

27 PRINCES STREET, AUCKLAND CENTRAL

CLIENT
PANUKU DEVELOPMENT AUCKLAND
JOB NO.
31097

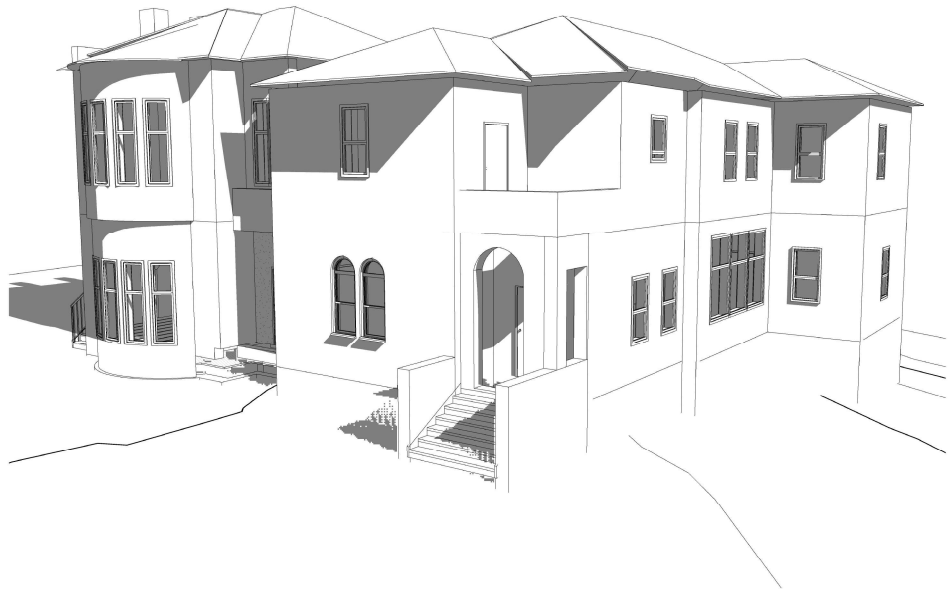
FEBRUARY 2022

APPROVING ENGINEER
RODNEY STOKES

TEAM RESOURCE
JOHN OSBORNE - CURTIS
MIGUEL ORMENO
MICHELLE HEYROSA

BUILDING CONSENT
AMENDMENT

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Panuku
Development
Auckland
An Auckland Council Organisation

EQSTRUC
Structural, Earthquake & Fire Engineers

76-56 New North Road, Eden Terrace,
Auckland 1021, New Zealand
Level 1, 14 Lombard Street, Te Aro,
6012 Wellington, New Zealand

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STANDARD ABBREVIATIONS

GENERAL	STRUCTURAL STEEL MEMBER
EXTG	EQUAL ANGLE
EA	EQUAL ANGLE
FFL	FINISHED FLOOR LEVEL
UA	UNEQUAL ANGLE
FS	FINISHED STRUCTURAL LEVEL
UB	UNIVERSAL BEAM
RL	REDUCED LEVEL
UC	UNIVERSAL COLUMN
DRD, DWD	DRAWING
FFC	PARALLEL FLANGE CHANNEL
STD	STANDARD
RHS	RECTANGULAR HOLLOW SECTION
QA, Ø	DIAMETER
SHS	SQUARE HOLLOW SECTION
ID	INSIDE DIAMETER
OHS	CIRCULAR HOLLOW SECTION
OD	OUTSIDE DIAMETER
SS	STAINLESS STEEL
PCD	PITCH OR CIRCLE DIAMETER
OHS	OXALYDISED/MILD STEEL
BT	BOTTOM
MS	MILD STEEL
C.S.	CONFORM ON SITE
STR	STRUCTURAL STEEL CONNECTIONS
CL	CENTRE LINE
CRS	CENTRES
PL	PLATE
CBP	CONNECT WITH COLUMN BASE PLATE
CP	CHEQUERED PLATE
DFP	DEEP FLAT THICKNESS
PC	PANUKU CLIMATE
EQUM	EQUALMENT
HDS, GALV	HOT DIP GALVANISED
G, GRD	GRADE
FWAR	FILLET WELD ALL ROUND
LFWD	FULL PENETRATION BUTT WELD
LN	LINEAR
SWC	SINGLE WEB COPE
MXL	MAXIMUM
DWC	DOUBLE WEB COPE
MIN	MINIMUM
NOM	NOMINAL
N.T.S.	NOT TO SCALE
D	GRADE 300 DEFORMED BAR
Nd	NUMBER
HD	GRADE 500 DEFORMED BAR
W	WIDTH
R	GRADE 300 PLAN BAR
THK	THICK
HR	GRADE 500 PLAN BAR
SECT	SECTION
STA	STARTER
SH	SHANK
STREP	STRIBELP
SO	SQUARE
TRM	TRIMMER
SPFC	SPECIFICATION
B	BOTTOM
T.O.	TOP OF
C	CENTRE
THRU	THROUGH
T	TOP
CVR	COVER
TO BE CONFIRMED	
EP	EACH FACE
REQD	REQUIRED
EW	EACH WAY
FF	FACE FACE
UN	UNDERSE
NF	NEAR FACE
LAR	LAP AT RANDOM
RC	REINFORCED CONCRETE
CONC.	CONCRETE
RIQIF	REINFORCEMENT
COL	COLUMN
DPM, DPC	DRY PROTECT MEMBRANE / COURSE
LSW	LOAD BEARING WALL
HISTORICAL STRUCTURAL MEMBER	
HB	NOMINAL BORE
CL	CAST IRON
RSJ	ROLLED-STEEL JOIST
PVC	POLY-VINYL CHLORIDE
URM	UNREINFORCED MASONRY

GENERAL

- THE SPECIFICATION AND DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES AND DETAILS.
- MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, THE CURRENT EDITION OF THE RELEVANT NEW ZEALAND STANDARDS INCLUDING ASSOCIATED STANDARDS, AND LOCAL AUTHORITY REGULATIONS EXCEPT WHERE SHOWN BY THE CONTRACT DOCUMENTS.
- THE DESIGN ASSOCIATE INCORPORATED IN THESE DRAWINGS IS SUBJECT TO THE REQUIREMENTS INCLUDED IN THE SPECIFICATION FOR THE WORKS AND THE DESIGN ASSUMPTIONS INCORPORATED INTO THE CALCULATIONS AND REPORTS FOR THE PROJECT.
- THE DRAWINGS SHOW THE DESIGN INTENT. SHOP DETAILING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL SETTING OUT, LEVELS, REBAR, SETWORKS AND THE LIKE. ALL DIMENSIONS SHALL BE TO THE PRINCIPAL CONSULTANT BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. THE ENGINEERING DRAWINGS SHALL NOT BE SCALED.
- DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL EXISTING STRUCTURE FORMING PART OF OR AFFECTED BY THE WORKS. THE CONTRACTOR SHALL DESIGN AND PROVIDE PROTECTIVE BRACING TO ALL CAST IRON PILES AND PRECAST CONCRETE WORK UNTIL SUCH CONCRETE HAS REACHED THE REQUIRED STRENGTH TO BE SELF SUPPORTING.
- IF DURING CONSTRUCTION ANY PART OF THE WORKS SHOW SIGNS OF DISTRESS, EXCESSIVE DEFLECTION, CONFLICT OF COMPONENTS OR OTHER PROBLEMS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO SHALL INVESTIGATE AND ISSUE SUCH INSTRUCTIONS AS ARE CONSIDERED NECESSARY.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL LEVELS ARE EXPRESSED IN METRES.
- ALL NON LOAD BEARING WALLS SHALL BE KEPT CLEAR OF THEIR UNDERSIDE OF SLAB AND BEAMS BY 30mm UNLESS OTHERWISE SHOWN.

CONSTRUCTION MONITORING

- CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING APPROVED BUILDING CONSENT DOCUMENTATION AND ARRANGING ANY AND ALL REQUIRED SITE VISITS FOR CONSTRUCTION MONITORING PURPOSES BY OTHER PARTIES.
- ADEQUATE NOTICE IS REQUIRED BY THE ENGINEER FOR INSPECTION OF THE WORKS (24 HOURS MINIMUM).
- ANY ITEM TO BE COVERED BY ENGINEER'S PRODUCER STATEMENT MUST BE OBSERVED BY A SUITABLE QUALIFIED CHARTERED PROFESSIONAL ENGINEER, OR THEIR APPROVED REPRESENTATIVE.
- THE CONTRACTOR MUST BE SATISFIED THAT THE WORKS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS BEFORE CONFIRMING AN INSPECTION WITH THE ENGINEER.

STEELWORK

- INTERNAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NZS 3404 AND RELATED DOCUMENTS WELDING SHALL COMPLY WITH AS 1554.1 IN CONJUNCTION WITH NZS 3464 APPENDIX D.
- ALL CONNECTIONS SPICES AND BASE PLATES SHALL BE TO SCNZ REPORT 14 - 2007 STEEL CONNECT STRUCTURAL STEEL CONNECTION GUIDE AS SHOWN TYPICALLY ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OR RELATED.
- HOLDING DOWN BOLTS AND CAST-IN ITEMS SHALL BE SET ACCORDING TO TEMPLATE FOR POSITION, PLUMB AND LEVEL BEFORE CONCRETING.
- ALL GROUT AND DRYPACK PLACED UNDER BASE PLATES AND END PLATES TO BE 60 MPa SHRINKAGE COMPENSATING PROPRIETARY GROUT, SUPPLIED FOR INTENDED APPLICATION.
- HOLLOW SECTION MEMBERS SHALL BE CAPPED AND ALL JOINTS SEALED.
- FOR HOT DIP GALVANISED ITEMS ALLOW FOR TOLERANCES. VENT HOLES ETC.
- ALL INTERNAL STEELWORK NOT FIRE PROTECTED WITH INTUMESCENT PAINT TO HAVE 2+ YEAR PROTECTION TO FIRST MAINTENANCE. PROVIDE PROTECTION TO NZS 2312 DESIGNATION ALKA OR EQUAL, ABRASIVE BLAST CLEAN SURFACE PREPARATION IN ACCORDANCE CLASS SA 2.5. SET COAT FISH BUBBLE ALKO PRIMER 75um DFT. 2ND COAT TO BE ALKO GLOSS 50um DFT.
- FOR EXTERNAL STEELWORK COMPONENTS (LIMIT TO 100µm MICRON) HOD. AS NOT POSSIBLE TO USE HOD DUE TO SIZE OR SHAPE, PROVIDE ZINC SPRAY TO NZS 2312 DESIGNATION 2100 (100µm MICRON), ABRASIVE BLAST CLEAN IN ACCORDANCE WITH CLASS SA 2.5.
- FOR ALL COLUMN AND BASE PLATES TO 20mm ABOVE GROUND LEVEL PROVIDE TWO COATS OF HEAVY DUTY RETURN PAINT (200 MICRON). THIS IS NOT REQUIRED IF PROTECTED WITH CONCRETE ENCASEMENT.
- UNLESS OTHERWISE SPECIFIED:
 - ALL OPEN SECTIONS SHALL BE GRADE 300 STEEL IN ACCORDANCE WITH ASNZS 307.1
 - ALL CLOSED SECTIONS SHALL BE GRADE 500 STEEL IN ACCORDANCE WITH ASNZS 1163
 - ALL PLATE SECTIONS SHALL BE GRADE 300 STEEL IN ACCORDANCE WITH ASNZS 1163
- REFER TO ARCHITECT SPECIFICATION FOR FINISH TO STEEL.
- THE CONTRACTOR SHALL SUPPLY MILL CERTS FOR ALL STEEL SECTIONS USED.

