



DRAWING LIST

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- (0)12 SITE AND LOCATION PLAN
- (0)13 GRID SETOUT

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- (9)02 GFA SCHEDULE

REV	DATE	DESCRIPTION
A	06.10.2023	Resource Consent
B	29.02.2024	S92_response

FEARON HAY
AUCKLAND LOS ANGELES

PROJECT
538 Karangahape Road
Auckland Central
Auckland

CLIENT
James Kirkpatrick Group Ltd

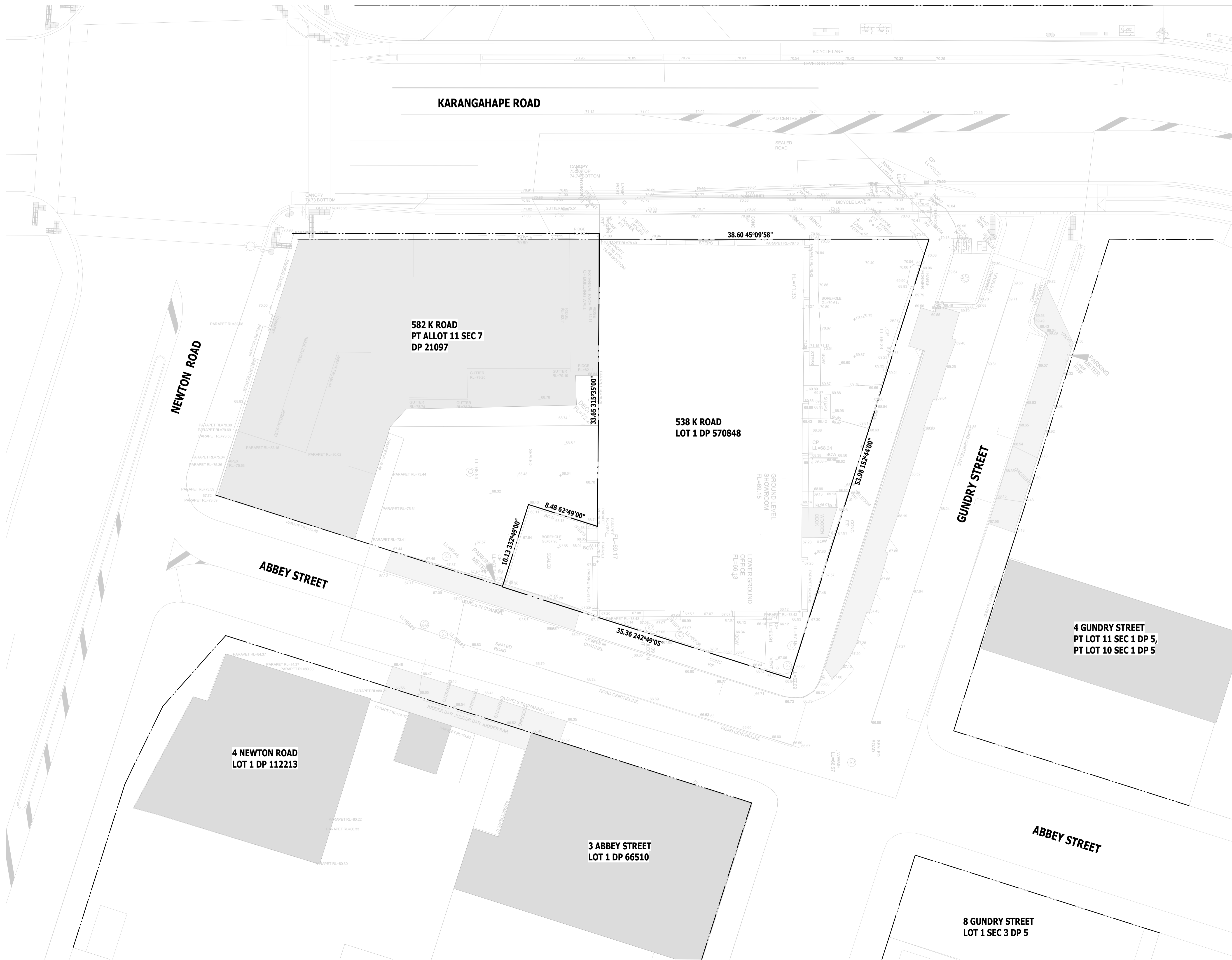
CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
TITLE SHEET & DRAWING INDEX

SCALE @ A1
PLOT DATE 3/04/2024 5:30:49 pm
REF NO 2301

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SHEET (0)01 **REV** B



REV	DATE	DESCRIPTION
A	01.11.2023	Resource Consent Issue

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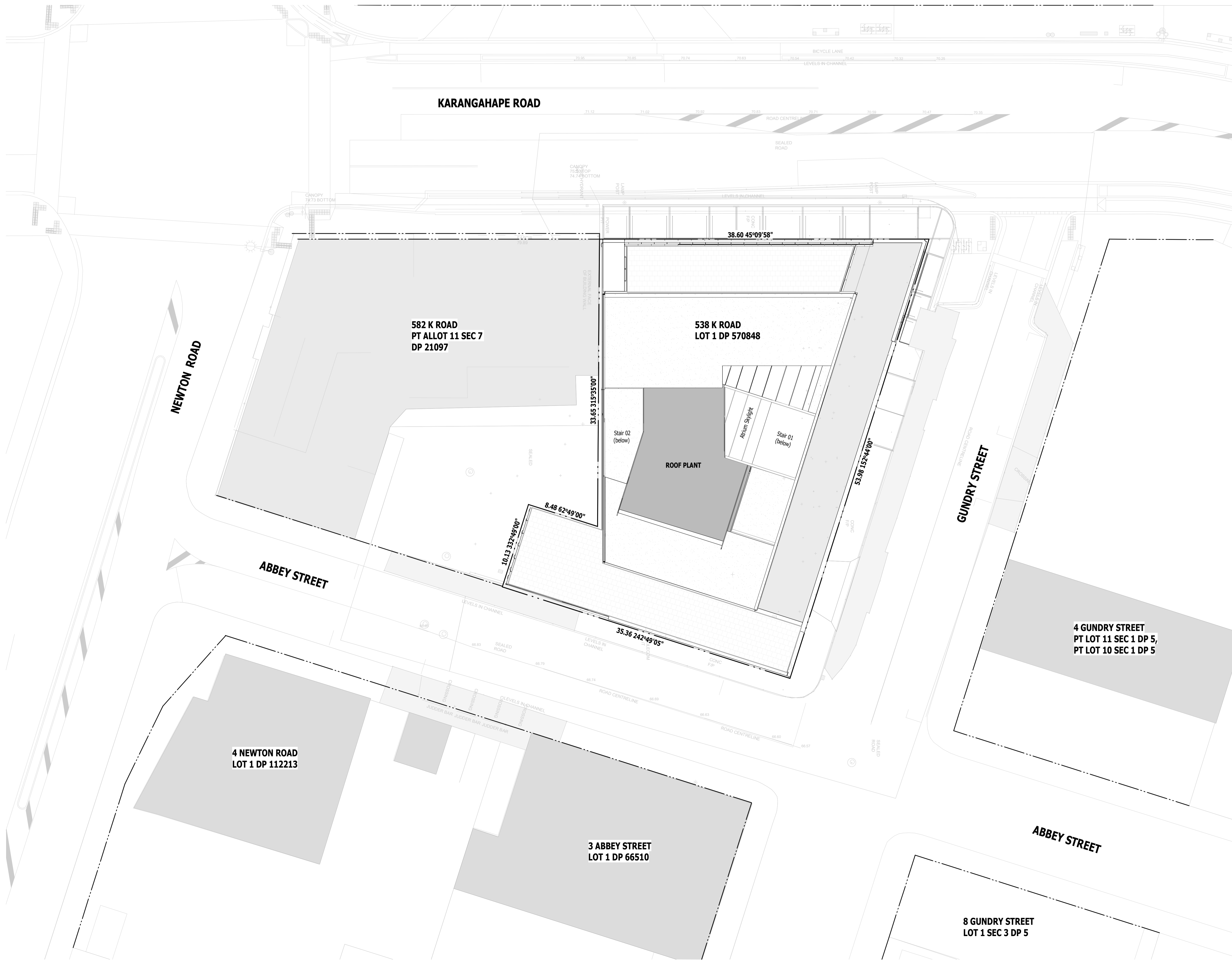
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
EXISTING SITE PLAN

SCALE 1 : 200 @ A1
PLOT DATE 13/11/2023 8:42:09 am
REF NO 2301

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CLIENT
James Kirkpatrick Group Ltd

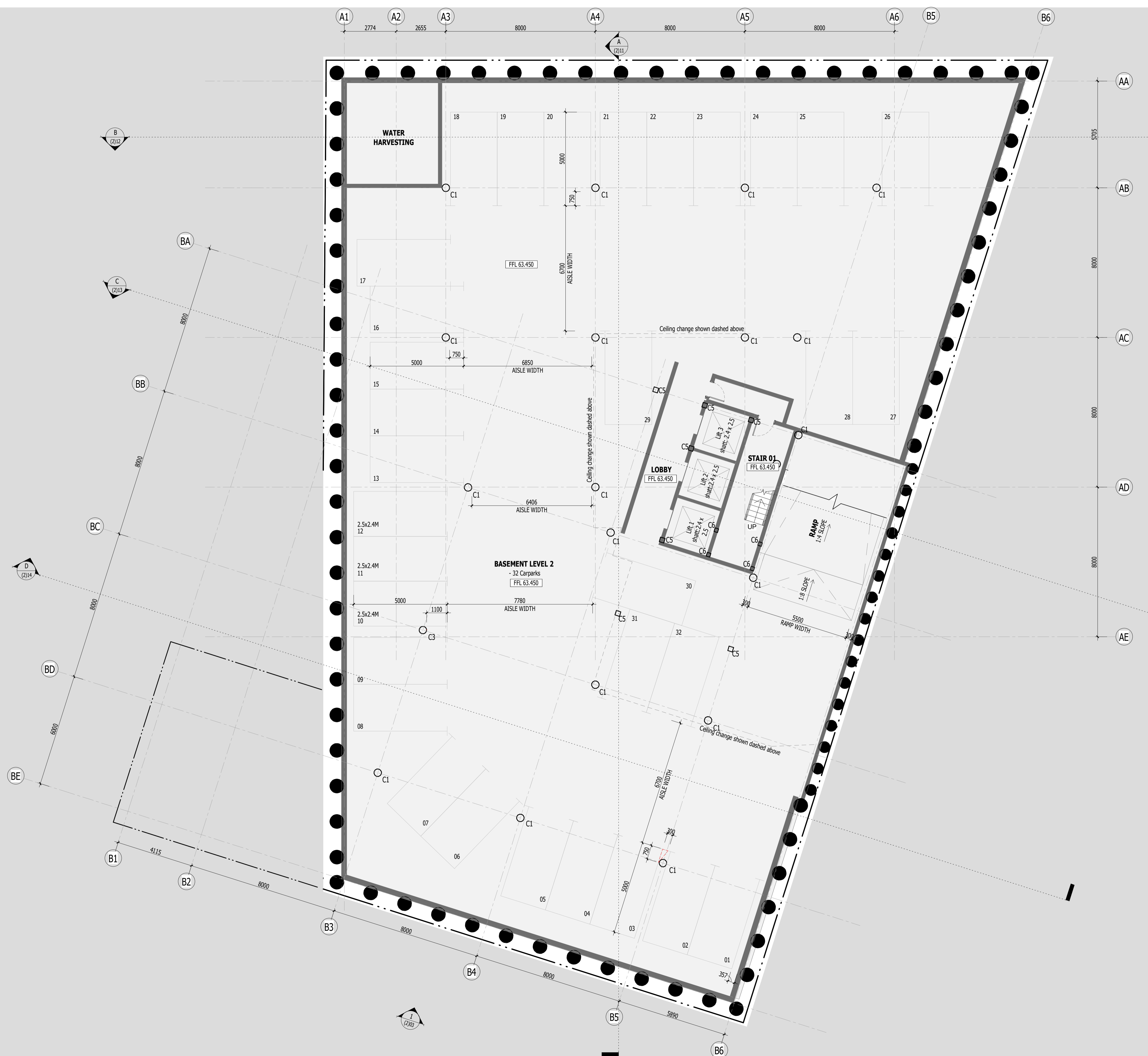
CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
SITE AND LOCATION PLAN

SCALE 1 : 200@A1
PLOT DATE 13/11/2023 8:42:18 am
REF NO 2301

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SHEET (0)12 **REV** A



REV	DATE	DESCRIPTION
A	01.11.2023	Resource Consent Issue

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James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
REFERENCE PLAN - LEVEL -2

SCALE 1 : 100@A1
PLOT DATE 13/11/2023 8:42:22 am
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SHEET (1)01
REV A



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A	06.10.2023	Resource Consent
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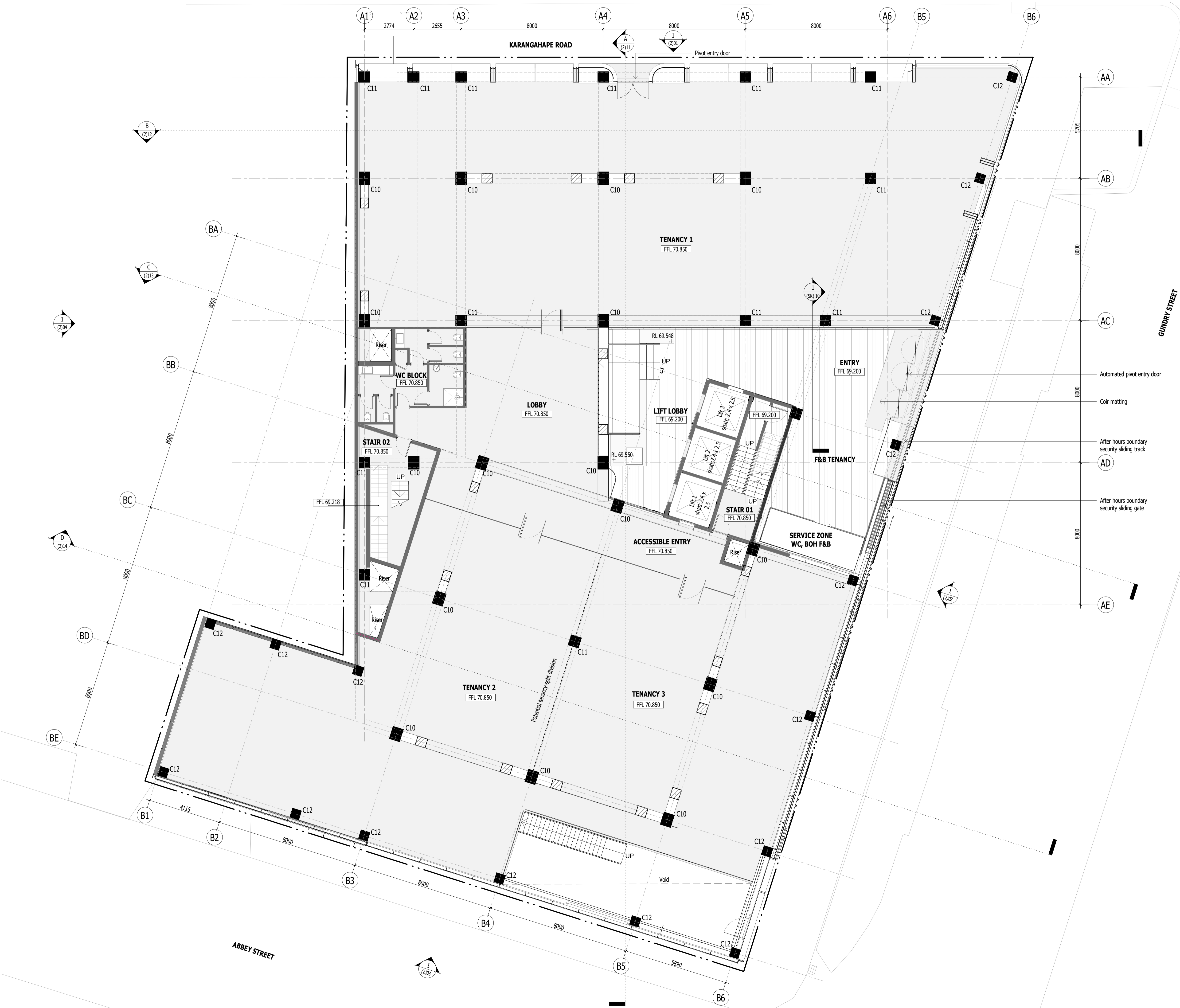
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
REFERENCE PLAN - LEVEL -1

