

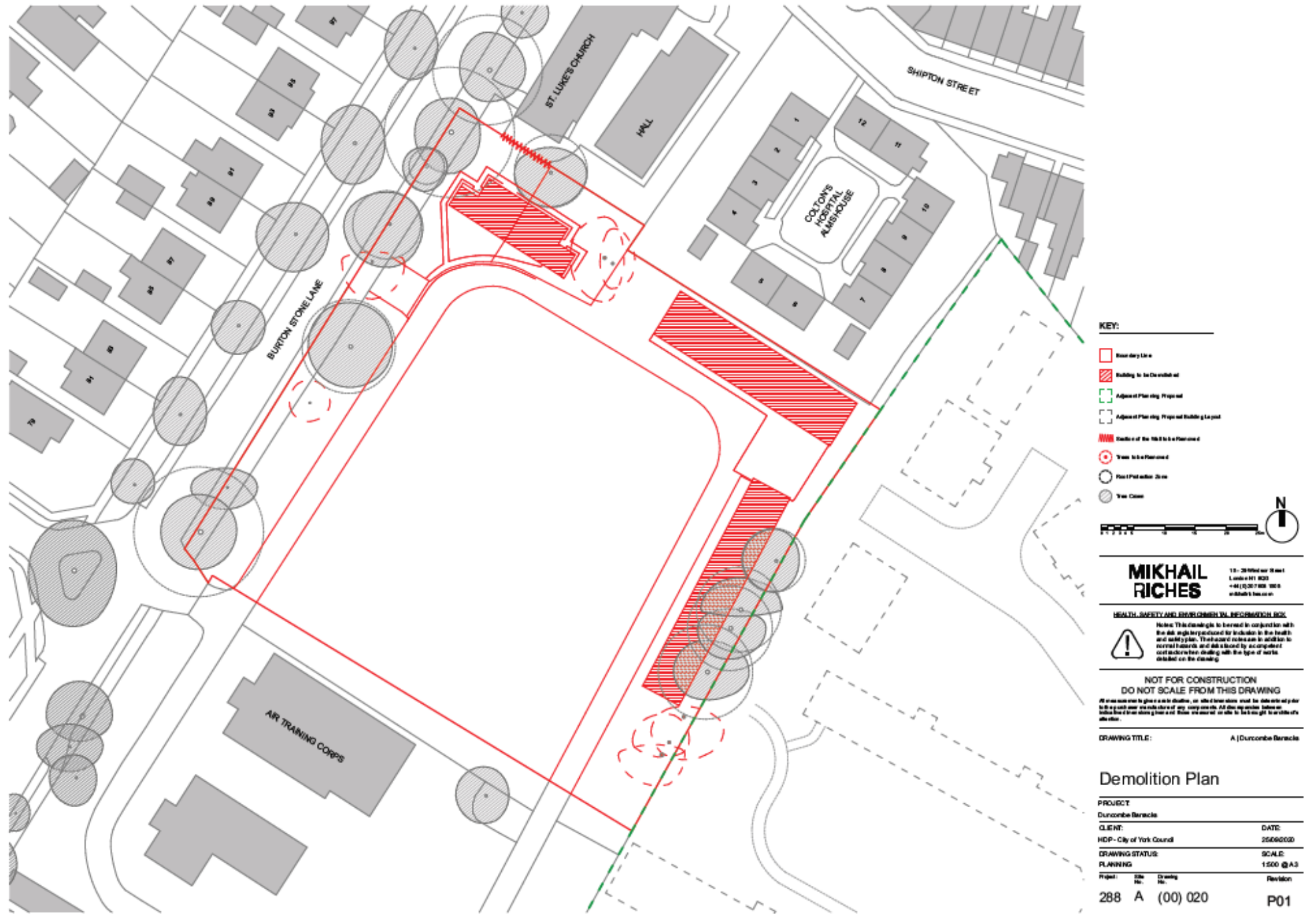


Area Planning Sub-Committee

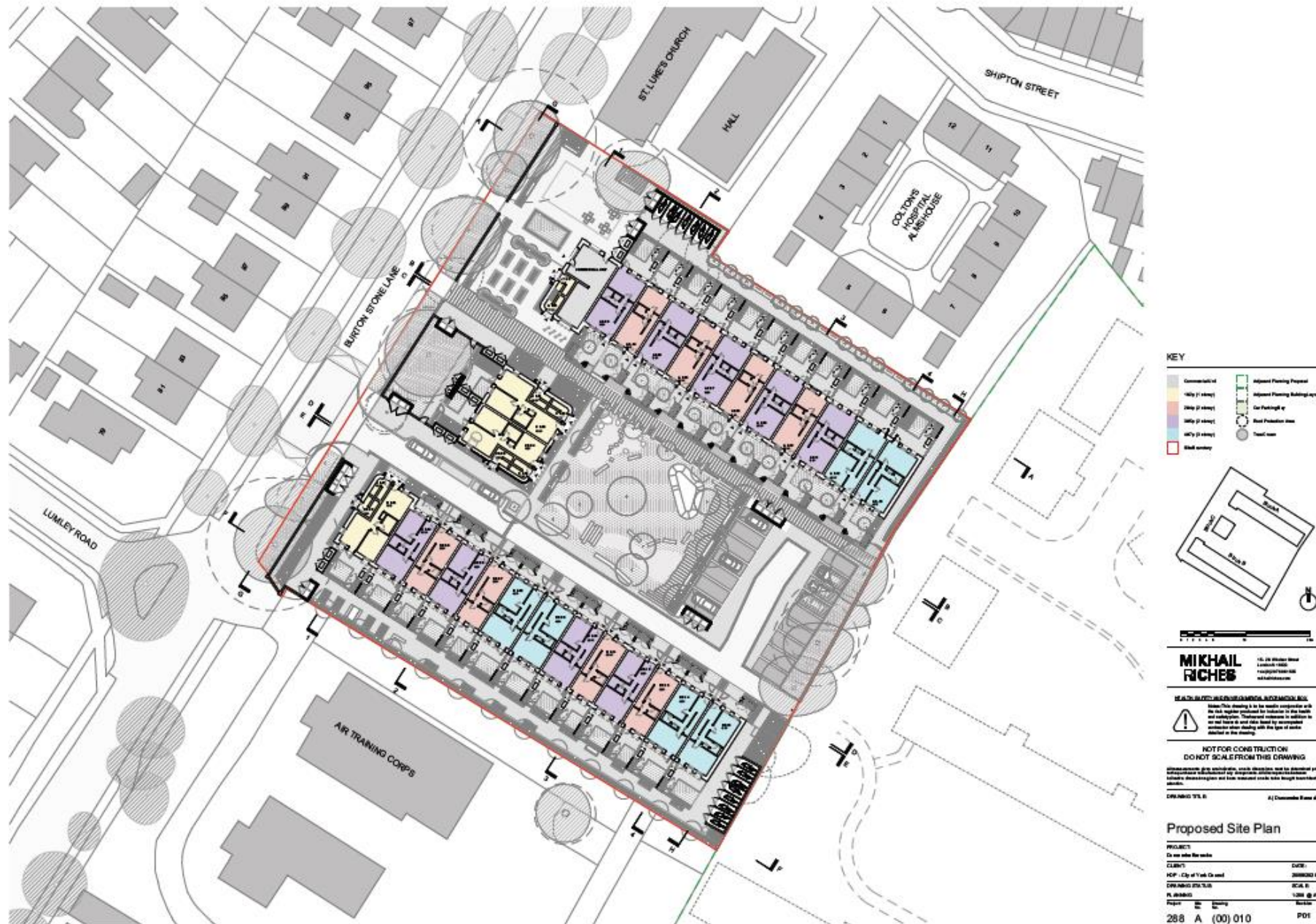
20/01902/FULM

Duncombe Barracks, Burton Stone Lane

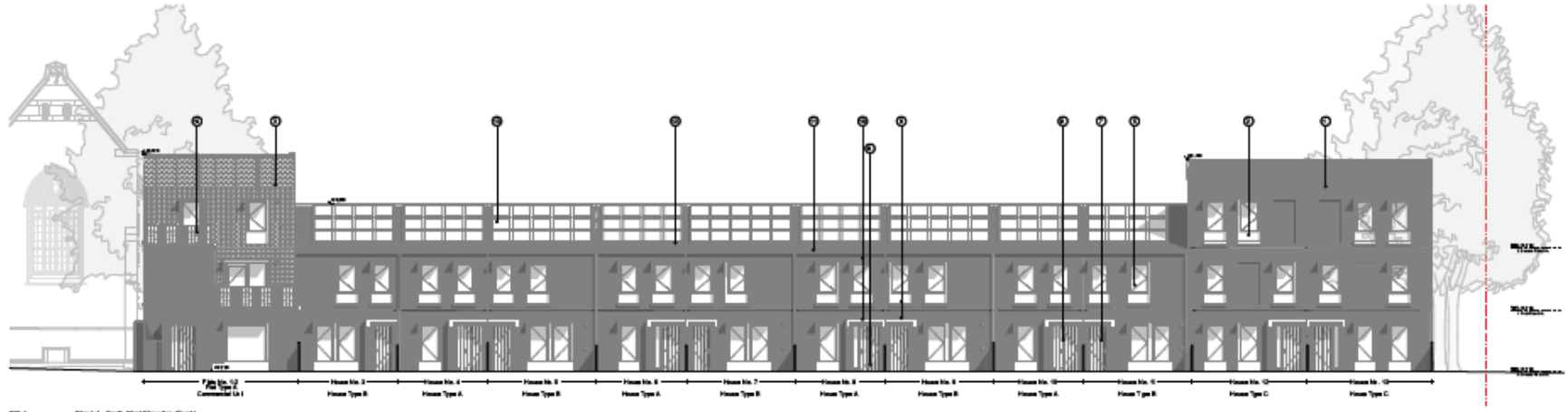
Existing site and demolition plan



Site layout



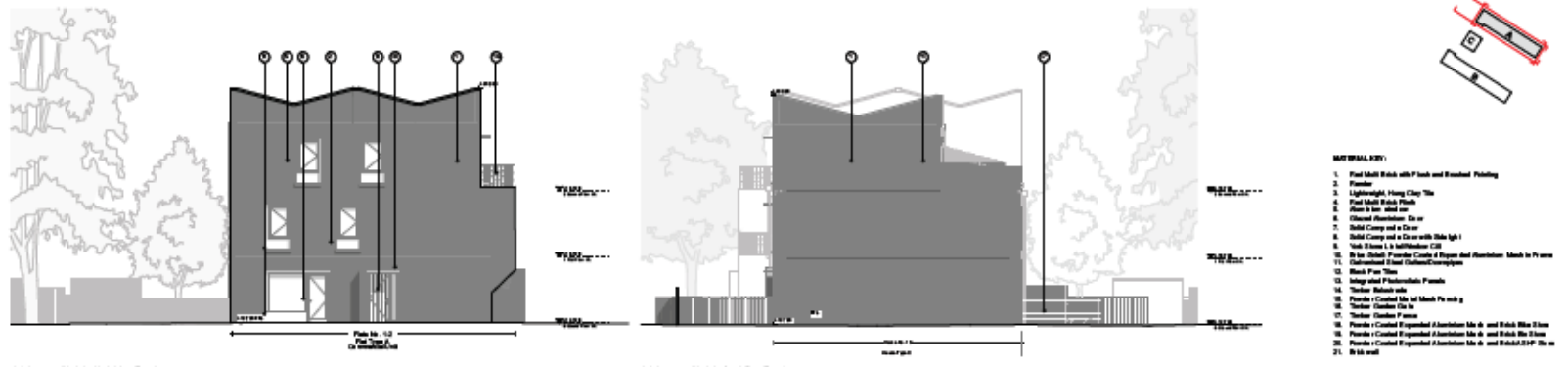
Block A Elevations



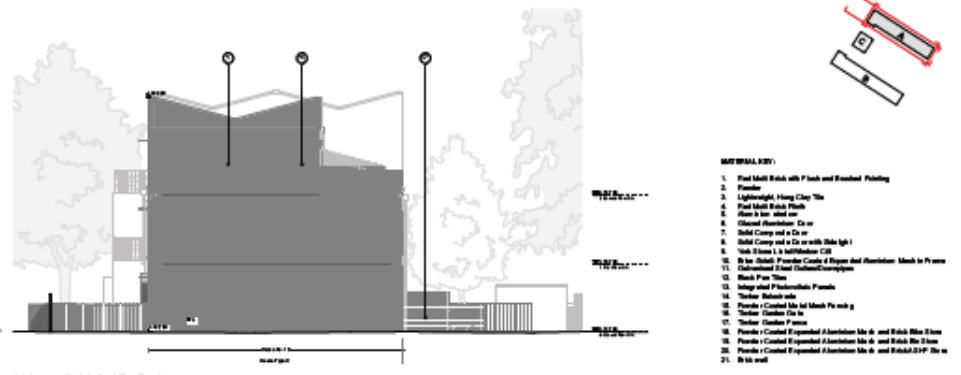
28.1 Block A - South West Elevation (Front)



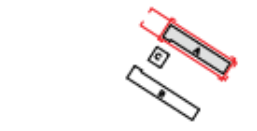
28.2 Block A - North East Elevation (Back)



28.3 Block A - East Elevation (Rear)



28.4 Block A - West Elevation (Front)



- MATERIALS:**
1. Flat Matt Black with F Rock and Smooth Polishing
 2. Plywood
 3. Lightweight, Heavy Clay Tile
 4. Flat Matt Black Finish
 5. Glass 3mm clear glass
 6. Clearcoat Aluminium Clad
 7. Solid Core and a Core
 8. Solid Core and a Core with Side Light
 9. Vek Stone 1 in half round C/S
 10. 80mm Solid Plywood Clad of Edge and Glueless - Made to Fit
 11. Customised Steel Custom Components
 12. Black Flat Glass
 13. Integrol P/Polycarbonate Panels
 14. Timber - Redwood
 15. Plywood / Custom Size for Metal Fixing
 16. Timber - Cladding Clad
 17. Timber - Cladding Plywood
 18. Plywood / Custom Expanded Aluminium Mesh and Black Blue Stone
 19. Plywood / Custom Expanded Aluminium Mesh and Black Blue Stone
