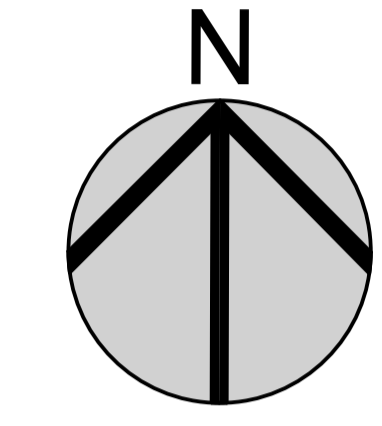


Kilmore Street



NOTE:  
 - all paths to be well lit  
 - lighting to front doors of each unit  
 - refer to landscaping plan for fencing, surfaces and site structures.



Location Plan

Proposed Site Plan 1:100

**NOTES:**

ALL DIMENSIONS SHOWN ON DRAWINGS, COUNCIL (PUBLIC) DRAIN POSITIONS AND INVERTS SHALL BE CONFIRMED BY CONTRACTOR PRIOR TO ANY WORKS COMMENCING. NOTIFY URBAN DESIGN NZ LTD SHOULD DIMENSIONS OR POSITIONS VARY TO THAT SHOWN IMMEDIATELY.	IF GROUND CONDITIONS ARE QUESTIONABLE AND ARE NOT IN ACCORDANCE WITH NZBC OR NZS 3604:2011 REQUIREMENTS STOP WORK AND CONTACT DESIGNER IMMEDIATELY.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NZBC HANDBOOK AND APPROVED DOCUMENTS, NZS 3604 : 2011 AND LOCAL TERRITORIAL AUTHORITY REQUIREMENTS.	FOR WIND BRACING AND TYPE REFER TO ADJOINING SPECS
SHOULD THERE BE ANY AMBIGUITY ON THE DRAWINGS AND/OR ACCOMPANYING DOCUMENTATION, OR THE MEANING(S) IS(ARE) UNCLEAR OR IF THERE IS APPARENT CONFLICTING INFORMATION SHOWN, IMMEDIATELY NOTIFY URBAN DESIGN NZ LTD BEFORE COMMENCING THE WORK.	ROOF TRUSS AND BRACING IS INDICATIVE ONLY AND SHALL BE DESIGNED AND DETAILED BY APPROVED GANGNAIL TRUSS MANUFACTURER IN ACCORDANCE WITH GANG-NAIL NZ LIMITED NZS00 AND NZS 3604 : 2011	LINTELS TO BE 24% MAX MOISTURE CONTENT. TIMBER SIZES AS PER NZS 3604 : 2011	

KITCHEN JOINERY MANUFACTURER SHALL TAKE 'ON SITE' MEASUREMENTS PRIOR TO FABRICATION.	FOR KITCHEN LAYOUT AND JOINERY REFER TO KITCHEN MANUFACTURERS DOCUMENTS.
ALL GLASS TO BE AS PER NZS 4223 (PART 3 IN PARTICULAR)	
WINDOW MANUFACTURERS SHALL CHECK 'ON SITE' ALL WINDOW OPENING SIZES PRIOR TO FABRICATION.	
ALL PLUMBING AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH NZBC REQUIREMENTS AND APPROVED DOCUMENTS.	
VENTILATION TO FOUNDATION WALLS TO COMPLY TO NZS 3604 SECTION 4.8.	
ALL PROPOSED SED CONCRETE WORK TO BE 25 MPa	



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Revision Notes:

Revision	BC
Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	21-May-18
Print Date:	23-Jul-18

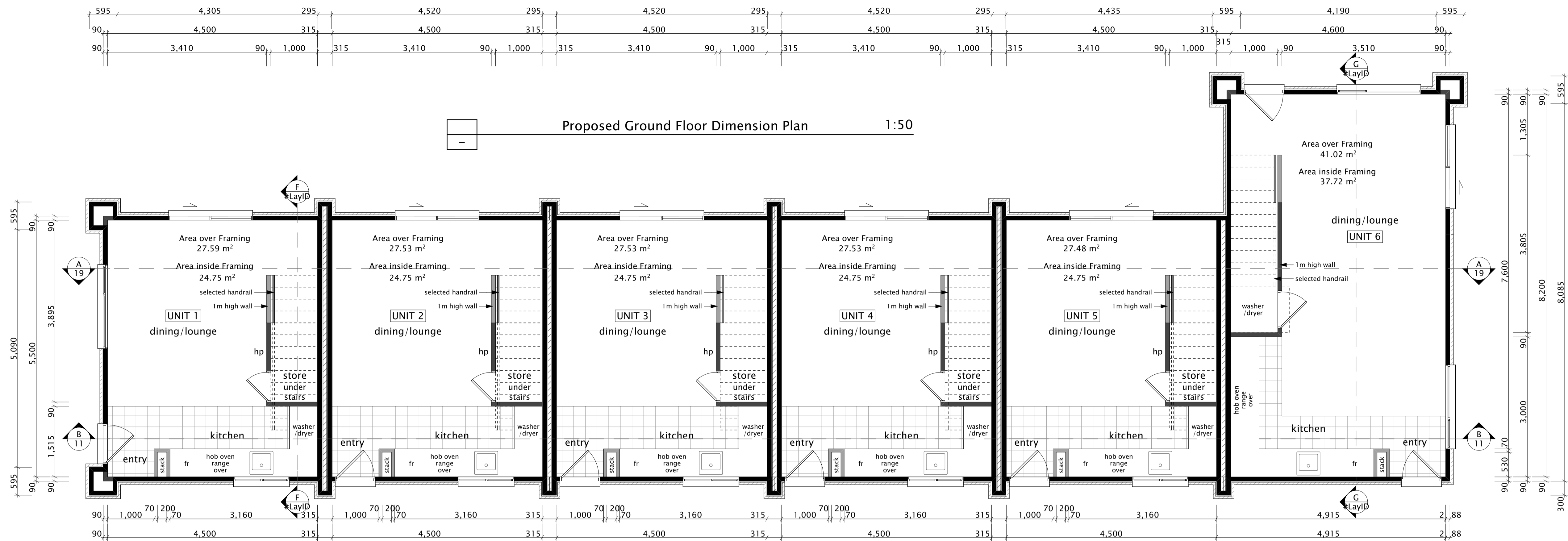
TITLE:	Site Plans
Client:	Williams Corporation
Address:	162 Kilmore St Christchurch Central Christchurch

