
Architectural Documentation

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ARCHITECTURAL DRAWING LIST		
Drawing No.	Drawing Series	Drawing Title
A- RC0000	Cover sheet	Cover Sheet
A- RC1001	Existing Conditions and Demolition	Site Survey and Site Demolition Plan
A- RC1101	Site Plan	Proposed
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A- RC2200	Floor Plan	Level 00 (Ground)
A- RC2201	Floor Plan	Level 01
A- RC2202	Floor Plan	Level 02-06 - Investor Apartments (Typical Podium)
A- RC2207	Floor Plan	Level 07
A- RC2208	Floor Plan	Level 08 (Residential Amenity)
A- RC2211	Floor Plan	Level 11-20 - Investor Apartments (Typical Tower Level)
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A- RC2224	Floor Plan	Level 24-37 / 41-52 - Owner Occupier Apartments (Typical Tower Level)
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A- RC3202	Elevation	Overall - East
A- RC3203	Elevation	Overall - South
A- RC3204	Elevation	Overall - West
A- RC3211	Elevation	Podium - North
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A- RC3302	Section	Overall - North/South
A- RC9401	Area Plan	Levels B2-06
A- RC9402	Area Plan	Levels 07-21
A- RC9403	Area Plan	Levels 22-53
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A- RC9702	Shadow Studies	Winter Solstice (21st June)
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A- RC9721	Shadow Studies	Baseline Comparison Study 02 - Summer Solstice (22nd December)
A- RC9722	Shadow Studies	Baseline Comparison Study 02 - Winter Solstice (21st June)
A- RC9723	Shadow Studies	Baseline Comparison Study 02 - Equinox (23rd September)

Project

Federal St Tower,

Address

65-71 Federal St, Auckland

Client

ICD Property

Project number

180059



Recent revision history		
#	Status	Description
A	90% Concept	16/07/21
B	Draft Issue	30/07/21
C	Issue for Minister Review	13/08/21

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Address
65-71 Federal St, Auckland
Client
ICD Property

Issuer
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WOODS BAGOT

Project number 180059	Size check 25mm
Checked Checker	Approved Approver
Sheet size A1	Scale 1:200

Sheet title
Existing Conditions and Demolition
Site Survey and Site Demolition Plan

Sheet number A-RC1001	Revision C
Status For Information	



Recent revision history		
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A	90% Concept	16/07/21
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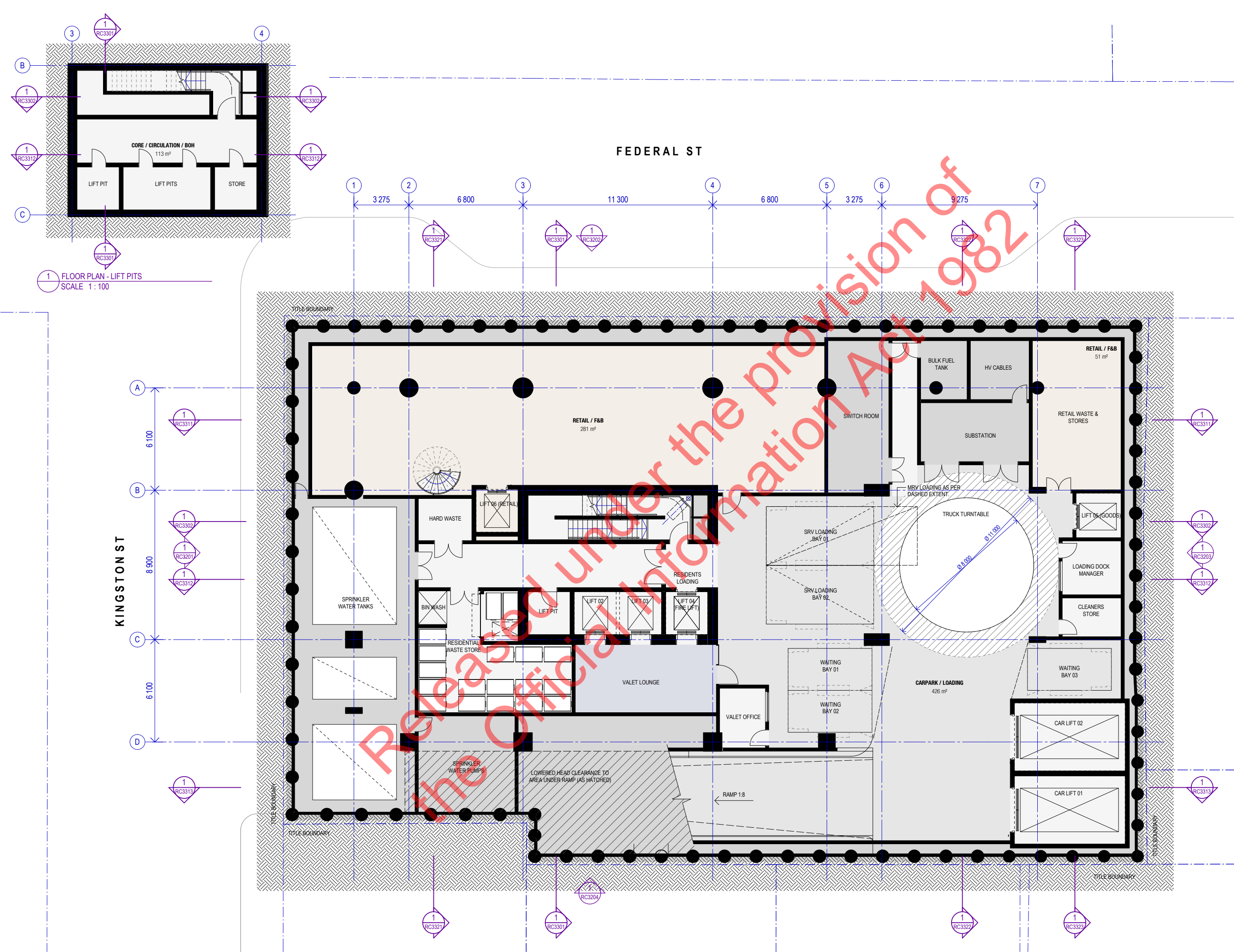
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Sheet title
Site Plan
Proposed

Sheet number A-RC1101	Revision C
Status For Information	

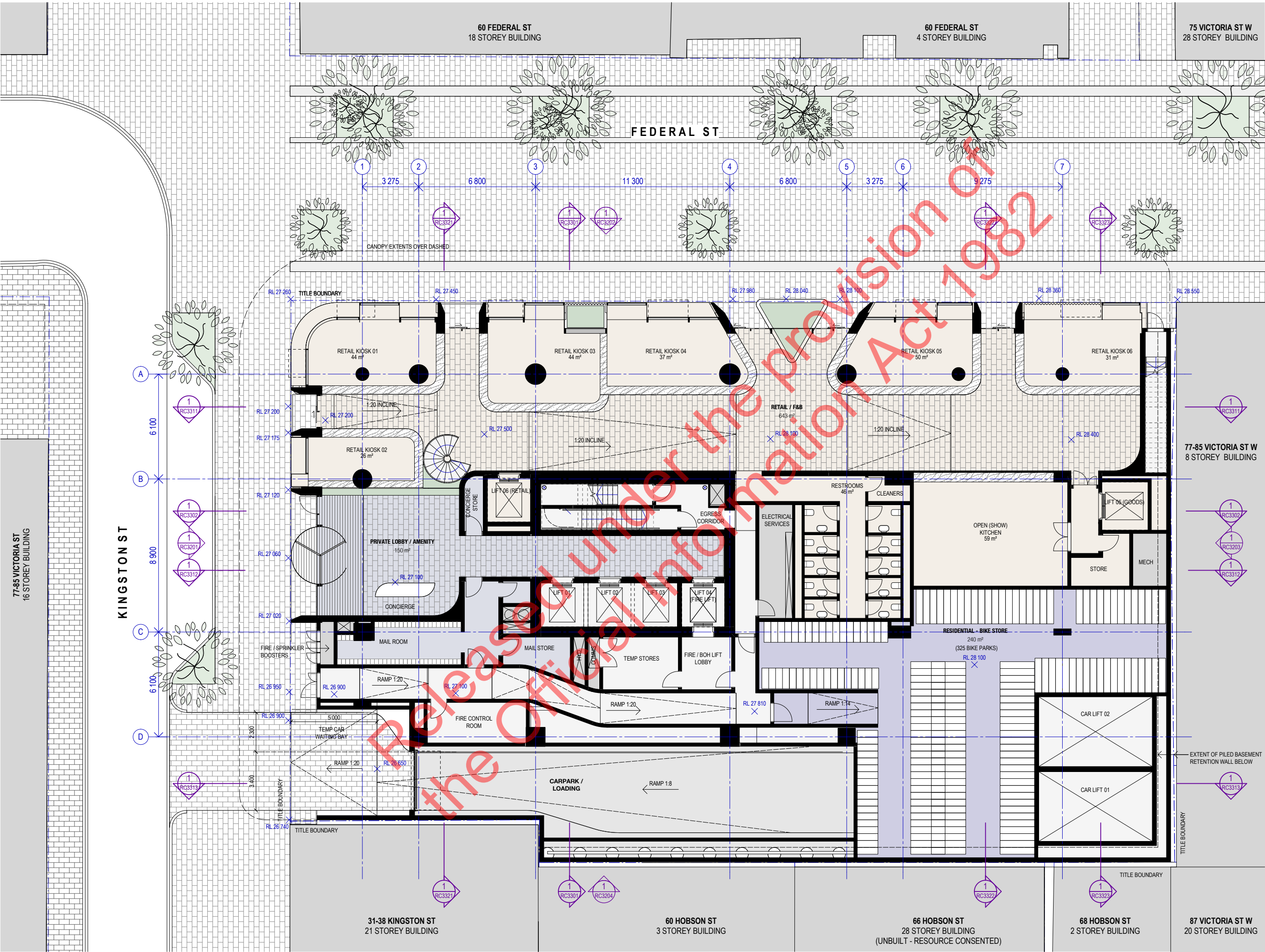


Recent revision history		
#	Status	Description
A	60% Concept	18/06/21
B	80% Concept	02/07/21
C	90% Concept	16/07/21
D	Draft Issue	30/07/21
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 - INVESTOR 2B
 - OWNER / OCCUPIER 1B
 - OWNER / OCCUPIER 1B+
 - OWNER / OCCUPIER 2B
 - OWNER / OCCUPIER 2B+
 - OWNER / OCCUPIER 3B
 - BALCONY
 - PRIVATE LOBBY / AMENITY
 - RESIDENTIAL - AMENITY
 - CARPARK / LOADING
 - CORE / CIRCULATION / BOH
 - LANDSCAPE
 - RESIDENTIAL - BIKE STORE
 - PLANT / SERVICES
 - RETAIL - BOH
 - RETAIL - THE MARKETPLACE
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Project number
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Sheet title
Floor Plan
Level B1 (Basement)
Sheet number
A-RC22B1
Revision
E
Status
For Information



