| | |
|---|---|
| Project | ADELAIDE CENTRAL PLA |
| Project No. | J1301 |
| SKS No. | J1301-STR-SKT-0001 |
| By | AB |
| Date | 25/03/2025 |
| Sketch | STRUCTURAL CONCEPT SKETCHES |

INNOVIS Agile Outcomes

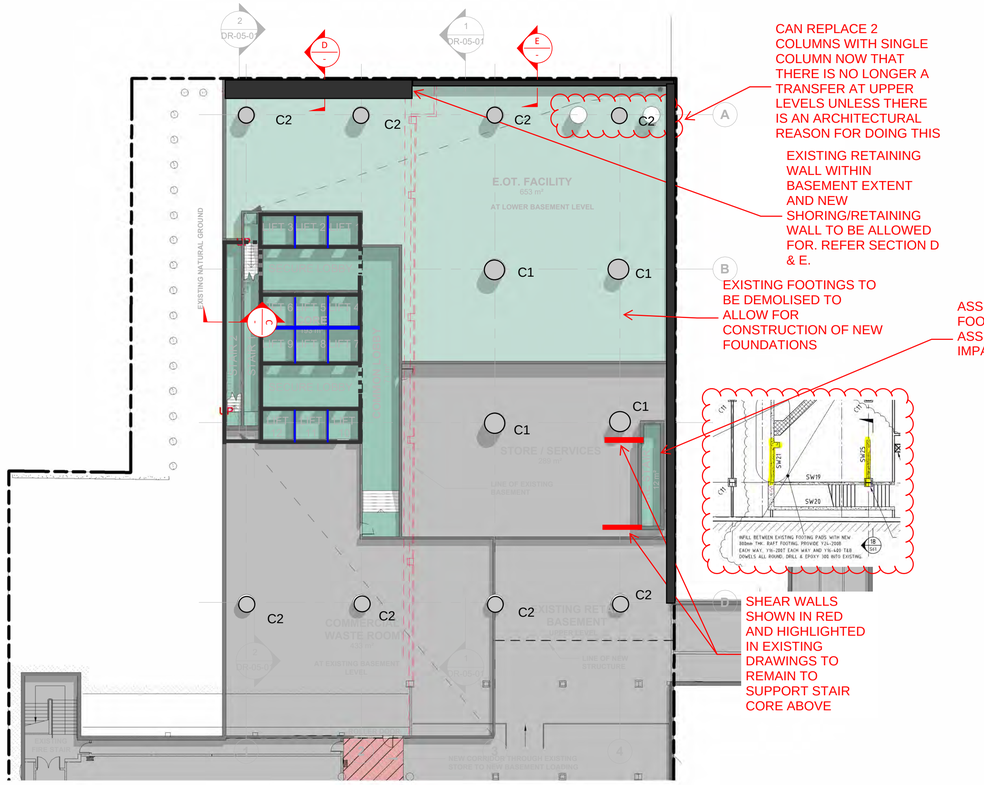
CAN REPLACE 2 COLUMNS WITH SINGLE COLUMN NOW THAT THERE IS NO LONGER A TRANSFER AT UPPER LEVELS UNLESS THERE IS AN ARCHITECTURAL REASON FOR DOING THIS

EXISTING RETAINING WALL WITHIN BASEMENT EXTENT AND NEW SHORING/RETAINING WALL TO BE ALLOWED FOR. REFER SECTION D & E.

EXISTING FOOTINGS TO BE DEMOLISED TO ALLOW FOR CONSTRUCTION OF NEW FOUNDATIONS

ASSESSMENT OF STAIR FOOTING REQUIRED TO ASSESS FURTHER IMPACTS OF

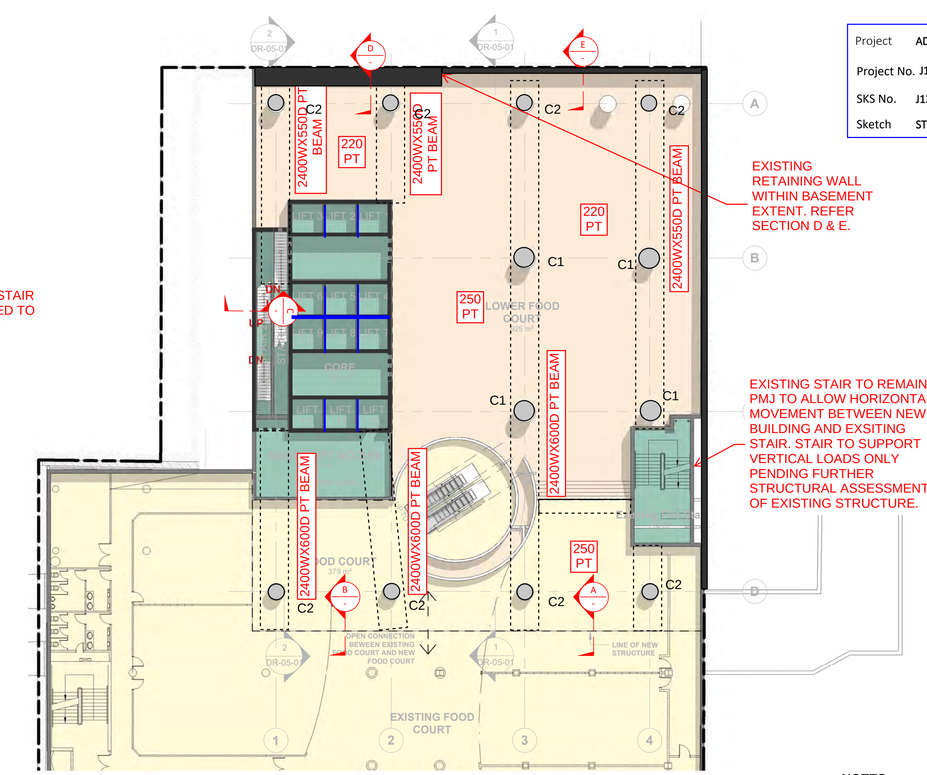
SHEAR WALLS SHOWN IN RED AND HIGHLIGHTED IN EXISTING DRAWINGS TO REMAIN TO SUPPORT STAIR CORE ABOVE




BASEMENT - PLAN
FLOOR PLAN scale1 : 250

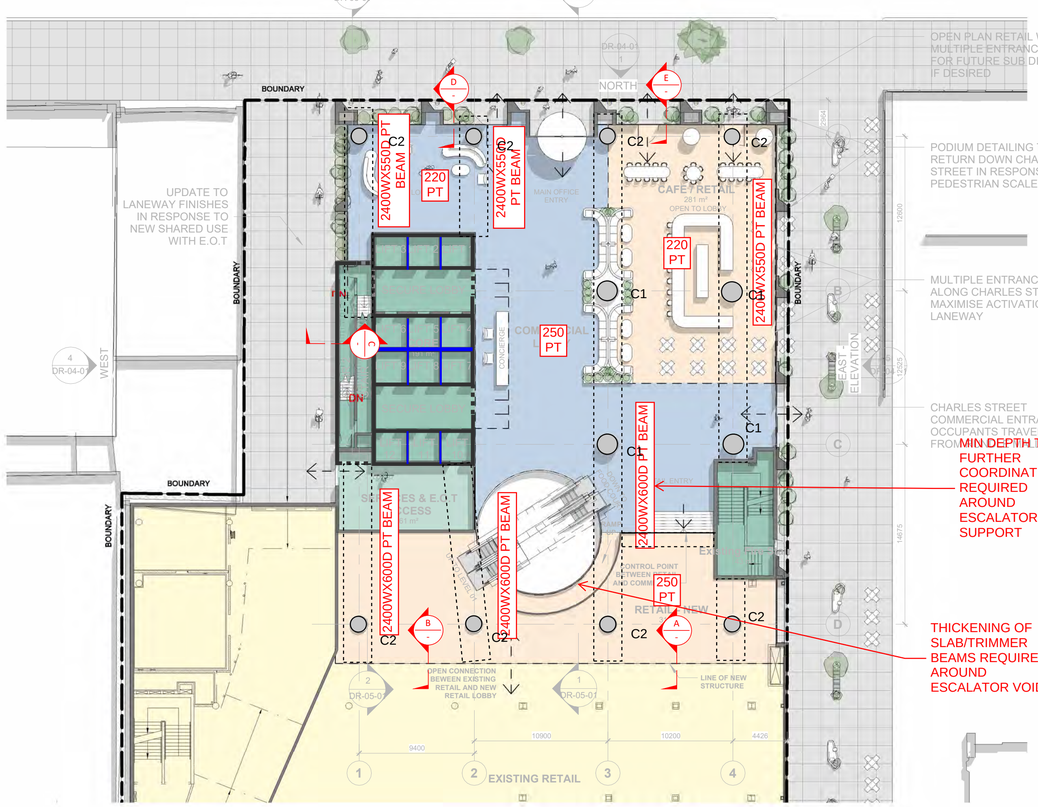
EXISTING RETAINING WALL WITHIN BASEMENT EXTENT. REFER SECTION D & E.

EXISTING STAIR TO REMAIN. PMJ TO ALLOW HORIZONTAL MOVEMENT BETWEEN NEW BUILDING AND EXSITING STAIR. STAIR TO SUPPORT VERTICAL LOADS ONLY PENDING FURTHER STRUCTURAL ASSESSMENT OF EXISTING STRUCTURE.




GROUND - LOWER - PLAN
FLOOR PLAN scale1 : 250

| | | | |
|---|---|---|---|
| CORE | - | 203 m² | |
| LOWER GROUND | | | |
| FOOD COURT | - | 1304 m² | |
| CORE | - | 293 m² | |
| GROUND | | | |
| COMMERCIAL LOBBY | - | 537 m² | |
| RETAIL | - | 596 m² | |
| CORE | - | 234 m² | |
| LEVEL 01 | | | |
| RETAIL | - | 420 m² | |
| CORE | - | 232 m² | |
| LEVEL 02 | | | |
| FOOD & BEVERAGE | - | 1237 m² | |
| CORE | - | 222 m² | |
| LEVEL 03 | | | |
| RETAIL | - | 1302 m | |
| CORE | - | 234 m² | |
| LEVEL 04 | | | |
| E.O.T & WELLNESS | - | 766 m² | |
| SERVICES | - | 535 m | |
| CORE | - | 234 m² | |
| LEVEL 05 | | | |
| COMMERCIAL | - | 849 m² | |
| TERRACE | - | 306 m² | |
| CORE | - | 273 m² | |
| LEVEL 06 | | | |
| COMMERCIAL | - | 846 m² | |
| TERRACE | - | 90 m² | |
| CORE | - | 273 m² | |
| LEVEL 07 - 17 | | | |
| COMMERCIAL | - | 1307 m² | |
| CORE | - | 275 m² | |
| LEVEL 18 - 30 | | | |
| COMMERCIAL | - | 1376 m² | |
| CORE | - | 217 m² | |
| ROOF | | | |
| SERVICES | - | 1508 m² | |
| CORE | - | 105 m² | |
| SERVICES | - | 2766 m² | |
| FOOD COURT | - | 1304 m² | |
| RETAIL | - | 2318 m² | |
| FOOD & BEVERAGE | - | 1237 m² | |
| E.O.T | - | 714 m² | |
| WELLNESS TENANCY | - | 790 m² | |
| COMMERCIAL LOBBY | - | 537 m² | |
| COMMERCIAL | - | 33,960 m² | |
| COMMERCIAL TERR. | - | 486 m² | |
| TOTAL AREA | - | 52,331 m² | |




OPEN PLAN RETAIL WITH MULTIPLE ENTRANCE POINTS FOR FUTURE SUB DIVISIONS IF DESIRED

PODIUM DETAILING TO RETURN DOWN CHARLES STREET IN RESPONSE TO PEDESTRIAN SCALE

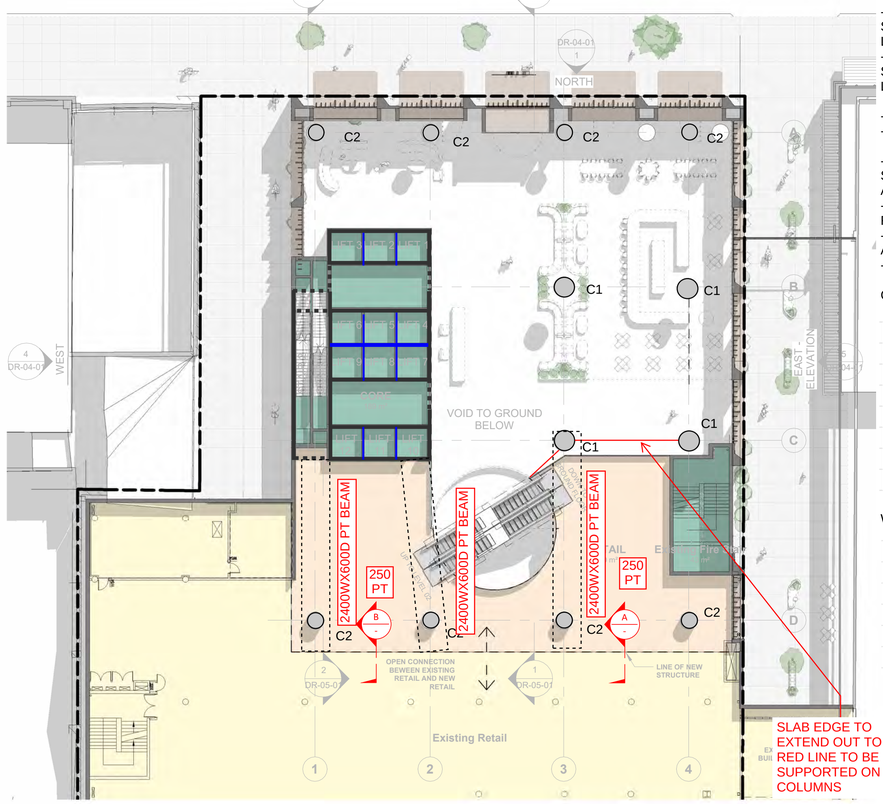
MULTIPLE ENTRANCE POINTS ALONG CHARLES STREET TO MAXIMISE ACTIVATION OF LANEWAY

CHARLES STREET COMMERCIAL ENTRANCE FOR OCCUPANTS TRAVELLING FROM UNDERGROUND

MIN DEPTH TYP. FURTHER COORDINATION REQUIRED AROUND ESCALATOR SUPPORT

THICKENING OF SLAB/TRIMMER BEAMS REQUIRED AROUND ESCALATOR VOID

GROUND - PLAN
FLOOR PLAN scale1 : 250




SLAB EDGE TO EXTEND OUT TO RED LINE TO BE SUPPORTED ON COLUMNS

LEVEL 1 - PLAN
FLOOR PLAN scale1 : 250

**NOTES**

LOADS:

