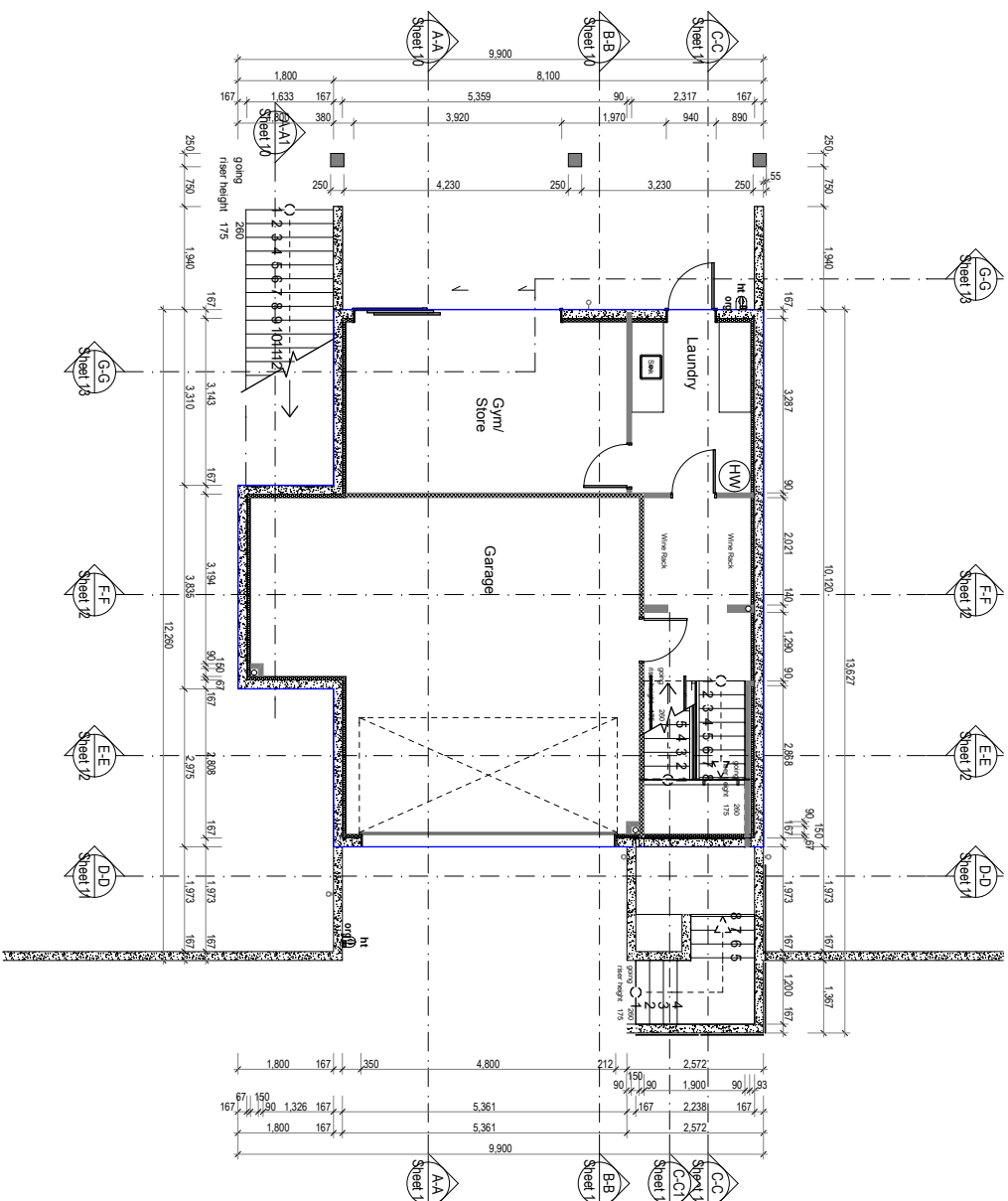
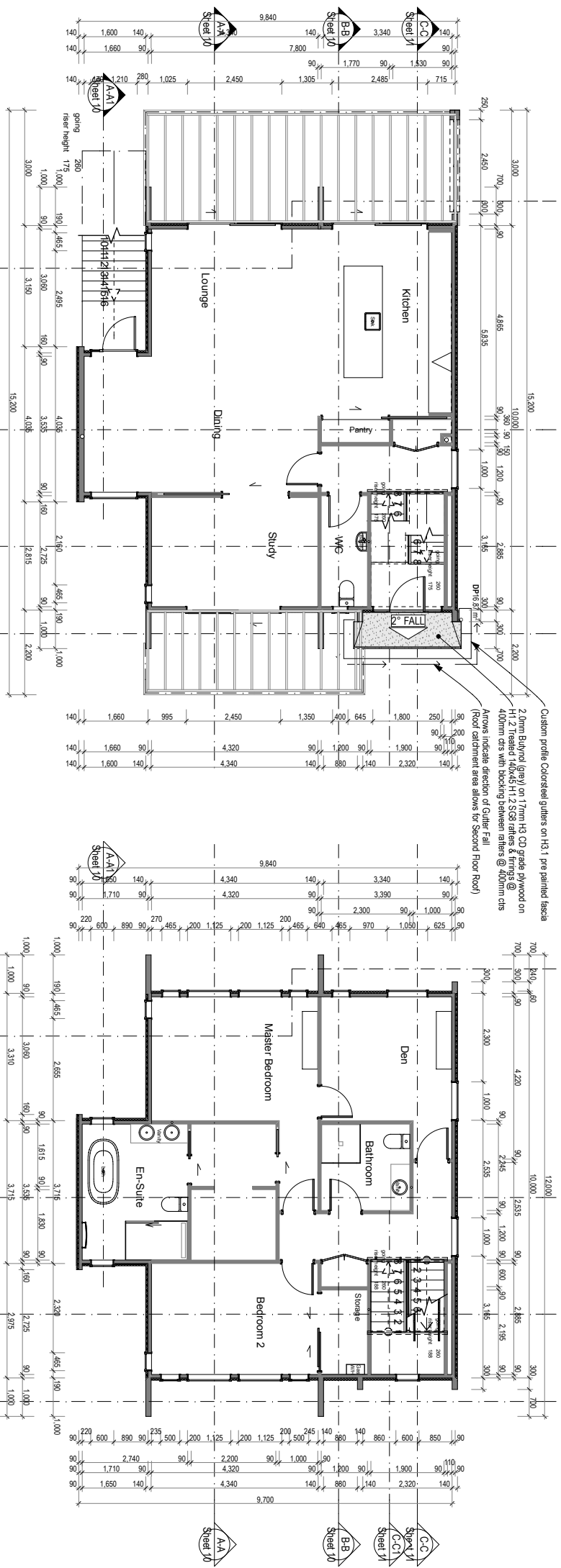


-1.

