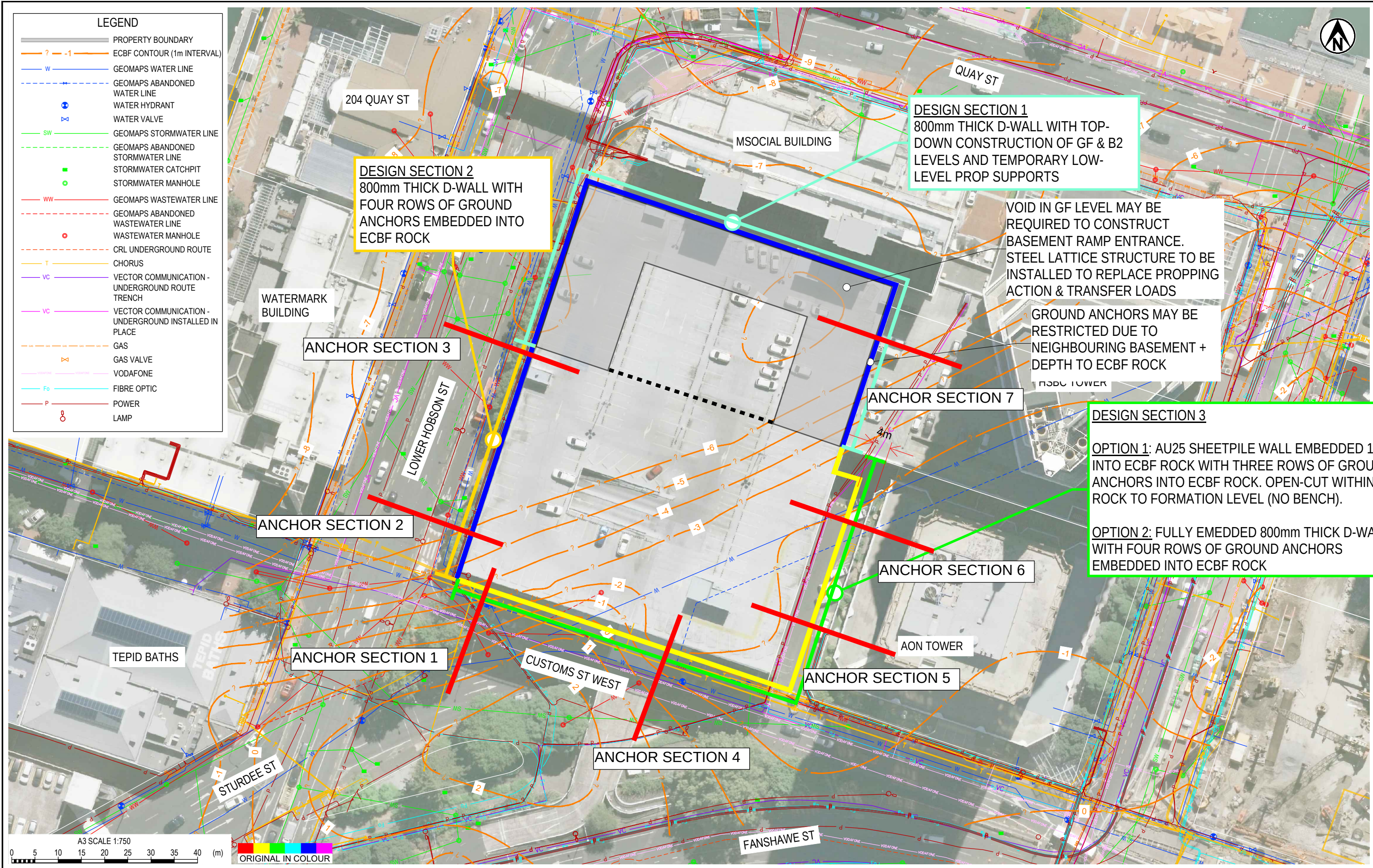


Geotechnical review register - comment summary sheet

Initial Review Date	25-Feb-26
Application number	BUN60460864 / PR00043070
Application type	Resource Consent - Fast Track application / but Pre application stage
Address	2 Lower Hobson Street, Auckland Central
Reviewed document/s reference	1 - Tonkin + Taylor - PC120 Risk Assessment, 11 Dec 2025, 1016043.2000 2 - Tonkin + Taylor - Geotechnical and Groundwater Assessment Report, Nov 2025, 1016043.2000-RPT-GT-001 3 - Tonkin + Taylor - Groundwater and Settlement Monitoring Contingency Plan, Nov 2025, 1016043.2000 v4.1
Reviewed by	SHF (S&RC)
Checked by	DO (S&RC)

Review outcome	Accepted
	For information only
	Resolved - Consent Condition Recommended
	Unsatisfactory/Not accepted

Comment No.	Reference	Reviewer Query Date: 28/02/2026	Applicant Response Date: 18/03/2026 (received)	Reviewer Response Date: 24/03/2026	Applicant Response Date: 18/04/2026 (received)	Reviewer Response Date: 21/04/2026	Applicant Response Date: 23/04/2026	Reviewer Response Date: 24/04/2026
1	4.5 Retaining wall design considerations	The back anchors have been proposed to support the retaining wall(s). Please provide assessment of the length and therefore extent of the proposed tiebacks required. Please comment on the extent relative to the boundary and the effect on neighbouring structures. As varying inclination of tiebacks is proposed, please comment on interaction of tiebacks	We have reviewed the approximate lateral extent of the top row of anchors along the western wall. The top row of anchors along the southern and south-eastern boundaries is expected to have a shorter lateral extent due to the steeper inclination and the shallower depth to rock. The assessment adopts the following: • Elevation for top row of anchors: RL +2.5 m • Elevation for top of rock: RL -8.0 m • Anchor inclination: 30° • Unfactored anchor load (horizontal) from WALLAP: 290 kN (at 2.5 m c/c spacing) Assuming an anchor hole diameter of 150 mm and an unfactored bond capacity of approximately 1,000 kPa within ECBF rock, the minimum bond length is estimated to be approximately 3 m. On this basis, the top row of anchors is expected to be: • Approximately 21 m long (~18 m free length + ~3 m fixed length). • ~18 m lateral extent at 30° inclination. This extent has been overlain on the attached plan, which shows the anchors would terminate approximately centrally within Lower Hobson Street. We do not anticipate interaction between adjacent tiebacks.	The drawing provided does not show the indicative extent of anchors on other boundaries. These would potentially extend towards neighbouring services and foundations etc. It is unclear whether these are proposed to extend beyond the property boundary. While the particulars of the anchors would be resolved at the detailed design stage it appears that the potential effects have not been adequately defined. Please provide a plan showing the indicative extent of anchors at all proposed locations. Please provide indicative cross sections showing the position of the proposed anchors relative to services and foundations to indicate potential interactions. In particular, sections should be shown towards east (neighbouring foundations), southeast (towards AON lower), and west (Hobson St services). Please provide further comment on the effect of the anchors on these neighbouring assets with reference to the sections. As these are temporary anchors, please comment on how they would be decommissioned and de-stressed to remove long term effects on neighbouring properties.	The basement is located generally offset along the road and M/Social property boundaries. Hence, while any ground anchors required to retain the basement adjacent to the roads will extend beyond the property boundary, they will be a minimum of 2.3m below ground level at the boundary and below any known services. Ground anchors will also remain well within the road corridor (i.e. won't extend beyond the road corridor into neighbouring private properties to the west). Indicative cross-sections showing anchor positions relative to buried services are provided along the southern and western boundaries. Work is currently in progress to identify and locate services and, if necessary, the anchor geometry will be refined to maintain clearances and avoid conflicts. The applicant also owns the properties to the east (AON Tower and HSBC Tower) and therefore permissions to extend temporary anchors along the building perimeter will be granted. A top-down construction methodology has been adopted along the northern boundary of the site to avoid requirement to obtain permission for temporary anchors along this boundary. No other potential effects are anticipated from anchor installation. Once the permanent works are complete and self-supporting, the anchor lock-off load will be progressively released in a controlled manner using the stressing jack until the load is reduced to zero. The tendons will then be cut back behind/beyond the wall face and the head assembly removed/made inactive. The bonded (grouted) length remains in situ beyond the boundary, but as these are deep and tendons have been fully de-stressed and severed, they should not impose any ongoing load or long-term effect on neighbouring land/assets.	