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A	60% Concept	18/06/21
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☐	RETAIL - BOH
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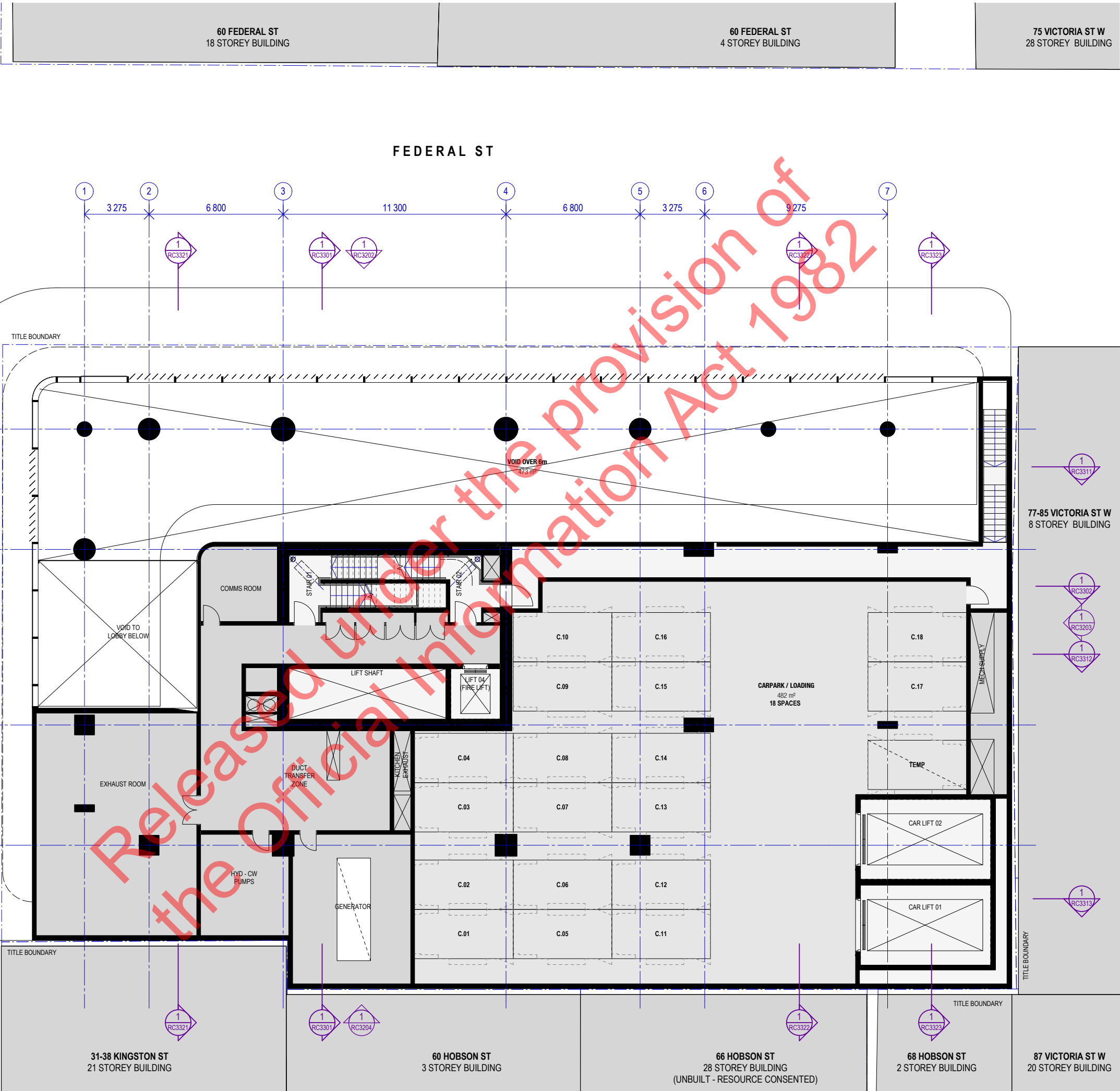
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Sheet title
Floor Plan
Level 00 (Ground)

Sheet number
A-RC2200
Status
For Information
Revision
E



77-85 VICTORIA ST
16 STOREY BUILDING



Recent revision history		
#	Status	Description
A	60% Concept	18/06/21
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D	Draft Issue	30/07/21
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Project number
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25mm

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A1

Scale
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Sheet title
Floor Plan
Level 01

Sheet number
A-RC2201

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E

Status
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77-85 VICTORIA ST
16 STOREY BUILDING



Recent revision history		
#	Status	Description
A	60% Concept	18/06/21
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 - RESIDENTIAL - BIKE STORE
 - PLANT / SERVICES
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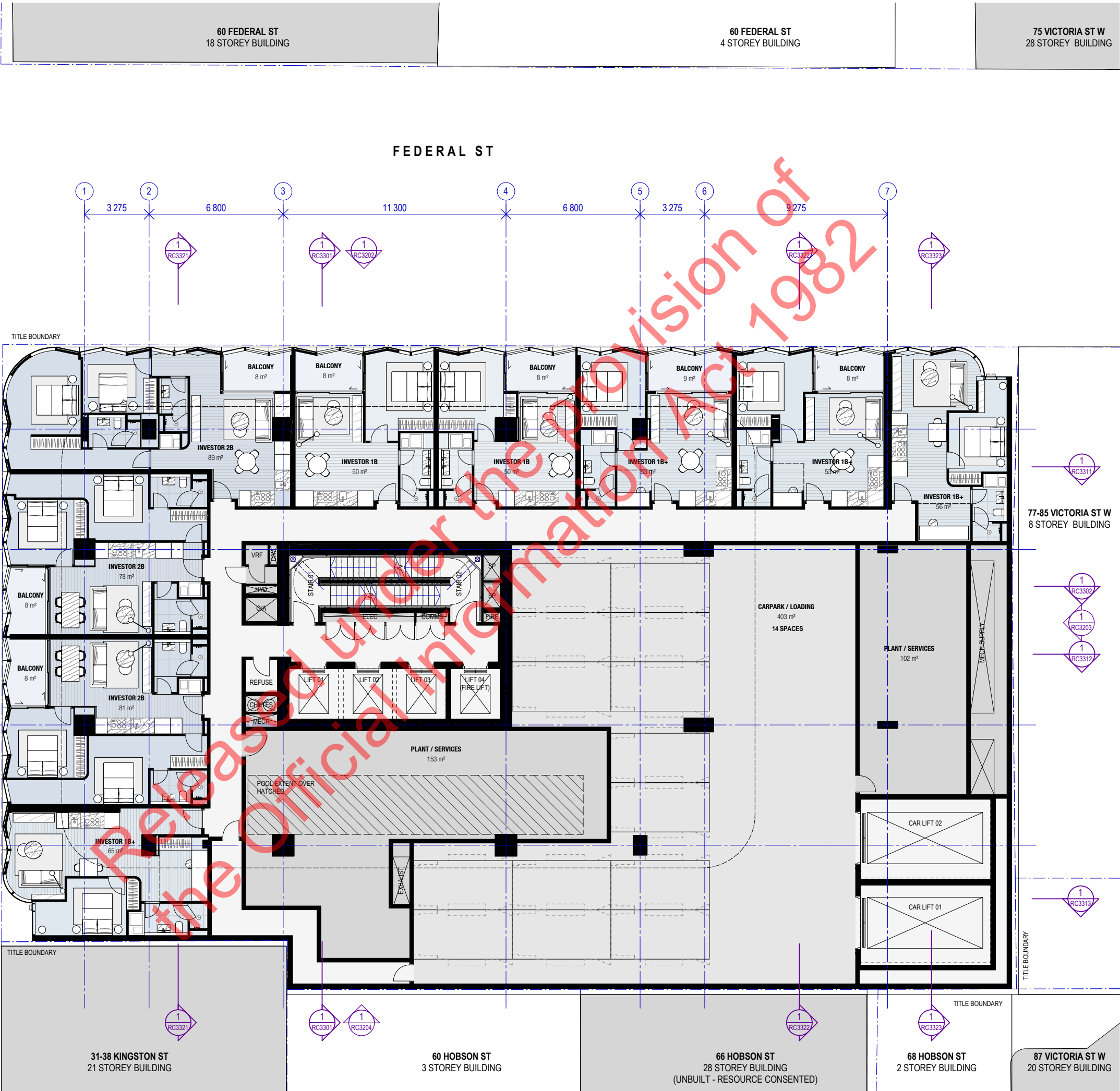
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Project number
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Sheet title
Floor Plan
Level 02-06 - Investor Apartments
(Typical Podium)