- COMMERCIAL:
SDL = 1.5KPA
LL = 3KPA
- RETAIL:
SDL = 2KPA
LL = 5KPA

- BUILDING IMPORTANCE LEVEL = 3
- DUCTILITY = 2.0

- ALL DIMENSIONS AND LOCATION SHOWN FOR EXISTING STRUCTURE ARE ASSUMED FROM EXISTING DOCUMENTATION AVAILABLE AND TBC ON SITE
- STRENGTHENING & ASSESSMENT OF EXISTING STRUCTURE REQUIRED
- ALL INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGES AS DESIGN PROGRESSES
- SITE GEOTECHNICAL INVESTIGATION WORKS TO BE COMPLETED

COLUMN SCHEDULE

| COLUMN TYPE | LEVEL | SIZE (MM) | GRADE (MPA) |
|---|---|---|---|
| C1 | B1 - 5 | 1700 DIA | 80 |
| | 5 - 18 | 1600 DIA | 80 |
| | 18 - ROOF | 1200 DIA | 65 |
| C2 | B1 - 5 | 1400 DIA | 80 |
| | 5 - 18 | 1200 DIA | 80 |
| | 18 - ROOF | 1000 DIA | 65 |
| C3 | 18 - ROOF | 2000x350 | 65 |

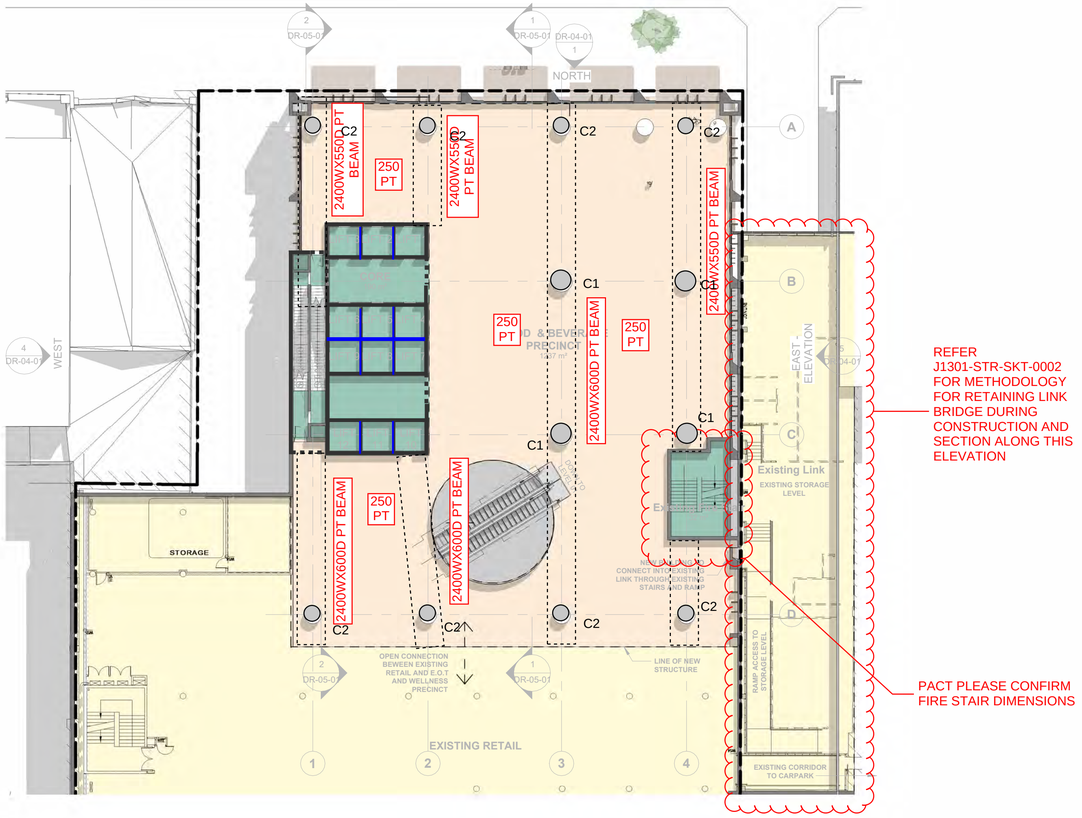
WALL SCHEDULE

| WALL TYPE | LEVEL | SIZE (MM) | GRADE (MPA) |
|---|---|---|---|
| | B1 - 5 | 350 | 65 |
| | 5 - 22 | 300 | 65 |
| | 22 - ROOF | 250 | 50 |
| | B1 - 22 | 200 | 65 |
| | 22 - ROOF | 200 | 50 |

PACT architects

| Project | Drawing | Date | Issue |
|---|---|---|---|
| Adelaide Central Plaza Tower - Premium A-Grade Commercial | 24176 - DR-02-01 | 14.03.25 | Prelim - Issue 05 - For Co-ordination |

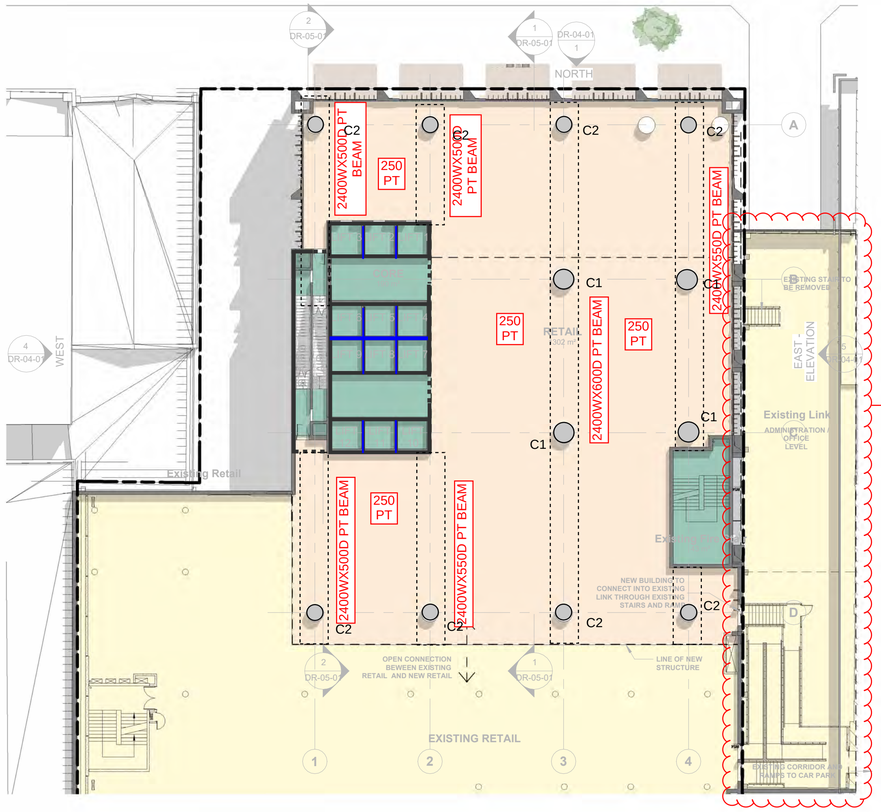
| | | | |
|---|---|---|---|
| Project | ADELAIDE CENTRAL PLA | | |
| Project No. | J1301 | | |
| SKS No. | J1301-STR-SKT-0001 | By AB | Date 25/03/2025 |
| Sketch | STRUCTURAL CONCEPT SKETCHES | | |




REFER J1301-STR-SKT-0002 FOR METHODOLOGY FOR RETAINING LINK BRIDGE DURING CONSTRUCTION AND SECTION ALONG THIS ELEVATION

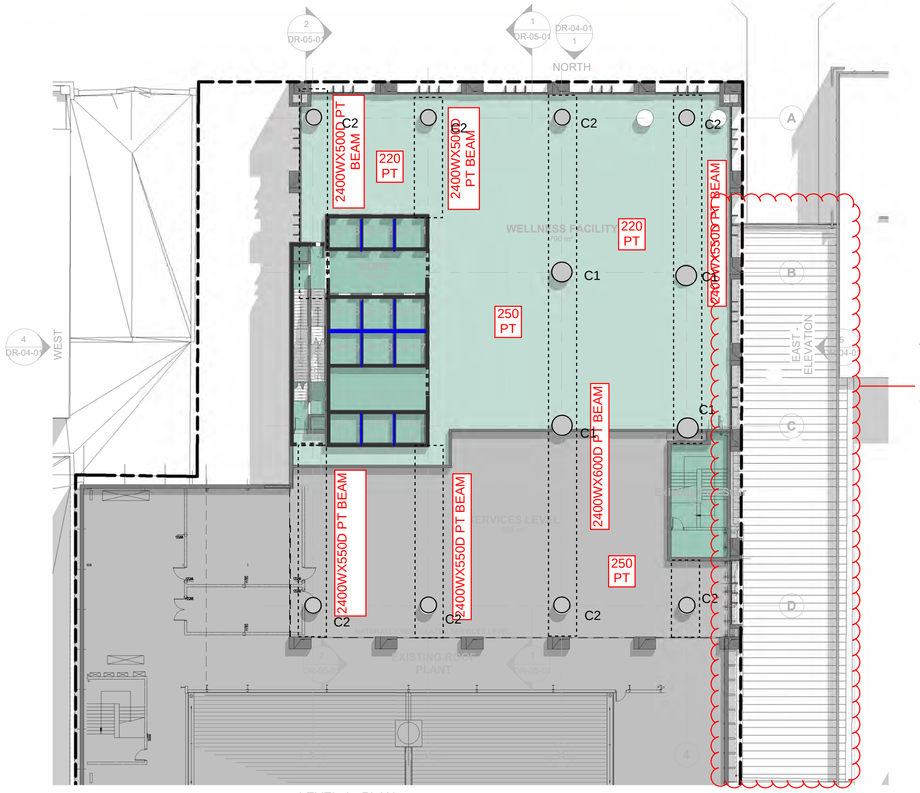
PACT PLEASE CONFIRM FIRE STAIR DIMENSIONS

LEVEL 2 - PLAN
FLOOR PLAN scale1 : 250




REFER J1301-STR-SKT-0002 FOR METHODOLOGY FOR RETAINING LINK BRIDGE DURING CONSTRUCTION AND SECTION ALONG THIS ELEVATION

LEVEL 3 - PLAN
FLOOR PLAN scale1 : 250




REFER J1301-STR-SKT-0002 FOR METHODOLOGY FOR RETAINING LINK BRIDGE DURING CONSTRUCTION AND SECTION ALONG THIS ELEVATION

LEVEL 4 - PLAN
FLOOR PLAN scale1 : 250

**NOTES**

LOADS:

- COMMERCIAL:
SDL = 1,5KPA
LL = 3KPA
- RETAIL:
SDL = 2KPA
LL = 5KPA

- BUILDING IMPORTANCE LEVEL = 3
- DUCTILITY = 2.0

- ALL DIMENSIONS AND LOCATION SHOWN FOR EXISTING STRUCTURE ARE ASSUMED FROM EXISTING DOCUMENTATION AVAILABLE AND TBC ON SITE
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- ALL INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGES AS DESIGN PROGRESSES
- SITE GEOTECHNICAL INVESTIGATION WORKS TO BE COMPLETED

COLUMN SCHEDULE

| COLUMN TYPE | LEVEL | SIZE (MM) | GRADE (MPA) |
|---|---|---|---|
| C1 | B1 - 5 | 1700 DIA | 80 |
| | 5 - 18 | 1600 DIA | 80 |
| | 18 - ROOF | 1200 DIA | 65 |
| C2 | B1 - 5 | 1400 DIA | 80 |
| | 5 - 18 | 1200 DIA | 80 |
| | 18 - ROOF | 1000 DIA | 65 |
| C3 | 18 - ROOF | 2000x350 | 65 |