BOLTING SECTION:

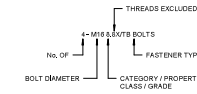
- ALL HOLES SHALL BE DRILLED AND SHALL BE 2mm LARGER THAN THE BOLT DIAMETER FOR BOLTS UNDER 30mm DIAMETER, 3mm LARGER FOR 30mm BOLTS AND LARGER UNDO.
- ALL BOLTS SHALL HAVE AT LEAST ONE THREAD PROJECTING OUTSIDE THE NUT AND FIVE THREADS INSIDE THE NUT, OR MORE REQUIRED BY NZS 3504 / 2009 4.2.A.1.2.101
- ALL BOLTS, NUTS AND WASHERS SHALL BE HOT DIP GALVANISED BY THE MANUFACTURER TO CONFORM TO AS 1214

BOLTING NOTATION & CATEGORIES

BOLTING CATEGORY	BOLT STANDARD	PROPERTY CLASS	TENSION METHOD	TENSION JOINT TYPE
4.0D	AS 1111.1	4.6	SNUG TIGHT	
8.8S	AS / NZS 1252.1	8.8	SNUG TIGHT	
8.8TF	AS / NZS 1252.1	8.8	FULL TENSION	BEARING
8.8TF	AS / NZS 1252.1	8.8	FULL TENSION	FRICTION

IN BEARING TYPE CONNECTIONS WHERE THE THREAD POSITION RELATIVE TO THE SHEAR PLANE IS TO BE CONTROLLED.
 H=THREADS INCLUDED IN SHEAR PLANE
 A=THREADS EXCLUDED FROM SHEAR PLANE
 F=FRICITION TYPE JOINTS=PREPARE FINISH SURFACES

BOLTING NOTATION SUMMARY:



ASSEMBLY:

EACH BOLT AND NUT SHALL BE ASSEMBLED WITH AT LEAST ONE WASHER AND WHERE ONLY ONE WASHER IS USED IT SHALL BE PLACED UNDER THE ROTATING COMPONENT. TIGHTENING OF THE BOLTS SHALL PROCEED FROM THE STIFFEST PART OF THE JOINT TOWARD THE FREE ENDS. UNDER NO CIRCUMSTANCES SHALL BOLTS WHICH HAVE BEEN FULLY TIGHTENED BE REUSED IN ANOTHER JOINT OR STRUCTURE. BOLTS MAY BE RETIGHTENED ONCE IN THE SAME HOLE.

TIGHTENING OF STRUCTURE BOLTS DURING THE PART TURN TIGHTENING METHOD:

ON ASSEMBLY ALL BOLTS AND NUTS IN THE JOINT ARE FIRST TIGHTENED TO A SNUG TIGHT CONDITION. SNUG TIGHT IS DEFINED AS THE TIGHTNESS ATTAINED BY THE FULL EFFORT OF A MAN USING A STANDARD POSITIVE SPANNER OR BY A FEW IMPACTS OF AN IMPACT WRENCH. LOCATION MARKS ARE THEN ESTABLISHED TO MARK THE RELATIVE POSITION OF THE BOLT AND NUT. THE BOLTS ARE THEN FULLY TIGHTENED BY THE AMOUNT SHOWN IN TABLE 24.

TABLE 24 AS 4100 - 1990 NUT ROTATION FROM THE SNUG-TIGHT CONDITION.

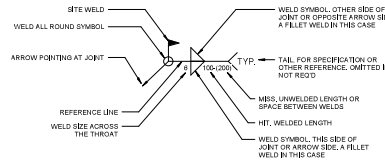
TIGHTENING OF STRUCTURAL BOLTS	DEPOSITION OF OUTER FACE OF BOLTED PARTS (SEE NOTES 1, 2, 3, 4)			
	BOLT LENGTH UNDER (40% OF HEAD TO END OF BOLT)	BOLT FACES NORMAL TO AXIS	ONE FACE NORMAL TO BOLT AXIS AND OTHER SLOPED	BOTH FACES SLOPED
UP TO AND INCLUDING 4 DIAMETERS	1/3 TURN	1/2 TURN	2/3 TURN	
OVER 4 DIAMETERS BUT NOT EXCEEDING 8 DIAMETERS	1/2 TURN	2/3 TURN	5/6 TURN	
OVER 8 DIAMETERS BUT NOT EXCEEDING 12 DIAMETERS (SEE NOTE 5)	2/3 TURN	5/6 TURN	1 TURN	

WELDING SECTION:

- WELDS TO BE CONTINUOUS 8mm BEVEL BUTT OR 6mm CONTINUOUS FILLET WELDS AS APPROPRIATE UNLESS NOTED OTHERWISE.
- ALL WELDS SHALL BE SP GRADE UNLESS NOTED OTHERWISE. EX40X ELECTRODES SHALL BE USED.

WELD SYMBOLS:

BASIC WELDING SYMBOLS	SUPPLEMENTARY WELDING SYMBOLS
FILLET	ALL AROUND
SINGLE BEVEL BUTT	SITE WELD
SINGLE VEE BUTT	TAIL FOR NOTES
PLUG OR SLOT	



NON-DESTRUCTIVE WELD EXAMINATION INDEX:

- TO ASNZS 1554.1 INSPECT WELDS IN ACCORDANCE WITH THE NON-DESTRUCTIVE WELD EXAMINATION INDEX TABLE BY RADIOGRAPHIC AND ULTRASONIC INSPECTION TO BE CARRIED OUT BY AN INDEPENDENT TESTING AUTHORITY.
- REPEAT ALL WELDS REVEALED AS DEFECTIVE BY NON-DESTRUCTIVE EXAMINATION AND REPEAT EXAMINATION.

NON-DESTRUCTIVE WELD EXAMINATION INDEX TABLE:

TYPE OF WELD AND CATEGORY	EXAMINATION METHOD	EXTENT (% OF TOTAL LENGTH OF WELD TYPE)
SHOP FILLET WELDS	VISUAL MEANS	100
SITE FILLET WELDS	VISUAL MEANS	100
BUTT WELDS, SP	VISUAL MEANS	100
BUTT WELDS, SP	VISUAL MEANS	100
FILLET AND BUTT WELDS, SP	RADIOGRAPHIC OR ULTRASONIC INSPECTION	10

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BUILDING CONSENT AMENDMENT

- REFER TO STRUCTURAL NOTES AND SPECIFICATIONS UNDO.
- DRAWINGS TO BE READ IN CONJUNCTION WITH THE BUILDING SPECIFICATION AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE FROM EXISTING STRUCTURES.
- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE.
- ALL EXISTING SERVICES, FOOTINGS AND LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ANY DEFICIENCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- DO NOT SCALE OFF DRAWINGS.
- TO BE PRINTED IN COLOUR.

NO.	DATE	REVISION / AMENDMENT	BY	CHKD
A	12/12/20	BUILDING CONSENT AMENDMENT	MH	MO
B	12/12/20	BUILDING CONSENT	MH	MO
REV	DATE	AMENDMENT	BY	CHKD

EQSTRUCT
 Structural, Earthquake & Fire Engineers
 Auckland: 75-85 New North Road, Eden Terrace, Auckland P +64 9 309 4940 E info@eqstruct.co.nz
 Wellington: 14 Lombard Street, Te Aro, Wellington P +64 4 493 0916 E info@eqstruct.co.nz
 eqstruct.co.nz 0800 377 8782

CLIENT: PANUKU DEVELOPMENT AUCKLAND

PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

SHEET TITLE: STRUCTURAL SPECIFICATIONS (Sheet 1)

DRAWN	M. Heywood	ENGINEER	JOC
CHECKED	M. Ormrod	ENGINEER	R. Stokes
SCALE	NTS		
JOB NO.	31097	DWG NO.	S001
REVISED	A-		

DO NOT SCALE OFF DRAWING

CONCRETE

- ALL CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH NZS 3109 AND RELATED DOCUMENTS.
- ALL CONCRETE STRENGTHS SHALL BE AS PER THE TABLE BELOW UNLESS NOTED ON THE DRAWINGS.

CONCRETE PROPERTIES	
LOCATION	STRENGTH AFTER 28 DAYS (F _{CD})
FOUNDATIONS	30MPa
SUSPENDED SLAB TOPPING	20MPa
SLAB ON GRADE	20MPa
IN SITU COLUMNS / BEAMS	30MPa

CONCRETE REINFORCEMENT NOTES

1. REINFORCEMENT NOTATION



ABBREVIATION	DESCRIPTION	GRADE (F _y)
R	PLAIN BAR	300
HR	PLAIN BAR	500
D	DEFORMED BAR	300
HD	DEFORMED BAR	500
RS	REP BAR	500

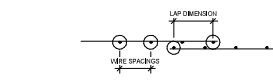
3. SPACING OF DEFORMED REINFORCING BAR (UNLESS SHOWN ON THE DRAWINGS) OTHER THAN WITHIN BLOCK MASONRY WALLS SHOULD BE AS REINFORCEMENT SPACING LENGTHS SHOWN BELOW.

BAR DIAMETER	REINFORCEMENT BAR SPACING LAP LENGTHS	
	300 GRADE (F _y)	500 GRADE (F _y)
10	400	650
12	500	750
16	650	1000
20	800	1250
25	1000	1600
32	1300	2000

- THE CORRECT COVER SHALL BE MAINTAINED BY THE USE OF APPROVED BAR CHAIRS AT 1000 CENTRES FOR BARS UP TO 16 DIAMETER, AND 2000 CENTRES FOR BARS 20 DIAMETER AND LARGER.
- SEPARATE LAYERS OF BEAM REINFORCING WITH 32 DIAMETER DOWELS AT 1000 CENTRES UNLESS STATED OTHERWISE.
- REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
- BARS PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE SITE BENT (UNLESS SPECIFICALLY SHOWN ON DRAWINGS OR APPROVED).
- UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL SUPPLY RECEIPTS INDICATING STRENGTH OF CONCRETE ORDERED.

