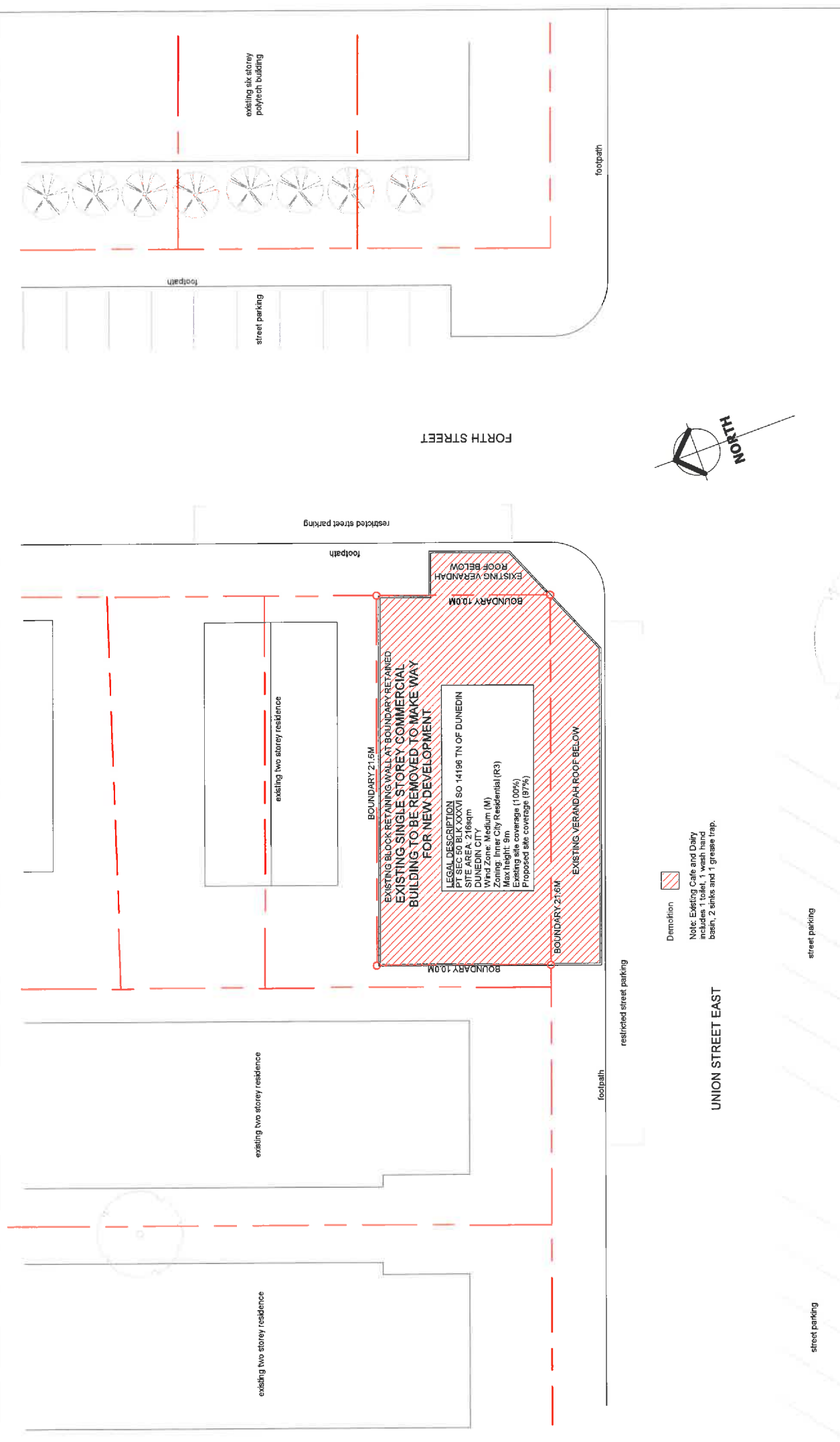


APPENDIX1B: REVISED APPLICATION

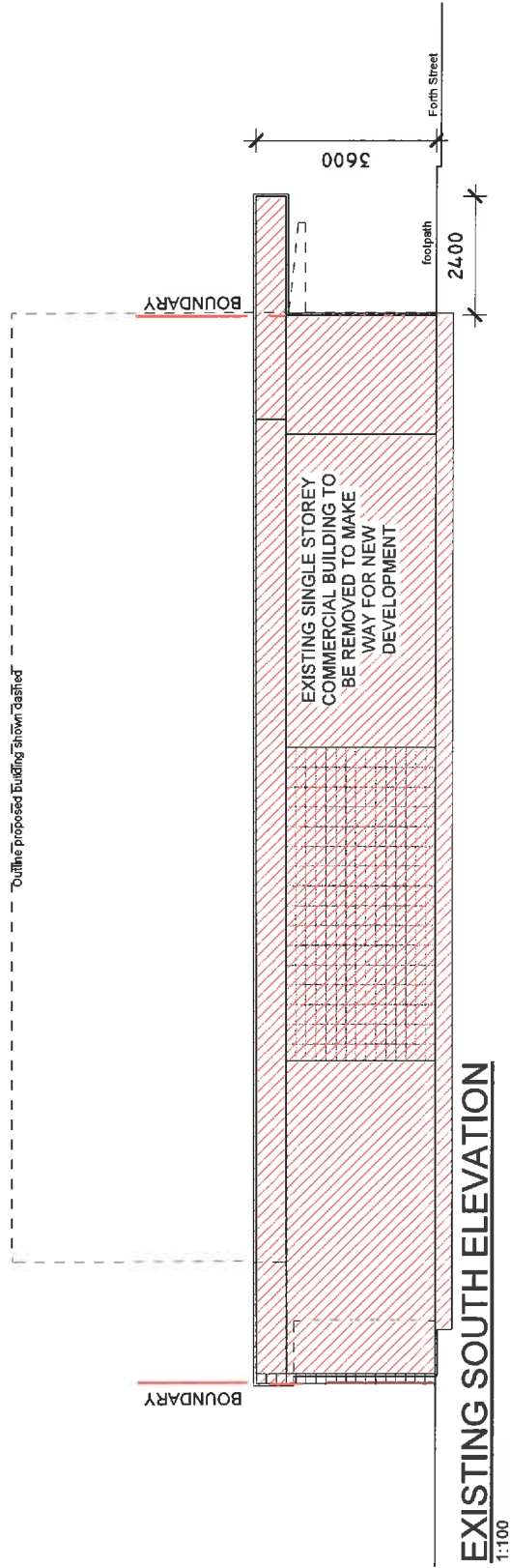
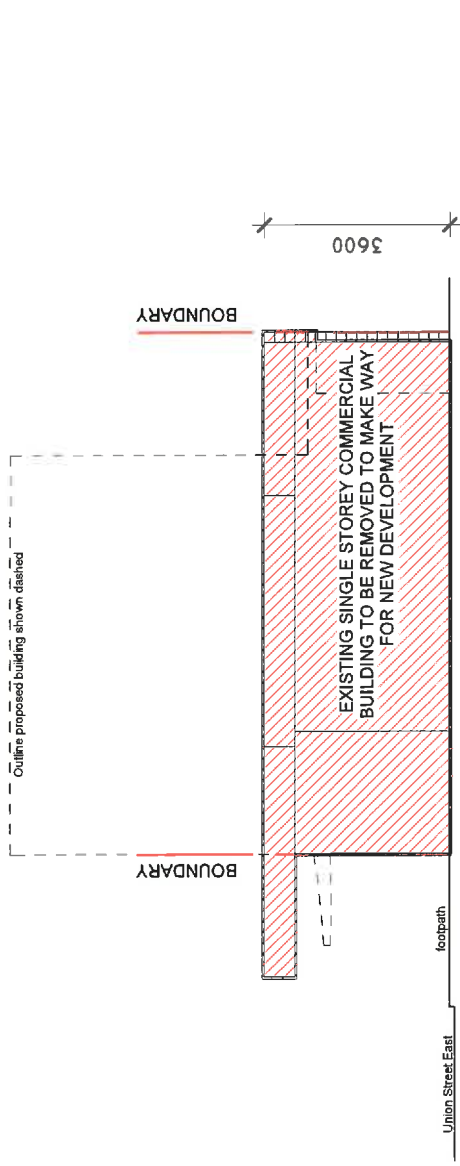
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38. Interior Elevations: Bathrooms	
39. Interior Elevations: Kitchens	
40. Interior Elevations: Laundrys	

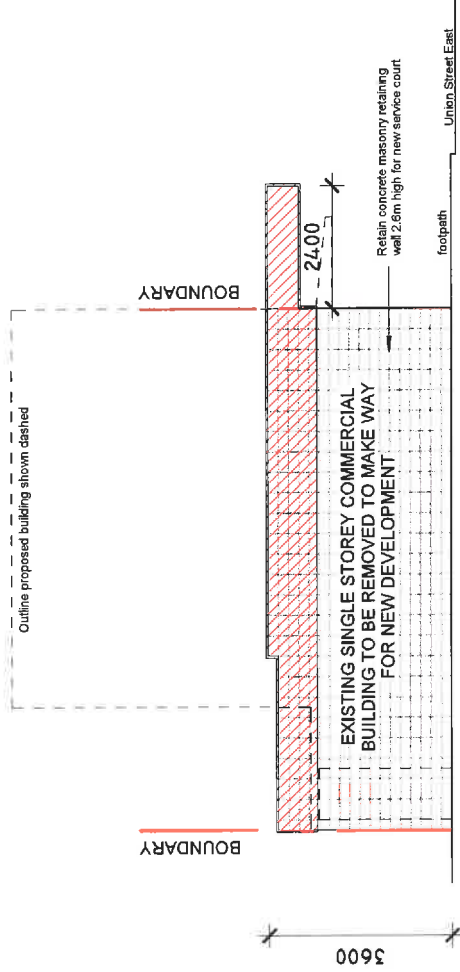


view from intersection
(artist's impression only)