 20. Plywood / Custom Expanded Aluminium Mesh and Black/Blue Stone
 21. Brick wall

MIKHAIL RICHES
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 Suite 10, 100
 100 St John Street
 Melbourne, VIC 3000

RESPECT THE ENVIRONMENTAL PERFORMANCE

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 DO NOT SCALE FROM THIS DRAWING

Block A, Elevation

PROJECT:
 Columbus Residences

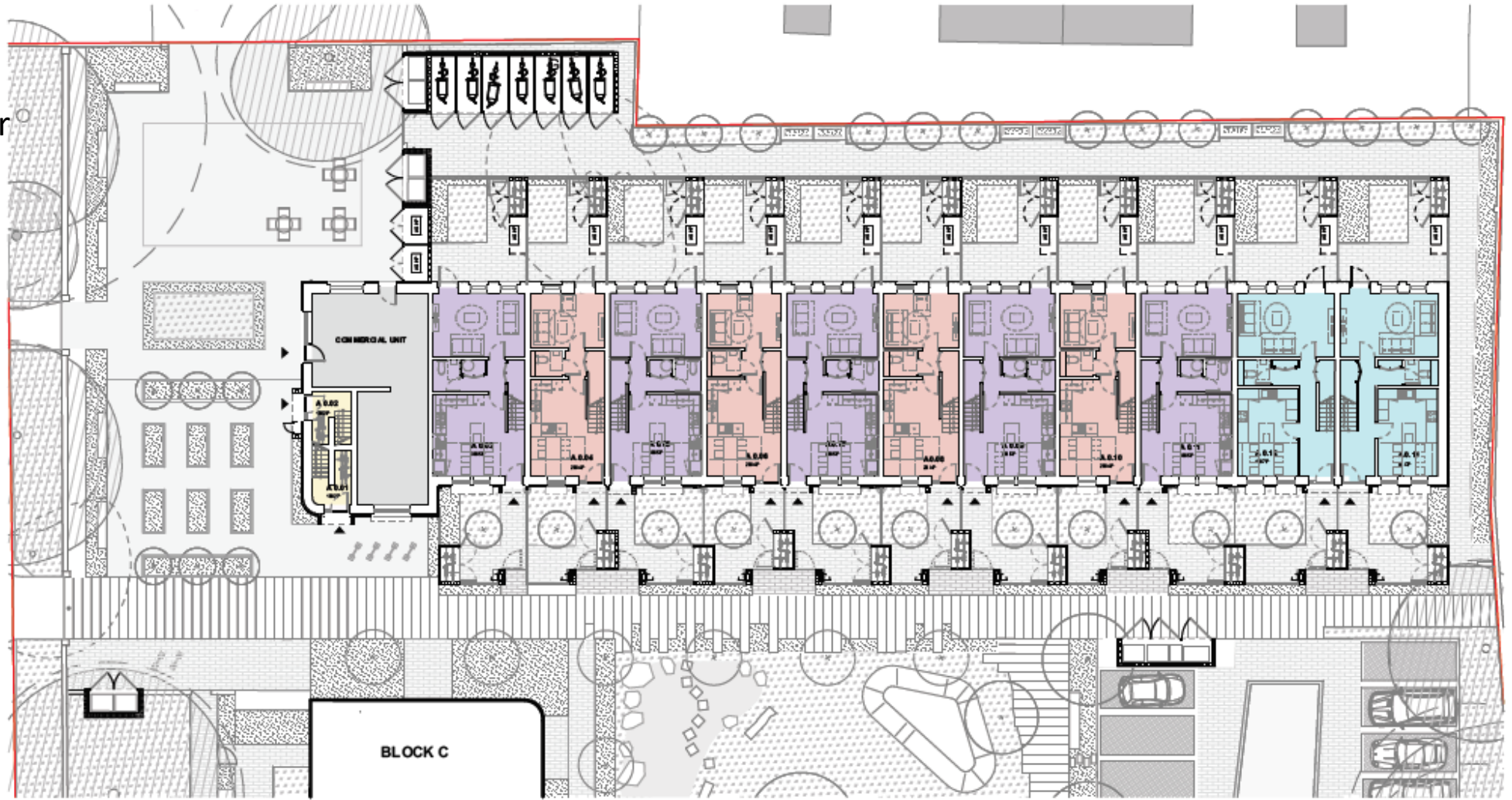
CLIENT: DGTB
MCY, City of York Council 28/09/2023

DRAWING TITLE: 2/21B
PLANNING: 1/28_02/1

Scale: 1:100
 Date: 28/09/23
 Author: PD1

288 A (00) 210

Block A ground floor layout



- KEY:**
- Commercial Unit
 - 1stfp (1 storey)
 - 2ndfp (2 storey)
 - 3rdfp (2 storey)
 - 4thfp (3 storey)
 - Site Boundary
 - Adjacent Planning Proposal
 - Adjacent Planning Proposal Building Layout
 - Road Protection Area
 - Tree Crown



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HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX
Notes: This drawing is to be read in conjunction with the all other drawings for this project. The health and safety plan. The health and safety plan is available to all staff and is to be read and understood by a competent contractor when dealing with the type of work detailed on the drawing.

**NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING**

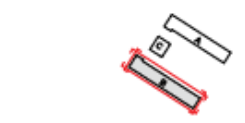
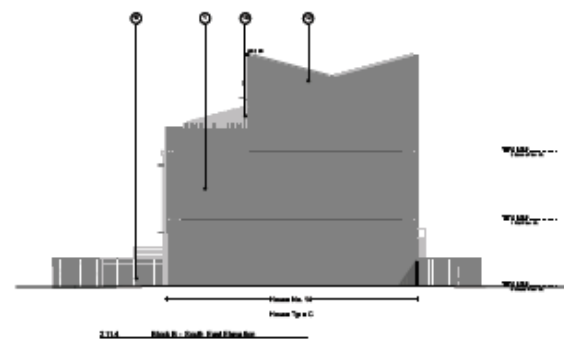
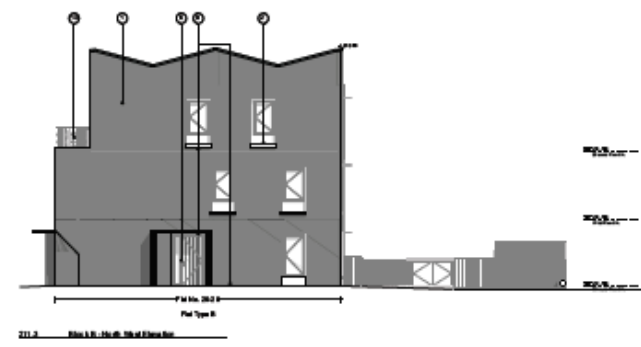
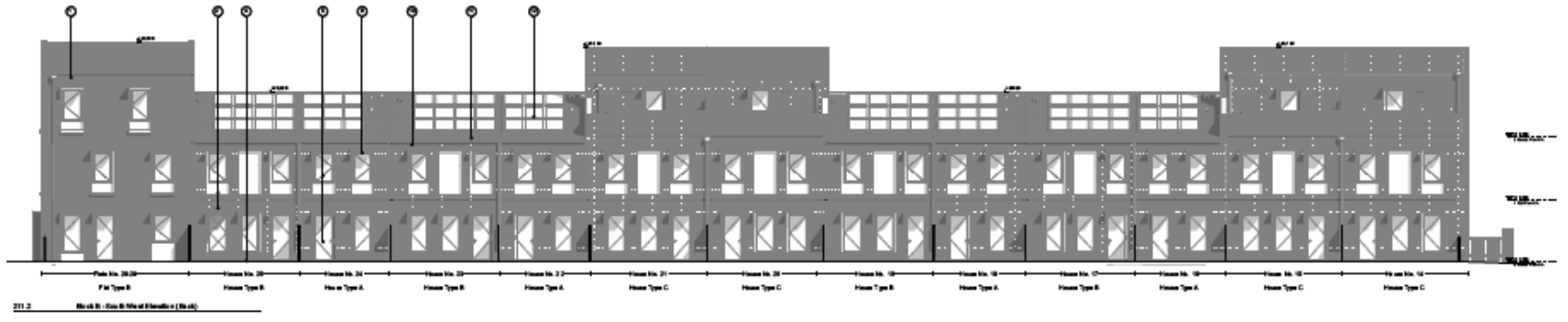
All measurements given on this drawing are to be taken as shown and are not to be scaled. All dimensions are to be taken as shown unless otherwise stated. All dimensions are to be taken as shown unless otherwise stated.

DRAWING TITLE: A | Durcombe Barracks

Block A, Ground Floor Plan

PROJECT	Durcombe Barracks	DATE	25/06/2020
CLIENT	HDP - City of York Council	SCALE	1:200 @ A3
DRAWING STATUS	PLANNING	Revision	
Project No.	288 A (00) 100	Drawing No.	P01

Block B elevations



- MATERIALS:**
1. Flat Matt Brick with Fink and Brashed Painting
 2. Plaster
 3. Lightweight, Heavy Clay Tile
 4. Flat Matt Black Plank
 5. Glass in set, solid set
 6. Obscured Aluminium Clad
 7. Solid Comp and a Clad
 8. Solid Comp and a Clad with Side Light
 9. Solid Comp and a Clad with Side Light
 10. Solid Comp and a Clad with Side Light
 11. Obscured Aluminium Clad
 12. Obscured Aluminium Clad
 13. Solid Comp and a Clad
 14. Solid Comp and a Clad
 15. Solid Comp and a Clad
 16. Solid Comp and a Clad
 17. Solid Comp and a Clad
 18. Solid Comp and a Clad
 19. Solid Comp and a Clad
 20. Solid Comp and a Clad
 21. Solid Comp and a Clad

MIKHAIL RICHES

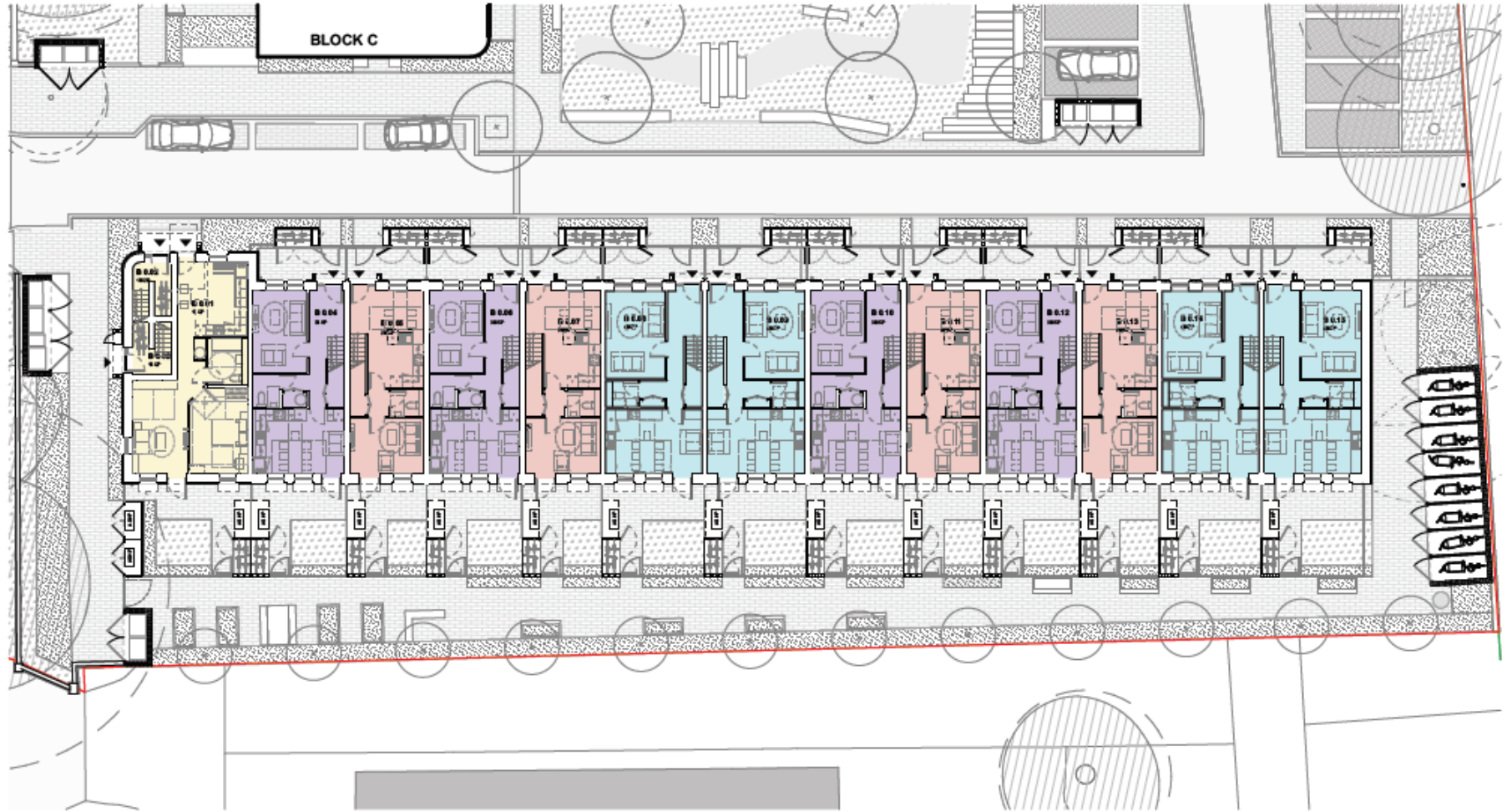
Architectural Services
100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

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DON'T SCALE FROM THIS DRAWING

Block B, Elevation

DATE: 28 FEB 2021
DRAWING SCALE: 1:100 @A1
288 A (00) 211

Block B ground floor layout



- KEY:**
- Commercial Unit
 - 1st fl (1 storey)
 - 2nd fl (2 storey)
 - 3rd fl (2 storey)
 - 4th fl (3 storey)
 - Site Boundary
 - Adjacent Planning Proposal
 - Adjacent Planning Proposal Building Layout
 - Road Protection Area
 - Tree Crown



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HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX
Notes: This drawing is to be read in conjunction with the adjacent planning proposal for the health and safety plan. The hazard notices in addition to control notices and are issued by a competent contractor when dealing with the type of work indicated on the drawing.

**NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING**

All measurements, given are in millimetres, or unless otherwise stated in a dimension prior to the period or date below as of any reference to. All dimensions shall be taken to the building dimensions given, and if there is any conflict, the drawing shall prevail.

DRAWING TITLE: A | Duncombe Barracks

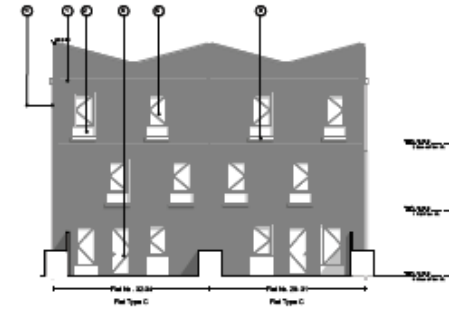
Block B, Ground Floor Plan

PROJECT Duncombe Barracks	DATE 25/06/2020
CLIENT HDP - City of York Council	SCALE 1:200 @ A3
DRAWING STATUS PLANNING	Revision P01
Project No. 288 A	Drawing No. (00) 110

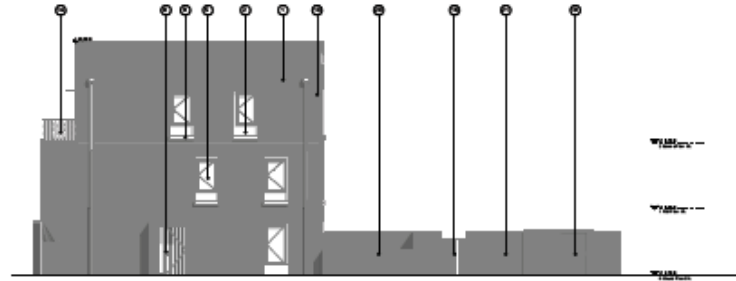
Block C elevations



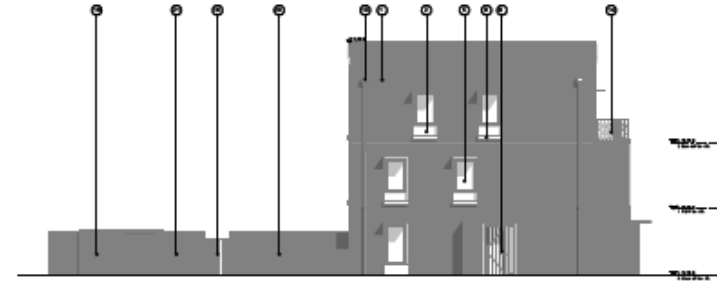
1.1.1 Block C - Side B Elevations (Part C)



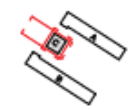
1.1.2 Block C - Side B Elevations (Block C)



1.1.3 Block C - Side B Elevations



1.1.4 Block C - Side B Elevations



NOTES:

1. Flat Matt Black with Fink and Stained Painting
2. Plaster
3. Lightweight, Hong Clay Tile
4. Flat Matt White Paint
5. Stone to be used on
6. Stained Aluminium, Co or
7. Solid Core and Co or
8. Solid Core and a Co or with Side Light
9. Solid Stone L & H (with/without CG)
10. To be Solid Powder Coated & Ripped and Aluminium Mesh to Frame
11. Customised Glass Glazing/Entrances
12. Black PVC Tiles
13. Long wall of Aluminium Panels
14. Timber Windows
15. Timber Windows to be Mesh PVC with g
16. Timber Windows to be
17. Timber Windows to be
18. Powder Coated Expanded Aluminium Mesh and Black Wire Stone
19. Powder Coated Expanded Aluminium Mesh and Black Wire Stone
20. Powder Coated Expanded Aluminium Mesh and Black Wire Stone
21. Brick wall



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 mriches@riches.com

PLEASE READ THE FOLLOWING INFORMATION:
 This drawing is for use in connection with the project and is not to be used for any other purpose without the written consent of the architect. It is the responsibility of the client to ensure that the drawing is used in accordance with the intended purpose.

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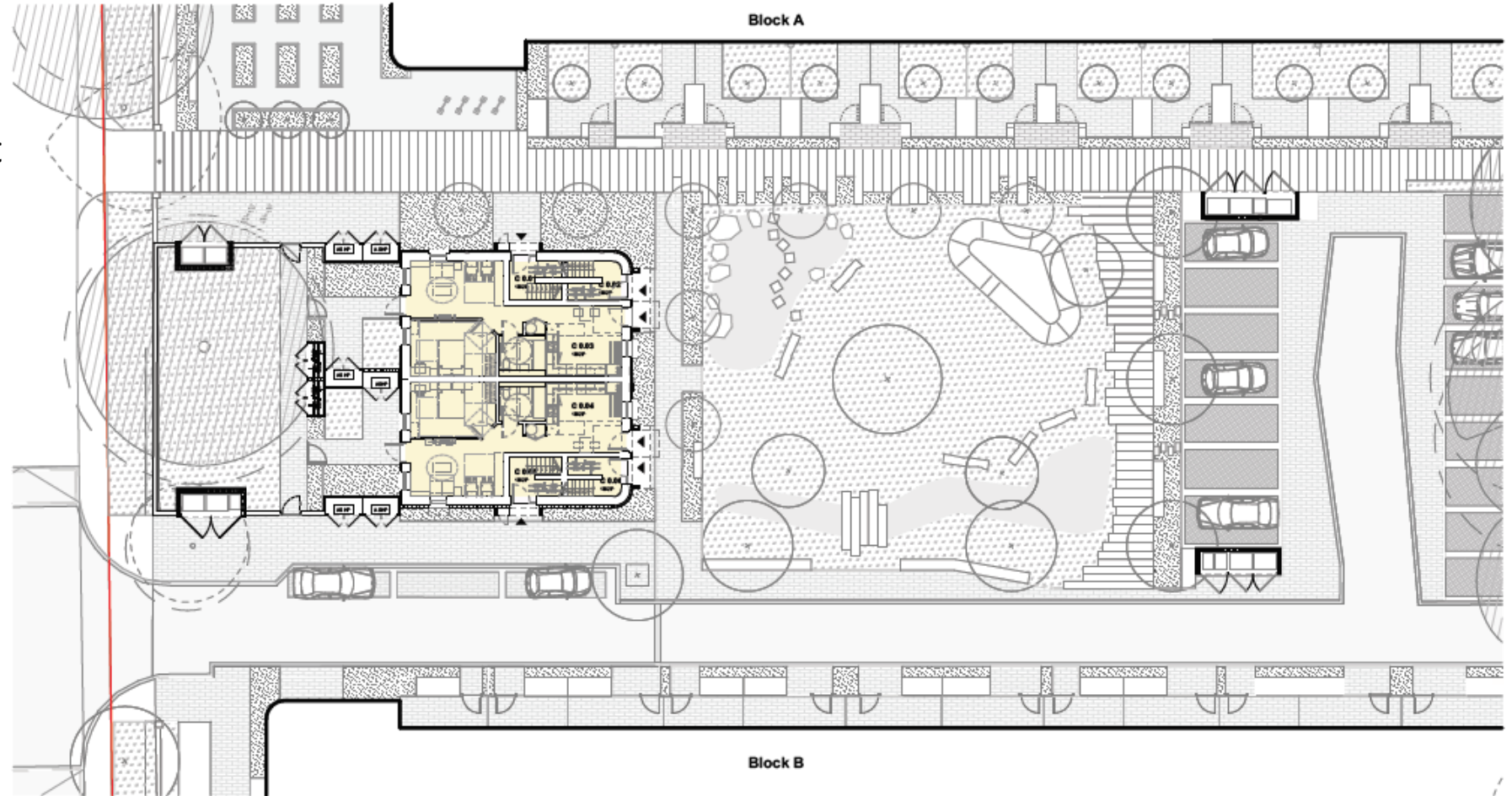
All measurements given indicate an approximate dimension to be used as a guide only. The final construction shall be subject to the approval of the relevant authorities.

DRAWING TITLE: A | Can see the blocks

Block C, Elevation

PROJECT:	DATE:
Customer Name:	28 MARCH
CLIENT:	MDP, City of Johor Council
DRAWING TITLE:	SCALE:
PLANNING:	1:100 @A1
DATE:	NO.:
288 A (00) 212	001

Block C ground floor layout



- KEY:**
- Commercial Unit
 - 1b0p (1 storey)
 - 2b0p (2 storey)
 - 3b0p (3 storey)
 - 4b0p (3 storey)
 - Site Boundary
 - Adjacent Planning Proposal
 - Adjacent Planning Proposal Building Layout
 - Road Protection Area
 - Tree Crown



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HEALTH, SAFETY AND ENVIRONMENTAL RESPONSIBILITY
 Notice: This drawing is to be used in conjunction with the MR, registered professional architect's health and safety plan. The tower's role is to assist in the design of the work and shall be subject to a competent contractor when dealing with the type of work detailed on the drawing.

