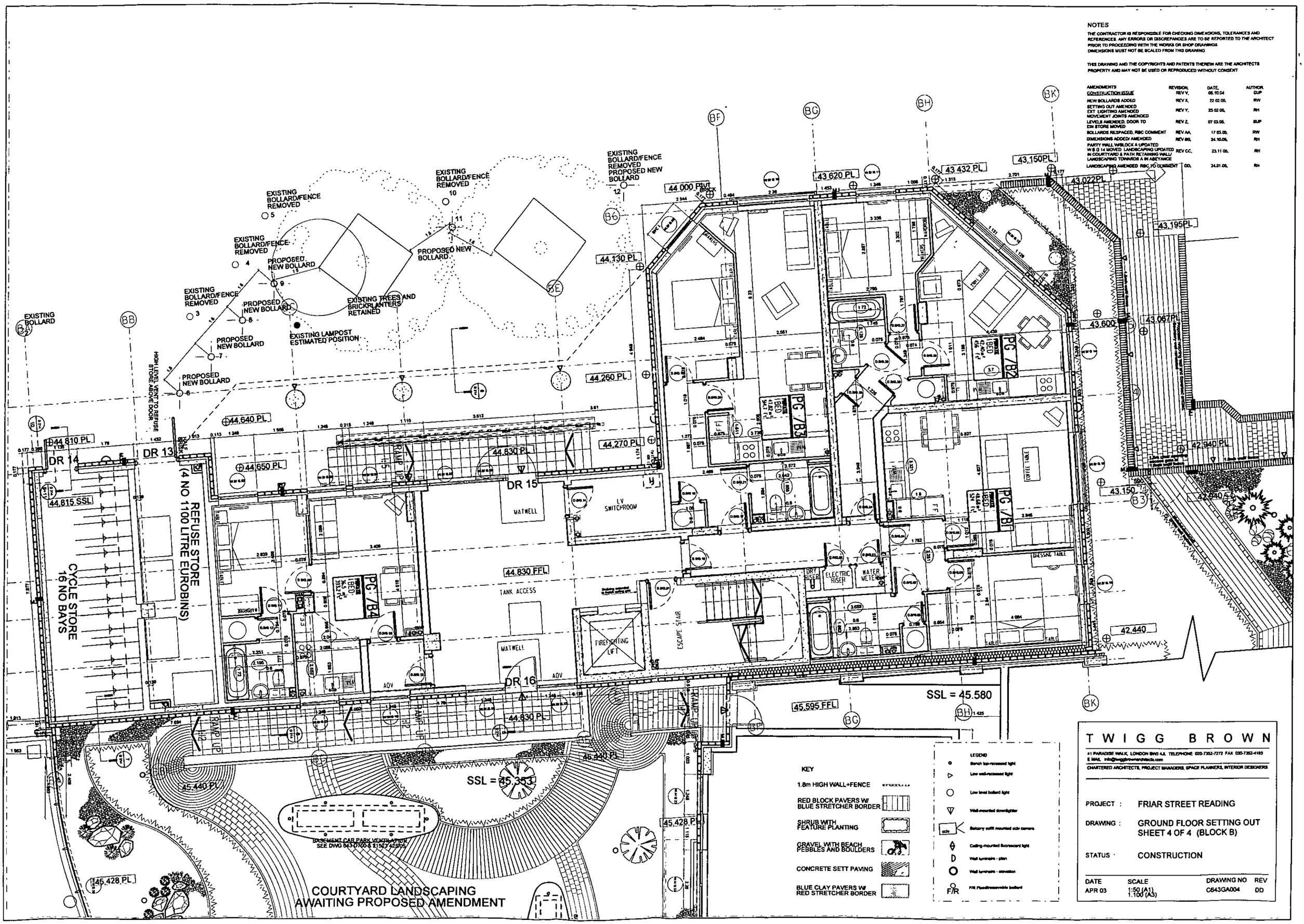
PROJECT : FRIAR STREET READING

DRAWING BASEMENT SETTING OUT SHEET 3 OF 4

STATUS CONSTRUCTION

DATE	SCALE	DRAWING NO	REV
APR 03	1:50 (A1) 1:100 (A3)	C643GA993	T



NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR
CONSTRUCTION ISSUE	REV V,	05.10.04	SUP
NEW BOLLARDS ADDED	REV X,	22.02.05,	RW
SETTING OUT AMENDED EXT LIGHTING AMENDED MOVEMENT JOINTS AMENDED	REV Y,	25.02.05,	RH
LEVELS AMENDED, DOOR TO EIN STORE MOVED	REV Z,	07.03.05,	SUP
BOLLARDS RESPACED, RBC COMMENT	REV AA,	17.03.05,	RW
DIMENSIONS ADDED/ AMENDED	REV BB,	24.10.05,	RH
PARTY WALL W/BLOCK A UPDATED W B G 14 MOVED LANDSCAPING UPDATED IN COURTYARD & PATH RETAINING WALL/ LANDSCAPING TOWARDS A IN ABEYANCE	REV CC,	23.11.05,	RH
LANDSCAPING AMENDED RBC TO COMMENT	DD,	24.01.05,	RH

TWIGG BROWN

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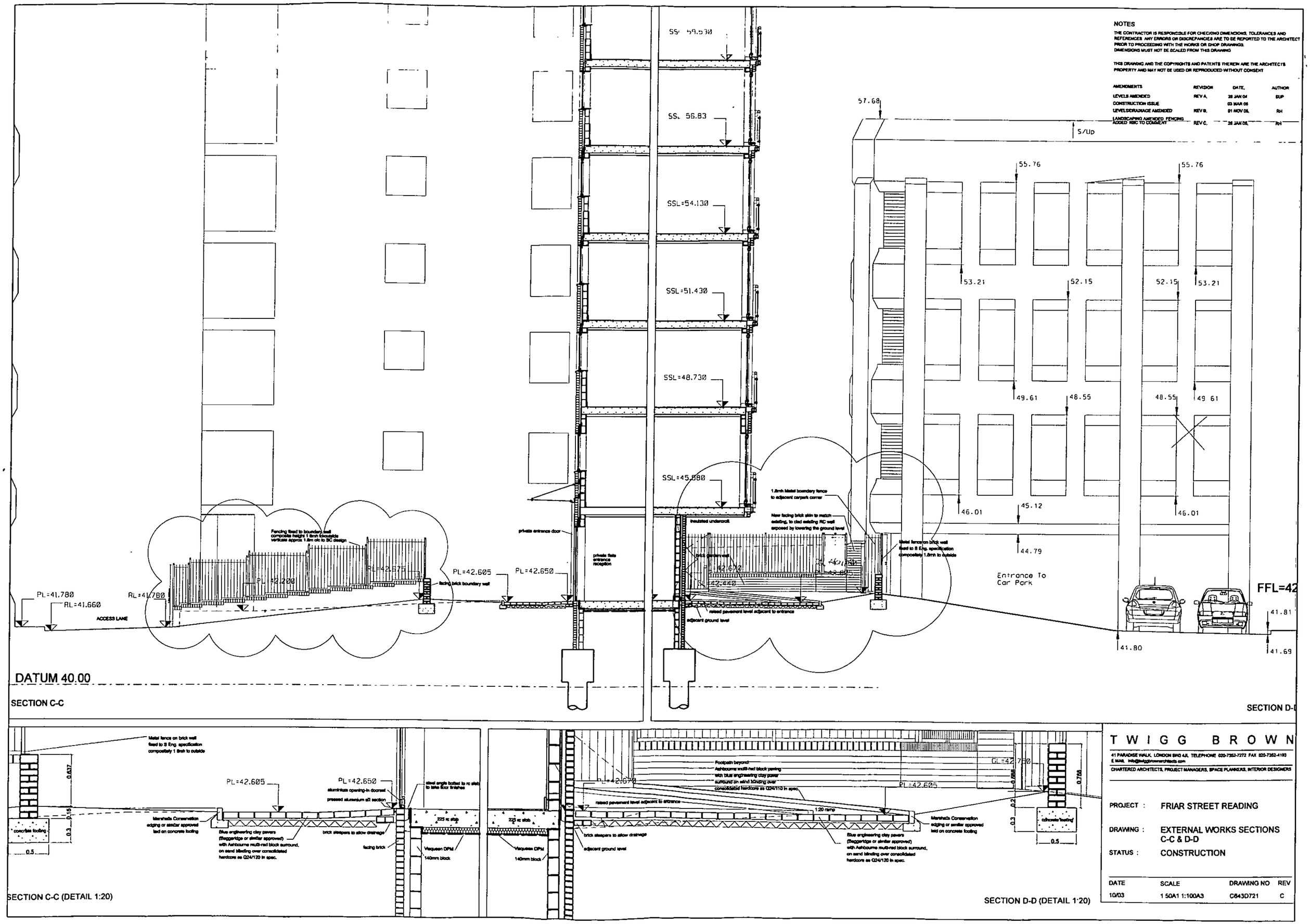
PROJECT : FRIAR STREET READING

DRAWING : GROUND FLOOR SETTING OUT SHEET 4 OF 4 (BLOCK B)

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO	REV
APR 03	1:50 (A1) 1:100 (A3)	C643GA004	DD



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AMENDMENTS	REVISION	DATE	AUTHOR
LEVELS AMENDED	REV A	28 JAN 04	SUP
CONSTRUCTION ISSUE		03 MAR 05	
LEVELS/DRAINAGE AMENDED	REV B	01 NOV 05	RH
LANDSCAPING AMENDED FENCING ADDED RBC TO COMMENT	REV C	28 JAN 05	RH

TWIGG BROWN

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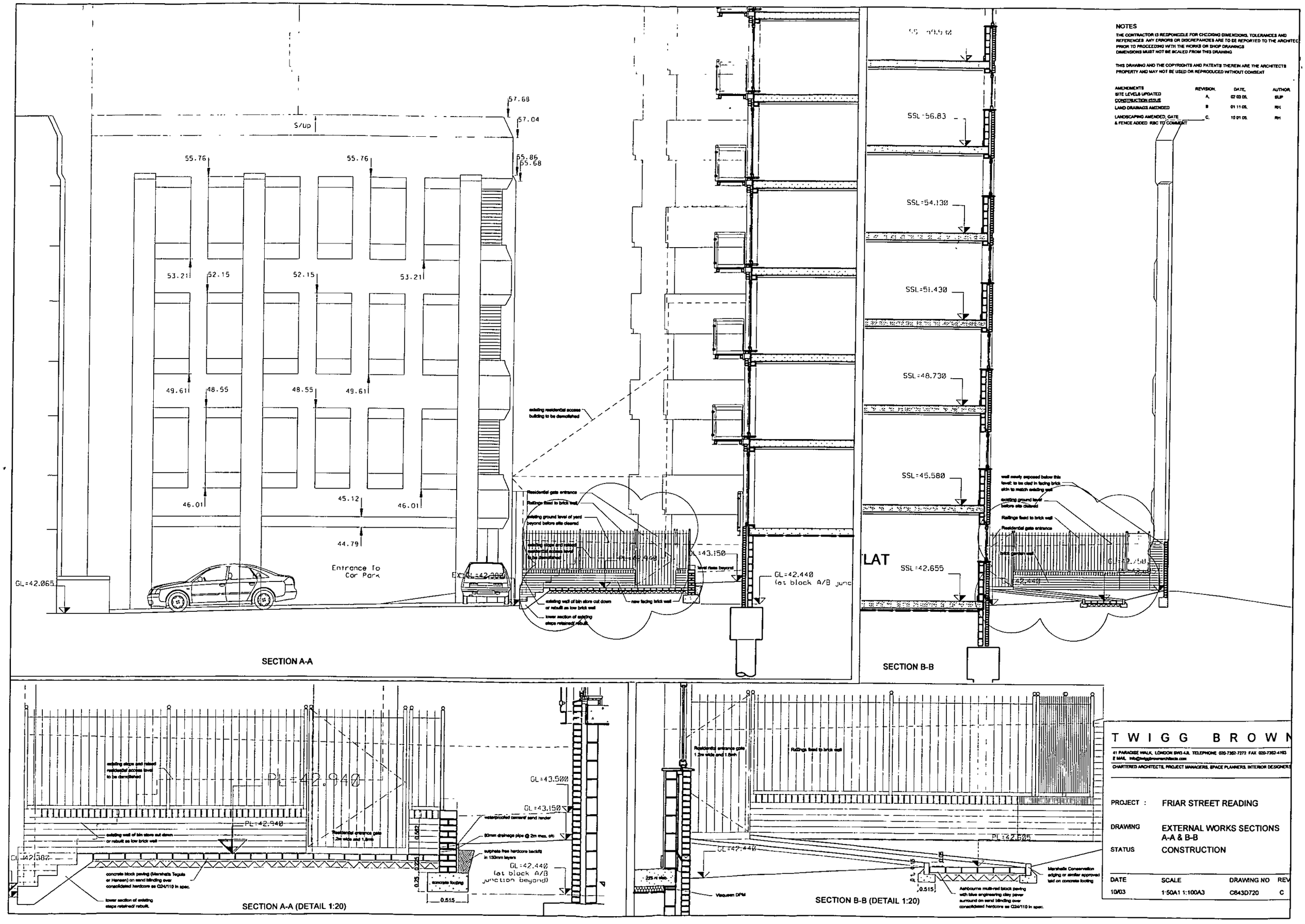
PROJECT : FRIAR STREET READING

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

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO	REV
10/03	1 50A1 1:100A3	C643D721	C



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AMENDMENTS	REVISION.	DATE.	AUTHOR.
SITE LEVELS UPDATED	A.	02 03 05.	SUP
CONSTRUCTION ISSUE			
LAND DRAINAGE AMENDED	B	01 11 05.	RH
LANDSCAPING AMENDED, GATE & FENCE ADDED RBC TO COMMENT	C.	10 01 05.	RH

TWIGG BROWN

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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	CONSTRUCTION

DATE	SCALE	DRAWING NO	REV
10/03	1:50A1 1:100A3	C643D720	C

NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR
GENERAL, EXTERNAL WORKS ADDED	A	14 11 2003	RWW
LIGHTING & EXT WORKS UPDATED	B	03 12 2003	RH
CAR PARKING VENTS DIMENSIONED	C	16 03 2004	SUP
GENERAL UPDATE, WINDOW DETAIL REFERENCES AND DOOR NO. ADDED	D	03 08 2004	RW
DIMENSIONS AND SECTION LINES ADDED	E	23 08 2004	RW
CONSTRUCTION ISSUE	F	09 10 2004	RW
BS STAIR 2 ENVELOPE AMENDED	G	01 12 2004	SUP
REISSUE FOR AMENDED WINDOW	H	11 07 2005	SUP
STAIR 2 WINDOW SUP ADDED	J	15 03 2006	RH
COURTYARD LANDSCAPING AMENDED	K	04 04 2006	RH
COURTYARD DRAINAGE POINTS ADDED	L	03 05 2006	RH

READING BOROUGH COUNCIL
05 MAY 2006
PLANNING

THIS DRAWING IS TO BE USED FOR HOTELS' ENVELOPE CONSTRUCTION ONLY. FOR ANY DETAILS RELATING TO THE CONSTRUCTION AND SETTING OUT OF THE HOTELS INTERIOR, PLEASE REFER TO LRW DRAWINGS.

LEGEND
- Bench top-recessed light
- Low wall-recessed light
- Low level bollard light
- Wall mounted downlighter
- Balcony soffit mounted cctv camera
- Ceiling mounted fluorescent light
- Wall luminaire - plan
- Wall luminaire - elevation

TWIGG BROWN

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PROJECT : FRIAR STREET READING

DRAWING : GROUND FLOOR SETTING OUT SHEET 2 OF 4

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
APR 03	1:50 (A1) 1:100 (A3)	C643GA002	L

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AMENDMENTS	REVISION	DATE	AUTHOR
GENERAL, EXTERNAL WORKS ADDED	A	14 11 2003	RMW
LIGHTING & EXT. WORKS UPDATED	B	03 12 2003	RDI
CAR PARKING VENTS DIMENSIONED	C	18 03 2004	SUP
GENERAL UPDATE, WINDOW, DETAIL REFERENCES AND DOOR NO. ADDED	D	03 05 2004	RDW
DIMENSIONS AND SECTION LINES ADDED	E	23 05 2004	RDW
CONSTRUCTION ISSUE	F	08 10 2004	RDW
ES3 STAIR 3 ENCLOPE AMENDED	G	01 12 2004	SUP
REISSUE FOR AMENDED WINDOW	H	11 07 2005	SUP
STAIR 3 WINDOW 6.09 ADDED	J	15 02 2006	RDI
COURTYARD LANDSCAPING AMENDED	K	04 04 2006	RDI
COURTYARD DRAINAGE POINTS ADDED	L	02 05 2006	RDI

READING BOROUGH COUNCIL
05 MAY 2006
PLANNING

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LEGEND
- Beech top-recessed light
- Low wall-recessed light
- Low level bollard light
- Wall mounted downlighter
- Balcony soffit mounted ectr camera
- Ceiling mounted fluorescent light
- Wall luminaire - plan
- Wall luminaire - elevation

