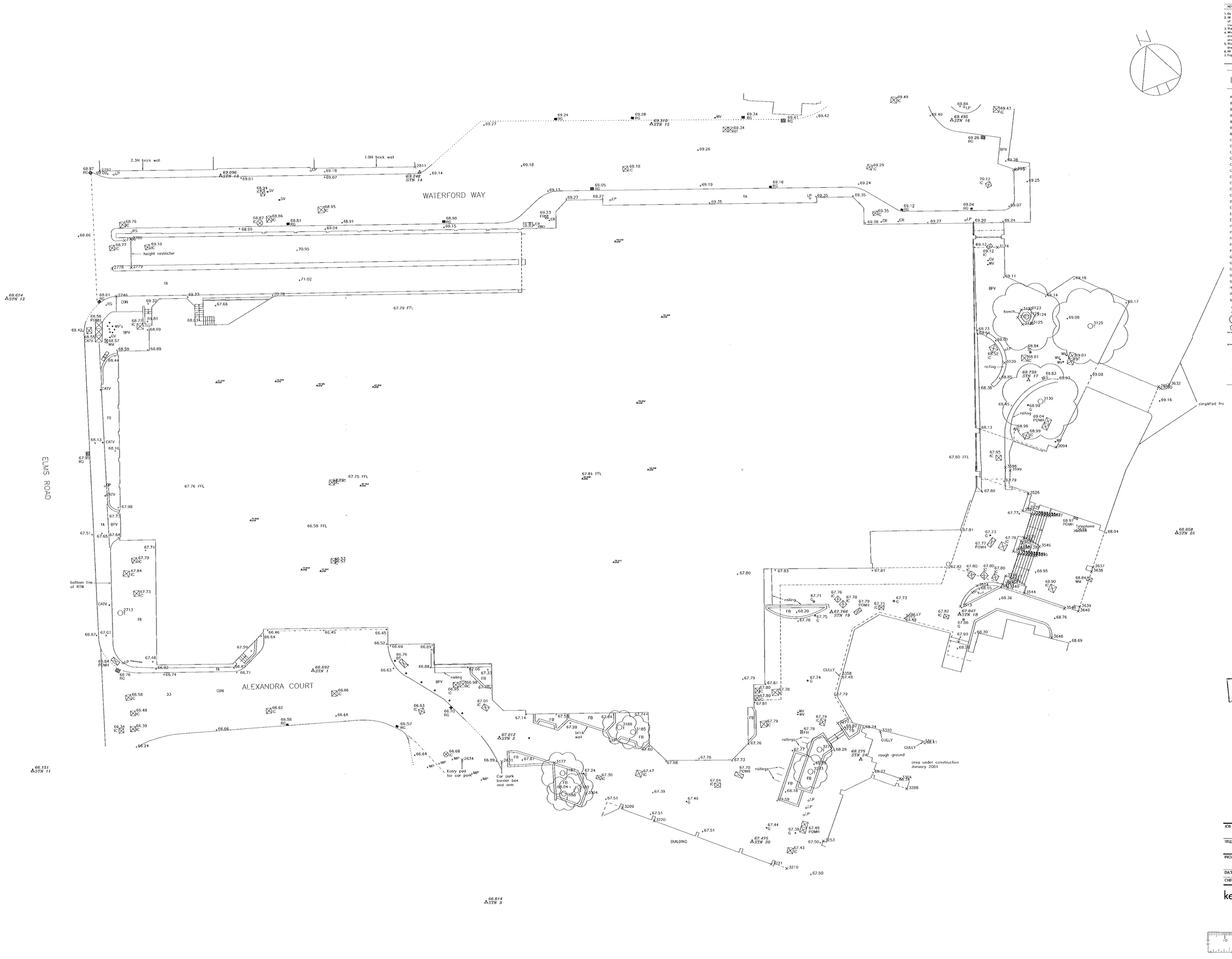


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## LEGEND

| | | | |
|---|---|---|---|
| AV | Air valve | IRF | Iron railing fence |
| Bdy | Boundary | IWF | Interwoven fence |
| BL | Bed level | KIG | Kerb inlet gulley |
| BPV | Brick paviors | LB | Letter box |
| BS | Bus stop | LH | Lamp hole |
| BU | Buoyancy aid | LP | Lamp post |
| BWF | Barbed wire fence | MH | Manhole |
| CBF | Close boarded fence | OBF | Open boarded fence |
| CL | Cover level | OSBM | Ordnance Survey bench mark |
| CLF | Chain link fence | PSTN | Permanent survey station |
| CO | Crossover | POMH | Post Office manhole |
| CON | Concrete | PWF | Post and wire fence |
| Corr | Corrugated | RG | Road gulley |
| CP | Concrete post | RS | Road sign |
| CPF | Chestnut paling fence | RTW | Retaining wall |
| CPS | Concrete paving slabs | S/A | Soakaway |
| Cul | Culvert | SC | Stopcock |
| DP | Downpipe | SMH | Surface water manhole |
| EMH | Electricity manhole | SP | Signpost |
| EP | Electricity pole | S/P | Standpipe |
| EPy | Electricity pylon | STN | Survey station |
| FB | Flowerbed | SV | Sluice valve |
| FH | Fire hydrant | TA | Tarmac |
| FHMk | Fire hydrant marker | TBM | Temporary bench mark |
| FL | Floor level | TCB | Telephone call box |
| FMH | Foul water manhole | TP | Telegraph pole |
| G | Gulley | T | Tree |
| GL | Ground level | VP | Vent pipe |
| GR | Grass | W | Wide |
| GRV | Gravel | WL | Water level |
| GV | Gas valve | WMF | Wire mesh fence |
| H | High | WP | Wooden post |
| IC | Inspection chamber | WV | Water valve |
| IL | Invert level | YG | Yard gulley |
| | Bollard | | Letter box |
| | Borehole | | Pine tree spread |
| | Bush | | Road sign |
| | Deciduous tree spread | | Service box |
| | Double gate | | Telephone call box |
| | Electricity pylon | | Trial pit |
| | Gate | | Waste bin |
| | | | Crossover |
| | | | Ditch |
| | | | Hedge |
| | | | Overhead wire |
| | | | Road centre |
| | | | Road edge |

| | |
|---|---|
| ...NING SERVICES | HPT |
| ...GC | TLS |
| DC | ENF |
| APP | |
| GS | |

17 FEB 2001

COPIES TO:

07.MAR2001 3459

| | | |
|---|---|---|
| JOB Former Tesco Store Wokingham | | |
| TITLE Site Survey | | |
| PROJECT No. 9806 | DWG No. ap17 | SCALE 1:200 |
| DATE Feb. 2001 | REV. | DRAWN BY Twc Srvys |
| CHECKED | CAD REF. | |

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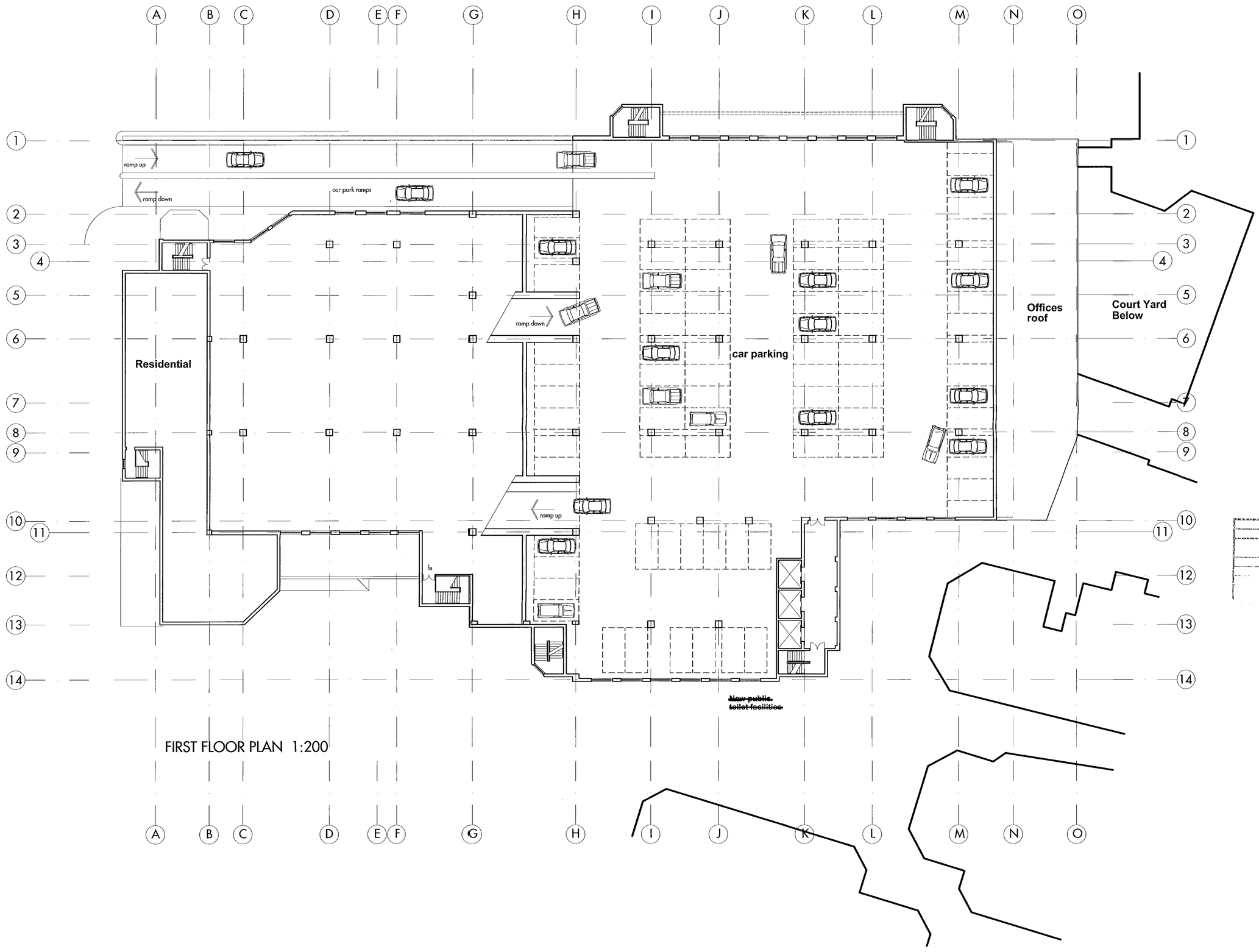
REVISIONS




FIRST FLOOR PLAN 1:200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04 MAY 2001
APPROVED
REVISED PLAN
3459


Planning application issue 15.01.01

24-04-01 Revision A: Public toilets removed

| | | | |
|---|---|---|---|
| JOB | Retail and Leisure Scheme<br>Former Tesco Store, Wokingham | | |
| TITLE | Proposed First Floor Car Park Level | | |
| PROJECT No. 9806 | DWG No. AP09 | SCALE 1:200 | |
| DATE April 2001 | REV. A | DRAWN BY scm | |
| CHECKED | CAD REF. H/9806/drawingsAP09revA-24042001 | | |


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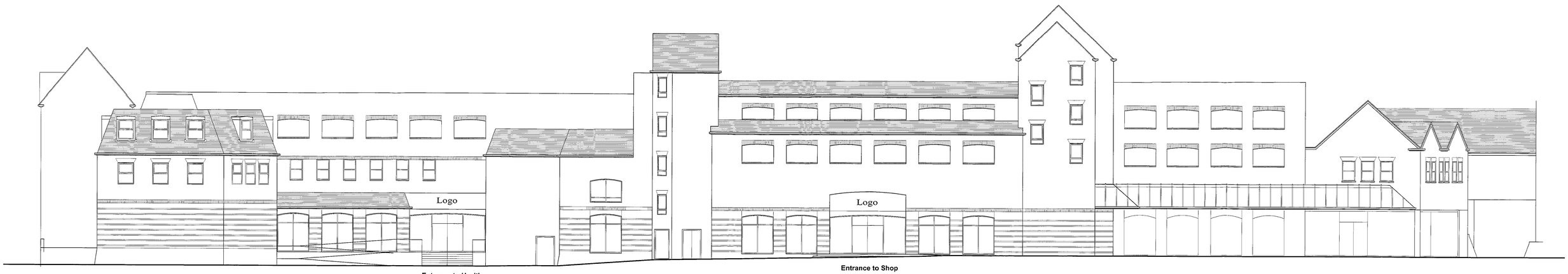
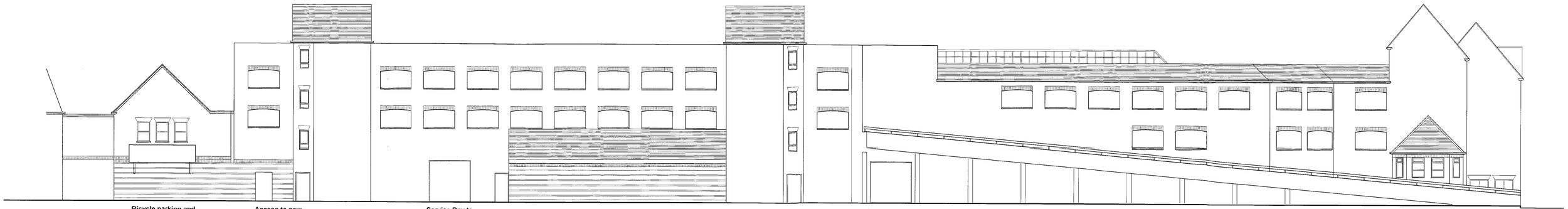



## Proposed South Elevation
## Alternative - A




## North Elevation

REVISED PLAN
3459

15.01.01 Planning application issue

05-03-01 Revision A: Coloured scheme (ICH)

24-04-01 Revision B: Public toilets added

Issued for Planning

| | | | |
|---|---|---|---|
| JOB | Retail and Leisure Scheme<br>Former Tesco Store, Wokingham | | |
| TITLE | Proposed North & South Elevations | | |
| PROJECT No. 9806 | DWG No. AP10 | | SCALE 1:100 |
| DATE April 2001 | REV. B | DRAWN BY scm/CH | |
| CHECKED | CAD REF. H/9809/drawingsAP10-11revB-24042001 | | |

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## West Elevation




## Proposed East Elevation

APPROVED

07 MAR 2001 * 3459

OPTION A+B.

15.01.01 Planning application issue

JOB Retail and Leisure Scheme
Former Tesco Store, Wokingham

TITLE Proposed East & West Elevations

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP11 | 1:100 |
| DATE Jan. 2001 | REV. | DRAWN BY scm |
| CHECKED | CAD REF. AP10-11 | |

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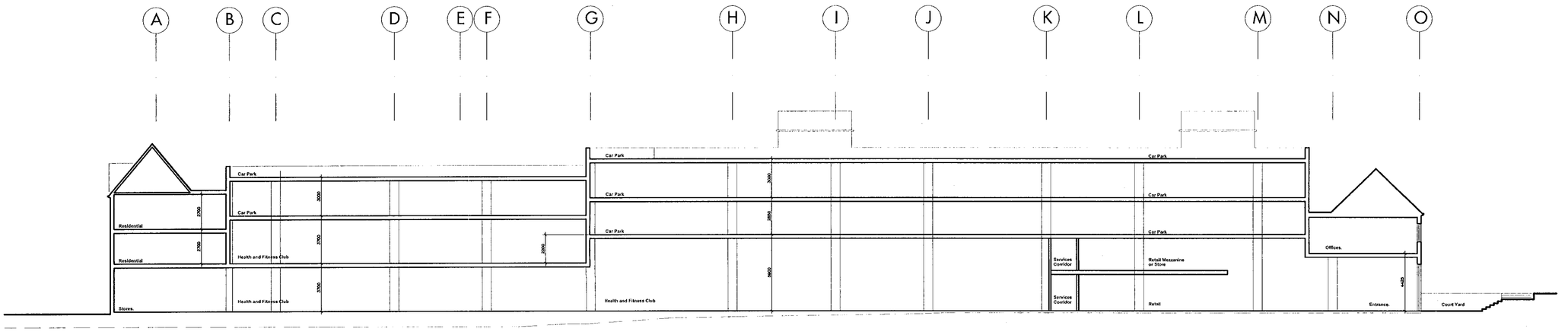
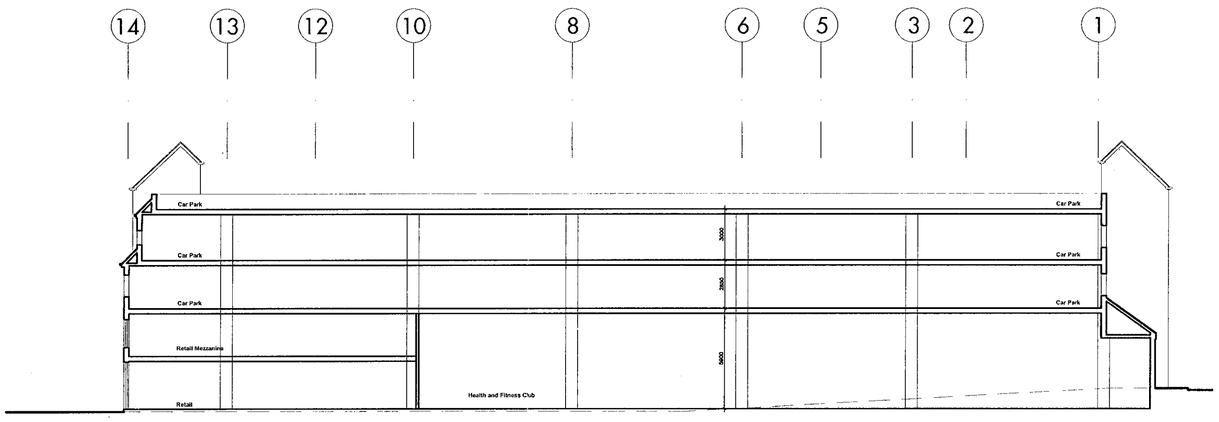



02MAR2001* 3459

**Proposed long section.**




**Proposed short section.**

APPROVED

OPTION A

15.01.01 Planning application issue

| | |
|---|---|
| JOB | Retail and Leisure Scheme<br>Former Tesco Store, Wokingham |
| TITLE | Proposed Sections |

| | | |
|---|---|---|
| PROJECT No. 9806 | DWG No. AP12 | SCALE 1:200 |
| DATE Jan. 2001 | REV. | DRAWN BY scm |
| CHECKED | CAD REF. AP12 | |

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REVISIONS

Ramps to Car Park
In
Out
Service
Service
Pavement re-aligned to create bicycle stay area with canopy over
Safety handrail
Bicycles
New public toilet facilities
Lift
Dis
Male
Dis
Female
Cl.
+ 1.35
Proposed extension by others
Court Yard
+ 1.20
Steps
± 0.00
Entrances
+ 1.00
Ramp
± 0.00
Service corridor
Proposed Health and Fitness Club
Internal layout to be confirmed
Ground floor net area
3009 sq. m. 32,388 sq. ft.
Retail Unit
Internal layout to be confirmed
Ground floor net area:
1010 sq.m. 10,871 sq. ft.
Toilets
Toilets
Service and escape
Entrance
Office Suite
Ground floor net area:
472 sq.m. 5,080 sq. ft.
Ramp
Entrance canopy Over
Entrance
Court Yard
Entrance
Ramp
Steps
Curved canopy over entrance area

GROUND FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION C

APPROVED

REVISED PLAN

3459

15.01.01 Planning application issue
03-03-01 Revision A: Coloured scheme (ICH)

OPTION B.

| | |
|---|---|
| JOB | Retail, Leisure and Office Scheme<br>Former Tesco Store, Wokingham |
| TITLE | Proposed Ground Floor |

| | | | |
|---|---|---|---|
| PROJECT No. | 9806 | DWG No. AP13 | SCALE 1:200 |
| DATE | April 2001 | REV. B | DRAWN BY scm/CH |
| CHECKED | | CAD REF. | H/drawings/9806AP13revB-24042001 |

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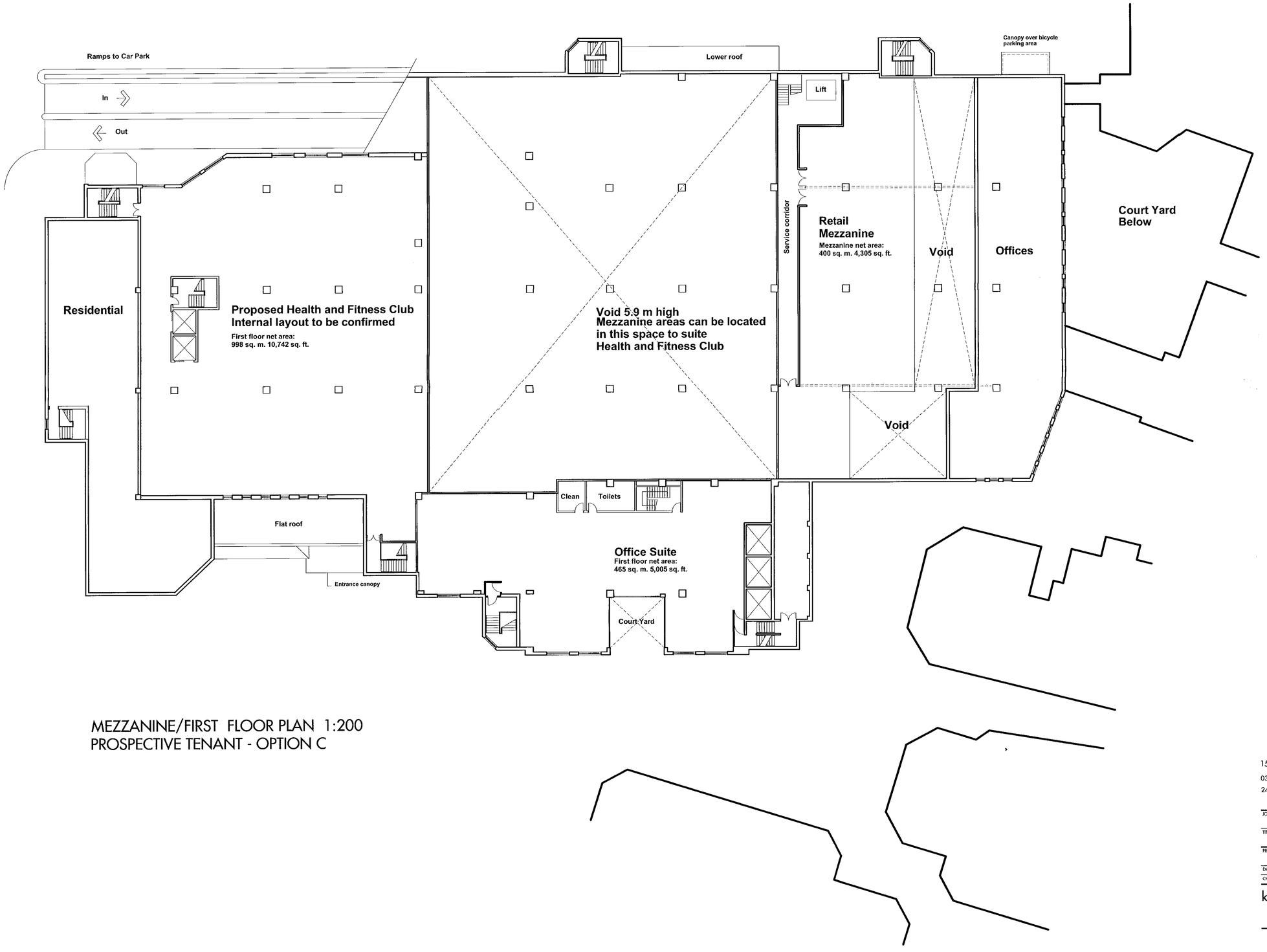
REVISIONS




MEZZANINE/FIRST FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION C

APPROVED

REVISED PLAN

3459

| | |
|---|---|
| 15.01.01 | Planning application issue |
| 03·03·01 | Revision A: Coloured scheme (ICH) |
| 24·04·01 | Revision B: Planning issue (Public toilets added @ groud floor) |

JOB: Retail, Leisure and Office Scheme
Former Tesco Store, Wokingham

TITLE: Proposed Mezzanine - First Floor Plan

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP14 | 1:200 |
| DATE April 2001 | REV. B | DRAWN BY scm/CH |
| CHECKED | CAD REF. H/9806/drawingsAP14revB-24042001 | |

OPTION B.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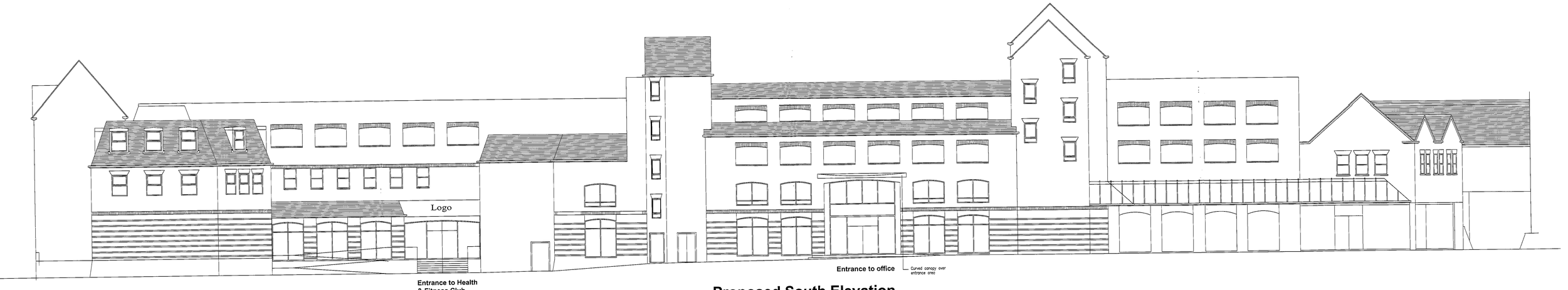
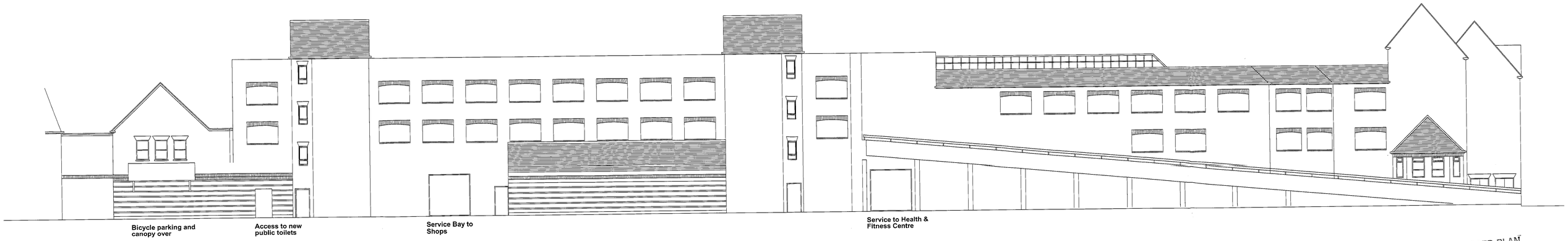



## Proposed South Elevation




## North Elevation

REVISED PLAN

3459

APPROVED

OPTION B.

15.01.01 Planning application issue

24-04-01 Revision B: Public toilets added

| | | | |
|---|---|---|---|
| JOB | Retail, Leisure and Office Scheme<br>Former Tesco Store, Wokingham | | |
| TITLE | Proposed North & South Elevations | | |
| PROJECT No. 9806 | DWG No. AP15 | SCALE 1:100 | |
| DATE April, 2001 | REV. B | DRAWN BY scm/ch | |
| CHECKED | CAD REF. AP15 | | |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REVISIONS

Ramps to Car Park

In

Out

Service

Proposed Health and Fitness Club
Internal layout to be confirmed
Ground floor net area
3009 sq. m. 32,388 sq. ft.

Service

Lift

Dis

Male

Female

Dis

Cl.

Pavement re-aligned to create bicycle stay area with canopy over

Safety handrail

New public toilet facilities

Bicycles

+ 1.35

Proposed extension by others

Service corridor

Retail Unit
Internal layout
to be confirmed
Ground floor net area:
989 sq.m. 10,645 sq. ft.

Court Yard
+ 1.20

Steps
± 0.00

Entrances

+ 1.00

Ramp

± 0.00

Service and escape

Entrance

Retail Unit A1/A3
Ground floor net area:
504 sq.m. 5,425 sq. ft.

Ramp

Entrance canopy Over

Entrance

Entrance

Steps

GROUND FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION B

REVISED PLAN

3459 1

OPTION A.

15.01.01 Planning application issue
03-03-01 Revision A: Coloured scheme (ICH)
24-04-01 Revision B: Public toilets added

JOB Retail and Leisure Scheme
Former Tesco Store, Wokingham

TITLE Proposed Ground Floor

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP07 | 1:200 |
| DATE April 2001 | REV. B | DRAWN BY scm/CH |
| CHECKED | CAD REF. H/9809/drawingsAP07revB-24042001 | |

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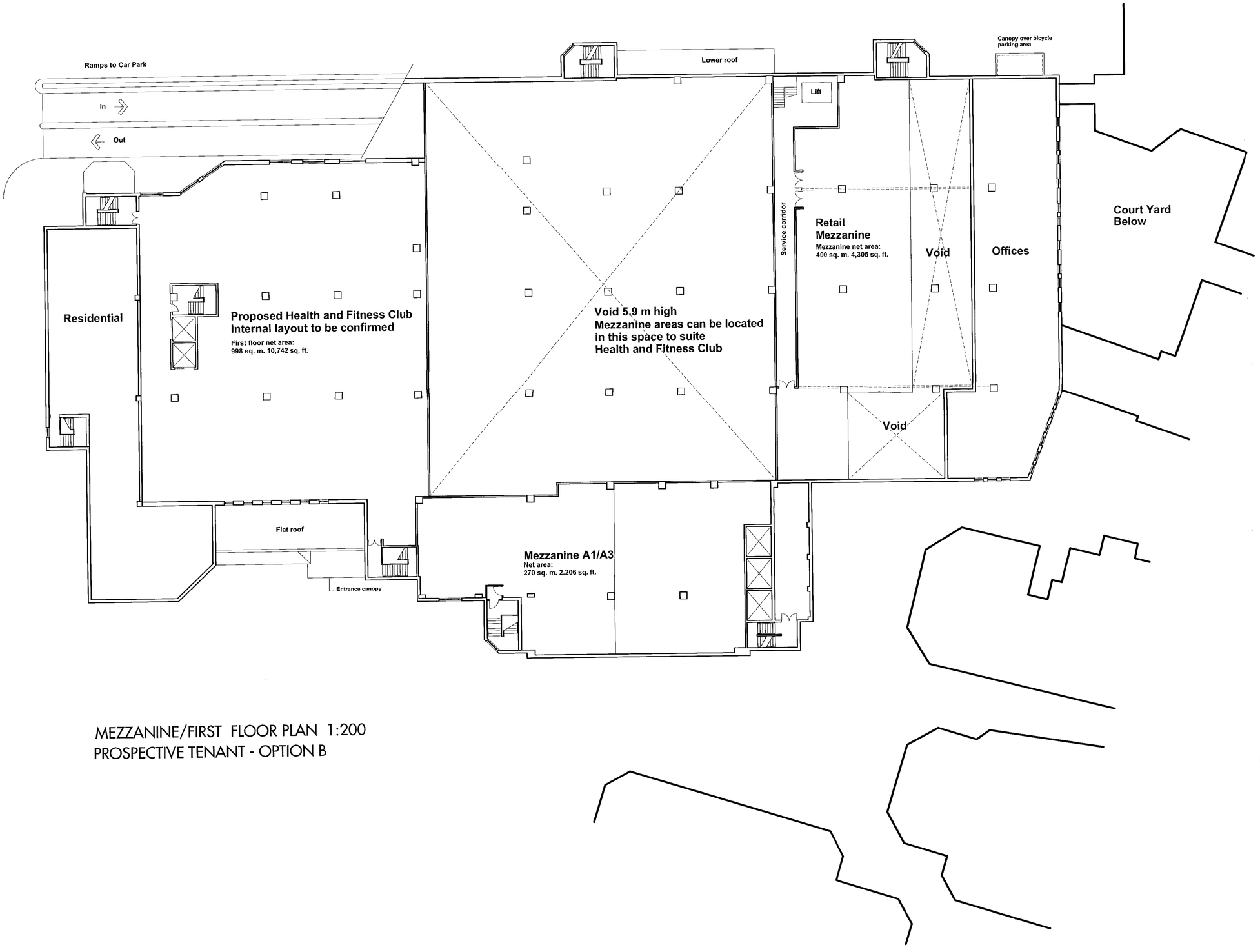


MEZZANINE/FIRST FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION B

REVISED PLAN

3459

15.01.01 Planning application issue

03-03-01 Revision A: Coloured scheme (ICH)

24-04-01 Revision B: Planning issue (Public toilets added @ groud floor)

OPTION A

JOB: Retail and Leisure Scheme
Former Tesco Store, Wokingham

TITLE: Proposed Mezzanine - First Floor Plan

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP08 | 1:200 |
| DATE April 2001 | REV. B | DRAWN BY scm/CH |
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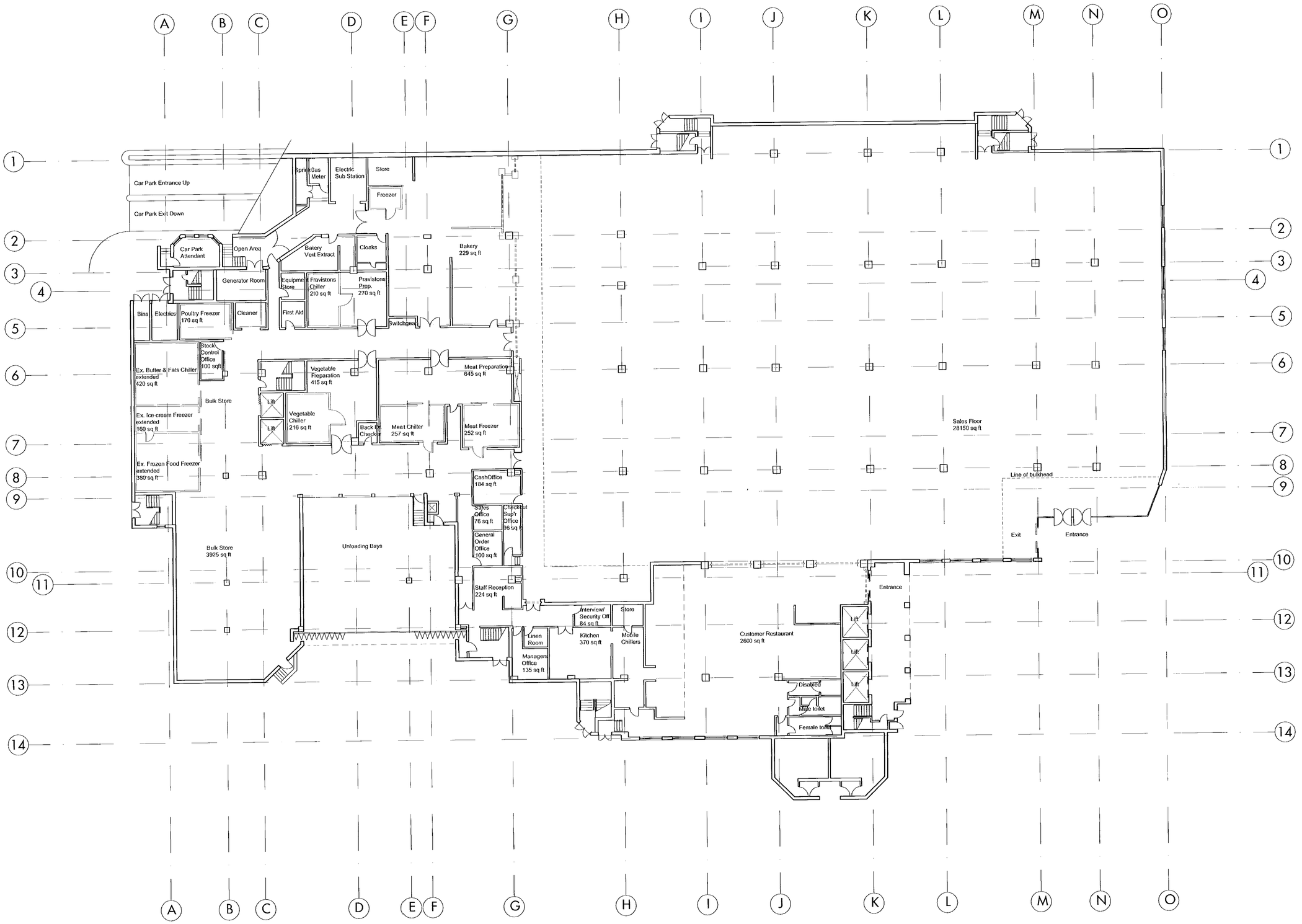


GROUND FLOOR PLAN 1:200

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REVISIONS

07.MAR2001 3459

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |

27 FEB 2001

COPIES TO:

EXISTING PLAN

22-02-01 Revision A
Room descriptions added (ICH)

| | | | |
|---|---|---|---|
| JOB | Retail and Leisure Scheme<br>Former Tesco Store, Wokingham | | |
| TITLE | Existing Ground Floor | | |
| PROJECT No. 9806 | DWG No. AP01 | SCALE 1:200 | |
| DATE 29.01.99 | REV. A | DRAWN BY GKG | |
| CHECKED | CAD REF. Wokingham/drawings | | |


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REVISIONS




FIRST FLOOR PLAN 1:200

07 MAR 2001 3459

APPROVED

22-02-01 Revision A
Room descriptions added (ICH)

| | |
|---|---|
| JOB | Retail and Leisure Scheme<br>Former Tesco Store, Wokingham |
| TITLE | Existing First Floor |

| | | | |
|---|---|---|---|
| PROJECT No. | 9806 | DWG No. AP02 | SCALE 1:200 |
| DATE 29.01.99 | REV. A | | DRAWN BY GKG |
| CHECKED | CAD REF. 9806 Wokingham/drawings | | |


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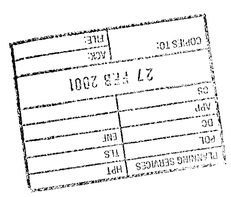

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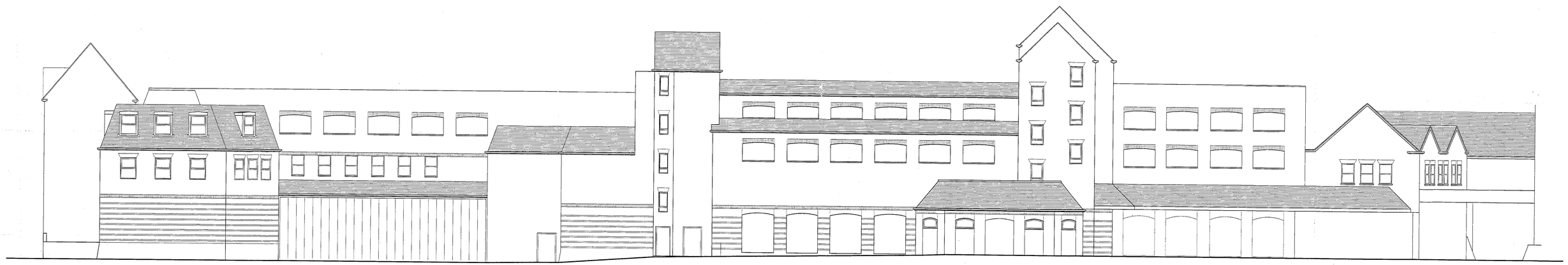
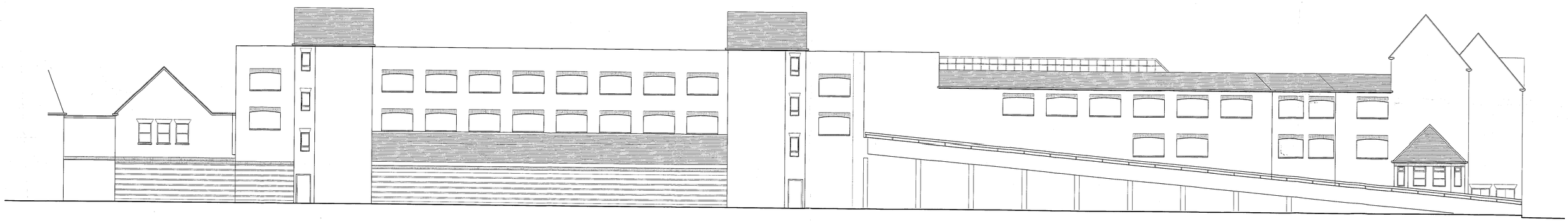


**South Elevation**



**North Elevation**

APPROVED

EXISTING PLAN

15.01.01 Planning application issue

JOB Retail and Leisure Scheme
Former Tesco Store, Wokingham

TITLE North & South Elevations As Existing

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | Ap04 | 1:100 |
| DATE Dec. 2000 | REV. | DRAWN BY scm |
| CHECKED | CAD REF. AP04 | |

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07MAR2001 3459




**West Elevation**



**East Elevation**

EXISTING PLAN

15.01.01 Planning application issue

JOB Retail and Leisure Scheme
Former Tesco Store, Wokingham

TITLE East & West Elevations As Existing

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP05 | 1:100 |
| DATE Dec, 2000 | REV. | DRAWN BY scm |
| CHECKED | CAD REF. AP05 | |

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0 10 20 30 40 50 60 70 80 90 100

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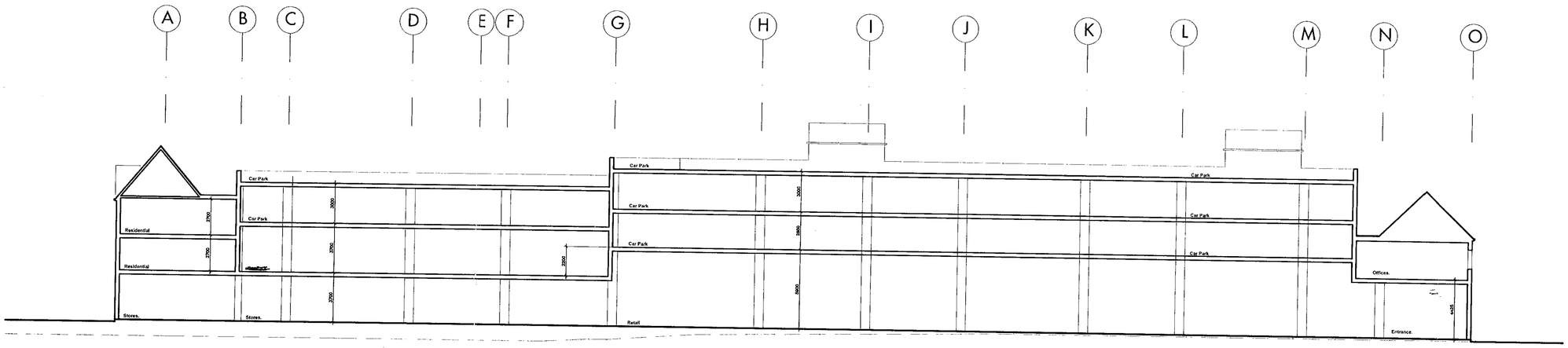
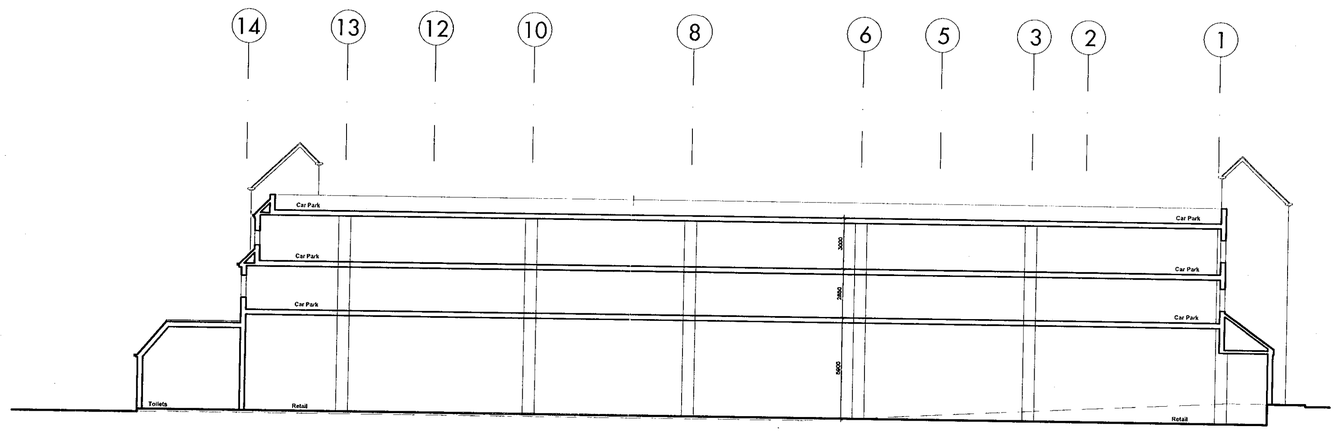



**Existing long section.**




**Existing short section.**

APPROVED

EXISTING PLAN

15.01.01 Planning application issue

JOB Retail and Leisure Scheme
Former Tesco Store, Wokingham

TITLE Existing Sections

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP06 | 1:200 |
| DATE Jan. 2001 | REV. | DRAWN BY scm |
| CHECKED | CAD REF. AP06 | |

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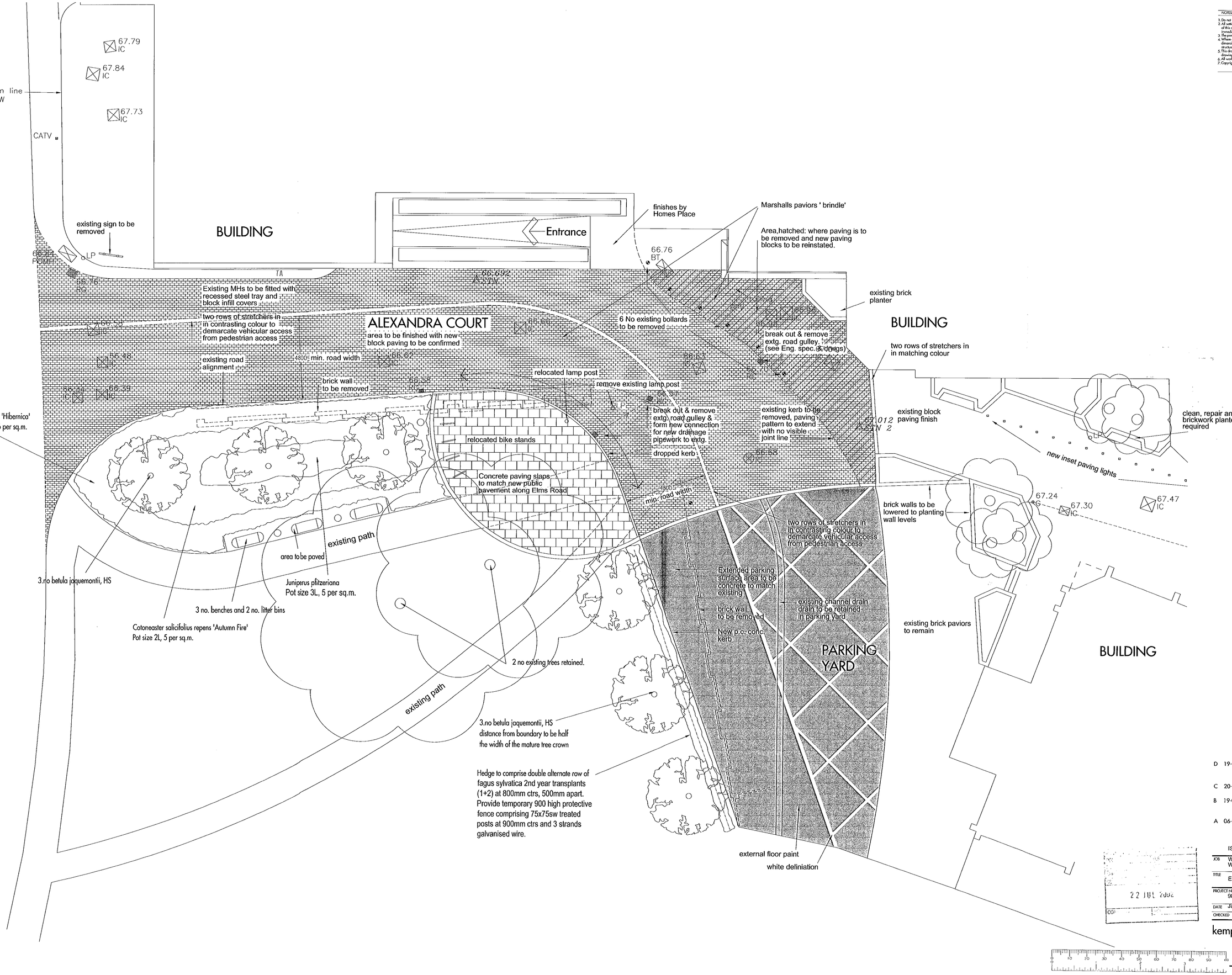


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PLANS TO MEET CONDITIONS

3459

5828

| | | |
|---|---|---|
| D | 19-07-02 | Trees moved closer to hedge, bench relocated (AR) |
| C | 20-06-02 | brindle paving stones (AR) |
| B | 19-05-02 | Tree additional trees planted, Pavement amended (AR) |
| A | 06-03-02 | Landscaping layout amended. additional notation for drainage works added (AR) |

22 JUL 2002

ISSUED FOR CONSTRUCTION

| | | | |
|---|---|---|---|
| JOB | Wokingham Courtyard Development Wokingham | | |
| TITLE | External Works Alexandra Court West | | |
| PROJECT No. 9806 | DWG No. AD 001 | SCALE 1:100 @ A1 | |
| DATE Jan. 2002 | REV. D | DRAWN BY AR | |
| CHECKED | CAD REF. 9806/archive/Ap/road-alignment | | |


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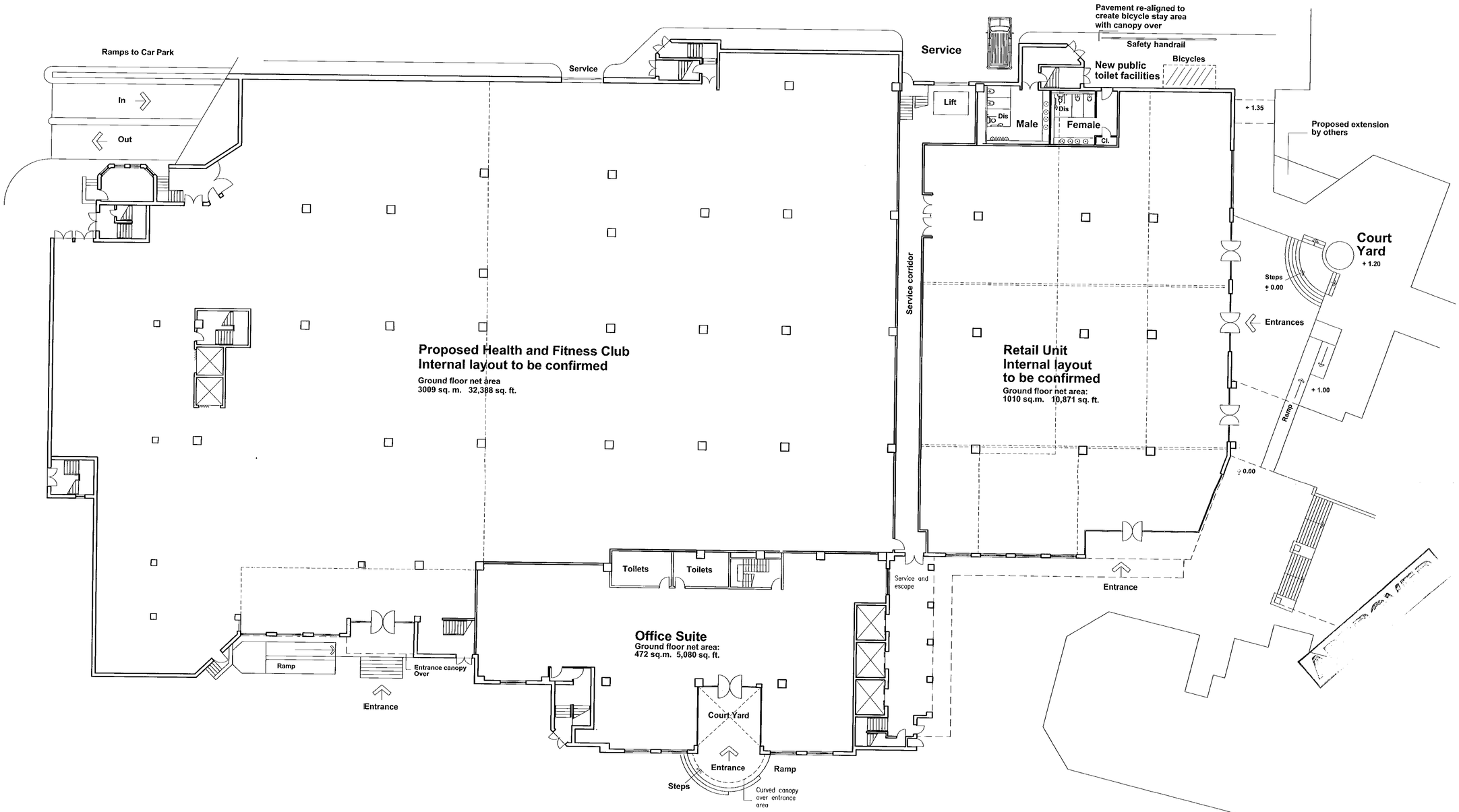


GROUND FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION C

REVISED PLAN
3459

15.01.01 Planning application issue
03-03-01 Revision A: Coloured scheme (ICH)

JOB Retail, Leisure and Office Scheme
Former Tesco Store, Wokingham

TITLE Proposed Ground Floor

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP13 | 1:200 |
| DATE April 2001 | REV. B | DRAWN BY scm/CH |
| CHECKED | CAD REF. H/drawings/9806AP13revB-24042001 | |

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REVISIONS

02MAR2001 3459

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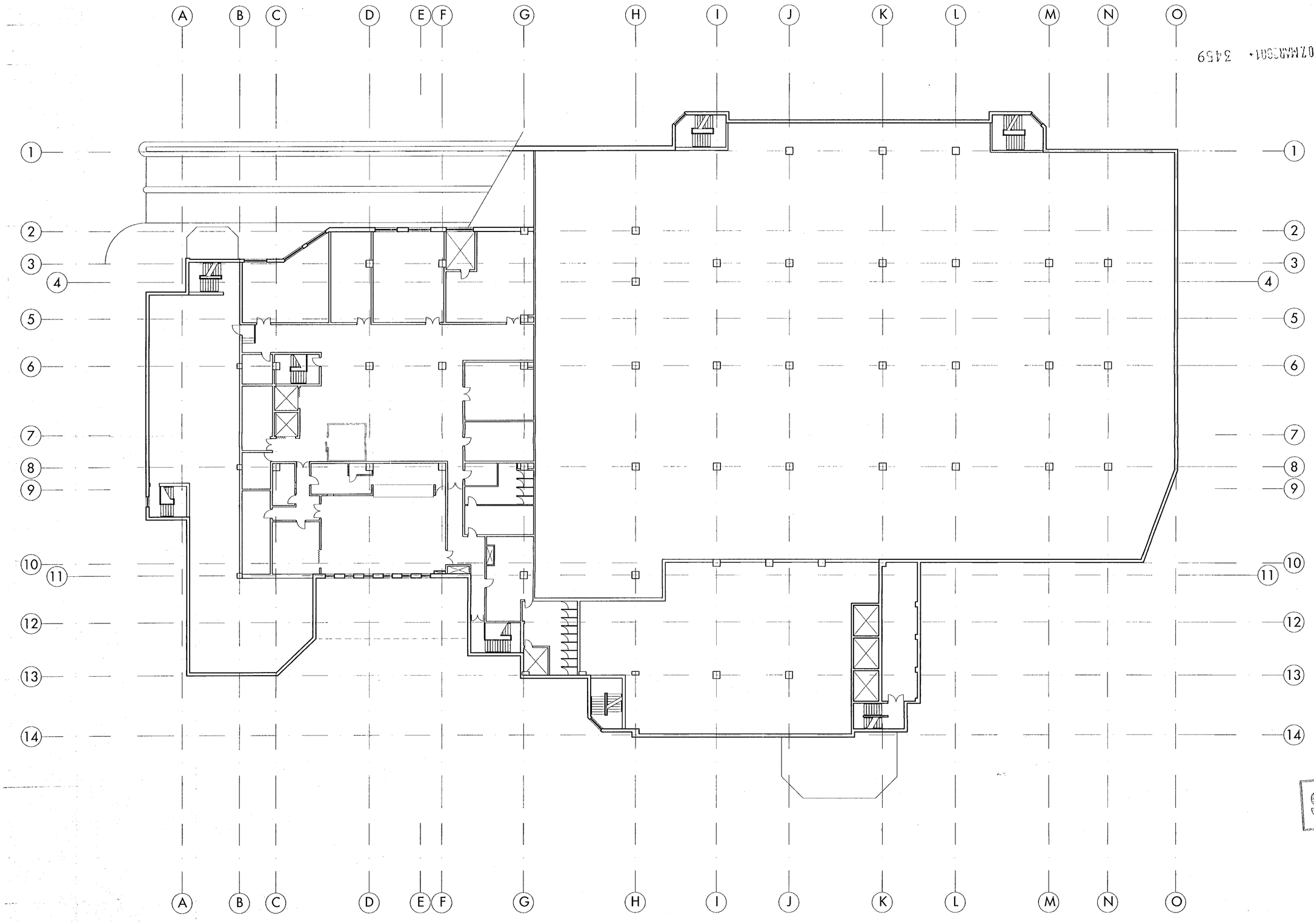


FIRST FLOOR PLAN 1:200

SUPERSEDED

EXISTING PLAN

| | |
|---|---|
| JOB | Retail and Leisure Scheme<br>Former Tesco Store, Wokingham |
| TITLE | Existing First Floor |

| | | |
|---|---|---|
| PROJECT No. 9806 | DWG No. AP02 | SCALE 1:200 |
| DATE 29.01.99 | REV. | DRAWN BY GKG |
| CHECKED | CAD REF. 9806 Wokingham/drawings | |

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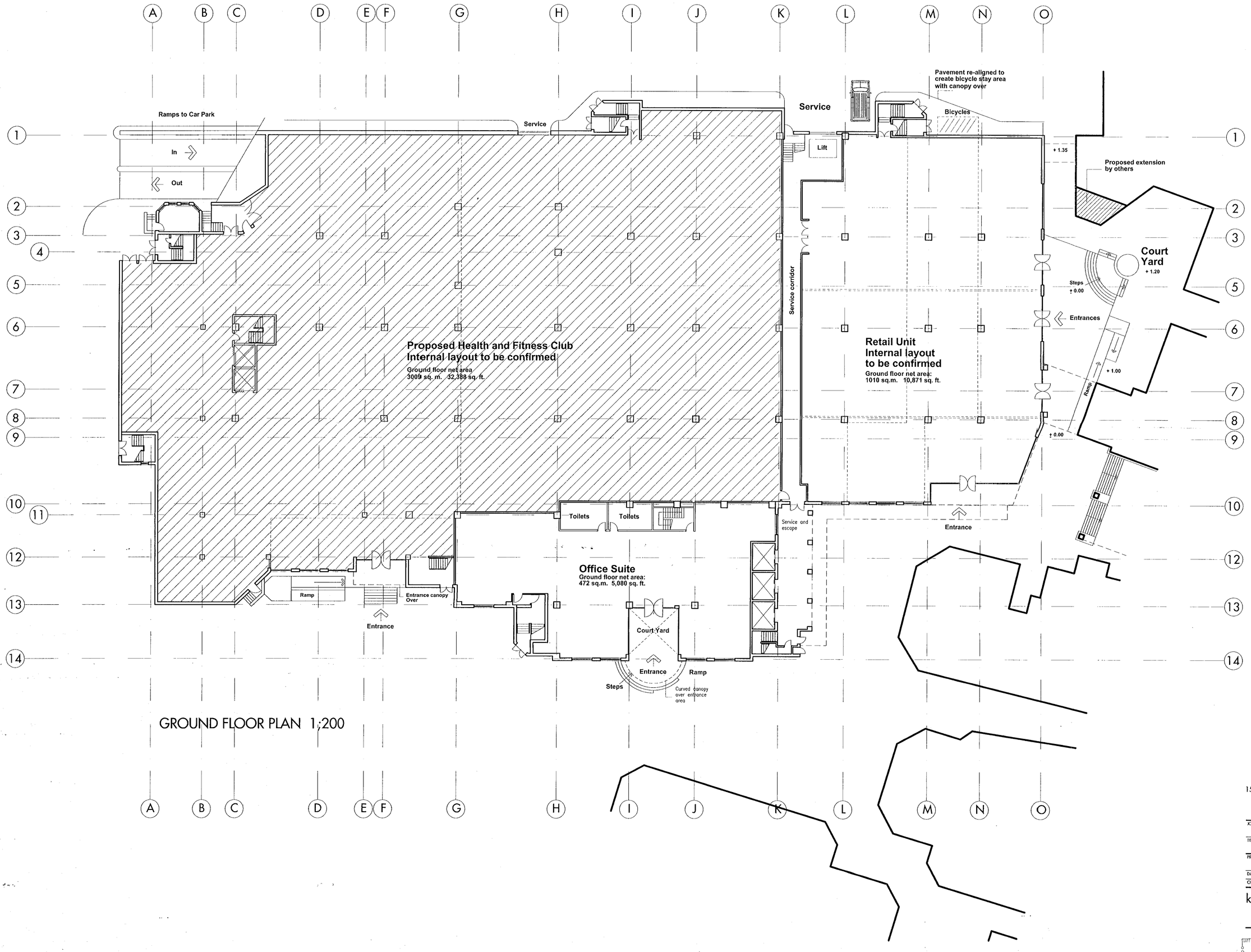


GROUND FLOOR PLAN 1:200

07 MAR 2001 • 3459

SUPERSEDED BY AP13 B

15.01.01 Planning application issue

JOB Retail, Leisure and Office Scheme
Former Tesco Store, Wokingham

TITLE Proposed Ground Floor

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP13 | 1:200 |
| DATE Jan. 2001 | REV. | DRAWN BY scm |
| CHECKED | CAD REF. AP13 | |

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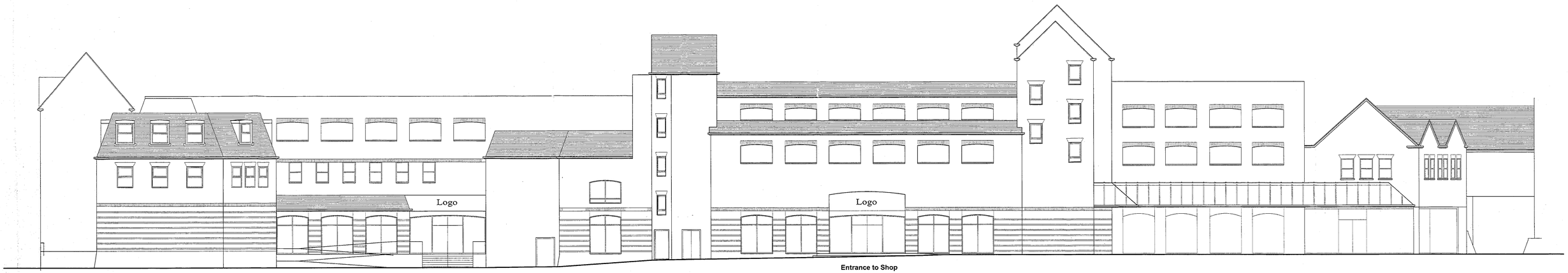
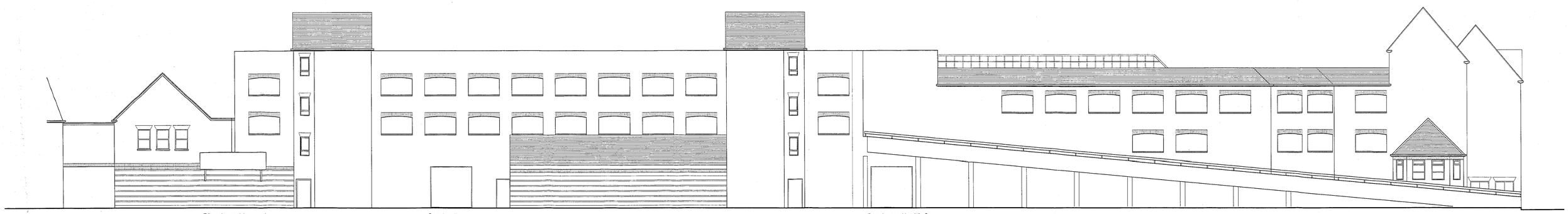



Entrance to Health & Fitness Club

Entrance to Shop

## Proposed South Elevation Alternative - A



Bicycle parking and canopy over

Service Bay to Shops

Service to Health & Fitness Centre

## North Elevation

SUPERSEDED BY AP10 B.

15.01.01 Planning application issue

| | |
|---|---|
| JOB | Retail and Leisure Scheme<br>Former Tesco Store, Wokingham |
| TITLE | Proposed North & South Elevations |

| | | | |
|---|---|---|---|
| PROJECT No. 9806 | DWG No. AP10 | SCALE | 1:100 |
| DATE Jan. 2001 | REV. | DRAWN BY | scm |
| CHECKED | CAD REF. AP10-11 | | |

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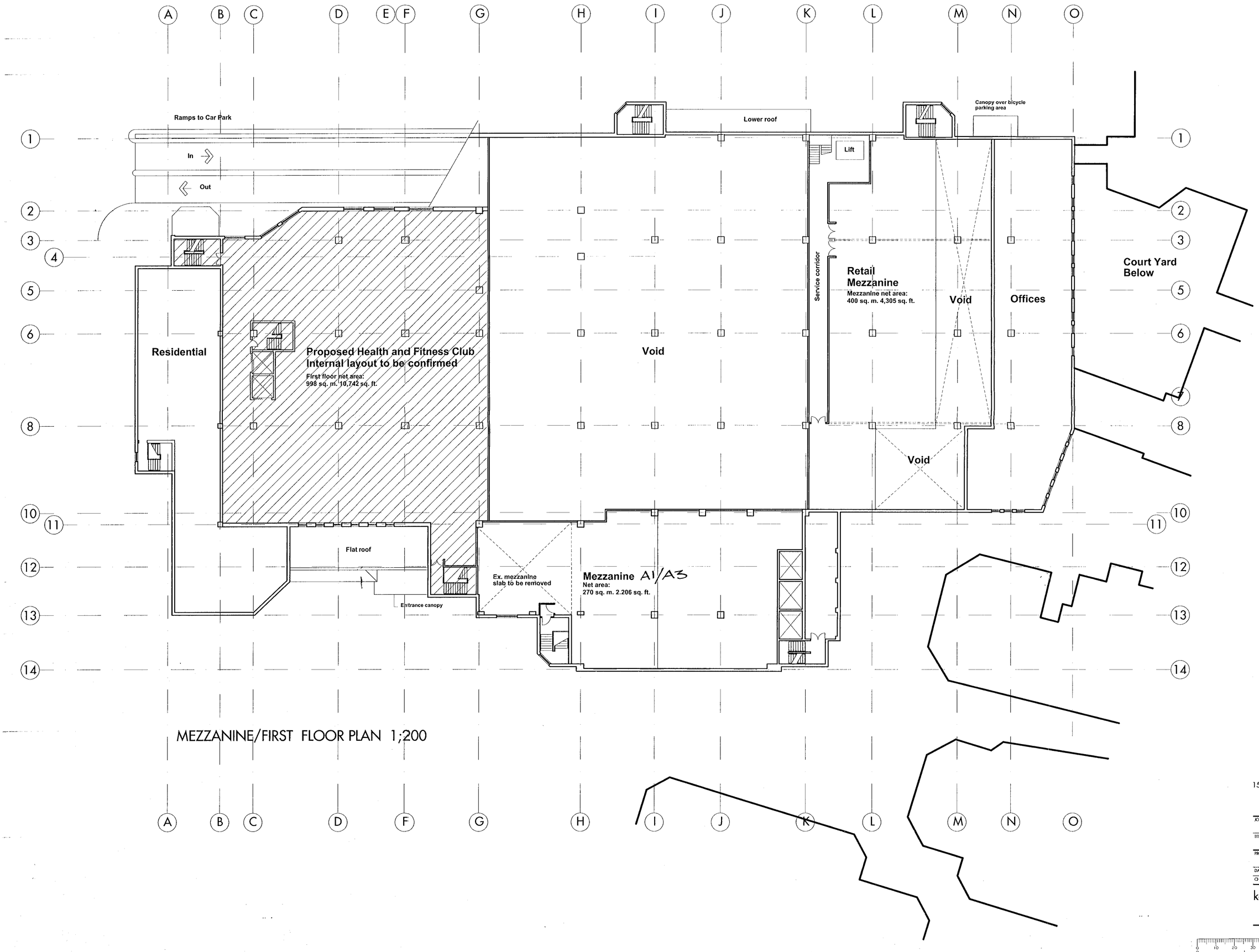


MEZZANINE/FIRST FLOOR PLAN 1:200

07 MAR 2001 • 3459

SUPERSEDED
BY AP08 B.

