

Millennium & Copthorne Hotels New Zealand Limited
Level 7, 23 Customs Street East
Auckland 1010
New Zealand

Attention: Louise Borton

05 May 2026

Dear Louise

196-200 Quay Street (MSocial Hotel) – Downtown West Development FTAA Review – Structural Memorandum

EXECUTIVE SUMMARY

Structus has been engaged by Millennium & Copthorne Hotels New Zealand Limited (MCK) to provide a structural engineering review of the FTAA submission on the building at 196-200 Quay Street due to the proposed Downtown West development.

Precinct Properties intends to demolish the existing Downtown Car Park Building and sundry structures, to comprehensively redevelop the site into a mixed-use precinct (Downtown West). Office, residential, retail, hotel, food and beverage and publicly accessible open space activities are proposed, contained within three podium buildings (2-3 storeys and 7 -storeys in height) and two towers (162m and 227m in height, up to 53 storeys), over a 4 level basement. The demolition and construction duration are expected to last 7 years.

MCK owns the adjacent property at 196-200 Quay Street, occupied by MSocial Hotel, a 13 storey structure which is located close to (and in places adjacent to) the common boundary between the sites. MCK has requested structural engineering input to assess the effects of the proposed Downtown West demolition and basement works on the MSocial building.

The purpose of this memorandum is to provide advice to MCK on the FTAA submission assessment of effects from the Downtown West development, and to inform a submission to the fast track panel on the matter including recommendations on any resource consent conditions related to the proposed new structures.

The magnitude of potential adverse structural effects on the MSocial building arising from the Downtown West development is considerable, as currently presented in the developer's information. There are also some unknowns and aspects of the design yet to be developed that could result in considerable adverse effects on the MSocial property.

It is recommended that these critical structural risks are managed through binding consent conditions and detailed design requirements at the consent stage, rather than be deferred to the construction stage. This is necessary to ensure that potential adverse effects on the adjacent M Social Hotel structure are clearly defined, appropriately controlled, and effectively mitigated.

This memorandum records our recommendations regarding additional or amended enforceable and binding resource consent conditions regarding structural engineering issues. In our opinion, the applicant's information provided does not adequately address or mitigate several critical structural risks that if left unresolved could compromise the MSocial Hotel structures. Our recommendations regarding conditions are intended to address those concerns.

The main structural risks to the MSocial Hotel arise from the potential for the Hotel structures to lose support and become unstable as a result of the demolition and construction works that will occur immediately adjacent to the common boundary of the sites. Necessary responses to those risks are summarised as follows, but the remainder of this memorandum identifies further risks that also need to be addressed:

- Given the proximity of the MSocial Hotel building to the proposed demolition and construction and the scale of the proposed works, it is essential that a full structural condition assessment of the MSocial Hotel building is undertaken prior to commencement of the existing carpark building demolition, understood to commence in 2026. That will allow the demolition and construction operations to be undertaken in a fully informed way and will minimise the risk of damage to the MSocial building.
- The existing carpark retaining structures along the northern boundary require temporary support during the demolition phase, prior to construction of the diaphragm wall, as these structures are up to circa 4.5m below the MSocial ground level at locations, which is also at the location where the MSocial building is located directly on the boundary. The diaphragm wall should be constructed so that it extends up to underside of the proposed ground floor structure which is to match finished ground level north of the boundary, such that this structure supports the MSocial ground levels in the permanent condition, or an alternative acceptable approach.
- Detailed information should be provided to MCK on demolition of the existing carpark structure at proposed Gridlines J-N/26 where the existing MSocial building is on the boundary and pile foundations are on the boundary, probably founded at a higher level than the diaphragm wall and thus at significant risk of undermining due to construction of the diaphragm wall.
- Detailed information should be provided to MCK demonstrating how loading from the MSocial building foundations load the diaphragm retaining wall under geotechnical analysis and structural design, with a sensitivity check of this loading to be provided based on at least +/-20% of the assumed pile lengths due to the uncertainty of the MSocial building pile length information on record.

- The Applicant should be required to demonstrate in detail how the proposed superstructure along the northern boundary is supported as it is not vertically aligned with the diaphragm wall and this proposed structure may have adverse effects on the existing carpark retaining wall along this boundary, which in turn could significantly undermine the MSocial building site.
- The Applicant should be required to provide confirmation that base shear of the proposed building will not cause northern diaphragm wall deflections greater than those advised in the static condition and that base shear effects of the MSocial building are considered on the Downtown West development basement structures.
- The MSocial building is supported on shallow foundations at grids C-D/1-2 and North of Grid A, as shown on the referenced record drawings. Additionally, at least a large portion of the MSocial building ground floor slab is supported on grade. Therefore, these structures are more susceptible to settlement than suspended structure supported on pile foundations. Settlements due to demolition, construction sequencing and diaphragm retaining wall deflection are to be limited to those causing no noticeable damage to these shallow founded structures.
- The Downtown West basement needs to be constructed in a manner that does not limit the MSocial building site from being future developed in accordance with Auckland Council Unitary Plan, including allowance for a multi-level basement on the MSocial site.

The resource consent conditions proposed by Structus herein list the items required to be addressed and issued to MCK for review, so that the effects and potential considerable risks on the MSocial building can be better understood and reviewed.

SCOPE OF WORK

The assessment of effects structural engineering scope of works undertaken by Structus is follows:

- Desktop study of documentation relevant to structural engineering assessment of effects
- Site visit through MSocial Hotel and the existing carpark, to briefly visually observe the current structures where accessible and relevant
- Attendance at meetings with MCK's consultants, particularly noise / vibration and geotechnical specialists
- Liaising with MCK's partners involved in the submission
- Review of MCK's consultants' information relevant to the structural assessment of effects, such as reporting on noise / vibration and geotechnical
- Preliminary structural engineering advice on the Downtown West development assessment of effects on the MSocial Hotel building in the form of a short memorandum (this document), considering and with commentary on the following:
 - MSocial Hotel building structure
 - Demolition of the existing carpark building

- Retaining of proposed basement and excavation works
 - Foundations and basements up to ground floor structural works for the proposed building
 - Construction methodology for the above items
- Provide structural engineering evidence, in the form of a template to be provided by the planner and / or this memorandum, for the planner to submit to Council
- Collaboration with the Downtown West structural and geotechnical engineers to raise any concerns on behalf of MCK, endeavour to resolve those concerns, review any responses from the Downtown West engineers and prepare concluding remarks to those responses
- Attendance at the Resource Consent hearing with Auckland Council
- Structural condition and seismic assessments are not included in the Structus services
- We have not allowed to review the structure above ground floor as this may not affect MSocial Hotel building and the structural system and construction methodology for the superstructure has not been provided
- The following are excluded from the Structus assessment of effects scope of services – quantitative checks on the structures, geotechnical, civil (drainage, earthworks, paving) and acoustic engineering, waterproofing, cladding systems, non-structural building components such as ceilings and partitions, buildings other than MSocial Hotel.

Given the proximity of the MSocial Hotel building to the proposed demolition and construction and the scale of the proposed works, it is essential that a full structural condition assessment of the MSocial Hotel building is undertaken prior to commencement of the existing carpark building demolition, understood to commence in 2026. That will allow the demolition and construction operations to be undertaken in a fully informed way and will minimise the risk of damage to the MSocial building.

DESKTOP STUDY

Reference is made to the following information when undertaking the MSocial building structural assessment of effects and preparing this memorandum:

- MCK Submission on Downtown West Application for Resource Consent dated 18 March 2025
- Resource Consent Application number BUN60435935 supporting documentation on Auckland Council website as follows, where relevant to the structural engineering assessment of effects:
 - Warren and Mahoney Architectural drawings dated 03 October 2025
 - Warren and Mahoney Demolition drawings dated 03 October 2025
 - RCP draft Site Clearance and Demolition Management Plan (SCDMP) dated 04 December 2024
 - RCP draft Construction Management Plan (CMP) dated 09 October 2025
 - Tonkin + Taylor Infrastructure Concept Design Report dated November 2025
 - Tonkin + Taylor Geotechnical and Groundwater Assessment Report dated November 2025

- Tonkin + Taylor Preliminary Site Investigation Report dated November 2025
- Tonkin + Taylor Groundwater Construction Monitoring and Instrumentation Plan dated May 2023
- Marshall Day Noise and Vibration Report dated 06 November 2025
- Holmes Environmental Wind Report dated 29 October 2025
- Holmes Top Down D-Wall sketch drawings B-022/TD1 to TD4, Job No. 145828.10, Rev 1, dated 16 August 2025
- MSocial Hotel building information, obtained from the Auckland Council property file as deemed particularly relevant to the building structural assessment of effects, is summarised as follows:
 - Peddle Thorpe & Walker architectural drawings dated 1971
 - Peddle Thorpe & Horman architectural extensions drawings dated 1977
 - Brickell Moss Rankine & Hill structural extensions drawings dated 1977
 - Brickell Moss Rankine & Hill structural extensions drawings dated 1980
 - Roberts Mitchell Associates architectural alterations drawings dated 1983
 - R. J. Wass & Partners structural alterations drawings dated 1983
 - Susan Lee Architects and Tse Architects refurbishment drawings dated 2015
 - Structure Design structural and civil refurbishment drawings dated 2015 (These drawings have been appended)
 - Structure Design structural refurbishment calculations dated 2015
 - Tonkin + Taylor geotechnical investigation report dated December 2014
 - Susan Lee Architects and Tse Architects refurbishment asbuilt drawings dated 2018
- CMW Geotechnical Preliminary Assessment Report, Job No. AKL2025-0064AB, Version 1, dated 13 June 2025 and Gap Analysis Letter AKL2025-0064AE, Version 0, dated 05 February 2026
- CMW Geotechnical Fast Track Comments Report, Job No. AKL2025-0064AG, Version 1A, dated 30 April 2026
- Holmes Consulting “*Downtown Carpark Site Development – Response to M-Social structural consultant Structus items*” memorandum dated 28 April 2026. This report does not form part of the application materials before the panel but provides additional information relevant to the MSocial Hotel building so a copy of it has been appended. I will refer to this as the “**Holmes Report**” through this report.

Additional to the desktop study, Darren Mitchell on behalf of Structus undertook a site visit on 28 May 2025 to visually observe selected areas of the existing MSocial and Downtown Carpark buildings.

Refer Figure 1 for location of MSocial Hotel to the Downtown Carpark and surrounding buildings.

MSOCIAL BUILDING STRUCTURE

Based on information obtained from the Council property files, it would seem the original MSocial building was constructed circa 1971. Several extensions, alterations, refurbishments and strengthening's were undertaken over the years, notably circa 1977, 1980, 1983 and 2015 according to the Council property files.

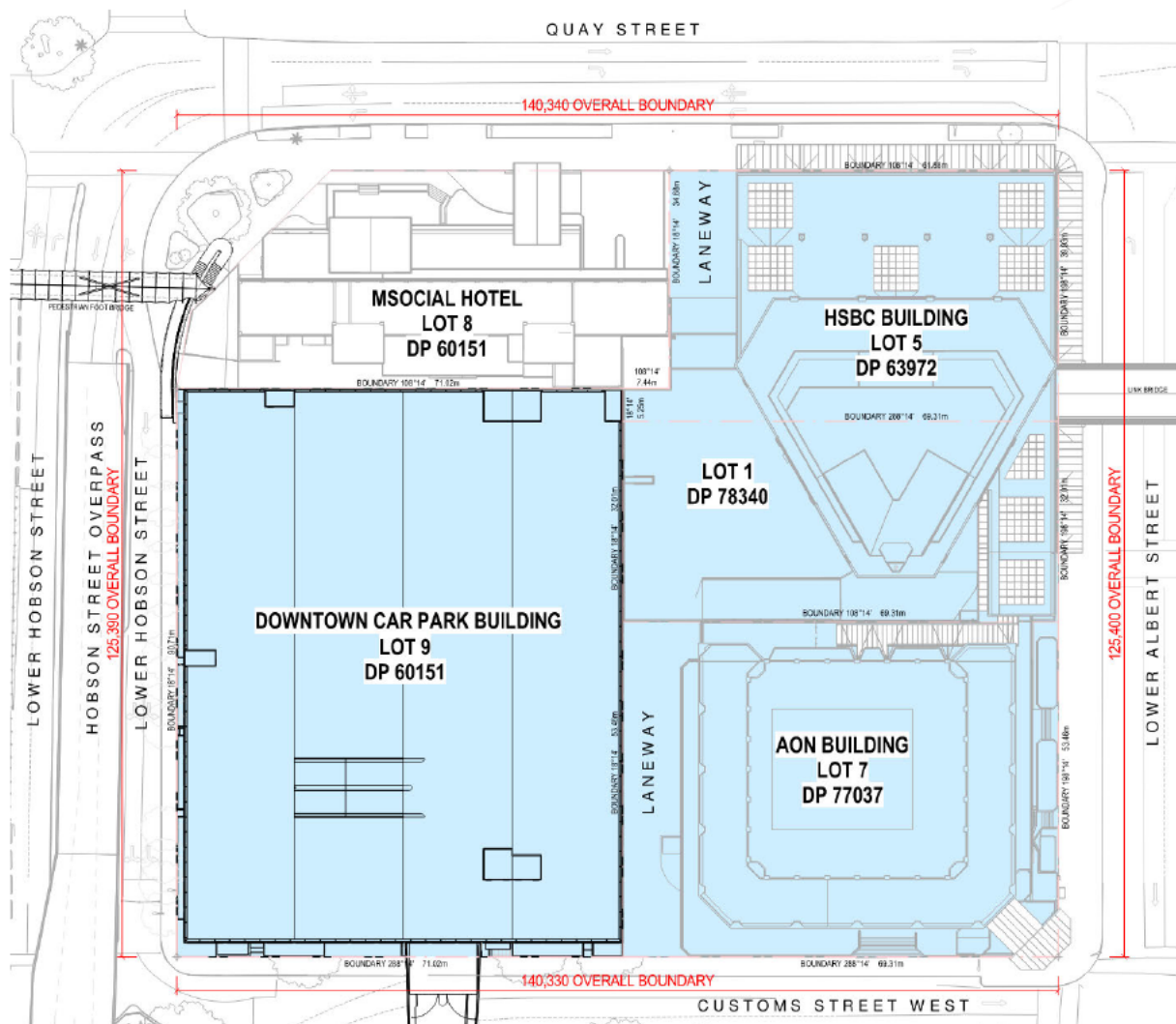


Figure 1 – Plan view of the existing MSocial, Downtown Carpark and adjoining buildings (ref Warren and Mahoney drawing RC06-0001(D) dated 22 July 2024).

The building is generally 13 storeys with a concrete roof level and two lift / stair cores to the south of the main building. The main building has a footprint of approximately 70m x 10m. The building is close to the southern boundary at the southeastern corner and the remainder of the building is set back to the north of

this boundary to varying extent. Ground floor of the MSocial building is mostly at RL4.260 (2015 levels). Refer Figures 2-4 for typical building structure arrangements.

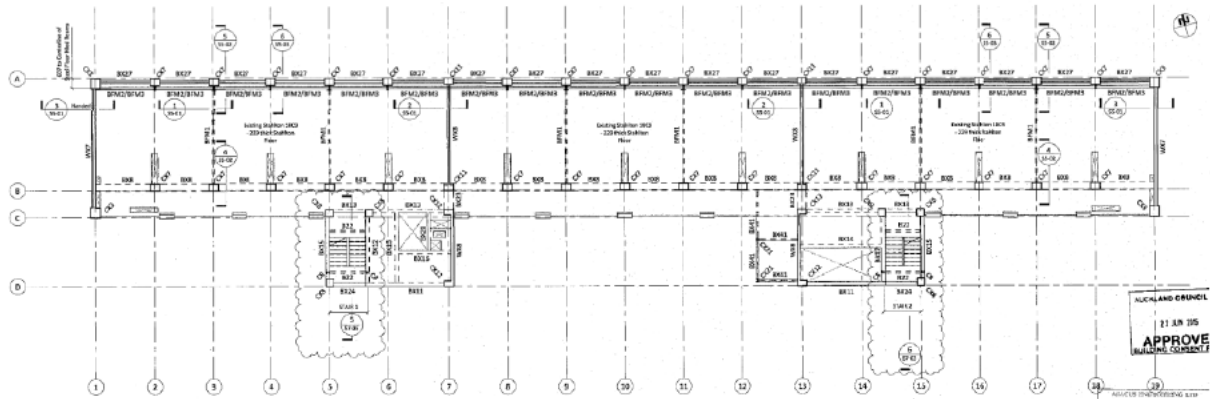


Figure 2 – Typical structure floor plan with shear walls on grids 1, 7, 13 and 19, sway frames on grids A and B (ref Structure Design drawing S1-10(6) dated 03 June 2015).

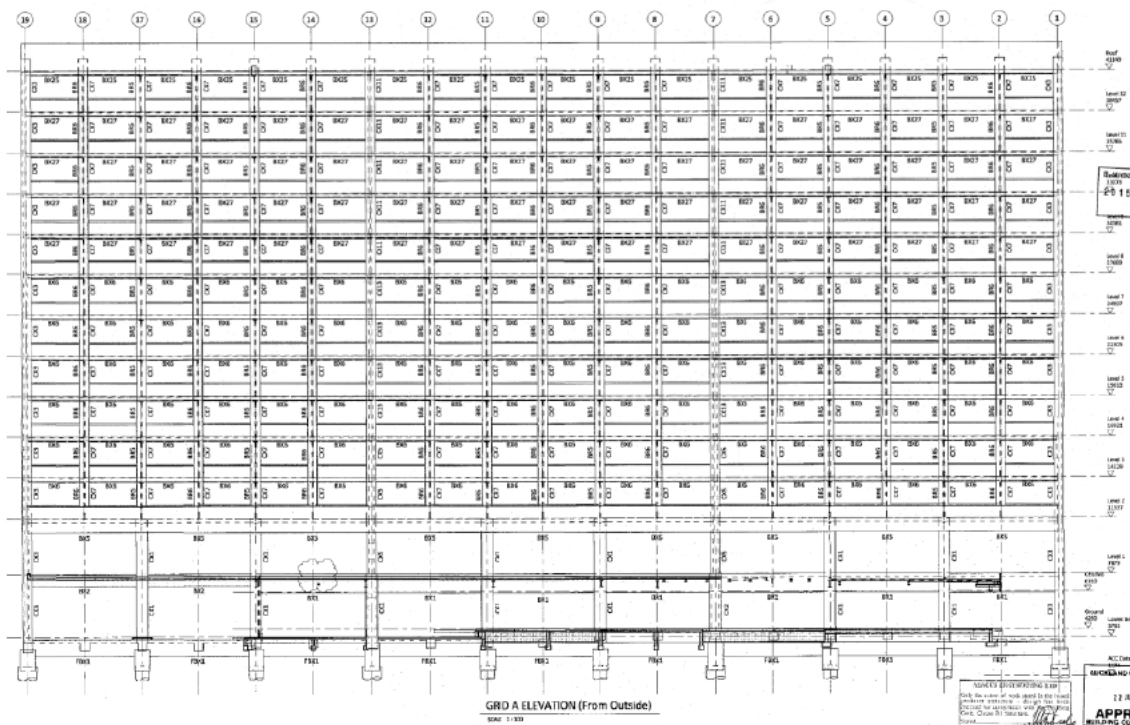


Figure 3 – Grid A (north) elevation showing concrete sway frames and transfer structures (ref Structure Design drawing S2-01(5) dated 23 April 2015).

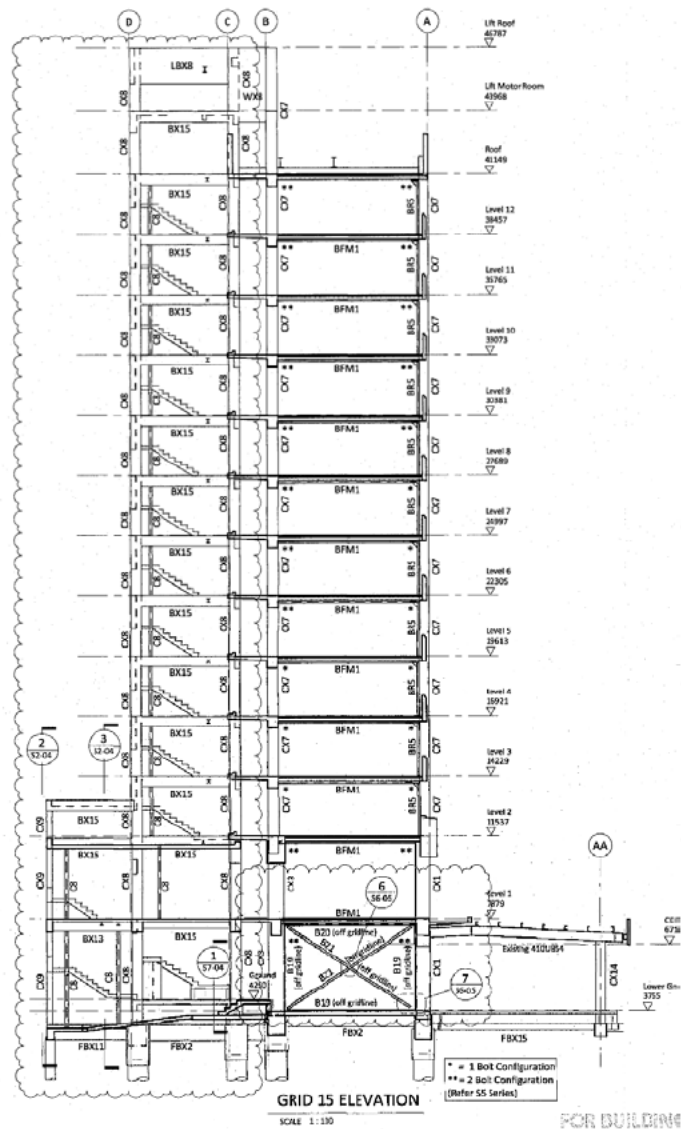


Figure 4 – Grid 15 (east-west) elevation showing concrete sway frames, stair core, south structure close to Downtown West boundary, single level northern structures, new strengthening cross bracing (B21) and typical column ties (BFM1, BR5) (ref Structure Design drawing S2-10(7) dated 03 June 2015).

The original building is generally as described above. The full height extensions to the west and southwest of the building shown on the referenced 1977 drawings appear to have not been constructed according to observations from the site visit. The extensions in 1980 generally comprised Levels 3-5 infills at grids C-D, plus extensions of the cores. The 1984 alterations generally comprised works to the entry foyer and addition of single storey lightweight structures to the north of the building.

The refurbishment and strengthening undertaken circa 2015 provides the most complete documentation of the existing structure, being understood to be the most recent development of the building and with a set of drawings documenting the most of the asbuilt structure at that time.

The original building structure generally comprises Stahlton block and plank flooring system with insitu concrete topping. The planks span onto reinforced concrete beams, which span onto reinforced concrete columns. The columns are supported by 0.91-1.22m diameter reinforced concrete piles (some bell ended at 1.22-2.29m diameter), which are embedded into East Coast Bays Formation (ECBF) rock at approximately 13m below existing ground level (EGL), according to the referenced Tonkin + Taylor geotechnical report dated 2014. According to this report, the southern part of the site was likely to have been reclaimed in 1886, with the northern part of the site reclaimed between 1923 and 1925. Groundwater is advised as RL1.40m, elevated to RL2.50m. The report advises the site has an extremely low risk of liquefaction in the SLS event and is potentially liquefiable within thin lenses of ground in a ULS event, with predicted settlements up to 20-30mm.

The ground floor typically comprises on grade or suspended reinforced concrete slab spanning onto reinforced concrete ground beams, which are supported by the piles. Most of the southern side of the building is on piles, but there are areas of single storey structures on shallow foundations to the north and south of the main building as demonstrated in Figure 5. The building lateral stability system generally comprises cantilevered reinforced concrete shear walls in the north-south direction and reinforced concrete sway frames in the east-west direction.

According to the referenced Structure Design calculations dated 2015, a detailed seismic assessment (DSA) of the MSocial Hotel building has been undertaken previously to inform the strengthening documented in the referenced Structure Design structural drawings dated 2015. The building was assessed as Importance Level 2, with a 50 year design life. The building was assessed typically with a ductility of 1.25 and floor diaphragms with a ductility of 1.0. The pile foundations were modelled in ETABS with vertical and lateral springs provided by Tonkin + Taylor. The calculations advise that allowance had been made for a future additional lightweight storey of accommodation on the building.

The 2015 structural calculations advise that all non-loadbearing brick walls and concrete sun shades were removed and replaced with lightweight partition walls and cladding systems at the time. There are single storey structures to the north of the main building, generally comprising structural steelwork on shallow foundations. There is a brick plantroom at ground level to the southwest of the building. The Levels 2-5 structures to the southern side of the main building are supported by steel long span trusses on grids C and D at Level 2. There are large concrete beam transfer structures on grids A and B at Levels 1 and 2 where every second column is discontinuous.

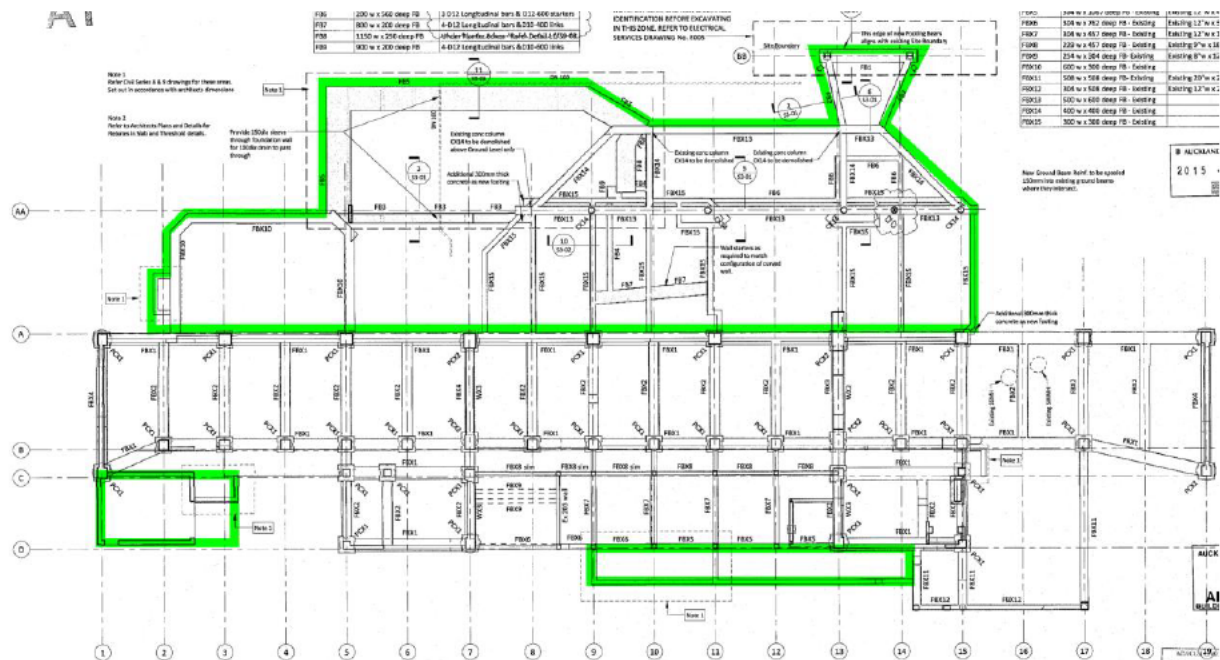


Figure 5 – Extent of MSocial building shallow foundations and probable slab on grade as outlined in green (ref Structure Design drawing S2-01(5) dated 23 April 2015).

Strengthening undertaken on the building in 2015 generally comprises steelwork ties to columns and floors at every second grid, plus infill of openings in concrete walls and some additional cross bracing. There were also extensions and additions provided at ground floor in 2015.

DOWNTOWN WEST DEVELOPMENT STRUCTURE

Information provided on the proposed Downtown West Development structure is limited to the Holmes sketches and Holmes Report referenced, information on proposed foundation options, retaining walls and basement construction methodology obtained from the referenced Tonkin + Taylor geotechnical report and high level commentary in the referenced CMP report on the proposed concrete core construction of the two towers. The commentary in this section of the memorandum is limited to the proposed basement and foundation structures due minimal information available on the proposed superstructures. Where there is inadequate structural information provided to understand the risks on the MSocial Hotel, this has been clarified herein and further information requested.

The Downtown West Development is proposed to be designed as Importance Level 3 (IL3) and 50 years design life. The proposed building foundations are advised as a mixture of shallow footings and reinforced concrete piles.

The retaining structures are summarised in the Figure 7 diagram below. These are 800mm thick concrete diaphragm wall to the north, west and partial east boundaries wall down to RL-14.500 and keyed into ECBF rock. It is noted the north wall face is proposed as offset from the boundary by 1350mm.

The northern portion of the site is proposed as top down construction as advised in the Holmes Report, with a mix of temporary propping slabs and permanent basement slab construction used to stabilize the diaphragm wall, and plunge piles to support the diaphragm wall propping slabs. Maximum retaining wall deflection on the northern half of the site is 18mm at RL-6.9m, with corresponding ground settlement at <10mm for this wall deflection.

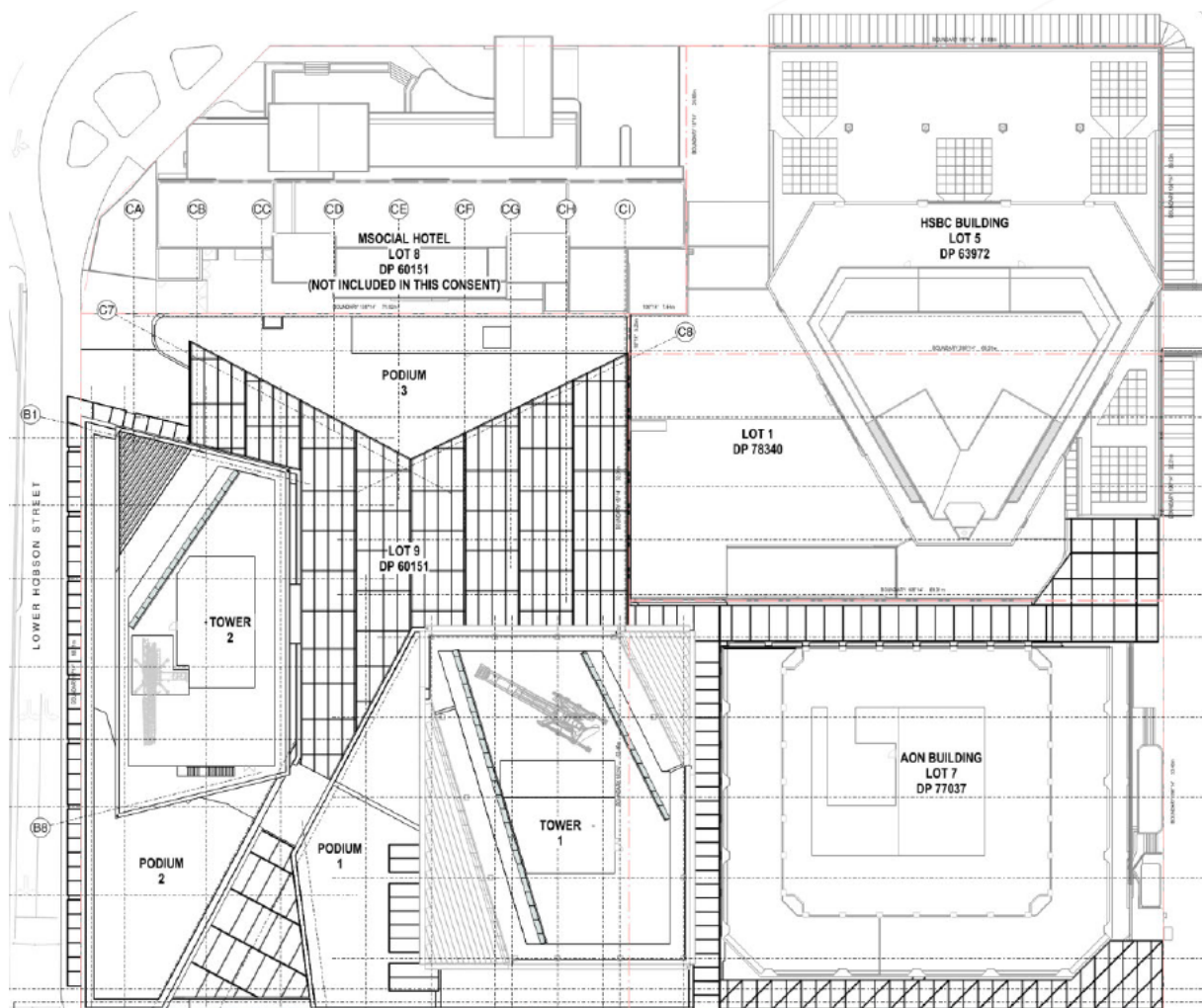


Figure 6 – Proposed site plan of Downtown West development, relative to the MSocial Hotel building (ref Warren and Mahoney drawing RC03-0001(F) dated 09 December 2024).

The southern portion of the site is proposed as bottom up construction, including utilising the rock as temporary and permanent retaining up to the top of rock level, along with ground anchored sheet pile walls.

Similar to the referenced MSocial building geotechnical report, the Tonkin + Taylor geotechnical report advises that the ground is potentially liquefiable under ULS levels of earthquake shaking. The foundations and retaining structures shall be designed to accommodate this liquefaction without additional levels of settlement exerted on the MSocial building.

The potential for groundwater mounding due to the proposed basement shall be modelled by the geotechnical engineer, including effects on the MSocial building foundations.



Figure 7 – Indicative arrangement of proposed Downtown West development retaining structures (ref Tonkin + Taylor Geotechnical and Groundwater Assessment Report dated December 2024).

The existing Downtown Carpark building is understood to have been originally constructed circa 1968, with significant extensions and alterations subsequently applied. The carpark is largely a reinforced concrete beam and column structure with reinforced concrete slab, reinforced concrete shear walls and reinforced concrete bored pile foundations including on or outside of the northern boundary. The SCDMP report suggests there is asbestos in areas of the existing carpark.

The demolition is proposed to be undertaken in a 5 Stage sequence with three tower cranes located towards the centre or southern areas of the Downtown West site.

ASSESSMENT OF EFFECTS

Demolition of Structures

The effects of the existing Downtown Carpark building demolition on the Hotel site have been assessed based primarily on information in the referenced SCDMP report, with our commentary as follows:

1. The existing Downtown carpark lowest floor level is at approximately RL 1.734, which is approximately 1.8m lower than the external areas to the south of the MSocial building, and approximately 2.5m below typical MSocial building floor level, with localised lower portions of the floor at vertical circulation cores on the northern boundary. The SCDMP report notes that the main demolition will be down to ground floor level but not including the ground floor slab or foundations. Specific measures must address how the higher MSocial building ground and floor levels are temporarily supported prior to construction of the proposed diaphragm retaining wall.
2. The carpark bell ended RC bored piles are located on or beyond the northern boundary. These piles bell ends potentially overlap with the proposed diaphragm wall, which will require demolition. This could have significant effects on the MSocial building, particularly undermining of the MSocial building pile foundations at Grid 14-17 of the existing structure record drawings. This needs to be addressed and advice provided on how these risks are managed.
3. Following site visit observations, the existing Downtown carpark building structures appear to extend in part over the northern boundary onto the MSocial property. Specific measures must address how this demolition is to be made safe for the occupants of the MSocial building. Further, the southeastern part of the MSocial building is very close to the existing Downtown carpark. Specific measures must address how demolition of the carpark will not impact on the structure of the MSocial building, including contingency measures.
4. Demolition of the existing HSBC building east of the MSocial building seems to be limited to internal non-loadbearing walls, so should not adversely affect the MSocial building structure. Demolition of the service lane pavement at RL 2.670 is approximately 1.6m lower than typical MSocial building floor level. Specific measures must address the stability of the MSocial building structures at the southeastern corner of the site during this demolition.
5. Demolition of the existing Aon building lower levels is relatively localised and far from the MSocial building, so should not affect the MSocial building structure, aside from potential vibration that is to be assessed by others.
6. The western pedestrian footbridge to be demolished is not connected to, or in close proximity to, the MSocial building, so should not affect the existing building structure.
7. We recommend moving the demolition crane and materials cartage access to the southwest of the existing Carpark building to limit the effects on the MSocial building operations.

8. Bund locations and drainage for the Carpark demolition are to be clarified.
9. Asbestos survey reports and mitigation measures, including dust, should be supplied to MCK for review.

There are aspects of traffic, acoustics and vibration of the proposed demolition that will affect the MSocial building that will be reviewed by separate consultants. Other than those listed above, there are no significant structural effects identified from the proposed demolition at this stage.

Proposed Basement Structures

The effects of the proposed Downtown West basement structure and construction methodologies have been assessed based mainly on information in the referenced Tonkin + Taylor geotechnical report, Holmes sketch drawings and Holmes Report, and MSocial building record documentation. Structus' commentary on those methodologies follows. Many of these items may have noise and vibration effects on the MSocial building. The conditions of consent should require the consent holder to address the matters discussed below:

10. Structus takes no exception to design of the building for Importance Level 3, 50 year design life, and Seismic Subsoil Class B and C for foundations and retaining / superstructure respectively, if this is acceptable to the assessing geotechnical engineer.
11. The new basement excavation is proposed to extend down to RL-10.300m at the northern boundary. This would be approximately 14m below ground and floor level of the MSocial building, and approximately 4m below the MSocial building pile foundations. Measures will need to be put in place to address vertical and lateral loading from the MSocial building pile foundations on the proposed diaphragm retaining wall, through calculation of the foundation loads and application of these loads to the proposed retaining wall. It should be determined which of the MSocial building foundations will apply loading to the retaining wall, based on the level of the existing foundations, loading exerted by the foundations and ground conditions below these foundations. Further, excavation for the diaphragm wall should consider the potential for undermining the MSocial building foundations both in proximity to the wall such as existing drawings Grids 14-17 and further away from the wall. This should include assessment of the effects on both temporary and permanent propping of the wall when it is constructed.
12. The Tonkin + Taylor geotechnical report advises loading from the neighbouring structures will impose negligible surcharge on the retaining structures – we do not agree with this statement. Structus has concerns that the pile foundations, shallow foundations and slabs on grade have not been adequately taken into account in the diaphragm wall analysis and design, potentially causing the diaphragm wall to fail or deflect, exerting an unacceptable level of settlement on the MSocial building. These concerns are as identified in various sections of this memo.

13. It is possible that 3no. 406mm (16") diameter piles along the southern boundary have bell ends that extend over the southern boundary, which may impede the proposed diaphragm retaining wall. Ground investigation should be undertaken to determine if these piles extend over the boundary.
14. The methodology for demolishing any existing Carpark pile foundation bell ends along the north, east and west boundaries in allowance for the diaphragm walls should be clarified and advised to MCK for review, including measures addressing potential for undermining of MSocial building foundations and service yard. The methodology for such demolition, if required, needs to be determined and then advised to MCK as the affected landowner.
15. The lower localised lift pits, water tanks, etc. should be included in the geotechnical analysis for both retaining and groundwater drawdown effects on settlement with respect to the MSocial building.
16. Settlements have been calculated based on the retaining wall deflections based on 10mm max and 1(V):500(H) differential limits to CIRIA PR30 Category 1, and as they are currently presented these are tolerable limits for the MSocial building structure. However, detailed calculations are required to consider secondary effects on the settlements including the existing foundation loads, structural stiffnesses of the temporary and permanent propping systems, including structures at slab openings, groundwater drawdown and varying ground conditions along the northern, eastern and western boundaries. This should be required through conditions of consent.
17. Embedment of retaining walls should be defined and confirmed now, not in detailed design, to ensure effects on neighbouring properties are addressed now and including excavation methods into rock.
18. Groundwater drawdown settlements have been provided for the East and West boundaries. Groundwater drawdown settlements should be determined for at least two locations along the northern boundary, for both temporary construction and permanent conditions. Groundwater drawdown settlement should be considered additional to retaining wall deflection induced ground settlements.
19. A construction monitoring regime for ground settlements should be provided, and this should be revised by a geotechnical engineer on behalf of MCK, along with an assessment of effects from excavation, groundwater, retaining, foundations and other aspects of the basement construction. [Nb: Refer also the comments on these topics in the referenced CMW reports.]
20. The design and construction methodology of top down basement slabs used for propping the diaphragm walls on the north, east and west walls, using plunge columns, is important to the integrity and structural performance of these slabs. The design and methodology should be clarified in detail and provided for MCK review prior to construction. This should be required through conditions of consent.
21. The diaphragm wall has been analysed using Wallap, standard industry software for this purpose. It is important that the correct stiffness of the structures is input to Wallap based on the structural engineer's advice, both in the temporary curing condition and permanent condition of the diaphragm walls and including cracking properties of the retaining wall. Conditions of consent

should require the construction methodology of the diaphragm wall to be confirmed prior to construction and issued to MCK for review.

22. We recommend further ground investigation along the extent of the diaphragm walls to ensure the depth is better understood now, as advised by CMW.
23. Construction tolerance limits of the diaphragm retaining walls should be communicated to MCK for review, with respect to the offset from the boundaries.
24. The Tonkin + Taylor geotechnical report advises that a drained basement in the temporary and permanent condition is to be implemented. A drained basement will potentially substantially increase groundwater drawdown settlements and the effects on the MSocial site and proposed mitigation methods will need to be assessed and advised to MSocial for review. This is to be reviewed by CMW.
25. Ground anchored sheet pile walls are proposed for the western and southern boundaries. This construction method is known to exert high levels of noise and vibration on neighbouring properties, which is to be reviewed by others (Jon Styles).
26. For the proposed foundations, the Tonkin + Taylor geotechnical report suggests both pile and shallow foundations are considered. This foundation system should be defined to ensure the effects on neighbouring properties are addressed. Structus recommends shallow foundations, if possible, to reduce noise and vibration effects on the MSocial building from reinforced concrete pile foundations. Settlement of the foundations should be quantified with both ground and structural stiffnesses addressed. Differential settlement on proposed foundations should be quantified including any associated lateral displacements of the superstructures defined.
27. If necessary for uplift forces, ground anchors will be required to resist uplift forces below lateral stability structures or for groundwater hydrostatic uplift forces, as per commentary in the Tonkin + Taylor geotechnical report.
28. The excavation extends below rock level. The Tonkin + Taylor geotechnical report advises that this rock can be broken out using conventional equipment, assumed to be general excavators and diggers. The vibration from this activity should be assessed by others (Jon Styles). Further, if more onerous rock breaking and excavation methodologies are intended by the contractor, these should be communicated to MCK for review.
29. Structural analysis of the proposed building lateral loading should consider a basement structural model with combined retaining and foundations incorporating suitable lateral springs with a limiting base shear deflection, which should be defined to address effects on neighbouring properties.
30. A defined approach to resisting basement slab hydrostatic pressures should be provided, with quantification included, to ensure there are no adverse effects on neighbouring properties.
31. Ground anchors on sheet piles should be confirmed as permanent or temporary. It should be confirmed whether sheet piles are intended to be designed as composite with a concrete lining wall and in that case how potential corrosion of the sheet piling been addressed.
32. The single storey brick plant building south of the MSocial building will be susceptible to damage from ground settlement. Commentary should be provided on predicted settlements at this building location for MCK review.

The MSocial building potentially partially suspended ground floor structures (where applicable) is positive with respect to potential settlements due to the Downtown West development as suspended structures will better tolerate these settlements.

Replacement of the MSocial building brick non-loadbearing walls and concrete sun shades in 2015 is positive in relation to the Downtown West development, as the replacement systems will be more ductile and generally have modern movement allowances to better tolerate any settlement subjected to the building from the Downtown West development.

Proposed Superstructures

While there is limited information on the proposed Downtown West development superstructure, the effects of the proposed superstructures and construction methodologies have been assessed based mainly on information in the referenced CMP report and MSocial building record documentation, with commentary as follows:

33. The referenced CMP report advises that the two towers' cores are proposed to be constructed using jump form construction. This is a suitably non-obtrusive method of construction relative to the MSocial building.
34. The referenced CMP report advises that three tower cranes are to be used for construction of the Downtown West development. Analysis of these cranes should be undertaken to accurately place the cranes on the site, quantify the load carrying limitations of the cranes, swing circles of the cranes and how these relate to the MSocial building. This information should be supplied to MCK for review.
35. The northern extent of the Downtown West development is in close proximity to the MSocial building, up to RL14.70m plus upstand walls surrounding the rooftop plant area. The proposed building earthquake and wind movements should be accurately calculated and communicated to MCK, to ensure they are acceptable. Any movement of the MSocial building towards the common boundary will need to be addressed at the higher level interface of the buildings.
36. The northern boundary wall of the proposed building superstructure is to be constructed offset from the top of the proposed diaphragm wall. This northern wall will require fire rating to boundary. Therefore, we recommend the full extent of the northern wall is constructed from precast concrete, with insitu concrete half stitch details (on the southern side of the wall) to seal the joints for fire rating. This wall will require post fire stability structural design. Additionally, noise and vibration from the proposed rooftop plant area should be considered by a consultant on behalf of MCK.
37. It is understood there will be access from MSocial building through the proposed new building, with an easement for occupants to access and egress the MSocial building. There will need to be a suitably designed and detailed seismic joint across this connection between the buildings. Similarly, a seismic gap between the buildings will require treatment for waterproofing, such as a seismically designed waterproof flashing detail along the roof and walls of the seismic joint.

38. Elastic shortening of columns, walls, retaining and piles (if used) should be quantified by the structural engineer, including differential shortening and associated lateral displacements of the superstructure that may affect movement to boundary calculations and p-delta effects on the superstructure. Stiffness ranges of the structures should be addressed when quantifying differential shortening.
39. Structus suggests an assessment of effects on the MSocial building in-ground services should be undertaken by a suitably qualified civil engineer.

Potential Future Development

The effects of the proposed Downtown West development on the potential for future development of the MSocial building structure have been assessed based mainly on information outlined in the above sections, with commentary as follows:

40. Construction of the Downtown West basement should not limit the MSocial building structure and site from being modified or redeveloped in accordance with Auckland Council Unitary Plan. This needs to be addressed with specific measures provided in the design, including allowance for a multi-level basement on the MSocial site.
41. The demolition and construction programme are outlined in Section 3.1.1 of the referenced CMP, with demolition expected to last approx. 12 months and overall construction due to be completed in December 2032. MCK should consider how this programme may impact the ability to use and develop the MSocial building within the Downtown West programme.