TWIGG BROWN
41 PARADISE WALK, LONDON SW3 4JL TELEPHONE 020-7352-7272 FAX 020-7352-1159
E MAIL info@twiggbrownarchitects.com
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PROJECT : FRIAR STREET READING
DRAWING : GROUND FLOOR SETTING OUT SHEET 2 OF 4
STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
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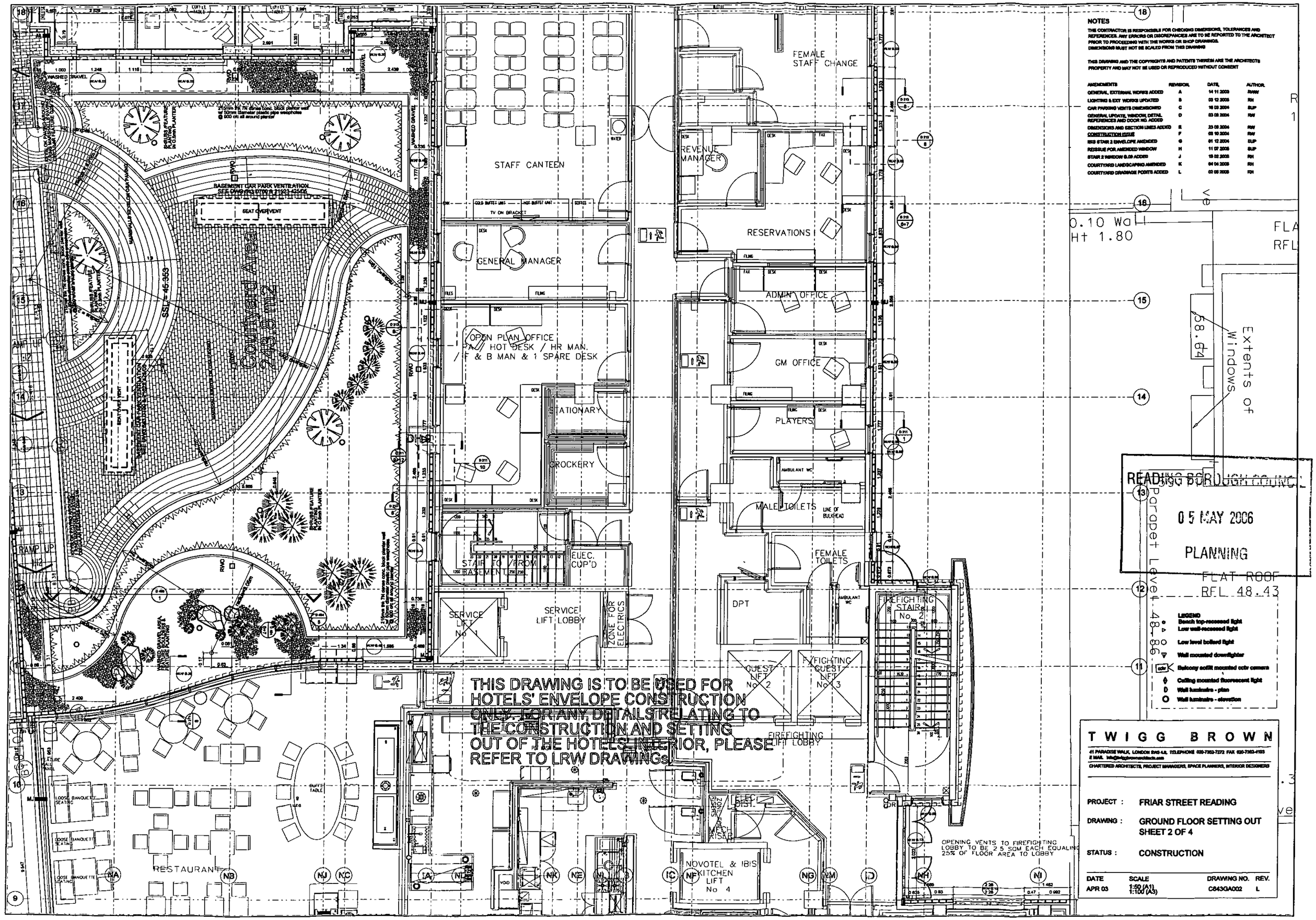

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OPENING VENTS TO FIREFIGHTING LOBBY TO BE 2.5 SQM EACH EQUALING 25% OF FLOOR AREA TO LOBBY

NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR
GENERAL, EXTERNAL WORKS ADDED	A	14 11 2003	RWW
LIGHTING & EXT WORKS UPDATED	B	03 12 2003	RH
CAR PARKING VENTS DIMENSIONED	C	16 03 2004	SUP
GENERAL UPDATE, WINDOW, DETAIL REFERENCES AND DOOR NO. ADDED	D	03 08 2004	RW
DIMENSIONS AND SECTION LINES ADDED	E	23 09 2004	RW
CONSTRUCTION ISSUE	F	08 10 2004	RW
IBIS STAIR 2 ENVELOPE AMENDED	G	01 12 2004	SUP
REISSUE FOR AMENDED WINDOW	H	11 07 2005	SUP
STAIR 2 WINDOW 0.09 ADDED	J	13 02 2005	RH
COURTYARD LANDSCAPING AMENDED	K	04 04 2005	RH
COURTYARD DRAINAGE POINTS ADDED	L	02 05 2005	RH

READING BOROUGH COUNCIL
05 MAY 2006
PLANNING

LEGEND
- Bench top-recessed light
- Low wall-recessed light
- Low level bollard light
- Wall mounted downlighter
- Balcony soffit mounted cctv camera
- Ceiling mounted fluorescent light
- Wall luminaire - plan
- Wall luminaire - elevation

TWIGG BROWN

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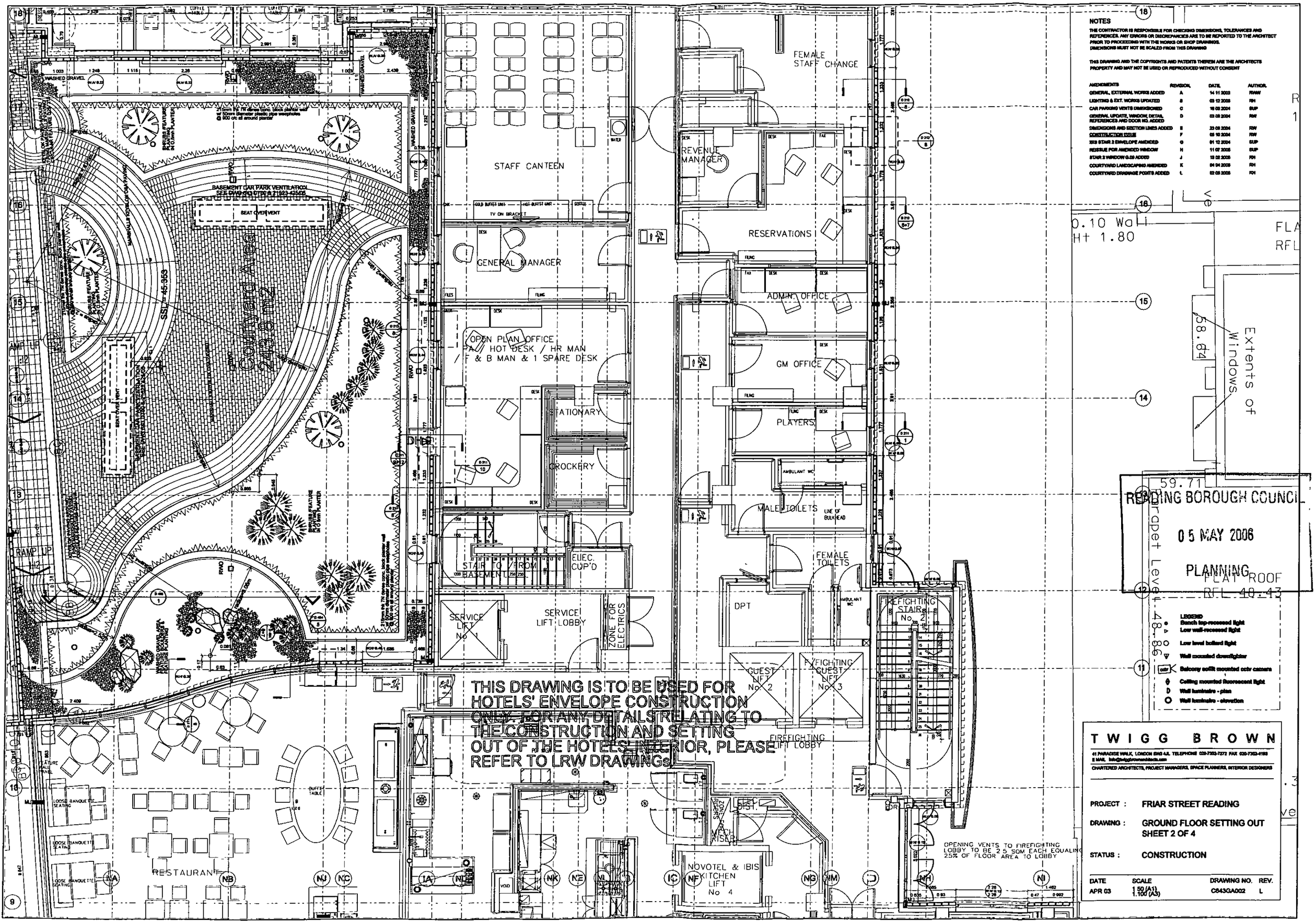
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : GROUND FLOOR SETTING OUT SHEET 2 OF 4

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
APR 03	1:50 (A1) 1:100 (A3)	C643GA002	L



NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR
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CAR PARKING VENTS DIMENSIONED	C	18 08 2004	SUP
GENERAL UPDATE, WINDOW, DETAIL REFERENCES AND DOOR NO. ADDED	D	03 09 2004	RW
DIMENSIONS AND SECTION LINES ADDED	E	23 09 2004	RW
CONSTRUCTION ISSUE	F	05 10 2004	RW
S23 STAIR 2 ENVELOPE AMENDED	G	01 12 2004	SUP
REISSUE FOR AMENDED WINDOW	H	11 07 2005	SUP
STAIR 2 WINDOW G.09 ADDED	J	19 02 2006	RH
COURTYARD LANDSCAPING AMENDED	K	04 04 2006	RH
COURTYARD DRAINAGE POINTS ADDED	L	02 05 2006	RH

LEGEND
- Bench top-recessed light
- Low wall-recessed light
- Low level bollard light
- Wall mounted downlighter
- cctv — Balcony soffit mounted cctv camera
- Ceiling mounted fluorescent light
- Wall luminaire - plan
- Wall luminaire - elevation

READING BOROUGH COUNCIL
05 MAY 2006
PLANNING

TWIGG BROWN

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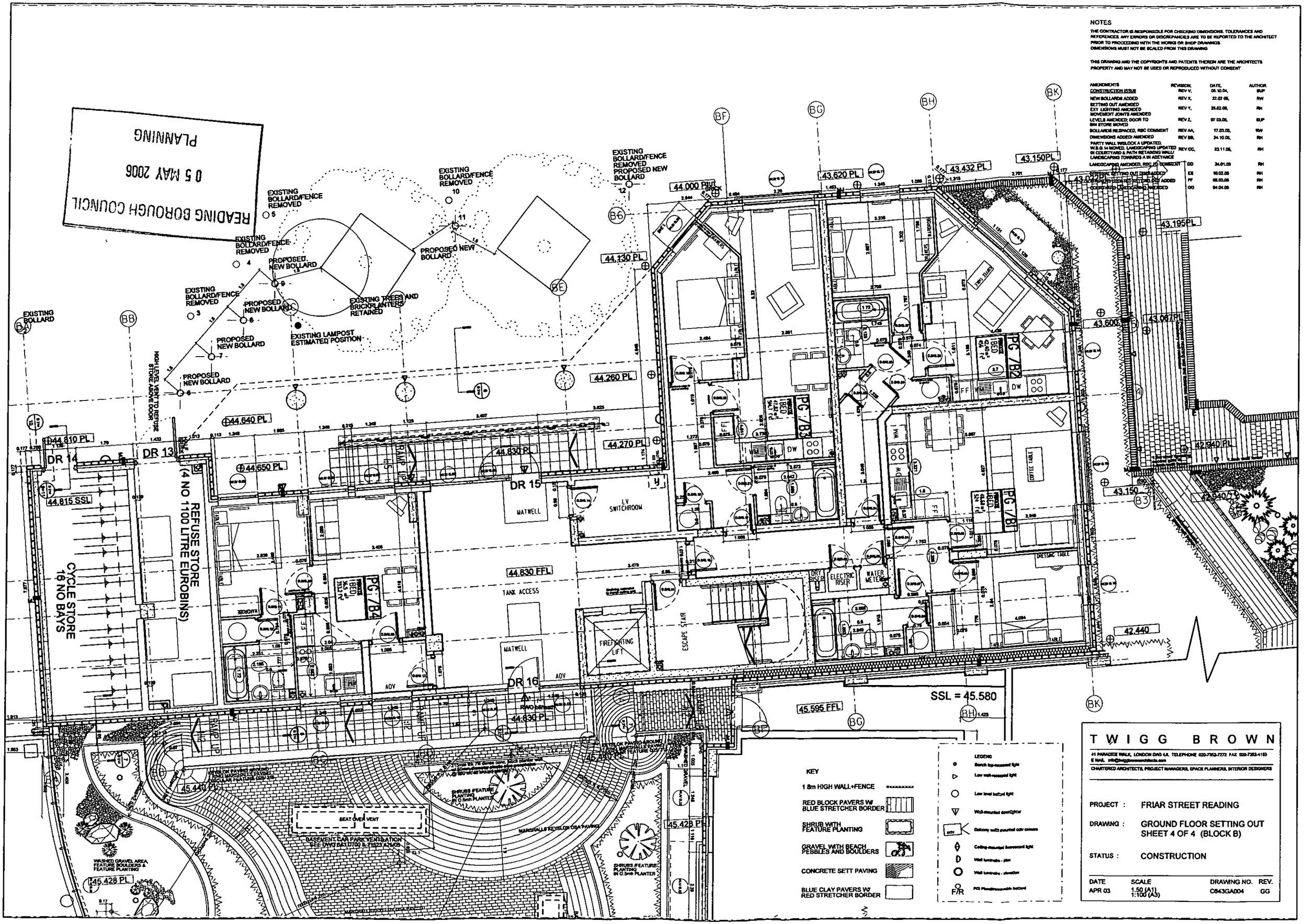
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : GROUND FLOOR SETTING OUT SHEET 2 OF 4

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
APR 03	1:50 (A1) 1:100 (A3)	C643GA002	L



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AMENDMENTS	REVISION	DATE	AUTHOR
CONSTRUCTION ISSUE	REV V,	05.10.04,	SUP
NEW BOLLARDS ADDED	REV X,	22.02.05,	RW
SETTING OUT AMENDED EXT LIGHTING AMENDED MOVEMENT JOINTS AMENDED	REV Y,	25.02.05,	RH
LEVELS AMENDED; DOOR TO BIN STORE MOVED	REV Z,	07.03.05,	SUP
BOLLARDS RESPACED, RBC COMMENT	REV AA,	17.03.05,	RW
DIMENSIONS ADDED/ AMENDED	REV BB,	24.10.05,	RH
PARTY WALL WIBLOCK A UPDATED. W.B.G. 14 MOVED. LANDSCAPING UPDATED IN COURTYARD & PATH RETAINING WALL/ LANDSCAPING TOWARDS A IN ACEYANCE	REV CC,	23.11.05,	RH
LANDSCAPING AMENDED, RBC TO COMMENT	DD	24.01.06	RH
[illegible] SETTING OUT DIMS ADDED	EE	10.02.06	RH
[illegible] UPDATED SETTING OUT ADDED	FF	08.03.06	RH
COURTYARD LANDSCAPING AMENDED	GG	04.04.06	RH

TWIGG BROWN

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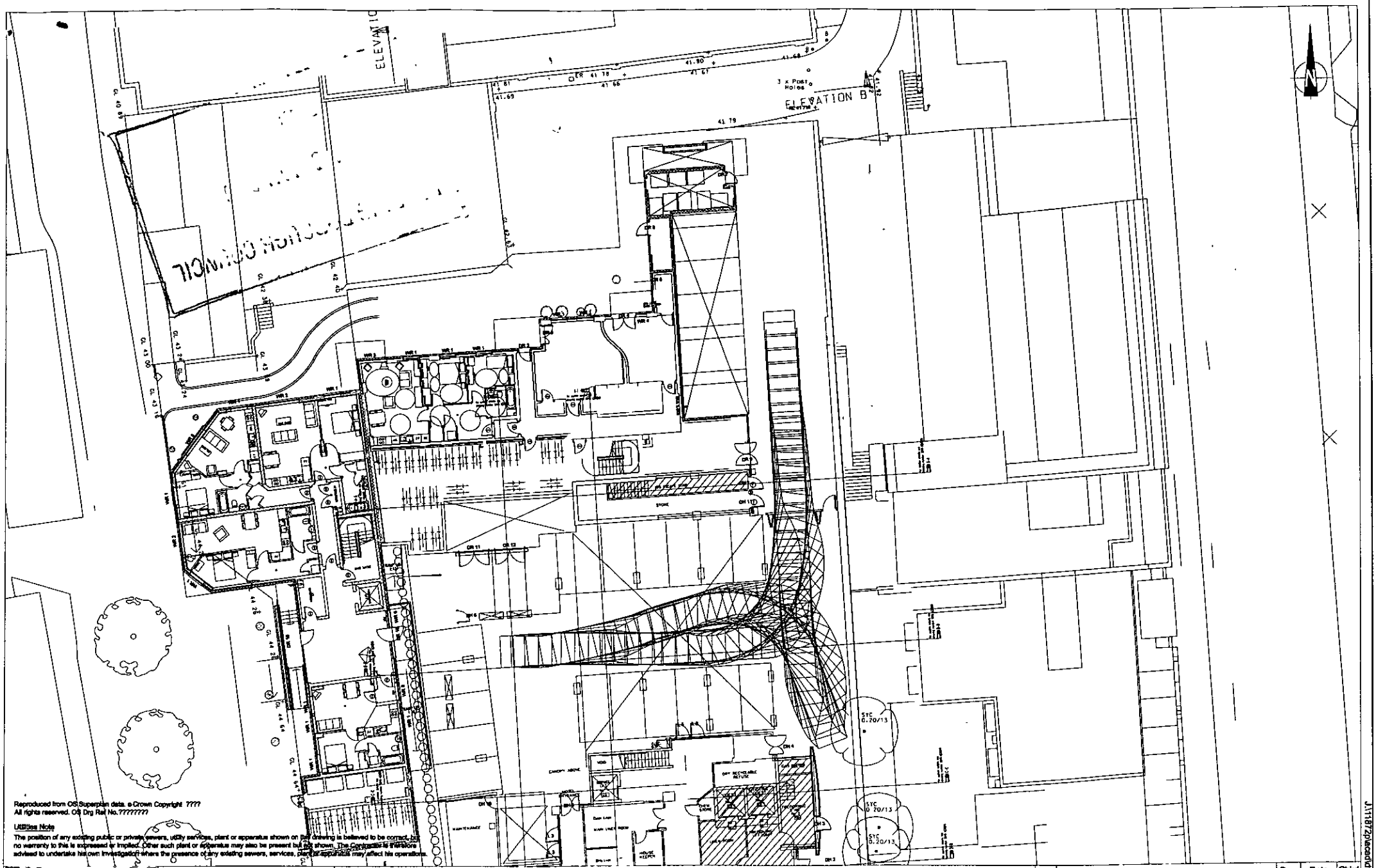
CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : GROUND FLOOR SETTING OUT SHEET 4 OF 4 (BLOCK B)