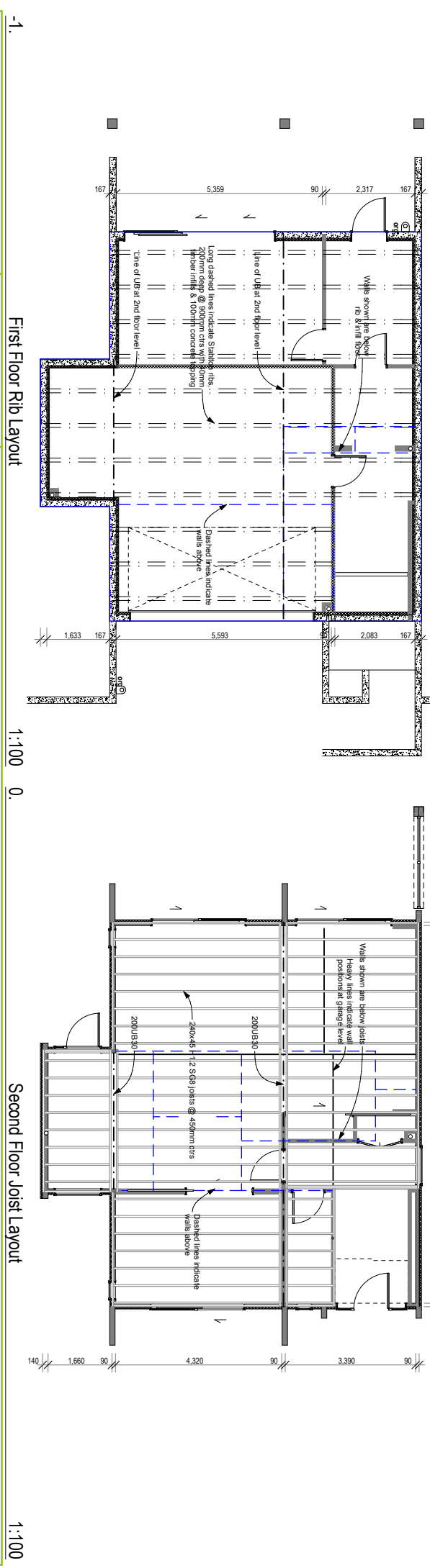
Ground Floor Plan

1:100



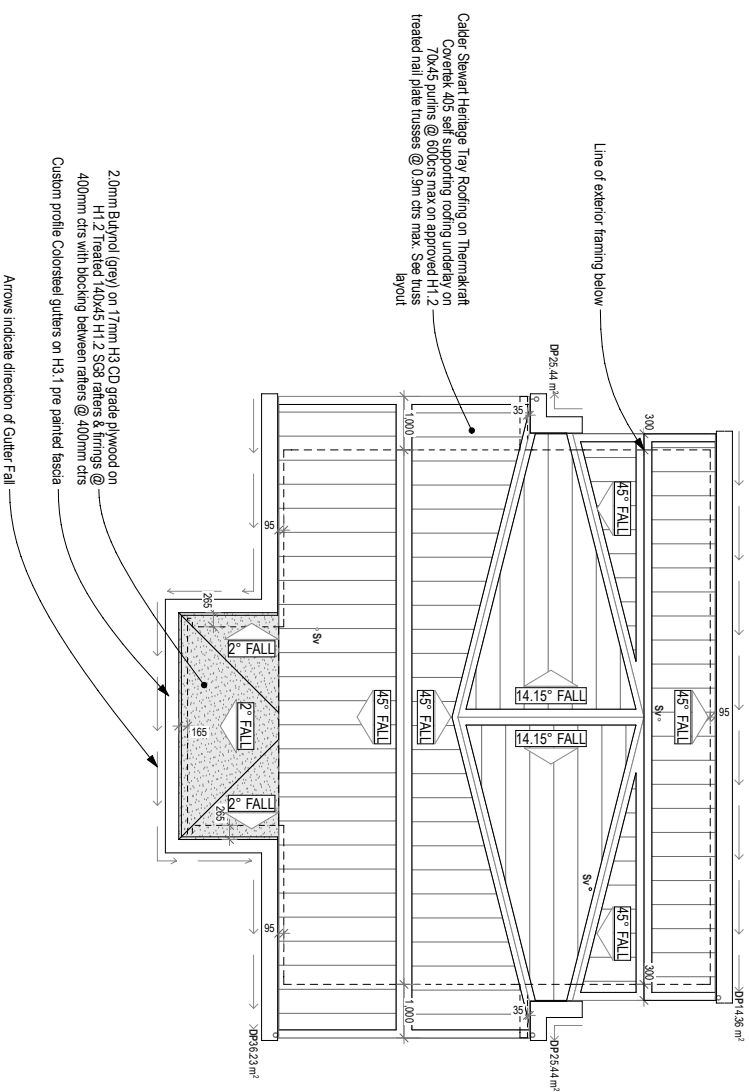


0. First Floor Plan 1:100 1. Second Floor 1:100



-1. First Floor Rib Layout 1:100 0. Second Floor Joist Layout 1:100

1:100



Overflow Relief Gully  
Top of ORG to be 150mm below overflow level or lowest sanitary fixture (shower waste), FFL (shower waste) = ±0  
Top of GT = FFL -150mm  
FGL around GT to be no higher 250mm below FFL around or 175mm paved