SCALE 1 : 100 @ A1
PLOT DATE 11/03/2024 10:33:32 am
REF NO 2301

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- Automated pivot entry door
- Coir matting
- After hours boundary security sliding track
- After hours boundary security sliding gate

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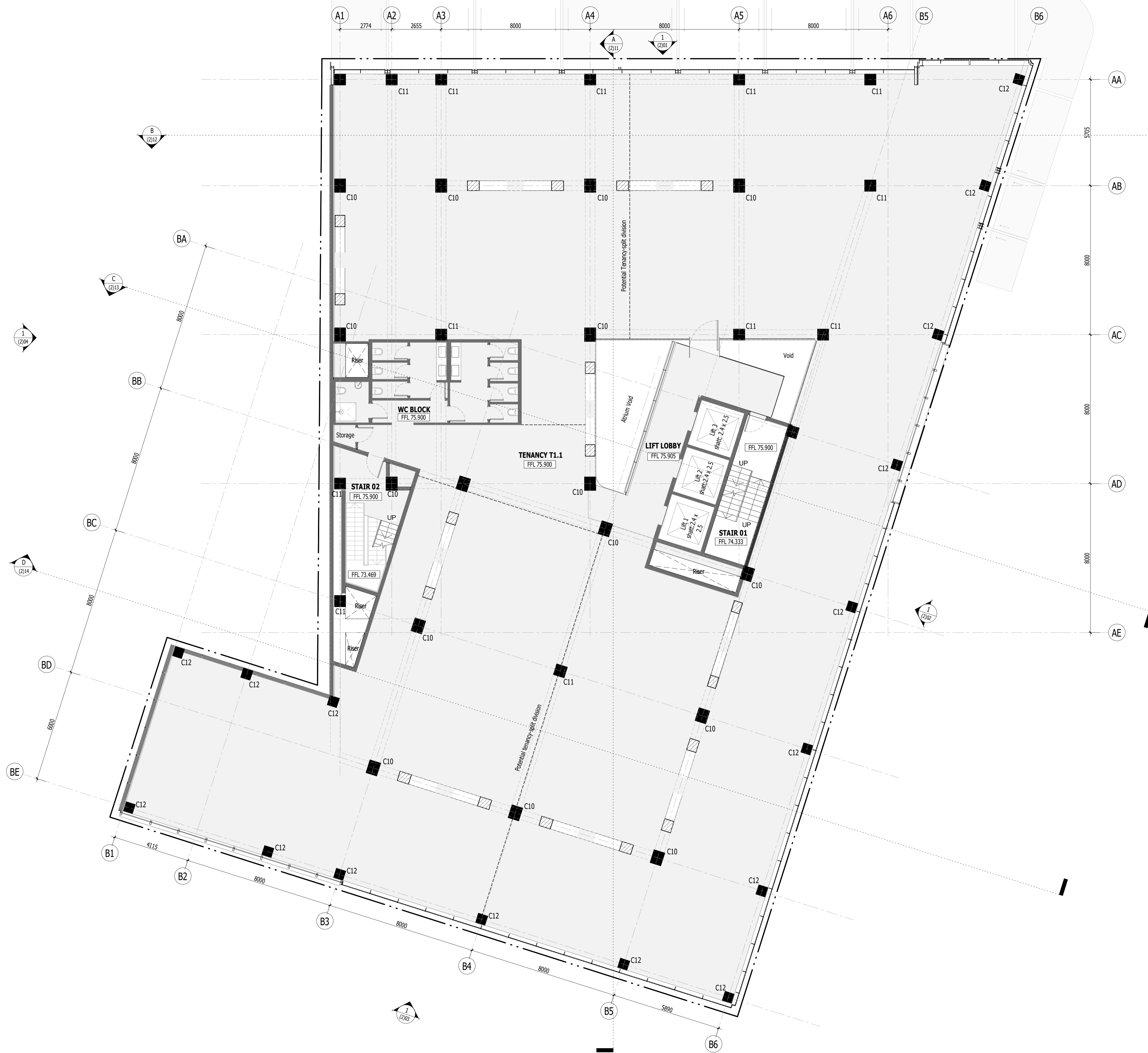
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
REFERENCE PLAN - GROUND FLOOR

SCALE 1 : 100@A1
PLOT DATE 13/11/2023 8:42:34 am
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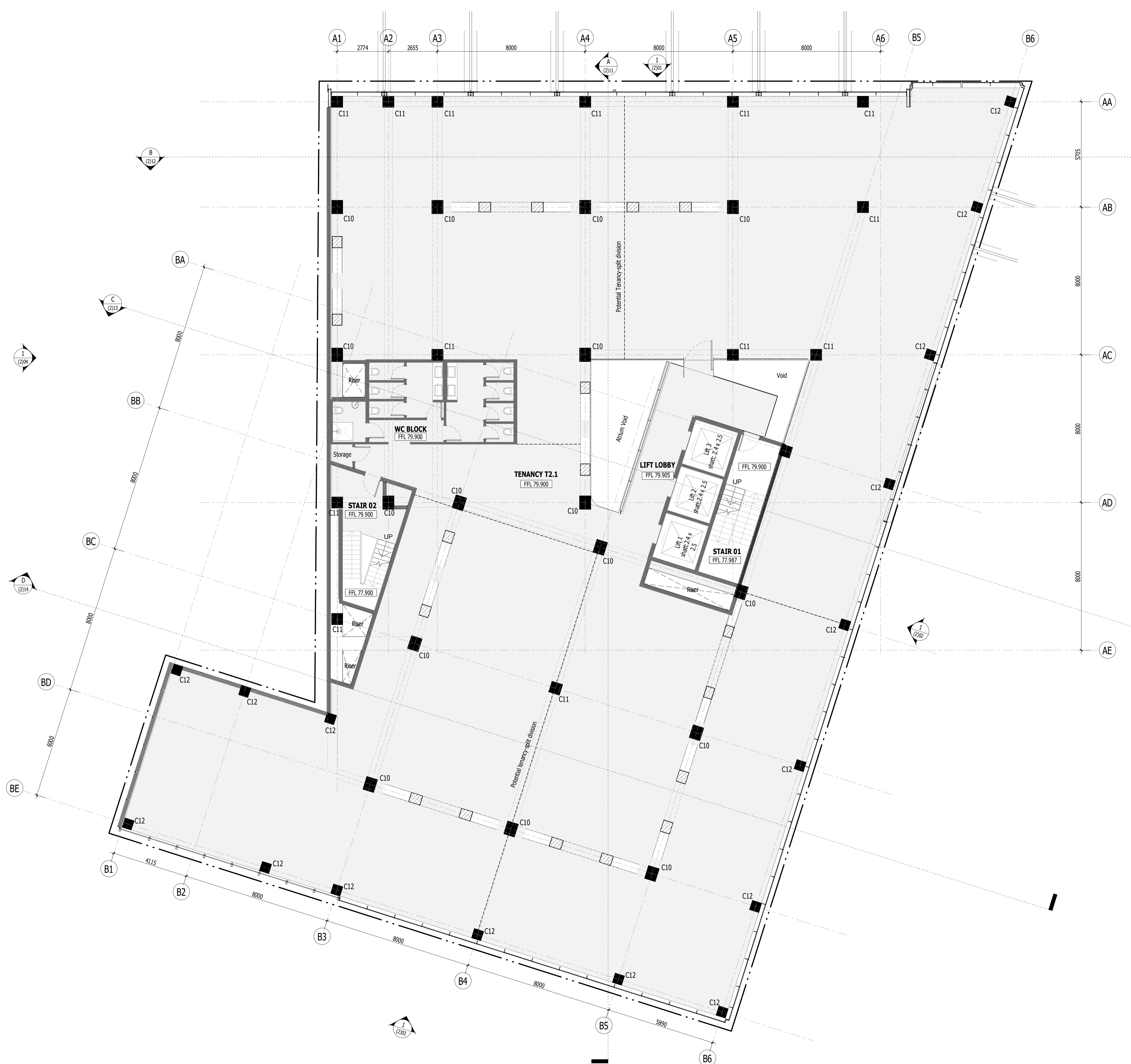
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
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REFERENCE PLAN - LEVEL 1

SCALE 1 : 100 @ A1
PLOT DATE 13/11/2023 8:42:39 am
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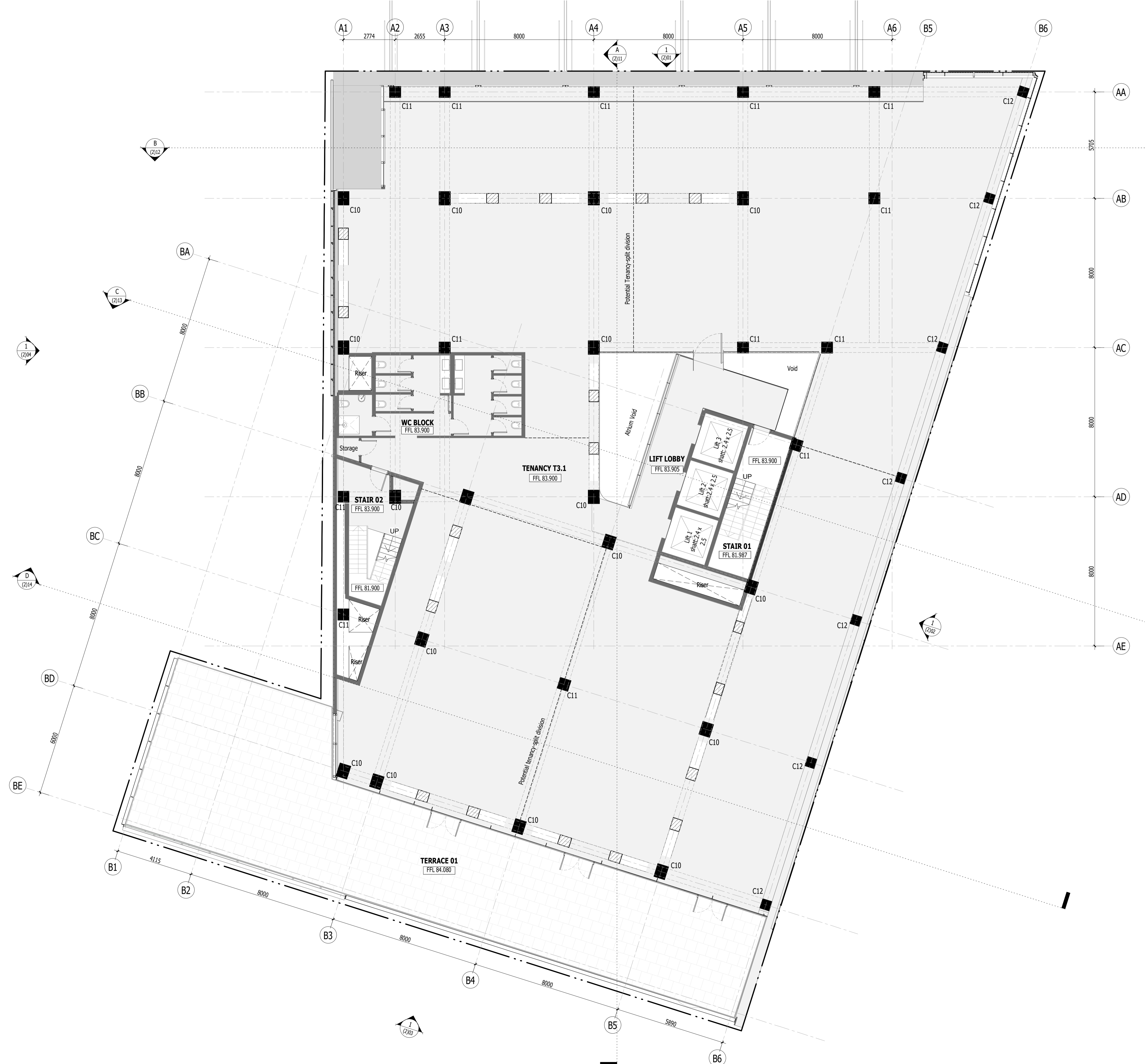
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
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REFERENCE PLAN - LEVEL 2

SCALE 1 : 100@A1
PLOT DATE 13/11/2023 8:42:44 am
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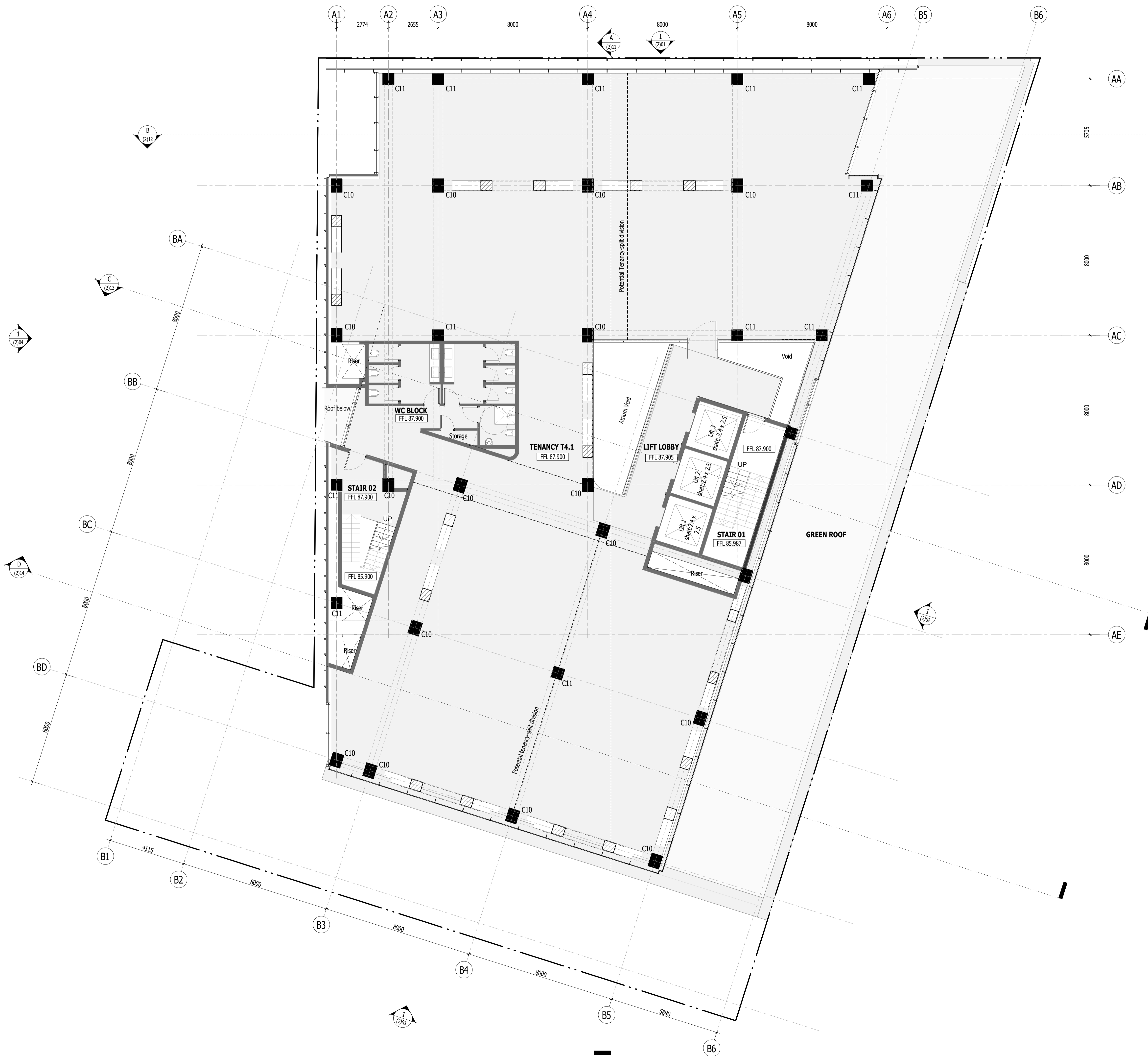
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
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REFERENCE PLAN - LEVEL 3