RESPONSE TO HOLMES REPORT

The referenced Holmes Report has been reviewed in response to Structus comments raised. The Holmes Report has been appended for context. The following commentary is provided on each of the numbered items under the relative headings in the Assessment of Effects section of this memorandum. Where there is insufficient detail, clarity or information in the Holmes Report, further commentary is provided, including extracts from the Holmes Report where appropriate, for further context.

The following commentary includes resource consent conditions Structus recommends are implemented, where the Holmes Report is not conclusive or sufficiently detailed, requires further clarity, or has been advised as subject to further design development.

Downtown West Development Structure

The following items were raised in the Holmes Report that were not covered in the Assessment of Effects section of this memorandum:

- It is acknowledged that there are no driven piles and foundations will be bored concrete or shallow pads. Structus has no further comments on this item.
- The proposed basement and diaphragm wall levels in the Holmes Report are acknowledged and Structus has no further comments on these levels.

Demolition of Structures

1. Structus proposes a resource consent condition that Precinct Properties shall demonstrate how the existing carpark retaining structures along the northern boundary are temporarily supported during the demolition, prior to construction of the diaphragm wall, as these structures are up to circa 4.5m below the MSocial ground level at locations, which is also at the location where the MSocial building is located directly on the boundary. It should also be demonstrated that the diaphragm wall will extend up to underside of the proposed ground floor structure which is to match finished ground level north of the boundary, such that this structure supports the MSocial ground levels in the permanent condition, or an alternative approach acceptable to MCK.
2. The position of the northern diaphragm wall 1350mm south of the boundary is acknowledged. However, it is likely the wall will still intercept with the carpark piles, at least the bell ends of these piles. Structus proposes a resource consent condition that the effects of constructing the diaphragm wall through piles (including bell ends) are to be addressed and communicated to MCK for review and comment prior to construction.
3. Structus proposes a resource consent condition that requires detailed information to be provided to MCK on demolition of the existing carpark structure at proposed Gridlines J-N/26 where the existing MSocial building is on the boundary and pile foundations are on the boundary, expected to be founded at a higher level than the diaphragm wall and thus at significant risk of undermining due to construction of the diaphragm wall. Further, safe demolition methodology of the carpark structure adjacent to the MSocial building on the boundary should be advised in detail for MCK review and comment on the potential risks to the MSocial building structure and occupants.
4. As per response in item 1 above.
8. Structus proposes a resource consent condition requiring bund locations and drainage for the Carpark demolition are to be clarified.
9. Structus proposes a resource consent condition requiring asbestos survey reports and mitigation measures, including dust, are supplied to MCK for review and comment prior to demolition.

We note the comment in the Holmes Report “... *there are no significant structural effects identified from the proposed demolition at this stage*” has been taken out of context without the remainder of the sentence in the Structus memorandum. The Holmes Report overstates the extent to which we agree on some points.

Proposed Basement Structures

11. I am concerned that the Applicant's material has not demonstrated that the foundations and ground floor structures from the MSocial building do not load the northern diaphragm retaining proposed wall under vertical and / or lateral load (base shear) conditions, or that the diaphragm wall has been structurally considered for these loads. Structus proposes a resource consent condition requiring this confirmation is provided to MCK in detail for review and comment prior to construction. Refer also response in item 3 above.
12. Refer item 11 above.
13. Refer response in item 3 above.
14. Structus accepts that ground anchored diaphragm walls on the west and east sides of the development are unlikely to have a material effect on the MSocial building based on the current scheme. Refer also response in items 1 and 3 above.
16. Structus accepts that the proposed top-down structural scheme included in the Holmes Report is commensurate with the Tonkin + Taylor Wallap analysis for extent on plan and thickness of propping slabs. It is assumed that these are solid slabs and openings in these propping slabs will be cut out after the remainder of the basement structures are built, and that the propping slabs are designed to consider these openings in the permanent condition, without reducing the stiffness of the propping on the retaining wall from the temporary to the permanent condition. Structus proposes a resource consent condition requiring confirmation through detailed structural engineering design information that the Structus comments are addressed.
20. Refer item 16 above.
21. Structus proposes a resource consent condition requiring that the construction methodology of the diaphragm wall is documented in detail and issued to MCK for review and comment prior to construction.
23. Structus proposes a resource consent condition requiring construction tolerance limits of the diaphragm retaining walls are communicated to MCK for review and comment, with respect to the offset from the boundaries.
24. We assume that groundwater drawdown from a drained basement has been addressed by the geotechnical engineers in demonstration of the predicted settlement figures. .
25. We understand sheet piles and a 400mm thick lining wall, as advised by Holmes in Appendix 2, are to be used for the southern and eastern walls. .
26. Refer response on 'Downtown West Development Structure' item 1 above.
27. Holmes has advised that the lowest basement slab will be designed for hydrostatic uplift pressures and foundations / hold down solutions will be provided for this loading. Structus proposes a resource consent condition requiring confirmation this has been undertaken in the design.
29. Structus takes no exception to the general intent of the Holmes base shear demands and resistance approach. However, Structus proposes a resource consent condition requiring confirmation through detailed calculations that base shear of the proposed building will not cause northern diaphragm wall deflections greater than those advised in the static condition and that base shear effects of the MSocial building are applied to the Downtown West development basement structures.

30. Refer item 27 above.
32. The MSocial building is supported on shallow foundations as shown in Figure 5. Additionally, at least a large portion of the ground floor slab is supported on grade. Therefore, these structures are more susceptible to settlement than suspended structure supported on pile foundations. Structus proposes a resource consent condition requiring that settlements due to demolition, construction sequencing and diaphragm retaining wall deflection are limited to those causing no noticeable damage to these shallow founded brittle structures.

Structus proposes a resource consent condition requiring that the diaphragm wall shall be structurally designed for forces from tidal mounding affects, based on geotechnical engineers' advice.

Proposed Superstructures

34. Structus proposes a resource consent condition requiring that analysis of tower cranes shall be undertaken to accurately place the cranes on the site, quantify the load carrying limitations of the cranes, swing circles of the cranes and how these relate to the MSocial building and operations. This information shall be supplied to MCK for review and comment prior to construction.
35. Structus proposes a resource consent condition requiring confirmation through detailed calculations that the seismic gap between the new building and MSocial at proposed Gridline J-N/26 is accurately determined with respect to the new building movement and the asbuilt position and movement of the existing building.
36. Structus proposes a resource consent condition requiring confirmation the northern boundary wall will be constructed of precast concrete and structurally designed in detail to resist boundary fire ratings advised by the fire engineers.
37. Structus proposes a resource consent condition requiring confirmation through detailed documentation that all seismic gaps along the northern boundary are designed as waterproof to protect the MSocial building at this location.

Structus proposes a resource consent condition requiring that the applicant demonstrates in detail how the proposed superstructure along the northern boundary is supported as it is not vertically aligned with the diaphragm wall and this proposed structure may have adverse effects on the existing carpark retaining wall along this boundary, which in turn could undermine the MSocial building site.

Structus proposes a resource consent condition requiring that the Downtown West structure design has a third party peer review undertaken, and any temporary works affecting the northern boundary has structural design and third party peer review undertaken. Peer reviews are to be undertaken by a reputable and suitably qualified third party.

CONCLUSIONS

In conclusion, the magnitude of structural effects on the MSocial building from the Downtown West development are potentially considerable on some aspects, as currently presented in the developer's information referenced for this assessment. There are also some considerable unknowns and aspects of the design yet to be developed that could result in considerable adverse effects on the MSocial property.

As the proposed Downtown West design is developed and the unknowns are quantified, the structural effects on the MSocial property can be better understood. Therefore, we recommend more complete, defined and detailed structural and geotechnical information on the demolition and proposed development is provided by the Applicant to further assess the effects on the MSocial building.

The resource consent conditions proposed by Structus herein list the items required to be addressed and issued to MCK for review, so that the effects and potential risks on the MSocial building can be better understood and reviewed.

LIMITATIONS

The extent of assessment in this report is based on discussions and correspondence between Structus and MCK, plus non-invasive site inspections. Structus does not take responsibility for identifying latent defects in the MSocial building and recommends a suitably qualified engineer or building surveyor is engaged to undertake condition assessments of the building if further clarification is required on this. This assessment contains the professional opinion of Structus as to the matters set out herein, in the light of the information available during preparation, using professional judgment and acting in accordance with the standard of care and skill normally exercised by professional engineers providing similar services.

We have prepared this report in accordance with the brief as provided and our terms of engagement. The information contained in this report has been prepared by Structus at the request of its client, MCK, and is exclusively for its client's use and reliance. It is not possible to make a proper assessment of this assessment without a clear understanding of the terms of engagement under which it has been prepared, including the scope of the instructions and directions given to, and the assumptions made, by Structus. The assessment does not address issues which would need to be considered for another party if that party's particular circumstances, requirements and experience were known and, further, may make assumptions about matters of which a third party is not aware. No responsibility or liability to any third party is accepted for any loss or damage whatsoever arising out of the use of or reliance on this assessment by any third party.

We trust we have interpreted your requirements correctly and addressed these in this report. Please get in touch should you have any further questions or requirements.

Yours Sincerely



Structus Consulting Limited

A handwritten signature in blue ink, appearing to read "D. Mitchell".

Darren Mitchell
Director



APPENDIX A: Holmes Consulting “Downtown Carpark Site Development – Response To M-Social Structural Consultant Structus Items” Memorandum Dated 28 April 2026

28 April 2026

Bianca Hurrell

RCP

via email [REDACTED]

Downtown Carpark Site Development – Response to M-Social structural consultant Structus items

Dear Bianca

Further to receipt of the Structus memorandum dated 12 March 2026, and the discussions held 23 March 2026 and 8 April 2026, we provide the following written response to structural matters raised.

The discussions with Structus have been collaborative and have clarified some items that were unclear to Structus. Some additional material was requested which is attached as appendices to this letter.

The items are covered in the general order raised in the Structus memorandum titled "*Downtown West Development FTAA Review – Structural Memorandum*", dated 12 March 2026.

The Structus memorandum discusses their scope of work, desktop study, a description of the M-Social building structure, and makes some comments on the Downtown Carpark Site Development structure, prior to providing an assessment of effects.

There are observations of geotechnical matters raised by Structus which Tonkin + Taylor have addressed in their responses and correspondence with CMW. We limit our responses primarily to structural matters, including the attached supplementary high level structural information requested in the appendices.

We provide the following points of clarification of the Downtown Carpark Site Development.

Foundations to the Downtown Carpark Site Development.

There are no driven steel pile foundations proposed in the development. Generally building foundations are bored cast insitu piles, although there may be some pad foundations at depth on the ECBF rock for lightly loaded basement columns. All foundations will be designed for appropriate loads and should have no material structural impact on the M-Social property.

Retaining wall to the northern side of the Downtown Carpark Site Development.

The retaining wall against the northern boundary (nearest M-Social) is proposed as a "top-down" diaphragm wall. The lowest basement level (B04) is at approximately RL-10.3. The proposed founding layer of the

northern retaining wall is approximately RL -14.5, of which approximately the lower 7.5m is within the East Coast Bays Formation (ECBF) rock.

The northern retaining wall is set out with the centreline at a minimum of 1350mm from the boundary with the M-Social property – as depicted in the Warren and Mahoney FTA drawings (refer Sheet FTA-10-096 Revision C), in appendix 1. This location puts the diaphragm wall alignment on the Downtown Carpark Site Development side of the existing Downtown carpark piles. The existing Downtown carpark piles will be maintained between the new wall and the M-Social property. This situation provides an additional level of security to the M-Social property as well as reducing effects of removal of the existing piles, which had been previously proposed.

Retaining walls adjacent to the east and west site boundaries that are adjacent to the northern boundary are also proposed to be diaphragm walls. In these locations temporary anchors are proposed at depth under the neighbouring properties (Precinct owned properties or the Auckland Council Lower Hobson street). Those temporary anchors will be destressed as the new development is constructed. These should have no material structural impact on the M-Social property.

Demolition of existing Downtown carpark, and localised elements of adjacent buildings.

The existing M-Social yard is elevated above the existing Downtown car park along the M-Social southern boundary. In the existing condition the existing Downtown carpark retaining wall supports the M-Social yard and this condition will be maintained whilst the new development is constructed. This can be achieved as the new diaphragm wall is set out to the south of the existing carpark piles and perimeter structure. Refer to the section in appendix 2 in the attached material. The gap between the existing retaining wall and new development can be backfilled.

The proposed diaphragm wall alignment is on the Downtown Carpark Site Development side of the existing Downtown carpark piles. The existing Downtown carpark piles will be maintained between the new wall and the M-Social property. This situation provides an additional level of security to the M-Social property as well as reducing effects of removal of the existing piles, including overboring, which had been previously proposed.

Care will need to be taken in the extreme northeastern corner of the development where the existing Downtown carpark structure and M-Social southern extension structure are in immediate proximity. This will be resolved in detail with the demolition contractor, once appointed.

Within the existing service lane under the HSBC carpark building localised demolition of non-load bearing concrete masonry walls is required to achieve the new access points to the proposed Downtown Carpark Site Development basement.

Localised modifications to the Aon Centre are remote to the M-Social property and not deemed to have any structural impact to the M-Social property.

Similarly demolition of the pedestrian footbridge and ramp structures from the existing Downtown carpark across Lower Hobson Street to the Viaduct are structurally independent of the M-Social property and not deemed to have any structural impact.

As Structus noted in their memorandum "*... there are no significant structural effects identified from the proposed demolition at this stage*". We concur.

Proposed Basement Structures

The lowest basement level (B04) is at approximately RL -10.3. The proposed founding layer of the northern retaining wall is approximately RL -14.5, of which approximately the lower 7.5m is within the ECBF rock. The M-Social building is founded on piles at depth in the ECBF. The main structure of the M-Social building is located at least 4m from the existing Downtown carpark building and founded on piles within the ECBF. Localised extensions to the south of the original M-Social building are of low height (typically maximum two to four levels) and also founded on piles. Tonkin + Taylor have advised on the negligible impacts of surcharge from the M-Social foundations given these conditions.

Localised removal of a small portion of up to eight existing Downtown carpark pile bells may be required, however this is able to be achieved with the proposed equipment, and will be at depth and accordingly should have no material structural impact on the M-Social property.

As previously noted the existing Downtown carpark retaining wall supports the M-Social yard and this condition will be maintained whilst the new development is constructed. This can be achieved as the new diaphragm wall is to the south of the existing carpark piles and perimeter structure.

Groundwater drawdown effects of the Downtown Carpark Site Development (inclusive of any lift pits), which are predicted to be within Auckland Council required limits, have been addressed by Tonkin + Taylor and are not further covered in this response. Consideration has been given by Tonkin + Taylor to the temporary construction effects as well as the long-term drained basement condition.

Settlement effects due to the top-down retaining wall which are predicted to be within Auckland Council required limits have also been addressed by Tonkin + Taylor and are not further covered in this response.

The depth of embedment of the proposed retaining wall to the northern side is approximately 4m below the lowest basement level B04 excavation. This is to achieve an effective ground water cutoff and been addressed by Tonkin + Taylor, and is not further covered in this response.

Ground settlement monitoring is covered by Tonkin + Taylor, and is not further covered in this response.

A concept has been developed by Holmes for the "top-down" retaining wall to the northern side and this is included as discussed and requested in high-level sketch format, in appendix 3 in the attached material.

The modelling parameters used for the proposed structural floors by Tonkin + Taylor for their Wallap analysis are consistent with the Holmes "top-down" concept.

Reasonable construction tolerances have been included in the proposed set-out of the diaphragm wall based on Tonkin + Taylor and industry guidance.

Both a tanked basement and a drained basement were in consideration when the FTA application was made. The client has since clarified and instructed the design team to proceed with a preferred drained basement. Consideration has been given by Tonkin + Taylor to the effects of the groundwater drawdown temporary construction as well as from the long-term drained basement condition.

Sheet pile walls are proposed for perimeter retaining walls remote from the M-Social property. These should have no material structural impact on the M-Social property.

There are no driven steel pile foundations proposed in the development. Generally building foundations are bored cast insitu piles, although there may be some pad foundations at depth on the ECBF rock for lightly loaded basement columns. All foundations will be designed for appropriate loads and should have no material structural impact on the M-Social property.

The preferred approach for the basement is to be drained, with a nominal hydrostatic uplift resistance provided using appropriate foundation and hold-down solutions. These should have no material structural impact on the M-Social property.

Advice on rock excavation is covered by Tonkin + Taylor and is not further covered in this response.

Holmes have undertaken designs for the lateral loading including the basement impacts of this design. A high-level diagram is provided to show the philosophy for this, as requested, refer to appendix 4 in the attached material.

The design of the preferred drained basement is discussed previously in several responses above and should have no material structural impact on the M-Social property.

As discussed previously the retaining walls adjacent to the east and west site boundaries that are adjacent to the northern boundary are proposed to be diaphragm walls. In these locations temporary anchors are proposed at depth under the neighbouring properties (Precinct owned properties or the Auckland Council Lower Albert street). Those temporary anchors will be destressed as the new development is constructed. These should have no material structural impact on the M-Social property.

Sheet piles with temporary anchors are proposed to remote parts of the development, and are for temporary retaining only. The permanent structural walls constructed within the site adjacent these sheet piles support both retaining and vertical and lateral structural loads of the development. These should have no material structural impact on the M-Social property.

The single storey brick plant building is likely to be subject to settlement in the order of 10mm according to Tonkin + Taylor. As such it is not anticipated to experience any significant structural damage. Maintenance of low settlement limits will be reviewed further and will be incorporated within finalisation of the detailed design in the local solutions in this area.

As Structus noted in their memorandum "*...The MSocial building suspended ground floor structures is positive with respect to potential settlements due to the Downtown West development as suspended structures will better tolerate these settlements.*" We concur.

As Structus further noted in their memorandum "*Replacement of the MSocial building brick non-loadbearing walls and concrete sunshades in 2015 is positive in relation to the Downtown West development, as the replacement systems will be more ductile and generally have modern movement allowances to better tolerate any settlement subjected to the building from the Downtown West development.*" We concur.

Proposed Superstructures.

The two towers in the Downtown Carpark Site Development will likely be constructed with reinforced concrete jump form construction. These should have no material structural impact on the M-Social property.



Holmes is not in a position to comment on the craneage proposed for the Downtown Carpark Site Development.

The proposed superstructure of the development in immediate vicinity of the northern boundary is depicted in the FTA application. The upper most roof levels and locations adjacent M-Social are depicted in the Warren and Mahoney FTA drawings (refer Sheets FTA-10-102 Revision C, FTA-10-103 Revision C, FTA-22-002 Revision C, and FTA-22-005 Revision C), refer appendix 5. The Podium P3 building which sits along the northern edge of the development is designed to ensure a seismic gap to the boundary is maintained as required. The northern perimeter reinforced concrete structural wall provides lateral support to the Podium P3 structure as well as fire rating.

There will be ground level access in the north east corner of the Downtown Carpark Site Development for the M-Social users of the car park. This connection will include appropriate seismic separation and structural detailing between the two properties.

The structural design of the main tower portions of the Downtown Carpark Site Development will include the appropriate effects noted by Structus, but these will have no material structural impact on the M-Social property. The only relevant structure in any close proximity is the Podium P3 structure, a two storey building. This is described in the above response and appropriate seismic gaps will be provide to the M-Social property boundary. As a result there should be no material structural impact on the M-Social property.

Conclusion

As Structus noted in their memorandum "*...the likely magnitude of structural effects on the MSocial building from the Downtown West development are overall small relative to the proposed development*" We concur.

We trust the discussions and further supplementary material supplied in this response, inclusive of the attachments, clarify the areas of uncertainty noted in the memorandum.

We would be happy to clarify any matters in this letter.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Chris Mackenzie", with a stylized flourish at the end.

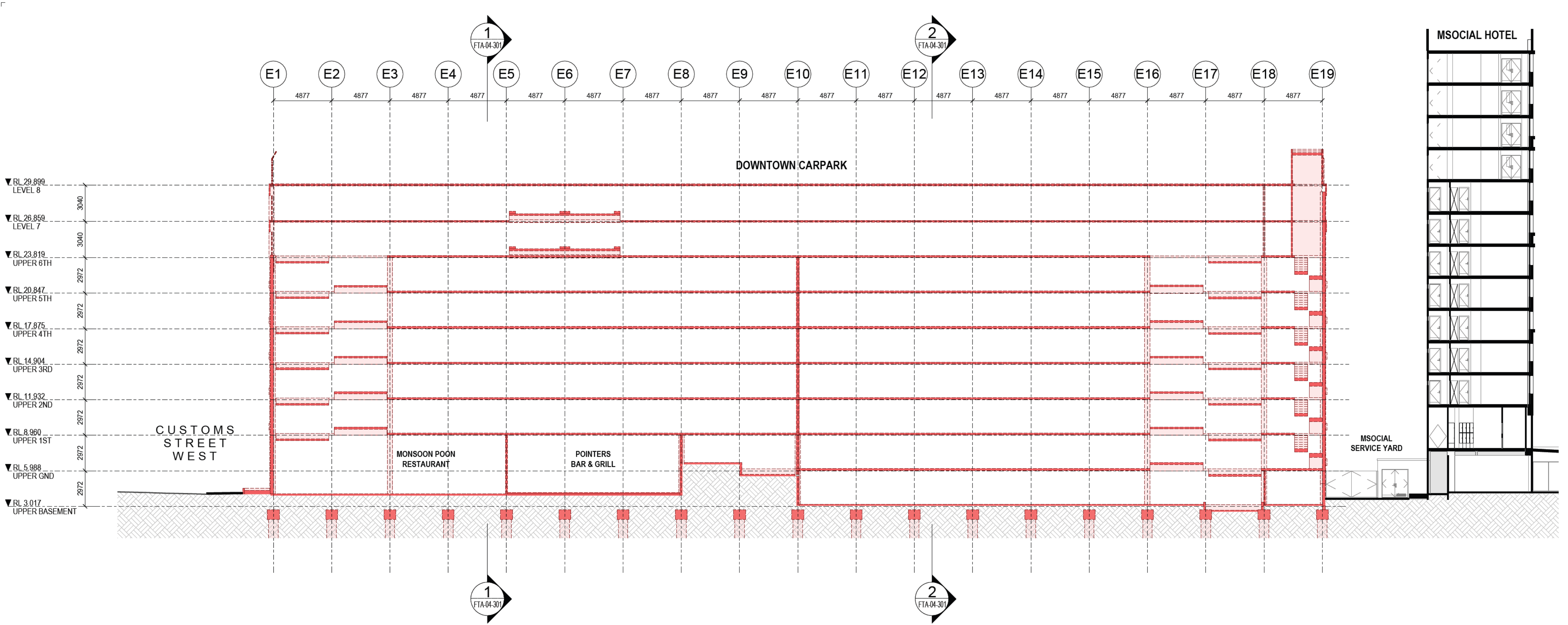
Chris Mackenzie
PRINCIPAL | PROJECT TEAM LEADER
Holmes NZ LP

Copies to:

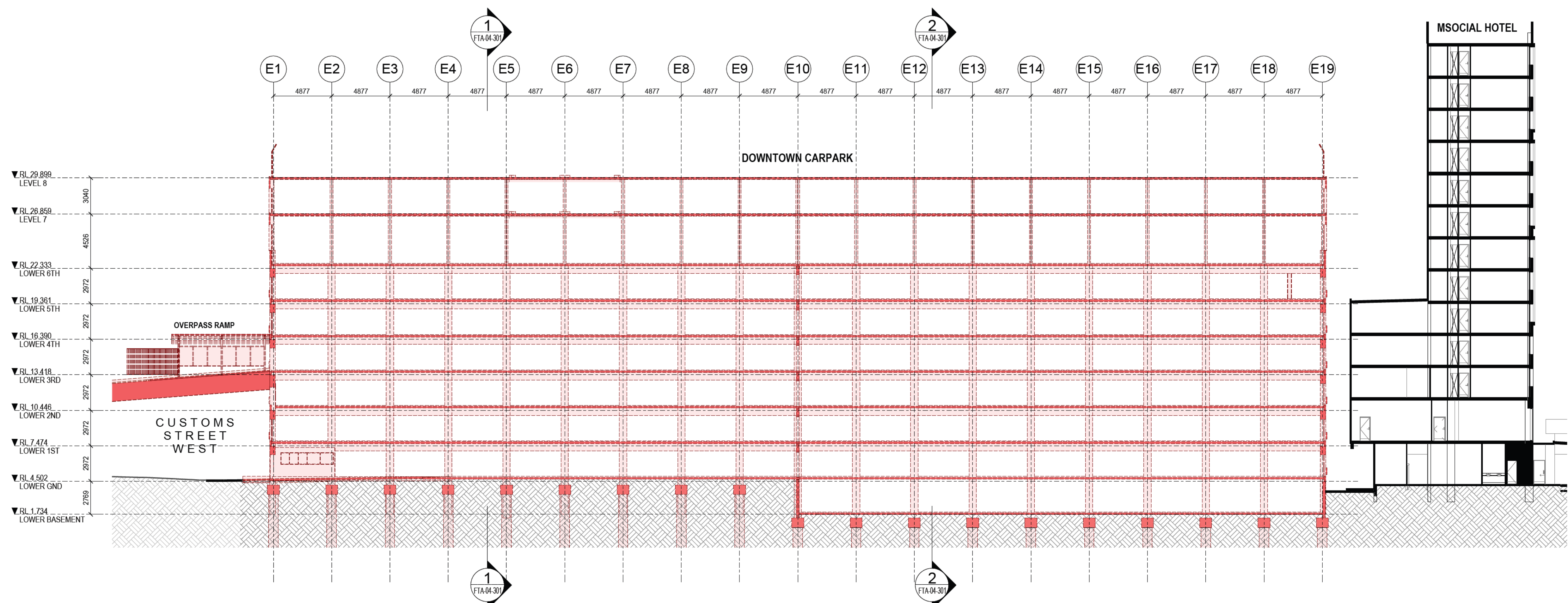
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APPENDIX 1

EXISTING CARPARK RELATIONSHIP TO YARD



2 DEMOLITION SECTION - DOWNTOWN CAR PARK (GRID EC)
1:200



1 DEMOLITION SECTION - DOWNTOWN CAR PARK (GRID EF)
1:200

DEMOLITION LEGEND

- DENOTES BUILDING ELEMENT TO REMAIN
- DENOTES BUILDING ELEMENT TO BE DEMOLISHED
- DENOTES REMEDIAL WORKS

GENERAL DEMOLITION NOTES

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SEPARATE:-
 - ASBESTOS MANAGEMENT REPORT
 - DEMOLITION SEQUENCING DOCUMENT
 - ACOUSTIC REPORT
 - ARBORICULTURAL ASSESSMENT
 - CIVIL REPORT (DUST MANAGEMENT PLAN)
 - SITE CLEARANCE & DEMOLITION MANAGEMENT PLAN
 - TRAFFIC REPORT
 - THE STAGED DEMOLITION ENABLING WORKS DRAWINGS
- THE CONTRACTOR SHALL INSPECT THE SITE AND PROVIDE A DEMOLITION METHODOLOGY REPORT PRIOR TO COMMENCEMENT OF THE WORKS.
- THIS DRAWING SHOWS THE DESIGN INTENT ONLY FOR THE PROPOSED DEMOLITION WORKS. THE CONTRACTOR SHALL ALLOW FOR ALL DEMOLITION WORKS INCLUDING BUT NOT LIMITED TO - DEMOLITION METHODOLOGIES, CAPPING OF SERVICES, STAGING, PROTECTIONS, ENVIRONMENTAL CONTROLS AND REINSTATEMENT WORK REQUIRED TO COMPLETE THE PROJECT.
- REFER TO THE SEPARATE STAGED DEMOLITION ENABLING WORKS DRAWINGS RC01-040 TO RC01-044 FOR DETAILS OF DEMOLITION MAKE GOOD SEQUENCING, PROTECTIONS AND SITE ACCESS MANAGEMENT.
- REFER TO THE INDIVIDUAL DRAWINGS FOR SPECIFIC DEMOLITION NOTES.
- DEMOLISH ALL ELEMENTS AS SHOWN UNLESS DENOTED TO BE CAREFULLY SALVAGED AND SET ASIDE.
- THE CONTRACTOR SHALL MAKE GOOD IN ALL RESPECTS, TO MATCH EXISTING ADJACENT BUILDINGS, SERVICES AND SITE FEATURES/PAVEMENTS AFFECTED BY THE WORKS. THE WORKS SHALL BE SUBJECT TO FUTURE STRUCTURAL DESIGN.
- DEMOLITION WORK TO THE CAR PARK BUILDING SHALL INCLUDE THE LOWEST LEVEL ON GRADE AND SHALL INCLUDE ALL FOUNDATIONS AND PILES.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM SITE.
- REFER TO THE GENERAL ARRANGEMENT DRAWINGS FOR THE SCOPE OF PROPOSED MODIFICATION AND NEW WORK TO THE HSBC AND AON BUILDINGS.
- REFER TO SEPARATE CONSULTANTS DRAWINGS AND REPORTS FOR THE SCOPE AND METHODOLOGY FOR THE PROPOSED MODIFICATION AND DEMOLITION WORKS TO THE HSBC AND AON BUILDINGS.

Revisions

A 05/09/25 Draft FTA Issue
B 26/09/25 FTA Issue
C 03/10/25 FTA Issue

Notes

COMMERCIAL IN CONFIDENCE

DEMOLITION PHASING

1. THE DEMOLITION WORKS DESCRIBED IN THIS DRAWING SHALL BE CARRIED OUT IN THE EXISTING DOWNTOWN CAR PARK DEMOLITION PHASE.

Consultants

RCP
Project Manager
RLB
Quantity Surveyor
HOLMES
Structural Engineer
NDY
Services Engineer
JENSEN HUGHES
Fire Engineer
TONKIN + TAYLOR
Civil Engineer
FLOW
Traffic Engineer
MOTT MACDONALD
Facade Engineer

Client

Precinct

Warren and Mahoney Architects
New Zealand Ltd

Ground Floor, Mason Bros.
139 Pakenham Street West
Wynyard Quarter
Auckland 1010
New Zealand
Phone + 64 9 309 4894

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

DOWNTOWN WEST

2 LOWER HOBSON STREET,
AUCKLAND CBD, AUCKLAND 1010

Drawing Title

DEMOLITION LONGITUDINAL SECTIONS - CARPARK

Drawing Status

FTA ISSUE

Drawing Details

Scale	As indicated@ A1
Date	03/10/25
Job No	9234
Drawn	WAM
Checked	Checker

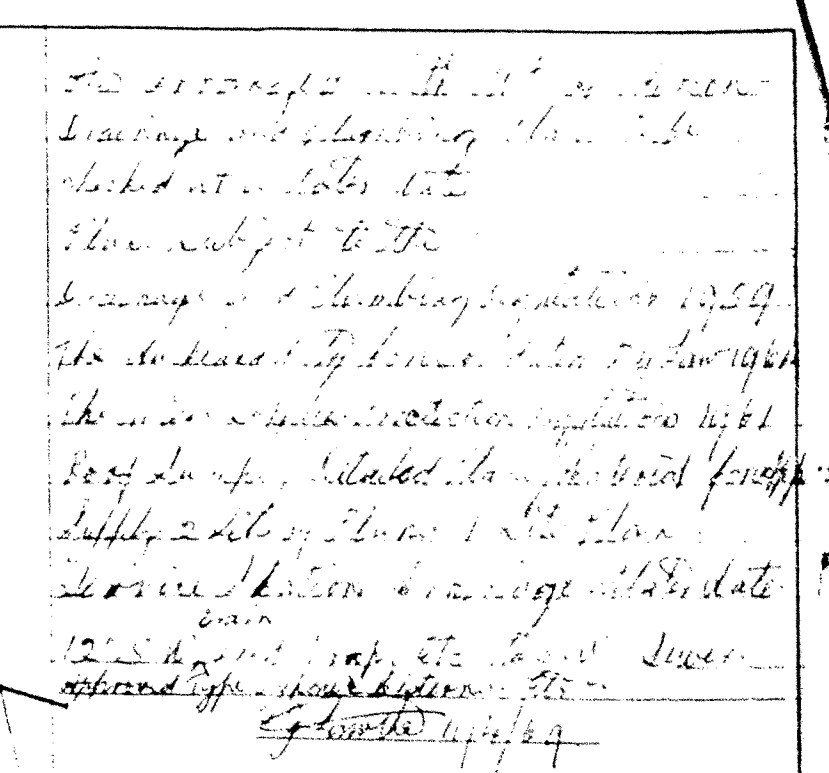
Drawing No

FTA-04-302

Revision

C

WARREN AND MAHONEY



CITY OF AUCKLAND
DISTRICT SCHEME
Certified as complying with all Town Planning Regulations
Approved as per consent of Council
Dated 14. 8. 68
Town Planning Officer Per Charger
Date 17. 3. 69

Dec 17 5 04

Subject to

(i) all relevant building code by laws are complied with

(ii) the means of vehicular access to & egress from the building are provided in compliance with the plans submitted

PILE CAP TYPES & SIZES

A. 40' x 40' x 40' deep

B. 50' x 30' x 40' deep

D. 20' x 20' x 40' deep

E. 40' x 40' x 40' deep

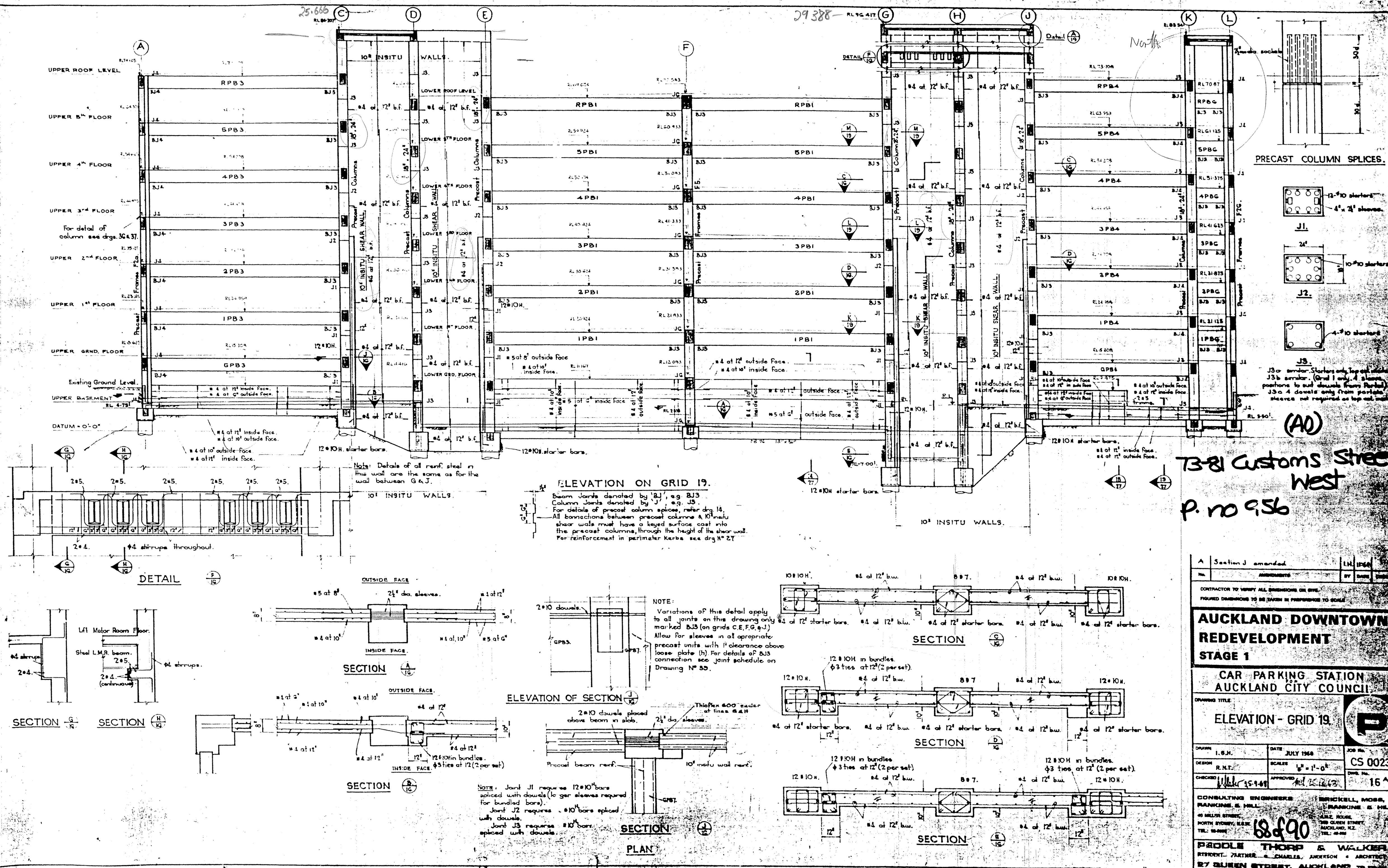
F. 50' x 40' x 40' deep

[illegible]

① CONTRACT COPY
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West
P.no 956

SCALES. 1/8" = 1'-0"	DRAWN BY D. M.	JOB NO. 68703
DATE. SEP 20, 1958	CHECKED BY [Signature]	DWG NO. 2

RECEIVED
12 JUN 2002
HOLMES CONSULTING
GROUP LIMITED
AUCKLAND



73-81 Customs Street
West
P. no 956

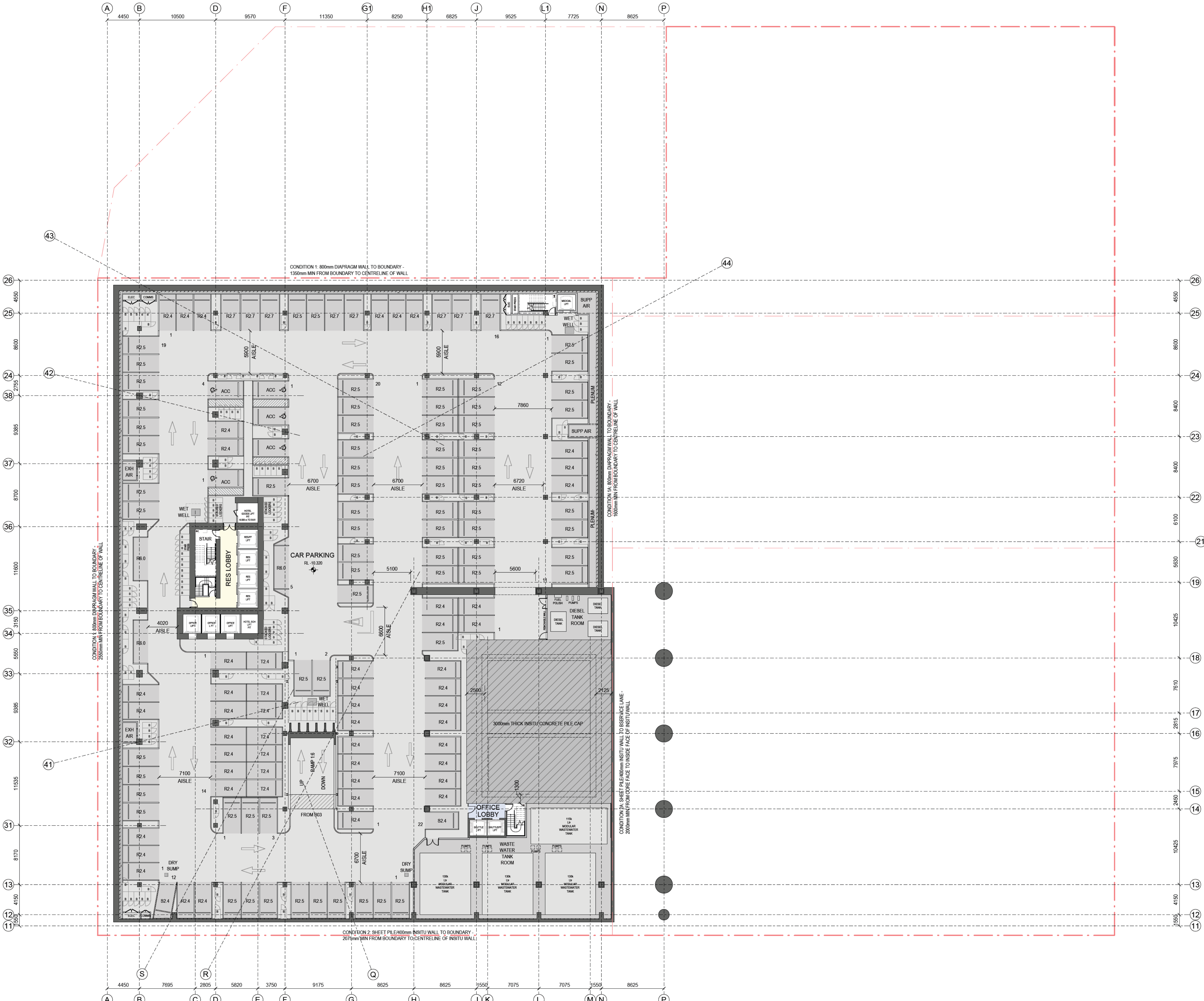
A Section J amended		LN 1964
NO.	AMENDMENTS	BY DATE
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE		
FIGURED DIMENSIONS TO BE GIVEN IN PREFERENCE TO SCALE		
AUCKLAND DOWNTOWN REDEVELOPMENT		
STAGE 1		
CAR PARKING STATION		
AUCKLAND CITY COUNCIL		
DRAWING TITLE		
ELEVATION - GRID 19		
DATE	JULY 1964	JOB NO.
DESIGN	R.N.T.	SCALE
CHECKED	15-1-65	APPROVED
CONSULTING ENGINEERS		BRICKELL, MOSE, FRANKINE & MELL
49 MILLER STREET, NORTH SYDNEY, N.S.W.		49 MILLER STREET, NORTH SYDNEY, N.S.W.
TEL: 48-88		TEL: 48-88
PEOPLE THORP & WALKER		18 & 90
STRUCTURAL ENGINEERS		18 & 90
27 QUEEN STREET, AUCKLAND		27 QUEEN STREET, AUCKLAND

RECEIVED
12 JUN 2002
HOLMES CONSULTING GROUP LIMITED
AUCKLAND

APPENDIX 2

NORTHERN RETAINING WALL LOCATION

1



- SPACE LEGEND - BASEMENT/PODIUM**
- BACK OF HOUSE
 - CAR PARK
 - END OF TRIP FACILITIES
 - HOTEL BOH
 - HOTEL LOBBY, AMENITY & F&B
 - OFFICE & MEETING SUITES
 - OFFICE LOBBY
 - PLANT
 - PUBLIC SPACE
 - RESIDENTIAL LOBBY & AMENITY
 - RETAIL - FOOD & BEVERAGE
 - TOILET FACILITIES

CAR PARKING SCHEDULE - LEVEL B04	
ACCESSIBLE	5
REGULAR	126
SMALL CAR	2
TANDEM	7
TOTAL	140

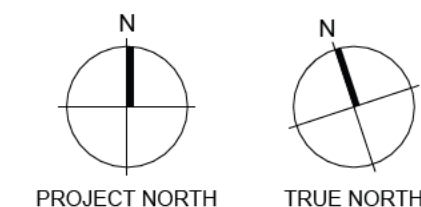
BIKE LOCKER SCHEDULE - B-04	
BIKE LOCKER	180
TOTAL	180

- All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects New Zealand Ltd.
- Revisions**
- A 05/09/25 Draft FTA Issue
B 26/09/25 FTA Issue
C 03/10/25 FTA Issue

Notes

COMMERCIAL IN CONFIDENCE

- PIT DEPTHS FOR LIFTS ARE INDICATIVE AND SUBJECT TO FINAL CONFIRMATION BY LIFT SUPPLIER.
- LOCALISED SET-DOWNS FOR SERVICES ELEMENTS ARE SUBJECT TO FINAL CONFIRMATION.
- EQUIPMENT LAYOUT AND SIZE IS INDICATIVE ONLY AND SUBJECT TO FINAL CONFIRMATION - TO BE DEVELOPED/CONFIRMED.
- ACC = ACCESSIBLE CAR PARK
C = CASUAL USER CAR PARK
F = FACILITIES MANAGEMENT CAR PARK
R = REGULAR USER CAR PARK
S = SMALL CAR PARK
T = TANDEM CAR PARK
2.4, 2.5 ETC DENOTES CAR PARK WIDTH IN METRES.
- GENERAL CAR PARK DEPTH = 5.0m
- ALL 1:6 SLOPED CAR PARK RAMPS SHALL HAVE 300mm WIDE KERBS EACH SIDE AND 2.0m CURVED TRANSITIONS AT A MAXIMUM SLOPE OF 1:10 TO THE TOP AND BASE OF EACH RAMP SECTION (SHOWN HATCHED).
- B = PROPRIETARY BIKE LOCKERS.