VENT PIPES

Discharge pipes up to 40mm Ø = 32mm vent pipe  
Discharge pipes over 40mm Ø = 40mm vent pipe  
Main drain vent pipe (DV) = 80mm vent pipe

Drain Vent (DV) to terminate either:

- 3.0m above ground level
- 600mm above windows / openings
- 150mm above roof
- 600mm above eaves / parapets

All pipes encased in concrete to have Densio Tape (synthetic fabric based tape impregnated and coated with organic based petroleum based compounds) applied  
Pipes shall incorporate expansion joints in accordance with Section 6.4 AS/NZS 2032

Hot water pipes to be sized according to NZBC G12 & NZS 4305.1196  
Mains Pressure: 15mm Ø allows 12m max. pipe length.  
Pipe length beyond this must be bagged

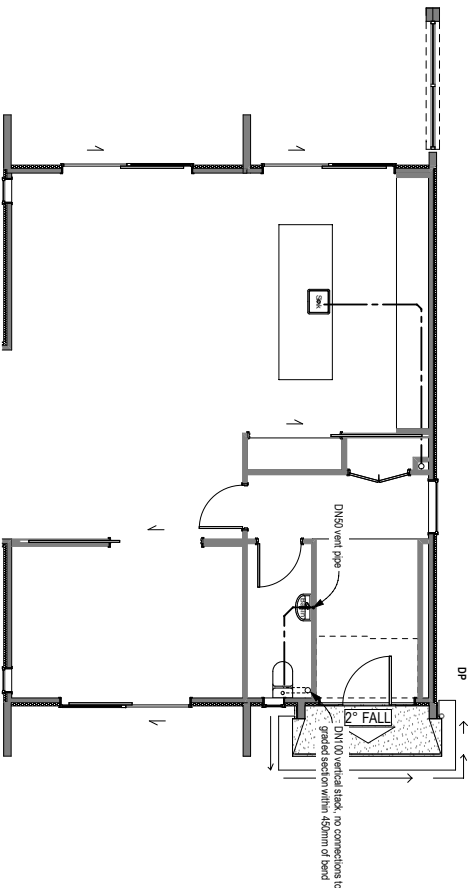
SANITARY FIXTURE	FLOW RATE/TEMP	PIPE DIAMETER
Bath	0.3 at 45°C	15mm
Sink	0.2 at 60°C (hot)	15mm
	0.2 (cold)	15mm
Laundry Tub	0.2 at 60°C (hot)	15mm
	0.2 (cold)	15mm
Basin	0.1 at 45°C	10mm
Shower	0.1 at 42°C	20mm

SANITARY FIXTURE	MIN. PIPE DIA.	MIN. GRADE
Basin	32mm	1:20
Bath	40mm	1:40
Washing Machine	40mm	1:40
Kitchen Sink / Dish Washer	50mm	1:40
Laundry Sink / Washing Machine	50mm	1:40
Shower	40mm	1:40
WC	100mm	1:60
SEWER PIPE	100mm	1:80
STORMWATER PIPE	100mm	1:100

PIPE DIAMETER	MAXIMUM DISTANCE BETWEEN SUPPORTS (mm)
	VERTICAL PIPE
32 to 50	1000
65 to 100	1300
Greater than 100	1800
	GRADED PIPE
	500
	1000
	1300

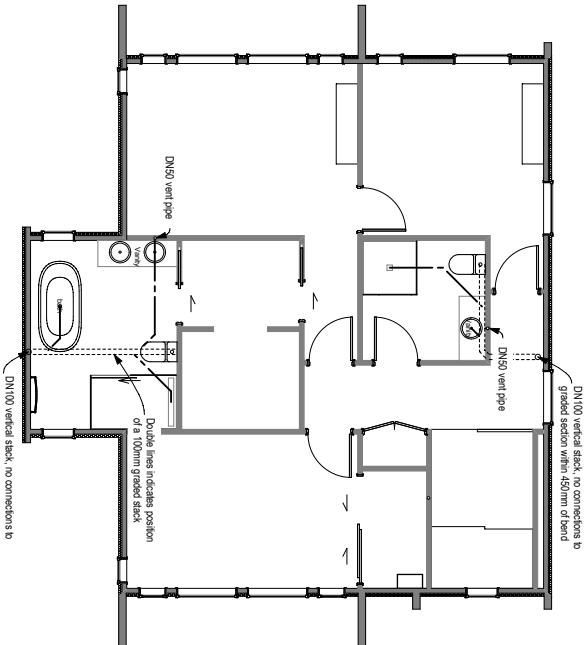
All Plumbing & Drainage to comply with AS/NZS 3500

- Indicates 75x50mm cold steel downpipes (55m<sup>2</sup> per dp)  
Indicates rose tap location (confirm with client)  
Indicates Overflow Relief Gully  
Indicates inspection point  
Indicates Stack vent



First Floor Drainage Plan

1:100



Second Floor Drainage Plan

1:100

1:100



## 1:100

Cable Street Heritage Trail flooring on  
Thameslink Concrete 40s self supporting  
railing underlay on 70x45 pultrus @ 800hrs  
max on timber road trusses