SCALE 1 : 100 @ A1
PLOT DATE 13/11/2023 8:42:53 am
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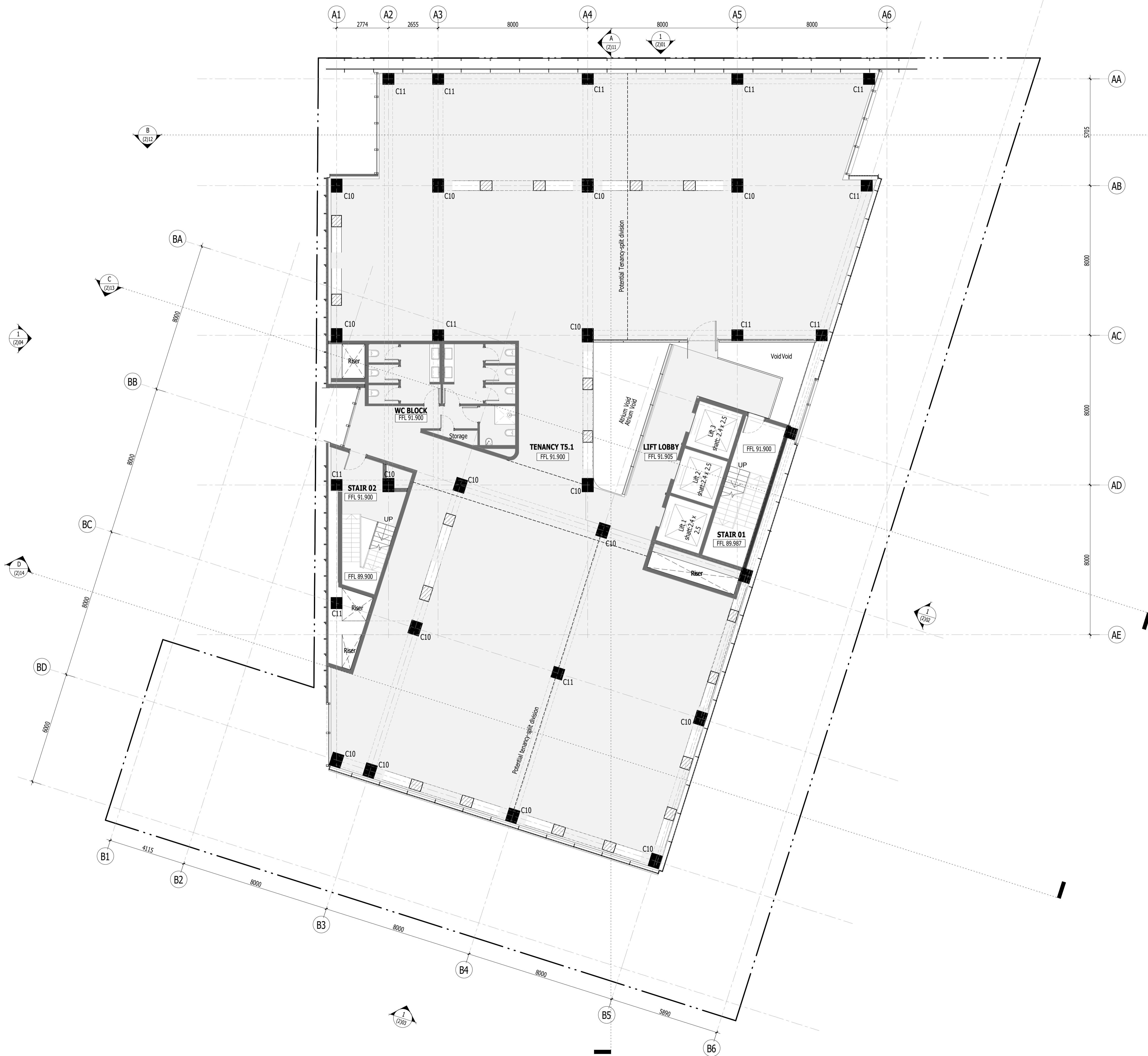
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
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Geotech Eng. - Soil & Rock Consultants Ltd
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REFERENCE PLAN - LEVEL 4

SCALE 1 : 100@A1
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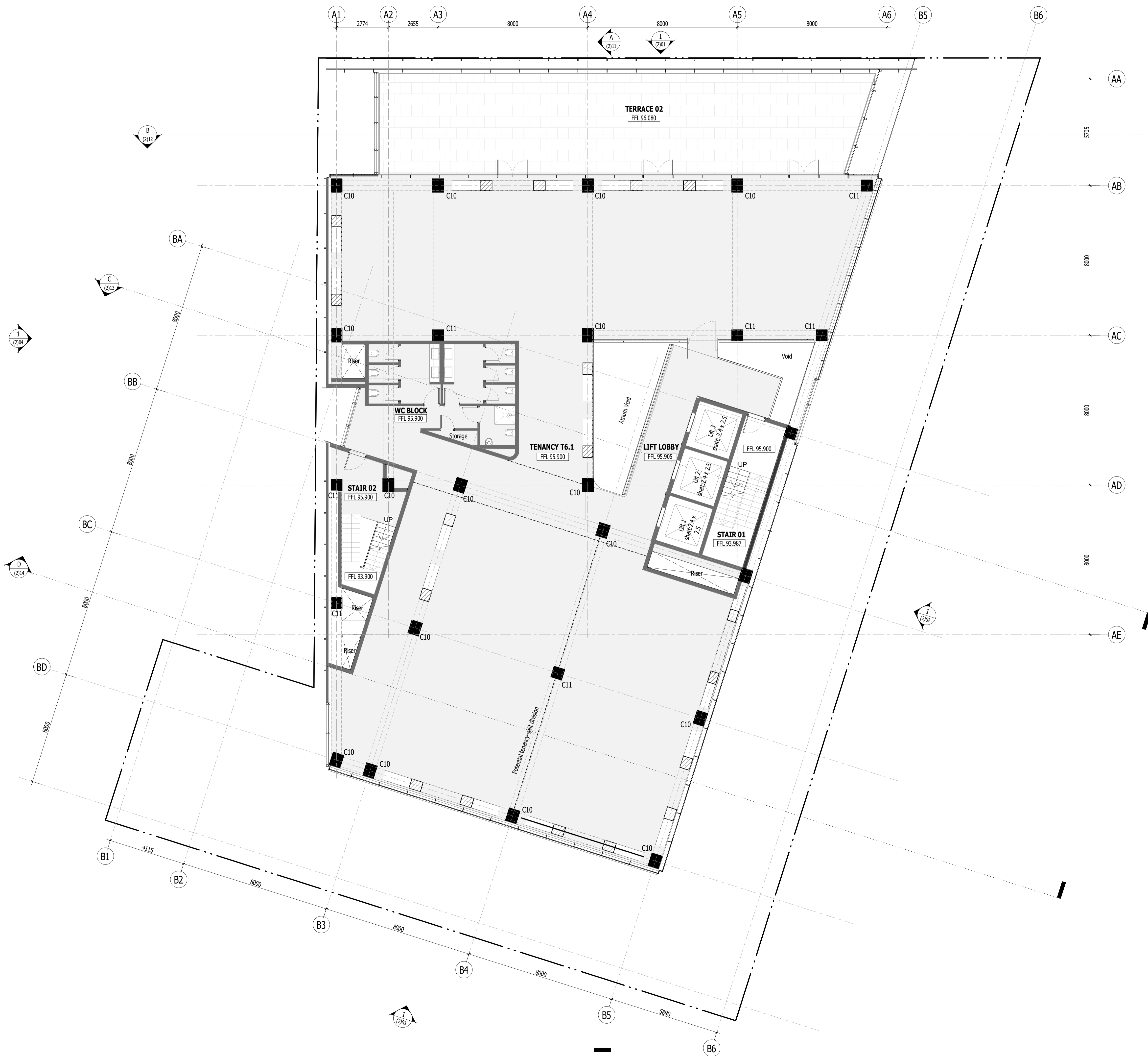
CLIENT
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CONSULTANTS
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REFERENCE PLAN - LEVEL 5

SCALE 1 : 100@A1
PLOT DATE 13/11/2023 8:43:04 am
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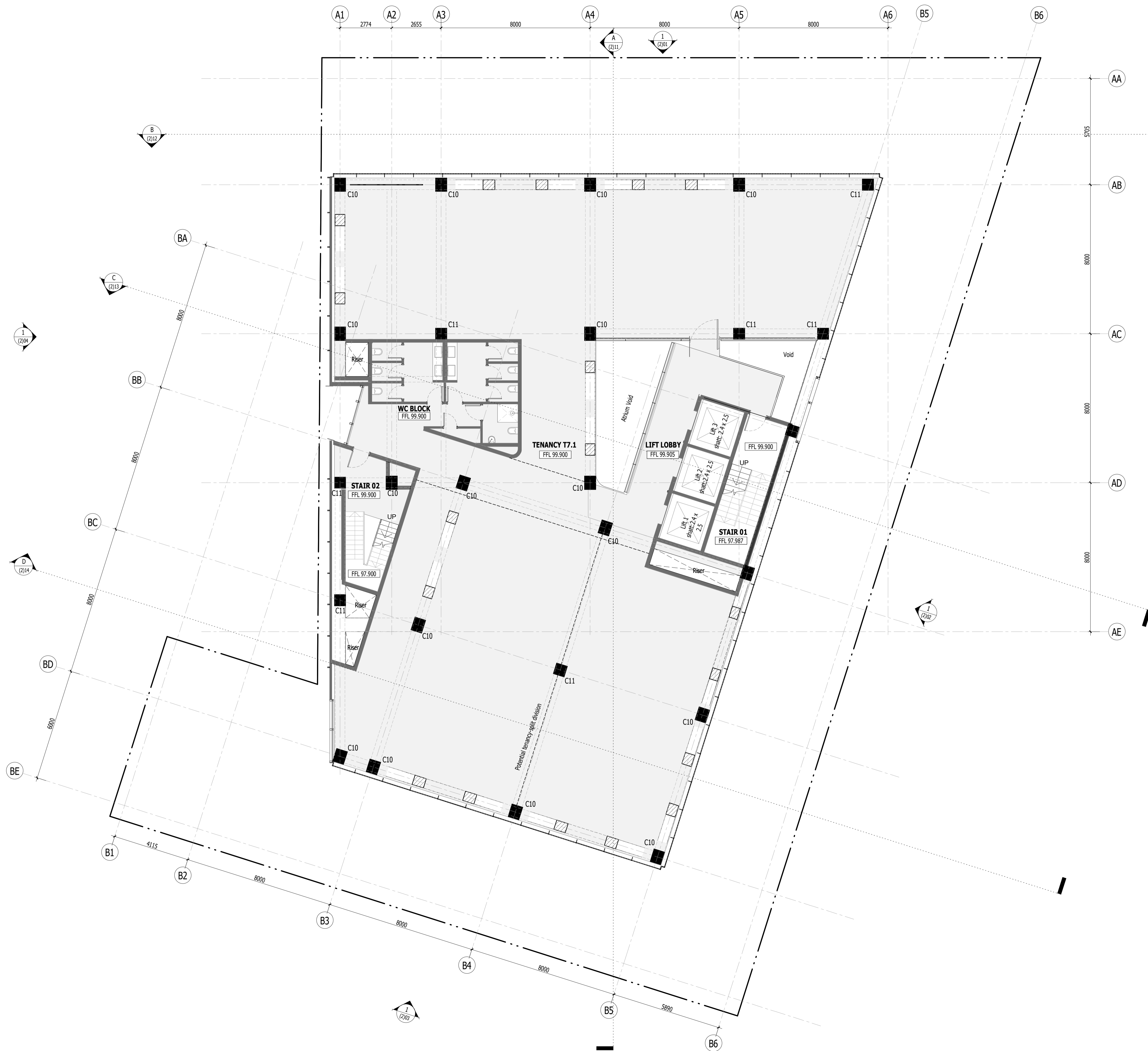
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
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Geotech Eng. - Soil & Rock Consultants Ltd
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REFERENCE PLAN - LEVEL 6

SCALE 1 : 100@A1
PLOT DATE 13/11/2023 8:43:09 am
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CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
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DRAWING TITLE
REFERENCE PLAN - LEVEL 7

SCALE 1 : 100@A1
PLOT DATE 13/11/2023 8:43:14 am
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CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
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REFERENCE PLAN - LEVEL 8

SCALE 1 : 100@A1
PLOT DATE 13/11/2023 8:43:19 am
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SHEET (1)11 **REV** A



REV	DATE	DESCRIPTION
A	01.11.2023	Resource Consent Issue

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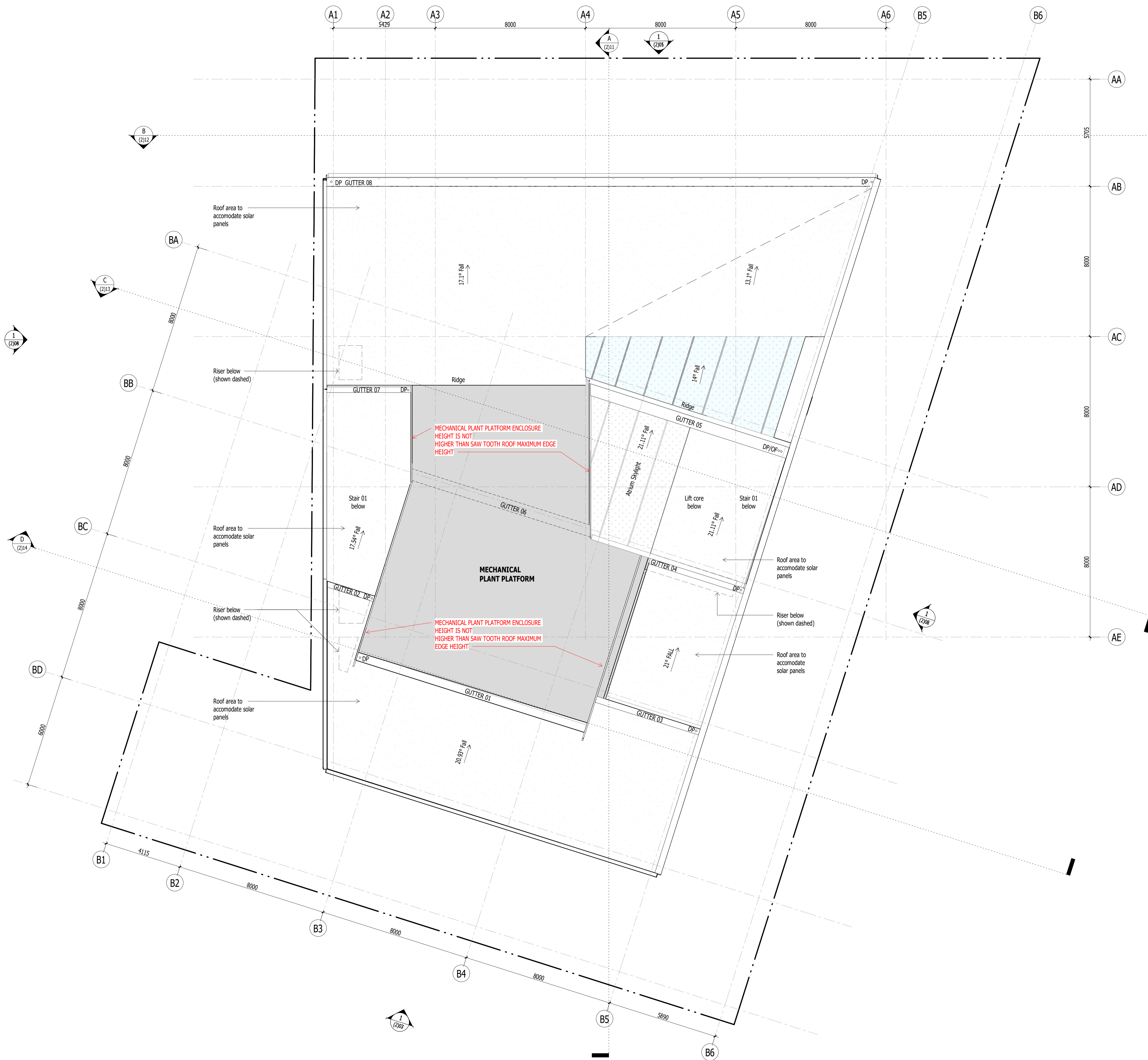
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
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DRAWING TITLE
REFERENCE PLAN - LEVEL 9

