

# ADELAIDE PROJECT

## 114 ADELAIDE ROAD, NEWTOWN RC Application Drawing Set

### DRAWING SCHEDULE:

114 ADELAIDE ROAD - DRAWING SCHEDULE

Sheet Number	Sheet Name
A-000	COVER SHEET
A-010	GROUND DEMOLITION PLAN
A-011	LEVEL 01 DEMOLITION PLAN
A-012	ROOF DEMOLITION PLAN
A-100	BASEMENT LEVEL
A-101	GROUND FLOOR
A-102	LEVEL 01
A-103	LEVELS 02-06
A-104	LEVEL 07
A-105	ROOF LEVEL
A-106	NORTH & EAST ELEVATIONS
A-107	SOUTH & WEST ELEVATIONS
A-150	BASEMENT PLAN AREA
A-151	GROUND FLOOR AREA PLAN
A-152	LEVEL 01 AREA PLAN
A-153	LEVEL 02-06 AREA PLAN
A-154	LEVEL 07 AREA PLAN
A-200	3D VIEWS 01
A-201	3D VIEWS 02
A-202	3D VIEWS 03
A-203	3D RENDERS
A-204	3D RENDERS
A-205	3D RENDERS
A-250	SECTION 01
A-251	SECTION 02

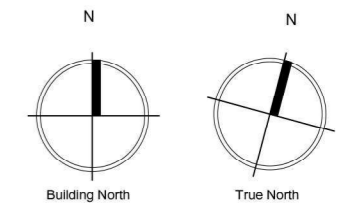
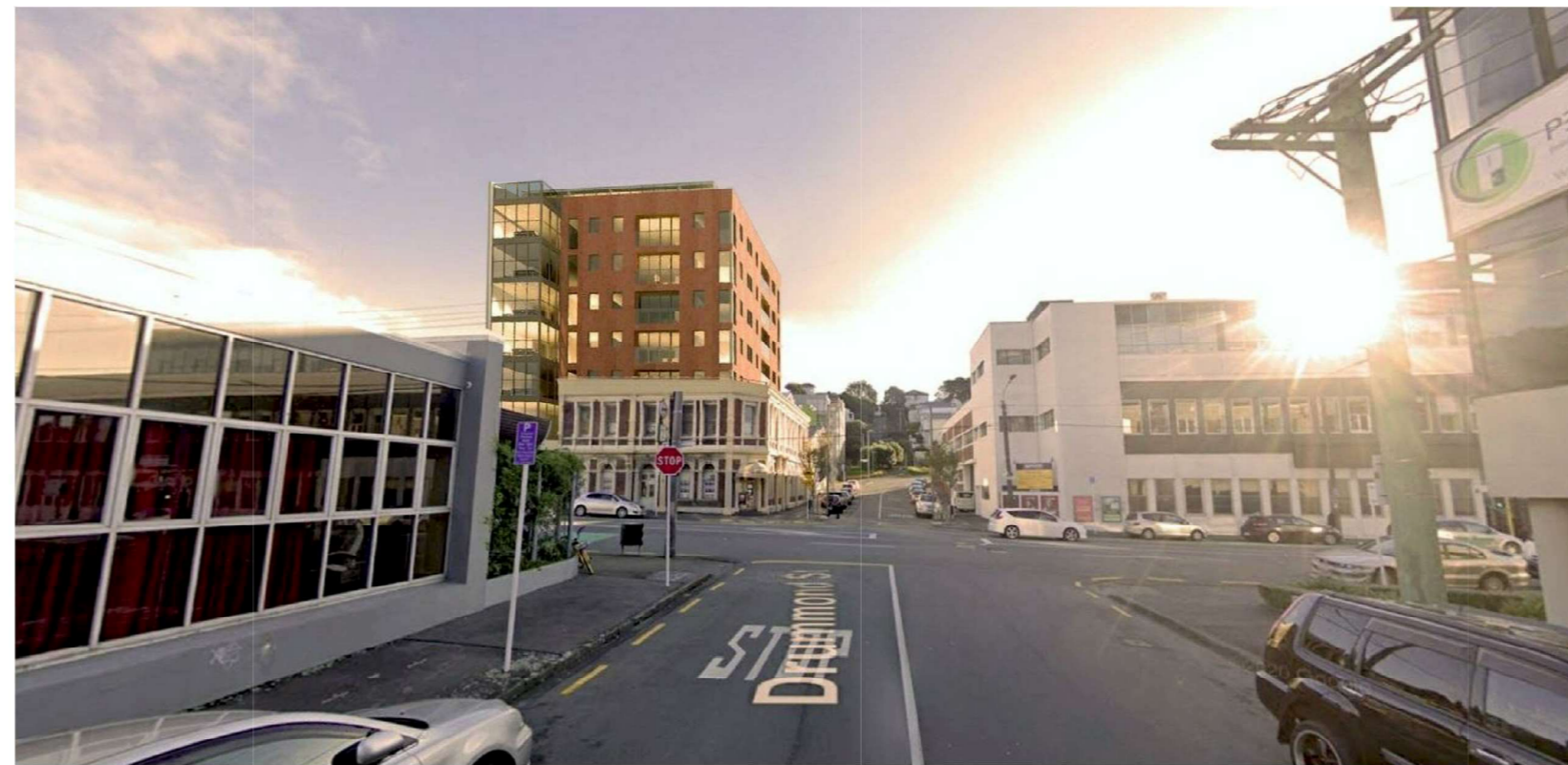
#### OVERALL FLOOR AREA:

Basement: 450 m<sup>2</sup>  
Ground Level: 455 m<sup>2</sup>  
Level 01: 455 m<sup>2</sup>  
Levels 02-06: 1,645 m<sup>2</sup>  
Level 07: 251 m<sup>2</sup>

#### ADDITIONAL HOTEL ROOM FLOOR AREA CALCULATIONS:

Level 01 additional area: 114m<sup>2</sup> above existing car garage  
Levels 02-06 area: 282m<sup>2</sup> per level, 1410m<sup>2</sup> overall  
Level 07: 216 m<sup>2</sup>

OVERALL ADDITIONAL AREA: 1740 m<sup>2</sup>



### IPG Corporation Limited

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### Consultants

DPA ARCHITECTS  
Heritage Consultant

SPENCER HOJMES LIMITED  
Planning Consultant

SILICON ENGINEERING CONSULTANT LTD  
Engineering Consultant

### Project Title

Adelaide Road Hotel

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

### Notes

### Revisions

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21
2	ISSUED FOR RESOURCE CONSENT	13.07.21



ADELAIDE PROJECT


COVER SHEET

Project Number	101
Date	13 July 2021
Drawn By	IPG
Drawing No	A-000
Revision	2
Scale	

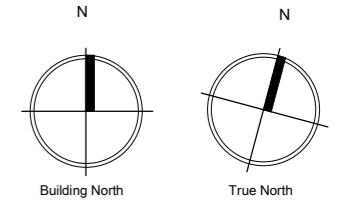


13/07/2021 3:45:00 pm

114 ADELAIDE ROAD, NEWTOWN, WELLINGTON  
 LOT 1 - 2  
 DP 21496  
 455m<sup>2</sup>

 EXISTING BUILDING TO BE DEMOLISHED

**DEMOLITION PLAN NOTES:** EXISTING HERITAGE FACADE FACING DRUMMOND STREET AND ADELAIDE ROAD TO BE RETAINED. ALL OTHER EXISTING STRUCTURE/BUILDING MATERIALS ON SITE TO BE REMOVED. THIS INCLUDES ROOF STRUCTURES, LEVEL 01 INTERNAL PARTITIONS, PARTY WALLS AND THE GARAGE STRUCTURE LOCATED AT THE SOUTHERN BOUNDARY.



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**ADELAIDE PROJECT**

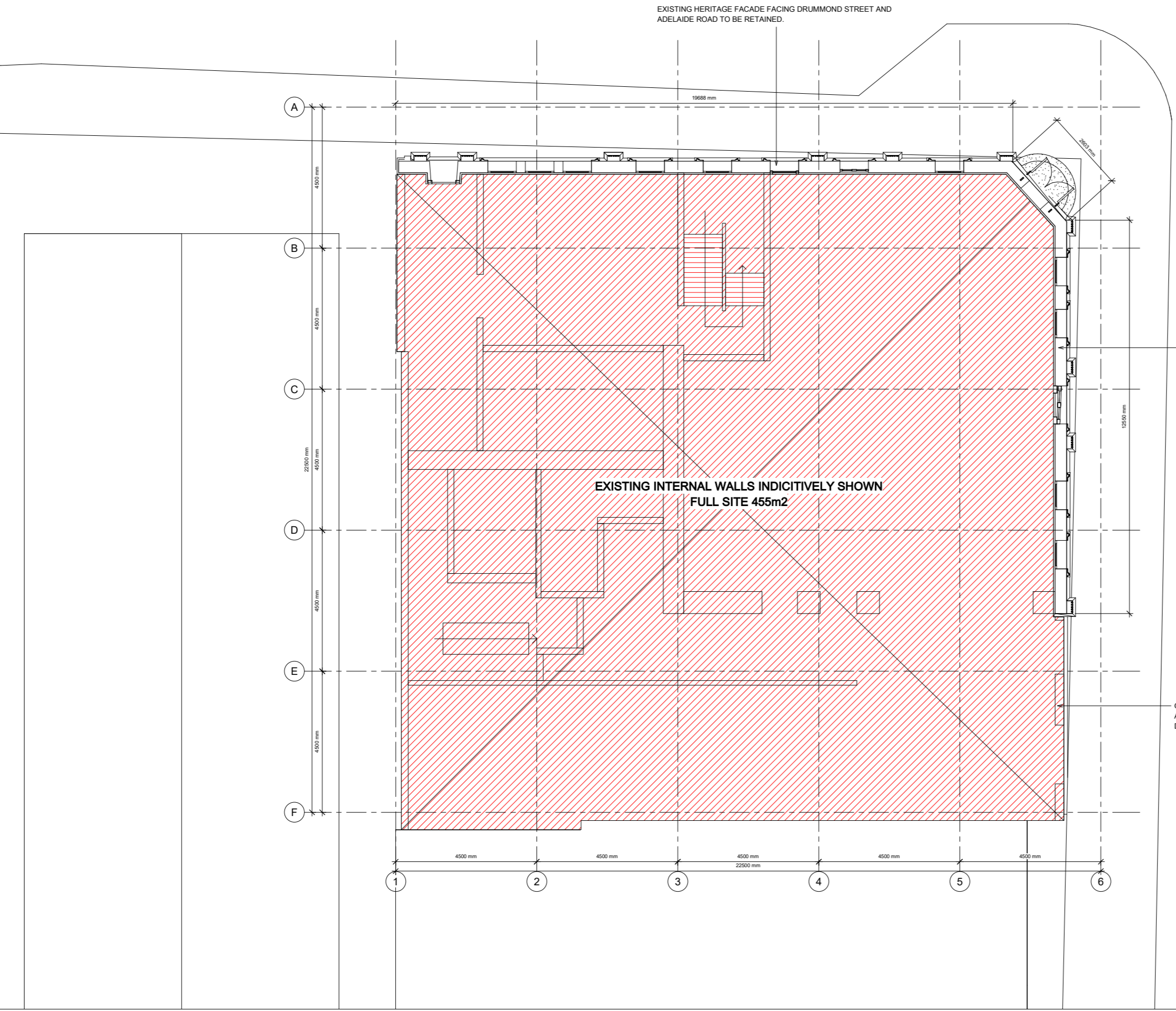
**GROUND DEMOLITION PLAN**

Project Number 101  
 Date 13 July 2021  
 Drawn By IPG

**Drawing No** **Revision**

A-010 **(2)**

Scale 1 : 50



EXISTING HERITAGE FACADE FACING DRUMMOND STREET AND ADELAIDE ROAD TO BE RETAINED.

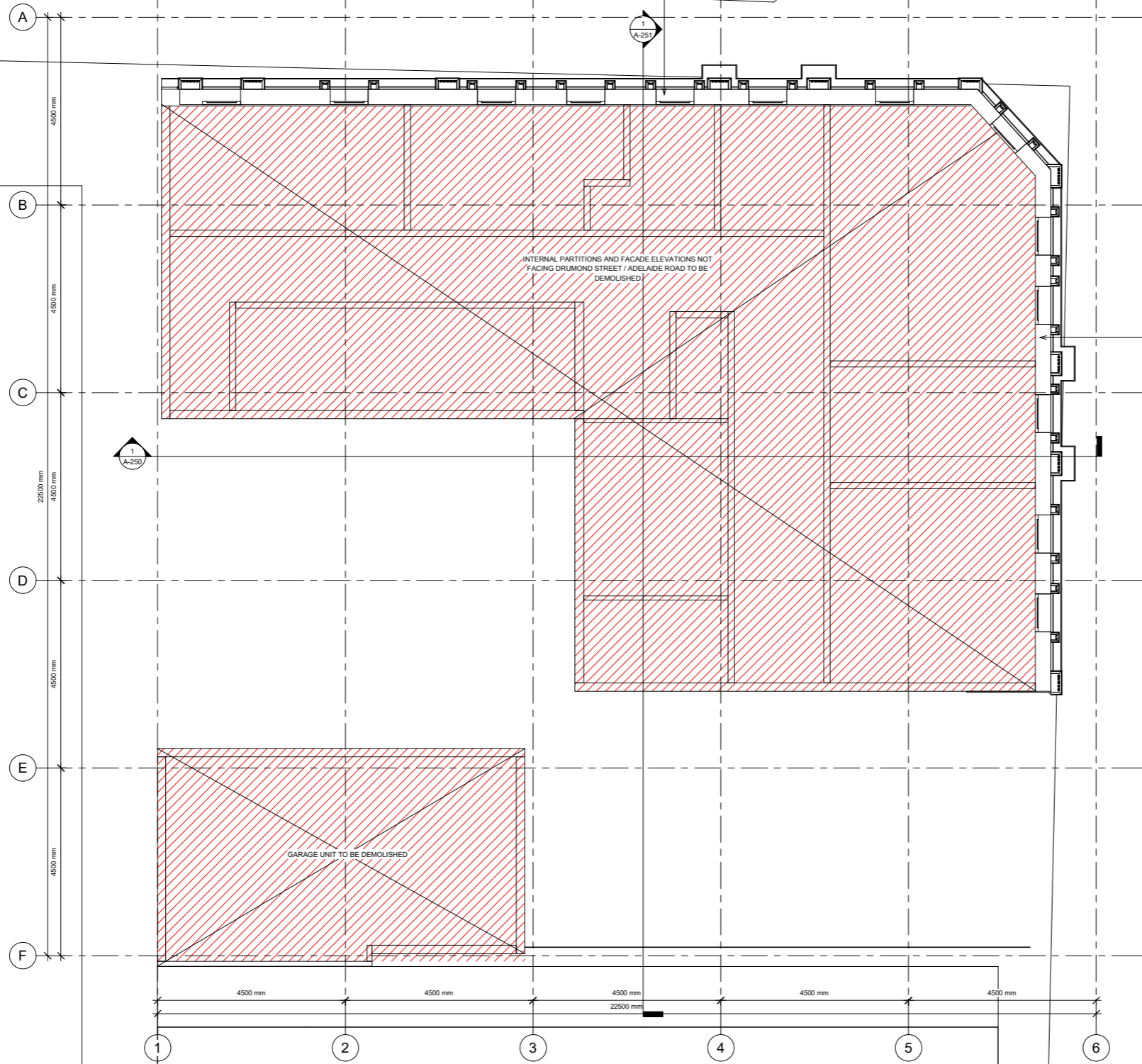
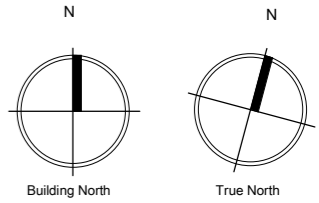
GARAGE STRUCTURE AND ENTRANCE TO BE DEMOLISHED

16/07/2021 4:27:11 pm

EXISTING BUILDING TO BE DEMOLISHED

**DEMOLITION PLAN NOTES:** EXISTING HERITAGE FACADE FACING DRUMMOND STREET AND ADELAIDE ROAD TO BE RETAINED. ALL OTHER EXISTING STRUCTURE/BUILDING MATERIALS ON SITE TO BE REMOVED. THIS INCLUDES ROOF STRUCTURES, LEVEL 01 INTERNAL PARTITIONS, PARTY WALLS AND THE GARAGE STRUCTURE LOCATED AT THE SOUTHERN BOUNDARY.

