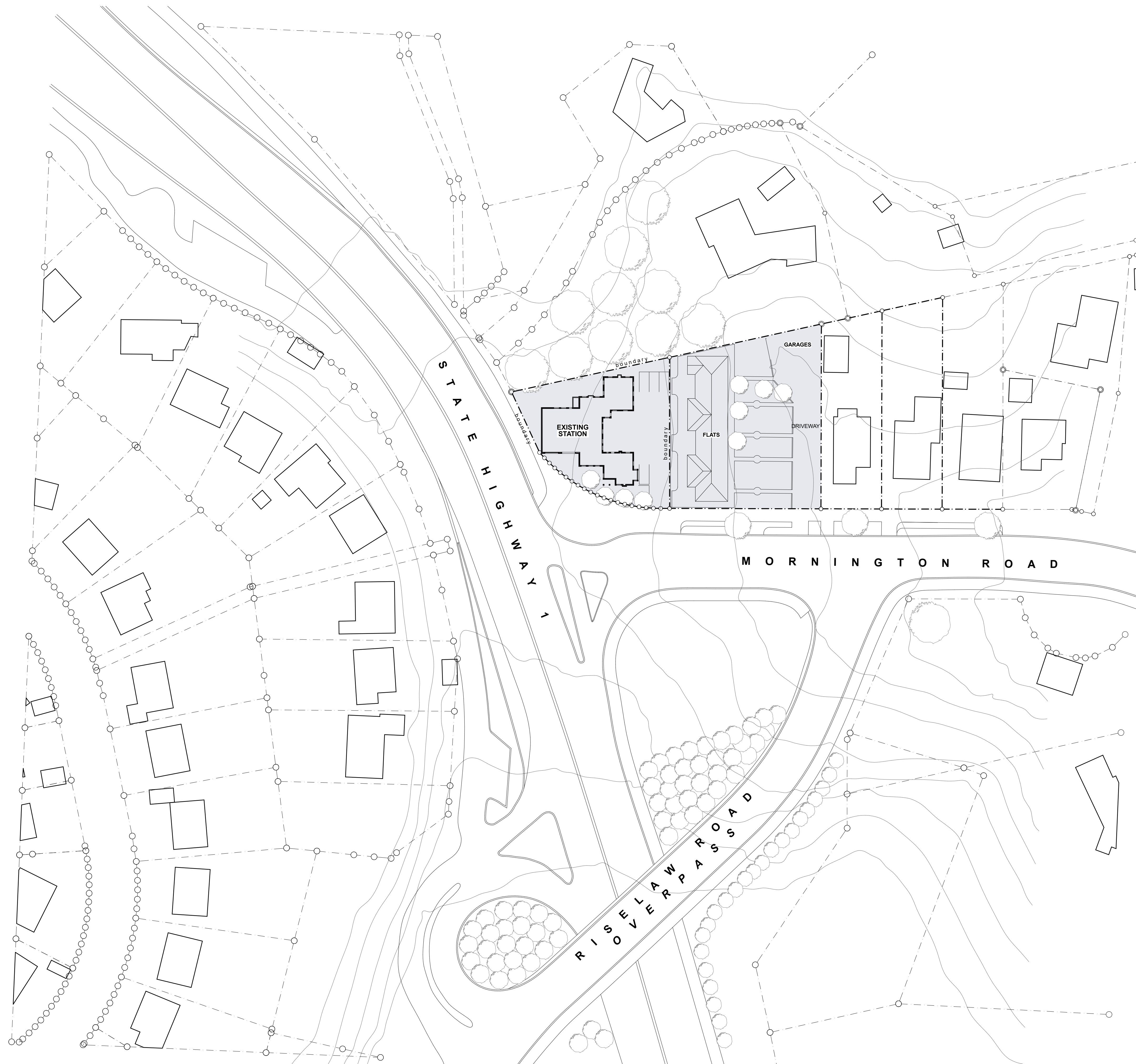


- DEMOLISH EXISTING STATION
- PURCHASE PROPERTY AT 182 MORNINGTON ROAD



LOCATION PLAN
SCALE 1:500

DRAFT ISSUE



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LOOKOUT POINT FIRE
STATION
184 MORNINGTON ROAD

DD1 LOCATION PLAN

CN21-2014	
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MARCH 2023

DD1-01

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
DO NOT SCALE OFF DRAWINGS. PRINT DATE - 4/04/2023

DEVELOPED DESIGN OPTION 1 ALL

- DEMOLISH EXISTING STATION
- PURCHASE PROPERTY AT 182 MORNINGTON ROAD

FFL: 115.40m lower
FFL: 116.92m middle
FFL: 120.02m upper

184 MORNINGTON ROAD

Valuation Ref: 27350-02200
 Rating Valuation: \$900,000
 Land Area: 0.1053 ha
 Rating Differential: Commercial
 Land Use: 43 Community Services: Personal & Property Protection