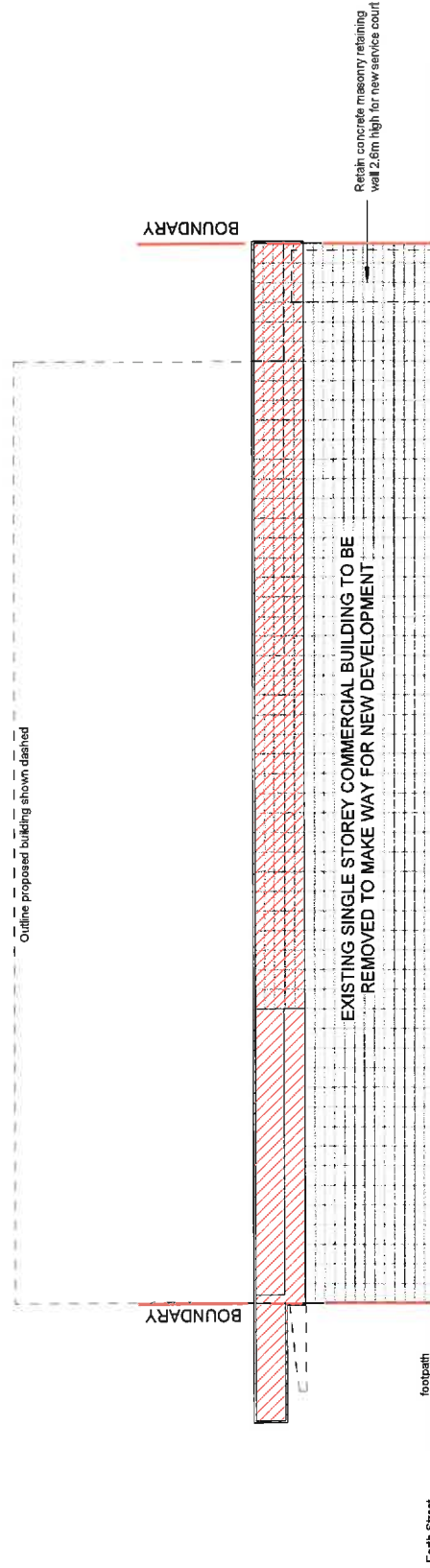
EXISTING SITE PLAN
1:200





EXISTING WEST ELEVATION

1:100



EXISTING NORTH ELEVATION

1:100

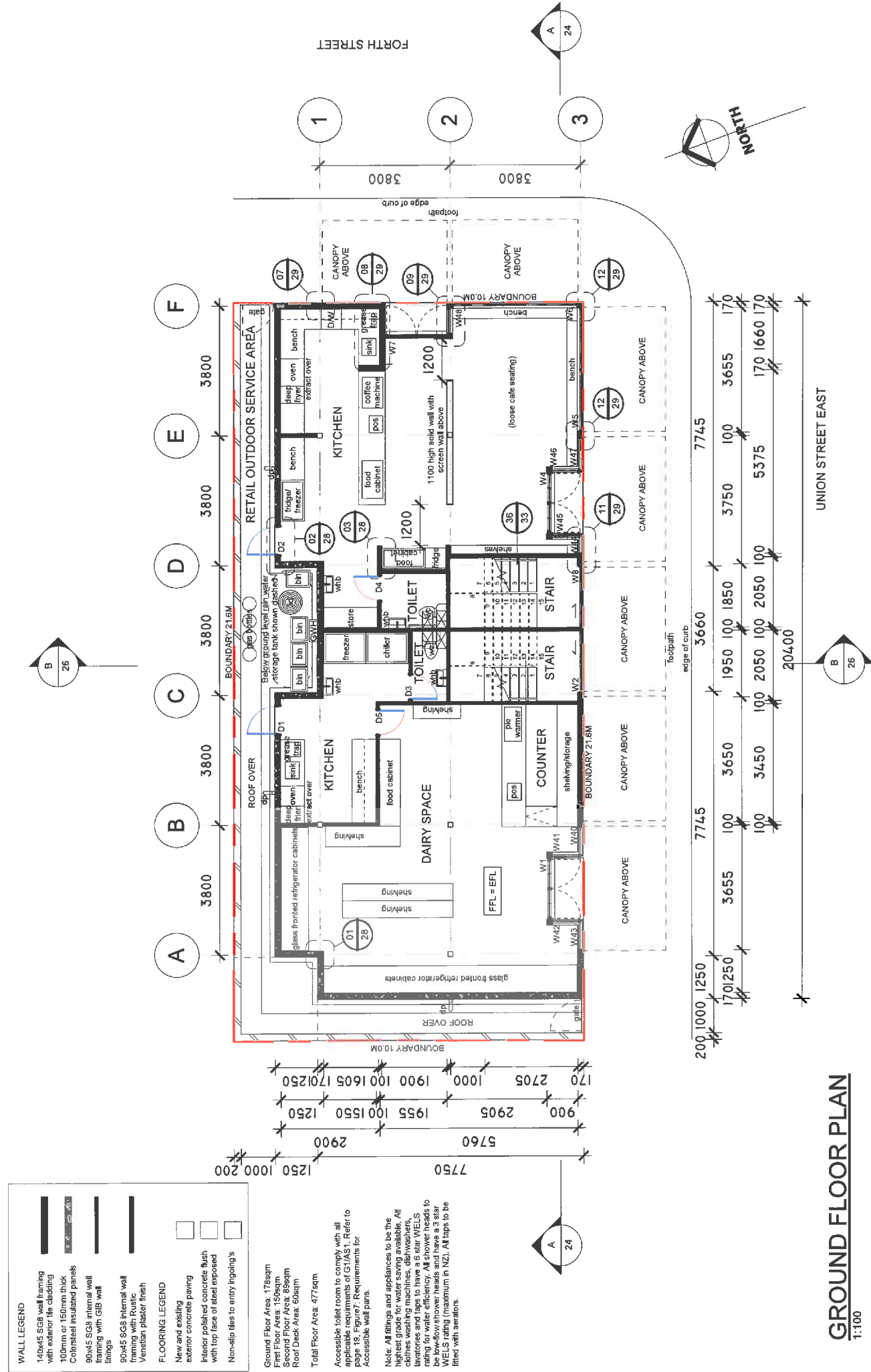
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GROUND FLOOR SERVICES PLAN

1:100

HEATING LEGEND

AC

Indoor Apartment Air conditioning units

AC

Indoor Ceiling mounted Air conditioning units to Cafe and Dairy.

OAC

Outdoor Air conditioning units

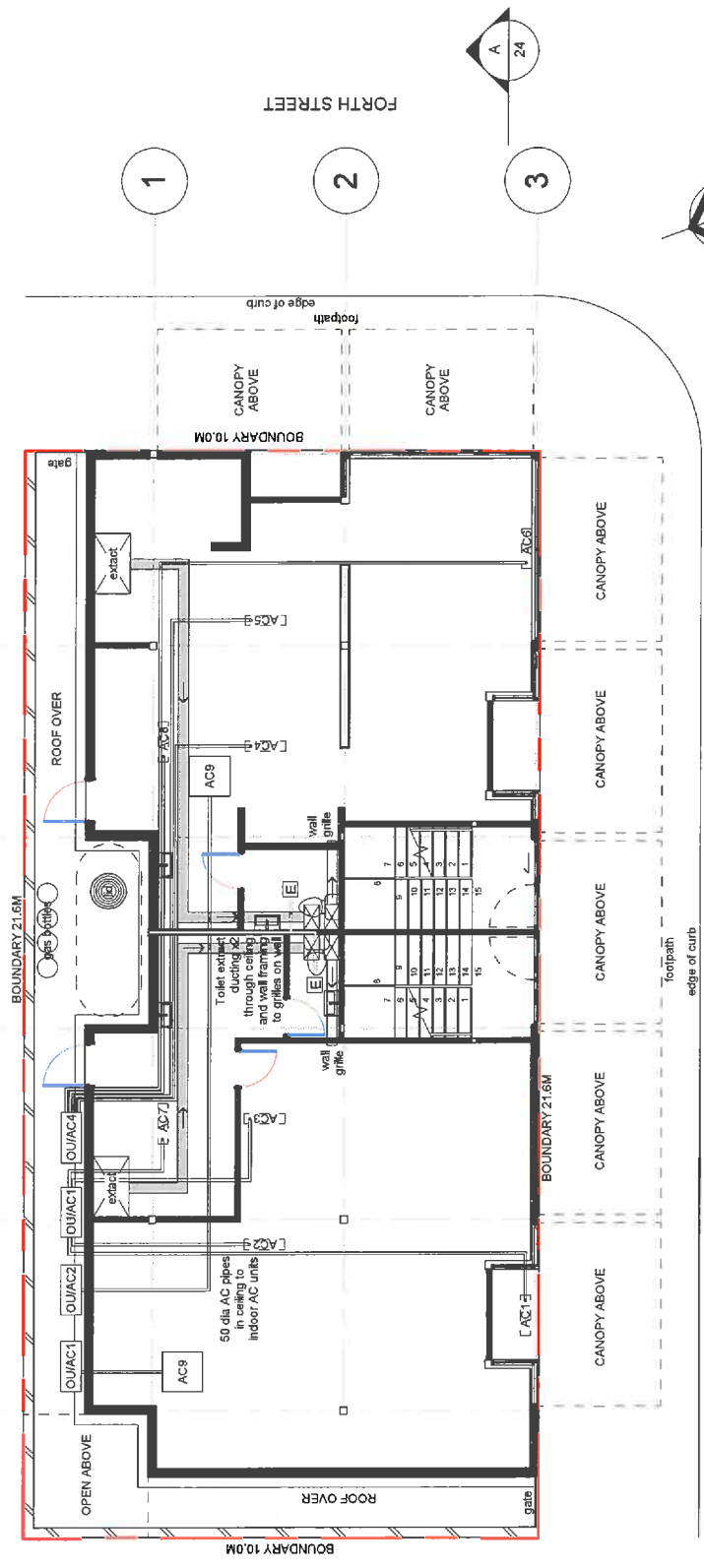
E

Ceiling mounted extract with ducting in ceiling to exterior grills in wall or roof

Supply air duct from roof to Cafe and Dairy in vertical duct and ceiling

Commercial extract ducting in ceiling to vertical duct to roof

Ground Floor Area: 178sqm
First Floor Area: 150sqm
Second Floor Area: 89sqm
Roof Deck Area: 60sqm
Total Floor Area: 477sqm



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LEGEND

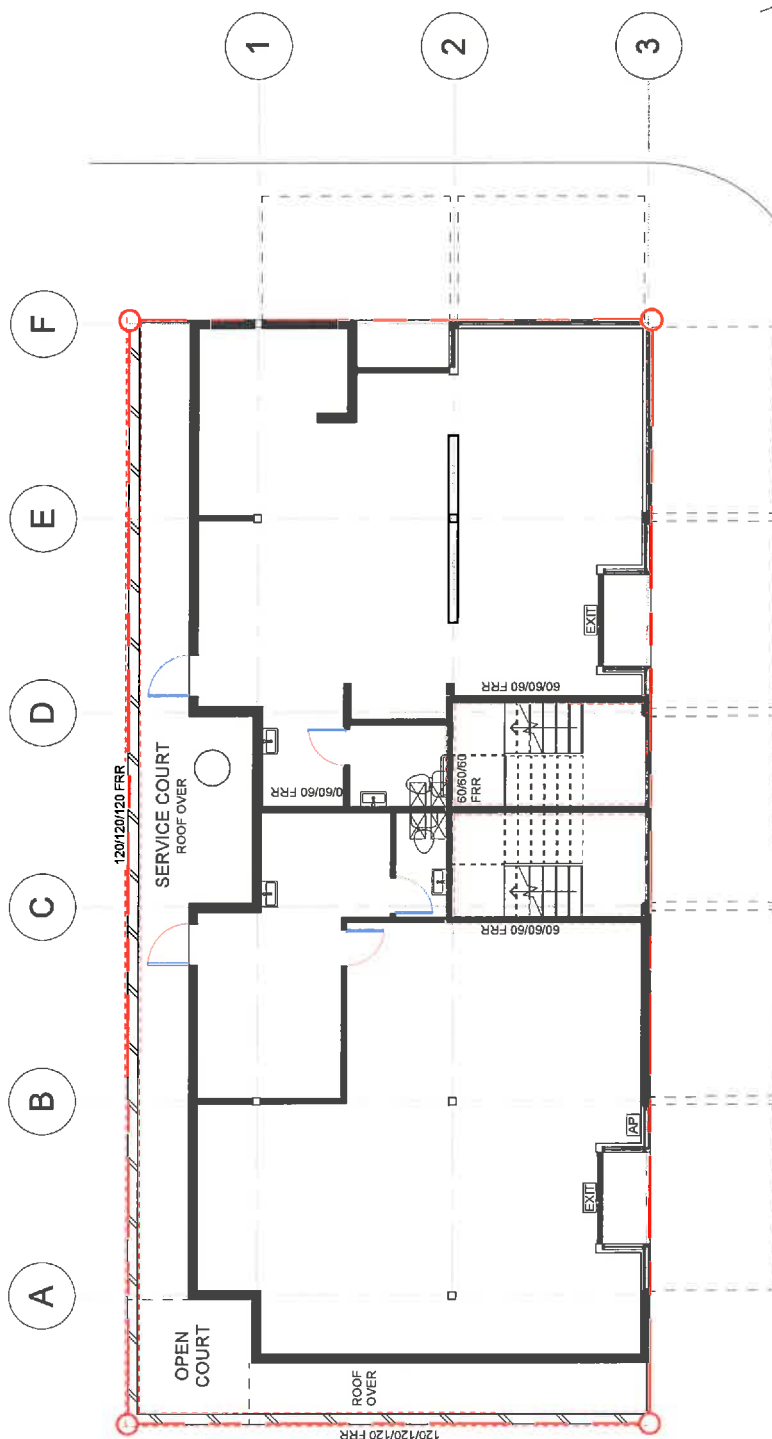
- 60/60/60 FRR to ground level roofs (150 thick concrete roof)
- 60/60/60 FRR floor (150mm thick concrete floor)
- Fire rate wall as noted
- EXIT
- AP
- Fire alarm panel
- Smoke alarm to be located within 3m of every bedroom door and on escape routes.