EXISTING HERITAGE FACADE FACING DRUMMOND STREET AND ADELAIDE ROAD TO BE RETAINED.



EXISTING HERITAGE FACADE FACING DRUMMOND STREET AND ADELAIDE ROAD TO BE RETAINED.

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1	ISSUED FOR RESOURCE CONSENT	12.07.21



**ADELAIDE PROJECT**

**LEVEL 01 DEMOLITION PLAN**


Project Number	101
Date	13 July 2021
Drawn By	IPG

<b>Drawing No</b>	<b>Revision</b>
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A-011      **2**  
Scale      1 : 50

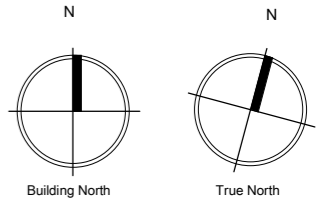
114 ADELAIDE ROAD, NEWTOWN, WELLINGTON

LOT 1 - 2  
DP 21496  
455m2

 EXISTING BUILDING TO BE DEMOLISHED

 EXISTING FLAT ROOF STRUCTURE TO BE DEMOLISHED

**DEMOLITION PLAN NOTES:** EXISTING HERITAGE FACADE FACING DRUMMOND STREET AND ADELAIDE ROAD TO BE RETAINED. ALL OTHER EXISTING STRUCTURE/BUILDING MATERIALS ON SITE TO BE REMOVED. THIS INCLUDES ROOF STRUCTURES, LEVEL 01 INTERNAL PARTITIONS, PARTY WALLS AND THE GARAGE STRUCTURE LOCATED AT THE SOUTHERN BOUNDARY.



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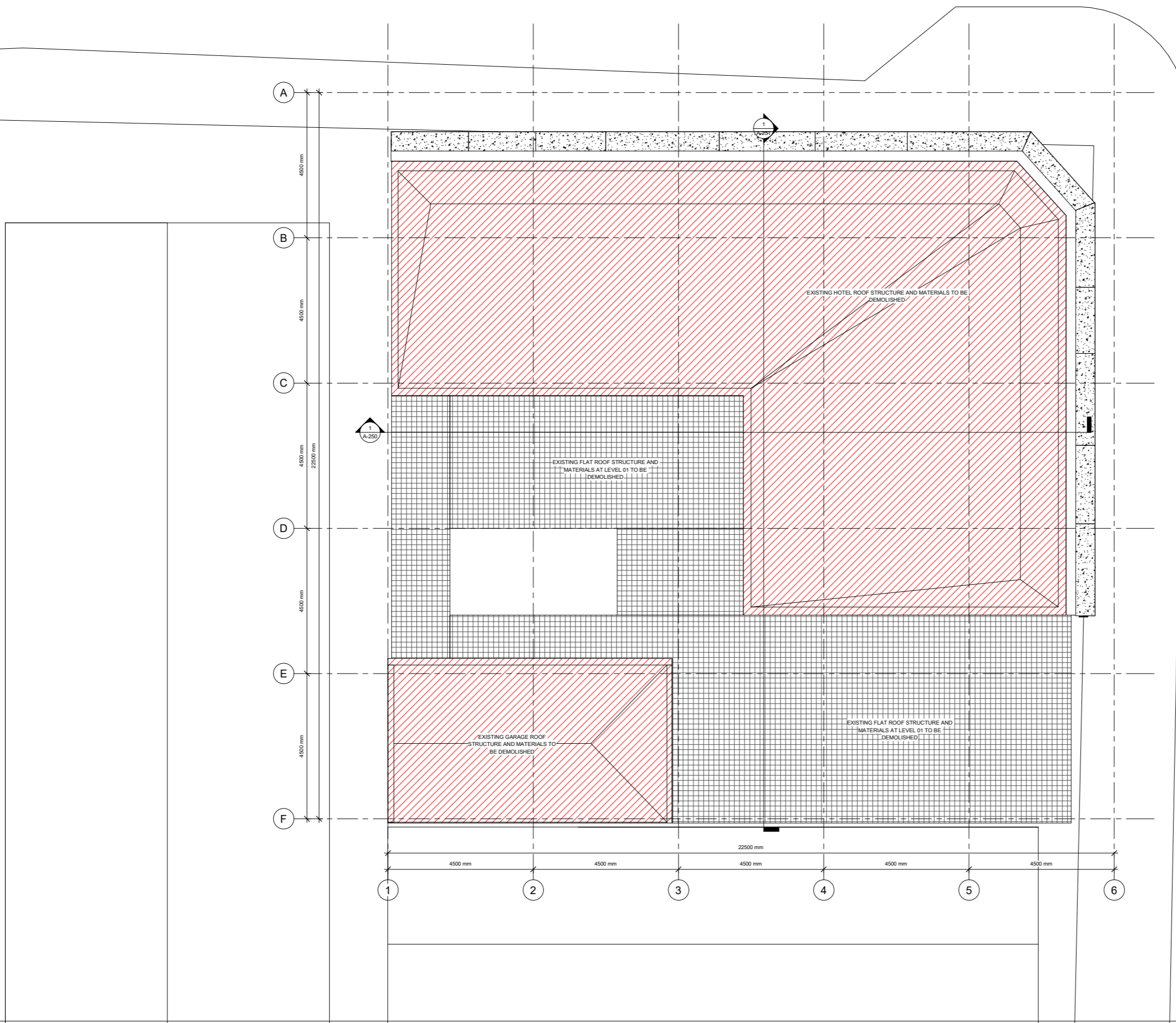
No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	12.07.21



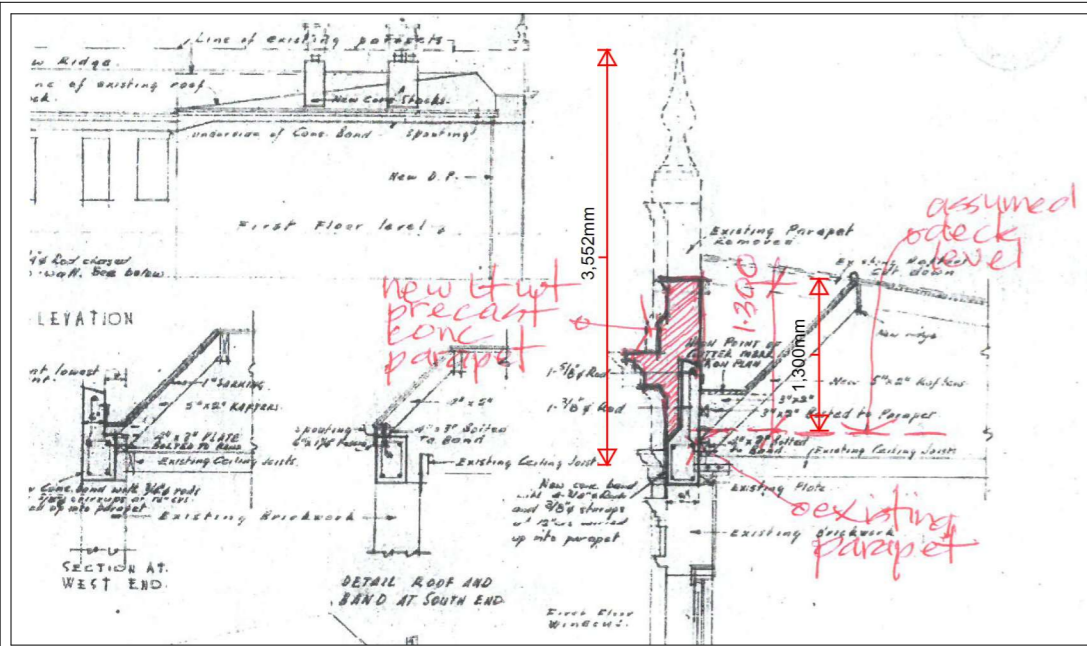
**ADELAIDE PROJECT**

**ROOF DEMOLITION PLAN**

Project Number	101
Date	13 July 2021
Drawn By	IPG
Drawing No	A-012
Revision	2
Scale	1 : 50



16/07/2021 14:28:27 pm

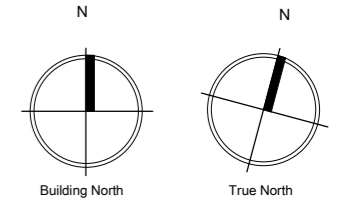


**DRAWING NOTES:** PARAPET FORM DERIVED FROM INITIAL PARAPET STRUCTURE. HEIGHT OF 3.5m HAS BEEN REDUCED TO 1.3m TO ENABLE SIGHT LINES FROM HOTEL ROOMS AT LEVEL 02 TO SURROUNDING STREETS.

300mm GLASS BALUSTRADE INCLUDED IN PARAPET DESIGN TO FURTHER INCREASE SIGHTLINES ABOVE ORIGINAL CORNICE.

PARAPET CONSTRUCTION METHODOLOGY TO BE PRECAST PANELS WITH BUTT JOINTS FIXED ABOVE EXISTING HERITAGE FACADE AS TO MATCH INITIAL FACADE DESIGN.

SHOP DRAWINGS CONFIRMING BUTT JOINT LOCATIONS, FIXING DETAILS, BALUSTRADE DETAILS, FINISH SELECTION AND PAINT COLOUR.



