

9 x 1 Bedroom Town Houses
 Williams Corporation
 45 Vera Rd
 Te Atatu South
 Auckland



**WILLIAMS
 CORPORATION**



Architectural Designers & Project Management



New Homes - Lifestyle Homes - Beach Homes - Land and House Packages
 www.urbandesignnz.co.nz - info@urbandesignnz.co.nz - 300 Richmond Road, Grey Lynn, Auckland

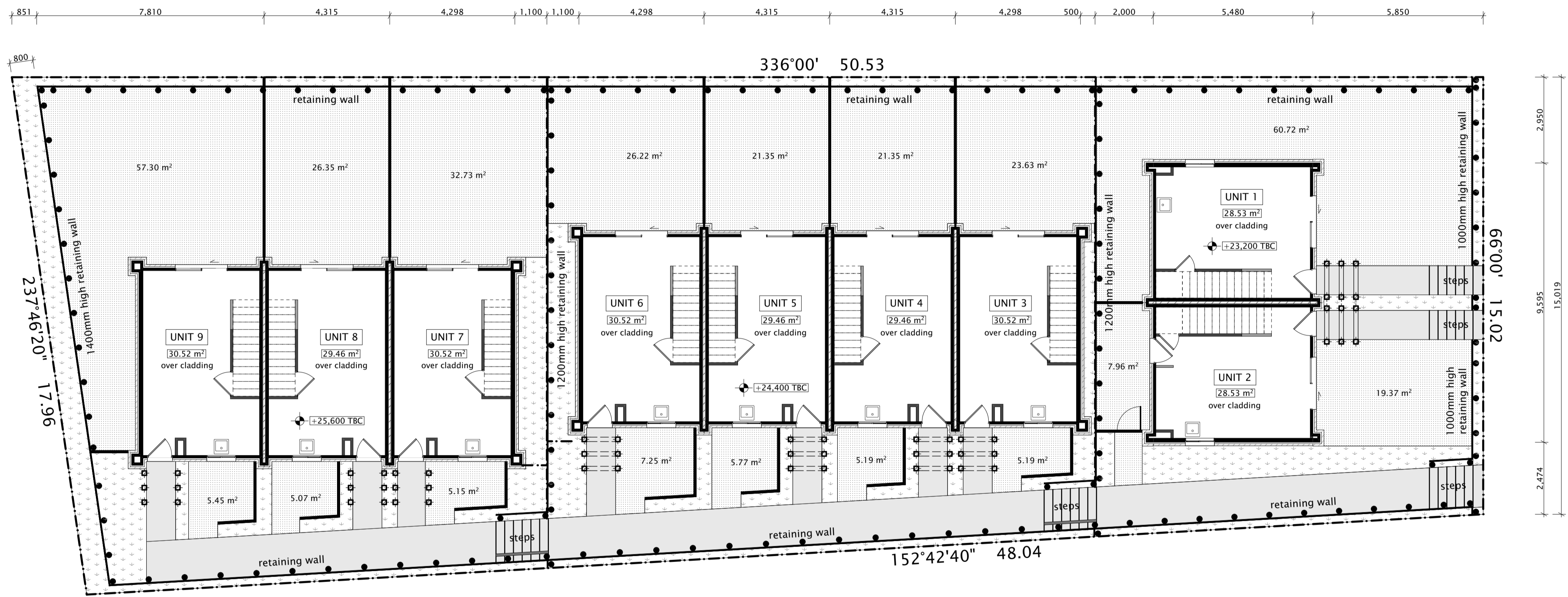
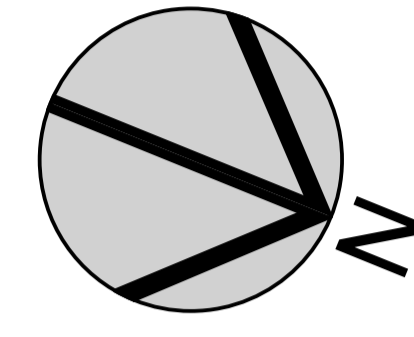
Sheet Index			
Layout ID	Layout Name	Issued	Remark
01	Cover	<input type="checkbox"/>	
02	Site Plan	<input type="checkbox"/>	
03	Units 1-2 Floor Plans	<input type="checkbox"/>	
04	Units 3-6 Floor Plans	<input type="checkbox"/>	
05	Units 7-9 Floor Plans	<input type="checkbox"/>	
06	Elevations	<input type="checkbox"/>	
07	Elevations	<input type="checkbox"/>	
08	3Ds	<input type="checkbox"/>	

SITE CALCULATIONS: TBC
 Site Area = 809m²
 Max Building Coverage@45% = 364.05m²
 Building Coverage (framing) = 261.43m²
 Building Coverage (cladding) = 277.76m²
 Estimated earthworks (building) = TBCm³
 1m from building line / 800mm deep
 Estimated earthworks (path) = TBCm³
 200mm deep
 (approximate - tbc)
 Trees on site affected =
 Visual Privacy: 1.8m high fences where req.

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

NOTE:
 - all paths to be concrete and have a selected slip resistance to comply with Table 2 D1 / AS1
 - (broomed or exposed aggregate)

NOTE:
 - refer to landscaping plan for fencing, surfaces and site structures



Proposed Site Plan 1:100

VERA ROAD

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.	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.	KITCHEN JOINERY MANUFACTURER SHALL TAKE 'ON SITE' MEASUREMENTS PRIOR TO FABRICATION. FOR KITCHEN LAYOUT AND JOINERY REFER TO KITCHEN MANUFACTURERS DOCUMENTS.
IF GROUND CONDITIONS ARE QUESTIONABLE AND ARE NOT IN ACCORDANCE WITH NZBC OR NZS 3604:2011 REQUIREMENTS STOP WORK AND CONTACT DESIGNER IMMEDIATELY.	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	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 CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NZBC HANDBOOK AND APPROVED DOCUMENTS, NZS 3604 : 2011 AND LOCAL TERRITORIAL AUTHORITY REQUIREMENTS.	LINTELS TO BE 24% MAX MOISTURE CONTENT. TIMBER SIZES AS PER NZS 3604 : 2011	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.
FOR WIND BRACING AND TYPE REFER TO ADJOINING SPECS		ALL PROPOSED SED CONCRETE WORK TO BE 25 MPa



This Drawing remains the property of Urban Design Ltd. It must not be used, copied or handed to any third party without the written permission of Urban Design Ltd. The Contractor shall check and verify all dimensions and levels prior to commencing any work. All construction shall be in accordance with NZS 3604, unless specifically Engineered, and in accordance with the current Building Act.