SCALE 1 : 100@A1
PLOT DATE 13/11/2023 8:43:24 am
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A	06.10.2023	Resource Consent
B	29.02.2024	S92_response

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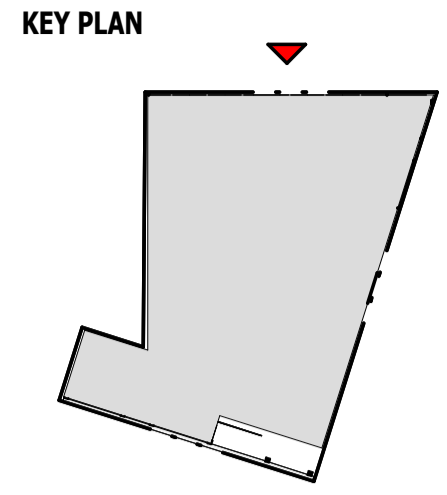
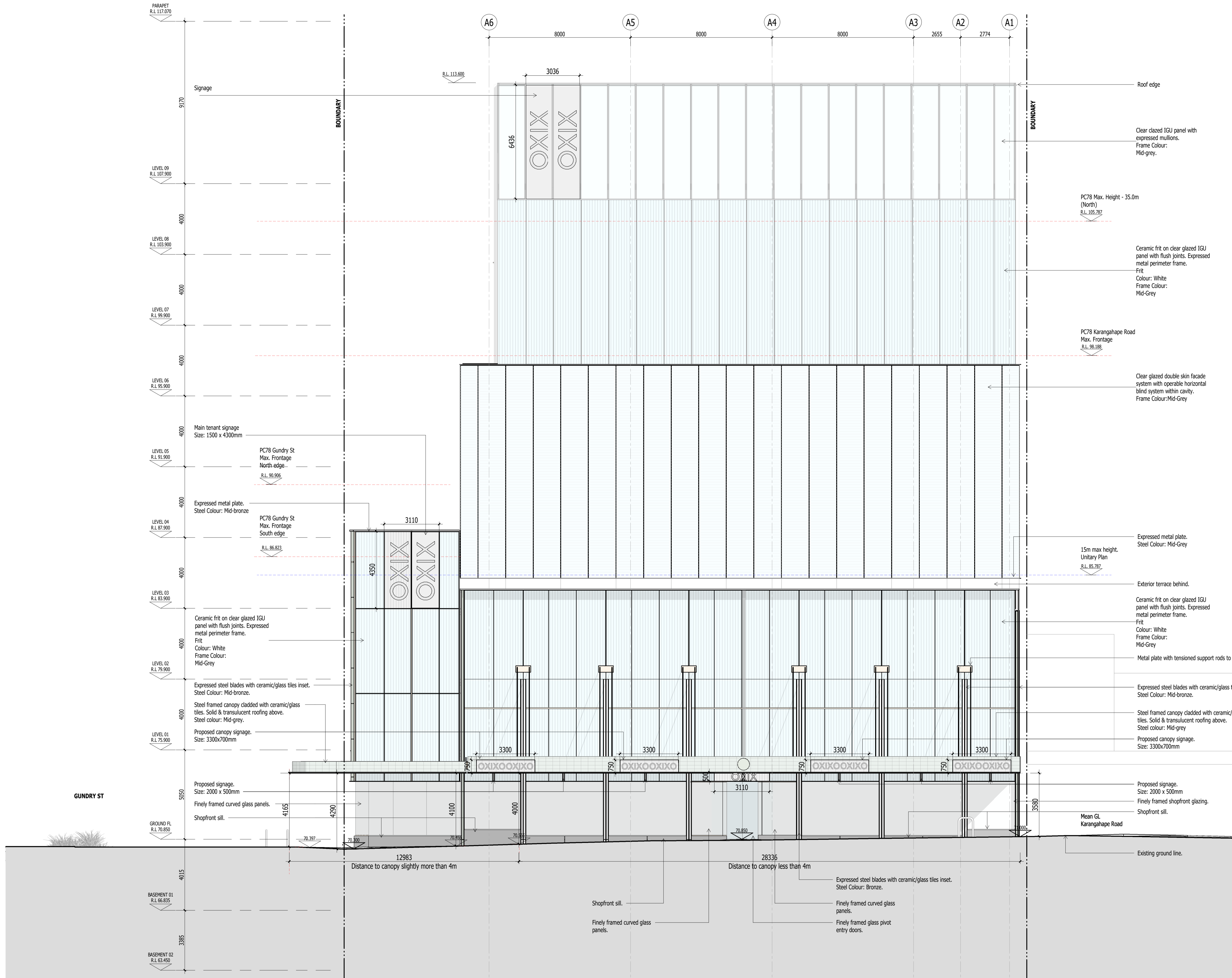
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
REFERENCE PLAN - ROOF

SCALE 1 : 100 @ A1
PLOT DATE 5/03/2024 1:46:46 pm
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REV	DATE	DESCRIPTION
A	06.10.2023	Resource Consent
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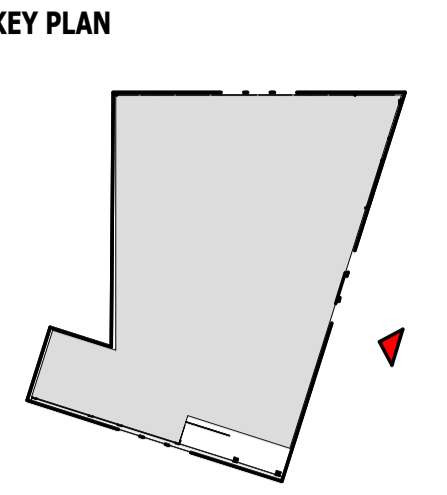
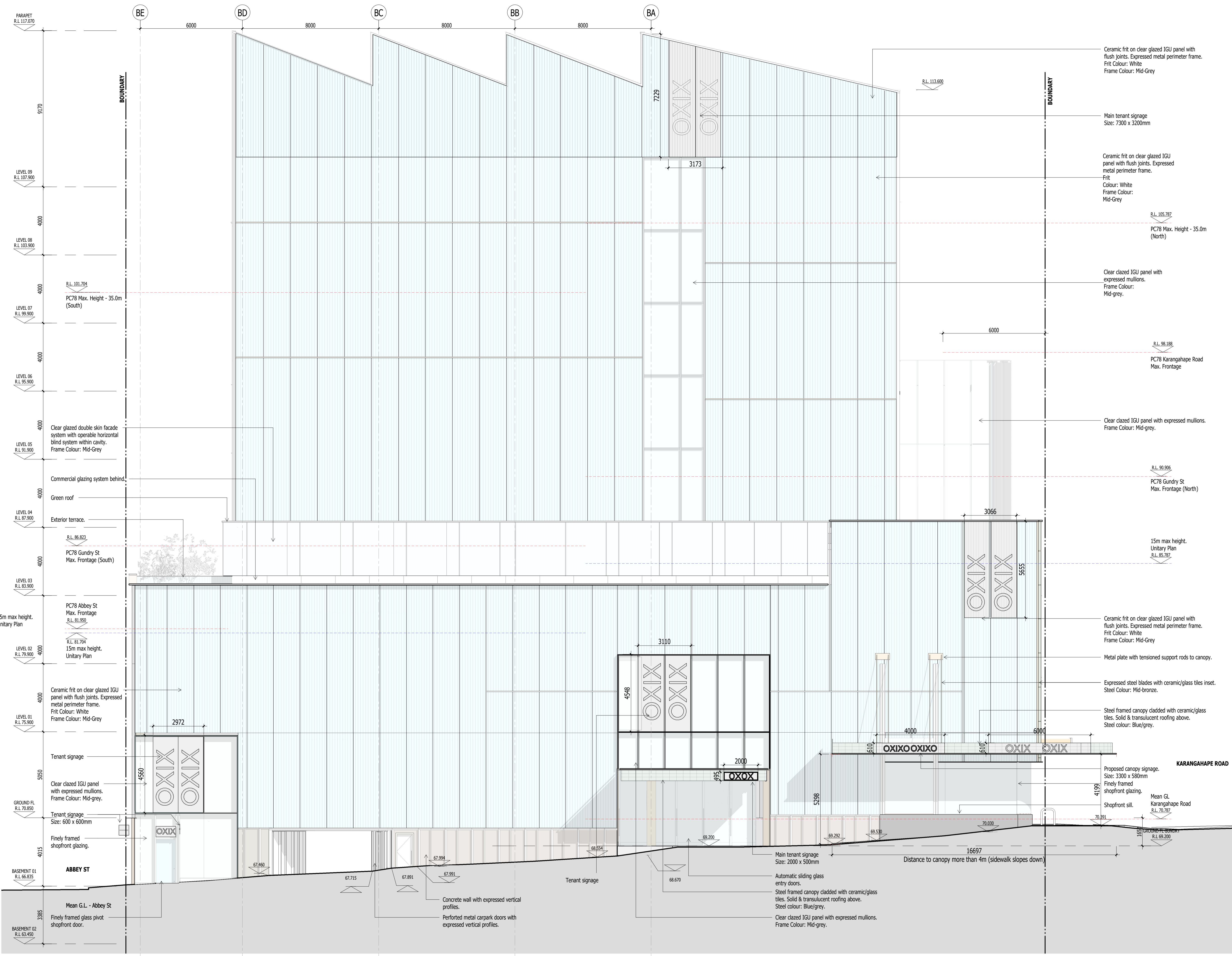
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
ELEVATION - NORTH

SCALE As indicated @ A1
PLOT DATE 11/03/2024 10:03:01 am
REF NO 2301

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- Ceramic frit on clear glazed IGU panel with flush joints. Expressed metal perimeter frame. Frit Colour: White. Frame Colour: Mid-Grey
- Main tenant signage. Size: 7300 x 3200mm
- Ceramic frit on clear glazed IGU panel with flush joints. Expressed metal perimeter frame. Frit Colour: White. Frame Colour: Mid-Grey
- PC78 Max. Height - 35.0m (North)
- Clear glazed IGU panel with expressed mullions. Frame Colour: Mid-grey.
- PC78 Karangahape Road Max. Frontage
- Clear glazed IGU panel with expressed mullions. Frame Colour: Mid-grey.
- PC78 Gundry St Max. Frontage (North)
- 15m max height. Unitary Plan
- Ceramic frit on clear glazed IGU panel with flush joints. Expressed metal perimeter frame. Frit Colour: White. Frame Colour: Mid-Grey
- Metal plate with tensioned support rods to canopy.
- Expressed steel blades with ceramic/glass tiles inset. Steel Colour: Mid-bronze.
- Steel framed canopy clad with ceramic/glass tiles. Solid & translucent roofing above. Steel colour: Blue/grey.
- Proposed canopy signage. Size: 3300 x 580mm. Finely framed shopfront glazing. Shopfront sill.
- Mean GL Karangahape Road R.L. 70.787
- Mean GL - Abbey St
- Automatic sliding glass entry doors.
- Steel framed canopy clad with ceramic/glass tiles. Solid & translucent roofing above. Steel colour: Blue/grey.
- Clear glazed IGU panel with expressed mullions. Frame Colour: Mid-grey.

REV	DATE	DESCRIPTION
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PROJECT
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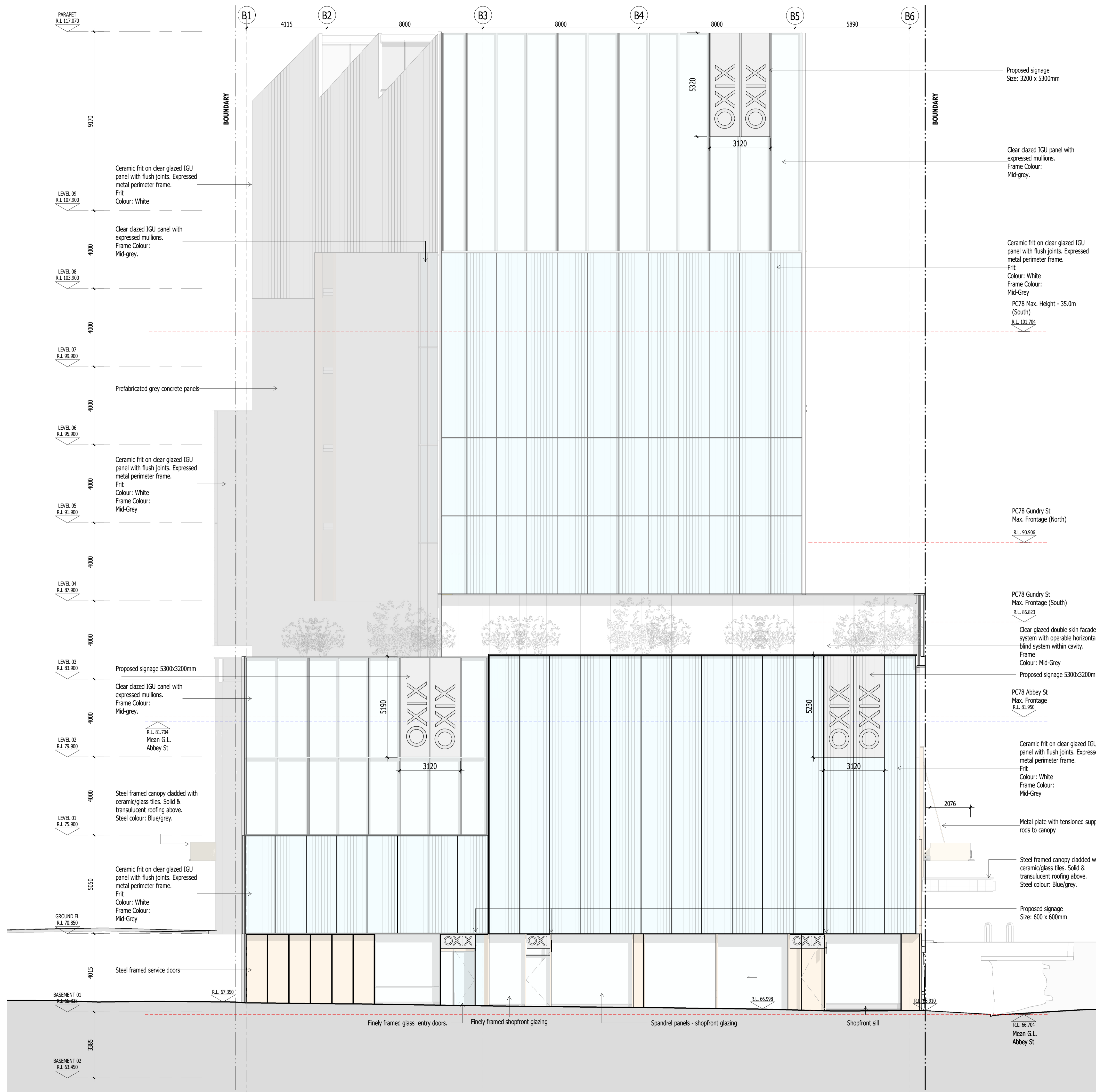
CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
ELEVATION - EAST

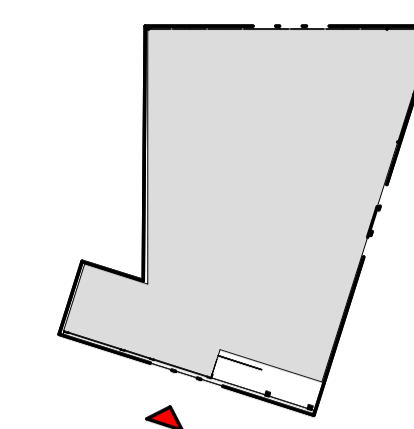
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PLOT DATE 11/03/2024 10:07:30 am
REF NO 2301

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SHEET (2)02
REV B



KEY PLAN



REV	DATE	DESCRIPTION
A	06.10.2023	Resource Consent
B	29.02.2024	S92_response

FEARON HAY
AUCKLAND LOS ANGELES

PROJECT
538 Karangahape Road
Auckland Central
Auckland

CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
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Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