LOCATION	COMPONENT	TYPE OF REINFORCEMENT	CAST IN SITU COVER			
CAST AGAINST AND PERMANENTLY EXPOSED TO THE GROUND	ALL COMPONENTS	ALL REINFORCING BARS	75			
		<table border="1"> <tr> <td>COLUMNS AND BEAMS</td> <td>PRINCIPAL REINFORCING</td> <td>50</td> </tr> <tr> <td></td> <td>SECONDARY REINFORCING INCLUDING STIRRUPS, TIES AND SPIRALS</td> <td>40</td> </tr> </table>	COLUMNS AND BEAMS	PRINCIPAL REINFORCING	50	
COLUMNS AND BEAMS	PRINCIPAL REINFORCING	50				
	SECONDARY REINFORCING INCLUDING STIRRUPS, TIES AND SPIRALS	40				
EXPOSED TO THE WEATHER OR IN CONTACT WITH THE GROUND	WALLS, SLABS, PANELS & RISERS	ALL REINFORCING BARS	35			
		<table border="1"> <tr> <td>COLUMNS AND BEAMS</td> <td>PRINCIPAL REINFORCING</td> <td>40</td> </tr> <tr> <td></td> <td>SECONDARY REINFORCING INCLUDING STIRRUPS, TIES AND SPIRALS</td> <td>25</td> </tr> </table>	COLUMNS AND BEAMS	PRINCIPAL REINFORCING	40	
COLUMNS AND BEAMS	PRINCIPAL REINFORCING	40				
	SECONDARY REINFORCING INCLUDING STIRRUPS, TIES AND SPIRALS	25				
NOT EXPOSED TO THE WEATHER NOR IN CONTACT WITH THE GROUND	WALLS, SLABS, PANELS & RISERS	ALL REINFORCING BARS	25			

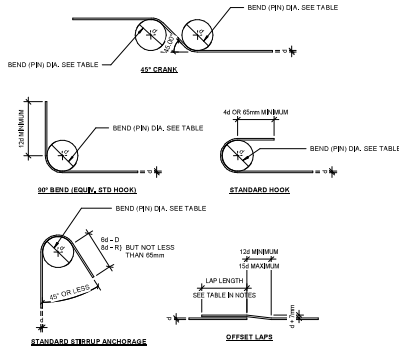
GRADE	WIRE TYPE AND DIAMETER	WIRE SPACINGS	ADDITIONAL PERIMETER WIRE SPACINGS	END LAP DIMENSION	SIDE LAP DIMENSION
SE82	R 6.1	200	-	250	250
SE72	R 7.0	200	-	250	250
SE73	R 7.5	300	-	350	350
SE702E	R 7.5	300	75	150	150
SE82	R 8.0	200	-	250	250
SE81S	R 8.0	150	-	200	200



REINFORCING BAR BENDS AND ANCHORAGE

BAR TYPE	BAR DIAMETER (d)							
	6	10	12	16	20	25	32	40
PLAIN BAR	30	50	60	80	100	150	200	240
DEFORMED BARS	30	50	60	80	100	150	200	240
PLAIN STIRRUPS AND TIES	20	20	30	40	40	60	80	
DEFORMED STIRRUPS AND TIES	30	40	50	70	80	100	150	

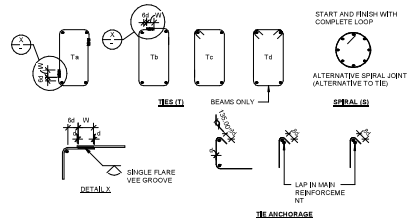
NOTE: d = DIAMETER OF BAR BEING BENT



TES FOR BEAMS AND COLUMNS

SPIRAL JOINTS AND TERMINATIONS

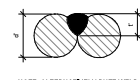
- SPIRALS OF BEAMS SHALL BE ACHIEVED BY AN EXTRA HALF TURN OF SPIRAL BARS (OR 4x DIAMETER OF COVERING PLUS TERMINATING THE SPIRAL BAR WITH AT LEAST A 150° STIRRUP HOOK DIRECTED TOWARDS THE CORE OF THE MEMBER, OR A WELDED LAP SPICE.
- ANCHORAGE OF SPIRAL BARS AT THE TERMINATION OF THE LENGTH OF THE SPIRAL SHALL BE ACHIEVED BY AN EXTRA HALF TURN OF THE SPIRAL (OR 4x DIAMETER IF COVERING) PLUS TERMINATING THE SPIRAL BAR WITH AT LEAST A 150° STIRRUP HOOK DIRECTED TOWARDS THE CORE OF THE MEMBER, OR A WELDED LAP SPICE.



SINGLE FLASE VEE GROOVE WELD

d	w	h	r
10	90	5	
12	110	6	
16	150	8.5	
20	180	9	

WELD SIZE



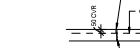
NOTE: ALTERNATELY BUTT WELD

SC SAWCUT JOINT



NOTE: 1. SAW CUT WITH 18-24 HOURS PERIOD AFTER CONCRETE IS POURED UNLESS AGREED OTHERWISE BY THE ENGINEER. 2. SAW CUTS TO BE CUT MINIMUM OF 3mm WIDE.

COLD JOINT



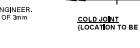
NOTE: 1. SAW CUT REFER ABOVE WITH SEALANT. 2. STOP REINFORCEMENT. 3. BOND BREAKING COMPOUND.

CS1 CONSTRUCTION JOINT



NOTE: 1. SAW CUT REFER ABOVE WITH SEALANT. 2. STOP REINFORCEMENT. 3. BOND BREAKING COMPOUND.

CS2 CONSTRUCTION JOINT



NOTE: 1. SAW CUT REFER ABOVE WITH SEALANT. 2. STOP REINFORCEMENT. 3. BOND BREAKING COMPOUND.

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- DRAWINGS TO BE READ IN CONJUNCTION WITH THE BUILDING SPECIFICATION AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
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- DO NOT SCALE OFF DRAWINGS.
- TO BE PRINTED IN COLOUR.

REV	DATE	AMENDMENT	CHK	ENR
A	12/12/20	BUILDING CONSENT AMENDMENT	MH	MO
	12/12/20	BUILDING CONSENT	MH	MO

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CLIENT: PANUKU DEVELOPMENT AUCKLAND

PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

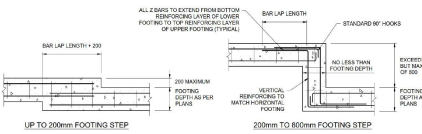
SHEET TITLE: STRUCTURAL SPECIFICATIONS (Sheet 2)

DRAWN: M. Heywood, CHECKED: JOC
CREATED: M. Ormrod, APPROVED: R. Stokes

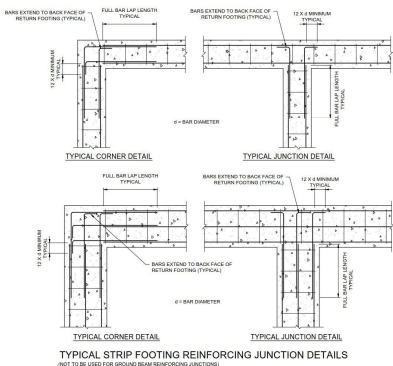
SCALE: NTS

JOB NO: 31097, DWG NO: S002, REV: 001, DATE: A-

STRIP FOOTING STEPPING DETAILS
(TO BE USED WHERE FOUNDATION BEARING MATERIAL SLOPES)



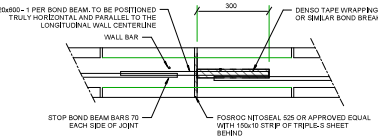
TYPICAL STRIP FOOTING REINFORCING JUNCTION DETAILS
(NOT TO BE USED FOR GROUND BEAM REINFORCING JUNCTIONS)



MASONRY / BLOCKWORK

1. ALL MASONRY IS Laid IN RUNNING BOND CONFIGURATION UNLESS NOTED OTHERWISE.
2. ALL MASONRY WITHIN THE BUILDING STRUCTURE IS GRADE B AS DEFINED IN NZS 4230:2004
3. CONCRETE MASONRY BLOCKS SHALL HAVE A COMPRESSIVE STRENGTH OF 12.5MPa AND CONFORM TO NZS 3102 UNLESS NOTED OTHERWISE. DENSITY SHALL BE > 1700kg/m³
4. MORTAR SHALL COMPLY WITH THE REQUIREMENTS OF NZS 4216 COMPRESSIVE STRENGTH OF MORTAR SHALL BE NOT LESS THAN 17.2MPa.
5. ALL CORES SHALL BE GROUT FILLED (17.2MPa) UNLESS NOTED OTHERWISE ON THE DRAWINGS. MINIMUM GROUT STRENGTH SHALL ALSO MEET THE REQUIREMENTS OF NZS-4210:2001 CLAUSE 23.2.1 FOR THE APPROPRIATE DURABILITY ZONE.
6. CLEAN OUT OPENINGS TO BE PROVIDED AT BOTTOM COURSE AT EVERY VERTICAL BAR MORTAR JOINTS TO BE 10mm THICK WITH BLOCKS FULLY SEDED AND ENDS FILLED. JOINTS TO BE TOOK AT EXPOSED OR RENDERED SURFACES BEFORE PLACING VERTICAL REINFORCEMENT. CORES ARE TO BE CLEANED OF ALL MORTAR RESIDUE AND DRAINING THROUGH CLEAN OUT OPENINGS. AFTER INSPECTION THE FACE SHELLS ARE TO BE MORTARED IN AT CLEAN OUT PORTS AND BRACED PRIOR TO GROUTING. GROUT TO BE RODDED TO ENSURE FILLING OF CORES WITH A MAX. CONTINUOUS POUR HEIGHT OF 2400mm.
7. CONTROL JOINTS SHOULD BE PROVIDED AT MAXIMUM 4.5m CENTRES, WHERE NOT SHOWN ON THE DRAWINGS THE JOINTS SHOULD BE LOCATED TO THE APPROVAL OF THE ENGINEER.

BLOCKWORK CONTROL JOINTS



8. WHERE MASONRY IS TO BE CONSTRUCTED ON SUSPENDED CONCRETE WORKS WITHOUT A CORRESPONDING WALL UNDER THE CONCRETE MUST BE FULLY DEROPED BEFORE COMMENCEMENT OF THE MASONRY UNLESS NOTED OTHERWISE.
9. CHANGING OF LOAD BEARING MASONRY UNITS IS NOT PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
10. NON-LOAD BEARING WALLS ARE TO HAVE 25mm COMPRESSIBLE JOINT BETWEEN TOP OF WALL UNDERSIDE OF SUSPENDED SLABS (OR BEAMS OVER) AND WHERE THEY BUTT OTHER STRUCTURAL ELEMENTS (E.G. COLUMNS).
11. ALL BLOCKWORK SHALL BE DIRECTLY SUPERVISED BY A REGISTERED MASON WHO SHALL PROVIDE CONTINUOUS INSPECTION.

TIMBER

1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF NZS 3602 AND NZS 3603. LIGHT TIMBER FRAMED CONSTRUCTION SHALL BE IN ACCORDANCE WITH NZS 3604.
2. CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER SHALL COMPLY WITH NZS 3646.
3. ALL SAWN TIMBER SHALL BE STRESS GRADE S6G UNLESS SHOWN OTHERWISE.
4. ALL ROUND TIMBER SHALL BE TO NORMAL CATEGORY GRADE AS DETAILED IN TABLE 7.1 OF NZS 3603 UNLESS SHOWN OTHERWISE. ALL POLES SHALL COMPLY WITH THE REQUIREMENTS OF NZS 5504.
5. ALL GULCH LAMINATED TIMBER SHALL BE GRADE GLA MEMBER UNLESS SHOWN OTHERWISE.
6. ALL TIMBER TO TIMBER AND TIMBER TO STEEL BOLTED CONNECTIONS TO USE GRADE A65 BOLTS UNLESS SHOWN OTHERWISE AND SHALL HAVE WASHERS UNDER BOTH THE HEAD AND NUT. WASHER SIZE SHALL BE:

TIMBER MEMBER	FRINGE BOLT	WASHER SIZE
BOLT SIZE	M10 OR M12	M10 OR M12
WASHER DIMENSION (mm)	SQUARE 50 x 50 x 5.0	65 x 45 x 5.0
	ROUND 50 x 4	75 x 6

MINIMUM BOLT EDGE DISTANCE TO TIMBER MEMBER (UNLESS SHOWN OTHERWISE)				
BOLT SIZE	M10	M12	M16	
DISTANCE LOCATION	EDGE OF TIMBER	40	50	65
	END OF TIMBER	60	100	130