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**ADELAIDE PROJECT**

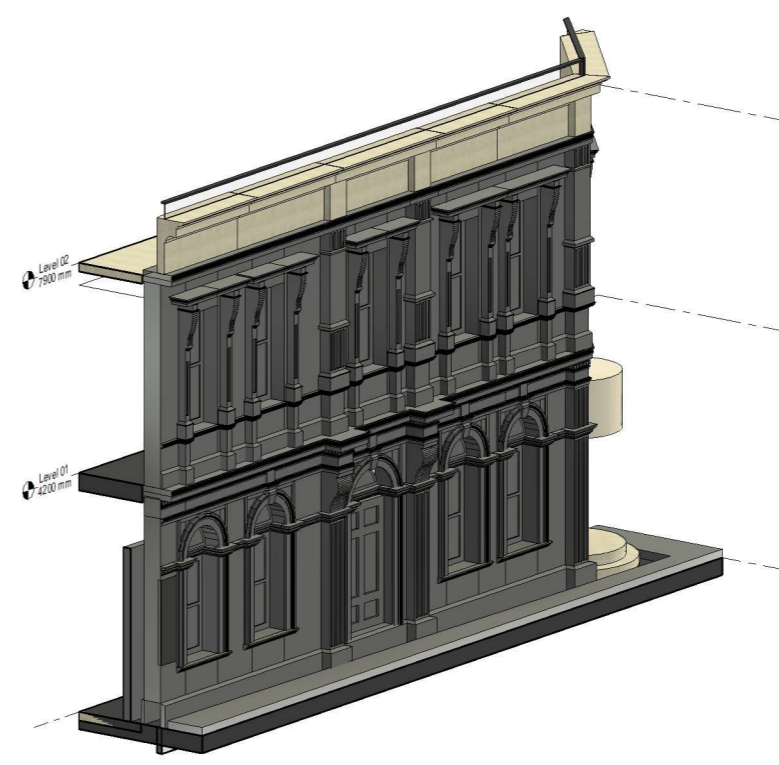
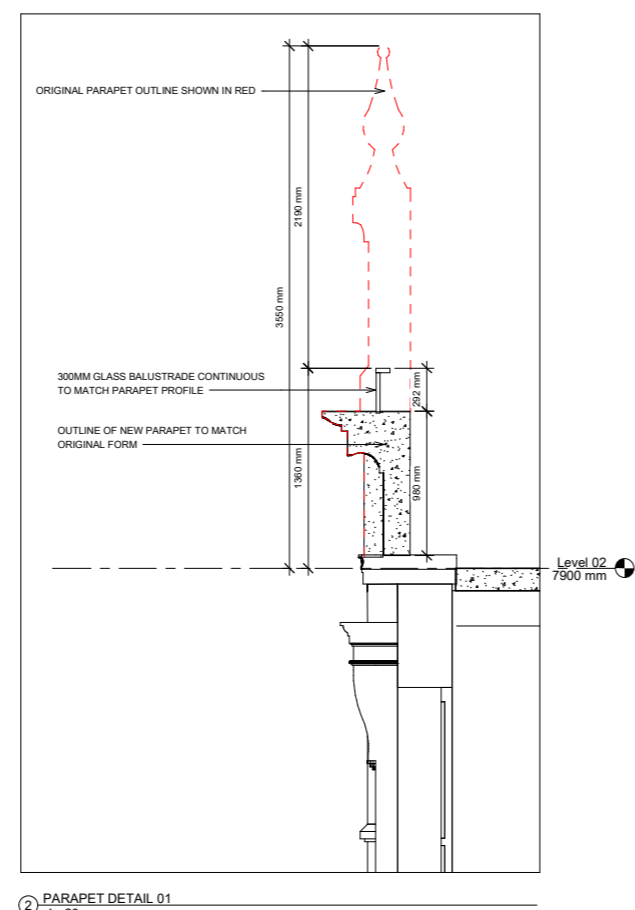
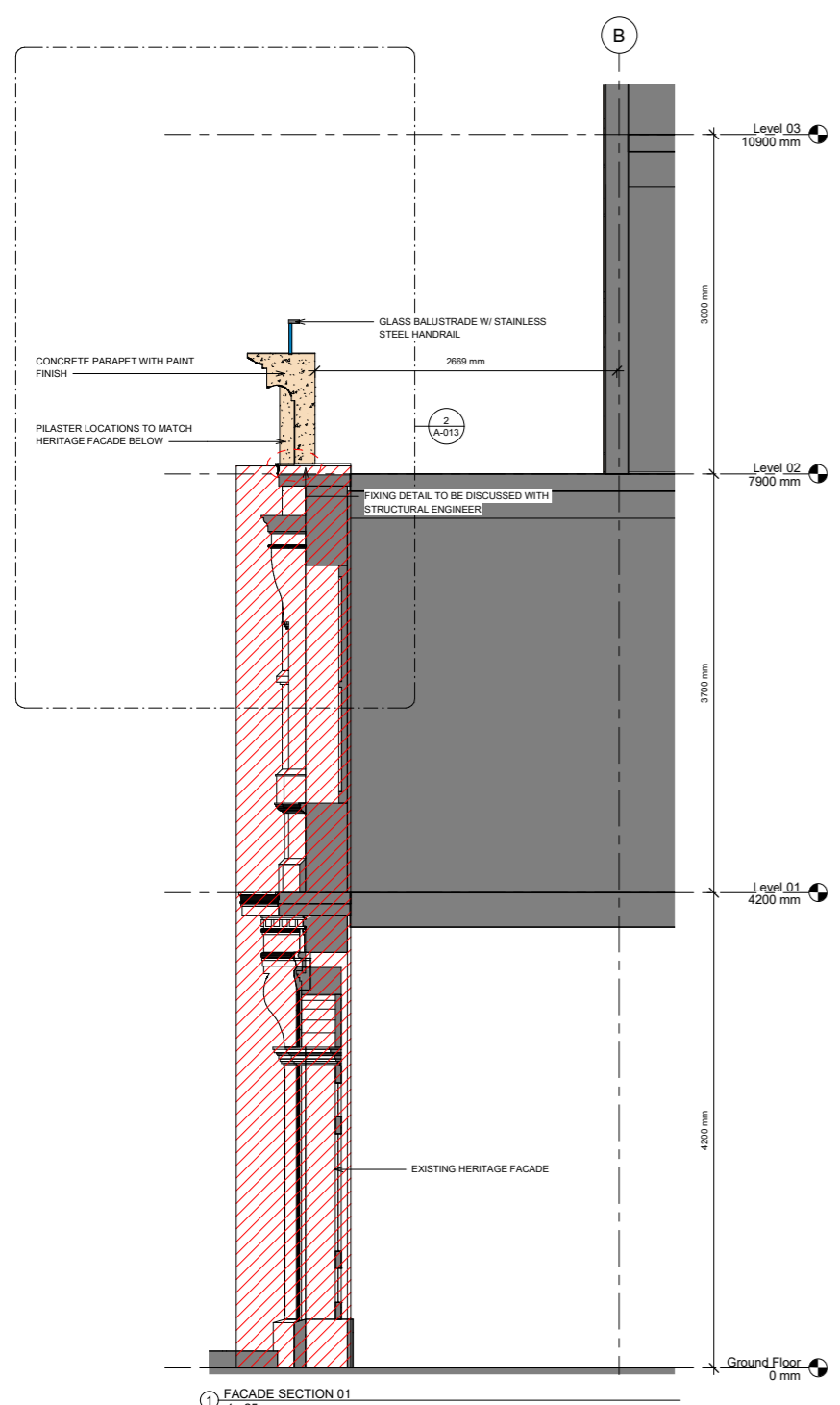
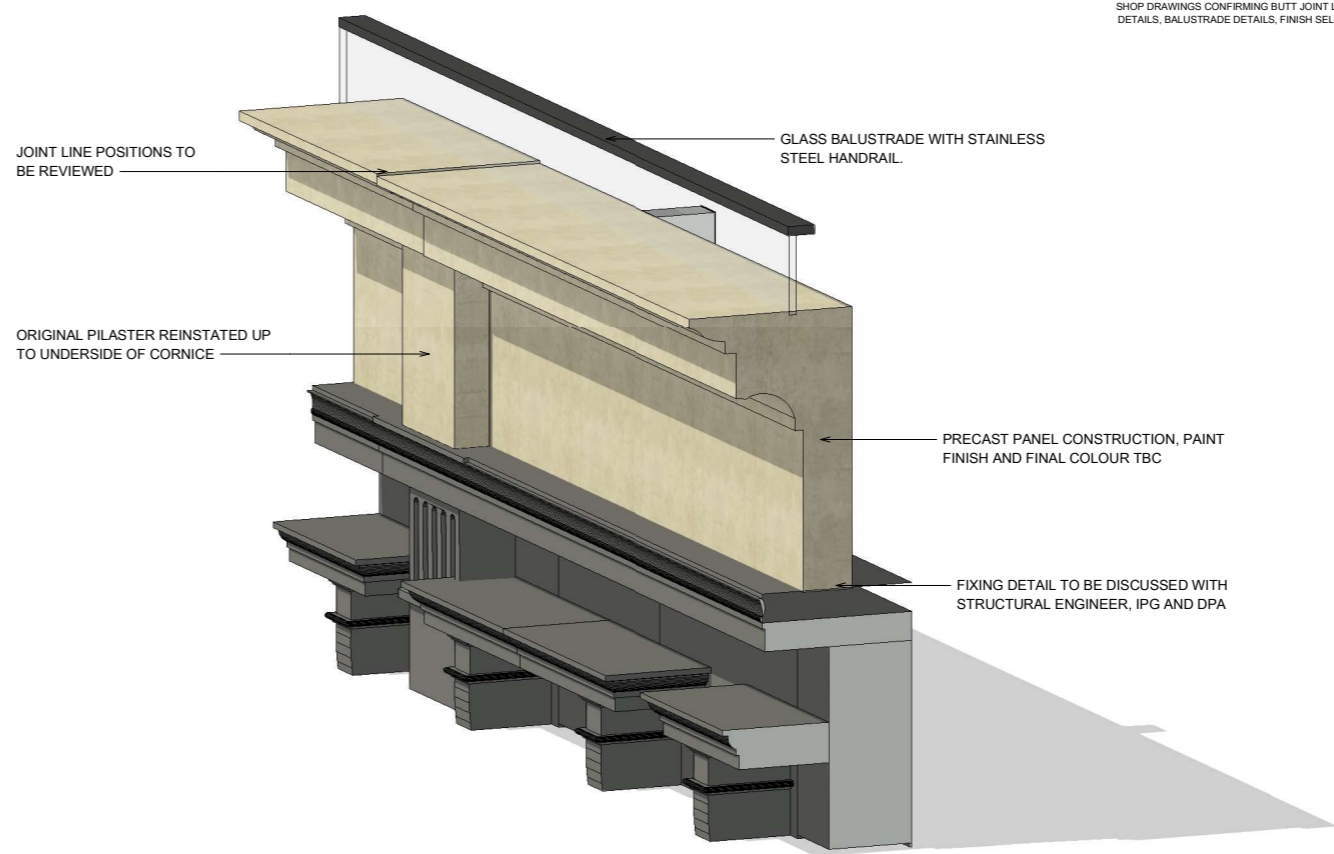
**LEVEL 02 PARAPET DETAILS**

Project Number 101  
Date 13 July 2021  
Drawn By IPG

**Drawing No** **Revision**

**A-013** **(2)**

Scale **As indicated**

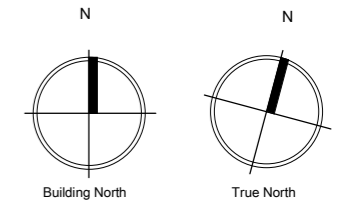


5/08/2021 5:19:19 pm

114 ADELAIDE ROAD, NEWTOWN, WELLINGTON

LOT 1 - 2  
DP 21496  
455m2

EARTHWORKS AREA  
SITE BOUNDARY LINE



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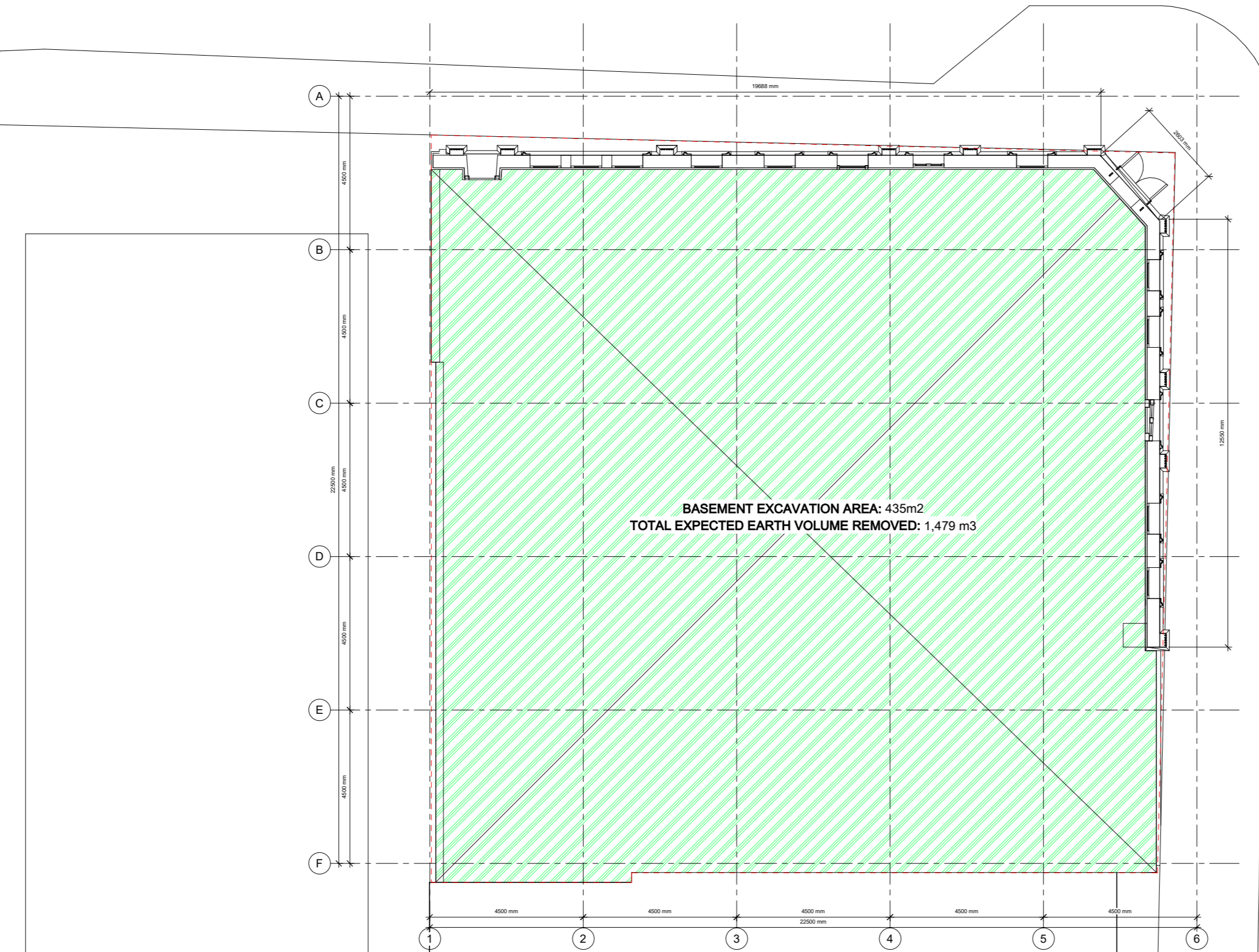
ADELAIDE PROJECT  
EARTHWORKS PLAN