Consultants

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NDY
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JENSEN HUGHES
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TONKIN + TAYLOR
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Traffic Engineer
MOTT MACDONALD
Facade Engineer

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Project Title

DOWNTOWN WEST

2 LOWER HOBSON STREET,
AUCKLAND CBD, AUCKLAND 1010

Drawing Title

**GENERAL
ARRANGEMENT -
FLOOR PLAN -
BASEMENT 04**

Drawing Status

FTA ISSUE

Drawing Details

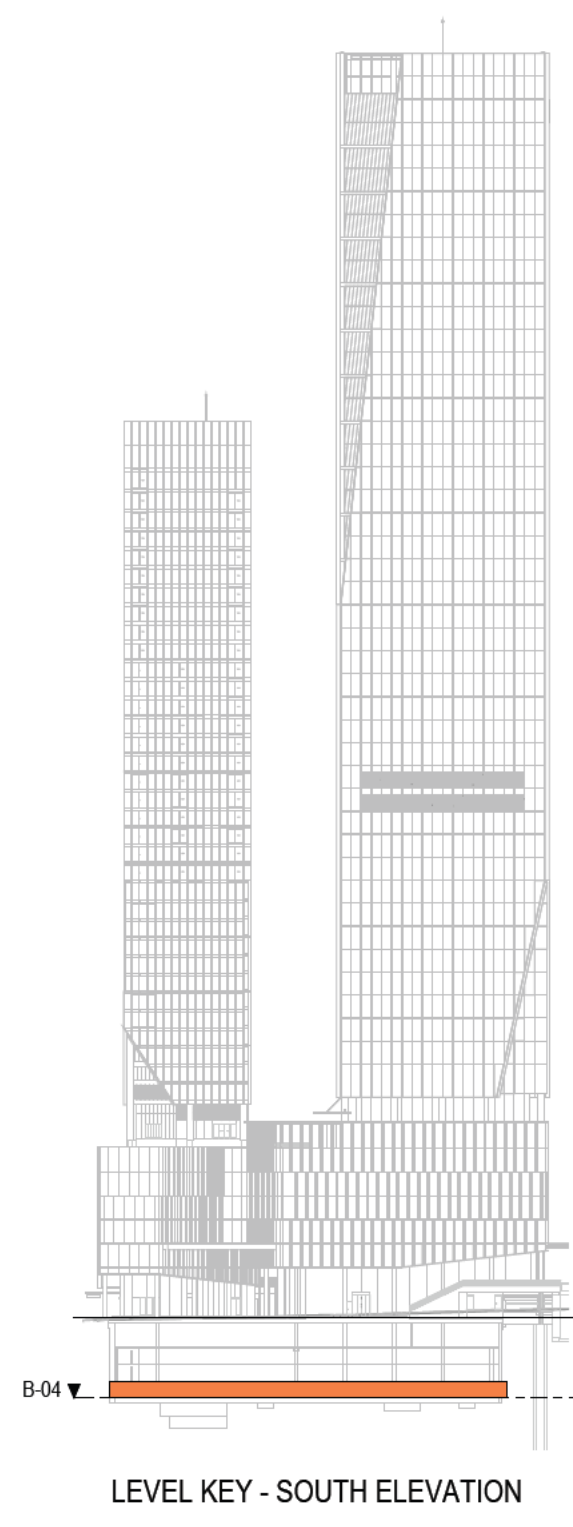
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Date 03/10/25
Job No 9234
Drawn WAM
Checked WAM

Drawing No

FTA-10-096

Revision

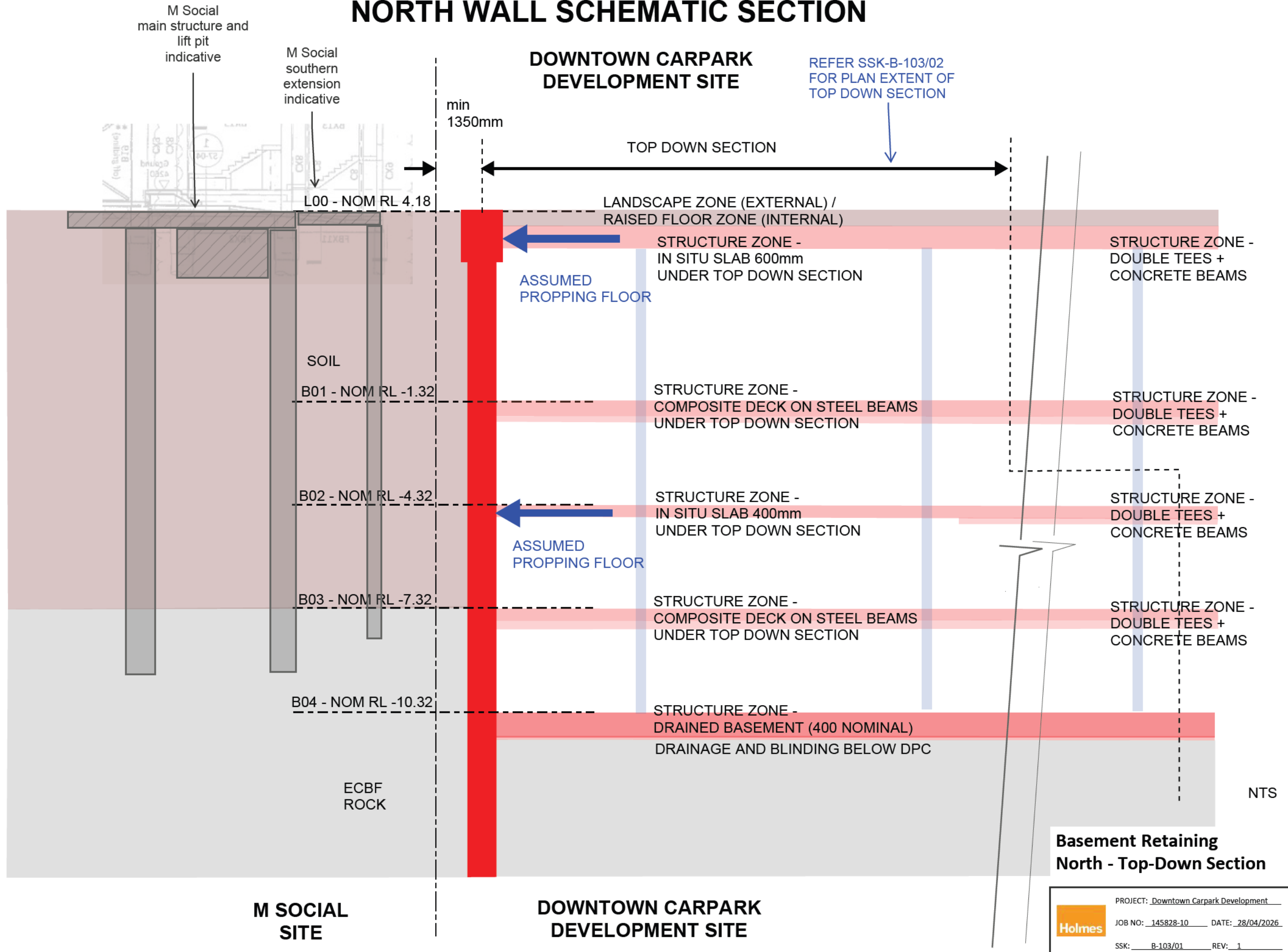
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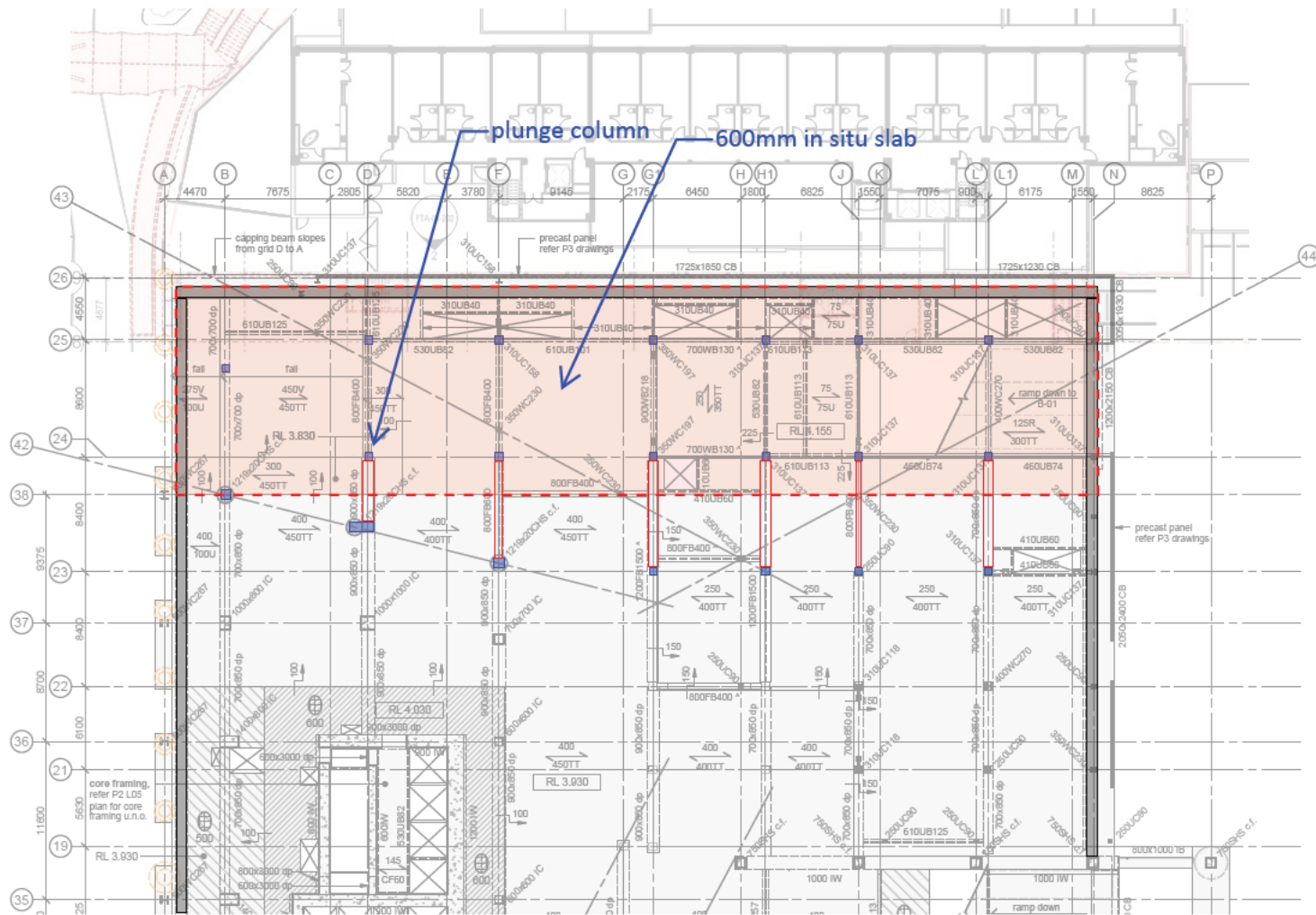
APPENDIX 3

"TOP-DOWN" NORTHERN RETAINING WALL SCHEMATIC

TOP DOWN RETAINING NORTH WALL SCHEMATIC SECTION



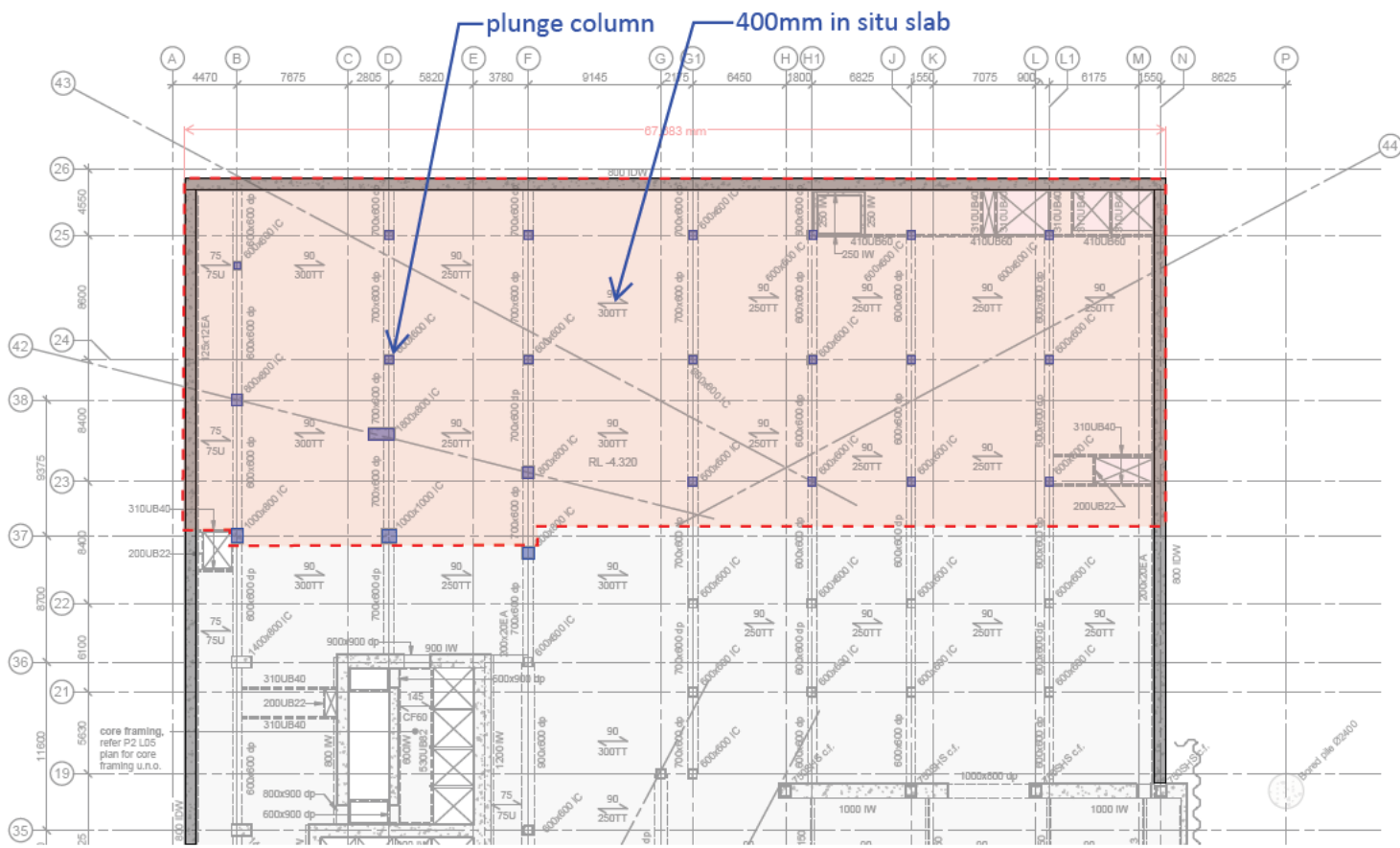
TOP DOWN RETAINING NORTH WALL SCHEMATIC EXTENT



Level L00

600mm slab in situ

- temporary infill at slab openings
- two way spanning slab
- beams not required between grids 24 and 26



Level B02

400mm slab in situ

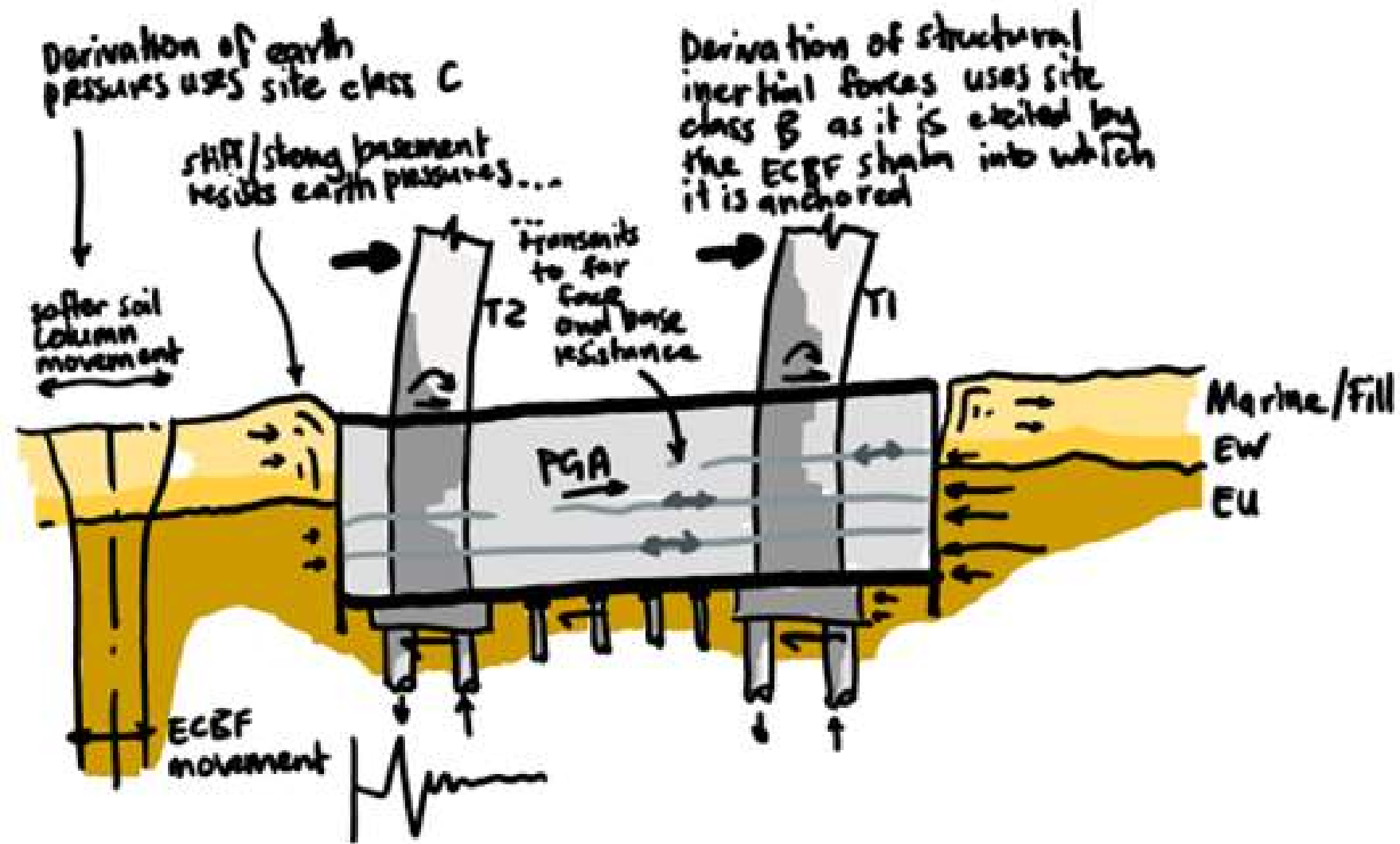
- temporary infill at slab openings
- two way spanning slab
- beams not required between grids 23 and 26

Notes:
- Design indicative and subject to further design coordination and development.

Basement Retaining North - Top-Down Extent

APPENDIX 4

BASE SHEAR TAKE OUT SCHEMATIC



Base Shear Take Out Schematic

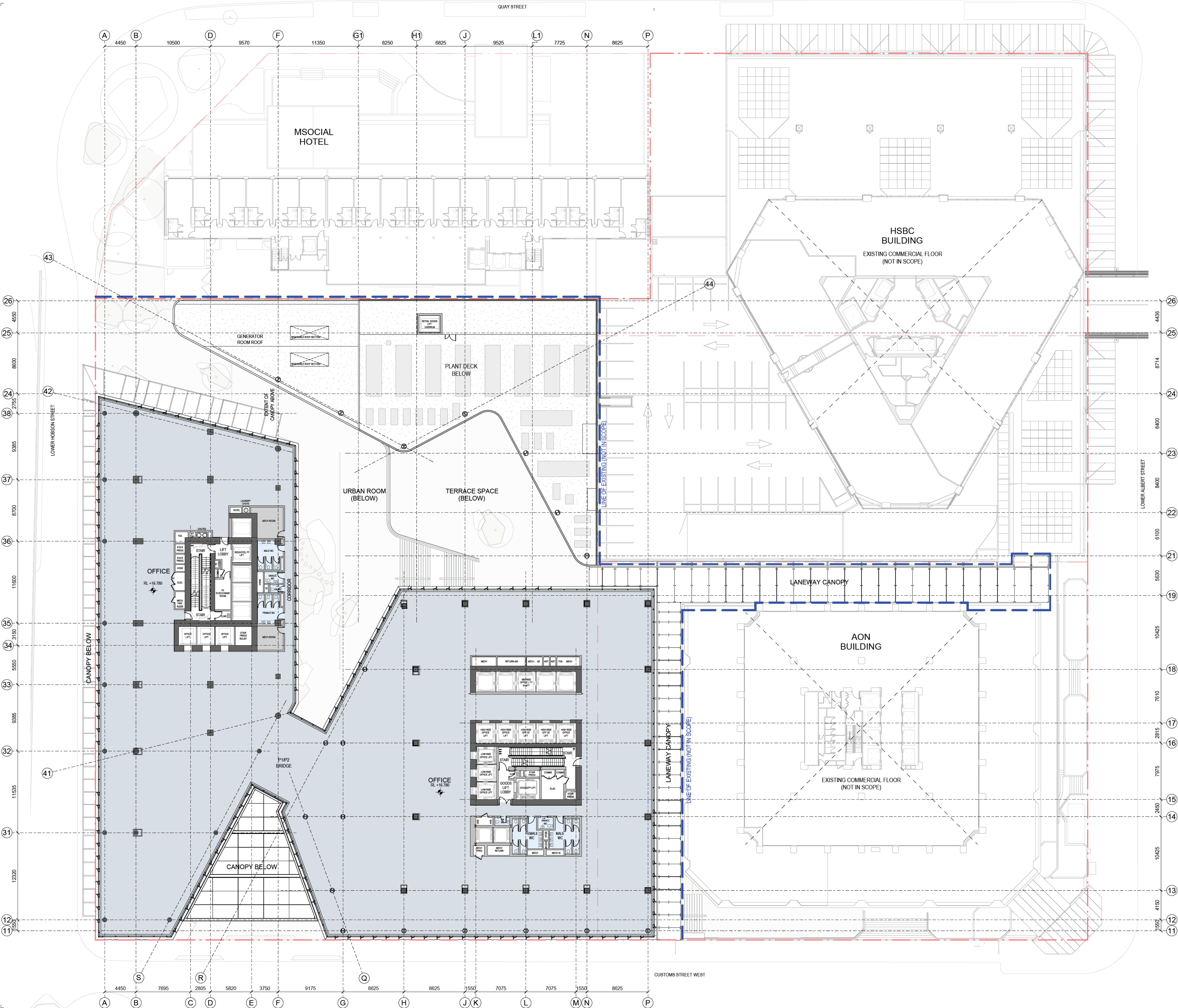
Notes:

- Design indicative and subject to further design coordination and development.

Basement Base Shear Take Out Concept

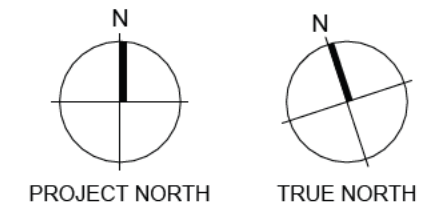
APPENDIX 5

PROXIMITY OF PODIUM P3 TO BOUNDARY



- SPACE LEGEND - BASEMENT/PODIUM**
- BACK OF HOUSE
 - CAR PARK
 - END OF TRIP FACILITIES
 - HOTEL BOH
 - HOTEL LOBBY, AMENITY & F&B
 - OFFICE & MEETING SUITES
 - OFFICE LOBBY
 - PLANT
 - PUBLIC SPACE
 - RESIDENTIAL LOBBY & AMENITY
 - RETAIL - FOOD & BEVERAGE
 - TOILET FACILITIES

- Revisions**
- A 05/09/25 Draft FTA Issue
B 26/09/25 FTA Issue
C 03/10/25 FTA Issue
- Notes**
- COMMERCIAL IN CONFIDENCE**
- SERVICES EQUIPMENT LAYOUTS ARE INDICATIVE ONLY AND SUBJECT TO FINAL CONFIRMATION - TO BE DEVELOPED/ CONFIRMED
 - PLACEMENT AND HEIGHTS OF SERVICES TERMINATIONS, MAN SAFE EQUIPMENT, ACCESS EQUIPMENT AND CLEANING/MAINTENANCE EQUIPMENT (NOT CURRENTLY SHOWN) - TO BE DEVELOPED/ CONFIRMED
 - FINAL PLACEMENT AND HEIGHT OF LIFT OVERRUNS - TO BE DEVELOPED/ CONFIRMED
 - NEW STRUCTURE SIZES AND LAYOUT ARE INDICATIVE ONLY AND SUBJECT TO FINAL STRUCTURAL DESIGN CONFIRMATION - TO BE DEVELOPED/ CONFIRMED
 - CHANGES REQUIRED TO EXISTING BUILDING STRUCTURE TO SUIT THE FINAL DESIGN ARE INDICATIVE - TO BE DEVELOPED/ CONFIRMED



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DOWNTOWN WEST

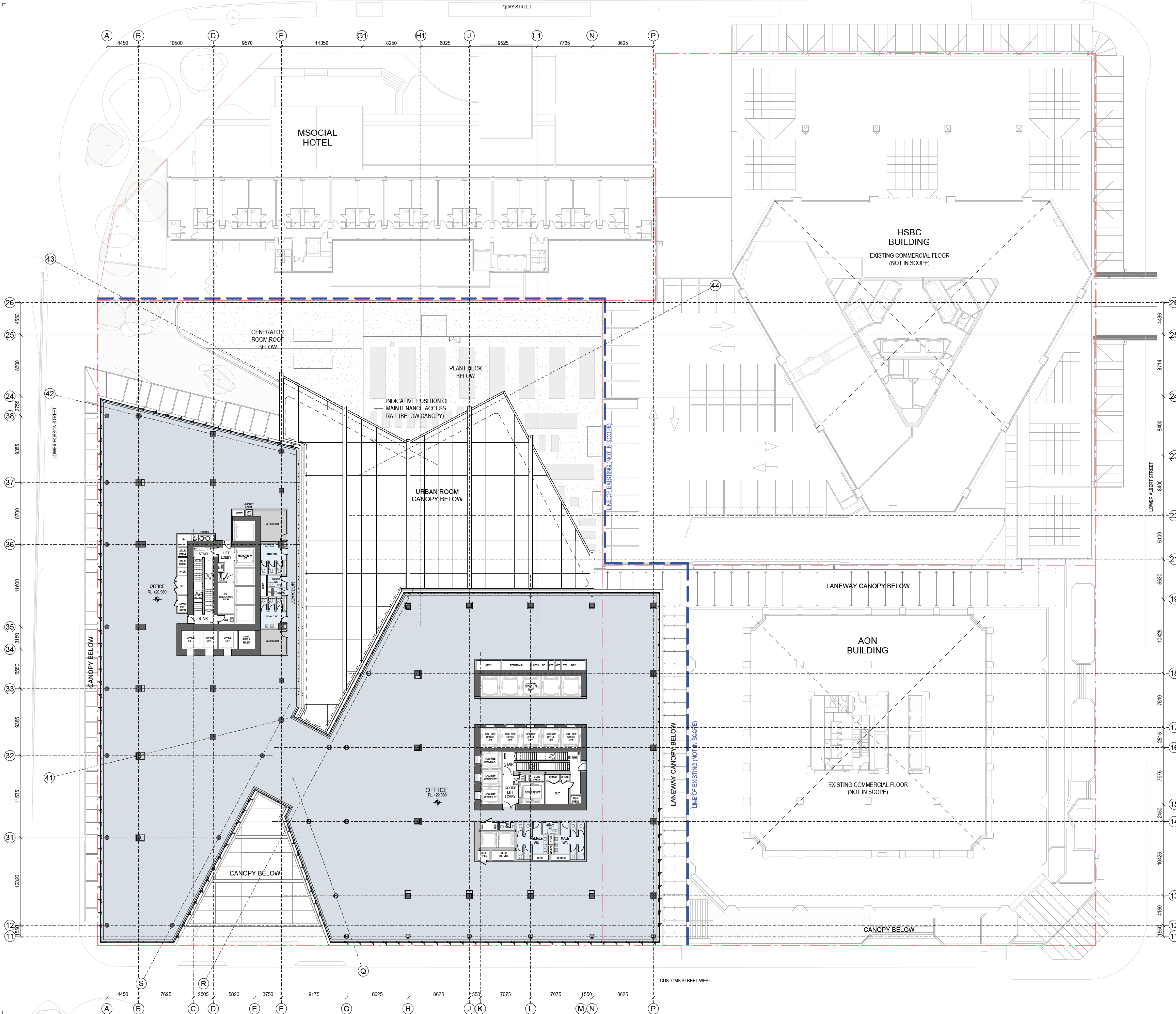
2 LOWER HOBSON STREET,
AUCKLAND CBD, AUCKLAND 1010

Drawing Title
**GENERAL
ARRANGEMENT -
FLOOR PLAN -
LEVEL 03**

Drawing Status
FTA ISSUE

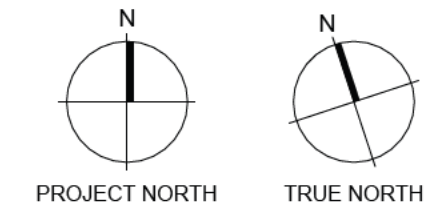
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Date 03/10/25
Job No 9234
Drawn WAM
Checked WAM

Drawing No FTA-10-103
Revision C



- SPACE LEGEND - BASEMENT/PODIUM**
- BACK OF HOUSE
 - CAR PARK
 - END OF TRIP FACILITIES
 - HOTEL BOH
 - HOTEL LOBBY, AMENITY & F&B
 - OFFICE & MEETING SUITES
 - OFFICE LOBBY
 - PLANT
 - PUBLIC SPACE
 - RESIDENTIAL LOBBY & AMENITY
 - RETAIL - FOOD & BEVERAGE
 - TOILET FACILITIES

- Revisions**
- A 05/09/25 Draft FTA Issue
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DOWNTOWN WEST

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AUCKLAND CBD, AUCKLAND 1010

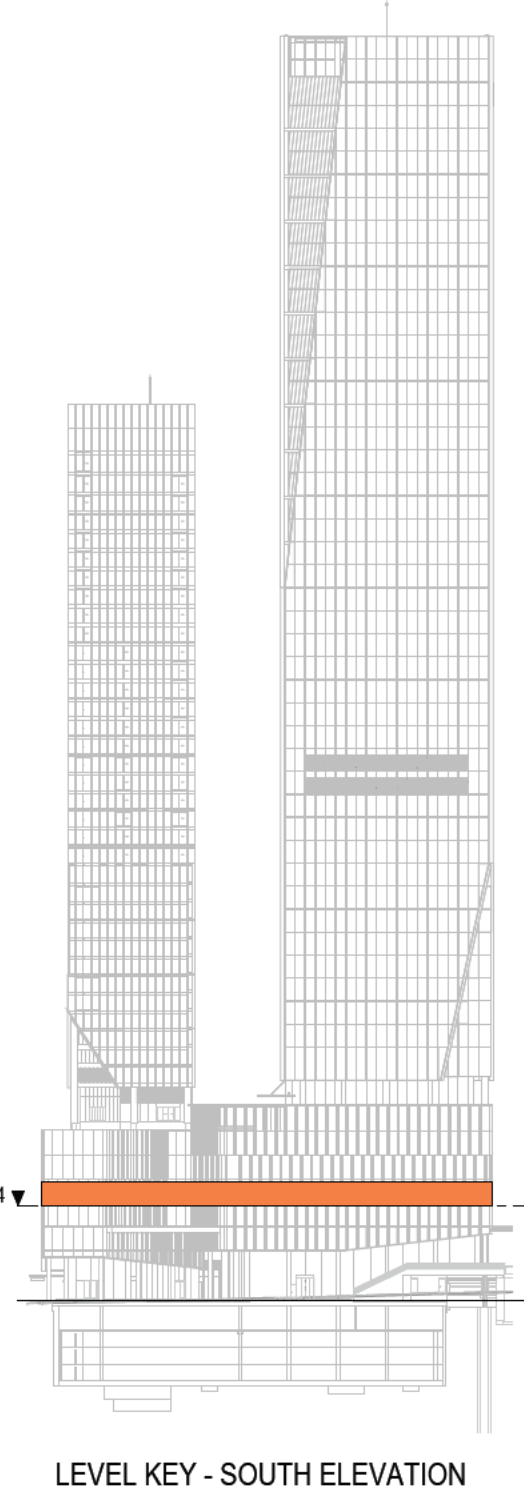
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**GENERAL
ARRANGEMENT -
FLOOR PLAN -
LEVEL 04**

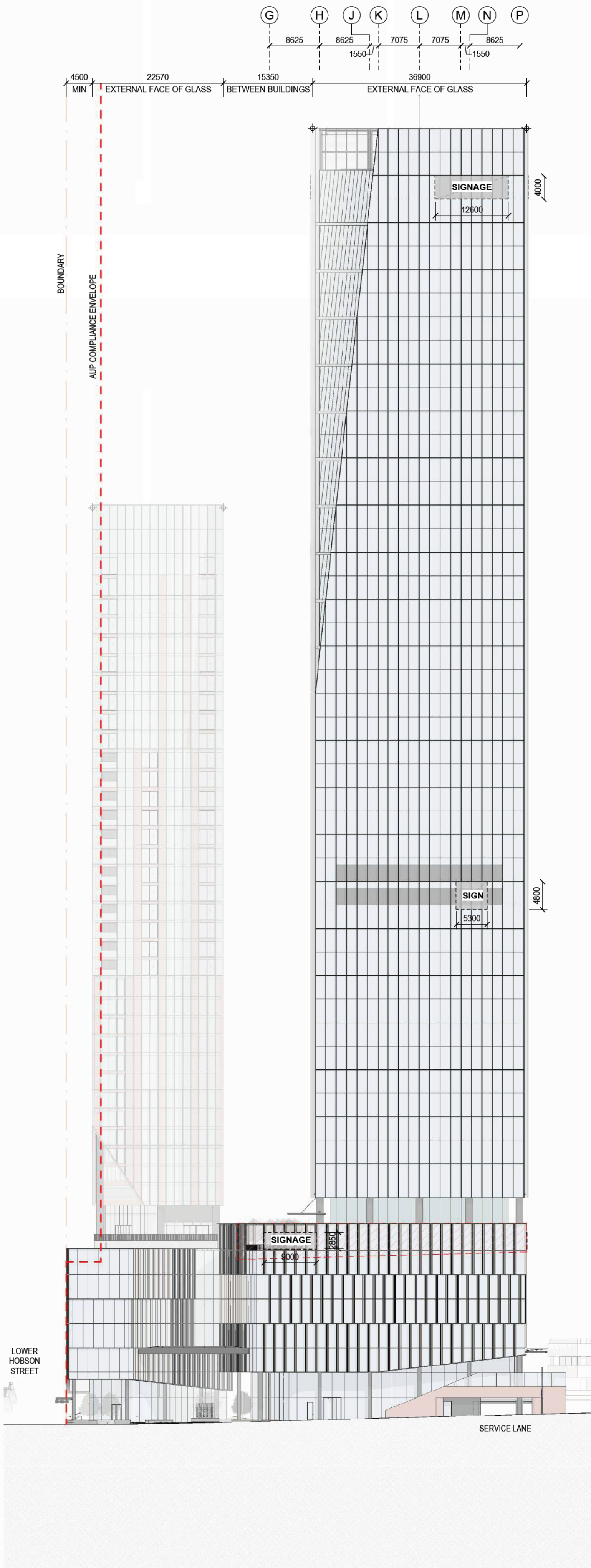
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FTA ISSUE

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Job No 9234
Drawn WAM
Checked WAM

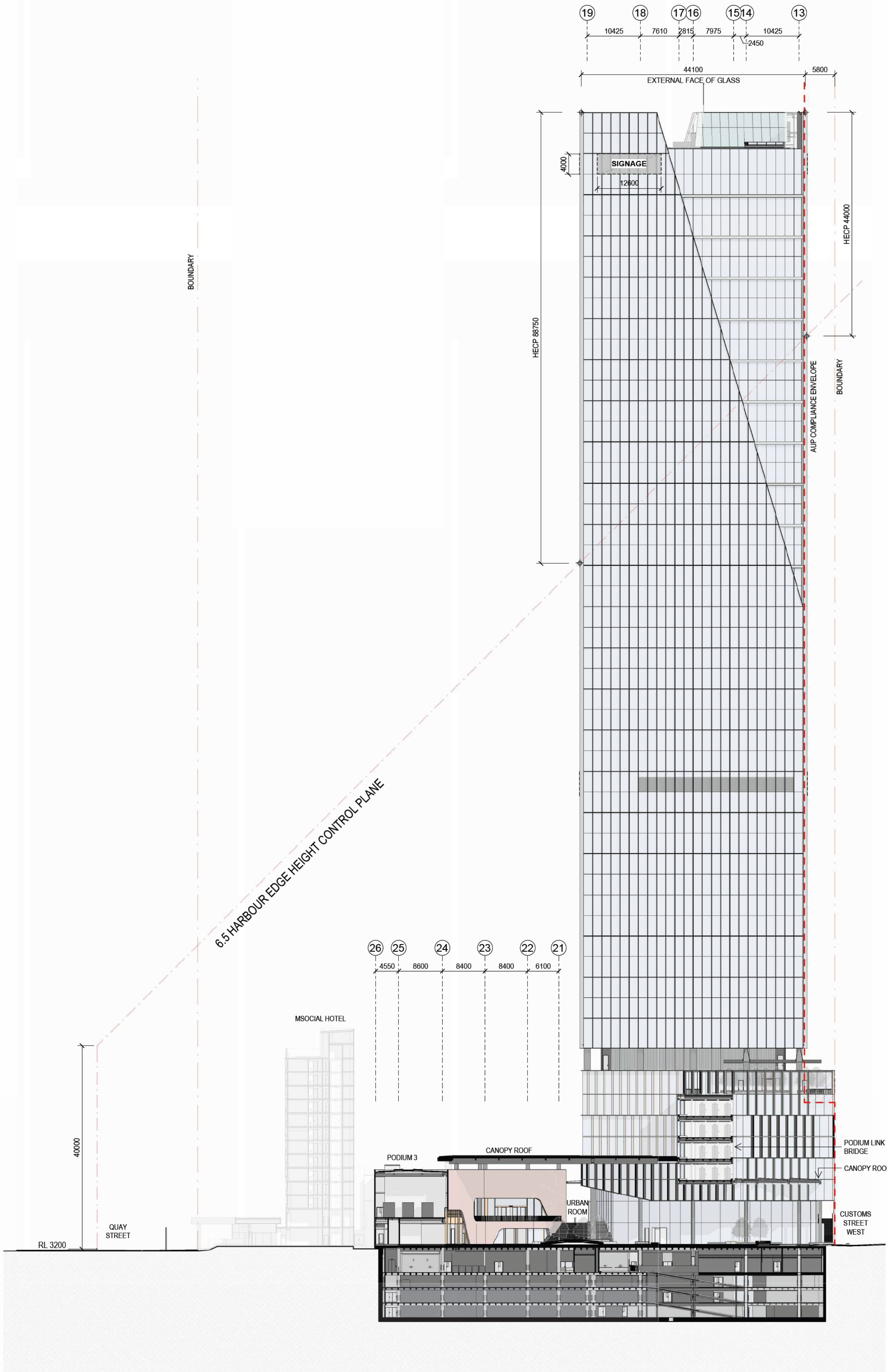
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Revision C

WARREN AND MAHONEY





1 BUILDING ELEVATION - TOWER 1 SOUTH
1:500



2 BUILDING ELEVATION - TOWER 1 WEST
1:500

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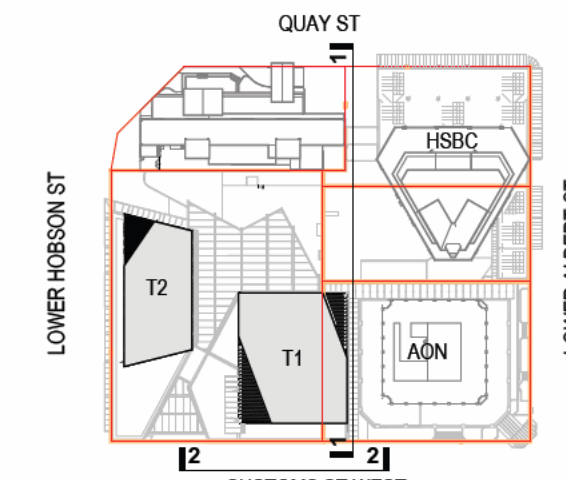
Revisions

A 05/09/25 Draft FTA Issue
B 26/09/25 FTA Issue
C 03/10/25 FTA Issue

Notes

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DOWNTOWN WEST

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Drawing Title

TOWER 01 - BUILDING ELEVATIONS

Drawing Status

FTA ISSUE

Drawing Details

Scale As indicated@ A1
Date 03/10/25
Job No 9234
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Checked WAM

Drawing No Revision

FTA-22-002

C

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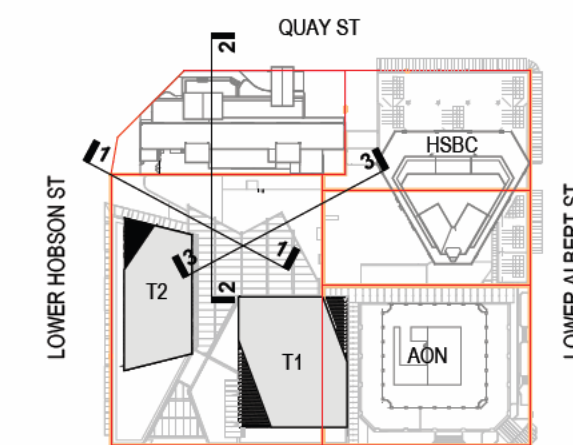
Revisions

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B 26/09/25 FTA Issue
C 03/10/25 FTA Issue

Notes

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DOWNTOWN WEST

2 LOWER HOBSON STREET,
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Drawing Title

PODIUM 03 -
BUILDING
ELEVATIONS

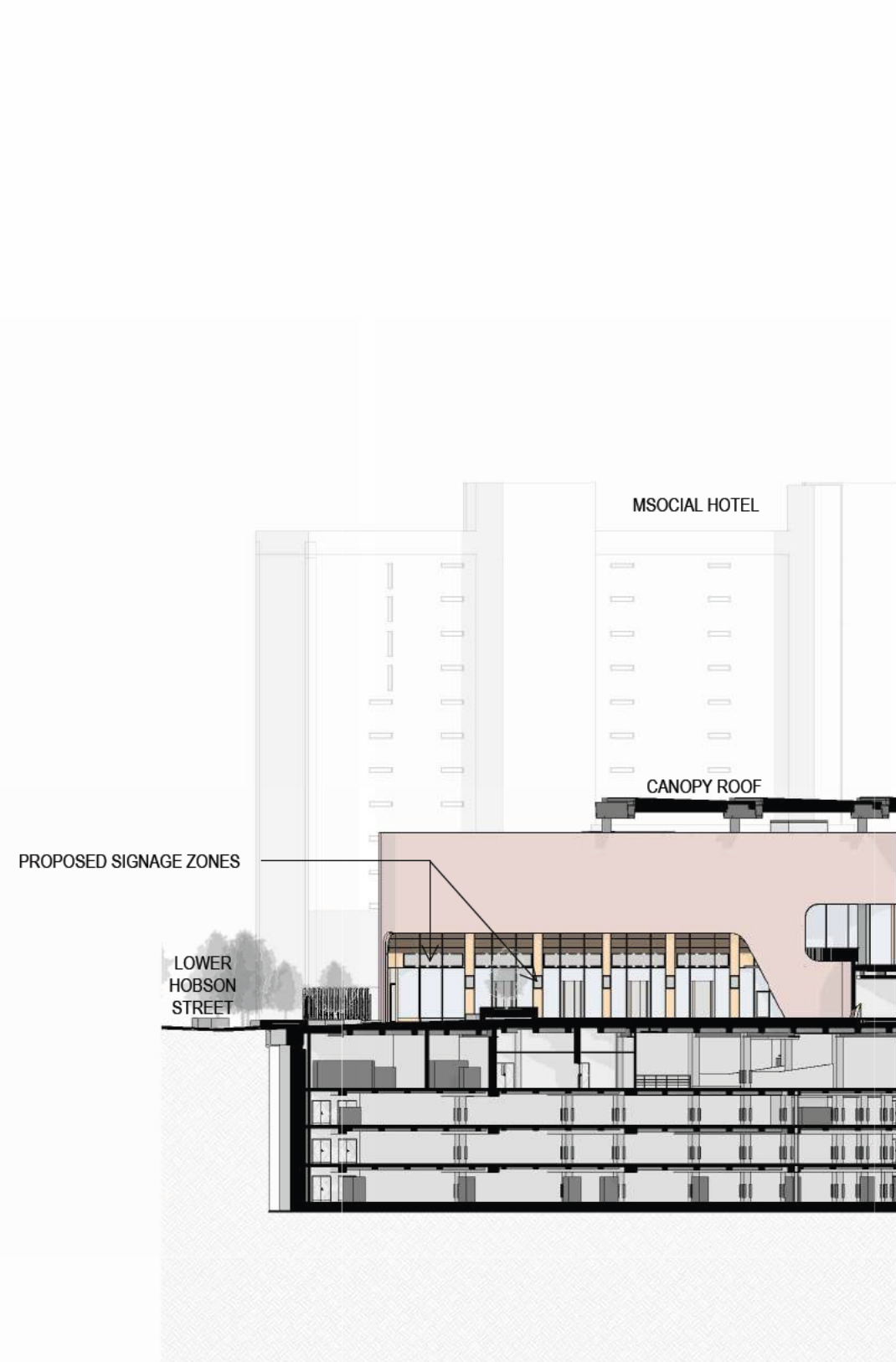
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FTA ISSUE