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All dimensions are given, and include the, or into the, as noted on each detail. All dimensions are given in feet and inches, and shall be rounded to the nearest 1/8 inch. All dimensions are given in feet and inches, and shall be rounded to the nearest 1/8 inch.

DRAWING TITLE: A | Durcombe Barracks

Block C, Ground Floor Plan

PROJECT: Durcombe Barracks

CLIENT: HDP - City of York Council

DRAWING STATUS: PLANNING

Project No: 288

Site No: A

Drawing No: (00) 120

Revision: P01

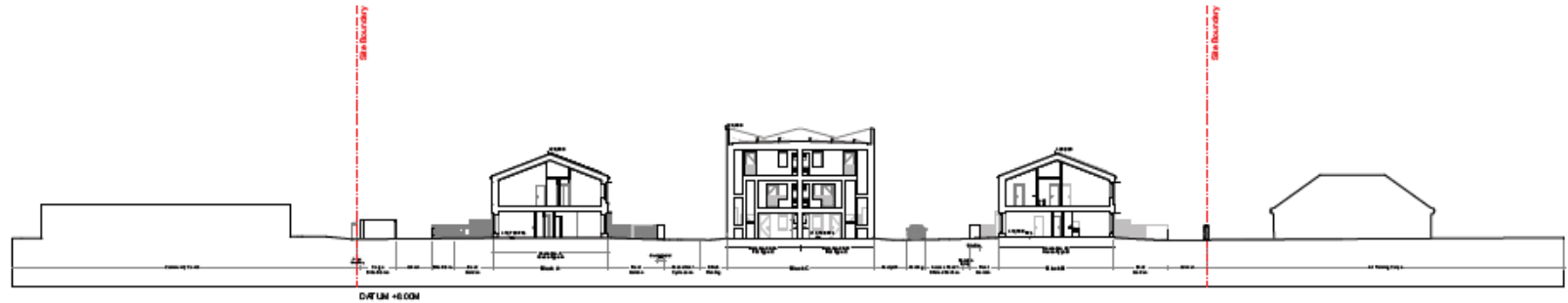
DATE: 25/06/2020

SCALE: 1:250 @ A3

Site sections 1 and 2



300.1 Site Section 1-1



300.2 Site Section 2-2

- MATERIAL KEY**
1. Flat Matt Brick with P-ink and Finked Painting
 2. Plaster
 3. Lightweight, Hung Clay Tile
 4. Flat Matt Brick Finish
 5. Stone 15 or 20 stone
 6. Coloured Stone 15 or 20
 7. 20 M Comp walls
 8. 20 M Comp walls
 9. 20 M Comp walls
 10. 20 M Comp walls
 11. 20 M Comp walls
 12. 20 M Comp walls
 13. 20 M Comp walls
 14. 20 M Comp walls
 15. 20 M Comp walls
 16. 20 M Comp walls
 17. 20 M Comp walls
 18. 20 M Comp walls
 19. 20 M Comp walls
 20. 20 M Comp walls
 21. 20 M Comp walls



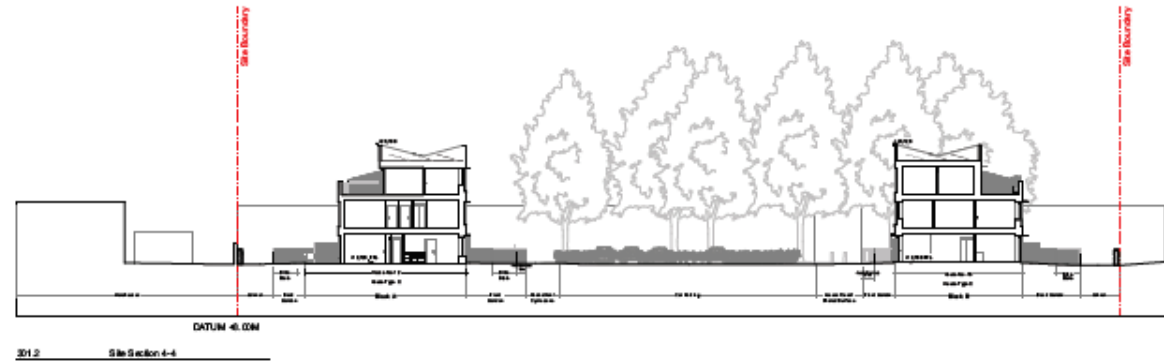
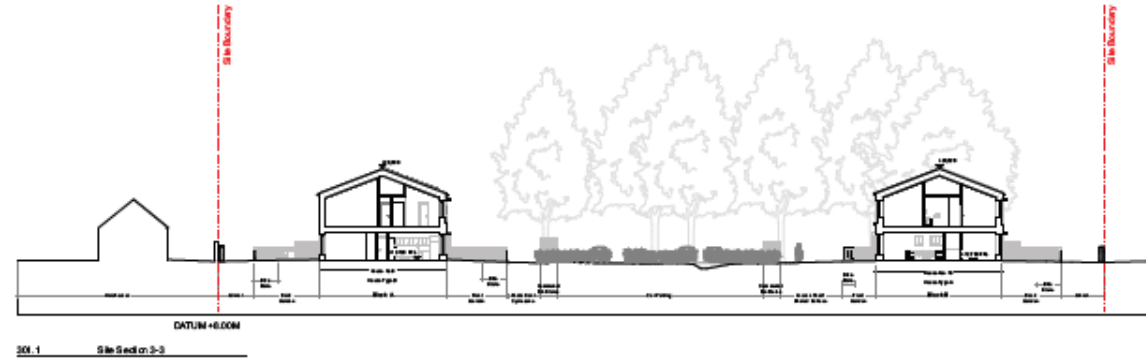
MIKHAIL RICHES
 6 - 28 Mikhal Street
 Auckland 1010
 Tel: 09 770 1000
 www.mikhailriches.co.nz

PROJECT INFORMATION
 Project: **Cherry Road**
 Client: **City of Auckland**
 Date: **20 08/2020**

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DRAWING TITLE	Site Sections 1&2		
PROJECT	Cherry Road		
CLIENT	City of Auckland		
DRAWING NO.	288 A	SCALE	1:300
DATE	20 08/2020	BY	RF1

Site sections 3 and 4



MATERIALS:

1. Flat Matt Bricks with Fink and Smooth Finishing
2. Plaster
3. Lightweight, Yang Clay Tile
4. Flat Matt Bricks Finish
5. Floor 2.0 m wide
6. Cement Floor 3 m wide
7. 20 m Concrete Slab
8. 20 m Concrete Slab with 20 m high
9. 20 m Stone 1.5 m thick
10. 20 m Stone 1.5 m thick
11. 20 m Stone 1.5 m thick
12. 20 m Stone 1.5 m thick
13. 20 m Stone 1.5 m thick
14. 20 m Stone 1.5 m thick
15. 20 m Stone 1.5 m thick
16. 20 m Stone 1.5 m thick
17. 20 m Stone 1.5 m thick
18. 20 m Stone 1.5 m thick
19. 20 m Stone 1.5 m thick
20. 20 m Stone 1.5 m thick
21. 20 m Stone 1.5 m thick



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Tel: 519 766 1866
mriches.com

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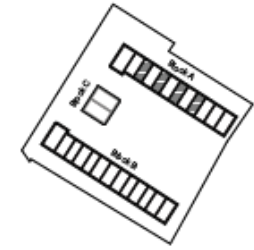
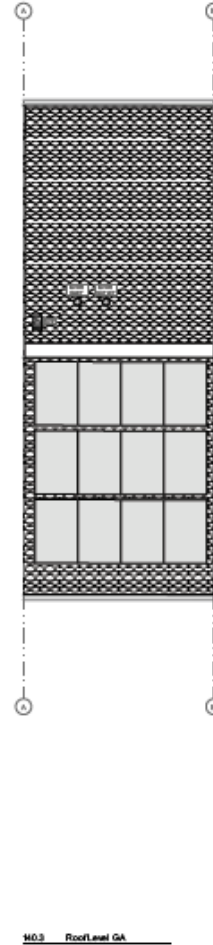
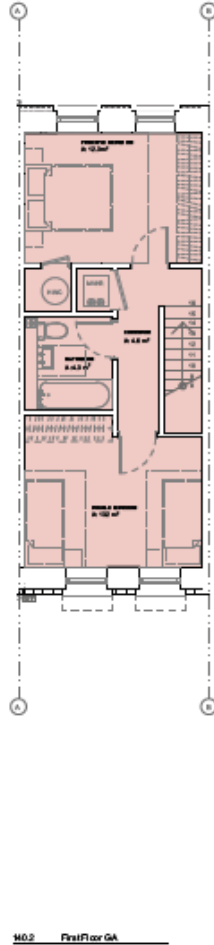
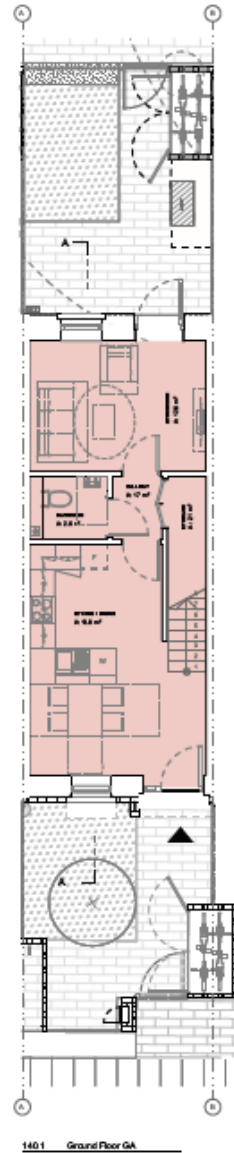
288 A (00) 301

DRAWING TITLE: A.1 (See also for the whole)

Site Section 3&4

PROJECT:	Commodore Residence
CLIENT:	HCP, City of York Council
DRAWING NUMBER:	288A
PLANNING:	1288 (A.1)
DATE:	28/09/2020
SCALE:	1:100
REVISION:	PD1

House type A Block A



KEY:

- Commercial Unit
- 1b0p (1 storey)
- 2b0p (2 storey)
- 2b5p (2 storey)
- 4b0p (3 storey)



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HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX
 Note: This drawing is to be read in conjunction with the risk register produced for inclusion in the health and safety plan. The usual rules can be added to normal health and safety by an appointed contractor dealing with the type of work detailed on the drawing.

NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING
 All dimensions given are to centres, or site lines unless stated. See details only for full details and construction. All dimensions between walls and lines shown are to face unless stated or able to be brought to within the attention.

DRAWING TITLE: A | Durcombe Barracks

House Type A - Block A Plans

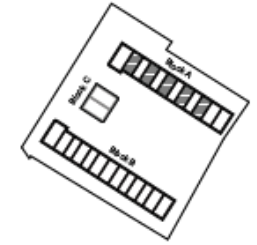
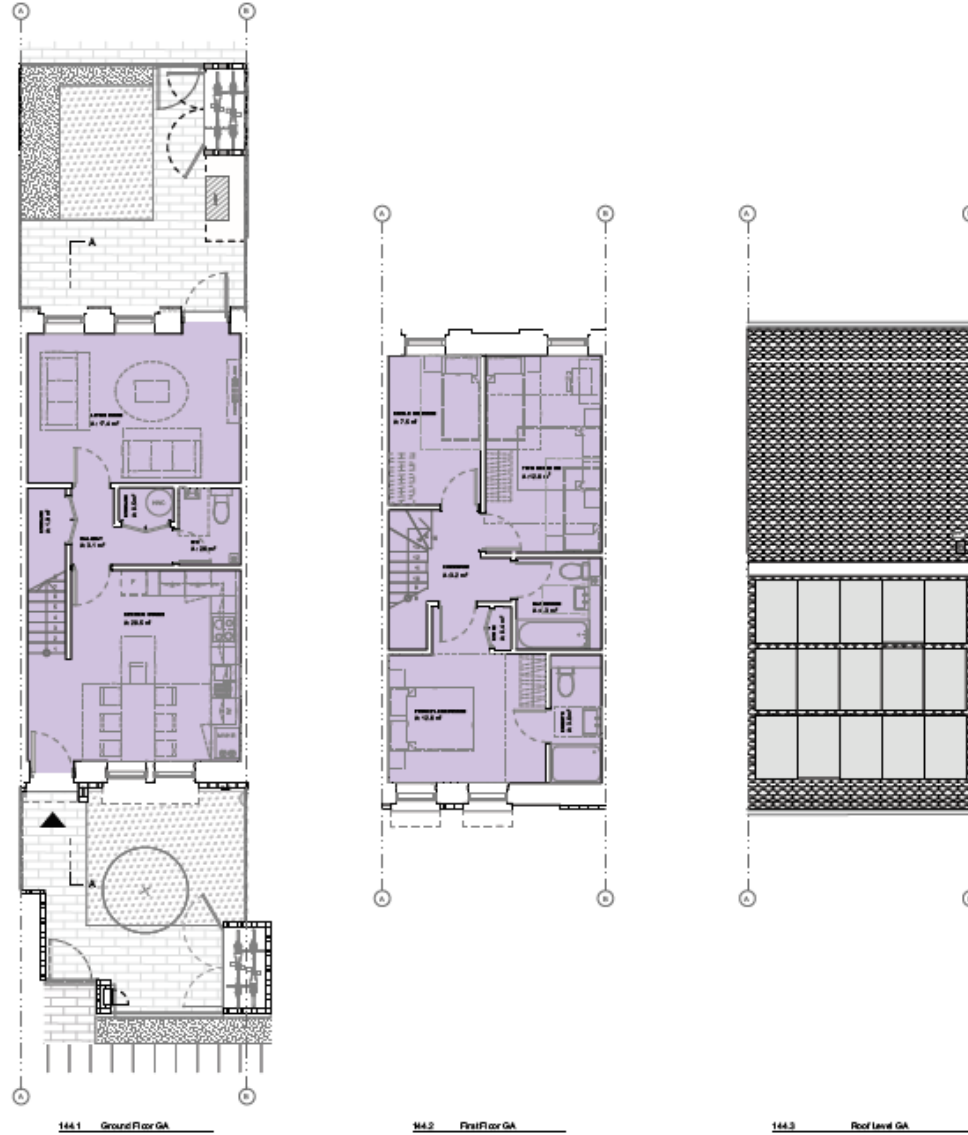
PROJECT: Durcombe Barracks

CLIENT: HDP - City of York Council DATE: 25/09/2020

DRAWING STATUS: PLANNING SCALE: 1:100 @ A3

Project No.	Site No.	Drawing No.	Revision
288	A	(00) 140	P01

House Type B Block A plans



KEY:

Commercial Unit	2b4p (2 storey)
1b4p (1 storey)	4b7p (3 storey)
2b4p (2 storey)	



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HEALTH, SAFETY AND ENVIRONMENTAL RECOMMENDATIONS
 Note: This drawing is to be used in conjunction with the ARS application for inclusion in the health and safety plan. The above notes are not to be used for normal business and are based on assumptions and information available at the time of issue. The type of work detailed on the drawing.

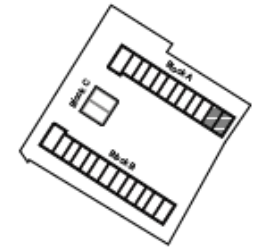
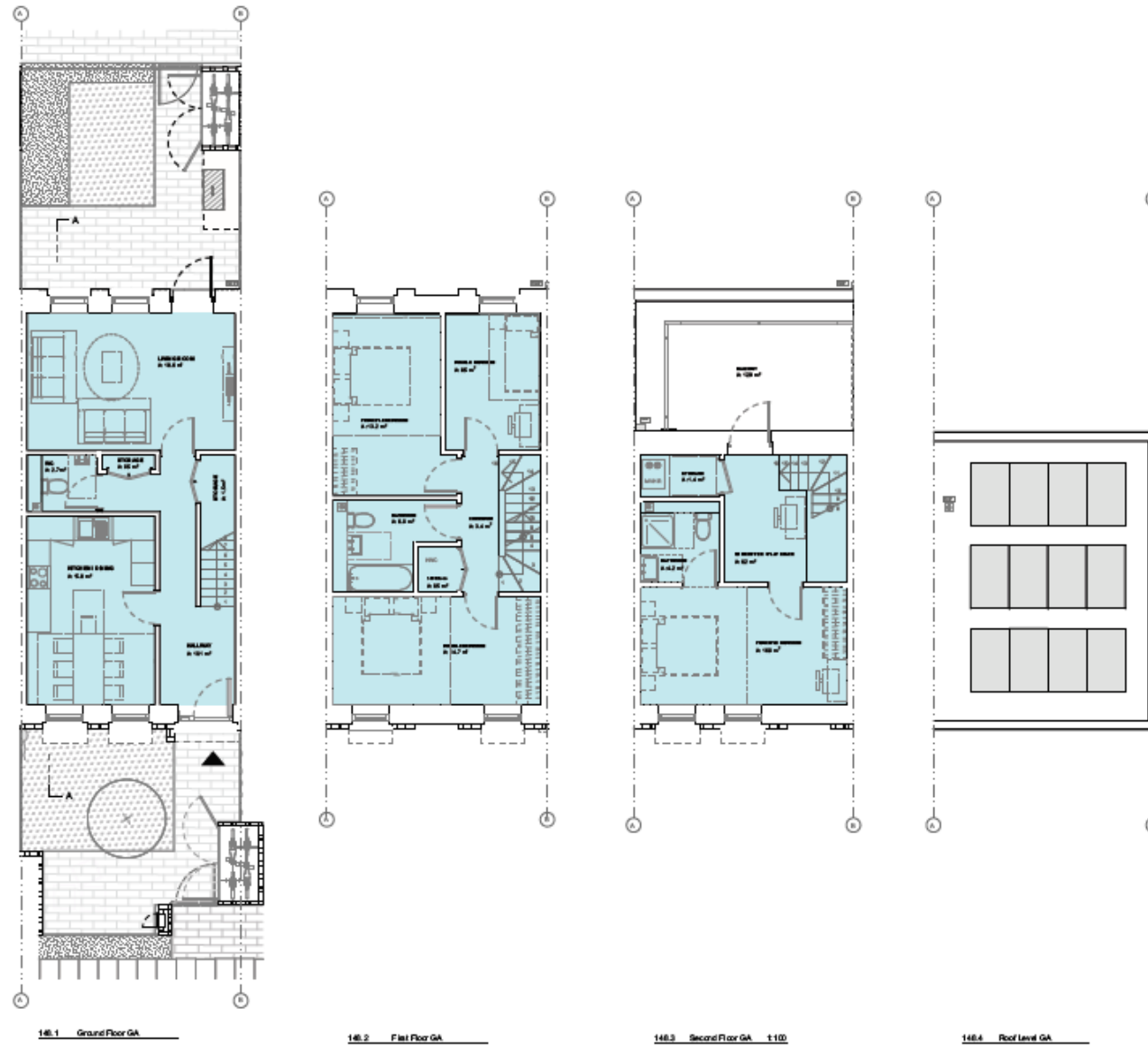
NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING
 It is recommended to give a site visit, or site of work visit, to determine the actual site conditions and to ensure that the drawings are used in accordance with the intended purpose.