Chalken profile Colchester pattern  
on H4, 1st panel faced facade

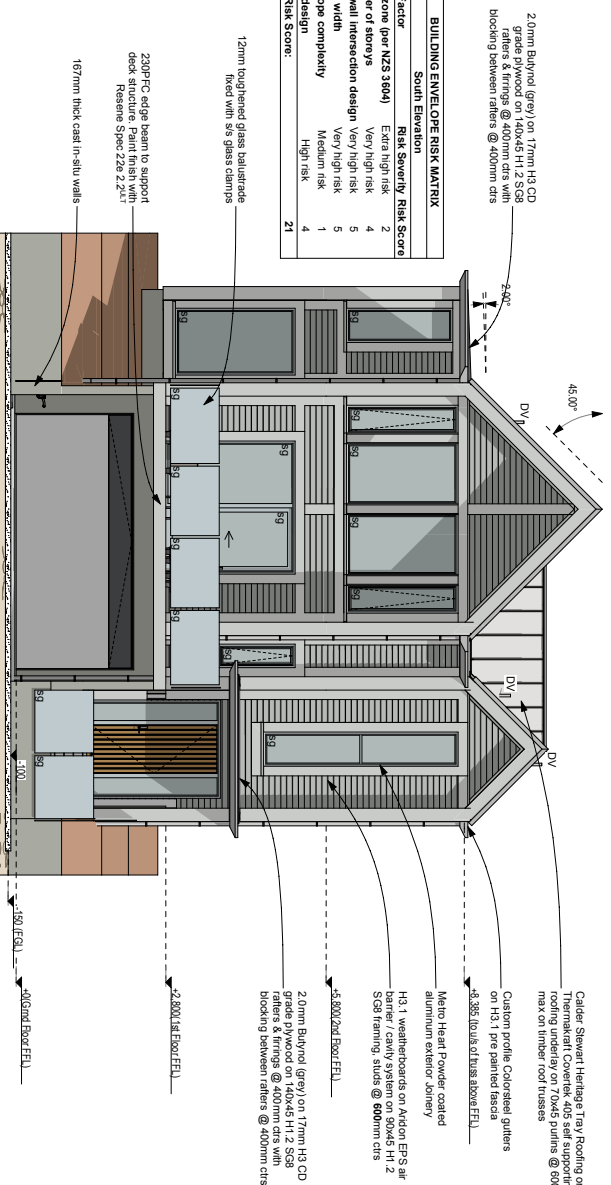
3.35: 100% level of base above FFL

Metro Heat Powder coated  
aluminium exterior Joinery

H3, 1 weatherboards on Adcon EPS air  
cavity insulation 100mm thick  
S&B framing studs @ 600mm c/c's

4.5: 800x240 Dpc FFL

2 plymo Bituflex (grey) on 17mm H3 CD  
grade plywood on 10kx45 H4, S&B

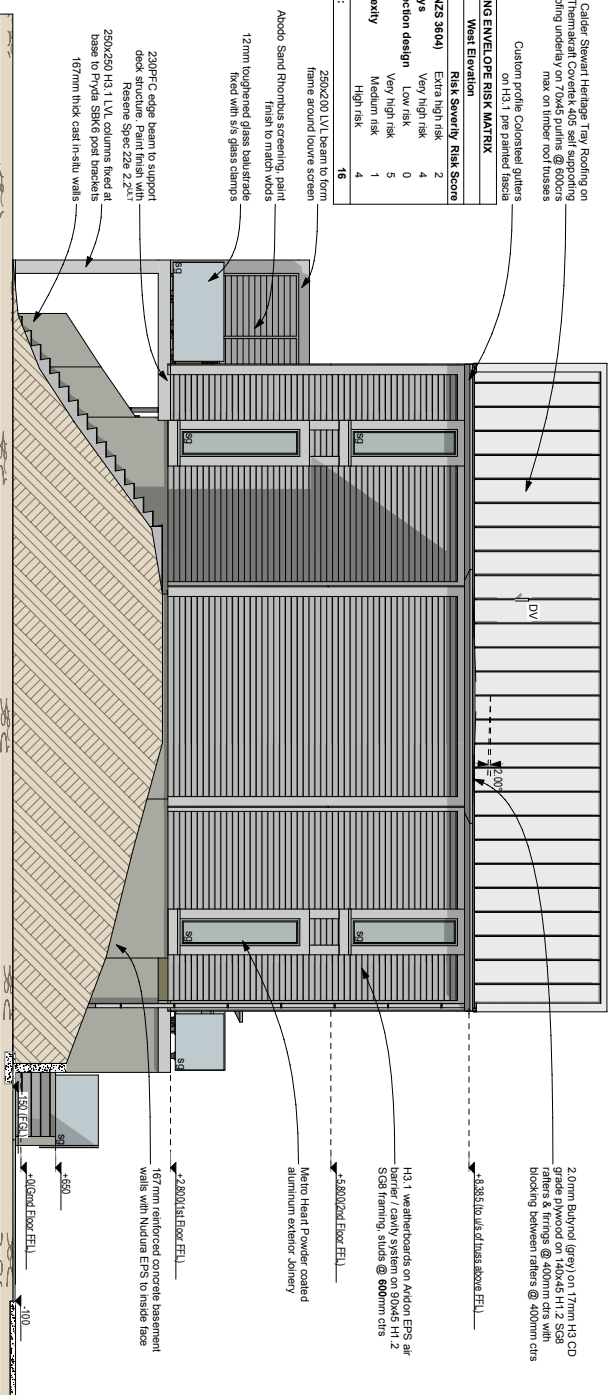


2.0 mm Plywood (grey) on 17 mm H3 CD grade plywood on 140x45 H2 SC8 rafters @ 400mm ctrs with blocking between rafters @ 400mm ctrs