Note: Type 3 or 4 alarm system which activates alerting devices in apartment sleeping areas

Note: All loadbearing steelwork to be coated with intumescent paint as per fire engineering report and specification.

Note: Read in conjunction with Fire Engineering design Report by ASBIC

Ground Floor Area: 178sqm
 First Floor Area: 150sqm
 Second Floor Area: 88sqm
 Roof Deck Area: 60sqm
 Total Floor Area: 477sqm



UNION STREET EAST

GROUND FLOOR FIRE PLAN

1:100

Sanitary Plumbing & Drainage design to NZS/AS1 3500

KEY

Surface water drain
100mm dia SW

Foul water drain
100mm dia FW

100/50 Terminal Vent

TV

Overflow Relief Gully trap

ORG

Inspection Junction G3/AS2

Dwopipe 100dia

80 dia pipe in tree drainage backfill on fall to connect into sump each side of building

Demolished drainage channel

Soil stack	SS o
Membrane roof high point	HP
Roof low profile rain water outlet	rwo ☉
Membrane roof rain water outlet and overflow outlet	rwo & ☉ overflow

Note: Read in conjunction with Schematic Plumbing Layout

2D12 trimmers @ all internal corners
Provide slab thickenings under all load
Slab Rebates & Recesses:
Form rebates for shower 10mm step
down with 20mm fall in slab to shower
channel

SP - Steel Posts
fixings into concrete slab as per engineer drawings
Direction of Flatdeck steel trays

KEY

Suspended concrete slab as per engineer drawings and Dimond Flatdeck specifications

Area of lower slab retained for exterior concrete paving 50mm below FFL

Timber framed walls over

Steel beams as per engineer drawings
 SP1 150SHS steel post (by engineer)
 150/75 RHS steel post (by engineer)

Note: Polished concrete floor flush with top edge of steel beams exposed

Note: Read drawings in conjunction with structural engineer drawings prepared by Upright Ltd

FIRST FLOOR FOUND

1:100

GARY TOD

ARCHITECTURE

SAINT JOHN'S

FIRST FLOOR FOUNDATION PLAN

$$\frac{1}{100}$$

GARY TODD
ARCHITECTURE

[illegible]**NZIA**
PRACTICE

Proposed

Development

138 Union Str

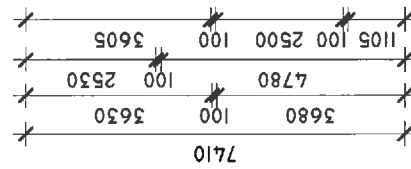
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Project: 1059
Date: 2/20/2016
Drawn: GFA

U

98



Note: All fittings and appliances to be the highest grade for water saving available. All clothes washing machines, dishwashers, lavatories and taps to have a 6 star WELS rating for water efficiency. All shower heads to be low-flow shower heads and have a 3 star WELS rating (maximum in NZ). All taps to be fitted with aerators.

$$\frac{1}{1:100}$$

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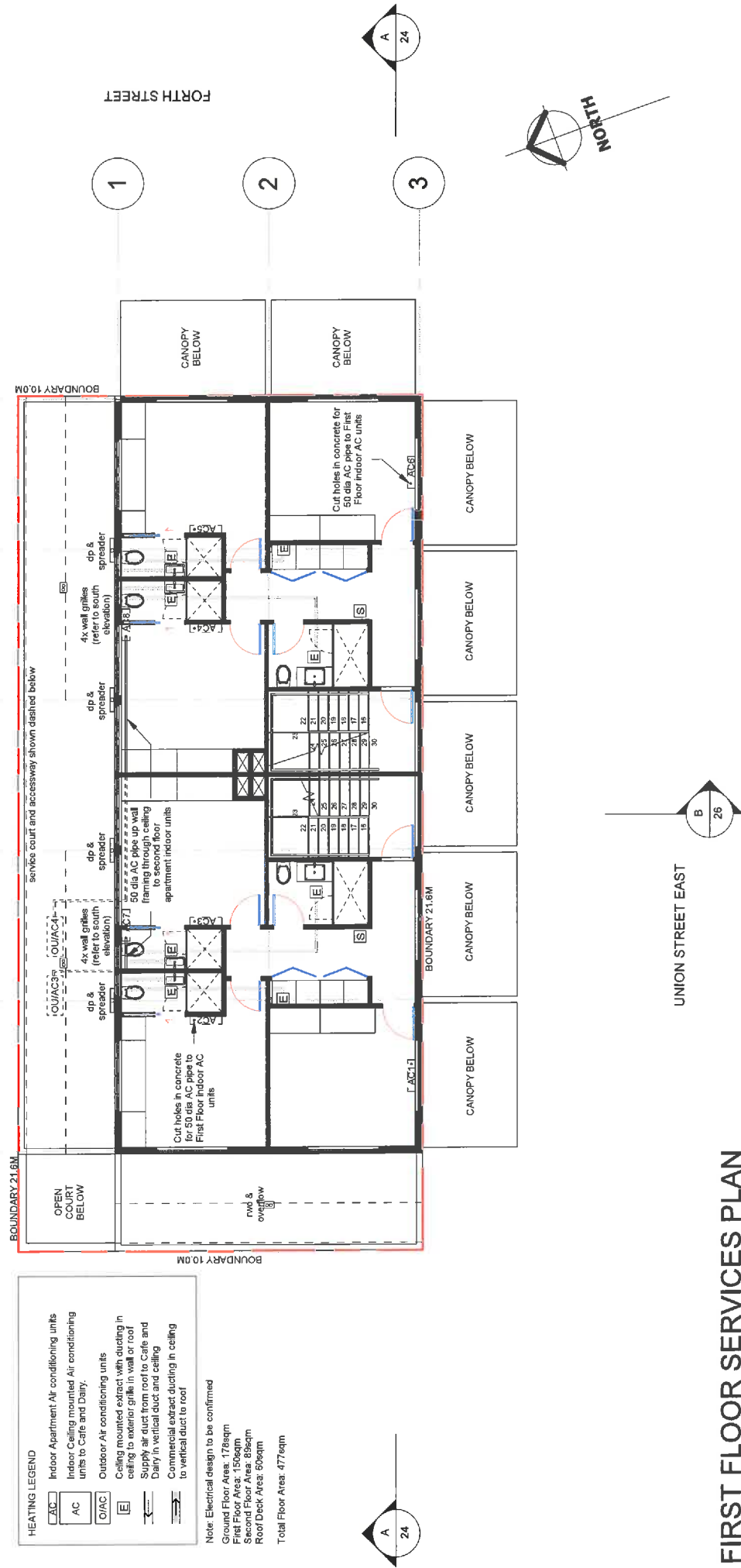
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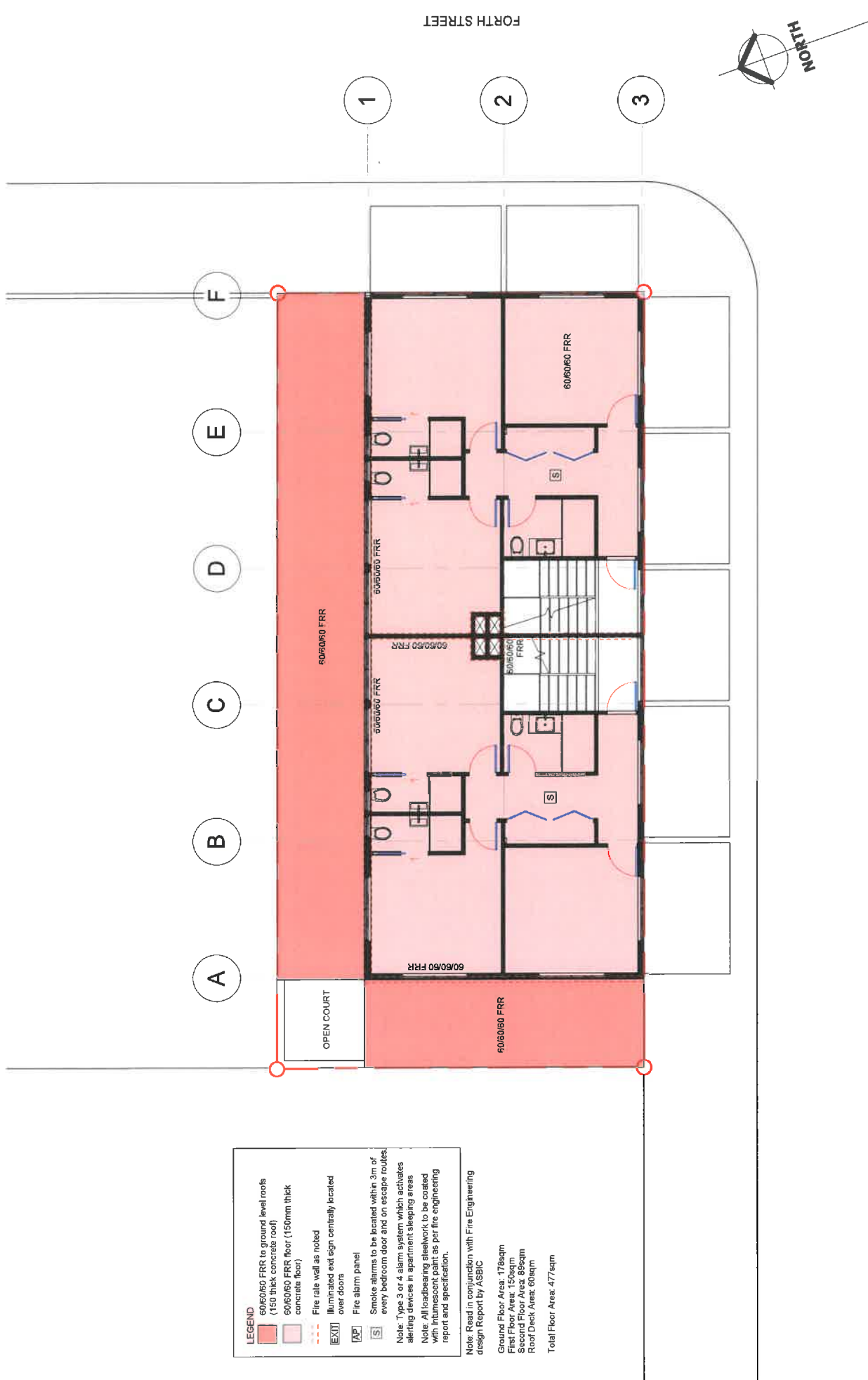


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FIRST FLOOR SERVICES PLAN

1:100





FIRST FLOOR FIRE PLAN 1:100

UNION STREET EAST

FIRST FLOOR FOUNDATION PLAN

1:100

PLUMBING & DRAINAGE

Sanitary Plumbing & Drainage design to NZS/AS1 3500

DN40mm dia 1:40 Gradient waste
DN100mm dia 1:50 Gradient waste
All drainage below slab level to be DN100mm dia 1:60 Gradient
100mm dia surface water drain 1:60 Gradient
100mm dia Foul drain 1:60 Gradient