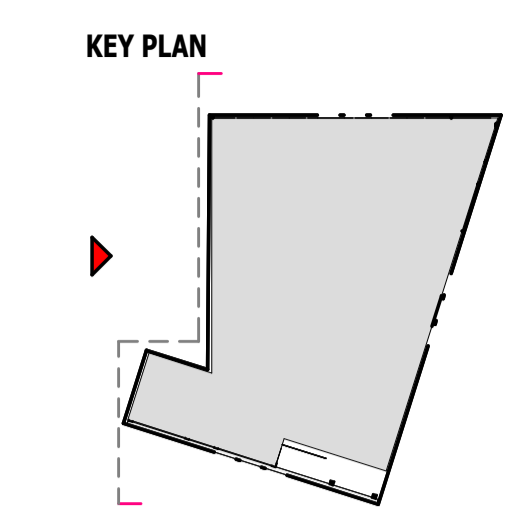
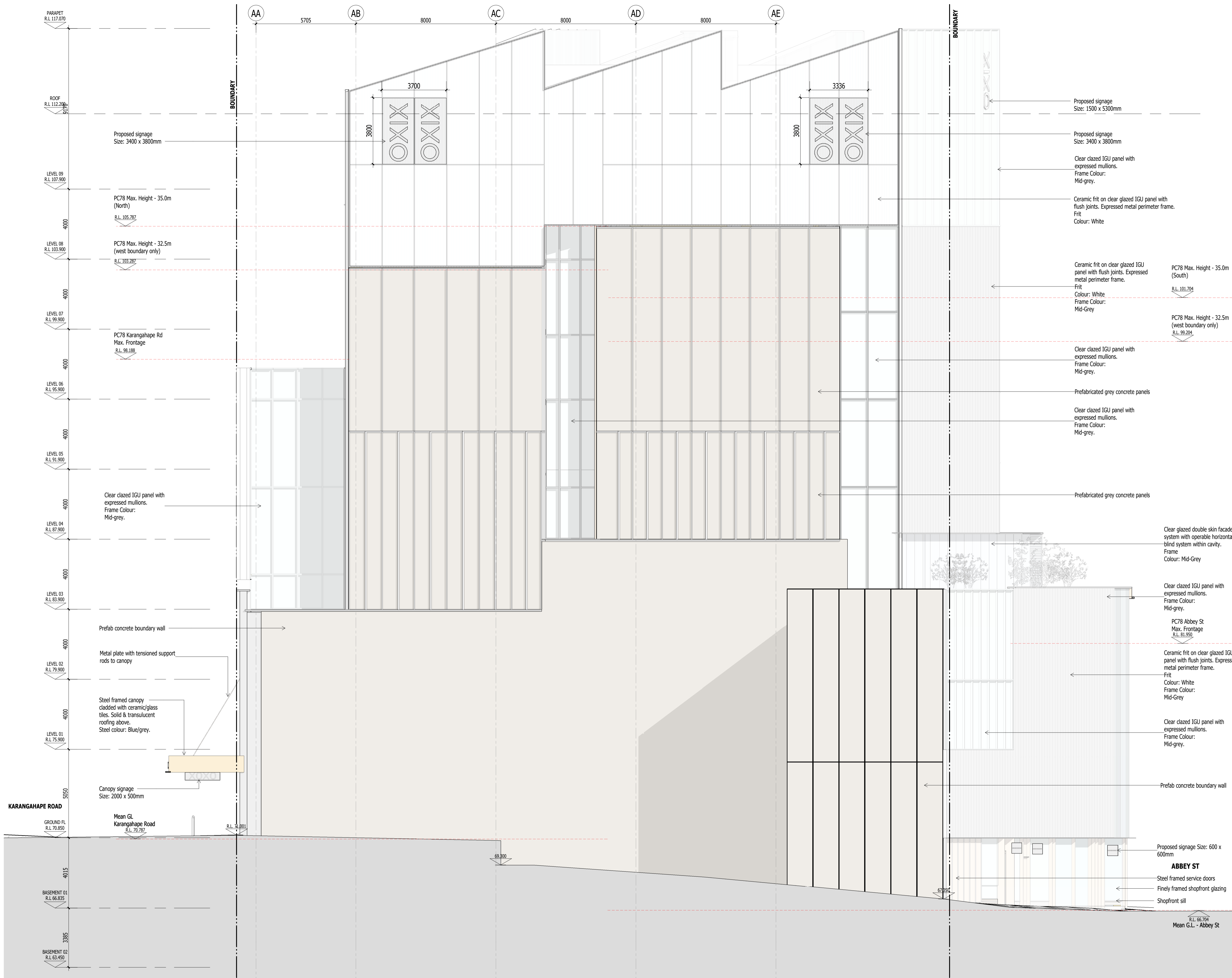
DRAWING TITLE
ELEVATION - SOUTH

SCALE As indicated @ A1
PLOT DATE 11/03/2024 10:10:36 am
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SHEET (2)03
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Traffic Eng. - Commute Transp. Consultants Ltd

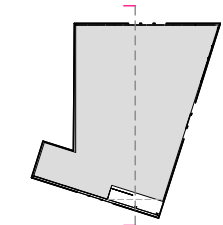
DRAWING TITLE
ELEVATION - WEST

SCALE As indicated @ A1
PLOT DATE 11/03/2024 10:14:45 am
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PROJECT
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Auckland Central
Auckland

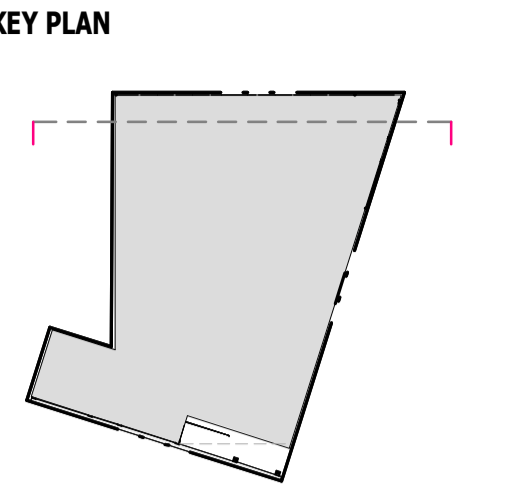
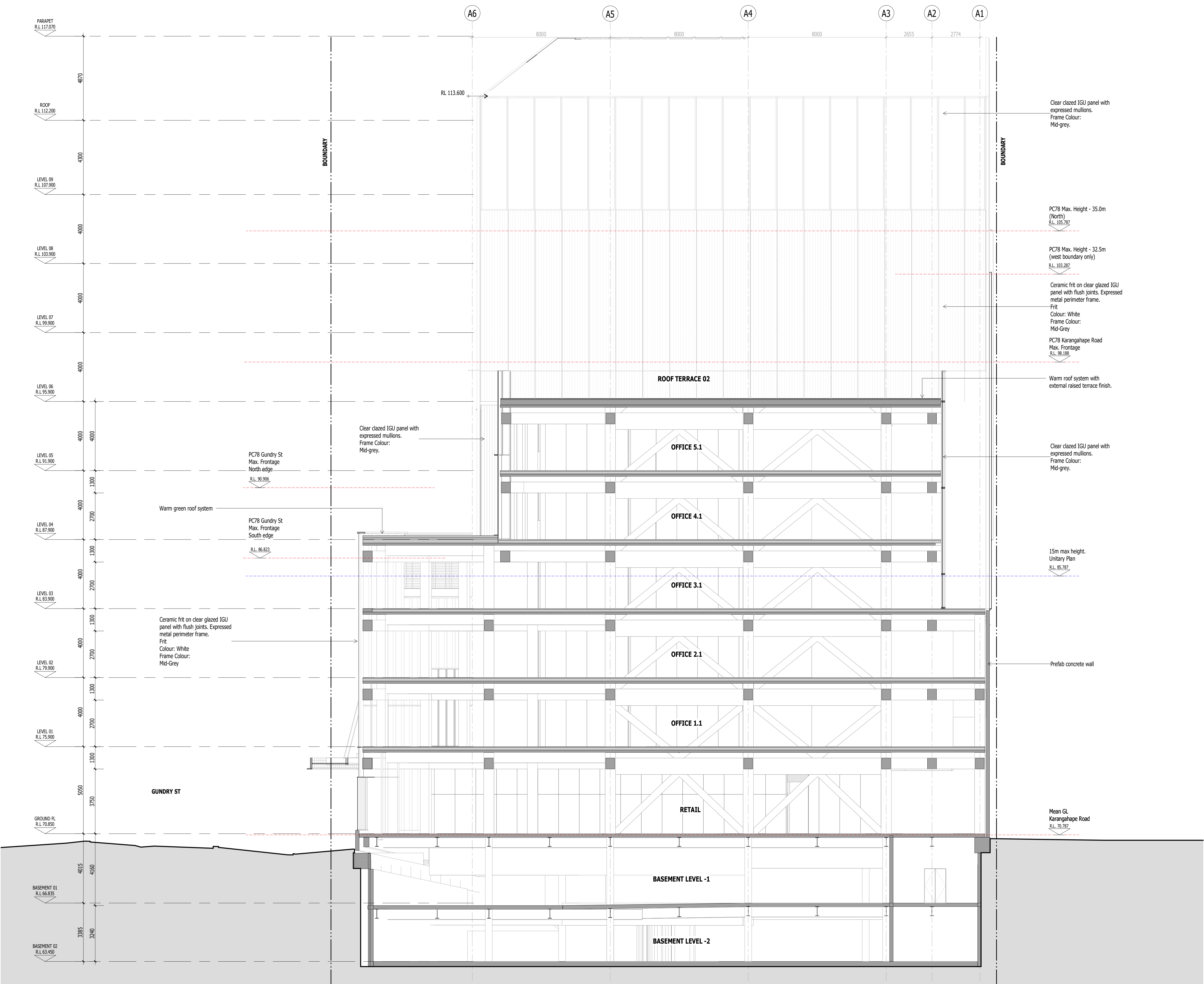
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
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DRAWING TITLE
SECTION A

SCALE As indicated @ A1
PLOT DATE 8/03/2024 5:57:22 pm
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REV	DATE	DESCRIPTION
A	01.11.2023	Resource Consent Issue

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AUCKLAND LOS ANGELES

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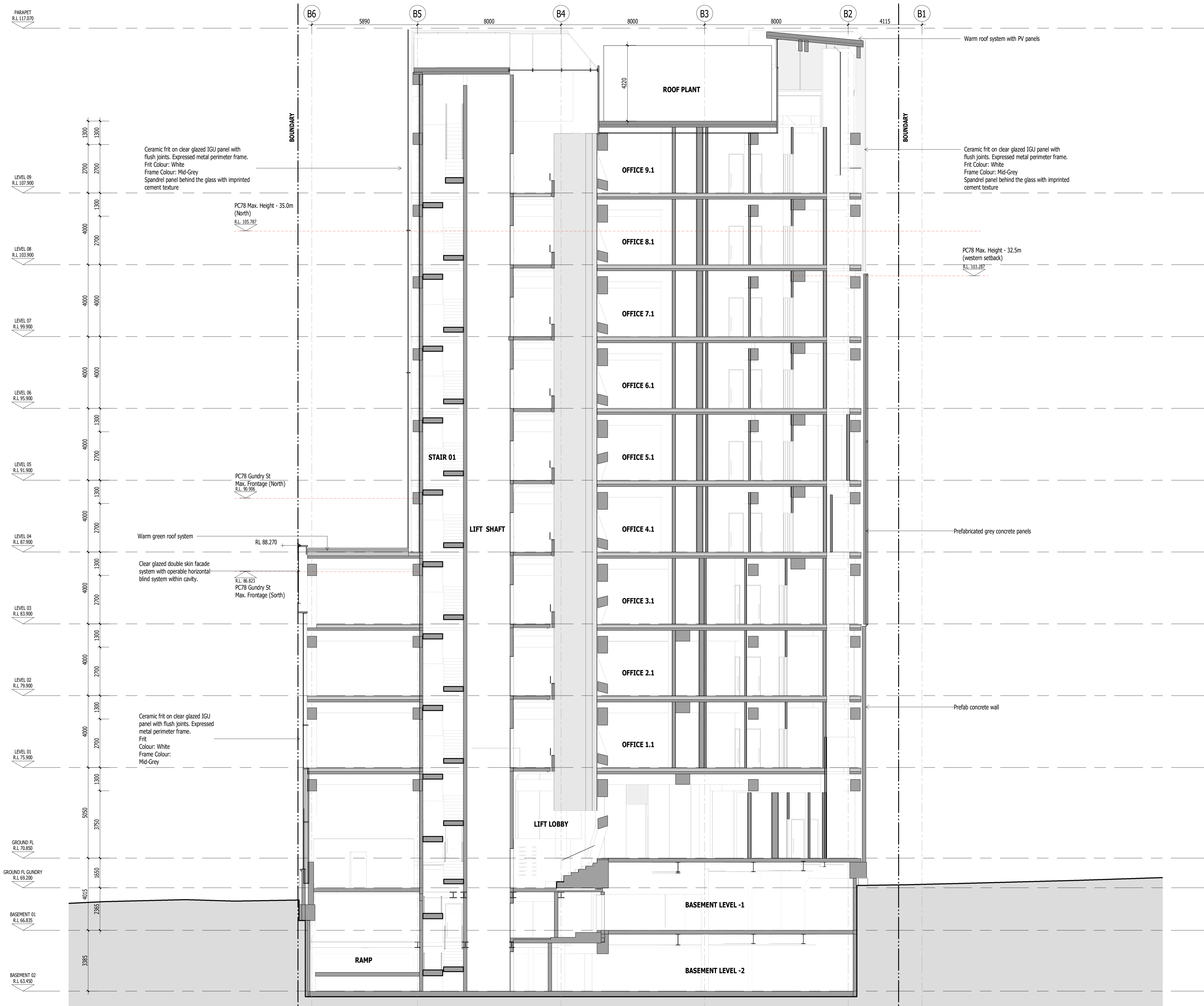
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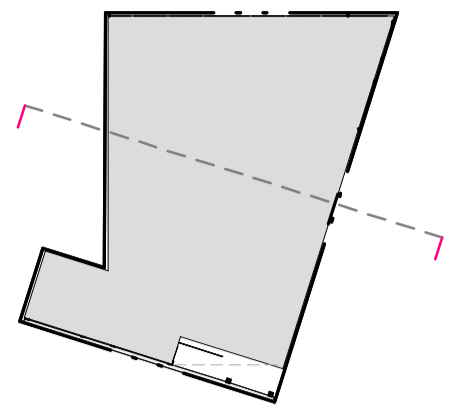
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KEY PLAN