15.01.01 Planning application issue

JOB Retail and Leisure Scheme
Former Tesco Store, Wokingham

TITLE Proposed Mezzanine - First Floor Plan

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP08 | 1:200 |
| DATE Jan. 2001 | REV. | DRAWN BY scm |
| CHECKED | CAD REF. AP08 | |

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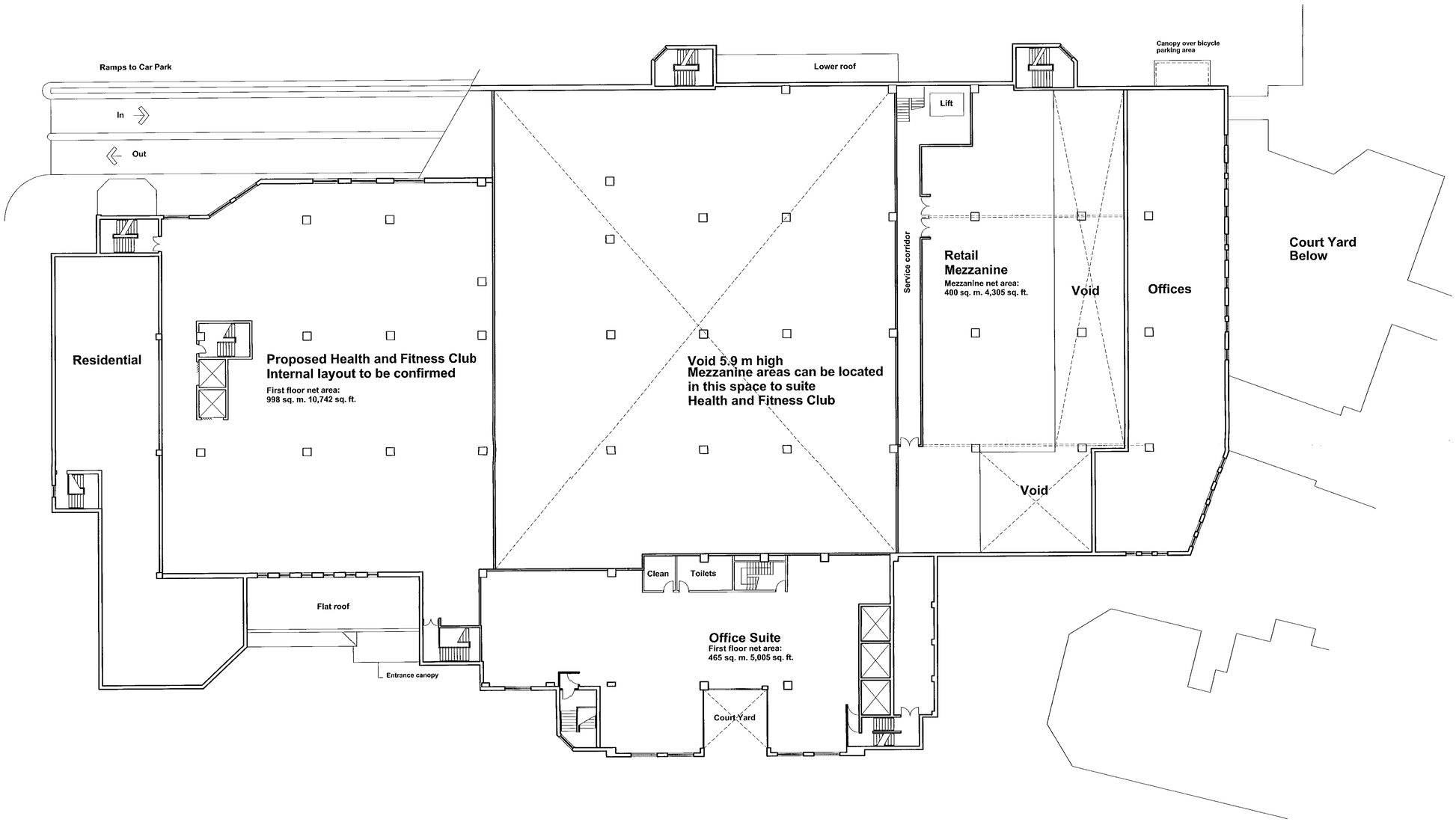


MEZZANINE/FIRST FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION C

REVISED PLAN
3459

15.01.01 Planning application issue
03-03-01 Revision A: Coloured scheme (ICH)
24-04-01 Revision B: Planning issue (Public toilets added @ groud floor)

JOB: Retail, Leisure and Office Scheme
Former Tesco Store, Wokingham

TITLE: Proposed Mezzanine - First Floor Plan

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP14 | 1:200 |
| DATE April 2001 | REV. B | DRAWN BY scm/CH |
| CHECKED | CAD REF. H/9806/drawingsAP14revB-24042001 | |

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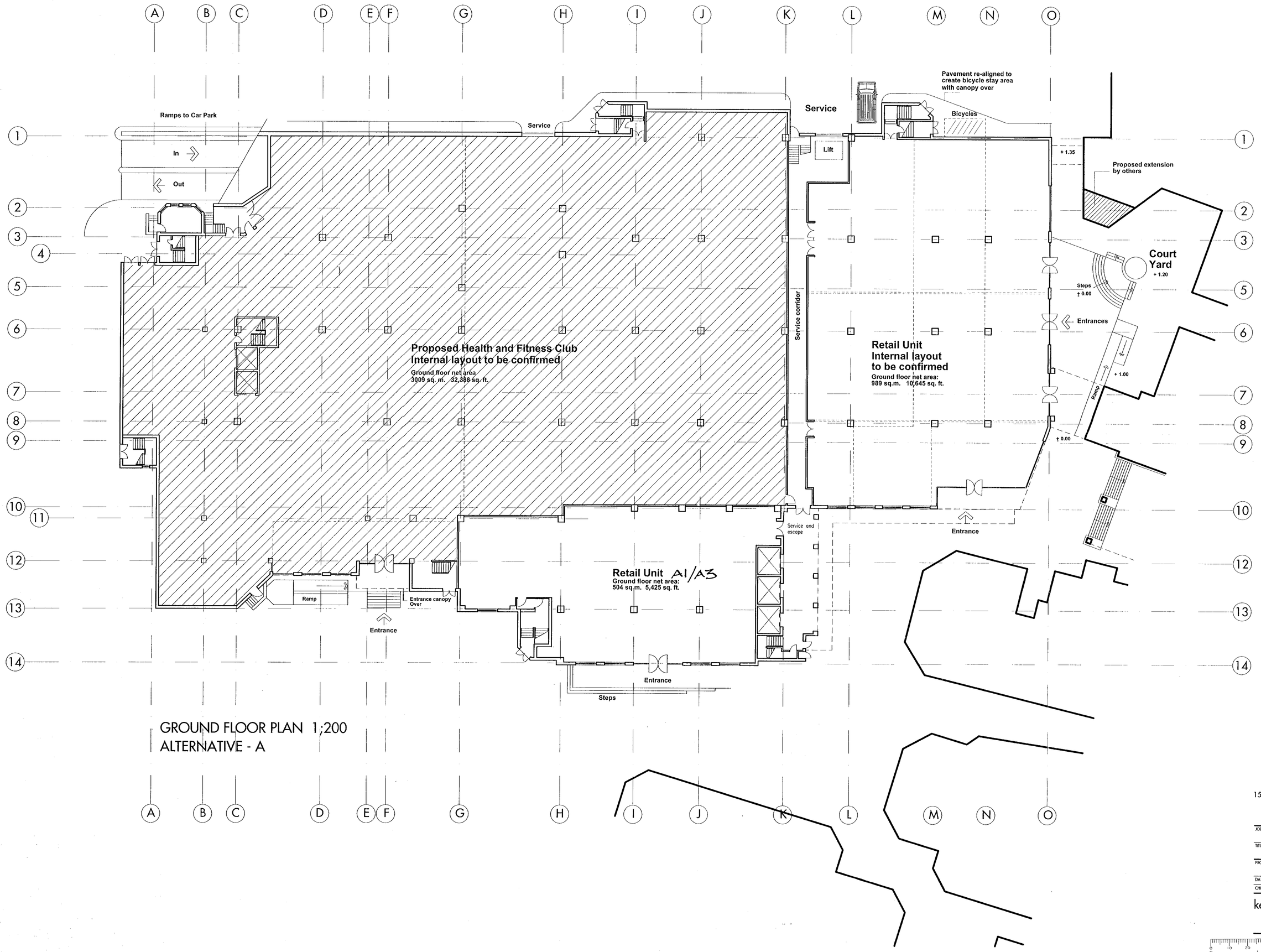


GROUND FLOOR PLAN 1;200
ALTERNATIVE - A

07 MAR 2001 * 3459

SUPERSEDED

OPTION A

15.01.01 Planning application issue

| | | |
|---|---|---|
| JOB | Retail and Leisure Scheme<br>Former Tesco Store, Wokingham | |
| TITLE | Proposed Ground Floor | |
| PROJECT No. 9806 | DWG No. AP07 | SCALE 1:200 |
| DATE Jan. 2001 | REV. | DRAWN BY scm |
| CHECKED | CAD REF. AP7 | |


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21 MAY 2002

67.79 IC
67.84 IC
67.73 IC
bottom line of RTW
CATV
existing sign to be removed
BUILDING
Entrance
finishes by Homes Place
new paving stone to be agreed
Area,hatched: where paving is to be removed and new paving blocks to be reinstated.
66.76 BT
existing brick planter
BUILDING
66.76 RG
TA
Exiting MHs to be fitted with recessed steel tray and block infill covers
two rows of stretchers in in contrasting colour to demarcate vehicular access from pedestrian access
ALEXANDRA COURT
area to be finished with new block paving to be confirmed
6 No existing bollards to be removed
break out & remove extg. road gulley. (see Eng. spec. & dwgs)
two rows of stretchers in in matching colour
form new MH (see Eng. spec. & dwgs)
existing road alignment
4800 min. road width
brick wall to be removed
relocated lamp post
remove existing lamp post
existing block paving finish
clean, repair and repoint brickwork planter as required
Hedera helix 'Hibernica' Pot size 2L, 6 per sq.m.
break out & remove extg. road gulley & form new connection for new drainage pipework to extg. dropped kerb
existing kerb to be removed, paving pattern to extend with no visible joint line
relocated bike stands
Concret paving slaps to match new public pavement along Elms Road
new inset paving lights
brick walls to be lowered to planting wall levels
67.24 RG
67.30 IC
67.47 IC
4800 min. road width
two rows of stretchers in in contrasting colour to demarcate vehicular access from pedestrian access
existing path
area to be paved
1 no. bench and 1 no. litter bin
Extended parking surface area to match existing parking area
3.no betula jaquemontii, HS
Juniperus pfitzeriana Pot size 3L, 5 per sq.m.
2 no. benches and 1 no. litter bins
brick wall to be removed
New p.c. conc. kerb
Cotoneaster salicifolius repens 'Autumn Fire' Pot size 2L, 5 per sq.m.
2 no existing trees retained.
existing path
PARKING YARD
BUILDING
Hedge to comprise double alternate row of fagus sylvatica 2nd year transplants (1+2) at 800mm ctrs, 500mm apart. Provide temporary 900 high protective fence comprising 75x75sw treated posts at 900mm ctrs and 3 strands galvanised wire.
3.no betula jaquemontii, HS

PLANS TO MEET CONDITIONS
5718 /1

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21 MAY 2002
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B 19-05-02 Tree additional trees planted, Pavement amended (AR)

A 06-03-02 Landscaping layout amended, additional notation for drainage works added (AR)

ISSUED FOR PLANNING

JOB Wokingham Courtyard Development Wokingham

TITLE External Works Alexandra Court West

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AD 001 | 1:100 @ A1 |
| DATE Jan. 2002 | REV. B | DRAWN BY AR |
| CHECKED | CAD REF. | 9806/archive/Ap/road-alignment |

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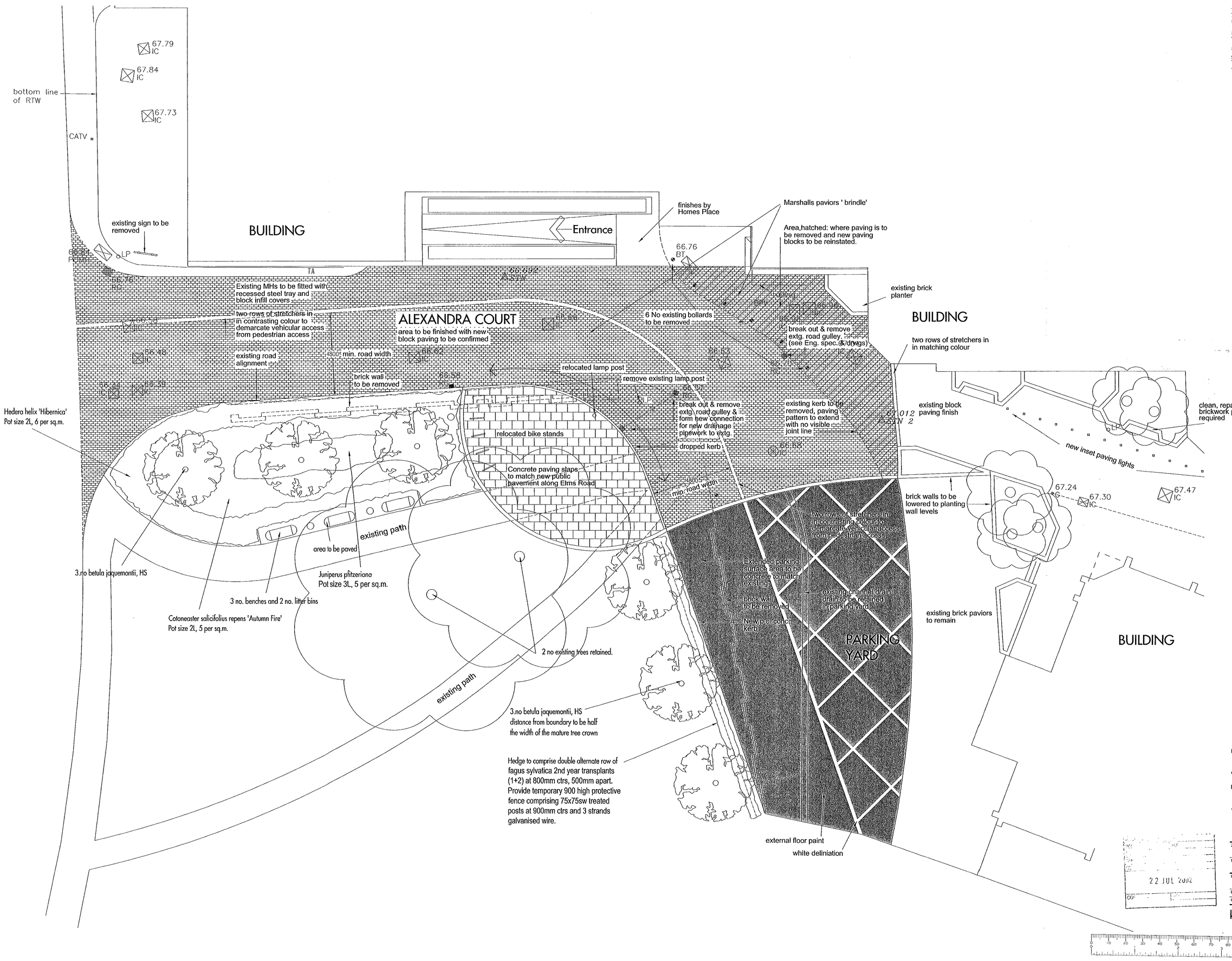


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PLANS TO MEET CONDITIONS

3459

5828

| | | |
|---|---|---|
| D | 19-07-02 | Trees moved closer to hedge, bench relocated (AR) |
| C | 20-06-02 | brindle paving stones (AR) |
| B | 19-05-02 | Tree additional trees planted, Pavement amended (AR) |
| A | 06-03-02 | Landscaping layout amended. additional notation for drainage works added (AR) |

22 JUL 2002

ISSUED FOR CONSTRUCTION

JOB Wokingham Courtyard Development Wokingham

TITLE External Works Alexandra Court West

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AD 001 | 1:100 @ A1 |
| DATE Jan. 2002 | REV. D | DRAWN BY AR |
| CHECKED | CAD REF. 9806/archive/Ap/road-alignment | |


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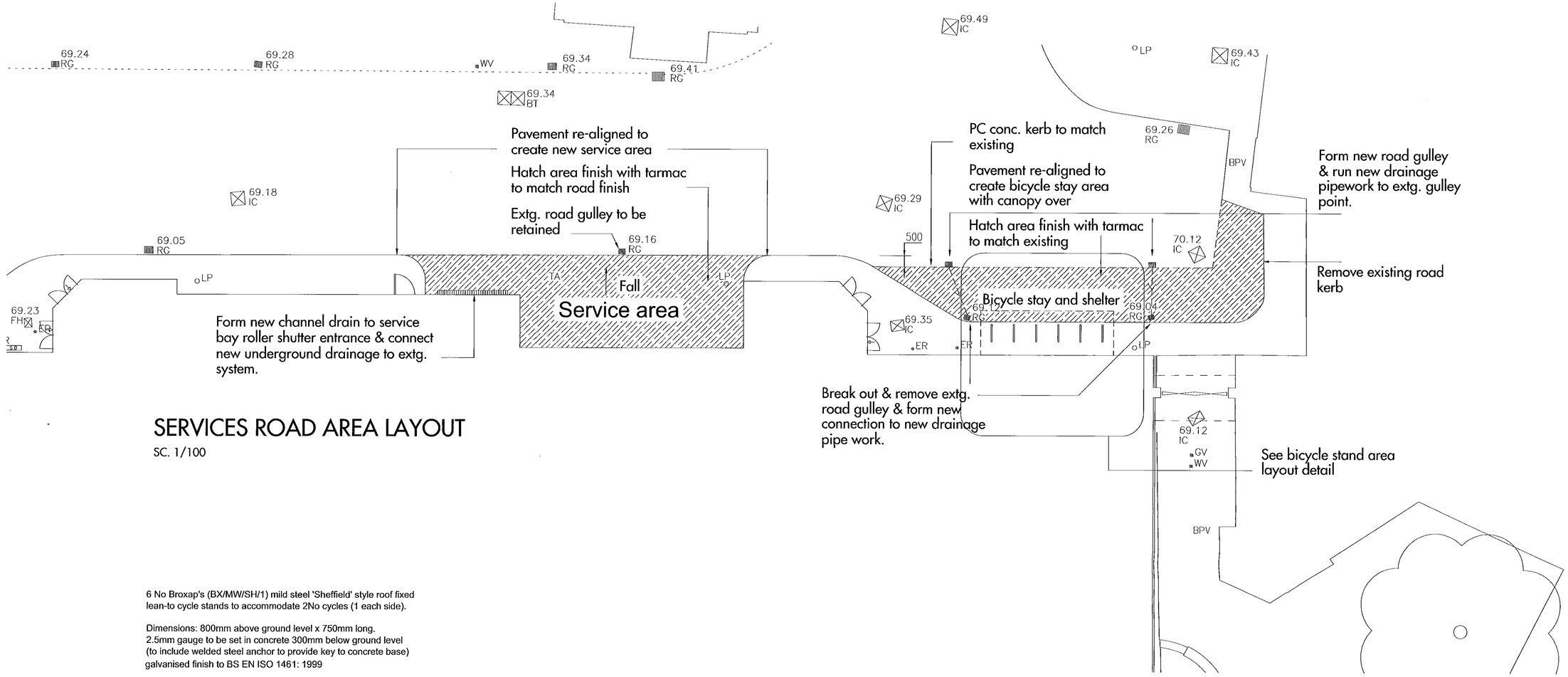


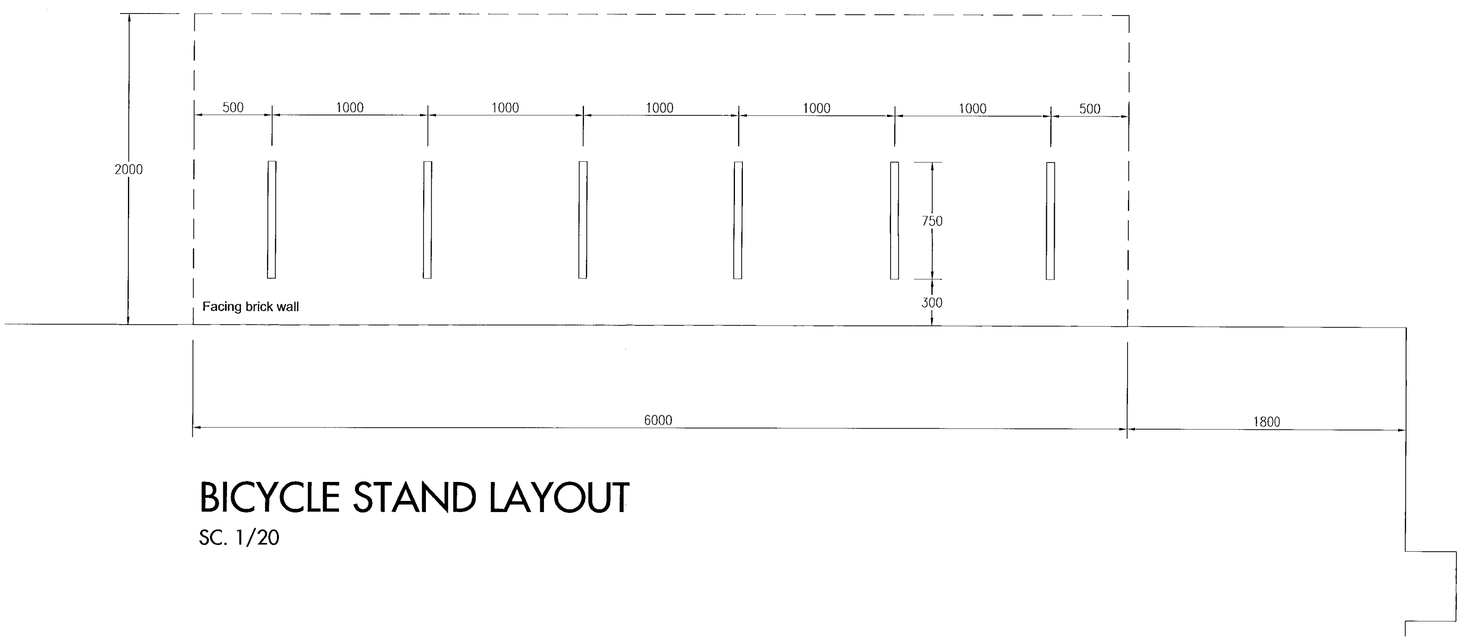

# SERVICES ROAD AREA LAYOUT

SC. 1/100

6 No Broxap's (BX/MW/SH/1) mild steel 'Sheffield' style roof fixed lean-to cycle stands to accommodate 2No cycles (1 each side).

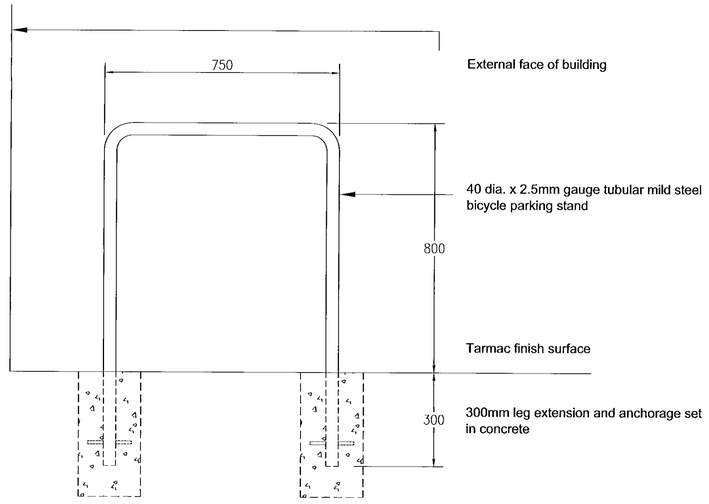
Dimensions: 800mm above ground level x 750mm long.
2.5mm gauge to be set in concrete 300mm below ground level
(to include welded steel anchor to provide key to concrete base)
galvanised finish to BS EN ISO 1461: 1999

ROOF SHELTER CANOPY ABOVE




# BICYCLE STAND LAYOUT

SC. 1/20




# BICYCLE STAND ELEVATION

SC. 1/10

PLANS TO MEET CONDITIONS

3459 -1
5728 -1
5718 -1

ISSUED FOR TENDER

| | |
|---|---|
| JOB | Wokingham Courtyard Development Wokingham |
| TITLE | External Works Waterford Way |

| | | |
|---|---|---|
| PROJECT No. 9806 | DWG No. AD 004 | SCALE 1:100 @ A1 |
| DATE Jan. 2002 | REV. A | DRAWN BY AR |
| CHECKED | CAD REF. 9806/archive/ad/tender | |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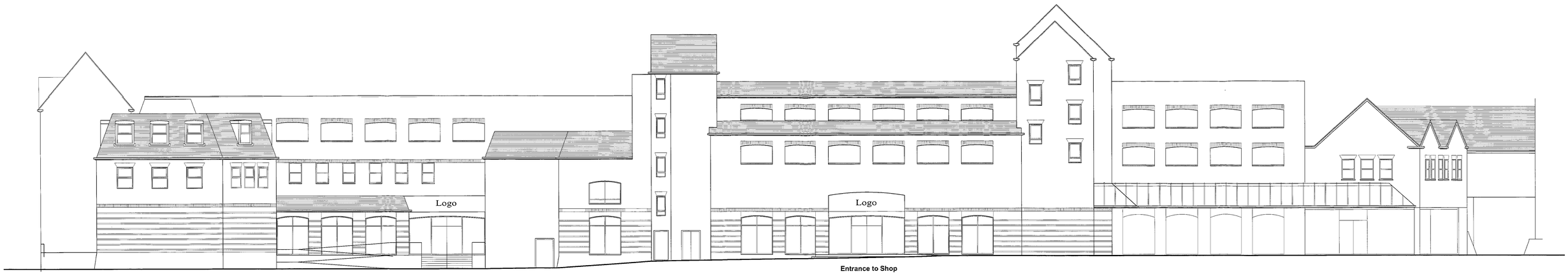
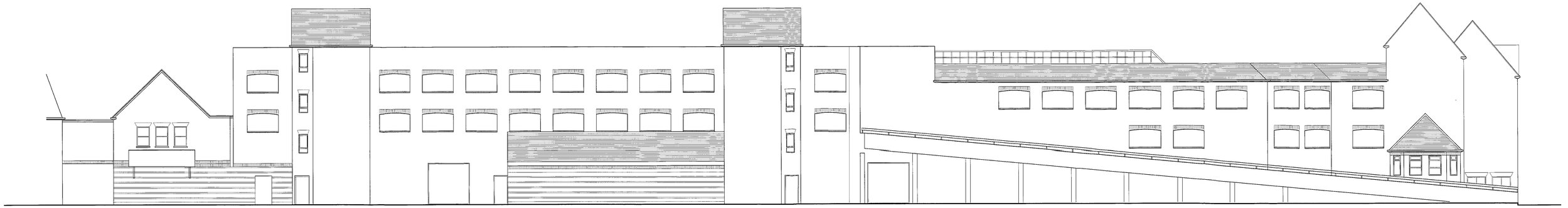



Entrance to Health & Fitness Club

Entrance to Shop

## Proposed South Elevation
## Alternative - A



Bicycle parking and canopy over

Access to new public toilets

Service Bay to Shops

Service to Health & Fitness Centre

## North Elevation

REVISED PLAN
3459

| | | | | |
|---|---|---|---|---|
| 15.01.01 | Planning application issue | | | |
| 05-03-01 | Revision A: Coloured scheme (ICH) | | | |
| 24-04-01 | Revision B: Public toilets added | | | |

Issued for Planning

| | | | |
|---|---|---|---|
| JOB | Retail and Leisure Scheme<br>Former Tesco Store, Wokingham | | |
| TITLE | Proposed North & South Elevations | | |
| PROJECT No. | DWG No. | SCALE | |
| 9806 | AP10 | | 1:100 |
| DATE April 2001 | REV. B | DRAWN BY | scm/CH |
| CHECKED | CAD REF. | H/9809/drawingsAP10-11revB-24042001 | |

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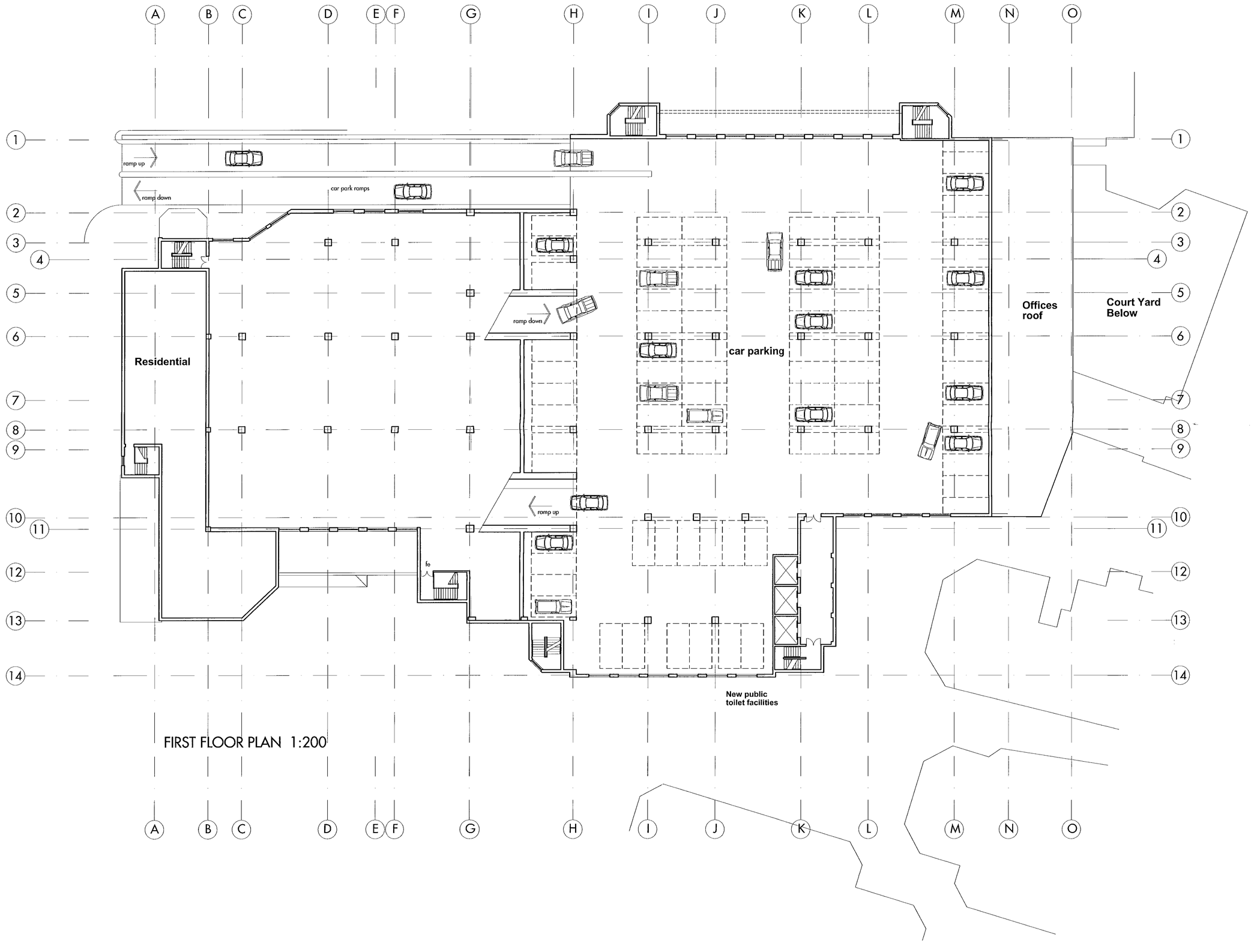
REVISIONS




FIRST FLOOR PLAN 1:200

| | |
|---|---|
| PL | |
| POL | |
| DC | ENF |
| APP | |
| CS | |
| 15 MAY 2001 | |
| COPIES TO: | AGK: |
| | FILE: |

REVISED PLAN

3459 J

Planning application issue 15.01.01

24-04-01 Revision A: Public toilets removed

JOB Retail and Leisure Scheme
Former Tesco Store, Wokingham

TITLE Proposed First Floor Car Park Level

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP09 | 1:200 |
| DATE April 2001 | REV. A | DRAWN BY scm |
| CHECKED | CAD REF. | H/9806/drawingsAP09revA-24042001 |

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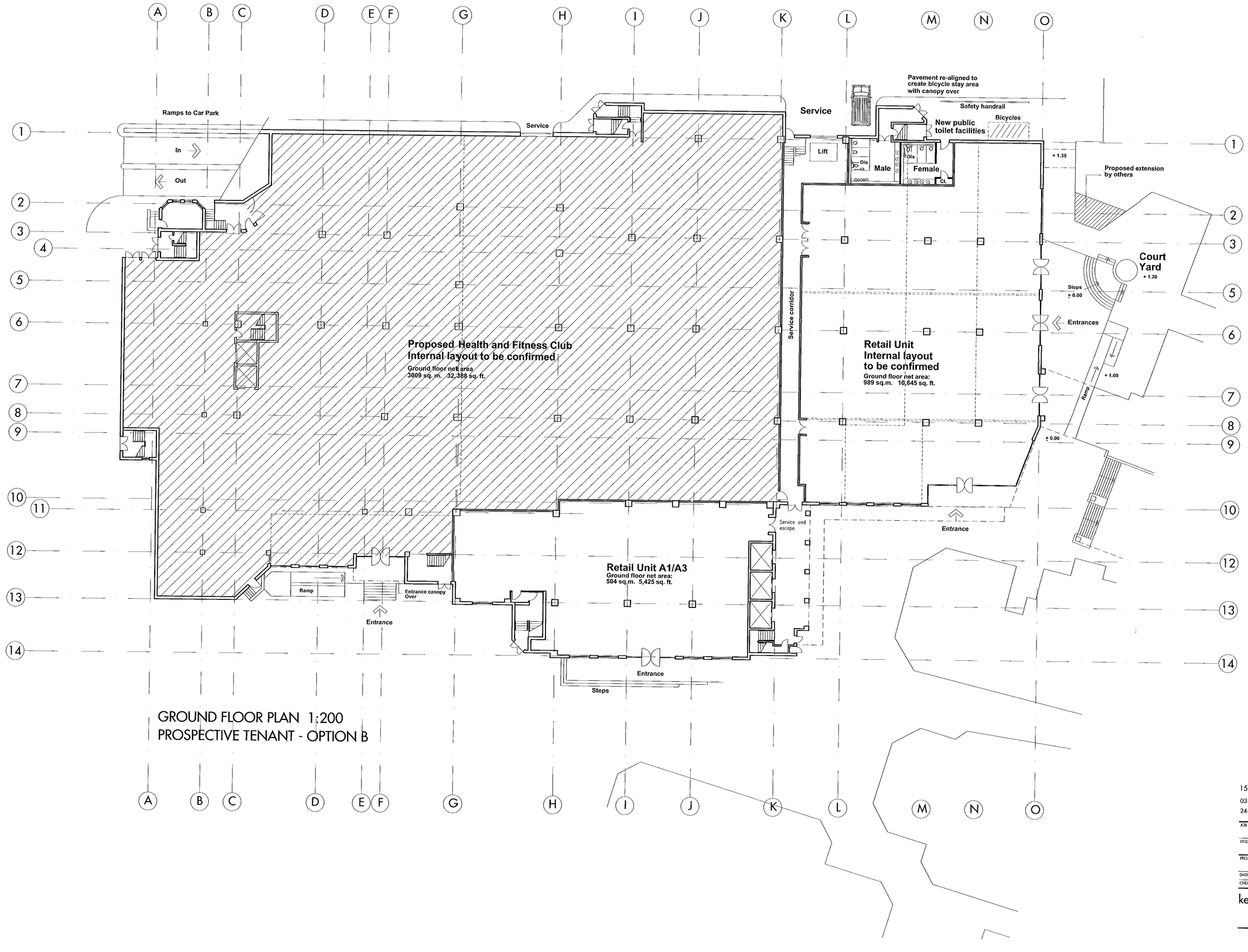


GROUND FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION B

NOTES

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REVISIONS

| PLANNING SERVICES | NPT |
|---|---|
| POL | ELS |
| DC | ENF |
| APP | |
| CS | |
| 15 MAY 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

REVISED PLAN

3459

APPROVED

15.01.01 Planning application issue
03-03-01 Revision A: Coloured scheme (ICH)
24-04-01 Revision B: Public toilets added

JOB Retail and Leisure Scheme
Former Tesco Store, Wokingham

TITLE Proposed Ground Floor

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP07 | 1:200 |
| DATE April 2001 | REV. B | DRAWN BY scm/CH |
| CHECKED | CAD REF. H/9809/drawingsAP07revB-24042001 | |


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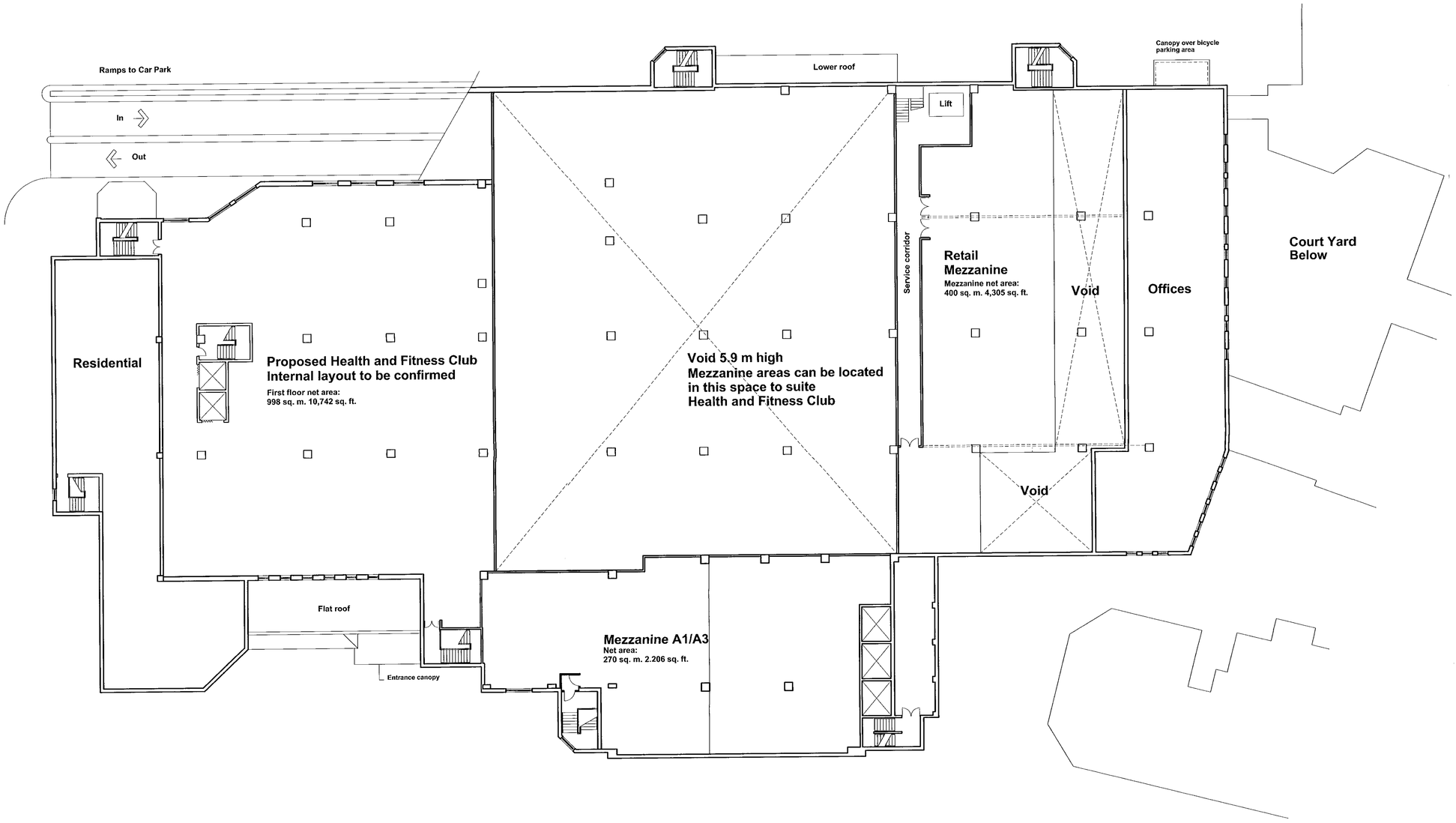
REVISIONS




| PLANNING SERVICES | HPT |
|---|---|
| PGL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 15 MAY 2001 | |
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| | FILE: |

REVISED PLAN

3459 3

MEZZANINE/FIRST FLOOR PLAN 1:200
PROSPECTIVE TENANT - OPTION B

15.01.01 Planning application issue
03-03-01 Revision A: Coloured scheme (ICH)
24-04-01 Revision B: Planning issue (Public toilets added @ groud floor)

JOB Retail and Leisure Scheme
Former Tesco Store, Wokingham

TITLE Proposed Mezzanine - First Floor Plan

| PROJECT No. | DWG No. | | SCALE | |
|---|---|---|---|---|
| 9806 | AP08 | | | 1:200 |
| DATE April 2001 | REV. | B | DRAWN BY | scm/CH |
| CHECKED | CAD REF. | H/9806/drawingsAP08revB-24042001 | | |