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
APR 03	1:50 (A1) 1:100 (A3)	C843GA004	GG



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pba
peter brett associates
CONSULTING ENGINEERS
16 WESTCOTE ROAD READING BERKSHIRE RG30 2DE TEL 0118 950 0761 FAX 0118 959 7498
email: reading@pba.co.uk Internet: www.pba.co.uk © Peter Brett Associates

Client
London and Continental

ABC Site
Friar Street
Reading
Fire Tender

Rev	Description	Dwn	Date	Chkd
	Drawing Status			

Date	24.10.03	Drawing Number	Revision
A3 Scale	1:250	11872-track 17	-
Drawn	CB		
Checked	SJL		

J:\11872\plscad\dwgs\11872-track 17.dwg

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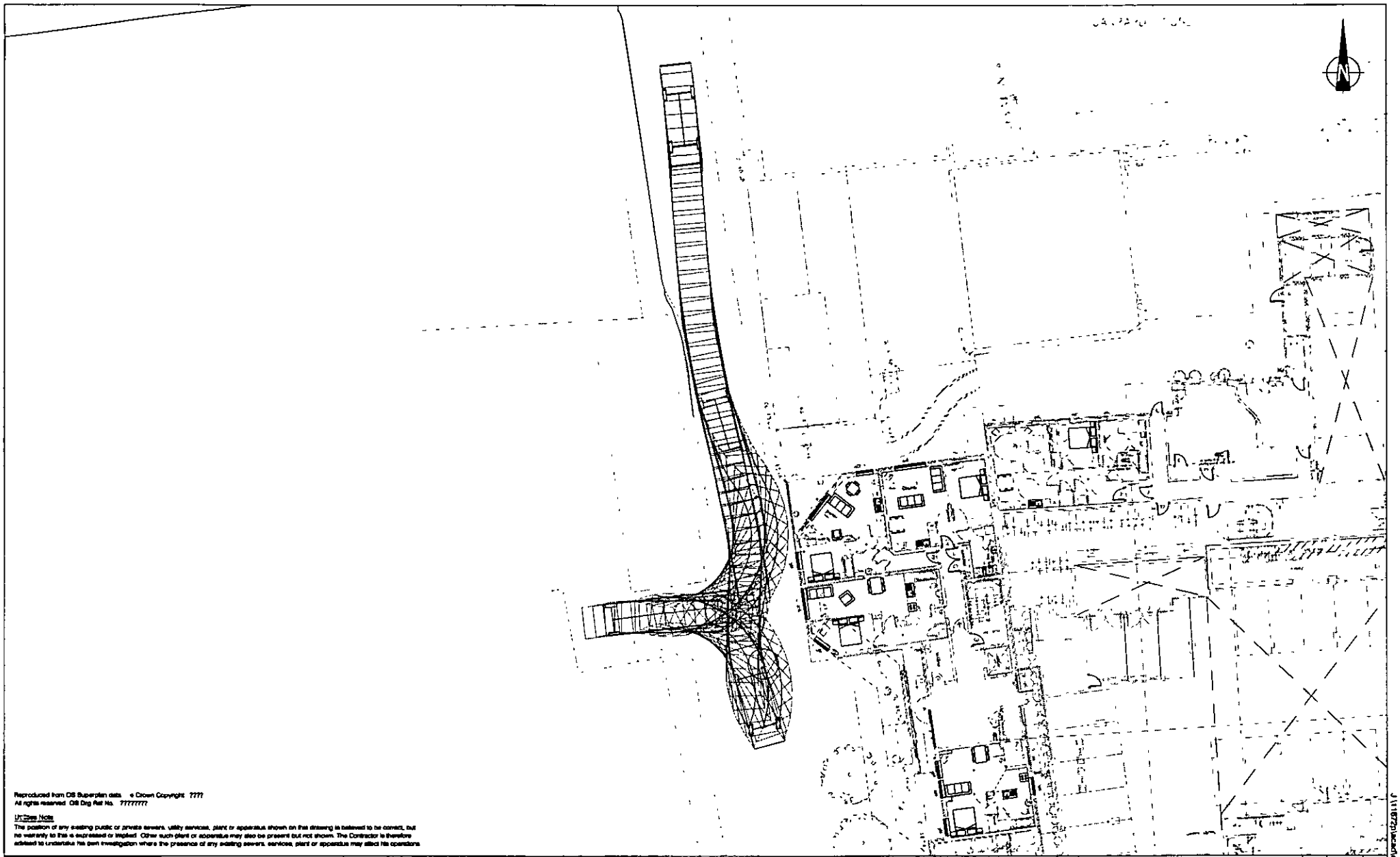

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Client
London and Continental

ABC Site
Friar Street
Reading
Fire Tender

Rev	Description	Dwn	Date	Chkd

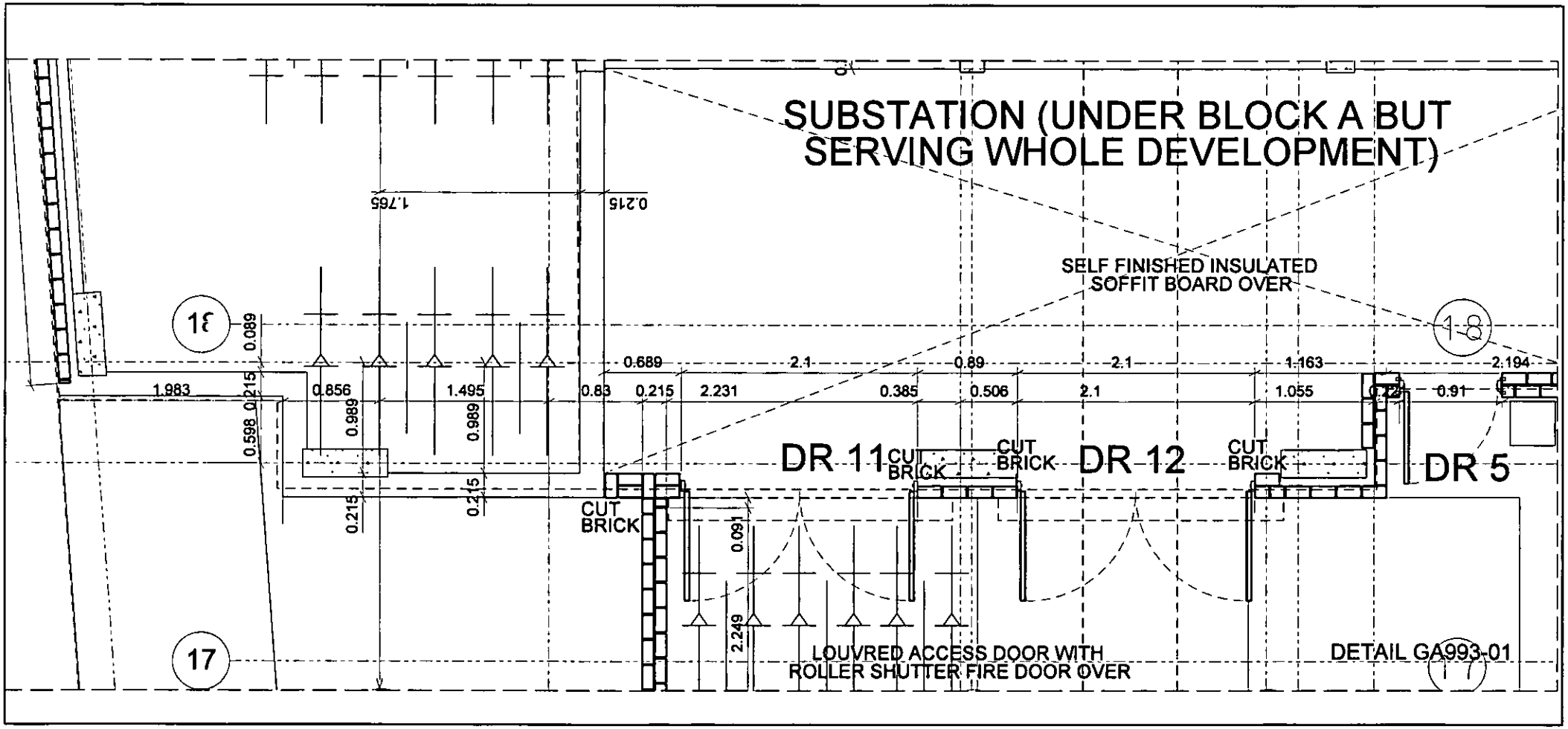
Drawing Status

Date	06 11 03
AS Scale	
Drawn	CB
Checked	SS

Drawing Number: 11872-track 19

Revision: -

J:\11872\cad\dwg\11872-track 19.dwg


SUBSTATION (UNDER BLOCK A BUT SERVING WHOLE DEVELOPMENT)
SELF FINISHED INSULATED SOFFIT BOARD OVER
DR 11
DR 12
DR 5
CUT BRICK
CUT BRICK
CUT BRICK
CUT BRICK
LOUVRED ACCESS DOOR WITH ROLLER SHUTTER FIRE DOOR OVER
DETAIL GA993-01
17
18
1.983
0.856
1.495
0.83
0.215
2.231
0.385
0.506
2.1
1.055
0.91
2.194
0.689
2.1
0.89
2.1
1.163
0.089
0.215
0.598
0.989
0.989
0.215
0.215
0.091
2.249
1.765
0.215

READING BOROUGH COUNCIL
AMENDED PLAN

NOTES

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AMENDMENTS	REVISION.	DATE.	AUTHOR.

READING BOROUGH COUNCIL
- 6 AUG 2002
ENVIRONMENTAL SERVICES



READING BOROUGH COUNCIL
- 2 AUG 2002

KEY TO MATERIALS

1 Facing Brickwork
2 Curtain Walling
3 Panel Cladding
4 Reconstituted Stone
5 Metal Cladding
6 Frameless Planar Glazing
7 Recessed Metal Channel

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PROJECT : FRIAR STREET READING

DRAWING : DETAIL SOUTH ELEVATION

020841

SCHEME : SCHEME 22 - A

DATE	SCALE	DRAWING NO.	REV.
6.2002	1:100@A1, 1:200@A3	643ELE.S	B

15

NOTES

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AMENDMENTS	REVISION.	DATE.	AUTHOR.
GENERAL, EXTERNAL WORKS ADDED	A	14 11 2005	RWW
LIGHTING & EXT. WORKS UPDATED	B	05 12 2005	RH
CAR PARKING VENTS DIMENSIONED	C	16 05 2004	GUP
GENERAL UPDATE, WINDOW, DETAIL REFERENCES AND DOOR NO. ADDED	D	08 06 2004	RW
DIMENSIONS AND SECTION LINES ADDED	E	29 09 2004	RW
CONSTRUCTION ISSUE	F	05 10 2004	RW
SW8 STAIR 2 ENVELOPE AMENDED	G	01 12 2004	GUP
REISSUE FOR AMENDED WINDOW	H	11 07 2005	GUP
STAIR 2 WINDOW 0.69 ADDED	J	18 02 2005	RH
COURTYARD LANDSCAPING AMENDED	K	04 04 2005	RH
COURTYARD DRAINAGE POINTS ADDED	L	02 05 2006	RH

THIS DRAWING IS TO BE USED FOR HOTELS' ENVELOPE CONSTRUCTION ONLY. FOR ANY DETAILS RELATING TO THE CONSTRUCTION AND SETTING OUT OF THE HOTELS' INTERIOR, PLEASE REFER TO LRW DRAWINGs.

READING BOROUGH COUNCIL
05 MAY 2006
PLANNING

LEGEND
- Beam top-recessed light
- Low wall-recessed light
- Low level bollard light
- Wall mounted downlighter
- Balcony soffit mounted cctv camera
- Ceiling mounted fluorescent light
- Wall luminaire - plan
- Wall luminaire - elevation

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PROJECT : FRIAR STREET READING

DRAWING : GROUND FLOOR SETTING OUT SHEET 2 OF 4

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
APR 03	1:50 (A1) 1:100 (A3)	C643GA002	L

T:\PROJECTS\2643b\643ga002.sht 04/05/2006 08:53:55

NOTES

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REVISION	DATE	AUTHOR
CONSTRUCTION ISSUE	REV V	31.10.24	SW
NEW BOLLARDS ADDED	REV U	17.09.24	MW
SETTING OUT AMENDED KEY TREE PITS AMENDED DRAINAGE RUNS AMENDED	REV T	29.07.24	MW
LEVELS AMENDED. DOOR TO BIN & BIKE MOVED	REV S	27.11.23	CJB
BOLLARDS REMOVED. PUBLIC FOOTPATH	REV AA	13.09.23	MW
BIN STORE ADDED. AMENDED	REV BB	04.10.23	RH
AMENDED TO SUIT REVISED LANDSCAPING & RECYCLING	REV CC	31.10.23	RH
LANDSCAPING AMENDED. KERB TO COMPLY	DD	24.01.24	RH
INTERNAL OPTIONS 2 & 3 ADDED	EE	13.02.24	MW
ADDITIONAL CREATED SETTING OUT ADDED	FF	26.02.24	RH
CLARIFYING LANDSCAPING AMENDED	GG	04.04.24	MW

EXISTING BOLLARD

EXISTING BOLLARD/FENCE REMOVED

PROPOSED NEW BOLLARD

EXISTING TREES AND BRICK PLANTERS RETAINED

EXISTING LAMPOST ESTIMATED POSITION

HIGH LEVEL VENT TO REFUSE STORE

REFUSE STORE (4 NO 1100 LITRE EUROBINS)

CYCLE STORE 16 NO BAYS

DR 13 DR 14 DR 15 DR 16

44.000 PVT

44.130 PL

44.280 PL

44.640 PL

44.810 PL

44.815 SSL

44.650 PL

44.830 PL

44.210 PL

44.830 FFL

45.440 PL

45.428 PL

45.595 FFL

SSL = 45.580

43.620 PL

43.432 PL

43.150PL

43.195PL

43.609

43.067PL

42.940 PL

42.940

42.440

PC / B1

PC / B2

PC / B3

PC / B4

PLANTING

RAISING BOROUGH COUNCIL

KEY

1.8m HIGH WALL+FENCE

RED BLOCK PAVERS W/ BLUE STRETCHER BORDER

SHRUB WITH FEATHER PLANTING

GRAVEL WITH BEACH PEBBLES AND BOLLEARS

CONCRETE SETT PAVING

BLUE CLAY PAVERS W/ RED STRETCHER BORDER

TWIGG BROWN

PROJECT FRIAR STREET READING

DRAWING GROUND FLOOR SETTING OUT SHEET 4 OF 4 (BLOCK B)

STATUS CONSTRUCTION

DATE	SCALE	DRAWING NO	REV
APR 02	1:50 (A1) 1:100 (A3)	C643GA004	GG

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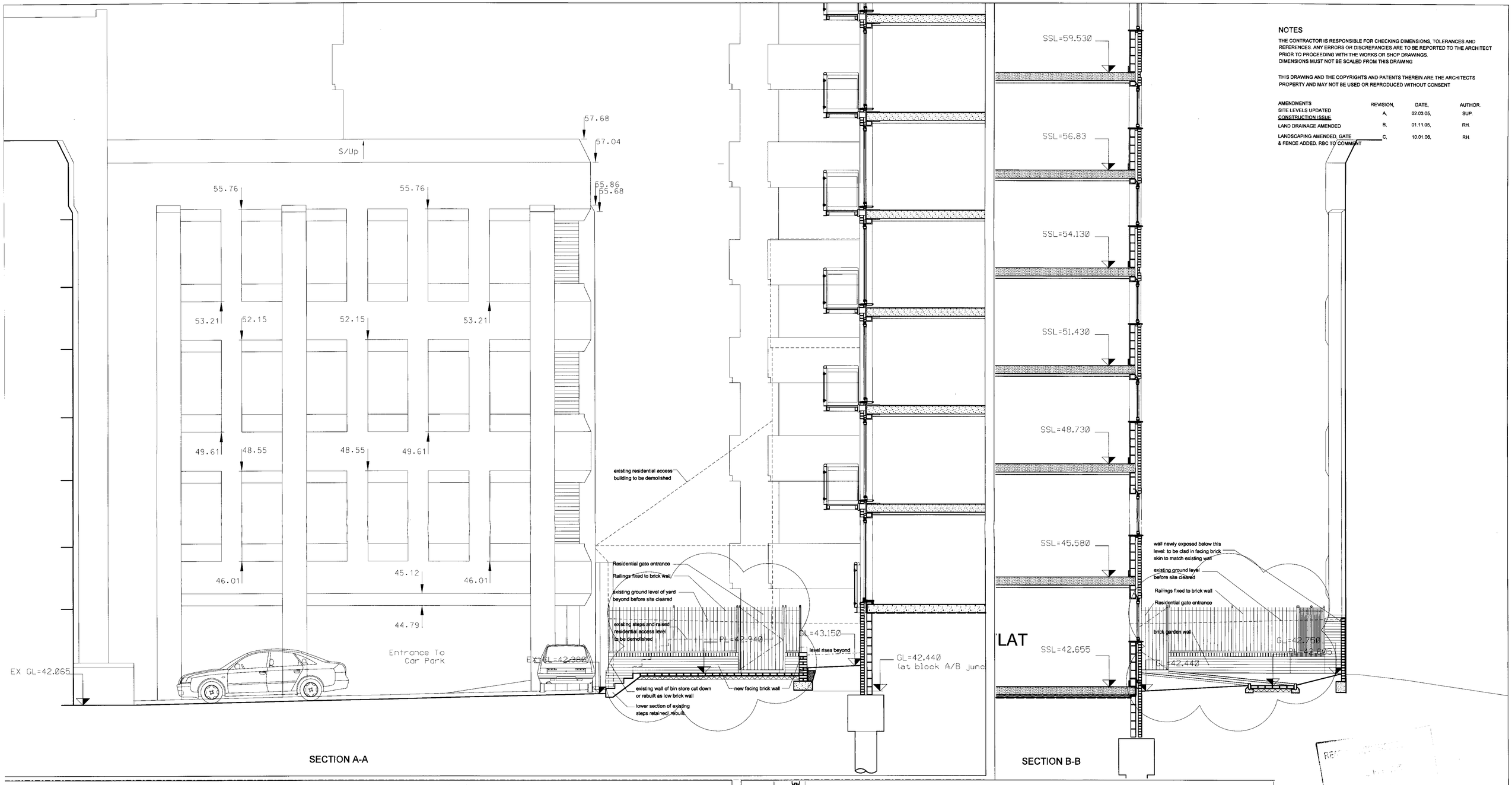
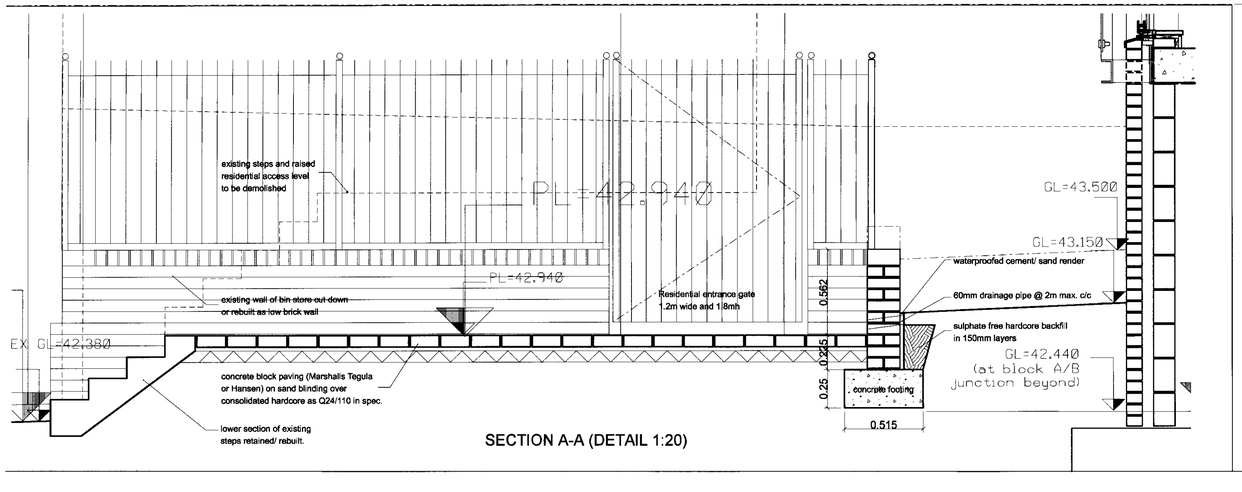
AMENDMENTS	REVISION,	DATE,	AUTHOR.
SITE LEVELS UPDATED	A,	02.03.05,	SUP.
CONSTRUCTION ISSUE	B,	01.11.05,	RH.
LAND DRAINAGE AMENDED	C,	10.01.06,	RH.
LANDSCAPING AMENDED, GATE & FENCE ADDED. RBC TO COMMENT			