The applicant has indicated that work to identify and locate services is currently in progress. It is recommended that as a condition of consent, this should be completed and should inform detailed design. Anchor geometry to avoid effects on buried services should be addressed as part of detailed design. Effects of anchors on the properties to the east (AON Tower and HSBC Tower) has not been addressed on the basis that the applicant owns these properties. We consider that it is necessary to assess the potential effects on these buildings regardless of any proposed waiver from the asset owner. The site plan provided by the applicant indicates "Ground anchors may be restricted due to neighbouring basement + depth to ECBF rock". It is necessary to assess the effects on basements, foundations and services, regardless of their ownership. • Please provide a plan showing basement and foundation positions for neighbouring buildings, including those owned by the applicant, especially for the area referenced by the above mentioned note on restriction of ground anchors by neighbouring foundations. • Please provide additional cross sections showing the potential interactions between proposed anchors and existing foundations, basements and services. Destressing and decommissioning should be part of detailed design. It is noted that some proposed new services are shown to be constructed following decommissioning of the anchors. This should be carried through into the construction sequencing for these services.	We accept the recommended condition of consent to identify and locate services, with detailed design of anchors to be addressed to avoid effects on buried services. We have provided the requested Sections 4 to 7, which include the approximate locations of the neighbouring AON & HSBC Tower basements relative to the proposed basement walls (and temporary sheetpiles where applicable). These sections show that the anchors are expected to be well clear of the proposed basements and therefore pose negligible risk. Based on the inferred ECBF rock levels shown on the sections, the anchors are considered unlikely to extend below the basements themselves (i.e. contained within the service lane).	Consent condition recommended
2	4.5 Retaining wall design considerations	Secant piles are mentioned as an alternative option for part of the retaining wall. Please comment on sensitivity of the assessed effects to this (and any other) alternative option under consideration.	A potential secant pile alternative is expected to comprise of 750mm diameter hand-had piles spaced at 0.6m centres. Adopting the stiffness of 30 MPa concrete for both 'primary' and 'secondary' piles, the gross stiffness (EI) of this wall will be approximately 700,000 kNm ² per m length of wall (compared with 1,170,000 kNm ² for the 800mm wide D-wall). For comparison, this reduced stiffness has been adopted for the western anchored wall WALLAP analyses (refer attached). The results indicate the reduced stiffness has a negligible impact on predicted displacements estimated as less than 1mm, i.e. they remain approximately 24 mm during construction.	The applicant has had indicated that the potential alternative would potentially change the magnitude of the effects, but has not identified additional effects resulting from the alternative. This can be considered at the detailed design stage.				
3	Detailed design items	Several aspects of the report refer to confirmation during detailed design, e.g. the lateral pressure to be supported by retaining walls following liquefaction within the fill and marine sediments. Please provide an outline of the effects which are proposed to be deferred to be addressed by detailed design.	Further detailed design (including PLAXIS modeling) will be completed for the basement retaining walls to confirm, based on the final construction methodology and sequence, the following matters: • Retaining wall movements and ground settlement: confirmation of predicted wall deflections and associated ground surface settlement for the final excavation staging and support system remain within consented limits. • Temporary/permanent support demands: final sizing/spacing and load demands for temporary anchors and/or top-down props, including water/capping beam actions. • Groundwater cut-off and seepage effects: confirmation of the final D-wall toe level to achieve the required groundwater cut-off and to manage seepage uplift/piping risks consistent with the ASE assumptions. • Liquefaction effects: refinement of liquefaction assessment inputs and confirmation of liquefaction-related lateral earth pressures/deformation demands on the wall system. • Contingency: sensitivity testing for parameters and construction elements for contingency planning. The above will be supported by additional investigation and groundwater testing. These confirmations will be undertaken consistent with the ASE design basis and the consent conditions, and are not expected to materially change the effects conclusions.	Confirmation of assessment of the effect listed here at the detailed design stage, along with any other effects arising through the detailed design process, should be included as a condition of consent.				