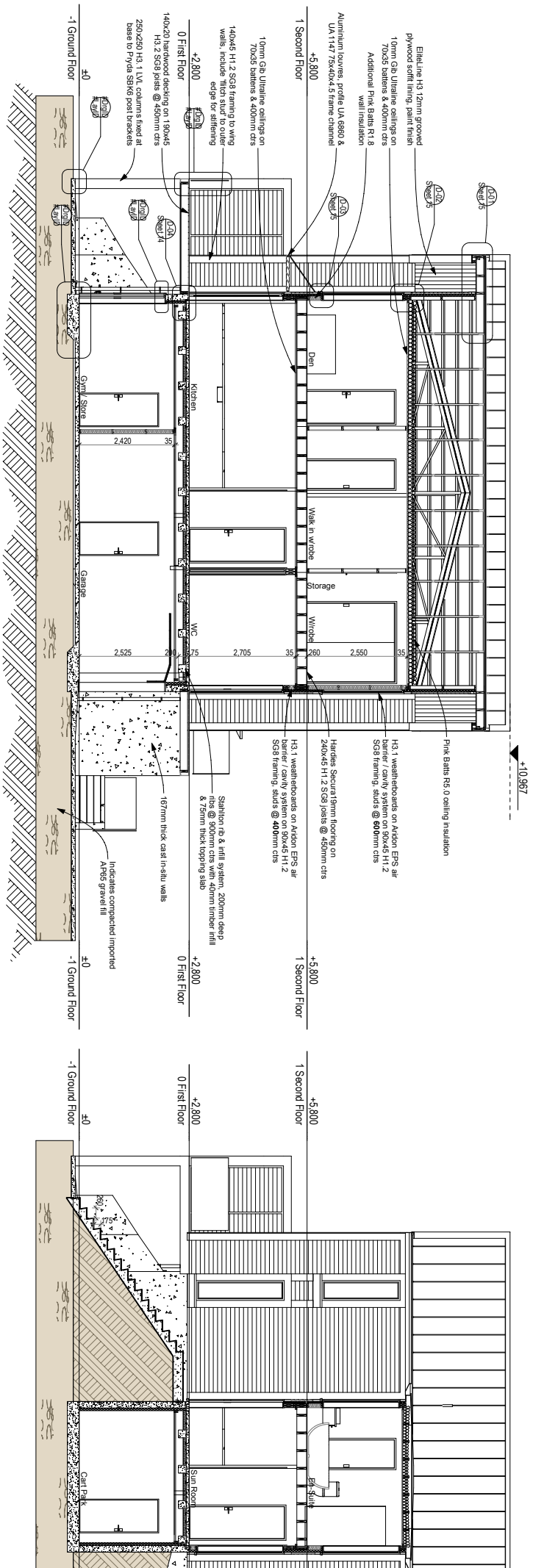
— 3.355 (10 cts of lines above FFL)

H3.1 weathereboards on Ardon EPS air barrier / cavity system on 50x45 H2 SC8 framing studs @ 500mm ctrs

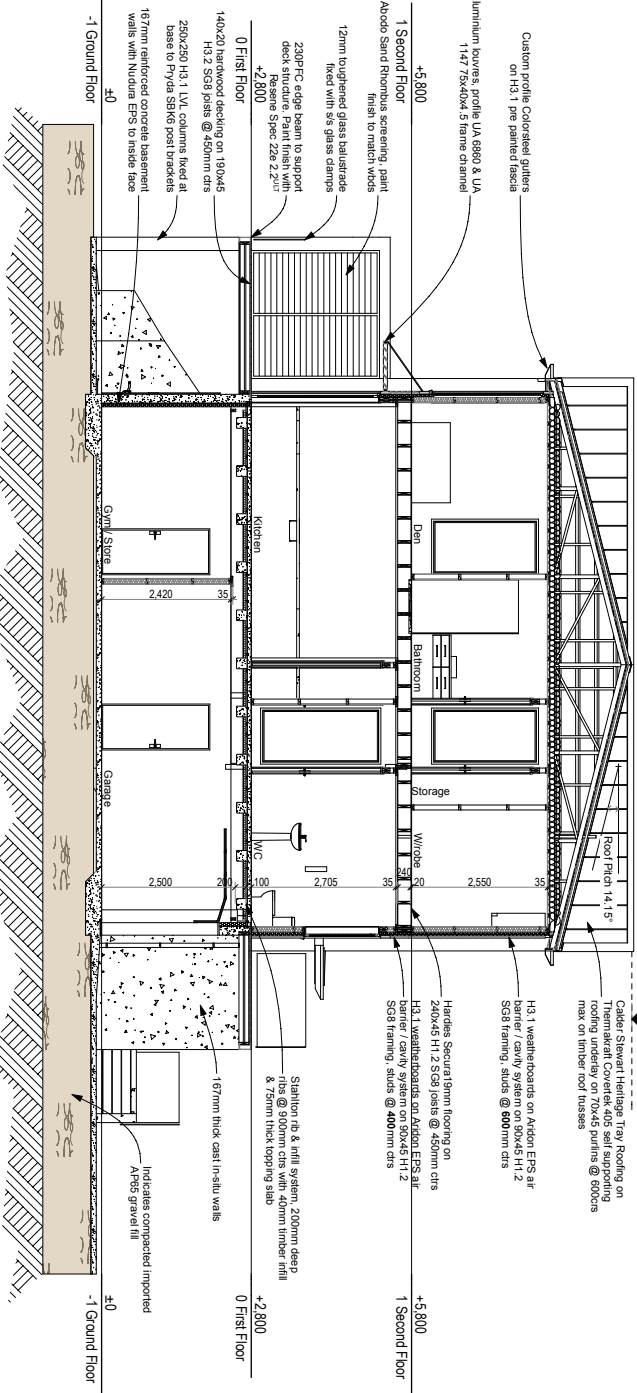
— 5.800 (2nd Floor FFL)