KEY
Surface water drain 100mm dia SW
Foul water drain 100mm dia FW
100x50 Terminal Vent TV
Overflow Relief Gully Trap ORG
Inspection Junction G13/AS2 U
Downpipe 100dia dp
80 dia drain coil in free drainage backfill on fall to connect into sump each side of building
Proprietary drainage channel
Solid stack SS o
Membrane roof high point HP
Roof low profile rain water outlet rwo
Membrane roof rain water outlet rwo & overflow
and overflow outlet

Note: Read in conjunction with Schematic Plumbing Layout

SLAB DETAILS

2012 trimmers @ all internal corners

Provide slab thickenings under all load

Slab Rebates & Recesses:

Form rebates for shower 10mm step down with 20mm fall in slab to shower channel

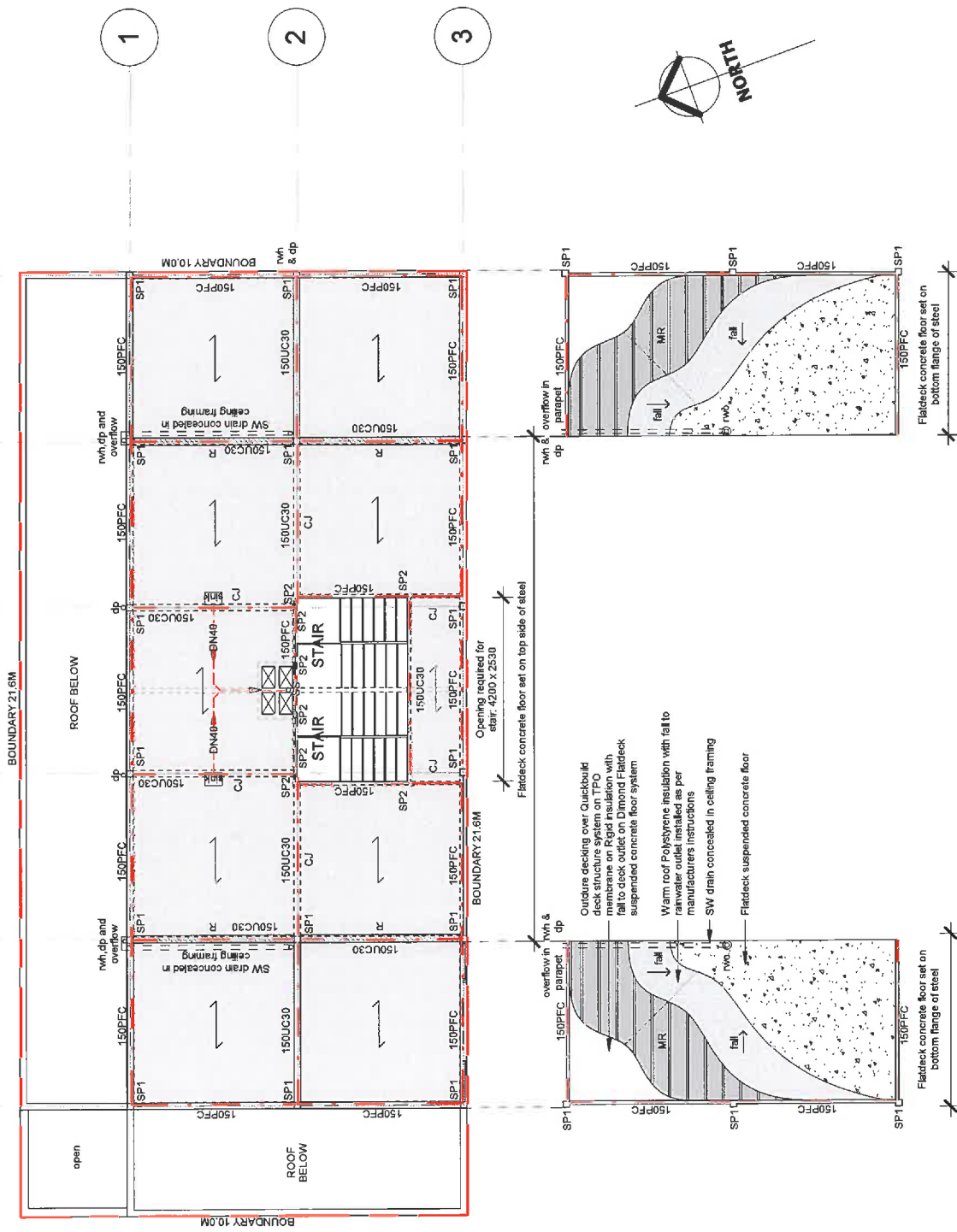
SP - Steel Posts

flings into concrete slab as per engineer drawings

Direction of Flatdeck steel trays

KEY
Suspended concrete slab as per engineer drawings and Diamond Flatdeck specifications
Area of lower slab retained for exterior concrete paving 50mm below FFL
Timber framed walls over
Steel beams as per engineer drawings
SP1 150SHS steel post (by engineer)
SP2 150x75 RHS steel post (by engineer)
CJ Control joint cut in slab on grid lines

Note: Read drawings in conjunction with structural engineer drawings prepared by Upright Ltd



Proposed Development - 138 Union Street East - Dunedin

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SECOND FLOOR PLAN

1:100

WALL LEGEND

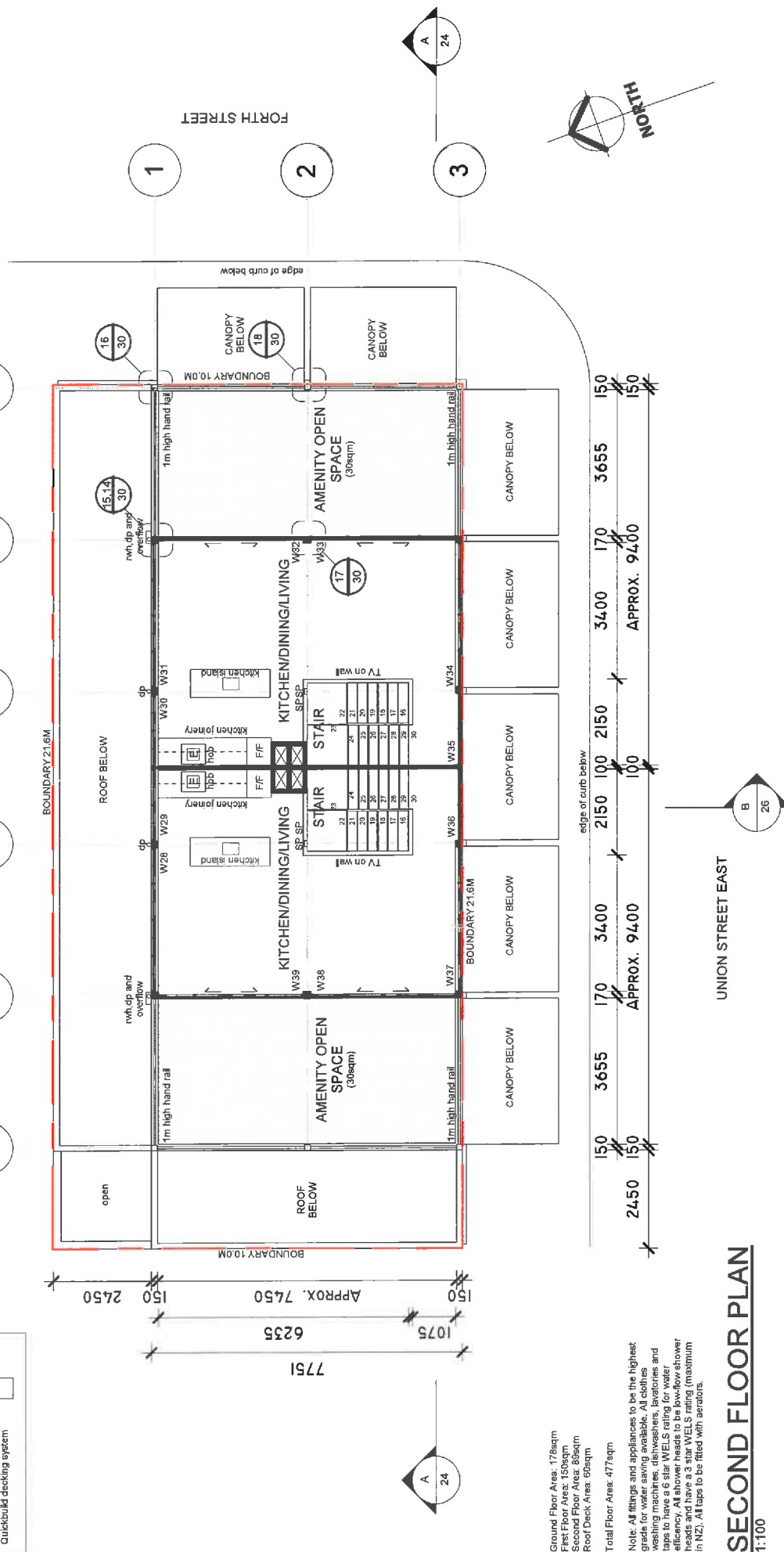
140x45 SG8 wall framing
with exterior tile cladding

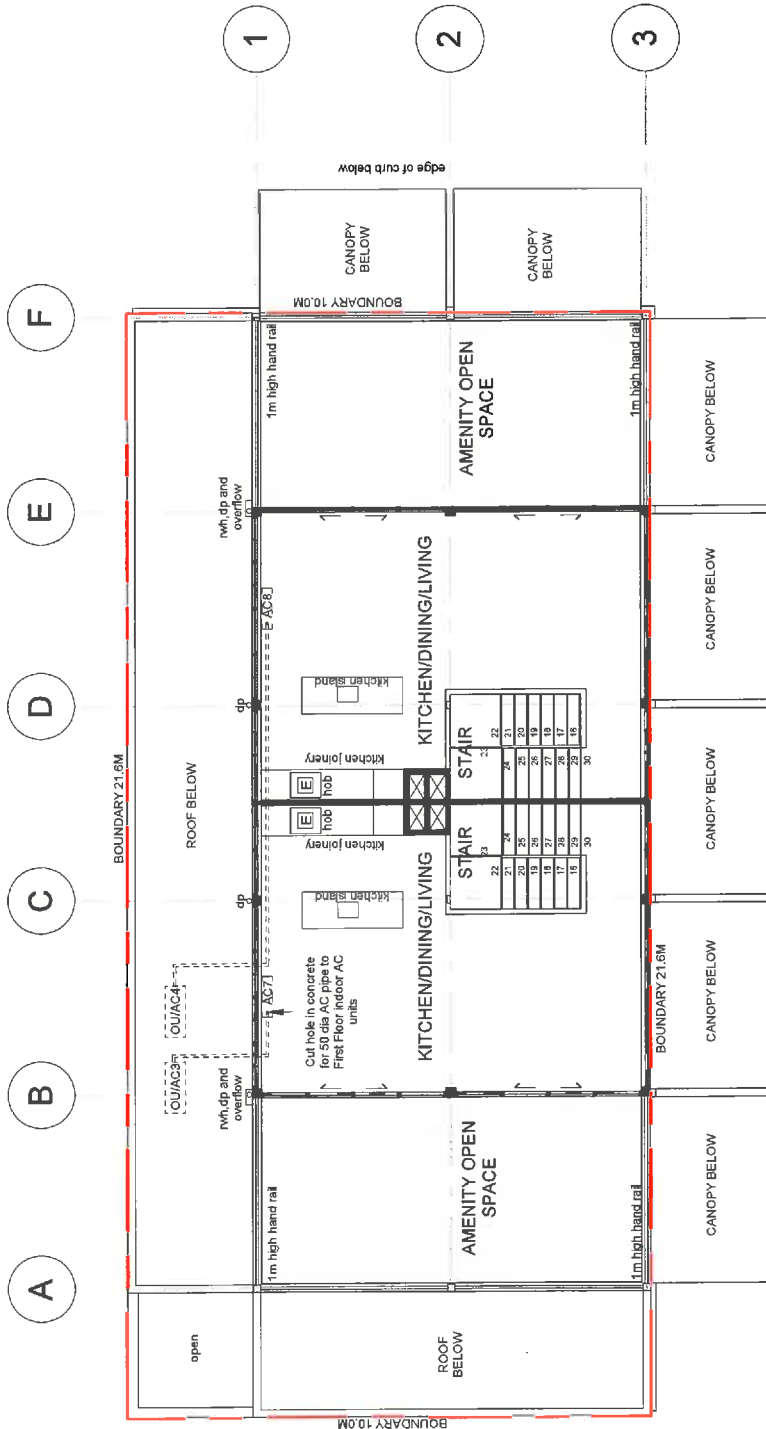
90x45 SG8 internal wall
framing with GIB wall
linings