4	Obstruction risk	Several parts of the report reference potential for variation in construction quality (e.g. Site History mentions potential conflict between historic foundations and diaphragm wall). Please comment on the sensitivity of the assessment of effects on the quality of the construction, i.e. what are the potential effects in case of foreseeable and worst case construction defects?	The perimeter basement retaining wall alignment has been set specifically to avoid clashes with the belted piles to the existing Downtown carpark, which is considered the primary risk item from a constructability perspective. Early contractor engagement indicates that if belted pile sections (or other isolated obstructions) are encountered during piling, the piling plant is expected to have sufficient capability to excavate through them, otherwise there are established obstruction-management methods available. These measures are not expected to compromise construction quality. Foundations associated with the pre-existing three-level structures are expected to comprise shallow foundations and/or driven timber piles. Any such obstructions can be managed during construction using standard remove/bypass techniques and are not anticipated to result in adverse impacts on construction quality or the performance of the basement retaining wall system.	Please provide confirmation if the applicant is agreeable to a condition of consent for a detailed construction methodology to provide flexibility in approach to account for available plant material and contractor experience. If not, please provide a detailed construction methodology endorsed or written by a geo-professional for the construction.	Agreeable to add this condition	Consent condition recommended		
5	4.6.2 Deformation criteria for buildings	"criteria of less than 1(v)/500(h) differential settlement and less than 10 mm total settlement (negligible effects)" has been adopted based on CIRIA PR30. Please confirm appropriateness of this criteria with specific consideration of the neighbouring structures (buildings and services) and the proposed works. Table 4.13 makes comment on predicted damage to buildings from estimated ground settlement. As the alert and alarm levels for ground settlement are much higher than the estimated ground settlement, please comment on risk of damage to buildings if the ground settlement reaches alert or alarm levels?	CIRIA PR30 guidance (including the settlement/damage correlations) is largely based on experience with traditional loadbearing masonry (brick/stone) buildings on shallow strip/pad foundations. The neighbouring buildings are primarily piled reinforced concrete and/or steel frame structures, which are generally less sensitive to small ground movements than what is assumed in the assessment. Therefore, adopting the limits for 'negligible effects' from CIRIA PR30 here is likely conservative for the adjacent structures being considered. The proposed alert / alarm limits for nearby buildings are set at 7 to 10mm limits, which are within the above criteria and are not expected to result in building damage.	The referenced guidance relates to "total settlement". This includes all historic settlement in addition to the potential settlement effect. Please provide an assessment of the historic settlement of the effected assets and comment on whether the tolerable limits for further settlement should be reduced when considering the 'total settlement'. However, given the negligible settlements predicted at the nearest adjacent buildings in our assessment (both total and differential), the buildings surrounding the proposed basement are all 'Risk Category 1 - Negligible risk' and therefore do not warrant further assessment (including historical 'total' settlement). We note also that the groundwater conditions at the potentially affected buildings to the west and north are all close to the harbour edge, and this will control water levels for both historic and proposed works. The Tepid baths has been re-filled subsequent to any historic settlement. Predicted settlements are well within the limits defined in the Category 1 risk category. However, Alert and Alarm levels have been assessed in line with the total settlement limits of Risk Category 1, reflecting that no damage is anticipated to neighbouring structures should this level of movements occur, nor is it likely that any intervention would be undertaken prior to this level of movement, other than continued monitoring and visual inspections which are already prescribed in our GSMCP. Alert level differential settlements of 1(v):1,000(h) have been adopted, compared to the 1(v):500(h) limit in CIRIA PR30, to provide additional conservatism. Predicted settlements at the nearest adjacent structures (M/Social, HSBC Tower, AON Tower & Lower Hobson (Hyers)) are generally between 8-10mm in line with the Alert / Alarm levels in our draft GSMCP. The Auckland Council Groundwater specialist has undertaken their own independent review and has recommended Alert & Alarm Levels are raised in the draft conditions to 8 mm and 12mm (M/Social, HSBC Tower, AON Tower) and 11 mm and 14mm (Lower Hobson (Hyers)), respectively. We propose adopting these increased trigger levels. Where predicted movements are small, as assessed at 204 Quay St, Tepid Baths and 85 Customs Street, the setting of very low trigger levels can be unduly influenced by survey tolerance (typically ±2 mm), and would unnecessarily delay construction. We recommend the setting of limits which correspond to Risk Category 1.	Table 9 in CIRIA PR30 is a Stage 1 screening tool to classify risk and determine whether buildings need specific Stage 2 / 3 assessment which is the usual process applied for assessment of developments for Auckland Council. These latter stages take into account sensitivity of the structures and evidence of existing historical deformations to aid further risk assessment. However, given the negligible settlements predicted at the nearest adjacent buildings in our assessment (both total and differential), the buildings surrounding the proposed basement are all 'Risk Category 1 - Negligible risk' and therefore do not warrant further assessment (including historical 'total' settlement). We note also that the groundwater conditions at the potentially affected buildings to the west and north are all close to the harbour edge, and this will control water levels for both historic and proposed works. The Tepid baths has been re-filled subsequent to any historic settlement. Predicted settlements are well within the limits defined in the Category 1 risk category. 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From CIRIA PR30: P50: "It is usual practice in London to produce a schedule of existing defects for all structures falling within the zone of potential influence" P64: "S.2 Condition Survey - To assess the effects of underground construction on nearby structures, it is essential that their condition prior to construction is determined and a schedule of existing defects is recorded." P60: "Table 10: Negligible - Action: No action except for any building identified as particularly sensitive for which an individual assessment should be made" Please confirm whether a detailed condition assessment has been undertaken for all buildings within the potential influence area to identify buildings which are particularly sensitive or complex. Given the adjacent buildings are complex multi-storey buildings, please comment on whether these buildings are considered particularly sensitive or important.	From CIRIA PR30: P50: "It is usual practice in London to produce a schedule of existing defects for all structures falling within the zone of potential influence" P64: "S.2 Condition Survey - To assess the effects of underground construction on nearby structures, it is essential that their condition prior to construction is determined and a schedule of existing defects is recorded." P60: "Table 10: Negligible - Action: No action except for any building identified as particularly sensitive for which an individual assessment should be made" This is already included in the consent conditions, as discussed below. P60: "Table 10: Negligible - Action: No action except for any building identified as particularly sensitive for which an individual assessment should be made" This is outlined in Table 5.2, as discussed below.	As a condition of consent the Condition Surveys outlined by the GSMCP should be undertaken. Any existing damage is to be reviewed and, as a condition of consent, the proposed works shall not cause the neighbouring properties to change damage Risk Category.