Revision	Sales Plans
Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	19-Nov-18
Print Date:	30-Nov-18

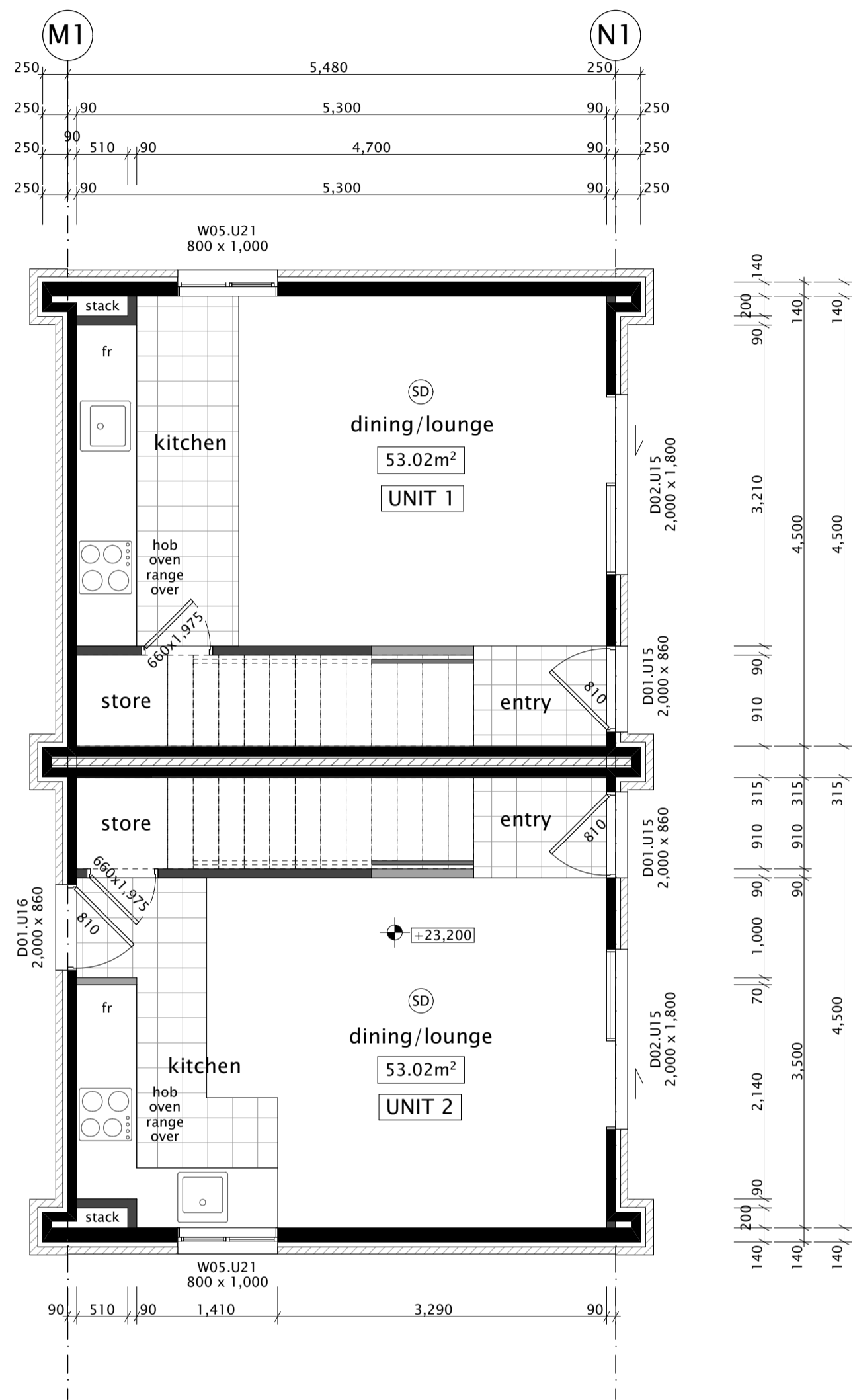
Revision Notes:	

TITLE: Site Plan	
Client:	Williams Corporation
Address:	45 Vera Rd Te Atatu South Auckland