Sheet	2
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Preliminary - Not for Construction Purposes







NOTE:  
Floor Plans to be read in conjunction with the Foundation Plans.  
The Contractor shall check and verify all dimensions, levels, Council (Public) drain positions and Inverts prior to commencing any work.  
Notify Urban Design NZ Ltd. should dimensions or positions vary to that shown immediately

STAIRS TO COMPLY WITH NZBC REQUIREMENTS SECTION D1/AS1:  
MAIN PRIVATE:  
Tread 280mm min  
Riser 190mm max  
Going 255mm + 25mm nosing  
Floor Covering - Carpet to comply with D1/AS1 Table 2

BALUSTERS TO COMPLY WITH NZBC REQUIREMENTS SECTION D1/AS2:  
1m high for external decks & balconies.  
1m min ABOVE FINISHED FLOOR LEVEL FOR INTERNAL BALUSTRADE  
D1/AS1 - Stairs, Ramps and handrails  
F4/AS1 - Safety from falling.

NOTE:  
- Frame & Truss to confirm joinery head height to be underside of soffit - contact Urban Design if necessary

Smoke detectors shall be fitted in accordance with AS1670.6 in every sleeping space or within 3 metres of every sleeping space door

Joinery Heights Note:  
- Ground Floor - 2.0m a.f.l  
- First Floor - to underside of soffit - 2.27m a.f.l (TBC)  
- refer sections and details - Internal door height 2.0m a.f.l  
- to be confirmed on site and with Williams Specialised Property  
- Internal doors to be pre-drilled for hardware

NOTE:  
- Provide lighting to stairways and entry as per NZBC G8/AS1 & NZBC D1 section 4.6.2. Contractor to confirm with client  
- All downlight to be Ca rated - Electrician to confirm on-site

NOTE:  
Pack additional insulation around midfloor drainage and stacks to minimise noise

H1 Compliance: Schedule Method  
Total Area of glazing walls (<30%) = % of total exterior walls  
ESW Area of glazing walls (<30%) = % of ESW walls

Schedule Method used:  
Minimum R Values from NZS4218 Table 2 Zone 3 =  
Roof R3.5 = Use R3.6 min.  
Wall R1.9 = Use R2.2 min.  
Floor R1.3 = EXPOL UnderFloor R1.4  
required where timber flooring is used  
Glazing R0.26(vertical) = Double glazing required  
Glazing Skylights = N/A

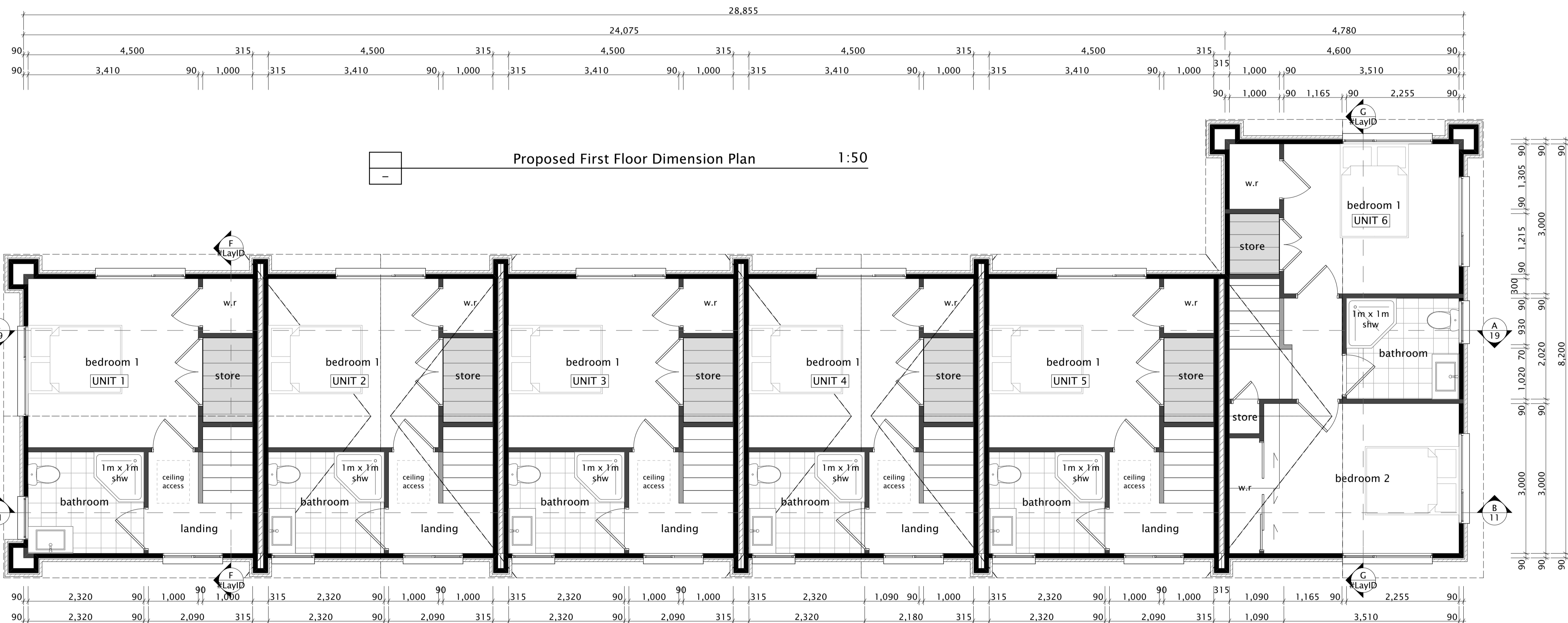
NOTE: Kitchen Floor Covering  
selected tiles on Mapei Mapeelastic waterproofing to comply with E3/AS1