FLOORING LEGEND

Interior polished concrete flush
with top face of steel exposed
decking

Quickbuild decking system





- HEATING LEGEND**
- Indoor Apartment Air conditioning units
 - Indoor Ceiling mounted Air conditioning units to Cafe and Dairy.
 - Outdoor Air conditioning units
 - Ceiling mounted extract with ducting in ceiling to exterior grille in wall or roof
 - Supply air duct from roof to Cafe and Dairy in vertical duct and ceiling
 - Commercial extract ducting in ceiling to vertical duct to roof

Note: Electrical design to be confirmed

Ground Floor Area: 178sqm
 First Floor Area: 159sqm
 Second Floor Area: 89sqm
 Roof Deck Area: 68sqm
 Total Floor Area: 477sqm

SECOND FLOOR SERVICES PLAN

1:100



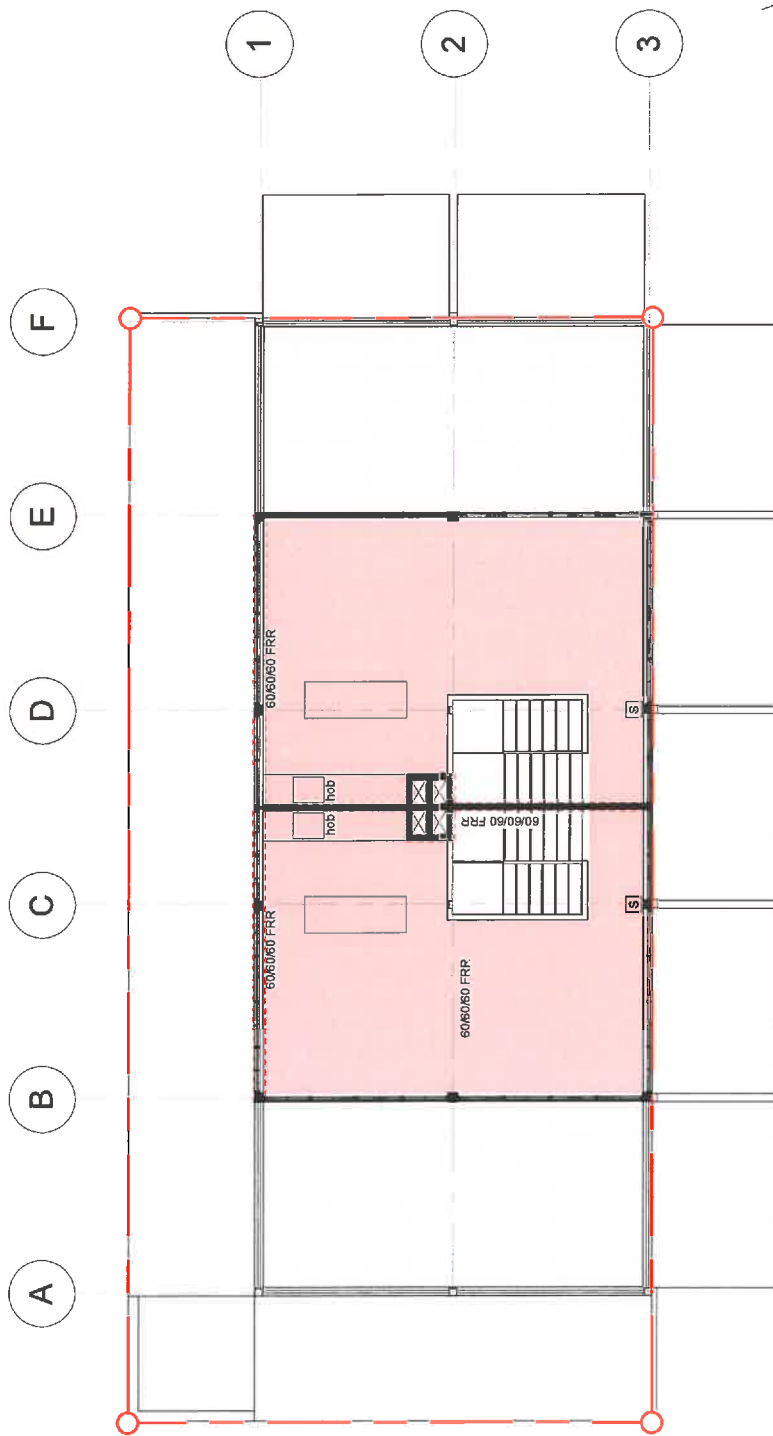
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 Date: 23/09/2016
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LEGEND

- 60/60/60 FRR to ground level roofs (150 thick concrete roof)
- 60/60/60 FRR floor (150mm thick concrete floor)
- Fire rate wall as noted
- Illuminated exit sign centrally located over doors
- Fire alarm panel
- Smoke alarms to be located within 3m of every bedroom door and on escape routes.
- Note: Type 3 or 4 alarm system which activates alerting devices in apartment sleeping areas
- Note: All loadbearing steelwork to be coated with intumescent paint as per fire engineering report and specification.

Note: Read in conjunction with Fire Engineering design Report by ASBIC

Ground Floor Area: 178sqm
First Floor Area: 150sqm
Second Floor Area: 89sqm
Roof Deck Area: 60sqm
Total Floor Area: 477sqm

SECOND FLOOR FIRE PLAN

1:100

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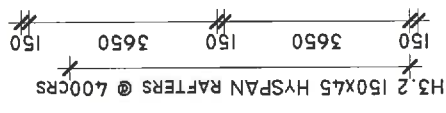
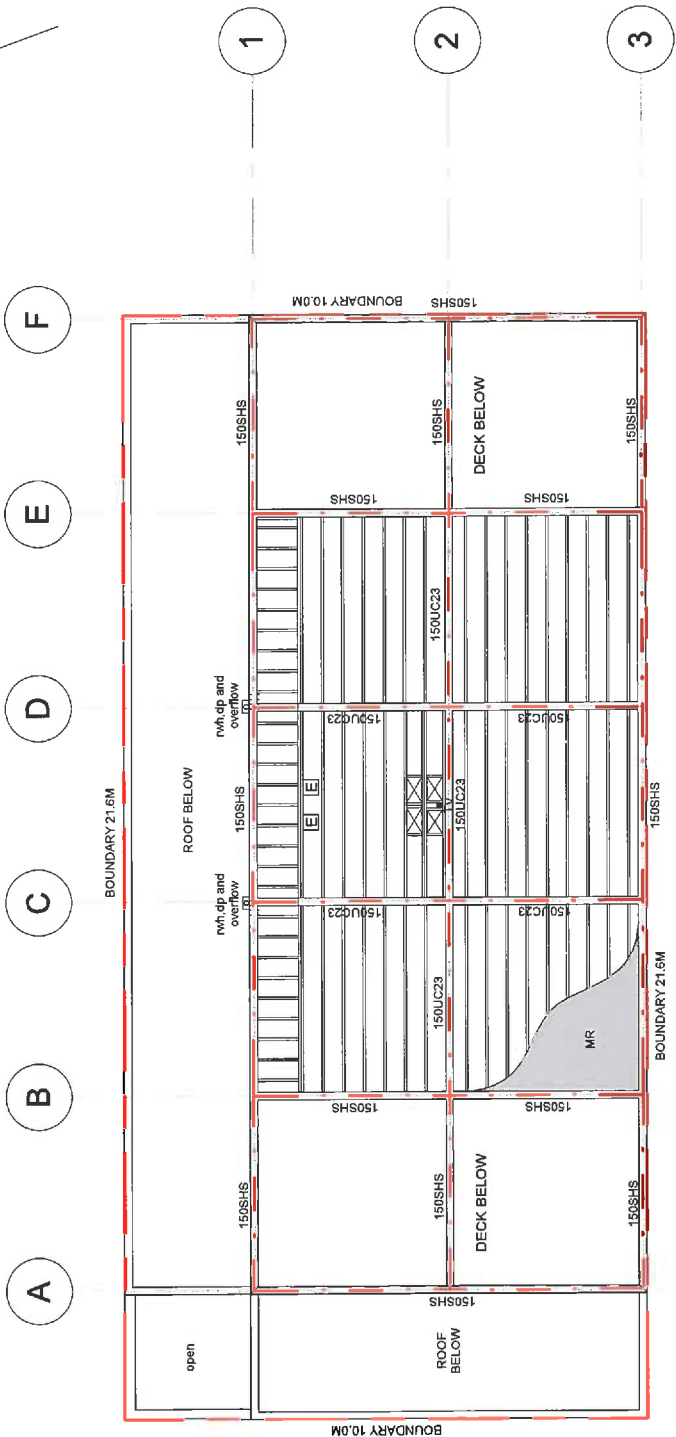
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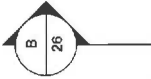


GUTTER FRAMING H3.2 90X45 SG8 RAFTERS @ 400CRS



ROOF FRAMING PLAN

1:100



ROOFING MATERIALS

- TPO membrane roofing on H3.2 18mm plywood on framing over H3.2 roof framing set to fall to gutter as per manufacturers information
- Poly drain coil in gutter
- Catchment plan area = 82sqm

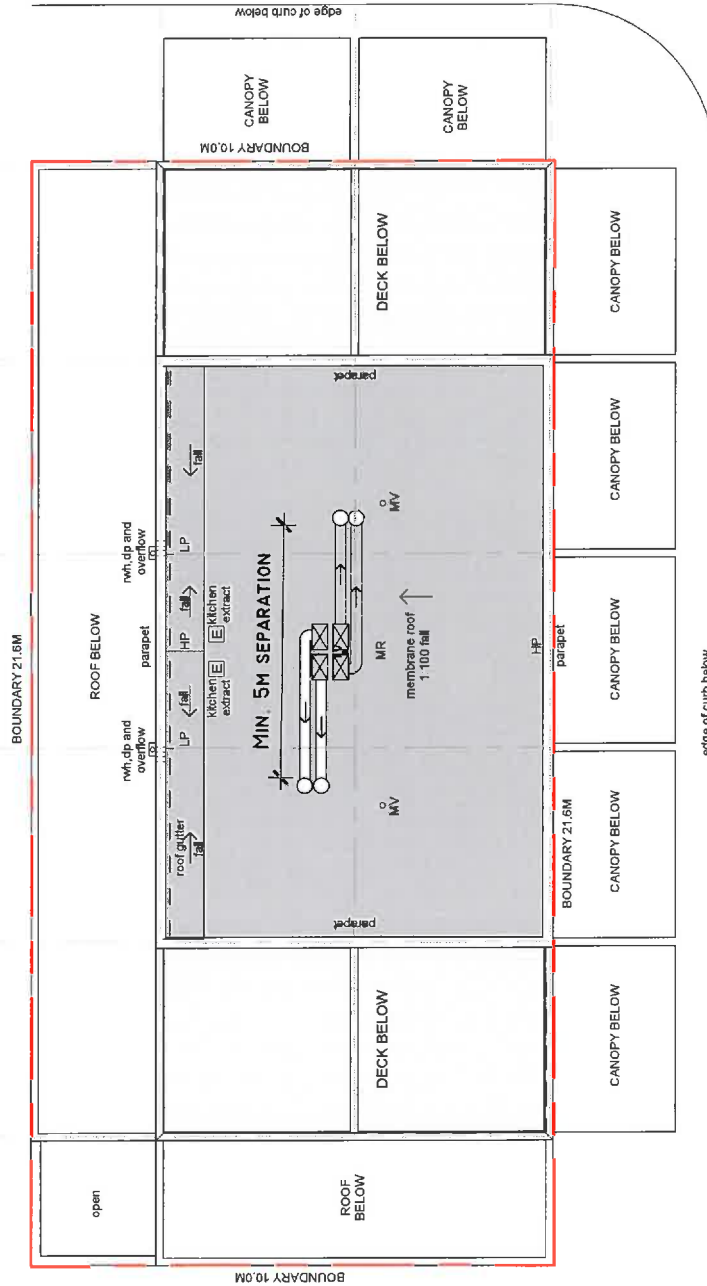
LEGEND

- MV membrane roof vent
- TV Terminal vent and roof cowl
- roof extract
- MR membrane roof

HEATING LEGEND

- Duct roof cowl
- Supply air duct from roof to Cafe and Dairy
- Commercial extract ducting from Cafe and Dairy to roof
- Note: Ducting fitted with sound reduction devices where applicable
- Note: Install roof ducting in position to minimise visual impact from street.