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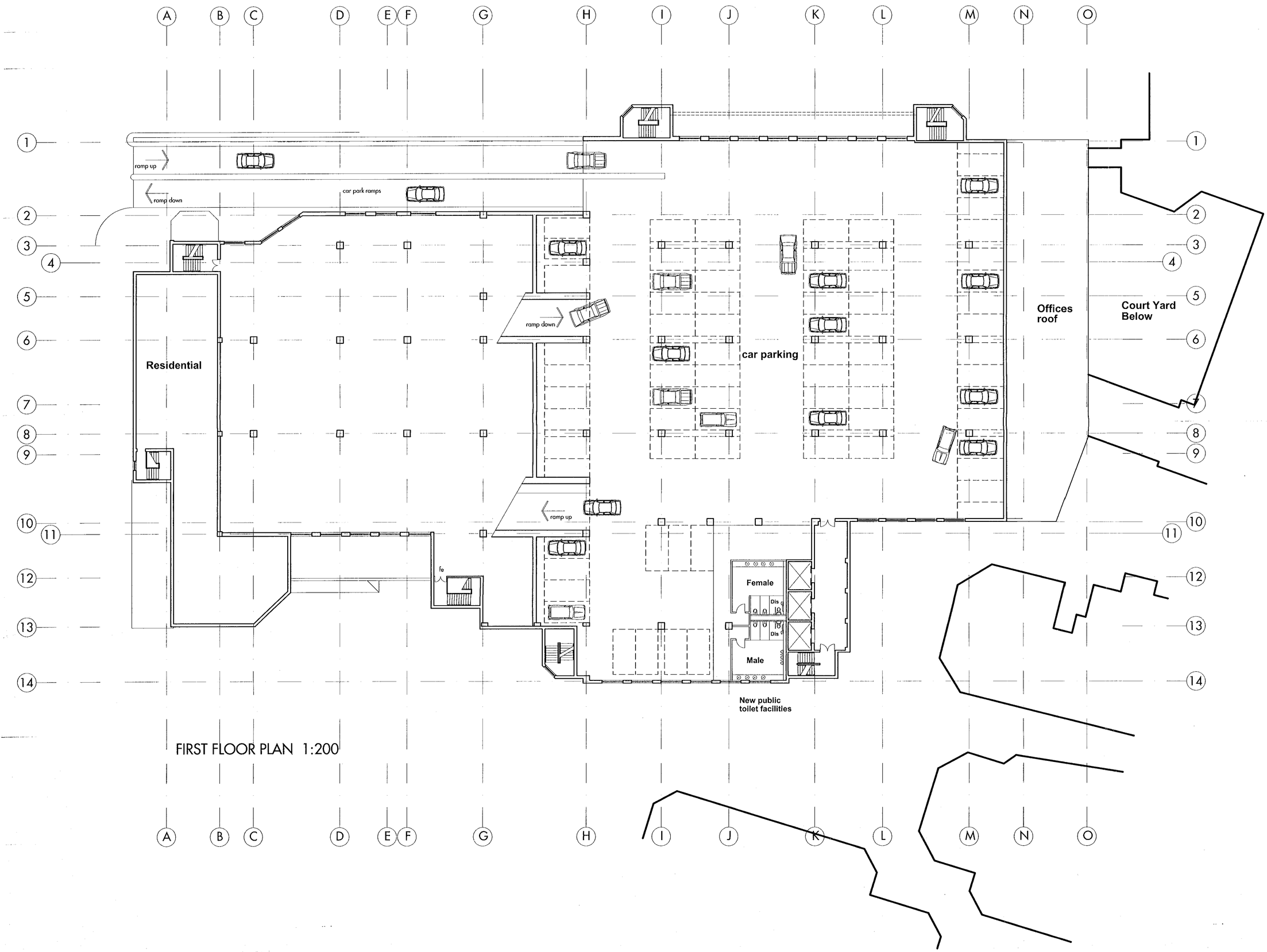


FIRST FLOOR PLAN 1:200

07 MAR 2001 RECEIVED

SUPERSEDED

15.01.01 Planning application issue

JOB Retail and Leisure Scheme
Former Tesco Store, Wokingham

TITLE Proposed First Floor Car Park Level

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP09 | 1:200 |
| DATE Jan. 2001 | REV. | DRAWN BY scm |
| CHECKED | CAD REF. AP09 | |

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PLANS TO MEET CONDITIONS
8106

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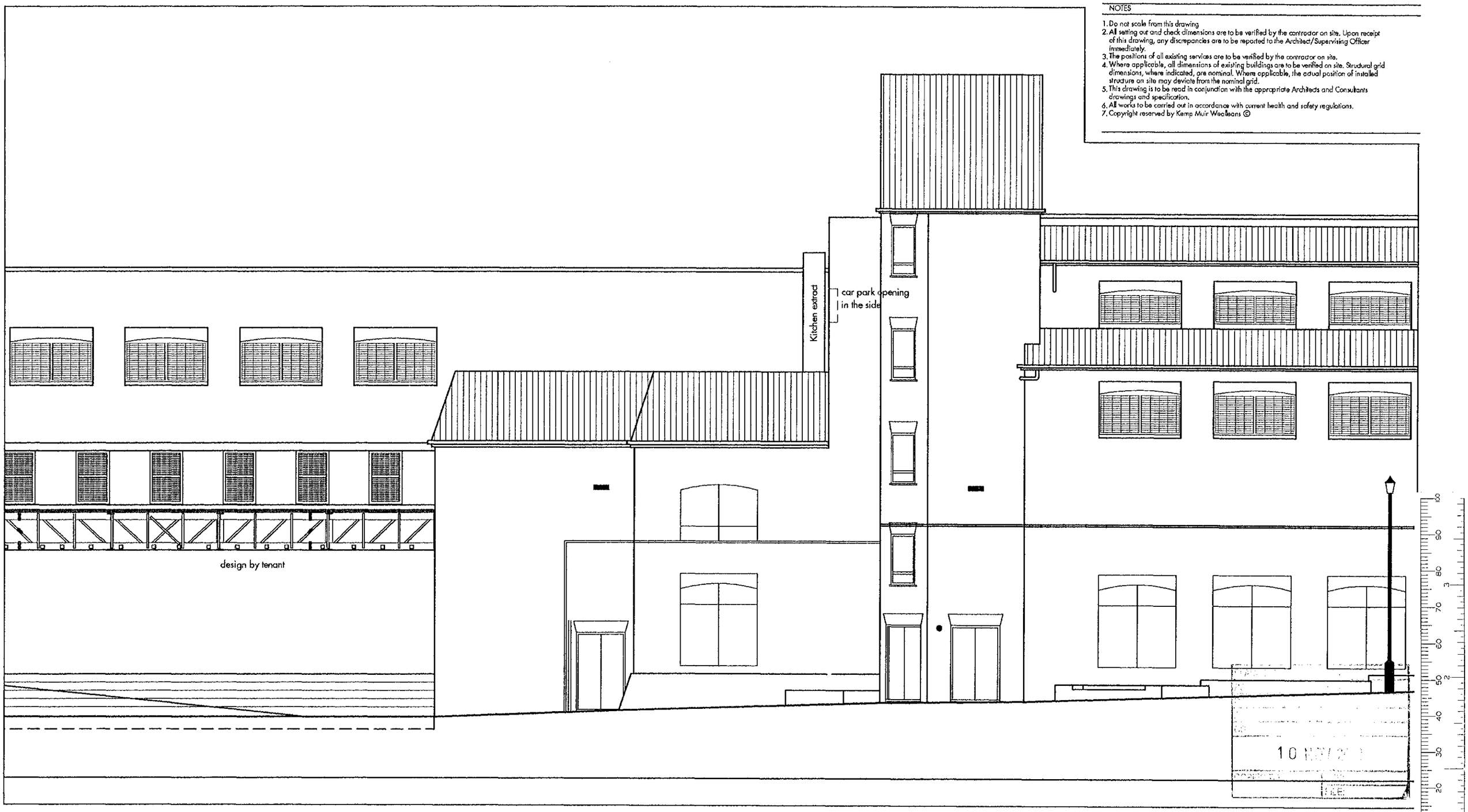


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D 26-10-03 Kitchen extract (AR)

JOB The Plaza
Denmark Street, Wokingham

TITLE South Elevation, plant for Wetherspoon

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AL18 | 1:100 @ A3 |
| DATE 14.02.03 | REV. D | DRAWN BY AR |
| CHECKED | CAD REF. AL18 | |

PLANS TO MEET CONDITIONS

P-8106

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CAR PARK LEVEL 2

coming down from level 3

CAR PARK LEVEL 3

800 x 650 CUSTOMER AREA RETURN AIR FROM HIGH LEVEL BELOW TO ROOF LEVEL WITH SUITABLE WEATHERPROOF CRAVAT.

600 x 600 KITCHEN EXTRACT DUCT FROM HL BELOW TO ROOF LEVEL C / W SUITABLE WEATHERPROOF CRAVAT. KITCHEN ATTENUATOR IN VERTICAL PROVIDED WITH REMOVABLE SPLITTERS FOR KITCHEN EXTRACT DUCTWORK. CLEANING SCHEDULE IN ACCORDANCE WITH JDW SPEC.

ELECTROSTATIC FILTER TO BE MOUNTED WITHIN KITCHEN EXTRACT DUCT STRICTLY IN ACCORDANCE WITH DEVELOPERS REQUIREMENTS. EXACT DIMENSIONS 1087mm W x 635mm L x 1066 mm H WEIGHT 160 Kgs TO BE MOUNTED OFF WALL ON CANTILEVER BRACKET STRICTLY IN ACCORDANCE WITH BOTH THE MANUFACTURERS ( TRION ) AND STRUCTURAL ENGINEERS REQUIREMENTS.

FLOOR MOUNTED KITCHEN EXTRACT FAN OVERALL DIMENSIONS 1150mm H x 1400mm L x 1050mm W. OPERATING WEIGHT 120 Kgs.

KITCHEN AREA EXTRACT FAN MOUNTED EXTERNALLY C/W ACOUSTIC LINING AND AV SUPPORTS. APPROX. DIMS:- 600mm L x 800mm W x 800 mm H. APPROX. WEIGHT:- 70 KG. KITCHEN ATTENUATOR IN VERTICAL PROVIDED WITH REMOVABLE SPLITTERS FOR KITCHEN EXTRACT DUCTWORK. CLEANING SCHEDULE IN ACCORDANCE WITH JDW SPEC. 600 x 600 KITCHEN AREA EXTRACT DISCHARGING TO ATMOSPHERE VIA AN APPROVED TERMINAL DEVICE TO ACHIEVE VELOCITY OF 12 - 15 m/s (OR AS REQUIRED BY LOCAL AUTHORITY REGS). DISCHARGE POINT TO BE AT LEAST 1000mm ABOVE ANY OPENING WINDOW.

FLUE FROM FEATURE FIREPLACE ON GROUND FLOOR TO DISCHARGE TO ATMOSPHERE VIA SUITABLE TERMINAL COWL AT ROOF LEVEL.

1000 x 800 SA 4.37 m³/s

600 x 600 KE

0.513 m³/s (C)

10 NOV 2003

COPIES

FILE

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architects
designers

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F 26-10-03 Kitchen extract (AR)

JOB The Plaza
Denmark Street, Wokingham

TITLE Plant for Wetherspoon

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AL14 | 1:100 @ A3 |
| DATE 12.02.03 | REV. F | DRAWN BY AR |
| CHECKED | CAD REF. AL14 | |

Issued for Construction

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P-3106

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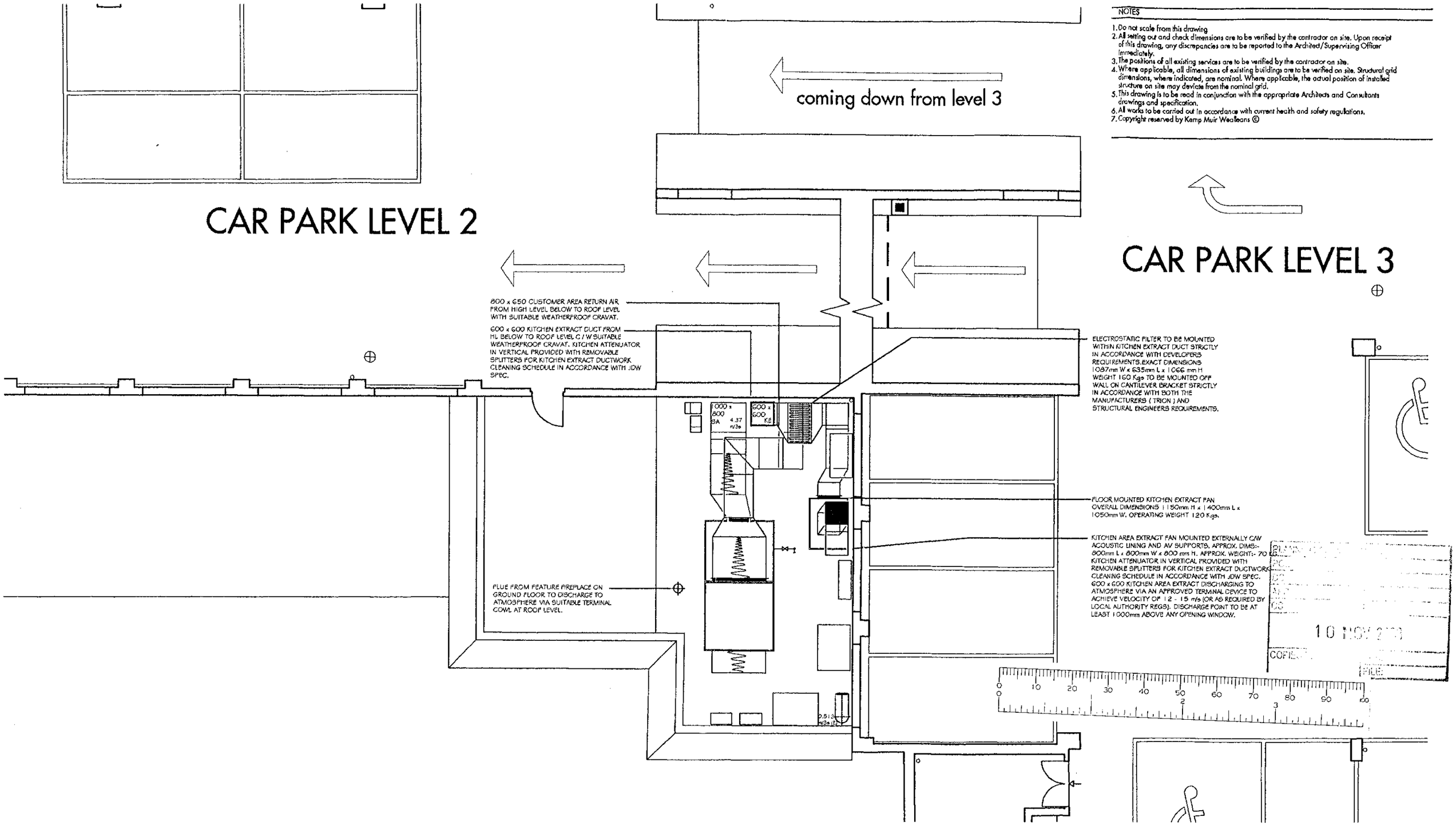



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F 26-10-03 Kitchen extract (AR)

| | | | |
|---|---|---|---|
| JOB The Plaza Denmark Street, Wokingham | PROJECT No. 9806 | DWG No. AL14 | SCALE 1:100 @ A3 |
| TITLE Plant for Wetherspoon | DATE 12.02.03 | REV. F | DRAWN BY AR |
| | CHECKED | CAD REF. AL14 | |

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PLANS TO MEET CONDITIONS
- - 8106

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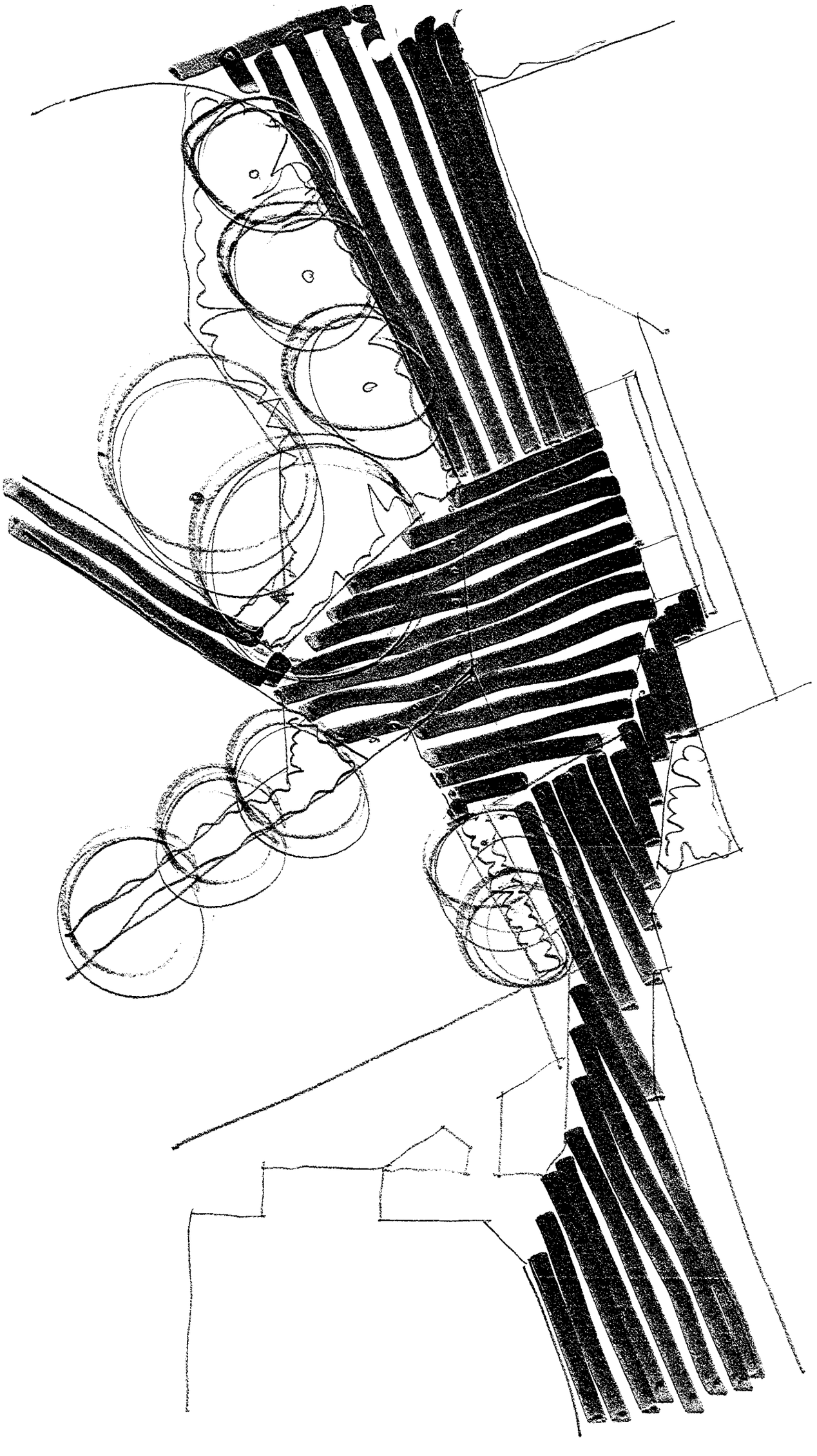
D 26-10-03 Kitchen extract (AR)

| | | | |
|---|---|---|---|
| JOB | The Plaza<br>Denmark Street, Wokingham | | |
| TITLE | South Elevation, plant for Wetherspoon | | |
| PROJECT No. 9806 | DWG No. AL18 | SCALE 1:100 @ A3 | |
| DATE 14.02.03 | REV. D | DRAWN BY AR | |
| CHECKED | CAD REF. AL18 | | |


0
10
20
30
40
50
60
70
80
90
100
0
2
3

**Retail Unit**
Ground floor net area:
504 sq.m. 5,425 sq. ft.

ALEXANDRA COURT

Entrance

Steps

Ramp

Entrance

Hedera helix 'Hibernica'
Pot size 2L, 6 per sq.m.

Juniperus pfitzeriana
Pot size 3L, 5 per sq.m.

relocated lamp post

red paving stone
to match existing

dropped kerb

Hedera helix 'Hibernica'
Pot size 2L, 6 per sq.m.

existing path

re-aligned
path

area to be paved

2 no existing trees retained.

existing path

3 no. benches and
2 no. litter bins

3.no betula jaquemontii, HS

Cotoneaster salicifolius repens
'Autumn Fire'
Pot size 2L, 5 per sq.m.

Hedge to comprise double alternate row of fagus sylvatica 2nd year transplants (1+2) at 800mm ctrs, 500mm apart. Provide temporary 900 high protective fence comprising 75x75sw treated posts at 900mm ctrs and 3 strands galvanised wire.

Offices

A 28-02-02 Landscape proposal added (AR)

ACCESS ROAD 1:200
Proposed

REVISED PLAN

Access Road
Alexandra Court, Wokingham

Proposed Access Road

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 0201 | 0201/ AP 03 | 1:200 @ A3 |
| DATE Jan 2002 | REV. A | DRAWN BY AR |
| CHECKED | CAD REF. drawings/EXA100102 | |

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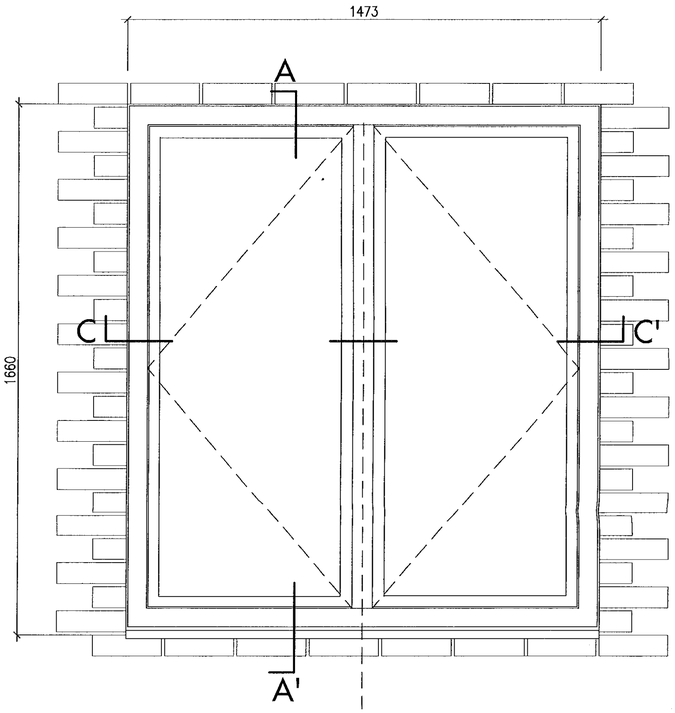
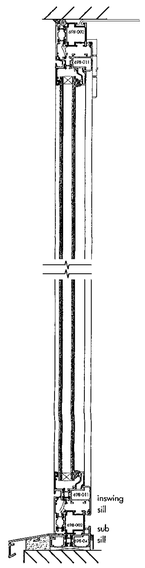
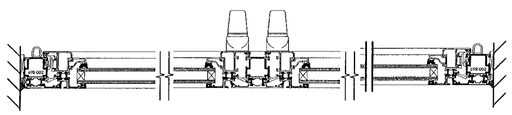


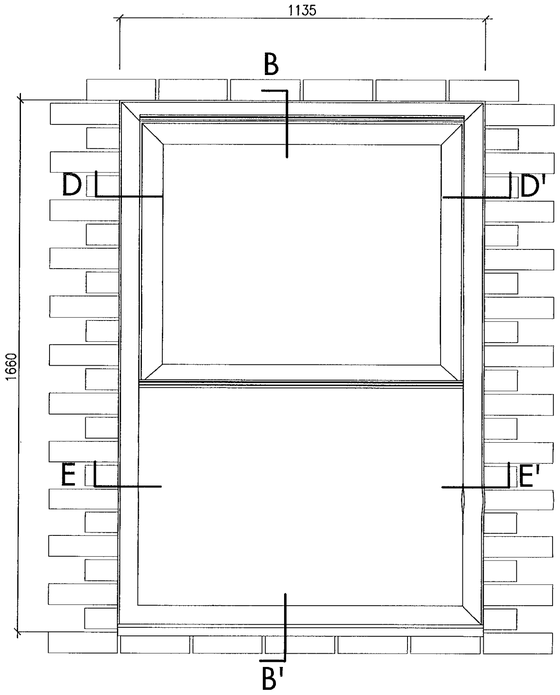

window Type 1 (1:10)



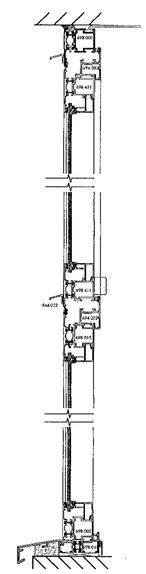

section A-A' (1:5)



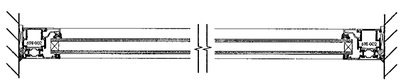
section C-C' (1:5)



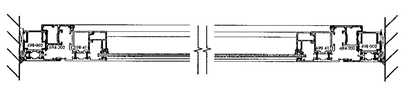

window Type 2 (1:10)



section B-B' (1:5)



section D-D' (1:5)



section E-E' (1:5)

Kawneer aluminium double glazed windows or similar with powder coated finish to match colour of residents windows (brown).

PLANS TO MEET CONDITIONS

5728

A 14-05-02 Window sizes changed (AR)

ISSUED FOR PLANNING

| | |
|---|---|
| JOB | Wokingham Court Development<br>Wogham |
| TITLE | Details for HP windows in facade facing Elms Road |

| | | |
|---|---|---|
| PROJECT No. 9806 | DWG No. AD 54 | SCALE 1:10 /1:5 @ A1 |
| DATE 27.02.02 | REV. A | DRAWN BY AR |
| CHECKED | CAD REF. 9806/drawing/current/cad/windowdetail | |

| | |
|---|---|
| PLANNING SERVICES | HPT |
| PCL | TLS |
| DC | EMC |
| HPT | |
| CT | |

17 MAY 2002

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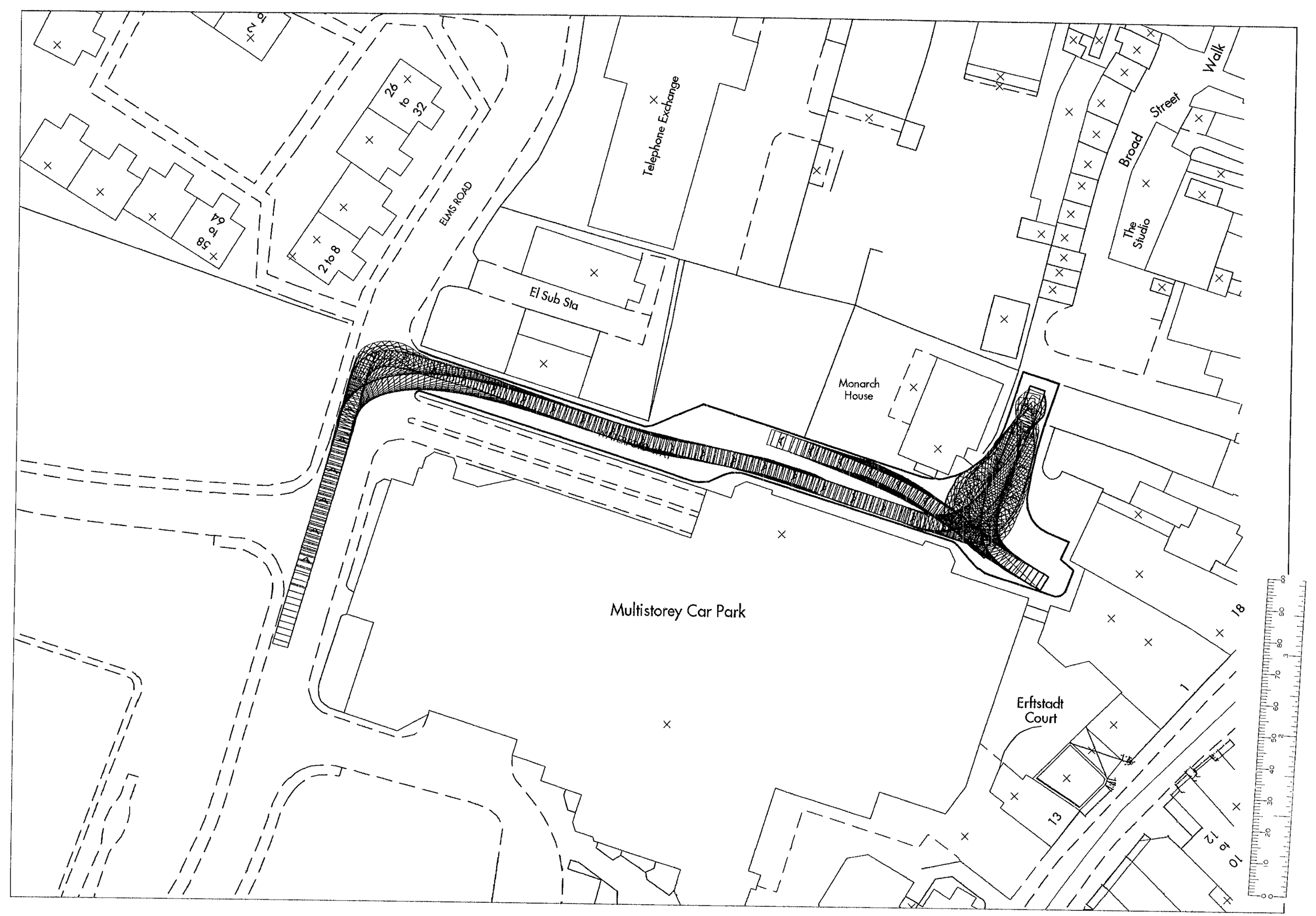
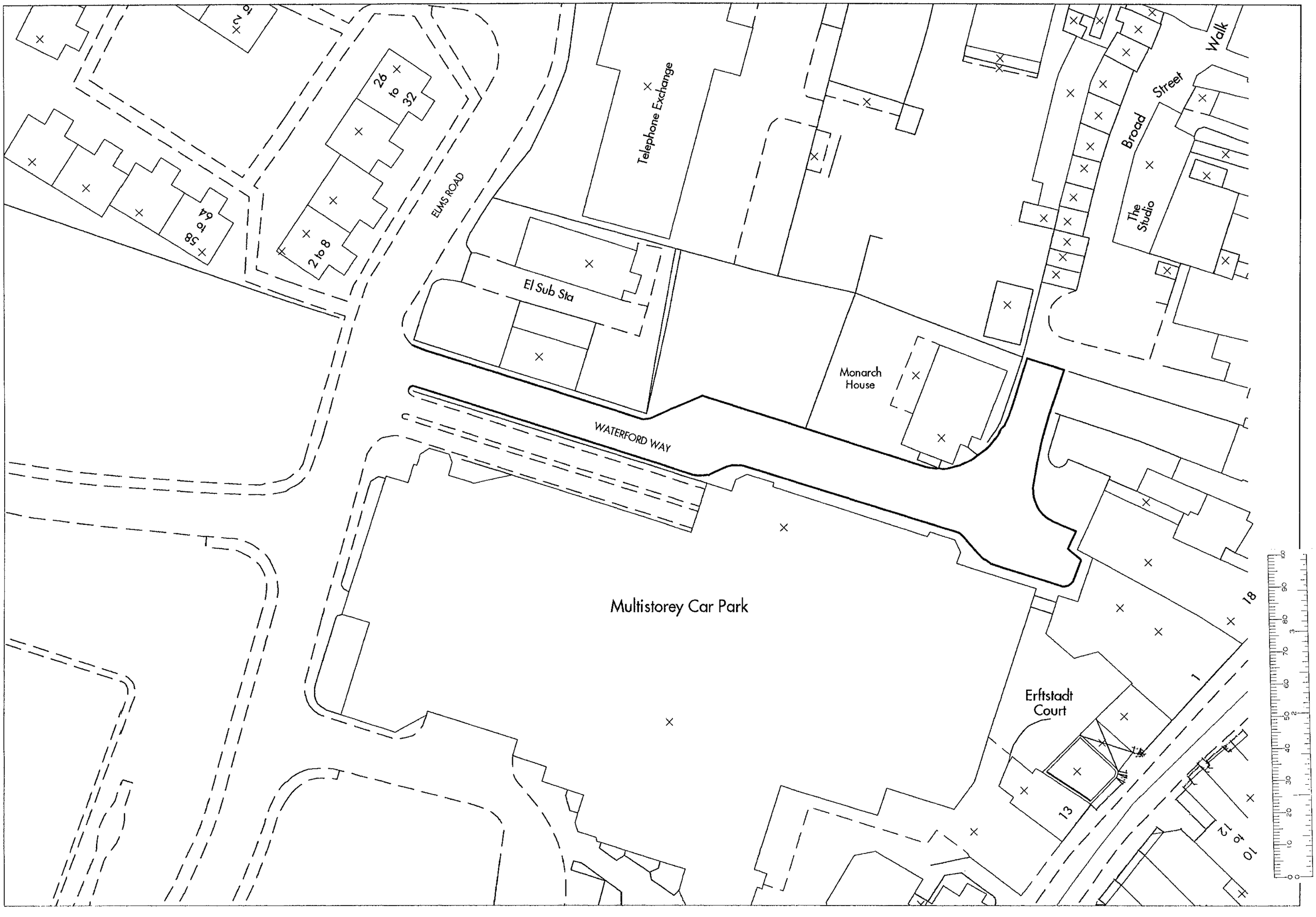

Telephone Exchange
ELMS ROAD
El Sub Sta
Monarch House
Broad Street
Walk
The Studio
Multistorey Car Park
Erftstadt Court
26 to 32
2 to 8
58 to 64
18
1
13
10 to 12


Telephone Exchange
ELMS ROAD
El Sub Sta
Monarch House
WATERFORD WAY
Broad Street
Walk
The Studio
Multistorey Car Park
Erftstadt Court
26 to 32
2 to 8
58 to 64
18
1
13
12
10

3459-
5828 #1

# PLANS TO MEET CONDITIONS

NOTES

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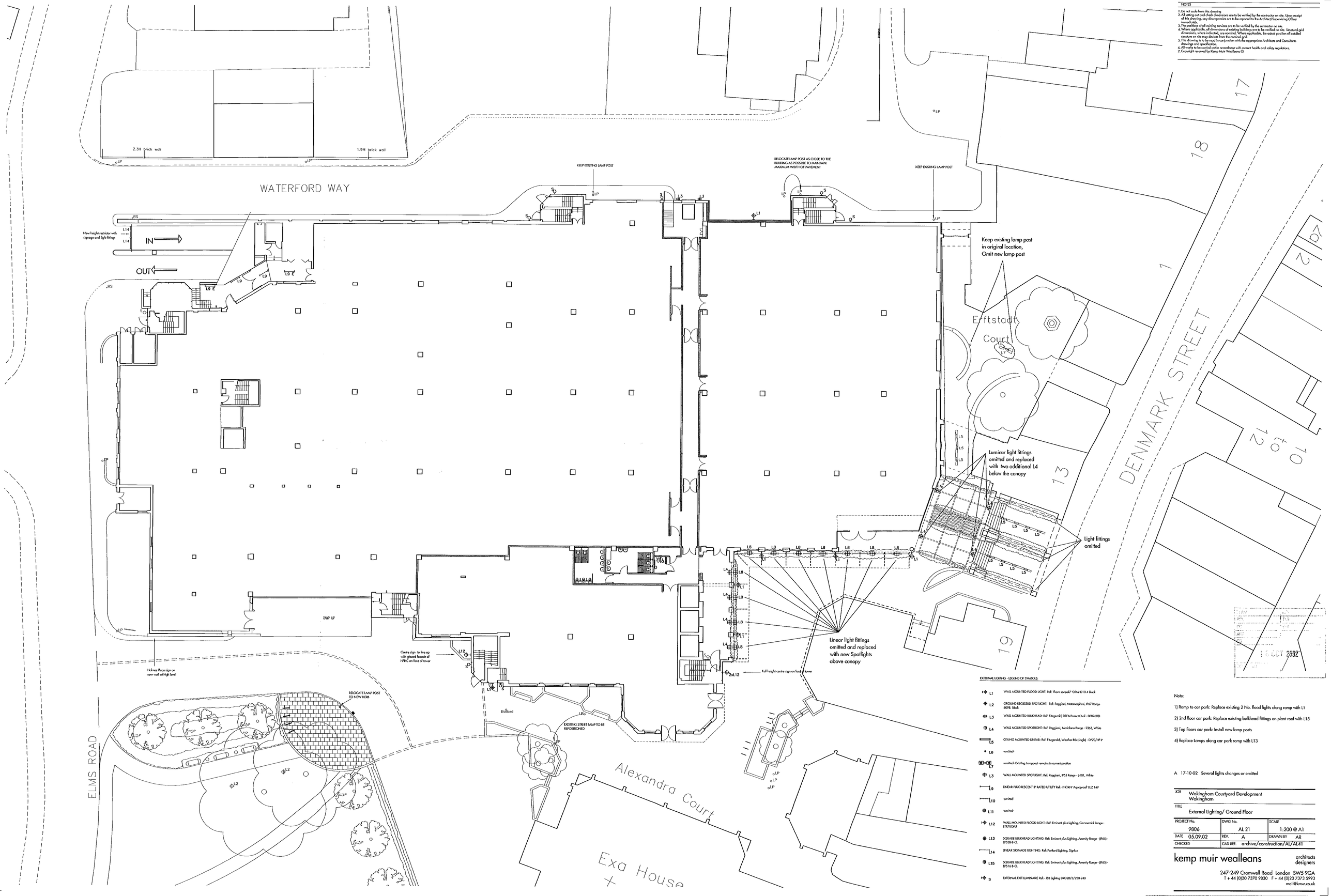