Sheet number
A-RC2202
Status
For Information
Revision
E



Recent revision history		
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A	60% Concept	18/06/21
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- OWNER / OCCUPIER 2B+
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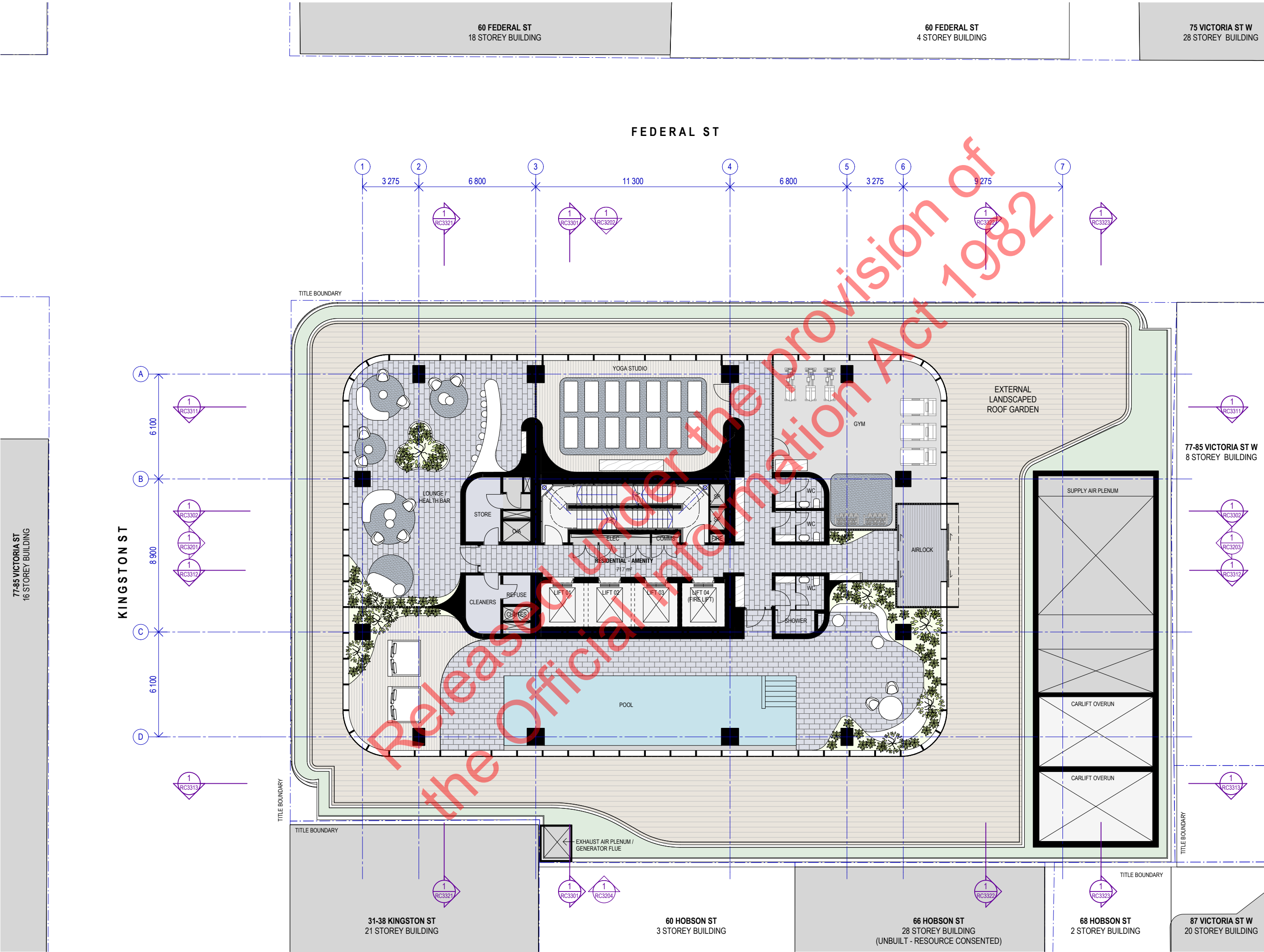
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Project number
180059
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A1
Scale
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Sheet title
Floor Plan
Level 07

Sheet number
A-RC2207
Status
For Information
Revision
E



Recent revision history		
#	Status	Description
A	60% Concept	18/06/21
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Project
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WOODS BAGOT
Project number
180059
Size check
25mm
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Approver
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A1
Scale
1 : 100
Sheet title
Floor Plan
Level 08 (Residential Amenity)
Sheet number
A-RC2208
Revision
E
Status
For Information

Recent revision history			Date
#	Status	Description	
A	90% Concept		16/07/21
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Project
Federal St Tower,
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Sheet size
A1
Scale
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Sheet title
Floor Plan
Level 11-20 - Investor Apartments
(Typical Tower Level)