Project Number 101  
Date 13 July 2021  
Drawn By IPG

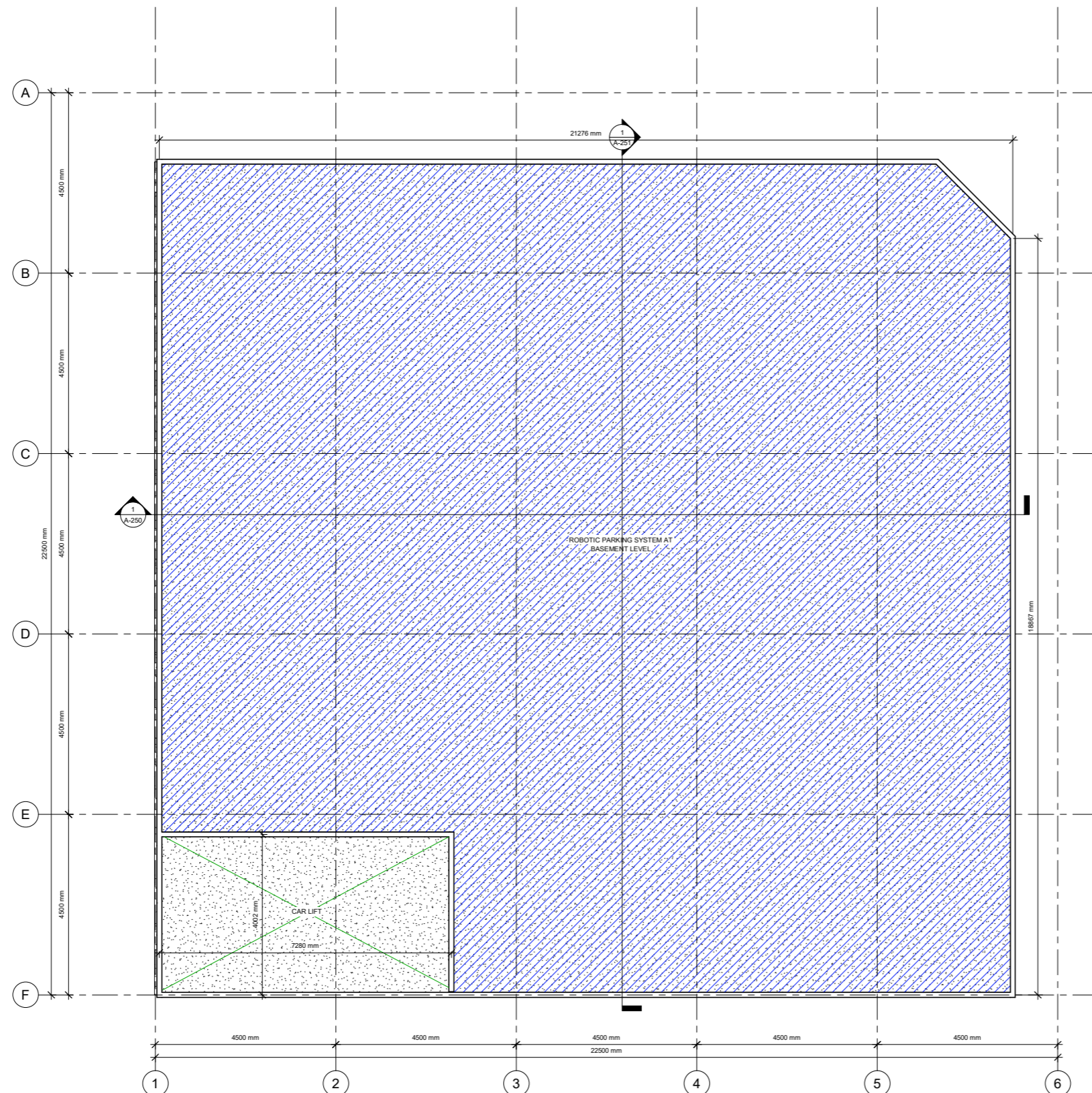
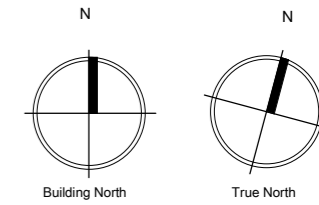
Drawing No Revision

A-014 (2)  
Scale 1 : 50

5/08/2021 5:03:05 pm



BASEMENT EXCAVATION AREA: 435m2  
TOTAL EXPECTED EARTH VOLUME REMOVED: 1,479 m3



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**ADELAIDE PROJECT**

**BASEMENT LEVEL**

Project Number 101  
Date 13 July 2021  
Drawn By IPG

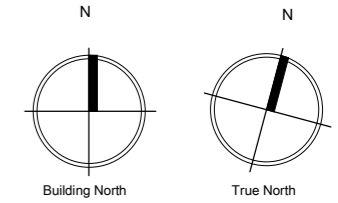
**Drawing No** **Revision**

**A-100** **(2)**

Scale 1 : 50

13/07/2021 8:57:37 pm

DRUMMOND STREET



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SILICON ENGINEERING CONSULTANT LTD  
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**Project Title**

**Adelaide Road Hotel**

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

**Notes**

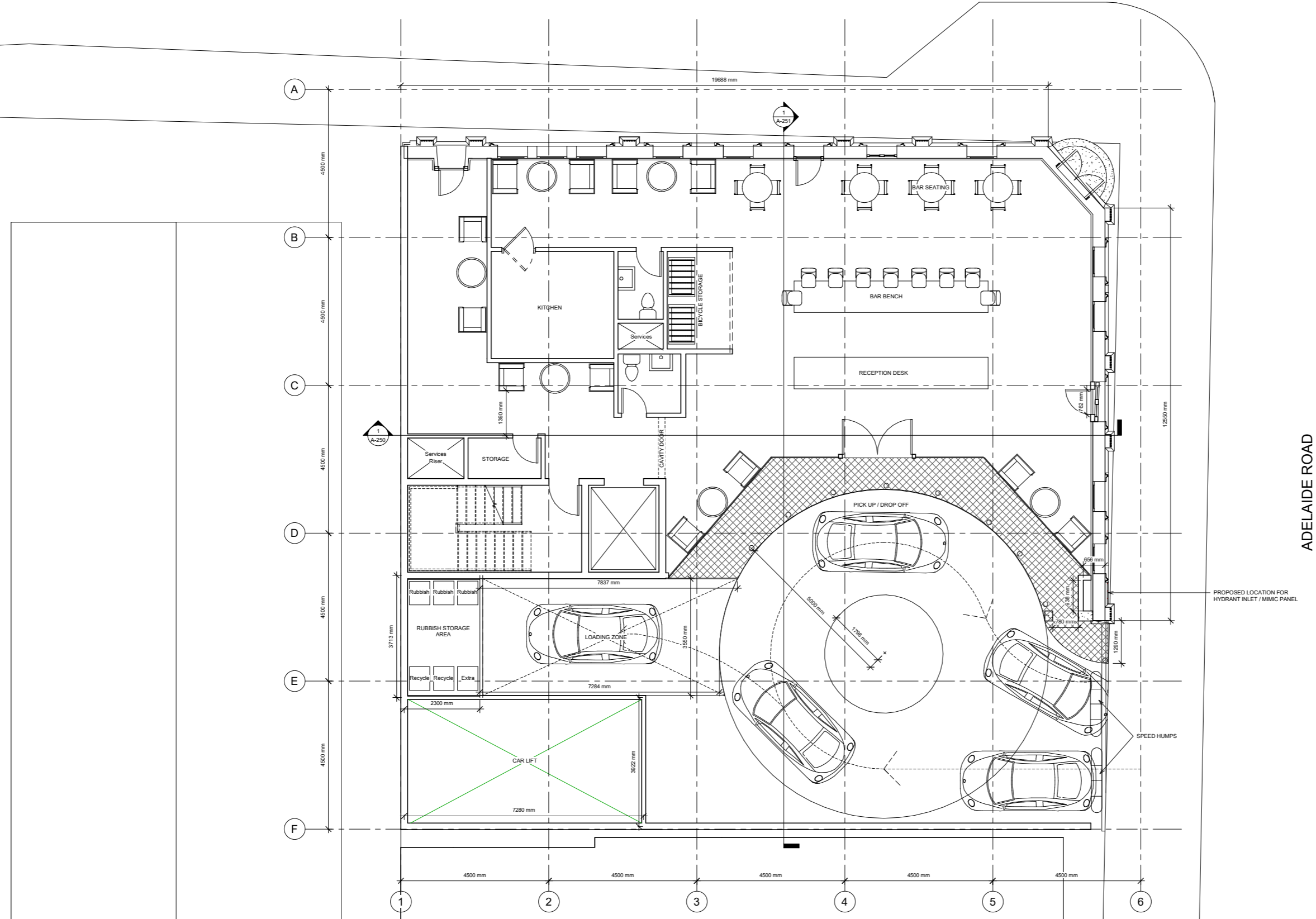
**Revisions**

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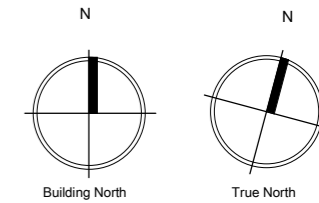
**ADELAIDE PROJECT**  
**GROUND FLOOR**

Project Number	101
Date	13 July 2021
Drawn By	IPG
Drawing No	A-101
Revision	2
Scale	1 : 50



ADELAIDE ROAD





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**ADELAIDE PROJECT**

**LEVEL 01**

Project Number	101
Date	13 July 2021
Drawn By	IPG

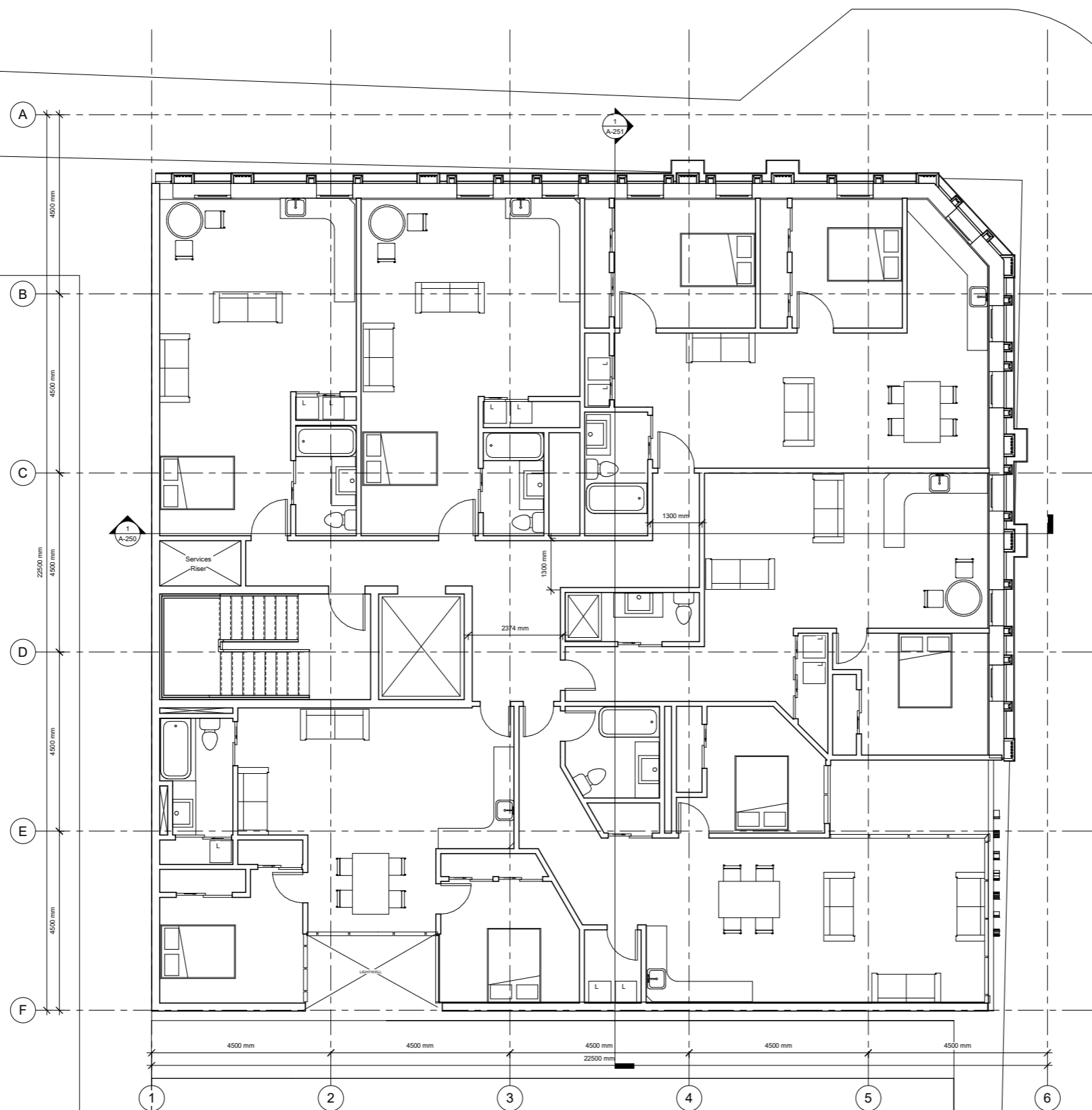
**Drawing No** **Revision**

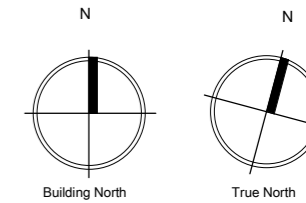
A-102

(2)

Scale 1 : 50

13/07/2021 3:59:42 pm





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**ADELAIDE PROJECT**

**LEVELS 02-06**

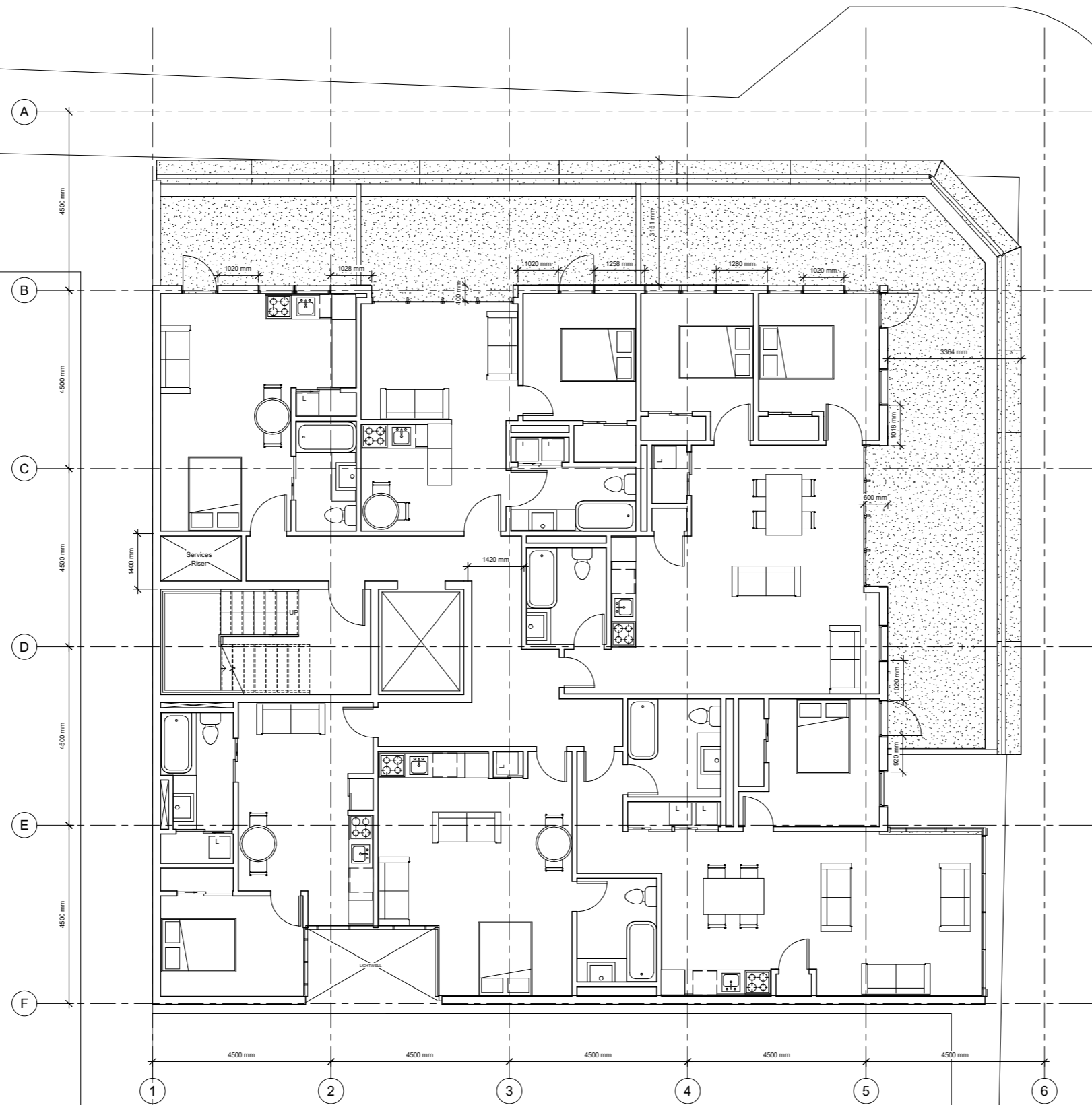
Project Number 101  
 Date 13 July 2021  
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**Drawing No**                      **Revision**