6	Table 4.10, Table 4.1	Wallap output indicates up to 24mm deflection (inferred to be lateral). This exceeds Alert level for retaining wall deflection (20mm) and nearly exceeds Alarm level (25mm). Please comment on what level of acceptable deflection is proposed to be adopted for detailed design.	For detailed design we propose to utilise the current predicted wall deflections as acceptable criterion, as this will ensure the effects remain broadly aligned to our assessment of effects.	The applicant's response indicates that the design criteria proposed to be adopted by the detailed design (current predicted wall deflections i.e. 24mm) would exceed the proposed Alert level (20mm). Please comment on the appropriateness of providing a design which is expected to exceed Alert levels.	In our experience on similar projects, the WALLAP analyses tends to over predict wall displacements compared to those observed during construction. Therefore, we propose to keep the proposed Alert & Alarm levels conservatively at 20 & 25mm.	Noted	M/Social and HSBC are pile-supported with suspended floors, so their loads are transferred to depth and therefore impose negligible ground-surface foundation surcharge behind the wall. AON Tower - A two-level basement and is located at an approximate 9 m offset from the proposed excavation/retaining line, and is therefore outside the notional 45° load distribution (zone of influence) from the building/basement footprint. In addition, with the building bearing on ECBF rock, any pressure transfer through the ground towards the wall would be minimal. We will incorporate the AON Tower basement and representative foundation pressures into the PLAXIS modeling at detailed design to confirm the wall response and verify that the assessed impacts remain negligible.	Detailed design considerations of neighbouring building surcharge should be included at detailed design stage along with Design Items noted under point 3 of this review register



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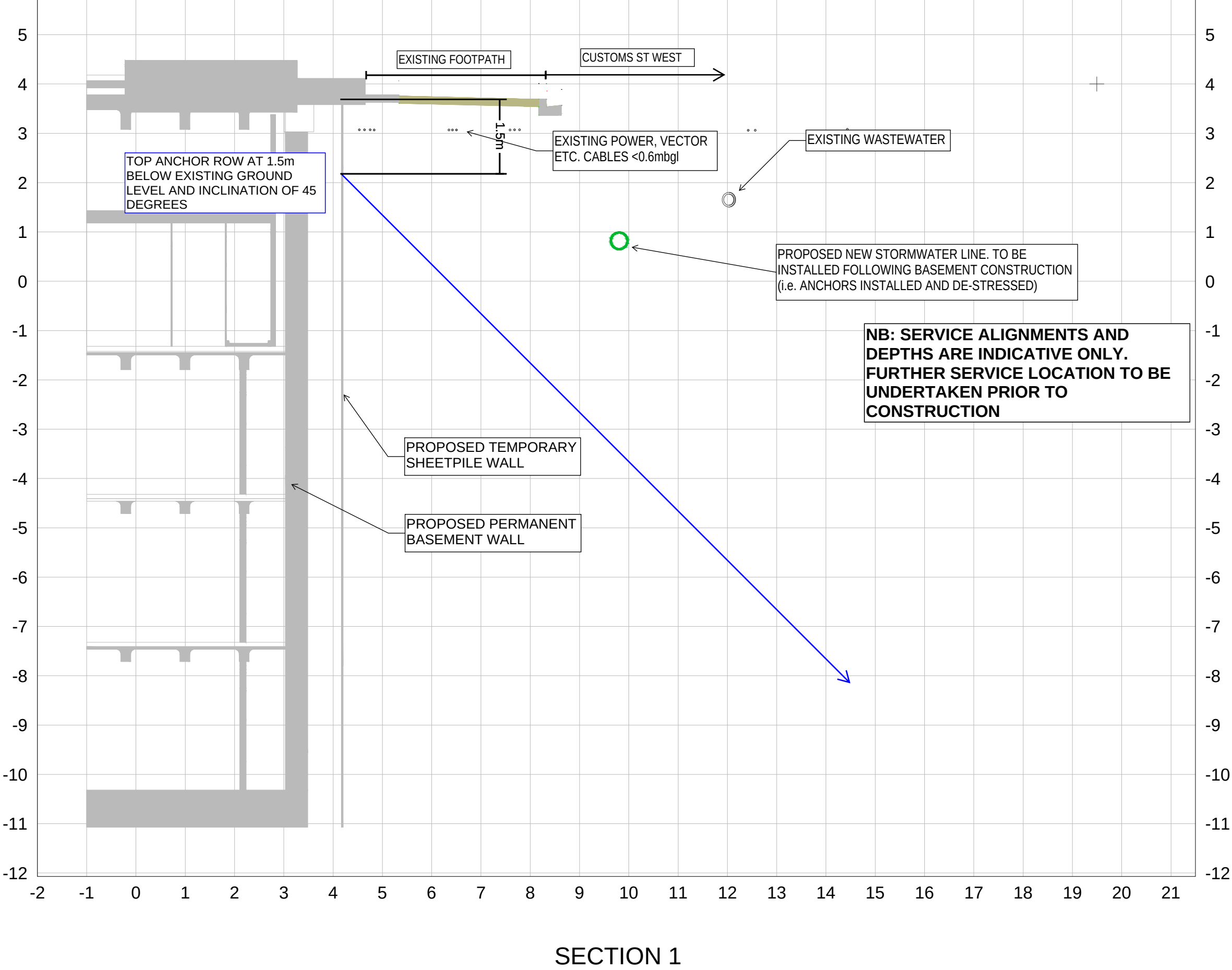
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NOTES:

1. AERIAL PHOTO, STORMWATER LINE, WASTEWATER LINE AND WATER LINE SOURCED FROM AUCKLAND COUNCIL GEOMAPS, LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 NEW ZEALAND LICENCE (CC BY 4.0). CAPTURE DATE 24/05/2023.