WALL SCHEDULE

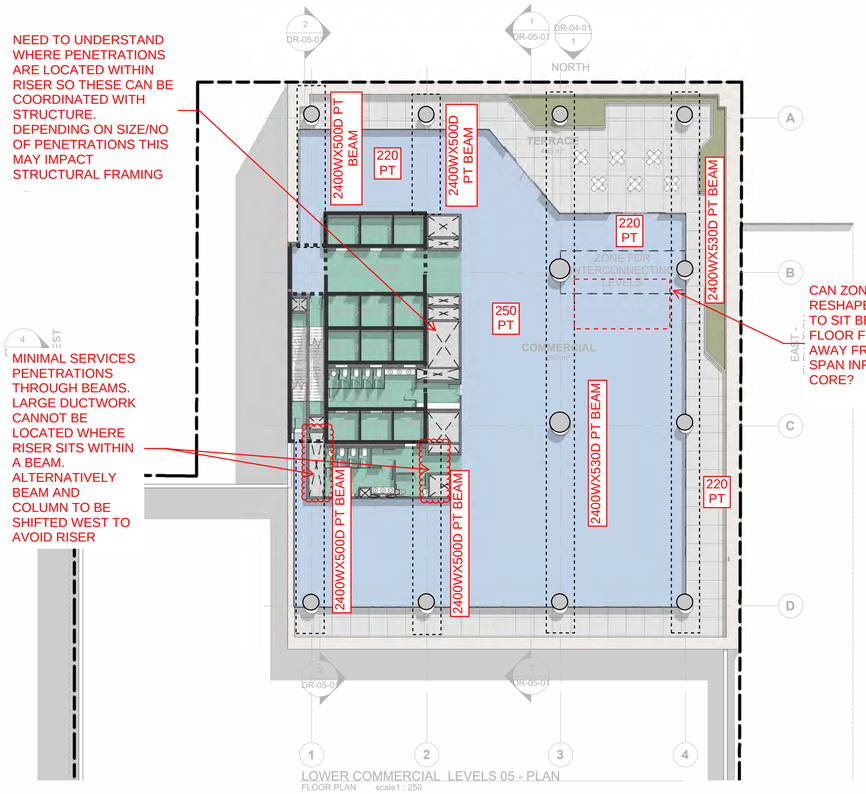
| WALL TYPE | LEVEL | SIZE (MM) | GRADE (MPA) |
|---|---|---|---|
| | B1 - 5 | 350 | 65 |
| | 5 - 22 | 300 | 65 |
| | 22 - ROOF | 250 | 50 |
| | B1 - 22 | 200 | 65 |
| | 22 - ROOF | 200 | 50 |

PACT architects

| Project | Drawing | Date | Issue |
|---|---|---|---|
| Adelaide Central Plaza Tower - Premium A-Grade Commercial | 24176 - DR-02-02 | 14.03.25 | Prelim - Issue 05 - For Co-ordination |

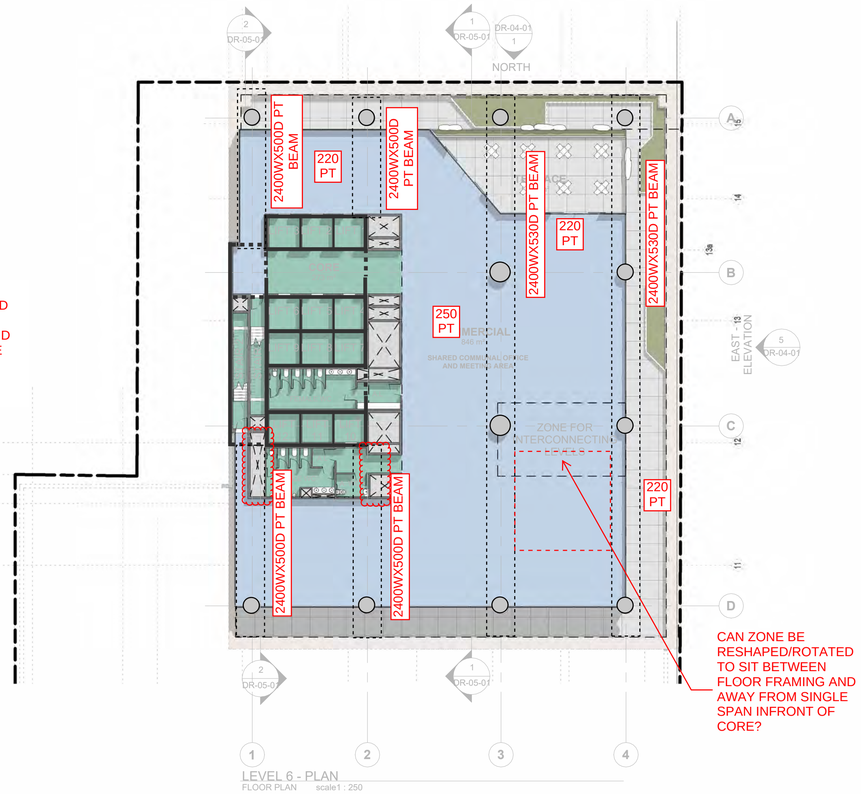
NEED TO UNDERSTAND WHERE PENETRATIONS ARE LOCATED WITHIN RISER SO THESE CAN BE COORDINATED WITH STRUCTURE. DEPENDING ON SIZE/NO OF PENETRATIONS THIS MAY IMPACT STRUCTURAL FRAMING

MINIMAL SERVICES PENETRATIONS THROUGH BEAMS. LARGE DUCTWORK CANNOT BE LOCATED WHERE RISER SITS WITHIN A BEAM. ALTERNATIVELY BEAM AND COLUMN TO BE SHIFTED WEST TO AVOID RISER




LOWER COMMERCIAL LEVELS 05 - PLAN
FLOOR PLAN scale1 : 250

CAN ZONE BE RESHAPED/ROTATED TO SIT BETWEEN FLOOR FRAMING AND AWAY FROM SINGLE SPAN INFRONT OF CORE?




LEVEL 6 - PLAN
FLOOR PLAN scale1 : 250

CAN ZONE BE RESHAPED/ROTATED TO SIT BETWEEN FLOOR FRAMING AND AWAY FROM SINGLE SPAN INFRONT OF CORE?

**NOTES**

LOADS:

- COMMERCIAL:
SDL = 1.5KPA
LL = 3KPA
- RETAIL:
SDL = 2KPA
LL = 5KPA

- BUILDING IMPORTANCE LEVEL = 3
- DUCTILITY = 2.0

- ALL DIMENSIONS AND LOCATION SHOWN FOR EXISTING STRUCTURE ARE ASSUMED FROM EXISTING DOCUMENTATION AVAILABLE AND TBC ON SITE
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COLUMN SCHEDULE

| COLUMN TYPE | LEVEL | SIZE (MM) | GRADE (MPA) |
|---|---|---|---|
| C1 | B1 - 5 | 1700 DIA | 80 |
| | 5 - 18 | 1600 DIA | 80 |
| | 18 - ROOF | 1200 DIA | 65 |
| C2 | B1 - 5 | 1400 DIA | 80 |
| | 5 - 18 | 1200 DIA | 80 |
| | 18 - ROOF | 1000 DIA | 65 |
| C3 | 18 - ROOF | 2000x350 | 65 |

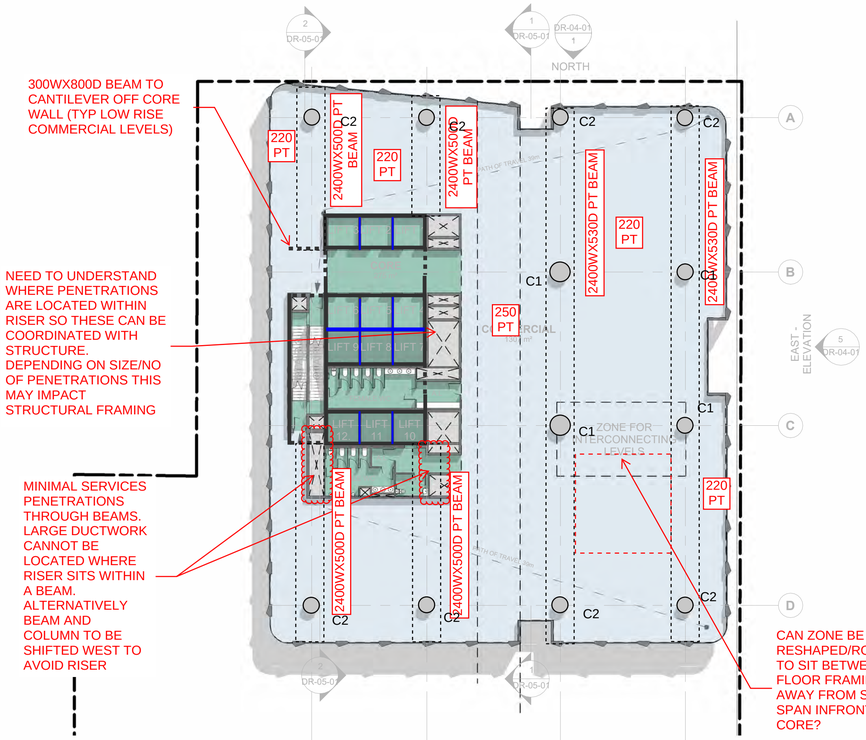
WALL SCHEDULE

| WALL TYPE | LEVEL | SIZE (MM) | GRADE (MPA) |
|---|---|---|---|
| | B1 - 5 | 350 | 65 |
| ▬▬ | 5 - 22 | 300 | 65 |
| | 22 - ROOF | 250 | 50 |
| | B1 - 22 | 200 | 65 |
| ▬▬ | 22 - ROOF | 200 | 50 |

300WX800D BEAM TO CANTILEVER OFF CORE WALL (TYP LOW RISE COMMERCIAL LEVELS)

NEED TO UNDERSTAND WHERE PENETRATIONS ARE LOCATED WITHIN RISER SO THESE CAN BE COORDINATED WITH STRUCTURE. DEPENDING ON SIZE/NO OF PENETRATIONS THIS MAY IMPACT STRUCTURAL FRAMING

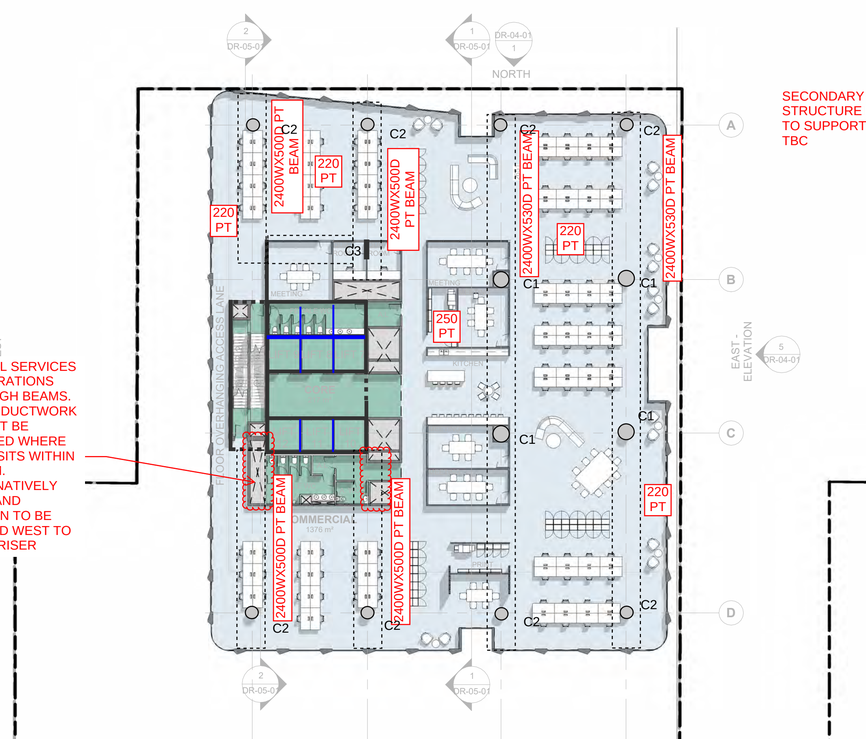
MINIMAL SERVICES PENETRATIONS THROUGH BEAMS. LARGE DUCTWORK CANNOT BE LOCATED WHERE RISER SITS WITHIN A BEAM. ALTERNATIVELY BEAM AND COLUMN TO BE SHIFTED WEST TO AVOID RISER




COMMERCIAL LEVEL 07 - 17 - PLAN
FLOOR PLAN scale1 : 250

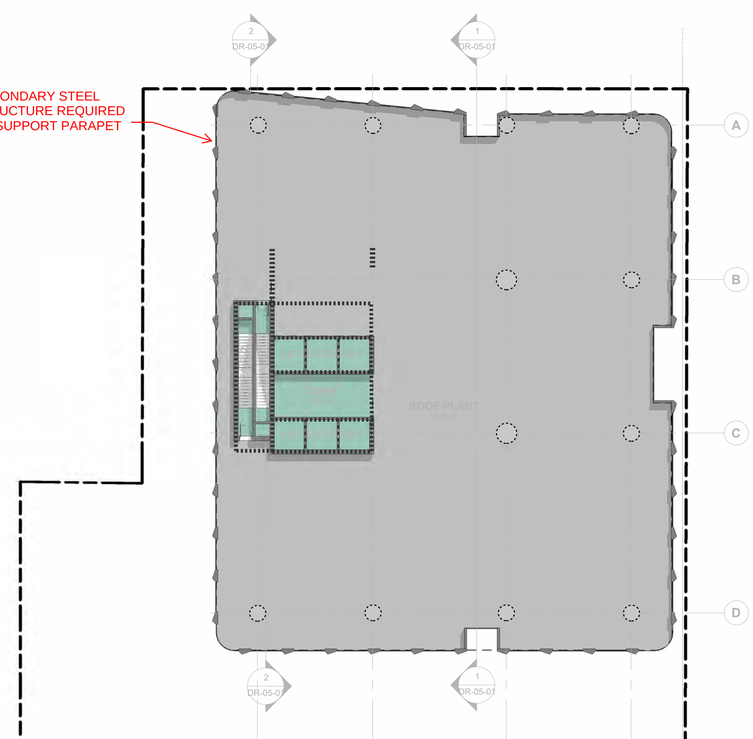
CAN ZONE BE RESHAPED/ROTATED TO SIT BETWEEN FLOOR FRAMING AND AWAY FROM SINGLE SPAN INFRONT OF CORE?