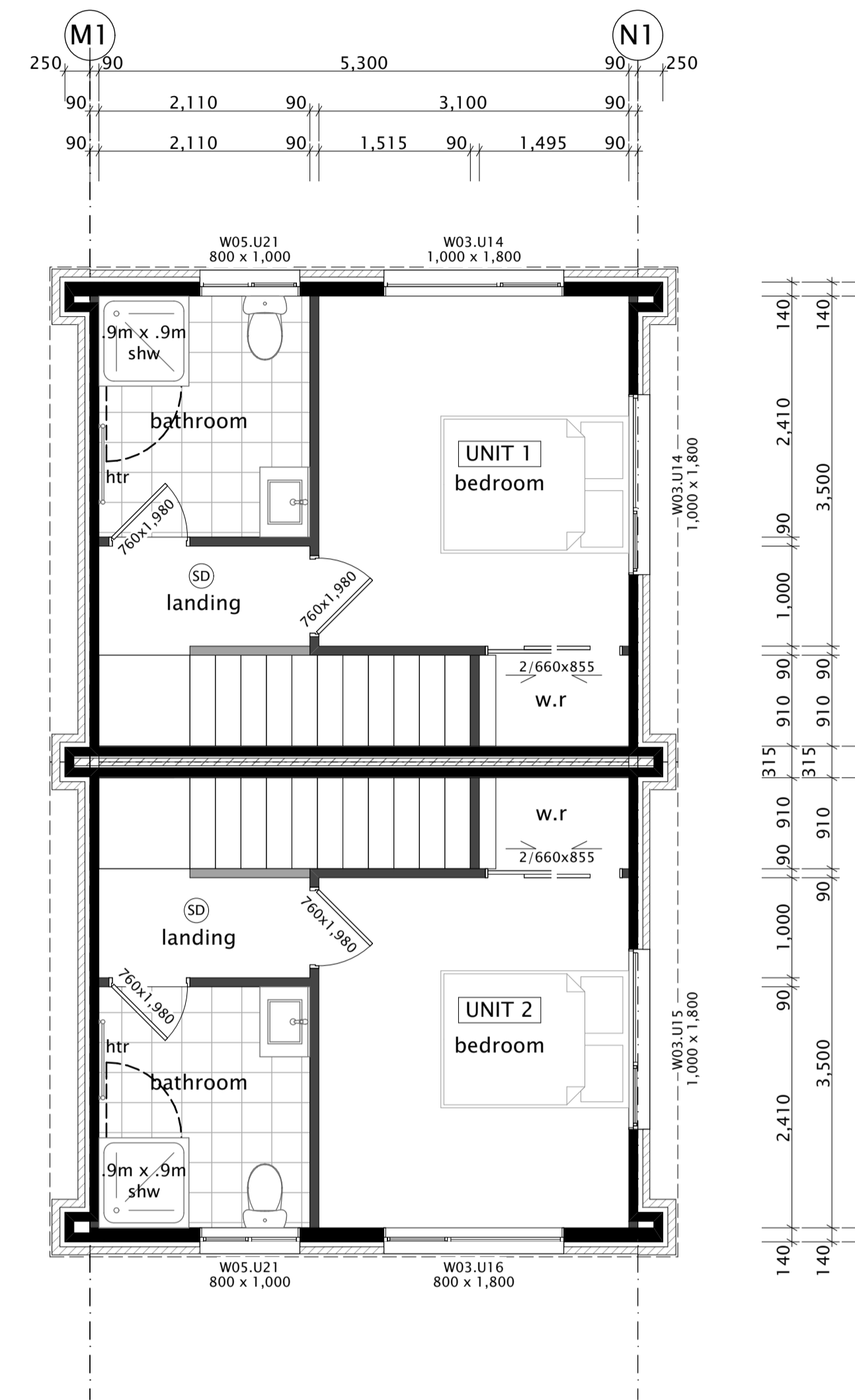
Sheet
2

Preliminary - Not for Construction Purposes





Proposed Ground Floor Dimension Plan 1:50



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.	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.	KITCHEN JOINERY MANUFACTURER SHALL TAKE 'ON SITE' MEASUREMENTS PRIOR TO FABRICATION. FOR KITCHEN LAYOUT AND JOINERY REFER TO KITCHEN MANUFACTURERS DOCUMENTS.
IF GROUND CONDITIONS ARE QUESTIONABLE AND ARE NOT IN ACCORDANCE WITH NZBC OR NZS 3604:2011 REQUIREMENTS STOP WORK AND CONTACT DESIGNER IMMEDIATELY.	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	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 CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NZBC HANDBOOK AND APPROVED DOCUMENTS, NZS 3604 : 2011 AND LOCAL TERRITORIAL AUTHORITY REQUIREMENTS.	LINTELS TO BE 24% MAX MOISTURE CONTENT. TIMBER SIZES AS PER NZS 3604 : 2011	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.
FOR WIND BRACING AND TYPE REFER TO ADJOINING SPECS		ALL PROPOSED SED CONCRETE WORK TO BE 25 MPa

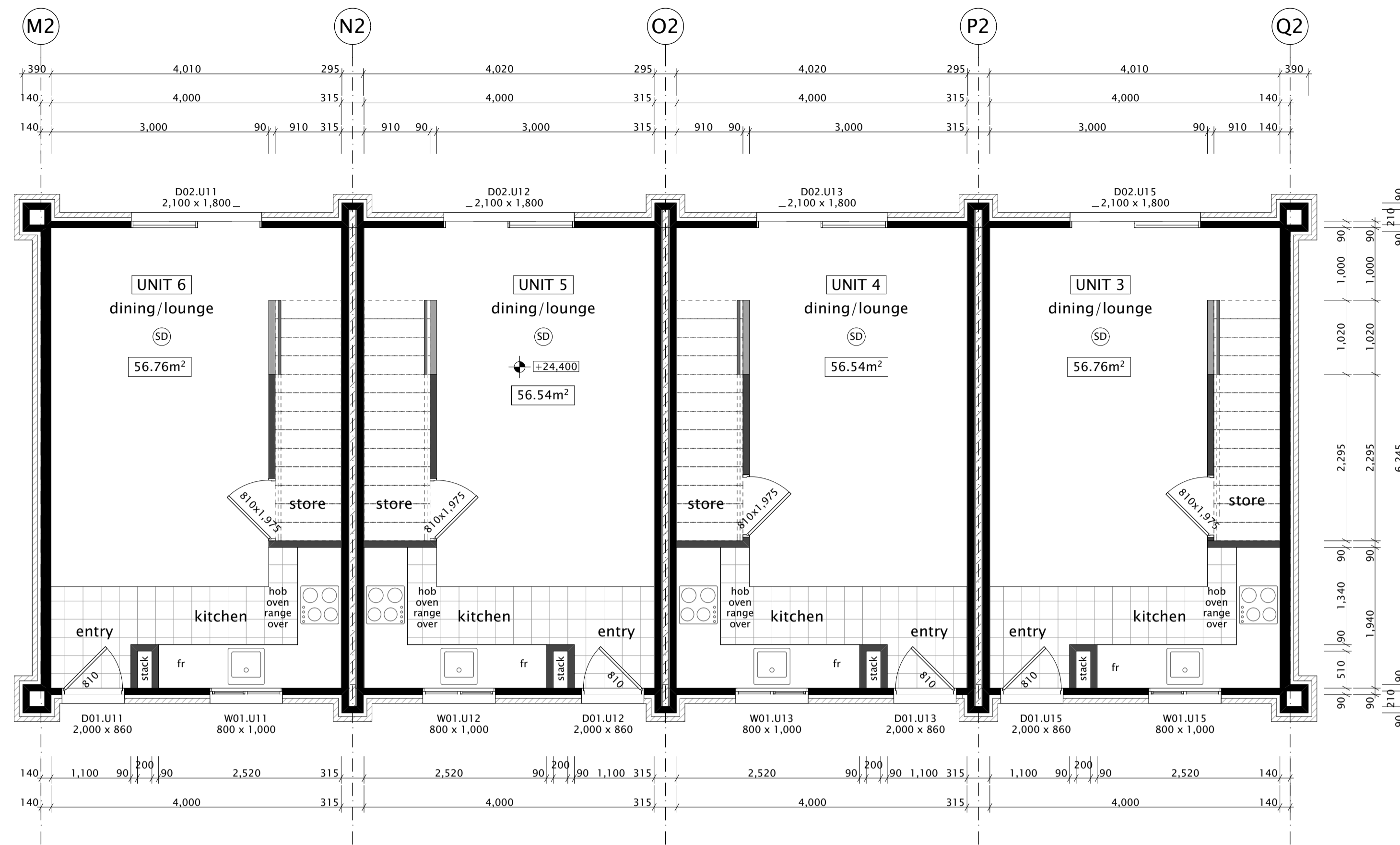


This Drawing remains the property of Urban Design Ltd. It must not be used, copied or handed to any third party without the written permission of Urban Design Ltd. The Contractor shall check and verify all dimensions and levels prior to commencing any work. All construction shall be in accordance with NZS 3604, unless specifically engineered, and in accordance with the current Building Act.

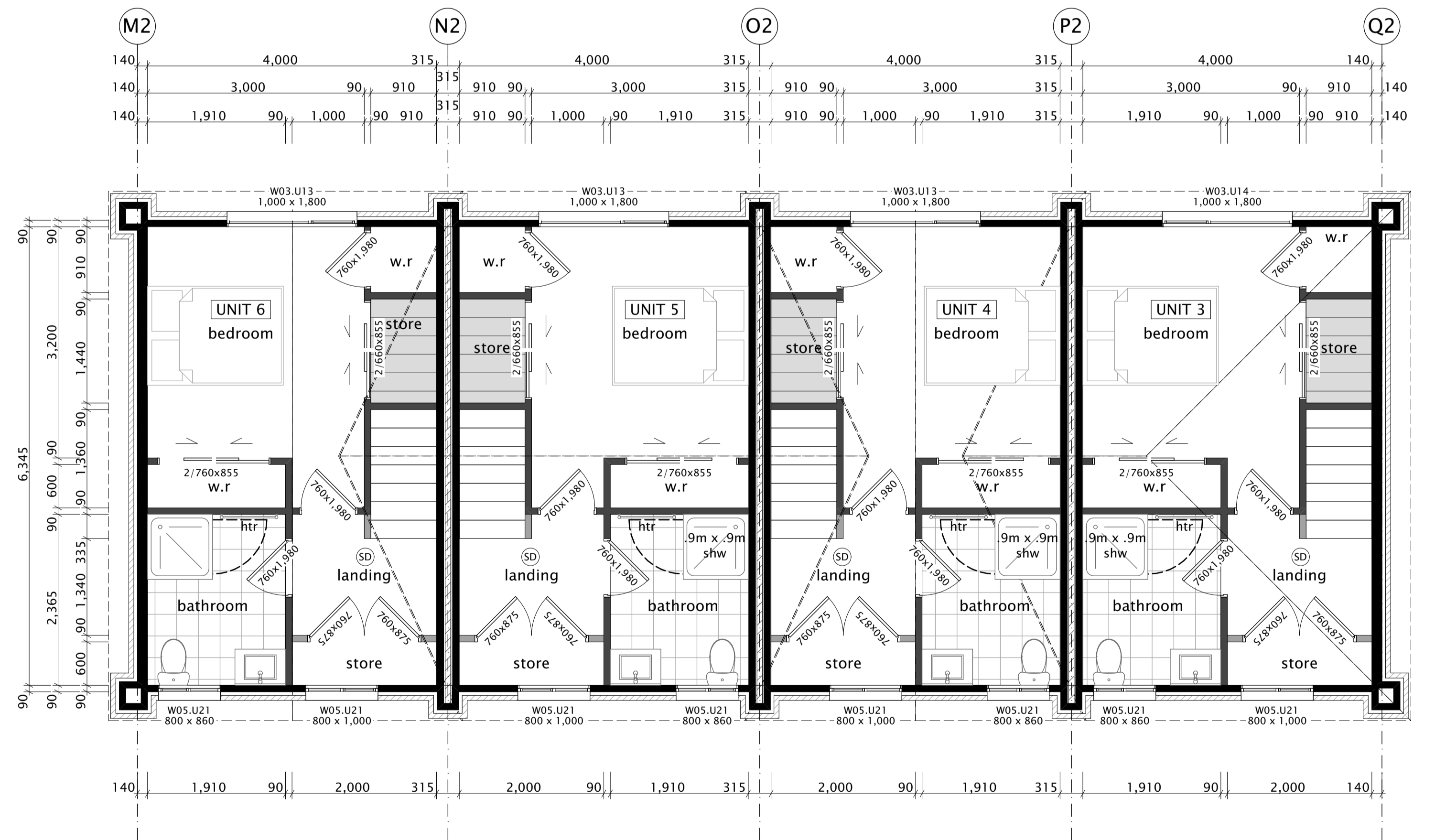
Revision	Sales Plans
Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	19-Nov-18
Print Date:	30-Nov-18