NOTE: Bottom Plate connection  
- use 75x3.8mm shot fired fasteners with 16mm washers at 150mm and 300mm from each end of the wall and 600mm crs between  
- in addition, provide Handibrac / M12 fasters each end of ply/braceline elements

NOTE:  
Electrical contractor to confirm positions of meter and distribution boards

stud sizing as per NZS 3604:2011  
SG8 J-Frame LVL framing  
load Bearing walls  
HIGH wind zone  
loaded to 4m dimension as per NZS 3604  
2.4 @ 600cts 90 x 45  
2.7 @ 400cts 90 x 45  
3.0 @ 400cts 90 x 70

FRAMING:  
Framing and fixings to comply with NZS 3604:2011.  
Use SG8 J-Frame LVL framing.  
Studs up to 2.4m - 90x45 H1.2 studs @ 600 cts.  
90x45 H1.2 bottom plates on DPC where necessary  
Install dwangs @ 800 cts.  
Mammoth R2.5 wall insulation



NOTE: Kitchen Floor Covering  
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Install dwangs @ 800 cts.  
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NOTES:  
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VENTILATION TO FOUNDATION WALLS TO COMPLY TO NZS 3604 SECTION 4.8.  
ALL PROPOSED SED CONCRETE WORK TO BE 25 MPa



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Revision Notes:

Revision **BC**  
Scale: As Shown @ A1  
Drawn By: **CC**  
Start Date: **21-May-18**  
Print Date: 23-Jul-18

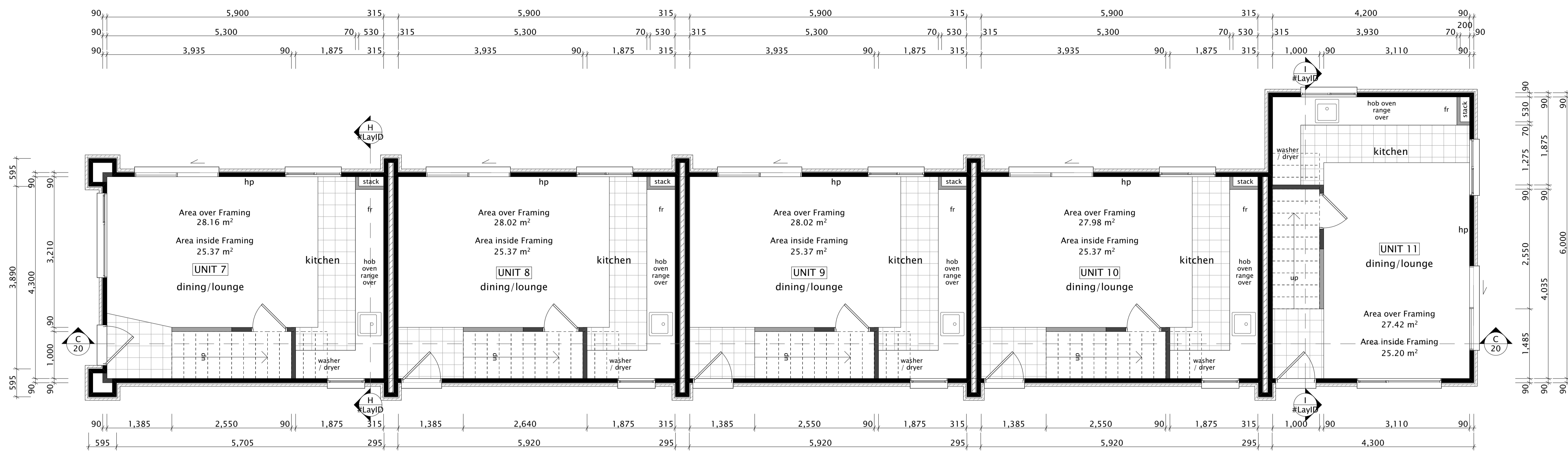
TITLE: Units 1-6 Floor Plans  
Client: Williams Corporation  
Address: 162 Kilmore St  
Christchurch Central  
Christchurch