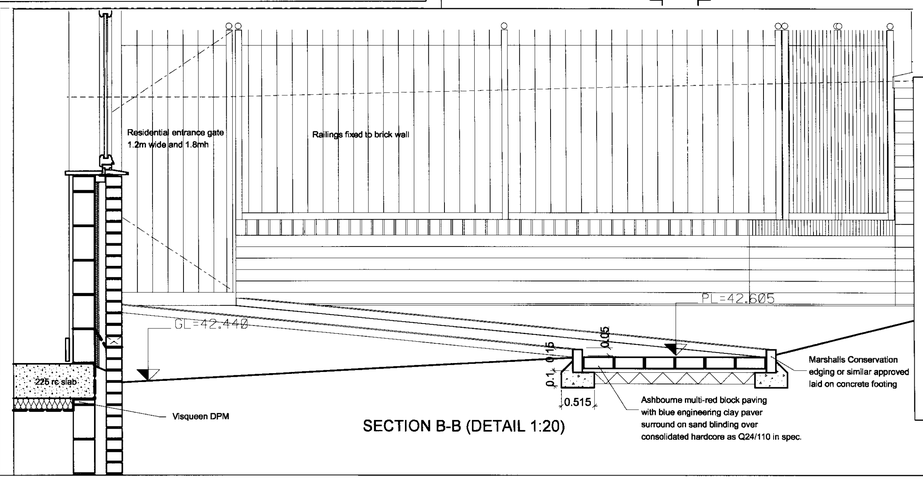


SECTION A-A

SECTION B-B



SECTION A-A (DETAIL 1:20)



SECTION B-B (DETAIL 1:20)

T W I G G B R O W N

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PROJECT : FRIAR STREET READING

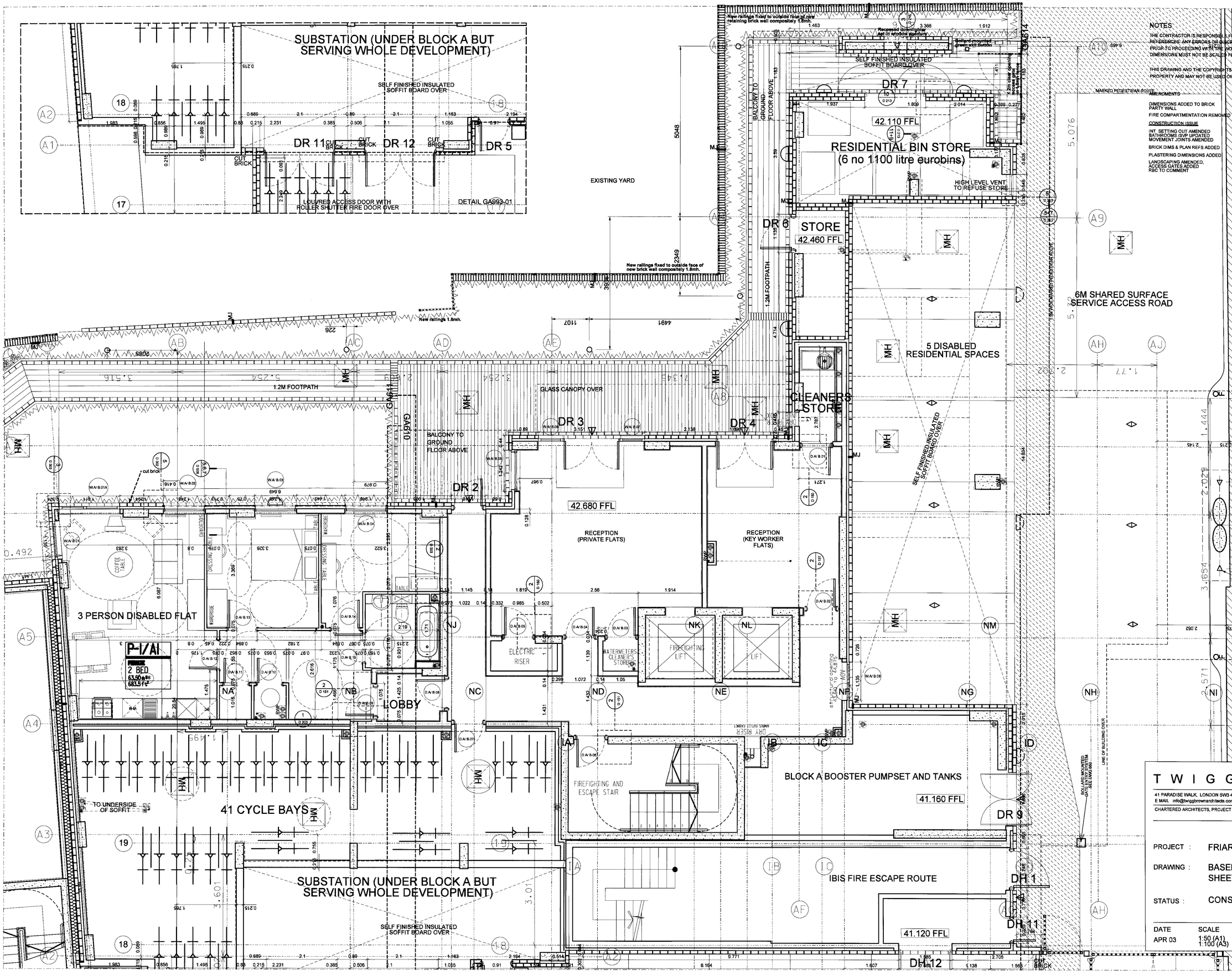
DRAWING : EXTERNAL WORKS SECTIONS A-A & B-B

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
10/03	1:50A1 1:100A3	C643D720	C

RE

X:\2006\F175\Cad\Dwg\D720.dwg 31/01/2006 15:12:23



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AMENDMENTS	REVISION,	DATE,	AUTHOR
DIMENSIONS ADDED TO BRICK PARTY WALL	N	31.08.04	RW
FIRE COMPARTMENTATION REMOVED	O	04.10.04	RH
CONSTRUCTION ISSUE	P	05.10.04	SUP.
INT. SETTING OUT AMENDED BATHROOMS /SVP UPDATED MOVEMENT JOINTS AMENDED	Q	24.02.05	RH
BRICK DIMS & PLAN REFS ADDED	R	18.04.05	RH
PLASTERING DIMENSIONS ADDED	S	10.05.05	RW
LANDSCAPING AMENDED, ACCESS GATES ADDED RBC TO COMMENT	T	10.01.06	RH

KEY

- 1.8m HIGH WALL+FENCE
- RED BRICK PAVERS W/ BLUE STRETCHER BORDER
- SHRUB WITH FEATURE PLANTING
- GRAVEL WITH BEACH PEBBLES AND BOULDERS
- CONCRETE SETT PAVING
- BLUE BRICK PAVERS W/ RED STRETCHER BORDER

LEGEND

- Low wall-recessed light
- Low level bollard light
- Wall-mounted downlighter
- Balcony soffit mounted cctv camera
- Ceiling-mounted fluorescent light
- Wall luminaire - plan
- Wall luminaire - elevation
- F/R Fixed/removable bollard

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PROJECT : FRIAR STREET READING

DRAWING : BASEMENT SETTING OUT SHEET 3 OF 4

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
APR 03	1:50 (A1) 1:100 (A3)	C643GA993	T

SUBSTATION (UNDER BLOCK A BUT SERVING WHOLE DEVELOPMENT)

SELF FINISHED INSULATED SOFFIT BOARD OVER

DR 11 CUT BRICK DR 12 CUT BRICK DR 5 CUT BRICK

LOUVRED ACCESS DOOR WITH ROLLER SHUTTER FIRE DOOR OVER

DETAIL GA993-01

UTL (BOLTED)

MH CL 42.14

EXISTING YARD

New railings fixed to outside face of new retaining brick wall compositely 1.8mh.

New railings 1.8mh.

New railings fixed to outside face of new brick wall compositely 1.8mh.

Recessed downlighter set in window opening

Bollard mounted green exit button

SELF FINISHED INSULATED SOFFIT BOARD OVER

DR 7

FFL 42.110

RESIDENTIAL BIN STORE (6 no 1100 litre eurobins)

HIGH LEVEL VENT TO REFUSE STORE

DR 6

STORE 42.460 FFL

FFL 42.460

1.2M FOOTPATH

BALCONY TO GROUND FLOOR ABOVE

5 DISABLED RESIDENTIAL SPACES

6M SHARED SURFACE SERVICE ACCESS ROAD

MARKED PEDESTRIAN ROUTE

GLASS CANOPY OVER

DR 3

DR 4

CLEANERS STORE

SELF FINISHED INSULATED SOFFIT BOARD OVER

BALCONY TO GROUND FLOOR ABOVE

DR 2

FFL 42.670 42.680 FFL

RECEPTION (PRIVATE FLATS)

RECEPTION (KEY WORKER FLATS)

3 PERSON DISABLED FLAT

P-1/A1 2 BED 63.50sqm 683.5sqft

FFL 42.670

LOBBY

ELECTRIC RISER

WATERMETERS/ CLEANER'S STORE

FIREFIGHTING LIFT

LIFT

DRY RISER

FFL 41.160

BLOCK A BOOSTER PUMPSET AND TANKS

41.160 FFL

DR 9

FIREFIGHTING AND ESCAPE STAIR

TO UNDERSIDE OF SOFFIT

41 CYCLE BAYS

SUBSTATION (UNDER BLOCK A BUT SERVING WHOLE DEVELOPMENT)

SELF FINISHED INSULATED SOFFIT BOARD OVER

IBIS FIRE ESCAPE ROUTE

FFL 41.095 41.120 FFL

DH 1

DH 11

DH 12

BOLLARD MOUNTED GATE ENTRY SYSTEM

LINE OF BUILDING OVER

NOTES

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AMENDMENTS

REVISION,	DATE,	AUTHOR
A	08.07.03	RWW
B	11.08.03	SUP
C,	03.09.03,	SUP
D,	08.10.03,	SUP
E,	15.10.03,	SUP
F	04.11.03	RWW
G,	01.12.03,	SUP RH
H	07.01.04	RH
J	23.01.04	SUP
K	13.05.04	RH/ RWW
L	04.08.04	RWW
M	23.08.04	RWW
N	31.08.04	RW
O	04.10.04	RH
P	05.10.04	SUP.
Q	24.02.05	RH
R	18.04.05	RH
S	10.05.05	RW
T	10.01.06	RH
U	07.03.06	RH
V	08.05.06	RH

BUILDING REGULATION ISSUE
DOOR TYPES ADDED
DRY RISER INLET BOX ADDED
BUILDING CONTROL UPDATE
DOOR TO BIKE STORE AMENDED, BUILDING CONTROL ISSUE
DOOR DR2 AMENDED
EXTERNAL LIGHTING ADDED
SVP POSITIONS REVIEWED
LANDSCAPING/EXT WORKS UPDATED
BLOCK A REFUSE STORE AMENDED
HOTEL GAS METER STORE AMENDED
RAINWATER AND SVP AMENDED ON AF/A4
WINDOW & DOOR NUMBERS UPDATED
DETAILS AMENDED
WINDOW & DOOR NUMBERS UPDATED
DIMENSIONS AND SECTION LINES ADDED
DIMENSIONS ADDED TO BRICK PARTY WALL
FIRE COMPARTMENTATION REMOVED
CONSTRUCTION ISSUE
INT. SETTING OUT AMENDED
BATHROOMS ISVP UPDATED
MOVEMENT JOINTS AMENDED
BRICK DIMS & PLAN REFS ADDED
PLASTERING DIMENSIONS ADDED
LANDSCAPING AMENDED, ACCESS GATES ADDED RBC TO COMMENT
GENERAL AMENDMENTS
GARDEN WALL LOCATION AMENDED OPPOSITE BLOCK A ENTRANCE
PRACTICAL COMPLETION

KEY

1.8m HIGH WALL+FENCE
RED BRICK PAVERS W/ BLUE STRETCHER BORDER
SHRUB WITH FEATURE PLANTING
GRAVEL WITH BEACH PEBBLES AND BOULDERS
CONCRETE SETT PAVING
BLUE BRICK PAVERS W/ RED STRETCHER BORDER

LEGEND

Low wall-recessed light
Low level bollard light
Wall-mounted downlighter
Balcony soffit mounted cctv camera
Ceiling-mounted fluorescent light
Wall luminaire - plan
Wall luminaire - elevation
F/R Fixed/removable bollard

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING

DRAWING : BASEMENT SETTING OUT SHEET 3 OF 4

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
APR 03	1:50 (A1) 1:100 (A3)	C643GA993	V

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

- 1.8m HIGH WALL+FENCE
- RED BLOCK PAVERS W/ BLUE STRETCHER BORDER
- SHRUB WITH FEATURE PLANTING
- GRAVEL WITH BEACH PEBBLES AND BOULDERS
- CONCRETE SETT PAVING
- BLUE CLAY PAVERS W/ RED STRETCHER BORDER

NOTES

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AMENDMENTS	REVISION.	DATE.	AUTHOR.
External lighting & cctv cameras added Fire landscaping & key added	A.	26.11.03.	RH.
Levels amended	B.	26.01.04.	SUP.
Levels amended CONSTRUCTION ISSUE	C.	02.03.05	SUP.
Levels amended	D.	01.11.05.	RH.
Landscaping amended, gates & fencing added; RBC to comment	E.	10.01.05.	RH.
Garden wall location amended opposite Block A entrance	F.	08.05.05.	RH.