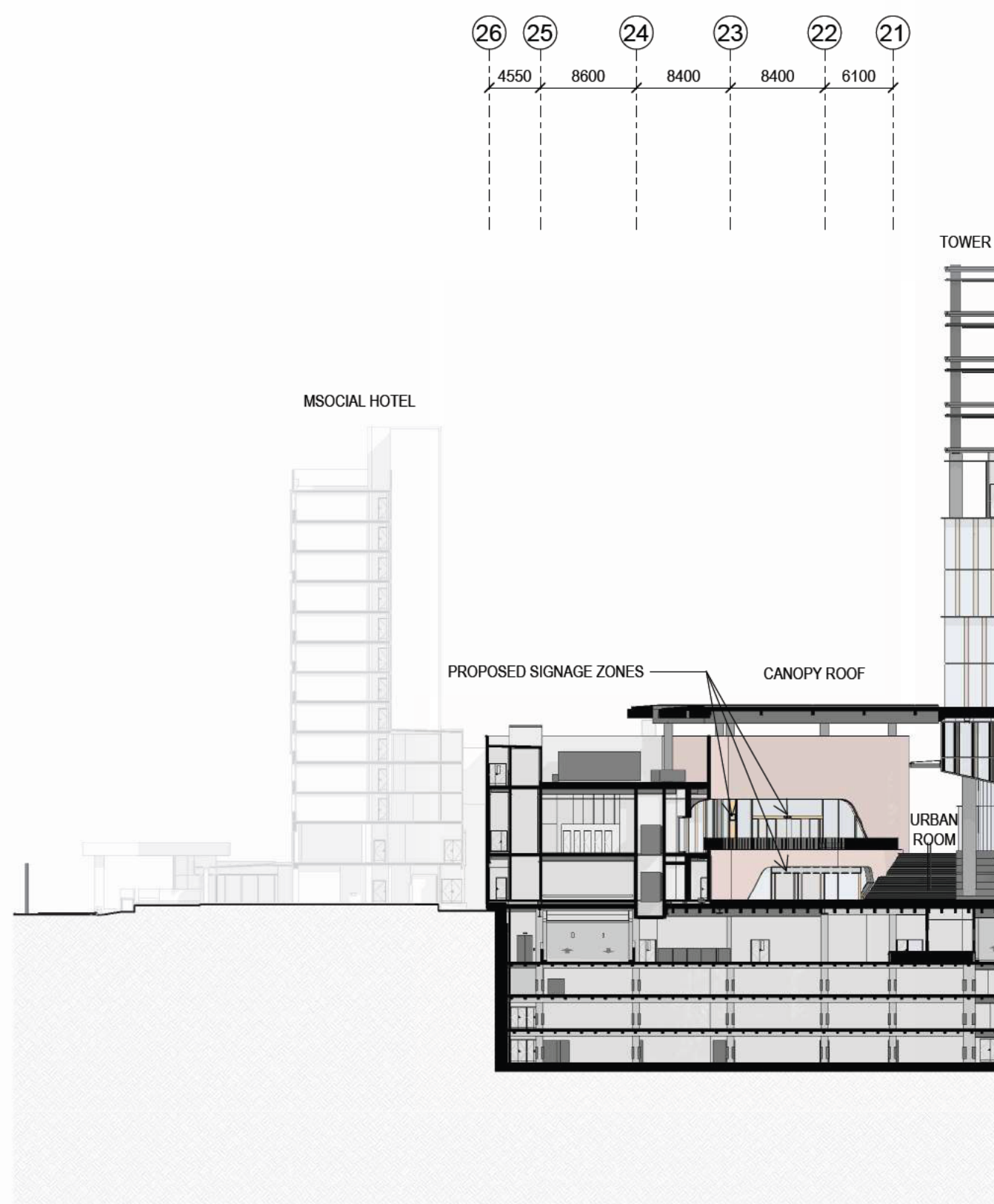
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Date 03/10/25
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Checked WAM

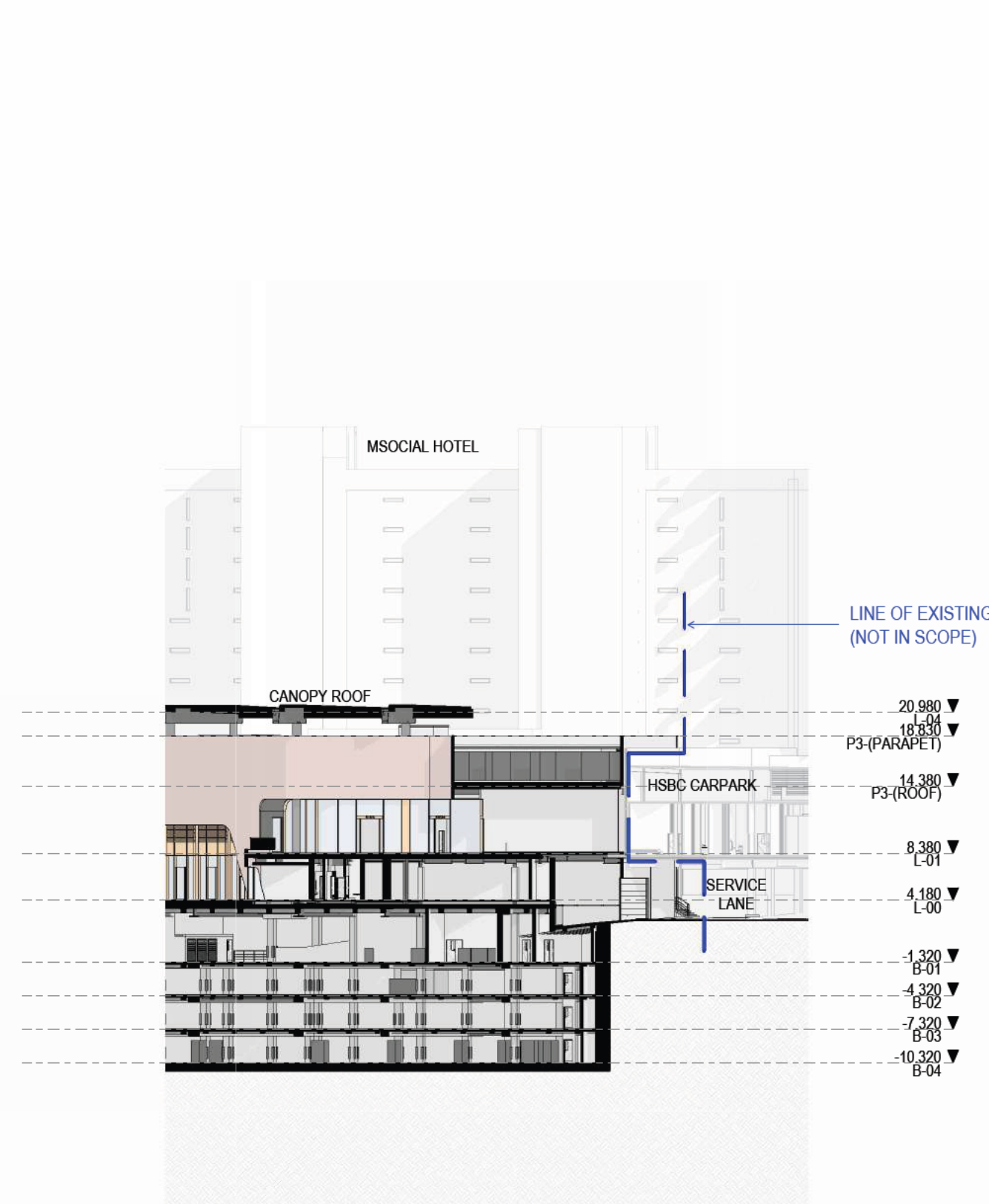
Drawing No Revision
FTA-22-005 C



1 BUILDING ELEVATION - PODIUM 3 SOUTHWEST
FTA-20-000 1: 500



2 BUILDING ELEVATION - PODIUM 3 WEST
FTA-20-000 1: 500



3 BUILDING ELEVATION - PODIUM 3 SOUTHEAST
FTA-20-000 1: 500



APPENDIX B: MSOCIAL BUILDING 2015 RECORD STRUCTURAL AND CIVIL DRAWINGS



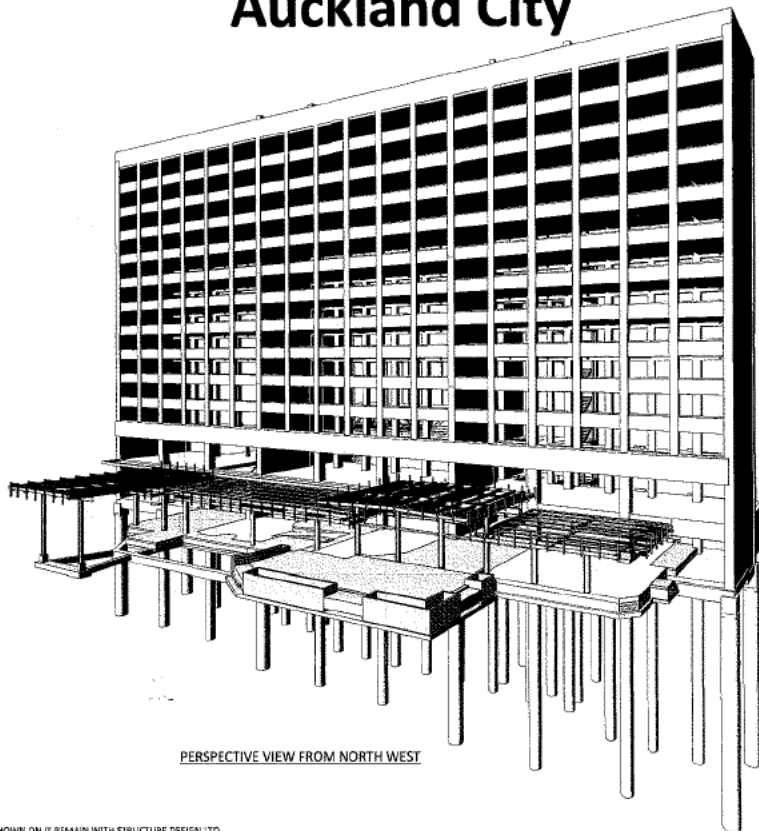
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**Structure
Design**

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PARNELL, AUCKLAND, 1012
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PERSPECTIVE VIEW FROM NORTH WEST

50 Series	-	General Notes
51 Series	-	Floor Plans
52 Series	-	Elevations / Sections
53 Series	-	Foundation Details
54 Series	-	Precast Wall Series
55 Series	-	Concrete Details
56-00	-	Level 1 Roof Steel Details
56-10	-	Bar/Servney Roof Steel Details
56-20	-	Entry Canopy Roof Steel Details
56-30	-	Other Steel Details
57 Series	-	Stair Details
58 Series	-	Civil Demolition Drawings
59 Series	-	Civil Works



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Only the most advanced state of the art
offered here - design has been
tested for strength and safety.
See, Clive H. Thomas. 
page - 1 JAN 1985

EXISTING PILES SCHEDULE

Mark	Description	Comments
P1	1229 dia 0'1" Existing Concrete Pile	
P2	916 dia 0'1" Existing Concrete Pile	
P3	495 dia 0'1" Existing Concrete Pile	

EXISTING PILE CAPS SCHEDULE

Mark	Description	Comments
HC1	1016 Square Pile Cap - Existing	40' Square Pile Cap - Existing
HC2	1016 x 1246 Pile Cap - Existing	40' x 40' Pile Cap - Existing

EXISTING STRUCTURAL FOOTINGS SCHEDULE

Mark	Description	Comments
FBK1	762 w x 915 deep FB - Existing	Existing 30" w x 30" dp Concrete
FBK2	610 w x 713 deep FB - Existing	Existing 24" w x 28" dp Concrete
FBK3	762 w x 762 deep FB - Existing	Existing 30" w x 30" dp Concrete
FBK4	610 w x 610 deep FB - Existing	Existing 24" w x 24" dp Concrete
FBK5	304 w x 1007 deep FB - Existing	Existing 12" w x 42" dp Concrete
FBK6	304 w x 762 deep FB - Existing	Existing 12" w x 30" dp Concrete
FBK7	304 w x 457 deep FB - Existing	Existing 12" w x 18" dp Concrete
FBK8	229 w x 457 deep FB - Existing	Existing 9" w x 18" dp Concrete
FBK9	254 w x 304 deep FB - Existing	Existing 9" w x 12" dp Concrete
FBK10	400 w x 300 deep FB - Existing	Existing 30" w x 30" dp Concrete
FBK11	508 w x 508 deep FB - Existing	Existing 30" w x 30" dp Concrete
FBK12	304 w x 558 deep FB - Existing	Existing 12" w x 20" dp Concrete
FBK13	500 w x 600 deep FB - Existing	
FBK14	400 w x 400 deep FB - Existing	
FBK15	500 w x 500 deep FB - Existing	

NEW STRUCTURAL FOOTINGS SCHEDULE

Mark	Description	Comments
FB1	500 w x 400 deep FB	#10C16 & R10 - 250mm links
FB2	400 w x 400 deep FB	#10C16 & R10 - 250mm links
FB3	600 w x 300 deep FB	#10C16 & R10 - 250mm links
FB4	300 w x 230 deep FB	2-D12 Longitudinal Bars & R10-400 crp links
FB5	1500 w x 250 deep FB	Under Floor Beams - Refer Detail 11/29-08
FB6	200 w x 510 deep FB	2-D12 Longitudinal Bars & R12-400 crp links
FB7	300 w x 230 deep FB	4-D12 Longitudinal Bars & R10-400 links
FB8	1150 w x 250 deep FB	Under Floor Beams - Refer Detail 11/29-08
FB9	300 w x 230 deep FB	4-D12 Longitudinal Bars & R10-400 links

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CX1	762 x 860 Concrete - Existing	Existing 40" x 26"
CX2	762 x 860 Concrete - Existing	Existing 40" x 26"
CX3	610 x 860 Concrete - Existing	Existing 24" x 30"
CX4	610 x 514 Concrete - Existing	Existing 24" x 30"
CX5	610 x 762 Concrete - Existing	Existing 24" x 30"
CX6	610 x 558 Concrete - Existing	Existing 24" x 30"
CX7	610 x 457 Concrete - Existing	Existing 24" x 18"
CX8	457 x 457 Concrete - Existing	Existing 18" x 18"
CX9	380 x 354 Concrete - Existing	Existing 15" x 30"
CX10	254 x 254 Concrete - Existing	Existing 10" x 30"
CX11	610 x 580 Concrete - Existing	Existing 24" x 15"
CX12	610 x 584 Concrete - Existing	Existing 24" x 15"
CX13	610 x 554 Concrete - Existing	Existing 24" x 21"
CX14	455 dia Concrete - Existing	Existing Steel Column
CX15	1150 x 300 - Existing	Existing Steel Column
CX16	1500 x 234 - Existing	Existing Steel Column
CX17	1020 x 3615 - Existing	Existing Steel Column
CX18	894 x 510 - Existing	Existing Steel Column

NEW STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
C1	300 x 300	Replacement to new UK column
C2	480 Dia Concrete	Replacement to new UK column
C3	254 x 254	
C4	1150 x 300	
C5	1500 x 234	Support for existing slabs

EXISTING STRUCTURAL WALLS SCHEDULE

Mark	Description	Comments
WX1	762 thick Concrete Wall - Existing	Existing 30" thick Shearwall
WX2	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WX3	445 thick Concrete Wall - Existing	Existing 18" thick Shearwall
WX4	355 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WX5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX6	229 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX7	230 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX8	112 thick Concrete Wall - Existing	Existing 6" thick Shearwall

EXISTING CONCRETE BEAMS SCHEDULE

Mark	Description	Comments
BX1	610 w x 220 deep - Existing	Existing 24" w x 48" dp Concrete
BX2	410 w x 762 deep - Existing	Existing 30" w x 30" dp Concrete
BX3	381 w x 762 deep - Existing	Existing 15" w x 30" dp Concrete
BX4	452 w x 762 deep - Existing	Existing 17" w x 30" dp Concrete
BX5	762 w x 1000 deep - Existing	Existing 30" w x 72" dp shaped Concrete
BX6	229 w x 1143 deep - Existing	Existing 10" w x 45" dp shaped Concrete
BX7	762 w x 1220 deep - Existing	Existing 30" w x 48" dp Concrete
BX8	457 w x 534 deep - Existing	Existing 18" w x 24" dp Concrete
BX9	457 w x 535 deep - Existing	Existing 18" w x 24" dp Concrete
BX10	457 w x 610 deep - Existing	Existing 18" w x 24" dp Concrete
BX11	229 w x 610 deep - Existing	Existing 9" w x 24" dp Concrete
BX12	229 w x 584 deep - Existing	Existing 9" w x 22" dp Concrete
BX13	229 w x 559 deep - Existing	Existing 9" w x 22" dp Concrete
BX14	229 w x 559 deep - Existing	Existing 9" w x 18" dp Concrete
BX15	229 w x 584 deep - Existing	Existing 9" w x 15" dp Concrete
BX16	254 w x 508 deep - Existing	Existing 10" w x 20" dp Concrete
BX17	254 w x 610 deep - Existing	Existing 10" w x 24" dp Concrete
BX18	254 w x 610 deep - Existing	Existing 10" w x 24" dp Concrete
BX19	229 w x 304 deep - Existing	Existing 9" w x 12" dp Concrete
BX20	112 w x 304 deep - Existing	Existing 6" w x 12" dp Concrete
BX21	508 w x 1137 deep - Existing	Existing 30" w x 48" dp Concrete
BX22	304 w x 559 deep - Existing	Existing 12" w x 22" dp Concrete
BX23	610 w x 560 deep - Existing	Existing 24" w x 22" dp Concrete
BX24	229 w x 1496 deep - Existing	Existing 9" w x 59" dp Concrete
BX25	229 w x 1820 deep - Existing	Existing 9" w x 72" dp Concrete
BX26	200 w x 1820 deep - Existing	Existing 8" w x 72" dp Concrete
BX27	178 w x 1143 deep - Existing	Existing 7" w x 45" dp shaped Concrete
BX28	610 w x 412 deep - Existing	Existing 24" w x 17" dp Concrete
BX29	610 w x 724 deep - Existing	Existing 10" w x 38" dp Concrete
BX30	610 w x 1485 deep - Existing	Existing 10" w x 38" dp Concrete
BX31	229 w x 737 deep - Existing	Existing 9" w x 28" dp Concrete
BX32	229 w x 606 deep - Existing	Existing 9" w x 26" dp Concrete
BX33	241 w x 1722 deep - Existing	Existing 15" w x 54" dp Concrete
BX34	254 w x 656 deep - Existing	Existing 10" w x 26" dp Concrete

EXISTING LIFT MOTOR ROOM BEAMS SCHEDULE

Mark	Description	Comments
LB1	304 w x 814 deep - Existing	Existing 12" w x 36" dp Concrete
LB2	410 w x 860 deep - Existing	Existing 12" w x 27" dp Concrete
LB3	229 w x 762 deep - Existing	Existing 9" w x 30" dp Concrete
LB4	229 w x 606 deep - Existing	Existing 9" w x 27" dp Concrete
LB5	254 w x 713 deep - Existing	Existing 10" w x 28" dp Concrete
LB6	152 w x 380 deep - Existing	Existing 6" w x 35" dp Concrete
LB7	304 w x 380 deep - Existing	Existing 11" w x 35" dp Concrete
LB8	241 w x 1620 deep - Existing	Existing 9" w x 48" dp Concrete

EXISTING STEEL BEAMS SCHEDULE

Mark	Description	Comments
SK40	310 x 40.4 - Existing	Existing Steel Beam
SK41	300 x 25.4 - Existing	Existing Steel Beam
SK42	360 x 44.7 - Existing	Existing Steel Beam
SK43	300 x 30.7 - Existing	Existing Steel Beam
SK44	457 x 51.0 - Existing	Existing Steel Beam
SK45	310 x 28 - Existing	Existing Steel Beam
SK46	250 x 28 - Existing	Existing Steel Beam
SK47	410 x 28 - Existing	Existing Steel Beam

2015 404.9

CENTRAL

NEW STEEL BEAMS SCHEDULE

Mark	Description	Comments
B1	300 x 30.7	
B2	150 x 13.7	
B3	300 x 30.7	
B4	400 x 30.7	
B5	410 x 30.7	
B6	150 x 30.7	
B7	310 x 40.4	
B8	310 x 40.4	
B9	200 x 25.4	
B10	200 x 25.4	
B11	LineStar RS08T Channel	with P2044 brackets at each end
B12	150 x 18.0	
B13	200 x 25.4	
B14	300 x 30.7	RHS on flat
B15	150 x 18.0 RHS on flat	RHS on flat
B16	250 x 30.7	
B17	100 x 0516 The Babi	located within ceiling space
B18	200 x 13.7	
B19	300 x 30.7	On top of existing floor / column
B20	150 x 18.0 with 150 x 18.0 JOLA	UC on flat
B21	300 x 30.7	Cross Bracing
B22	150 x 18.0	Support for existing stairs
B23	150 x 18.0	Support for existing stairs
B24	150 x 18.0	Support for existing stairs
B25	150 x 18.0	Support for existing stairs
B26	150 x 18.0	Support for existing stairs
B27	150 x 18.0	Support for existing stairs
B28	150 x 18.0	Support for existing stairs
B29	150 x 18.0	Support for existing stairs
B30	150 x 18.0	Support for existing stairs
B31	150 x 18.0	Support for existing stairs
B32	150 x 18.0	Support for existing stairs
B33	150 x 18.0	Support for existing stairs
B34	150 x 18.0	Support for existing stairs
B35	150 x 18.0	Support for existing stairs
B36	150 x 18.0	Support for existing stairs
B37	150 x 18.0	Support for existing stairs
B38	150 x 18.0	Support for existing stairs
B39	150 x 18.0	Support for existing stairs
B40	150 x 18.0	Support for existing stairs



APPROVED BUILDING CONSENT PLANS

Only the copies of plans issued in the usual practice of the Council are valid. Any other copies, including those issued by the Council, are invalid. This consent is valid for 12 months from the date of issue.

1 JUN 2015

FOR BUILDING CONSENT - 03-05-15

THE COPYRIGHT OF THIS DRAWING AND THE DESIGN SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD

100% SCALE 1:100 is provided to assist the client in the design of the project. It is not to be used for construction purposes.

- NOTES:
- This drawing was prepared in conjunction with all relevant drawings and specifications and is intended to be used in conjunction with them.
 - The client is responsible for ensuring that the design is in accordance with all relevant codes and standards.
 - Material quantities have been calculated and are shown in the bill of materials.
 - Structural details are shown in the detail schedule.

ARCHITECT

SUSAN LEE ARCHITECTS LTD

100% SCALE 1:100 is provided to assist the client in the design of the project. It is not to be used for construction purposes.

STRUCTURE DESIGN

100% SCALE 1:100 is provided to assist the client in the design of the project. It is not to be used for construction purposes.

PROJECT FILE:

COPTHORNE HARBOUR CITY

REBUBULITION

196-200 Quay Street, Auckland City

MEMBER SCHEDULES

NEW AND EXISTING MEMBERS

MARK	DESCRIPTION	SCALE
1551	S0-04	8

STRUCTURAL DRAWINGS LIST

NUMBER	NAME	REV (Bim)	REV (Cad)	BIM / CAD	ISSUE STAMP
S0-00	COVER SHEET	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S0-01	GENERAL NOTES	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S0-02	GENERAL NOTES	4	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S0-03	GENERAL NOTES	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S0-04	MEMBER SCHEDULES	8	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S0-05	STRUCTURAL DRAWING LIST	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-00	PILE LAYOUT PLAN	4	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-01	FOUNDATION LAYOUT PLAN	8	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-02	LOWER GROUND FLOOR LEVEL LAYOUT PLAN	9	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-03	GROUND FLOOR LAYOUT PLAN	8	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-04	LEVEL 2 FLOOR LAYOUT PLAN	8	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-05	LEVEL 3 FLOOR LAYOUT PLAN	6	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-06	LEVEL 3 FLOOR LAYOUT PLAN	7	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-07	LEVEL 4 FLOOR LAYOUT PLAN	7	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-08	LEVEL 5 FLOOR LAYOUT PLAN (LEVELS 6 & 7 SIMILAR)	7	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-09	LEVEL 9 FLOOR LAYOUT PLAN	6	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-10	LEVEL 9 FLOOR LAYOUT PLAN (LEVELS 10, 11 & 12 SIMILAR)	6	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-11	ROOF LEVEL ROOF LAYOUT PLAN	6	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-12	LIFT MOTOR ROOM LEVEL FLOOR LAYOUT PLAN	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S1-13	LIFT MOTOR ROOM ROOF LAYOUT PLAN	4	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-01	GRID ELEVATIONS (Sheet 1)	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-02	GRID ELEVATIONS (Sheet 2)	6	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-03	GRID ELEVATIONS (Sheet 3)	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-04	GRID ELEVATIONS (Sheet 4)	6	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-05	GRID ELEVATIONS (Sheet 5)	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-06	GRID ELEVATIONS (Sheet 6)	6	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-07	GRID ELEVATIONS (Sheet 7)	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-08	GRID ELEVATIONS (Sheet 8)	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-09	GRID ELEVATIONS (Sheet 9)	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-10	GRID ELEVATIONS (Sheet 10)	7	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-11	GRID ELEVATIONS (Sheet 11)	6	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-12	GRID ELEVATIONS (Sheet 12)	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S2-13	GRID ELEVATIONS (Sheet 13)	5	Revit 2015	FOR BUILDING CONSENT - 03-06-15	

STRUCTURAL DRAWINGS LIST

NUMBER	NAME	REV (Bim)	REV (Cad)	BIM / CAD	ISSUE STAMP
S3-01	FOUNDATIONS & FLOORS GROUND FLOOR (Sheet 1)	5	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-02	FOUNDATIONS & FLOORS GROUND FLOOR (Sheet 2)	5	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-03	FOUNDATIONS & FLOORS GROUND FLOOR (Sheet 3)	6	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-04	FOUNDATIONS & FLOORS GROUND FLOOR (Sheet 4)	6	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-05	FOUNDATIONS & FLOORS GROUND FLOOR (Sheet 5)	4	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-06	FLOOR MODIFICATIONS (Sheet 1)	6	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-07	FLOOR MODIFICATIONS (Sheet 2)	4	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-08	FLOOR MODIFICATIONS (Sheet 3)	5	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-09	CONCRETE DETAILS - STAIR 4	3	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-10	STEEL DETAILS - SHEET 1	3	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-11	STEEL DETAILS - SHEET 2	3	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-12	STEEL DETAILS - SHEET 3	3	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-13	STEEL DETAILS - SHEET 4	3	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-14	STEEL DETAILS - SHEET 5	3	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-15	STEEL DETAILS - SHEET 6	4	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-16	STEEL DETAILS - SHEET 7	2	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-17	STEEL DETAILS - SHEET 8	3	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-18	STEEL DETAILS - SHEET 9	3	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-19	BAR SERVARY AREA ROOF PLAN	3	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-20	ENTRANCE CANOPY ROOF	2	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-21	OTHER STEEL DETAILS	3	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-22	OTHER STEEL DETAILS	3	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-23	STAIRS 1 & 2 - SHEET 1	2	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-24	STAIRS 1 & 2 - SHEET 2	2	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-25	STAIRS 1 & 2 - SHEET 3	2	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-26	STAIRS 1 & 2 - SHEET 4	2	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-27	STAIRS 1 & 2 - SHEET 5	1	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-28	STAIRS 1 & 2 - SHEET 6	1	Revit 2015	FOR BUILDING CONSENT - 03-06-15	
S3-29	CIVIL DEMOLITION PLAN (Sheet 1)	3	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-30	CIVIL DEMOLITION PLAN (Sheet 2)	4	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-31	OVERALL CIVIL LAYOUT PLAN	4	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-32	CIVIL LAYOUT PLAN SHEET 1	5	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-33	CIVIL LAYOUT PLAN SHEET 2	4	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-34	CIVIL LAYOUT PLAN SHEET 3	4	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-35	CIVIL LAYOUT PLAN SHEET 4	4	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-36	CIVIL LAYOUT PLAN SHEET 5	3	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-37	CIVIL LAYOUT PLAN SHEET 6	4	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-38	CIVIL DETAILS SHEET 1	4	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-39	CIVIL DETAILS SHEET 2	4	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-40	CIVIL DETAILS SHEET 3	4	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	
S3-41	CIVIL DETAILS SHEET 4	4	AutoCAD 2015	FOR BUILDING CONSENT - 03-06-15	

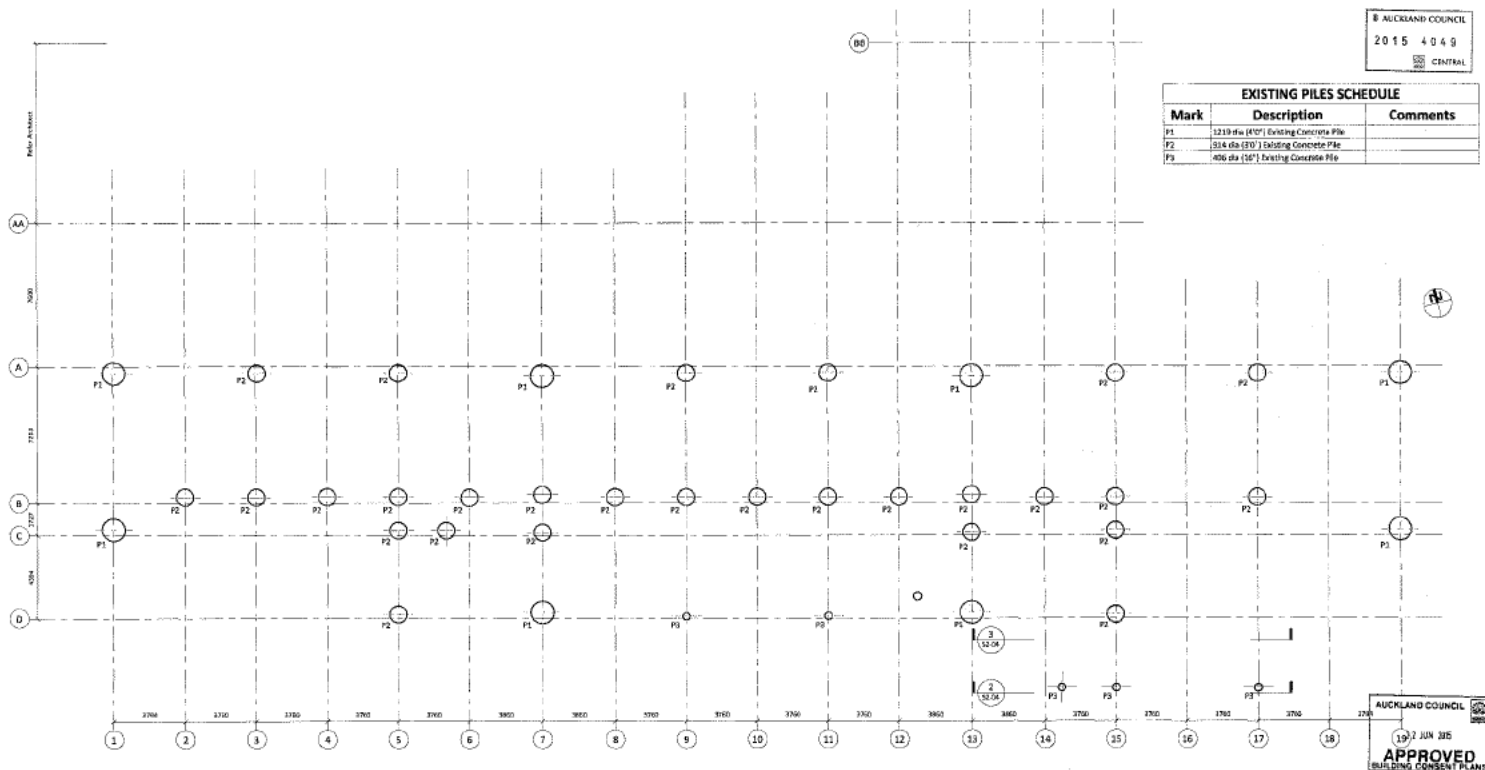
THE COPYRIGHT OF THIS DRAWING AND THE DESIGN SHOWN ON IT REMAIN WITH
STRUCTURE DESIGN LTD1:5 Scale
0 10 20 30 40 50 60 70 80 90 100
The SCALE BAR is provided as a guide only and is not to be used for construction purposes.NOTES:
1. These conditions are to be read in conjunction with all relevant Architects and Engineers drawings and Specifications.
2. The structural plan shall be read in conjunction with all relevant Architects and Engineers drawings and Specifications.
3. Refer to engineer for any dimensions not shown on drawings.DESIGNED BY
SUSAN LEE
ARCHITECTS LTD
DRAWN BY
The ArchitectsENGINEERED BY
Structure Design
STRUCTURAL DESIGN
ARCHITECTS LTDPROJECT REF:
COPPHORNE HARBOUR CITY
REFURBISHMENT
196 - 200 Quay Street,
Auckland CitySHEET TITLE
STRUCTURAL DRAWING LISTDRAWN BY: GS
CHECKED BY: GS
APPROVED BY: GS
DATE: 1551
SHEET NO: S0-05
REV: 5

A1

AUCKLAND COUNCIL
2015 4049
CENTRAL

EXISTING PILES SCHEDULE

Mark	Description	Comments
P1	1219 dia (40") Existing Concrete Pile	
P2	314 dia (10") Existing Concrete Pile	
P3	406 dia (16") Existing Concrete Pile	



NOTE

Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting.
In all cases penetrations are not to cut through existing reinforcing, the Contractor is to scan for reinforcing to confirm locations.
No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.

ABRACIS ENGINEERING LTD
19 JUN 2015
APPROVED
BUILDING CONSENT PLANS

FOR BUILDING CONSENT - 08-06-15

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3000mm 0 500 1000 1500 2000 2500 3000 3500 4000 4500 5000

THIS SCALE IS TO BE USED FOR ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED.

NOTES

- These drawings are to be used in conjunction with all relevant Architectural and Structural Drawings and Specifications.
- The structural plan shall be marked as general arrangement, refer to Architectural drawings for detail and section.
- Refer to relevant bearing dimensions and plan and section drawings for structural details, do not scale from drawings.

ARCHITECT

SUSAN LEE
ARCHITECTS LTD
The Architects

ENGINEER

Structure
Design
2015-10-15
Final Drawing 001
Rev 001

PROJECT TITLE

COPTHORNE HARBOUR CITY
REFURBISHMENT
196 - 200 Quay Street,
Auckland City

SHEET TITLE

PILE LAYOUT PLAN

DRAWN BY: GIN SCALE: 1:100
APPROVED BY: GIN

1551 S1-00 4

A1

NOTE: EXTREME CAUTION & SERVICES IDENTIFICATION BEFORE EXCAVATING IN THIS ZONE. REFER TO ELECTRICAL SERVICES DRAWING No. E004.

B AUCKLAND COUNCIL
2015 4049
CENTRAL

New Ground Beams Relief is to be used 150mm into existing ground beams where they intersect.



NOTE
Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting.
In all cases penetrations are not to cut through existing reinforcing, the Contractor is to scan for reinforcing to confirm locations.
No penetrations are permitted through the shear wall coupling beams on grids 7 and 19.

NOTES:

1. These drawings are to be used in conjunction with all relevant Architect's and Engineer's drawings and Specifications.
2. The structural plans shall be treated as general arrangements, refer to Architects drawings for levels and details.
3. Refer to engineer for any objections not given or stateable.

SUSAN LEE ■■
ARCHITECTS LTD ■■

The *Three Architects*



**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

FOUNDATION LAYOUT PLAN

ISSN 0013-788X 2011 00000-0000

as follows: $\alpha = 0.05$, $\beta = 0.80$, and $\gamma = 0.05$.

APR 1994

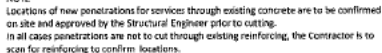
☐ Yes ☐ No	☐ Yes ☐ No
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2007-2008	2008-2009
100	100

1551 S1-01

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[Note 2]
Refer to Architect's Plans and Details for
Rebar in Slab and Threshold details.



8. Rates in engineering faculty divisions not given as individuals from classroom and faculty file are scale from 1 to 5.

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**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

LOWER GROUND FLOOR LEVEL
LAYOUT PLAN

1551 S1-02

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

ARCADIS ENGINEERING LTD
Only the copy of work stated in the report
is to be submitted - design has been
checked for compliance with the relevant
Code, Clause 8.1 Structure.
Signed: [Signature]
Date: 5 JUL 2011

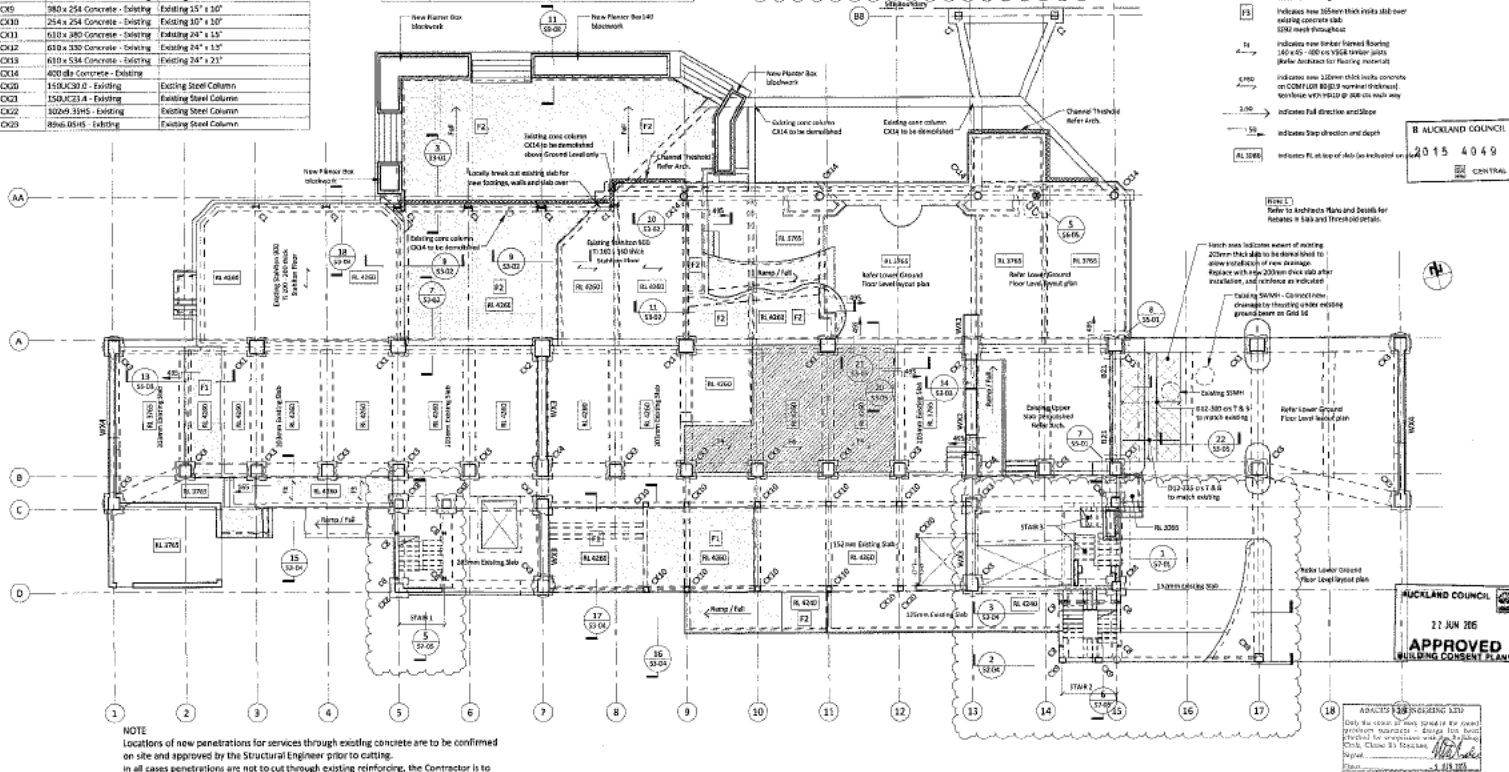
FOR BUILDING CONTRACT - 12-35-15

A1

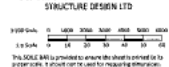
EXISTING STRUCTURAL WALLS SCHEDULE		
Mark	Description	Comments
W01	762 thick Concrete Wall- Existing	Existing 30" thick Shearwall
W02	610 thick Concrete Wall- Existing	Existing 24" thick Shearwall
W03	483 thick Concrete Wall- Existing	Existing 19" thick Shearwall
W04	305 thick Concrete Wall- Existing	Existing 12" thick Shearwall
W05	294 thick Concrete Wall- Existing	Existing 10" thick Shearwall
W06	229 thick Concrete Wall- Existing	Existing 9" thick Shearwall
W07	203 thick Concrete Wall- Existing	Existing 8" thick Shearwall
W08	152 thick Concrete Wall- Existing	Existing 5" thick Shearwall

NEW STRUCTURAL COLUMNS SCHEDULE		
Mark	Description	Comments
C1	360x350, 7	
C2	400 Dia Concrete	Encasement to new UC column
C3	150x109HS Stub Column	
C5	100x69.09HS	
C6	75x45.09HS	
C7	200x150, 3	
C8	150UC23.4	Support for existing stairs

→	indicates start direction of actual flow
F1	indicates new 22500 PSI (13.79 MPa) class high density polyethylene packing for encapsulation in polythene case barrier over existing concrete and steel mesh throughout
F2	indicates new 13500 PSI (9.31 MPa) class high density polyethylene packing for encapsulation in polythene case barrier over existing concrete and steel mesh throughout
F3	indicates new 10500 PSI (7.24 MPa) class high density polyethylene packing for encapsulation in polythene case barrier over existing concrete and steel mesh throughout
TH	indicates new timber formed barrier (40 x 45 - 600 x 1000 x 1000) (16" x 18" x 40" nominal) (400 x 110 x 1100 mm nominal) (plywood substrate for floating material)
CRD	indicates new 22000 PSI (15.17 MPa) class high density polyethylene packing for encapsulation in polythene case barrier over existing concrete and steel mesh throughout
→/000	indicates full direction of actual flow
→/50	indicates 50° bearing direction and depth
AD (000)	indicates 0° bearing direction and depth



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- These drawings are to be read in conjunction with all relevant standards and engineering drawings and Specifications.
- The structural elements shall be treated as general arrangements refer to Architect's drawings for levels and section.
- Refer to engineering firm and dimensions not given or obtain from the structural details. Do not scale from drawings.

ARCHITECT
SUSAN LEE ■■
ARCHITECTS LTD ■■
 **Susan Lee Architects**



Structure Design

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

GROUND FLOOR LAYOUT PLAN

ADAMS BROS. INSURING LTD.
 Duty tax cannot be paid until the goods are cleared
 through customs - Goods are being
 cleared for shipment with the following
 Cons. Goods to be cleared
 Signed _____
 Date _____

FOR BUILDING PERMIT - 02-06-15



Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting. In all cases penetrations are not to cut through existing reinforcing, the Contractor is to scan for reinforcing to confirm locations. No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.

AUCKLAND COUNCIL

22 JUN 2015

APPROVED

BUILDING CONSTRUCTION

AZARU ENGINEERING LTD
 Only the joint of work given is the type
 product mentioned - design has been
 checked for compliance with the British
 Code, Class 34 Standard.
 Signed: *[Signature]*
 Date: *[Signature]*

POB BUILDING CONSENT - 03-05-15

Year	Age	Gender	Occupation	Education	Marital Status	Religion	Income	Home Ownership	Vehicle Ownership	Health Insurance	Life Insurance	Retirement Savings	Charitable Contributions	Political Participation	Volunteer Work	Community Involvement	Neighborhood Satisfaction	Overall Life Satisfaction
2010	25	Male	Software Engineer	BS	Married	Hindu	\$75,000	Owns	Owns	Yes	Yes	Yes	\$500	Yes	Yes	Yes	4.5	4.8
2011	26	Female	Marketing Manager	MS	Single	Muslim	\$60,000	Rents	Owns	Yes	No	No	\$0	No	No	No	3.8	4.2
2012	27	Male	Teacher	BS	Married	Hindu	\$45,000	Owns	Owns	Yes	Yes	Yes	\$200	Yes	Yes	Yes	4.2	4.5
2013	28	Female	Graphic Designer	BS	Single	Muslim	\$55,000	Rents	Owns	Yes	No	No	\$0	No	No	No	3.5	3.8
2014	29	Male	Business Analyst	MS	Married	Hindu	\$80,000	Owns	Owns	Yes	Yes	Yes	\$300	Yes	Yes	Yes	4.8	5.0
2015	30	Female	Project Manager	BS	Single	Muslim	\$65,000	Rents	Owns	Yes	No	No	\$0	No	No	No	3.8	4.0
2016	31	Male	Software Engineer	BS	Married	Hindu	\$70,000	Owns	Owns	Yes	Yes	Yes	\$250	Yes	Yes	Yes	4.5	4.7
2017	32	Female	Marketing Manager	MS	Single	Muslim	\$60,000	Rents	Owns	Yes	No	No	\$0	No	No	No	3.8	4.0
2018	33	Male	Teacher	BS	Married	Hindu	\$45,000	Owns	Owns	Yes	Yes	Yes	\$200	Yes	Yes	Yes	4.2	4.4
2019	34	Female	Graphic Designer	BS	Single	Muslim	\$55,000	Rents	Owns	Yes	No	No	\$0	No	No	No	3.5	3.7
2020	35	Male	Business Analyst	MS	Married	Hindu	\$80,000	Owns	Owns	Yes	Yes	Yes	\$300	Yes	Yes	Yes	4.8	5.0

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STRUCTURE DESIGN LTD

1.000 scale 0 1000 2000 3000 4000 5000 6000
0.1 scale 0 10 20 30 40 50 60

FIG. 3. SCE MARKS PROVIDED TO MEASURE THE DARK HYPERPIGMENTED BY 45 GROUP (AGE 11.2) AND 60 YEAR OLD FOR MONITORING DIMENSIONS.

3. These drawings will be kept in perpetuity with all relevant Architects and Engineers, drawings and Specifications.

2. The structural plans shall be located as general arrangements, refer to architects drawing for levels and section.
3. Refer to engineer for any dimensions not given or derivable from the structural details. Do not state from drawings.