REV	DATE	DESCRIPTION
A	01.11.2023	Resource Consent Issue

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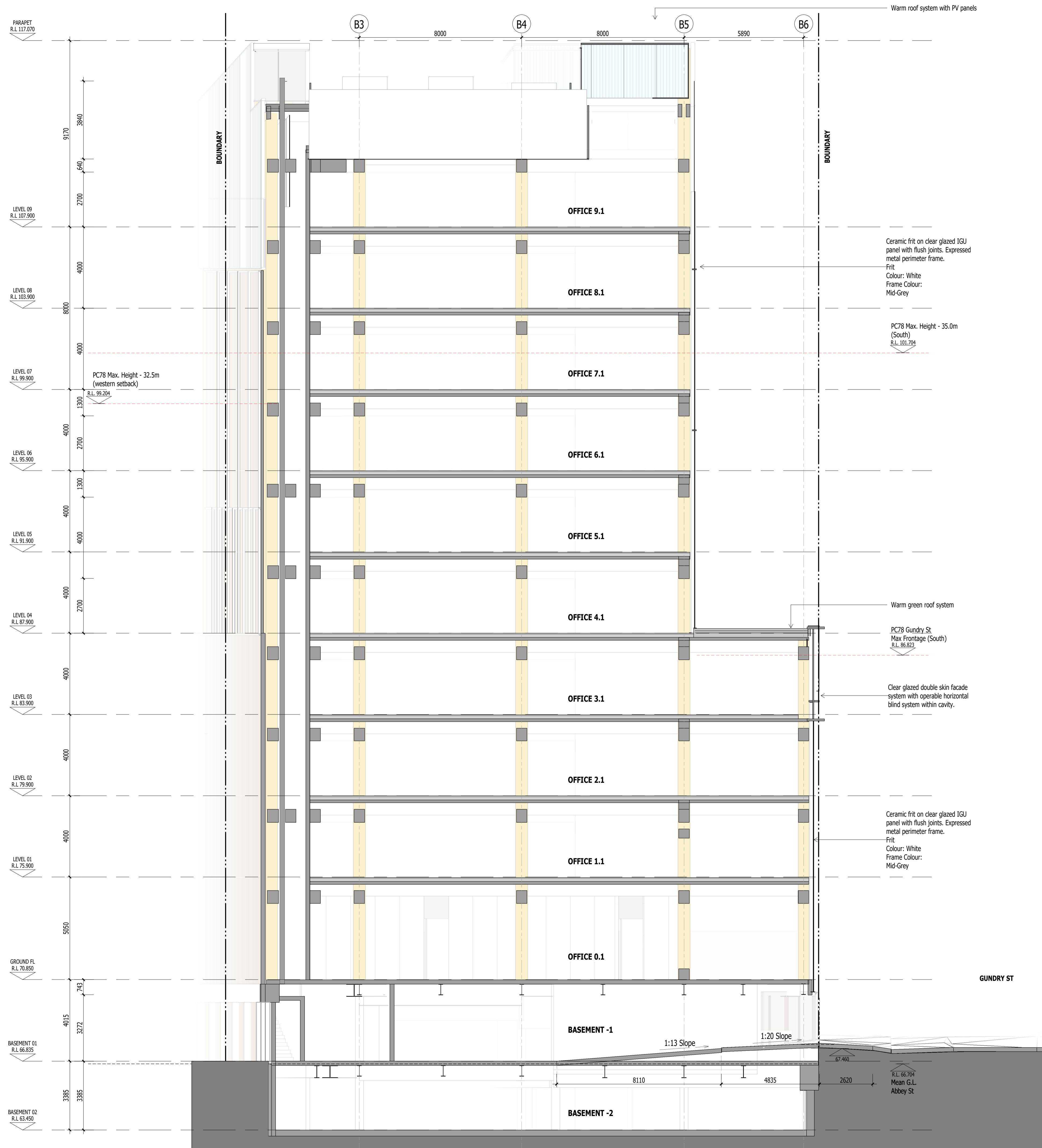
CLIENT
James Kirkpatrick Group Ltd

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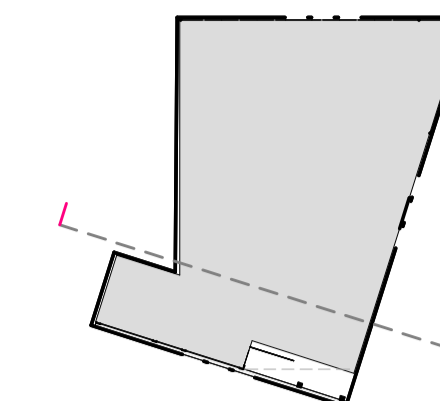
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PLOT DATE 13/11/2023 8:45:08 am
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KEY PLAN



REV	DATE	DESCRIPTION
A	06.10.2023	Resource Consent
B	29.02.2024	S92_response

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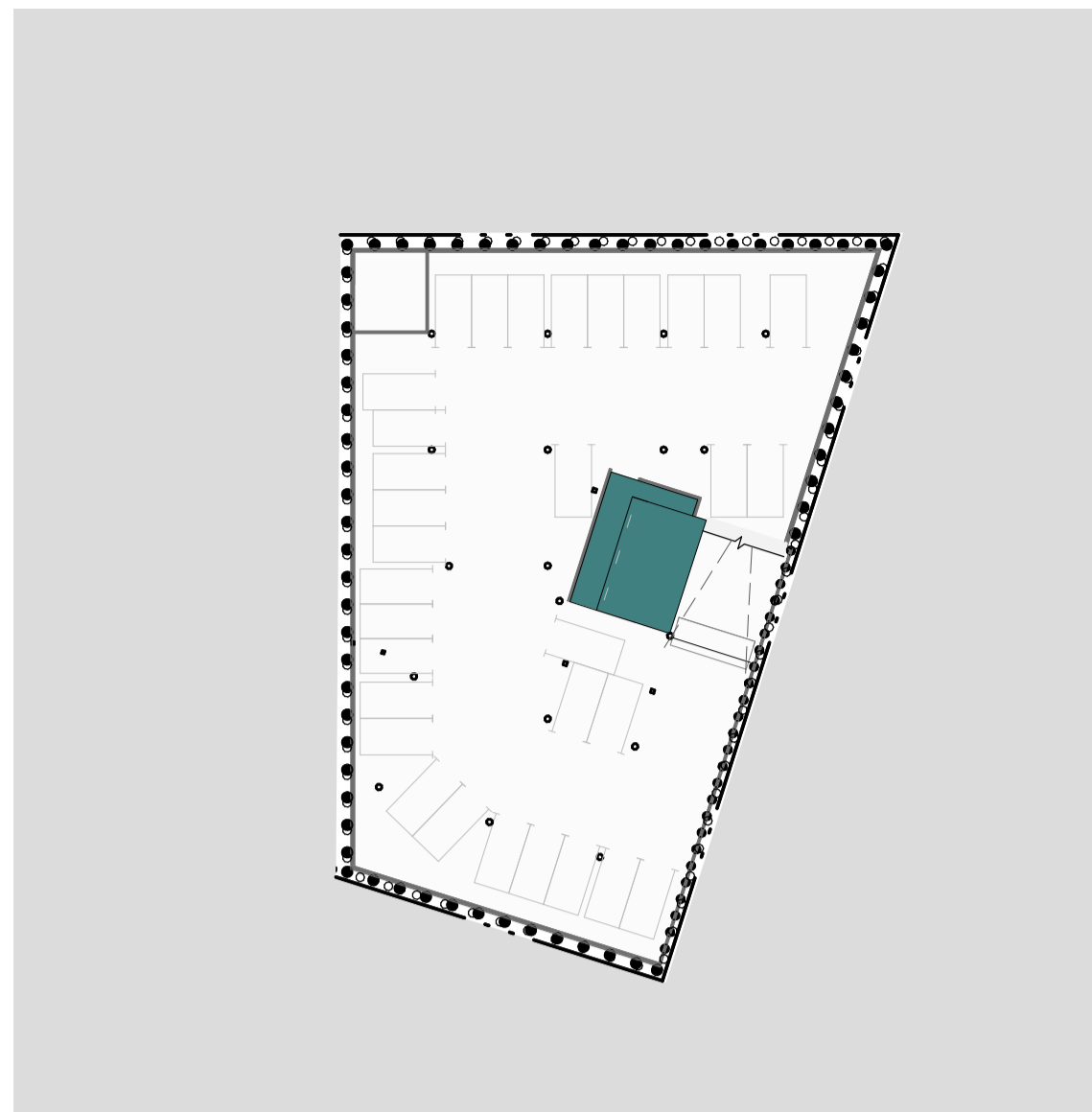
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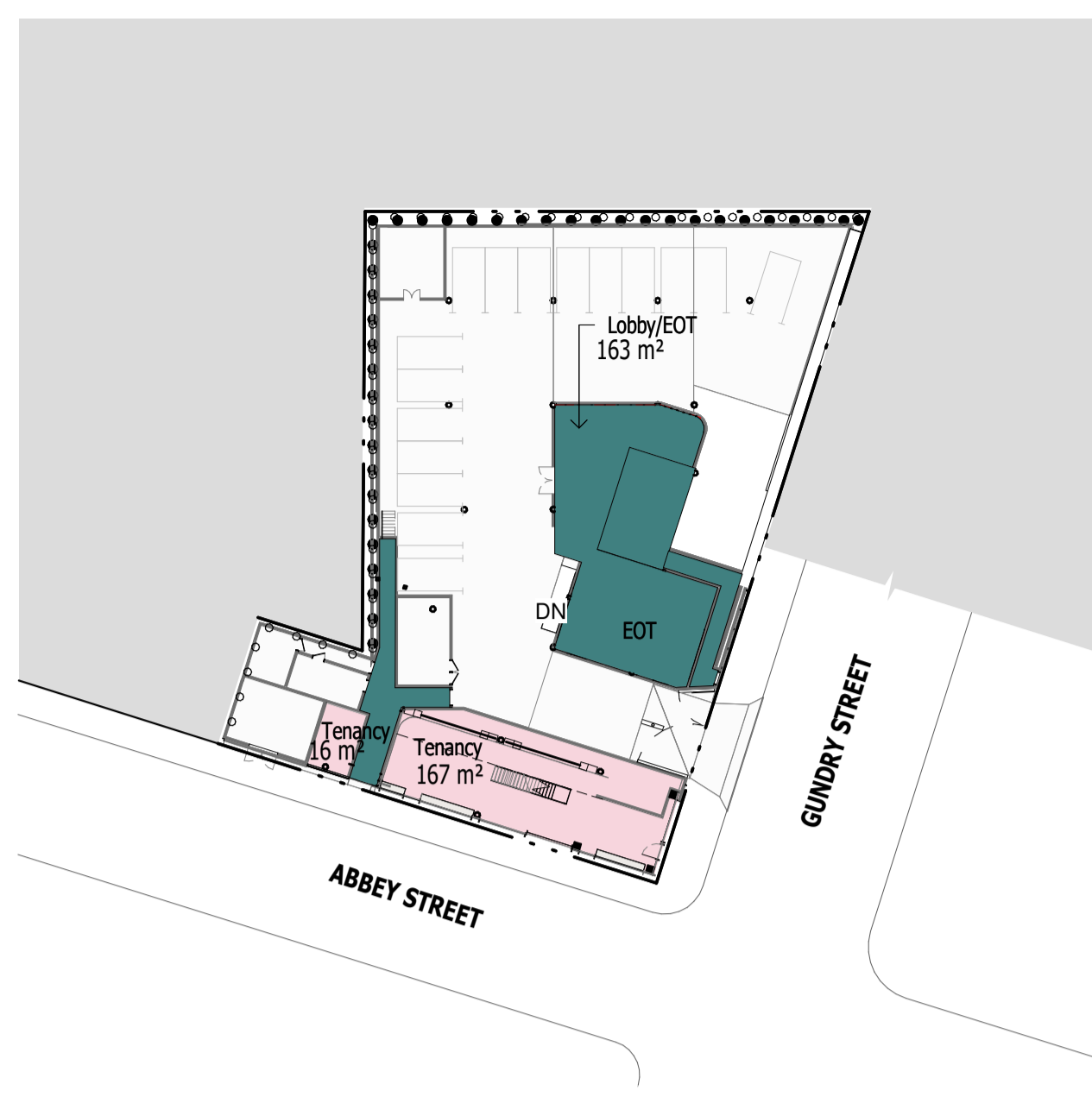
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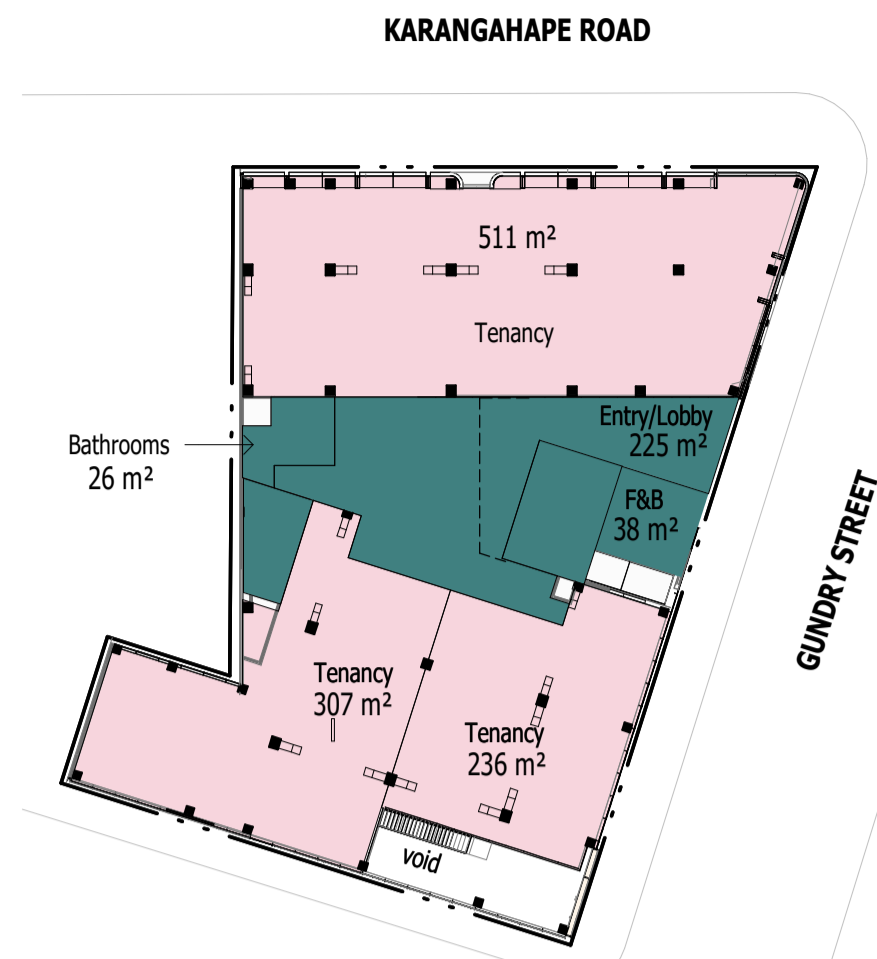
SHEET (2)14
REV B



1 BASEMENT 02_GFA
(2)01 SCALE: 1 : 500 @ A1



2 BASEMENT 01_GFA
(2)01 SCALE: 1 : 500 @ A1



3 GROUND FLOOR_GFA
(2)01 SCALE: 1 : 500 @ A1



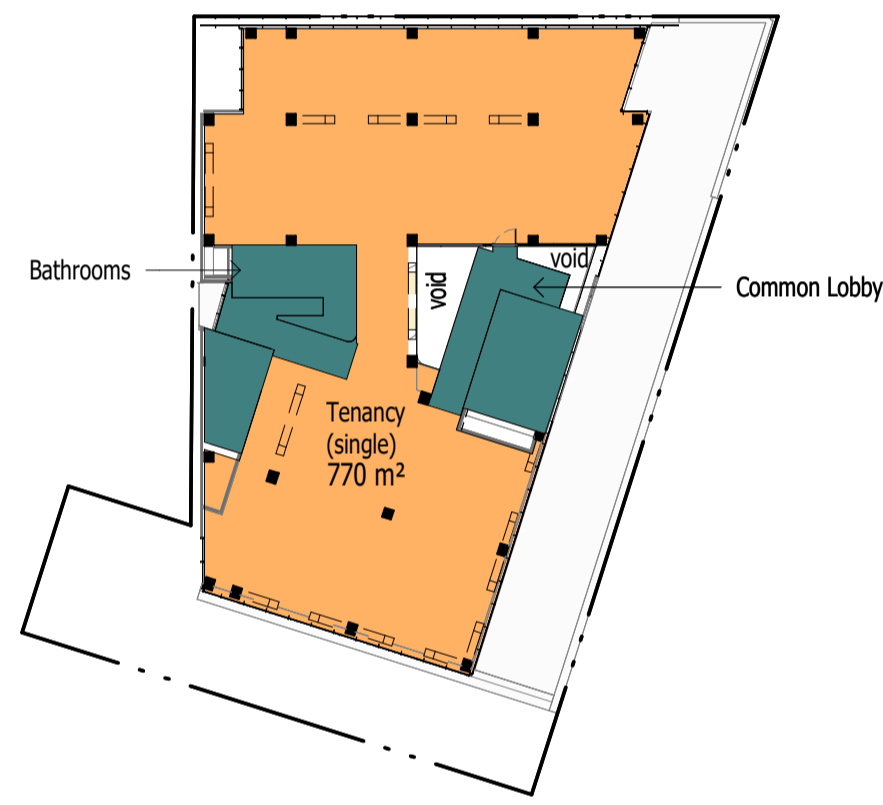
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5 LEVEL 02_GFA
(2)01 SCALE: 1 : 500 @ A1