CAR PARK GROUND FLOOR

STATION 3 42.451

STATION 4 42.228

STATION 5 41.731

STATION 5 43.632

new brick facing to existing rc wall

new brick boundary wall built off existing base w/fence compositely 1.8m high

new brick free-standing boundary wall (retaining at highest end) with fence on compositely 1.8m high

new brick free-standing boundary wall w/ fence on compositely 1.8m high

new brick free-standing boundary wall (retaining at lowest end) with fence on compositely 1.8m high

new 1.8m high fence with access gate

Steps by Garrard House

Reinstated boundary wall

1.8mh wall/ fence

Blue brick-on-edge border

1.2M WIDE FOOTPATH

Bollard mounted green exit button

Fire door opening set back 1.8m from face of building

EX RL 42.630

EX RL 42.675

EX RL 42.400

EX RL 42.380

EX PL 43.067

EX GL 43.516

GL 42.750

GL 42.675

GL 42.940

GL 42.440

GL 43.500

SSL 42.655

PL 42.695

PL 42.605

PL 42.650

PL 42.670

PL 42.940

FFL 42.110

FFL 42.460

FFL 42.670

ELECTRIC RISER

WATERMETERS CLEANER'S STORE

WATER METERS

FIREFIGHTING LIFT

POSTEL TABLE

READING BOROUGH

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 :	CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
10/03	1:50A1 1:100A3	C643D719	F

NOTES

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AMENDMENTS	REVISION.	DATE.	AUTHOR.
CONSTRUCTION ISSUE	REV V,	05.10.04,	SUP
NEW BOLLARDS ADDED	REV X,	22.02.05,	RW
SETTING OUT AMENDED EXT. LIGHTING AMENDED MOVEMENT JOINTS AMENDED	REV Y,	25.02.05,	RH
LEVELS AMENDED; DOOR TO BIN STORE MOVED	REV Z,	07.03.05,	SUP
BOLLARDS RESPACED, RBC COMMENT	REV AA,	17.03.05,	RW
DIMENSIONS ADDED/ AMENDED	REV BB,	24.10.05,	RH
PARTY WALL W/BLOCK A UPDATED W.B.G.14 MOVED. LANDSCAPING UPDATED IN COURTYARD & PATH RETAINING WALL/ LANDSCAPING TOWARDS A IN ABEYANCE	REV CC,	23.11.05,	RH
LANDSCAPING AMENDED, RBC TO COMMENT	DD,	24.01.06,	RH

EXISTING BOLLARD
EXISTING BOLLARD/FENCE REMOVED
PROPOSED NEW BOLLARD
EXISTING TREES AND BRICKPLANTERS RETAINED
EXISTING LAMPOST ESTIMATED POSITION
EXISTING BOLLARD/FENCE REMOVED PROPOSED NEW BOLLARD
HIGH LEVEL VENT TO REFUSE STORE ABOVE DOOR
REFUSE STORE (4 NO 1100 LITRE EUROBINS)
CYCLE STORE 16 NO BAYS
DR 13
DR 14
DR 15
DR 16
MATWELL
LV SWITCHROOM
TANK ACCESS
FIREFIGHTING LIFT
ESCAPE STAIR
DRY RISER
ELECTRIC RISER
WATER METER
RAMP UP
AOV
1.8m clear opening treated gate to 1.8mh wall/ fence
1.8mh wall/ fence
Boundary wall to Townhead Square
BASEMENT CAR PARK VENTILATION SEE DWG 643-D700 & 21523 425/05
COURTYARD LANDSCAPING AWAITING PROPOSED AMENDMENT
SSL = 45.580
SSL = 45.353
45.595 FFL
44.830 FFL
44.000 PLINTH BRICK
44.130 PL
44.260 PL
44.270 PL
44.640 PL
44.650 PL
44.810 PL
44.815 SSL
44.830 PL
45.440 PL
45.428 PL
43.620 PL
43.432 PL
43.150PL
43.022PL
43.195PL
43.600
43.067PL
43.150
42.940 PL
42.940
42.440

KEY

- 1.8m HIGH WALL+FENCE
- RED BLOCK PAVERS W/ BLUE STRETCHER BORDER
- SHRUB WITH FEATURE PLANTING
- GRAVEL WITH BEACH PEBBLES AND BOULDERS
- CONCRETE SETT PAVING
- BLUE CLAY PAVERS W/ RED STRETCHER BORDER

LEGEND

- Bench top-recessed light
- Low wall-recessed light
- Low level bollard light
- Wall-mounted downlighter
- CCTV — Balcony soffit mounted cctv camera
- Ceiling-mounted fluorescent light
- Wall luminaire - plan
- Wall luminaire - elevation
- F/R — F/R Fixed/removable bollard

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PROJECT : FRIAR STREET READING

DRAWING : GROUND FLOOR SETTING OUT SHEET 4 OF 4 (BLOCK B)

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
APR 03	1:50 (A1) 1:100 (A3)	C643GA004	DD

02/00641

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

- 1.8m HIGH WALL+FENCE
- RED BLOCK PAVERS W/ BLUE STRETCHER BORDER
- SHRUB WITH FEATURE PLANTING
- GRAVEL WITH BEACH PEBBLES AND BOULDERS
- CONCRETE SETT PAVING
- BLUE CLAY PAVERS W/ RED STRETCHER BORDER

NOTES

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AMENDMENTS	REVISION.	DATE.	AUTHOR.
External lighting & cctv cameras added Fire landscaping & key added	A.	26.11.03.	RH.
Levels amended	B.	26.01.04.	SUP.
Levels amended CONSTRUCTION ISSUE	C.	02.03.05	SUP.
Levels amended	D.	01.11.05.	RH.
Landscaping amended, gates & fencing added; RBC to comment	E.	10.01.05.	RH.
Garden wall location amended opposite Block A entrance	F.	08.05.05.	RH.

CAR PARK GROUND FLOOR

STATION 5 41.731

STATION 3 42.451

STATION 4 42.228

new brick facing to existing rc wall

new brick boundary wall built off existing base w/fence compositely 1.8m high

new brick free-standing boundary wall (retaining at highest end) with fence on compositely 1.8m high

new 1.8m high fence with access gate

new brick free-standing boundary wall w/ fence on compositely 1.8m high

new brick free-standing boundary wall (retaining at lowest end) with fence on compositely 1.8m high

EX RL 42.630

GL 42.750

EX RL 42.675

GL 42.675

FFL 42.460

FFL 42.110

EX RL 42.380

EX RL 42.400

Steps by Garrard House

Step

PL 42.695

PL 42.605

1.2M WIDE FOOTPATH

PL 42.605

PL 42.650

Blue brick-on-edge border

GL 42.940

PL 42.940

Reinstated boundary wall

STATION 2 42.451

Bridged/insulated glass extension

EX PL 43.067

1.8mh wall/ fence

GL 42.940

GL 43.500

GL 42.440

GL 42.440

PL 42.670

FFL 42.670

SSL 42.655

EX GL 43.510

FFL 42.670

FFL 42.670

ELECTRIC RISER

WATERMETERS CLEANER'S STORE

FIRE FIGHTING LIFT

WATER METERS

COFFEE TABLE

READING BOROUGH COUNCIL
19 MAY 2006
PLANNING

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PROJECT : FRIAR STREET READING

DRAWING : EXTERNAL WORKS PLAN (RESIDENTIAL ACCESS ROUTE)

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
10/03	1:50A1 1:100A3	C643D719	F

NOTES

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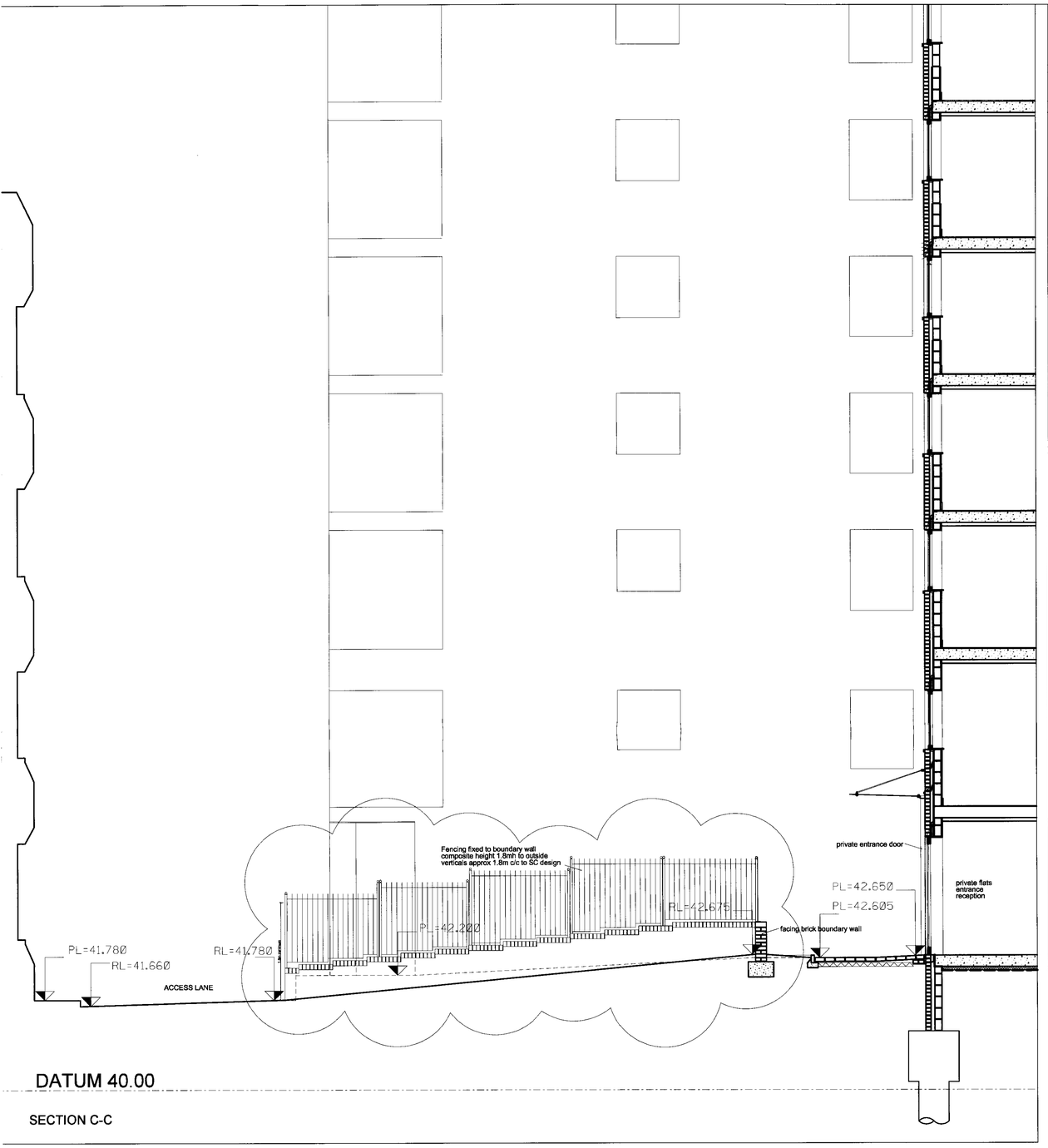
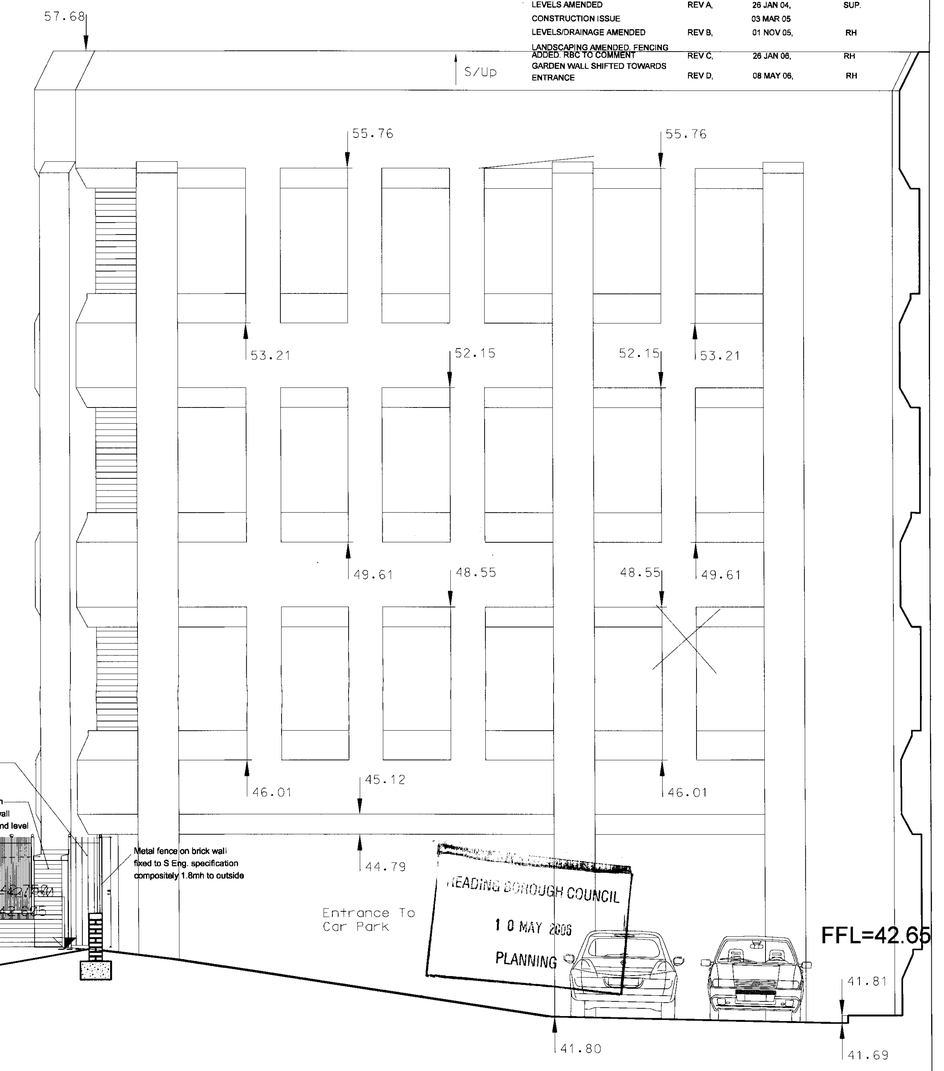
AMENDMENTS	REVISION,	DATE.	AUTHOR.
LEVELS AMENDED	REV A,	26 JAN 04,	SUP.
CONSTRUCTION ISSUE		03 MAR 05	
LEVELS/DRAINAGE AMENDED	REV B,	01 NOV 05,	RH
LANDSCAPING AMENDED, FENCING ADDED. RBC TO COMMENT	REV C,	26 JAN 06,	RH
GARDEN WALL SHIFTED TOWARDS ENTRANCE	REV D,	08 MAY 06,	RH

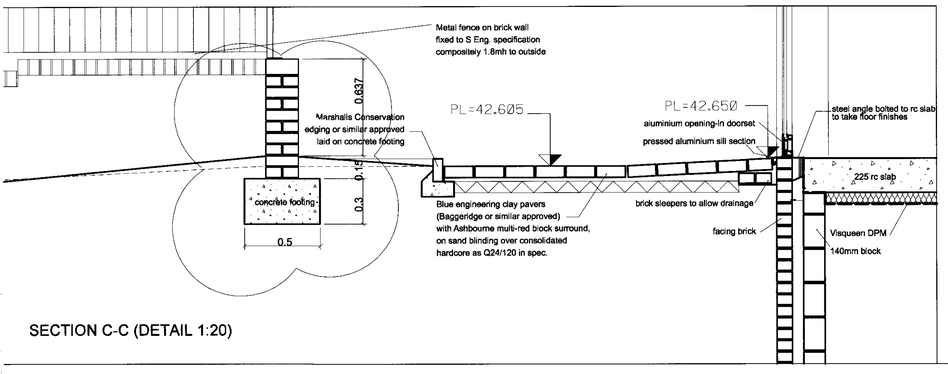


DATUM 40.00

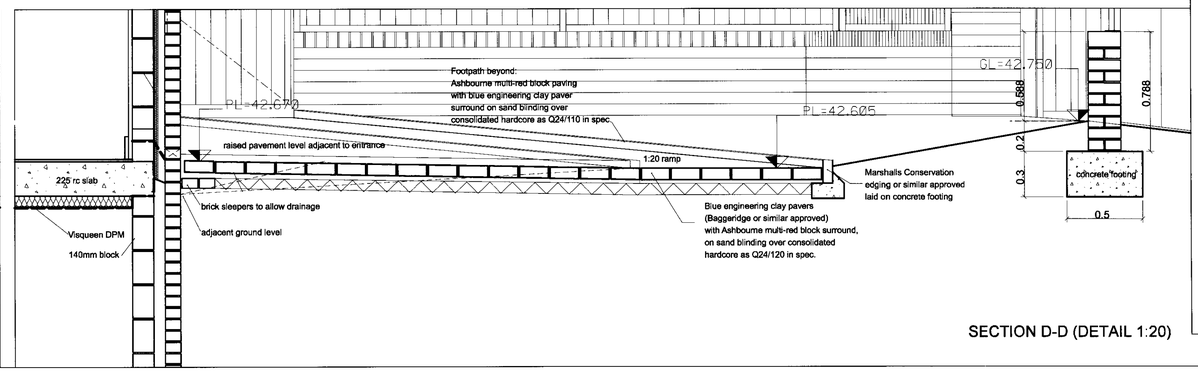
SECTION C-C



SECTION D-D



SECTION C-C (DETAIL 1:20)



SECTION D-D (DETAIL 1:20)

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PROJECT : FRIAR STREET READING

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

STATUS : CONSTRUCTION

DATE	SCALE	DRAWING NO.	REV.
10/03	1:50A1 1:100A3	C643D721	D

NOTES

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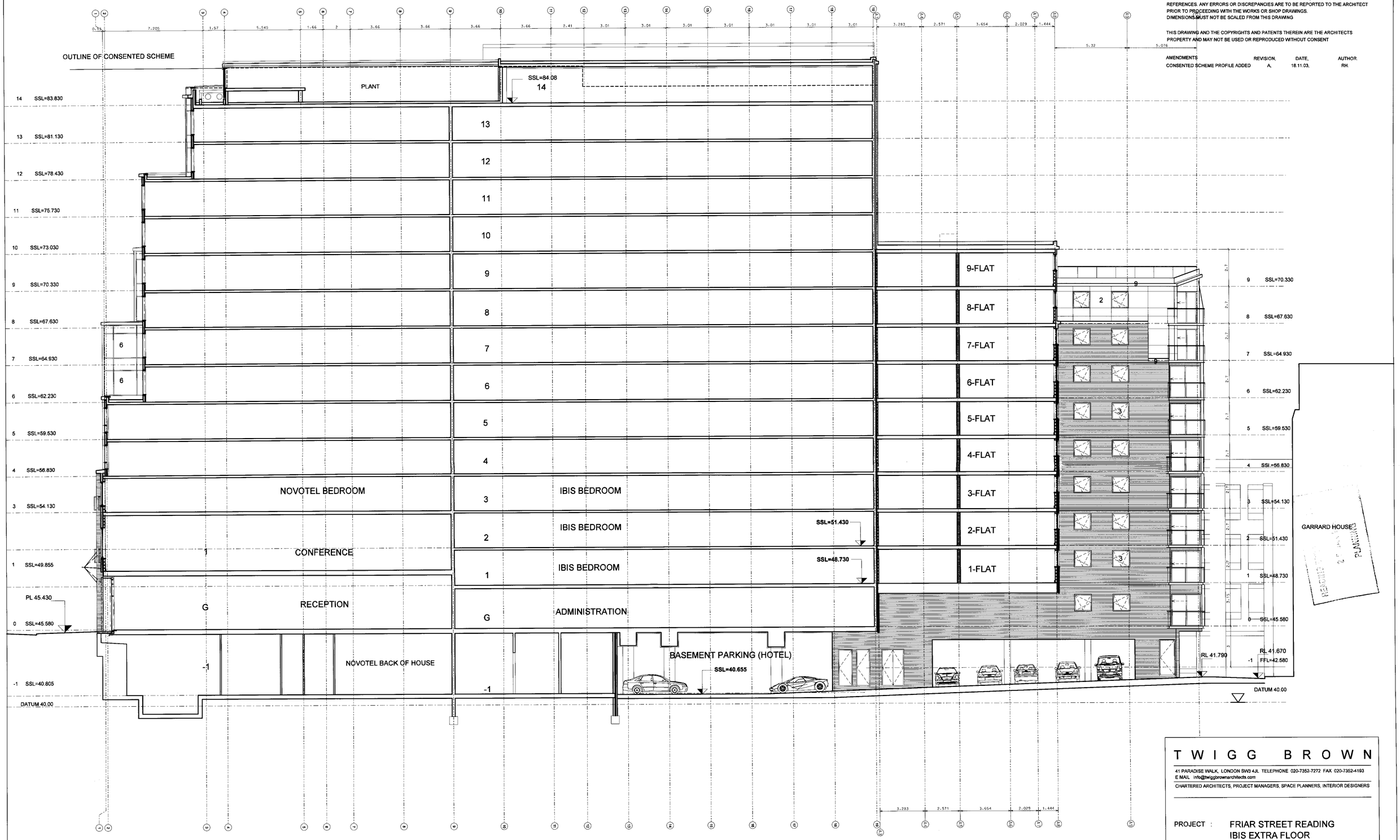
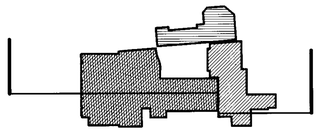
AMENDMENTS	REVISION.	DATE.	AUTHOR.
CONSENTED SCHEME PROFILE ADDED	A.	18.11.03.	RH.