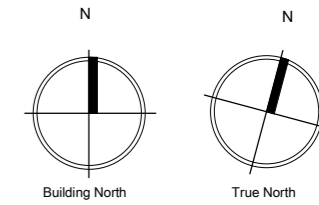
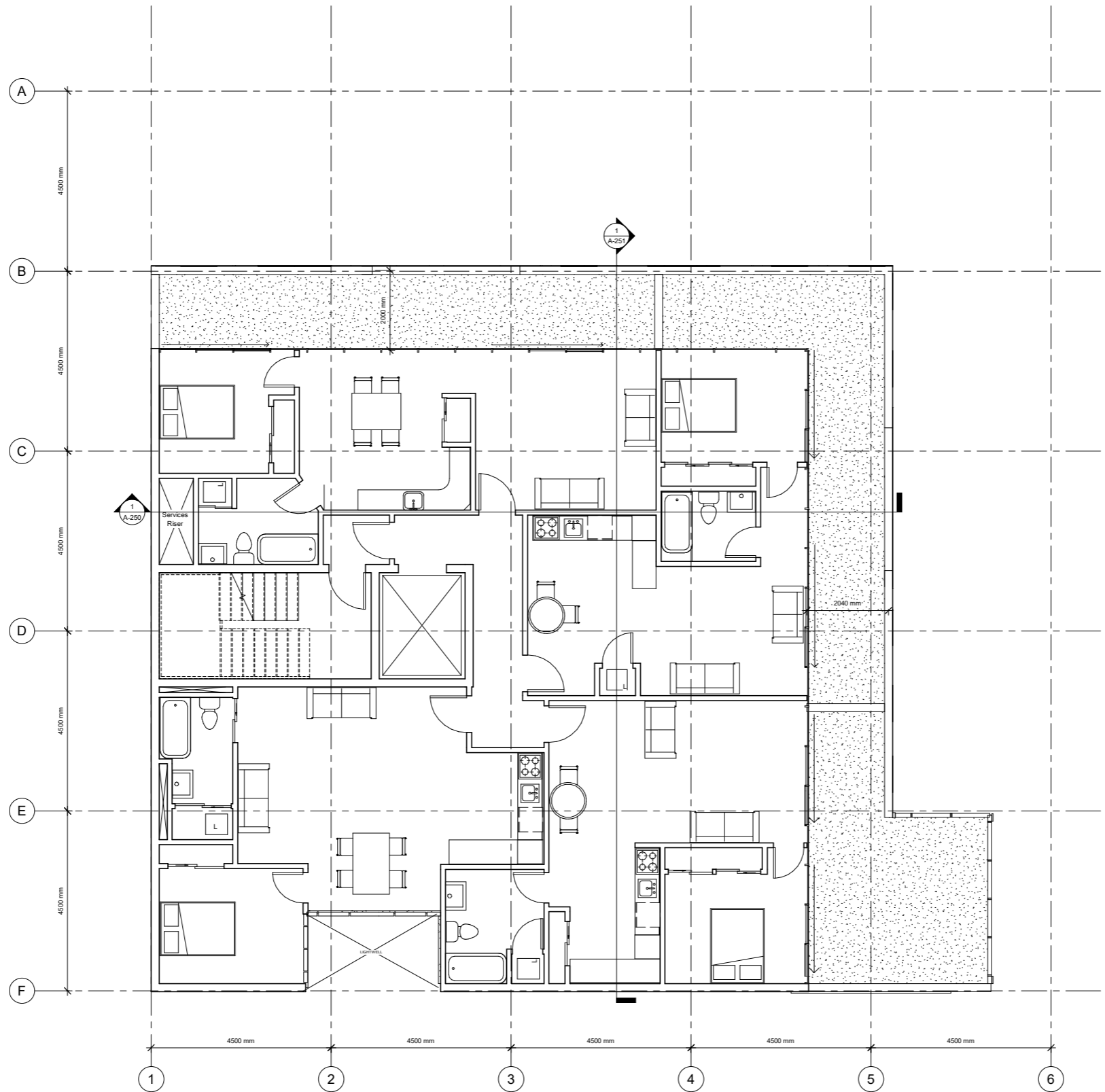
**A-103**

**(2)**

Scale 1 : 50



13/07/2021 14:01:36 pm



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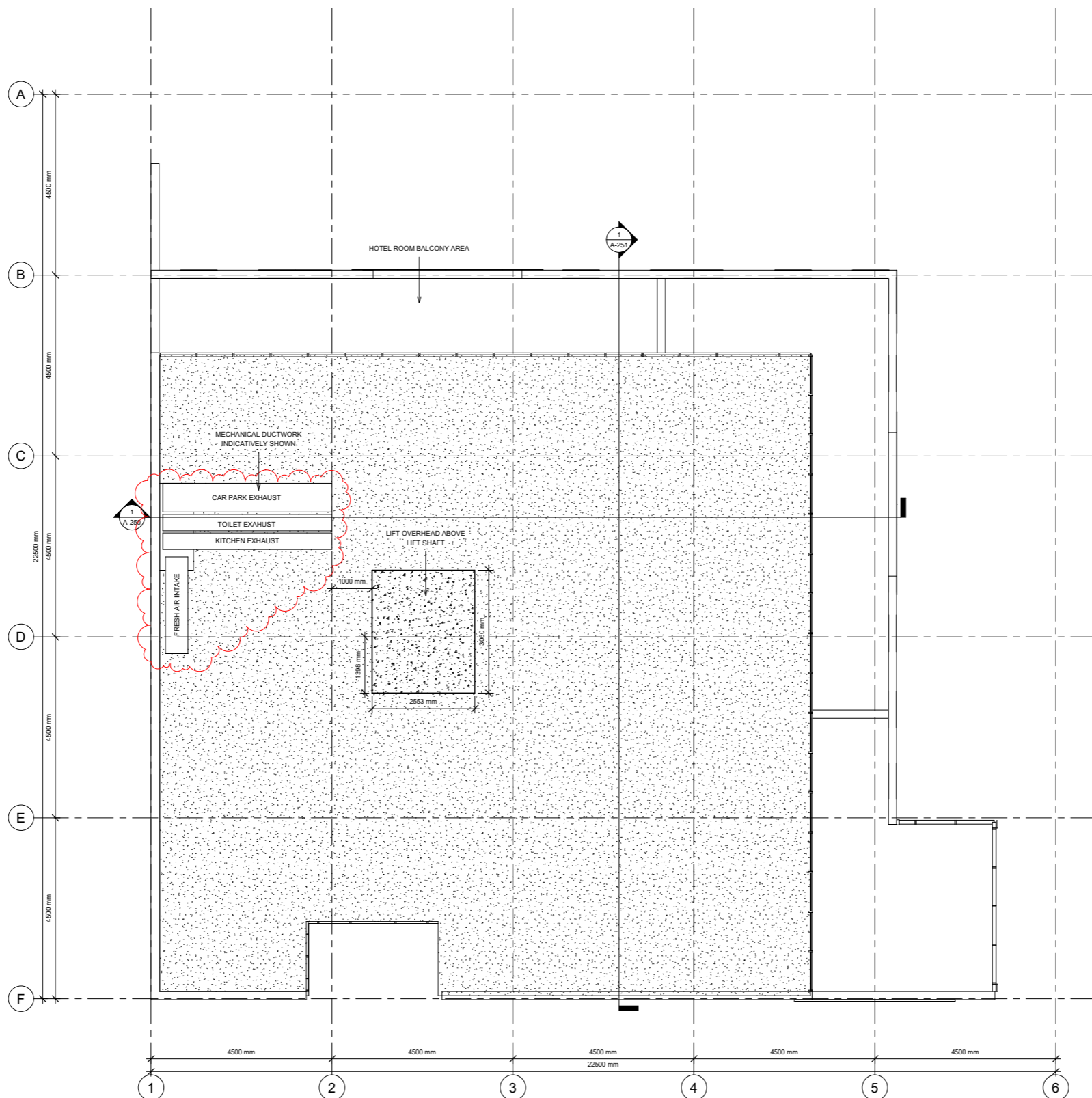
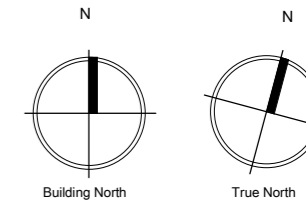
**LEVEL 07**

Project Number	101
Date	13 July 2021
Drawn By	IPG
<b>Drawing No</b>	<b>Revision</b>
<b>A-104</b>	<b>(2)</b>
Scale	1 : 50

13/07/2021 14:25:21 pm

**DRAWING NOTES:** ROOF MECHANICAL DUCTWORK INDICATIVELY SHOWN ONLY. DETAILED ROOF PLAN TO BE PROVIDED DURING DESIGN COORDINATION SHOWING FINAL DUCTWORK RETICULATION AND SIZE.

NO MECHANICAL EQUIPMENT TO BE POSITIONED ON BALCONY SPACE ADJACENT LEVEL 07 HOTEL ROOMS.



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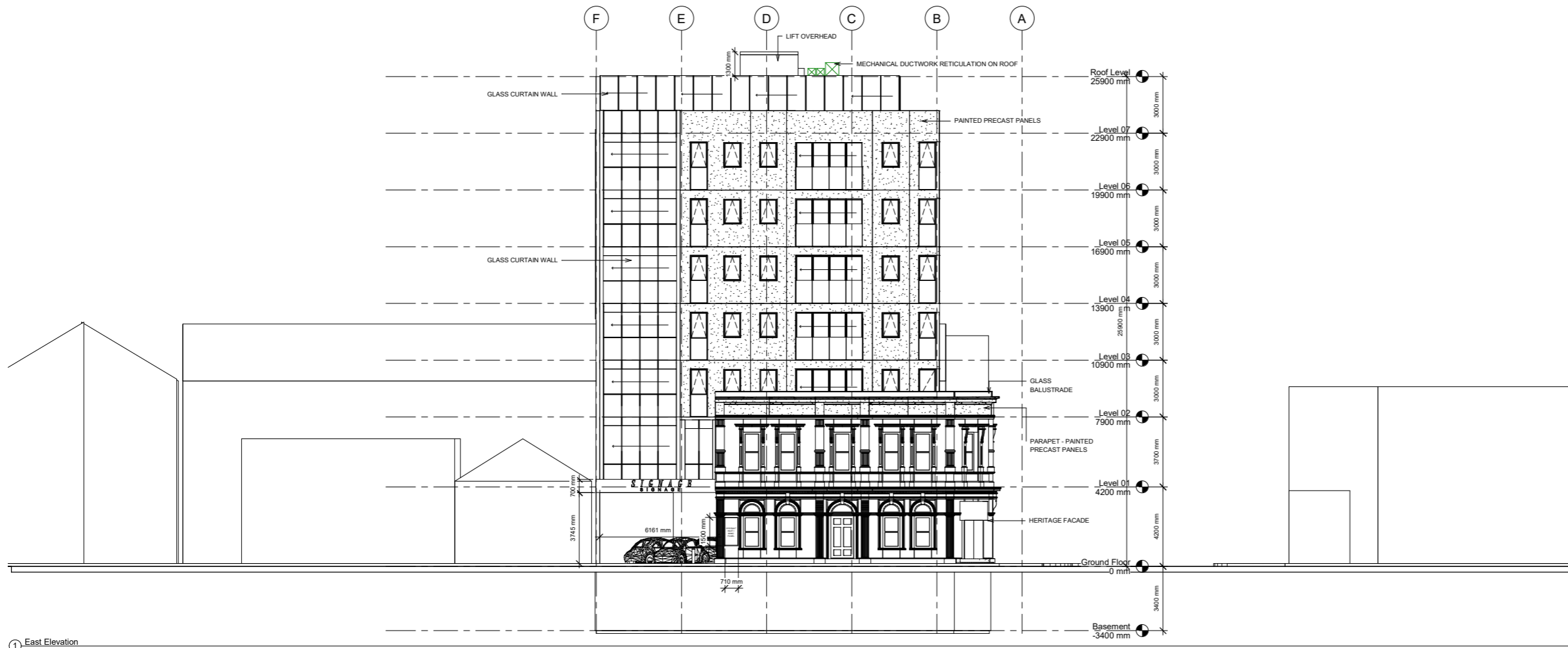