SUSAN LEE ■ ■ ■
ARCHITECTS LTD ■ ■ ■
 **Tise Architects**

**Structure
Design**

20000167-1111
1911K, KUBIKI, 305
Hiroshima-shi

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

LEVEL 1 FLOOR LAYOUT PLAN
AND
BAR SERVERY AREA ROOF PLAN

DESIGNED BY: G.H.	SCALE: 1:100
APPROVED: AG	PREPARED:
ISSUED BY:	DRAWN BY:
PRICE: S1.04	

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
C01	762 ± 660 Concrete - Existing	Existing 30" x 30"
C02	742 ± 590 Concrete - Existing	Existing 30" x 30"
C03	670 ± 600 Concrete - Existing	Existing 24" x 36"
C04	670 ± 614 Concrete - Existing	Existing 24" x 36"
C05	762 ± 762 Concrete - Existing	Existing 24" x 36"
C06	612 ± 528 Concrete - Existing	Existing 24" x 36"
C07	670 ± 627 Concrete - Existing	Existing 24" x 36"
C08	457 ± 467 Concrete - Existing	Existing 18" x 18"
C09	380 ± 234 Concrete - Existing	Existing 15" x 15"
C10	254 ± 254 Concrete - Existing	Existing 10" x 10"
C11	610 ± 380 Concrete - Existing	Existing 24" x 15"
C12	610 ± 340 Concrete - Existing	Existing 24" x 15"
C13	610 ± 360 Concrete - Existing	Existing 24" x 15"
C14	400 dia Concrete - Existing	
C09	150UC100 - Existing	Existing Steel Column
C20	150UC14 - Existing	Existing Steel Column
C21	150UC16 - Existing	Existing Steel Column
C22	806R16 - Existing	Existing Steel Column

EXISTING STRUCTURAL WALLS SCHEDULE

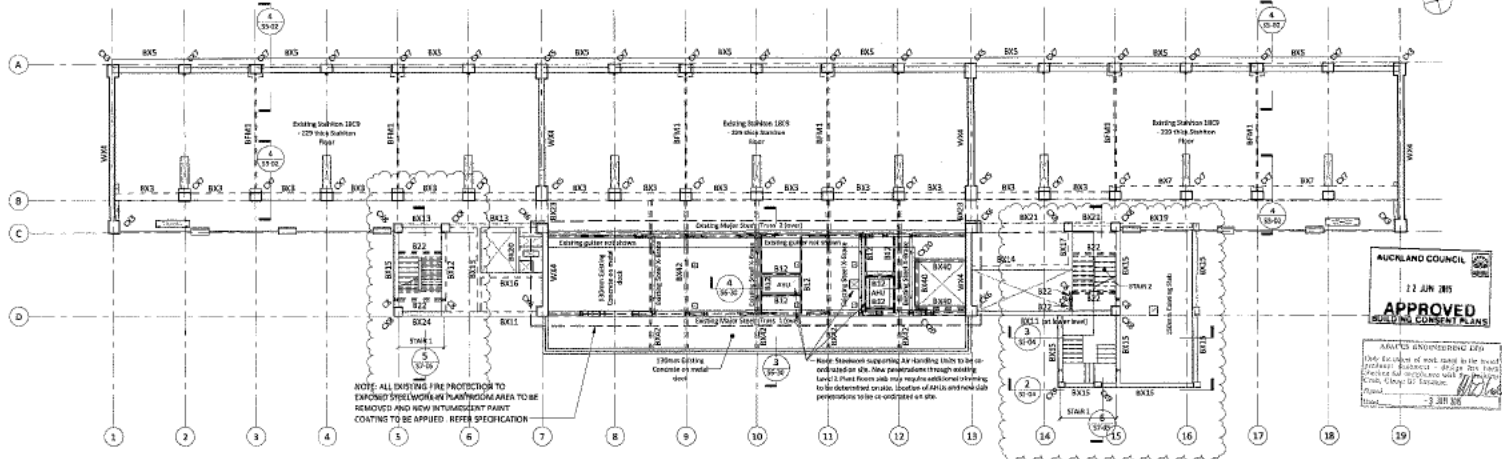
Mark	Description	Comments
W001	762 thick Concrete Wall-Existing	Existing 30" thick Shearwall
W002	610 thick Concrete Wall-Existing	Existing 24" thick Shearwall
W003	468 thick Concrete Wall-Existing	Existing 18" thick Shearwall
W004	303 thick Concrete Wall-Existing	Existing 12" thick Shearwall
W005	256 thick Concrete Wall-Existing	Existing 10" thick Shearwall
W006	219 thick Concrete Wall-Existing	Existing 9" thick Shearwall
W007	208 thick Concrete Wall-Existing	Existing 8" thick Shearwall
W008	152 thick Concrete Wall-Existing	Existing 6" thick Shearwall

NEW STEEL BEAMS SCHEDULE

Mark	Description	Comments
R2	460/080.7	
R3	240P/22.7.1	
R3	440/0474.6	
R6	460/067.1	
R6	410/083.7	
R7	150C/030.0	
R8	310/040.4	
R9	200P/C2.9	
R10	200/C3.9	
R11	10000P/45000 Channel	with P3884 brackets at each end
R12	150-BB.0	
R13	100P3 C595	
R14	150dE4	
R15	150d1/066-0H/5 on Flat	RHS on foot
R16	150P/63.5	
R17	100P/25.0 Tie Back	Located within ceiling space
R18	100P/355.2	
R19	100P/081.3	
R20	100P/C4.8 with 150/100/300A wall	On flat against concs floor / calculate UK on flat
R21	100P/016.0H/55 Binding	
R22	150L/C23.4	Cross-bracing
R23	150B/295/150R Mod. Area	Support for painting sties
R24	150C/040.0 BRIS Floor Mod Item	Under Existing Station Floor
R25	150C/040.0 BRIS Floor Mod Item	Under Existing Station Floor
R26	150C/21.2 Floor Modification Beam	Flush with top of Existing Station Floor
R27	150C/040.0 bracket Type B62	Service Shipping brackets
R28	150C/060 Bracket Type B63	Wall Area Floor Bracket
R29	150C/040 Bracket Type B64	Floor Modification Vertical Bracket
R30	150C/060 Bracket Type B65	Floor Modification Vertical Bracket
R31	150C/040 Bracket Type B66	Floor Modification Vertical Bracket

NOTE
Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting.
In all cases penetrations are not to cut through existing reinforcing, the Contractor is to scan for reinforcing to confirm locations.
No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.

B AUCKLAND COUNCIL
2015 4049
CENTRAL



AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ARMY'S ADVERTISING EFF.
Daily Expenditure of most money in the troop
prepaid business - design 2nd time
Selling for compliance with 9-11
Crash, Close US Economy.
April
1998 - 3 JUN 98

FOR GUIDING CONSENT - 03-15-13

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a. *theriaca* 0 100 200 300 400 500 600 700
 1.0 Value 0 100 200 300 400 500 600 700
 The scale bar is provided to ensure the chart is printed to an exact scale. It should not be necessary to rescale or otherwise adjust.

主編：陳永發

1. These drawings are to be used in conjunction with all relevant Architects and Engineers drawings and Specifications.
2. The structural plans shall be based on general arrangements, refer to ARCHITECTS drawings for levels and offset.
3. Refer to engineer for any dimensions not given or otherwise show the structural details. Do not make face drawings.

[illegible]

SUSAN LEE ■
ARCHITECTS LTD ■

Five Architects

and solution



**Structure
Design**
320/330 Level Road
Farnham, Suffolk, TN11
Newmarket

0000-0000-0000-0000

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

ENDING

LEVEL 2 FLOOR LAYOUT PLAN
AND
ENTRANCE CANOPY ROOF PLAN

DRAWING BY: G.B. SCALE: 1:100

ARTIST: AN FLORENCE

© 2002 Blackwell Science Ltd Journal of Internal Medicine 252: 33–41

ISSN NO.	SHRUTI NO.
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1000

1551 S1-05

EXISTING STRUCTURAL COLUMNS SCHEDULE

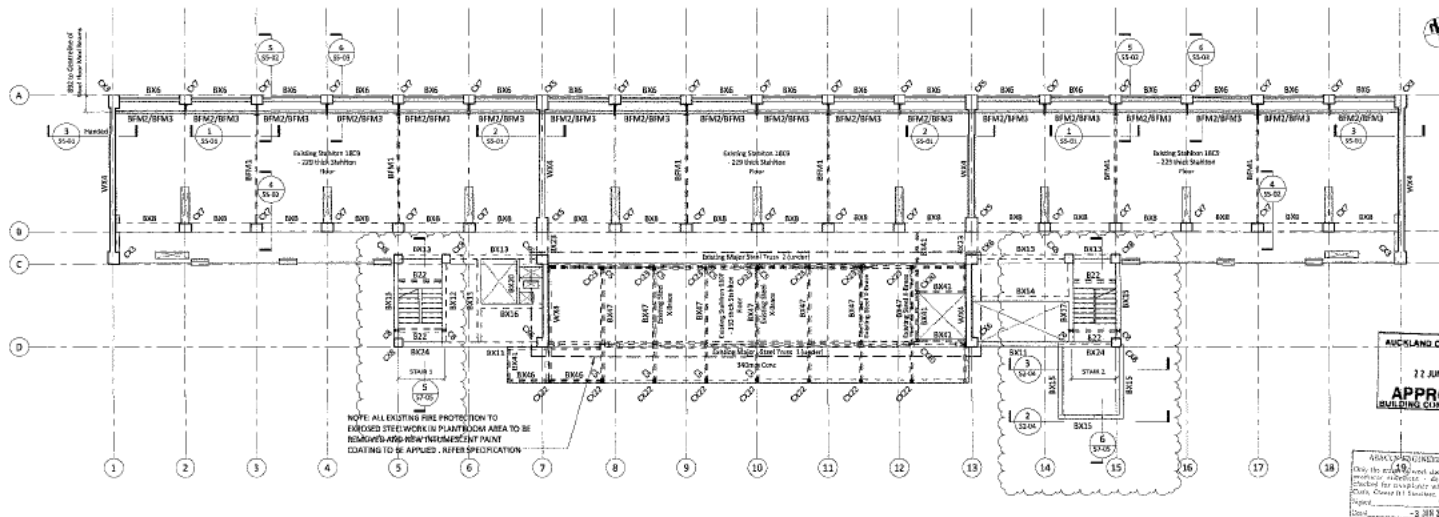
Mark	Description	Comments
CX1	763 ± 660 Concrete - Boring	Exposing 30' ± 26'
CX2	762 ± 695 Concrete - Boring	Exposing 30' ± 26'
CX3	610 ± 660 Concrete - Boring	Exposing 24' ± 30'
CX4	610 ± 614 Concrete - Boring	Exposing 24' ± 30'
CX5	610 ± 762 Concrete - Boring	Exposing 24' ± 30'
CX6	610 ± 508 Concrete - Boring	Exposing 24' ± 30'
CX7	610 ± 457 Concrete - Boring	Exposing 24' ± 30'
CX8	457 ± 457 Concrete - Boring	Exposing 15' ± 10'
CX9	360 ± 254 Concrete - Boring	Exposing 15' ± 10'
CX10	254 ± 254 Concrete - Boring	Exposing 10' ± 10'
CX11	610 ± 360 Concrete - Boring	Exposing 24' ± 15'
CX12	610 ± 738 Concrete - Boring	Exposing 24' ± 15'
CX13	610 ± 534 Concrete - Boring	Exposing 24' ± 21'
CX14	400 dia Concrete - Boring	
CX15	350X350C-10 - Boring	Exposing Steel Columns
CX16	350X350C-14 - Boring	Exposing Steel Columns
CX17	300X300C-14 - Boring	Exposing Steel Columns
CX18	300X300C-14 - Boring	Exposing Steel Columns
CX19	300X300C-14 - Boring	Exposing Steel Columns
CX20	300X300C-14 - Boring	Exposing Steel Columns
CX21	300X300C-14 - Boring	Exposing Steel Columns
CX22	300X300C-14 - Boring	Exposing Steel Columns

EXISTING STRUCTURAL WALLS SCHEDULE

Mark	Description	Comments
WX1	762 thick Concrete Wall - Existing	Existing 30" thick Shearwall
WX2	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WX3	483 thick Concrete Wall - Existing	Existing 18" thick Shearwall
WX4	406 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WX5	354 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX6	293 thick Concrete Wall - Existing	Existing 9" thick Shearwall
WX7	203 thick Concrete Wall - Existing	Existing 6" thick Shearwall
WX8	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall

NOTE

Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting. In all cases penetrations are not to cut through existing reinforcing, the Contractor is to scan for reinforcing to confirm locations. No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.



NOTE: ALL EXISTING FIRE PROTECTION TO EXPOSED STEELWORK IN PLANTROOM AREA TO BE REMOVED AND NEW THERMOPLASTIC PAINT COATINGS TO BE APPLIED. REFER SPECIFICATION.

B AUCKLAND COUNCIL
2015 4049
CENTRAL

AUCKLAND COUNCIL

22 JUN 2015

APPROVED
BUILDING CONSENT PLAN

ABACUS ENGINEERING LTD
19
By the middle of week 10 is the last
before Christmas - design has been
checked for compliance with the British
Standard, Class B1 Standard.
- 3 10/10/10

FOR FILING (EXHIBIT) - 03/05/15

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2-10 Scale: 0 1000 2000 3000 4000 5000 6000
 1-1 Scale: 0 10 20 30 40 50 60

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- These drawings are to be read in conjunction with all relevant Architect and Engineer's drawings and Specifications.
- The structural plans shall be treated as general arrangements, refer to architect's drawings for levels and finish.
- Refer to engineer for all dimensions not given or obtainable from the practice's details. Do not apply both drawings.

SUSAN LEE ■■
APC II TECHS LTD ■■
The Time Architect

LOGICITY



**Structure
Design**

2020 Campbell Road, Suite 100
New York, NY 10001

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

LEVEL 3 FLOOR LAYOUT PLAN

CHAMBER	CH	SEAL	1-100
APPROVED	AS	PLUMB	
JOB No	SHEET No	REV	
1551	S1-06	7	

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CR1	762 x 960 Concrete - Existing	Existing 20" x 26"
CR2	762 x 960 Concrete - Existing	Existing 20" x 26"
CR3	610 x 660 Concrete - Existing	Existing 18" x 18"
CR4	610 x 916 Concrete - Existing	Existing 24" x 36"
CR5	610 x 762 Concrete - Existing	Existing 18" x 30"
CR6	610 x 508 Concrete - Existing	Existing 24" x 18"
CR7	610 x 457 Concrete - Existing	Existing 24" x 18"
CR8	457 x 457 Concrete - Existing	Existing 18" x 18"
CR9	380 x 254 Concrete - Existing	Existing 15" x 10"
CR10	254 x 254 Concrete - Existing	Existing 10" x 10"
CR11	610 x 380 Concrete - Existing	Existing 24" x 15"
CR12	610 x 380 Concrete - Existing	Existing 24" x 15"
CR13	610 x 380 Concrete - Existing	Existing 24" x 15"
CR14	600 Concrete - Existing	
CR15	150x320 - Existing	Existing Steel Column
CR16	150x323 - Existing	Existing Steel Column
CR17	150x323 - Existing	Existing Steel Column
CR18	80x65x65 - Existing	Existing Steel Column

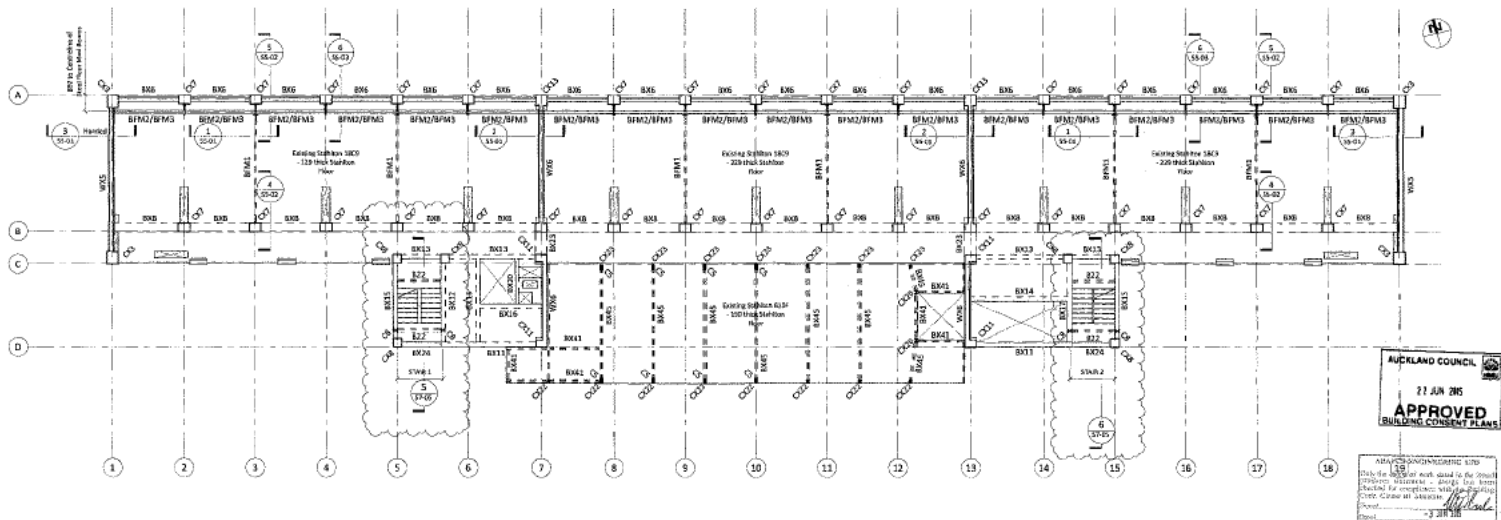
EXISTING STRUCTURAL WALLS SCHEDULE

Mark	Description	Comments
W01	762 thick Concrete Wall - Existing	Existing 31" thick Shearwall
W02	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
W03	483 thick Concrete Wall - Existing	Existing 19" thick Shearwall
W04	205 thick Concrete Wall - Existing	Existing 12" thick Shearwall
W05	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
W06	229 thick Concrete Wall - Existing	Existing 9" thick Shearwall
W07	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
W08	152 thick Concrete Wall - Existing	Existing 5" thick Shearwall

NOTE

Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting. In all cases penetrations are not to cut through existing reinforcing, the Contractor is to scan for reinforcing to confirm locations. No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.

B AUCKLAND COUNCIL
2015 4049
CENTRAL



AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ADAMS LONGMEER INC
29
Date the copy of work done by the
Personnel Manager - Adams has been
checked for compliance with the
Civil Clinic III 448836
Sect.
3 JUN 1968

SON 78 820945 COMSEAT. 82-85-25

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i. These drawings are to be read in conjunction with all relevant textbooks and Engineer's drawings and Free-Body

2. The structural plans shall be treated as general arrangements, refer to architect's drawings for levels and contour.
3. Refer to engineer for any dimensions not given or obtainable from the structural plan; do not scale from drawings.

4405771

SUSAN LEE ■ ■
ARCHITECTS LTD ■ ■
the ■ ■
Three Architects

PLATE 1



**Structure
Design**

DISCUSSION

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

5482018

LEVEL 4 FLOOR LAYOUT PLAN

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APPROVED:	SA	FILED
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Job No.	Sheet No.
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1551 S1-07

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CX1	760 x 960 Concrete - casting	Casting 30" x 26"
CX2	760 x 890 Concrete - casting	Casting 30" x 33"
CX3	610 x 660 Concrete - casting	Casting 24" x 26"
CX4	610 x 936 Concrete - casting	Casting 24" x 36"
CX5	610 x 762 Concrete - casting	Casting 24" x 30"
CX6	610 x 558 Concrete - casting	Casting 24" x 24"
CX7	610 x 457 Concrete - casting	Casting 24" x 18"
CX8	457 x 457 Concrete - casting	Casting 18" x 18"
CX9	386 x 294 Concrete - casting	Casting 15" x 13"
CX10	254 x 254 Concrete - casting	Casting 10" x 10"
CX11	630 x 560 Concrete - casting	Casting 24" x 25"
CX12	630 x 490 Concrete - casting	Casting 24" x 20"
CX13	630 x 534 Concrete - casting	Casting 24" x 21"
CX14	400 RSI Concrete - Existing	
CX15	1200x320 - Existing	Existing steel Column
CX16	320x320 - Existing	Existing steel Column
CX17	1025x320 - Existing	Existing steel Column
CX18	150x150 - Existing	Existing steel Column
CX19	150x150 - Existing	Existing steel Column

EXISTING STRUCTURAL WALLS SCHEDULE

Mark	Description	Comments
WX1	762 thick Concrete Wall - Existing	Existing 30" thick Shearwall
WX2	510 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WX3	483 thick Concrete Wall - Existing	Existing 19" thick Shearwall
WX4	395 thick Concrete Wall - Existing	Existing 17" thick Shearwall
WX5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX6	229 thick Concrete Wall - Existing	Existing 9" thick Shearwall
WX7	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX8	152 thick Concrete Wall - Existing	Existing 5" thick Shearwall

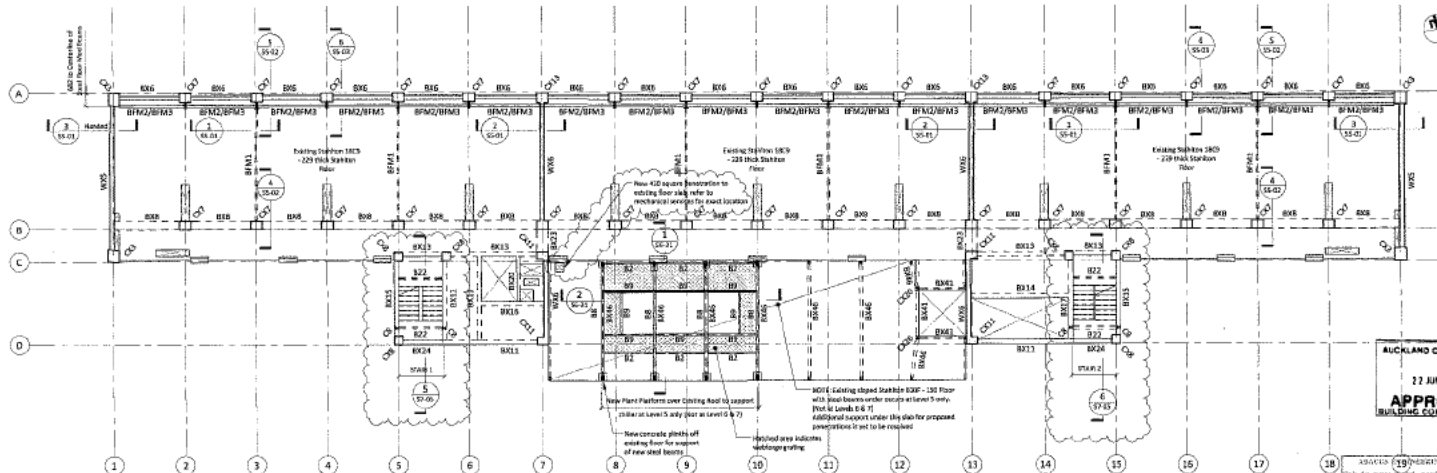
NOTE

Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting.

In all cases penetrations are not to cut through existing reinforcing, the Contractor is to scan for reinforcing to confirm locations.

No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.

B AUCKLAND COUNCIL
2015 4049
CENTRAL



AUCKLAND COUNCIL

22 JUN 2015

APPROVED
BUILDING CONSENT PLAN

ASACUS ENGINEERING LTD
Only the most of work, used in the home
product, equipment - design has been
crafted for compliance with the Building
Code, Close to Street -
Signed
- 1 2 3 4 5 6

FOR BUILDING PERMIT - 03-06-15

[illegible]

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2-4000 Scale 0 1000 2000 3000 4000 5000 6000
 1/4 Scale 0 10 20 30 40 50 60

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1000

- These drawings are to be read in conjunction with all relevant AISC DATA and Engineering drawings and Specifications.
- The structural plans shall be treated as general emergency plans, refer to Architects drawings for load and detail.
- Refer to engineer for any drawings not given or obtainable from the structural details. Do not scale from drawings.

[illegible]

SUSAN LEE ■ ■
ARCHITECTS LTD ■ ■

2nd Time Architect

2000年12月15日


**Structure
Design**JOURNAL OF DOCUMENTATION
vol. 58, no. 1, 2003, pp. 101-107

.....

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

DATE TIME

LEVEL 5 FLOOR LAYOUT PLAN
(LEVELS 6 & 7 SIMILAR)

— 100 —

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1551 S1-08

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CX1	762 x 660 Concrete - Existing	Existing 30" x 26"
CX2	762 x 660 Concrete - Existing	Existing 30" x 26"
CX3	610 x 600 Concrete - Existing	Existing 24" x 36"
CX4	610 x 604 Concrete - Existing	Existing 24" x 36"
CX5	610 x 762 Concrete - Existing	Existing 24" x 36"
CX6	610 x 508 Concrete - Existing	Existing 24" x 36"
CX7	610 x 637 Concrete - Existing	Existing 24" x 36"
CX8	457 x 637 Concrete - Existing	Existing 18" x 18"
CX9	366 x 254 Concrete - Existing	Existing 15" x 10"
CX10	354 x 354 Concrete - Existing	Existing 10" x 10"
CX11	610 x 360 Concrete - Existing	Existing 24" x 15"
CX12	610 x 360 Concrete - Existing	Existing 24" x 15"
CX13	610 x 354 Concrete - Existing	Existing 24" x 15"
CX14	400 x 404 Concrete - Existing	Existing 24" x 24"
CX15	150x300 x 6 - Existing	Existing Steel Column
CX16	150x204 x 6 - Existing	Existing Steel Column
CX17	150x150 x 6 - Existing	Existing Steel Column
CX18	80x80x6 - Existing	Existing Steel Column

EXISTING STRUCTURAL WALLS SCHEDULE

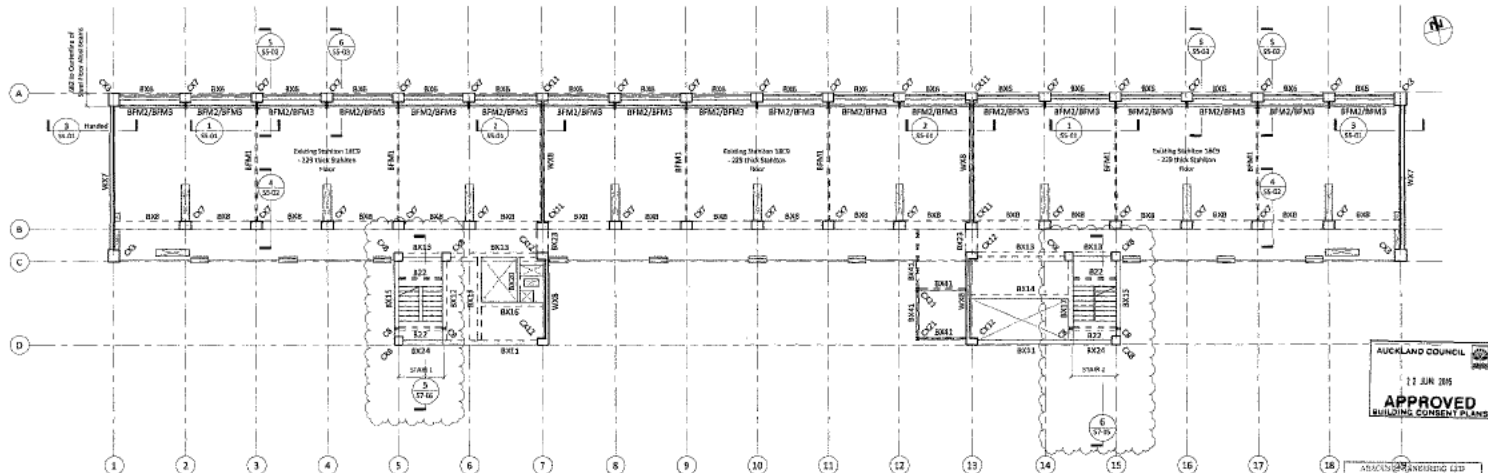
Mark	Description	Comments
WX1	762 thick Concrete Wall - Existing	Existing 50" thick Shearwall
WX2	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WX3	483 thick Concrete Wall - Existing	Existing 19" thick Shearwall
WX4	265 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WX5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX6	173 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX7	205 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX8	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall

NOTES

Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting.

In all cases penetrations are not to cut through existing reinforcing, the Contractor is to scan for reinforcing to confirm locations.

No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.



8 AUCKLAND COUNCIL
2015 4049
CENTRAL

AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ABACUS MANUFACTURING LTD
Only the extent of work used in the Board
of Directors statement - Always has been
subjected to computer with the Building
Costs Class 25 Statement
Typed: *[Signature]*
Date: 1.10.85

DECLASSIFICATION AUTHORITY: 25X-000000

[illegible]

THE COPYRIGHT OF THIS DRAWING AND THE
DESIGNS SHOWN ON IT REMAIN WITH

1:430 Scale 0 1000 2000 3000 4000 5000
1:4 Scale 0 10 20 30 40 50 60

This SCALE BAR is provided in a form that is printed to its proportions. It should not be used for measuring dimensions.

0-0000-0000-0000-0000

- These drawings are to be used in conjunction with all relevant disciplines and engineer's drawings, and specifications.
- The structural plans shall be treated as general arrangements, refer to Architect's drawings for levels and section.
- Refer to engineer for any dimensions and give as old shall be from the structural details. Do not come from drawings.

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SUSAN LEE ARCHITECTS LTD 
 **The Architects**

Figure 1



**Structure
Design**

1000

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

2000年12月31日

LEVEL 8 FLOOR LAYOUT PLAN

DATE: 01/11/2011	TIME: 10:00	NAME: J. J. J.	AGE: 10
ADDRESS: 12345	AS	123456789	

Job No. _____

1551 S1-09

A1

EXISTING STRUCTURAL COLUMNS SCHEDULE

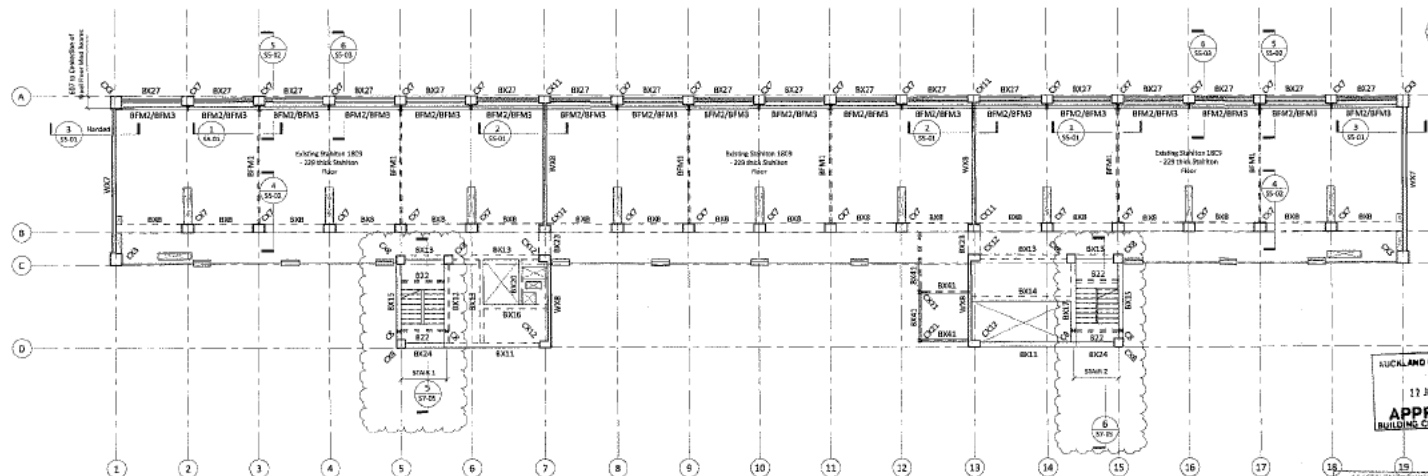
Mark	Description	Comments
CO1	760 x 660 Concrete - Existing	Existing 30' x 25'
CO2	760 x 660 Concrete - Existing	Existing 30' x 25'
CO3	610 x 660 Concrete - Existing	Existing 24' x 20'
CO4	610 x 660 Concrete - Existing	Existing 24' x 20'
CO5	610 x 762 Concrete - Existing	Existing 24' x 30'
CO6	610 x 508 Concrete - Existing	Existing 24' x 20'
CO7	610 x 480 Concrete - Existing	Existing 24' x 18'
CO8	457 x 457 Concrete - Existing	Existing 18' x 18'
CO9	380 x 254 Concrete - Existing	Existing 15' x 10'
CO10	254 x 254 Concrete - Existing	Existing 10' x 10'
CO11	610 x 380 Concrete - Existing	Existing 24' x 15'
CO12	610 x 330 Concrete - Existing	Existing 24' x 12'
CO13	610 x 534 Concrete - Existing	Existing 24' x 21'
CO14	600 dia Concrete - Existing	
CO15	150x150 G - Existing	Existing Steel Column
CO16	150x150 G - Existing	Existing Steel Column
CO17	150x150 G - Existing	Existing Steel Column
CO18	90x90 G - Existing	Existing Steel Column

EXISTING STRUCTURAL WALLS SCHEDULE

Mark	Description	Comments
WK1	762 Thick Concrete Wall - Existing	Existing 30' Thick Shearwall
WK2	620 Thick Concrete Wall - Existing	Existing 24' Thick Shearwall
WK3	483 Thick Concrete Wall - Existing	Existing 10' Thick Shearwall
WK4	305 Thick Concrete Wall - Existing	Existing 12' Thick Shearwall
WK5	254 Thick Concrete Wall - Existing	Existing 10' Thick Shearwall
WK6	229 Thick Concrete Wall - Existing	Existing 8' Thick Shearwall
WK7	259 Thick Concrete Wall - Existing	Existing 8' Thick Shearwall
WK8	152 Thick Concrete Wall - Existing	Existing 6' Thick Shearwall

NOTE

Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting.
In all cases penetrations are not to cut through existing reinforcing, the Contractor is to scan for reinforcing to confirm locations.
No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.



B AUCKLAND COUNCIL
2015 4049
CENTRAL

AUCKLAND COUNCIL
17 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ABACUS ENGINEERING LTD
One elevation of work must be the same as the other
architectural drawings - double line lines
double line elevation must be double
line. Check all details.
Date: 17 JUN 2015
By: [Signature]

SEAL BUILDING CONSENT - 15-15

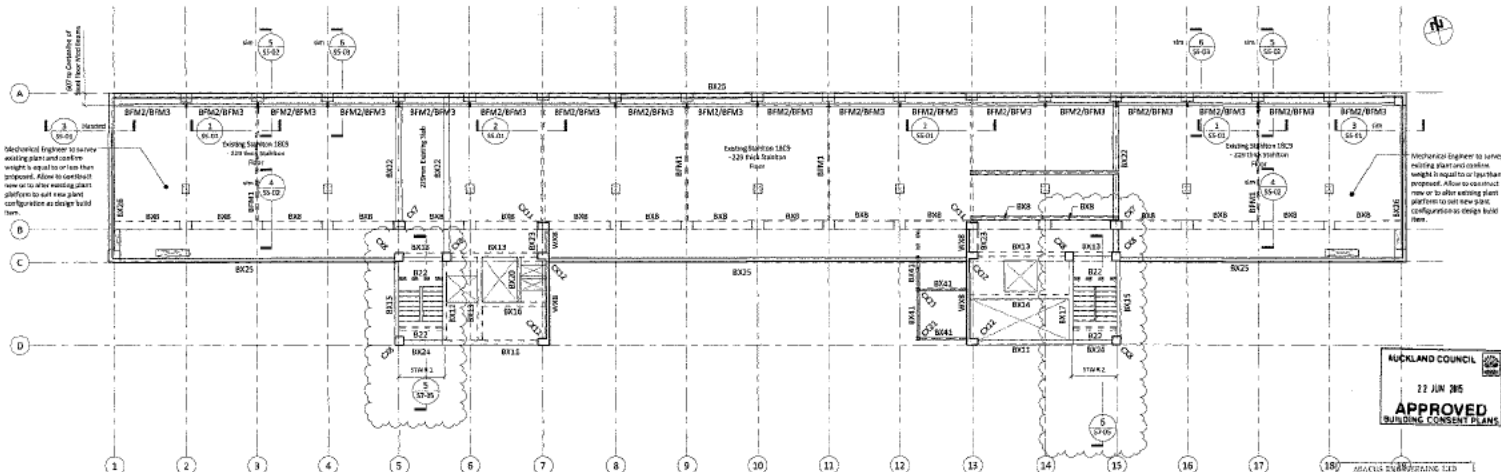
THE COPYRIGHT OF THIS DRAWING AND THE
DESIGN SHOWN ON IT REMAINS WITH
STRUCTURE DESIGN LTD

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[illegible]

Mark	Description	Comments
WX1	762 thick Concrete Wall - Existing	Existing 80" thick Shearwall
WX2	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WX3	463 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX4	305 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WX5	254 thick Concrete Wall - Existing	Existing 100" thick Shearwall
WX6	229 thick Concrete Wall - Existing	Existing 9" thick Shearwall
WX7	254 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX8	163 thick Concrete Wall - Existing	Existing 6" thick Shearwall

Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting. In all cases penetrations are not to cut through existing reinforcing, the Contractor is to scan for reinforcing to confirm locations. No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.



ABACUS ENGINEERING LTD
only (to) make of wood; glued in the inner
members; stainless-steel - design has been
checked for compliance with the Building
Code, Class 10 structure. *ABD*
Signed _____
Date _____

925 BIDDING COMMENT - 03-03-13

4	2020111	Pay Building Expense	
5	2020112	Building Expense - Equipment	
6	2020113	Building Expense - Labor	
7	2020114	Building Expense - Materials	
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The SCALE factor is provided to ensure the sheet is printed to size. Because scale, it should not be used for a specific dimension.

1. These drawings are to be read in conjunction with all relevant Architects and Engineers Drawings and Specifications.
2. The structural plans shall be noted as general arrangements refer to Architects drawings for levels and cutout.
3. Refer to originator for any dimensions not given or obtainable from the structure of details. Do not scale from drawings.

SUSAN LEE ■ ■ ■
ARCHITECTS LTD ■ ■ ■

Test Architects


**Structure
Design**

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

ROOF LEVEL FLOOR LAYOUT
PLAN

1. *Journal of Management Studies*, 1990, 27, 1, 1-14.

48750YCA AS F42344b

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JCM 70(4)

1551 S1-11

1391 91 11

A1

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CK1	762 x 960 Concrete - Existing	Existing 30" x 20"
CK2	762 x 890 Concrete - Existing	Existing 30" x 20"
CK3	610 x 660 Concrete - Existing	Existing 24" x 20"
CK4	610 x 914 Concrete - Existing	Existing 24" x 36"
CK5	610 x 762 Concrete - Existing	Existing 24" x 30"
CK6	610 x 508 Concrete - Existing	Existing 24" x 20"
CK7	510 x 407 Concrete - Existing	Existing 24" x 18"
CK8	457 x 457 Concrete - Existing	Existing 18" x 18"
CK9	380 x 254 Concrete - Existing	Existing 15" x 10"
CK10	254 x 254 Concrete - Existing	Existing 10" x 10"
CK11	610 x 380 Concrete - Existing	Existing 24" x 15"
CK12	610 x 380 Concrete - Existing	Existing 24" x 15"
CK13	610 x 534 Concrete - Existing	Existing 24" x 20"
CK14	400 dia Concrete - Existing	
CK15	150UC30.0 - Existing	Existing Steel Column
CK16	150UC31.4 - Existing	Existing Steel Column
CK17	100x6 LSHS - Existing	Existing Steel Column
CK18	89x6 LSHS - Existing	Existing Steel Column

EXISTING STRUCTURAL WALLS SCHEDULE

Mark	Description	Comments
WK1	762 thick Concrete Wall - Existing	Existing 30" thick Shearwall
WK2	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WK3	480 thick Concrete Wall - Existing	Existing 30" thick Shearwall
WK4	305 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WK5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WK6	229 thick Concrete Wall - Existing	Existing 5" thick Shearwall
WK7	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WK8	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall

EXISTING LIFT MOTOR ROOM BEAMS SCHEDULE

Mark	Description	Comments
LBK1	304 w x 914 deep - Existing	Existing 12" w x 36" dp Concrete
LBK2	304 w x 646 deep - Existing	Existing 12" w x 27" dp Concrete
LBK3	229 w x 712 deep - Existing	Existing 9" w x 30" dp Concrete
LBK4	229 w x 686 deep - Existing	Existing 9" w x 27" dp Concrete
LBK5	254 w x 711 deep - Existing	Existing 10" w x 28" dp Concrete
LBK6	152 w x 180 deep - Existing	Existing 6" w x 15" dp Concrete
LBK7	304 w x 380 deep - Existing	Existing 12" w x 15" dp Concrete
LBK8	203 w x 1325 deep - Existing	Existing 8" w x 64" dp Concrete

NOTE

Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting. In all cases penetrations are not to cut through existing reinforcing. The Contractor is to scan for reinforcing to confirm locations.

No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.

B AUCKLAND COUNCIL

2015 4049

GENERAL



ALL RIGHTS RESERVED BY THE ARCHITECT
 This drawing is the property of the Architect and is not to be used for any other purpose without the written consent of the Architect.
 Date: 22 Jun 2015
 Drawn: [Signature]
 Check: [Signature]

AUCKLAND COUNCIL
 22 JUN 2015
APPROVED
 BUILDING CONSENT PLANS

FOR BUILDING CONSENT - 00-000000

THE COPYRIGHT OF THIS DRAWING AND THE DESIGN SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD 1:000 Scale: 1:500 1:1000 1:2000 1:4000 1:8000 1:500 Scale: 1:500 1:1000 1:2000 1:4000 1:8000 1:1000 Scale: 1:1000 1:2000 1:4000 1:8000 1:2000 Scale: 1:2000 1:4000 1:8000 1:4000 Scale: 1:4000 1:8000 1:8000 Scale: 1:8000	NOTES: - These drawings are to be used in accordance with all relevant building codes and standards and all specifications. - The structural plans shall be checked against all relevant specifications, refer to Architect's drawings for details and notes. - Refer to engineer for all dimensions and plan of structure from the architect's details. Do not scale from drawings.	ARCHITECT: SUSAN LEE ARCHITECTS LTD The Architects	ENGINEER: Structure Design 2015 JUN 22	PROJECT TITLE: COPTHORNE HARBOUR CITY REFURBISHMENT 196 - 200 Quay Street, Auckland City	SHEET TITLE: LIFT MOTOR ROOM LEVEL FLOOR LAYOUT PLAN	DRAWING: G18 SCALE: 1:500 APPROVED: KS FLOWERS JOB No: 1551 SHEET No: S1-12	REV: 5
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A1

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CK1	762x 660 Concrete - Existing	Existing 30" x 20"
CK2	762 x 880 Concrete - Existing	Existing 30" x 25"
CK3	630x 660 Concrete - Existing	Existing 24" x 24"
CK4	630x 654 Concrete - Existing	Existing 24" x 36"
CK5	610x 762 Concrete - Existing	Existing 24" x 30"
CK6	610x 508 Concrete - Existing	Existing 24" x 20"
CK7	510 x 457 Concrete - Existing	Existing 24" x 18"
CK8	457 x 457 Concrete - Existing	Existing 24" x 18"
CK9	380 x 254 Concrete - Existing	Existing 15" x 10"
CK10	254 x 254 Concrete - Existing	Existing 10" x 10"
CK11	510 x 380 Concrete - Existing	Existing 24" x 15"
CK12	510 x 330 Concrete - Existing	Existing 24" x 12"
CK13	510 x 534 Concrete - Existing	Existing 24" x 22"
CK14	400 dia Concrete - Existing	
CK15	150UC30.6 - Existing	Existing Steel Column
CK16	150UC23.4 - Existing	Existing Steel Column
CK17	150x26 LWS - Existing	Existing Steel Column
CK18	89x6-02HS - Existing	Existing Steel Column

EXISTING STRUCTURAL WALLS SCHEDULE

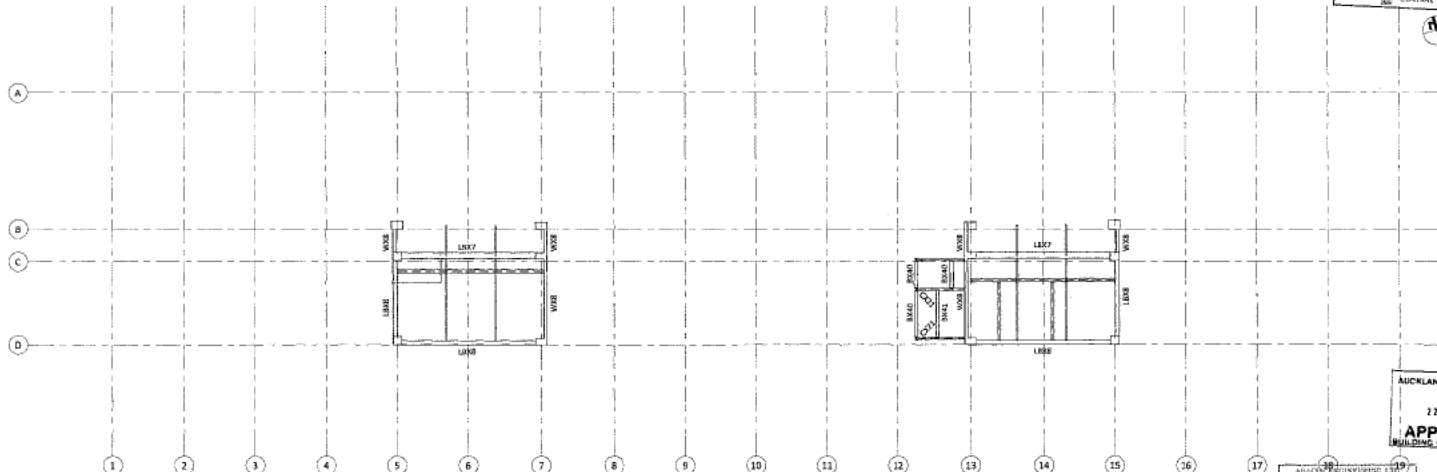
Mark	Description	Comments
WK1	362 thick Concrete Wall - Existing	Existing 50" thick Shearwall
WK2	430 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WK3	483 thick Concrete Wall - Existing	Existing 18" thick Shearwall
WK4	368 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WK5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WK6	228 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WK7	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WK8	252 thick Concrete Wall - Existing	Existing 6" thick Shearwall

EXISTING LIFT MOTOR ROOM BEAMS SCHEDULE

Mark	Description	Comments
LBK1	304 w x 914 deep - Existing	Existing 12" w x 36" dp Concrete
LBK2	304 w x 846 deep - Existing	Existing 12" w x 27" dp Concrete
LBK3	249 w x 762 deep - Existing	Existing 9" w x 30" dp Concrete
LBK4	276 w x 646 deep - Existing	Existing 9" w x 27" dp Concrete
LBK5	254 w x 711 deep - Existing	Existing 10" w x 28" dp Concrete
LBK6	152 w x 380 deep - Existing	Existing 6" w x 15" dp Concrete
LBK7	304 w x 380 deep - Existing	Existing 12" w x 15" dp Concrete
LBK8	203 w x 1623 deep - Existing	Existing 8" w x 64" dp Concrete

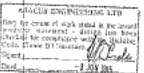
NOTE
Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting.
In all cases penetrations are not to cut through existing reinforcing. The Contractor is to scan for reinforcing to confirm locations.
No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.