Sheet number
A-RC2211
Revision
C
Status
For Information

60 FEDERAL ST
18 STOREY BUILDING

60 FEDERAL ST
4 STOREY BUILDING

75 VICTORIA ST W
28 STOREY BUILDING

FEDERAL ST

77-85 VICTORIA ST W
8 STOREY BUILDING

1 2 3 4 5 6 7
3 275 6 800 11 300 6 800 3 275 9 275

1
RC3301

1
RC3202

1
RC3302

1
RC3203

1
RC3301

1
RC3204

31-38 KINGSTON ST
21 STOREY BUILDING

60 HOBSON ST
3 STOREY BUILDING

66 HOBSON ST
28 STOREY BUILDING
(UNBUILT - RESOURCE CONSENTED)

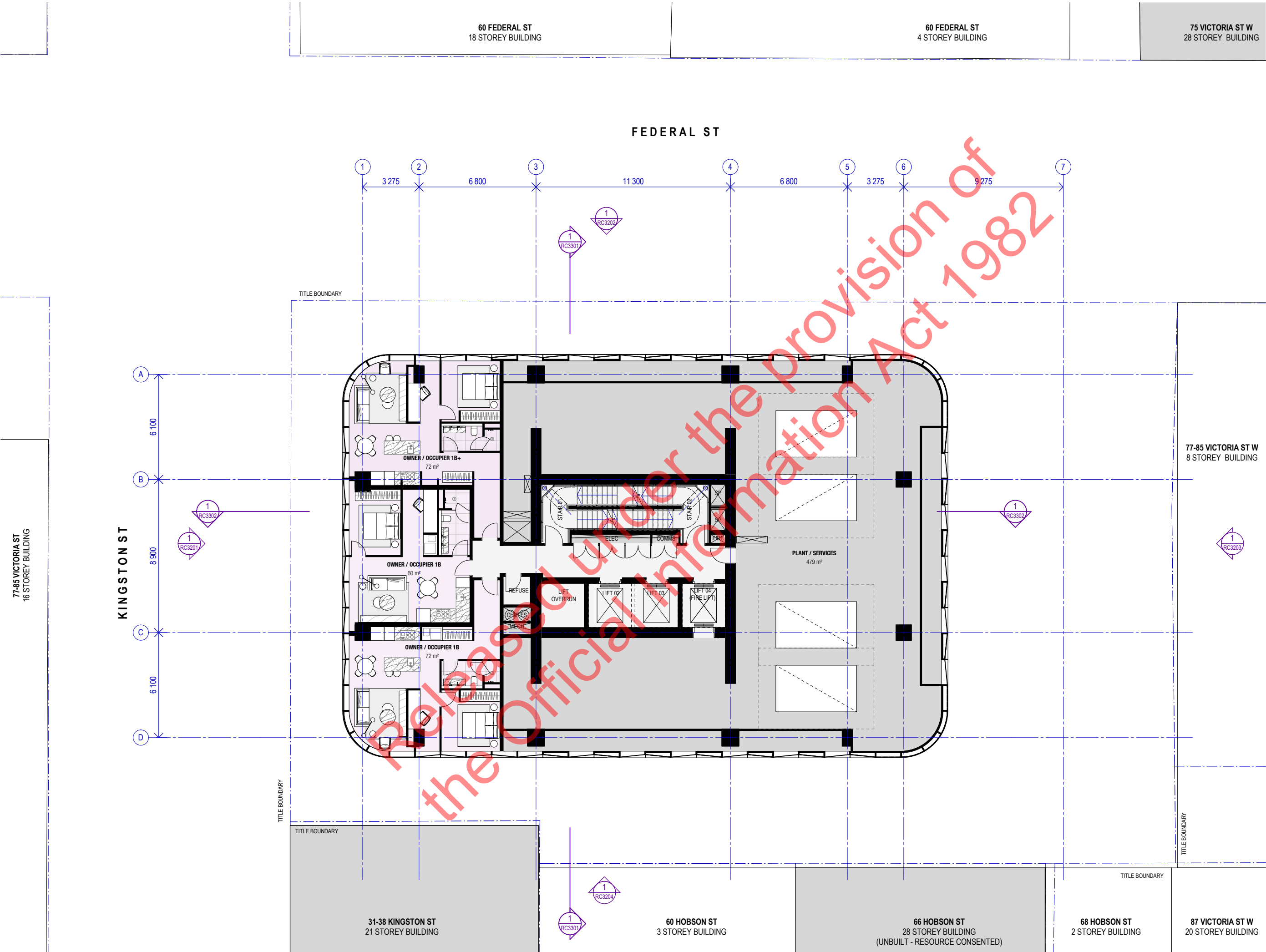
68 HOBSON ST
2 STOREY BUILDING

87 VICTORIA ST W
20 STOREY BUILDING

KINGSTON ST

A 6 100
B 8 900
C 6 100
D

77-85 VICTORIA ST
16 STOREY BUILDING



Recent revision history		
#	Status	Description
A	60% Concept	18/06/21
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- PLANT / SERVICES
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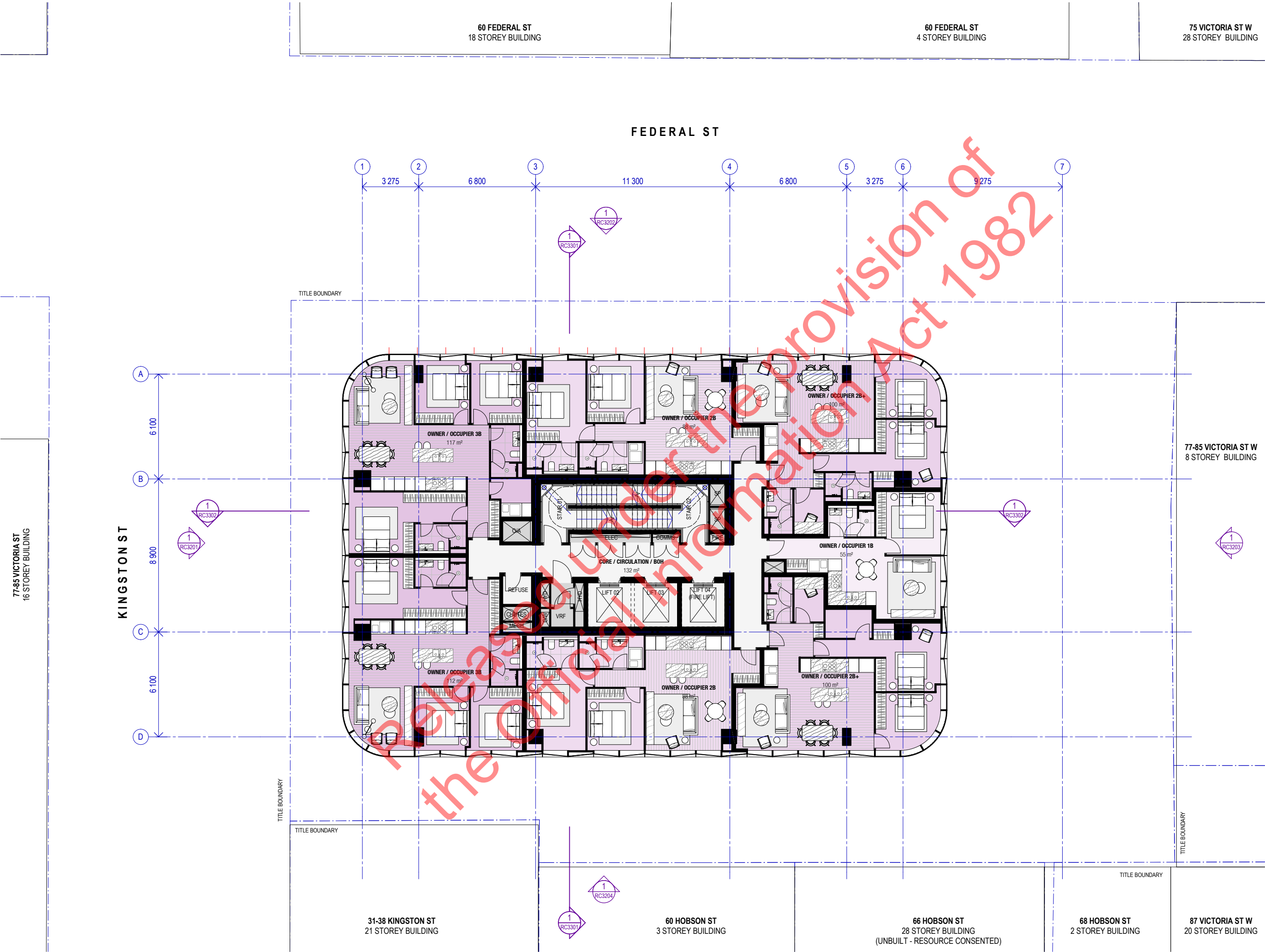
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180059
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Sheet title
Floor Plan
Level 21 - Tower Plant

Sheet number
A-RC2221
Status
For Information
Revision
E



Recent revision history		
#	Status	Description
A	60% Concept	18/06/21
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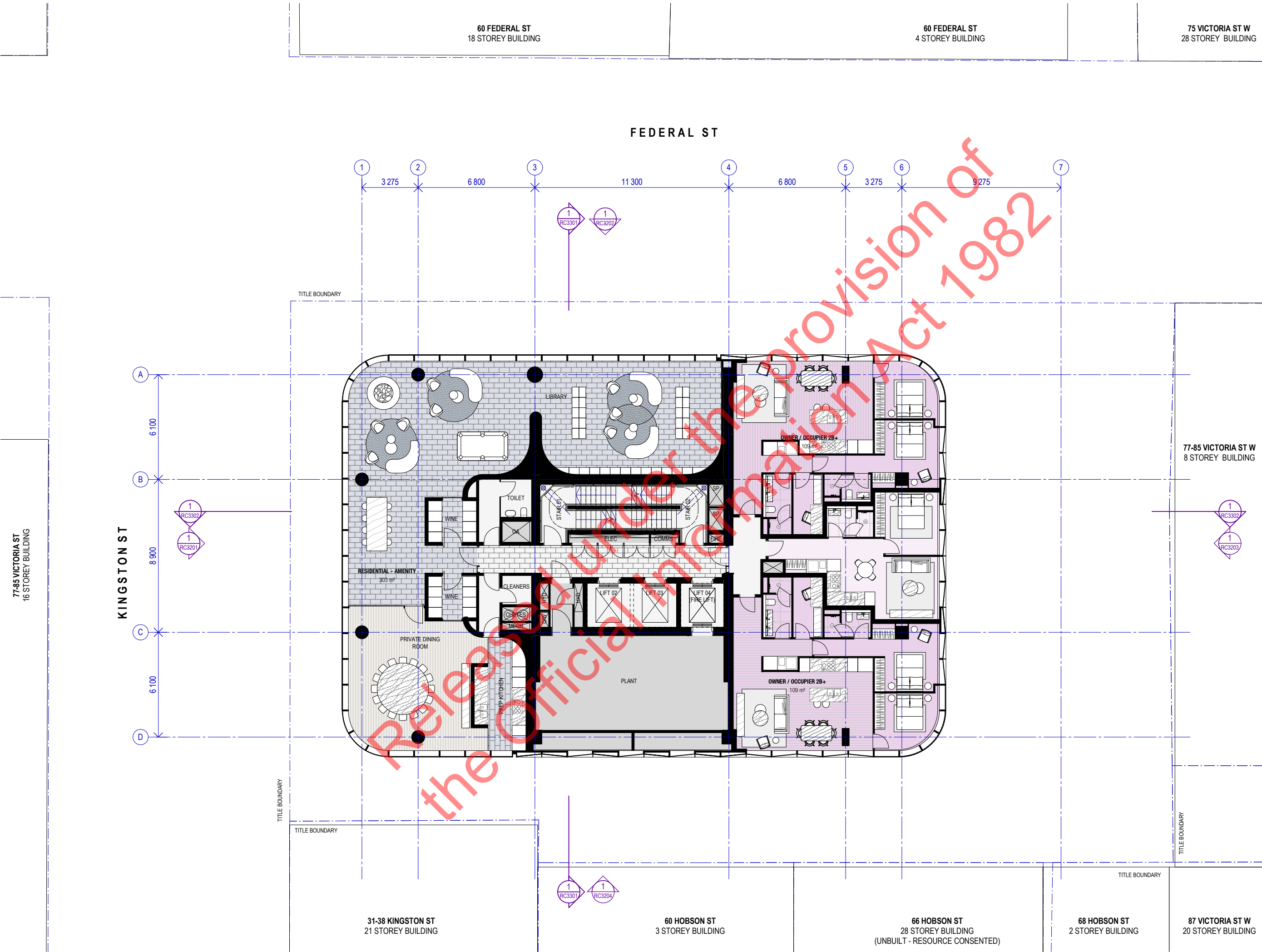
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Project number
180059
Size check
25mm
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Sheet size
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Sheet title
Floor Plan
Level 24-37 / 41-52 - Owner Occupier
Apartments (Typical Tower Level)

Sheet number
A-RC2224
Revision
E
Status
For Information



Recent revision history		
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A	60% Concept	18/06/21
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INVESTOR 1B	
INVESTOR 1B+	
INVESTOR 2B	
OWNER / OCCUPIER 1B	
OWNER / OCCUPIER 1B+	
OWNER / OCCUPIER 2B	
OWNER / OCCUPIER 2B+	
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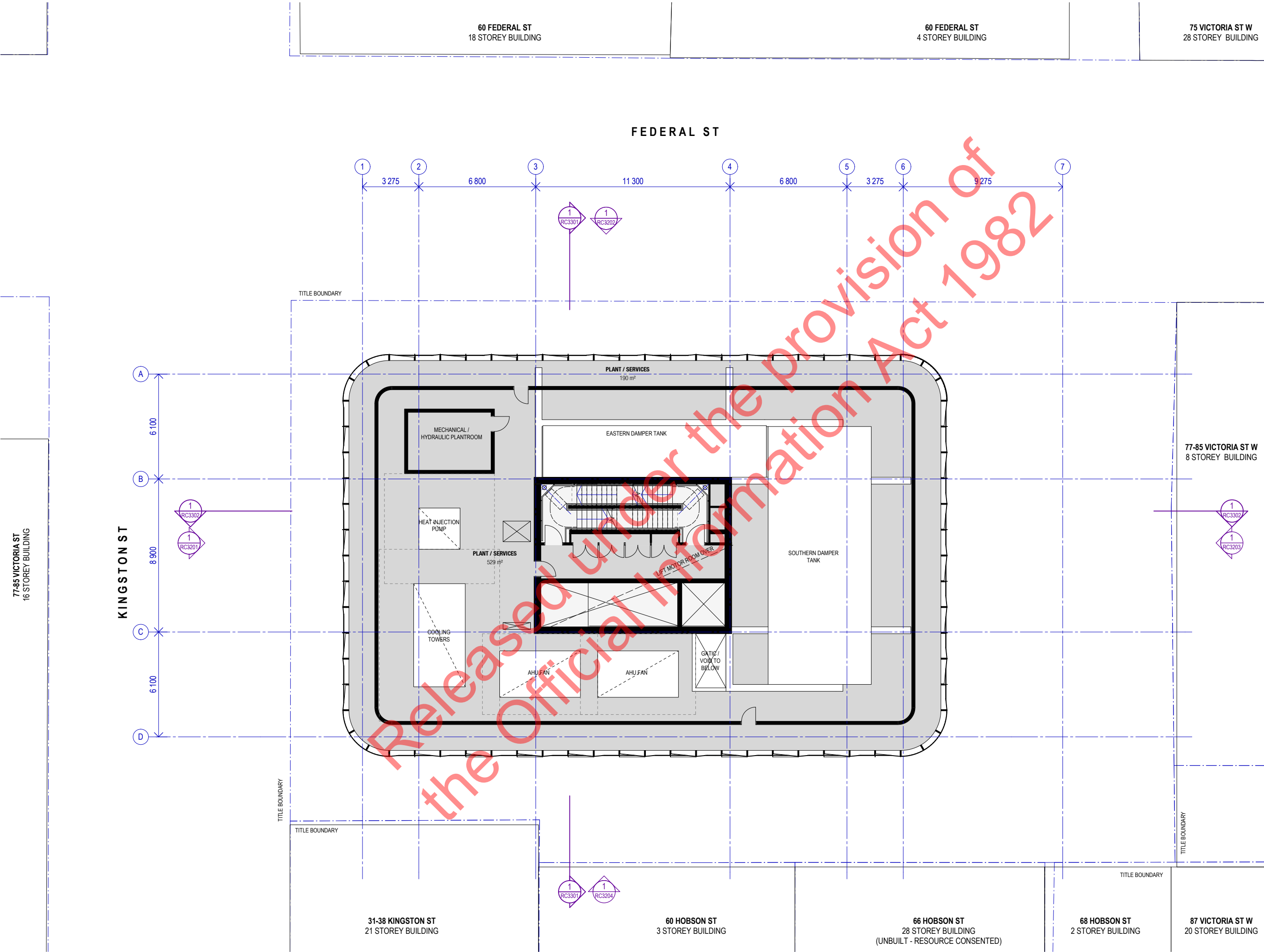
Project
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Project number 180059	Size check 25mm
Checked Checker	Approved Approver
Sheet size A1	Scale 1:100