Revision Notes:	

TITLE: Units 1-2 Floor Plans	
Client:	Williams Corporation
Address:	45 Vera Rd Te Atatu South Auckland



Proposed Ground Floor Dimension Plan 1:50



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.	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 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	



This Drawing remains the property of Urban Design Ltd. It must not be used, copied or handed to any third party without the written permission of Urban Design Ltd. The Contractor shall check and verify all dimensions and levels prior to commencing any work. All construction shall be in accordance with NZS 3604, unless specifically engineered, and in accordance with the current Building Act.

Revision Notes:

--

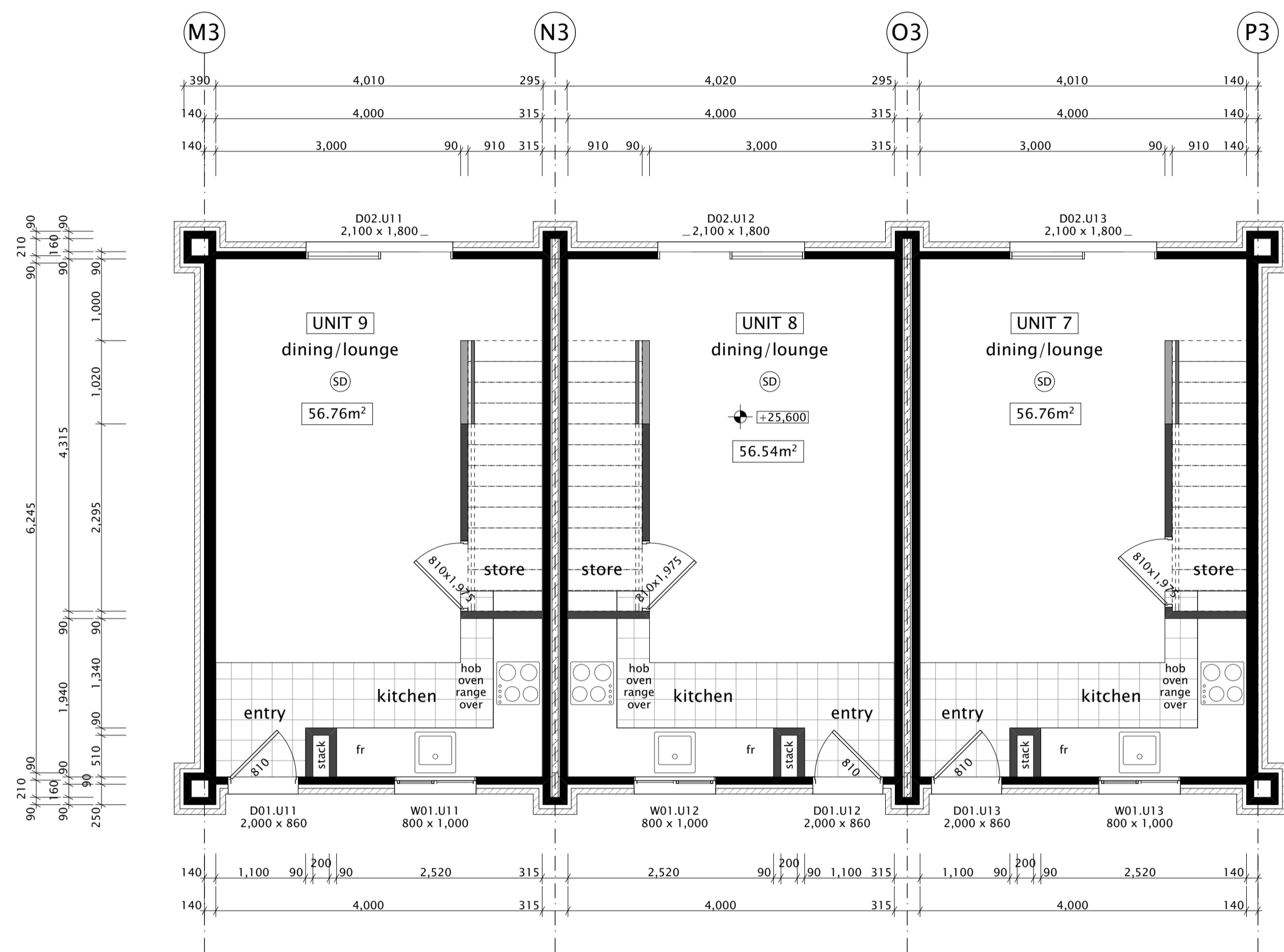
Revision	Sales Plans
Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	19-Nov-18
Print Date:	30-Nov-18

TITLE: Units 3-6 Floor Plans	Client: Williams Corporation
Address: 45 Vera Rd	Te Atatu South
Auckland	