7. FOR ALL NEW TIMBER ROSS AND BLOCKING TO EXISTING FRAMING MEMBERS USING 2 x 3.15 x 90mm LONG DRIVEN NAILS.

FIXING TO EXISTING STRUCTURES

1. OVERZIZED HOLES ARE PERMITTED FOR THROUGH BOLT CONNECTIONS. FILL ALL OVERZIZED HOLES IN BRICK OR CONCRETE WITH EPOXY UP TO 300 HOLES AND FILL WITH FLOWABLE GROUT FOR LARGER HOLES. CONFIRM THE DIAMETER OF ALL.
2. ALL EPOXY SHALL BE PER THE STRUCTURAL SPECIFICATION.
3. ALL FLOWABLE GROUT USED TO FILL OVERZIZED HOLES SHALL BE Sika GROUT 212 OR SIKAR.
4. ALL FASTENERS AND WASHERS SHALL BE HOT DIP GALVANISED.
5. ALL FASTENERS SHALL BE GRADE 4.8 UNLESS NOTED OTHERWISE.
6. ALL THE CUT ENDS OF THREADED RODS SHALL BE GALVANISED SPRAYED.
7. 5% OF ALL DRILL AND EPOXY ANCHORS SHALL BE DIRECT TENSION TESTED IN ACCORDANCE WITH THE STRUCTURAL SPECIFICATION.
8. FOR DRILL AND EPOXY ANCHORS, THE HOLE DIAMETER SHALL BE FASTENER DIAMETER + 2 WHEN FIXING INTO CONCRETE AND FASTENER DIAMETER + 4 WHEN FIXING INTO BRICK.
9. WHEN FIXING TIMBER TO BRICK OR STONE MASONRY A DPC LAYER SHALL BE USED.
10. WHEN FIXING STEEL TO BRICK OR STONE MASONRY, DRYPACK GAPS BETWEEN STEEL AND MASONRY USING GROUT SUCH AS Sika GROUT 212 OR SIKAR.
11. PRIOR TO DRILLING INTO EXISTING REINFORCED CONCRETE OR REINFORCED CONCRETE MASONRY ELEMENTS, REQUEST ORIGINAL REINFORCING DETAILS FROM THE STRUCTURAL ENGINEER. EXISTING REINFORCING BARS SHALL BE LOCATED BY EITHER FERROSCANNING OR DRILLING SUITABLE INSPECTION HOLES.

FOUNDATIONS

1. THE BOTTOM LEVEL OF ALL NEW FOUNDATIONS SHALL BE TO THE BOTTOM LEVEL OF THE EXISTING FOUNDATIONS WHEN CONSTRUCTED WITHIN 1m OF EXISTING FOUNDATIONS.
2. DO NOT EXCAVATE BELOW THE EXISTING FOUNDATIONS OR ADJACENT RUBBLE FOUNDATIONS IF ENCOUNTERED.
3. DO NOT DEMOLISH EXISTING FOUNDATIONS WITHOUT THE APPROVAL OF THE ENGINEER.
4. NOTIFY THE ENGINEER IF POOR GROUND CONDITIONS ARE ENCOUNTERED.
5. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE ASSUMED FOUNDATION TYPE AND THE ACTUAL FOUNDATION OBSERVED FOLLOWING EXCAVATION.

PARTIAL DEMOLITION

1. ENSURE AN ASBESTOS SURVEY OF THE AFFECTED AREAS HAS BEEN CARRIED OUT BY AN ACCREDITED ASBESTOS SURVIVOR PRIOR TO CARRYING OUT ANY PARTIAL DEMOLITION INCLUDING OPENING UP WORKS. PROVIDE THE ENGINEER WITH A COPY OF THE RESULTS.
2. OBTAIN AND FOLLOW AN ASBESTOS MANAGEMENT PLAN IF ASBESTOS IS FOUND.
3. A HOLD SYMBOL (H) MAY BE INDICATED ON THE DRAWINGS TO HIGHLIGHT HIGH RISK DEMOLITION ITEMS.
4. REGARDLESS OF THE PRESENCE OF HOLD SYMBOLS, A MEETING BETWEEN THE ENGINEER AND THE CONTRACTOR SHALL BE HELD QUOTE PRIOR TO DEMOLITION OF ANY OF THE BUILDING STRUCTURE.
5. NOTIFY THE ENGINEER OF ANY DETERIORATED STRUCTURE OBSERVED DURING DEMOLITION OR CONSTRUCTION.
6. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE ASSUMED STRUCTURE AND THE ACTUAL STRUCTURE OBSERVED FOLLOWING EXCAVATION.

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A	12/1/20	BUILDING CONSENT	MH	MO
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2	12/1/20	BUILDING CONSENT	MH	MO
REV	DATE	AMENDMENT	DATE	BY

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CLIENT: PANUKU DEVELOPMENT AUCKLAND

PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

SHEET TITLE: STRUCTURAL SPECIFICATIONS (Sheet 3)

DRAWN: M. Heywood ENGINEER: JOC
CHECKED: M. Orens LIAISON: R. Stokes

SCALE: NTS

JOB NO: 31097 DWG NO: S003 REV: 001

DATE: 02/12/2022



27 PRINCES STREET, AUCKLAND CENTRAL
LOT 1 - DP 12616

SITE PLAN
NTS

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CLIENT: PANUKU DEVELOPMENT AUCKLAND

PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

SHEET TITLE: SITE PLAN

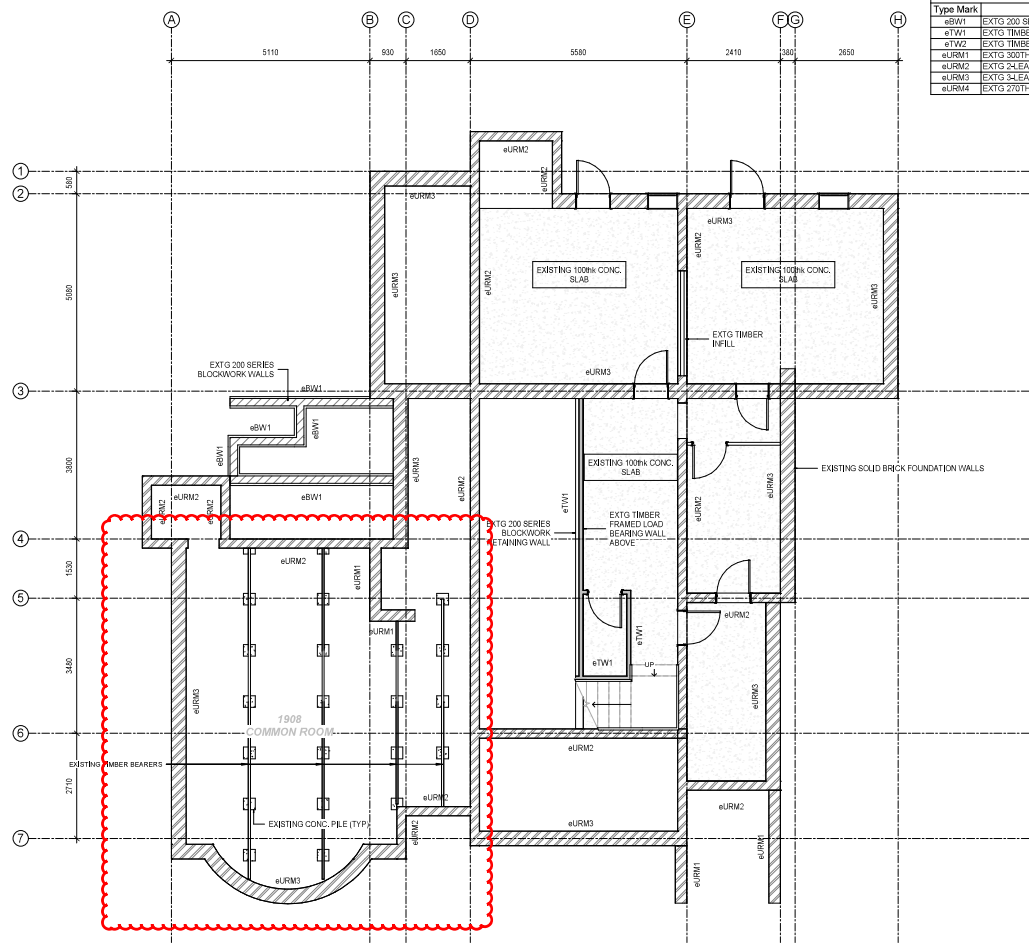
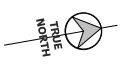
DRAWN: M. Heyrosa, CHECKED: JOC
CREDIT: M. Ormrod, APPROVED: R. Stokes

SCALE: NTS

JOB NO.	DWG NO.	REVISION
31097	S100	A-

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NO.	DATE	AMENDMENT	BY	CHK
A	12.10.20	BUILDING CONSENT AMENDMENT	MH	MO
1	11.12.20	REVISED AS SHOWN	MH	MO
2	12.10.20	BUILDING CONSENT AMENDMENT	MH	MO

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CLIENT: PANUKU DEVELOPMENT AUCKLAND

PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

SHEET TITLE: EXISTING BASEMENT & FOUNDATION PLAN

DRAWN: M. Heywood ENGINEERED: JOC
CHECKED: M. Ormrod APPROVED: R. Stokes

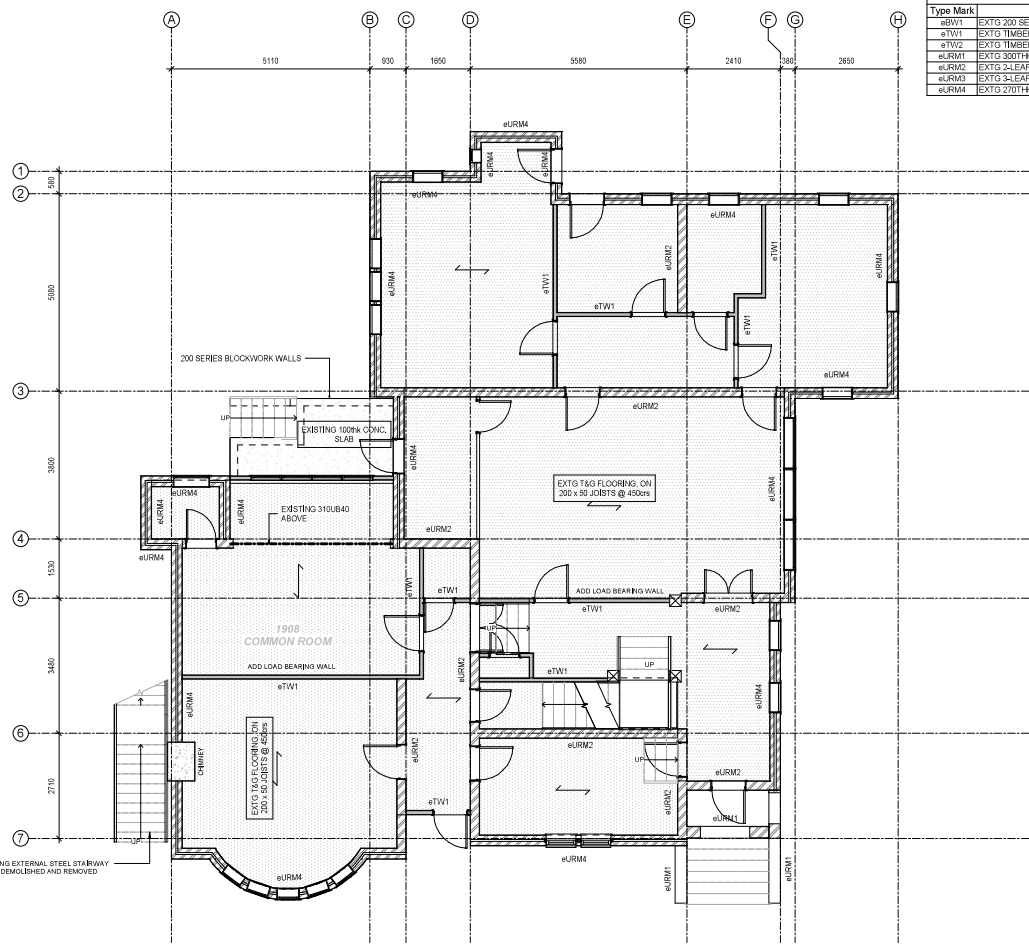
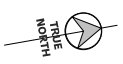
SCALE: AS SHOWN