**ADELAIDE PROJECT**

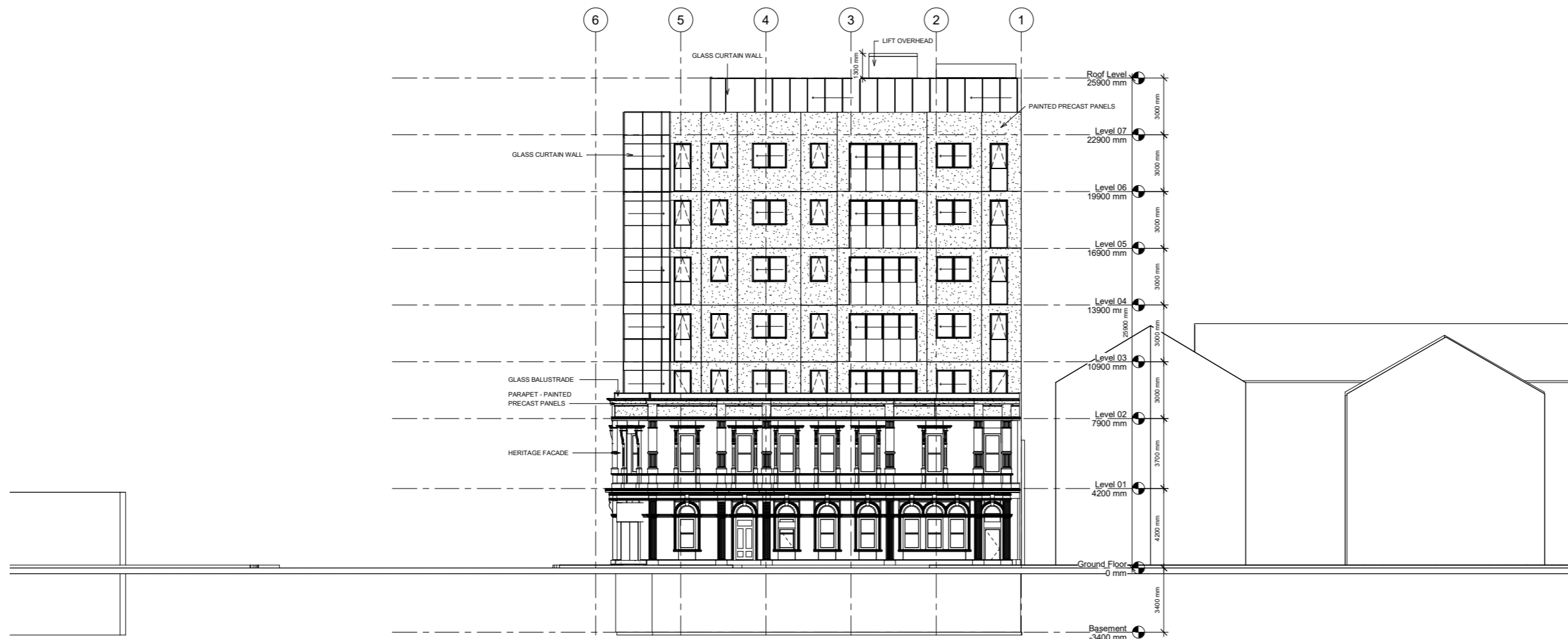
**ROOF LEVEL**

Project Number	101
Date	13 July 2021
Drawn By	IPG
<b>Drawing No</b>	<b>Revision</b>
<b>A-105</b>	<b>(2)</b>
Scale	1 : 50

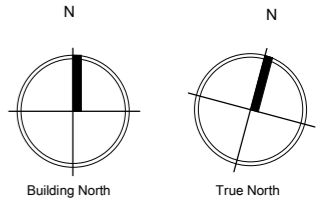
16/07/2021 2:26:22 pm



① East Elevation  
1 : 100



② North Elevation  
1 : 100



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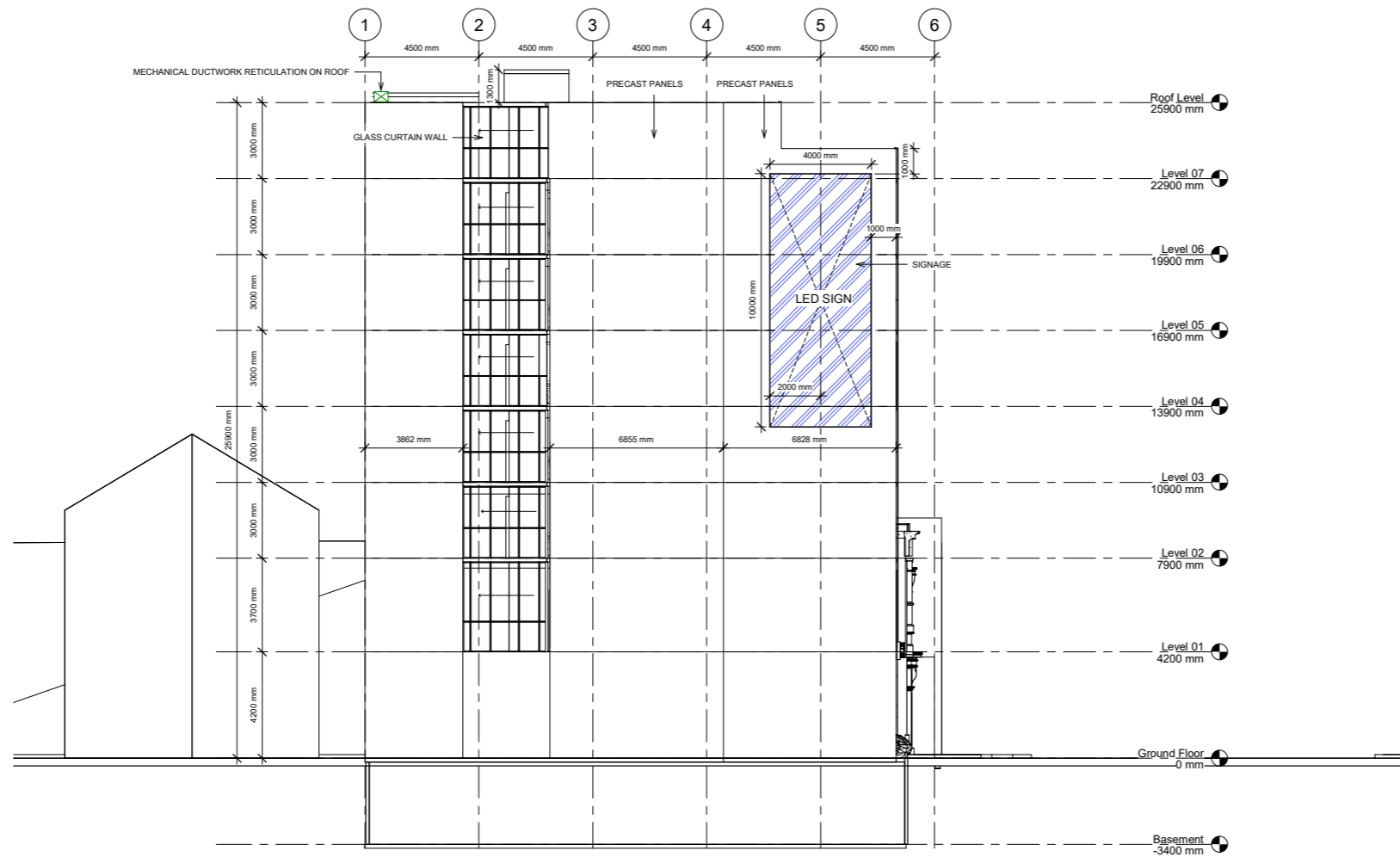
**NORTH & EAST ELEVATIONS**

Project Number	101
Date	13 July 2021
Drawn By	IPG

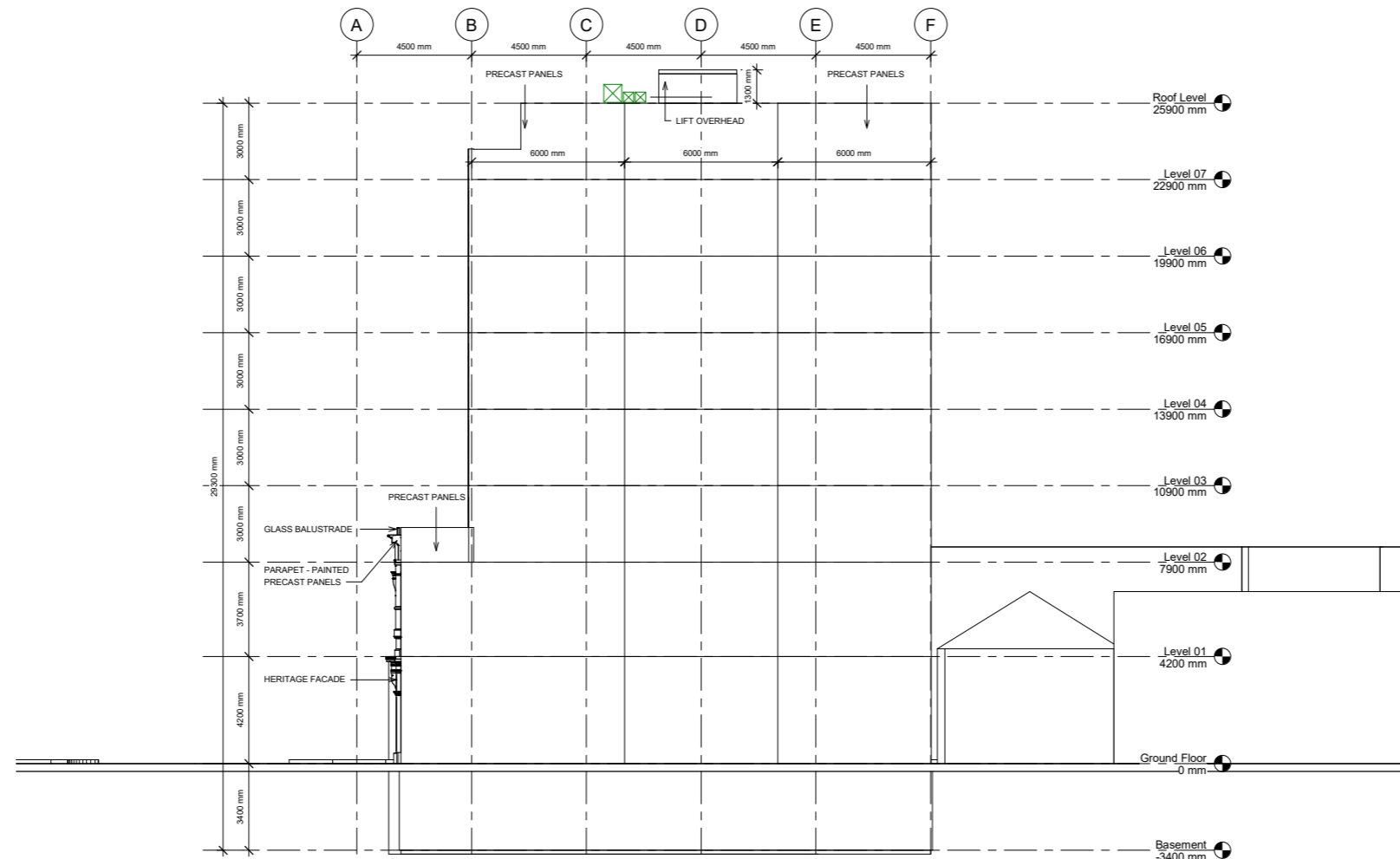
**Drawing No**                      **Revision**

**A-106**                                      **(2)**

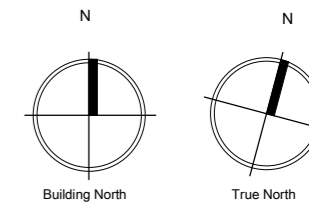
Scale                                      1 : 100



① Elevation (South)  
1 : 100



② Elevation (West)  
1 : 100



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Auckland 1010

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Victoria Street West  
Auckland 1142

**Consultants**

DPA ARCHITECTS  
Heritage Consultant

SPENCER HOLMES LIMITED  
Planning Consultant

SILICON ENGINEERING CONSULTANT LTD  
Engineering Consultant

**Project Title**

**Adelaide Road Hotel**

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

**Notes**

**Revisions**

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21
2	ISSUED FOR RESOURCE CONSENT	13.07.21



**ADELAIDE PROJECT**

**SOUTH & WEST ELEVATIONS**

Project Number: 101  
Date: 13 July 2021  
Drawn By: IPG

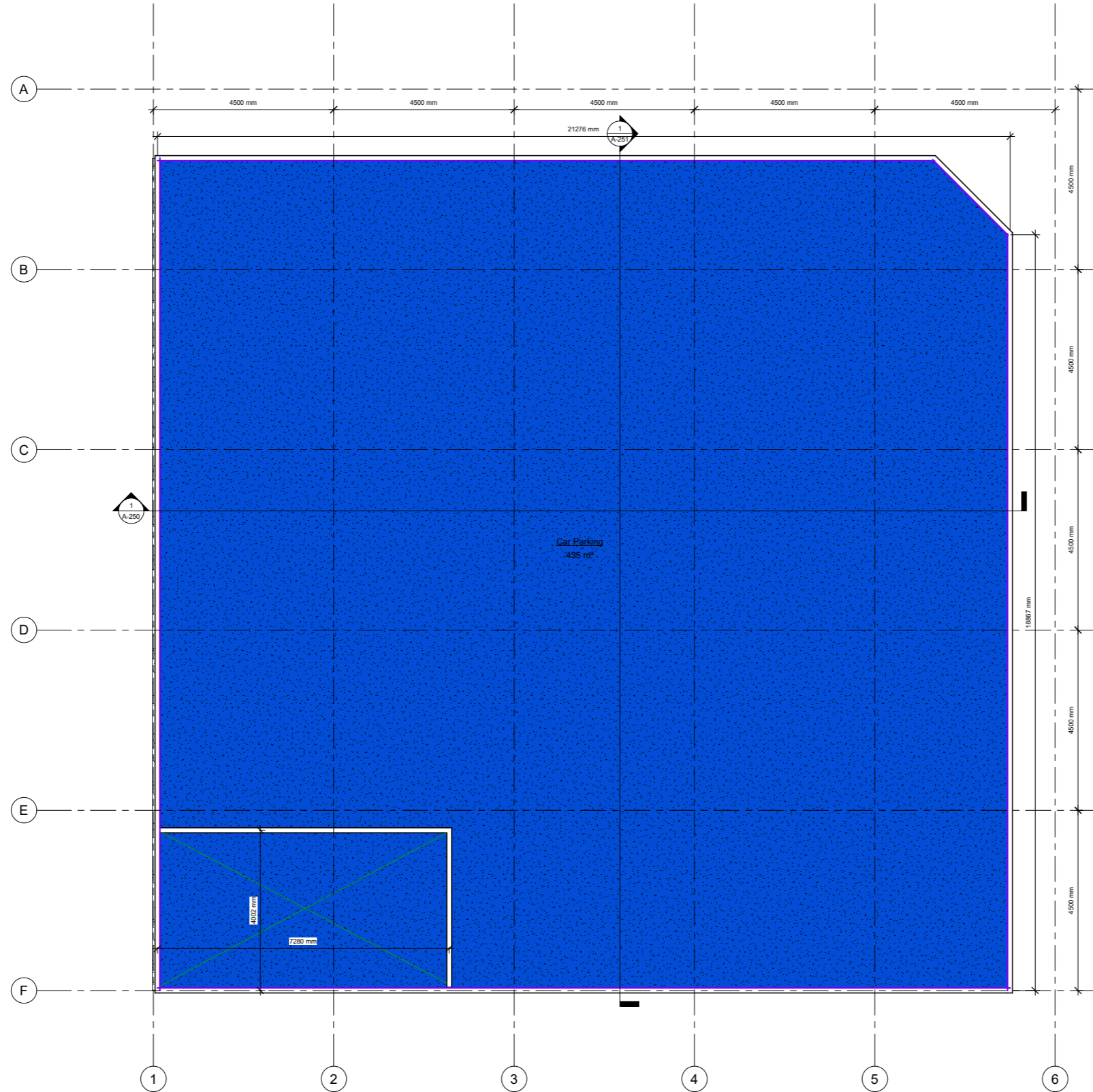
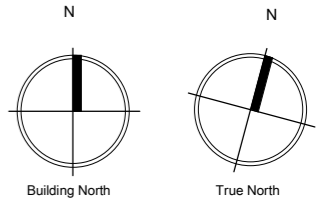
Drawing No: A-107  
Revision: 2