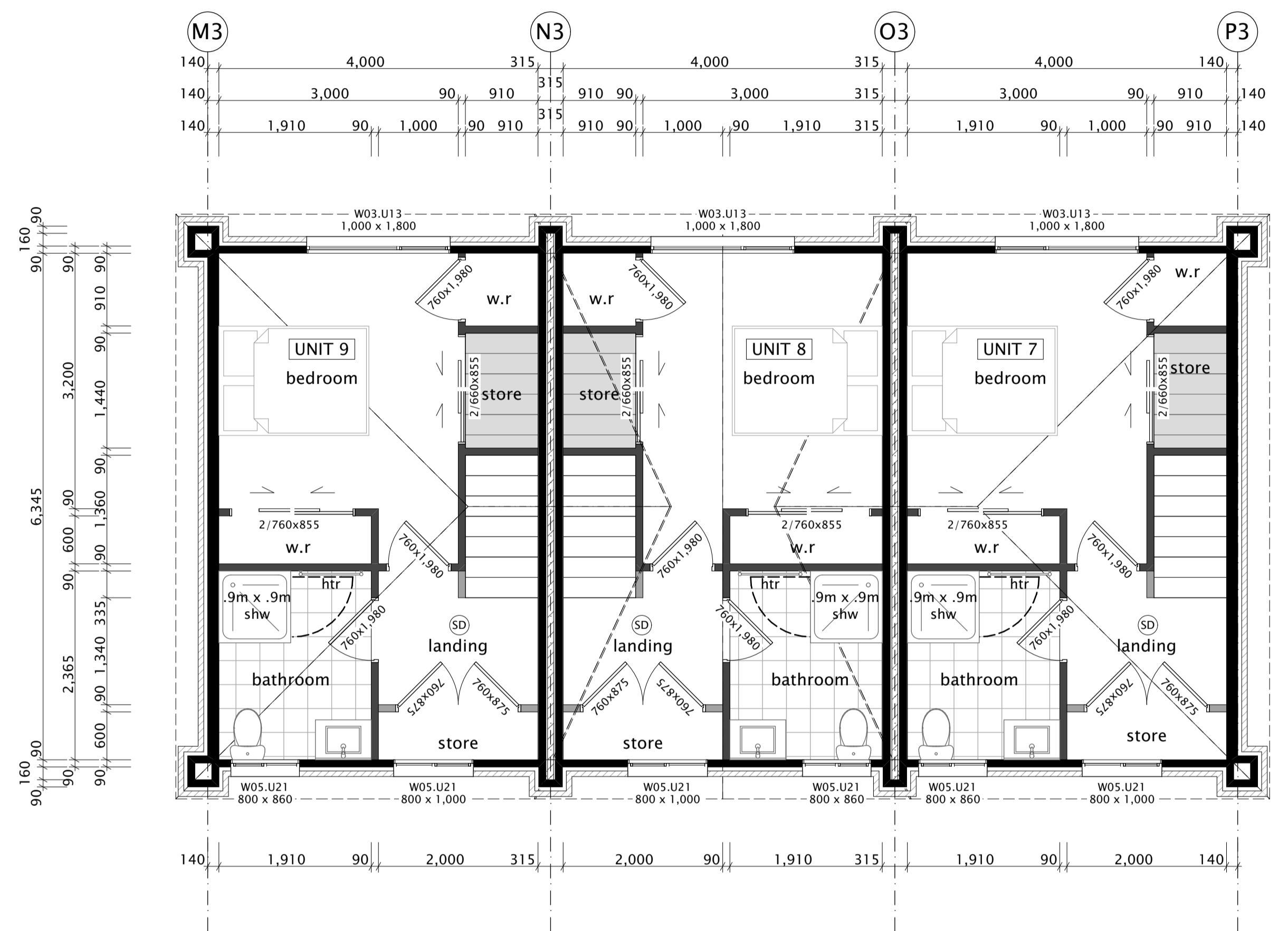
Sheet 4

Preliminary - Not for Construction Purposes





Proposed Ground Floor Dimension Plan 1:50



Proposed First Floor Dimension Plan 1:50

NOTES:		KITCHEN JOINERY MANUFACTURER SHALL TAKE 'ON SITE' MEASUREMENTS PRIOR TO FABRICATION.
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.	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.	FOR KITCHEN LAYOUT AND JOINERY REFER TO KITCHEN MANUFACTURERS DOCUMENTS.
IF GROUND CONDITIONS ARE QUESTIONABLE AND ARE NOT IN ACCORDANCE WITH NZBC OR NZS 3604:2011 REQUIREMENTS STOP WORK AND CONTACT DESIGNER IMMEDIATELY.	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	ALL GLASS TO BE AS PER NZS 4223 (PART 3 IN PARTICULAR) OPENING SIZES PRIOR TO FABRICATION.
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NZBC HANDBOOK AND APPROVED DOCUMENTS. NZS 3604 : 2011 AND LOCAL TERRITORIAL AUTHORITY REQUIREMENTS.	LINTELS TO BE 24% MAX MOISTURE CONTENT. TIMBER SIZES AS PER NZS 3604 : 2011	ALL PLUMBING AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH NZBC REQUIREMENTS AND APPROVED DOCUMENTS.
FOR WIND BRACING AND TYPE REFER TO ADJOINING SPECS		VENTILATION TO FOUNDATION WALLS TO COMPLY TO NZS 3604 SECTION 4.8.
		ALL PROPOSED SED CONCRETE WORK TO BE 25 MPa



This Drawing remains the property of Urban Design Ltd. It must not be used, copied or handed to any third party without the written permission of Urban Design Ltd. The Contractor shall check and verify all dimensions and levels prior to commencing any work. All construction shall be in accordance with NZS 3604, unless specifically Engineered, and in accordance with the current Building Act.

Revision Notes:

Revision	Sales Plans
Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	19-Nov-18
Print Date:	30-Nov-18

Preliminary – Not for Construction Purposes



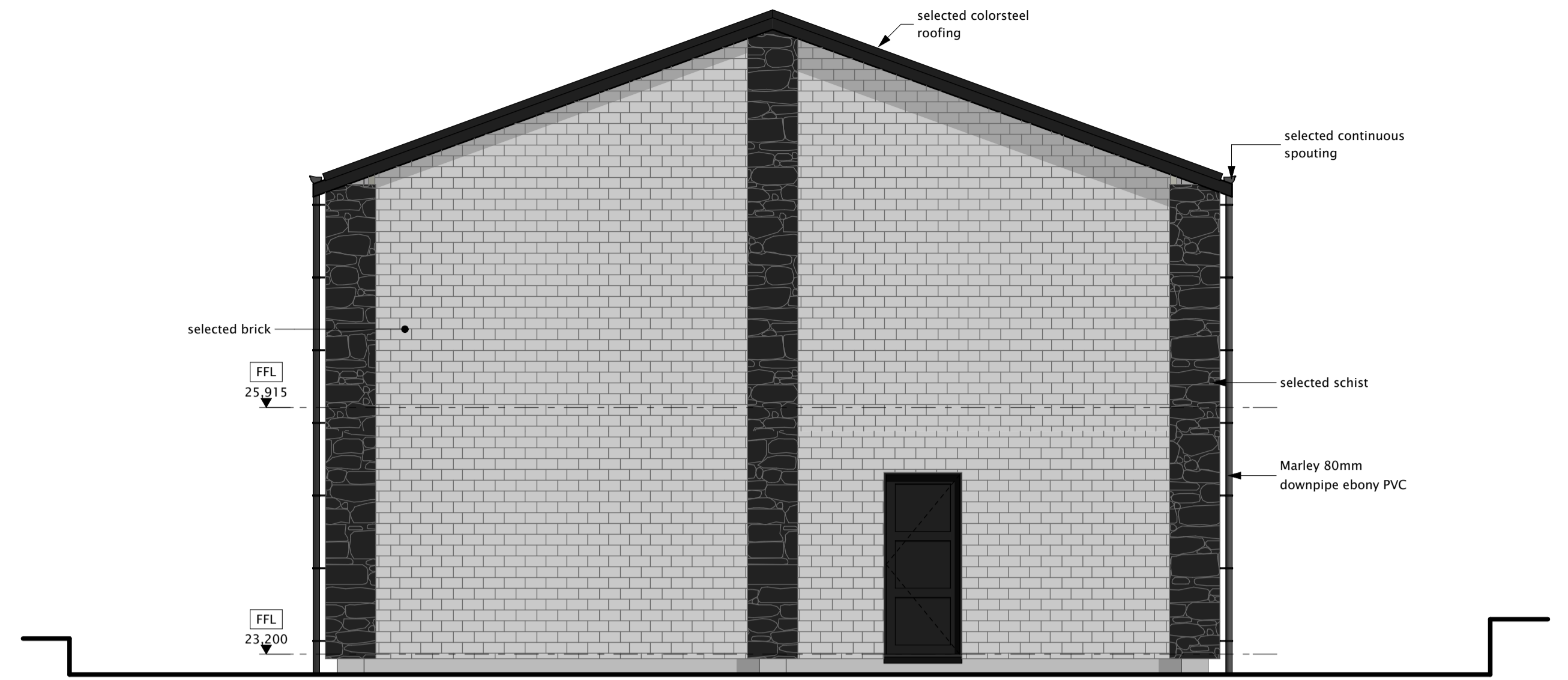
TITLE: Units 7-9 Floor Plans
 Client: Williams Corporation
 Address: 45 Vera Rd
 Te Atatu South
 Auckland