2. VODAFONE AND CRL INFORMATION SUPPLIED BY BEFORE U DIG. REF 11197173 - Vodafone Plan.pdf AND "11197172 - CityLink Plan (002).pdf".
3. CHORUS INFORMATION SUPPLIED BY CHORUS, REF "CHORUS.pdf".
4. VECTOR POWER, COMMUNICATION AND GAS SUPPLIED BY VECTOR, REF "VECTOR ELECTRICITY.pdf", "VECTOR COMMUNICATION.pdf" AND "VECTOR GAS.pdf".

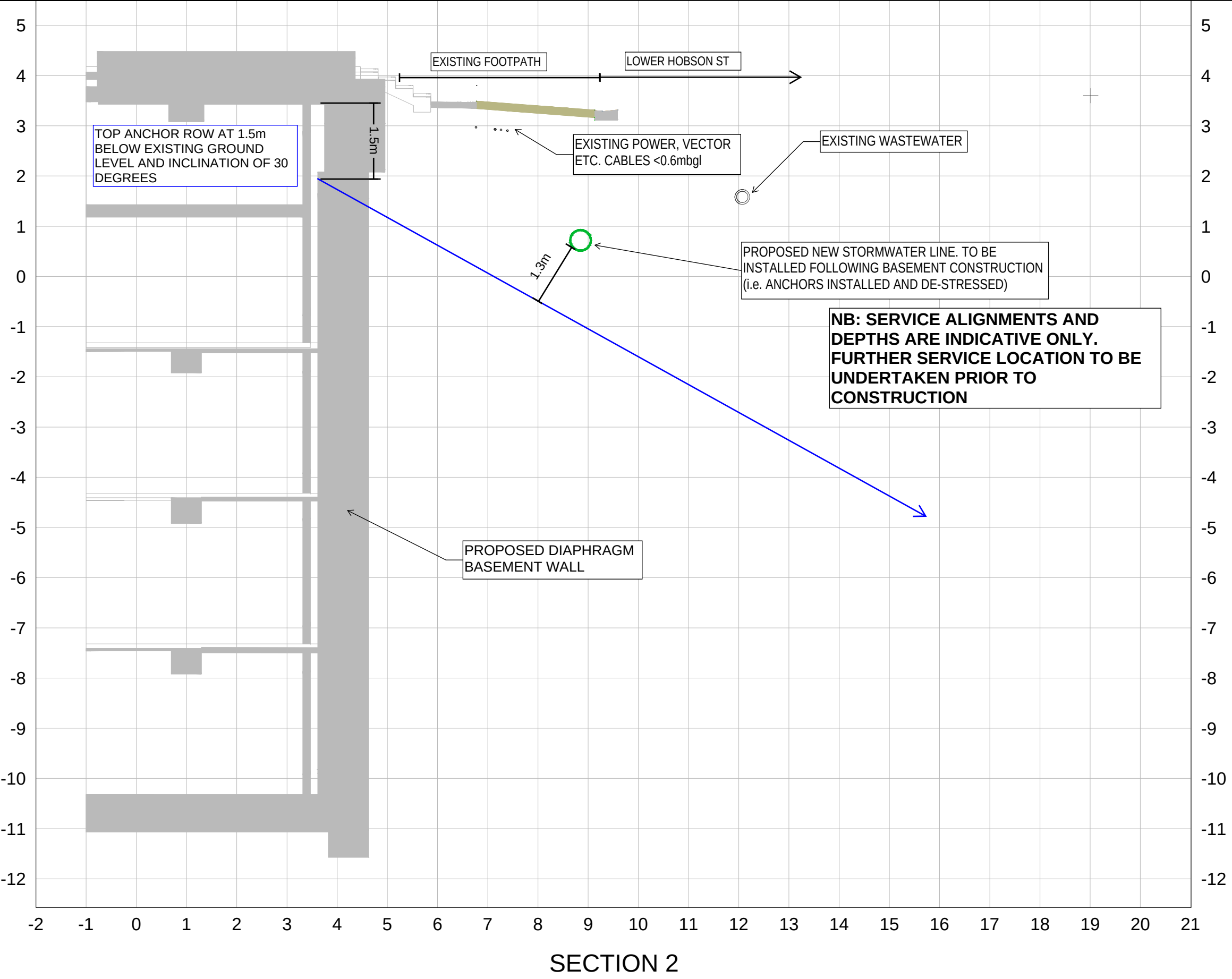
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PROJECT	DOWNTOWN CARPARK REDEVELOPMENT		
TITLE	GEOTECHNICAL LAYOUT PLAN		
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REV	1		



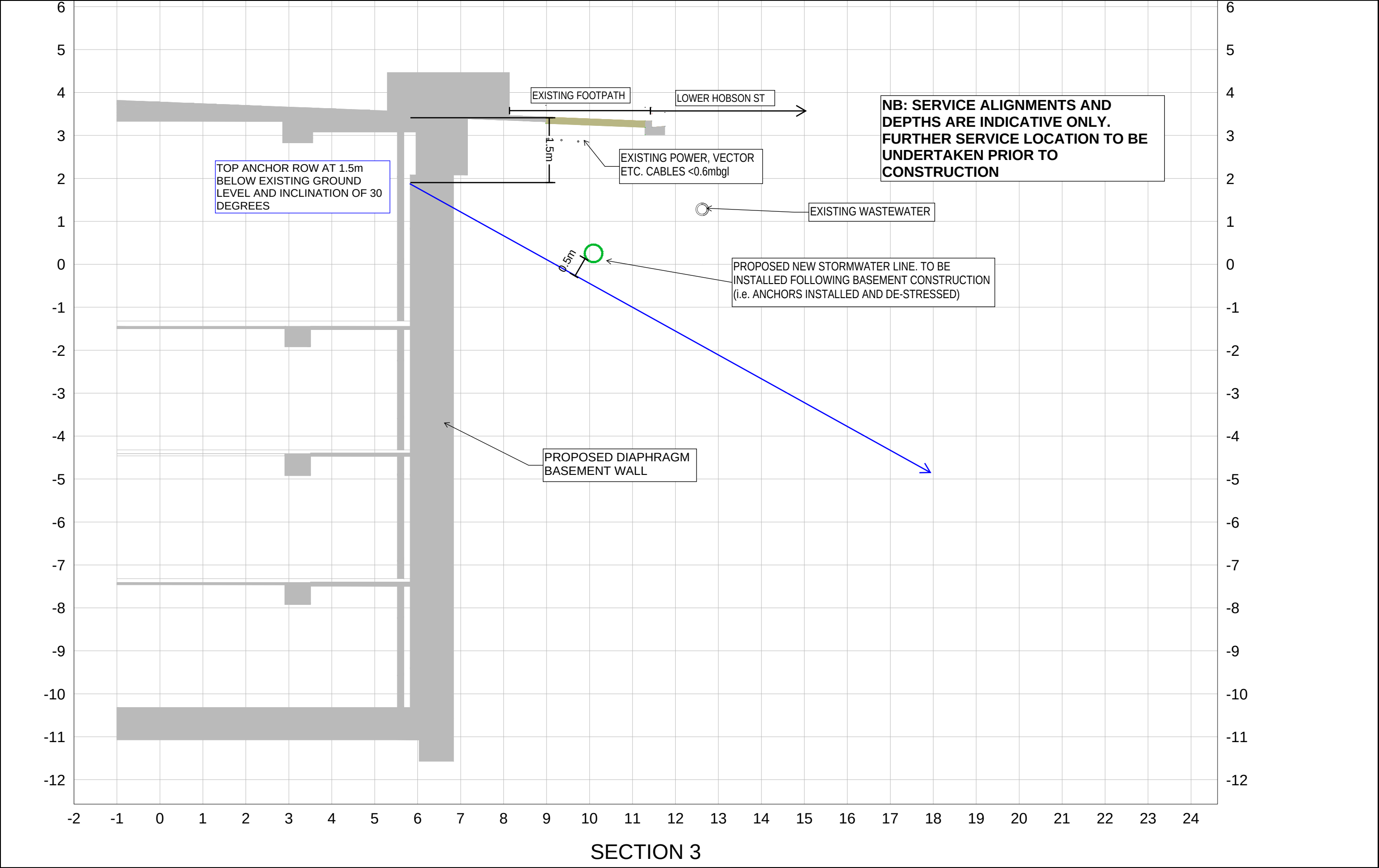