EXTERNAL LIGHTING - LEGEND OF SYMBOLS:

| | |
|---|---|
| L1 | WALL MOUNTED FLOOD LIGHT: Ref: Thorn sorpak7 'OTM10D10.4 Black |
| L2 | GROUND RECESSED SPOTLIGHT: Ref: Reggiani, Metamorphosi, IP67 Range 6098. Black |
| L3 | WALL MOUNTED BULKHEAD: Ref: Fitzgerald, DEFA Protect Oval - DP026HD |
| L4 | WALL MOUNTED SPOTLIGHT: Ref: Reggiani, Meridiana Range - 2363, White |
| L5 | CEILING MOUNTED LINEAR: Ref: Fitzgerald, Weather Pak (single) - DP70/HF-P |
| L6 | -omitted- |
| L7 | -omitted- Existing Lamppost remains in current position |
| L3 | WALL MOUNTED SPOTLIGHT: Ref: Reggiani, IP55 Range - 6101, White |
| L9 | LINEAR FLUORESCENT IP RATED UTILITY Ref - THORN 'Aquaproof' LUZ 149 |
| L10 | -omitted- |
| L11 | -omitted- |
| L12 | WALL MOUNTED FLOOD LIGHT: Ref: Eminent plus Lighting, Commercial Range - ETR70GFLF |
| L13 | SQUARE BULKHEAD LIGHTING: Ref: Eminent plus Lighting, Amenity Range - (IP65) - EP538-B-CL |
| L14 | LINEAR SIGNAGE LIGHTING: Ref: Portland Lighting, Signlux |
| L15 | SQUARE BULKHEAD LIGHTING: Ref: Eminent plus Lighting, Amenity Range - (IP65) - EP516-B-CL |
| S | EXTERNAL EXIT LUMINAIRE Ref - JSB Lighting DRG28/3/230-240 |

Note:

1) Ramp to car park: Replace existing 2 No. flood lights along ramp with L1

2) 2nd floor car park: Replace existing bulkhead fittings on plant roof with L15

3) Top floors car park: Install new lamp posts

4) Replace Lamps along car park ramp with L13

A 17-10-02 Several lights changes or omitted

| | | |
|---|---|---|
| JOB | Wokingham Courtyard Development<br>Wokingham | |
| TITLE | External Lighting/ Ground Floor | |
| PROJECT No. 9806 | DWG No. AL 21 | SCALE 1:200 @ A1 |
| DATE 05.09.02 | REV. A | DRAWN BY AR |
| CHECKED | CAD REF. archive/construction/AL/AL41 | |


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3459
5828

PLANS TO MEET CONDITIONS

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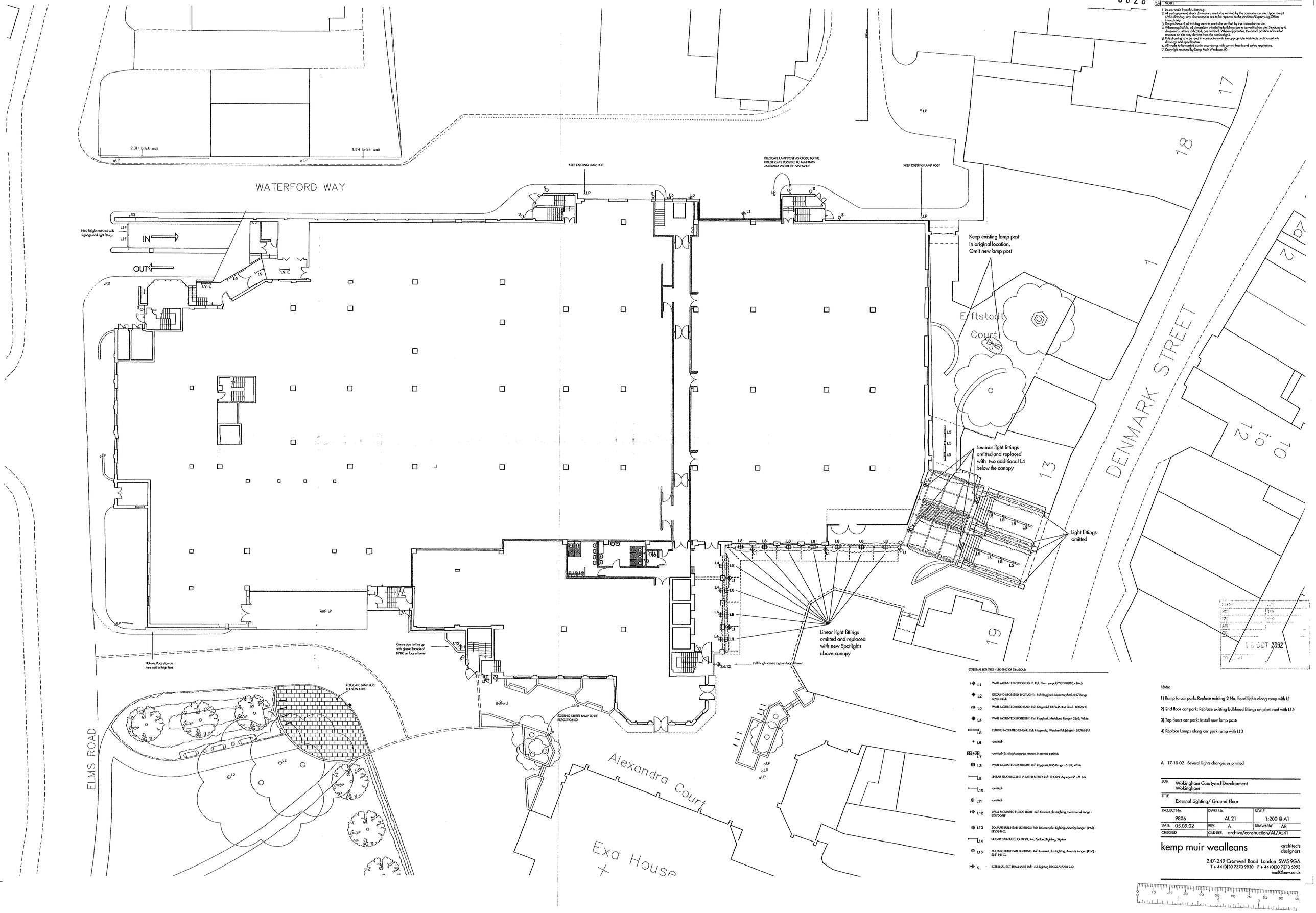


EXTERNAL LIGHTING - LEGEND OF SYMBOLS:

| | |
|---|---|
| L1 | WALL MOUNTED FLOOD LIGHT: Ref: Thorn sonpak7 *OTMH010.4 Black |
| L2 | GROUND RECESSED SPOTLIGHT: Ref: Reggiani, Metamorphosi, IP67 Range 6098. Black |
| L3 | WALL MOUNTED BULKHEAD: Ref: Fitzgerald, DEFA Protect Oval - DP02GHD |
| L4 | WALL MOUNTED SPOTLIGHT: Ref: Reggiani, Meridiana Range - 2363, White |
| L5 | CEILING MOUNTED LINEAR: Ref: Fitzgerald, Weather Pak (single) - DP70/HF-P |
| L6 | -omitted- |
| L7 | -omitted- Existing lamppost remains in current position |
| L3 | WALL MOUNTED SPOTLIGHT: Ref: Reggiani, IP55 Range - 6101, White |
| L9 | LINEAR FLUORESCENT IP RATED UTILITY Ref:- THORN 'Aquaproof' LUZ 149 |
| L10 | -omitted- |
| L11 | -omitted- |
| L12 | WALL MOUNTED FLOOD LIGHT: Ref: Eminent plus Lighting, Commercial Range - ETR70QFLF |
| L13 | SQUARE BULKHEAD LIGHTING: Ref: Eminent plus Lighting, Amenity Range - (IP65) - EPS38-B-CL |
| L14 | LINEAR SIGNAGE LIGHTING: Ref: Portland Lighting, Signlux |
| L15 | SQUARE BULKHEAD LIGHTING: Ref: Eminent plus Lighting, Amenity Range - (IP65) - EPS16-B-CL |
| S | EXTERNAL EXIT LUMINAIRE Ref:- JSB Lighting DRG28/2/230-240 |

Note:

1) Ramp to car park: Replace existing 2 No. flood lights along ramp with L1

2) 2nd floor car park: Replace existing bulkhead fittings on plant roof with L15

3) Top floors car park: Install new lamp posts

4) Replace Lamps along car park ramp with L13

A 17-10-02 Several lights changes or omitted

| | | |
|---|---|---|
| JOB | Wokingham Courtyard Development Wokingham | |
| TITLE | External Lighting/ Ground Floor | |
| PROJECT No. 9806 | DWG No. AL 21 | SCALE 1:200 @ A1 |
| DATE 05.09.02 | REV. A | DRAWN BY AR |
| CHECKED | CAD REF. archive/construction/AL/AL41 | |


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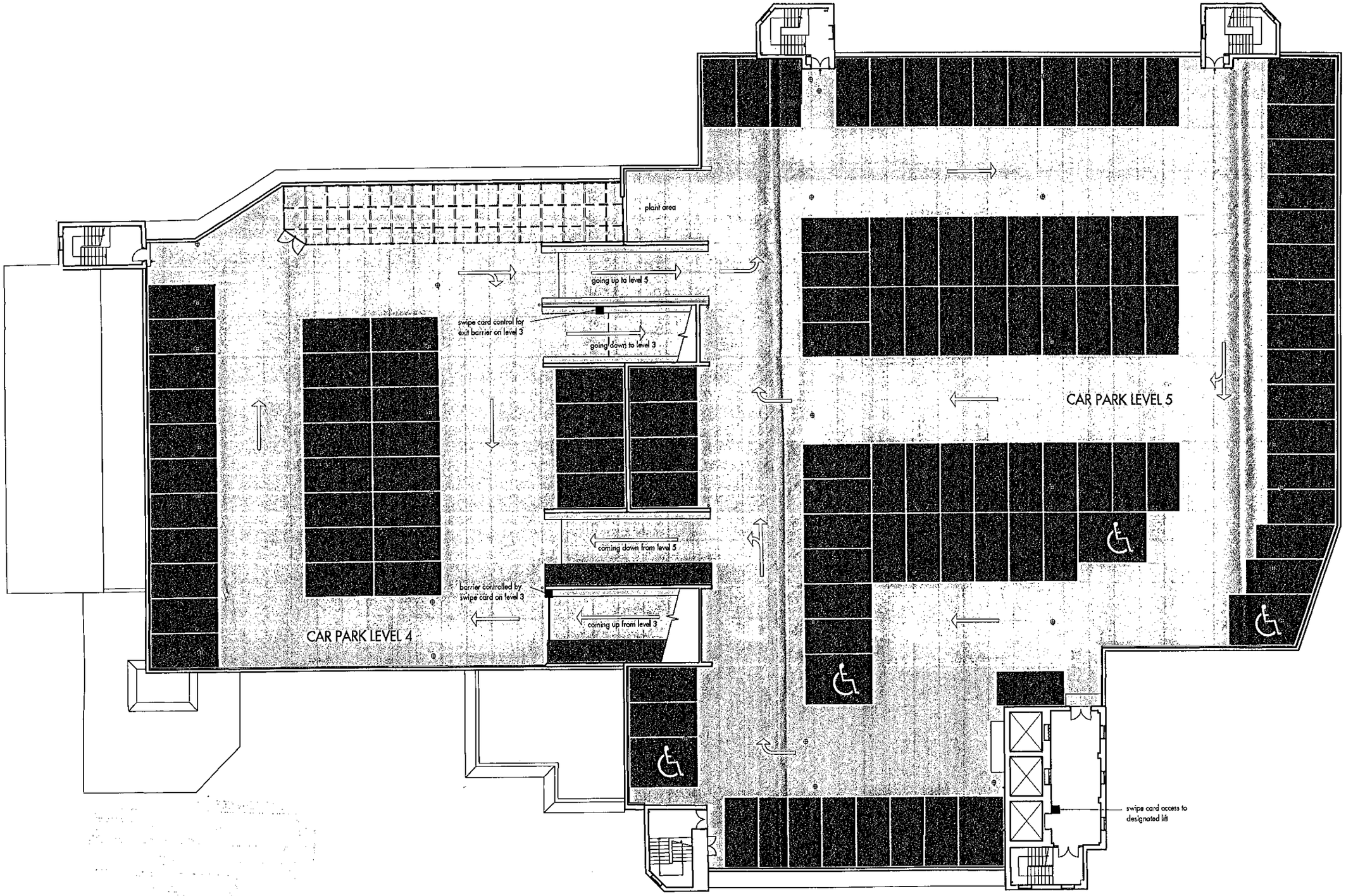
16 OCT 2002




CAR PARK LEVELS 4 & 5

Car Park Level 1-3 = 183 spaces
Car Park Level 4 = 31 spaces
Car Park Level 5 = 90 spaces

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |

19 JUN 2002

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0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

ISSUED FOR PLANNING

JOB: WOKINGHAM COURTYARD DEVELOPMENT WOKINGHAM

TITLE: PROPOSED CAR PARK LEVEL 4 & 5

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AL35 | 1:100 @ A0 |
| DATE: June 2002 | REV. | DRAWN BY: AB |
| CHECKED | CAD ref. 9806/draw/archive/al/construction | |

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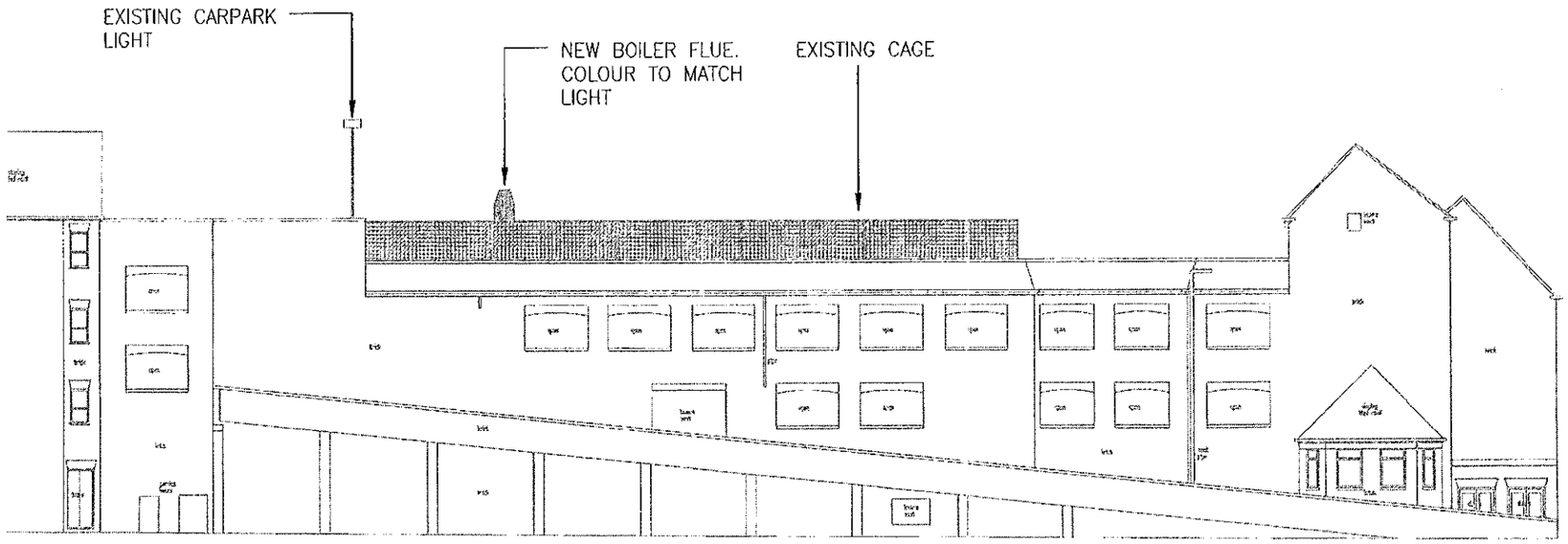


NORTH ELEVATION

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**Warning**
Do not scale this drawing. Verify all dimensions and structural details on site. If in doubt, ask before acting.

**Related documents**
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**Checking**
This drawing has been generated using a Computer Aided Draughting system. As the system generates a new drawing at each revision, only the latest revision will have been initialled as checked.

| Rev. | Date | Designed | CAD | Checked |
|---|---|---|---|---|
| A | 20.11.02 | PB | PB | DG |

**Status/Amendments**

A FOR APPROVAL

HOLMES PLACE

**Project Title**

HOLMES PLACE HEALTH CLUBS
WOKINGHAM
BERKSHIRE

**Drawing Title**

Mechanical Services
OPTION 2
BOILER FLUE
NORTH ELEVATION

PLANNING SERVICES
POL
DC
APP
CS
HPT
TLS
FILE
25 NOV 2002
SSTO
ACK
FILE

| Date | Drawing No. |
|---|---|
| NOV '02 | SK117 |
| **Drawn** | **Project No.** |
| PB | 35223 |
| **Checked** | **Revision** |
| DG | A |
| **File-reference** | **Paper size/Scale** |
| 5223SK117 | A3 1:200 |

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London, Glasgow, Madrid, Manchester, Oxford, Birmingham, Associated offices overseas

FOR APPROVAL

Drawing file location

## NOTES

1. For details of pipework valves (accessories) connections refer to Pipework Schematic drawing No. M102.
2. External supply and extract ductwork to be insulated and weatherproofed with top surface of duct running at a fall to prevent water accumulation.
3. All Valves/Fittings to be incorporated within the Chiller/AHU casing.
4. Where the term "CONSTRUCTION ISSUE" is used on this drawing it is intended that the contractor prepares his installation drawing from this information. This drawing should not be used as an installation drawing.
5. All fire dampers in ducts to be complete with access doors in the duct adjacent to fire damper to allow future maintenance/cleaning/resetting.

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| Rev. | Date | Designed | CAD | Checked |
|---|---|---|---|---|
| A | 14.05.02 | TC | PJS | DLG |
| 0 | 14.06.02 | LJP | LI | DLG |
| 1 | 27.08.02 | LJP | CS | DLG |
| 2 | 02.12.02 | DLG | LI | |

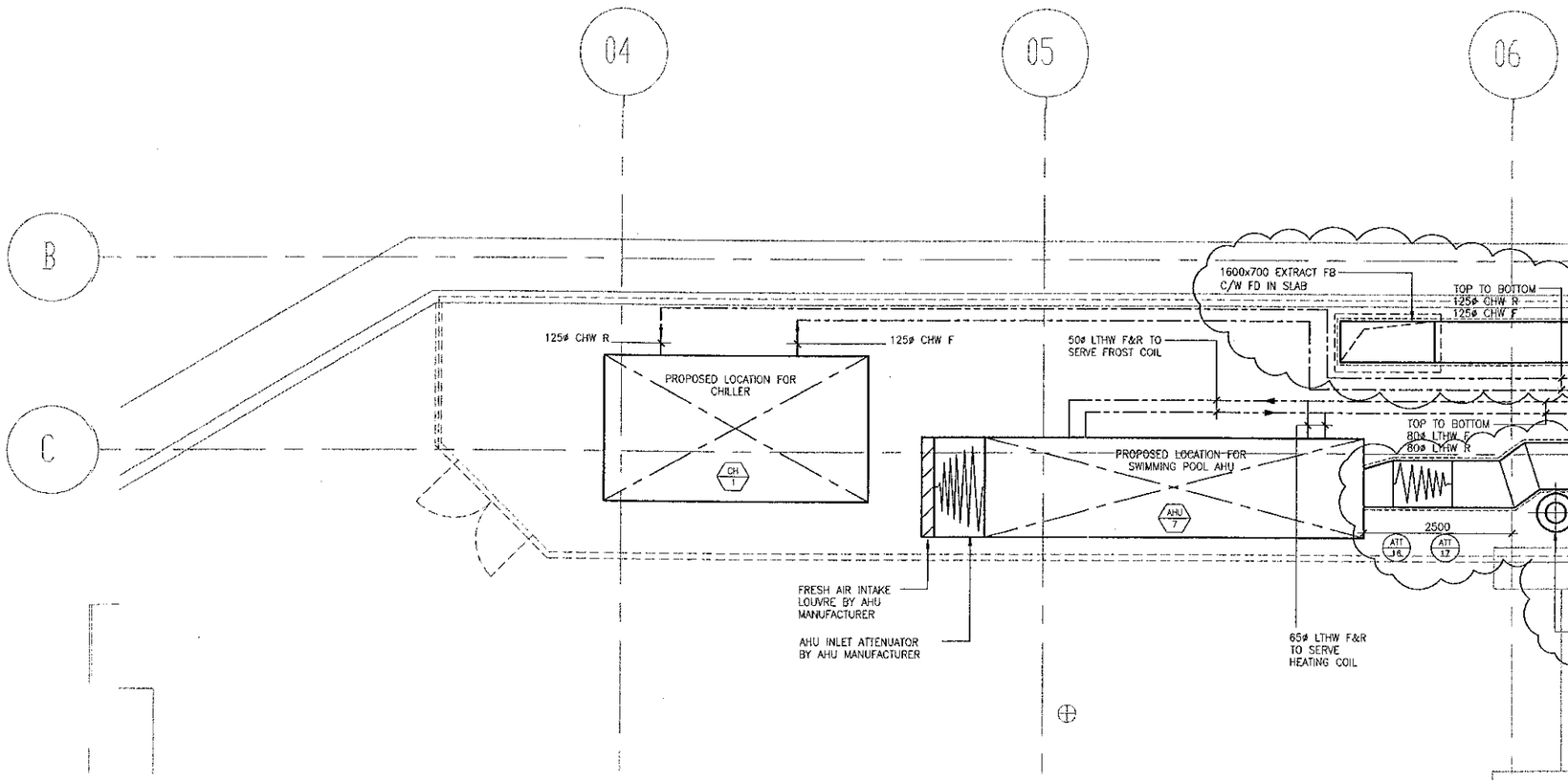
**Status/Amendments**

A PRELIMINARY ISSUE

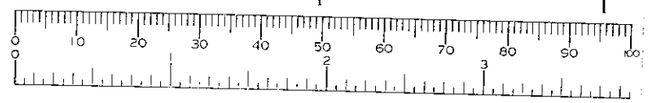
0 TENDER ISSUE

1 VCD'S ADDED ON AHU7 SUPPLY AND EXTRACT DUE TO CHANGE TO FORWARD CURVE FAN.
DUCTWORK INSULATION SHOWN.
FIRE DAMPERS IN SLAB DETAILED.
CONSTRUCTION ISSUE

2 BOILER FLUE ADDED




PLAN
Car Park Level 4 1:50



03 DEC 2002

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|---|---|
| | FILE: |

# HOLMES PLACE

**Project Title**
HOLMES PLACE HEALTH CLUB
WOKINGHAM
BERKSHIRE

**Drawing Title**
Mechanical Services
CHILLER/POOL PLANT SPACE

| | |
|---|---|
| Date: MAY '02 | Drawing No.: M306 |
| Drawn: TC | Project No.: 35223 |
| Checked: ~~DLG~~ | Revision: 2 |
| File reference: 5223M306 | Paper size/Scale: A1 1:50 |

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Drawing file location

## NOTES

1. For details of pipework valves (accessories) connections refer to Pipework Schematic drawing No. M102.
2. External supply and extract ductwork to be insulated and weatherproofed with top surface of duct running at a fall to prevent water accumulation.
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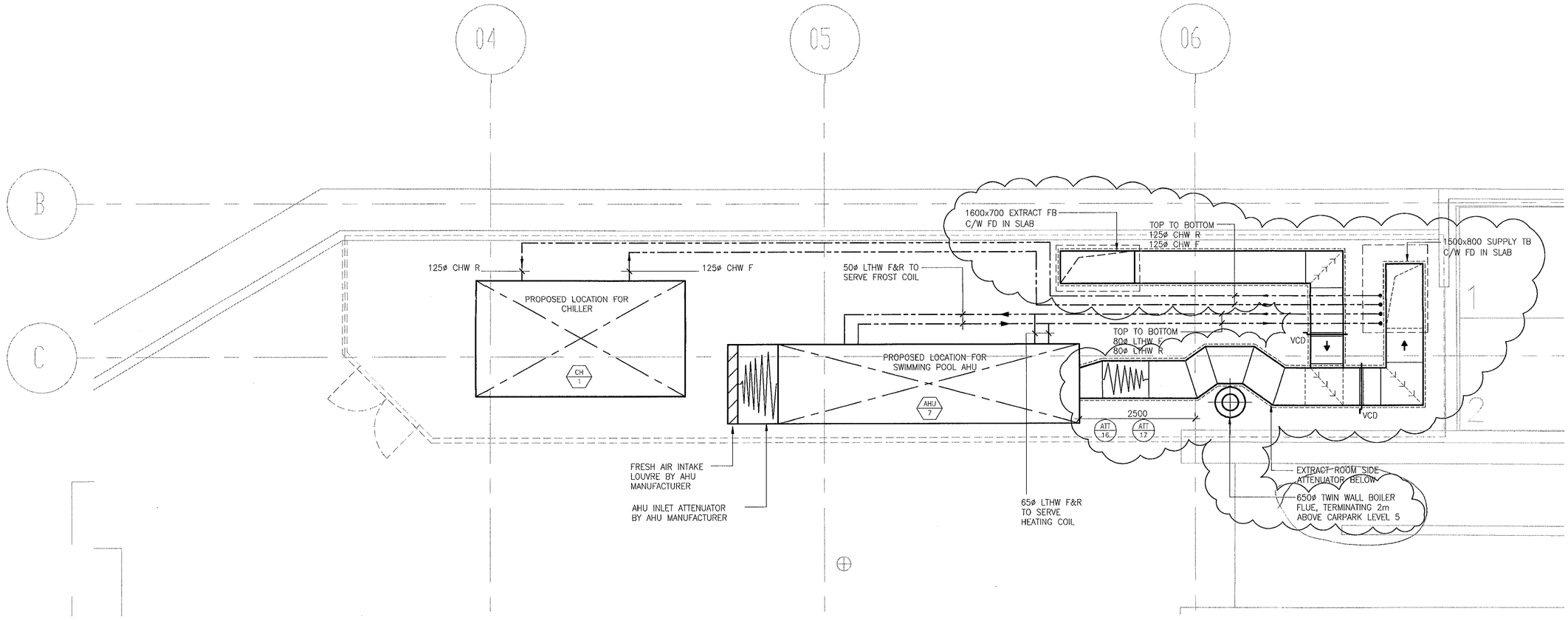


PLAN
Car Park Level 4 — 1:50

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|---|---|---|---|---|
| A | 14.05.02 | TC | PJS | DLG |
| 0 | 14.06.02 | LJP | LI | DLG |
| 1 | 27.08.02 | LJP | CS | DLG |
| 2 | 02.12.02 | DLG | LI | |

**Status/Amendments**

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DUCTWORK INSULATION SHOWN.
FIRE DAMPERS IN SLAB DETAILED.
CONSTRUCTION ISSUE

2 BOILER FLUE ADDED

HOLMES PLACE

**Project Title**
HOLMES PLACE HEALTH CLUB
WOKINGHAM
BERKSHIRE

**Drawing Title**
Mechanical Services
CHILLER/POOL PLANT SPACE

| Date | Drawing No. |
|---|---|
| MAY '02 | M306 |
| **Drawn** | **Project No.** |
| TC | 35223 |
| **Checked** | **Revision** |
| DLG | 2 |
| **File-reference** | **Paper size/Scale** |
| 5223M306 | A1 1:50 |

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**Drawing file location**

PLANS TO MEET CONDITIONS

8106

MAIN CONTRACTOR TO CONSULT WITH AND GIVE NOTICE TO BUILDING CONTROL BEFORE WORK STARTS ON SITE

MAIN CONTRACTOR TO ASK BUILDING INSPECTOR TO WITNESS TESTING OF ALL NEW DRAINAGE

MAIN CONTRACTOR TO LIASE WITH ATELIER 10 FOR DRAINAGE DETAILS

PLAN
P
CS
18 FEB 2003
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FILE

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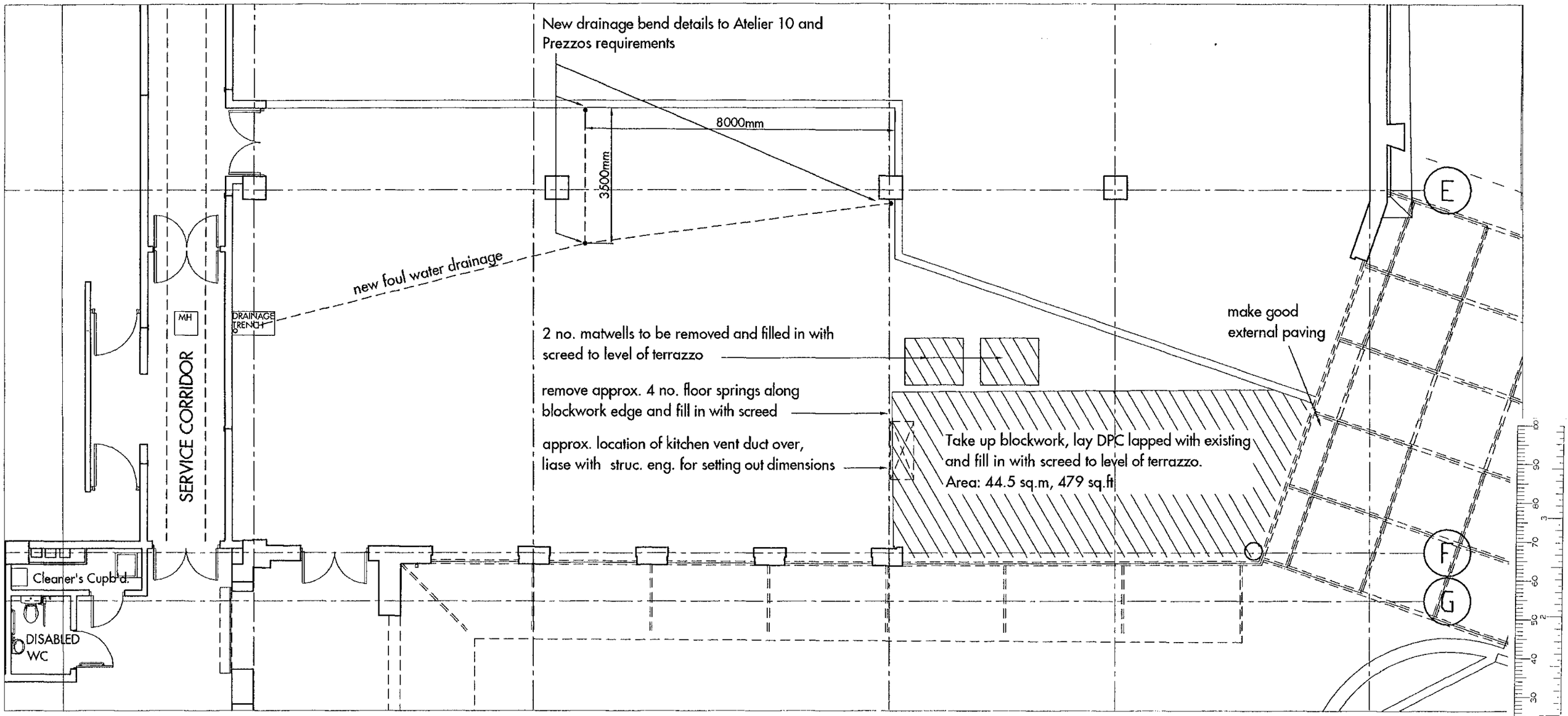


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mail@kmw.co.uk

N 12-02-03 Works for Prezzo (AR)

| | | | |
|---|---|---|---|
| JOB The Plaza, Denmark Street, Wokingham | PROJECT No. 9806 | DWG No. AL11 | SCALE 1:100 @ A3 |
| TITLE Ground Floor Plan for Prezzo | DATE 12.02.03 | REV. N | DRAWN BY AR |
| | CHECKED | CAD REF. AL11 | |

Issued for Construction

PLANS TO MEET CONDITIONS

8106

PLEASE LIASE WITH STRUC. ENG. FOR SETTING OUT DIMENSIONS

CS

16 FEB 2006

NOTES

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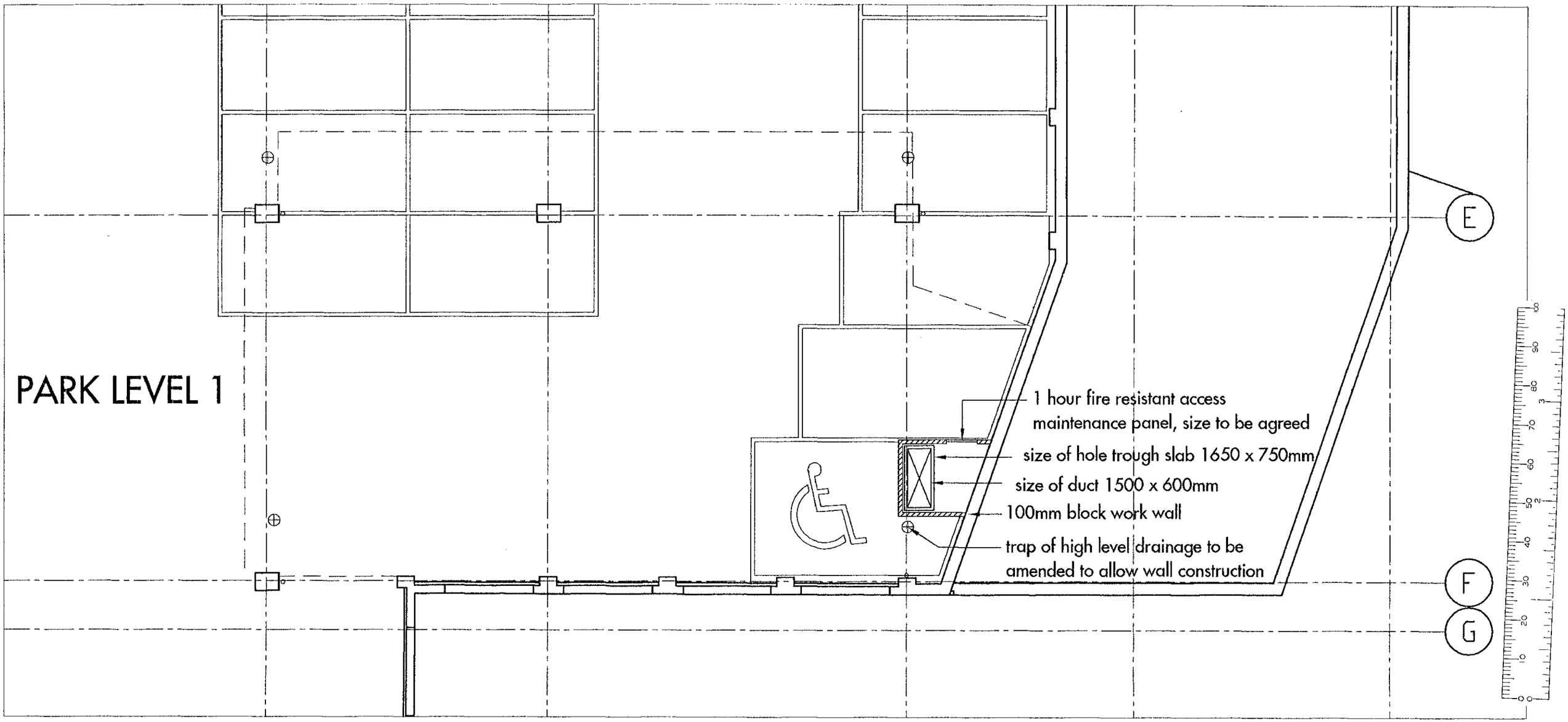



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mail@kmw.co.uk


D 12-02-03 Works for Prezzo (AR)

| | | | |
|---|---|---|---|
| JOB The Plaza Denmark Street, wokingham | PROJECT No. 9806 | DWG No. AL13 | SCALE 1:100 @ A3 |
| TITLE Car Park Level 1 for Prezzo Duct | DATE 12.02.03 | REV. D | DRAWN BY AR |
| | CHECKED | CAD REF. AP13 | |