Sheet  
**4**

Preliminary - Not for Construction Purposes

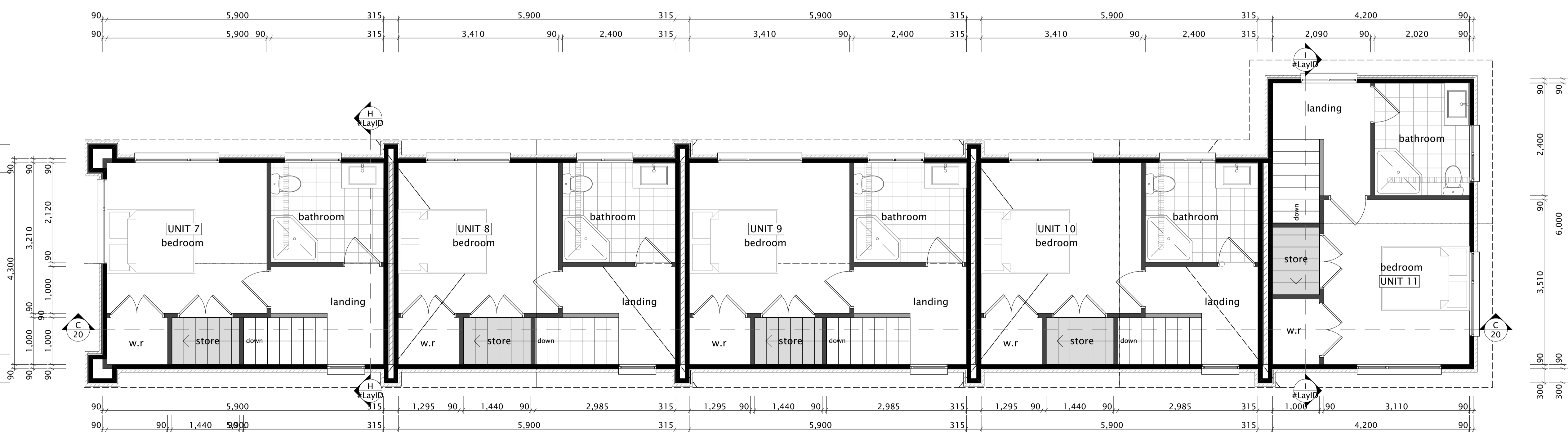






Proposed Ground Floor Dimension Plan 1:50

- NOTE:** Floor Plans to be read in conjunction with the Foundation Plans. The Contractor shall check and verify all dimensions, levels, Council (Public) drain positions and inverts prior to commencing any work. Notify Urban Design NZ Ltd. should dimensions or positions vary to that shown immediately.
- BALUSTERS TO COMPLY WITH NZBC REQUIREMENTS SECTION B1/AS2:** 1m high for external decks & balconies. 1m min ABOVE FINISHED FLOOR LEVEL FOR INTERNAL BALUSTRADE D1/AS1 - Stairs, Ramps and handrails F4/AS1 - Safety from falling.
- Joinery Heights Note:** - Ground Floor - 2.0m a.f.l. - First Floor - to underside of soffit - 2.27m a.f.l (TBC) - refer sections and details. - internal door height 2.0m a.f.l. - to be confirmed on site and with Williams Specialised Property - internal doors to be pre-drilled for hardware
- H1 Compliance: Schedule Method** Total Area of glazing walls (<30%) = % of total exterior walls ESW Area of glazing walls (<30%) = % of ESW walls  
Schedule Method used:  
Minimum R Values from NZS4218 Table 2 Zone 3 =  
Roof R3.5 = Use R3.6 min.  
Wall R1.9 = Use R2.2 min.  
Floor R1.3 = EXPOI Under-Floor R1.4 required where timber flooring is used  
Glazing R0.26(vertical) = Double glazing required  
Glazing Skylights = N/A
- NOTE:** Bottom Plate connection - use 75x3.8mm shot fired fasteners with 16mm washers at 150mm and 300mm from each end of the wall and 600mm crs between - in addition, provide Handibrac / M12 fasteners each end of ply/brace line elements
- stud sizing as per nzs 3604:2011 SG8 J-Frame LVL framing load Bearing walls HIGH wind zone loaded to 4m dimension as per nzs 3604 2.4 @ 600ctrs 90 x 45 2.7 @ 400ctrs 90 X 45 3.0 @ 400ctrs 90 x 70
- NOTE:** Electrical contractor to confirm positions of meter and distribution boards
- FRAMING:** Framing and fixings to comply with NZS 3604:2011. Use SG8 J-Frame LVL framing. Studs up to 2.4m - 90x45 H1.2 studs @ 600 ctrs. 90x45 H1.2 bottom plates on DPC where necessary. Install dwangs @ 800 ctrs. Mammoth R2.5 wall insulation
- STAIRS TO COMPLY WITH NZBC REQUIREMENTS SECTION D1/AS1:** MAIN PRIVATE: Tread 280mm min Riser 190mm max Going 255mm + 25mm nosing Floor Covering - Carpet to comply with D1/AS1 Table 2
- NOTE:** - Frame & Truss to confirm joinery head height to be underside of soffit - contact Urban Design if necessary
- Smoke detectors shall be fitted in accordance with AS1670.6 in every sleeping space or within 3 metres of every sleeping space door
- NOTE:** Pack additional insulation around midfloor drainage and stacks to minimise noise
- NOTE:** Kitchen Floor Covering selected tiles on Mapei Mapelastc waterproofing to comply with E3/AS1



Proposed First Floor Dimension Plan 1:50

- NOTES:**
- ALL DIMENSIONS SHOWN ON DRAWINGS, COUNCIL (PUBLIC) DRAIN POSITIONS AND INVERTS SHALL BE CONFIRMED BY CONTRACTOR PRIOR TO ANY WORKS COMMENCING. NOTIFY URBAN DESIGN NZ LTD SHOULD DIMENSIONS OR POSITIONS VARY TO THAT SHOWN IMMEDIATELY.
  - IF GROUND CONDITIONS ARE QUESTIONABLE AND ARE NOT IN ACCORDANCE WITH NZBC OR NZS 3604:2011 REQUIREMENTS STOP WORK AND CONTACT DESIGNER IMMEDIATELY.
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  - ROOF TRUSS AND BRACING IS INDICATIVE ONLY AND SHALL BE DESIGNED AND DETAILED BY APPROVED GANGNAIL TRUSS MANUFACTURER IN ACCORDANCE WITH GANG-NAIL NZ LIMITED NZS500 AND NZS 3604 : 2011
  - LINTELS TO BE 24% MAX MOISTURE CONTENT. TIMBER SIZES AS PER NZS 3604 : 2011
  - KITCHEN JOINERY MANUFACTURER SHALL TAKE 'ON SITE' MEASUREMENTS PRIOR TO FABRICATION. FOR KITCHEN LAYOUT AND JOINERY REFER TO KITCHEN MANUFACTURERS DOCUMENTS.
  - ALL GLASS TO BE AS PER NZS 4223 (PART 3 IN PARTICULAR)
  - WINDOW MANUFACTURERS SHALL CHECK 'ON SITE' ALL WINDOW OPENING SIZES PRIOR TO FABRICATION.
  - ALL PLUMBING AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH NZBC REQUIREMENTS AND APPROVED DOCUMENTS.
  - VENTILATION TO FOUNDATION WALLS TO COMPLY TO NZS 3604 SECTION 4.8.
  - ALL PROPOSED SED CONCRETE WORK TO BE 25 MPa



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Revision Notes:

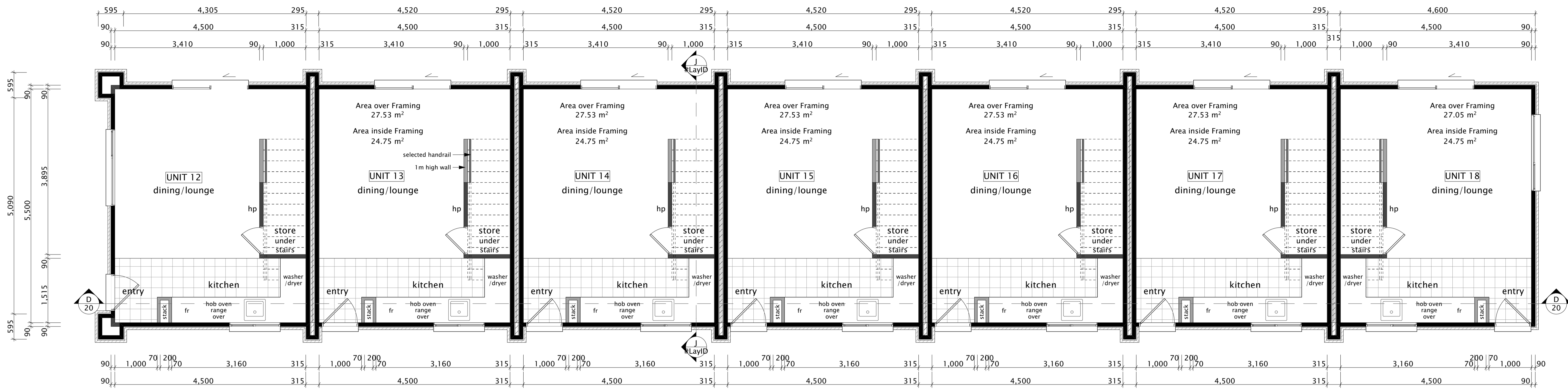
Revision	BC
Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	21-May-18
Print Date:	23-Jul-18

TITLE: Units 7-11 Floor Plans  
Client: Williams Corporation  
Address: 162 Kilmore St  
Christchurch Central  
Christchurch

Sheet 5







Proposed Ground Floor Dimension Plan 1:50

**NOTE:**  
Floor Plans to be read in conjunction with the Foundation Plans.  
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**BALUSTERS TO COMPLY WITH NZBC REQUIREMENTS SECTION B1/AS2:**  
1m high for external decks & balconies.  
1m min ABOVE FINISHED FLOOR LEVEL FOR INTERNAL BALUSTRADE  
D1/AS1 - Stairs, Ramps and handrails  
F4/AS1 - Safety from falling.

**Joinery Heights Note:**  
- Ground Floor - 2.0m a.f.l.  
- First Floor - to underside of soffit - 2.27m a.f.l. (TBC)  
- refer sections and details. - internal door height 2.0m a.f.l.  
- to be confirmed on site and with Williams Specialised Property  
- internal doors to be pre-drilled for hardware

**H1 Compliance: Schedule Method**  
Total Area of glazing walls (<30%) = % of total exterior walls  
ESW Area of glazing walls (<30%) = % of ESW walls  
  
Schedule Method used:  
Minimum R Values from NZS4218 Table 2 Zone 3 =  
Roof R3.5 = Use R3.6 min.  
Wall R1.9 = Use R2.2 min.  
Floor R1.3 = EXPOL UnderFloor R1.4  
Glazing R0.26(vertical) = Double glazing required  
Glazing Skylights = N/A

**NOTE: Bottom Plate connection**  
- use 75x3.8mm shot fired fasteners with 16mm washers at 150mm and 300mm from each end of the wall and 600mm crs between  
- in addition, provide Handibrac / M12 fasteners each end of ply/braceline elements

stud sizing as per nzs 3604:2011  
SG8 J-Frame LVL framing  
load Bearing walls  
HIGH wind zone  
loaded to 4m dimension as per nzs 3604  
2.4 @ 600ctrs 90 x 45  
2.7 @ 400ctrs 90 x 45  
3.0 @ 400ctrs 90 x 70

**STAIRS TO COMPLY WITH NZBC REQUIREMENTS SECTION D1/AS1:**  
MAIN PRIVATE:  
Tread 280mm min  
Riser 190mm max  
Going 255mm + 25mm nosing  
Floor Covering - Carpet to comply with D1/AS1 Table 2

**NOTE:**  
- Frame & Truss to confirm joinery head height to be underside of soffit - contact Urban Design if necessary

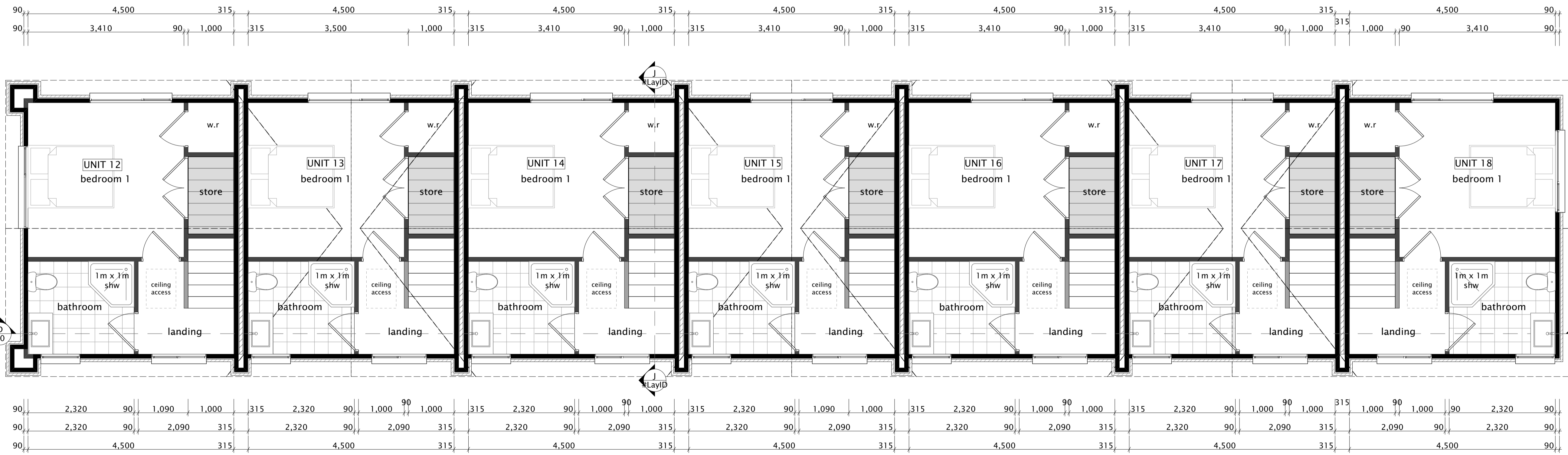
**NOTE:**  
- Provide lighting to stairways and entry as per NZBC G8/AS1 & NZBC D1 section 4.6.2. Contractor to confirm with client  
- All downlight to be Ca rated - Electrician to confirm on-site