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

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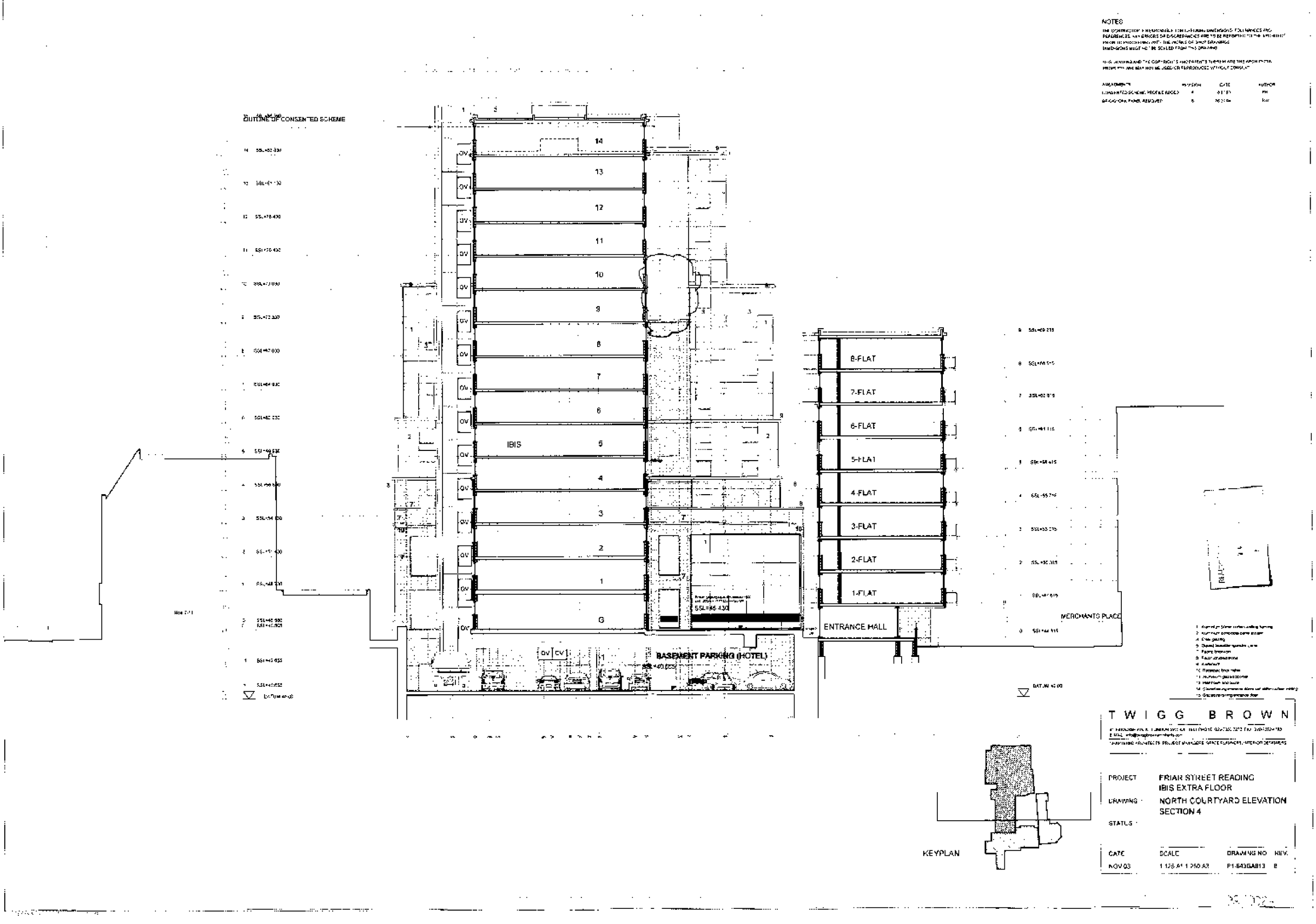
PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : SECTION 5
NORTH-SOUTH

STATUS : SUBJECT TO PLANNING

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



NOTES

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AMENDMENTS	REVISION	DATE	AUTHOR
CONSENTED SCHEME PROFILE ADDED	4	[illegible]	PH
BRIGADOON PANEL REMOVED	6	[illegible]	RW

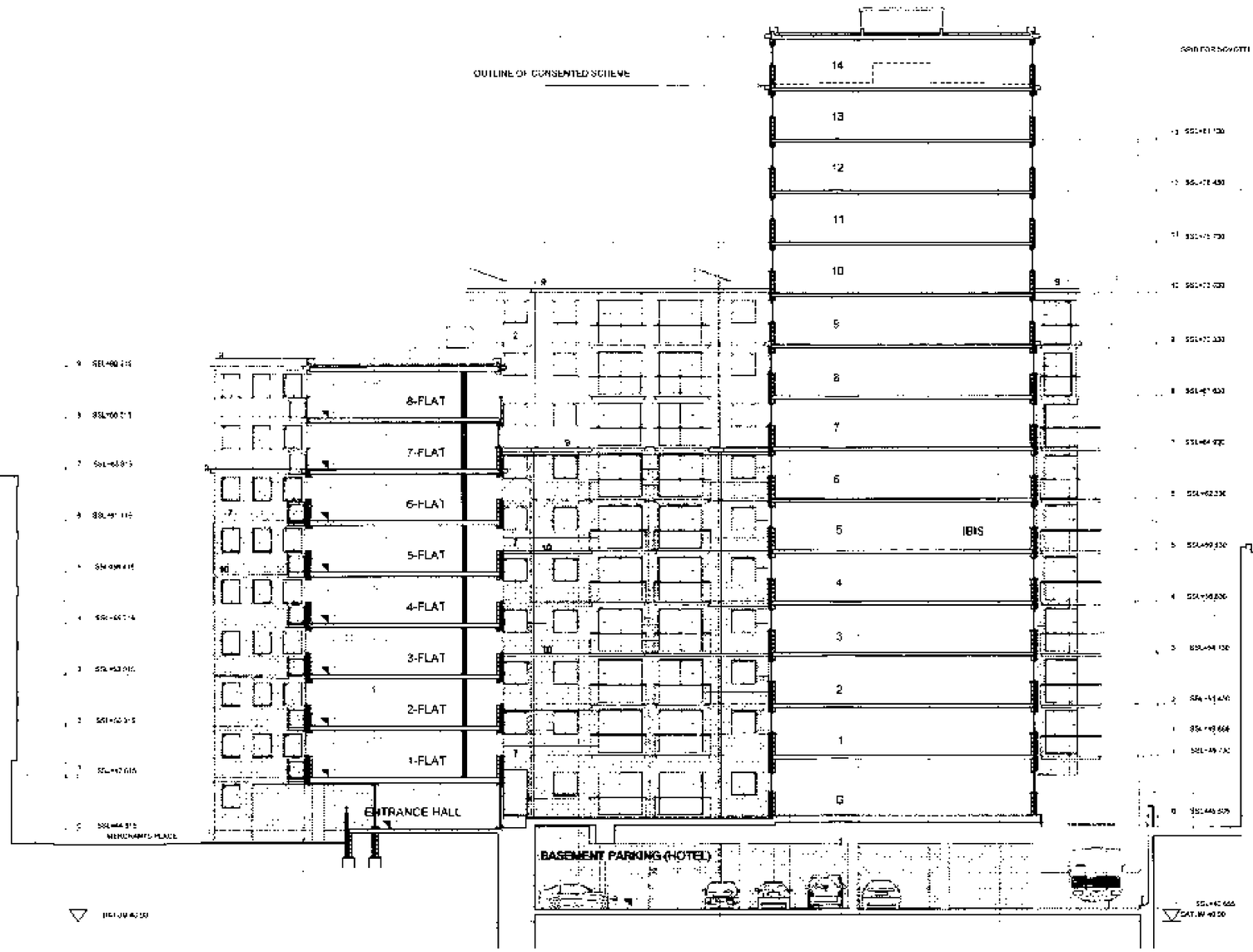
TWIGG BROWN

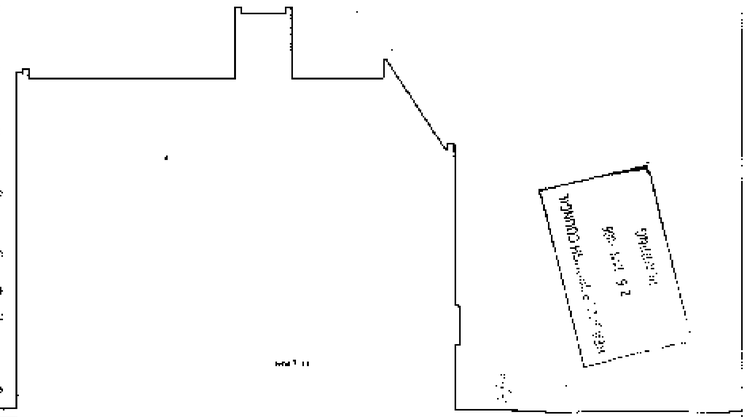
PROJECT: FRIAR STREET READING IBIS EXTRA FLOOR

DRAWING: NORTH COURTYARD ELEVATION SECTION 4

STATUS:

DATE	SCALE	DRAWING NO	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA813	B





NOTES

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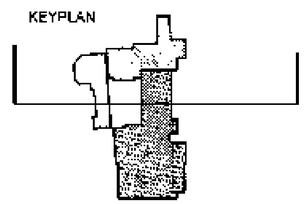
AMENDMENTS	REVISION	DATE	ACTION
[illegible]	[illegible]	[illegible]	[illegible]

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]

KEYPLAN



TWIGG BROWN

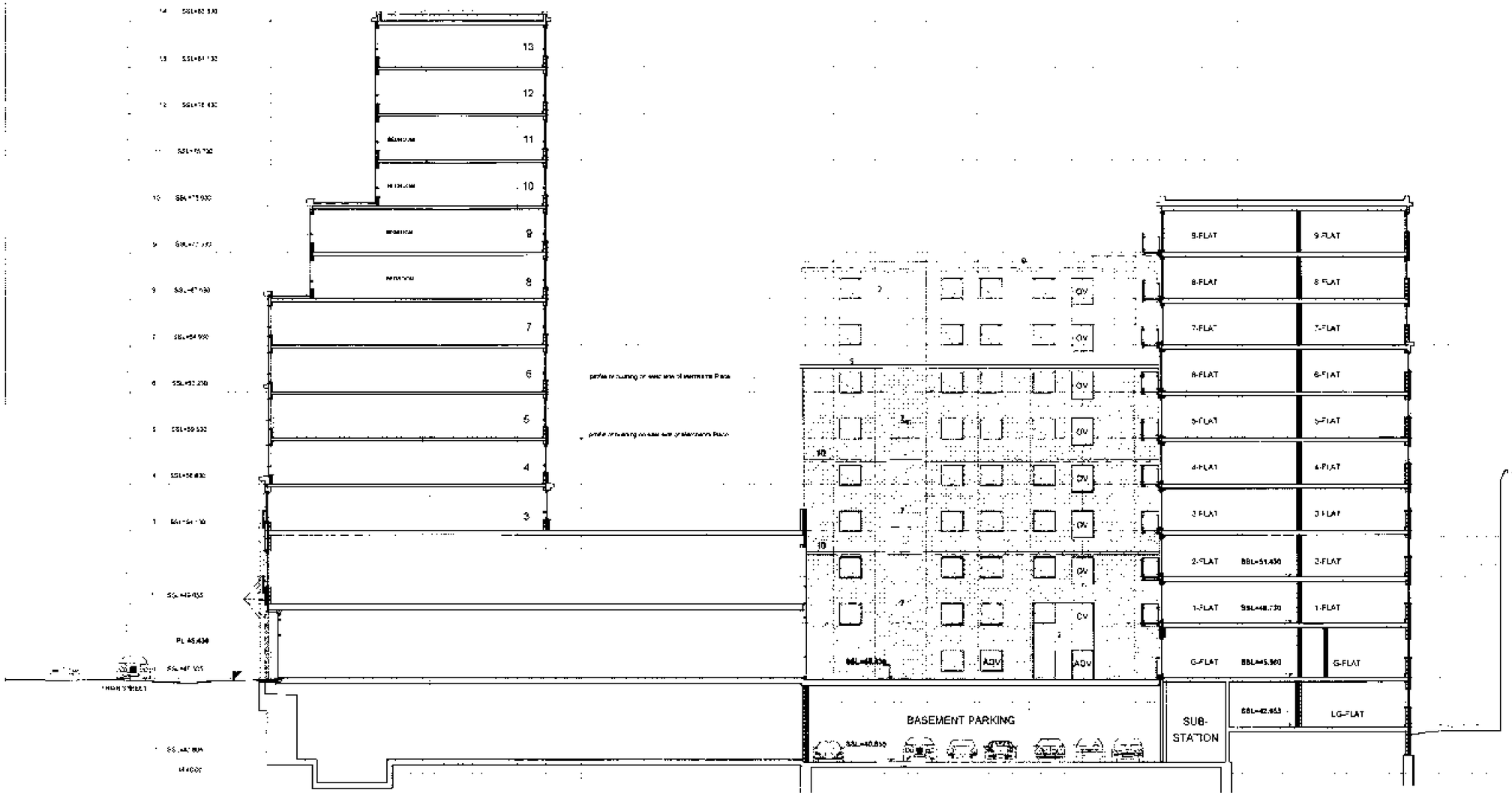
[illegible]

CHARTERED ARCHITECTS PROJECT MANAGERS SPACE PLANNERS INTERIOR DESIGNERS

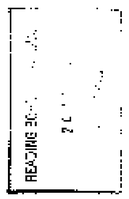
PROJECT	FRIAR STREET READING IBIS EXTRA FLOOR
DRAWING	SOUTH COURTYARD ELEVATION SECTION 3
STATUS	

DATE	SCALE	DRAWING NO	REV.
NOV 03	1:125 A1 1:250 A3	P1-843GA812	A

NOTES







GARRARD HOUSE

T W I G G B R O W N

PROJECT FRIAR STREET READING
IBIS EXTRA FLOOR

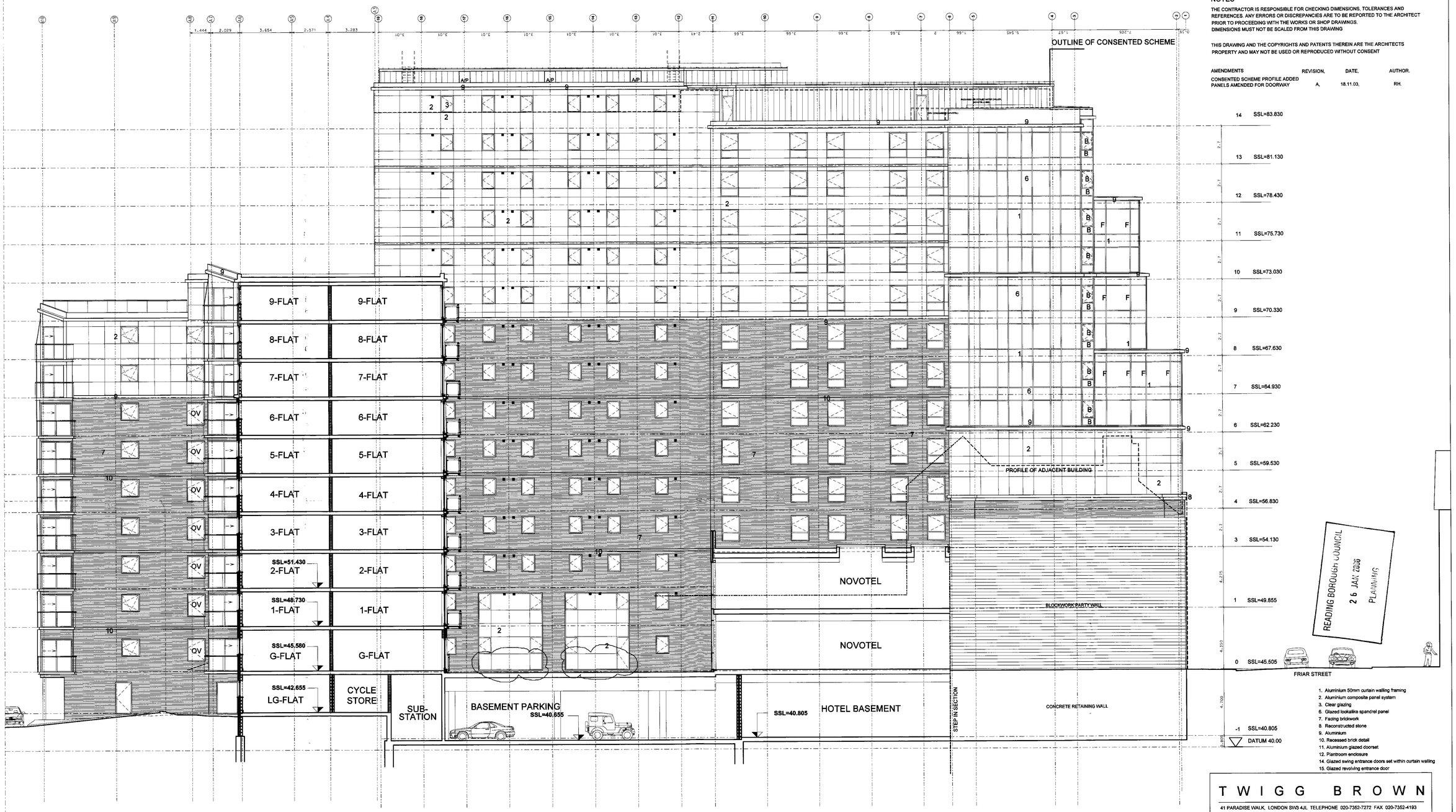
DRAWING SECTION 2
(EAST COURTYARD ELEVATION)

STATUS

DATE	SCALE	DRAWING NO.	REV
NOV 03	1:125 A1 1:250 A3	P1-843GA811	

F DENOTES AEROFOIL PRESSURE CAP
REFER TO SPECIFICATION

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



NOTES

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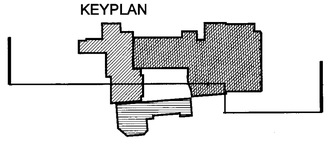
AMENDMENTS	REVISION.	DATE.	AUTHOR.
CONSENTED SCHEME PROFILE ADDED PANELS AMENDED FOR DOORWAY	A.	18.11.03.	RH.