1:100



AA Section 1:100 A-A1 1:100



BB Section 1:100

C-C1

Section

1:100

-1 Ground Floor

0 First Floor

+2.800

+5.800

1 Second Floor

Section

1:100

C-C1

Section

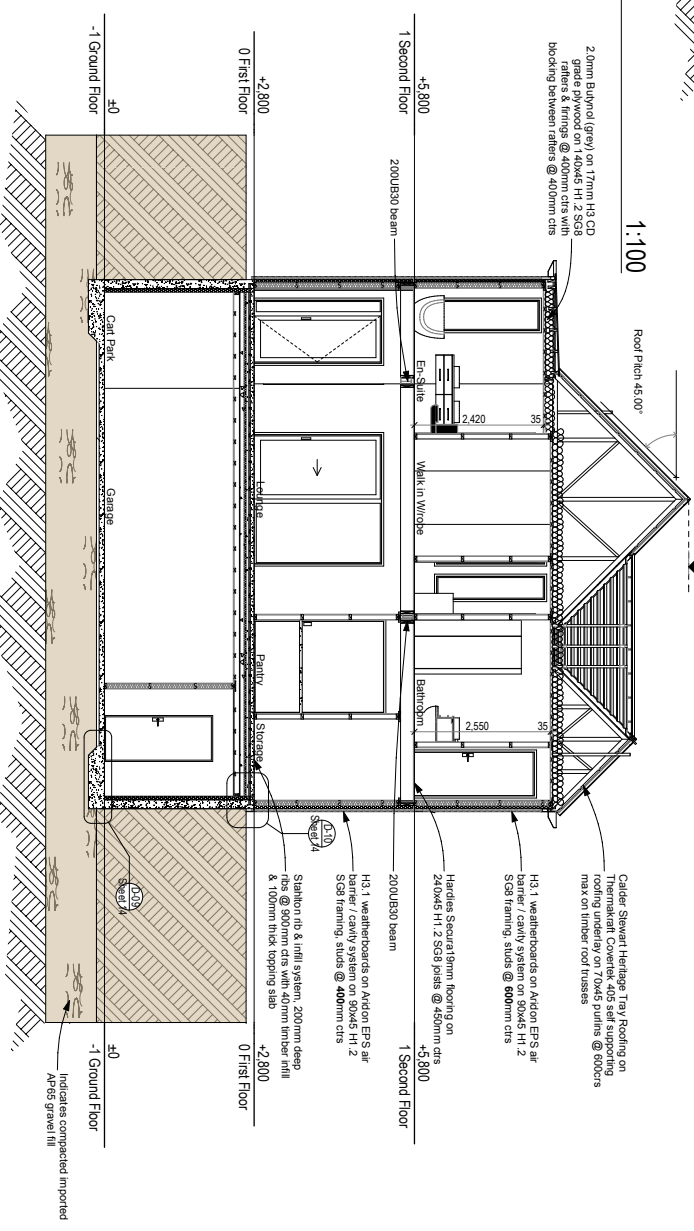
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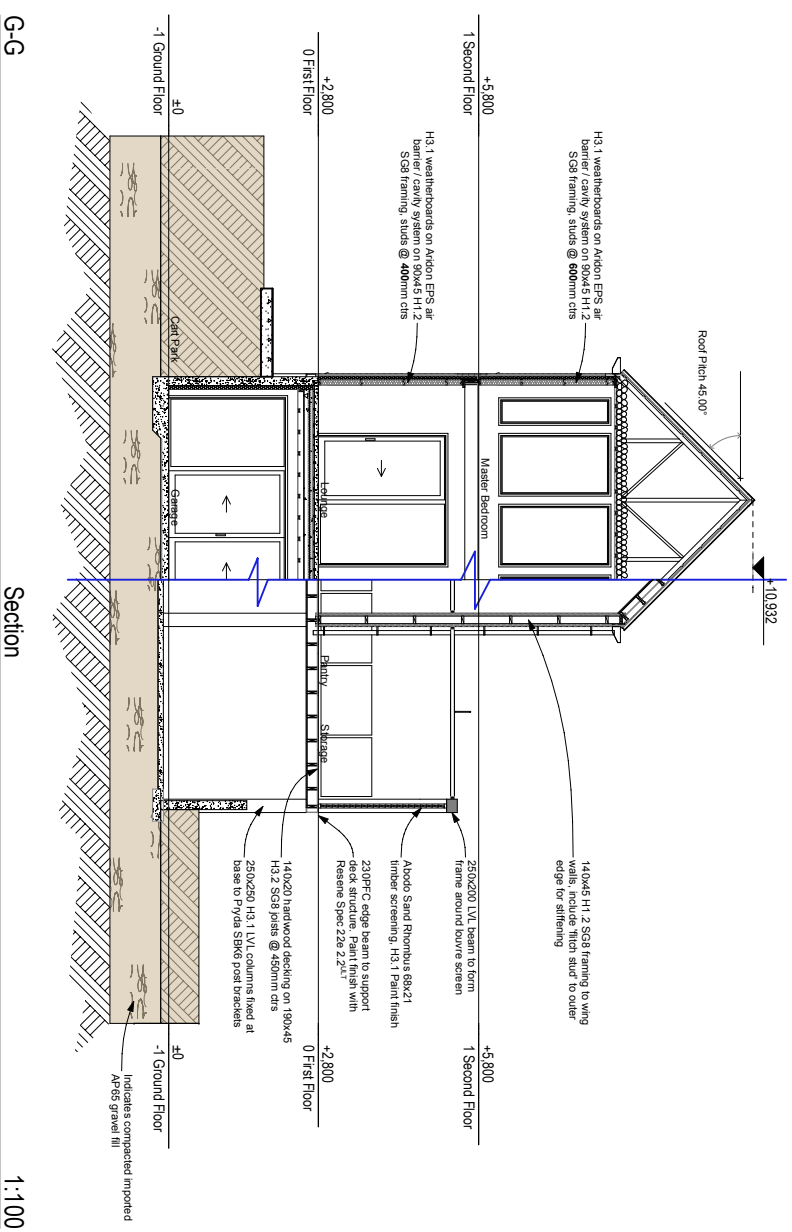
D-D