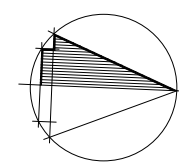
180 MORNINGTON ROAD

Valuation Ref: 27350-02201
Rating Valuation: \$400,000
Land Area: 0.0734 ha
Rating Differential: Residential
Land Use: 91 Residential: Single Unit excluding bach

178 MORNINGTON ROAD
Valuation Ref: 27350-02202
Rating Valuation: \$550,000
Land Area: 0.0786 ha
Rating Differential: Residential
Land Use: 91 Residential : Single Unit excluding bach

176 MORNINGTON ROAD
Valuation Ref: 27350-02206
Rating Valuation: \$405,000
Land Area: 0.0837 ha
Rating Differential: Residential
Land Use: 91 Residential : Single Unit excluding bach

M O R N I N G T O N R O A D



EXISTING SITE PLAN
SCALE 1:200

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LOOKOUT POINT FIRE
STATION
184 MORNINGTON ROAD

DD1 EXISTING SITE PLAN

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MARCH 2023

DD1-02

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
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DEVELOPED DESIGN OPTION 1

- DEMOLISH EXISTING STATION
- PURCHASE PROPERTY AT 182 MORNINGTON ROAD

- DEMOLISH EXISTING STATION
- PURCHASE PROPERTY AT 182 MORNINGTON ROAD

Valuation Ref: 27350-02206
Rating Valuation: \$405,000
Land Area: 0.0837 ha
Rating Differential: Residential
Land Use: 91 Residential : Single Unit excluding bach

Valuation Ref: 27350-02202
Rating Valuation: \$550,000
Land Area: 0.0786 ha
Rating Differential: Residential
Land Use: 91 Residential : Single Unit excluding bach

Valuation Ref: 27350-02201
Rating Valuation: \$400,000
Land Area: 0.0734 ha
Rating Differential: Residential
Land Use: 91 Residential: Single Unit excluding bach

PROPOSED SITE PLAN
SCALE 1:200
COMBINED SITE AREA - 2664m²



AD NZ
Architectural Designers

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DD1 PROPOSED SITE PLAN

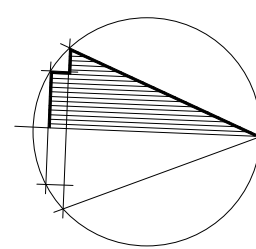
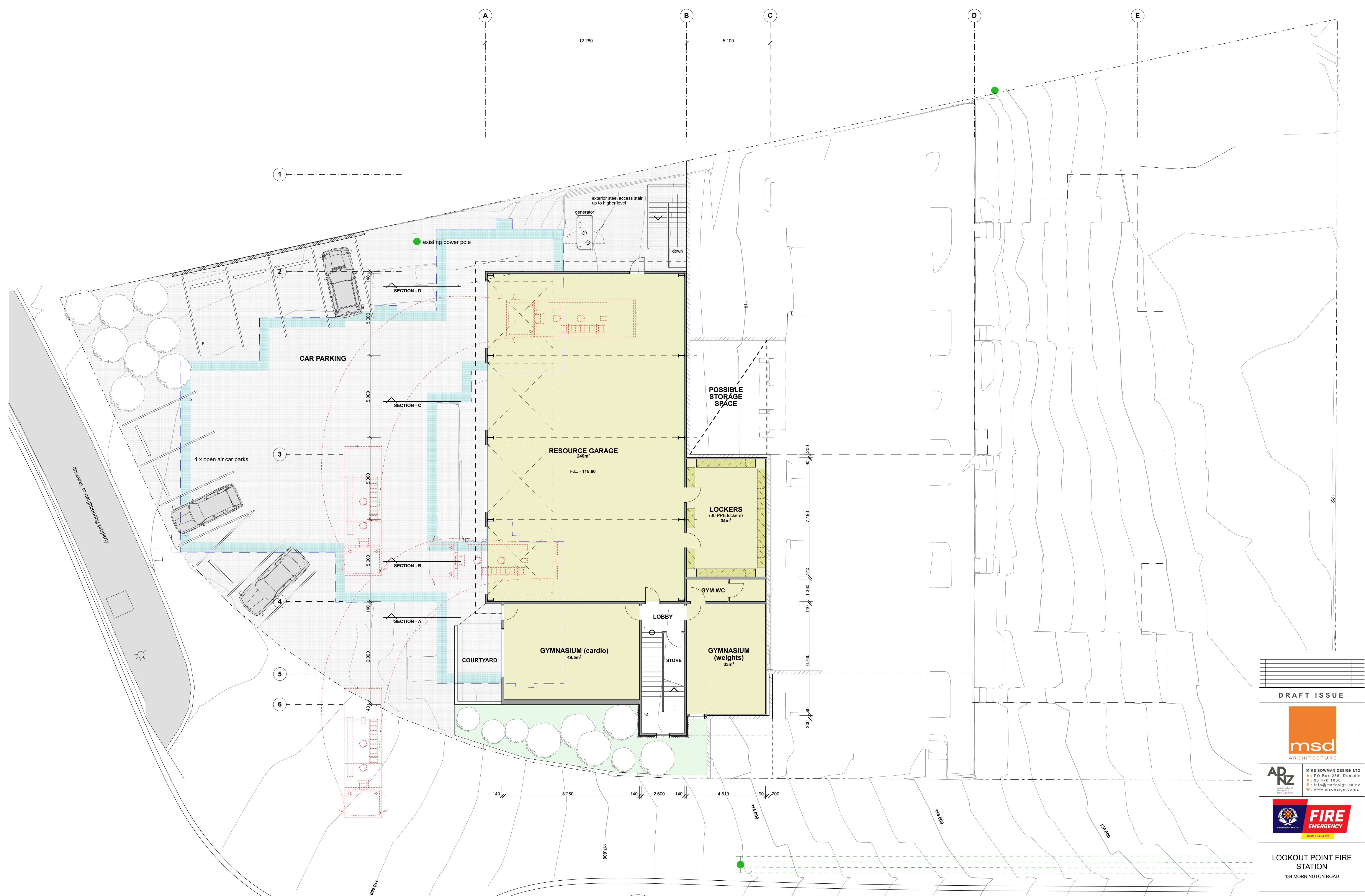
2021-2014