AUCKLAND COUNCIL
2015 4049
22 JUN 2016
APPROVED
BUILDING CONSENT PLANS



AUCKLAND COUNCIL
22 JUN 2016
APPROVED
BUILDING CONSENT PLANS

ADVANCED ENGINEERING LTD
10/11, 12/13, 14/15, 16/17, 18/19, 20/21, 22/23, 24/25, 26/27, 28/29, 30/31, 32/33, 34/35, 36/37, 38/39, 40/41, 42/43, 44/45, 46/47, 48/49, 50/51, 52/53, 54/55, 56/57, 58/59, 60/61, 62/63, 64/65, 66/67, 68/69, 70/71, 72/73, 74/75, 76/77, 78/79, 80/81, 82/83, 84/85, 86/87, 88/89, 90/91, 92/93, 94/95, 96/97, 98/99, 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, 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CENTRAL

Figure 1: A schematic diagram of a river cross-section. The diagram shows a vertical axis on the left with labels '1000' and '1000'. A horizontal line represents the water surface. Below it, a dashed line represents the bed. A solid line represents the 'Level 5' (1961). A dashed line represents 'Level 4' (1921). A circle with '10' and '35-61' inside is shown. Text at the top says 'Taking both presentations where indicated on this plan'. Text at the bottom says 'Level 5 1961' and 'Level 4 1921'.



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3765
27 JUN 2005
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BUILDING CONSENT PLANS

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- These Annotations



**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

GRID ELEVATIONS (Sheet 2)

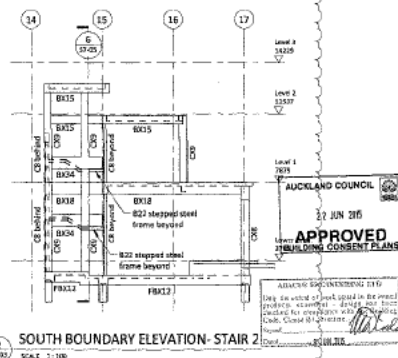
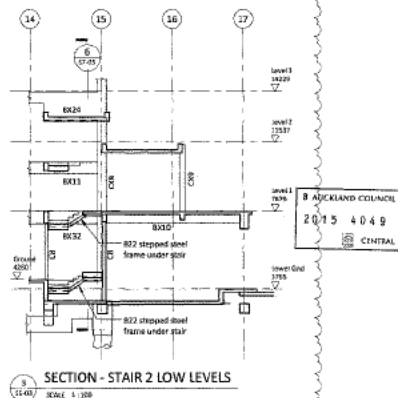
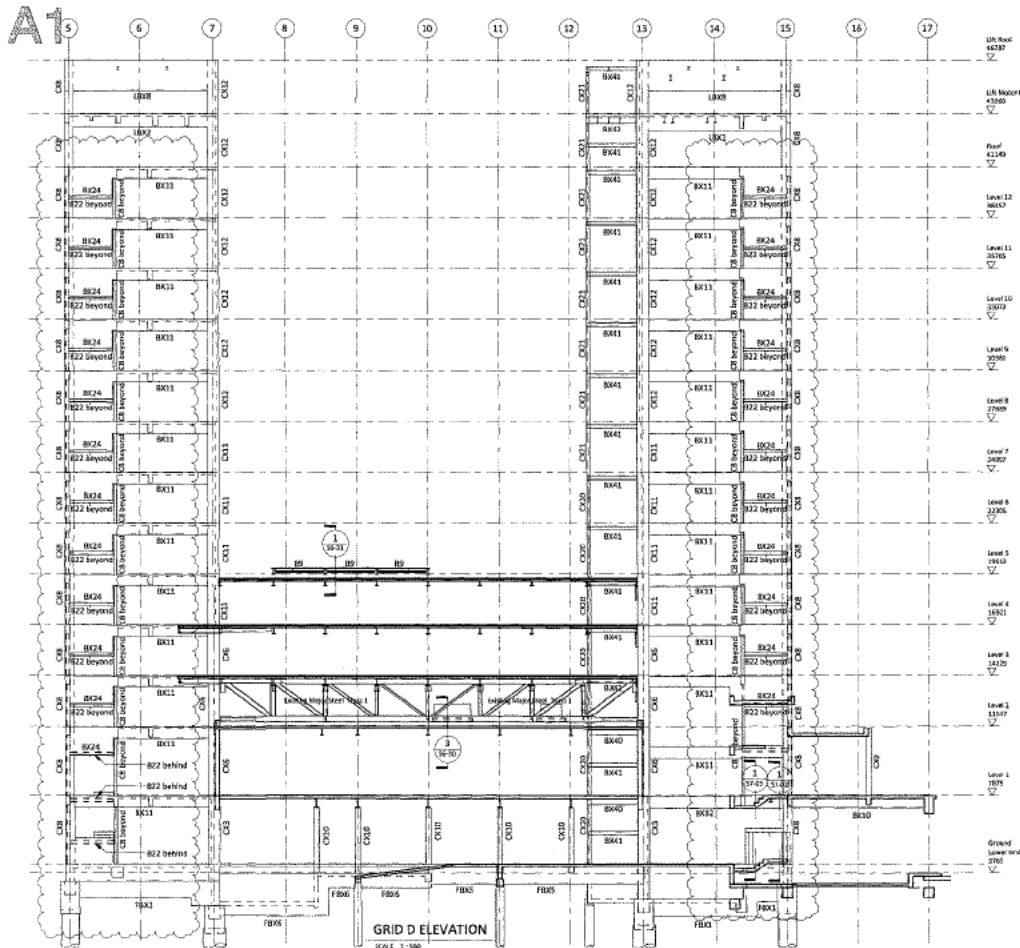
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- NOTES:
1. Please download and use the specific location and of the building and the building and the building.
 2. The structural plan shall be made as per the drawings and the drawings.
 3. Refer to the drawings for any other details and the drawings.

ARCHITECT
SUSAN LEE ARCHITECTS LTD
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ENGINEER
Structure Design
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PROJECT TITLE
COPTHORNE HARBOUR CITY
REFURBISHMENT
196 - 200 Quay Street,
Auckland City

SHEET TYPE
GRID ELEVATIONS (Sheet 4)

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APPROVED BY	DATE	SCALE	1:100
JCH	1551	S2-04	6

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SCALE 1:100



SCALE 1: 100

EXISTING STRUCTURAL WALLS SCHEDULE		
Mark	Description	Comments
W01	762 thick Concrete Wall - Existing	Existing 25" thick Shearwall
W02	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
W03	480 thick Concrete Wall - Existing	Existing 19" thick Shearwall
W04	305 thick Concrete Wall - Existing	Existing 12" thick Shearwall
W05	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
W06	820 thick Concrete Wall - Existing	Existing 9" thick Shearwall
W07	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
W08	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall



SCALE = 1:1000000 BIRDING COASTAL, 19-05-16

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NOTES:

1. These drawings are to be read in conjunction with all relevant Abstracts and Engineers drawings and Specifications.
2. The structural plans shall be fixed on pins at an appropriate, refer to Architects drawings for levels and size of.

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SUSAN LEE ■
ARCHITECTS LTD. ■

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Structure Design

DISCUSSION

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

INTRODUCTION

GRID ELEVATIONS (Sheet 5)

APPROVED: AS TRJNAME:

200 No:	SHEET No:	REV
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GRID 4 ELEVATION

GRID 5 ELEVATION

GRID 6 ELEVATION 523.00 BUILDING CONSENT - 03-06-12

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1. These drawings are to be read in conjunction with all relevant technical and business drawings and specifications.

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University of Cincinnati

PROJECT TITLE:
COPTHORNE HARBOUR CITY

GOLD FLUORATIONS (Chart 6)

DRAWN BY: GDR SCALE: 1:100

Year	Country	Company	Product	Value (USD)
2010	USA	Boeing	Boeing 787-9	100,000,000
2011	USA	Boeing	Boeing 787-9	100,000,000
2012	USA	Boeing	Boeing 787-9	100,000,000
2013	USA	Boeing	Boeing 787-9	100,000,000
2014	USA	Boeing	Boeing 787-9	100,000,000
2015	USA	Boeing	Boeing 787-9	100,000,000
2016	USA	Boeing	Boeing 787-9	100,000,000
2017	USA	Boeing	Boeing 787-9	100,000,000
2018	USA	Boeing	Boeing 787-9	100,000,000
2019	USA	Boeing	Boeing 787-9	100,000,000
2020	USA	Boeing	Boeing 787-9	100,000,000

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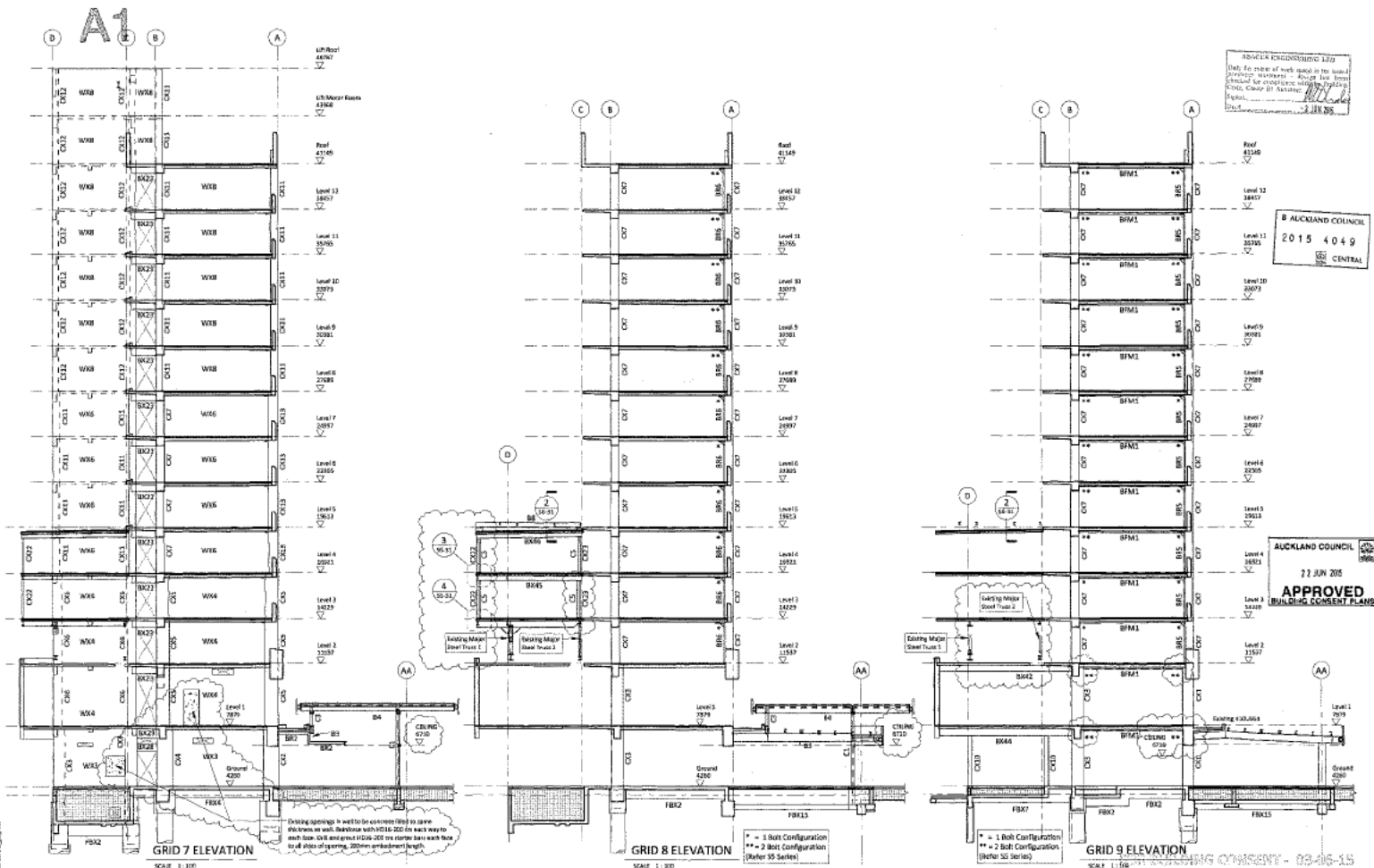
2. The structural plans shall be described as general arrangements, refer to all details drawings for QWTS and below.
3. Refer to engineer for any dimensions not given or obtainable from structural details. No mix steel from drawings.

ARCHITECTS LTD ■■
The Firm Architects

**Structure
Design**

REFURBISHMENT
196 - 200 Quay Street,
Auckland City

JOINT NO:	JOINT TAG:
1551	S2-06



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1	15-07-02	15-07-02	15-07-02
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3	15-07-02	15-07-02	15-07-02
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98	15-07-02	15-07-02	15-07-02
99	15-07-02	15-07-02	15-07-02
100	15-07-02	15-07-02	15-07-02

Notes:

- These drawings are to be used for construction with all relevant authorities and Engineers approvals and specifications.
- The structural plans shall be marked in general dimensions, with no structural details for walls or slabs.
- Refer to engineer for any necessary reinforcement considerations from the structural details. Do not scale from drawings.

DESIGNED BY:
SUSAN LEE
ARCHITECTS LTD

STRUCTURE DESIGN LTD

ENGINEER:
Structure Design

ALCOA has advised that this drawing is for information only and should not be used for construction.

PROJECT TITLE:
COPTHORNE HARBOUR CITY REFURBISHMENT
196 - 200 Quay Street, Auckland City

SHEET TITLE:
GRID ELEVATIONS (Sheet 7)

DRAWN BY: **GR** SCALE: 1:100
APPROVED BY: **RL** REVISION:

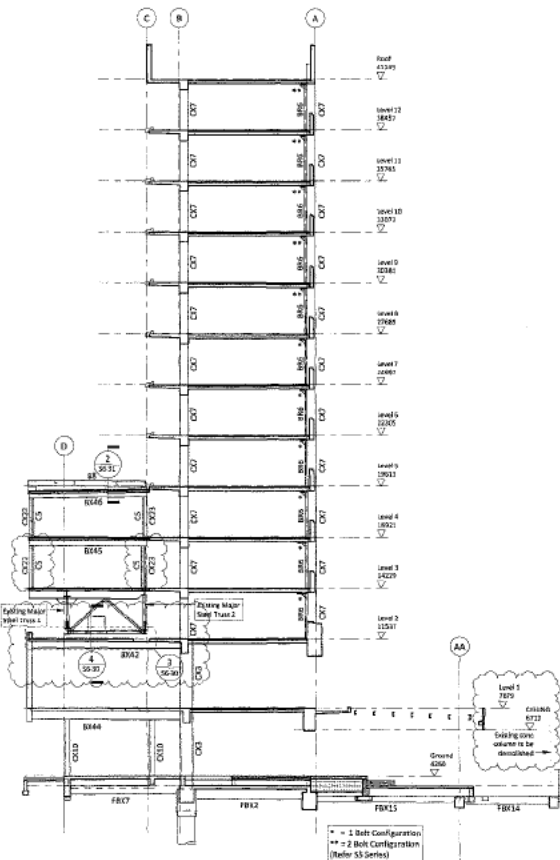
JOB NO: 1551	SHEET NO: S2-07	PAGE: 5
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ADAMSON ENGINEERING LTD
Only for use as part of the project in the local vicinity of the project. No other use without the written consent of Adamson Engineering Ltd.
Date: 2 JUN 2015

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AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

A1



GRID 10 ELEVATION

SCALE: 1:100

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1:100 Scale: 0 100 200 300 400 500
 1:100 Scale: 0 100 200 300 400 500
 This Scale shall be provided to ensure the client is aware of the scale of the drawing. It is not to be used for any other purpose.

- NOTES:
1. This drawing is to be read in conjunction with relevant specifications and Engineering drawings of Steel Columns.
 2. The structural steel shall be fabricated in accordance with the relevant specifications and Engineering drawings of Steel Columns.
 3. Refer to separate floor slab drawings for details of floor slabs.
 4. Refer to separate wall drawings for details of walls.

ARCHITECT:
SUSAN LEE
 ARCHITECTS LTD

ENGINEER:
Structure Design
 ENGINEERING LTD

PROJECT NAME:
**COPTHORNE HARBOUR CITY
 REFURBISHMENT**
 186 - 200 Quay Street,
 Auckland City

SHEET TITLE:
GRID ELEVATIONS (Sheet 8)

DATE	BY	SCALE	1:100
APPROVED	AS	FILE NAME	
1551	S2-08	5	

Mark	Description	Comments
C01	750 x 600 Concrete - Existing	Existing 30" x 24"
C02	750 x 600 Concrete - Existing	Existing 30" x 24"
C03	610 x 600 Concrete - Existing	Existing 24" x 20"
C04	610 x 610 Concrete - Existing	Existing 24" x 30"
C05	610 x 750 Concrete - Existing	Existing 24" x 30"
C06	610 x 550 Concrete - Existing	Existing 24" x 20"
C07	610 x 400 Concrete - Existing	Existing 24" x 18"
C08	457 x 457 Concrete - Existing	Existing 18" x 30"
C09	300 x 350 Concrete - Existing	Existing 15" x 30"
C10	254 x 254 Concrete - Existing	Existing 10" x 10"
C11	610 x 180 Concrete - Existing	Existing 24" x 15"
C12	610 x 210 Concrete - Existing	Existing 24" x 15"
C13	610 x 310 Concrete - Existing	Existing 24" x 21"
C14	400 dia Concrete - Existing	Existing Steel Column
C15	150AUC10.0 - Existing	Existing Steel Column
C16	150AUC10.0 - Existing	Existing Steel Column
C17	1070AUC10.0 - Existing	Existing Steel Column
C18	890AUC10.0 - Existing	Existing Steel Column

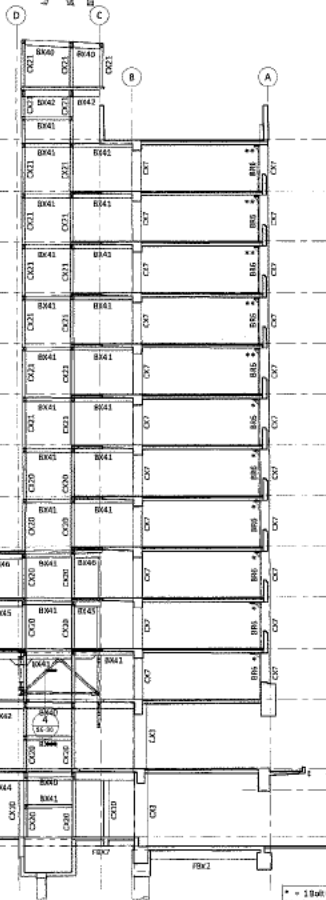
Mark	Description	Comments
W01	750 thick Concrete Wall - Existing	Existing 30" thick Shearwall
W02	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
W03	450 thick Concrete Wall - Existing	Existing 12" thick Shearwall
W04	300 thick Concrete Wall - Existing	Existing 12" thick Shearwall
W05	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
W06	229 thick Concrete Wall - Existing	Existing 8" thick Shearwall
W07	200 thick Concrete Wall - Existing	Existing 6" thick Shearwall
W08	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall

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AUCKLAND COUNCIL
 27 JUN 2015
APPROVED
 BUILDING CONSENT PLANE

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 Not to be used for any other purpose.
 Not to be used for any other purpose.
 Not to be used for any other purpose.

FOR BUILDING CONSENT - 00-06-05



- * = 1 Bolt Configuration
- ** = 2 Bolt Configuration
(Refer SS Series)

1.0 kb Scale

5' 1000 2000 3000 4000 5000 6000

3' 50 100 150 200 250 300

This SAGE library is provided as a *fastq* file which is provided to its project team. It may not be used for mass resequencing.

- These drawings are to be used in conjunction with all software, fixtures and Engineers drawings and specifications.
- The structural plans shall be treated as general arrangements, refer to Architects drawings for levels and detail.
- Notes to engineer for any dimensions not given or distinguish from the structural details, to refer to others drawings.

SUSAN LEE ■
ARCHITECTS LTD ■
 **Time Architects**



**Structure
Design**
2025000 (Form & Fund)
7-10-2025, Wednesday, 2025
Chris Taylor ©

PROJECT TITLE:
COPTHORNE HARBOUR CITY
REFURBISHMENT
196 - 200 Quay Street,
Auckland City

GRID ELEVATIONS (Sheet 9)

DRAWING NO.	SLR	SCALE:	1:300
APPROVER:	AS	FIGURE:	
NO. / PG.	SHEET NO.		
1551	S2-09		

Mark	Description	Comments
W01	762 thick Concrete Wall - Existing	Existing 30" thick Shearwall
W02	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
W03	463 thick Concrete Wall - Existing	Existing 12" thick Shearwall
W04	305 thick Concrete Wall - Existing	Existing 12" thick Shearwall
W05	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
W06	229 thick Concrete Wall - Existing	Existing 9" thick Shearwall
W07	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
W08	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall

Mark	Description	Comments
OC1	752 x 650 Concrete - Existing	Existing 30" x 26"
OC2	752 x 895 Concrete - Existing	Existing 50" x 35"
OC3	619 x 683 Concrete - Existing	Existing 36" x 36"
OC4	619 x 913 Concrete - Existing	Existing 24" x 36"
OC5	619 x 743 Concrete - Existing	Existing 36" x 36"
CMS	619 x 506 Concrete - Existing	Existing 24" x 20"
OC6	619 x 657 Concrete - Existing	Existing 24" x 18"
CX7	437 x 657 Concrete - Existing	Existing 18" x 18"
OC8	380 x 254 Concrete - Existing	Existing 13" x 18"
CX10	254 x 254 Concrete - Existing	Existing 10" x 10"
OC9	510 x 380 Concrete - Existing	Existing 24" x 18"
CX12	510 x 330 Concrete - Existing	Existing 24" x 13"
CX13	510 x 118 Concrete - Existing	Existing 24" x 21"
CX14	400 dia Concrete - Existing	
OC15	150x150 CMU - Existing	Existing Steel Column
OC16	150x150 CMU - Existing	Existing Steel Column
OC17	200x200 CMU - Existing	Existing Steel Column
OC18	80x80 CMU - Existing	Existing Steel Column

8 AUCKLAND COUNCIL
2015 4049
CENTRAL

ADDITION: REPAIRING AND
Only the owner of this store is the owner
of the business - No one else has
been involved in this business with the
Bank, Chase Bank, etc.
Signed... *[Signature]*
-3 JUN 1995

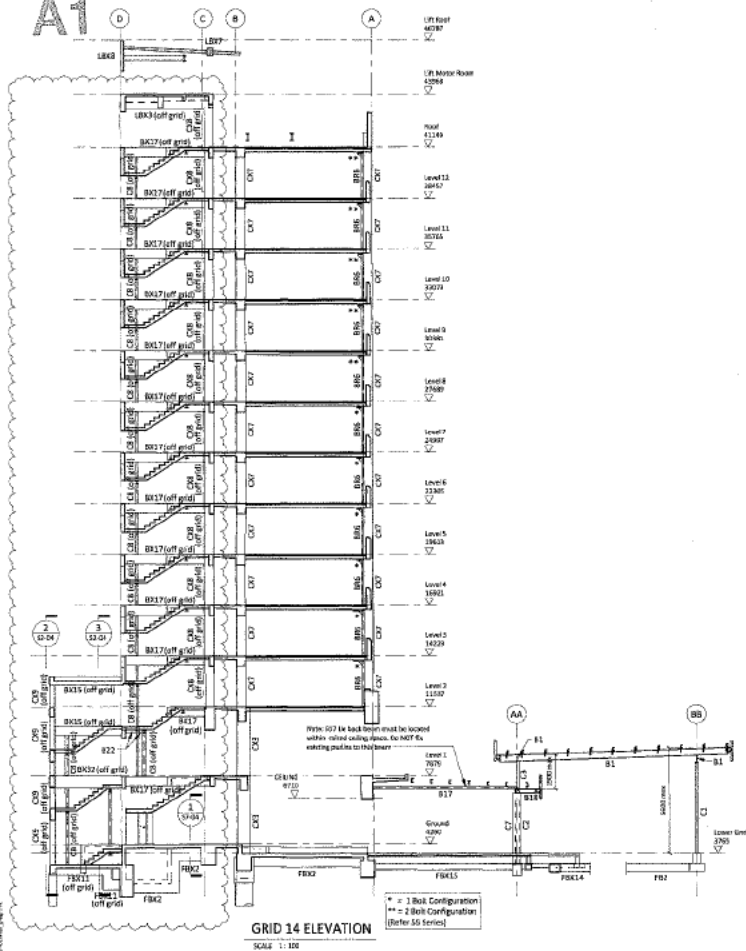
AUCKLAND COUNCIL

22 JUN 2015

APPROVED
BUILDING CONSENT PLANS

FOR BUILDING DEPARTMENT - 03-03-23

A1



GRID 14 ELEVATION

SCALE 1:100

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1.620 scale 0 1000 2000 3000 4000 5000 6000
1.620 scale 0 20 40 60 80 100

This SCALE BAR is provided to assist the user in printing the image to its appropriate size. It should not be used for measuring dimensions.

NOTES

3. These drawings are to be held in conformity with all relevant Architects and Engineers drawings and Specifications.
4. The structural plans shall be treated as general arrangements, refer to Architects drawings for levels and section.
5. Refer to Engineer for any dimensions not given or circle size from structural details. Do not scale from drawings.

ABSTRACT

SUSAN LEE ARCHITECTS LTD 

THE ARCHITECTS

GRID 15 ELEVATION

SCALE 1-300

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

* = 1 Bolt Configuration
** = 2 Bolt Configuration
(Refer SE Series)

FOR BUILDING CONSENT - 06-06-15

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AUCKLAND COUNCIL

22 JUN 2015

APPROVED
BUILDING CONSENT PLANS

ABRUS ENGINEERING LTD
Only two copies of work stored in the design
products department - design has been
deleted by computer from the Building
Code, Change 21 System.
[Signature]
Squad
Date: - 2 JUL 86

[illegible]

GRID ELEVATIONS (Sheet 10)

数据库名:	名字	密码:	用户名
数据库地址:	AS	连接名称:	

JOB No:	SHEET No:	ROW
1551	S2-10	7

A1



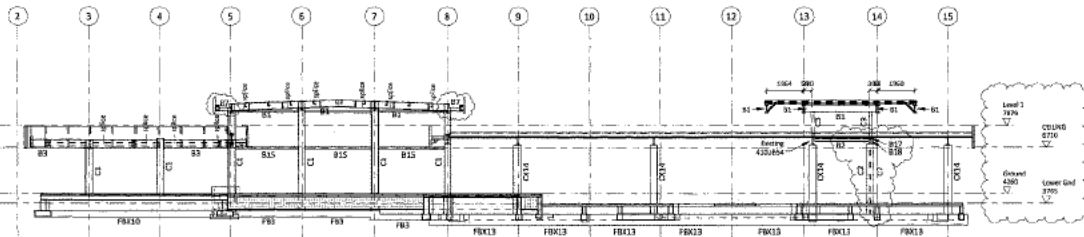
ARACUN ENGINEERING LTD
Only for extent of work stated in this form
(refuse insurance - design firm, not
qualified for compliance with the Building
Code, Clause (3) Structure. *Not e*
Signed: _____
Date: _____ - 3 JAN 1978

870 N61	3000000
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**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

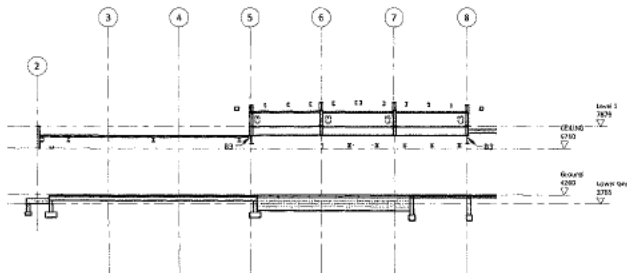
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A1



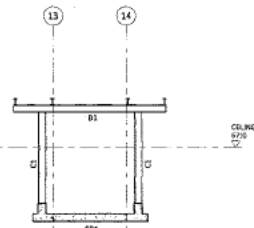
GRID AA ELEVATION

SCALE: 1:100



NEW STEEL FRAME ELEVATION OFF GRID A

SCALE: 1:100



GRID BB ELEVATION

SCALE: 1:100



FOR BUILDING CONSENT - GS-06-35

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AS	FLM	1:100																
JOB NO.:	SHEET NO.:	TOTAL:																
1551	S2-13	5																

A1

Ground level

8.5m

300-400 mm

300-750 mm

10mm Mesh

High Density Polyethylene Packing (Poly rock) fully encased in G.P. polyurethane DPC on stone.

[illegible]

7

90° Mesh

High Density Polyethylene Fencing (This wall fully encapsulated in G25 concrete, OR, or Zircon Sand Shredding)

Intentionally Roughen Interface to maximum amplitude of Strips

G12-400 Epoxy 150 into Ceiling

1050

B AUGHLAND COUNCIL
2015 4049
CONTRACT

[illegible][illegible]

AUCKLAND COUNCIL

22 JUN 2015

APPROVED

GRADING CONSENT PLANS

ARCUS ENGINEERING LTD
Only the *extent* of work agreed is for design
producer *staircase* - designs *not* for
checked for compliance with the Building
Regs. Clause 10.7.2.
Signed _____ Date _____
Don't _____ J. H. M.

[illegible]

SUSAN LEE ■
ARCHITECTS LTD ■
Tso Architects

Structure Design

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

FOUNDATIONS & FLOORS
GROUND FLOOR
(Sheet 2)

DRAWN BY: GOR		SCALE: AS SHOWN @ A1
APPROVED: AS		FILE NAME:
JOB No:	SHEET No:	REV:
1551	S3-02	5

[illegible][illegible]

ARCHITECT:

SUSAN LEE ■■
ARCHITECTS LTD ■■

 Tse Architects



**Structure
Design**

01/01/99 restructured
Kornel, Budapest, 1020
new building

FOUNDATIONS & FLOORS
GROUND FLOOR
(Sheet 3)

DRAWN BY: GUN		SCALE: AS SHOWN @ A1
APPROVED: AS		FILENAME:
S09 No.	SHEET No.	REV.
1551	S3-03	6

15' NEW SLAB TO EXISTING SLAB
V-89 (REV. 1-89)

18x60 Mortar Lag

518

75 Topping Existing Masonry Floor

20mm High Strength Gravel Layer

1700

130

800

600

200

A-A

600

200

18x60 MORTAR LAG BASE CONNECTION

18x60 MORTAR LAG

Technical drawing of a slab detail showing a cross-section of a concrete slab with various layers and reinforcement. The drawing includes labels for different materials and dimensions. Key components include:

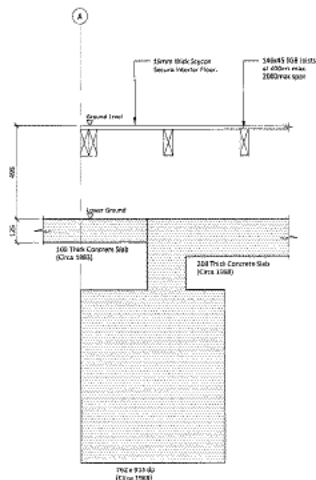
- Top Layer:** 100mm concrete slab.
- Second Layer:** 100mm concrete slab.
- Third Layer:** 100mm concrete slab.
- Fourth Layer:** 100mm concrete slab.
- Fifth Layer:** 100mm concrete slab.
- Sixth Layer:** 100mm concrete slab.
- Seventh Layer:** 100mm concrete slab.
- Eighth Layer:** 100mm concrete slab.
- Ninth Layer:** 100mm concrete slab.
- Tenth Layer:** 100mm concrete slab.
- Eleventh Layer:** 100mm concrete slab.
- Twelfth Layer:** 100mm concrete slab.
- Thirteenth Layer:** 100mm concrete slab.
- Fourteenth Layer:** 100mm concrete slab.
- Fifteenth Layer:** 100mm concrete slab.
- Sixteenth Layer:** 100mm concrete slab.
- Seventeenth Layer:** 100mm concrete slab.
- Eighteenth Layer:** 100mm concrete slab.
- Nineteenth Layer:** 100mm concrete slab.
- Twentieth Layer:** 100mm concrete slab.
- Twenty-first Layer:** 100mm concrete slab.
- Twenty-second Layer:** 100mm concrete slab.
- Twenty-third Layer:** 100mm concrete slab.
- Twenty-fourth Layer:** 100mm concrete slab.
- Twenty-fifth Layer:** 100mm concrete slab.
- Twenty-sixth Layer:** 100mm concrete slab.
- Twenty-seventh Layer:** 100mm concrete slab.
- Twenty-eighth Layer:** 100mm concrete slab.
- Twenty-ninth Layer:** 100mm concrete slab.
- Thirtieth Layer:** 100mm concrete slab.
- Thirty-first Layer:** 100mm concrete slab.
- Thirty-second Layer:** 100mm concrete slab.
- Thirty-third Layer:** 100mm concrete slab.
- Thirty-fourth Layer:** 100mm concrete slab.
- Thirty-fifth Layer:** 100mm concrete slab.
- Thirty-sixth Layer:** 100mm concrete slab.
- Thirty-seventh Layer:** 100mm concrete slab.
- Thirty-eighth Layer:** 100mm concrete slab.
- Thirty-ninth Layer:** 100mm concrete slab.
- Fortieth Layer:** 100mm concrete slab.
- Forty-first Layer:** 100mm concrete slab.
- Forty-second Layer:** 100mm concrete slab.
- Forty-third Layer:** 100mm concrete slab.
- Forty-fourth Layer:** 100mm concrete slab.
- Forty-fifth Layer:** 100mm concrete slab.
- Forty-sixth Layer:** 100mm concrete slab.
- Forty-seventh Layer:** 100mm concrete slab.
- Forty-eighth Layer:** 100mm concrete slab.
- Forty-ninth Layer:** 100mm concrete slab.
- Fiftieth Layer:** 100mm concrete slab.
- Fifty-first Layer:** 100mm concrete slab.
- Fifty-second Layer:** 100mm concrete slab.
- Fifty-third Layer:** 100mm concrete slab.
- Fifty-fourth Layer:** 100mm concrete slab.
- Fifty-fifth Layer:** 100mm concrete slab.
- Fifty-sixth Layer:** 100mm concrete slab.
- Fifty-seventh Layer:** 100mm concrete slab.
- Fifty-eighth Layer:** 100mm concrete slab.
- Fifty-ninth Layer:** 100mm concrete slab.
- Sixtieth Layer:** 100mm concrete slab.
- Sixty-first Layer:** 100mm concrete slab.
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- Sixty-third Layer:** 100mm concrete slab.
- Sixty-fourth Layer:** 100mm concrete slab.
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- Sixty-sixth Layer:** 100mm concrete slab.
- Sixty-seventh Layer:** 100mm concrete slab.
- Sixty-eighth Layer:** 100mm concrete slab.
- Sixty-ninth Layer:** 100mm concrete slab.
- Seventieth Layer:** 100mm concrete slab.
- Seventy-first Layer:** 100mm concrete slab.
- Seventy-second Layer:** 100mm concrete slab.
- Seventy-third Layer:** 100mm concrete slab.
- Seventy-fourth Layer:** 100mm concrete slab.
- Seventy-fifth Layer:** 100mm concrete slab.
- Seventy-sixth Layer:** 100mm concrete slab.
- Seventy-seventh Layer:** 100mm concrete slab.
- Seventy-eighth Layer:** 100mm concrete slab.
- Seventy-ninth Layer:** 100mm concrete slab.
- Eightieth Layer:** 100mm concrete slab.
- Eighty-first Layer:** 100mm concrete slab.
- Eighty-second Layer:** 100mm concrete slab.
- Eighty-third Layer:** 100mm concrete slab.
- Eighty-fourth Layer:** 100mm concrete slab.
- Eighty-fifth Layer:** 100mm concrete slab.
- Eighty-sixth Layer:** 100mm concrete slab.
- Eighty-seventh Layer:** 100mm concrete slab.
- Eighty-eighth Layer:** 100mm concrete slab.
- Eighty-ninth Layer:** 100mm concrete slab.
- Ninetieth Layer:** 100mm concrete slab.
- Ninety-first Layer:** 100mm concrete slab.
- Ninety-second Layer:** 100mm concrete slab.
- Ninety-third Layer:** 100mm concrete slab.
- Ninety-fourth Layer:** 100mm concrete slab.
- Ninety-fifth Layer:** 100mm concrete slab.
- Ninety-sixth Layer:** 100mm concrete slab.
- Ninety-seventh Layer:** 100mm concrete slab.
- Ninety-eighth Layer:** 100mm concrete slab.
- Ninety-ninth Layer:** 100mm concrete slab.
- One hundredth Layer:** 100mm concrete slab.

[illegible]

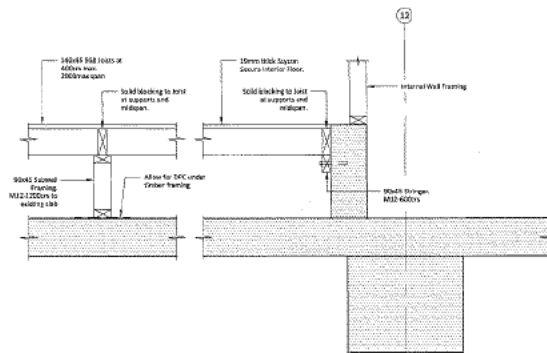
FOR BUILDING CONSENT - 03-06-15

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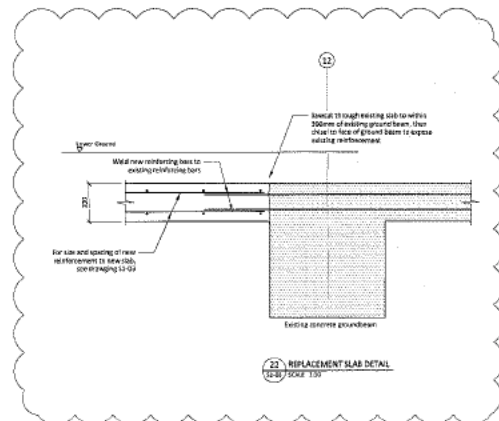
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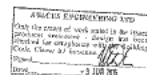
30 TIMBER FLOOR DETAIL
100% SCALE 1:30



31 TIMBER FLOOR DETAIL
100% SCALE 1:30

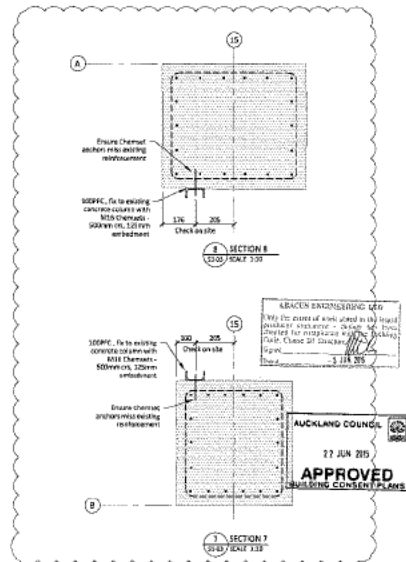
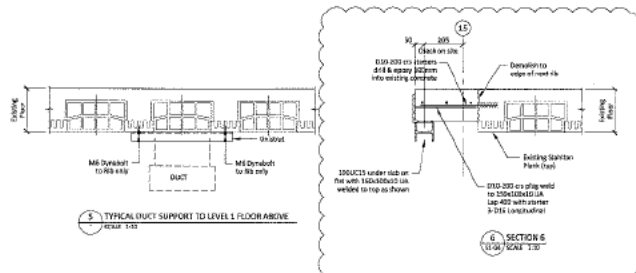
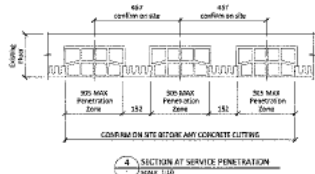
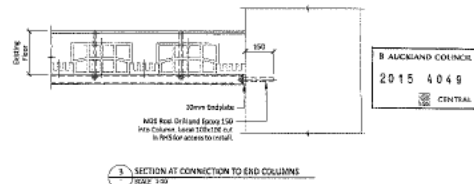
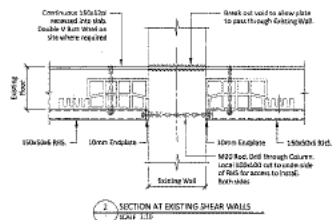
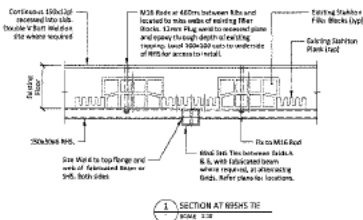


22 REPLACEMENT SLAB DETAIL
100% SCALE 1:30



FOR BUILDING CONSENT - 03-06-15

THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD	ARCHITECT: SUSAN LEE ARCHITECTS LTD Tse Architects	ENGINEER: Structure Design 2015-2016 Annual Report Annual Report 2015 Annual Report	PROJECT TITLE: COPTHORNE HARBOUR CITY REFURBISHMENT 196 - 200 Quay Street, Auckland City	SHEET TITLE: FOUNDATIONS & FLOORS GROUND FLOOR (Sheet 4)	DRAWN BY: G11 SCALE: AS SHOWN @ A1 APPROVED: AS DATE: 1551 DRAWING NO: 53-05 REV: 4
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FOR BUILDING CONSENT -03-06-15

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AND THE DESIGNS SHOWN ON IT
REMAIN WITH STRUCTURE DESIGN LTD

AGENTIST:

SUSAN LEE ■ ■
ARCHITECTS LTD ■ ■
 **Tse Architects**

ENGINEER



Structure Design

PROJECT TITLE:
COPTHORNE HARBOUR CITY
REFURBISHMENT
196 - 200 Quay Street,
Auckland City

SHEET TITLE:

FLOOR MODIFICATIONS
(Sheet 1)

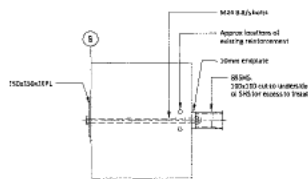
DRAWN BY: GQ SCALING: AS SHOWN @ A1

APPROVED: AS FILENAME:

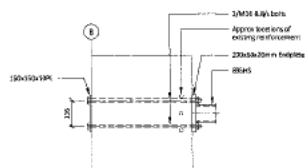
JOB No: 1551
SHEET No: S5-01

4

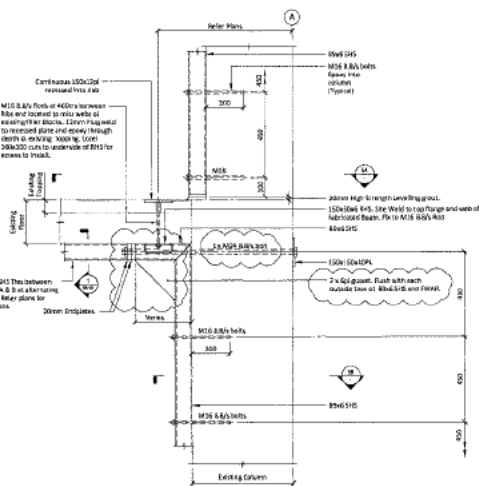
SCALE 1 CM



4A SECTION

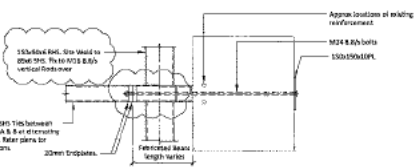


48 SECTION

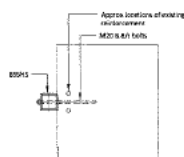


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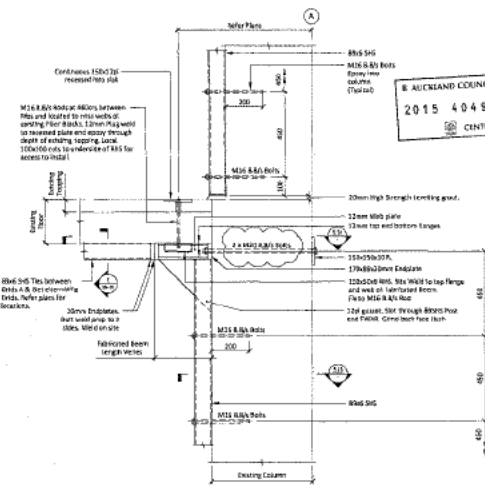
RECOMMENDATIONS FOR LOCATING AND



5A SECTION

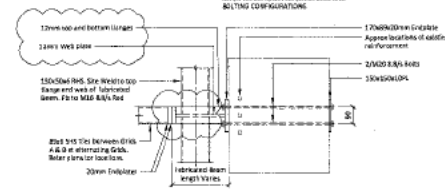


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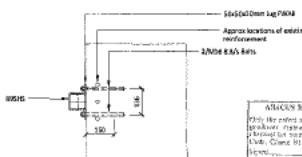


 BRACKET TYPE BR5.1 ELEVATIC

SCALE 1:10
REFER ELEVATIONS FOR LOCATIONS A



5.24 SECTION



Section



ARACIS ENGINEERING LTD
Only the right of work could be an inter-
national agreement - design has been
developed in compliance with a number
of standards. *ARACIS*
Signed _____
Date _____ - 3 JAN 1970

FOR BUILDING CONSENT - 03-06-15

[illegible]

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AND THE DESIGNS SHOWN ON IT
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ABSTRACT:

SUSAN LEE ■
ARCHITECTS LTD ■
Tse Architects

ENGINEER



Power 9, July/August 1992

PROJECT (TYPE)
COPTHORNE HARBOUR CITY
REFURBISHMENT
196 - 200 Quay Street,
Auckland City

SHEET TITLE:

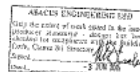
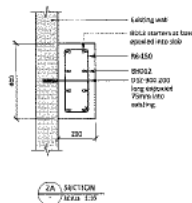
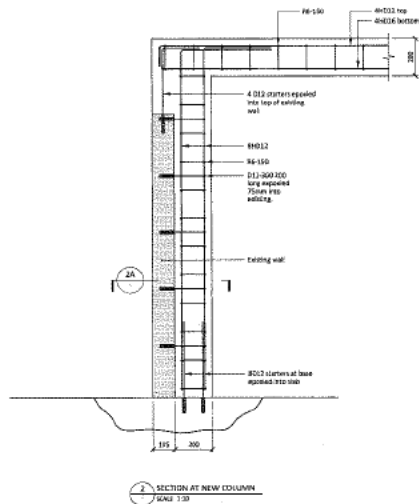
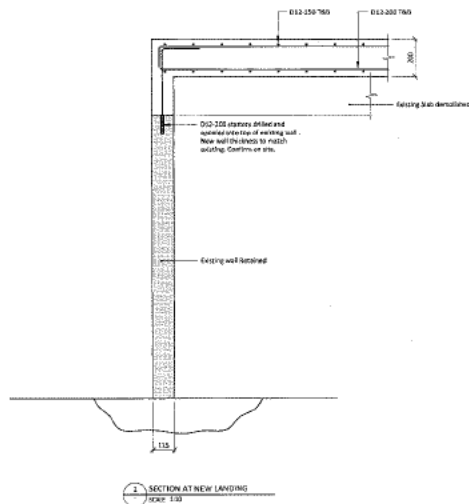
FLOOR MODIFICATIONS
(Sheet 2)

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APPROVED: AS		FILENAME:
JOB No:	SHEET No:	SPR:
1551	S5-02	4

DRAWN BY: GO		SCALE: AS SHOWN @ A1
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JOB No.	SHEET No.	REV.
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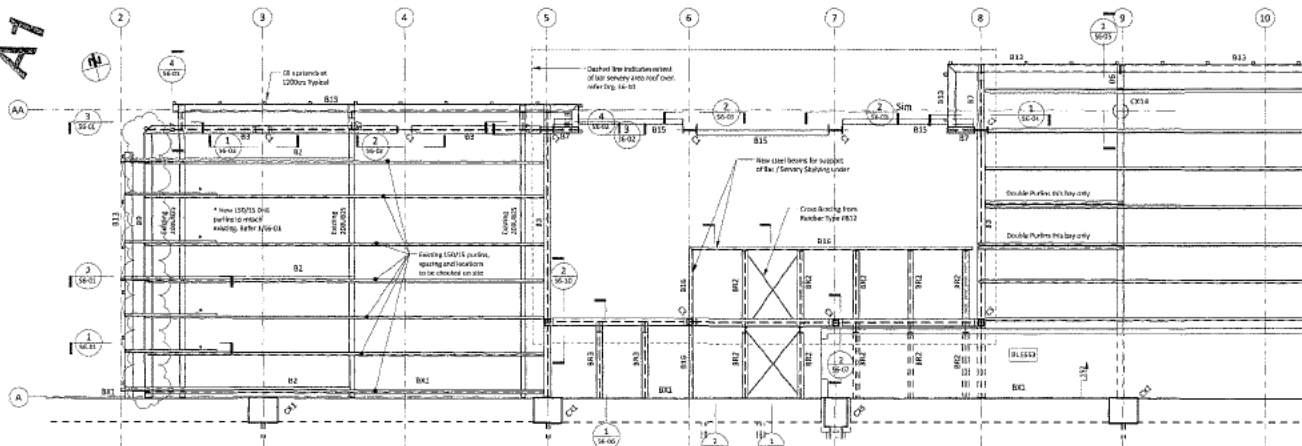
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FOR BUILDING CONSENT - 03-06-15

1. 2015/10/10 100 Building/Structure REV DATE BY		THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD	ARCHITECT: SUSAN LEE ARCHITECTS LTD Tse Architects	ENGINEER: Structure Design Structural Engineering Ltd	PROJECT: COPTHORNE HARBOUR CITY REFURBISHMENT 196 - 200 Quay Street, Auckland City	SHEET TITLE: CONCRETE DETAILS STAIR 3	DRAWN BY: GO SCALE: AS SHOWN @ A1 APPROVED: AS 1551 55-10 1
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14

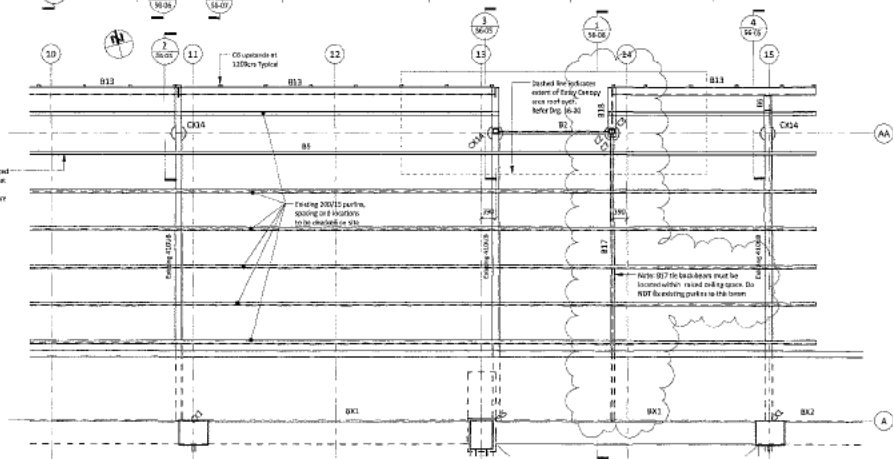


LEVEL 1 ROOF PLAN PART 1

SCALE 2 = NO

NEW STEEL BEAMS SCHEDULE		
Mark	Description	Comments
#1	360UB50.7	
#2	150PF13.7	
#3	460UB27.5	
#4	460UB67.3	
#5	410UB55.7	
#6	150UC30.9	
#7	130UB44.4	
#8	200UC11.3	
#10	200UC35.5	
#11	Unbr'd F550GT Channel	with 2x484 brackets at each end
#12	150UB18.0	
#13	200A 0595	
#14	150UBA	
#15	150UB44.4-0596 on Flg	Rls on flg
#16	250PF13.5	
#17	100B 0595 To Back	Located within ceiling space
#18	200UC29.2	
#19M	150UC30.9 Floor Beam End	Under Existing Shaftless Floor
#20M	150UC30.9 Floor Beam End	Under Existing Shaftless Floor
#21M	250UC11.3 Floor Modification Beam	Flank with end of Existing Staircase
#22M	150UC30.9 Bracket Type #B2	Servary Shaking Brackets
#23	150UC30.9 Bracket Type #B3	Bar Area Roof Bracket
#24	150UC30.9 Bracket Type #B5	Floor Modification Vertical Stair
#25	150UC30.9 Bracket Type #B6	Floor Modification Vertical Stair

Existing profile tube replaced with 200 PTC, 4M12 bolts at existing beam locations. Inspect existing Sag Rods are replaced after installation.