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CLIENT	PRECINCT PROPERTIES NZ LTD		
PROJECT	DOWNTOWN WEST DEVELOPMENT		
TITLE	PROPOSED GROUND ANCHOR ALIGNMENT SECTION 1		
SCALE (A1)	AS SHOWN	DWG No.	DWG. No.
REV	0		



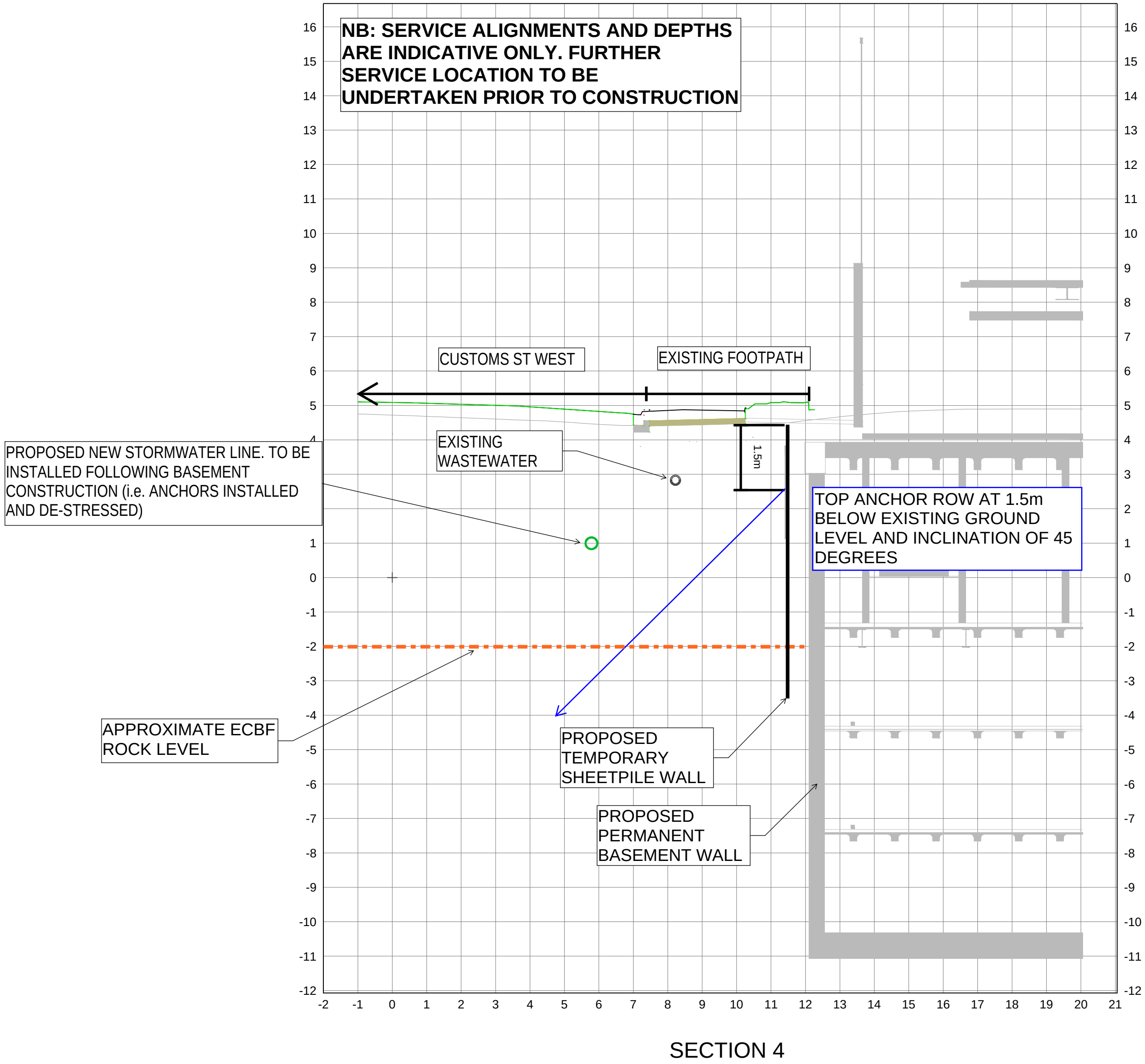