Sheet

5



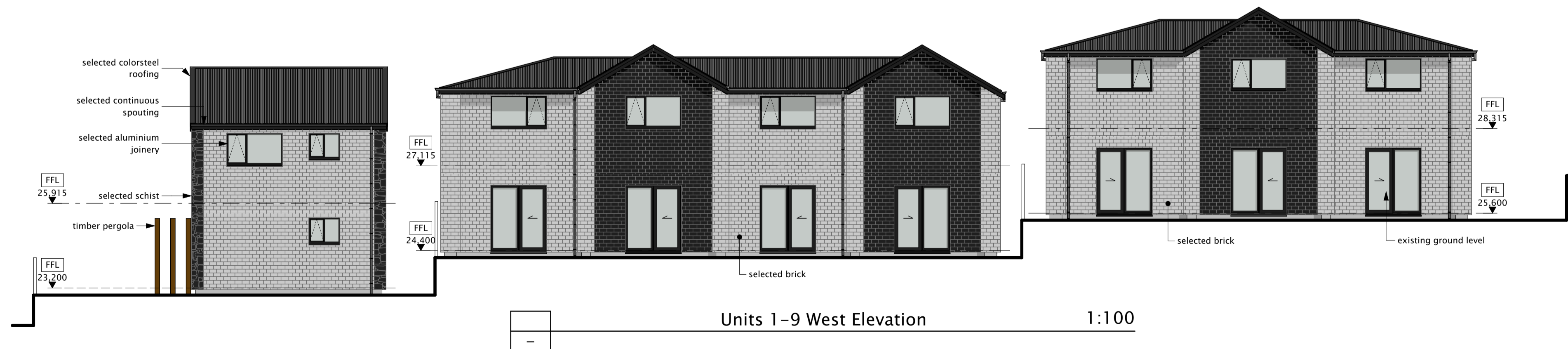
Units 1-2 North Elevation 1:50



Units 1-2 South Elevation 1:50



Units 1-9 East Elevation 1:100



Units 1-9 West Elevation 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.	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.	KITCHEN JOINERY MANUFACTURER SHALL TAKE 'ON SITE' MEASUREMENTS PRIOR TO FABRICATION. FOR KITCHEN LAYOUT AND JOINERY REFER TO KITCHEN MANUFACTURERS DOCUMENTS.
IF GROUND CONDITIONS ARE QUESTIONABLE AND ARE NOT IN ACCORDANCE WITH NZBC OR NZS 3604:2011 REQUIREMENTS STOP WORK AND CONTACT DESIGNER IMMEDIATELY.	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	ALL GLASS TO BE AS PER NZS 4223 (PART 3 IN PARTICULAR) OPENING SIZES PRIOR TO FABRICATION.
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NZBC HANDBOOK AND APPROVED DOCUMENTS, NZS 3604 : 2011 AND LOCAL TERRITORIAL AUTHORITY REQUIREMENTS.	LINTELS TO BE 24% MAX MOISTURE CONTENT. TIMBER SIZES AS PER NZS 3604 : 2011	ALL PLUMBING AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH NZBC REQUIREMENTS AND APPROVED DOCUMENTS.
FOR WIND BRACING AND TYPE REFER TO ADJOINING SPECS		VENTILATION TO FOUNDATION WALLS TO COMPLY TO NZS 3604 SECTION 4.8.
		ALL PROPOSED SED CONCRETE WORK TO BE 25 MPa



This Drawing remains the property of Urban Design Ltd. It must not be used, copied or handed to any third party without the written permission of Urban Design Ltd. The Contractor shall check and verify all dimensions and levels prior to commencing any work. All construction shall be in accordance with NZS 3604, unless specifically engineered, and in accordance with the current Building Act.

Revision Notes:

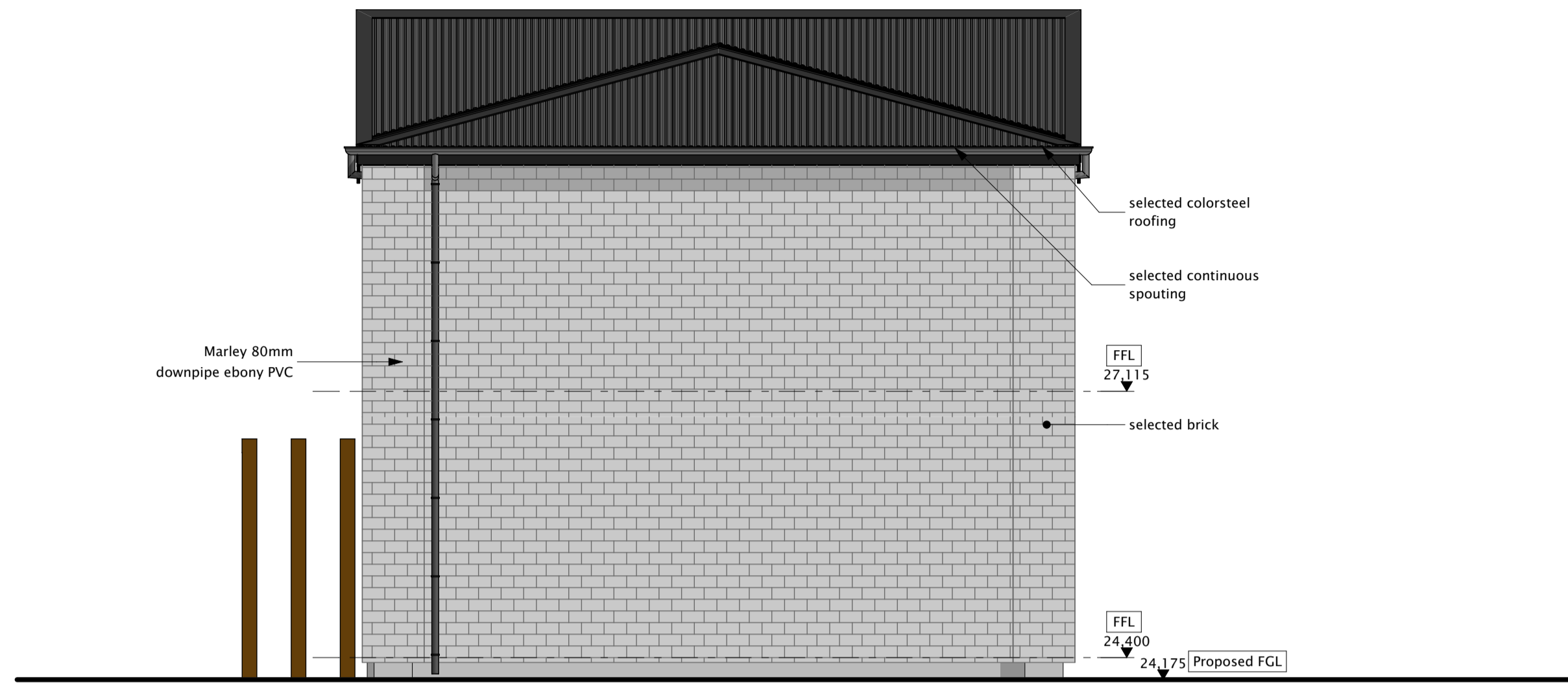
Preliminary - Not for Construction Purposes