Sheet title
Floor Plan
Level 38 - Residential Amenity
(Owner Occupier Only)

Sheet number A-RC2238	Revision E
Status For Information	



Recent revision history		
#	Status	Description
A	60% Concept	18/06/21
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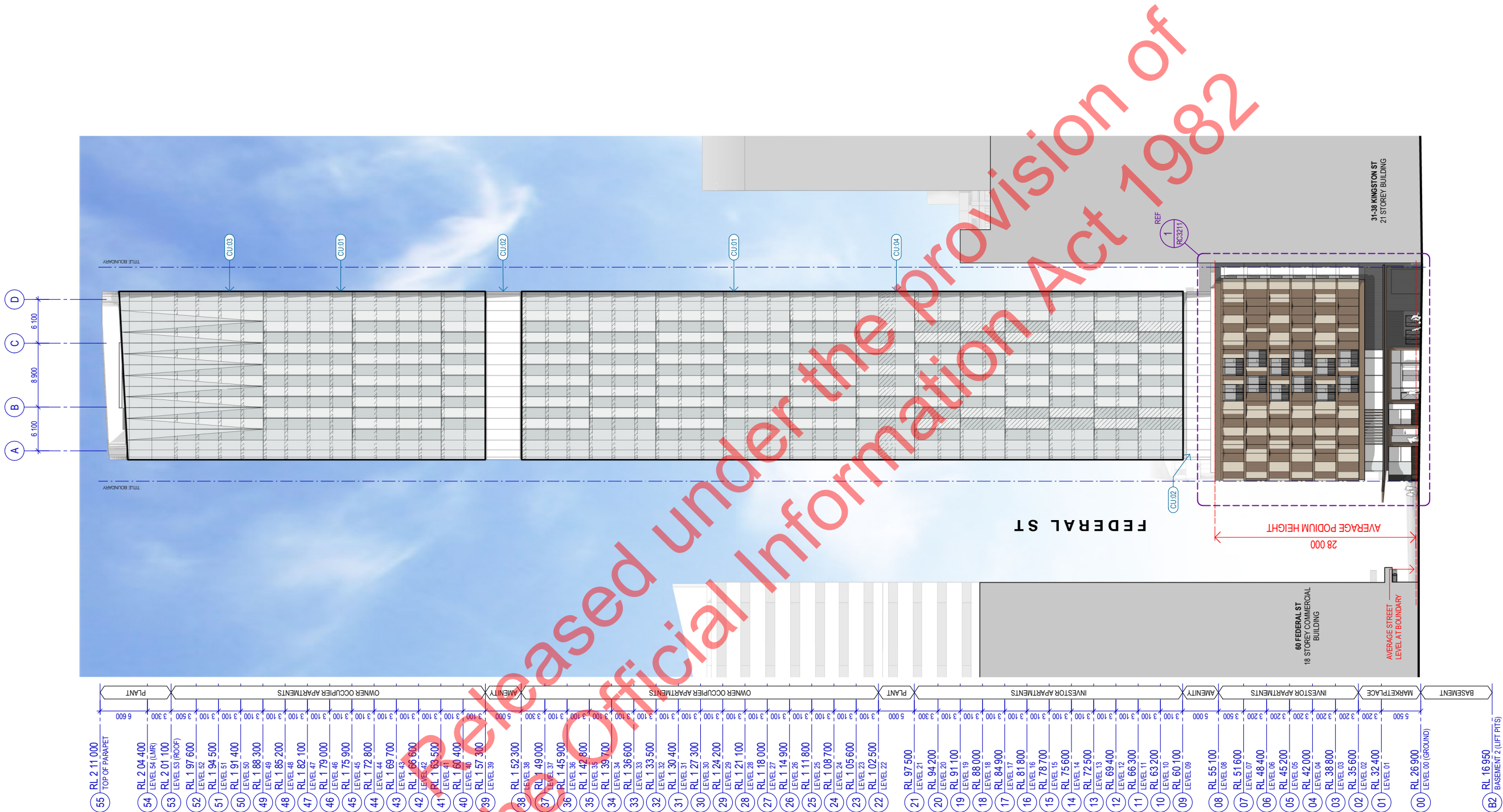
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Project number
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Size check
25mm
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Sheet size
A1
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Sheet title
Floor Plan
Level 53 - Roof Plant

Sheet number
A-RC2253
Status
For Information
Revision
E



Recent revision history		
#	Status	Description
A	80% Concept	02/07/21
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C	Draft Issue	30/07/21
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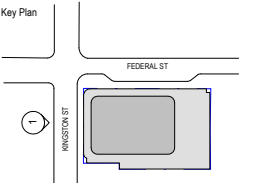
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LEGEND

- CD.03** CLADDING TO CAR LIFT OVERRUNS
- CE.01** PRECAST CONCRETE PANELS, OXIDE ADMXTURE COLOURATION. COLOUR: DARK GREY
- CU.01** TOWER GLAZING FACADE SYSTEM (TYPICAL), CONSISTING OF:
• EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
• INSULATED GLAZED UNITS (IGUs). COLOUR: SILVER, REFLECTIVE
FACADE PANELS ARE ANGLED IN PLAN, ALTERING INFLECTIONS BETWEEN GROUPS OF LEVELS AS INDICATED IN ELEVATIONS
- CU.02** FEATURE GLAZING FACADE SYSTEM TO AMENITY LEVELS, CONSISTING OF:
• EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
• INSULATED GLAZED UNITS (IGUs). COLOUR: CLEAR, NON REFLECTIVE
- CU.03** CROWN GLAZING FACADE SYSTEM, CONSISTING OF:
• EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
• INSULATED GLAZED UNITS (IGUs). COLOUR: SILVER, REFLECTIVE
- CU.04** GLAZING / LOUVRE FACADE SYSTEM TO PLANT LEVEL, CONSISTING OF:
• EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
• INSULATED GLAZED UNITS (IGUs). COLOUR: SILVER, REFLECTIVE, OR
• LOUVRED PANELS WITH POWDERCOATED ALUMINIUM PERFORATED FACING. COLOUR: SILVER
FACADE PANELS ARE ANGLED IN PLAN, ALTERING INFLECTIONS BETWEEN GROUPS OF LEVELS AS INDICATED IN ELEVATIONS
- INDICATES EXTENT OF BACKPAN SPANDREL TO GLAZING

DRAWING NOTES

- REFER TO DETAILED PODIUM ELEVATIONS FOR MATERIALS / FINISHES RELATED TO THE PODIUM / GROUNDPLANE CONDITION



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W-B peddlethorp
WOODS BAGOT

Project number
180059
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25mm
Checked
Checker
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Sheet size
A1
Scale
1 : 300

Sheet title
Elevation
Overall - North

Sheet number
A-RC3201
Status
For Information
Revision
D

Recent revision history		
#	Status	Description
A	80% Concept	02/07/21
B	90% Concept	16/07/21
C	Draft Issue	30/07/21
D	Issue for Minister Review	13/08/21

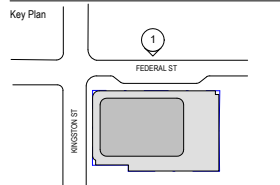
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LEGEND

- CD.03** CLADDING TO CAR LIFT OVERRUNS
- CE.01** PRECAST CONCRETE PANELS. OXIDE ADMXTURE COLOURATION. COLOUR: DARK GREY
- CU.01** TOWER GLAZING FACADE SYSTEM (TYPICAL), CONSISTING OF:
• EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
• INSULATED GLAZED UNITS (IGUs). COLOUR: SILVER, REFLECTIVE
FACADE PANELS ARE ANGLED IN PLAN, ALTERING INFLECTIONS BETWEEN GROUPS OF LEVELS AS INDICATED IN ELEVATIONS
- CU.02** FEATURE GLAZING FACADE SYSTEM TO AMENITY LEVELS, CONSISTING OF:
• EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
• INSULATED GLAZED UNITS (IGUs). COLOUR: CLEAR, NON REFLECTIVE
- CU.03** CROWN GLAZING FACADE SYSTEM, CONSISTING OF:
• EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
• INSULATED GLAZED UNITS (IGUs). COLOUR: SILVER, REFLECTIVE
- CU.04** GLAZING / LOUVRE FACADE SYSTEM TO PLANT LEVEL, CONSISTING OF:
• EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
• INSULATED GLAZED UNITS (IGUs). COLOUR: SILVER, REFLECTIVE, OR
• LOUVRED PANELS WITH POWDERCOATED ALUMINIUM PERFORATED FACING. COLOUR: SILVER
FACADE PANELS ARE ANGLED IN PLAN, ALTERING INFLECTIONS BETWEEN GROUPS OF LEVELS AS INDICATED IN ELEVATIONS
- INDICATES EXTENT OF BACKPAN SPANDREL TO GLAZING