**NOTE: Kitchen Floor Covering**  
selected tiles on Mapei Mapelastoc waterproofing to comply with E3/AS1

**NOTE:**  
Electrical contractor to confirm positions of meter and distribution boards

**FRAMING:**  
Framing and fixings to comply with NZS 3604:2011.  
Use SG8 J-Frame LVL framing.  
Studs up to 2.4m - 90x45 H1.2 studs @ 600 ctrs.  
90x45 H1.2 bottom plates on DPC where necessary  
Install dwangs @ 800 ctrs.  
Mammoth R2.5 wall insulation

**NOTE:**  
Smoke detectors shall be fitted in accordance with AS1670.6 in every sleeping space or within 3 metres of every sleeping space door



Proposed First Floor Dimension Plan 1:50

**NOTES:**  
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**Revision Notes:**

Preliminary - Not for Construction Purposes

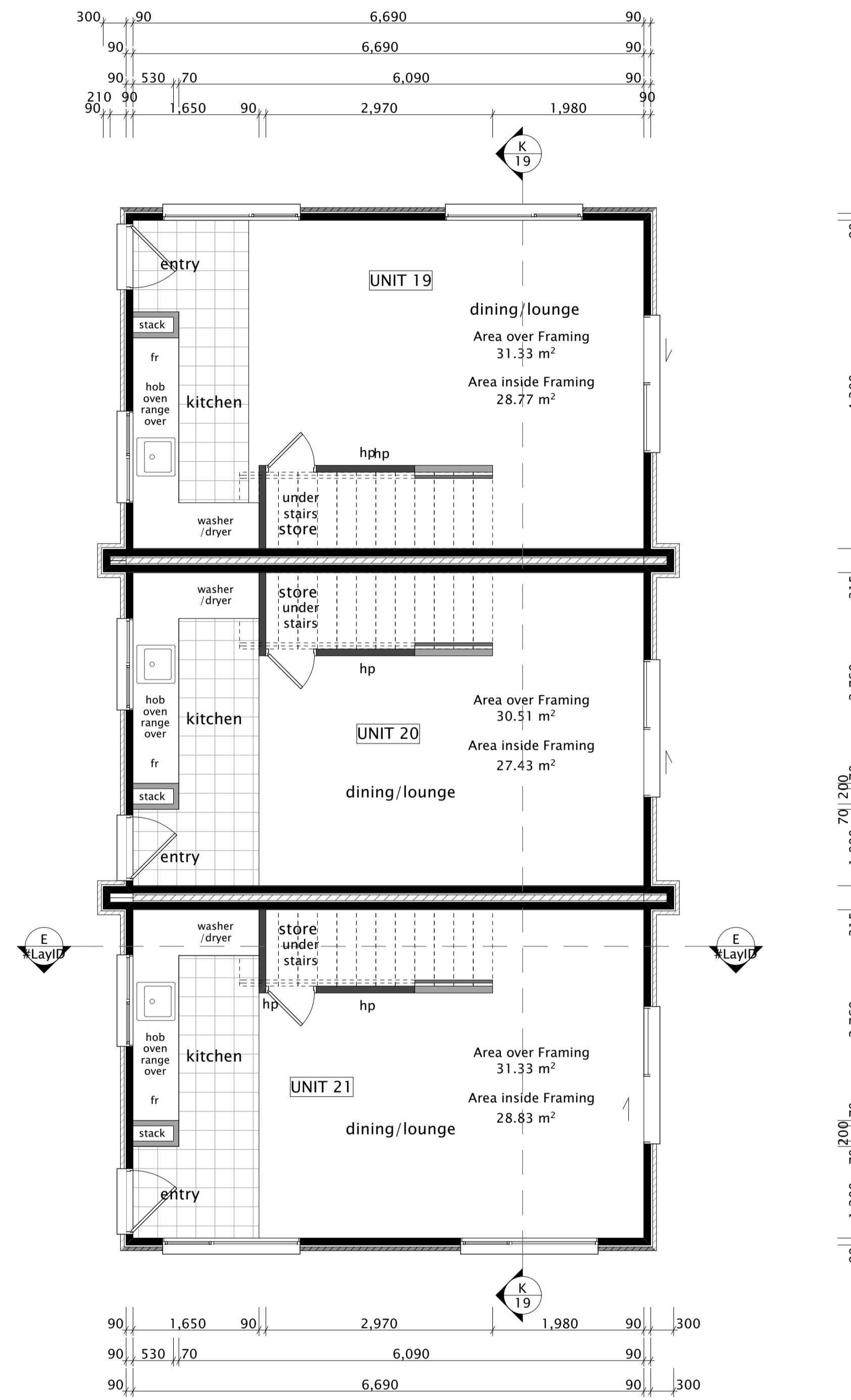
Revision **BC**  
Scale: As Shown @ A1  
Drawn By: **CC**  
Start Date: **21-May-18**  
Print Date: 23-Jul-18

**TITLE:** Units 12-18 Floor Plans  
**Client:** Williams Corporation  
**Address:** 162 Kilmore St  
Christchurch Central  
Christchurch