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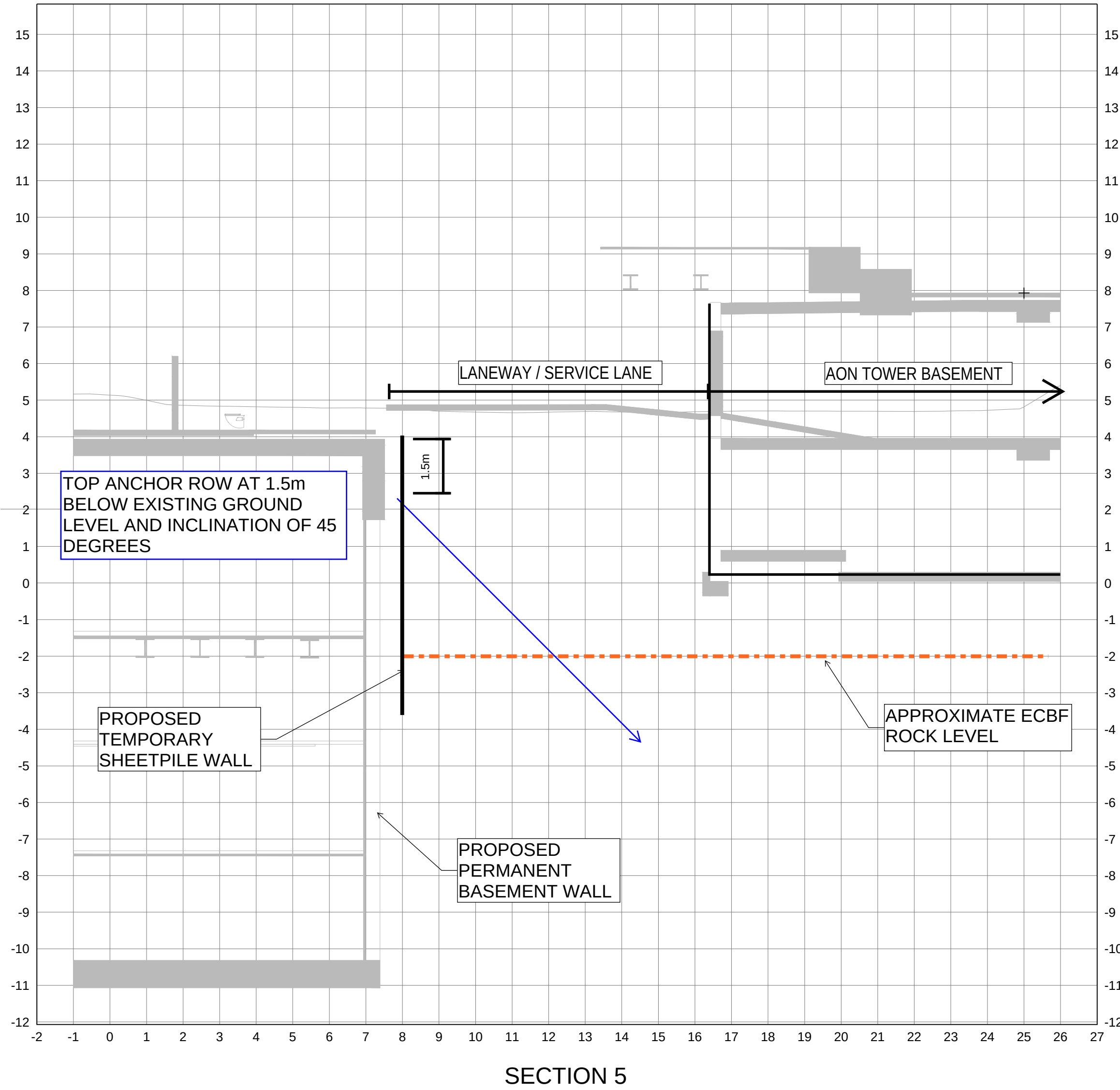


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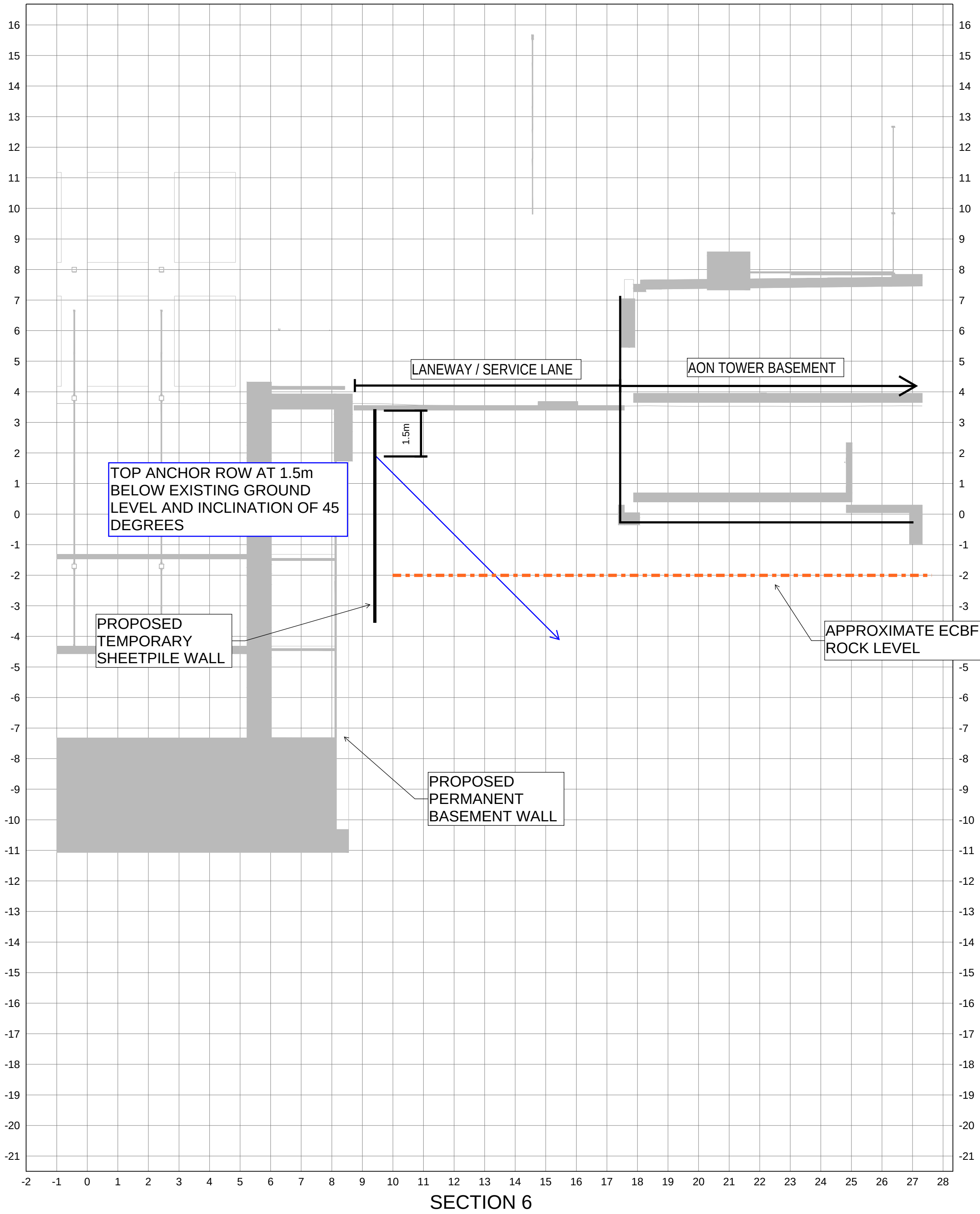


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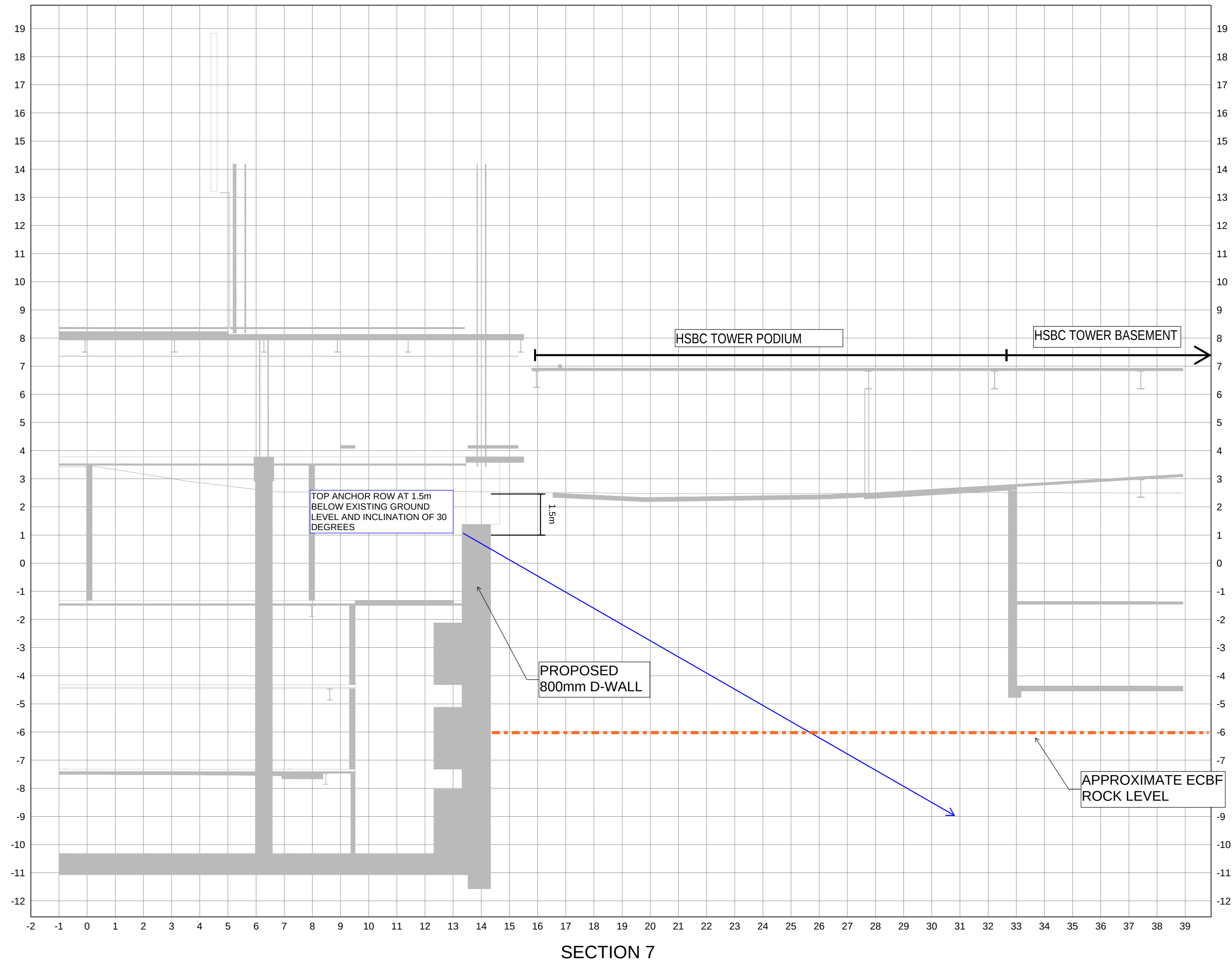
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