Ground Floor Area: 178sqm
First Floor Area: 150sqm
Second Floor Area: 89sqm
Roof Deck Area: 60sqm
Total Floor Area: 477sqm



ROOF PLAN
1:100

WINDOW SCHEDULE

W#	SIZE W x H
W1	1800 x 2400
W2	1800 x 2400
W3	1800 x 2400
W4	1800 x 2400
W5	3500 x 2000
W6	3500 x 2000
W7	3500 x 2400
W8	1800 x 1800
W9	600 x 1800
W10	1800 x 1800
W11	1800 x 1800
W12	1800 x 1800
W13	1800 x 1800
W14	1800 x 1800
W15	600 x 1800
W16	600 x 1800
W17	1800 x 1800
W18	1800 x 1800
W19	1800 x 1800
W20	1800 x 1800
W21	1800 x 1800
W22	1800 x 2400
W23	1800 x 2400
W24	1800 x 1800
W25	1800 x 1800
W26	1800 x 1800
W27	1800 x 1800
W28	3500 x 1600
W29	1500 x 1800
W30	1500 x 1800
W31	3500 x 1600
W32	3500 x 2400
W33	3500 x 1600
W34	3500 x 1600
W35	1800 x 1800
W36	1800 x 1800
W37	3500 x 1600
W38	3500 x 2400
W39	3500 x 2400
W40	900 x 2000
W41	900 x 2000
W42	900 x 2000
W43	900 x 2000
W44	900 x 2000
W45	900 x 2000
W46	900 x 2000
W47	900 x 2000
W48	800 x 2000

s = Safety Glass

fs = Fixed Pane

ss = Security Stay

Note: All windows below

steel beams

Note: Timber window

trimmers sized as per

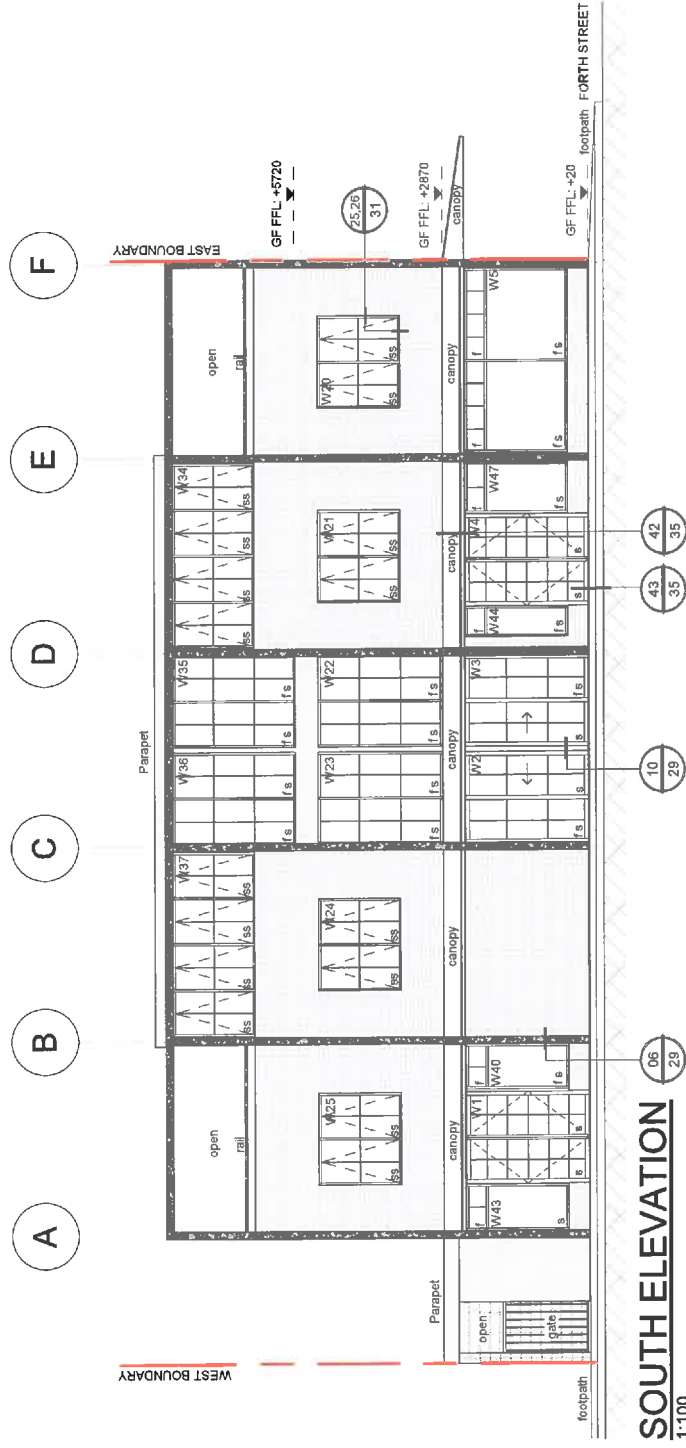
NZS3604

DOOR SCHEDULE:

D#	SIZE W x H	DESCRIPTION
D1	810 x 2400	Black aluminium hinged door in aluminium frame with pull handles and lockset
D2	810 x 2400	Black aluminium hinged door in aluminium frame with pull handles and lockset
D3	710 x 2400	Hinged door with latchset, privacy lock and door stop
D4	710 x 2400	Hinged door with latchset, privacy lock and door stop
D5	710 x 2400	Hinged door with latchset, privacy lock and door stop
D6	710 x 2400	Hinged door with latchset, privacy lock and door stop
D7	750 x 2400	Cavity slider with pull handles both sides
D8	750 x 2400	Cavity slider with pull handles both sides
D9	750 x 2400	Cavity slider with pull handles both sides
D10	750 x 2400	Cavity slider with pull handles both sides
D11	750 x 2400	Hinged door with lockset and doorstop
D12	750 x 2400	Hinged door with lockset and doorstop
D13	750 x 2400	Hinged door with lockset and doorstop
D14	750 x 2400	Hinged door with lockset and doorstop
D15	2400 x 2400	Double blind doors with pull handles on track top and bottom
D16	2400 x 2400	Double blind doors with pull handles on track top and bottom
D17	750 x 2400	Hinged door with latchset, doorstop and privacy lock
D18	750 x 2400	Hinged door with latchset, doorstop and privacy lock
D19	750 x 2400	Hinged door with latchset, doorstop and privacy lock
D20	750 x 2400	Hinged door with latchset, doorstop and privacy lock
D21	750 x 2400	Hinged door with latchset, doorstop and privacy lock
D22	750 x 2400	Hinged door with lockset and doorstop

MATERIAL LEGEND

Upper Level Roof Cladding: TPO Membrane roofing on plywood on roof framing set to fall	Wall Cladding 1: Glazed ceramic tiles on hardiebacker over cavity battens and burling wrap on wall framing.
Lower Level Roof Cladding: TPO Membrane roofing on plywood on roof framing set to fall	Wall Cladding 2: Coloured insulated panels with smooth finish
Flashings: Coloured or aluminium flashings	Exposed Steel Work shown thus
Timber Decks: Quickbuild Outdoor Decking System as per manufacturers instruction over membrane on rigid insulation set to fall to rain water outlets	Coloured flashings, rain water heads, downpipes and spreaders shown thus
Exterior Joinery: Architectural Series Powder coated aluminium joinery units with Astrigal Bars and clear low-e double glazing.	Existing and new block walls shown thus
Foundation: Refer to structural drawings by Upright Ltd	



SOUTH ELEVATION

1:100



	Wall Cladding 1: Glazed ceramic tiles on hardibacker over cavity battens and building wrap on wall framing.
	Wall Cladding 2: Colorsteel insulated panels with smooth finish
	Exposed Steel Work shown thus
	Colorsteel flashings: rain water heads, downpipes and splayers shown thus
	Existing and new block walls shown thus

MATERIAL LEGEND

Upper Level Roof Cladding: TPO Membrane roofing on plywood on roof framing set to fall

Lower Level Roof Cladding: TPO Membrane roofing on concrete screed or rigid insulation set to fall to rain water outlets on flatdeck concrete roof system

Flashings: Colorsteel or aluminum flashings

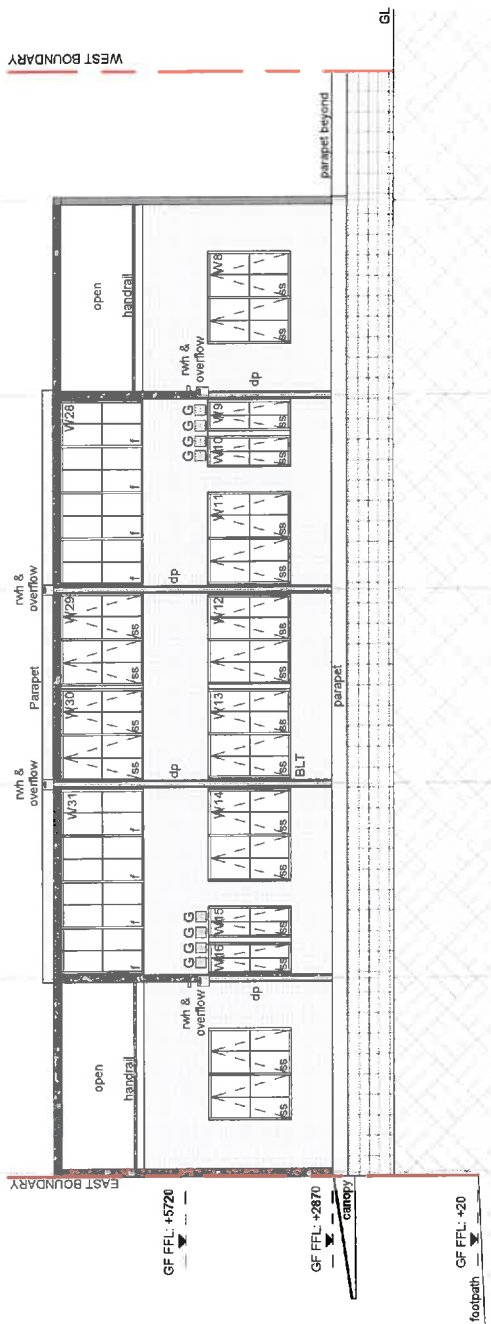
Soffit lining: Underside of flatdeck composite tray exposed

Timber Decks: Quickbuild Outdure Decking System as per manufacturing instruction over membrane on rigid insulation set to fall to rain water outlets

Exterior Joinery: Architectural Series Powder coated aluminum joinery units with Astrigal Bars and flat low-e double glazing.