LEVEL 1 ROOF PLAN PART 2

SCALE 1 : 50

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DESIGNS SHOWN ON IT REMAIN WITH
STRUCTURE DESIGN LTD



The SCMT Bank provided to ensure the best loan used to its account will be at the lowest interest rate for the borrower.

1. These drawings are to be read in conjunction with all relevant AIA-Hand and Engineer's drawings and Specifications.
2. The structural plans shall be treated as general arrangements, refer to architect's drawings for levels and detail.
3. Refer to submittal for any dimension not given or desirable from the structural details. Do not make floor drawings.

ARCHITECT:
SUSAN LEE
ARCHITECTS LTD. 

 **The GreenSource**



Structure Design

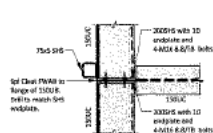
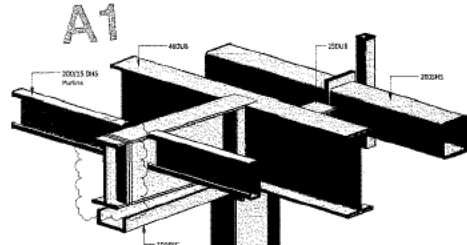
**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

STEEL DETAILS - SHEET 1
LEVEL 1 ROOF PLAN

ORDER NO: 60 SCALE: 3:50
 APPROVED: AS PLANNED:

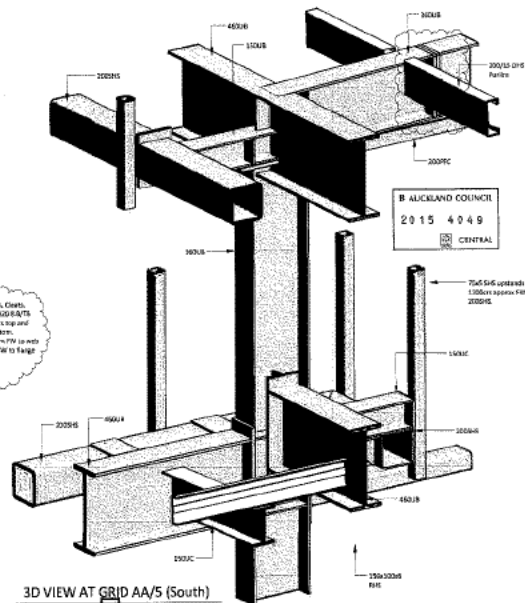
228 PM SHEET NO:

1 OF 1 \$6.00



SECTION 3A

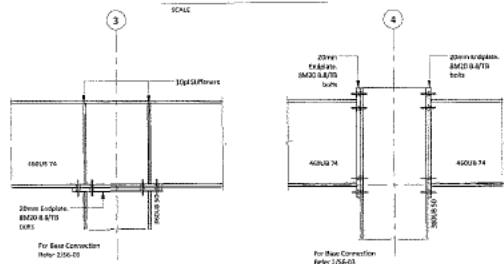
SCALE 1:20



8 AUCKLAND COUNCIL
20 15 4049
CENTRAL

3D VIEW AT GRID AA/5 (North)

SCALE

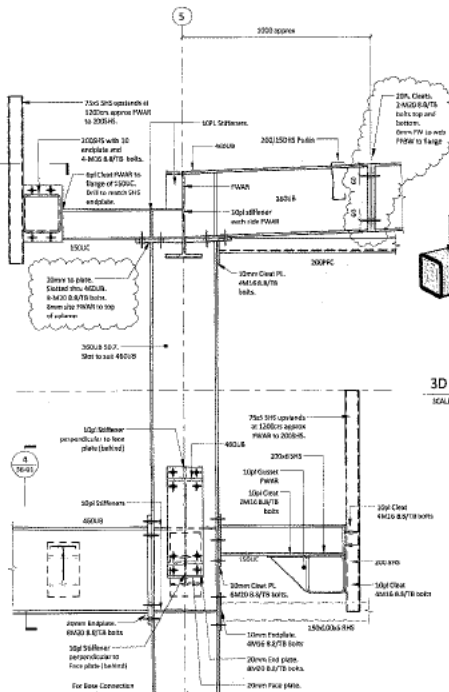


Section at Grids AA/3

SCALE 1:20

Section at Grids AA/4

SCALE 1:20

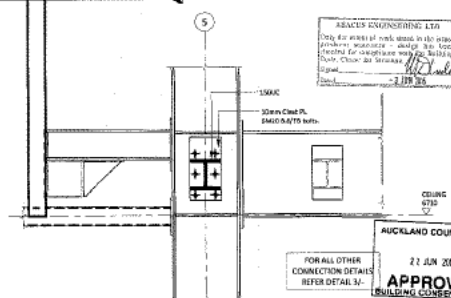


Section at Grids AA/5 (North)

SCALE 1:20

3D VIEW AT GRID AA/5 (South)

SCALE



Section at Grids AA/5 (South)

SCALE 1:20

FOR ALL OTHER
CONNECTION DETAILS
REFER DETAIL 3A

AUCKLAND COUNCIL
21 JUN 2015
APPROVED
BUILDING CONSENT FLAG

THE COPYRIGHT OF THIS DRAWING AND THE
DESIGN SHOWN ON IT REMAINS WITH
STRUCTURE DESIGN LTD.

1. This drawing is to be used in conjunction with all
relevant specifications and Engineering Standards and Regulations.
2. The structural plans shall be prepared according to the
relevant specifications and Regulations.
3. Refer to engineer for any alterations or changes to the
drawing from the original design. Do not make these changes.

SUSAN LEE
ARCHITECTS LTD.
The Architects

Structure
Design
STRUCTURE DESIGN
LIMITED
100/100

COPTHORNE HARBOUR CITY
REBURNISHMENT
196 - 200 Quay Street,
Auckland City

REVISIONS:
SCALE: 1:20
DATE: 15/06/15
APPROVED: AS
FOR: 15/06/15
JOB NO: 1551
S6-02
3



AUCKLAND COUNCIL

22 JUN 2015

APPROVED
BUILDING CONSENT PLANS

ASACIN ENGINEERING LTD
Only the people of world status in the leased
property, waterfront - Dodge Inn, beach
climate for creative work. Building
Only, Class 61 Service. *[Signature]*
Signed _____
Date _____ - 3 12M 85

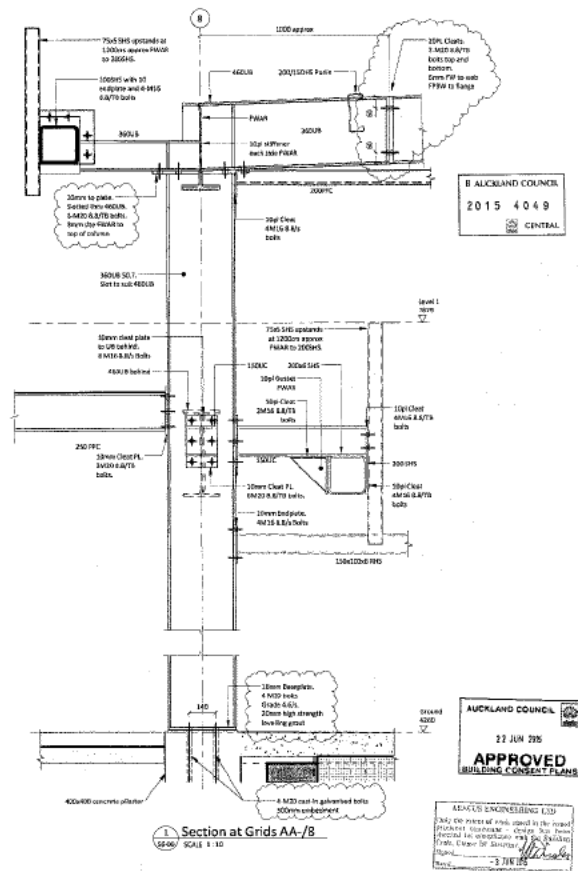
FOR BUILDING CONSENT - 02-05-15

THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD	NOTES: 1. These drawings are to be read in conjunction with all relevant standards and Engineering drawings and Specifications. 2. The structural elements shall be finished as per the requirements, unless otherwise indicated. 3. Refer to engineer for any dimension not given or otherwise indicated on the drawings.	APPROVED: SUSAN LEE ARCHITECTS LTD Tim Architects	INCHES:  Structure Design 200 CROWN ROAD P.O. BOX 1000 AUCKLAND	PROJECT TITLE: COPTHORNE HARBOUR CITY REFURBISHMENT 196 - 200 Quay Street, Auckland City	SHEET TITLE: STEEL DETAILS - SHEET 4 DETAILS AT GRIDS AA/6 (AA/7 SIMILAR)	DRAWN BY: GO SCALE: 1:10 APPROVED BY: AS (REVISION)	JOB No: 1551 SHEET No: S6-03	REV: 3
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YourName@domain.com 111-111-1111



SCN10



FOR BUILDING DEPARTMENT - 02-06-15

[illegible]

This SCA/E RM is provided to ensure the sheet is printed in its proper scale. It should not be used for measuring dimensions.

NOTES

- These drawings are to be used in conjunction with all relevant technicals and Engineers drawings and Specifications.
- The structural plans shall be checked in general arrangements, after Architects drawings for level and section.
- Notes to engineers facing drawings not given on structural

ARCHIVES

SUSAN LEE ■
ARCHITECTS LLP ■
The Time Architecture



207021 *Paronychia*
Paronychia, *Acronyctus*, 11
New Zealand

Structure Design

PROJECT FILE

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

9457 YIN C

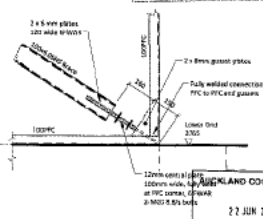
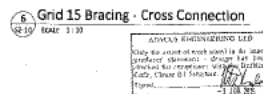
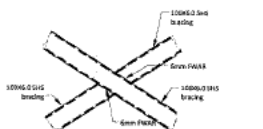
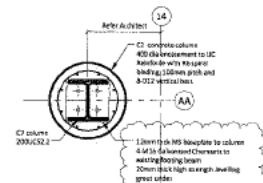
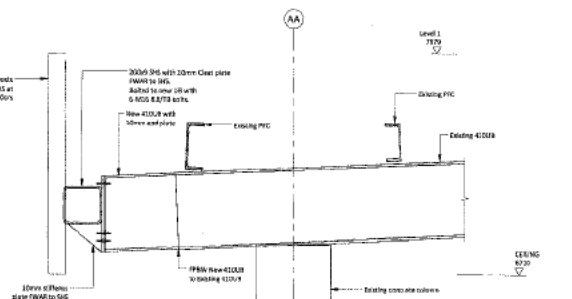
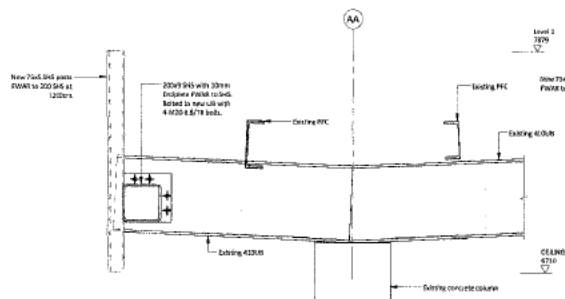
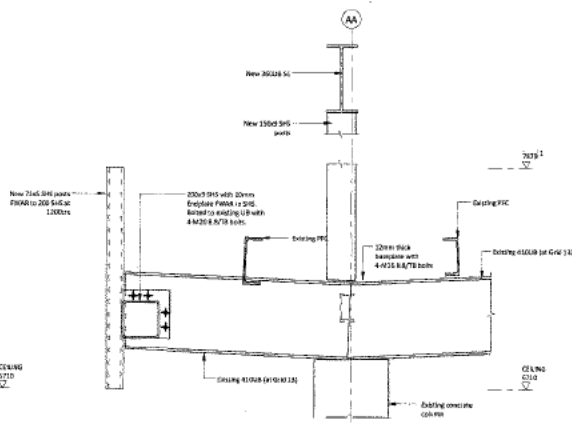
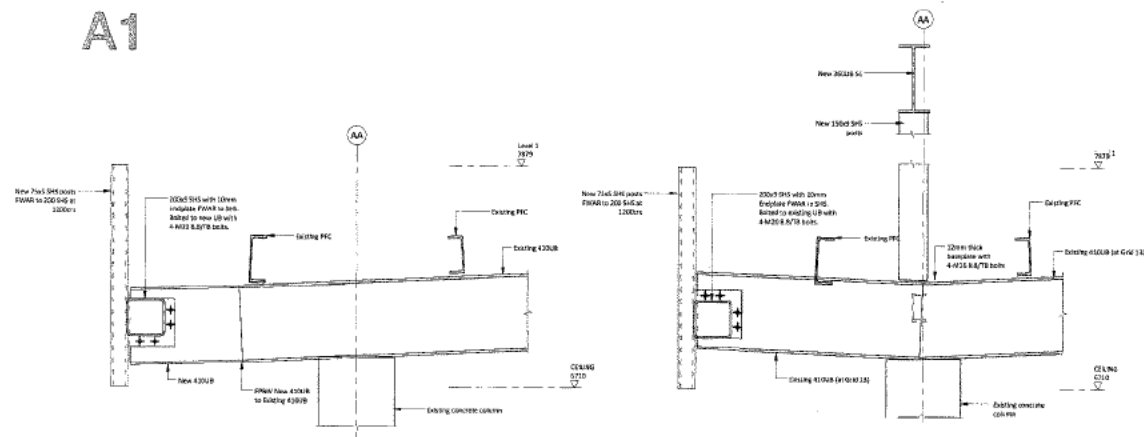
STEEL DETAILS - SHEET 5
DETAILS AT GRIDS AA-/B

[illegible]

1551 S6-04

ALANUS ENGINEERING LTD
Only the names of those stated in the contract
Pickard Gurney - Design Team
Awarded in competition with the following
Date, Name of Supplier
Date - 3 JUN 1995

A1



NO.	REVISION	DATE	BY	CHECKED	APPROVED
1	ISSUED FOR PERMIT	2015/06/01	SUSAN LEE	JOHN LEE	JOHN LEE
2	ISSUED FOR CONSTRUCTION	2015/06/01	SUSAN LEE	JOHN LEE	JOHN LEE

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1:10 Scale

0 10 20 30 40 50 60 70 80 90 100

THIS SCALE IS TO BE USED TO CHECK THE DIMENSIONS OF THE DRAWING. IT IS NOT TO BE USED TO CHECK THE DIMENSIONS OF THE CONSTRUCTION.

NOTES

1. These drawings are to be used in conjunction with all relevant contracts and Engineers drawings and specifications.
2. The structural plans and specifications are general in nature. It is the responsibility of the contractor to ensure that the construction complies with the structural details. Refer to the structural details. Do not rely on these drawings.
3. Refer to the specifications for any other requirements not shown on the structural details. Do not rely on these drawings.

PROJECT

SUSAN LEE ARCHITECTS LTD

THE ARCHITECTS

ENGINEER

Structure Design

2015/06/01

PROJECT TITLE

COPTHORNE HARBOURCITY REFURBISHMENT

196 - 200 Quay Street, Auckland City

DRAWN BY: GP SCALE: 1:10

CHECKED: AL

APPROVED: GP

DATE: 2015/06/01

SHEET NO: 1551

SHEET NAME: S6-05

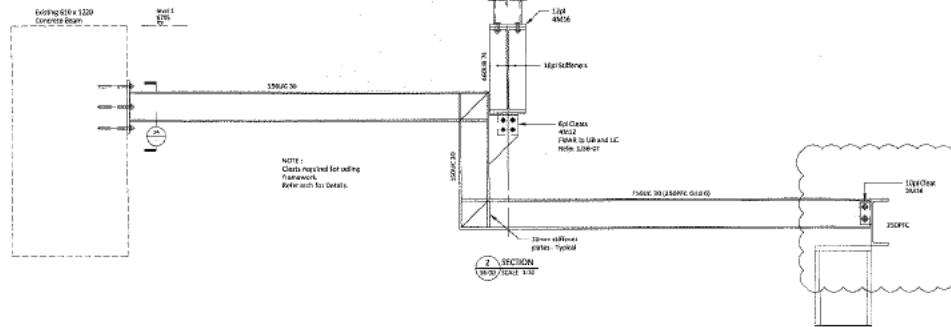
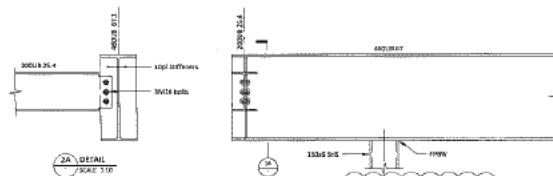
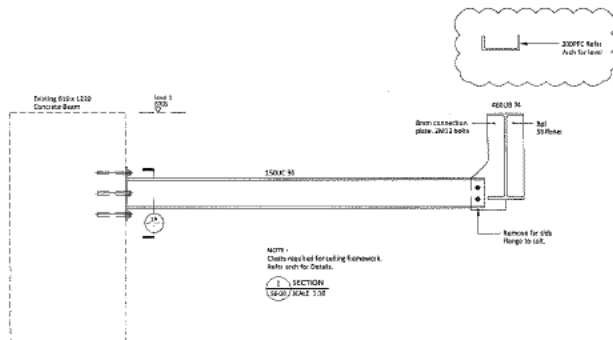
NO: 4

FOR BUILDING CONSENT - 2015-06-01

27 JUN 2016

APPROVED BUILDING CONSENT PLANS

160
100 100
85/95
2000
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150/150 300
4mm
100mm
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embedment
1A
SCALE 1:10



B AUCKLAND COUNCIL
2015 4049
CENTRA

AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ARACON ENGINEERING LTD
 first for some of work done in the
 prefabricated movement - design low
 structural for compliance with the
 Code, Council of Engineers
 April - 3 JUN 1985

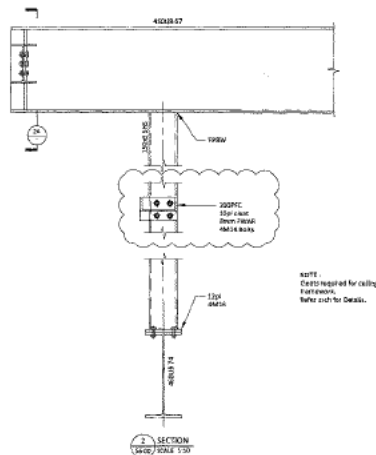
FOR BUILDING CONSENT - 03-06-15

DATE: 15/01/2018 DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]	THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD	ARCHITECT: SUSAN LEE ARCHITECTS LTD  The Tse Architects	ENGINEER:  Structure Design 196 - 200 Quay Street, Auckland City	PROJECT TITLE: COPTHORNE HARBOUR CITY REFURBISHMENT 196 - 200 Quay Street, Auckland City	SHEET TITLE: STEEL DETAILS - SHEET 7 RESTAURANT DETAILS	DRAWN BY: 001 APPROVED BY: AS SCALE: AS SHOWN ON A1 FILENAME:	JOB No: 1551 SHEET No: S6-06 REV: 2
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[illegible]

8 AUCKLAND COUNCIL
2015 4049
CENTRAL

SECTION
SEAL 110



NOTE:
Costs required for calling
Partnership.
Refer 2151 for Details.

2 SECTION
SCALE 5:50

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ABSTRACT

SUSAN LEE ■ ■
ARCHITECTS LTD ■ ■
 **Tse Architects**

POSTAGE WILL BE PAID BY ADDRESSEE



Structure Design

PROJECT TITLE:
COPTHORNE HARBOUR CITY
REFURBISHMENT
196 - 200 Quay Street,
Auckland City

SHIRK TITLE:

STEEL DETAILS - SHEET 8
RESTAURANT DETAILS

DRAWN BY: 00 SCALE: AS SHOWN BY A1

APPROVED: AS	FILENAME:
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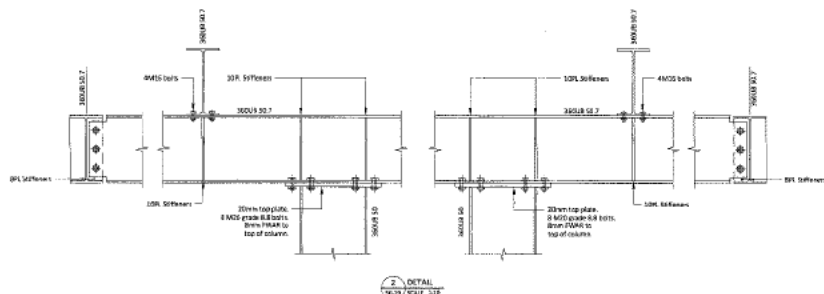
1551	S6-07	2
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AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ARACUS ENGINEERING LTD
Only the center of work fitted in the house
Interior Paintwork - design has been
checked as complete and the design
Code, Class III Structure
Signed: *[Signature]*
Date: 2/12/2010

FOR BUILDING CONSENT - 03-06-15

2	20-10-15	NO	SHIRAZ CANARY LODGE 1
1	24-10-15	NO	SHIRAZ CANARY
NO	20-10-15	NO	SHIRAZ CANARY

[illegible]

B AUCKLAND COUNCIL
2015 4049
CENTRAL

AUCKLAND COUNCIL

22 JUN 2015

APPROVED

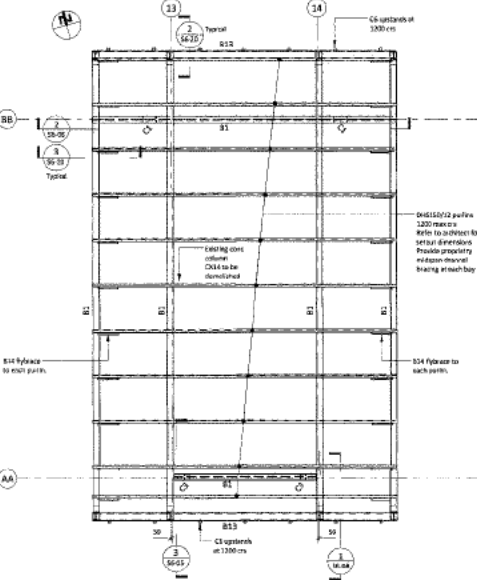
BUILDING CONSENT PLAN

ADAMSON ENGINEERING LTD
Only the kind of work found in the main
product catalogue - design has been
studied for maximum use of existing
tools, fixtures & services.

FOR BUILDING CONSENT - 03-06-15

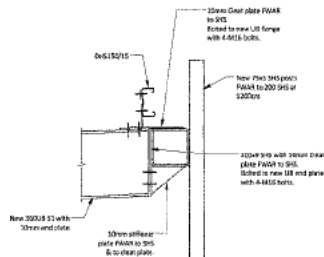
		THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD		ARCHITECT: SUSAN LEE ARCHITECTS LTD  Tse Architects		ENGINEER:  Structure Design 202/400 Parnell Road Auckland, Auckland 1015 New Zealand		PROJECT TITLE: COPTHORNE HARBOUR CITY REFURBISHMENT 196 - 200 Quay Street, Auckland City		SHEET TITLE: STEEL DETAILS - SHEET 9 NEW 410UB BEAM GRID 14		DRAWN BY: OD SCALE: AS SHOWN (IF AT)					
										APPROVED: AS FILENAME:							
												JOB No		Sheet No.		REV	
												1551		56-08		3	

FOR BUILDING CONCEPT - 03-06-15



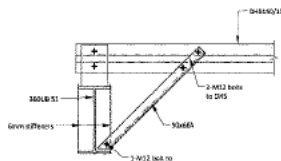
ENTRANCE CANOPY ROOF PLAN

SERIAL 9:50



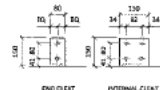
② Section 43

-56-32/ SCMF 1-15



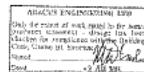
③ Section 42

SCALE	SCALE 1: 70
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PURLIN CLEATS - ENTRANCE CANOPY ROOF

SCALE 1-10



10202 30 JUL 2002 123456789 - 02-05, 21

[illegible]

Architectural section drawing of a building floor slab and columns. The drawing shows a cross-section of a concrete slab with various reinforcement details. Key elements include:

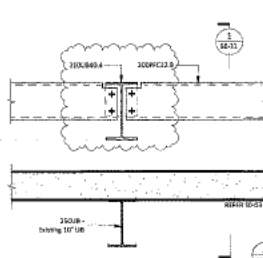
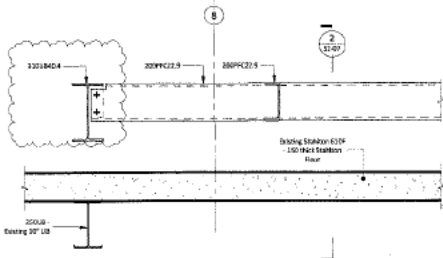
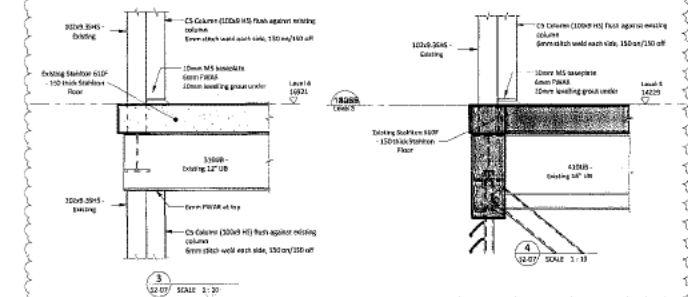
- Columns:** Labeled "New 400 x 400 column section" and "Existing 400 x 400 column".
- Slab:** Labeled "200mm thick concrete slab" and "200mm thick concrete slab".
- Reinforcement:** Includes "4#16s Charco" and "200mm High Strength Reinforcing bars".
- Notes:** "STEELWORK TO BE COORDINATED WITH MECHANICAL ENGINEER/SUBCONTRACTOR" and "CS Column flush against existing column".
- Section Line:** Indicated by a dashed line with circles 1 and 2.
- Title Block:** "Section 57" and "1:20".

50-000 SC415 1:20

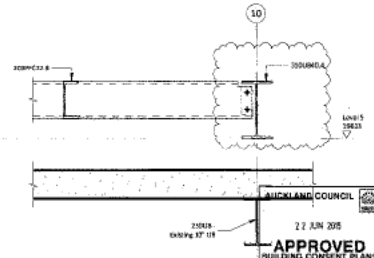
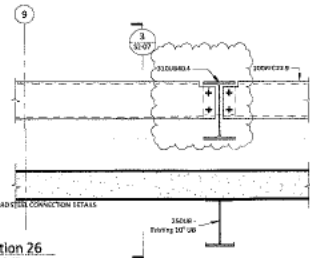
REFER TO THE FOLLOWING FOR STANDARD STEEL CONNECTION DETAILS

B AUKLAND COUNCIL
2015 4049
CENTRAL

ARACUS ENGINEERING LTD
Only the action of water quench in the bore
prevents distortion - design has been
optimized for production with the Tuffex
Coils, Class 60 Struck.
Signed: 
Dated: - 3. 11. 85



53-08 SCALE 1:10



22 JUN 2015
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BUILDING CONSENT PLAN

FOR BUILDING CONSENT - 12-02-16

The SCA 2 R&B is provided to ensure the sheet is printed to its proper scale. It should not be used for measuring dimensions.

SUSAN LEE ■ ■
ARCHITECTS LTD ■ ■

THE ARCHITECTS

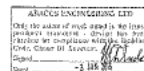
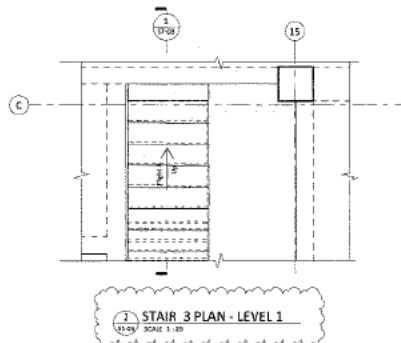
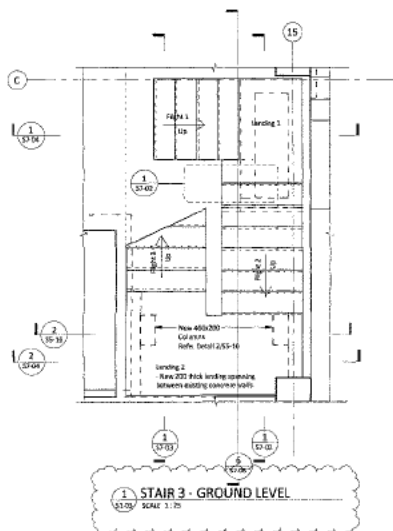


3D(4D) Parallel to
yourself, be bold!

Structure Design

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

UNAPPROVED BY:	DATE:	SCALE:	1:30
APPROVED BY:	DATE:	FILE NAME:	
JOB NO:		SHEET NO:	
1551		S6-31	



FOR BUILDING CONSENT - 15/05/15

THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD 1:1 Scale 0 10 20 30 40 50 60 The 1:1 Scale is provided for reference only. It is not to be used for construction purposes.	NOTE: 1. This drawing is to be read in conjunction with all relevant technical specifications and standards. 2. This drawing is to be read in conjunction with all relevant technical specifications and standards. 3. This drawing is to be read in conjunction with all relevant technical specifications and standards.	DESIGNER: SUSAN LEE ARCHITECTS LTD Web Architects	ENGINEER: Structure Design	PROJECTING: COPTHORNE HARBOUR CITY REFURBISHMENT 196 - 200 Quay Street, Auckland City	SHEET TITLE: STAIR 3 - SHEET 1	DATE: 2015	APPROVED: 1551 57-01 2
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Chambersburg/Decatur Area, 1992-1993, 1994-1995



AUCKLAND COUNCIL

22 JUN 2015

APPROVED

BUILDING CONSENT PLAN

ARABIAN ENGINEERING LTD
Only for areas of wood stored in the insured
premises - otherwise - Design Box type
insured as transporter with the following
Code, Slabs 02 100000.
Slab
100000

FOR BUILDING CONSENT - 03-05-15

1. 2024/05/24 2. 2024/05/24 3. 2024/05/24	THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS THEREON IS THE PROPERTY OF STRUCTURE DESIGN LTD	NOTES 1. These drawings are to be used in conjunction with all relevant technical specifications and standards. 2. The design is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided. 3. The design is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided.	APPROVED: SUSAN LEE ARCHITECTS LTD The Architects	ENGINEER: Structure Design 2024/05/24 2024/05/24 2024/05/24	PROJECT TITLE: COPTHORNE HARBOUR CITY REFURBISHMENT 196 - 200 Quay Street, Auckland City	SHEET TITLE: STAIR 3 - SHEET 2	DRAWN BY: ED CHECKED BY: SD APPROVED BY: KS DATE: 2024/05/24	JOB NO: 1551 SHEET NO: S7-02	REV: 2
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[illegible]

ARACUS ENGINEERING LTD
Only the extent of work stated in the issued
programme is intended - Designer has been
checked for compliance with the Building
Code, Clause 10.1 (structure).
Signed: *[Signature]*
Dated: 2 JAN 1986

THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD 1:1 Scale  11.5m 12.5m 13.5m 14.5m 15.5m 16.5m 17.5m 18.5m 19.5m 20.5m 21.5m 22.5m 23.5m 24.5m 25.5m 26.5m 27.5m 28.5m 29.5m 30.5m 31.5m 32.5m 33.5m 34.5m 35.5m 36.5m 37.5m 38.5m 39.5m 40.5m 41.5m 42.5m 43.5m 44.5m 45.5m 46.5m 47.5m 48.5m 49.5m 50.5m 51.5m 52.5m 53.5m 54.5m 55.5m 56.5m 57.5m 58.5m 59.5m 60.5m 61.5m 62.5m 63.5m 64.5m 65.5m 66.5m 67.5m 68.5m 69.5m 70.5m 71.5m 72.5m 73.5m 74.5m 75.5m 76.5m 77.5m 78.5m 79.5m 80.5m 81.5m 82.5m 83.5m 84.5m 85.5m 86.5m 87.5m 88.5m 89.5m 90.5m 91.5m 92.5m 93.5m 94.5m 95.5m 96.5m 97.5m 98.5m 99.5m 100.5m 101.5m 102.5m 103.5m 104.5m 105.5m 106.5m 107.5m 108.5m 109.5m 110.5m 111.5m 112.5m 113.5m 114.5m 115.5m 116.5m 117.5m 118.5m 119.5m 120.5m 121.5m 122.5m 123.5m 124.5m 125.5m 126.5m 127.5m 128.5m 129.5m 130.5m 131.5m 132.5m 133.5m 134.5m 135.5m 136.5m 137.5m 138.5m 139.5m 140.5m 141.5m 142.5m 143.5m 144.5m 145.5m 146.5m 147.5m 148.5m 149.5m 150.5m 151.5m 152.5m 153.5m 154.5m 155.5m 156.5m 157.5m 158.5m 159.5m 160.5m 161.5m 162.5m 163.5m 164.5m 165.5m 166.5m 167.5m 168.5m 169.5m 170.5m 171.5m 172.5m 173.5m 174.5m 175.5m 176.5m 177.5m 178.5m 179.5m 180.5m 181.5m 182.5m 183.5m 184.5m 185.5m 186.5m 187.5m 188.5m 189.5m 190.5m 191.5m 192.5m 193.5m 194.5m 195.5m 196.5m 197.5m 198.5m 199.5m 200.5m 201.5m 202.5m 203.5m 204.5m 205.5m 206.5m 207.5m 208.5m 209.5m 210.5m 211.5m 212.5m 213.5m 214.5m 215.5m 216.5m 217.5m 218.5m 219.5m 220.5m 221.5m 222.5m 223.5m 224.5m 225.5m 226.5m 227.5m 228.5m 229.5m 230.5m 231.5m 232.5m 233.5m 234.5m 235.5m 236.5m 237.5m 238.5m 239.5m 240.5m 241.5m 242.5m 243.5m 244.5m 245.5m 246.5m 247.5m 248.5m 249.5m 250.5m 251.5m 252.5m 253.5m 254.5m 255.5m 256.5m 257.5m 258.5m 259.5m 260.5m 261.5m 262.5m 263.5m 264.5m 265.5m 266.5m 267.5m 268.5m 269.5m 270.5m 271.5m 272.5m 273.5m 274.5m 275.5m 276.5m 277.5m 278.5m 279.5m 280.5m 281.5m 282.5m 283.5m 284.5m 285.5m 286.5m 287.5m 288.5m 289.5m 290.5m 291.5m 292.5m 293.5m 294.5m 295.5m 296.5m 297.5m 298.5m 299.5m 300.5m 301.5m 302.5m 303.5m 304.5m 305.5m 306.5m 307.5m 308.5m 309.5m 310.5m 311.5m 312.5m 313.5m 314.5m 315.5m 316.5m 317.5m 318.5m 319.5m 320.5m 321.5m 322.5m 323.5m 324.5m 325.5m 326.5m 327.5m 328.5m 329.5m 330.5m 331.5m 332.5m 333.5m 334.5m 335.5m 336.5m 337.5m 338.5m 339.5m 340.5m 341.5m 342.5m 343.5m 344.5m 345.5m 346.5m 347.5m 348.5m 349.5m 350.5m

THIS DRAWING FREQUENTLY MISUNDERSTOOD

C.J.Lewis@jag.org.uk | Drummond@jag.org.uk | 18113.431@Comcast.com | 18113.431@Comcast.com

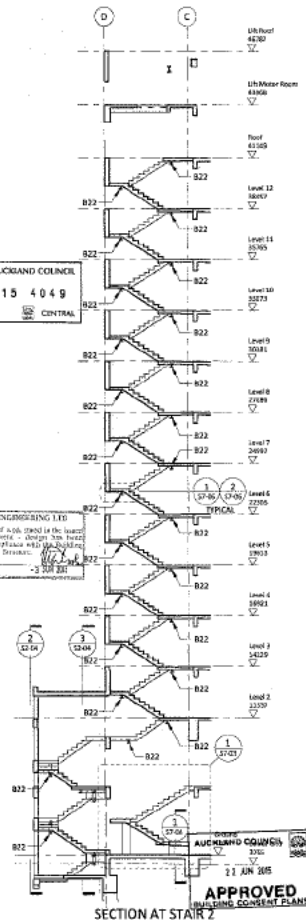
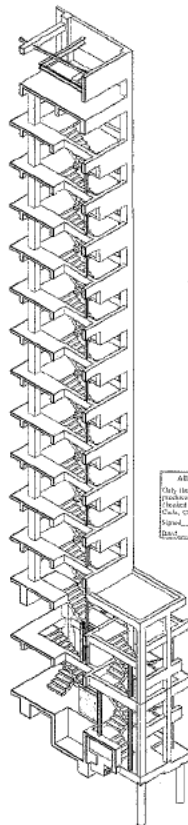
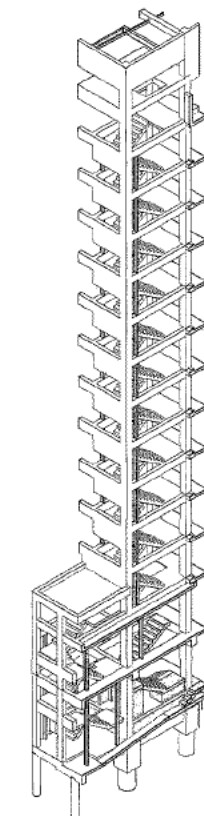
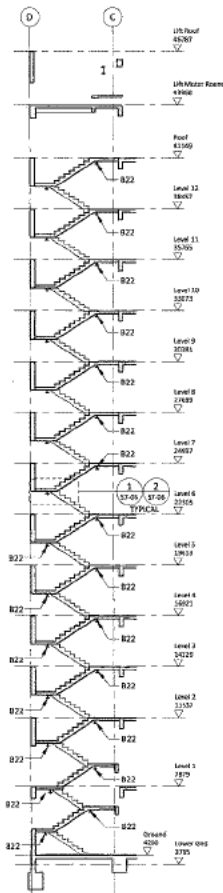
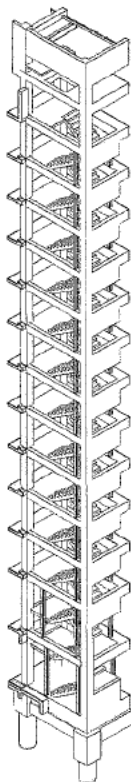
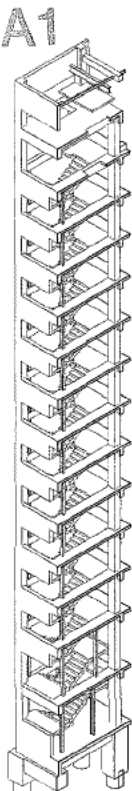


ADJUDICATED DELINQUENT
Only the minor of work stated in the above
product standards - Bright Star Beer
Oval for comparison with the following
Coke, Glass of Soda
By *[Signature]*
Date *3/10/76*

FOR BUILDING CONCEPT - 02-05-15

1. The copyright of this drawing and the designs shown on it remain with STRUCTURE DESIGN LTD 2. This drawing is to be read in conjunction with all relevant New Zealand Engineering and Construction Standards. 3. All work and design shall be based on a ground level of 1.0m, unless otherwise stated. 4. All dimensions shall be given in millimetres unless otherwise stated. 5. All dimensions shall be given in millimetres unless otherwise stated.	THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD 20 Scale: 1:10 10 20 30 40 50	NOTES 1. These drawings are to be read in conjunction with all relevant New Zealand Engineering and Construction Standards. 2. All work and design shall be based on a ground level of 1.0m, unless otherwise stated. 3. All dimensions shall be given in millimetres unless otherwise stated. 4. All dimensions shall be given in millimetres unless otherwise stated.	DESIGNED BY: SUSAN LEE ARCHITECTS LTD THE ARCHITECTS	ENGINEER Structure Design	PROJECT TITLE: COPTHORNE HARBOURCOAST REHABILITATION 196 - 200 Quay Street, Auckland City	SHEET TITLE: STAIR 3 - SHEET 4	DRAWN BY: GD SCALE: 1:10 APPROVED BY: L. HARRIS DATE: 15/11/15 SHEET NO: S7-04 REV: 2
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THIS DRAWING PREVIOUSLY NUMBERED 57.0



ALLEGAND COUNCIL
 2015 4049
 CENTRAL

ABACTA ENGINEERING LTD
Only the total of 400,000 in the last
productive year - design has been
checked for compliance with the British
Code, Class B1 Standard.
Signed _____
Date _____

APPROVED

SCALE 1:100
FOR BUILDING CONSENT - 03-06-15

[illegible]

THE COPYRIGHT OF THIS DRAWING AND THE
DESIGNS SHOWN ON IT REMAIN WITH

1:128 Scale 0 5000 10000 15000 20000 25000 30000
1:5 Scale 0 10 20 30 40 50 60

This SCAFF BAR is provided to ensure the sheet is pinned to its proper scale. This scale may be used for remaining connections.