DRAWING NOTES

- REFER TO DETAILED PODIUM ELEVATIONS FOR MATERIALS / FINISHES RELATED TO THE PODIUM / GROUNDPLANE CONDITION



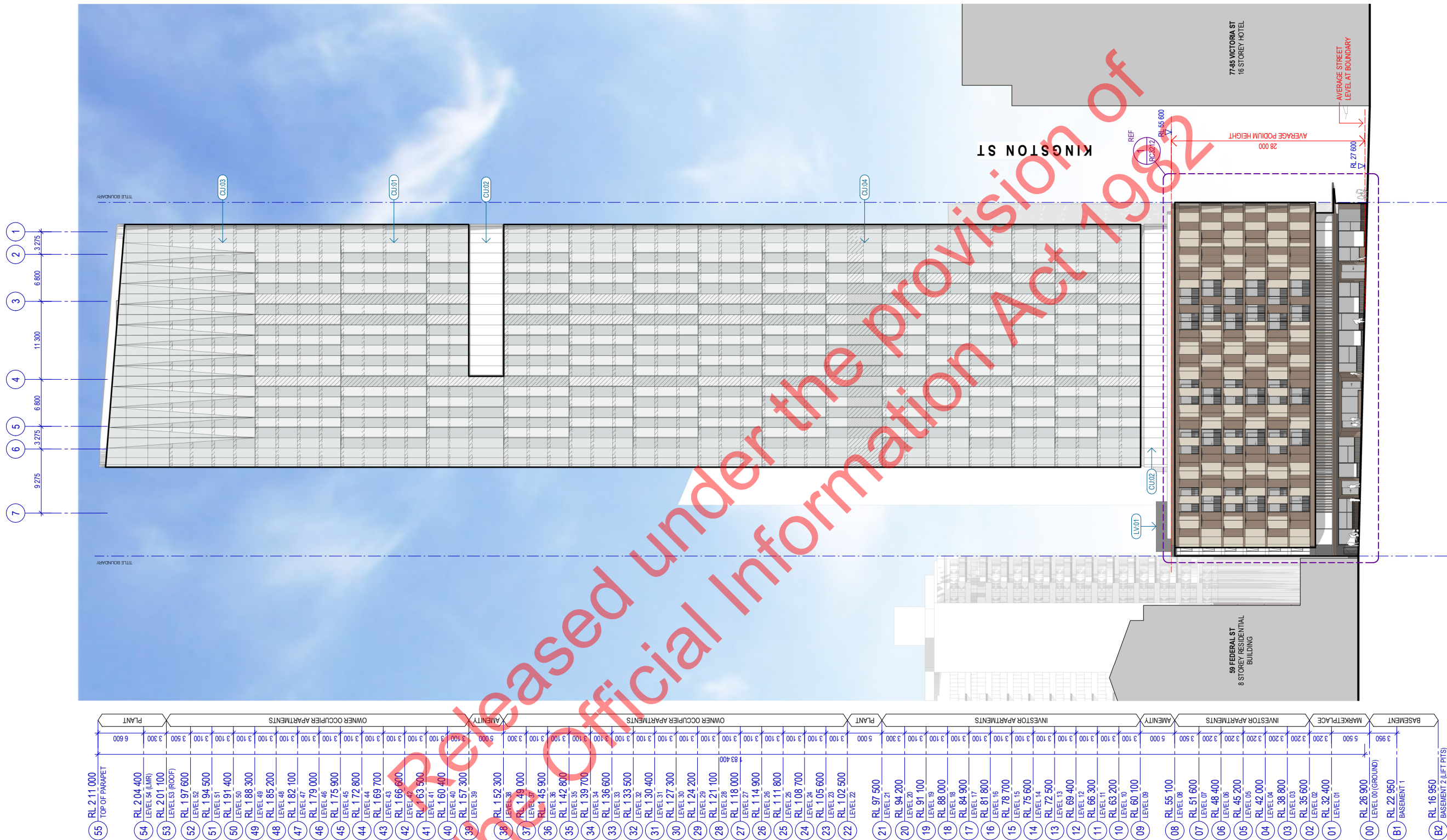
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ICD Property

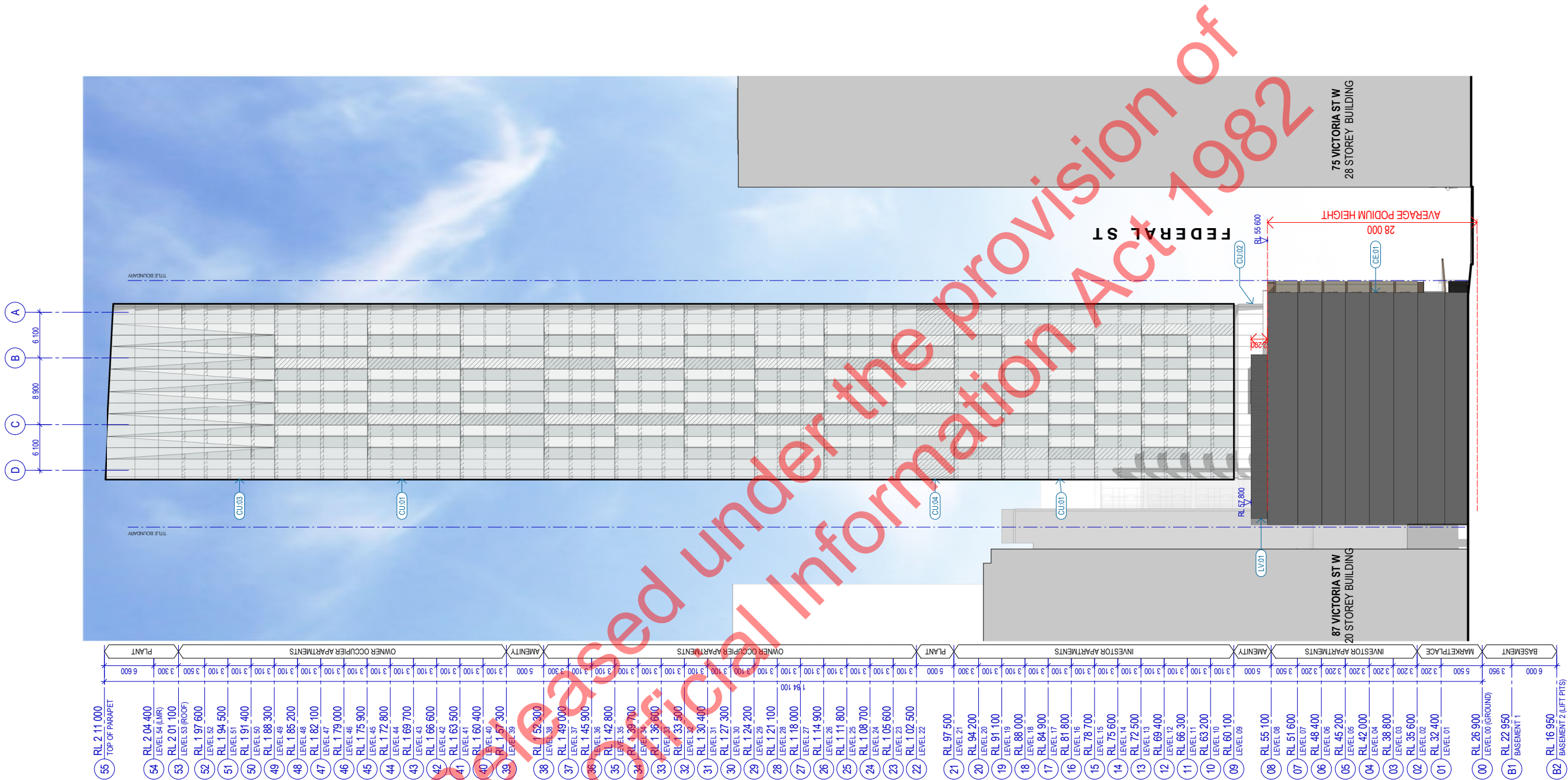
Issuer
W-B peddlethorp
WOODS BAGOT

Project number
180059
Size check
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Checked
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Approver
Sheet size
A1
Scale
1 : 300

Sheet title
Elevation
Overall - East

Sheet number
A-RC3202
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For Information
Revision
D





Recent revision history		
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A	80% Concept	02/07/21
B	90% Concept	16/07/21
C	Draft Issue	30/07/21
D	Issue for Minister Review	13/08/21

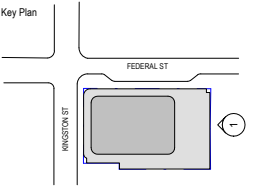
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LEGEND

- CD.03** CLADDING TO CAR LIFT OVERRUNS
- CE.01** PRECAST CONCRETE PANELS, OXIDE ADMXTURE COLOURATION. COLOUR: DARK GREY
- CU.01** TOWER GLAZING FACADE SYSTEM (TYPICAL), CONSISTING OF:
 - EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
 - INSULATED GLAZED UNITS (IGUs). COLOUR: SILVER, REFLECTIVEFACADE PANELS ARE ANGLED IN PLAN, ALTERING INFLECTIONS BETWEEN GROUPS OF LEVELS AS INDICATED IN ELEVATIONS
- CU.02** FEATURE GLAZING FACADE SYSTEM TO AMENITY LEVELS, CONSISTING OF:
 - EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
 - INSULATED GLAZED UNITS (IGUs). COLOUR: CLEAR, NON REFLECTIVE
- CU.03** CROWN GLAZING FACADE SYSTEM, CONSISTING OF:
 - EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
 - INSULATED GLAZED UNITS (IGUs). COLOUR: SILVER, REFLECTIVE
- CU.04** GLAZING / LOUVRE FACADE SYSTEM TO PLANT LEVEL, CONSISTING OF:
 - EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
 - INSULATED GLAZED UNITS (IGUs). COLOUR: SILVER, REFLECTIVE, OR
 - LOUVRED PANELS WITH POWDERCOATED ALUMINIUM PERFORATED FACING. COLOUR: SILVERFACADE PANELS ARE ANGLED IN PLAN, ALTERING INFLECTIONS BETWEEN GROUPS OF LEVELS AS INDICATED IN ELEVATIONS
- INDICATES EXTENT OF BACKPAN SPANDREL TO GLAZING