MINIMAL SERVICES PENETRATIONS THROUGH BEAMS. LARGE DUCTWORK CANNOT BE LOCATED WHERE RISER SITS WITHIN A BEAM. ALTERNATIVELY BEAM AND COLUMN TO BE SHIFTED WEST TO AVOID RISER




COMMERCIAL LEVEL 18 - 30 - PLAN
FLOOR PLAN scale1 : 250

SECONDARY STEEL STRUCTURE REQUIRED TO SUPPORT PARAPET TBC



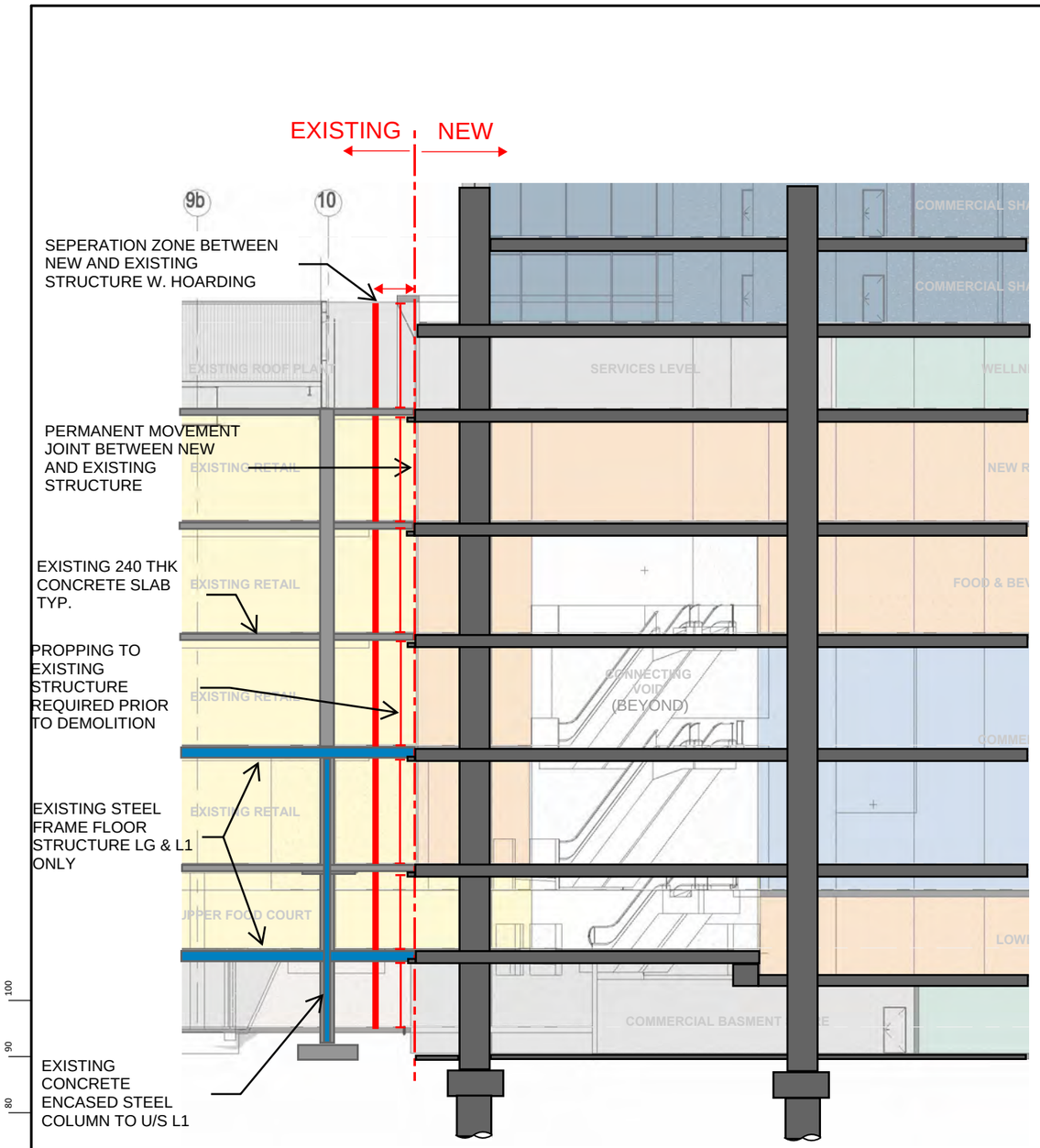

ROOF PLAN

PACT PACT architects

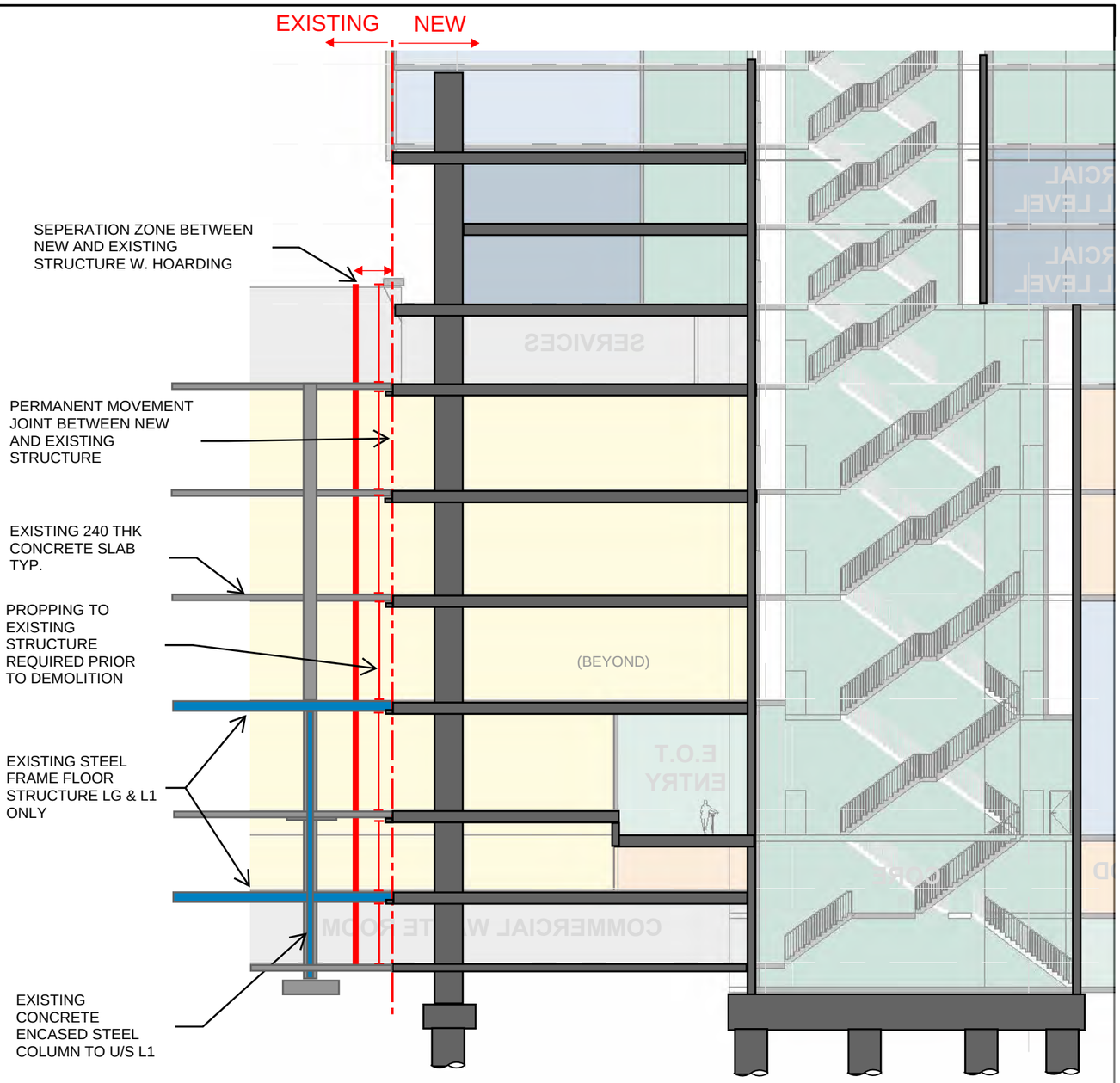
| | | |
|---|---|---|
| Project | Drawing | Date |
| Adelaide Central Plaza Tower - Premium A-Grade Commercial | 24176 - DR-02-03 | 14.03.25 |

Project ADELAIDE CENTRAL PLAZ
Project No. J1301
SKS No. J1301-STR-SKT-0001 By AB Date 25/03/2025
Sketch STRUCTURAL CONCEPT SKETCHES

INNOVIS Agile Outcomes




SECTION A




SECTION B

| CLIENT: | REV: | DATE: | DESCRIPTION: | IVR: | APR'D: | TITLE: | NAME: |
|---|---|---|---|---|---|---|---|
| | A | 25/03/2025 | FOR INFORMATION | | | DRAFTER | |
| | | | | | | DRAFTING CHECK | |
| | | | | | | DESIGNER | AB |
| | | | | | | DESIGN CHECK | |
| PRINT IN COLOUR: | | | | | | PROJECT MANAGER | |

ADELAIDE CENTRAL PLAZA
WESTERN BOUNDARY SECTIONS

INTERFACE WITH EXISTING STRUCTURE

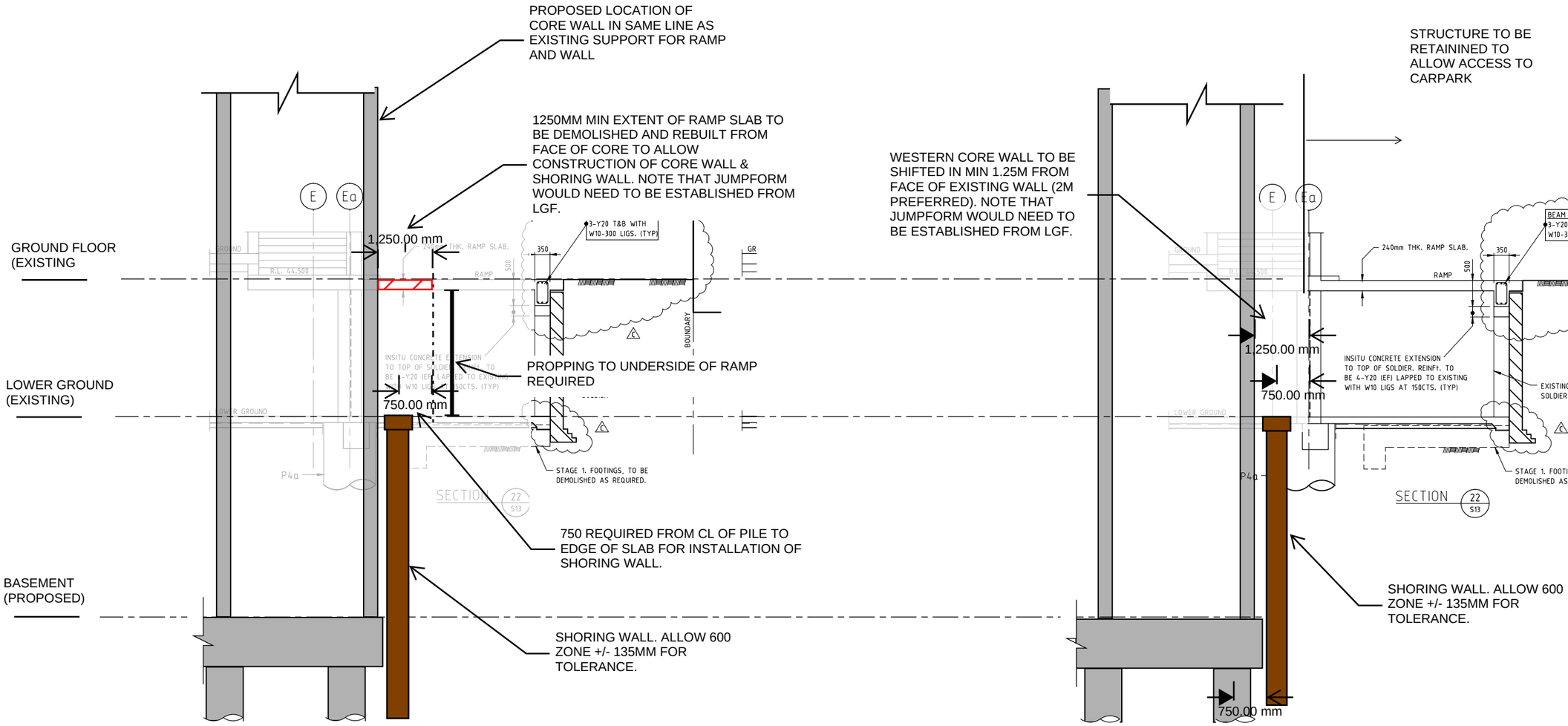
www.innovis.com.au
INNOVIS
Agile Outcomes

| SCALE: | DATE: | PHASE: | SHT SIZE: |
|---|---|---|---|
| N.T.S. | 25/03/2025 | | A3 |

DRAWING NUMBER: J1301-STR-SKT-0001

REVISION: [A]

10mm AT A3




SECTION C
(CURRENT - PARTIAL DEMOLITION OF DRIVEWAY STRUCTURE )

SECTION C
(OPTION TO MAINTAIN FULL DRIVEWAY STRUCTURE AND OPERATION OF LANE DURING CONSTRUCTION).

| CLIENT: | REV: | DATE: | DESCRIPTION: | IVR: | APR'D: | TITLE: | NAME: |
|---|---|---|---|---|---|---|---|
| | A | 21/03/2025 | FOR INFORMATION | | | DRAFTER | |
| | | | | | | DRAFTING CHECK | |
| | | | | | | DESIGNER | AB |
| | | | | | | DESIGN CHECK | |
| | | | | | | PROJECT MANAGER | |