JOURNAL: 31097 DRAWING: S111 REVISION: A

1 EXISTING BASEMENT & FOUNDATION PLAN
1:50 @ A1 A3 Scale = 2 x A1

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EXISTING WALL SCHEDULE	
Type Mark	Description
eURM1	EXTG 200 SERIES BLOCKWORK WALL
eTW1	EXTG TIMBER FRAMED WALL
eTW2	EXTG TIMBER FRAMED WALL (EXTERNAL)
eURM1T	EXTG 200THK SOLID MASONRY WALL
eURM2	EXTG 4-LEAF SOLID MASONRY WALL (230THK)
eURM3	EXTG 4-LEAF SOLID MASONRY WALL (380THK)
eURM4	EXTG 270THK CAVITY WALL

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CLIENT: PANUKU DEVELOPMENT AUCKLAND

PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

SHEET TITLE: EXISTING GROUND FLOOR PLAN

DRAWN: M. Heyrossa ENGINEERED: JOC
CHECKED: M. Ormrod APPROVED: R. Stokes

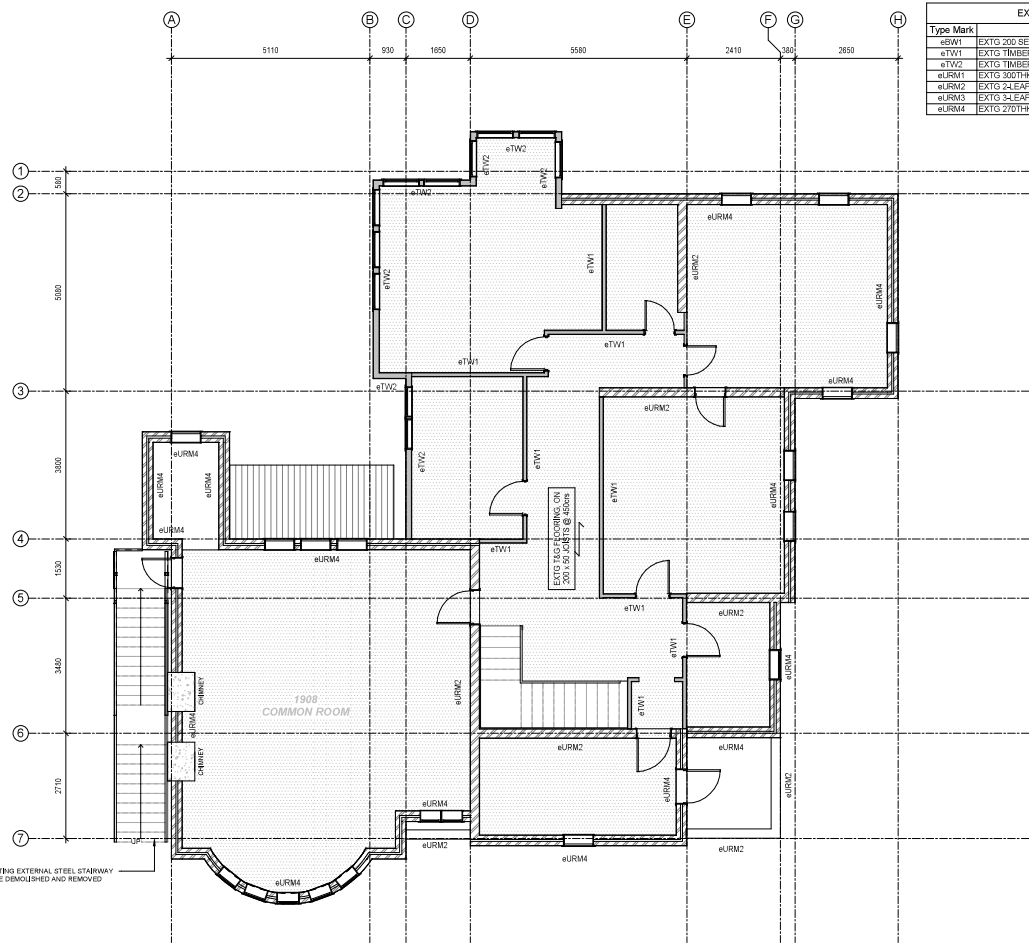
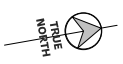
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JOB NO.: 31097 DWG NO.: S112 REV: A

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1 EXISTING GROUND FLOOR PLAN
1:50 @ A1 A3 Scale = 2 x A1

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EXISTING WALL SCHEDULE	
Type Mark	Description
#TW1	EXTD 200 SERIES BLOCKWORK WALL
#TW2	EXTD TIMBER FRAMED WALL (EXTERNAL)
#URM1	EXTD 300THK SOLID MASONRY WALL
#URM2	EXTD 24 LEAF SOLID MASONRY WALL (230THK)
#URM3	EXTD 34 LEAF SOLID MASONRY WALL (380THK)
#URM4	EXTD 270THK CAVITY WALL

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PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

SHEET TITLE: EXISTING FIRST FLOOR PLAN

DRAWN: M. Heyrosa, CHECKED: JOC
CREDITED: M. Ormrod, APPROVED: R. Stokes

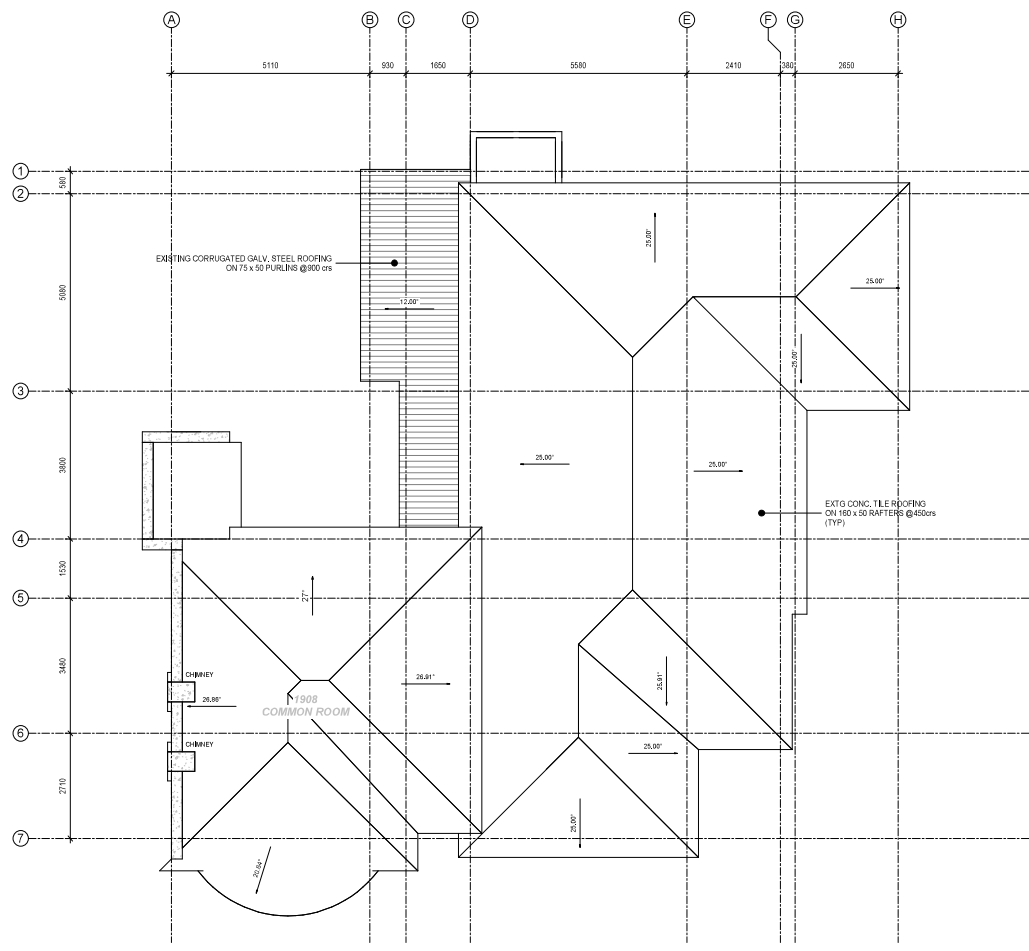
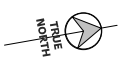
SCALE: AS SHOWN

JOB NO: 31097, DWG NO: S113, REV: A-

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1 EXISTING FIRST FLOOR PLAN
1:50 @ A1 A3 Scale = 2 x A1

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REV	DATE	AMENDMENT	BY	CHK

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CLIENT: PANUKU DEVELOPMENT AUCKLAND
PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

SHEET TITLE: EXISTING ROOF PLAN

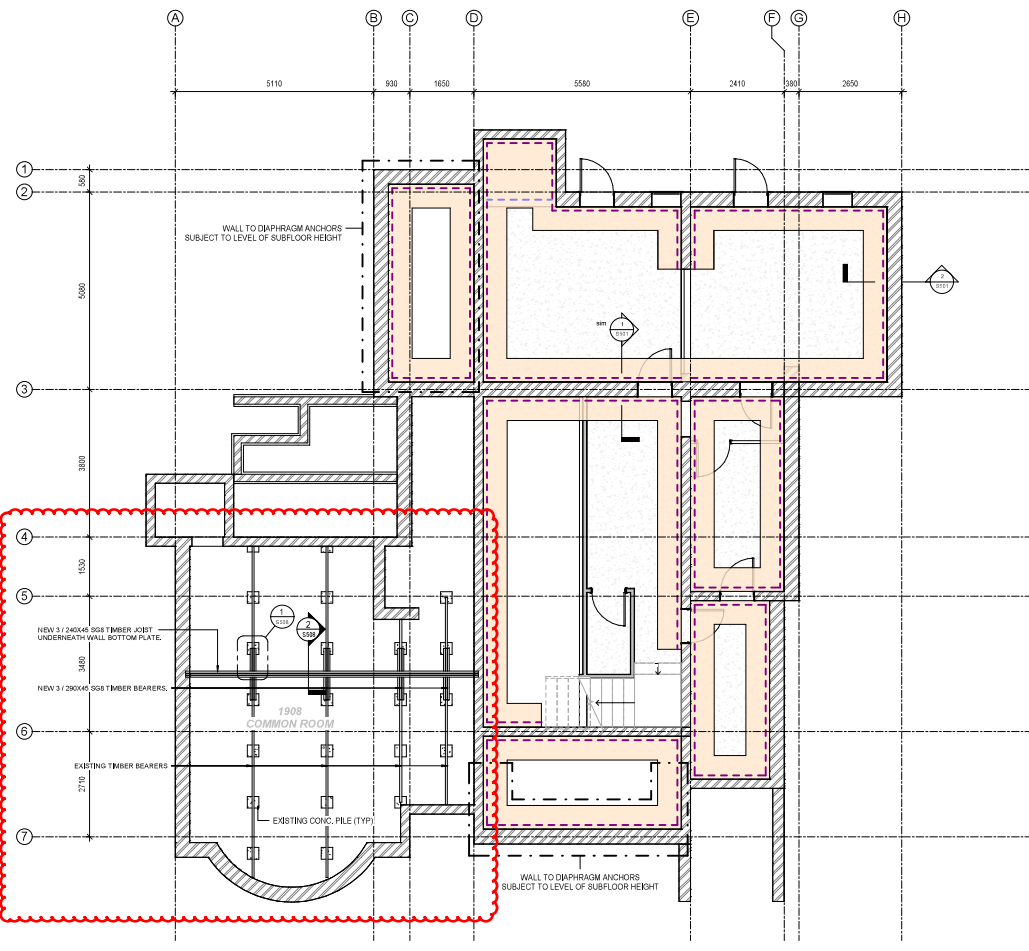
DRAWN: M. Heyrosa **ENGINEERED:** JOC
CHECKED: M. Ormrod **APPROVED:** R. Stokes