Foundation: Refer to structural drawings by Upright Ltd

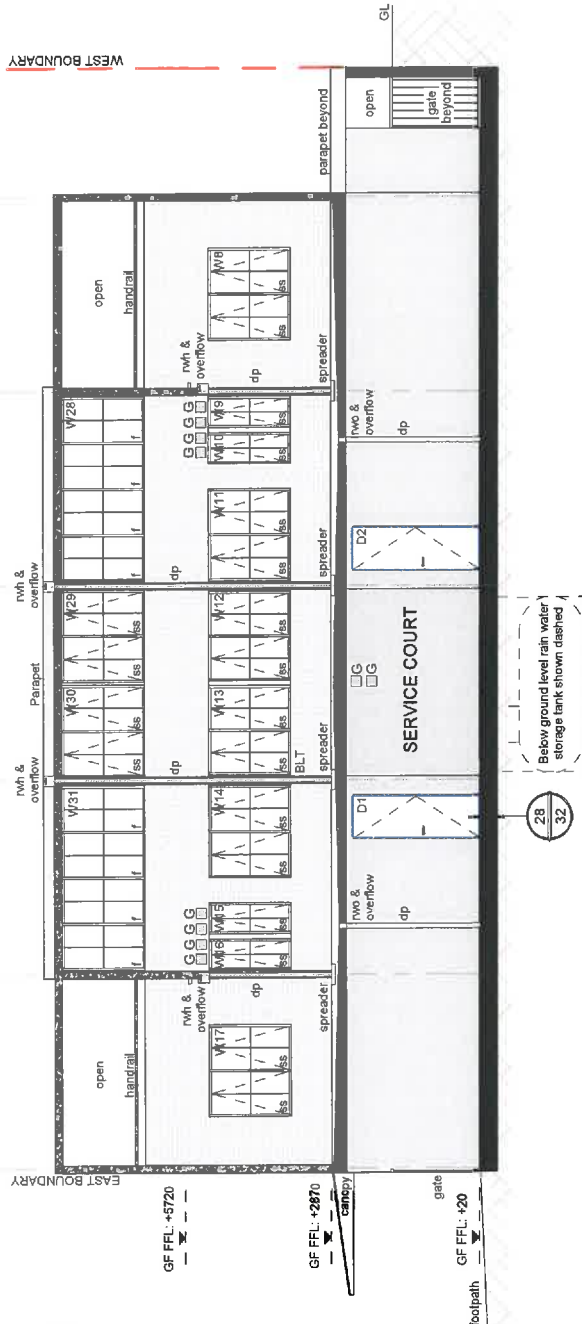
NORTH ELEVATION 1:100



MATERIAL LEGEND

Upper Level Roof Cladding: TPO Membrane roofing on plywood on roof framing set to fall	Wall Cladding 1: Glazed ceramic tiles on hardiebacker over cavity battens and building wrap on wall framing.
Lower Level Roof Cladding: TPO Membrane roofing on concrete screed or rigid insulation set to fall to rain water outlets on FlatDeck concrete roof system	Wall Cladding 2: Coloured insulated panels with smooth finish
Flashings: Coloured or aluminium flashings	Exposed Steel Work shown thus
Soffit lining: Underside of FlatDeck corrugate tray exposed	Coloured flashings, rain water heads, downpipes and spreaders shown thus
Timber Deck: Quickbuild Outdure Decking System as per manufacturers instruction over membrane on rigid insulation set to fall to rain water outlets	Existing and new block walls shown thus
Exterior Joinery: Architectural Series Powder coated aluminium joinery units with Aeralgal Bars and clear low-e double glazing.	Low profile extract wall grille with black finish to match exposed steelwork
Foundation: Refer to structural drawings by Upright Ltd	

NORTH SECTION 1:100



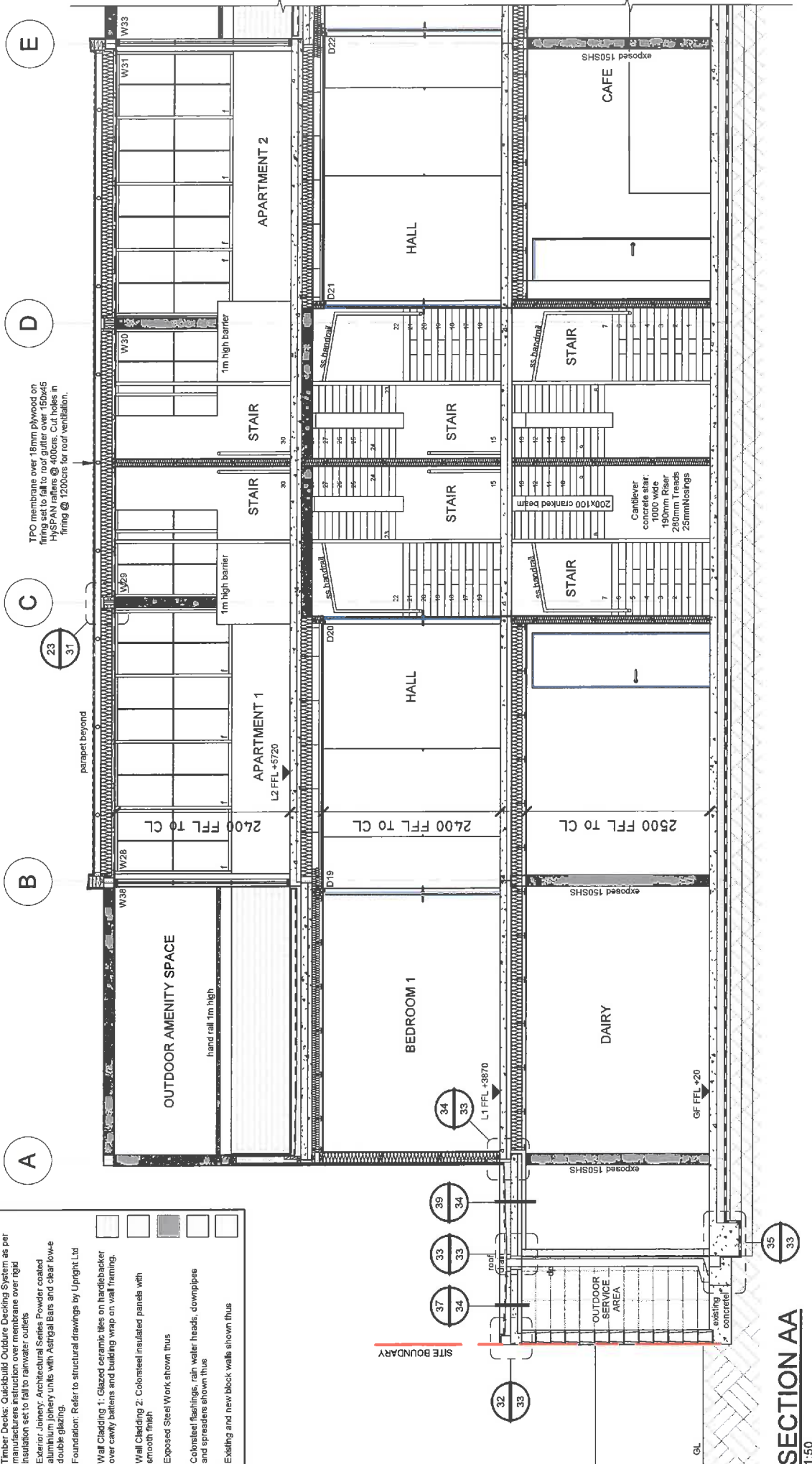


Upper Level Roof Cladding: TPO Membrane roofing on plywood on roof framing set to fall
Lower Level Roof Cladding: TPO Membrane roofing on concrete screed or rigid insulation set to fall to drain water out onto the Flatdeck concrete roof system
Flashings: Colanised or aluminium flashings
Soffit lining: Urethane or Flatdeck composite lay exposed
Timber Decks: Quickdeck Outline Decking System as specified over membrane on rigid insulation set to fall to rain water outlets
Roof Joist: Architectural Series Powder coated aluminium joist units with Astragal Bars and clear low double glazing.
Foundation: Refer to structural drawings by Upright Ltd

	Wall Cladding 1: Glazed ceramic tiles on hardbacker over cavity battens and bulking wrap on wall framing.
	Wall Cladding 2: Colorsteel insulated panels with smooth finish
	Exposed Steel Work shown thus
	Colorsteel flashings, rain water heads, downpipes and sputters shown thus
	Existing and new block walls shown thus

MATERIAL LEGEND

- Upper Level Roof Cladding: TPO Membrane roofing on plywood on roof framing set to fall
- Lower Level Roof Cladding: TPO Membrane roofing on concrete screed or rigid insulation set to fall to rain water outlets on FlatDeck concrete roof system
- Flashings: Colosteel or aluminium flashings
- Soffit lining: Underside of Flatdeck corrugate tray exposed
- Timber Decks: Quickbuild Outdoor Decking System as per manufacturer's instruction over membrane over rigid insulation set to fall to rainwater outlets
- Exterior Joinery: Architectural Series Powder coated aluminium joinery units with Astrigal Bars and clear low-e double glazing.
- Foundation: Refer to structural drawings by Upright Ltd
- Wall Cladding 1: Glazed ceramic tiles on hardbacker over cavity battens and building wrap on wall framing.
- Wall Cladding 2: Colosteel insulated panels with smooth finish
- Exposed Steel Work shown thus
- Colosteel flashings, rain water heads, downpipes and spreaders shown thus
- Existing and new block walls shown thus