6 LEVEL 03_GFA
(2)01 SCALE: 1 : 500 @ A1



7 LEVEL 04_GFA
(2)01 SCALE: 1 : 500 @ A1



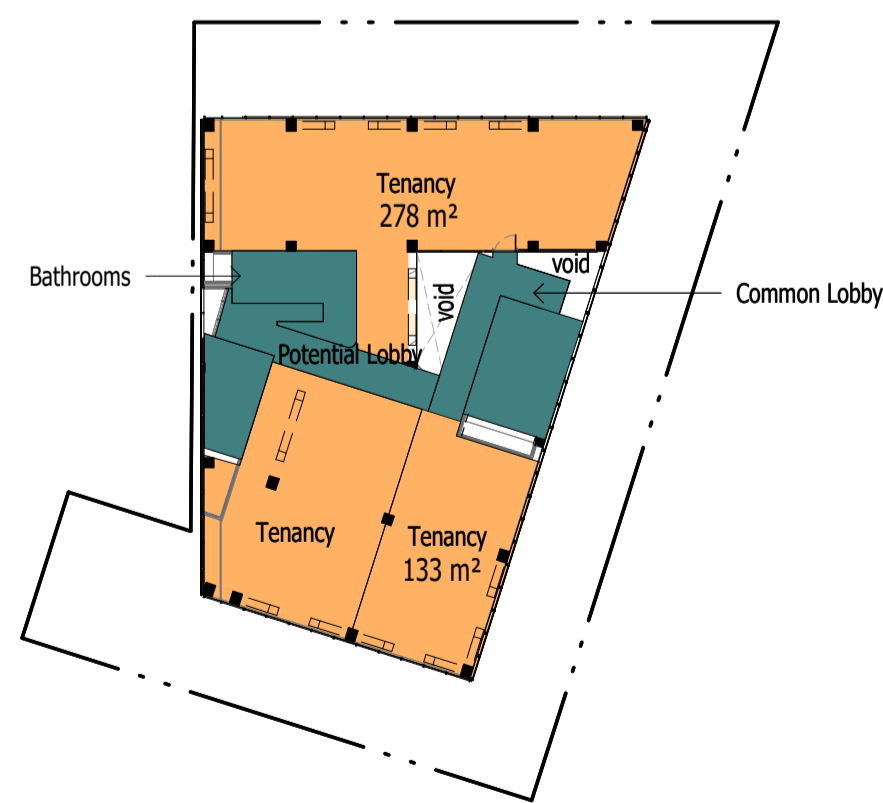
8 LEVEL 05_GFA
(2)01 SCALE: 1 : 500 @ A1



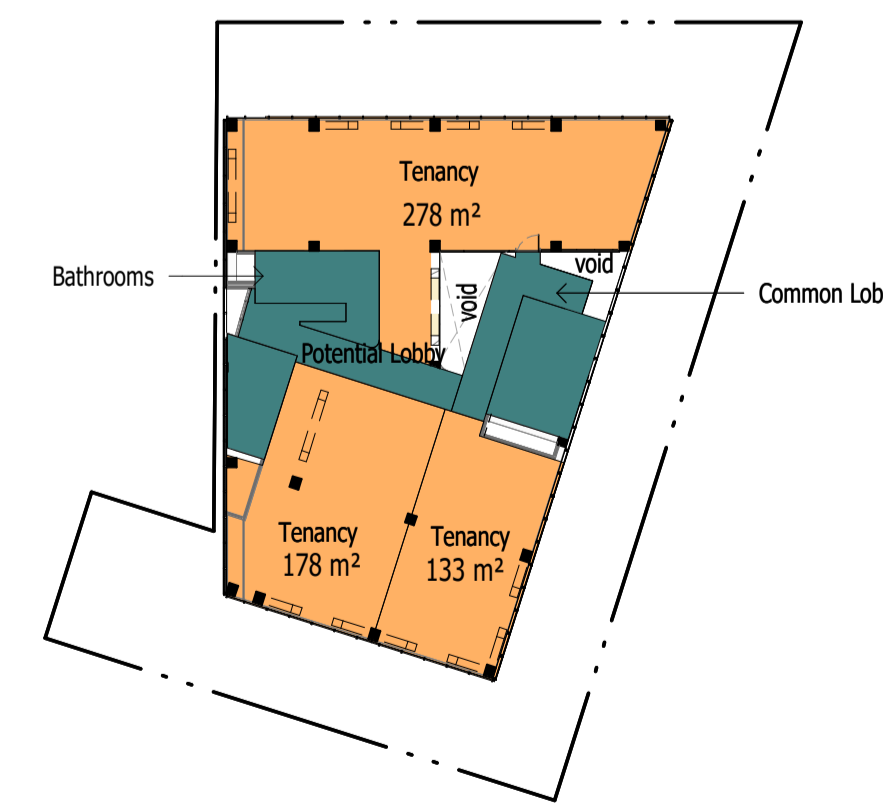
9 LEVEL 06_GFA
(2)01 SCALE: 1 : 500 @ A1



10 LEVEL 07_GFA
(2)01 SCALE: 1 : 500 @ A1



11 LEVEL 08_GFA
(2)01 SCALE: 1 : 500 @ A1



12 LEVEL 09_GFA
(2)01 SCALE: 1 : 500 @ A1

BATHROOM FLOOR AREA SUMMARY - NLA	
Floor level	Area
1 LVL_Bathroom	26 m ²
1 LVL_bathrooms	40 m ²
1 LVL_common lobby	35 m ²
1 LVL_EntryLobby	225 m ²
1 LVL_lift lobby	35 m ²
1 LVL_stair 1 & lift	47 m ²
1 LVL_stair 1 & lift	47 m ²
1 LVL_stair 2	27 m ²
1 LVL_stair 2	27 m ²
2 LVL_bathrooms	41 m ²
2 LVL_stair 2	27 m ²
3 LVL_bathrooms	37 m ²
3 LVL_common lobby	42 m ²
3 LVL_lift lobby	35 m ²
3 LVL_stair 1 & lift	47 m ²
3 LVL_stair 1	27 m ²
4 LVL_bathrooms	37 m ²
4 LVL_common lobby	42 m ²
4 LVL_lift lobby	35 m ²
4 LVL_stair 1 & lift	47 m ²
4 LVL_stair 2	27 m ²
5 LVL_bathrooms	37 m ²
5 LVL_common lobby	42 m ²
5 LVL_stair 2	27 m ²
6 LVL_bathrooms	37 m ²
6 LVL_common lobby	42 m ²
6 LVL_lift lobby	35 m ²
6 LVL_stair 1 & lift	47 m ²
6 LVL_stair 2	27 m ²
7 LVL_bathrooms	37 m ²
7 LVL_common lobby	27 m ²
7 LVL_lift lobby	35 m ²
7 LVL_stair 1 & lift	47 m ²
7 LVL_stair 2	27 m ²
8 LVL_bathrooms	37 m ²
8 LVL_common lobby	42 m ²
8 LVL_lift lobby	35 m ²
8 LVL_stair 1 & lift	47 m ²
8 LVL_stair 2	27 m ²
9 LVL_bathrooms	37 m ²
9 LVL_common lobby	42 m ²
9 LVL_lift lobby	35 m ²
9 LVL_lift lobby	35 m ²
9 LVL_lift lobby	35 m ²
9 LVL_stair 1 & lift	47 m ²
9 LVL_stair 1 & lift	47 m ²
9 LVL_stair 1 & lift	47 m ²
9 LVL_stair 2	27 m ²
B1_1 EOT	163 m ²
B1_LVL_egress access_2	47 m ²
B1_LVL_egress access_2	47 m ²
B1_LVL_stair 1 & lift	47 m ²
B2_LVL_stair 1 & lift	23 m ²
B2_LVL_stair 1 & lift	47 m ²
Grand total: 55	2367 m ²

FLOOR AREA SUMMARY - GFA SCHEDULE_S92	
Floor level	Area
1 LVL_F8B	38 m ²
2 LVL_T1	249 m ²
2 LVL_T2	373 m ²
2 LVL_T3	322 m ²
2 LVL_T4	317 m ²
3 LVL_T1	241 m ²
3 LVL_T2	369 m ²
3 LVL_T3	171 m ²
3 LVL_T4	232 m ²
4 LVL_T1	770 m ²
5 LVL_T1	242 m ²
5 LVL_T2	177 m ²
5 LVL_T3	171 m ²
5 LVL_T4	133 m ²
6 LVL_T1	278 m ²
6 LVL_T2	171 m ²
6 LVL_T3	133 m ²
7 LVL_T1	631 m ²
8 LVL_T1	278 m ²
8 LVL_T2	178 m ²
8 LVL_T3	133 m ²
9 LVL_T1	278 m ²
9 LVL_T2	178 m ²
9 LVL_T3	133 m ²
B1_T1	1281 m ²
Grand total: 25	7474 m ²

S92_GFA_commercial	
Floor level	Area
1 LVL_T1	511 m ²
1 LVL_T2	307 m ²
1 LVL_T3	236 m ²
B1_T2	167 m ²
B1_T3	16 m ²
Grand total: 5	1236 m ²

REV	DATE	DESCRIPTION
A	06.10.2023	Resource Consent
B	29.02.2024	S92_response

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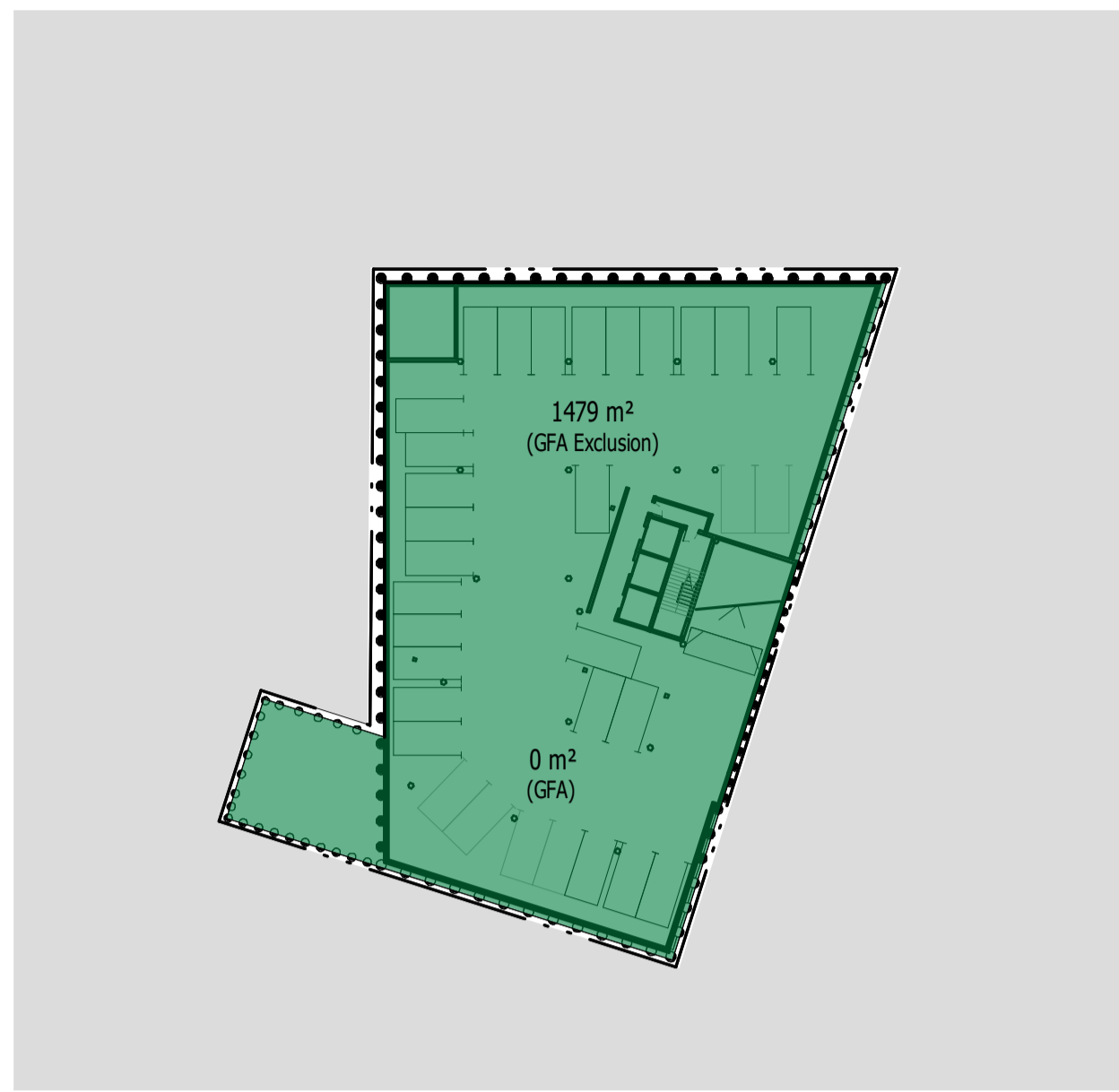
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SCALE 1 : 500 @ A1
PLOT DATE 5/03/2024 6:37:12 pm
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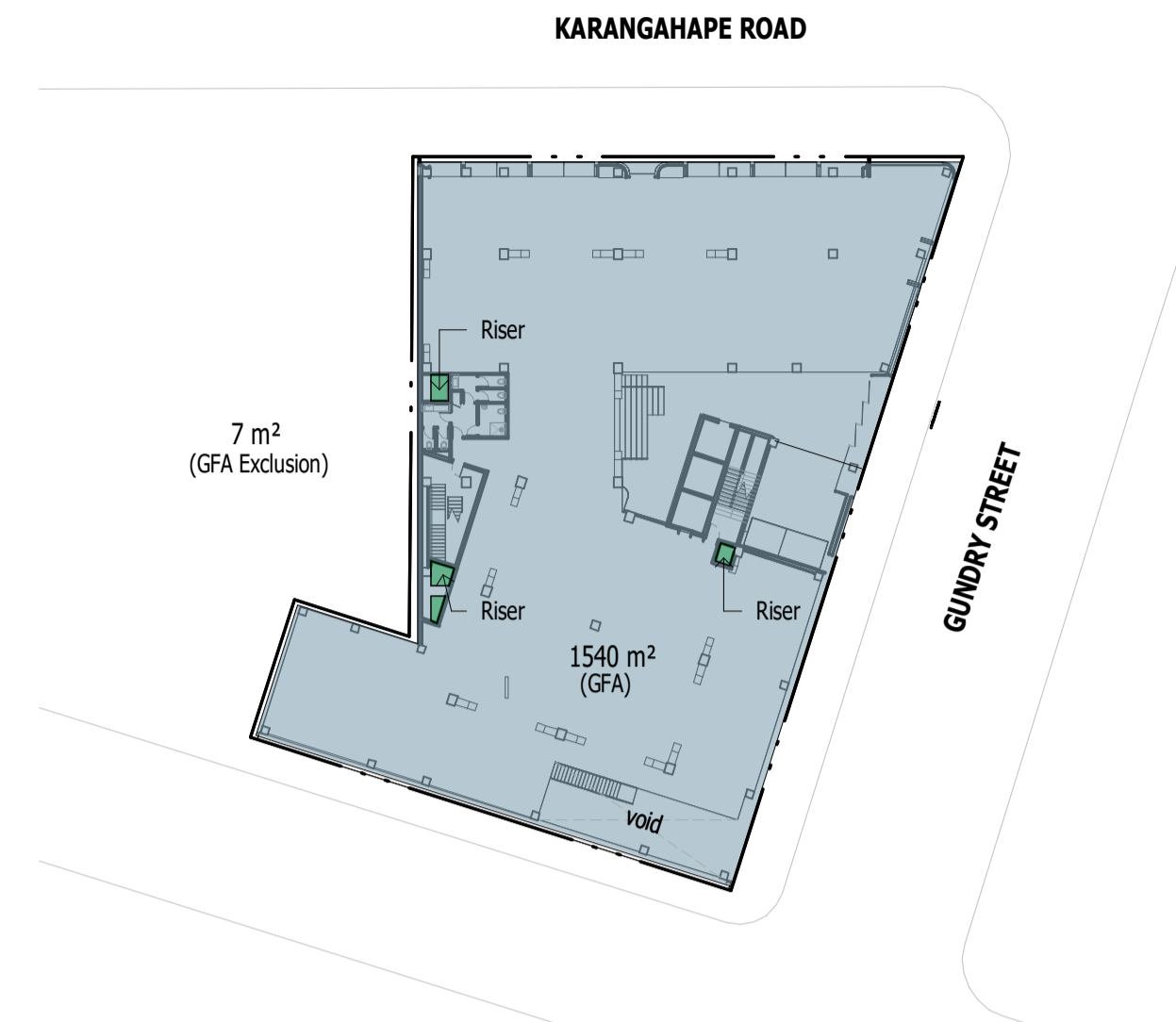
SHEET (9)01
REV B