SCALE: AS SHOWN

JOB NO.: 31097	DWG NO.: S114	REV. NO.: A
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1 PROPOSED BASEMENT & FOUNDATION PLAN
1:50 @ A1 A3 Scale = 2 x A1

LEGEND:

- NEW PYTHON CAVITY TIE SCREWS AT 450mm CRS BOTH VERTICALLY AND HORIZONTALLY
- PROVIDE FULL PLYWOOD SHEATHING OR 600mm STRIPS AS INDICATED. REFER TO DETAILS ON S501
- WALL TO DIAPHRAGM ANCHORAGE
- PROVIDE FULL DEPTH S68 TIMBER NOGS AROUND DIAPHRAGM PERIMETER

PLYWOOD FIXING SCHEDULE
ALL PLYWOOD TO BE INSTALLED THROUGH THE BASEMENT LEVEL CEILING.

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- TO BE PRINTED IN COLOUR.

REV	DATE	AMENDMENT	ISS	ENR
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1	11/1/20	REVISED AS SHOWN	MH	MO
2	12/1/20	BUILDING CONSENT AMENDMENT	MH	MO

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CLIENT: PANUKU DEVELOPMENT AUCKLAND

PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

SHEET TITLE: PROPOSED BASEMENT & FOUNDATION PLAN

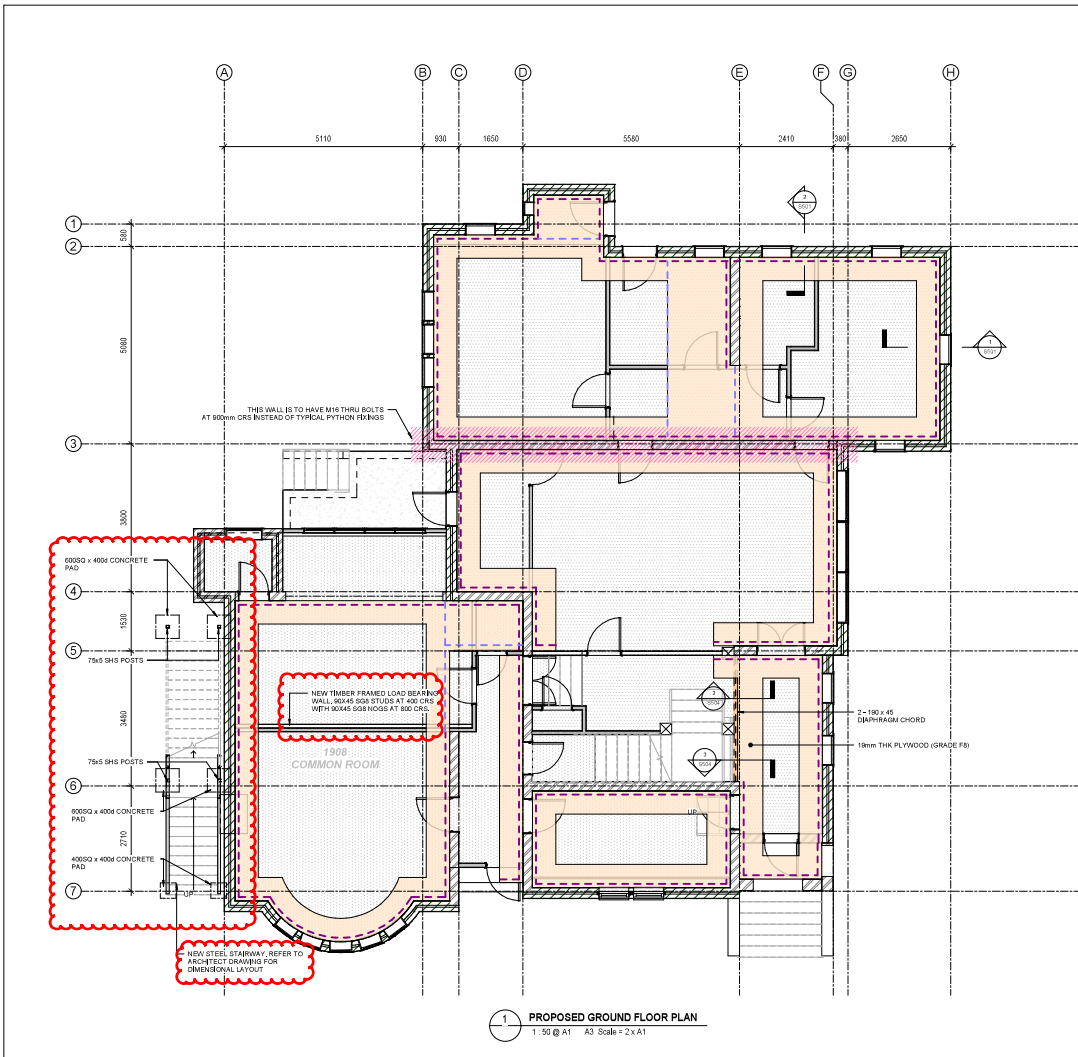
DRAWN: M. Heyross ENGINEERED: JOC
CHECKED: M. Ormrod APPROVED: R. Stokes

SCALE: AS SHOWN

JOB NO: 31097 DWG NO: S211 REV: A-

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PROPOSED GROUND FLOOR PLAN
1:50 @ A1 A3 Scale = 2x A1

LEGEND:

- NEW PYTHON C CAVITY TIE SCREWS AT 450mm CRS BOTH VERTICALLY AND HORIZONTALLY
- PROVIDE FULL PLYWOOD SHEATHING OR 600mm STRIPS AS INDICATED. - REFER TO DETAILS ON S501
- WALL TO DIAPHRAGM ANCHORAGE
- PROVIDE FULL DEPTH S68 TIMBER NOGS AROUND DIAPHRAGM PERIMETER

PLYWOOD FIXING SCHEDULE

1906 COMMON ROOM
PLYWOOD TO BE INSTALLED THROUGH THE GROUND FLOOR LEVEL CEILING.

1934 EXTENSION
PLYWOOD TO BE INSTALLED THROUGH THE FIRST FLOOR LEVEL FLOORING.

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3. ALL DIMENSIONS TO BE CONFIRMED ON SITE FROM EXISTING STRUCTURES.
4. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE.
5. ALL EXISTING SERVICES, FOOTINGS AND LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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7. DO NOT SCALE OFF DRAWINGS.
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PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

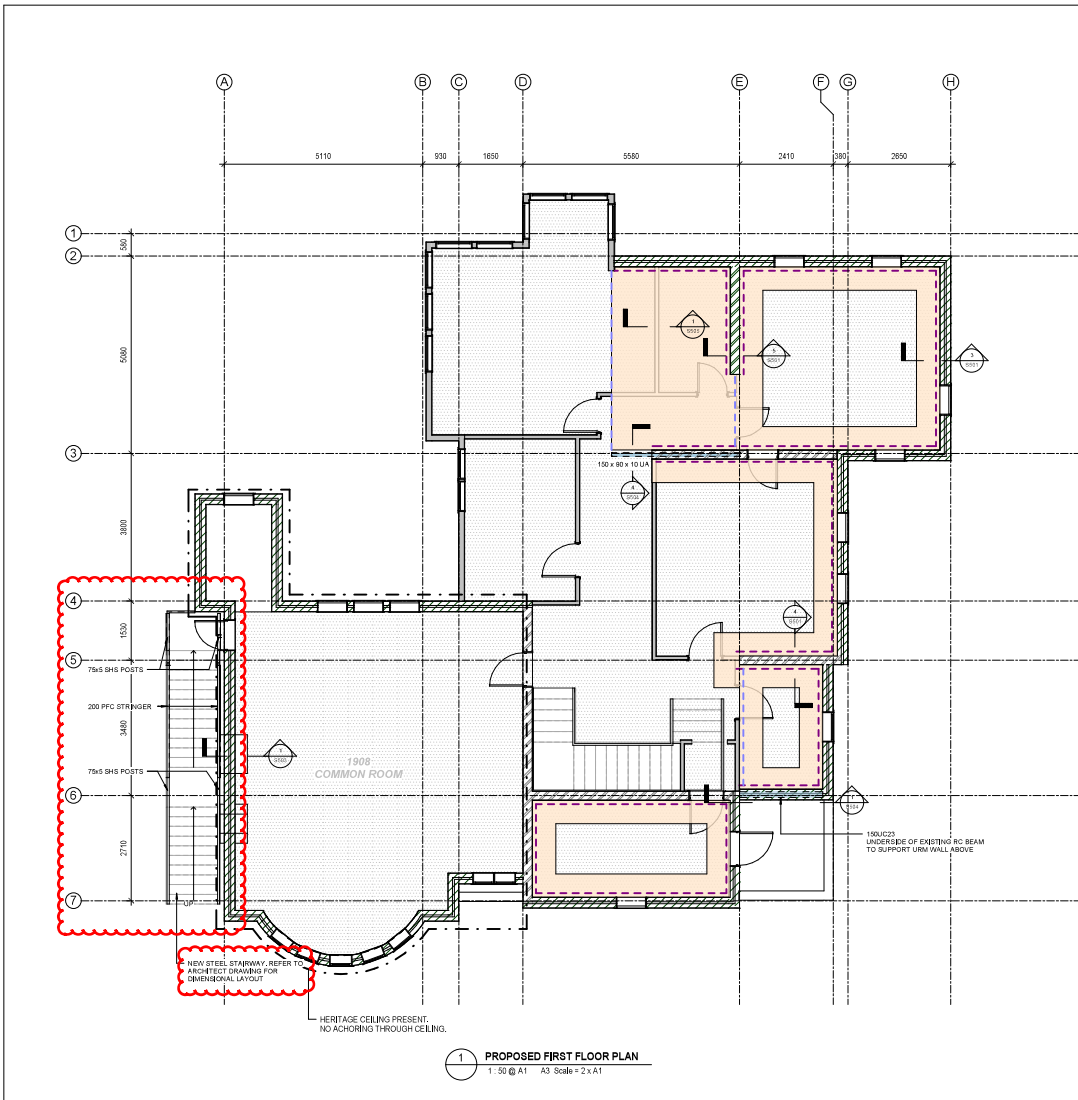
SHEET TITLE: PROPOSED GROUND FLOOR PLAN

DRAWN: M. Heytosa ENGINEERED: JOC
CHECKED: M. Osmeno DRAWING NO: R. Stokes

SCALE: AS SHOWN

JOB NO: 31097 DWG NO: S212 REV: A-

DO NOT SCALE OFF DRAWING



LEGEND:

- NEW PYTHON C CAVITY TIE SCREWS AT 450mm CRS BOTH VERTICALLY AND HORIZONTALLY
- PROVIDE FULL PLYWOOD SHEATHING OR 600mm STRIPS AS INDICATED - REFER TO DETAILS ON S501
- WALL TO DIAPHRAGM ANCHORAGE
- PROVIDE FULL DEPTH SGB TIMBER NOGS AROUND DIAPHRAGM PERIMETER

PLYWOOD FIXING SCHEDULE

1934 EXTENSION

PLYWOOD TO BE INSTALLED ABOVE THE FIRST FLOOR LEVEL CEILING JOISTS.