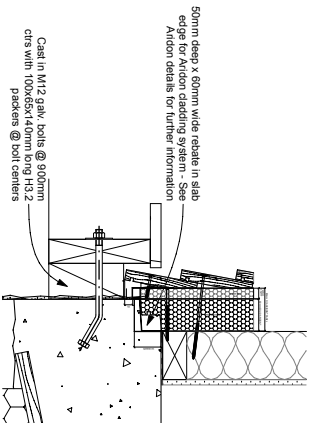
Section

1:100

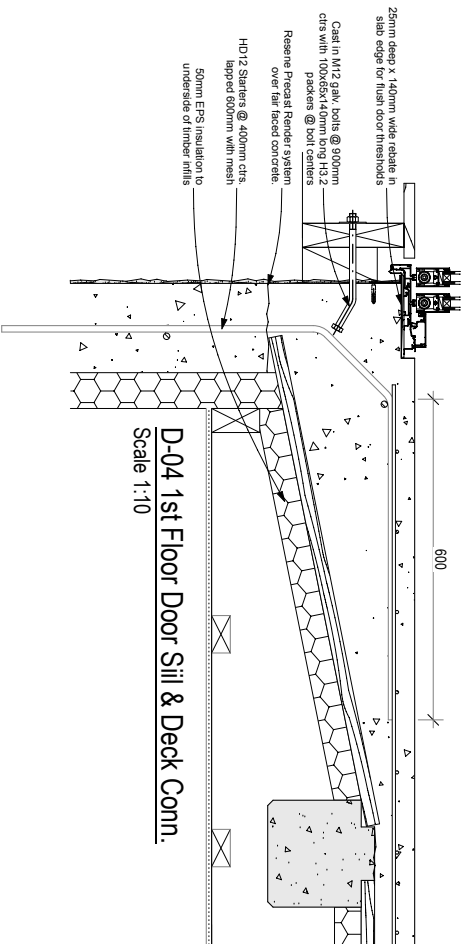
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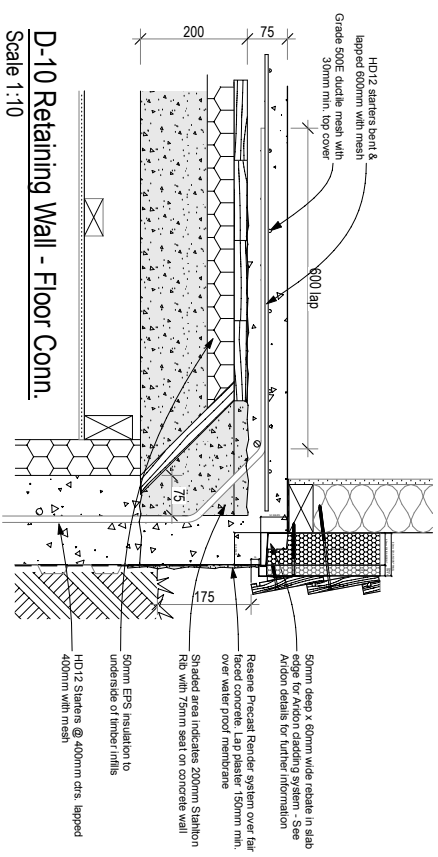