DRAWING TITLE: A | Durcombe Barracks

House Type B - Block A Plans

PROJECT Durcombe Barracks	
CLIENT HDP - City of York Council	DATE 25/06/2020
DRAWING STATUS Proposed	SCALE 1:100 @ A3
Project No. 288 A	Revision (00) 144 P01

House Type C Block A plans



KEY:

- Commercial Unit
- 1bdp (1 storey)
- 2bdp (2 storey)
- 3bdp (2 storey)
- 4bdp (2 storey)



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HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX
 Note: This drawing is issued in conjunction with the full set of plans for inclusion in the health and safety file. The client is advised to ensure that all drawings are accompanied by appropriate and detailed information relating to the type of work shown on the drawing.

NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING
 It is essential to give a written instruction, or other direction, that the drawings are not to be scaled or used for any other purpose. All drawings are issued as a set and should be read in conjunction with the other drawings in the set.

DRAWING TITLE: A | Durcombe Barracks

House Type C - Block A Plans

PROJECT: Durcombe Barracks

CLIENT: HDP - City of York Council

DRAWING STATUS: 1100 @ A3

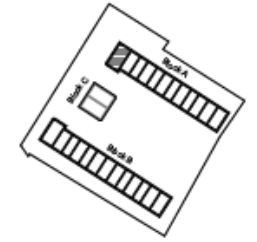
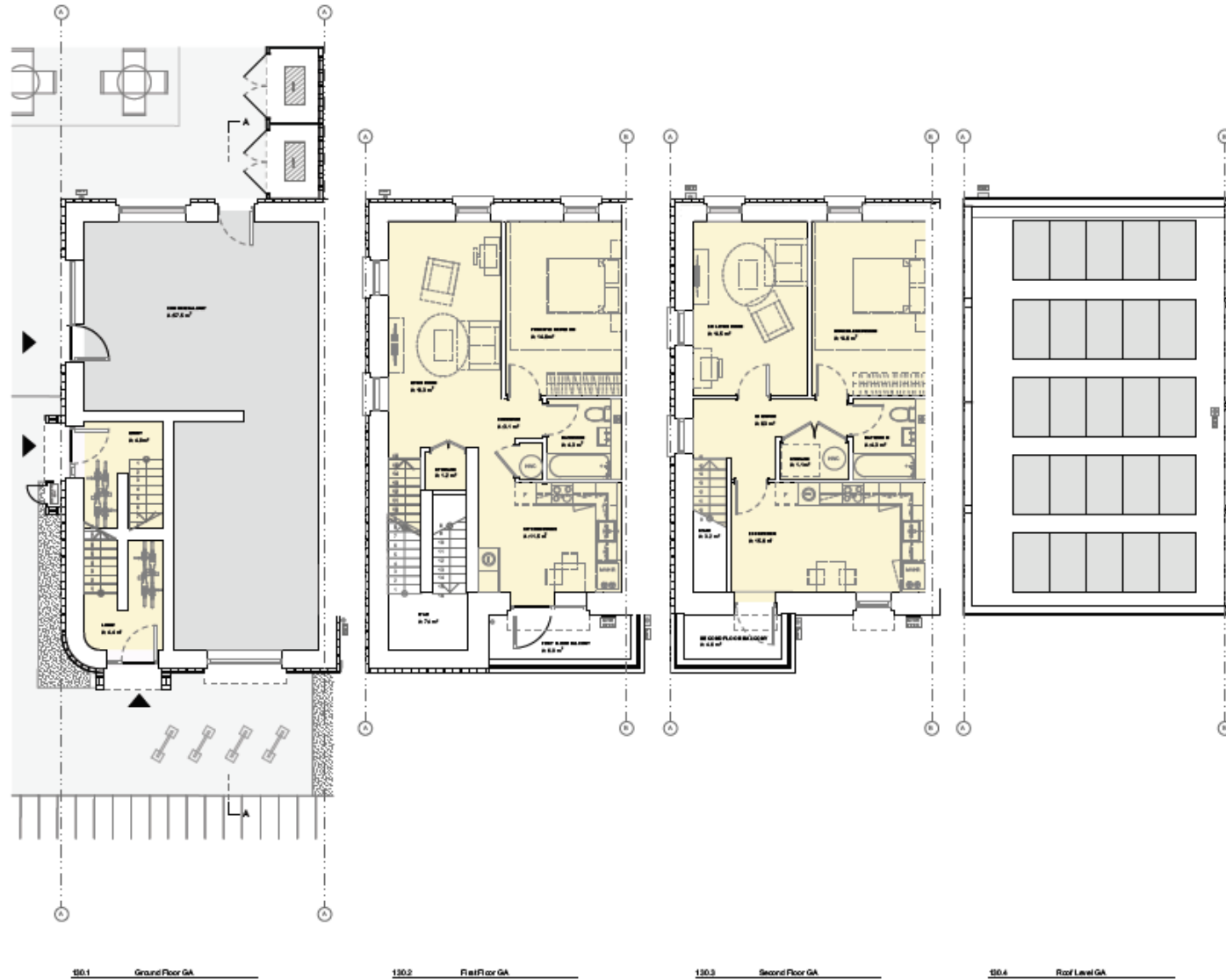
Project No: 288

Site No: A

Drawing No: (00) 148

Revision: P01

Flat A Block A plans



KEY:

- Commercial Unit
- 1bdp (1 storey)
- 2bdp (2 storey)
- 3bdp (2 storey)
- 4bdp (2 storey)



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HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX
 Note: This drawing is to be read in conjunction with the risk register prepared for inclusion in the health and safety file. The principal contractor is to be notified of any changes and this should be accompanied by a completed copy of the form dealing with the type of work detailed on the drawing.

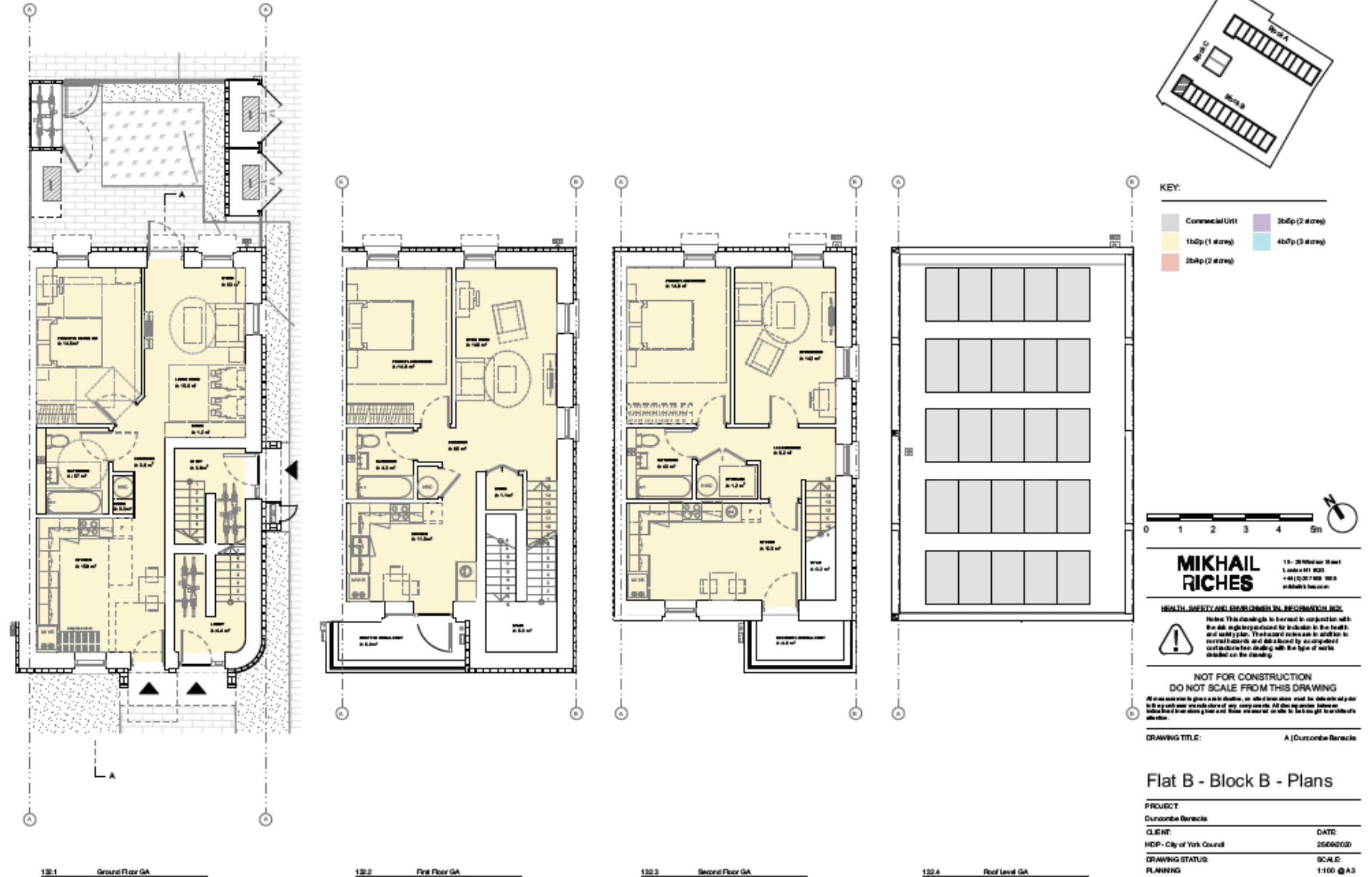
NOT FOR CONSTRUCTION
 DO NOT SCALE FROM THIS DRAWING
 All measurements to give a size or distance, or other dimensions, shall be taken only after the work has been completed and any discrepancies shall be reported immediately to the architect.