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BUILDING CONSENT AMENDMENT

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NO.	DATE	AMENDMENT	ISSN	ENR

A	12/1/20	BUILDING CONSENT AMENDMENT	MH	MO
1	12/1/20	BUILDING CONSENT AMENDMENT	MH	MO

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P +64 9 926 4722
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CLIENT: PANUKU DEVELOPMENT AUCKLAND

PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

SHEET TITLE: PROPOSED FIRST FLOOR PLAN

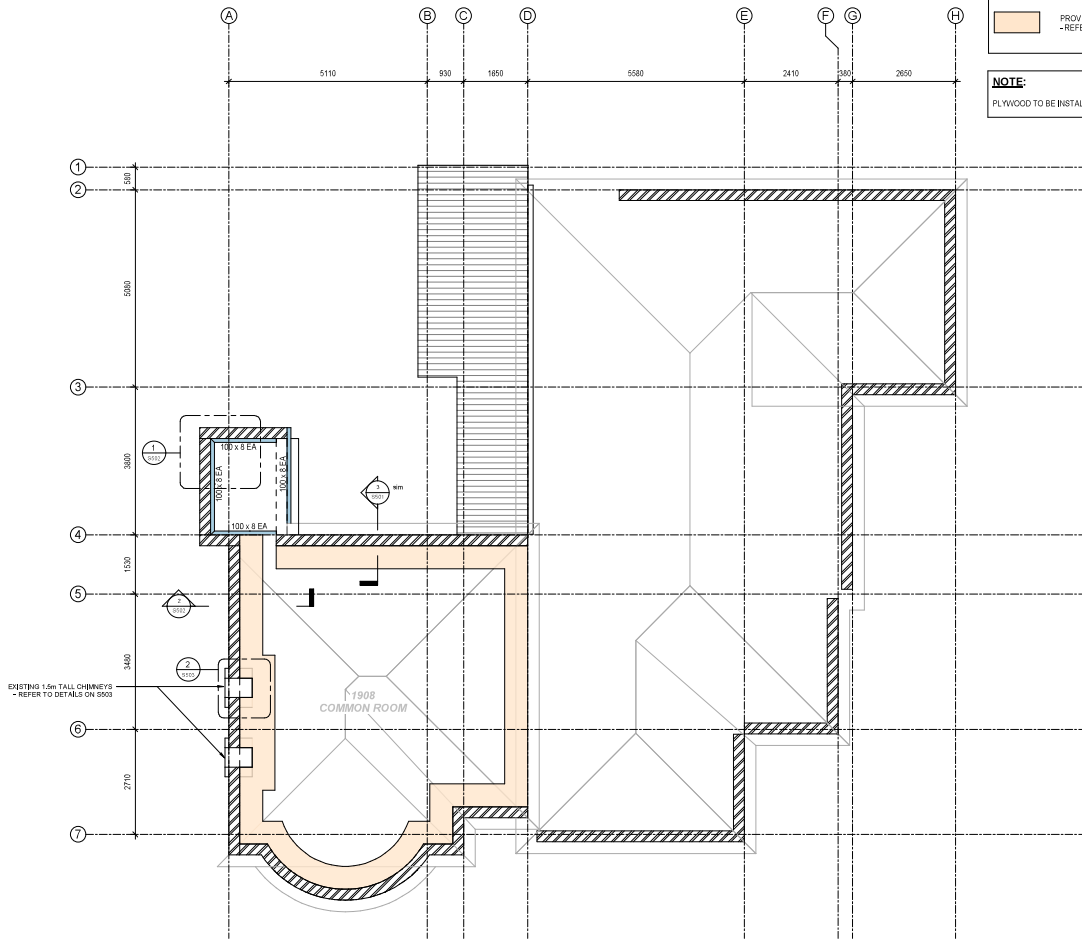
DRAWN: M. Heytosa ENGINEERED: JOC
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SCALE: AS SHOWN

JOB NO.: 31097 DWG NO.: S213 REV: A-

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LEGEND:
 PROVIDE 600mm WIDE PLYWOOD SHEATHING - REFER TO DETAILS ON S501

NOTE:
 PLYWOOD TO BE INSTALLED ABOVE CEILING LEVEL.

1 PROPOSED COMMON ROOM CEILING STRENGTHENING
 1:50 @ A1 A3 Scale = 2 x A1

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BUILDING CONSENT AMENDMENT

GENERAL AMENDMENT

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A	12/12/20	BUILDING CONSENT AMENDMENT	MH	MO
B	12/12/20	BUILDING CONSENT AMENDMENT	MH	MO

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 o800 377 8783

CLIENT: PANUKU DEVELOPMENT AUCKLAND

PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

SHEET TITLE: PROPOSED COMMON ROOM CEILING STRENGTHENING

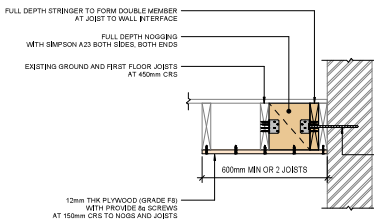
DRAWN: M. Heyrosa ENGINEERED: JOC
 CHECKED: M. Ormrod APPROVED: R. Stokes

SCALE: AS SHOWN

JOB NO.	DWG NO.	REVISION
31097	S214	A-

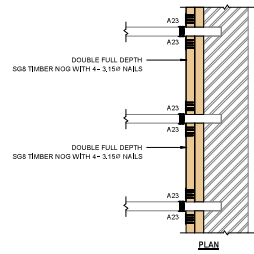
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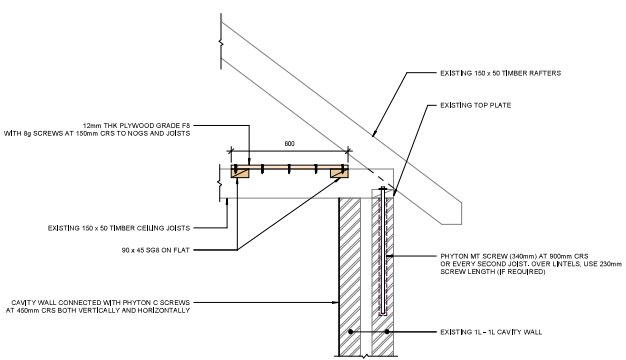


PHYTON MT SCREW EMBEDMENT	
WALL ARRANGEMENT	SCREW LENGTH (mm)
1L - 1L CAVITY	160
2L SOLID	160
3L SOLID	230

1 TYP. WALL TO DIAPHRAGM - JOIST PARALLEL
1: 10 @ A1 A3 Scale = 2 x A1

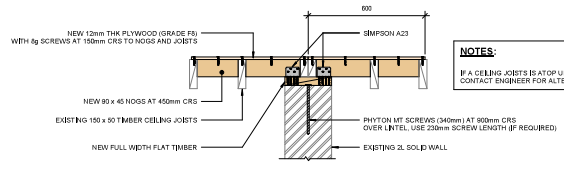


2 TYP. WALL TO DIAPHRAGM - JOIST PERPENDICULAR
1: 10 @ A1 A3 Scale = 2 x A1

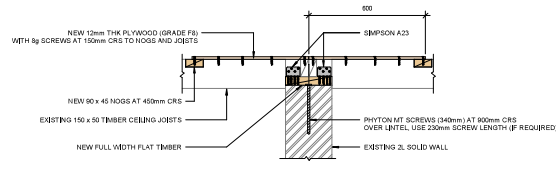


3 TYP. EXTERNAL WALL TO FIRST FLOOR CEILING DIAPHRAGM
1: 10 @ A1 A3 Scale = 2 x A1

NOTES:
1. FROM JUL + 19 PHOTOS, TOP PLATE APPEARS TO BE FIXED TO RAFTERS AND JOISTS WITH UPRAID BRACKETS, ENGINEER TO INSPECT DURING START-UP / ROOF ACCESS.
2. BRICK CONDITION TO BE INSPECTED PRIOR TO CORE DRILLING.



4 INTERNAL WALL TO FIRST FLOOR CEILING DIAPHRAGM - JOIST PARALLEL
1: 10 @ A1 A3 Scale = 2 x A1



5 INTERNAL WALL TO FIRST FLOOR CEILING DIAPHRAGM, JOIST PERPENDICULAR
1: 10 @ A1 A3 Scale = 2 x A1

NOTES:
WHEN ANCHORING TO THE FIRST FLOOR, USE THE SAME DETAIL BUT REPLACE THE FLOORING WITH MIN 19mm THK GRADE FB PLYWOOD

NOTES:
IF A CEILING JOIST IS AT OP URM WALL CONTACT ENGINEER FOR ALTERNATIVE DETAIL

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BUILDING CONSENT

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A	12/1/20	BUILDING CONSENT AMENDMENT	MH	MD
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CLIENT: PANUKU DEVELOPMENT AUCKLAND

PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

SHEET TITLE: PROPOSED DETAILS (Sheet 1)

DRAWN: M. Heywood	ENGINEERED: JOC
CHECKED: M. Osmans	APPROVED: R. Stokes
SCALE: AS SHOWN	
JOB NO.: 31097	DATE: S501
REV: A	REV: B

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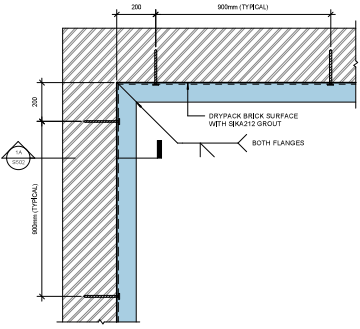
PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL

SHEET TITLE: PROPOSED DETAILS (Sheet 2)

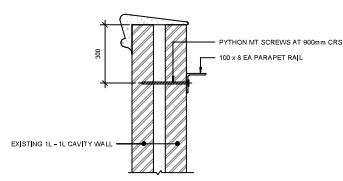
DRAWN: M. Heywood
CHECKED: M. Ormrod
SCALE: AS SHOWN

JOB NO: 31097
DWG NO: S502
REV: A

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1 PARAPET CONNECTION DETAIL
S214 1: 10 @ A1 A3 Scale = 2 x A1