PRINT IN COLOUR:

ADELAIDE CENTRAL PLAZA

WESTERN BOUNDARY SECTIONS

INTERFACE WITH EXISTING STRUCTURE

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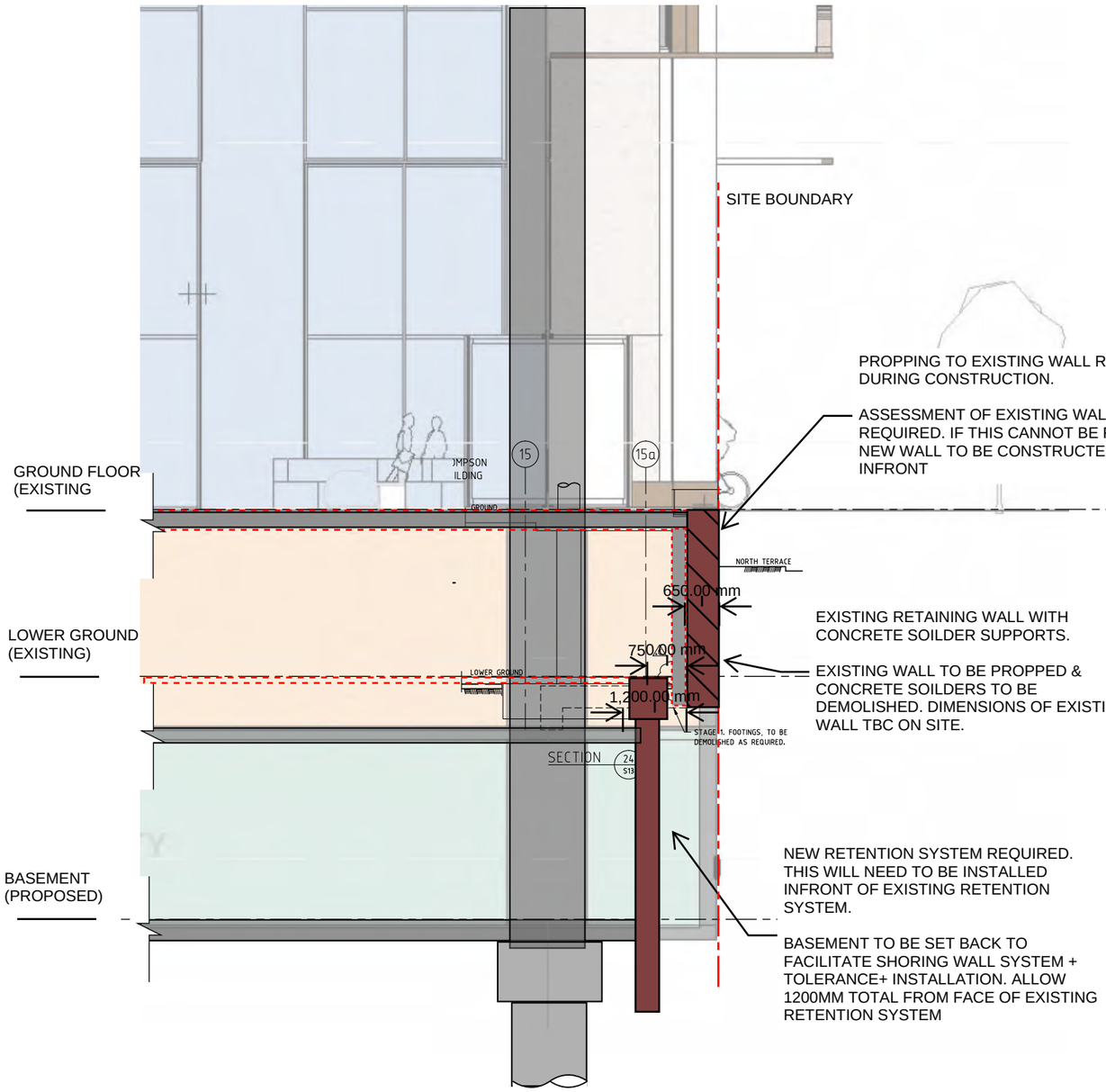
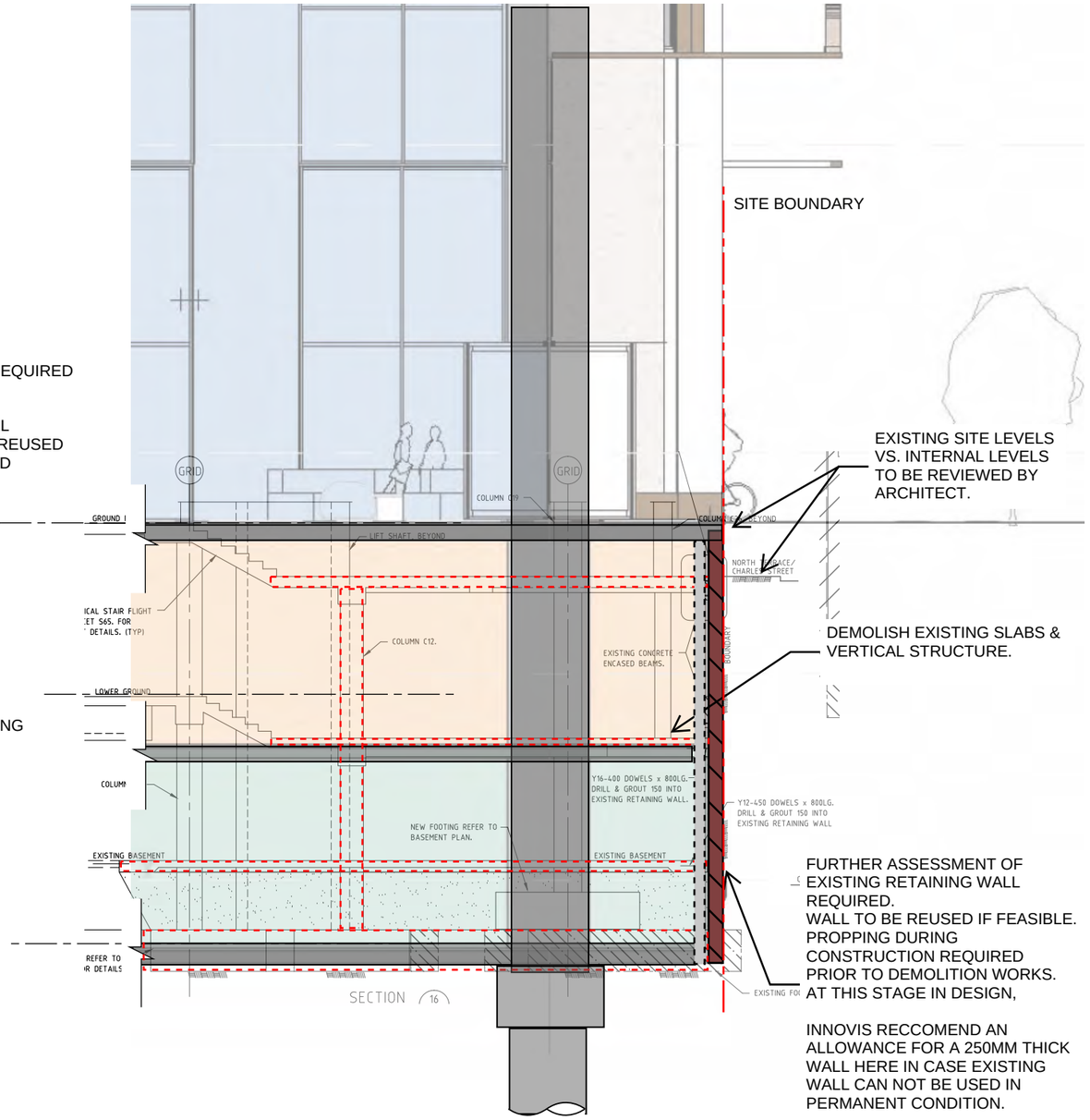
| SCALE: | DATE: | PHASE: | SHT SIZE: |
|---|---|---|---|
| N.T.S. | 21/03/2025 | | A3 |

DRAWING NUMBER: J1301-STR-SKT-0001

REVISION: [A]




SECTION D




SECTION E

| CLIENT: | REV: | DATE: | DESCRIPTION: | IVR: | APR'D: | TITLE: | NAME: |
|---|---|---|---|---|---|---|---|
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| | | | | | | DRAFTING CHECK | |
| | | | | | | DESIGNER | AB |
| | | | | | | DESIGN CHECK | |
| PRINT IN COLOUR: | | | | | | PROJECT MANAGER | |

ADELAIDE CENTRAL PLAZA

NORTH BOUNDARY SECTIONS

INTERFACE WITH EXISTING STRUCTURE

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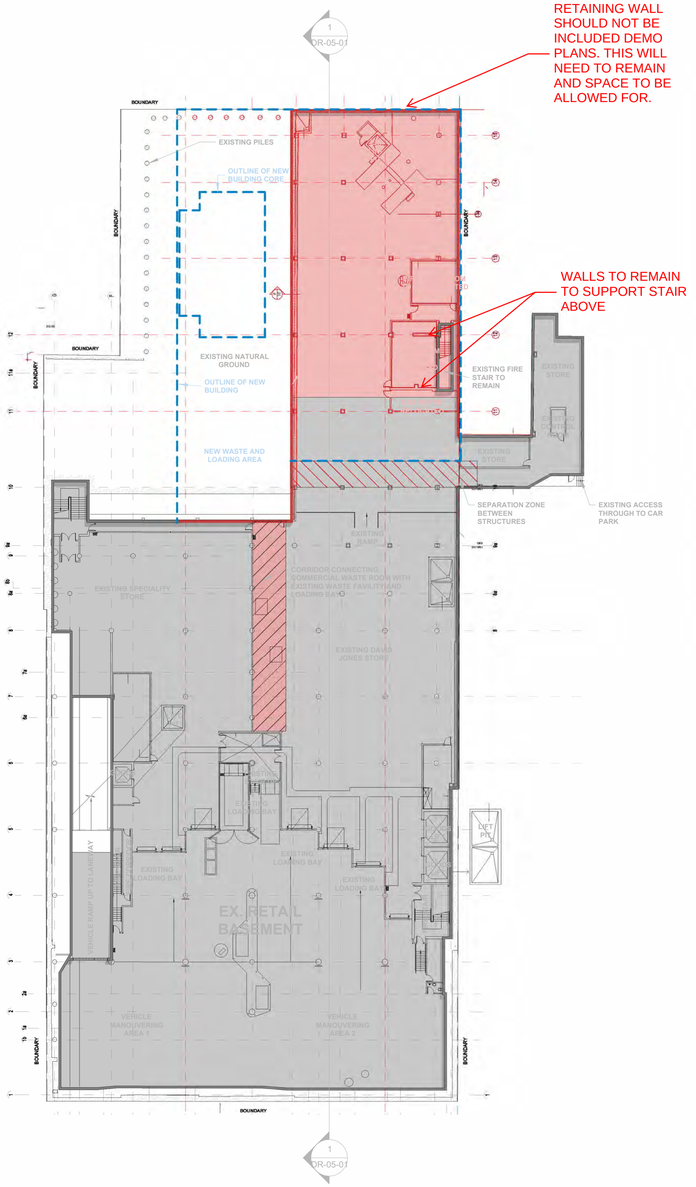
INNOVIS Agile Outcomes

| SCALE: | DATE: | PHASE: | SHT SIZE: |
|---|---|---|---|
| N.T.S. | 21/03/2025 | | A3 |

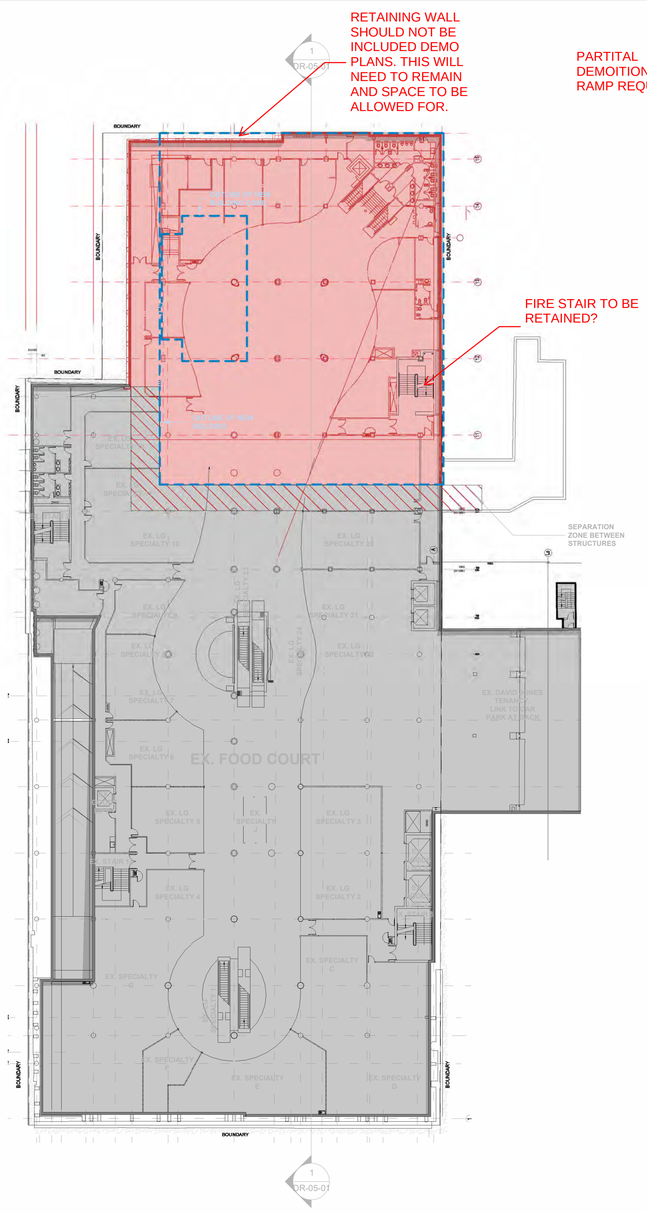
DRAWING NUMBER: J1301-STR-SKT-0001

REVISION: [A]