Issued for Construction

PLEASE LIASE WITH STRUC. ENG. FOR SETTING OUT DIMENSIONS

PLANS TO MEET CONDITIONS

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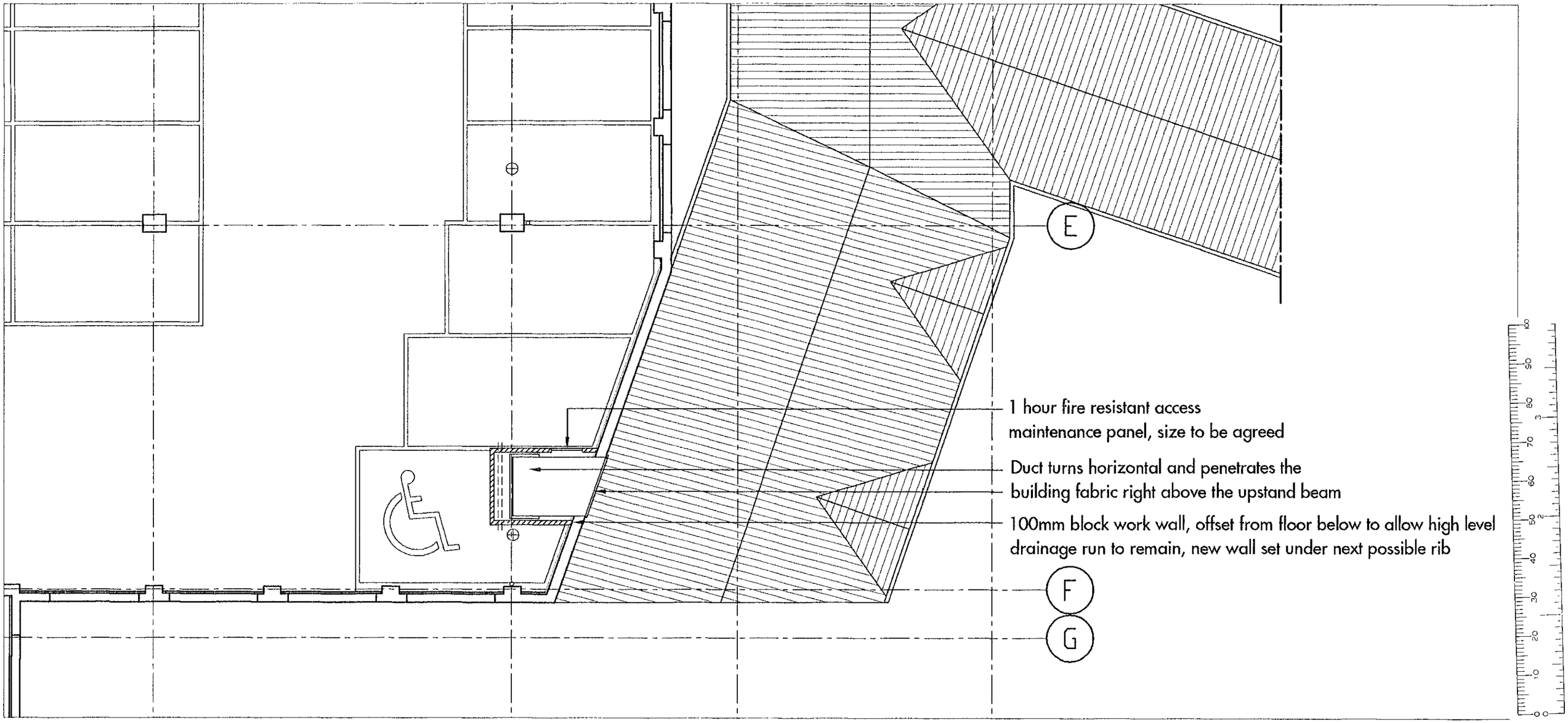


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T + 44 (0)20 7370 9830 F + 44 (0)20 7373 5993
mail@kmw.co.uk

E 12-02-03 Works for Prezzo (AR)

JOB The Plaza
Denmark Street, Wokingham

TITLE Car Park Level 3 for Prezzo Duct

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AL14 | 1:100 @ A3 |
| DATE 12.02.03 | REV. E | DRAWN BY AR |
| CHECKED | CAD REF. AL14 | |

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PLANS TO MEET CONDITIONS
8106

PLANNING
PCS
DC
APP
CS
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mail@kmw.co.uk

A 14-02-03 works for Prezzo (AR)

JOB The Plaza
Denmark Street, Wokingham

TITLE South Elevation for Prezzo duct

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AL18 | 1:100 @ A3 |
| DATE 14.02.03 | REV. C | DRAWN BY AR |
| CHECKED | CAD REF. AL18 | |

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PLANS TO MEET CONDITIONS

PLEASE LIASE WITH STRUC. ENG. FOR SETTING OUT DIMENSIONS

8106

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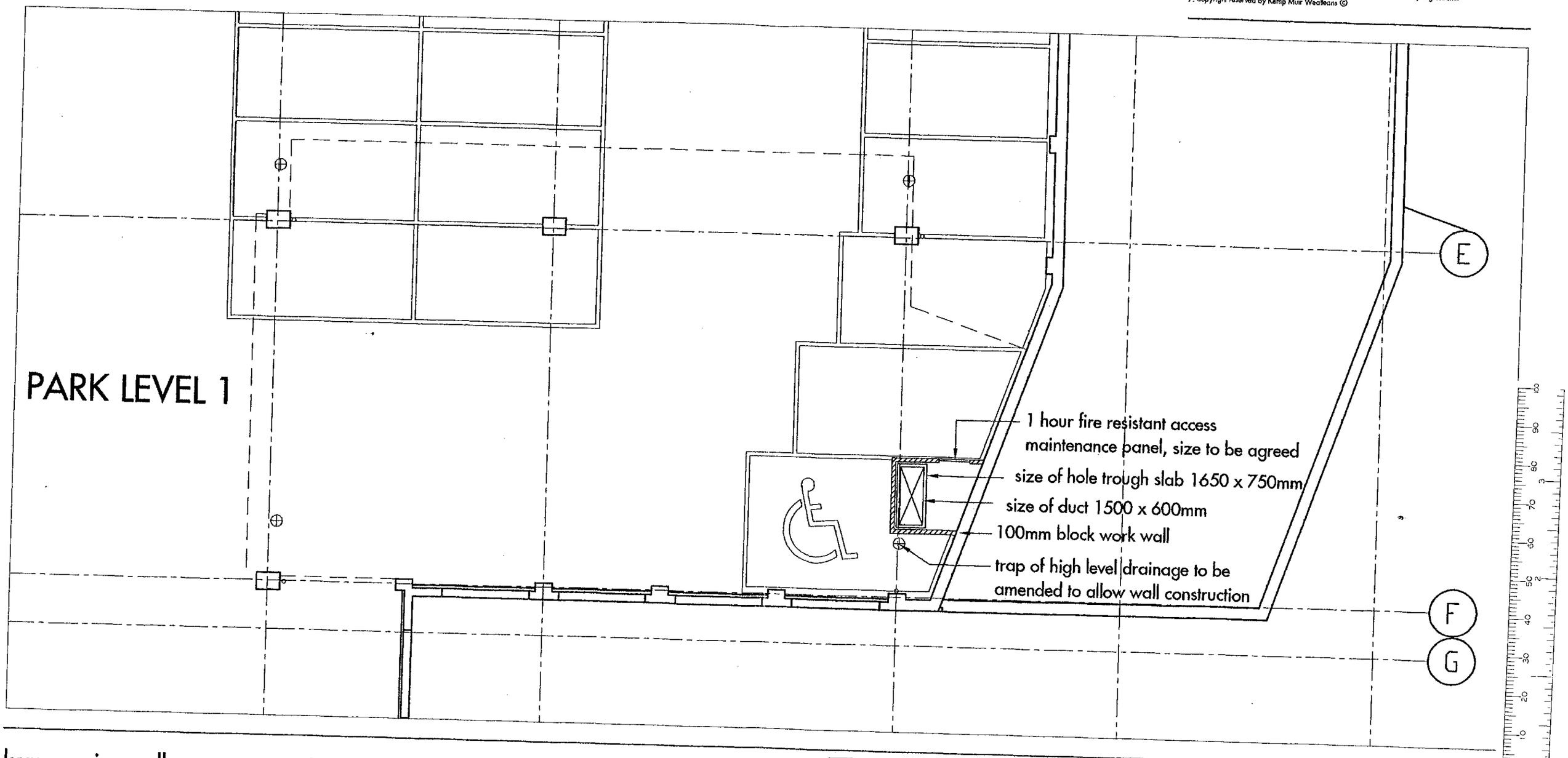


PARK LEVEL 1

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D 12-02-03 Works for Prezzo (AR)

JOB The Plaza
Denmark Street, wokingham

TITLE Car Park Level 1 for Prezzo Duct

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AL13 | 1:100 @ A3 |
| DATE 12.02.03 | REV. D | DRAWN BY AR |
| CHECKED | CAD REF. AP13 | |

Issued for Construction

PLANS TO MEET CONDITIONS

8106 #1

MAIN CONTRACTOR TO CONSULT WITH AND GIVE NOTICE TO BUILDING CONTROL BEFORE WORK STARTS ON SITE

MAIN CONTRACTOR TO ASK BUILDING INSPECTOR TO WITNESS TESTING OF ALL NEW DRAINAGE

MAIN CONTRACTOR TO LIASE WITH ATELIER 10 FOR DRAINAGE DETAILS

18 FEB 2003

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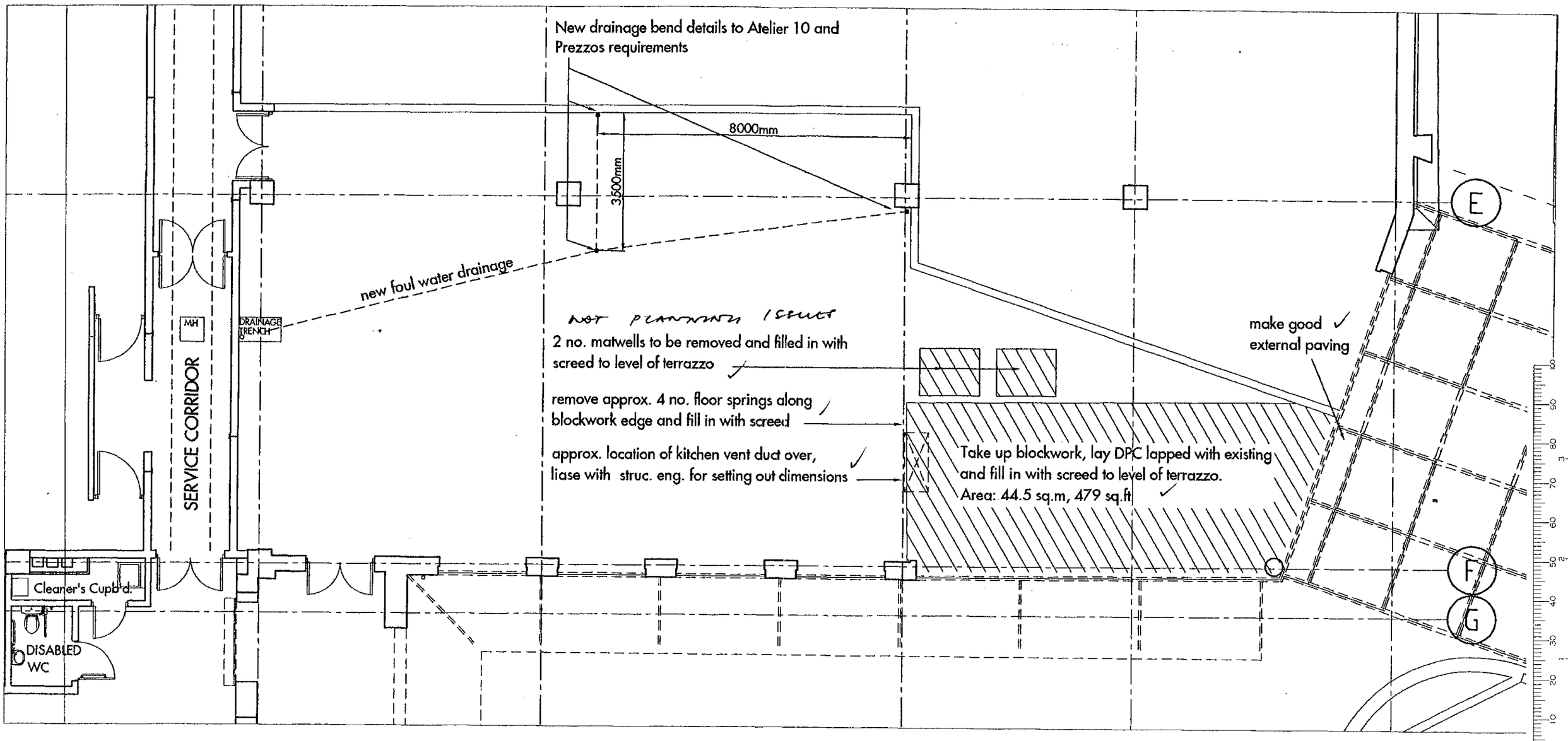



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N 12-02-03 Works for Prezzo (AR)

| | | | |
|---|---|---|---|
| JOB: The Plaza, Denmark Street, Wokingham | PROJECT No. 9806 | DWG No. AL11 | SCALE 1:100 @ A3 |
| TITLE: Ground Floor Plan for Prezzo | DATE 12.02.03 | REV. N | DRAWN BY AR |
| | CHECKED | CAD REF. AL11 | |

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PLANS TO MEET CONDITIONS

8106

| | |
|---|---|
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| DC | |
| APP | |
| OS | |
| 16 FEB 2003 | |
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Duct penetration invisible from pavement level,
because it's set back from facade and obstructed by roof of offices

approx. 2570mm

logo

logo

Restaurant / Retail

Restaurant / Retail


kemp muir wealleans

architects
designers

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mail@kmw.co.uk

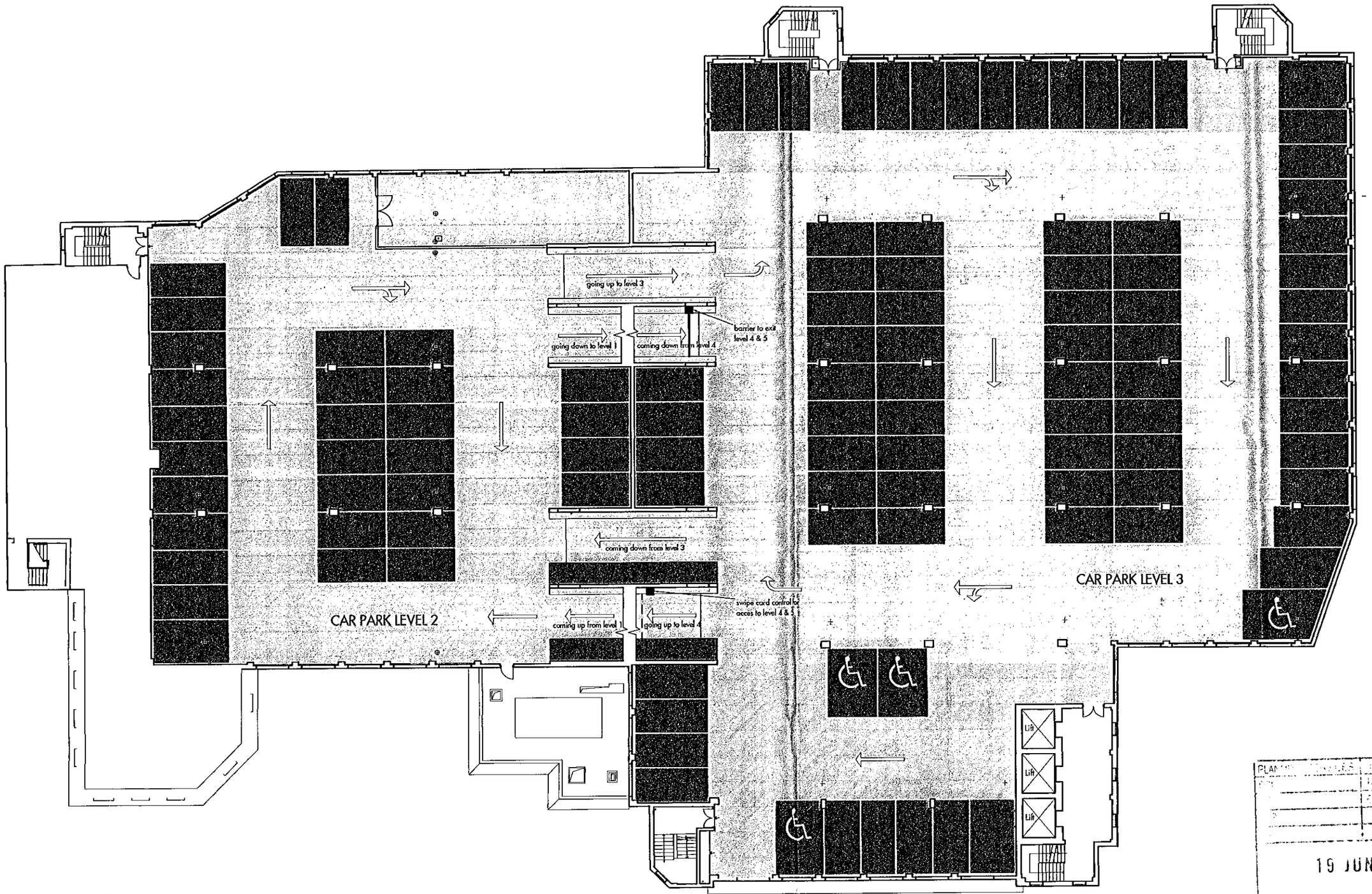

A 14-02-03 works for Prezzo (AR)

JOB The Plaza
Denmark Street, Wokingham

TITLE South Elevation for Prezzo duct

| | | |
|---|---|---|
| PROJECT No. 9806 | DWG No. AL18 | SCALE 1:100 @ A3 |
| DATE 14.02.03 | REV. C | DRAWN BY AR |
| CHECKED | CAD REF. AL18 | |

Issued for building Control




CAR PARK LEWELS 2 & 3

Car Park Level 1-3 = 183spaces
Car Park Level 4 = 31 spaces
Car Park Level 5 = 90 spaces

19 JUN 2002

ACK:
FILE:

ISSUED FOR PLANNING

WOKINGHAM COURTYARD DEVELOPMENT
WOKINGHAM

PROPOSED CARPARK LEVEL 2&3

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9906 | AL34 | 1:100 @ A0 |
| DATE June 02 | REV. | DRAWN BY AR/JP |
| CHECKED | CAD REF. 9906/draw/archive/AL/construction | |

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PLEASE LIASE WITH STRUC. ENG. FOR SETTING OUT DIMENSIONS

PLANS TO MEET CONDITIONS

8106

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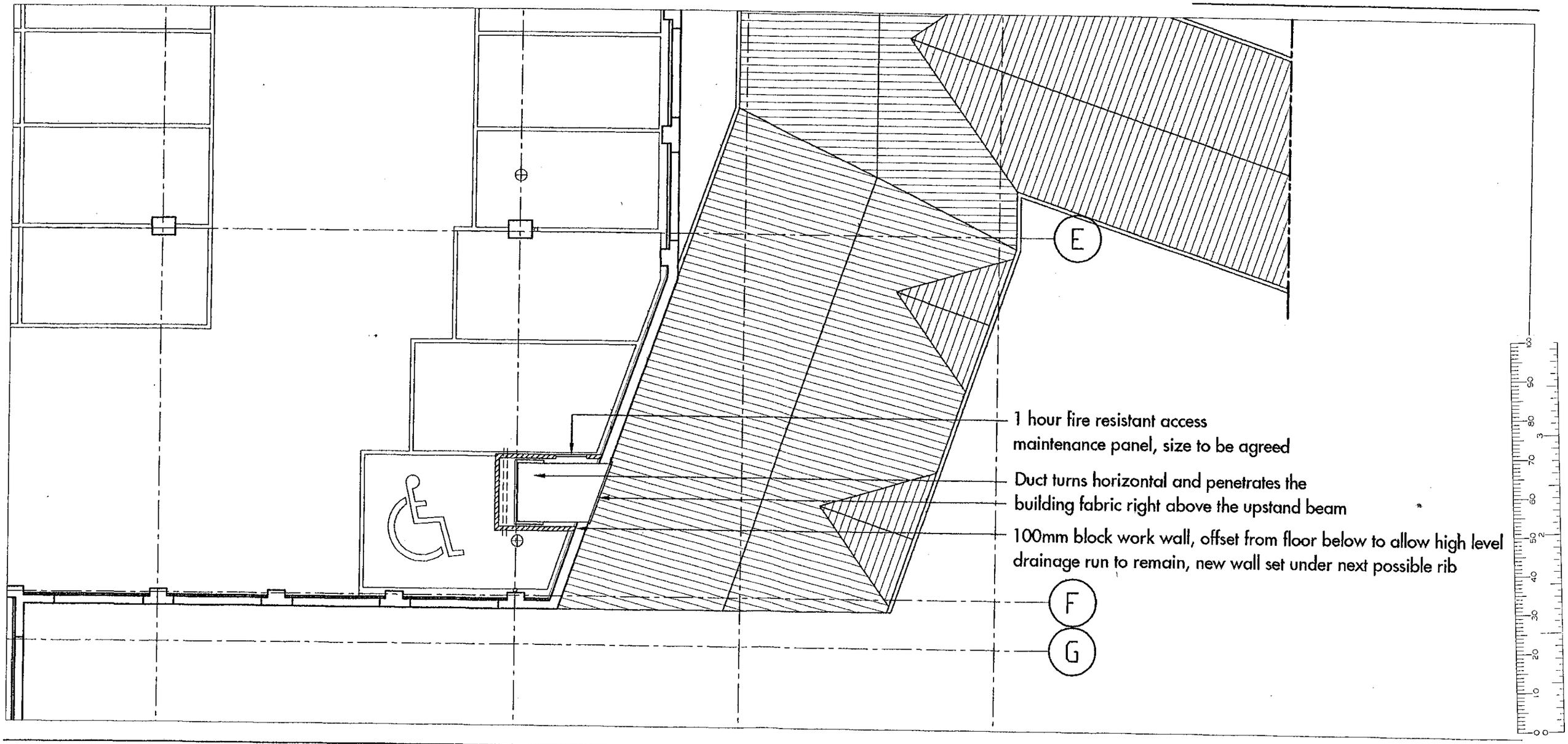


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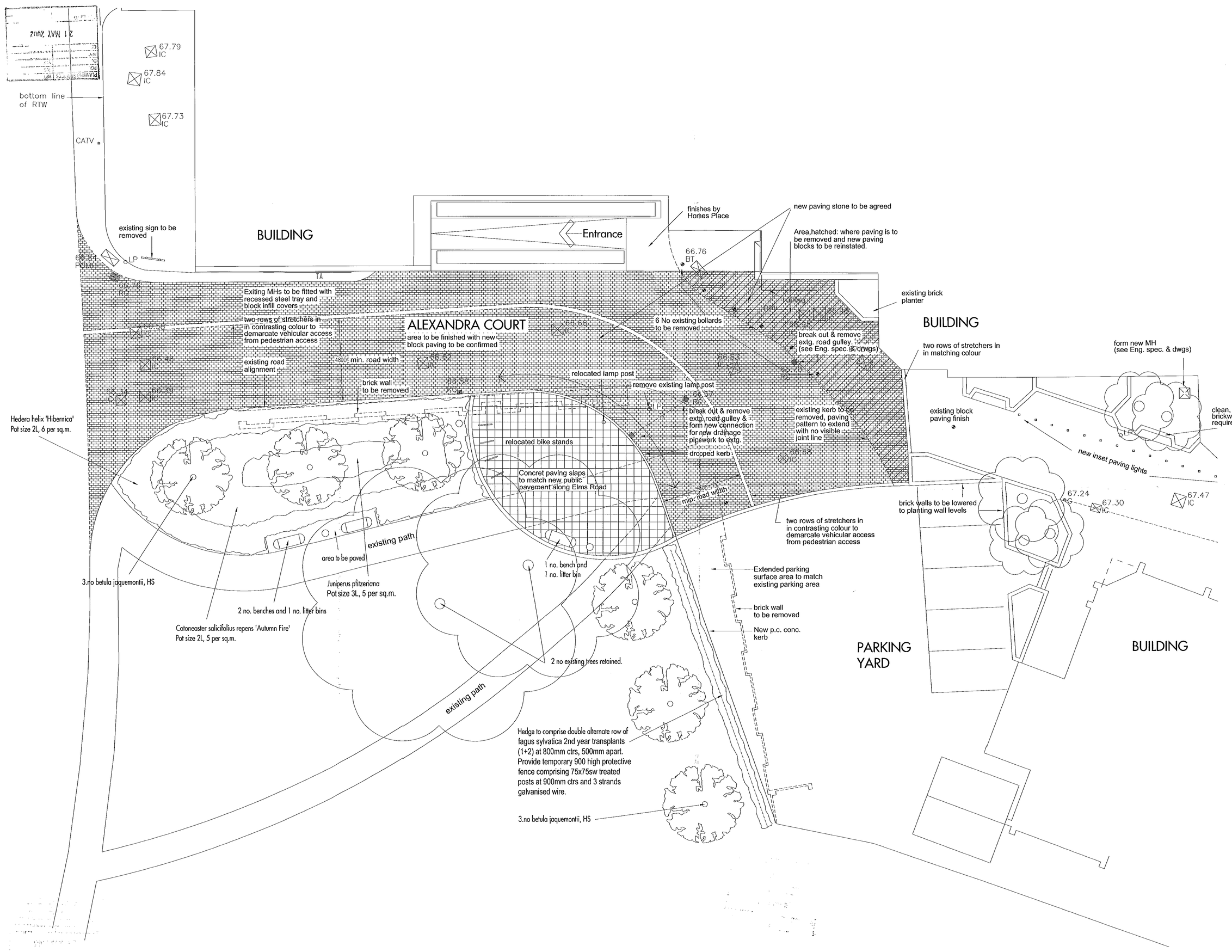
E 12-02-03 Works for Prezzo (AR)

JOB The Plaza
Denmark Street, Wokingham

TITLE Car Park Level 3 for Prezzo Duct

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AL14 | 1:100 @ A3 |
| DATE 12.02.03 | REV. E | DRAWN BY AR |
| CHECKED | CAD REF. AL14 | |

Issued for Construction

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PLANS TO MEET CONDITIONS

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|---|---|
| PO: | FILE: |
| DC | ENF |
| APP | |
| CS | |
| 21 MAY 2002 | |
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| | FILE: |

B 19-05-02 Tree additional trees planted, Pavement amended (AR)

A 06-03-02 Landscaping layout amended. additional notation for drainage works added (AR)

ISSUED FOR PLANNING

JOB Wokingham Courtyard Development Wokingham

TITLE External Works Alexandra Court West

| PROJECT No. 9806 | DWG No. AD 001 | SCALE 1:100 @ A1 |
|---|---|---|
| DATE Jan. 2002 | REV. B | DRAWN BY AR |
| CHECKED | CAD REF. 9806/archive/Ap/road-alignment | |


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2.3H brick wall

1.9H brick wall

oLP

oRS

height restrictor

sub-station

car park warden

Refuse and Gas works for res.

main electrical switchboard for car park

Windows reduced in width and height

Windows reduced in height

RAMP UP

Lift

Lift

Lift

PLANS TO MEET CONDITIONS

5728

B2 14-05-02 windows changed (AR)

ISSUED FOR PLANNING

| | |
|---|---|
| JOB | Wokingham Courtyard Development<br>Wokingham |
| TITLE | Ground Floor Plan Proposed |

| | | |
|---|---|---|
| PROJECT No. 9806 | DWG No. AP07 | SCALE 1:200 @ A1 |
| DATE Feb. 2002 | REV. B2 | DRAWN BY AR |
| CHECKED | CAD REF. 9806/drawings/archive/AP/Minor Amend | |

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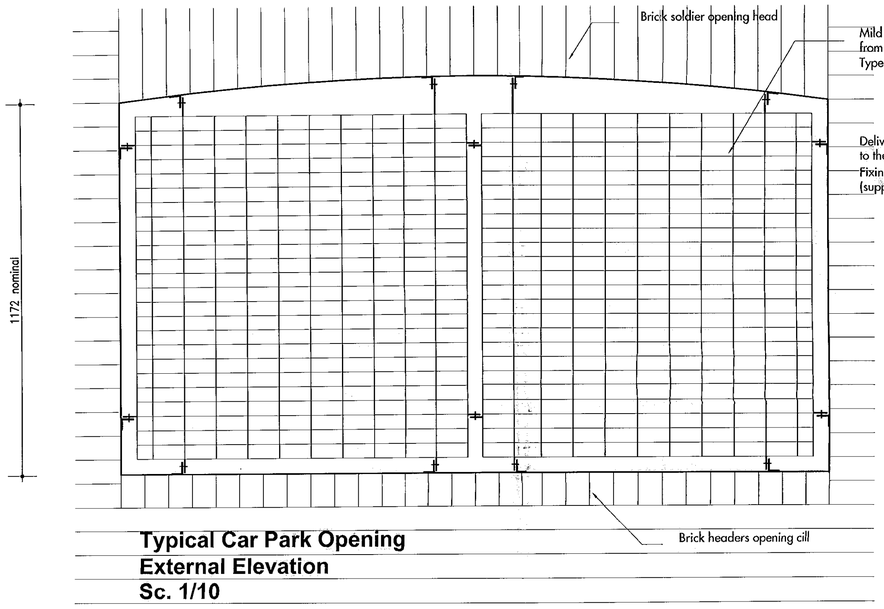
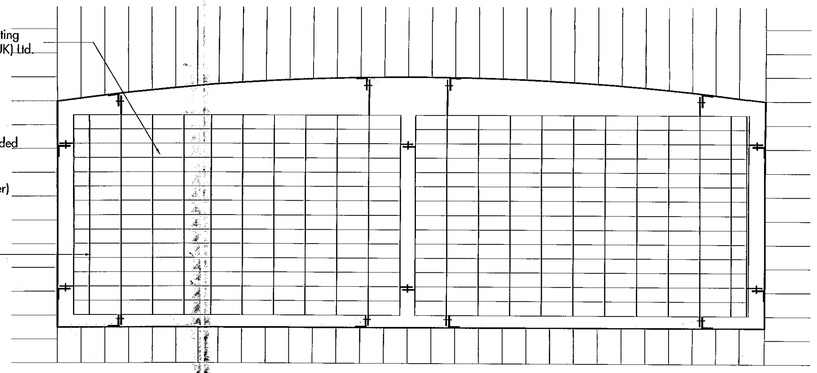
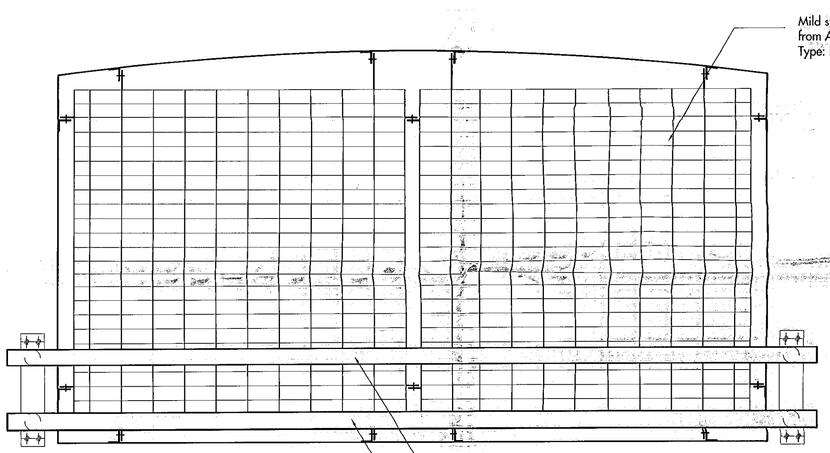


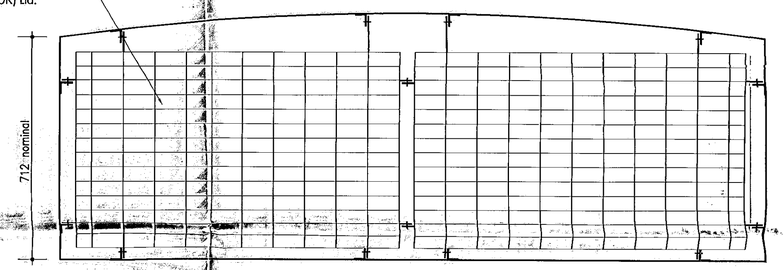

**Typical Car Park Opening**
**External Elevation**
**Sc. 1/10**



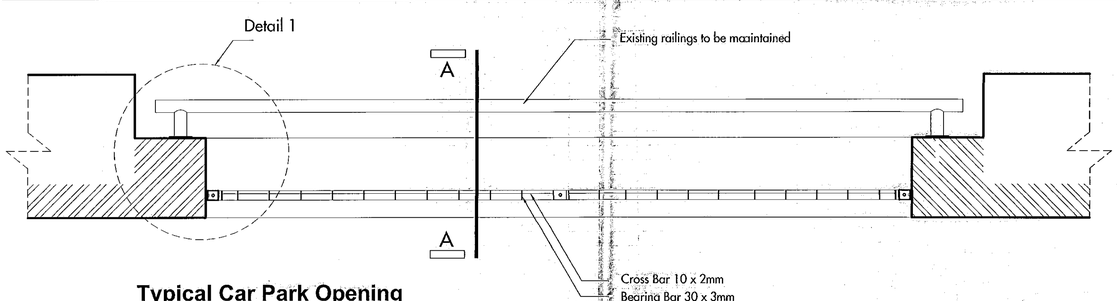
**Car Park Opening ( level 3 south side )**
**External Elevation**
**Sc. 1/10**



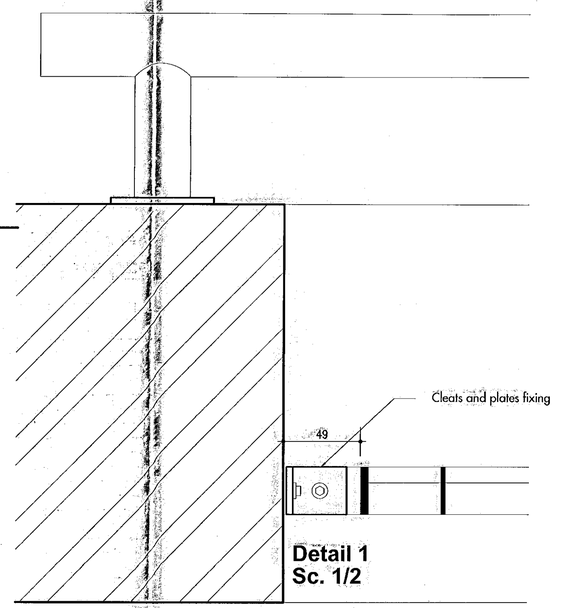

**Typical Car Park Opening**
**Internal Elevation**
**Sc. 1/10**



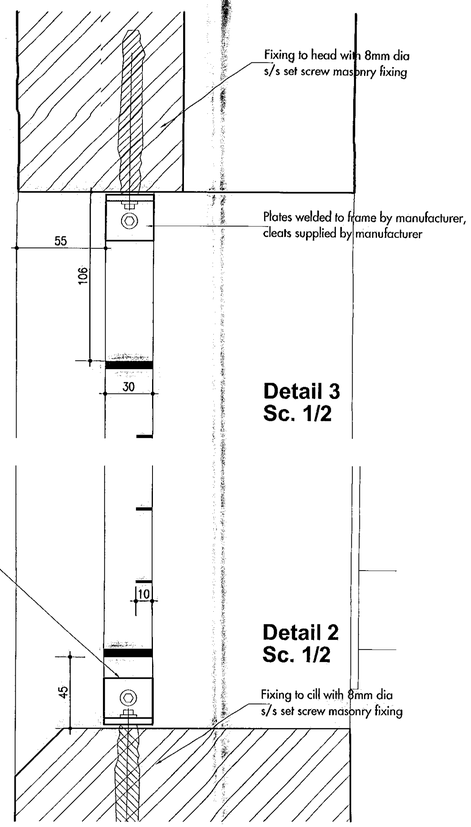

**Car Park Opening ( level 3 south side )**
**Internal Elevation**
**Sc. 1/10**




**Typical Car Park Opening**
**Plan**
**Sc. 1/10**



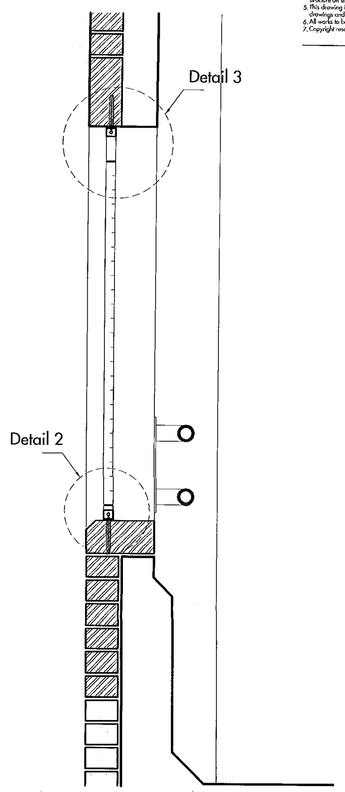

**Detail 1**
**Sc. 1/2**




**Detail 3**
**Sc. 1/2**




**Detail 2**
**Sc. 1/2**




**Section A-A**
**Sc. 1/10**

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PLANS TO MEET CONDITIONS

NOTE:
All details to manufacturers' approval.
All dimensions to be checked on site prior manufacturing.