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 swing entrance doors set within curtain walling
15. Glazed revolving entrance door

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

F DENOTES AEROFOIL PRESSURE CAP
REFER TO SPECIFICATION

KEYPLAN



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PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : SECTION 1
(WEST COURTYARD ELEVATION)

STATUS :

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA610	A

NOTES

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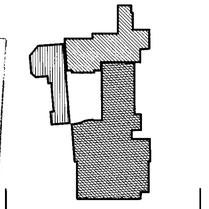
AMENDMENTS	REVISION,	DATE,	AUTHOR.
CONSENTED SCHEME PROFILE ADDED	A,	18.11.03,	RH.



KEYPLAN



READING BOROUGH COUNCIL
RECEIVED
25 NOV 2003
PLANNING

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

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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	A

NOTES

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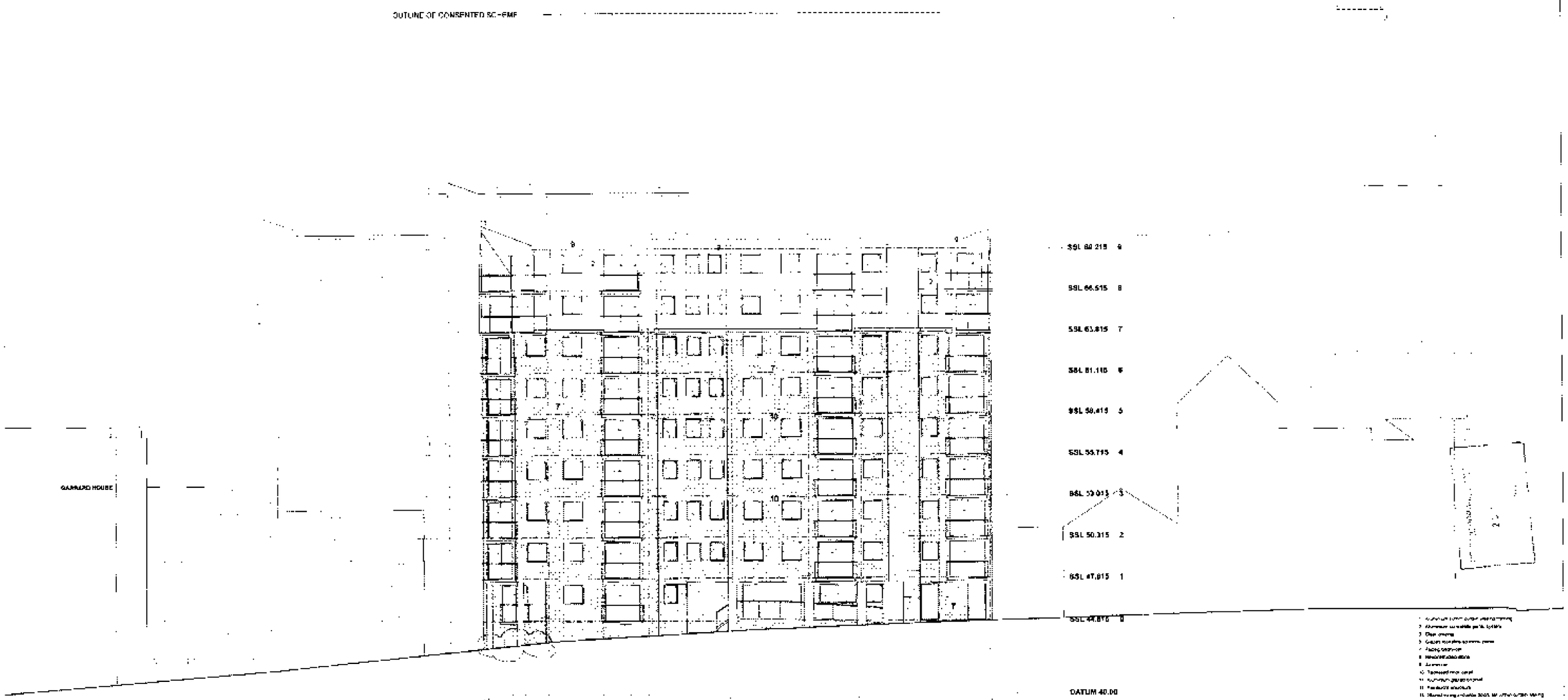
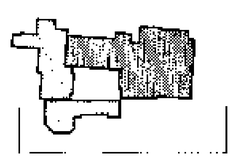
AMENDMENTS	REVISION	DATE	AUTHOR
CONSENTS SCHEME PROPOSAL ADDED ON 1 AMENDED	A	[illegible]	[illegible]



KEYPLAN



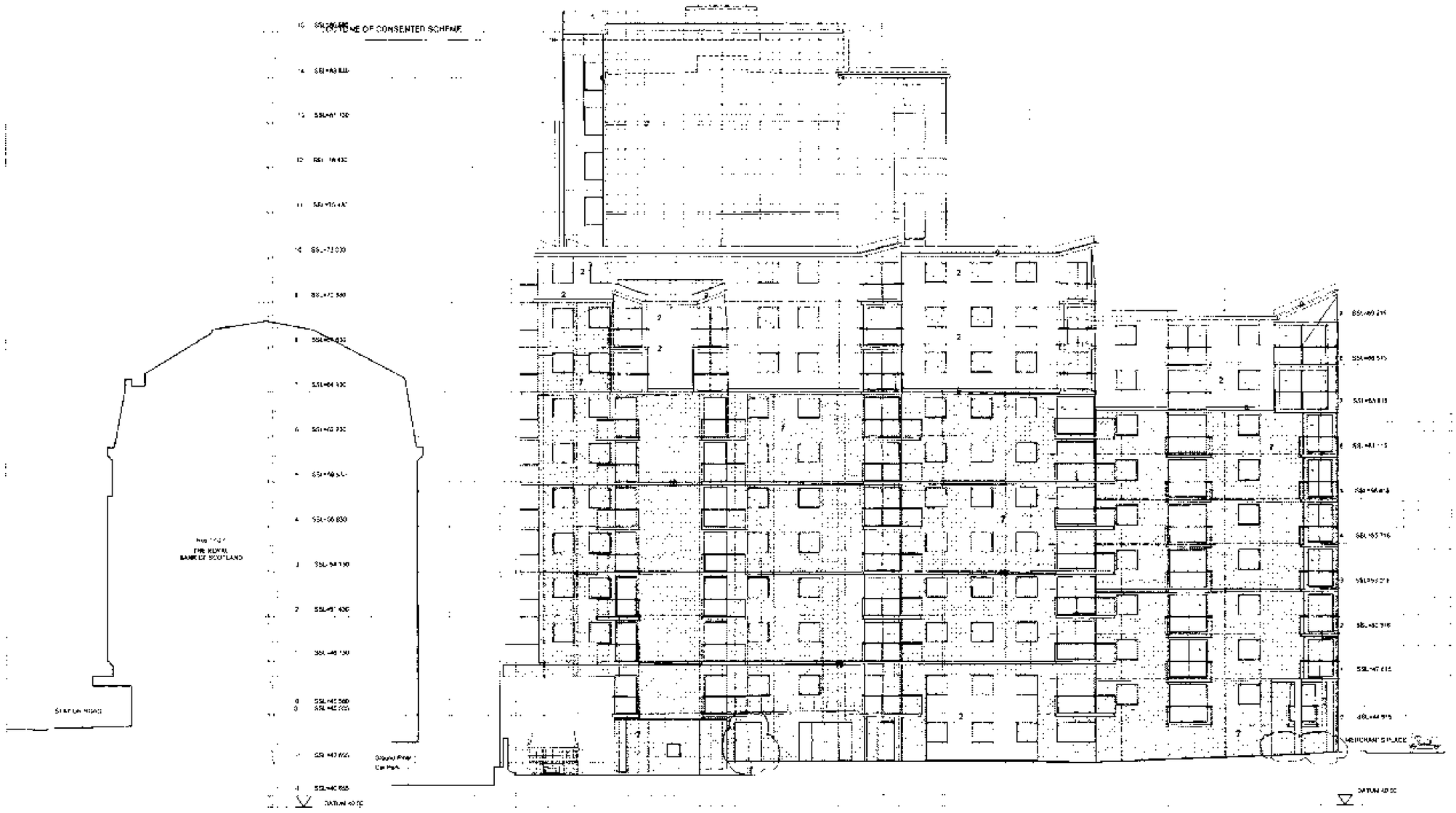
TWIGG BROWN

PROJECT . FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING WEST ELEVATION

STATUS .

DATE	SCALE	DRAWING NO	REV
NOV 03	1:125 A1 1:250 A3	P1-643GA602	A



NOTES

THE CONSTRUCTION IS BY CAREFUL PROPERTY INFORMATION. ALL DRAWINGS AND REFERENCES, ANY ERRORS OR DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT WHICH IS PRIOR TO WORK OF THE WORKS OR SHOP DRAWINGS. DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING.

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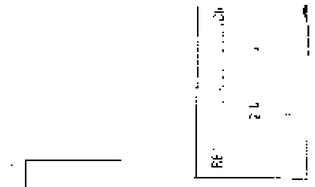
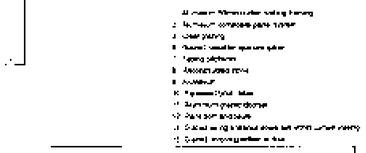
AMENDMENTS	REVISION	DATE	AUTHOR
CONSENTED SCHEME PROFILE ADDED DOORWAY & WALL UPDATED	A	16.11.05	RH





TWIGG BROWN

KEYPLAN



PROJECT	FRIAR STREET READING IBIS EXTRA FLOOR
DRAWING	NORTH ELEVATION
STATUS	

DATE	SCALE	DRAWING NO	REV
NOV 03	1:125 A1 1:250 A3	P1-643GA001	A

NOTES

THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, SETTING OUT AND LEVELS AND ERRORS OR DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORKS OR SHOP DRAWINGS. DIMENSIONED FROM FIGURED DIMENSIONS ONLY.

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AMENDMENTS	REVISION	DATE	AUTHOR
CONSENTED SCHEME PROFILE ADDED COLOURS UPDATED	A	03.11.03	RH

OUTLINE OF CONSENTED SCHEME

retaining wall

DATUM 42.00

TWIGG BROWN

PROJECT	FRIAR STREET READING IBIS EXTRA FLOOR
DRAWING	EAST ELEVATION
STATUS	SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO	REV
NOV 03	1:125 A1 1:250 A3	PL-843GA800	A

NOTATION A, B, C
REFER TO WINDOW SCHEDULE / SPECIFICATION
F DENOTES AEROFOIL PRESSURE CAP
REFER TO SPECIFICATION

NOTES

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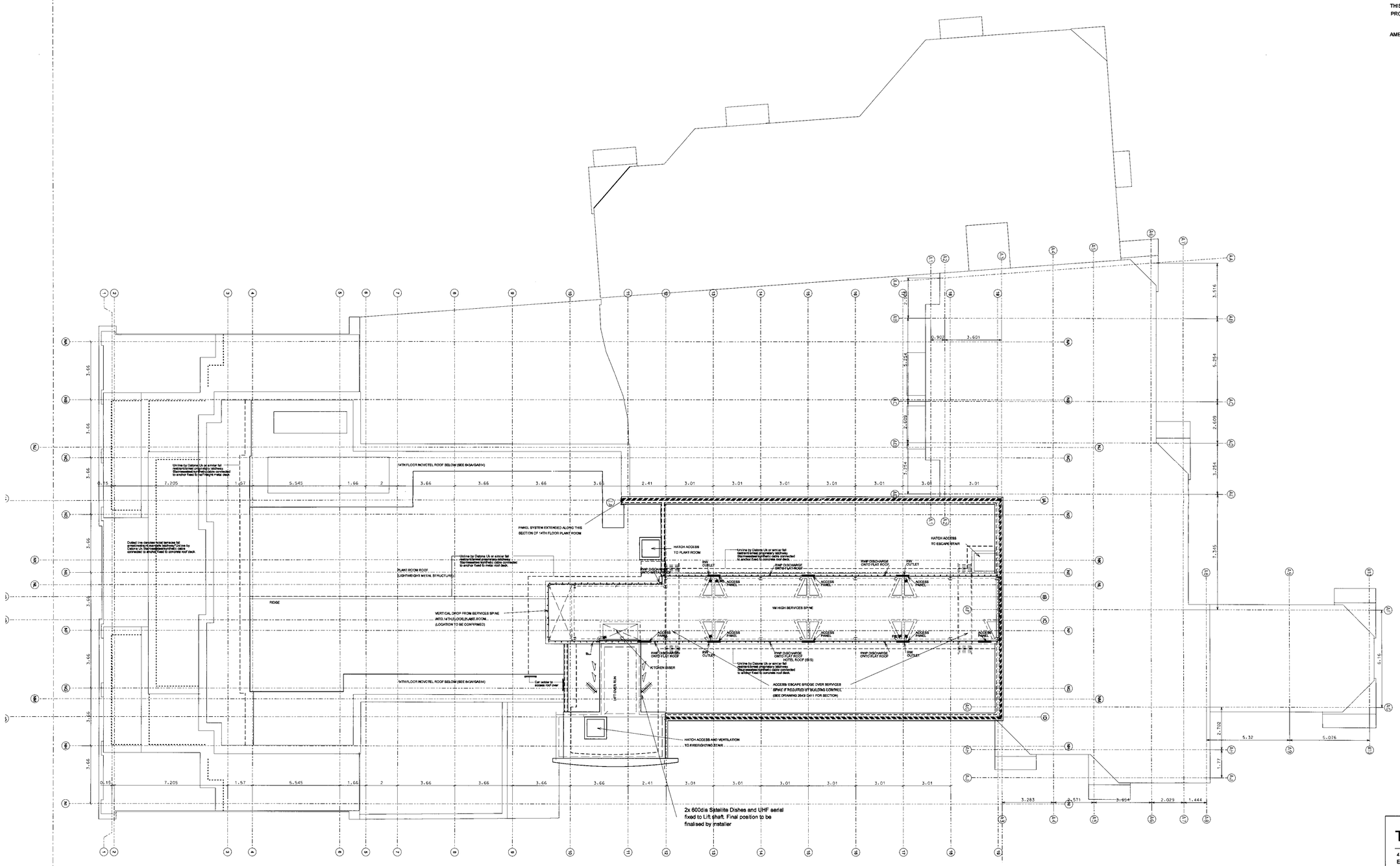
AMENDMENTS REVISION, DATE, AUTHOR.



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 : PLANT ROOM ROOF PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA515	

NOTES

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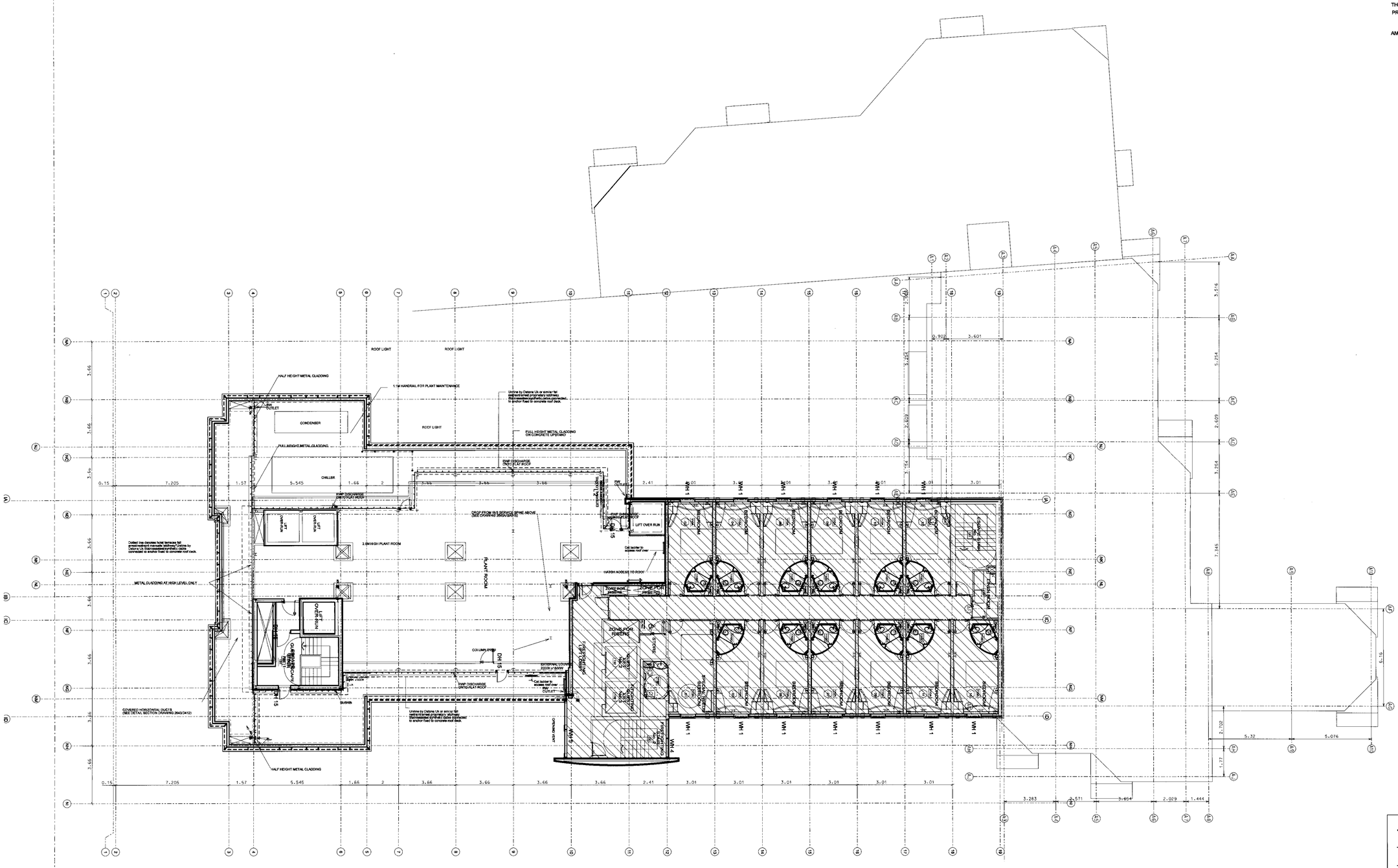
AMENDMENTS REVISION, DATE, AUTHOR.