DRAWING NOTES

- REFER TO DETAILED PODIUM ELEVATIONS FOR MATERIALS / FINISHES RELATED TO THE PODIUM / GROUNDPLANE CONDITION



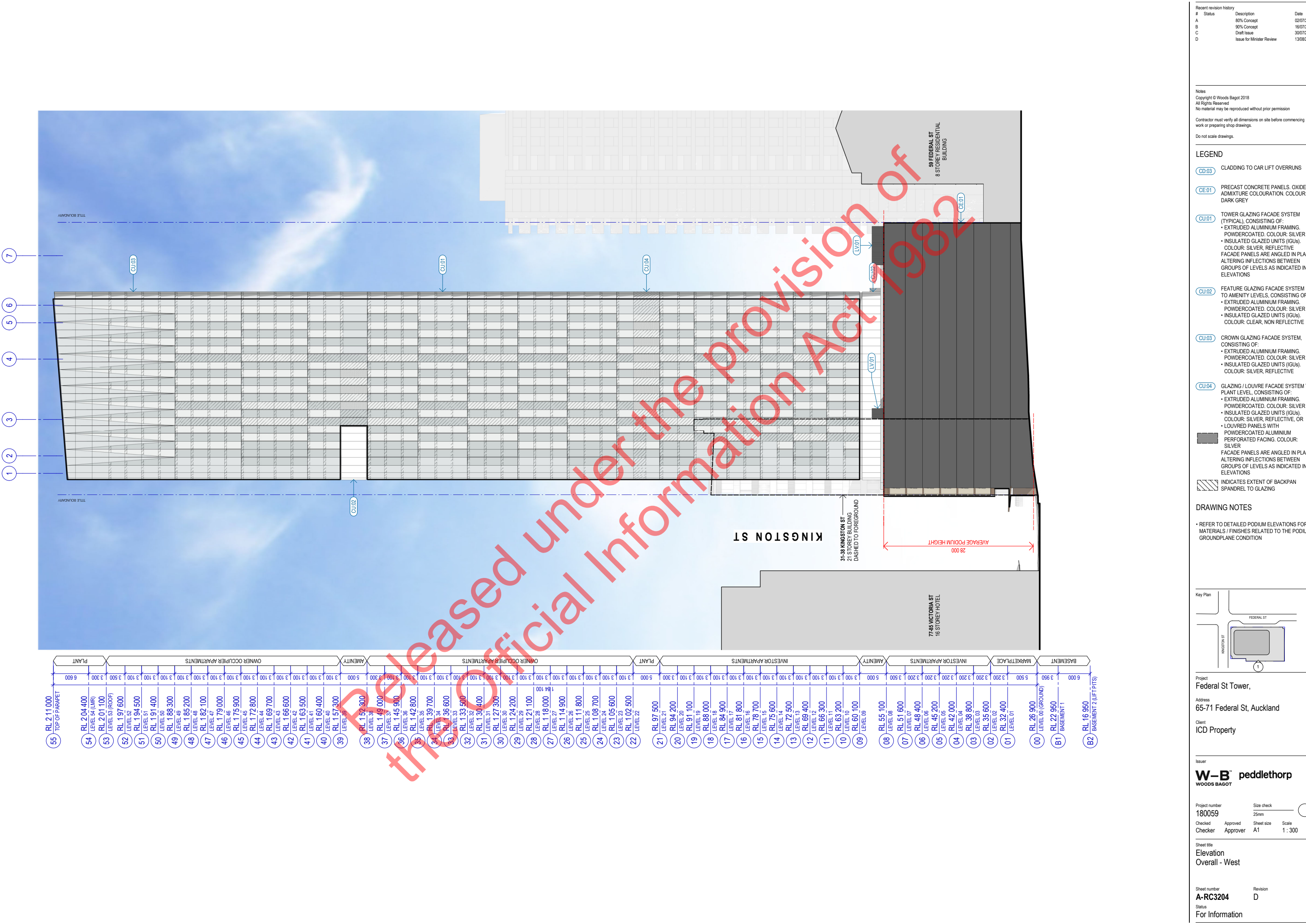
Project
Federal St Tower,
Address
65-71 Federal St, Auckland
Client
ICD Property

Issuer
W-B peddlethorp
WOODS BAGOT

Project number
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25mm
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Approver
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Overall - South

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A-RC3203
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For Information
Revision
D



Recent revision history		
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A	80% Concept	02/07/21
B	90% Concept	16/07/21
C	Draft Issue	30/07/21
D	Issue for Minister Review	13/08/21

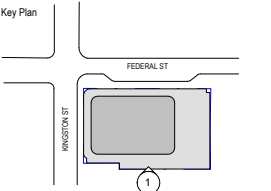
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LEGEND

- CD.03 CLADDING TO CAR LIFT OVERRUNS
- CE.01 PRECAST CONCRETE PANELS, OXIDE ADMXTURE COLOURATION. COLOUR: DARK GREY
- CU.01 TOWER GLAZING FACADE SYSTEM (TYPICAL), CONSISTING OF:
 - EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
 - INSULATED GLAZED UNITS (IGUs). COLOUR: SILVER, REFLECTIVEFACADE PANELS ARE ANGLED IN PLAN, ALTERING INFLECTIONS BETWEEN GROUPS OF LEVELS AS INDICATED IN ELEVATIONS
- CU.02 FEATURE GLAZING FACADE SYSTEM TO AMENITY LEVELS, CONSISTING OF:
 - EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
 - INSULATED GLAZED UNITS (IGUs). COLOUR: CLEAR, NON REFLECTIVE
- CU.03 CROWN GLAZING FACADE SYSTEM, CONSISTING OF:
 - EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
 - INSULATED GLAZED UNITS (IGUs). COLOUR: SILVER, REFLECTIVE
- CU.04 GLAZING / LOUVRE FACADE SYSTEM TO PLANT LEVEL, CONSISTING OF:
 - EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: SILVER
 - INSULATED GLAZED UNITS (IGUs). COLOUR: SILVER, REFLECTIVE, OR LOUVRED PANELS WITH POWDERCOATED ALUMINIUM PERFORATED FACING. COLOUR: SILVERFACADE PANELS ARE ANGLED IN PLAN, ALTERING INFLECTIONS BETWEEN GROUPS OF LEVELS AS INDICATED IN ELEVATIONS
- INDICATES EXTENT OF BACKPAN SPANDREL TO GLAZING

DRAWING NOTES

- REFER TO DETAILED PODIUM ELEVATIONS FOR MATERIALS / FINISHES RELATED TO THE PODIUM / GROUNDPLANE CONDITION



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180059
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25mm
Checked
Checker
Approved
Approver
A1
Scale
1 : 300

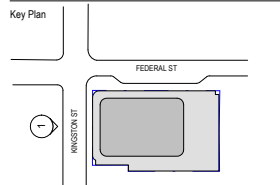
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Elevation
Overall - West

Sheet number
A-RC3204
Status
For Information
Revision
D

Recent revision history		
#	Status	Description
A	80% Concept	02/07/21
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C	Draft Issue	30/07/21
D	Issue for Minister Review	13/08/21

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- LEGEND
- CD-01 FOLDED ALUMINIUM CLADDING PANELS, POWDERCOATED. COLOUR: BRONZE
- CD-02 STEEL PLATE SHOPFRONT SURROUNDS. COLOUR: DARK GREY / BLACK
- CE-01 PRECAST CONCRETE PANELS, OXIDE ADMIXTURE COLOURATION. COLOUR: DARK GREY
- CU-11 PODIUM GLAZED FACADE SYSTEM (TYPICAL), CONSISTING OF:
• EXTRUDED ALUMINIUM FRAMING, POWDERCOATED. COLOUR: BRONZE
• INSULATED GLAZED UNITS (IGUs). COLOUR: BRONZE, OR
• GFRC PANELS IN VERTICAL FORMAT. COLOUR: BRONZE / WARM BROWNS
• EXTRUDED ALUMINIUM, OPEN PALLISADE BALUSTRADING. POWDERCOATED. COLOUR: BRONZE
- CU-12 SHOPFRONT GLAZED FACADE SYSTEM WITH GLAZED VERTICAL LOUVRES. COLOUR: NEUTRAL
- CU-13 PODIUM GLAZED FACADE SYSTEM (TYPICAL), CONSISTING OF:
• EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: DARK GREY
• INSULATED GLAZED UNITS (IGUs). COLOUR: NEUTRAL
- FM-01 GLAZED BALUSTRADE SYSTEM. COLOUR: NEUTRAL
- LV-01 EXTRUDED ALUMINIUM LOUVRES, POWDERCOATED. VERTICAL ORIENTATION. COLOUR: DARK GREY
- RO-01 STREET CANOPY.
• GLAZED PANELS WITH APPLIED FRIT SET TO FALL. COLOUR: NEUTRAL
• POWDERCOATED SUPPORT STRUCTURE / TRIMS. COLOUR: BRONZE
• POWDERCOATED ALUMINIUM BATTENS TO UNDERSIDE OF CANOPY SOFFIT. COLOUR: BRONZE



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Project number
180059
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25mm
Checked
Checker
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Sheet size
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Scale
1 : 100

Sheet title
Elevation
Podium - North

Sheet number
A-RC3211
Status
For Information
Revision
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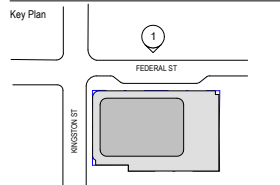




Recent revision history		
#	Status	Description
A	80% Concept	02/07/21
B	90% Concept	16/07/21
C	Draft Issue	30/07/21
D	Issue for Minister Review	13/08/21