D1-03

RCH 2023

DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
NOT SCALE OFF DRAWINGS. PRINT DATE - 4/04/2023

DEVELOPED DESIGN OPTION 1 ALL 80



PROPOSED LOWER FLOOR PLAN
SCALE 1:100
TOTAL FLOOR AREA = 409m²

M O R N I N G T O N R O A D

DEVELOPED DESIGN OPTION 1

DRAFT ISSUE

msd

ARCHITECTURE

AR NZ

ARCHITECTURE

FIRE

EMERGENCY

NEW ZEALAND

LOOKOUT POINT FIRE STATION
184 MORNINGTON ROAD

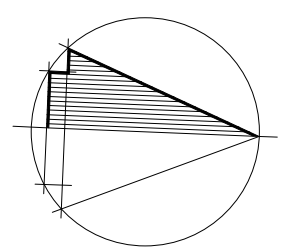
DD1 LOWER FLOOR PLAN

CN21-2014

MARCH 2023

DD1-04

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
DO NOT SCALE OFF DRAWINGS.



PROPOSED UPPER FLOOR PLAN
SCALE 1:100
TOTAL FLOOR AREA = 715m²

M O R N I N G T O N R O A D

DEVELOPED DESIGN OPTION 1

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msd
ARCHITECTURE

AR NZ
REGISTERED ARCHITECT
NEW ZEALAND

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**FIRE
EMERGENCY**
NEW ZEALAND

**LOOKOUT POINT FIRE
STATION**
184 MORNINGTON ROAD

DD1 UPPER FLOOR PLAN

CN21-2014	DD1-05
MARCH 2023	

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
DO NOT SCALE OFF DRAWINGS. PRINT DATE: 4/04/2023

FLOOR

- | | |
|----|--|
| F1 | 150mm thick concrete slab foundation over DPM, sand blinding and compacted hard fill - refer to structural drawings for further details and slab mesh and reinforcing. |
| F2 | 20mm particle board flooring fixed over 250 x 50mm LVL timber floor joists @ 600mm c/s |
| F3 | Tray-Dec or similar suspended concrete floor system |
| F4 | new precast concrete stair flights and landing - refer to structural drawings |

W1	0.55mm BMT corrugated vertical timber cladding over Ecoply barrier system to 140 x 45mm H1.2 LVL, filled wall framing with studs @ 400mm c/s max. Allow for R4.0 PinkBatts Ultra wall insulation
W2	new solid plaster finish over new concrete block wall and / or concrete column.
W3	James Hardie Stria vertical cladding system over 20mm H3.1 cavity batten system over wall underlayment and H1.2 wall framing..
W4	70mm brick veneer with 40mm cavity with 140 x 45mm LVL wall framing and building wrap