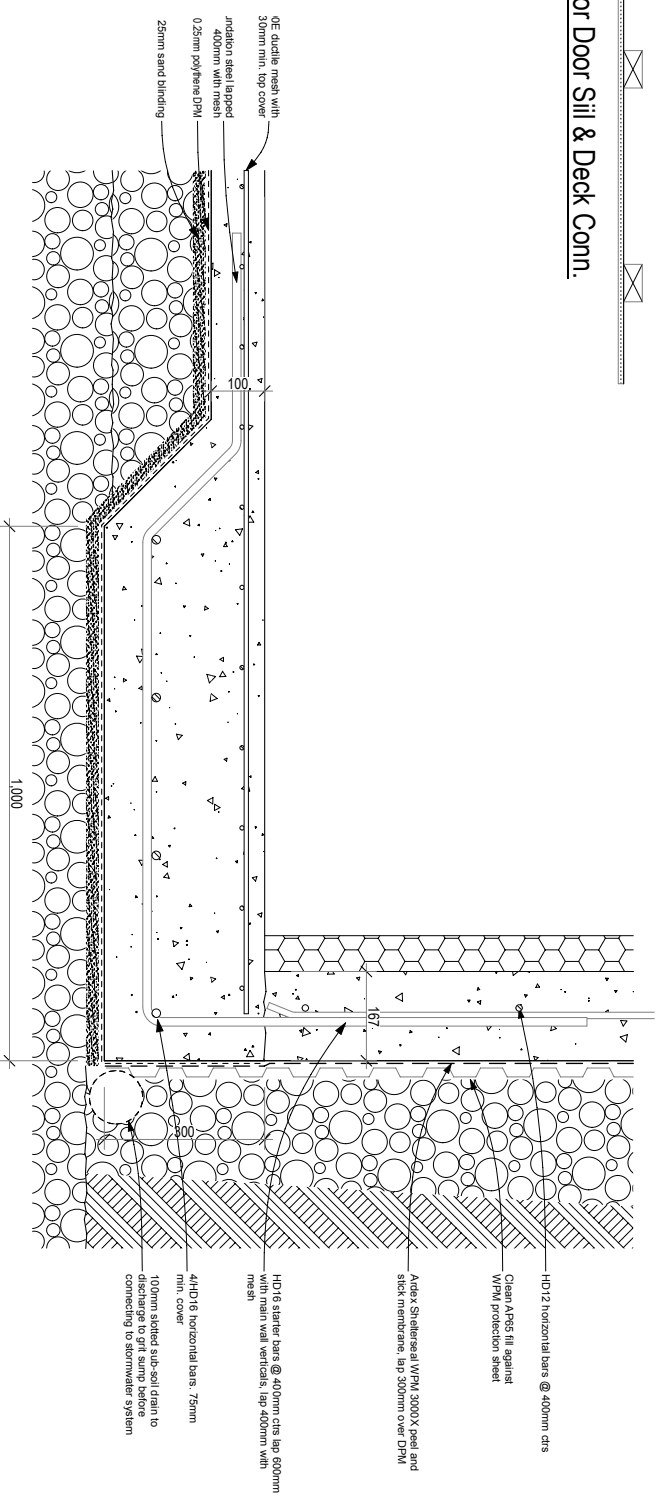
**Deck Connection @ W/bds**



**D-04 1st Floor Door Sill & Deck Conn.**  
Scale 1:10

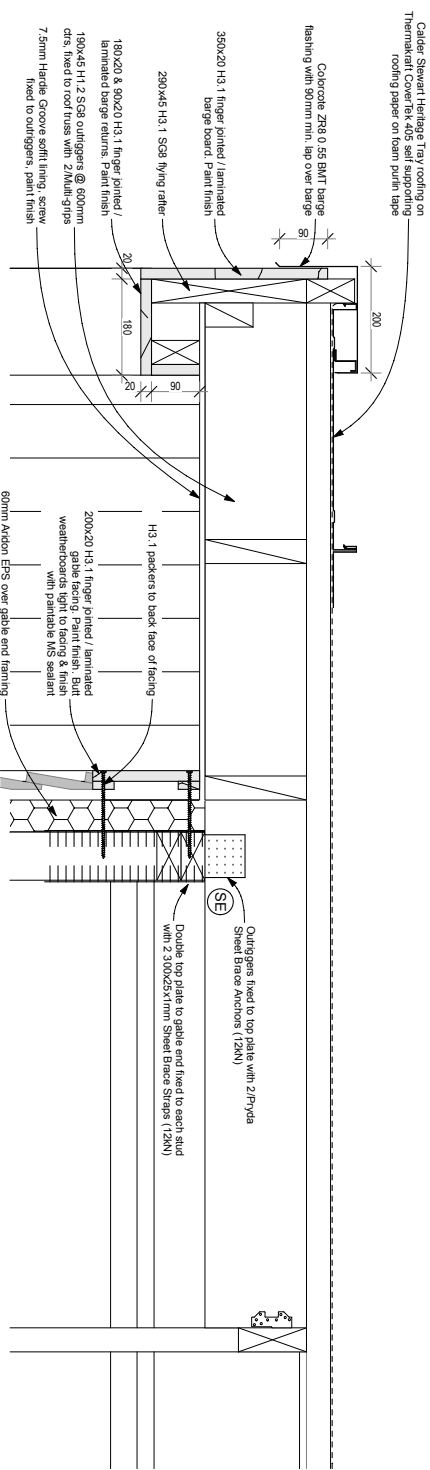


**D-10 Retaining Wall - Floor Conn.**  
Scale 1:10

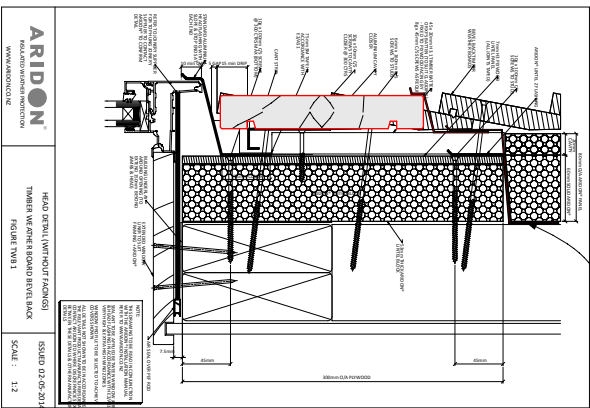


**D-09 Typical Foundation @ Retaining Wall**  
Scale 1:10

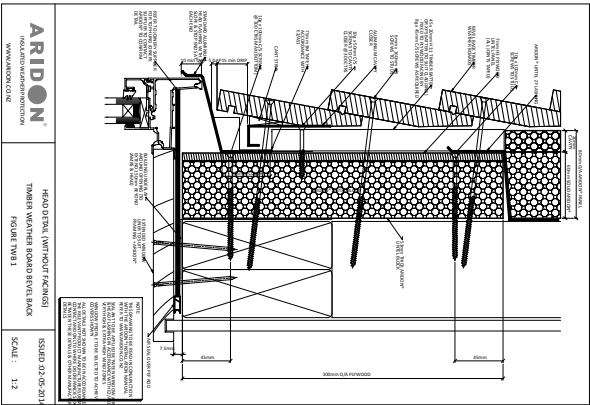




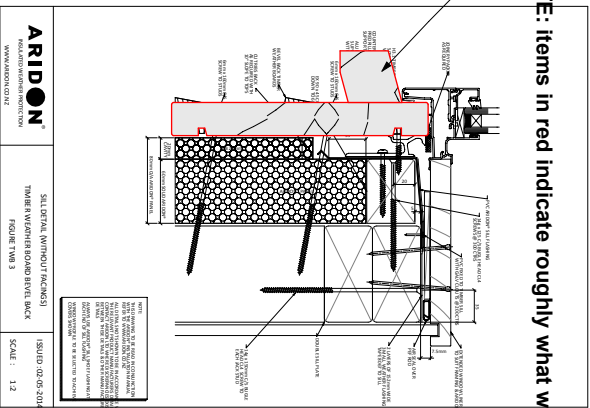
**D-01 Gable Vergle**  
Scale 1:10



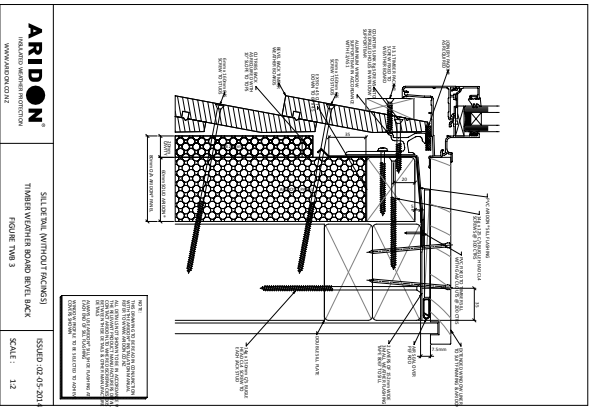
NOTE: Items in red indicate roughly what we require



**D-02 Window Head**  
Scale 1:5



NOTE: Items in red indicate roughly what we require



**D-03 Window Sill**  
Scale 1:5