1. These drawings are to be read in the junction with all relevant instructions and Engineer's drawings and Specifications.
2. The structural plans shall be treated as general arrangements, refer to architect's drawings for levels and layout.
3. Refer to engineer for any dimensions not given or obtainable from the structural details. Do not scale from drawings.

SUSAN LEE ■■
ARCHITECTS LTD ■■

THS Architecture



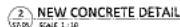
Structure Design

**COPTHORNE HARBOUR CITY
REFURBISHMENT**
196 - 200 Quay Street,
Auckland City

STAIRS 1 & 2 - SHEET 1

DATE: 07/07/08	APPROVED: [Signature]	RECEIVED: 1-10-08
APPROVED: [Signature]		RECEIVED: 1-10-08
FOR: [Signature]	SECRET: 57-05	RE: 1

University of Queensland, Australia. E-mail: marc@uq.edu.au



8 AUCKLAND COUNCIL
2015 4049
CENTRAL

AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ARACON ENGINEERING LTD
Only in cases of work stated to be done
Rudimentary maintenance - design has been
checked for workability with the designer
Conf. Means Of Structure
Signed _____
Date _____

FOR FILING COMMENT - 03-05-13

THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD 3/10 Scale: 0 2500 5000 7500 10000 12500 15000 1:1 Scale: 0 100 200 300 400 500 600 700 800 900 1000 THIS DRAWING IS INTENDED TO BE USED AS A GUIDE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.	THIS DRAWING IS THE PROPERTY OF STRUCTURE DESIGN LTD. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM STRUCTURE DESIGN LTD. 1. This drawing is to be used in conjunction with all other drawings and specifications of the project. 2. The client is to be responsible for ensuring that the design is suitable for the intended use. 3. The client is to be responsible for ensuring that the design is suitable for the intended use. 4. The client is to be responsible for ensuring that the design is suitable for the intended use.	ARCHITECT: SUSAN LEE ARCHITECTS LTD 1. This drawing is to be used in conjunction with all other drawings and specifications of the project. 2. The client is to be responsible for ensuring that the design is suitable for the intended use. 3. The client is to be responsible for ensuring that the design is suitable for the intended use. 4. The client is to be responsible for ensuring that the design is suitable for the intended use.	ENGINEER: Structure Design 1. This drawing is to be used in conjunction with all other drawings and specifications of the project. 2. The client is to be responsible for ensuring that the design is suitable for the intended use. 3. The client is to be responsible for ensuring that the design is suitable for the intended use. 4. The client is to be responsible for ensuring that the design is suitable for the intended use.	PROJECT NAME: COPTHORNE HARBOUR CITY REFURBISHMENT 196 - 200 Quay Street, Auckland City	DRAWN BY: STAIRS 1 & 2 - SHEET 2	DATE: 1551	SCALE: 1:18	APPROVED: 1551	DATE: 57-06	1
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KEY PLAN

A1

Remove power for new driveway lift for 4-1/2

— Danish —

Existing blank/placer remains in
project kwb

Demolish & remove all existing –
landscape features & paving
to receive new loads

• 07200 Orange (24x4x1)

Removed existing road-crowning

Rescue exit drainage

112

Saw cut out and reinsert for drainage as req.

CIVIL DEMO PLAN - SCALE 1:100

NOTES:

- These drawings are to be used in accordance with all relevant Architect, Landmark, Structural, Mechanical and Hydraulic drawings and Specifications.
- The contractor is required to locate and erect street lights prior to commencing any works on the NORTH HAVESIDGE PARKWAY LIGHTS PROJECT. The site is shown in the attached drawings.
- All workmanship and materials shall comply with current relevant BS Design Codes, BS Standards, Code of Practice and BSI standards and standard drawings and Project specifications.
- All site levels and falls are to be confirmed on site to ensure correct falls to drainage collection, gully, gutter and kerb levels. The contractor is to inspect by the Engineer, Department for its role to suit proposed landscape works and to be in setting.
- Extreme care shall be taken during clearing

THE COPYRIGHT OF THIS DRAWING
AND THE DESIGNS SHOWN ON IT
REMAIN WITH STRUCTURE DESIGN LTD

ABSTRACT:

SUSAN LEE ARCHITECTS LTD ■■■
The Architects

CONQUEST 4



Structural Design

PROJECT TITLE:

COPTHORNE HARBOUR CITY

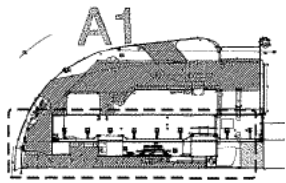
SHEET TITLE:

CIVIL WORKS
DEMO PLAN
SHEET 1 OF 2

Case	Age	Sex	Occupation	Duration	Location	Notes
1	25	Male	Farmer	10 days	India	...
2	30	Female	Homemaker	5 days	India	...
3	40	Male	Teacher	15 days	India	...
4	50	Female	Retired	20 days	India	...
5	60	Male	Businessman	30 days	India	...
6	70	Female	Homemaker	40 days	India	...
7	80	Male	Farmer	50 days	India	...
8	90	Female	Homemaker	60 days	India	...
9	100	Male	Farmer	70 days	India	...
10	110	Female	Homemaker	80 days	India	...
11	120	Male	Farmer	90 days	India	...
12	130	Female	Homemaker	100 days	India	...
13	140	Male	Farmer	110 days	India	...
14	150	Female	Homemaker	120 days	India	...
15	160	Male	Farmer	130 days	India	...
16	170	Female	Homemaker	140 days	India	...
17	180	Male	Farmer	150 days	India	...
18	190	Female	Homemaker	160 days	India	...
19	200	Male	Farmer	170 days	India	...
20	210	Female	Homemaker	180 days	India	...
21	220	Male	Farmer	190 days	India	...
22	230	Female	Homemaker	200 days	India	...
23	240	Male	Farmer	210 days	India	...
24	250	Female	Homemaker	220 days	India	...
25	260	Male	Farmer	230 days	India	...
26	270	Female	Homemaker	240 days	India	...
27	280	Male	Farmer	250 days	India	...
28	290	Female	Homemaker	260 days	India	...
29	300	Male	Farmer	270 days	India	...
30	310	Female	Homemaker	280 days	India	...
31	320	Male	Farmer	290 days	India	...
32	330	Female	Homemaker	300 days	India	...
33	340	Male	Farmer	310 days	India	...
34	350	Female	Homemaker	320 days	India	...
35	360	Male	Farmer	330 days	India	...
36	370	Female	Homemaker	340 days	India	...
37	380	Male	Farmer	350 days	India	...
38	390	Female	Homemaker	360 days	India	...
39	400	Male	Farmer	370 days	India	...
40	410	Female	Homemaker	380 days	India	...
41	420	Male	Farmer	390 days	India	...
42	430	Female	Homemaker	400 days	India	...
43	440	Male	Farmer	410 days	India	...
44	450	Female	Homemaker	420 days	India	...
45	460	Male	Farmer	430 days	India	...
46	470	Female	Homemaker	440 days	India	...
47	480	Male	Farmer	450 days	India	...
48	490	Female	Homemaker	460 days	India	...
49	500	Male	Farmer	470 days	India	...
50	510	Female	Homemaker	480 days	India	...
51	520	Male	Farmer	490 days	India	...
52	530	Female	Homemaker	500 days	India	...
53	540	Male	Farmer	510 days	India	...
54	550	Female	Homemaker	520 days	India	...
55	560	Male	Farmer	530 days	India	...
56	570	Female	Homemaker	540 days	India	...
57	580	Male	Farmer	550 days	India	...
58	590	Female	Homemaker	560 days	India	...
59	600	Male	Farmer	570 days	India	...
60	610	Female	Homemaker	580 days	India	...
61	620	Male	Farmer	590 days	India	...
62	630	Female	Homemaker	600 days	India	...
63	640	Male	Farmer	610 days	India	...
64	650	Female	Homemaker	620 days	India	...
65	660	Male	Farmer	630 days	India	...
66	670	Female				

© EMAS

1551	S8-00	3
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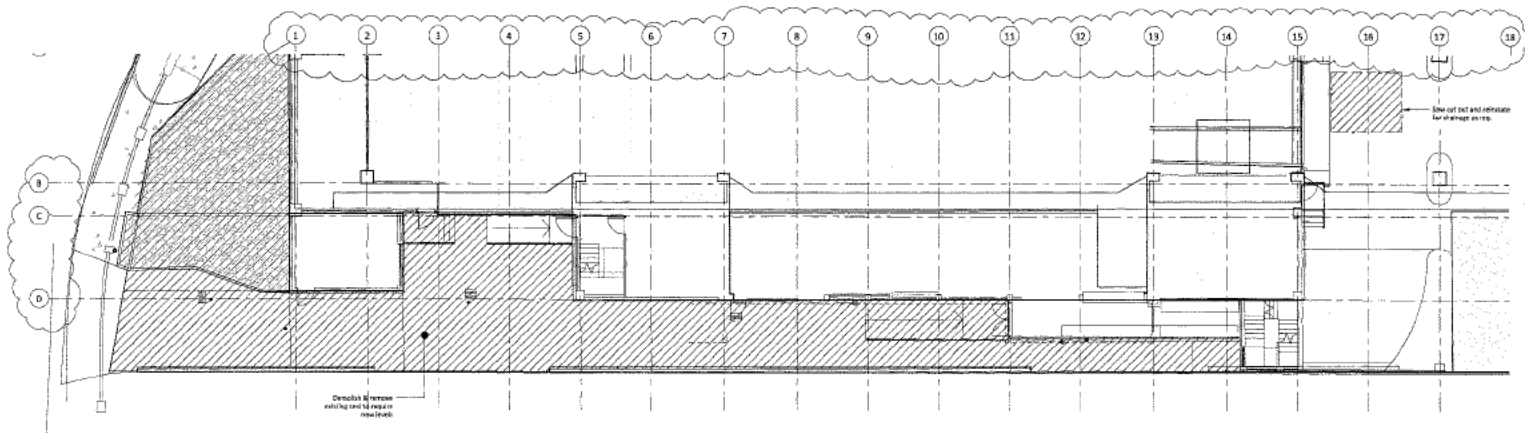
KEY PLAN



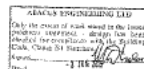
NOTES:

1. These drawings are to be read in conjunction with all relevant Architect, Landscape, Structural, Electrical, Mechanical and Hydraulic Drawings and Specifications.
2. The contractor is required to locate and protect all services and to determine any services on site. NOTE: SEE FOR BASE POWER LINES TRAVERSE THE SITE.
3. All workmanship and materials shall comply with current New Zealand Design Codes, All Building Code, Auckland Council Standards and standard drawings and project specifications.
4. All electrical and cable work to be confirmed on site to ensure required safe to work clearance points, items, and all services are to be inspected by the Engineer. Adjustment to be made to suit proposed building footprint and to suit existing.
5. Extensive cut shall be taken during dumping operation to protect all structures to remain.

AUCKLAND COUNCIL
2015 4049
CENTRAL



CIVIL DEMO PLAN - 1:100



FOR BUILDING CONSENT - 03-06-15

4. REVIEWED BY: [Signature] 3. CHECKED BY: [Signature] 2. DRAWN BY: [Signature] 1. APPROVED BY: [Signature]	THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD	ARCHITECT: SUSAN LEE ARCHITECTS LTD Tse Architects	ENGINEER: Structure Design STRUCTURE DESIGN LTD PO BOX 1000 AUCKLAND 1142	PROJECT TITLE: COPTHORNE HARBOUR CITY	SHEET TITLE: CIVIL WORKS DEMO PLAN SHEET 2 OF 2	DRAWN BY: JS SCALE: A3 SHOWN @ 1:1 APPROVED BY: JS FILE NAME: JOB No: 1551 SHEET No: S8-01 Rev: 4
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NOTES:

3. These drawings are to be made (incorporating WEP) as follows: All first, landscape, structural, electrical, mechanical and hydraulic drawings and specifications.
4. The contractor is required to locate and protect all existing utilities and structures and to provide for all utilities and structures north end voltage power lines, traverse the site.
5. All work items and materials shall comply with the relevant AS/NZS standards, AS/NZS 1546, AS/NZS 1547, AS/NZS 1548, AS/NZS 1549, AS/NZS 1550, AS/NZS 1551, AS/NZS 1552, AS/NZS 1553, AS/NZS 1554, AS/NZS 1555, AS/NZS 1556, AS/NZS 1557, AS/NZS 1558, AS/NZS 1559, AS/NZS 1560, AS/NZS 1561, AS/NZS 1562, AS/NZS 1563, AS/NZS 1564, AS/NZS 1565, AS/NZS 1566, AS/NZS 1567, AS/NZS 1568, AS/NZS 1569, AS/NZS 1570, AS/NZS 1571, AS/NZS 1572, AS/NZS 1573, AS/NZS 1574, AS/NZS 1575, AS/NZS 1576, AS/NZS 1577, AS/NZS 1578, AS/NZS 1579, AS/NZS 1580, AS/NZS 1581, AS/NZS 1582, AS/NZS 1583, AS/NZS 1584, AS/NZS 1585, AS/NZS 1586, AS/NZS 1587, AS/NZS 1588, AS/NZS 1589, AS/NZS 1590, AS/NZS 1591, AS/NZS 1592, AS/NZS 1593, AS/NZS 1594, AS/NZS 1595, AS/NZS 1596, AS/NZS 1597, AS/NZS 1598, AS/NZS 1599, AS/NZS 1600, AS/NZS 1601, AS/NZS 1602, AS/NZS 1603, AS/NZS 1604, AS/NZS 1605, AS/NZS 1606, AS/NZS 1607, AS/NZS 1608, AS/NZS 1609, AS/NZS 1610, AS/NZS 1611, AS/NZS 1612, AS/NZS 1613, AS/NZS 1614, AS/NZS 1615, AS/NZS 1616, 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B AUCKLAND COUNCIL
2015 4049
CENTRA

AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLAN

ABACUS ENGINEERING LTD
 I hereby certify that the above is a true and correct copy of the original as submitted to me for certification.
 Signed: _____
 Date: 3 JUL 1975

OVERALL CIVIL LAYOUT PLAN, SCALE 1:100

FOR BUILDING CONSENT - 03-06-15

THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD		ARCHITECT: SUSAN LEE ARCHITECTS LTD  	ENGINEER:  Structure Design 2000-2009 Renee, Richard, MGS New Zealand	PROJECT TITLE: COPTHORNE HARBOURCITY	SHEET TITLE: OVERALL CIVIL LAYOUT PLAN	DRAWN BY: HB SCALE: AS SHOWN @ A3 APPROVED: LB SHEET No: 1551 DATE: S9-00 REV: 3
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ABACUS ENGINEERING LTD
 We are the leaders of local control in the power
 generation industry - designs has been
 successfully completed with the British
 Coal, Nuclear, Oil Services.
 Signed: *[Signature]*
 Date: *[Date]*

4. These drawings are to be read in conjunction with all relevant Architect, Landscape, Structural, Electrical, Mechanical and Hydraulic drawings and Specifications.

- The contractor is required to locate and protect all services prior to commencing any work on-site. **NOTE: HIGH VOLTAGE POWER LINES TRAVEL THE SITE.**

3. All workmanship and materials shall comply with current relevant: NZ Design Codes, NZ Building Code, Asbestos Council standards and standard drawings and Project specifications.

4. All site levers and falls are to be confirmed on-site to ensure required falls to drainage collection points. Kerbs and fall lines shall be strong for inspection by the Engineer. Adjustments to be made.

5. Extreme care shall be taken during during demolition to protect all structures to remain.

B. AUCKLAND CORNICE
2015 4049
CENTRAL

AUCKLAND COUNCIL
 12 JAN 2015
APPROVED
 BUILDING CONSENT PLANS

FOR BUILDING CONSENT - 03-06-15

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ARCHITECT:
SUSAN LEE ■ ■ ■
ARCHITECTS LTD ■ ■ ■
 **Tse Architects**



2020-06-01

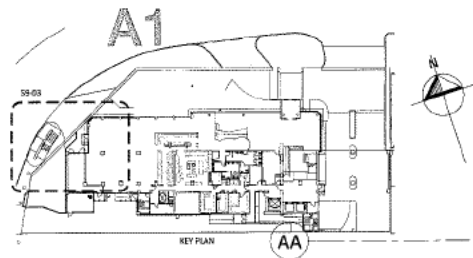
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COPTHORNE HARBOUR CITY

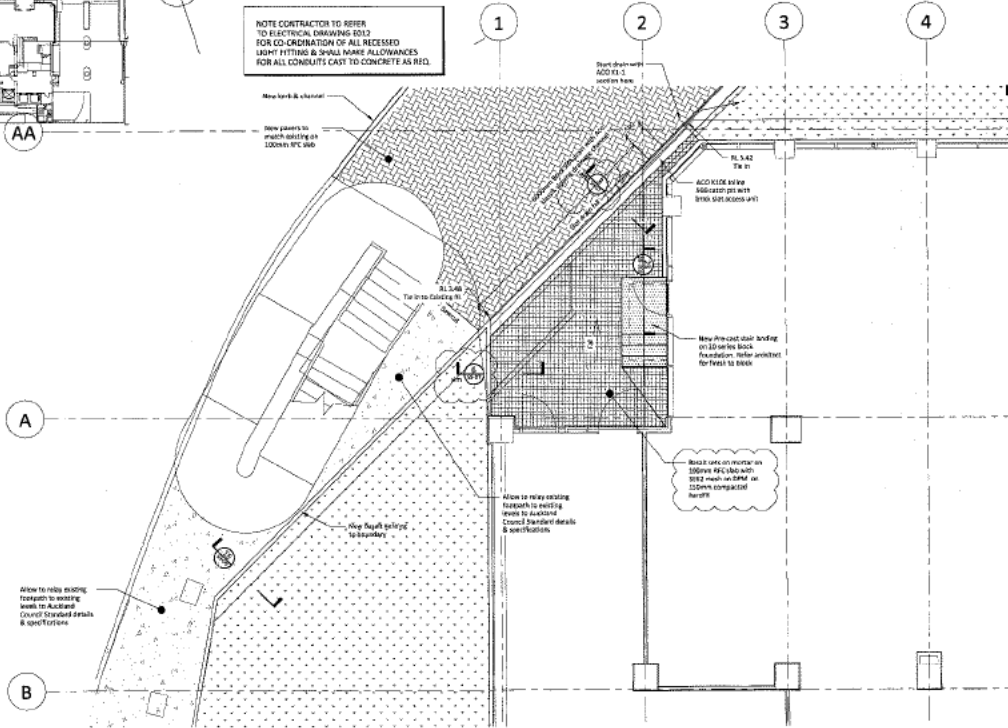
SHEET TITLE:

CIVIL LAYOUT PLAN
SHEET 2

DRAWN BY: RD		SCALE: AS SHOWN @ A3
APPROVED: JB		FILENAME:
JOB No 1551	SHEET No S9-02	REV: 4



NOTE CONTRACTOR TO REFER
TO ELECTRICAL DRAWING 0102
FOR CO-ORDINATION OF ALL NEEDED
JOINT FITTINGS & SHALL MAKE ALLOWANCES
FOR ALL CONDUITS CAST TO CONCRETE AS REQ.



- NOTES:**
- These drawings are to be read in conjunction with all relevant Architect, Landscape, Structural, Electrical, Mechanical and Hydraulic Engineering Specifications.
 - The contractor is required to locate and protect all services prior to commencing any works on site. NOTE: HIGH VOLTAGE POWER LINES TRANSVERSE THE SITE.
 - All workmanship and materials shall comply with current relevant NZ Design Codes, NZ Building Code, Auckland Council standards and standard drawings and Project specifications.
 - All site levels and falls are to be confirmed on site to ensure adequate falls to drainage collection points. Kerbs and foot drains are to be verified for inspection by the Engineer. Adjustment to be made to suit proposed landscape finishes and tie in to existing.
 - Extreme care shall be taken during construction to protect all structures to remain.

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27 JUN 2015
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Consent. Numbers & details are from
Council in compliance with the Building
Code, Code of Practice
SIGNED: [Signature]
17 JUN 2015

CIVIL LAYOUT PLAN SHEET 3 - SCALE 1:50

FOR BUILDING CONSENT - 03-06-15

THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD	ARCHITECT: SUSAN LEE ARCHITECTS LTD Tse Architects	ENGINEER: Structure Design AUCKLAND COUNCIL FOOTING/AUGUST 2015 New Zealand	PROJECT TITLE: COPTHORNE HARBOUR CITY	SHEET TITLE: CIVIL LAYOUT PLAN SHEET 3	DRAWN BY: KA APPROVED: JB FILE NAME: JOB NO: 1551	SCALE: AS SHOWN ON ALL SHEET NO: 1551	REV: 4
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KEY PLAN

NOTE CONTRACTOR TO REFER
TO ELECTRICAL DRAWING E012
FOR CO-ORDINATION OF ALL RECESSED
LIGHT FITTING & SHALL MAKE ALLOWANCES
FOR ALL CONDUITS CAST TO CONCRETE AS REQ.

NOTES

3. These drawings are to be read in conjunction with all relevant Architect, Landscape, Structural, Electrical, Mechanical and Hydraulic drawings and Specifications.
4. The Contractor is required to locate and protect all services relevant to trenching and works on site. NOTE HIGH VOLTAGE POWER LINES TRaverse THE SITE.
5. All earthworks and foundations shall comply with current relevant NZ Standards and NZ Building Code. Auckland Council's standards and standard drawings and Project specifications.
6. All old pipes and bells will to be confirmed on-site to ensure required fits to drainage collection and disposal. All old pipes and bells are to be inspected by the Engineer. Adjustment to be made to fit proposed landscape finishes and be in to existing.
7. Extreme care shall be taken during trenching/demolition to protect all structures/drainage.

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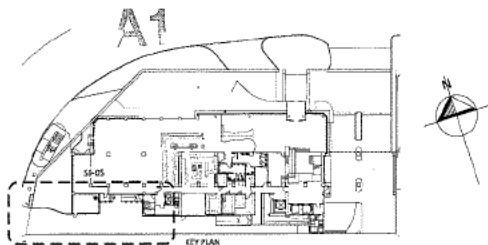
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22 JUN 2015
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ALLIANCE ENGINEERING LTD
Only the names of work listed in the Issues
Produce statement - design has been
checked for compliance with the Building
Code, Clause 11.1.1.1. *[Signature]*
Signed _____
Date: 14 JUL 2018

CML LANDKIT PLAN SHEET A - SCALE 1:50

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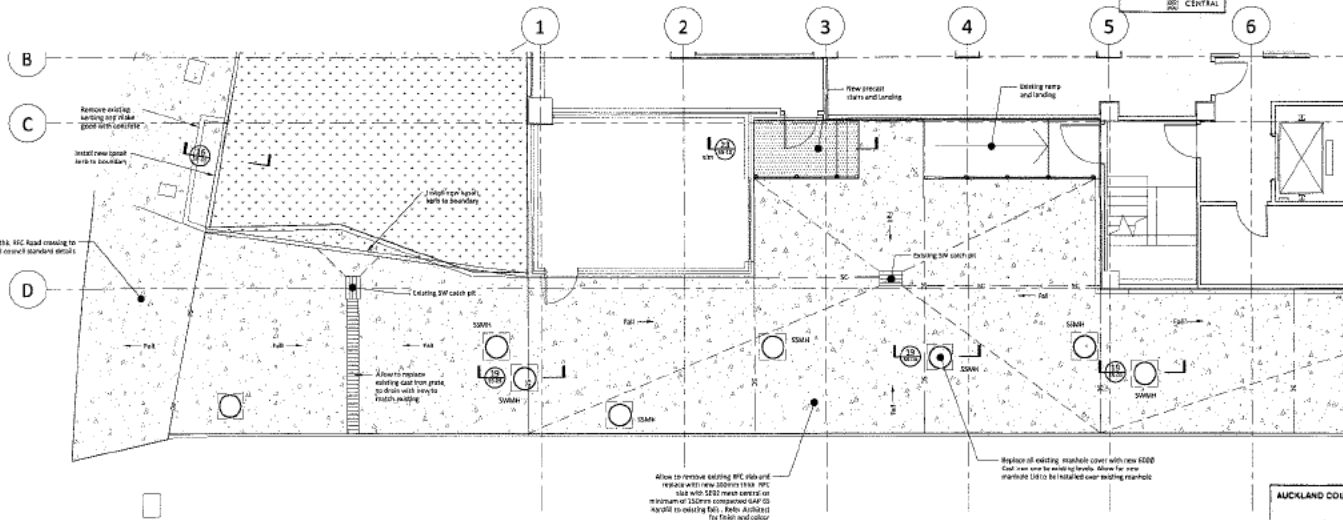
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NOTES:

- These drawings are to be read in conjunction with all relevant Architect, Landscape, Structural, Electrical, Mechanical and Hydraulic drawings and specifications.
- The contractor is responsible to locate and protect all services prior to commencing any works on site. NOTE: HIGH VOLTAGE POWER LINES TRAVEL THE SITE.
- All workmanship and materials shall comply with current relevant NZ Design Codes, NZ Building Code, Auckland Council standards and standard drawings as per Project specifications.
- All site levels and falls are to be confirmed on site to ensure required fall to drainage collection points. Keros and fall lines shall be set out prior to any proposed landscape features and be in-situ during.
- Extreme care shall be taken during during construction to protect all structures to remain.

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2015 4049
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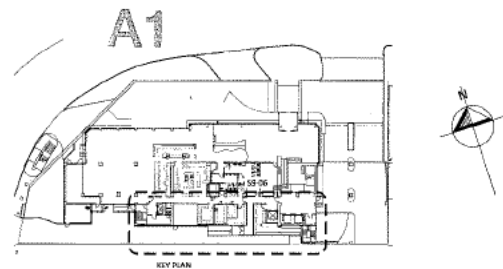
CIVIL LAYOUT PLAN SHEET 5 - SCALE 1:50

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Public Works Act 1951. The
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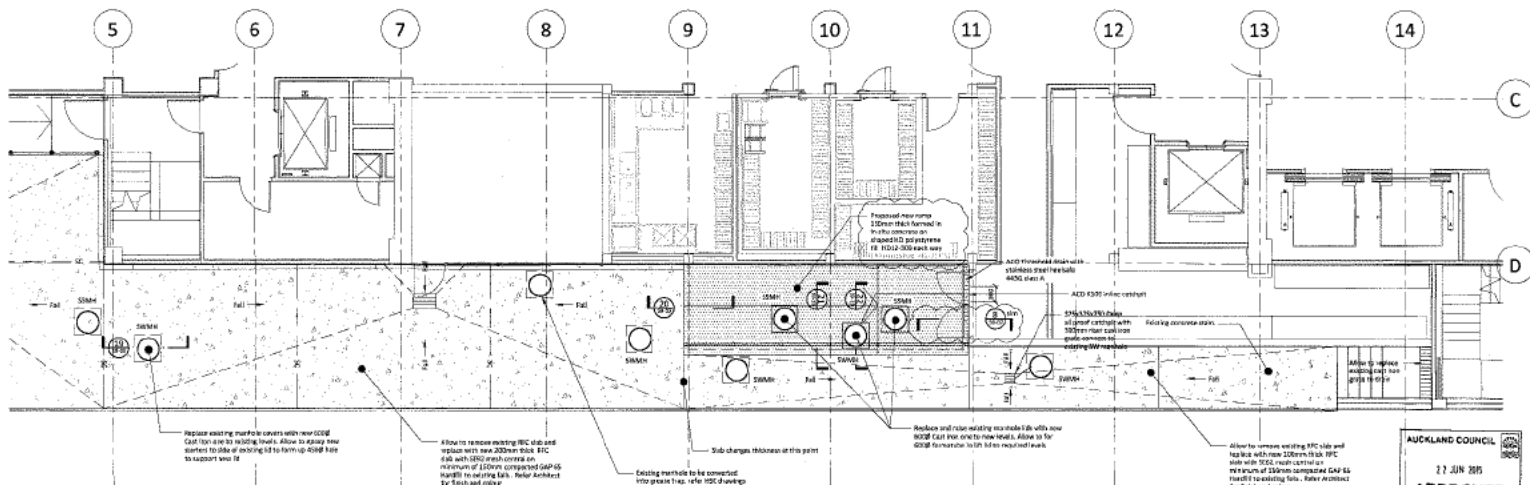
THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD	ARCHITECT: SUSAN LEE ARCHITECTS LTD Tse Architects	ENGINEER: Structure Design Auckland Council New Zealand	PROJECT TITLE: COPTHORNE HARBOUR CITY	SHEET TITLE: CIVIL LAYOUT PLAN SHEET 5	DRAWN BY: RB APPROVED: JB JCS No: 1551	SCALE: JB SHOWN @ A1 FILENAME: SHEET NO: 59-05	REV: 3
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NOTES

- These drawings are to be read in conjunction with all relevant Architect, Landscape, Structural, Electrical, Mechanical and Hydraulics drawings and specifications.
- The contractor is required to locate and protect all services prior to commencing any work on-site. NOTED HIGH VOLTAGE POWER LINES TRAVEL THE SITE.
- All workmanship and materials shall comply with current relevant NZ Design Codes, NZ Building Code, Auckland Council standardised standard drawings and Project specifications.
- All site levels and fills are to be confirmed on-site to ensure required falls to drainage collection points. New kerbs and falls will be checked for inspection by the Engineer. Adjustments to be made to suit produced landscape finished and set in to existing.
- Ensure care that be taken during during demolition to protect all structures to remain.

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CIVIL LAYOUT PLAN SHEET 5, SCALE 1:50

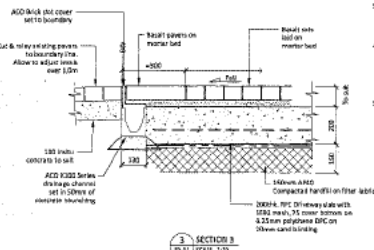
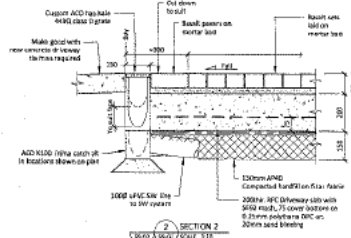
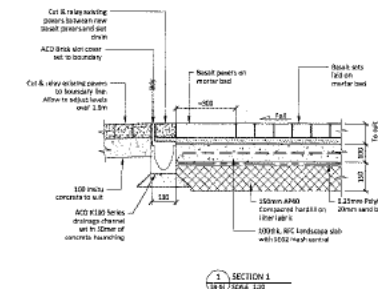
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ARCHUS ENGINEERING LTD
They do some of the stuff in the inset
professional engineers - design for them
checked for compliance with the rules
of the Code of Practice for Building
Signed: [Signature]
27 JUN 2015

FOR BUILDING CONSENT - 03-06-15

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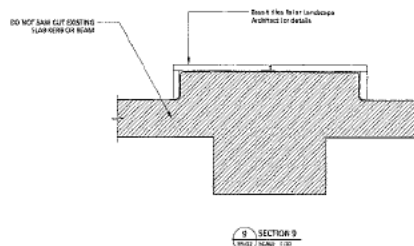
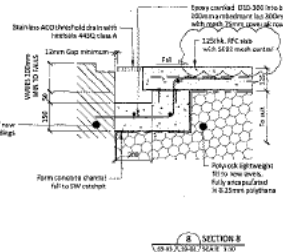
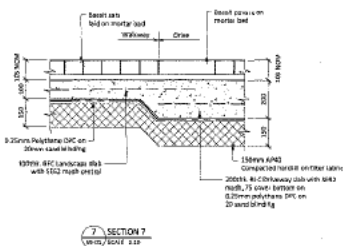
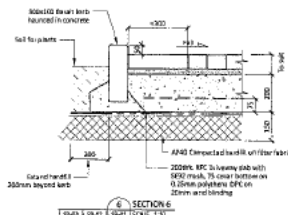
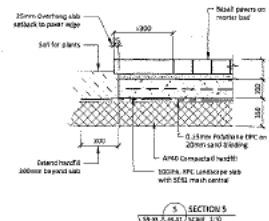
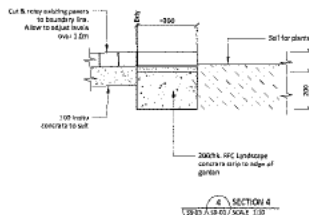
A1



NOTES

- 3. The excavations are to be limited in conjunction with all relevant Authorities, Institutions, Statutory, Governmental and Non-Governmental Organizations and Specializations.
- 4. The contractor is required to locate and protect all services (P&T) by communicating any works capable MOLE (H&I) VOLTAGE POWER LINE TRAVELING THE SITE.
- 5. All well-being and safety and well-being issues will be covered by Design Council, Not Building Code, Australian Council standards and standard drawings and Project specific contracts.
- 6. All risks and liabilities arising from excavation activities to ensure the results of the design selection process and the use of the design selection process by the Engineer. Adjustment to be made to suit proposed work and the results of the design selection process.
- 7. Safety measures will be taken during the design selection process to protect all structures and services.

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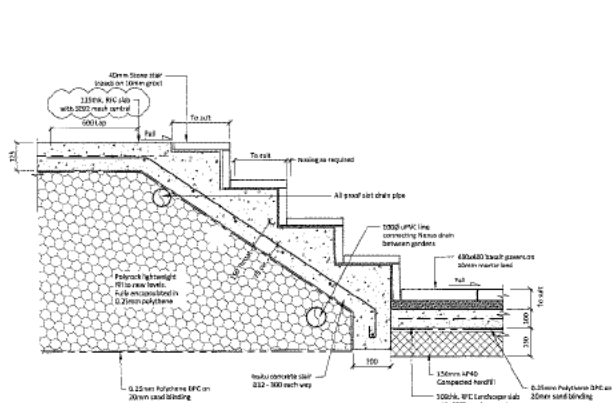
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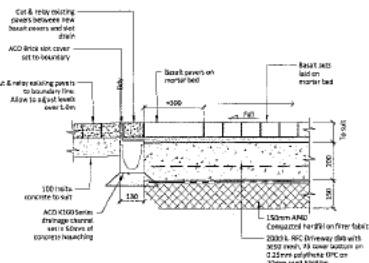
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						ARCHITECT:		ENGINEER:		PROJECT TITLE:		SHEET TITLE:	
THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD						 SUSAN LEE ARCHITECTS LTD  Tse Architects		 Structure Design 201/001, Sublot 1 PUEI, MIDVALLEY LAND New Taipei		COPTHORNE HARBOUR CITY		CIVIL WORKS DETAILS SHEET 1	
						DRAWN BY: NA		SCALE: AS SHOWN @ A1		APPROVED: JH		FILENAME:	
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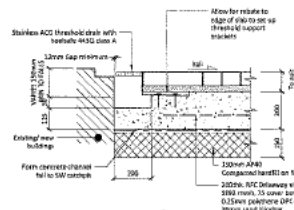
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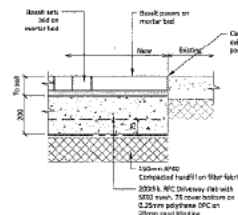
10 SECTION 10
1000L R/C LINE



12 SECTION 12
1000L R/C LINE

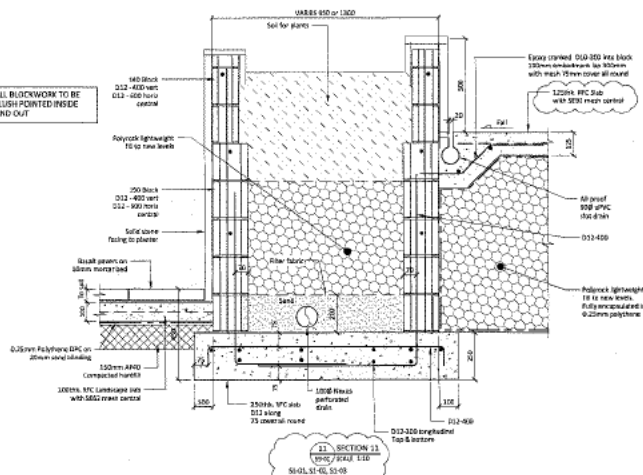


13 SECTION 13
1000L R/C LINE



14 SECTION 14
1000L R/C LINE

ALL BLOCKWORK TO BE
FLUSH-POINTED INSIDE
AND OUT



8 AUCKLAND COUNCIL
2015 4049
2000L R/C LINE

AUCKLAND COUNCIL
12 JUN 2015
APPROVED
BUILDING CONSENT PLANS

AUCKLAND ENGINEERING ASSOCIATION
Only the copies of work signed by the signed professional engineer - design has been checked for compliance with the Building Code of New Zealand.
- 12 JUN 2015

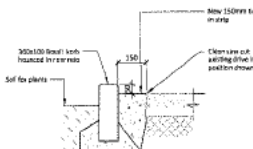
FOR BUILDING CONSENT - 03-06-15

1. 2000L R/C LINE (based on 100mm slab) 2. 1000L R/C LINE (based on 100mm slab) 3. 1000L R/C LINE (based on 100mm slab) 4. 1000L R/C LINE (based on 100mm slab) 5. 1000L R/C LINE (based on 100mm slab) 6. 1000L R/C LINE (based on 100mm slab) 7. 1000L R/C LINE (based on 100mm slab) 8. 1000L R/C LINE (based on 100mm slab) 9. 1000L R/C LINE (based on 100mm slab) 10. 1000L R/C LINE (based on 100mm slab)	THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD SUSAN LEE ARCHITECTS LTD Tse Architects	DESIGNER Structure Design 1000L R/C LINE (based on 100mm slab)	PROJECT TITLE COPTHORNE HARBOUR CITY SHEET TITLE CIVIL WORKS DETAILS SHEET 2	DRAWN BY: JH SCALE: AS SHOWN BY A3 APPROVED: JH JCH REV: 1551 SHEET NO: 59-08 REV: 4
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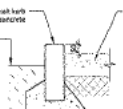
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NOTES

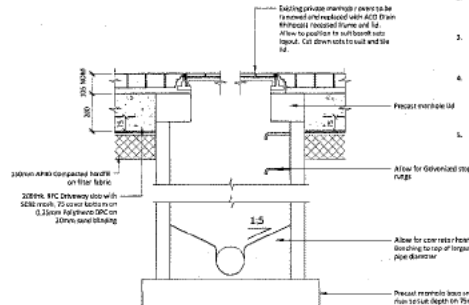
- These drawings are to be read in conjunction with all relevant Architect, Engineer, Structural, Electrical, Mechanical and Hydraulic drawings and Specifications.
- The contractor is required to raise and protect all services prior to commencing any excavation work. NOTE HIGH VOLTAGE POWER LINES TRAVELING THE SITE.
- All excavations and materials shall comply with current relevant NZ Design Codes, NZ Building Code, Auckland Council standards and all drawings and Project specifications.
- All site levels and falls are to be confirmed in situ to ensure the stability of all drainage collection points. Levels and falls must be shown by the Engineer. Adjustment to be made to suit proposed in situ site levels and falls to suit existing.
- Soil erosion shall be taken during during construction to protect all services and to ensure.



15 SECTION 15
1500 / SCALE 1:10



16 SECTION 16
1500 / SCALE 1:10



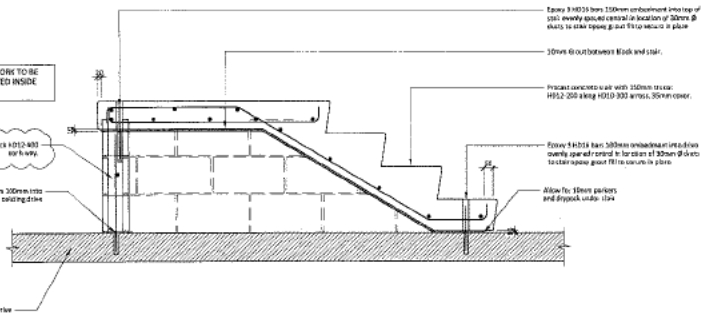
17 SECTION 17
1500 / SCALE 1:10

ALL BLOCKWORK TO BE FLUSH POINTED INSIDE AND OUT

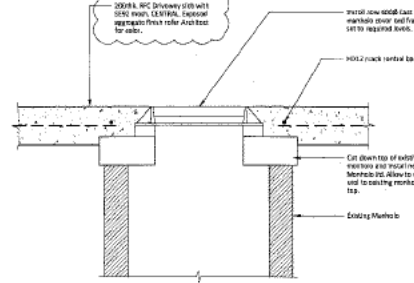
15 Series since 1500-1000 for in situ

Soil for plants 200mm into existing drive

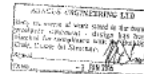
Existing Drive



18 SECTION 18
1500 / SCALE 1:10



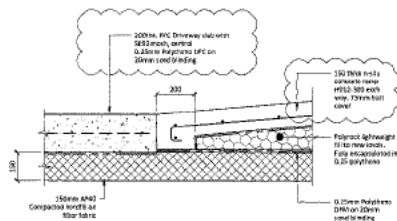
19 SECTION 19
1500 / SCALE 1:10



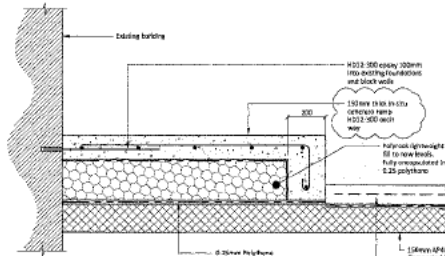
FOR BUILDING CONSENT - 03-06-15

1. CIVIL ENGINEER: J. TSE 2. STRUCTURAL ENGINEER: J. TSE 3. ELECTRICAL ENGINEER: J. TSE 4. MECHANICAL ENGINEER: J. TSE 5. HYDRAULIC ENGINEER: J. TSE 6. ENVIRONMENTAL ENGINEER: J. TSE 7. LANDSCAPE ARCHITECT: J. TSE 8. ARCHITECT: J. TSE 9. ENGINEER: J. TSE 10. PROJECT MANAGER: J. TSE 11. CLIENT: J. TSE 12. DATE: 22 JUN 2015	THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD	ARCHITECT: SUSAN LEE ARCHITECTS LTD ENGINEER: Tse Architects	PROJECT TITLE: COPHTHORNE HARBOURCTY	SHEET TITLE: CIVIL WORKS DETAILS SHEET 3	DRAWN BY: J. TSE APPROVED BY: J. TSE JOB NO: 1551 SHEET NO: S9-09 REV: 4	DATE: 22 JUN 2015	DATE: 22 JUN 2015
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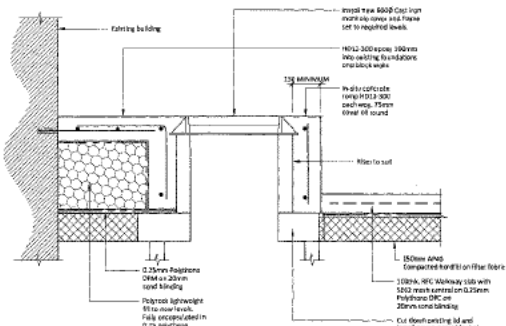
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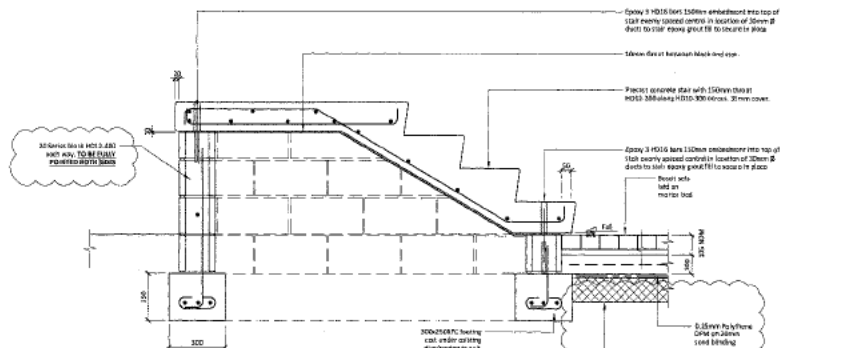
20 SECTION 20
Scale: 1:20



21 SECTION 21
Scale: 1:20



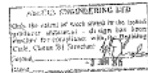
22 SECTION 22
Scale: 1:20



23 SECTION 23
Scale: 1:20

NOTES

- These drawings are to be read in conjunction with all relevant Architect, Landscape, Structural, Electrical, Mechanical and Hydraulic drawings and specifications.
- The contractor is required to locate and protect all services prior to commencing any works on site. NOTIFY HIGH VOLTAGE POWER LINES TRANSFER TIE SITE.
- All workmanship and materials shall comply with current relevant NZ Building Code, NZ Building Code, Auckland Council standards and associated drawings and Project specifications.
- All dimensions and notes are to be confirmed on-site to ensure required falls to drainage collection points. All pits and fall lines shall be rechecked throughout the Project. Adjustments to be made to suit suspended landscape elements and to fit to existing.
- Drainage pits shall be taken during construction to protect all structural elements.



1	REVISION	DATE	BY	DESCRIPTION
1	REVISION	DATE	BY	DESCRIPTION
1	REVISION	DATE	BY	DESCRIPTION
1	REVISION	DATE	BY	DESCRIPTION
1	REVISION	DATE	BY	DESCRIPTION

THE COPYRIGHT OF THIS DRAWING AND THE DESIGNS SHOWN ON IT REMAIN WITH STRUCTURE DESIGN LTD



PROJECT TITLE:
COPTHORNE HARBOUR CITY

SHEET TITLE:
CIVIL WORKS
DETAILS
SHEET 4

DRAWN BY: 89	SCALE: AS SHOWN (A1)
APPROVED BY: 89	IN CHARGE:
1551	SHEET NO: 99-10
	REV: 4

FOR BUILDING CONSENT - 03-06-15