**urbandesign**  
Architectural Designers & Project Management Services

Sheet **6**





Proposed Ground Floor Dimension Plan 1:50

NOTE:  
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Riser 190mm max  
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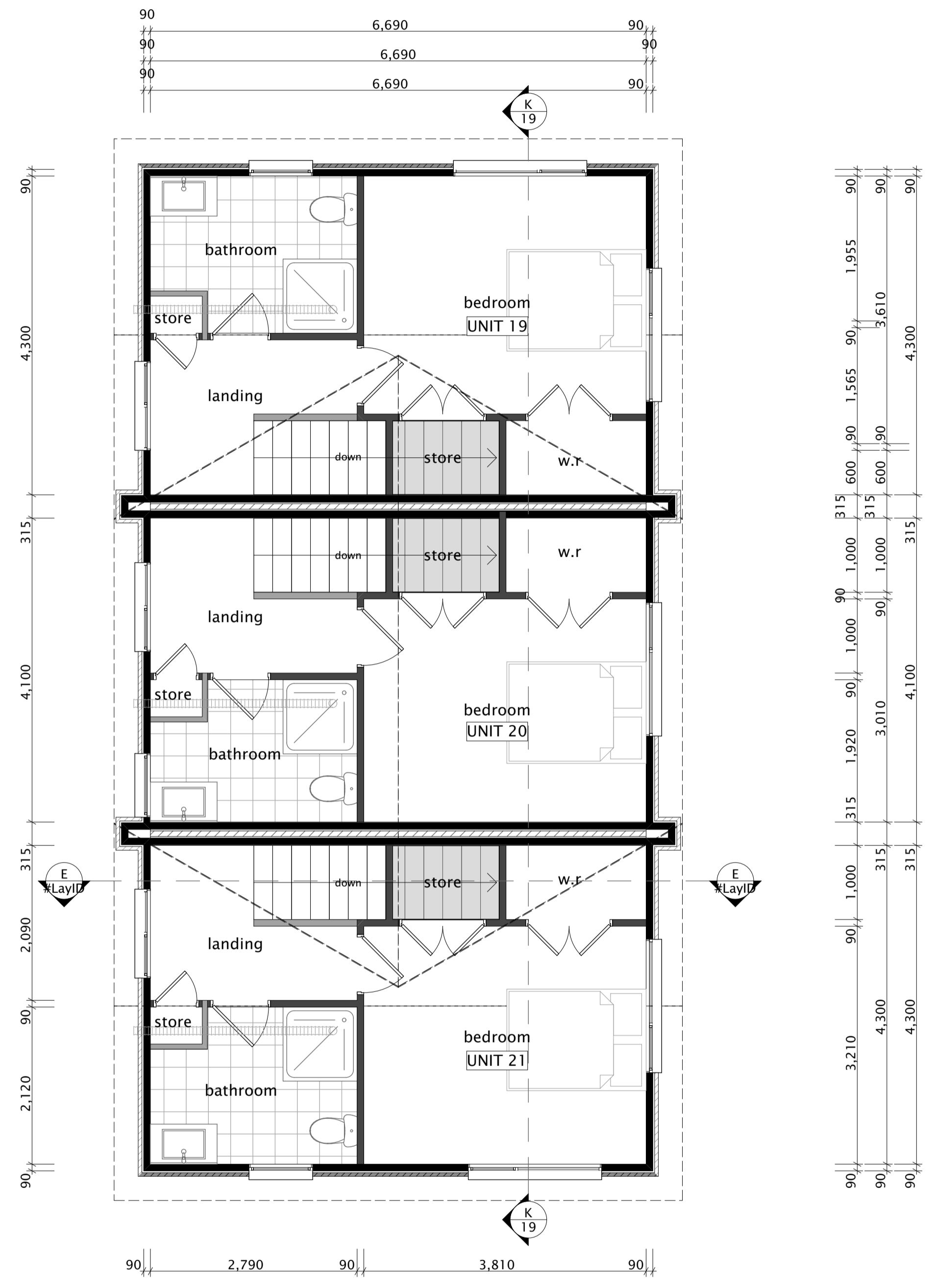
NOTE: Kitchen Floor Covering selected tiles on Mapei Mapelastc waterproofing to comply with E3/AS1

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NOTE:  
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Mammoth R2.5 wall insulation



Proposed First Floor Dimension Plan 1:50

<b>NOTES:</b>		
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FOR WIND BRACING AND TYPE REFER TO ADJOINING SPECS		ALL PROPOSED SED CONCRETE WORK TO BE 25 MPa



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Revision Notes:	
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Revision	BC
Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	21-May-18
Print Date:	23-Jul-18

TITLE: Units 19-21 Floor Plans	Client: Williams Corporation
Address: 162 Kilmore St	Christchurch Central
Christchurch	





Unit 1-6 North Elevation 1:50



Unit 1-6 East Elevation 1:50



Unit 1-6 West Elevation 1:50



Units 1-6 South Elevation 1:50

**NOTES:**  
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Revision Notes:

Revision **BC**  
 Scale: As Shown @ A1  
 Drawn By: **CC**  
 Start Date: **21-May-18**  
 Print Date: 23-Jul-18

**TITLE: Units 1-6 Elevations**  
 Client: Williams Corporation  
 Address: 162 Kilmore St  
 Christchurch Central  
 Christchurch

Sheet  
**8**

Preliminary - Not for Construction Purposes







Units 7-11 North Elevation 1:50



Unit 7-11 East Elevation 1:50



Unit 7-11 West Elevation 1:50



Units 7-11 South Elevation 1:50

**NOTES:**  
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Revision Notes:

Revision **BC**  
 Scale: As Shown @ A1  
 Drawn By: **CC**  
 Start Date: **21-May-18**  
 Print Date: 23-Jul-18

TITLE: Unit 7-11 Elevations  
 Client: Williams Corporation  
 Address: 162 Kilmore St  
 Christchurch Central  
 Christchurch