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- LEGEND**
- CD-01** FOLDED ALUMINIUM CLADDING PANELS, POWDERCOATED. COLOUR: BRONZE
 - CD-02** STEEL PLATE SHOPFRONT SURROUNDS. COLOUR: DARK GREY / BLACK
 - CE-01** PRECAST CONCRETE PANELS. OXIDE ADMIXTURE COLOURATION. COLOUR: DARK GREY
 - CU-11** PODIUM GLAZED FACADE SYSTEM (TYPICAL), CONSISTING OF:
 - EXTRUDED ALUMINIUM FRAMING, POWDERCOATED. COLOUR: BRONZE
 - INSULATED GLAZED UNITS (IGUs). COLOUR: BRONZE, OR
 - GFRP PANELS IN VERTICAL FORMAT. COLOUR: BRONZE / WARM BROWNS
 - EXTRUDED ALUMINIUM, OPEN PALLISADE BALUSTRADING. POWDERCOATED. COLOUR: BRONZE
 - CU-12** SHOPFRONT GLAZED FACADE SYSTEM WITH GLAZED VERTICAL LOUVRES. COLOUR: NEUTRAL
 - CU-13** PODIUM GLAZED FACADE SYSTEM (TYPICAL), CONSISTING OF:
 - EXTRUDED ALUMINIUM FRAMING. POWDERCOATED. COLOUR: DARK GREY
 - INSULATED GLAZED UNITS (IGUs). COLOUR: NEUTRAL
 - FM-01** GLAZED BALUSTRADE SYSTEM. COLOUR: NEUTRAL
 - LV-01** EXTRUDED ALUMINIUM LOUVRES, POWDERCOATED. VERTICAL ORIENTATION. COLOUR: DARK GREY
 - RO-01** STREET CANOPY.
 - GLAZED PANELS WITH APPLIED FRIT SET TO FALL. COLOUR: NEUTRAL
 - POWDERCOATED SUPPORT STRUCTURE / TRIMS. COLOUR: BRONZE
 - POWDERCOATED ALUMINIUM BATTENS TO UNDERSIDE OF CANOPY SOFFIT. COLOUR: BRONZE



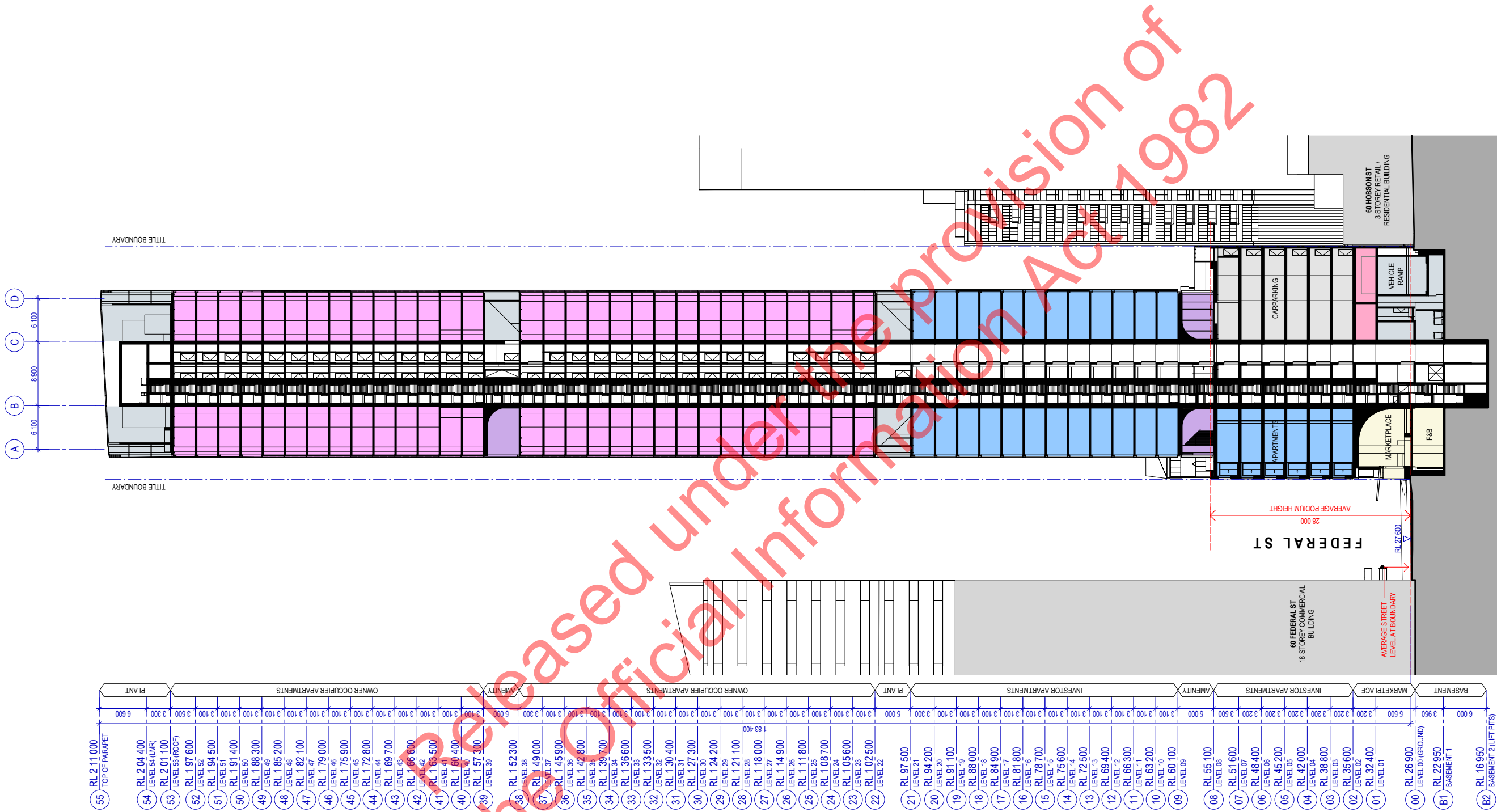
Project
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ICD Property

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WOODS BAGOT

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1 : 100

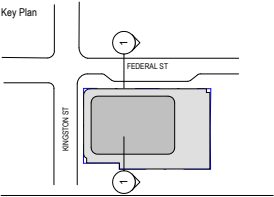
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Elevation
Podium - East

Sheet number
A-RC3212
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For Information
Revision
D



Recent revision history		
#	Status	Description
A	60% Concept	18/06/21
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E	Issue for Minister Review	13/08/21

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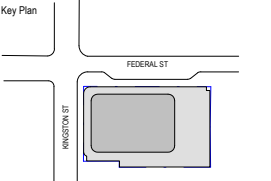
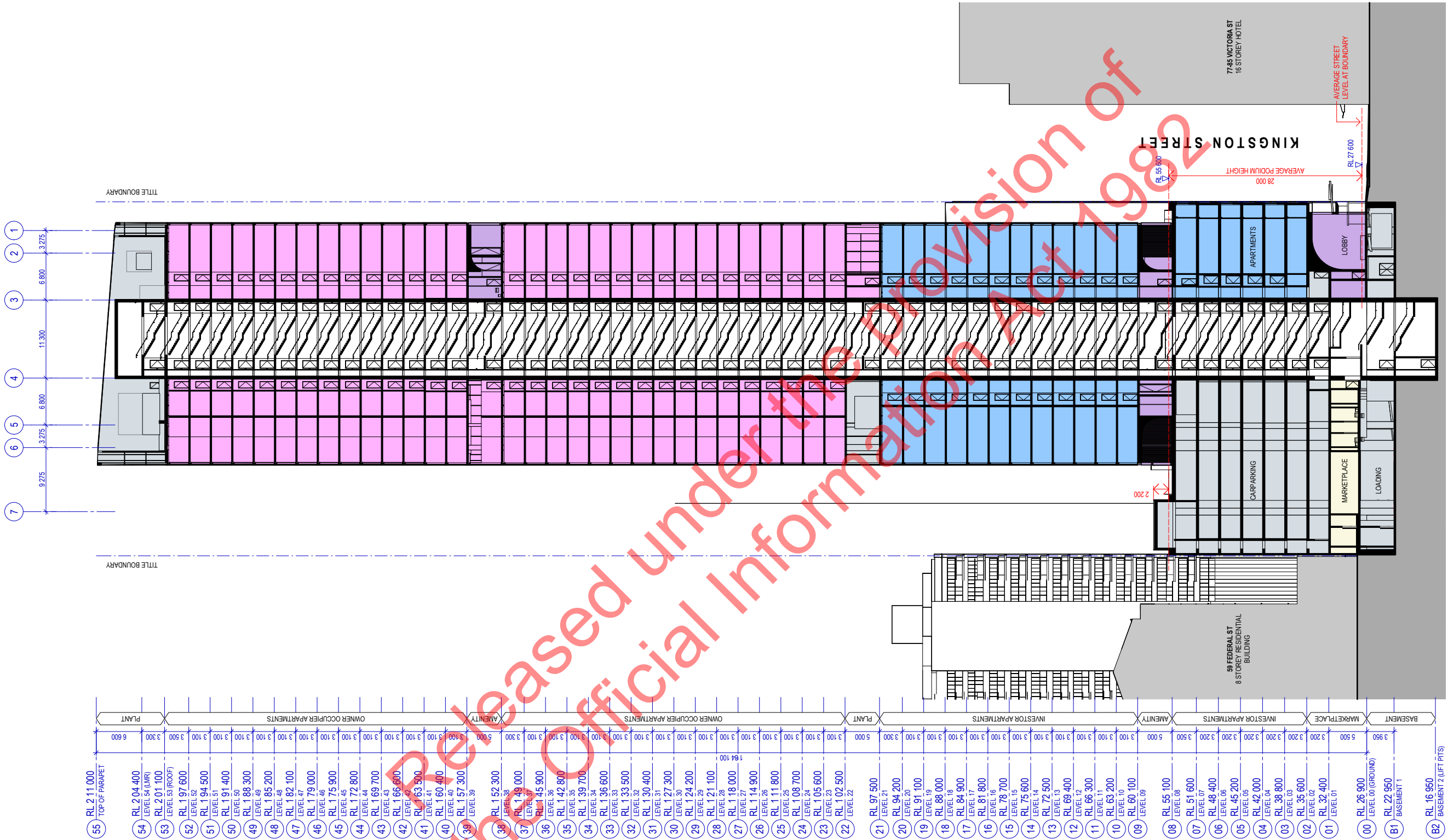
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Sheet title
Section
Overall - East/ West

Sheet number
A-RC3301
Status
For Information
Revision
E

Recent revision history		
#	Status	Description
A	60% Concept	18/06/21
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D	Draft Issue	30/07/21
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Project number
180059
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25mm
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Checker
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Approver
Sheet size
A1
Scale
1:300

Sheet title
Section
Overall - North/South

Sheet number
A-RC3302
Revision
E
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