ROOF

- | | |
|----|---|
| R1 | new longrun trapezoid colorsteel roofing on self- supporting building paper and Aesumesh over 75 x 50mm timber sgbr H1.2 purlins at 750mm c/s. Purlins over DHS purlins. |
| R2 | new longrun trapezoid colorsteel roofing on self- supporting building paper and Aesumesh over 75 x 50mm timber sgbr H1.2 purlins at 750mm c/s. Purlins over rafter batts. |
| R3 | 100mm thick PIR profiled insulated roofing panels over 25A DHS purlins @1200mm centres. Purlins fixed with 2M12 bolts to 6mm FL decais welded to portal frames. |
| R4 | Marley Magnum uPVC spouting with external brackets @ 300mm centres. 50mm thick H3.1 dressed timber fascia - painted. Continue to Margate. |
| R5 | 140 x 45mm Sg8 H1.2 ceiling joists at 600mm c/s with R7.0 batts fixed between same |
| R6 | prefabricated timber trusses at 1.2m c/s |
| R7 | 140 x 45mm timber outriggers at 600mm c/s lined to underside with 8mm uPVC board with 50mm H2.1 fascia or boards |

LININGS

- | | |
|----|---|
| L1 | suspended grid ceiling hung from underside of steel purlins with R7.0 PinkBatts ceiling insulation blanket laid over grid |
| L2 | 13mm gib ultralite ceiling over metal ceiling battens to underside of specified timber ceiling joists or rafters. |
| L3 | 13mm plasterboard wall linings with paint finish over same. |
| L4 | 13mm gib ultralite ceiling over metal ceiling battens on screw fixed suspended ceiling system |

MISCELLANEOUS NOTES

- M1** 20 series concrete block wall with full tanking system and drainage system to rear



DEVELOPED DESIGN OPTION 1

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DD1 ELEVATIONS

CN21-2014

MARCH 2023

DD1-06

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
DO NOT SCALE OFF DRAWINGS. PRINT DATE - 4/04/20

FLOOR

- | | |
|----|--|
| F1 | 150mm thick concrete slab foundation over DPM, sand blinding and compacted hard fill - refer to structural drawings for further details and slab mesh and reinforcing. |
| F2 | 20mm particle board flooring fixed over 250 x 50mm LVL timber floor joists @ 600mm crs |
| F3 | Tray-Dec or similar suspended concrete floor system |
| F4 | new precast concrete stair flights and landing - refer to structural drawings |

W1	0.55mm BMT corrugated vertical timber cladding over Ecoply barrier system to 140 x 45mm H1.2 LVL wall framing with studs @ 400mm crs max. Allow for R4.0 PinkBatts Ultra wall insulation
W2	new solid plaster finish over new concrete block wall and / or concrete column.
W3	James Hardie Stria vertical cladding system over 20mm H3.1 cavity batten system over wall underlayment and H1.2 wall framing..
W4	70mm brick veneer with 40mm cavity with 140 x 45mm LVL wall framing and hangers w/

ROOF

- | | |
|----|---|
| R1 | new longspan truss/corridor roofing on self-supporting building para Auesneh over 75 x 50mm timber sg6 H1.2 purllins at 750mm crs. Purllins over DHS purllins. |
| R2 | new longspan truss/corridor roofing on self-supporting building para Auesneh over 75 x 50mm timber sg6 H1.2 purllins at 750mm crs. Purllins over timber rafters. |
| R3 | 100mm thick PIR profiled insulated roofing panels over 250 DHS purllins @1200mm centres. Purllins fixed with 2M12 bolts to 6mm FL cleats welded to portal frames. |
| R4 | Marley Magnum uPVC roofing with external brackets @ 300mm centres over 50mm thick H31 dressed timber fascia - painted. Continue to Margate. |
| R6 | 140 x 45mm Sg8 H12 ceiling joists at 600mm crs with R7.0 batts fixed between same |
| R6 | prefabricated timber trusses at 1.2m crs |
| R7 | 140 x 45mm timber outriggers at 600mm crs lined to underside with 6mm vlsoboard and with 50mm H21 fascia or boards |

LININGS

- | | |
|----|---|
| L1 | suspended grid ceiling hung from underside of steel purlins with R7.0 PinkBatts ceiling insulation blanket laid over grid |
| L2 | 13mm gib ultralite ceiling over metal ceiling battens to underside of specified timber ceiling joists or rafters. |
| L3 | 13mm plasterboard wall linings with paint finish over same. |
| L4 | 13mm gib ultralite ceiling over metal ceiling battens on screw fixed suspended ceiling system |

MISCELLANEOUS NOTES

- M1** 20 series concrete block wall with full tanking system and drainage system to rear



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DD1 PROPOSED SECTIONS

CN21-2014	DD1-07
MARCH 2023	

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
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DEVELOPED DESIGN OPTION 1

FLOOR

- ## WALLS

- ## ROOF

- ## LININGS

- ### MISCELLANEOUS NOTES

- M1** 20 series concrete block wall with full tanking system and drainage system to rear



SCALE 1:100



SCALE 1:100



SCALE 1:100

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DD1 PROPOSED SECTIONS

CN21-2014	DD1-08
MARCH 2023	

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DEVELOPED DESIGN OPTION 1