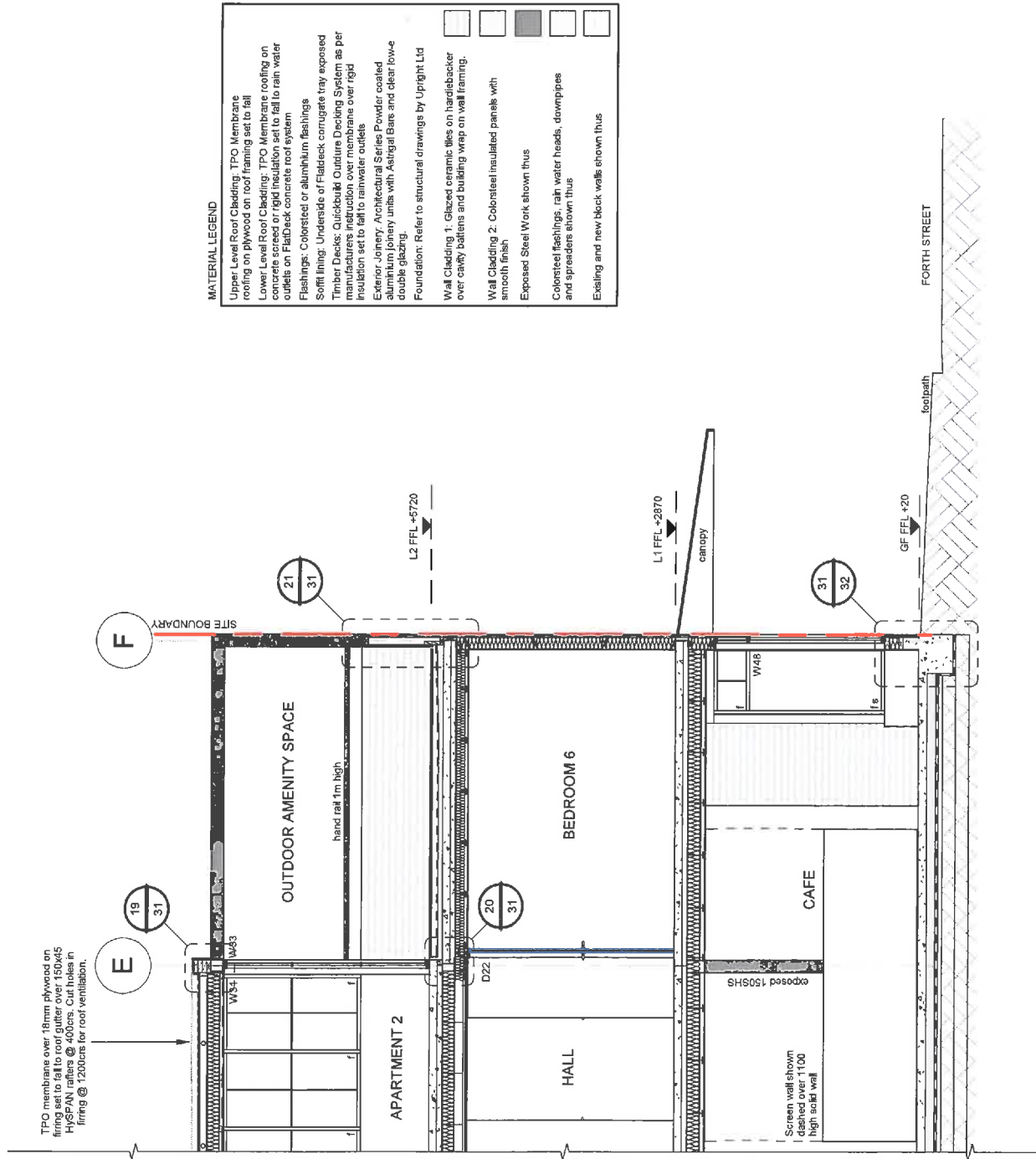


SECTION AA
1:50



SECTION AA

1:50



SITE BOUNDARY

3

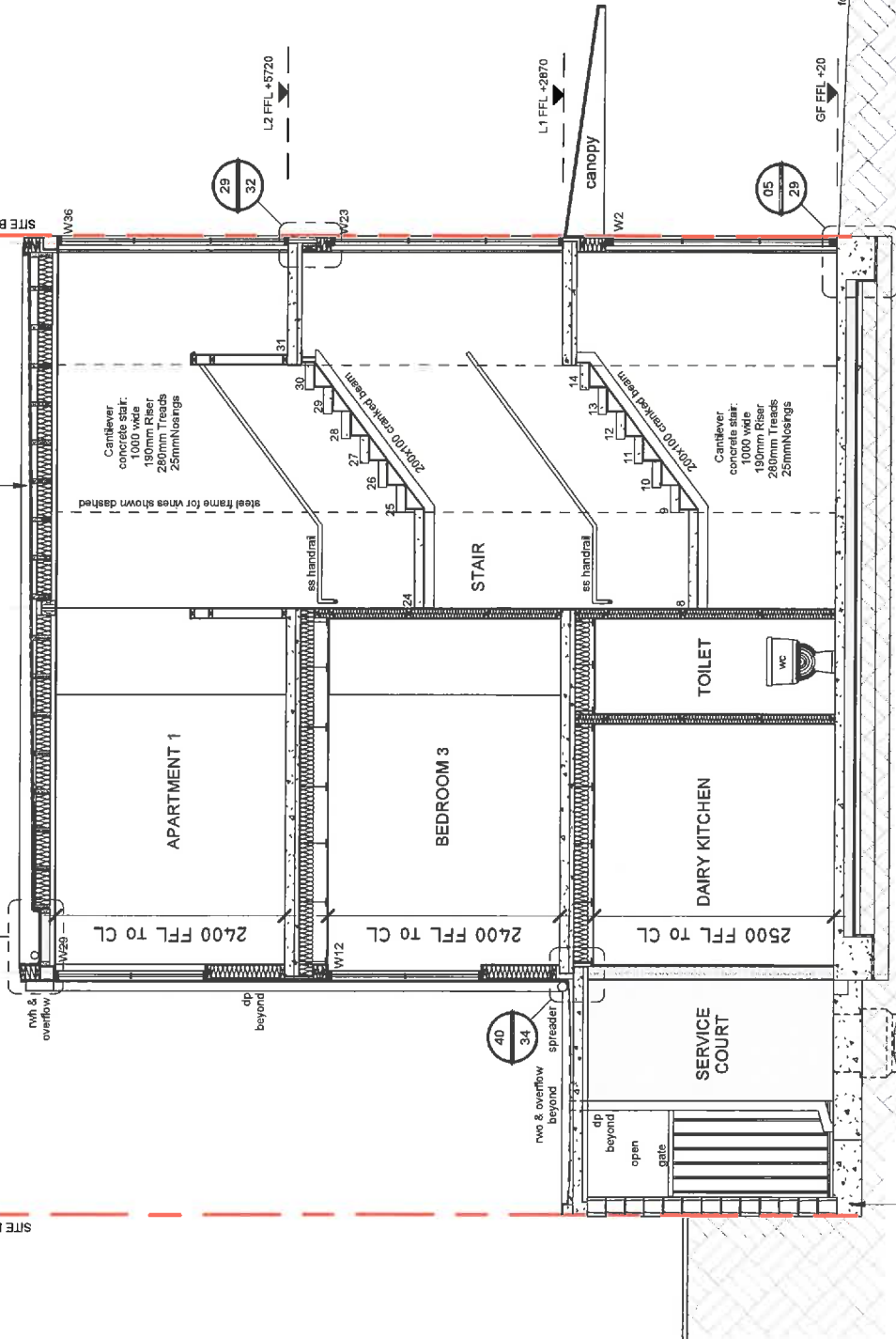
2

1

TPO membrane over 18mm plywood on framing set to fall to roof gutter over 150x45 Hyspan rafters @ 400c/c

MATERIAL LEGEND

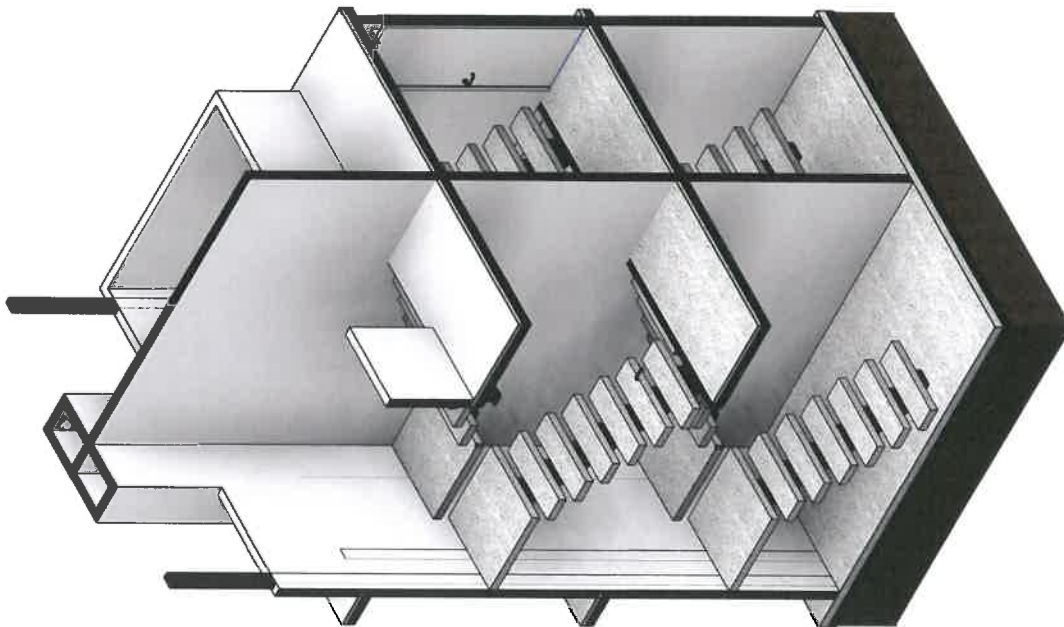
Upper Level Roof Cladding: TPO Membrane roofing on plywood on roof framing set to fall	
Lower Level Roof Cladding: TPO Membrane roofing on concrete screed or rigid insulation set to fall to rain water outlets on FlatDeck concrete roof system	
Flashings: Colansteel or aluminium flashings	
Soffit Linings: Underside of FlatDeck corrugate tray exposed	
Timber Decks: Quickbuild Outdoor Decking System as per manufacturers instruction over membrane over rigid insulation set to fall to rainwater outlets	
Exterior Joinery: Architectural Series Powder coated aluminium joinery units with Astragal Bars and clear low-e double glazing.	
Foundation: Refer to structural drawings by Uplight Ltd	
Wall Cladding 1: Glazed ceramic tiles on hardiebacker over cavity battens and building wrap on wall framing.	
Wall Cladding 2: Colansteel insulated panels with smooth finish	
Exposed Steel Work shown thus	
Colansteel flashings, rain water heads, downpipes and spreaders shown thus	
Existing and new block walls shown thus	



Existing concrete block wall and foundation retained

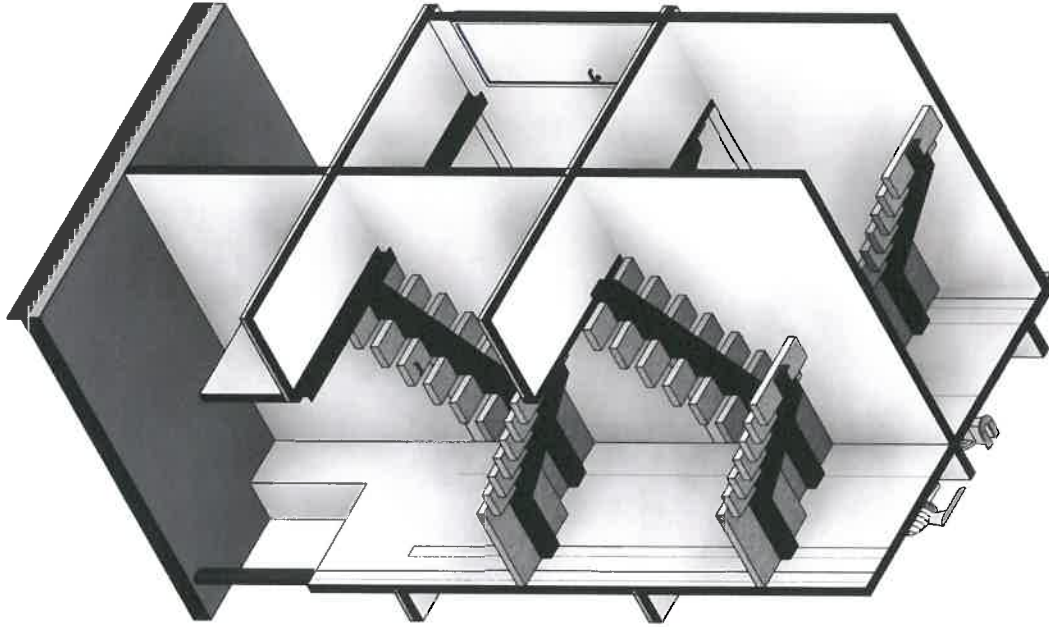
Rain water storage tank in backfill with manhole cover flush with paving shown with dashed line as per manufacturers instructions

SECTION BB
1:50



Note: Steel frame and mesh for vines omitted for clarity. Handrail omitted for clarity.

STAIR AXONOMETRIC
1:50



Note: Steel frame and mesh for vines omitted for clarity. Handrail omitted for clarity.

STAIR AXONOMETRIC
1:50