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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 14TH FLOOR PLANT

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA514	

NOTES

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AMENDMENTS REVISION. DATE. AUTHOR.

8TH FLOOR ROOF

9TH FLOOR ROOF

8TH FLOOR ROOF

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. Paintroom 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

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 12TH-13TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA512	

NOTES

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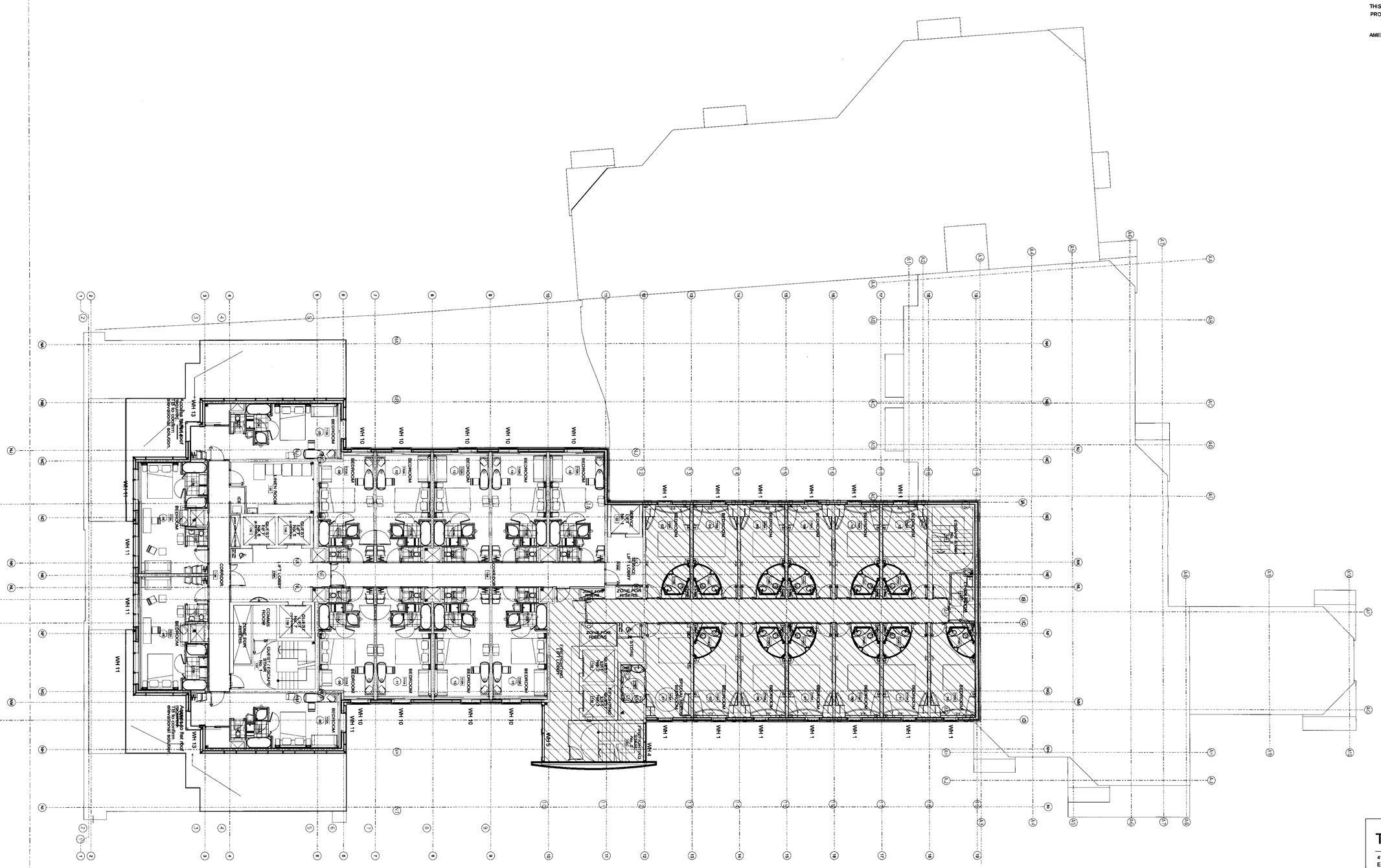
AMENDMENTS REVISION, DATE, AUTHOR.



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

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 11TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA511	

NOTES

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AMENDMENTS REVISION, DATE, AUTHOR.

8TH FLOOR ROOF

9TH FLOOR ROOF

8TH FLOOR ROOF

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 siding entrance doors set within curtain walling
15. Glazed revolving entrance door

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
IBIS EXTRA FLOOR

DRAWING : 10TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA510	

NOTES

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AMENDMENTS REVISION, DATE, AUTHOR.

8TH FLOOR ROOF

BLOCK A
GROSS INTERNAL
404.6M2/4355FT2

8TH FLOOR ROOF

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
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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 9TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV.03	1:125 A1 1:250 A3	P1-643GA509	

NOTES

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AMENDMENTS REVISION, DATE, AUTHOR.

1. Aluminium 50mm curtain walling framing
2. Aluminium composite panel system
3. Clear glazing
5. 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

TWIGG BROWN

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 8TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

READING BOROUGH COUNCIL
26 JAN 2006
PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA508	

NOTES

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AMENDMENTS REVISION, DATE, AUTHOR.

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
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PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 7TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA507	

READING BOROUGH COUNCIL
26 JAN 2005
PLANNING

BLOCK B
GROSS INTERNAL
359.0M2/3864FT2

BLOCK A
GROSS INTERNAL
474.7M2/5110FT2

NOTES

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AMENDMENTS | REVISION. | DATE. | AUTHOR.

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
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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS.

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 6TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA506	

READING BOROUGH COUNCIL
26 JAN 2005
PLANNING

BLOCK B
GROSS INTERNAL
359.0M2/3864FT2

BLOCK A
GROSS INTERNAL
474.7M2/5110FT2

NOTES

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AMENDMENTS | REVISION. | DATE. | AUTHOR.

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

READING BOROUGH COUNCIL
26 JAN 2006
PLANNING

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 5TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA505	

NOTES

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AMENDMENTS

REVISION,	DATE,	AUTHOR

BLOCK B
GROSS INTERNAL
359.0M2/3864FT2

BLOCK A
GROSS INTERNAL
472.6M2/5087FT2

K4/A7 1ST BEDR 2 BED 82 M² 882 FT²
K4/A1 1ST BEDR 2 BED 82 M² 882 FT²
K4/A6 1ST BEDR 1 BED 49 M² 527 FT²
K4/A2 1ST BEDR 2 BED 82 M² 884 FT²
K4/A3 1ST BEDR 2 BED 82 M² 884 FT²
K4/A5 1ST BEDR 2 BED 82 M² 884 FT²
K4/A4 1ST BEDR 2 BED 82 M² 884 FT²

FLAT ROOF OVER FIRST FLOOR

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
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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

READING BOROUGH COUNCIL
26 JAN 2006
PLANNING

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 4TH FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA504	

\P1-643GA504.SHT 06.11.2003 15:59:49

NOTES

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AMENDMENTS

REVISION,	DATE,	AUTHOR.

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
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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PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : 3RD FLOOR PLAN

STATUS SUBJECT TO PLANNING

READING BOROUGH COUNCIL
26 JAN 2006
PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA503	

NOTES

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AMENDMENTS REVISION, DATE, AUTHOR.

BLOCK B
GROSS INTERNAL
359.0M2/3864FT2

BLOCK A
GROSS INTERNAL
472.6M2/5087FT2

COURTYARD GARDEN

VOID OVER FIRST FLOOR CONFERENCE AND NOVOTEL ACCOMMODATION ON THIS LEVEL (SEE DRAWING 643SECT. ELE5 FOR SECTION)

ZONE FOR FRESH AIR INTAKE TO BASEMENT

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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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

READING BOROUGH COUNCIL
26 JAN 2004
PLANNING

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR
DRAWING : 2ND FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA502	

\P1-643GA502.SHT 06.11.2003 16:53:59



NOTES

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AMENDMENTS	REVISION,	DATE,	AUTHOR.

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CHARTERED ARCHITECTS, PROJECT MANAGERS, SPACE PLANNERS, INTERIOR DESIGNERS

PROJECT : FRIAR STREET READING
IBIS EXTRA FLOOR

DRAWING : FIRST FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA501	

READING BOROUGH COUNCIL

\P1-643GA501.sht 06.11.2003 16:48:03

NOTES

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AMENDMENTS	REVISION,	DATE,	AUTHOR.

BLOCK B
GROSS INTERNAL
353.6M2/3806FT2

COURTYARD GARDEN

PG/B3 1BED 50M2 538FT2
PG/B1 1BED 50M2 538FT2
PG/B2 1BED 50M2 538FT2
PG/B5 STUDIO 34M2 366FT2
KG/A7 1BED 50M2 538FT2
KG/A6 1BED 50M2 538FT2
KG/A 2 BED 2 BED 70M2 753FT2
KG/A2 2 BED 2 BED 70M2 753FT2
KG/A3 2 BED 2 BED 70M2 753FT2

NOVOTEL ENTRANCE
IBIS ENTRANCE

RESTAURANT 124 Covers
BAR
KITCHEN AREA
RECEPTION
OFFICE
GM OFFICE
PABX
LUGGAGE
BUSINESS CENTRE
LOUNGE
BREAKFAST LOBBY
ZONE FOR FRESH AIR INTAKE TO BASEMENT
CYCLE STORE (16 MOUNTAIN BIKES)
REFUSE STORE (1 EUROBIN)
RAMP UP 1:20
RAMP UP 1:22.5
PLANT
OUTLINE OF STRUCTURE ABOVE
ACCOUNTS
STAFF CANTEEN
OPEN PLAN OFFICE
ARCHIVE
STATIONARY
CROCKERY
MAINTENANCE ACCESS ONLY
RESERVATIONS
FEMALE STAFF CHANGE
MALE STAFF CHANGE
DM OFFICE
ADMIN OFFICE
PLOTTERS
FEMALE TOILETS
MALE TOILETS
FIRE CONTROL
LIFT OVERRUN
SERVICE LIFT LOBBY
ZONE FOR PLANT
ELEC CUPD
DH 14
DH 8
DH 9
DH 7
WH 1
WH 5
WH 6
WH 7
WR 1
WR 2
WR 3
WR 6
WR 7
DR 14
DR 15
DR 16
FFL 44.910
FFL 45.000
FFL 46.030
FFL 46.330
FFL 46.630

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
26 JAN 2004
Planning

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
IBIS EXTRA FLOOR

DRAWING : GROUND FLOOR PLAN

STATUS : SUBJECT TO PLANNING

DATE	SCALE	DRAWING NO.	REV.
NOV 03	1:125 A1 1:250 A3	P1-643GA500	

\P1-643GA500.dwg 07.11.2003 09:33:36

NOTES

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DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING

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AMENDMENTS

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

SECTION A
SECTION B
SECTION C
ELEVATION A
ELEVATION C
BLOCK B OVER
HOTEL SWITCHROOM
41 CYCLE BAYS
SUBSTATION (UNDER BLOCK A BUT SERVING WHOLE DEVELOPMENT)
LOBBY
2 BED (3P) DISABLED UNIT
RECEPTION (PRIVATE FLATS)
RECEPTION (KEY WORKER FLATS)
8 DISABLED RESIDENTIAL SPACES
8M SHARED SURFACE SERVICE ACCESS ROAD
LINE OF BUILDING OVER
WHITE PAINT DEMARCATION OF CAR PARKING SPACES ON BRUSH FINE TAMP FINISHED CONCRETE
BLOCK A BOOSTER PUMPSET AND TANKS
IBIS FIRE ESCAPE ROUTE
MAIN ENTRANCE TO KEY WORKER FLATS
FOOTPATH TO MERCHANTS PLACE
EXISTING YARD
EXISTING SERVICE LANE
HARVEST BUFF TEGULA CONCRETE BLOCK PAVING
RAMP UP 1:20
RAMP UP 1:22
1.2M FOOTPATH
12M FOOTPATH
BALCONY TO GROUND FLOOR ABOVE
CANOPY ABOVE
SWIMMING POOL 12.5M x 6.0M 1.0M TO 1.8M DEEP
POOL SURGE TANK SIZE TBC
POOL PLANT ROOM
SERVICE LIFT
MAIN LIFT
PASSENGER LIFT
MALE CHANGE
FEMALE CHANGE
DISABLED SHOWER
POOL SHOWER
GYM
STAFF TRAINING ROOM
MAINTENANCE
STORE
ENTRANCE LOBBY
COMMS ROOM
BEER STORE
COLD ROOM
DRY FOOD STORE
MAIN LINEN ROOM
HOUSE KEEPING
WATER & ELEC'S
MANAGER RECEPTION
HOTEL & IBIS KITCHEN No. 4
LAUNDRY ROOM
DRY STORE
DRY REFRIGERATED
CHILLED STORE
FREEZER
CAFE KITCHEN
CAFE RECEPTION
CAFE SERVERY
CAFE CHILLER
CAFE FREEZER
BAR & WAITER SERVICE
BEER & WASTE PLANT ROOM
PLANT
VOID
CANOPY ABOVE
DH1 DH2 DH3 DH4 DH5 DH6 DH7 DH8 DH9 DH10 DH11 DH12 DH13 DH14 DH15 DH16 DH17
DR 1 DR 2 DR 3 DR 4 DR 5 DR 6 DR 7 DR 8 DR 9 DR 10 DR 11 DR 12
WR 1 WR 2 WR 3
S12
Bus Shelter
3 x Posts
B1MH
B2MH
ELCP
GV
SC
BT

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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

...\P1-643GA499.sht 10/02/2004 15.17.36

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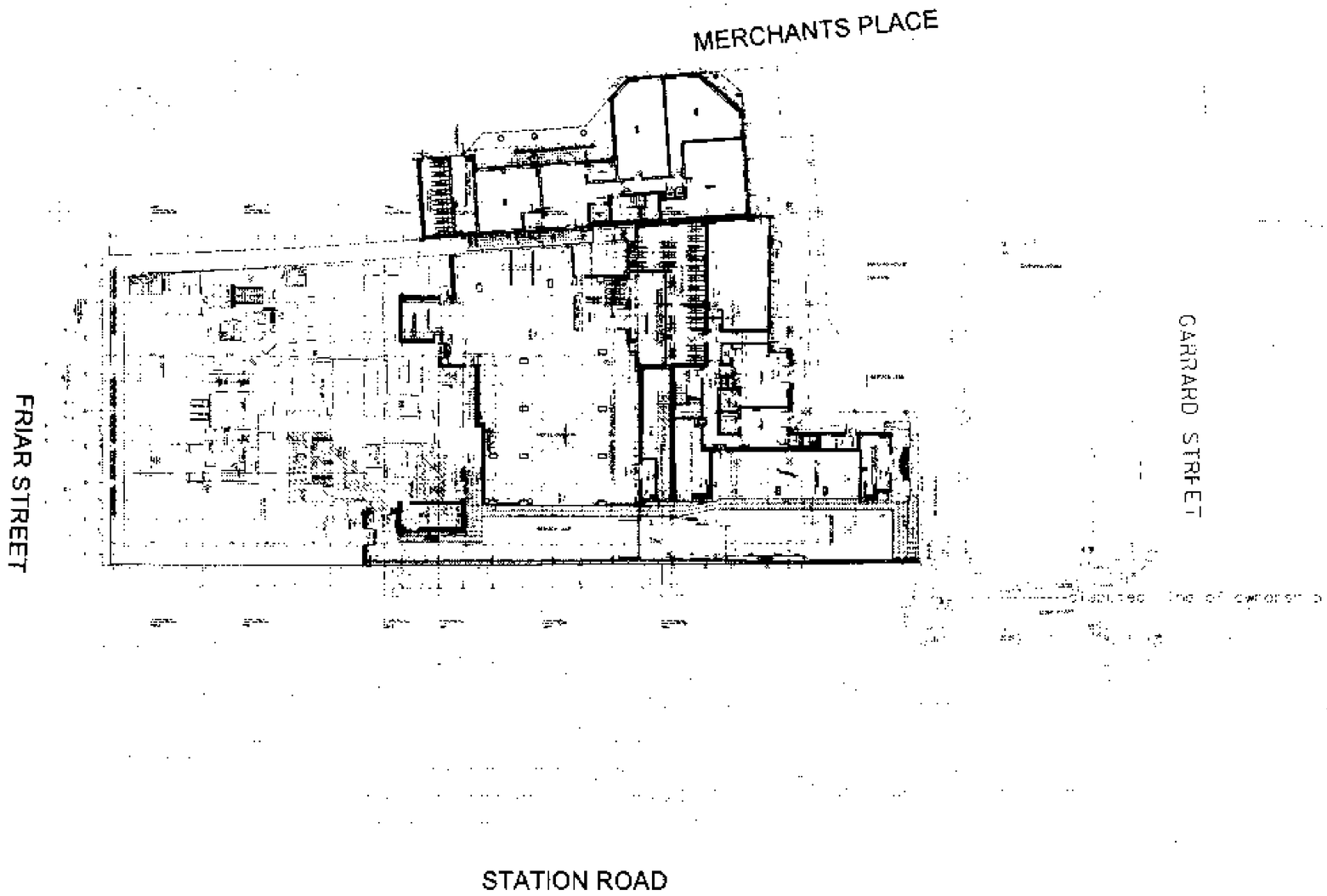
AMENDMENTS	REVISION	DATE	AUTHOR



TWIGG BROWN
[illegible]
CHARTERED ARCHITECTS PROJECT MANAGERS SPACE PLANNERS INTERIOR DESIGNERS

PROJECT	FRIAR STREET READING IBIS EXTRA FLOOR
DRAWING	PROPOSED SITE PLAN
SCHEME	SUBJECT TO PLANNING

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