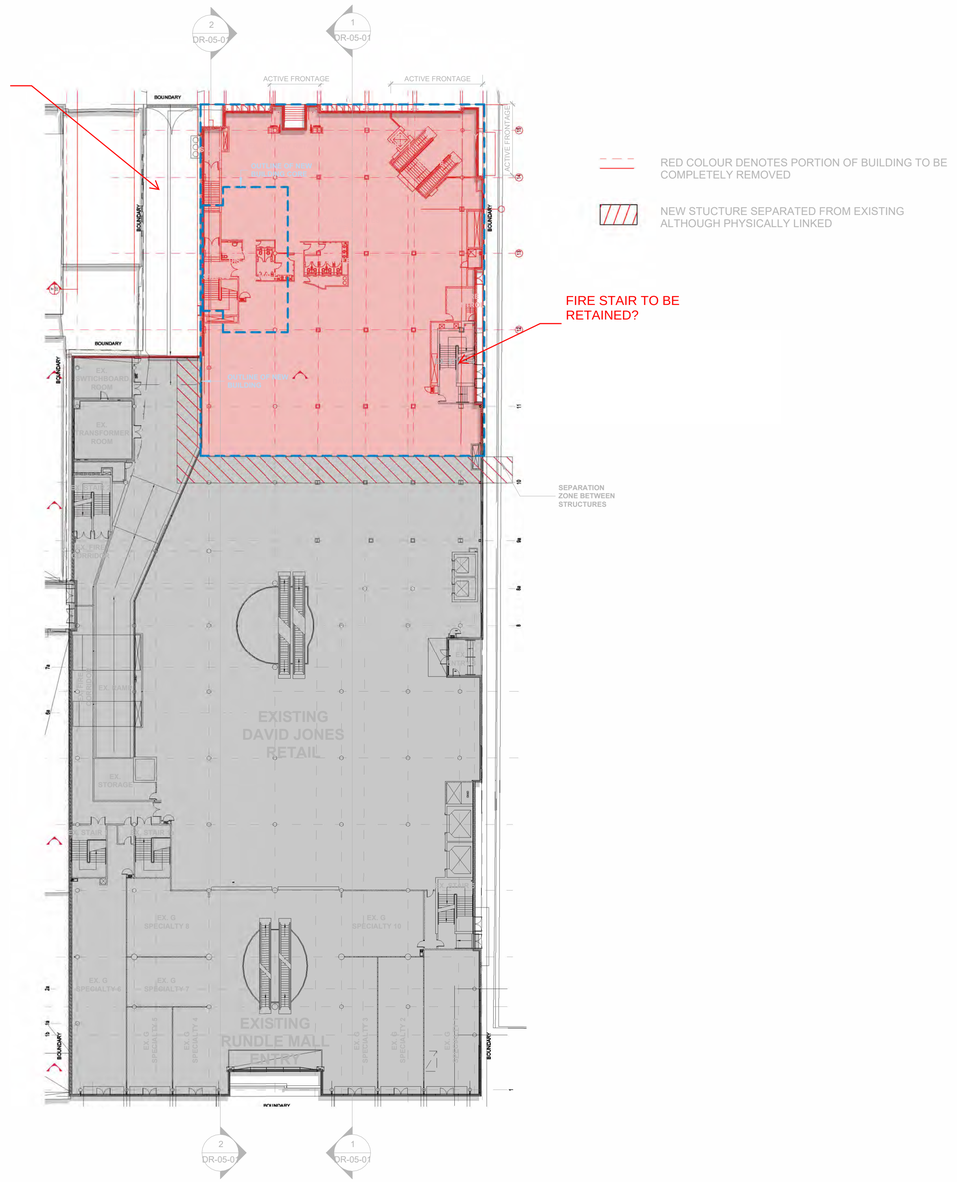
10mm AT A3




BASEMENT - EXISTING & DEMO
FLOOR PLAN scale1 : 400




GROUND - LOWER - EXISTING & DEMO
FLOOR PLAN scale1 : 400




RED COLOUR DENOTES PORTION OF BUILDING TO BE COMPLETELY REMOVED

NEW STUCTURE SEPARATED FROM EXISTING ALTHOUGH PHYSICALLY LINKED

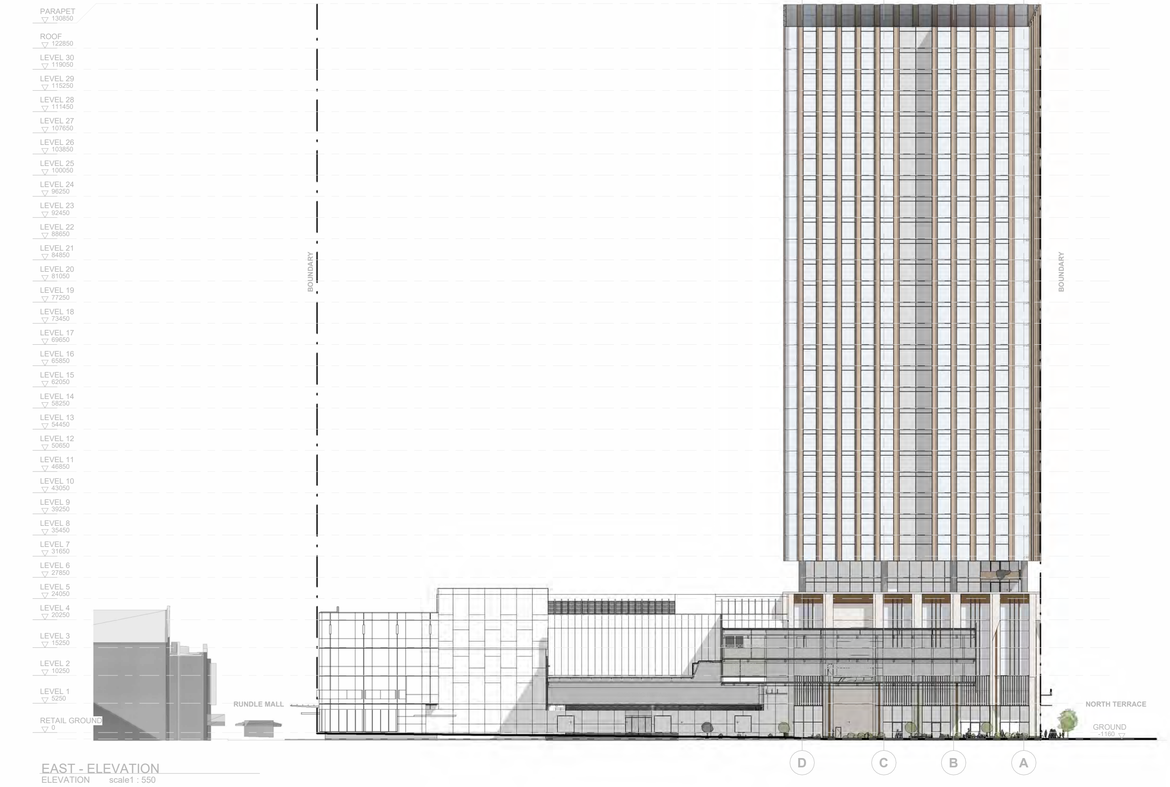
GROUND - EXISTING & DEMO
FLOOR PLAN scale1 : 400

PACT architects

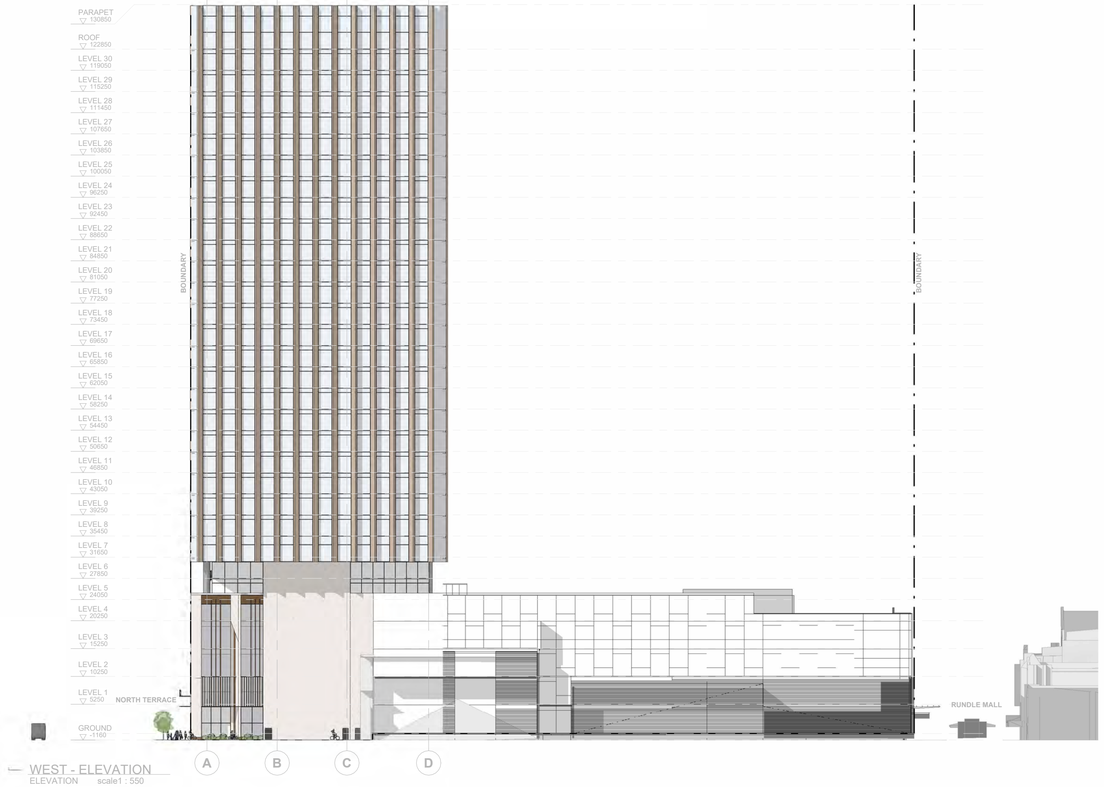
| Project | Drawing | Date | Issue |
|---|---|---|---|
| Adelaide Central Plaza Tower - Premium A-Grade Commercial | 24176 - DR-02-04 | 14.03.25 | Prelim - Issue 05 - For Co-ordination |