Scale: 1 : 100

16/07/2021 4:41:17 pm

Area Legend

Car Parking



**IPG Corporation Limited**

Level 03  
185 Hobson Street  
Auckland CBD  
Auckland 1010

P.O Box 90535,  
Victoria Street West  
Auckland 1142

**Consultants**

DPA ARCHITECTS  
Heritage Consultant

SPENCER HOLMES LIMITED  
Planning Consultant

SILICON ENGINEERING CONSULTANT LTD  
Engineering Consultant

**Project Title**

**Adelaide Road Hotel**

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

**Notes**

**Revisions**

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21



**ADELAIDE PROJECT  
BASEMENT AREA PLAN**

Project Number 101  
Date 22 April 2021  
Drawn By Author

Drawing No Revision

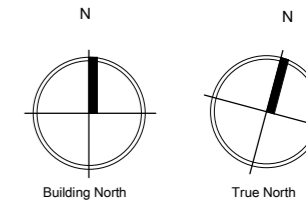
A-150 (1)

Scale 1 : 50

22/04/2021 14:31:49 pm

**Area Legend**

- Car Parking
- Common Area
- Retail Area / Kitchen



**IPG Corporation Limited**

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185 Hobson Street  
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Auckland 1010

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Auckland 1142

**Consultants**

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Heritage Consultant

SPENCER HOLMES LIMITED  
Planning Consultant

SILICON ENGINEERING CONSULTANT LTD  
Engineering Consultant

**Project Title**

**Adelaide Road Hotel**

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

**Notes**

**Revisions**

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21



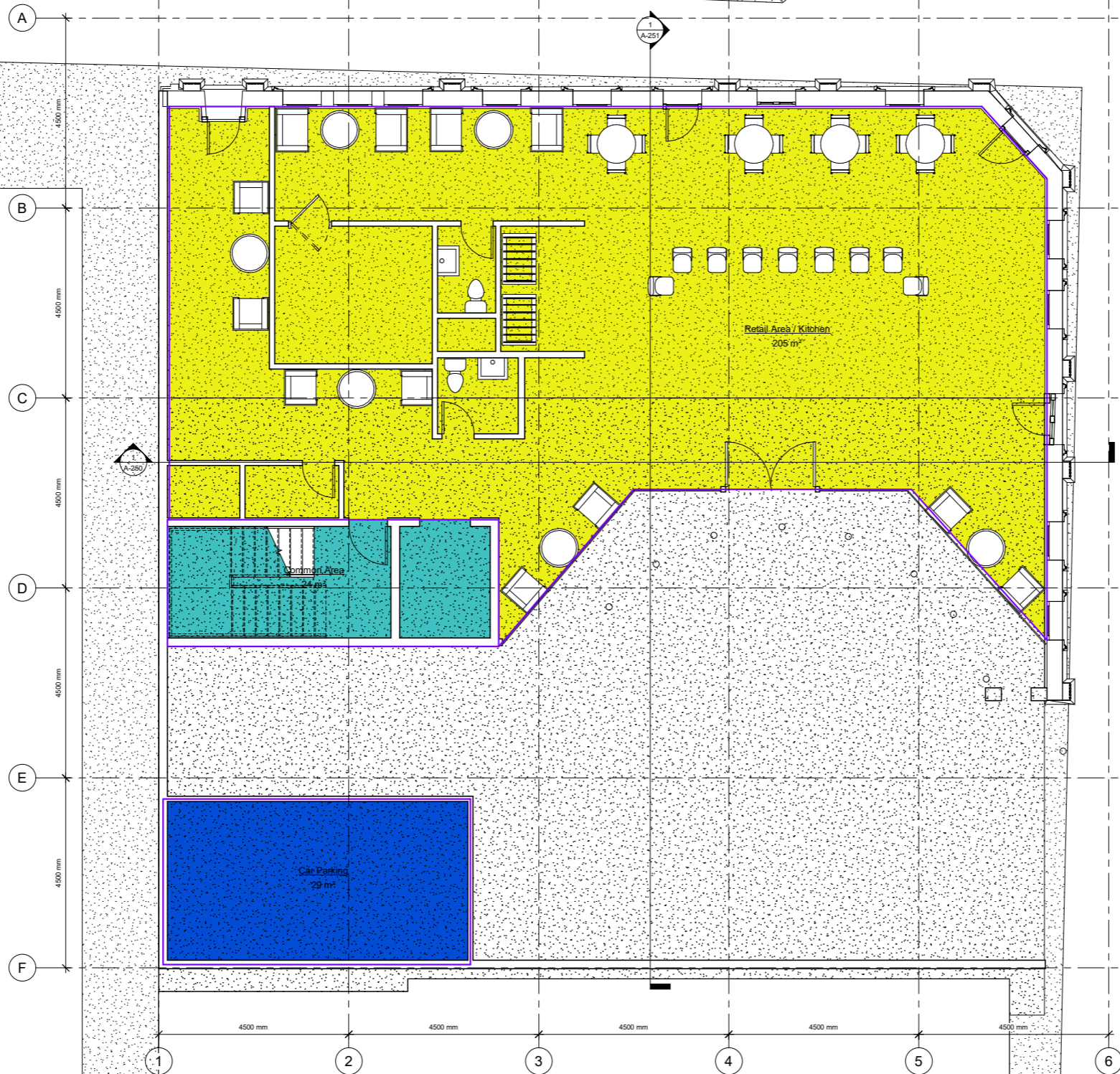
**ADELAIDE PROJECT**  
**GROUND FLOOR AREA PLAN**

Project Number	101
Date	22 April 2021
Drawn By	Author

<b>Drawing No</b>	<b>Revision</b>
-------------------	-----------------

**A-151** **(1)**

Scale 1 : 50

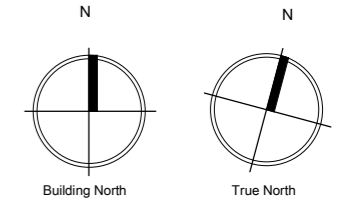


22/04/2021 4:33:22 pm



**Area Legend**

- Common Areas
- Existing FA
- Hotel Rooms



**IPG Corporation Limited**

Level 03  
 185 Hobson Street  
 Auckland CBD  
 Auckland 1010  
  
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 Victoria Street West  
 Auckland 1142

**Consultants**

DPA ARCHITECTS  
 Heritage Consultant  
  
 SPENCER HOLMES LIMITED  
 Planning Consultant  
  
 SILICON ENGINEERING CONSULTANT LTD  
 Engineering Consultant

**Project Title**

**Adelaide Road Hotel**  
  
 114 Adelaide Road  
 Newtown, Wellington  
 6021, NZ

**Notes**

**Revisions**

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21



**ADELAIDE PROJECT**  
**LEVEL 01 AREA PLAN**

Project Number: 101  
 Date: 22 April 2021  
 Drawn By: Author

**Drawing No**                      **Revision**

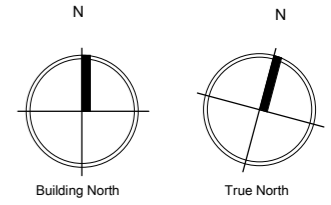
**A-152**                                      **(1)**

Scale: 1 : 50



**Area Legend**

- Common Areas
- Hotel Rooms



**IPG Corporation Limited**

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185 Hobson Street  
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Auckland 1142

**Consultants**

DPA ARCHITECTS  
Heritage Consultant

SPENCER HOLMES LIMITED  
Planning Consultant

SILICON ENGINEERING CONSULTANT LTD  
Engineering Consultant

**Project Title**

**Adelaide Road Hotel**

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

**Notes**

**Revisions**

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21



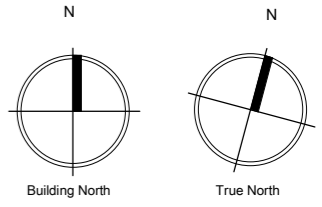
**ADELAIDE PROJECT**  
**LEVELS 02-06 AREA PLAN**

Project Number	101
Date	22 April 2021
Drawn By	Author
<b>Drawing No</b>	<b>Revision</b>
<b>A-153</b>	<b>(1)</b>
Scale	1 : 50



Area Legend

- Common Areas
- Hotel Rooms



**IPG Corporation Limited**

Level 03  
185 Hobson Street  
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**Consultants**

- DPA ARCHITECTS  
Heritage Consultant
- SPENCER HOLMES LIMITED  
Planning Consultant
- SILICON ENGINEERING CONSULTANT LTD  
Engineering Consultant

**Project Title**

**Adelaide Road Hotel**

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

**Notes**

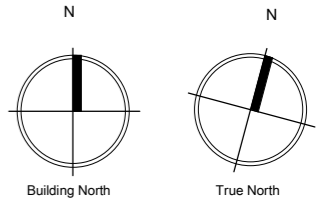
**Revisions**

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21



**ADELAIDE PROJECT**  
**LEVEL 07 AREA PLAN**

Project Number	101
Date	22 April 2021
Drawn By	Author
<b>Drawing No</b>	<b>Revision</b>
<b>A-154</b>	<b>(1)</b>
Scale	1 : 50



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**Consultants**

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Heritage Consultant

SPENCER HOLMES LIMITED  
Planning Consultant

SILICON ENGINEERING CONSULTANT LTD  
Engineering Consultant

**Project Title**

**Adelaide Road Hotel**

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

**Notes**

**Revisions**

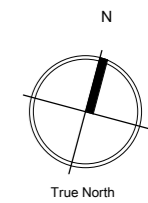
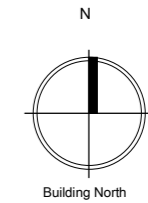
No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21
2	ISSUED FOR RESOURCE CONSENT	13.07.21



**ADELAIDE PROJECT**

**3D VIEWS 01**

Project Number	101
Date	13 July 2021
Drawn By	IPG
<b>Drawing No</b>	<b>Revision</b>
<b>A-200</b>	<b>(2)</b>
Scale	



**IPG Corporation Limited**

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Heritage Consultant

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Planning Consultant

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Engineering Consultant

**Project Title**

**Adelaide Road Hotel**

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

**Notes**

**Revisions**

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21
2	ISSUED FOR RESOURCE CONSENT	13.07.21



**ADELAIDE PROJECT**

**3D VIEWS 02**

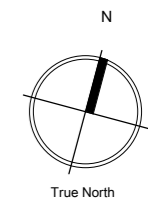
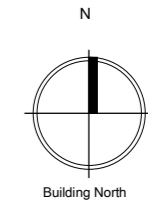
Project Number	101
Date	13 July 2021
Drawn By	IPG

**Drawing No**      **Revision**

A-201

2

Scale



**IPG Corporation Limited**

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Heritage Consultant

SPENCER HOLMES LIMITED  
Planning Consultant

SILICON ENGINEERING CONSULTANT LTD  
Engineering Consultant

**Project Title**

**Adelaide Road Hotel**

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

**Notes**

**Revisions**

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21
2	ISSUED FOR RESOURCE CONSENT	13.07.21



**ADELAIDE PROJECT**

**3D VIEWS 03**

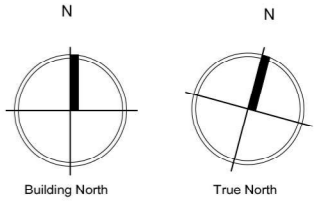
Project Number 101  
Date 13 July 2021  
Drawn By IPG

**Drawing No** **Revision**

A-202 (2)

Scale





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Heritage Consultant

SPENCER HOLMES LIMITED  
Planning Consultant

SILICON ENGINEERING CONSULTANT LTD  
Engineering Consultant

**Project Title**

Adelaide Road Hotel

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

**Notes**

**Revisions**

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21
2	ISSUED FOR RESOURCE CONSENT	13.07.21