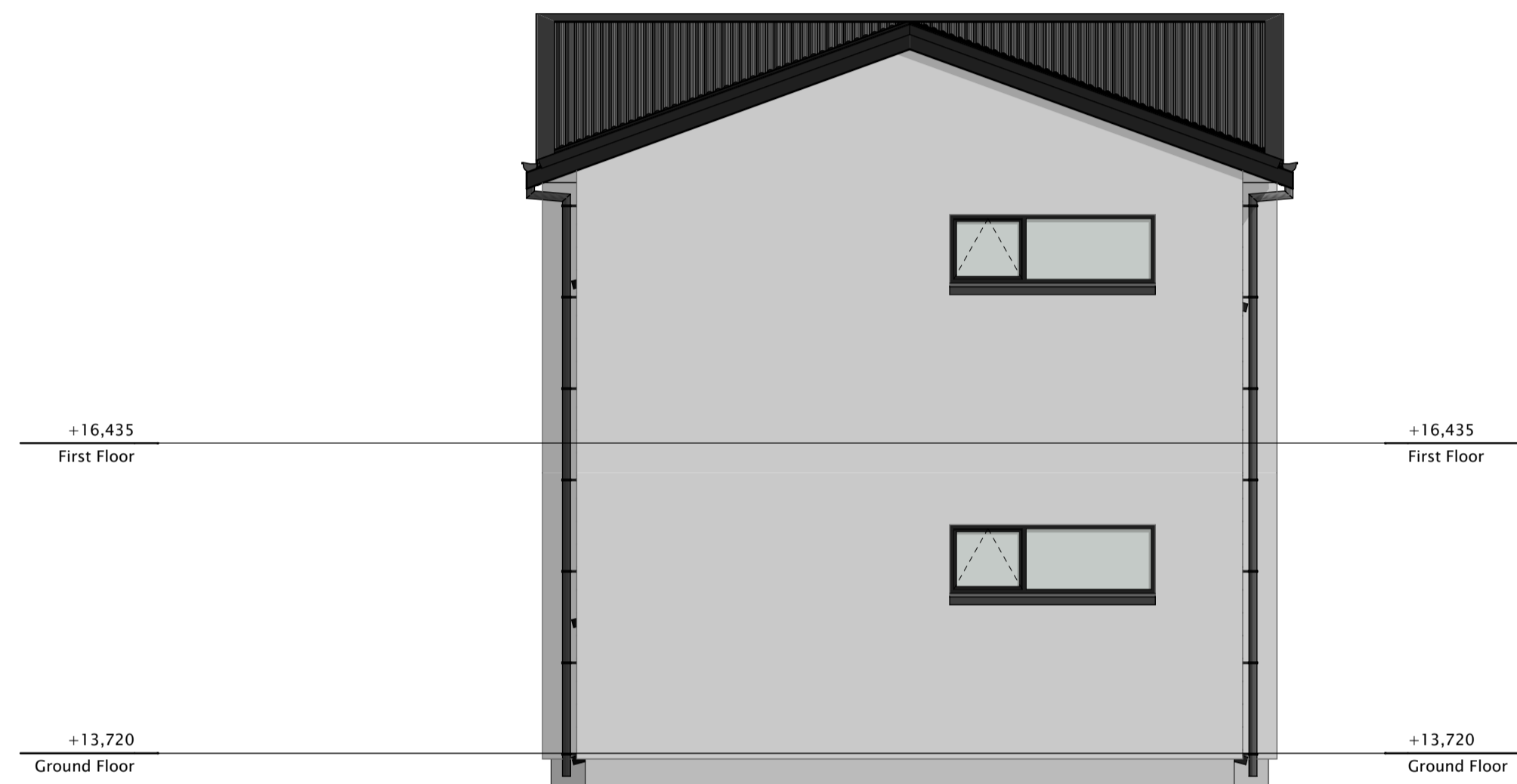
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**9**

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Units 12-18 North Elevation 1:50



Units 12-18 East Elevation 1:50

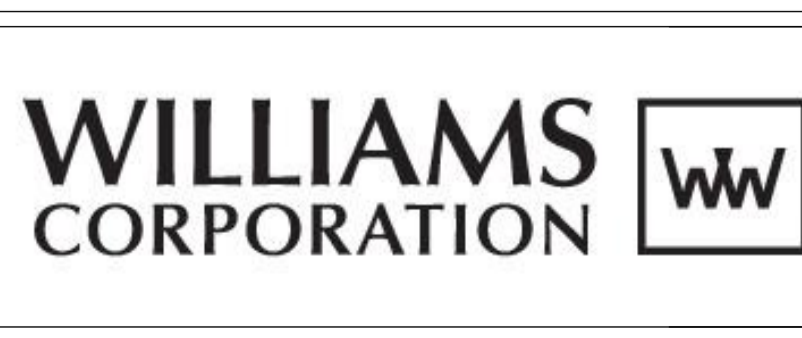


Unit 12-18 West Elevation 1:50



Units 12-18 South Elevation 1:50

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Revision	BC
Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	21-May-18
Print Date:	23-Jul-18

TITLE: Units 12-18 Elevations	Sheet
Client: Williams Corporation	10
Address: 162 Kilmore St	
Christchurch Central	
Christchurch	

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Units 19-21 North Elevation 1:50



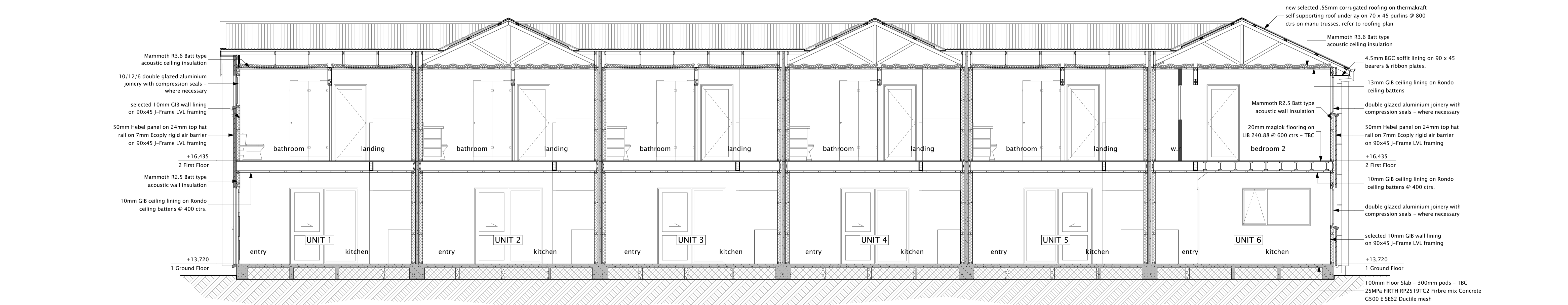
Units 19-21 South Elevation 1:50



Units 19-21 East Elevation 1:50



Units 19-21 West Elevation 1:50



Section BB 1:50

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Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	21-May-18
Print Date:	23-Jul-18

TITLE:	Units 19-21 Elevations & Section
Client:	Williams Corporation
Address:	162 Kilmore St Christchurch Central Christchurch

Sheet	11
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