Revision	Sales Plans
Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	19-Nov-18
Print Date:	30-Nov-18

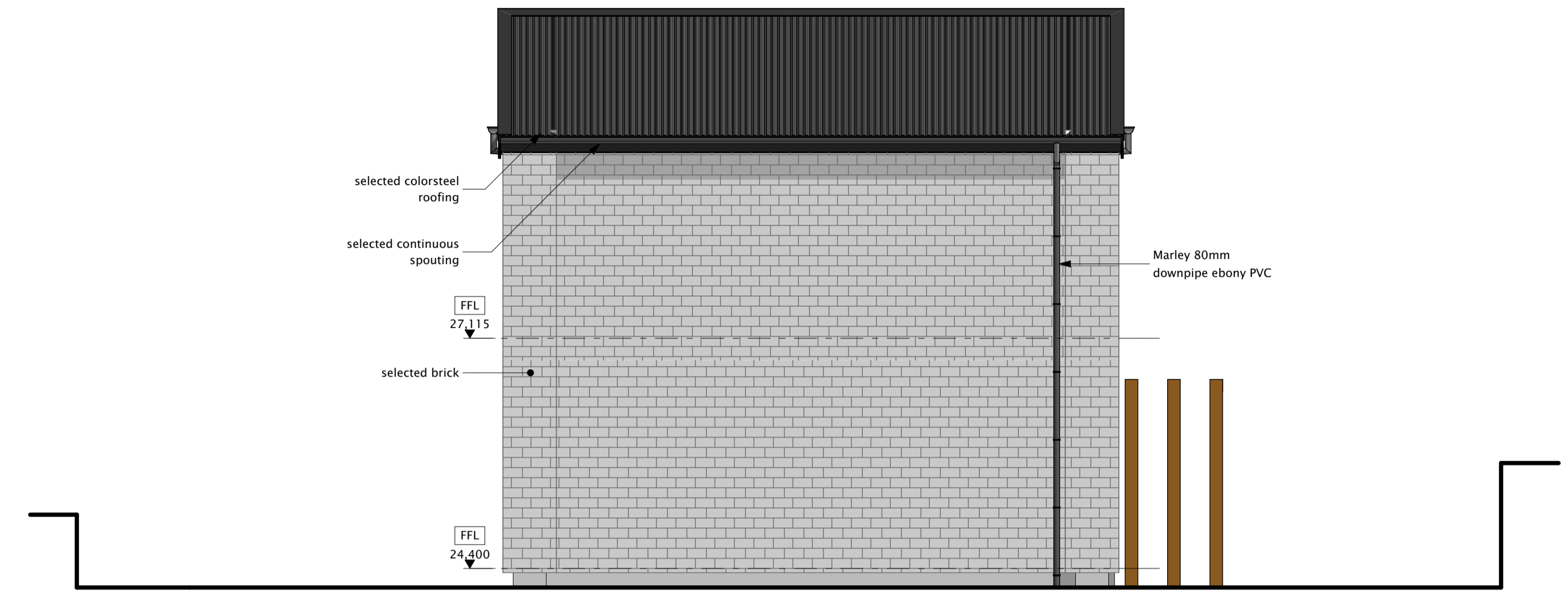
TITLE: Elevations
Client: Williams Corporation
Address: 45 Vera Rd
Te Atatu South
Auckland