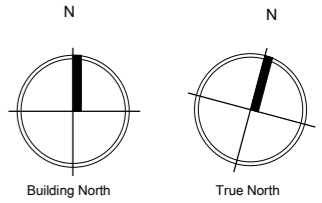
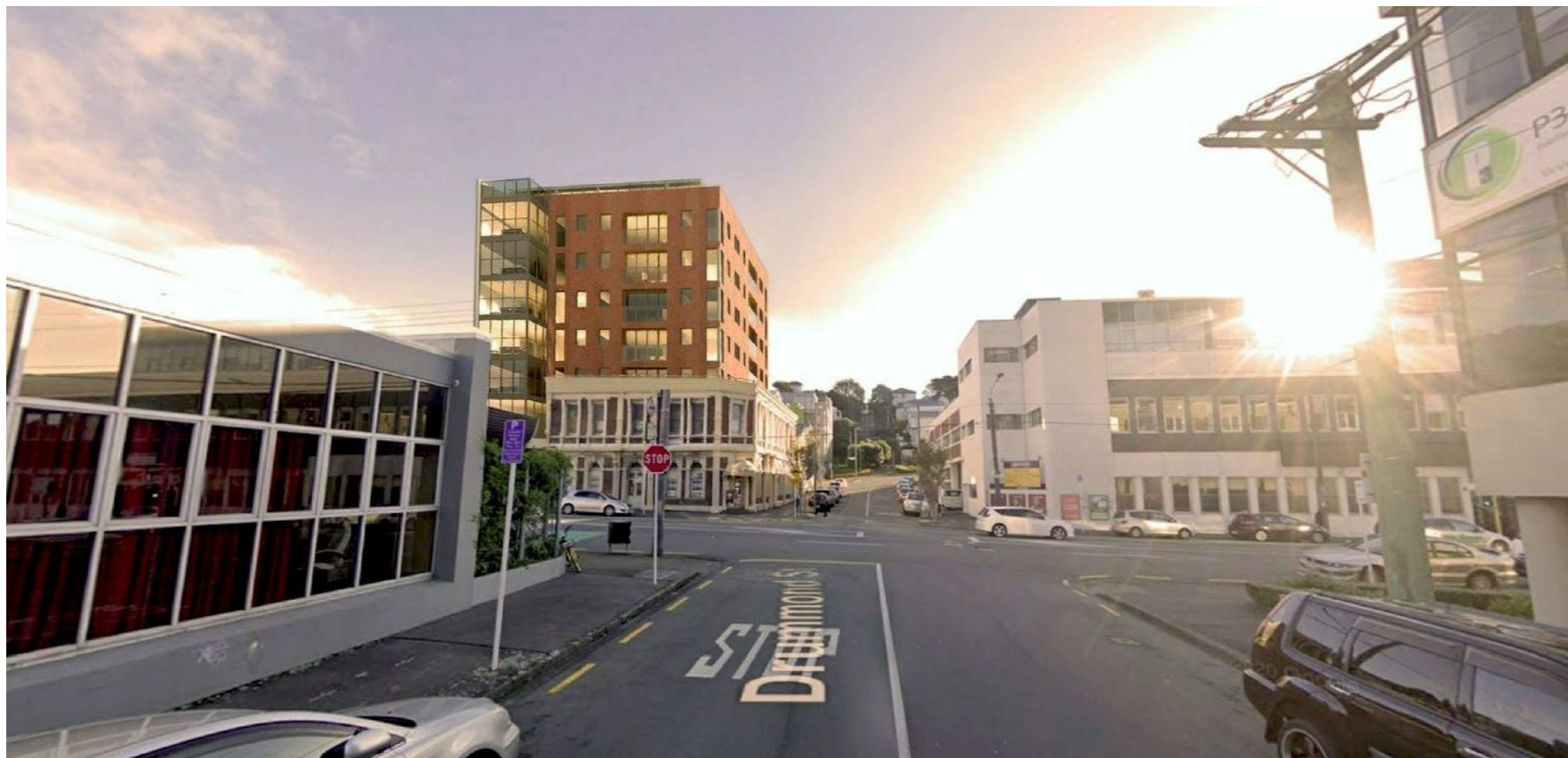
**ADELAIDE PROJECT**

**3D RENDERS**

Project Number	101
Date	13 July 2021
Drawn By	IPG

Drawing No	Revision
<b>A-203</b>	<b>(2)</b>
Scale	

2-10/7/2021 9:20:28 am



**IPG Corporation Limited**

Level 03  
 185 Hobson Street  
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 Auckland 1010

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 Victoria Street West  
 Auckland 1142

**Consultants**

DPA ARCHITECTS  
 Heritage Consultant

SPENCER HOLMES LIMITED  
 Planning Consultant

SILICON ENGINEERING CONSULTANT LTD  
 Engineering Consultant

**Project Title**

**Adelaide Road Hotel**

114 Adelaide Road  
 Newtown, Wellington  
 6021, NZ

**Notes**

**Revisions**

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21
2	ISSUED FOR RESOURCE CONSENT	13.07.21

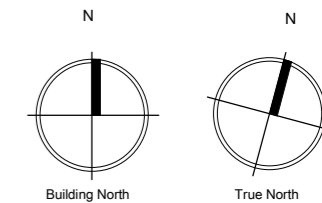


**ADELAIDE PROJECT**

**3D RENDERS**

Project Number	101
Date	13 July 2021
Drawn By	IPG
<b>Drawing No</b>	<b>Revision</b>
<b>A-204</b>	<b>(2)</b>
Scale	





### IPG Corporation Limited

Level 03  
185 Hobson Street  
Auckland CBD  
Auckland 1010

P.O. Box 90535,  
Victoria Street West  
Auckland 1142

### Consultants

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Heritage Consultant

SPENCER HOLMES LIMITED  
Planning Consultant

SILICON ENGINEERING CONSULTANT LTD  
Engineering Consultant

### Project Title

#### Adelaide Road Hotel

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

### Notes

### Revisions

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21
2	ISSUED FOR RESOURCE CONSENT	13.07.21



## ADELAIDE PROJECT

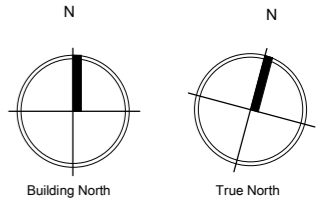
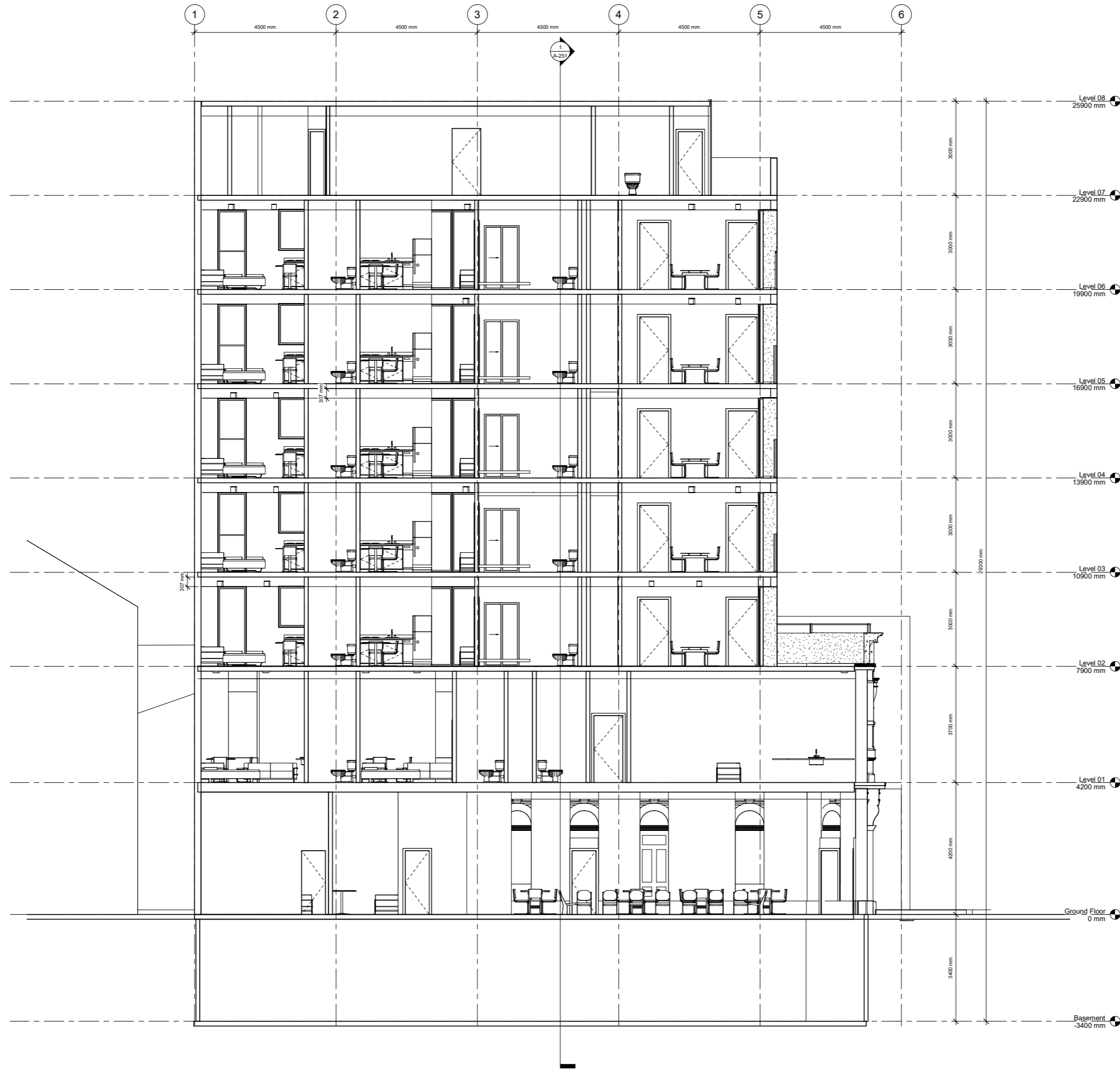
### 3D RENDERS

Project Number	101
Date	13 July 2021
Drawn By	IPG

Drawing No Revision

A-205 (2)  
Scale

15/07/2021 11:34:28 am



**IPG Corporation Limited**

Level 03  
185 Hobson Street  
Auckland CBD  
Auckland 1010

P.O. Box 90535,  
Victoria Street West  
Auckland 1142

**Consultants**

DPA ARCHITECTS  
Heritage Consultant

SPENCER HOLMES LIMITED  
Planning Consultant

SILICON ENGINEERING CONSULTANT LTD  
Engineering Consultant

**Project Title**

**Adelaide Road Hotel**

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

**Notes**

**Revisions**

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21



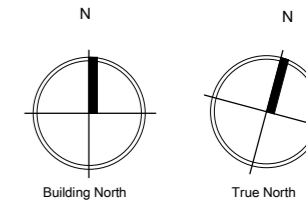
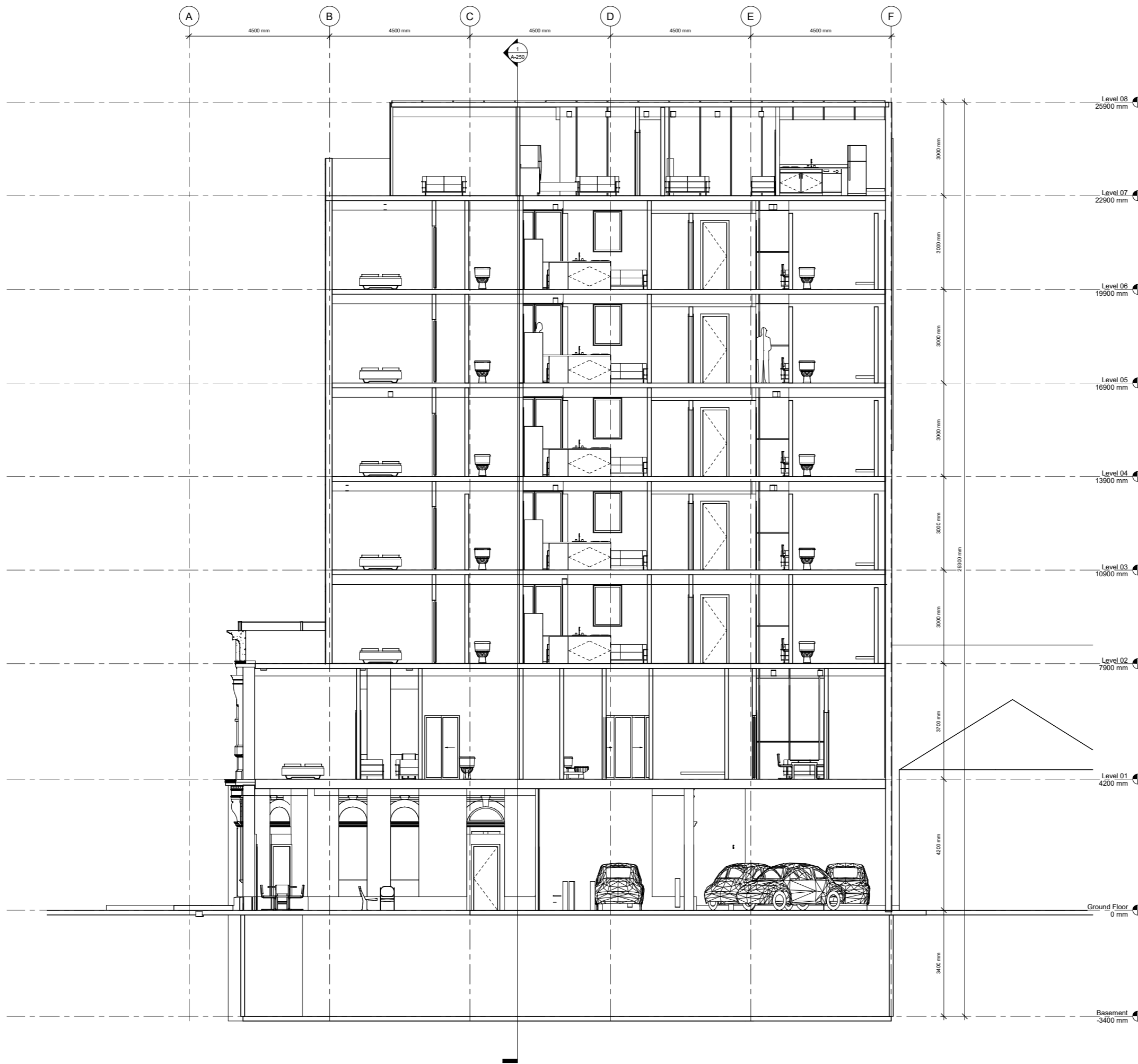
**ADELAIDE PROJECT**  
**SECTION 01**

Project Number	101
Date	22 April 2021
Drawn By	Author

<b>Drawing No</b>	<b>Revision</b>
A-250	(1)

Scale	1 : 50
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22/04/2021 1:36:19 pm



**IPG Corporation Limited**

Level 03  
185 Hobson Street  
Auckland CBD  
Auckland 1010

P.O Box 90535,  
Victoria Street West  
Auckland 1142

**Consultants**

DPA ARCHITECTS  
Heritage Consultant

SPENCER HOLMES LIMITED  
Planning Consultant

SILICON ENGINEERING CONSULTANT LTD  
Engineering Consultant

**Project Title**

**Adelaide Road Hotel**

114 Adelaide Road  
Newtown, Wellington  
6021, NZ

**Notes**

**Revisions**

No.	Description	Date
1	ISSUED FOR RESOURCE CONSENT	22.04.21



**ADELAIDE PROJECT**  
**SECTION 02**

Project Number 101  
 Date 22 April 2021  
 Drawn By Author  
 Drawing No A-251  
 Revision (1)  
 Scale 1 : 50

22/04/2021 11:37:10 pm