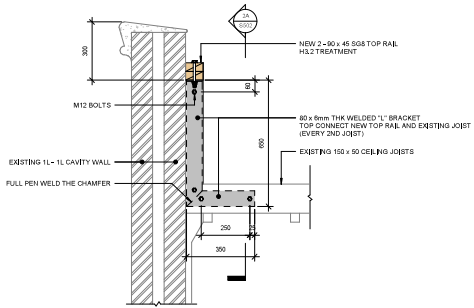


1A SECTION
S502 1: 10 @ A1 A3 Scale = 2 x A1

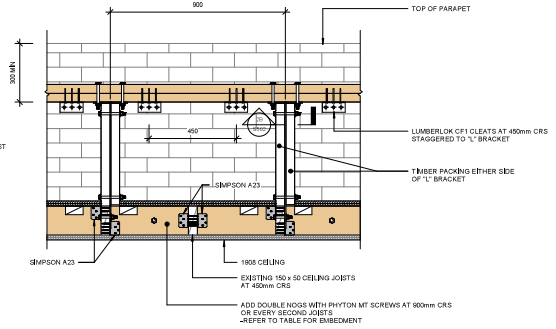
PYTHON MT SCREW EMBEDMENT

WALL ARRANGEMENT	SCREW LENGTH (mm)
1L - 1L CAVITY	180
2L SOLID	180
3L SOLID	230

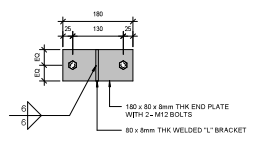
NOTES:
ROOF AND GUTTER FRAMING NOT SHOWN FOR CLARITY



2 PARAPET RESTRAINT DETAIL 2
S214 1: 10 @ A1 A3 Scale = 2 x A1



2A SECTION
S502 1: 10 @ A1 A3 Scale = 2 x A1

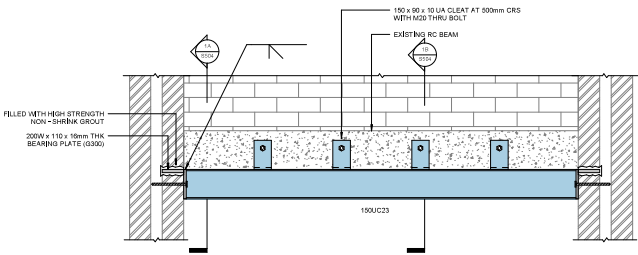


2B SECTION
S502 1: 5 @ A1 A3 Scale = 2 x A1

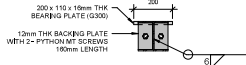
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BUILDING CONSENT AMENDMENT

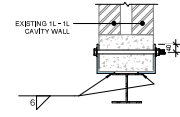
1. REFER TO STRUCTURAL NOTES AND SPECIFICATIONS U.A.O.
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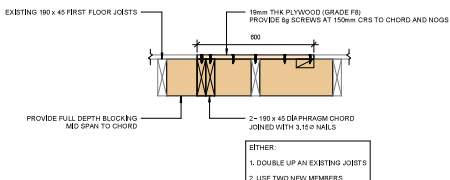
1 STEEL SECTION AT GRID E AND F
S215 1: 10 @ A1 A3 Scale = 2 x A1



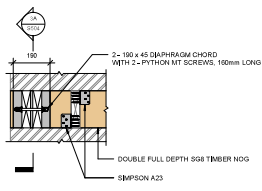
1A SECTION
S504 1: 10 @ A1 A3 Scale = 2 x A1



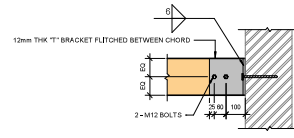
1B SECTION
S504 1: 10 @ A1 A3 Scale = 2 x A1



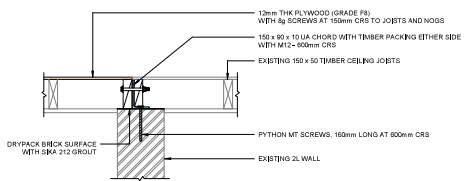
2 FIRST FLOOR LEVEL - TIMBER DIAPHRAGM STRUT
S215 1: 10 @ A1 A3 Scale = 2 x A1



3 FIRST FLOOR LEVEL - DIAPHRAGM STRUT CONNECTION
S215 1: 10 @ A1 A3 Scale = 2 x A1



3A SECTION
S504 1: 10 @ A1 A3 Scale = 2 x A1



4 FIRST FLOOR CEILING - STEEL DIAPHRAGM CHORD
S215 1: 10 @ A1 A3 Scale = 2 x A1

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A	12/1/20	BUILDING CONSENT AMENDMENT	MH	MO
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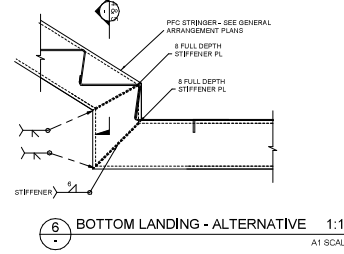
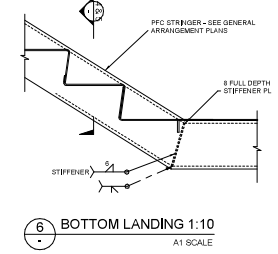
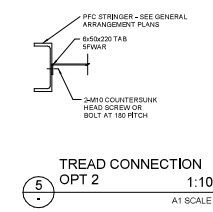
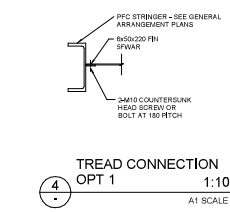
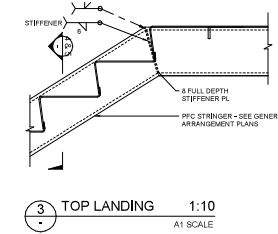
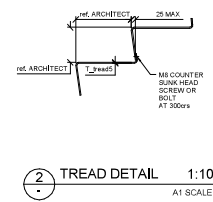
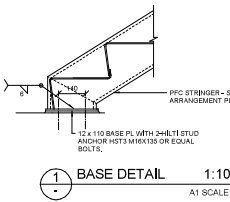
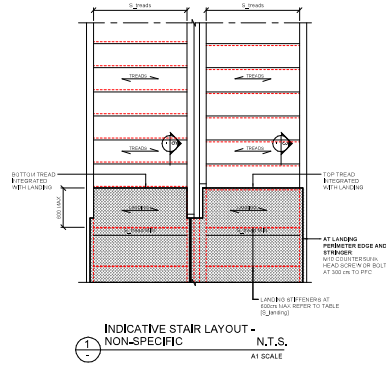
CLIENT	PANUKU DEVELOPMENT AUCKLAND
PROJECT	27 PRINCES STREET, AUCKLAND CENTRAL
SHEET TITLE	PROPOSED DETAILS (Sheet 4)
DRAWN	M. Heytosa
CHECKED	M. Ormrod
SCALE	AS SHOWN
JOB NO.	31097
DWG NO.	S504
REVISION	A

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NOTE - PFC ON STEEL PLATE TRUSSES BETWEEN PFC STRINGERS

- THIS GENERAL AND SPECIFIC NOTES REFER TO SHEET EQS000000.
- THIS SHEET INDICATES TYPICAL STEEL STRIP DETAILS FOR SPECIFIC DETAILS AND CONDITIONS FOR GENERAL ARRANGEMENTS OF STRINGERS AND TRUSSES.
- STRIP IS REQUIRED FOR COMMERICAL USE UP TO THE FOLLOWING LOADS IN ACCORDANCE WITH THE TABLE.
- THE TABLE ONLY DETERMINES LOAD CONCENTRATED LOADS (KMPH) AND UNIFORM LOADS (KN/MS) BASED ON THE FOLLOWING ASSUMPTIONS:
 - STRIP IS TO BE USED TO SUPPORT THE LOADS.
 - STRIP IS TO BE USED TO SUPPORT THE LOADS.
 - STRIP IS TO BE USED TO SUPPORT THE LOADS.
 - STRIP IS TO BE USED TO SUPPORT THE LOADS.
- STRIP IS TO BE USED TO SUPPORT THE LOADS.
- STRIP IS TO BE USED TO SUPPORT THE LOADS.
- STRIP IS TO BE USED TO SUPPORT THE LOADS.
- STRIP IS TO BE USED TO SUPPORT THE LOADS.

CHEQUER PL STRIP			
Support	Length	Spacing	Loadings
100	100	100	100
100	100	100	100
100	100	100	100



GENERAL NOTES

- REFER TO SHEET EQS00 FOR STRUCTURAL NOTES AND SPECIFICATIONS
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REVISION SCHEDULE			
REV	DATE	AMENDMENT	ENG
12.10.20		BUILDING CONSENT NH	
A	12.10.20	BUILDING CONSENT NH AMENDMENT	

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CLIENT: PANUKU DEVELOPMENT AUCKLAND

PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL, 27 Princes Street, Auckland Central

SHEET TITLE: PROPOSED DETAILS (Sheet 6)

DRAWN	Author	DRAWING	Designer
CHECKED	Checker	APPROVED	

SCALE:

DATE	REV	BY	APP
31097	S506		A

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- GENERAL NOTES:**
1. REFER TO SHEET S500 FOR STRUCTURAL NOTES AND SPECIFICATIONS
 2. DRAWINGS TO BE READ IN CONJUNCTION WITH THE RULES OF SPECIFICATION AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS
 3. ALL DIMENSIONS TO BE CONFIRMED ON SITE FROM EXISTING STRUCTURES
 4. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE
 5. ALL EXISTING SURFACES, FOOTINGS AND LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
 6. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY
 7. DO NOT SCALE OFF DRAWINGS
 8. TO BE PRINTED IN COLOUR

REVISION SCHEDULE

REV	DATE	AMENDMENT	ENG
12.10.20		BUILDING CONSENT	MH
A	12.10.20	BUILDING CONSENT AMENDMENT	MH



Structural Engineers | Onsite Testing Specialists
Suite 2.2, Site 3 Building, 30 Saint Benedicts Street,
Eden Terrace, Auckland 1010

0800 377 8743
www.eqstruc.co.nz | info@eqstruc.co.nz

CLIENT: PANUKU DEVELOPMENT AUCKLAND

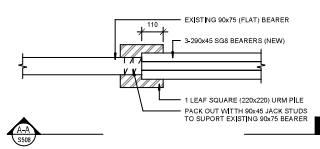
PROJECT: 27 PRINCES STREET, AUCKLAND CENTRAL, 27 Princes Street, Auckland Central

SHEET TITLE: PROPOSED DETAILS (Sheet 8)

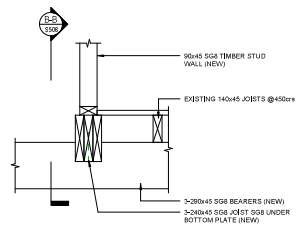
DRAWN: B.Tassell | CHECKED: C.McCunning
CREATED: P.Liu | APPROVED: R.Stokes

SCALE

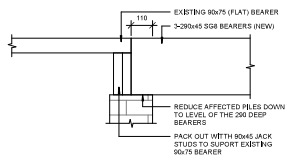
JOB NO.	DWG NO.	REVISION
31097	S508	A



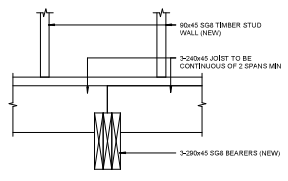
1 NEW BEARER TO URM PILE
S211 1: 10 @ A1 A3 Scale = 2 x A1



2 TIMBER WALL BOTTOM PLATE
S211 1: 10 @ A1 A3 Scale = 2 x A1



A-A SEATING DETAIL
S508 1: 10 @ A1 A3 Scale = 2 x A1



B-B SEATING DETAIL
S508 1: 10 @ A1 A3 Scale = 2 x A1

DO NOT SCALE OFF DRAWING