Sheet
6

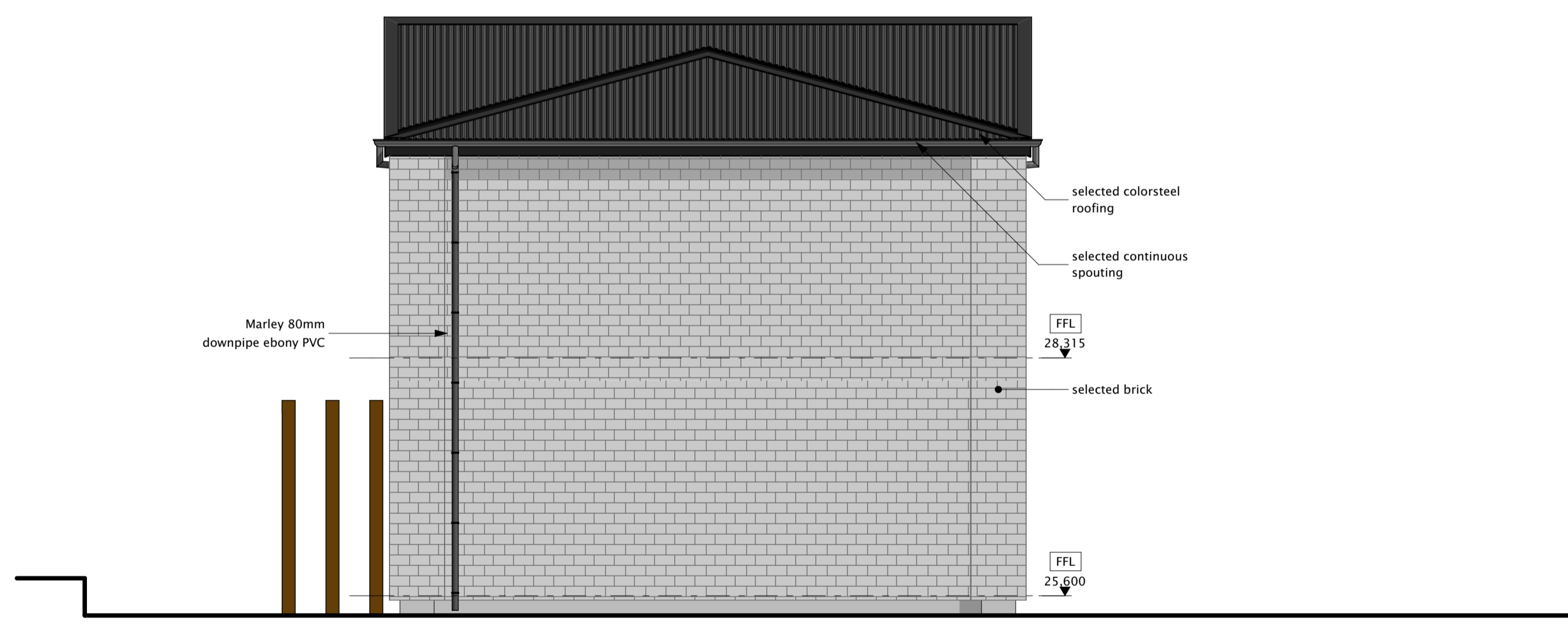




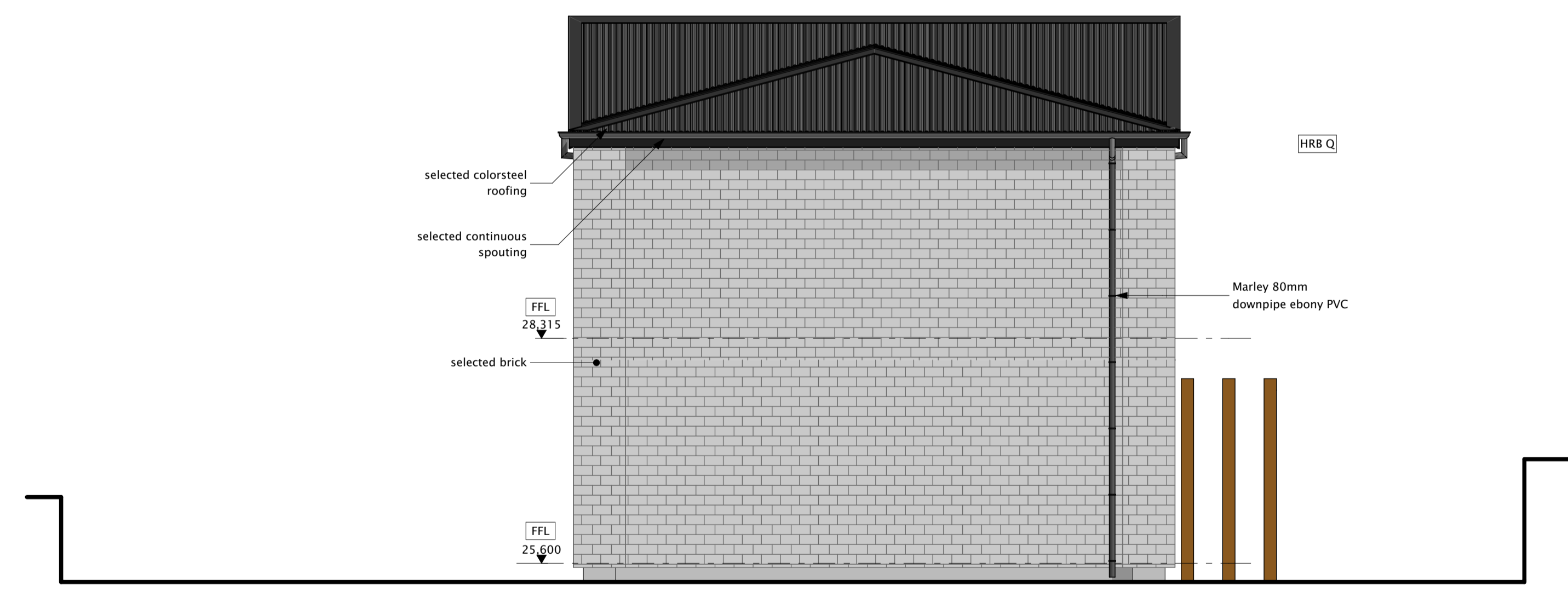
Units 3-6 North Elevation 1:50



Unit 3-6 South Elevation 1:50



Units 7-9 North Elevation 1:50



Units 7-9 South Elevation 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.	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.	KITCHEN JOINERY MANUFACTURER SHALL TAKE 'ON SITE' MEASUREMENTS PRIOR TO FABRICATION. FOR KITCHEN LAYOUT AND JOINERY REFER TO KITCHEN MANUFACTURERS DOCUMENTS.
IF GROUND CONDITIONS ARE QUESTIONABLE AND ARE NOT IN ACCORDANCE WITH NZBC OR NZS 3604:2011 REQUIREMENTS STOP WORK AND CONTACT DESIGNER IMMEDIATELY.	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	ALL GLASS TO BE AS PER NZS 4223 (PART 3 IN PARTICULAR) OPENING SIZES PRIOR TO FABRICATION.
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	LINTELS TO BE 24% MAX MOISTURE CONTENT. TIMBER SIZES AS PER NZS 3604 : 2011	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



This Drawing remains the property of Urban Design Ltd. It must not be used, copied or handed to any third party without the written permission of Urban Design Ltd. The Contractor shall check and verify all dimensions and levels prior to commencing any work. All construction shall be in accordance with NZS 3604, unless specifically Engineered, and in accordance with the current Building Act.

Revision	Sales Plans
Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	19-Nov-18
Print Date:	30-Nov-18

Preliminary - Not for Construction Purposes

Revision	Sales Plans
Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	19-Nov-18
Print Date:	30-Nov-18

TITLE: Elevations
Client: Williams Corporation
Address: 45 Vera Rd
Te Atatu South
Auckland

Sheet
7





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.	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.	KITCHEN JOINERY MANUFACTURER SHALL TAKE 'ON SITE' MEASUREMENTS PRIOR TO FABRICATION. FOR KITCHEN LAYOUT AND JOINERY REFER TO KITCHEN MANUFACTURERS DOCUMENTS.
IF GROUND CONDITIONS ARE QUESTIONABLE AND ARE NOT IN ACCORDANCE WITH NZBC OR NZS 3604:2011 REQUIREMENTS STOP WORK AND CONTACT DESIGNER IMMEDIATELY.	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 NZ500 AND NZS 3604 : 2011	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 CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NZBC HANDBOOK AND APPROVED DOCUMENTS, NZS 3604 : 2011 AND LOCAL TERRITORIAL AUTHORITY REQUIREMENTS.	LINTELS TO BE 24% MAX MOISTURE CONTENT. TIMBER SIZES AS PER NZS 3604 : 2011	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.
FOR WIND BRACING AND TYPE REFER TO ADJOINING SPECS		ALL PROPOSED SED CONCRETE WORK TO BE 25 MPa



This Drawing remains the property of Urban Design Ltd. It must not be used, copied or handed to any third party without the written permission of Urban Design Ltd. The Contractor shall check and verify all dimensions and levels prior to commencing any work. All construction shall be in accordance with NZS 3604, unless specifically Engineered, and in accordance with the current Building Act.

Revision Notes:

Revision	Sales Plans
Scale:	As Shown @ A1
Drawn By:	CC
Start Date:	19-Nov-18
Print Date:	30-Nov-18

TITLE:	3Ds
Client:	Williams Corporation
Address:	45 Vera Rd Te Atatu South Auckland

Sheet
8

Preliminary – Not for Construction Purposes