NORTH - ELEVATION
ELEVATION scale1 : 550


SOUTH - ELEVATION
ELEVATION scale1 : 550



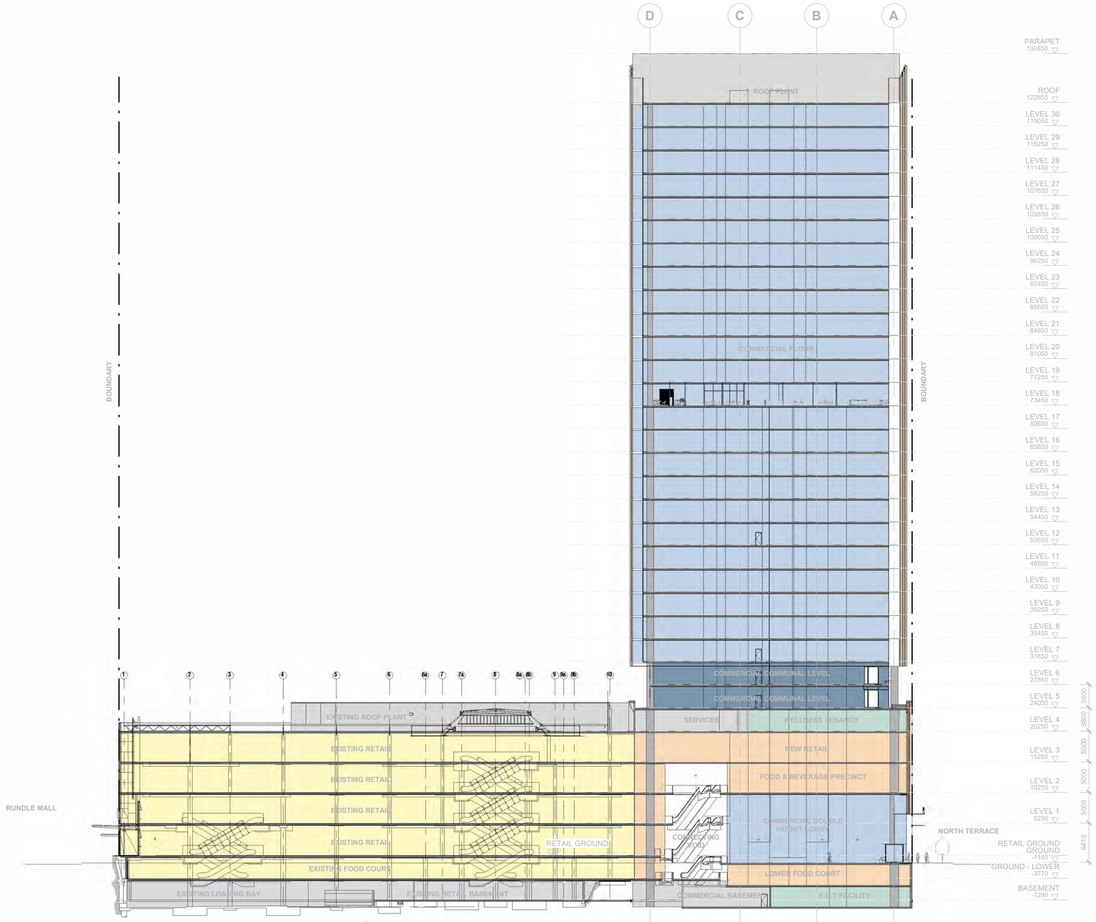

EAST - ELEVATION
ELEVATION scale1 : 550



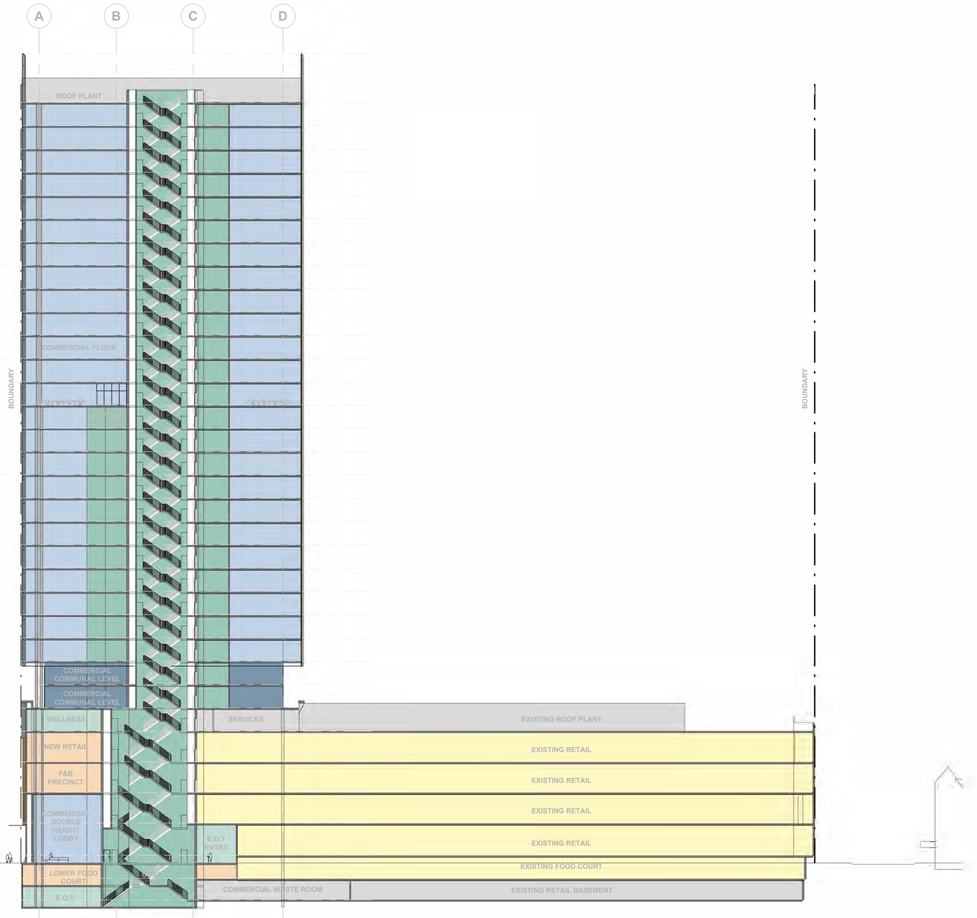

WEST - ELEVATION
ELEVATION scale1 : 550

PACT PACT architects

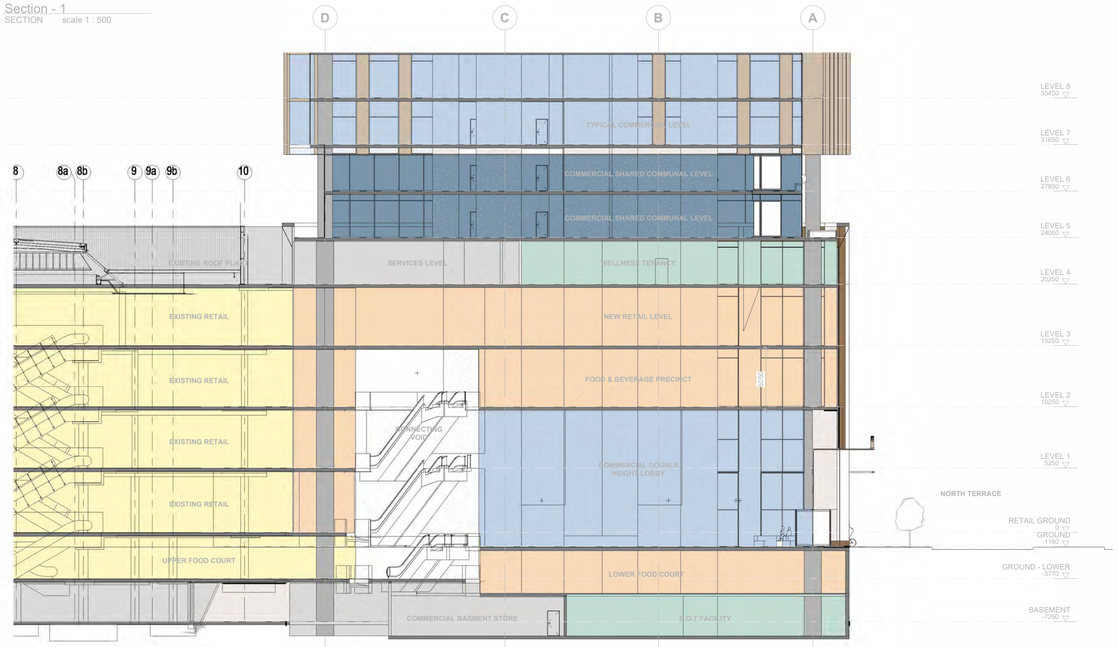
| Project | Drawing | Date | Issue |
|---|---|---|---|
| Adelaide Central Plaza Tower - Premium A-Grade Commercial | 24176 - DR-04-01 | 14.03.25 | Prelim - Issue 05 - For Co-ordination |




Section - 1
SECTION scale 1 : 500




Section - 2
SECTION scale 1 : 500

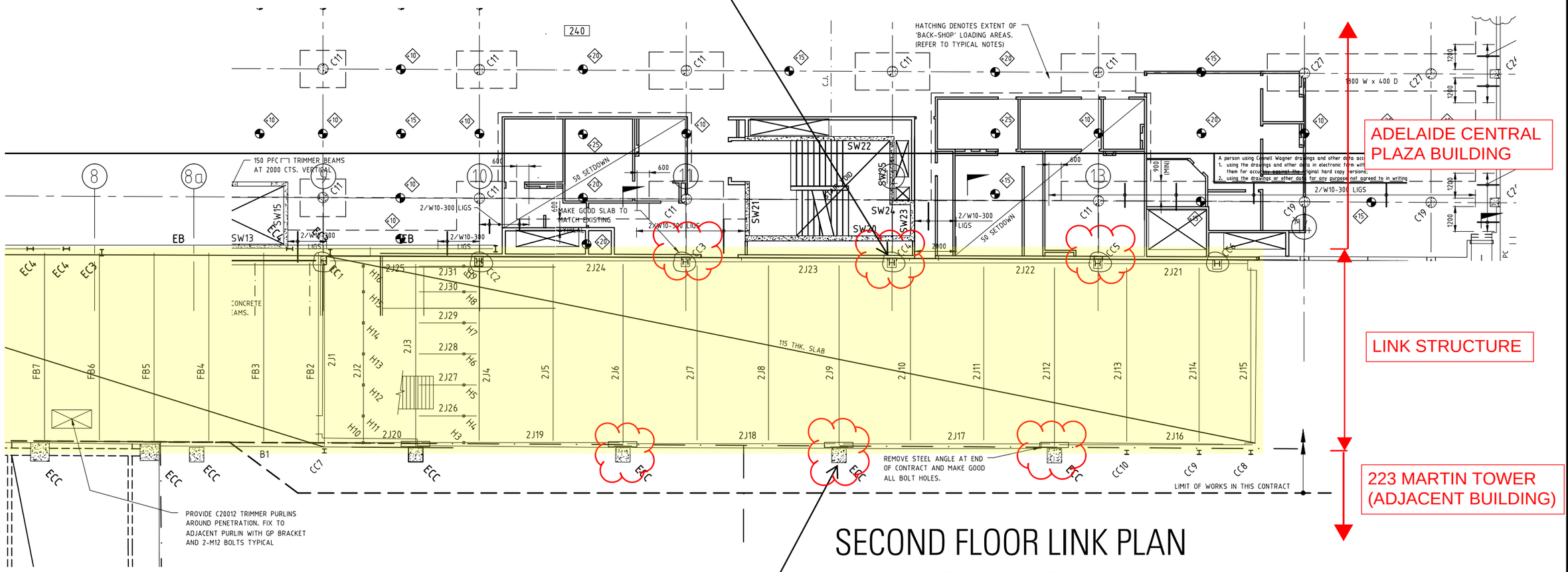



Section - 1 Detail
SECTION scale1 : 250

PACT PACT architects

| Project | Drawing | Date | Issue |
|---|---|---|---|
| Adelaide Central Plaza Tower - Premium A-Grade Commercial | 24176 - DR-05-01 | 14.03.25 | Prelim - Issue 05 - For Co-ordination |

CONNECTION FIXED TO BUILDING AT THIS SIDE ON L2.




# SECOND FLOOR LINK PLAN

EXISTING CONDITION

SLIDING CONNECTION ASSUMED TO 2223 MARTIN TOWER BUILDING. FURTHER INVESTIGATION AND ASSESSMENT OF NEIGHBOURING BUILDING REQUIRED.

PRELIMINARY - FOR INFORMATION
FURTHER SITE INVESTIGATION WORKS & ASSESSMENT REQUIRED TO CONFIRM DESIGN AND METHODOLOGY

| CLIENT: PODIA | REV: | DATE: | DESCRIPTION: | IVR: | APR'D: |
|---|---|---|---|---|---|
| | 1 | 24/03/2025 | DRAFT FOR REVIEW | | |
| | 2 | 25/03/2025 | FOR INFORMATION | | |
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| TITLE: | NAME: |
|---|---|
| DRAFTER | |
| DRAFTING CHECK | |
| DESIGNER | AB |
| DESIGN CHECK | JA |
| PROJECT MANAGER | |

ADELAIDE CENTRAL PLAZA

METHODOLOGY FOR SUPPORTING LINK STRUCTURE DURING DEMOLITION WORKS

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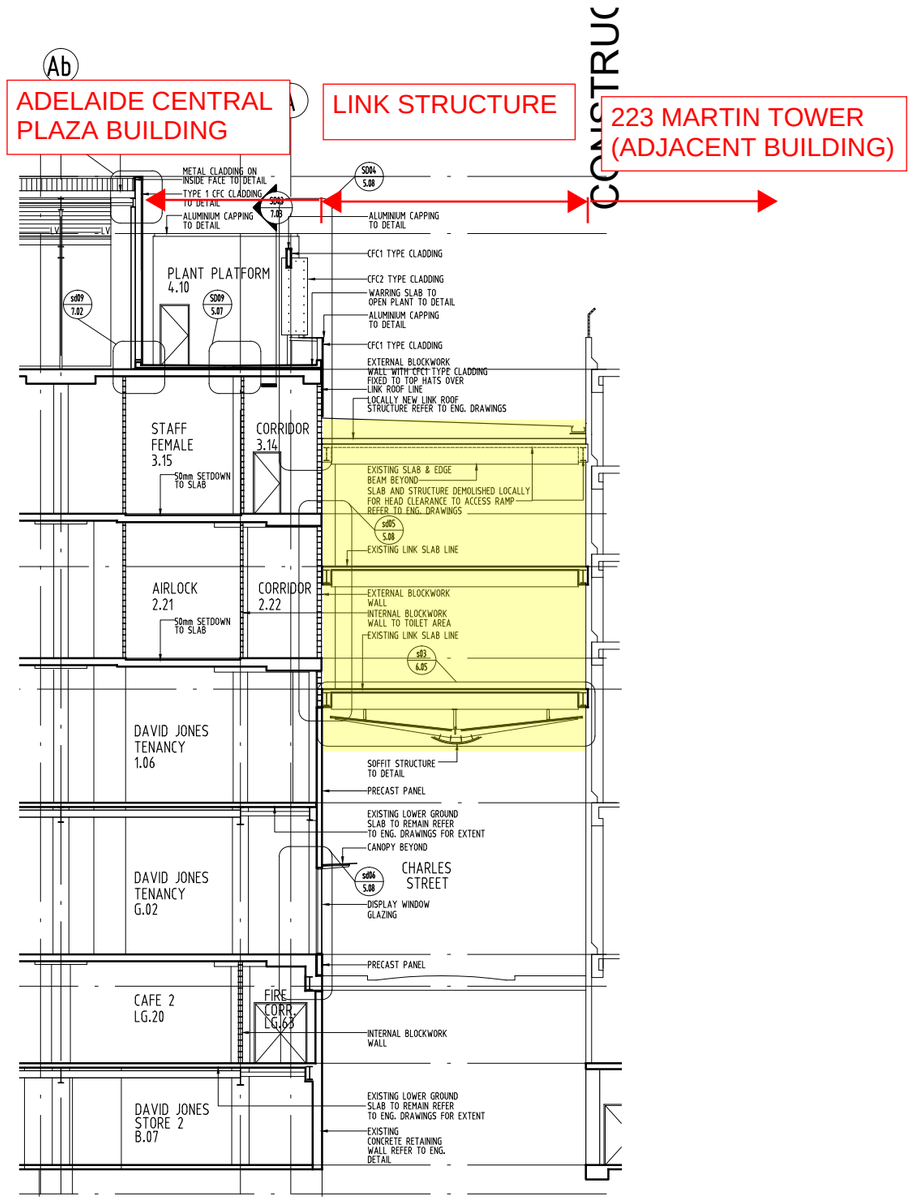
| SCALE: | DATE: | PHASE: | SHT SIZE: |
|---|---|---|---|
| N.T.S. | 24/03/2025 | CONCEPT | A3 |