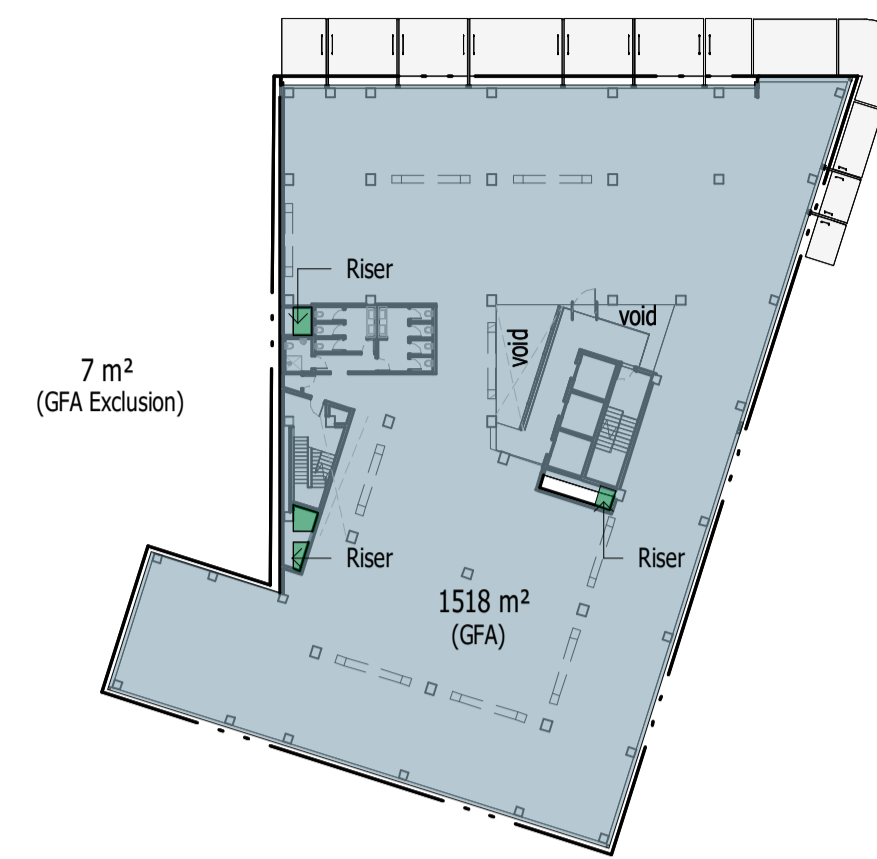
1 BASEMENT 02
(2)01 SCALE: 1 : 500 @ A1



2 BASEMENT 01
(2)01 SCALE: 1 : 500 @ A1



3 GROUND FL
(2)01 SCALE: 1 : 500 @ A1



4 LEVEL 01
(2)01 SCALE: 1 : 500 @ A1

FLOOR AREA SUMMARY - AUP GFA INCLUSION	
Floor level	Area
Basement -1	311 m ²
Basement -2	0 m ²
Ground Floor	1540 m ²
Level 1	1518 m ²
Level 2	1518 m ²
Level 3	1298 m ²
Level 4	996 m ²
Level 5	996 m ²
Level 6	971 m ²
Level 7	833 m ²
Level 8	833 m ²
Level 9	833 m ²
Grand total: 12	11646 m ²

FLOOR AREA SUMMARY - AUP GFA EXCLUSION	
Floor level	Area
Basement -1	1540 m ²
Basement -2	1479 m ²
Ground Floor Risers	7 m ²
Ground Floor Risers	7 m ²
Level 2 Risers	10 m ²
Level 3 Risers	10 m ²
Level 3 Terrace	235 m ²
Level 4 Risers	10 m ²
Level 5 Risers	10 m ²
Level 6 Risers	10 m ²
Level 7 Risers	10 m ²
Level 8 Risers	10 m ²
Level 9 Risers	10 m ²
Grand total: 13	3350 m ²

REV	DATE	DESCRIPTION
A	01.11.2023	Resource Consent Issue

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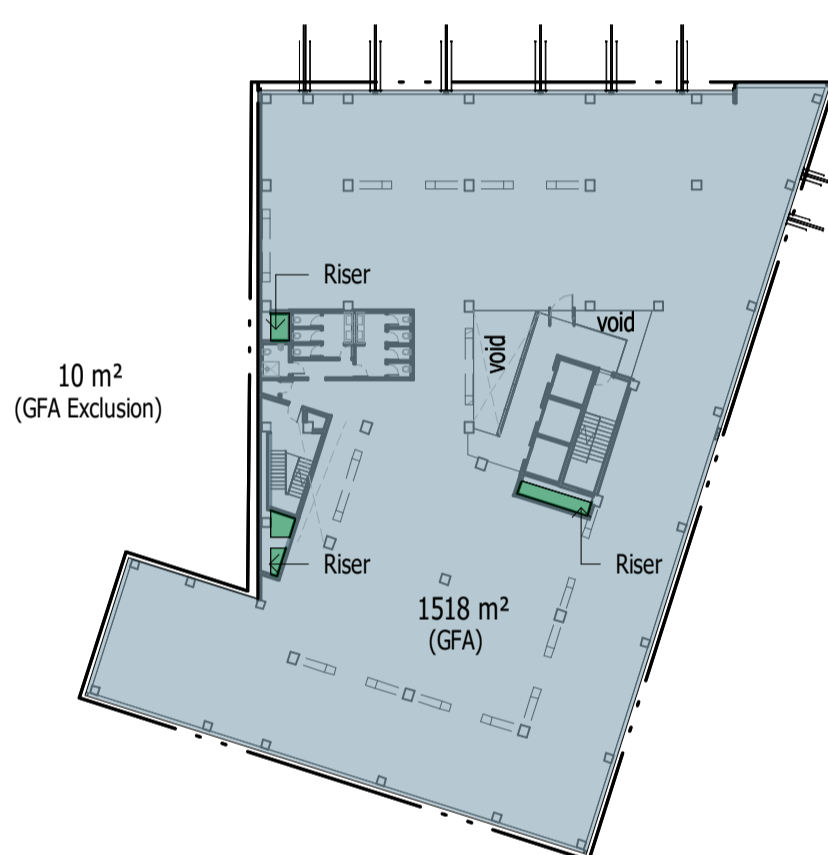
CONSULTANTS
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DRAWING TITLE
AUP GFA SCHEDULE

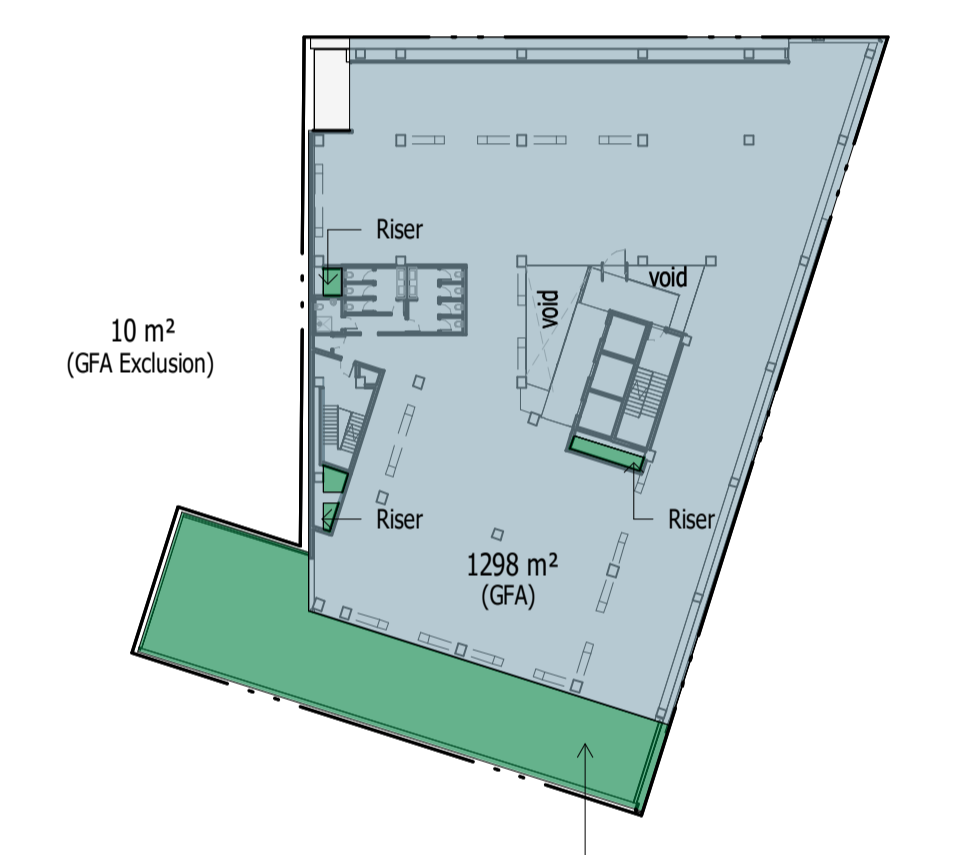
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PLOT DATE 13/11/2023 8:45:37 am
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SHEET (9)02 **REV** A



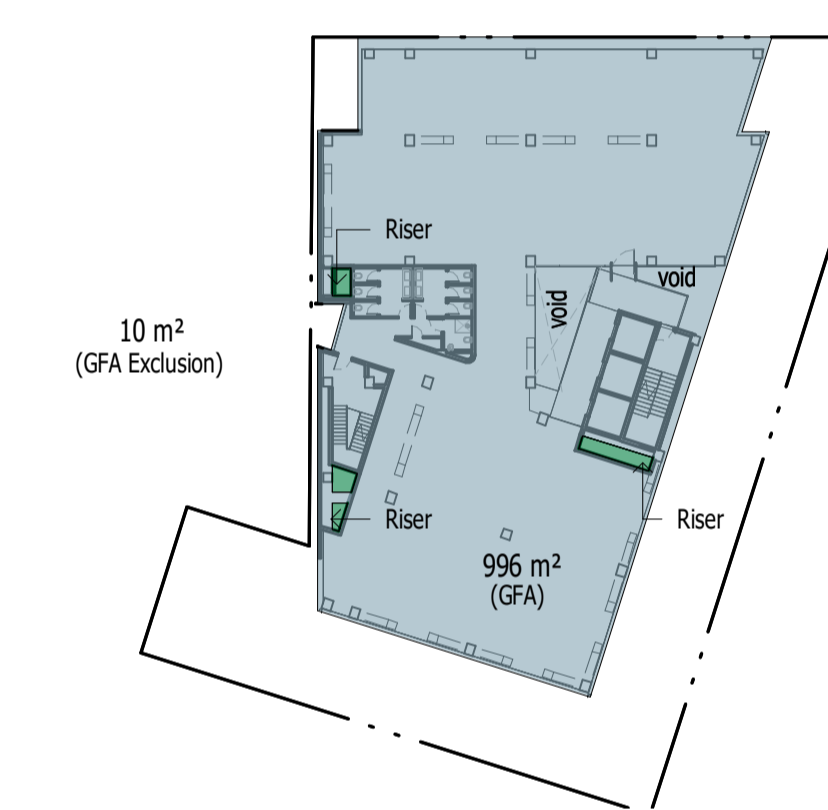
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6 LEVEL 03
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7 LEVEL 04
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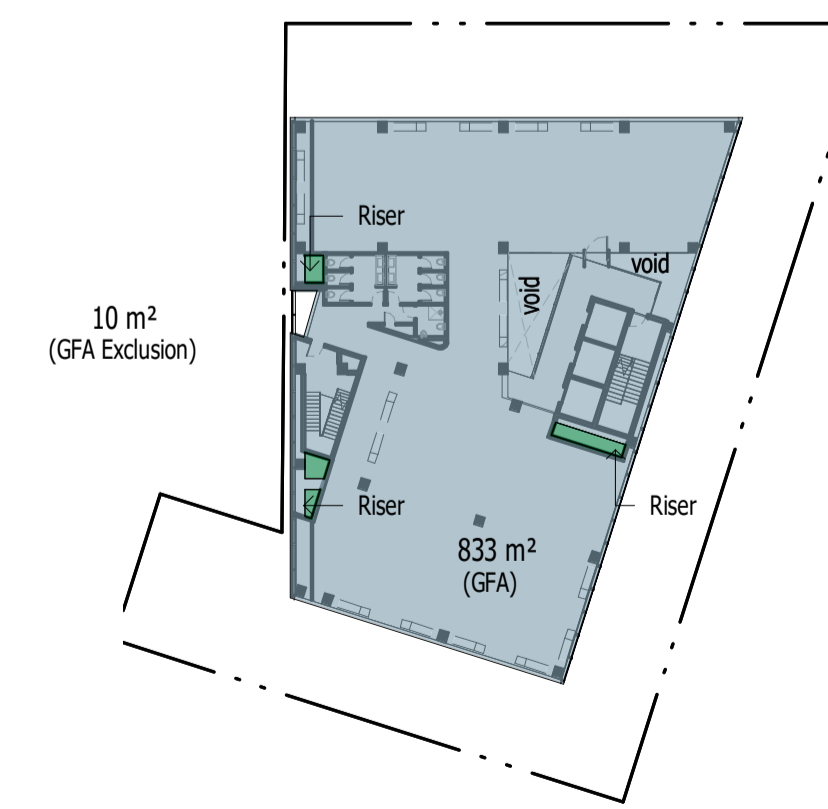
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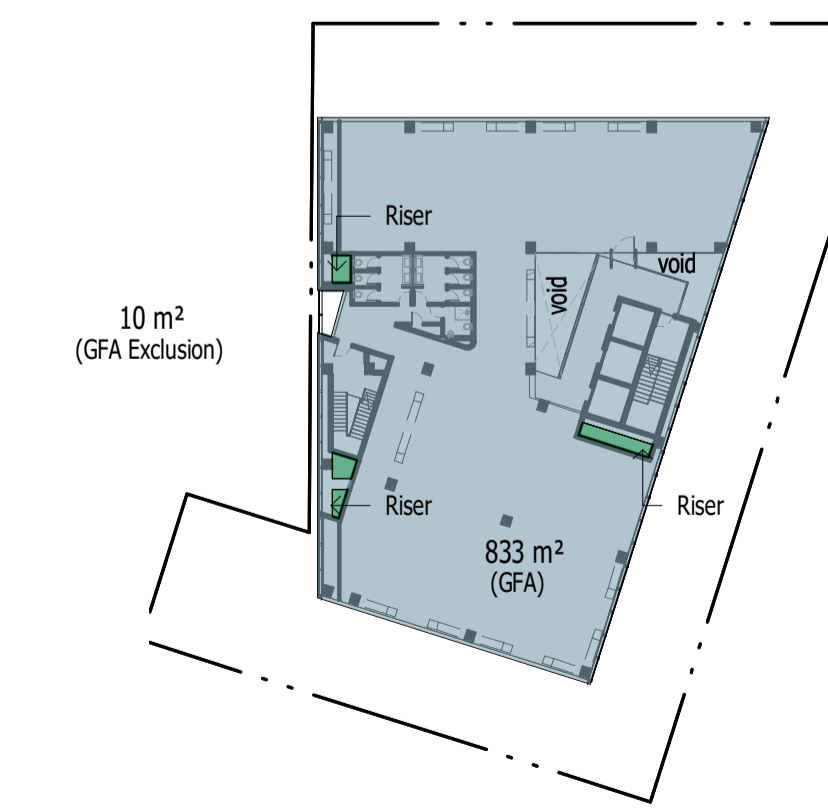
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10 LEVEL 07
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11 LEVEL 08
(2)01 SCALE: 1 : 500 @ A1



12 LEVEL 09
(2)01 SCALE: 1 : 500 @ A1