PLANNING SERVICES
30 MAY 2002
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| | | |
|---|---|---|
| JOB | Wokingham Court Development Wokingham | |
| TITLE | Car Park Screen Details | |
| PROJECT No. 9806 | DWG No. AD11 | SCALE 1:10 @ A1 |
| DATE March 02 | REV. C | DRAWN BY AR |
| CHECKED | CAD REF. 9806/drawings/archive/construction | |

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17 MAY 2002

PLANS TO MEET CONDITIONS
5728

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| | |
|---|---|
| JOB | Wokingham Courtyard Development<br>Wokingham |
| TITLE | Proposed East and West Elevations |

| | | |
|---|---|---|
| PROJECT No. 9806 | DWG No. AP11 | SCALE 1:200 @ A2 |
| DATE 14.02.02 | REV. A2 | DRAWN BY AR |
| CHECKED | CAD REF. 9806/drawings/archive/Minor Amend | |

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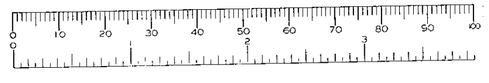

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21 MAY 2002

67.79 IC

67.84 IC

67.73 IC

bottom line of RTW

CATV

existing sign to be removed

BUILDING

Entrance

finishes by Homes Place

new paving stone to be agreed

Area,hatched: where paving is to be removed and new paving blocks to be reinstated.

66.76 BT

Paving for pedestrian area. (as existing clay paving)

PAVING FOR ROAD

existing brick planter

BUILDING

two rows of stretchers in in matching colour

form new MH (see Eng. spec. & dwgs)

clean, repair and repoint brickwork planter as required

existing block paving finish

new inset paving lights

67.24 IC

67.30 IC

67.47 IC

Exiting MHs to be fitted with recessed steel tray and block infill covers

two rows of stretchers in in contrasting colour to demarcate vehicular access from pedestrian access

ALEXANDRA COURT

area to be finished with new block paving to be confirmed

existing road alignment

4800 min. road width

brick wall to be removed

relocated lamp post

remove existing lamp post

6 No existing bollards to be removed

break out & remove exist. road gulley & form new connection for new drainage pipework to exist.

dropped kerb

existing kerb to be removed, paving pattern to extend with no visible joint line

RELOCATION OF BENCH & LITTER BIN

relocated bike stands

Concret paving slabs to match new public pavement along Elms Road

min. road width

Hedera helix 'Hibernica' Pot size 2L, 6 per sq.m.

3.no betula jaquemontii, HS

area to be paved

existing path

Juniperus pfitzeriana Pot size 3L, 5 per sq.m.

2 no. benches and 1 no. litter bins

Cotoneaster salicifolius repens 'Autumn Fire' Pot size 2L, 5 per sq.m.

1 no. bench and 1 no. litter bin

NEED TO RESOLVE THIS JUNCTION

Extended parking surface area to match existing parking area

brick wall to be removed

New p.c. conc. kerb

2 no existing trees retained.

existing path

RELOCATION OF TREES

Hedge to comprise double alternate row of fagus sylvatica 2nd year transplants (1+2) at 800mm ctrs, 500mm apart. Provide temporary 900 high protective fence comprising 75x75sw treated posts at 900mm ctrs and 3 strands galvanised wire.

3.no betula jaquemontii, HS

two rows of stretchers in in contrasting colour to demarcate vehicular access from pedestrian access

brick walls to be lowered to planting wall levels

CLAY PAVING AS EXISTING TO PROVIDE CONTINUITY BETWEEN EXISTING & PROPOSED

PARKING YARD

BUILDING

PLANS TO MEET CONDITIONS

5718

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|---|---|
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| DC | STP |
| APP | |
| CS | |
| 21 MAY 2002 | |
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AMENDMENTS TO PLAN

B 19-05-02 Tree additional trees planted, Pavement amended (AR)

A 06-03-02 Landscaping layout amended. additional notation for drainage works added (AR)

ISSUED FOR PLANNING

JOB Wokingham Courtyard Development Wokingham

TITLE External Works Alexandra Court West

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AD 001 | 1:100 @ A1 |
| DATE Jan. 2002 | REV. B | DRAWN BY AR |
| CHECKED | CAD REF. | 9806/archive/Ap/road-alignment |

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## Proposed South Elevation Alternative - A




## North Elevation

| | |
|---|---|
| 17-12-01 | Ammendments to approved planning application, new openings as shown |
| 15-01-01 | Planning application issue |
| 05-03-01 | Revision A: Coloured scheme (ICH) |
| 24-04-01 | Revision B: Public toilets added |
| 09-07-02 | Revision C: Additional openings |

PLANNING
PO
DC
APP
CS
11 JUL 2002
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FILE:

Issued for Planning

JOB: Retail and Leisure Scheme
Former Tesco Store, Wokingham

TITLE: Proposed North & South Elevations

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AP10 | 1:100 |
| DATE April 2001 | REV. C | DRAWN BY scm/CH |
| CHECKED | CAD REF. H/9809/drawings/ele&sec/AP10-11revC | |


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bottom line of RTW

CATV

67.79 IC

67.84 IC

67.73 IC

existing sign to be removed

66.87 PCMH

LP

TA

65.76 RG

BUILDING

Entrance

finishes by Homes Place

Marshalls paviors ' brindle'

Area,hatched: where paving is to be removed and new paving blocks to be reinstated.

66.76 BT

66.69 ASTW

Existing MHs to be fitted with recessed steel tray and block infill covers

two rows of stretchers in in contrasting colour to demarcate vehicular access from pedestrian access

ALEXANDRA COURT

area to be finished with new block paving to be confirmed

66.58 IC

66.48 IC

66.34 IC

66.69 IC

66.66 IC

66.62 IC

66.58 IC

existing road alignment

4800 min. road width

brick wall to be removed

relocated lamp post

remove existing lamp post

66.67 RG

LP

break out & remove extg. road gulley & form new connection for new drainage pipework to extg.

relocated bike stands

dropped kerb

Concrete paving slaps to match new public pavement along Elms Road

4800 min. road width

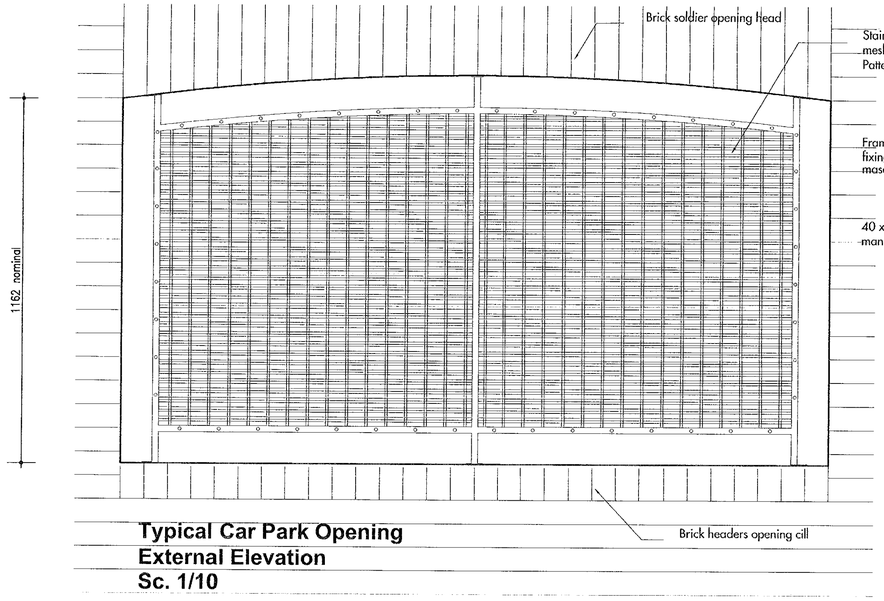
6 No existing bollards to be removed

66.67 IC

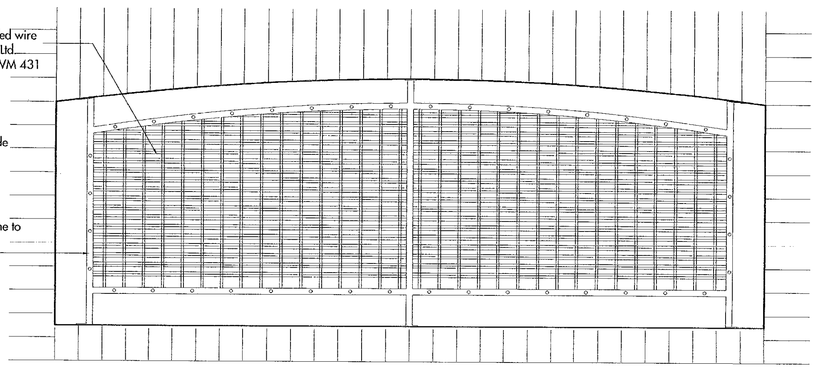
66.66 IC

66.66 IC

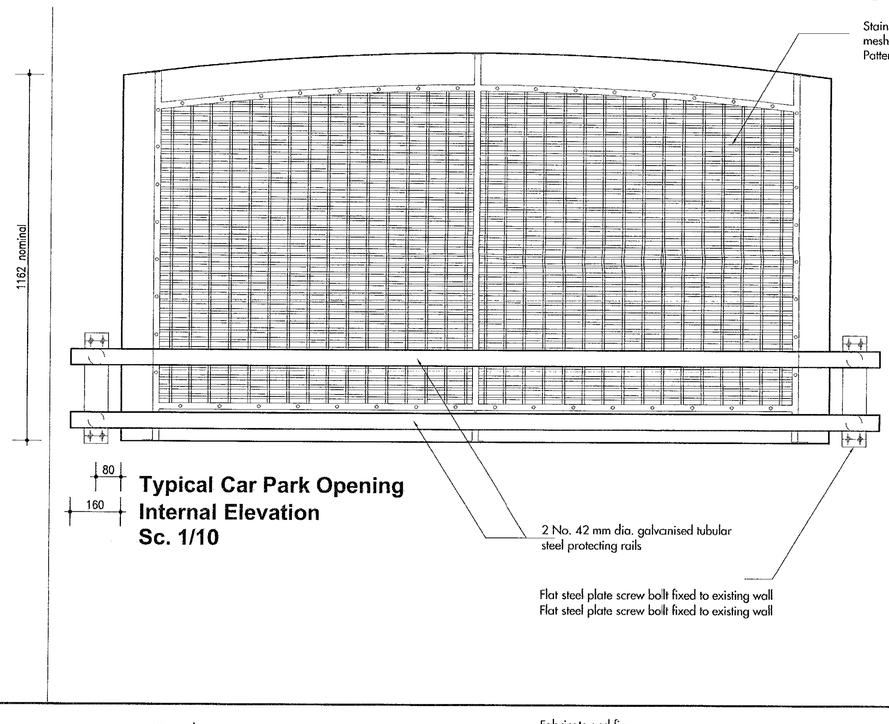
66.66



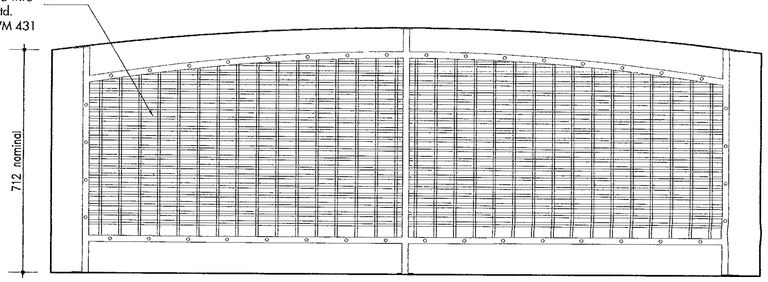

**Typical Car Park Opening**
**External Elevation**
**Sc. 1/10**



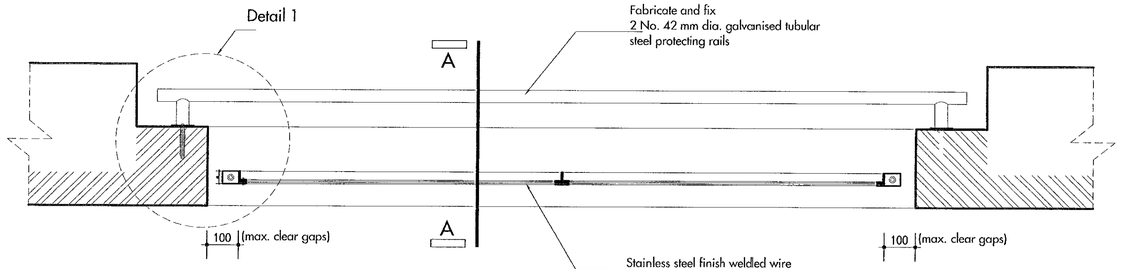
**Car Park Opening ( level 3 south side )**
**External Elevation**
**Sc. 1/10**



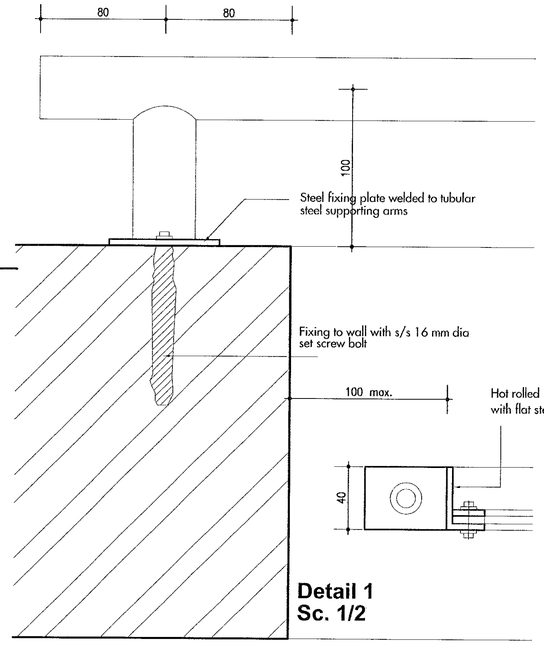

**Typical Car Park Opening**
**Internal Elevation**
**Sc. 1/10**



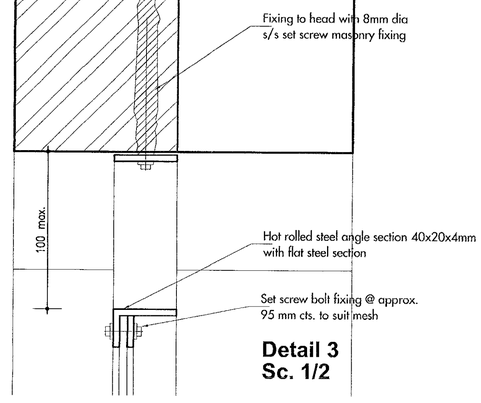

**Car Park Opening ( level 3 south side )**
**Internal Elevation**
**Sc. 1/10**



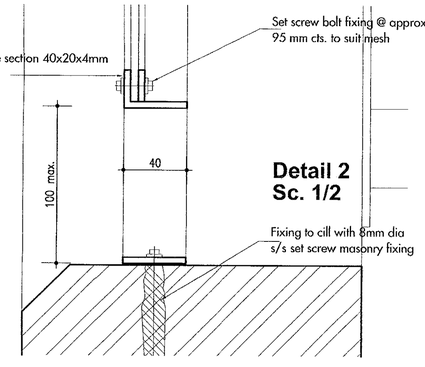

**Typical Car Park Opening**
**Plan**
**Sc. 1/10**



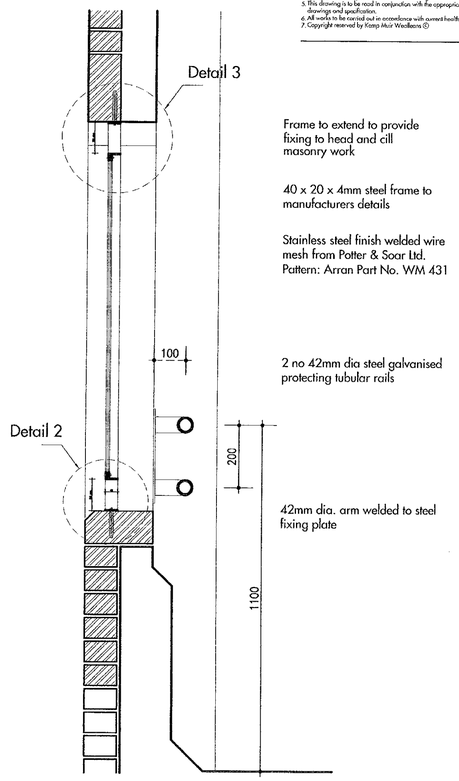

**Detail 1**
**Sc. 1/2**




**Detail 3**
**Sc. 1/2**




**Detail 2**
**Sc. 1/2**




**Section A-A**
**Sc. 1/10**

NOTES

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5. This drawing is to be read in conjunction with the appropriate Architects and Consultants drawings and specification.
6. All works to be carried out in accordance with current health and safety regulations.
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NOTE:
All details to manufacturers' approval.
All dimensions to be checked on site prior manufacturing.

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 11 APR 2002 | |
| COPIES TO | FILE: |

ISUUED FOR TENDER

| | | |
|---|---|---|
| JOB | Wokingham Court Development Wokingham | |
| TITLE | Car Park Screen Details | |
| PROJECT No. 9806 | DWG No. AD11 | SCALE 1:10 @ A1 |
| DATE March 02 | REV. | DRAWN BY AR |
| CHECKED | CAD REF: 9806/drawings/archive/tender/ | |

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NOTES

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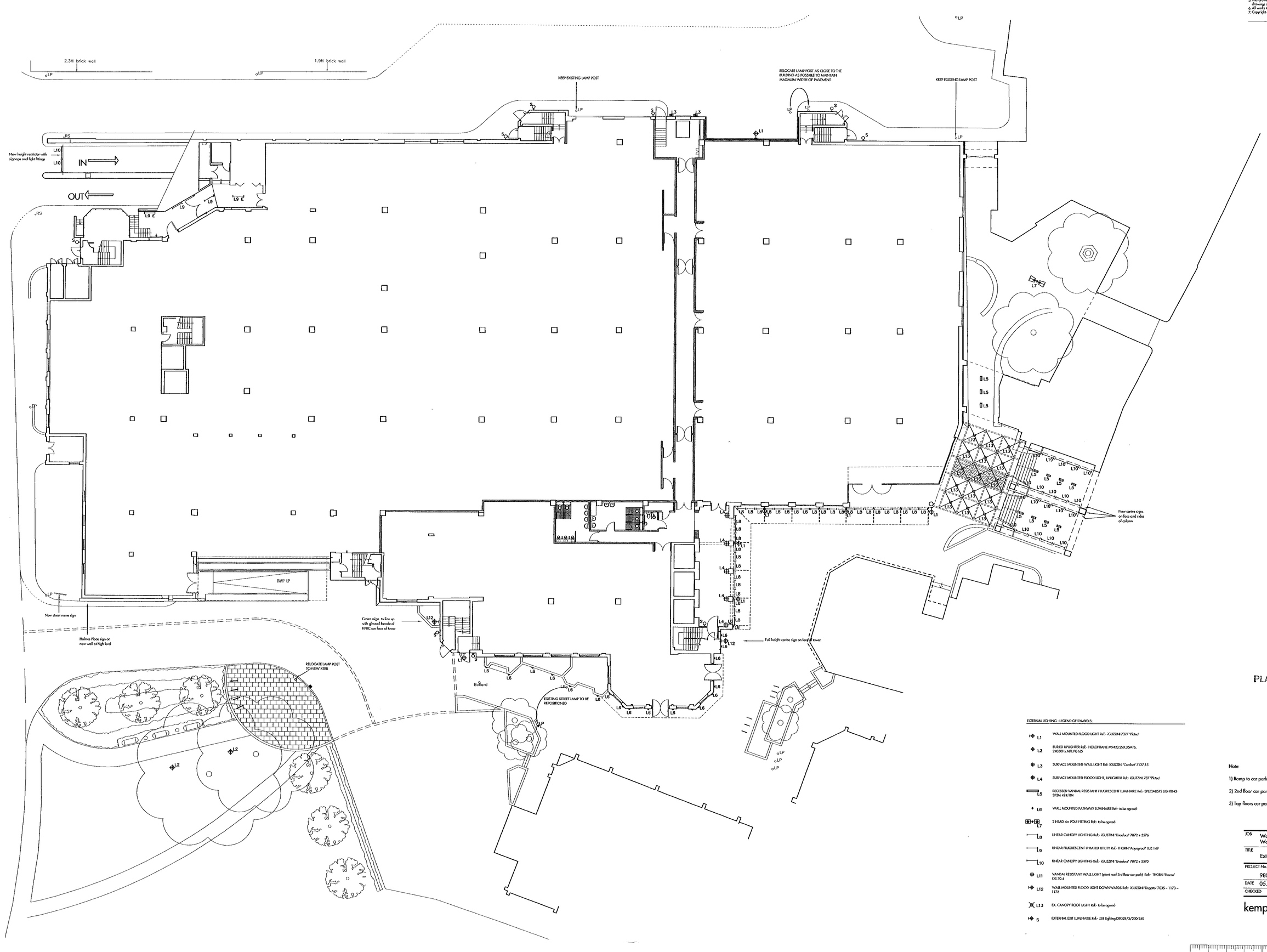


| PLANNING REVISION | HPT |
|---|---|
| POL | TLS |
| DC | DHF |
| APP | |
| CS | |
| 09 SEP 2002 | |
| COPIES TO | |

PLANS TO MEET CONDITIONS

3459

EXTERNAL LIGHTING - LEGEND OF SYMBOLS:

| | |
|---|---|
| L1 | WALL MOUNTED FLOOD LIGHT Ref:- IGUZZINI 7377 'Platea' |
| L2 | BURIED UPLIGHTER Ref:- HOLOPHANE MP420.55D.35M76. 24050Hz.MFL PG165 |
| L3 | SURFACE MOUNTED WALL LIGHT Ref: IGUZZINI 'Comfort' 7127.15 |
| L4 | SURFACE MOUNTED FLOOD LIGHT, UPLIGHTER Ref:- IGUZZINI 737 'Platea' |
| L5 | RECESSED VANDAL RESISTANT FLUORESCENT LUMINAIRE Ref:- SPECIALISTS LIGHTING SP2M 424.104 |
| L6 | WALL MOUNTED PATHWAY LUMINAIRE Ref:- to be agreed- |
| L7 | 2 HEAD 4m POLE FITTING Ref:- to be agreed- |
| L8 | LINEAR CANOPY LIGHTING Ref:- IGUZZINI 'Linealuce' 7872 + 5576 |
| L9 | LINEAR FLUORESCENT IP RATED UTILITY Ref:- THORN 'Aquaproof' LUZ 149 |
| L10 | LINEAR CANOPY LIGHTING Ref:- IGUZZINI 'Linealuce' 7872 + 5570 |
| L11 | VANDAL RESISTANT WALL LIGHT (plant roof 2nd floor car park) Ref:- THORN 'Pacuna' OS 70.4 |
| L12 | WALL MOUNTED FLOOD LIGHT DOWNWARDS Ref:- IGUZZINI 'Lingotto' 7035 + 1173 + 1176 |
| L13 | EX. CANOPY ROOF LIGHT Ref:- to be agreed- |
| S | EXTERNAL EXIT LUMINAIRE Ref:- JSB Lighting DRG28/3/230-240 |

Note:

1) Ramp to car park: Replace existing 2 No. flood lights along ramp with L1

2) 2nd floor car park: Replace existing bulkhead fittings on plant roof with L11

3) Top floors car park: Install new lamp posts

| | | |
|---|---|---|
| JOB | Wokingham Courtyard Development Wokingham | |
| TITLE | External Lighting/ Ground Floor | |
| PROJECT No. 9806 | DWG No. AL 21 | SCALE 1:200 @ A1 |
| DATE 05.09.02 | REV. | DRAWN BY AR |
| CHECKED | CAD REF. archive/construction/AL/AL41 | |


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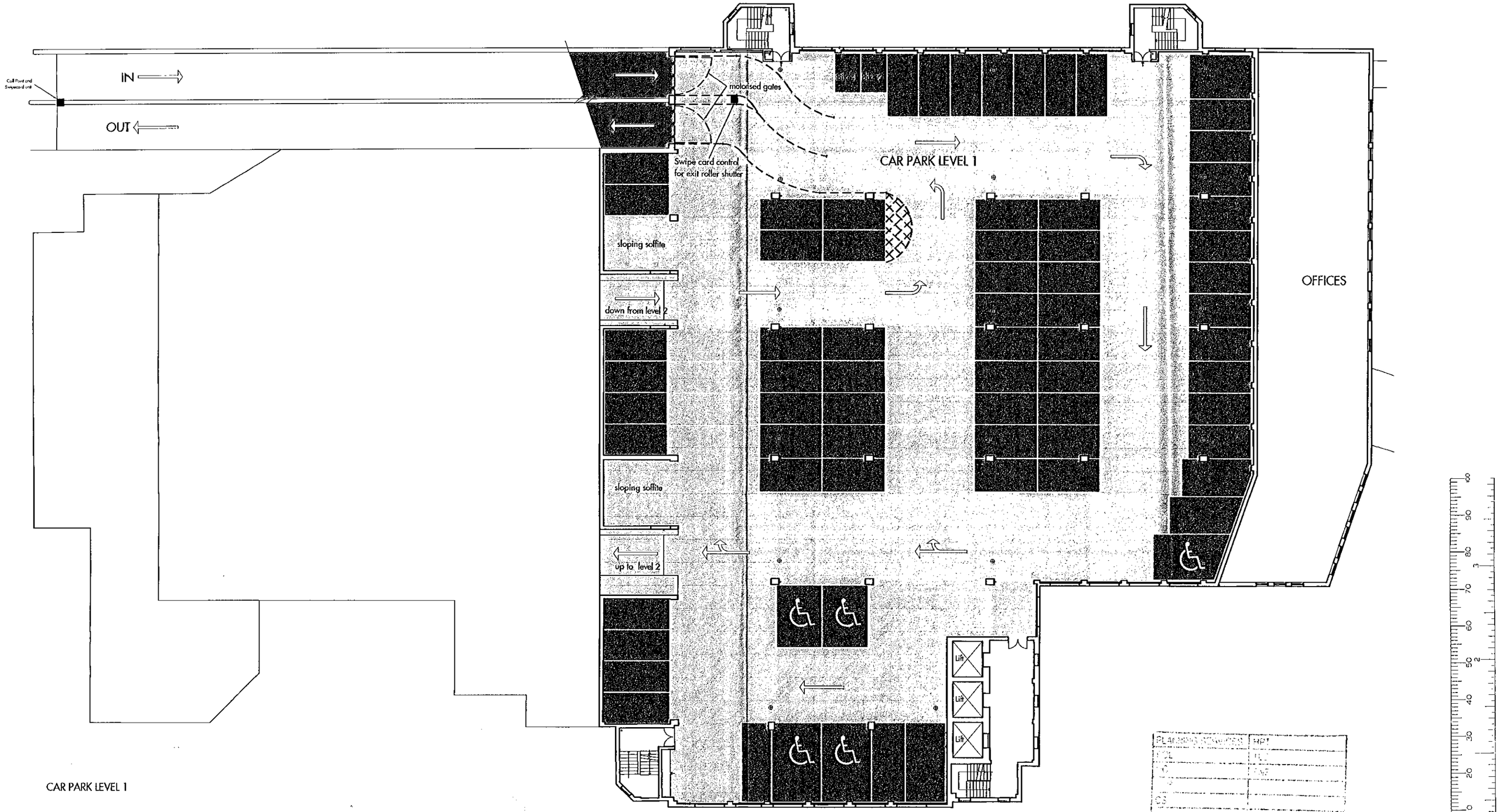


CAR PARK LEVEL 1

Car Park Level 1-3 = 183 spaces
Car Park Level 4 = 31 spaces
Car Park Level 5 = 90 spaces

PLANNING SERVICES | HPT
TCL | TLC
CS

19 JUN 2002

ISSUED FOR PLANNING

JOB: WOKINGHAM COURTYARD DEVELOPMENT WOKINGHAM

TITLE: PROPOSED CAR PARK LEVEL 1

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9906 | AL33 | 1:100 @ A0 |
| DATE: June 02 | REV: | DRAWN BY: AB |
| CHECKED | CAD REF: 9906/draw/archive/AL/construction | |

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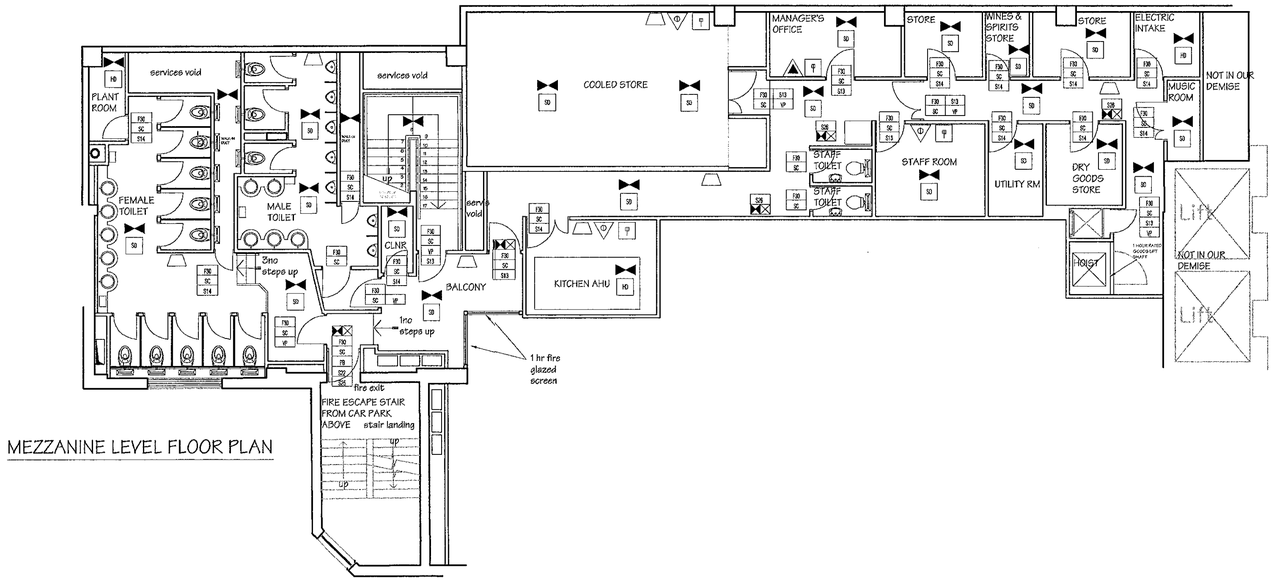
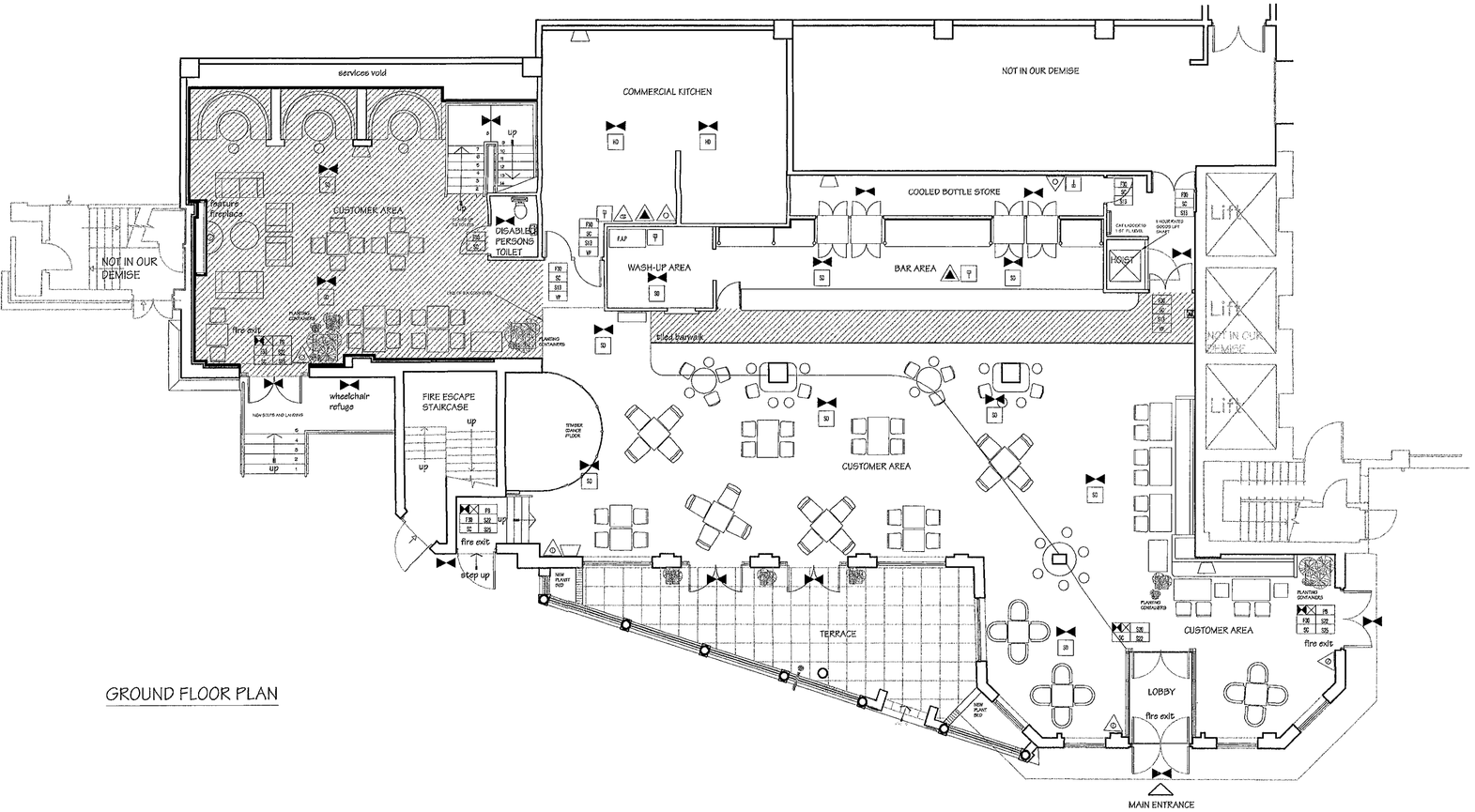



MEZZANINE LEVEL FLOOR PLAN




GROUND FLOOR PLAN

LICENCE KEY

AMBIT OF LICENCED PREMISES

NO SMOKING AREA

FIRE AUTHORITY REQUIREMENTS

- FD30 — HALF HOUR FIRE RESISTANT WITH SMOKE SEALS & INTUMESCENT STRIPS
- FD60 — ONE HOUR FIRE RESISTANT WITH SMOKE SEALS & INTUMESCENT STRIPS
- VP — VISION PANEL
- PS — PANIC BOLT
- SC — SELF-CLOSING
- SC4 — SELF-CLOSING AUTOMATIC RELEASE
- FL — FUSIBLE LINK
- DS — DOOR SELECTOR
- S13 — "FIRE DOOR KEEP SHUT" 10mm LETTERS TO BOTH SIDES OF DOOR LEAF
- S14 — "FIRE DOOR KEEP LOCKED" 12mm LETTERS TO BOTH SIDES OF DOOR LEAF
- S22 — "FIRE ESCAPE KEEP CLEAR" 10mm LETTERS TO BOTH SIDES OF DOOR LEAF
- S32 — "FIRE EXIT" 38mm LETTERS
- S33 — "PUSH BAR TO OPEN" 30mm LETTERS
- S35 — DIRECTIONAL ARROW (GREEN)
- FRG — FIRE RESISTING GLAZING ELEMENT
- ILLUMINATED SUSPENDED "FIRE EXIT" SIGN 15mm LETTERS
- AREA COVERED BY ESCAPE LIGHTING TO BS 5266/PART 1
- SD — AREA COVERED BY SMOKE DETECTORS
- HD — AREA COVERED BY HEAT DETECTORS
- M — MONITOR
- FA — FIRE ALARM CALL POINT
- FAP — FIRE ALARM INDICATOR PANEL
- FB — FIRE BLANKET IN CONTAINER
- CO2 — CARBON DIOXIDE FIRE EXTINGUISHER
- W — WATER EXTINGUISHER
- DP — DRY POWDER EXTINGUISHER
- F — FOAM FIRE EXTINGUISHER
- ALARM SOUNDING DEVICE