DRAWING NUMBER: J1301-STR-SKT-0002

REVISION: [1]




CROSS SECTION SHOWING
EXISTING LINK BRIDGE SECTION

PRELIMINARY - FOR INFORMATION
FURTHER SITE INVESTIGATION WORKS & ASSESSMENT
REQUIRED TO CONFIRM DESIGN AND METHODOLOGY

CLIENT: PODIA

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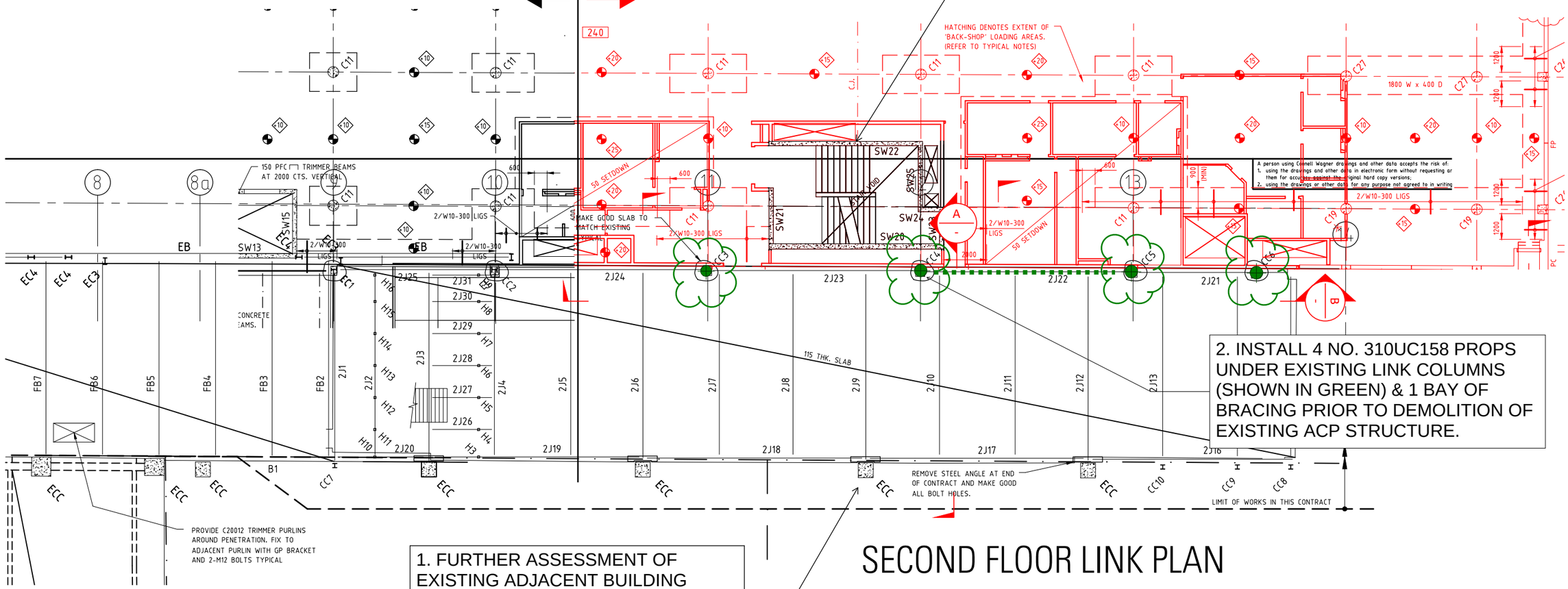
DRAWING NUMBER: J1301-STR-SKT-0002
REVISION: [1]




# SECOND FLOOR LINK PLAN

DEMOLITION & TEMPORARY WORKS REQUIRED DURING ACP WORKS

PRELIMINARY - FOR INFORMATION
FURTHER SITE INVESTIGATION WORKS & ASSESSMENT REQUIRED TO CONFIRM DESIGN AND METHODOLOGY

| CLIENT: PODIA | REV: | DATE: | DESCRIPTION: | IVR: | APR'D: | TITLE: | NAME: |
|---|---|---|---|---|---|---|---|
| | 1 | 24/03/2025 | DRAFT FOR REVIEW | | | DRAFTER | |
| | 2 | 25/03/2025 | FOR INFORMATION | | | DRAFTING CHECK | |
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| PRINT IN COLOUR: | | | | | | PROJECT MANAGER | |

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DRAWING NUMBER: J1301-STR-SKT-0002
REVISION: [1]

223 MARTIN TOWER
(ADJACENT BUILDING)

LINK STRUCTURE

ADELAIDE CENTRAL
PLAZA BUILDING

CAREFUL DEMOLITION OF BUILDING STRUCTURE AROUND BRIDGE REQUIRED.
PROPS TO BE INSTALLED PRIOR TO ANY DEMOLITION WORKS TAKING PLACE

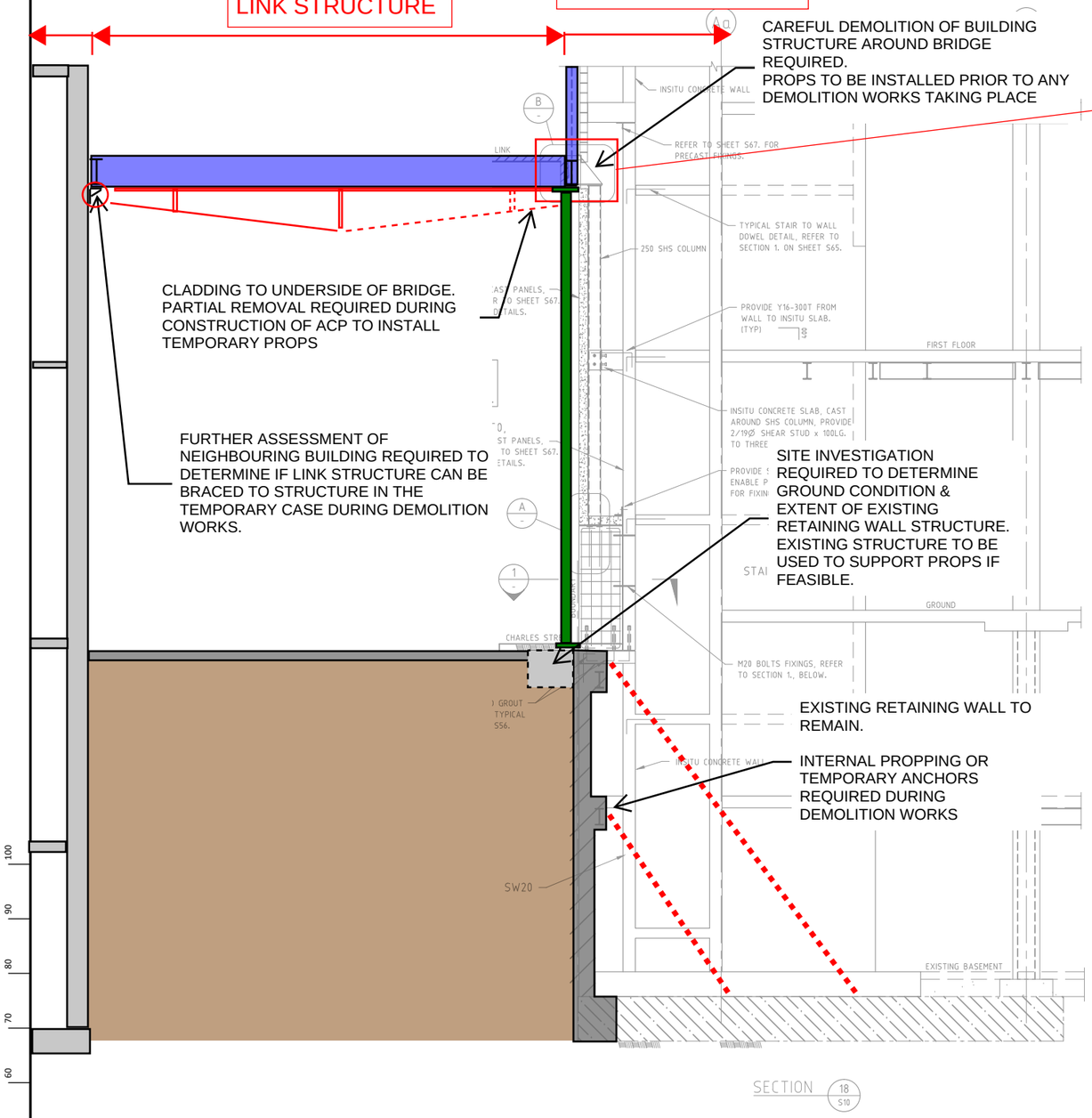
CLADDING TO UNDERSIDE OF BRIDGE. PARTIAL REMOVAL REQUIRED DURING CONSTRUCTION OF ACP TO INSTALL TEMPORARY PROPS

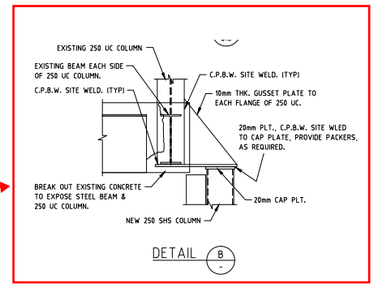
FURTHER ASSESSMENT OF NEIGHBOURING BUILDING REQUIRED TO DETERMINE IF LINK STRUCTURE CAN BE BRACED TO STRUCTURE IN THE TEMPORARY CASE DURING DEMOLITION WORKS.

SITE INVESTIGATION REQUIRED TO DETERMINE GROUND CONDITION & EXTENT OF EXISTING RETAINING WALL STRUCTURE. EXISTING STRUCTURE TO BE USED TO SUPPORT PROPS IF FEASIBLE.

EXISTING RETAINING WALL TO REMAIN.

INTERNAL PROPPING OR TEMPORARY ANCHORS REQUIRED DURING DEMOLITION WORKS



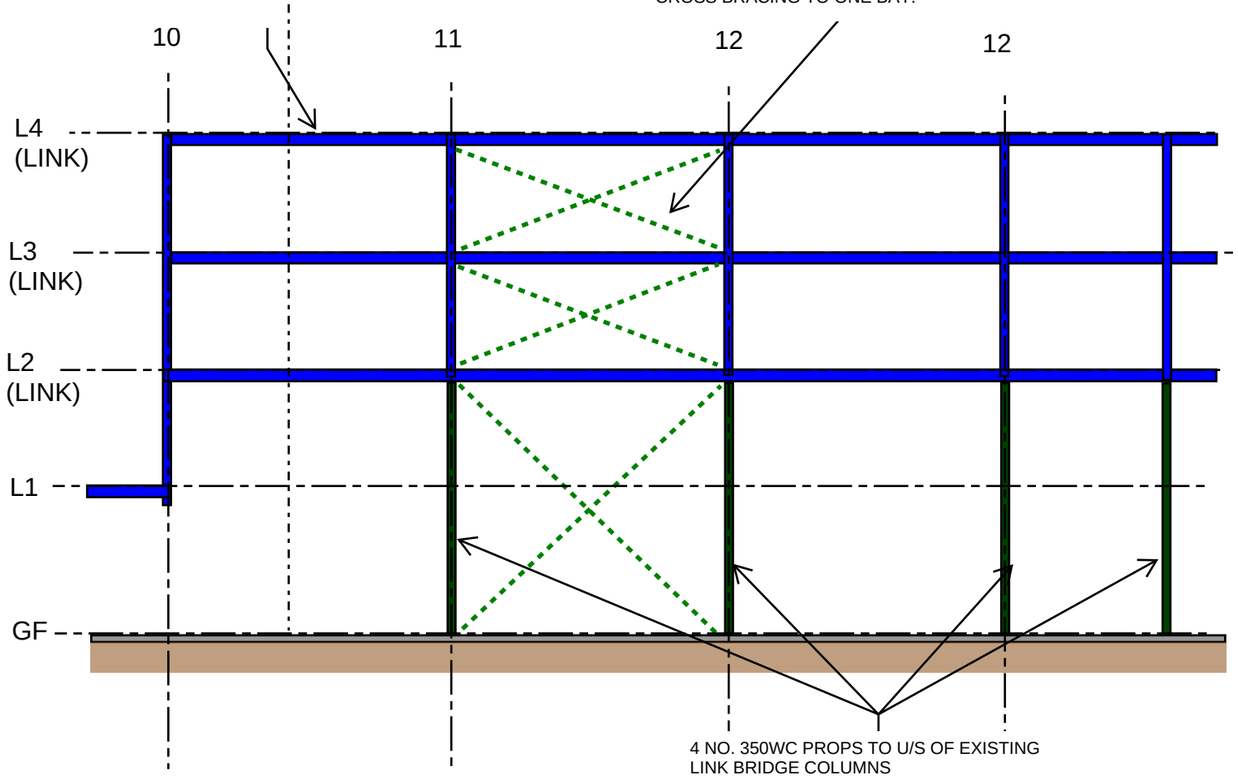




EXISTING ACP STRUCTURE TO REMAIN

EXTENT OF STRUCTURAL DEMOLITION WORKS FOR ACP EXISTING STRUCTURE

EXISTING LINK STRUCTURE SHOWN IN BLUE

CROSS BRACING TO ONE BAY.




SECTON A

SECTION B

PRELIMINARY - FOR INFORMATION
FURTHER SITE INVESTIGATION WORKS & ASSESSMENT REQUIRED TO CONFIRM DESIGN AND METHODOLOGY

CLIENT: PODIA

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