DRAWING TITLE: A | Duncombe Barracks

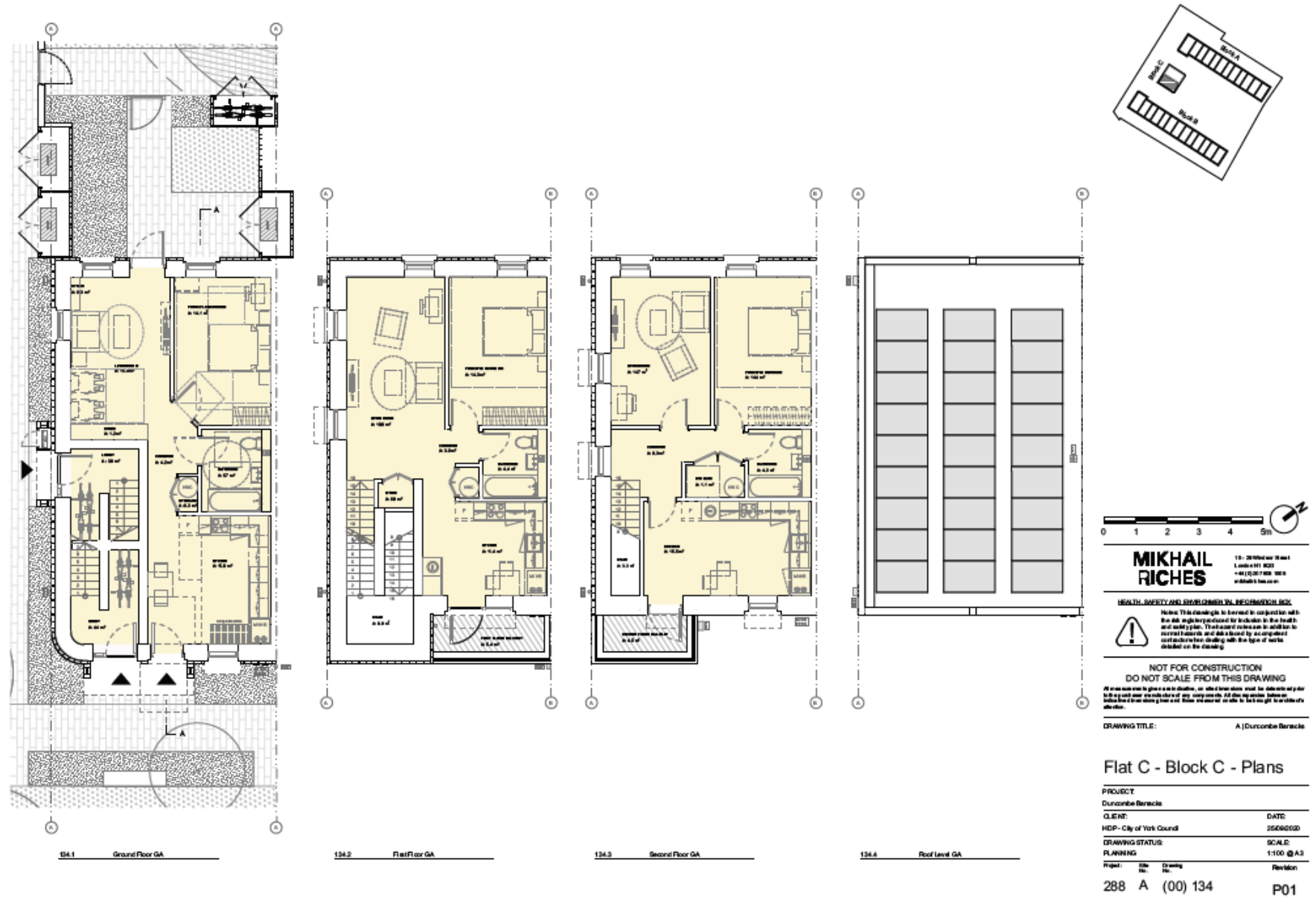
Flat A - Block A - Plans

PROJECT	
Duncombe Barracks	
CLIENT:	DATE:
HDP - City of York Council	25/09/2020
DRAWING STATUS:	SCALE:
PLANNING	1:100 @ A3
Paper:	Revision:
288 A (00) 130	P01

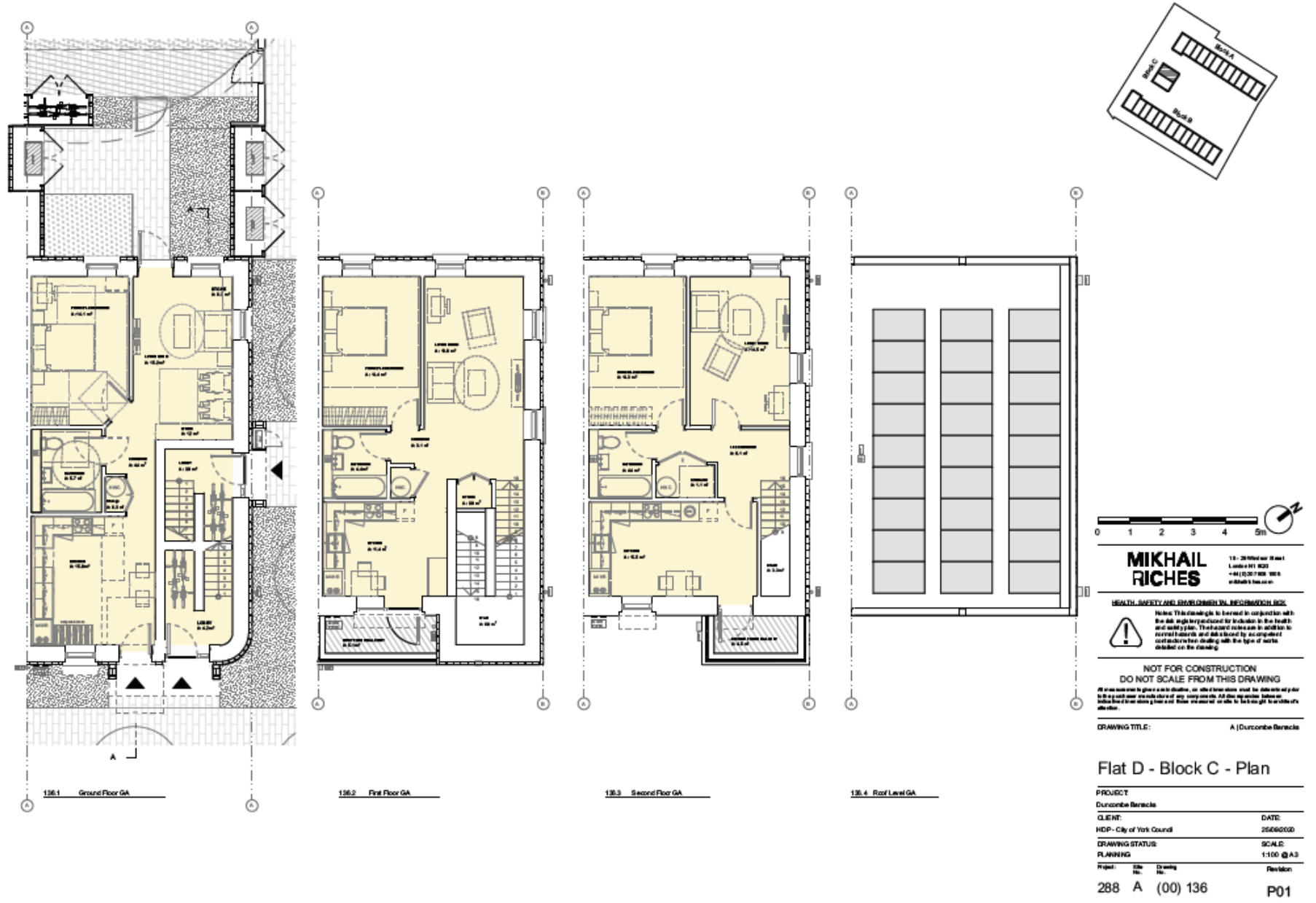
Flat B Block B plans



Flat C Block C



Flat D Block C



Google aerial photo



Site – looking north east
along Burton Stone Lane



Looking south west along Burton
Stone Lane