ALL WALLS AND PARTITIONS TO BE MINIMUM HALF HOUR FIRE RESISTANT

EMERGENCY LIGHTING TO COMPLY WITH BS 5266 PART 1

FIRE SAFETY RELATED SIGNS AND NOTICES TO COMPLY TO BS 5499

FIRE FIGHTING EQUIPMENT TO COMPLY WITH BS 5306 WALL AND CEILING LININGS ARE TO BE CLASS 1 SURFACE SPREAD OF FLAME (AS DEFINED BY BS 476

CLASS 0 IN ESCAPE ROUTES





lawrence beckingham field
LLP

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http://www.lbfarchitects.co.uk
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Project:
WOKINGHAM COURTYARD DEVELOPMENT
DENMARK STREET
WOKINGHAM
RG40 2QF

Client:
J.D. WETHERSPOON PLC ( pub no. 5148 )

Drawing:
LICENCE PLAN
AS APPROVED

Scale: 1/100 | Drawn by: | Checked by: | Date: NOVEMBER 2003

Drg no:
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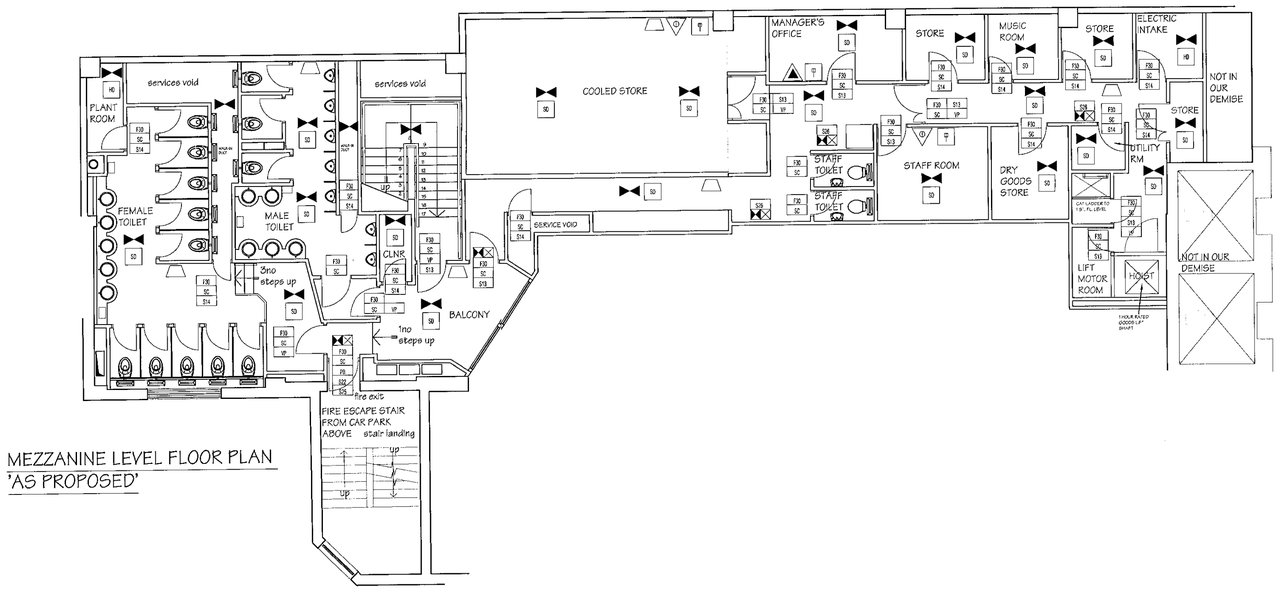
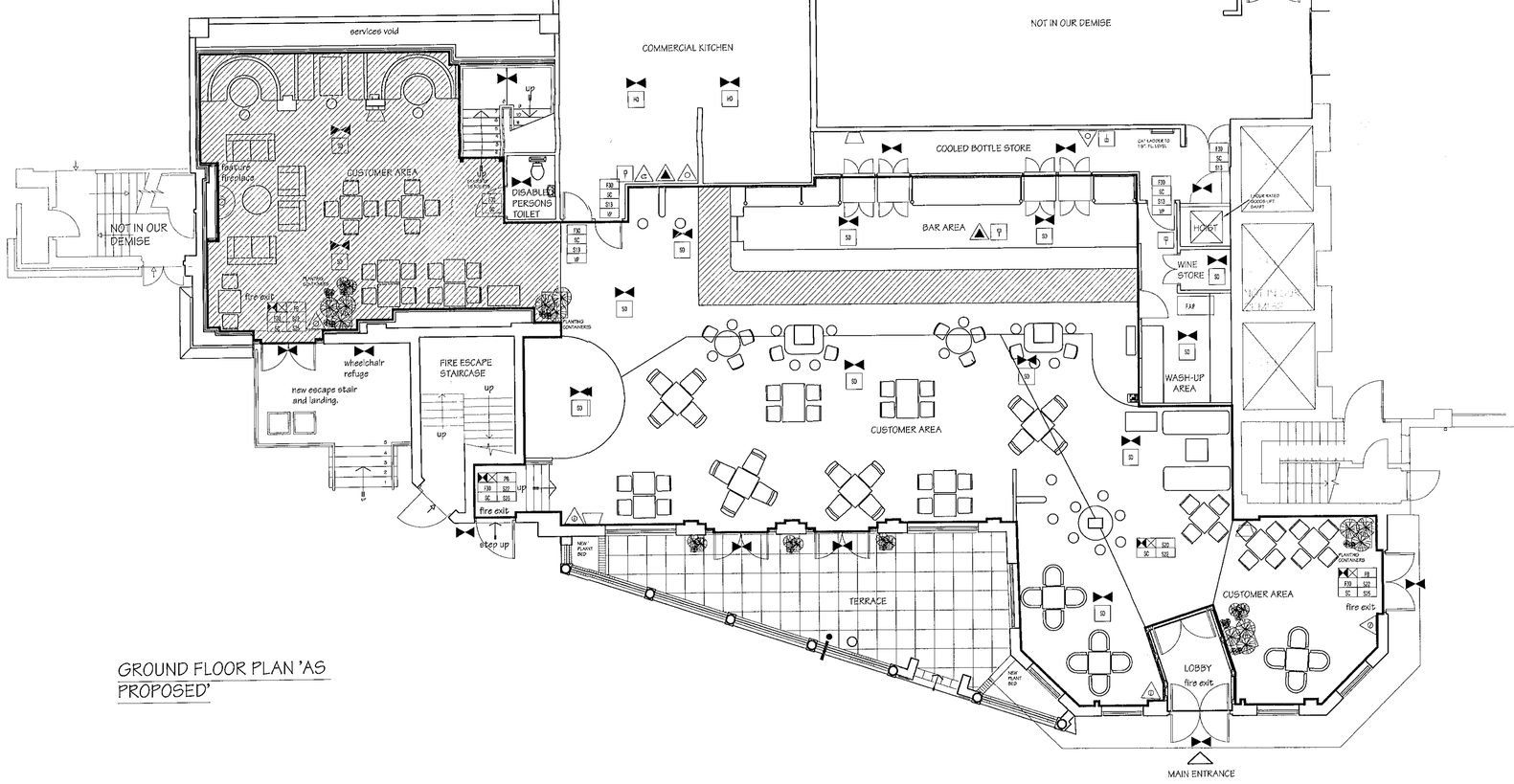



MEZZANINE LEVEL FLOOR PLAN
'AS PROPOSED'




GROUND FLOOR PLAN 'AS PROPOSED'

LICENCE KEY

AMBIT LINE

NO SMOKING AREA

FIRE AUTHORITY REQUIREMENTS

| | |
|---|---|
| F30 | HALF HOUR FIRE RESISTANT WITH SMOKE SEALS & INTUMESCENT STRIPS |
| F60 | ONE HOUR FIRE RESISTANT WITH SMOKE SEALS & INTUMESCENT STRIPS |
| VP | VISION PANEL |
| PB | PANIC BOLT |
| SC | SELF CLOSING |
| SCA | SELF-CLOSING AUTOMATIC RELEASE |
| FL | FUSIBLE LINK |
| DS | DOOR SELECTOR |
| S13 | "FIRE DOOR KEEP SHUT" 10mm LETTERS TO BOTH SIDES OF DOOR LEAF |
| S14 | "FIRE DOOR KEEP LOCKED" 10mm LETTERS TO BOTH SIDES OF DOOR LEAF |
| S20 | "FIRE ESCAPE KEEP CLEAR" 10mm LETTERS TO BOTH SIDES OF DOOR LEAF |
| S22 | "FIRE EXIT" 20 mm LETTERS |
| S25 | "PUSH BAR TO OPEN" 20mm LETTERS |
| S26 | DIRECTIONAL ARROW (GREEN) |
| FRG | FIRE RESISTING GLAZING ELEMENT |
| | ILLUMINATED SUSPENDED "FIRE EXIT" SIGN 75mm LETTERS |
| | AREA COVERED BY ESCAPE LIGHTING TO BS 5266 PART 1 |
| SD | AREA COVERED BY SMOKE DETECTORS |
| HD | AREA COVERED BY HEAT DETECTORS |
| M | MONITOR |

FIRE ALARM CALL POINT

F.A.P. FIRE ALARM INDICATOR PANEL

CO FIRE BLANKET IN CONTAINER

CARBON DIOXIDE FIRE EXTINGUISHER

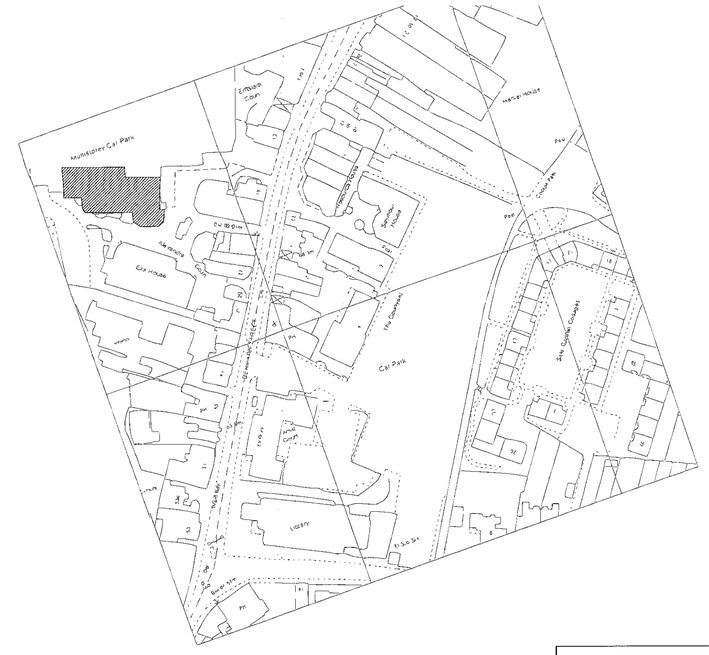
B LITRE WATER EXTINGUISHER

DRY POWDER EXTINGUISHER

FOAM FIRE EXTINGUISHER

ALARM WARNING DEVICE

ALL WALLS AND PARTITIONS TO BE MIN MILM HALF HOUR FIRE RESISTANT EMERGENCY LIGHTING TO COMPLY WITH BS 5266 PART 1 FIRE SAFETY RELATED SIGNS AND NOTICES TO COMPLY TO BS 5499 FIRE FIGHTING EQUIPMENT TO COMPLY WITH BS 5306 WALL AND CEILING LININGS ARE TO BE CLASS 1 SURFACE SPREAD OF FLAME (AS DEFINED BY BS 476 CLASS 0 IN ESCAPE ROUTES




LOCATION PLAN

SCALE 1/1250

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LLP

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initial.surname@lbfarchitects.co.uk

Project:
WOKINGHAM COURTYARD DEVELOPMENT
DENMARK STREET
WOKINGHAM
RG40 2QF

Client:
J.D. WETHERSPOON PLC ( pub no. 5148 )

Drawing:
LICENCE PLAN
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Scale: 1/100 | Drawn by: | Checked by: | Date: NOVEMBER 2003

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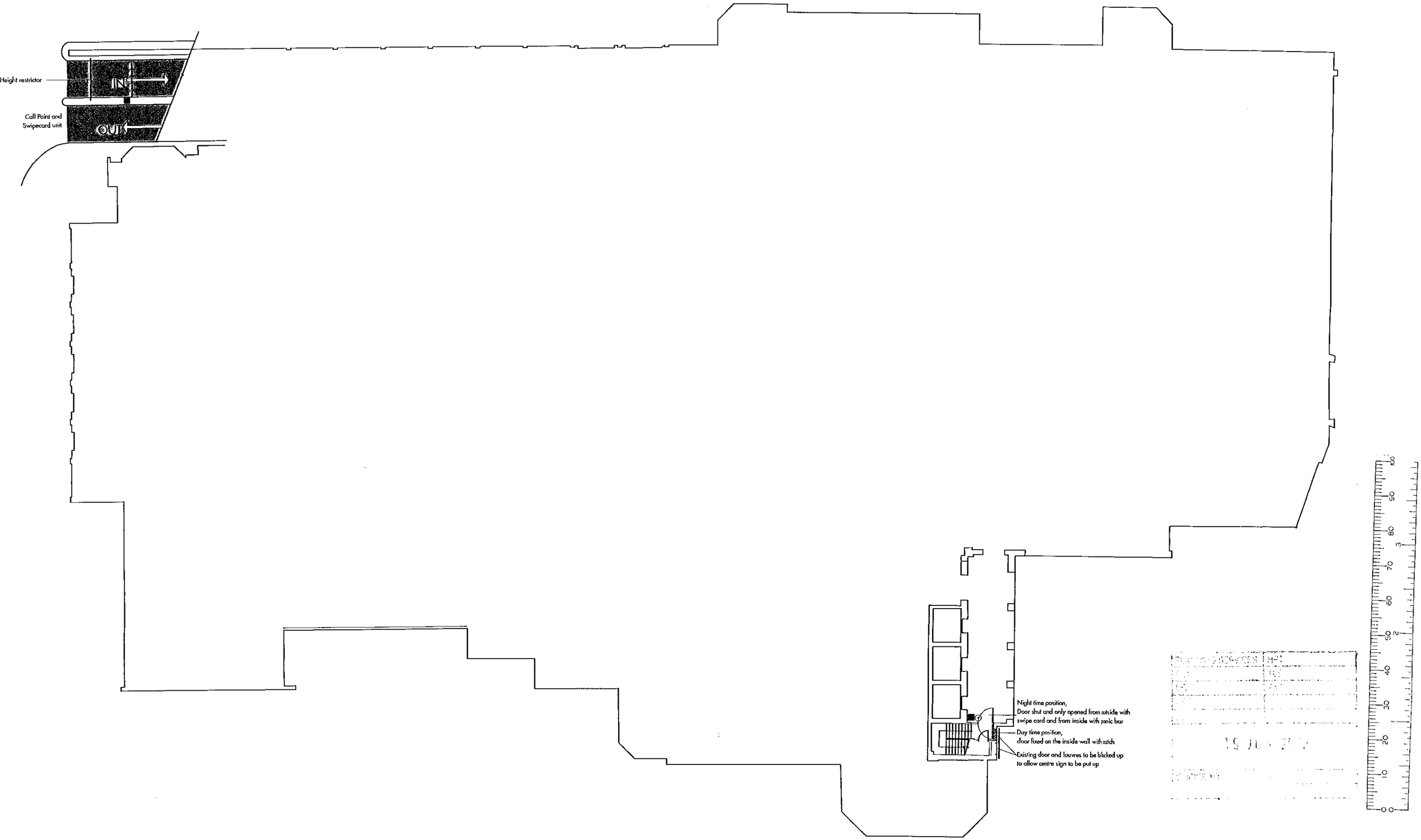


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JOB: WOKINGHAM COURTYARD DEVELOPMENT
WOKINGHAM

TITLE: PROPOSED GROUND FLOOR PLAN

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AL31 | 1:100 @ A0 |
| DATE: June 2002 | REV: 1 | DRAWN BY: AE |
| CHECKED: | CAD ID: 9806/draw/archive/AL/construction | |

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PLANS TO MEET CONDITIONS

3459

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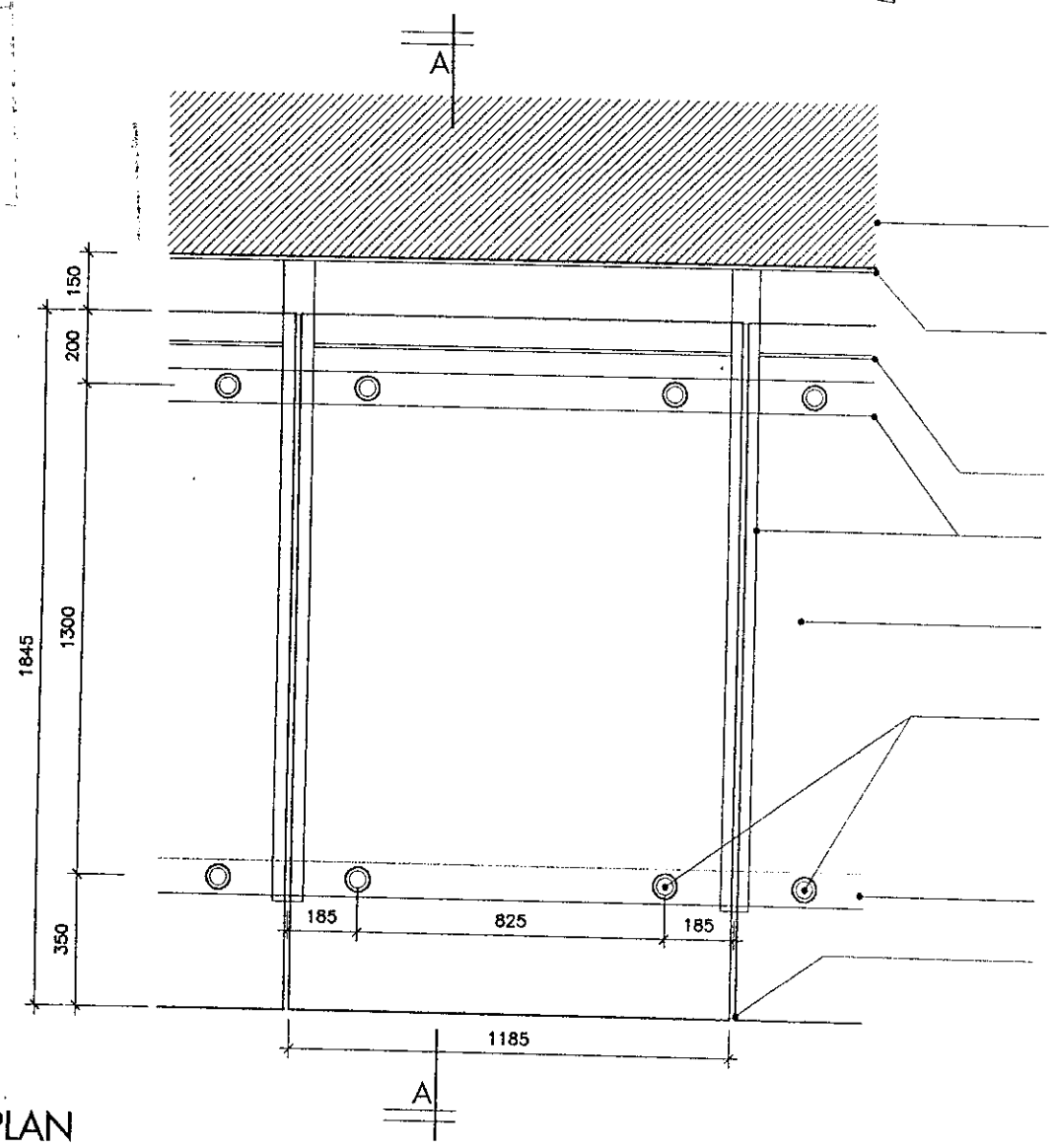



Existing elevation - pending further investigation to confirm load bearding charachteristics.

Steel fixing plate. (Structural engineer/ specialist subcontractor to supply further details such as dimensions and fixing method)

Rainwater channel below.

Steel support structure to be powder coated - full specification to follow.

Glass to be 12mm toughened and obscured. Full extent of obscurity to follow.

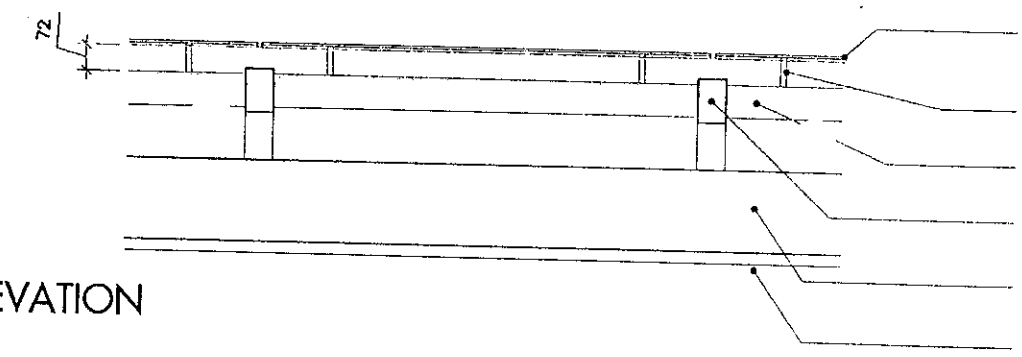
Flush mounted glazing clips on steel rods.

Obscured toughened glass. Each panel to be fixed at 4 points each by washer clamps. Density of obscurity to be agreed.

90mm dia circular steel section.

Clear mastic fill between glazing pieces.

## PLAN




Glass to be 12mm toughened and obscured. Full extent of obscurity to follow.

Flush mounted glazing clips on steel rods.

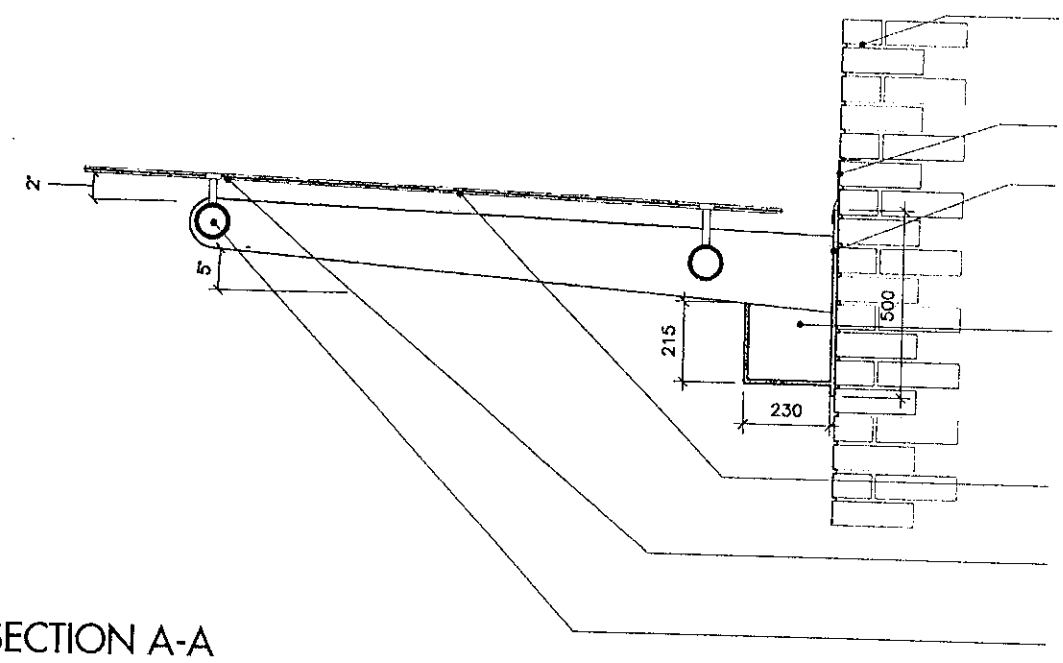
90mm dia circular steel section.

Rectangular section tapered steel support arm.

Rainwater channel below

Line of fixing plate behind.

## ELEVATION




Existing elevation - pending further investigation to confirm load bearding characteristics

Flashing piece.

Steel fixing plate. (Structural engineer/ specialist subcontractor to supply further details such as dimensions and fixing method)

Rainwater channel below.

Steel support structure to be powder coated - full specification to follow.

Glass to be 12mm toughened and obscured. Full extent of obscurity to follow.

Flush mounted glazing clips on steel rods.

90mm dia circular steel section.

## SECTION A-A

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mail@kmw.co.uk

JOB Wokingham Court Development
Wokingham

TITLE Glass Canopy

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AD 056 | 1:20 @ A3 |
| DATE FEB 02 | REV. | DRAWN BY lcr |
| CHECKED | CAD REF. 9806/drawing/archive/AD/tenderHP | |

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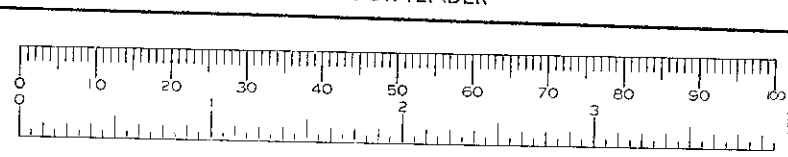

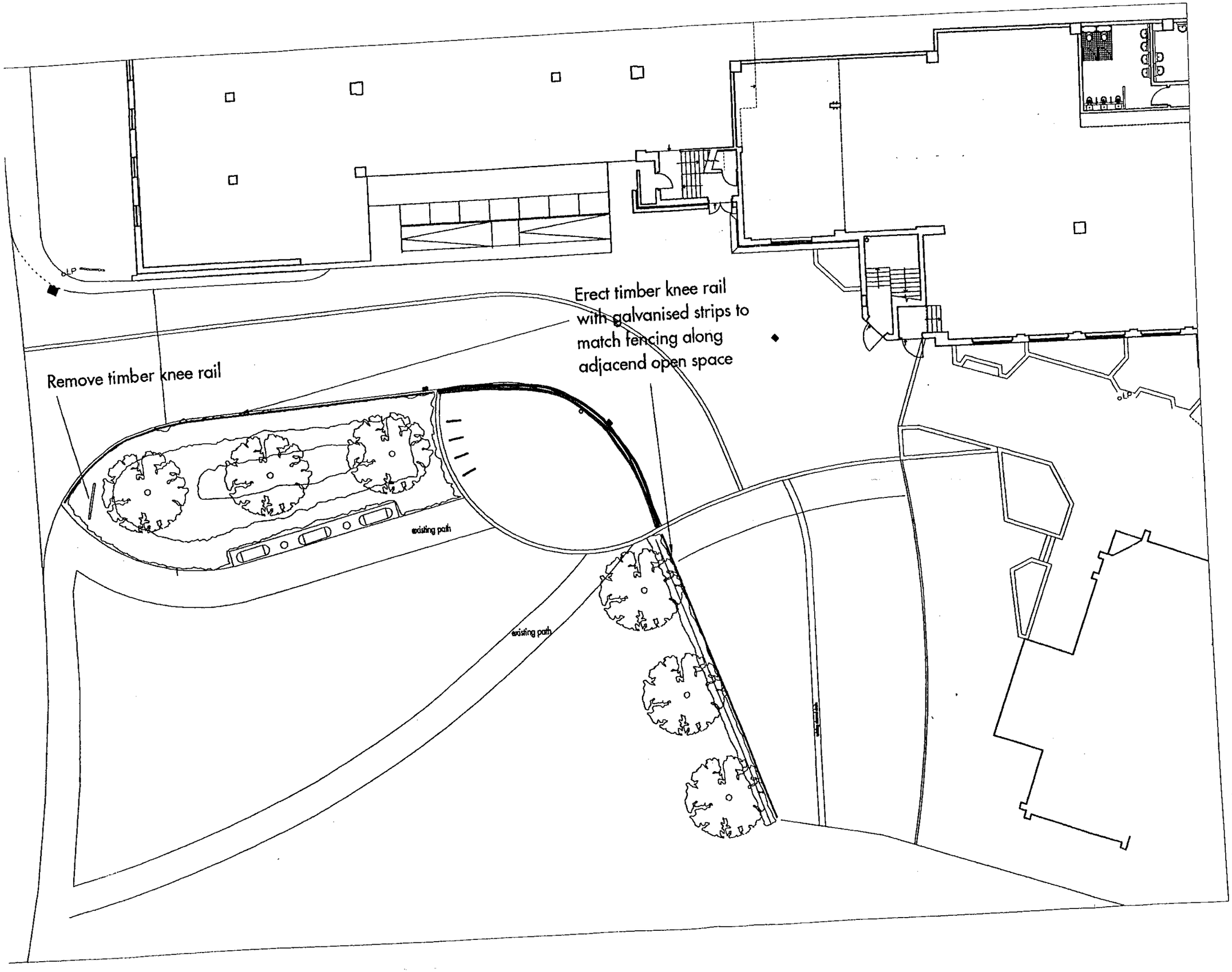


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| | | |
|---|---|---|
| JOB: The Plaza Wokingham | | |
| TITLE: External Works Alexandra Court West | | |
| PROJECT No. 9806 | DWG No. AD01 | SCALE 1:200 @ A3 |
| DATE 23.07.02 | REV. H | DRAWN BY AR |
| CHECKED | CAD REF. current \cad\9806_AD01H | |

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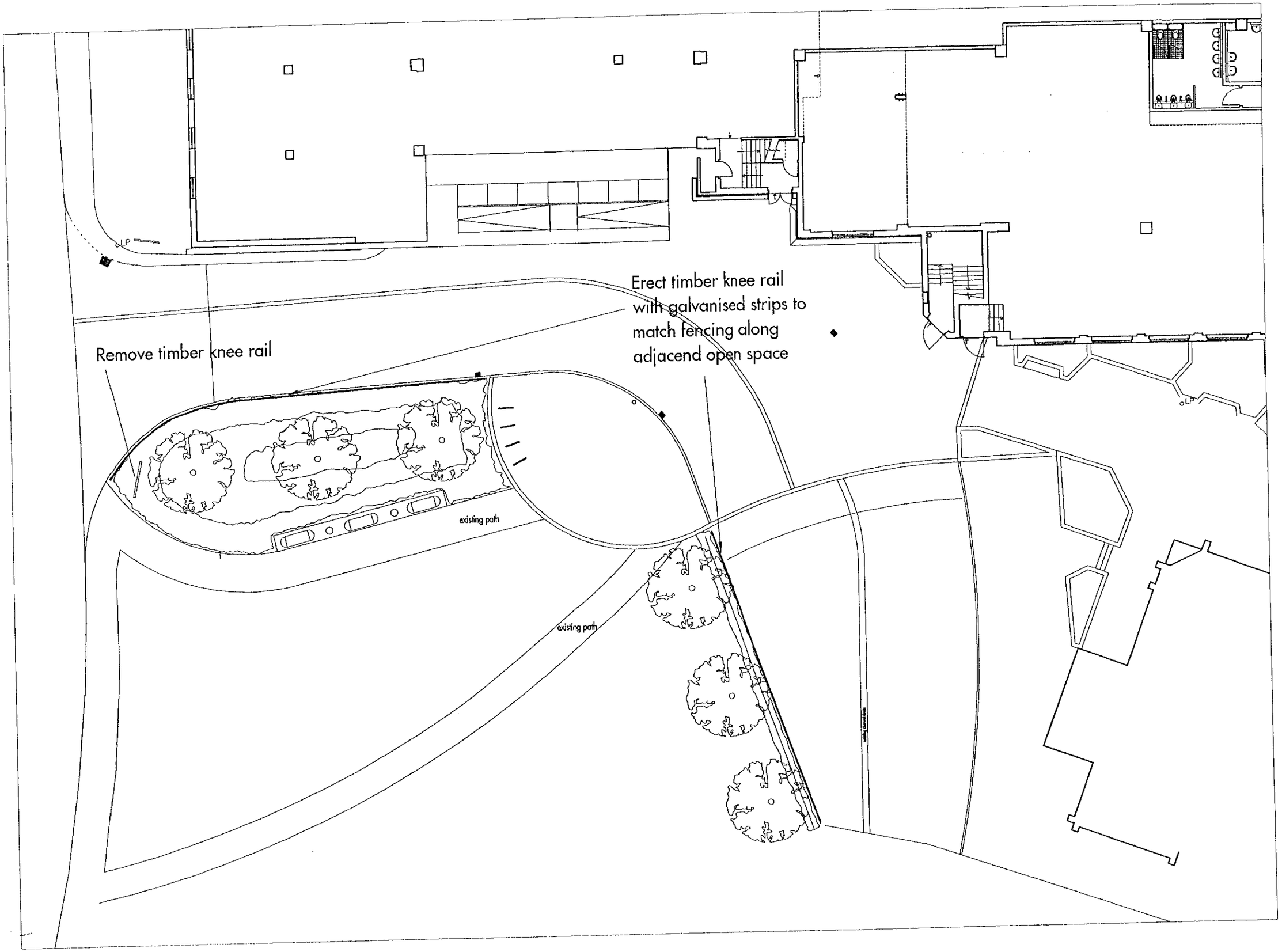


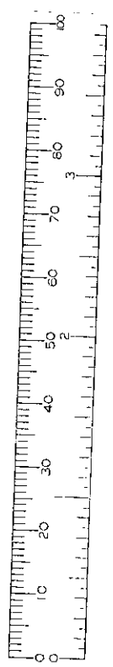

ISSUED FOR PLANNING

JOB: The Plaza Wokingham

TITLE: External Works Alexandra Court West

| PROJECT No. | DWG No. | SCALE |
|---|---|---|
| 9806 | AD01 | 1:200 @ A3 |
| DATE 23.07.02 | REV. H | DRAWN BY AR |
| CHECKED | CAD REF current \ad\9806_AD01H | |

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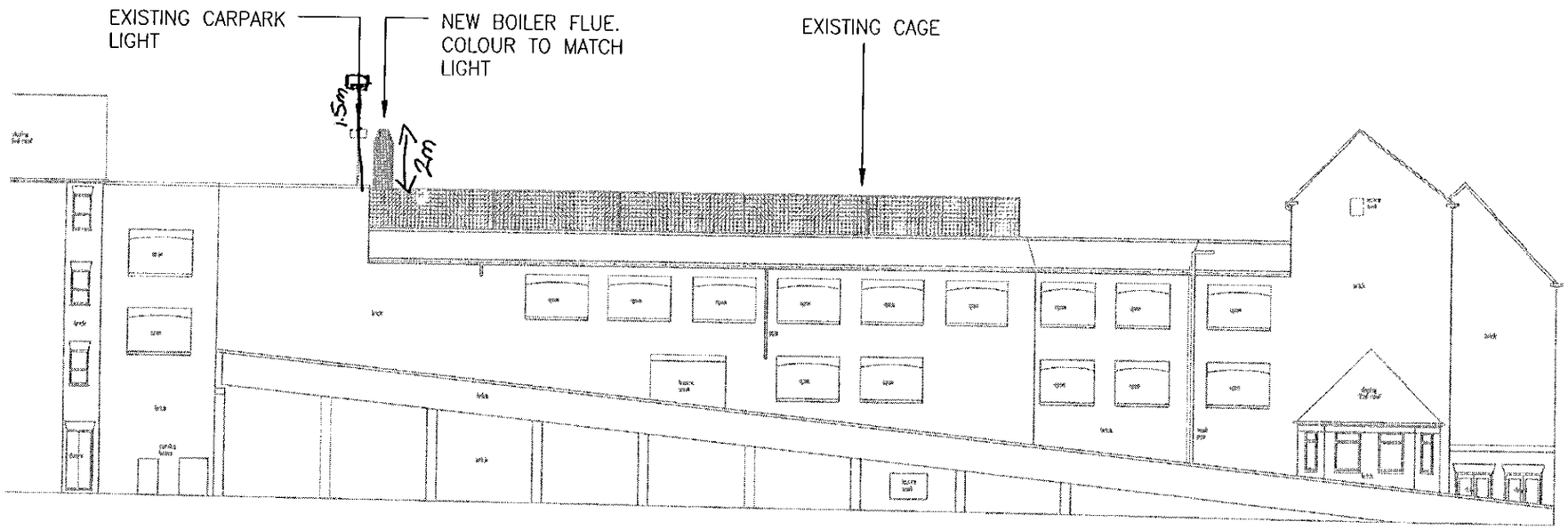


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A Tender Drawing whether original or amended shall not be used as an Installation Drawing except under the terms contained in the conditions of Tender.

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**Related documents**
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**Checking**
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| Rev. | Date | Designed | CAD | Checked |
|---|---|---|---|---|
| 0 | 18.11.02 | DG | LC | LJP |

**Status/Amendments**

0 FOR APPROVAL

HOLMES PLACE

**Project Title**

HOLMES PLACE HEALTH CLUBS
WOKINGHAM
BERKSHIRE

**Drawing Title**

Mechanical Services
BOILER FLUE
NORTH ELEVATION

| Date | Drawing No. |
|---|---|
| NOV '02 | SK116 |
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