## West Elevation

new roof
new brickwork

## South Elevation

Detail of steel columns built into brickwork see engineers details.

roof
flashing

parapet 600 mm above gutter and constructed with waterproof mortar cement mortar capped.

7000
5250
1750
500
2450
2200

150 mm × 25 mm hwd with 50 mm × 25 mm cover strip.

## East Elevation

new corrugated iron roof.
new brickwork
existing roof
existing party wall brickwork
new fence

Window frames to be constructed from new 150 mm × 50 mm kiln dried hardwood or 150 mm × 75 mm second hand oregon - kickplates shall be 300 mm × thickness. use 45 mm × 12 mm kdhwd stops and 12 mm sq. beading. glass in doors and casements to be set in silicon.

Glass doors: Mullions + head ex. 100 mm × 50 mm, kickplate ex. 300 mm × 50 mm kiln dried hardwood.
Casements: Frames - ex. 75 mm × 50 mm - kiln dried hardwood.
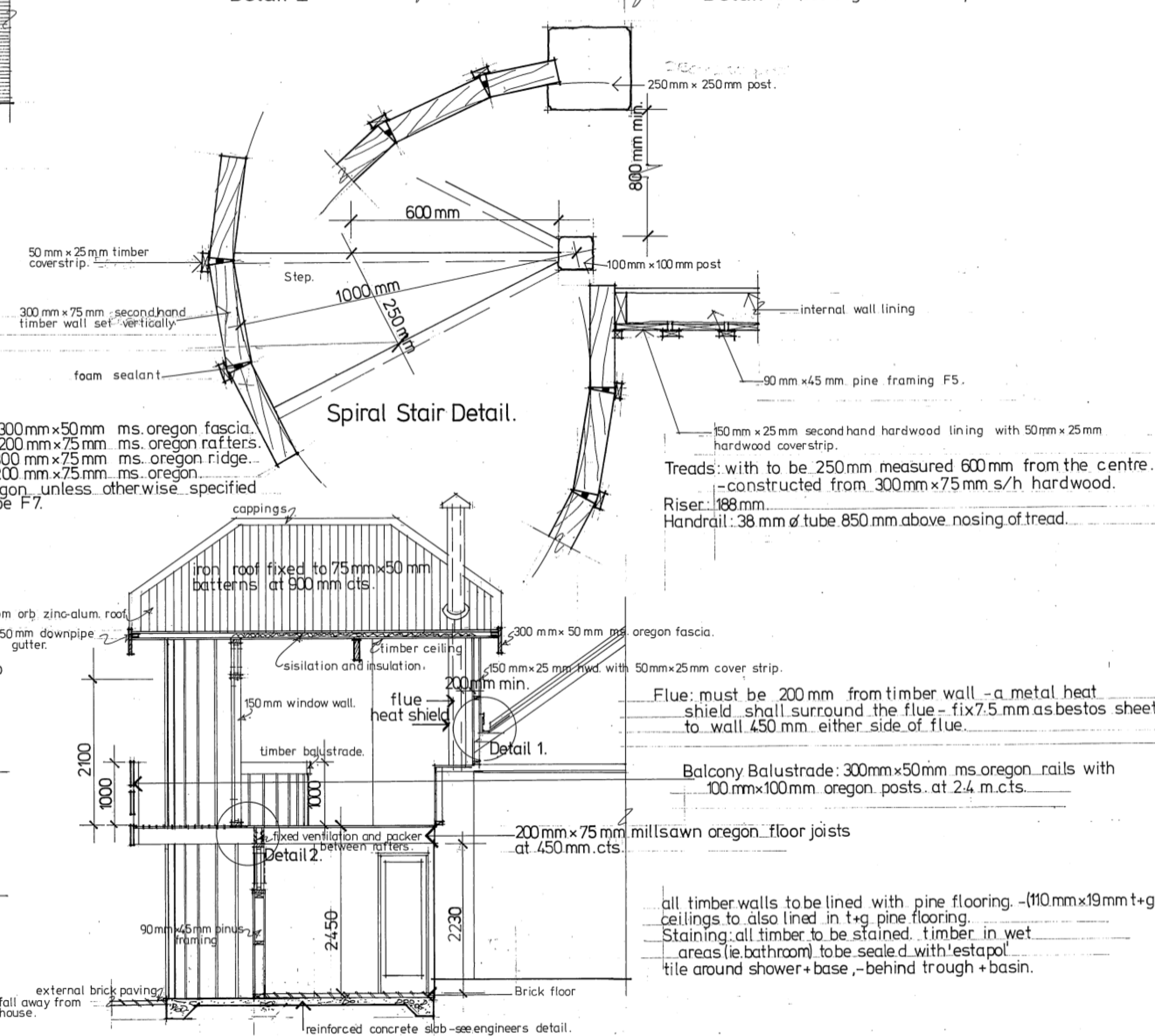
c casement.
f fixed glass.  Glass to comply with A.S.A code 1288.
d glass door.
cross on elevations indicates flywires.

## Detail 2

150 mm × 50 mm rebated cill
70 mm × 19 mm treated pine deck
pine tongue + groove flooring
metal flashing
ventilation soffit and packer between floor joists
150 mm window wall

## Detail 1 (see engineers detail)

150 mm × 25 mm hardwood lining with 50 mm × 25 mm coverstrip.
existing roof iron.
existing roof structure
box gutter.
gutter boards.
90 mm × 35 mm cleat under box gutter.

## Existing Plan.
(existing site plan)

Kitchen
Lounge
Bath.

walls to be removed.

headroom under landing 2042 mm. remaining stair full height of stairwell.

1900
6400
4500 (min. setback)

## Ground Floor
Site Plan.

Crimea street.
90°0′ 7·12
0·46  29·87
Gibdon st.
0·46
6·44
0·38′
7·35
0·9″
22·86
18·0′

Kitchen
Lounge
Family
Bath

Washing machine. drier over. trough. basin. shower. w.c.

new brickwork
300 mm × 75 mm solid timber wall with timber cover strip around stairs.
200 mm × 75 mm ms oregon trimmer.

Stormwater: connect to existing drains and discharge to council stormwater.

270°0′ 7·38
1200  2000
250  100
road.

provide an electric fan switched with light cut into fixed glass.

4500
1900

Note: all timber walls to be framed with 90 mm × 45 mm F5 pine at 600 mm cts.

Fixed ventilation.
Beds  8000 mm²
Bath.  8000 mm²
Family + Kitchen.  14000 mm²

rafter supported by being built into brickwork.

double s.s. flue from open fire below.

## Upper Floor

robe
robe
Bed  Bed
19 mm × 110 mm t+g pine flooring
timber balustrade
new brickwork

3300  100  300
3500
1700
1400

70 mm × 19 mm treated pine decking
200 mm × 75 mm ms oregon rafters.

Balcony
fall yard away from building.

230  3300  100  3300  230
6700

## Spiral Stair Detail.

250 mm × 250 mm post
800 mm min.
600 mm
1000 mm
250 mm
100 mm × 100 mm post
internal wall lining
90 mm × 45 mm pine framing F5.
150 mm × 25 mm second hand hardwood lining with 50 mm × 25 mm hardwood coverstrip.

50 mm × 25 mm timber coverstrip.
Step.
300 mm × 75 mm second hand timber wall set vertically
foam sealant

Fascia: 300 mm × 50 mm ms oregon fascia.
Rafters: 200 mm × 75 mm ms oregon rafters.
Ridge: 300 mm × 75 mm ms oregon ridge.
Hips: 200 mm × 75 mm ms oregon.
All oregon unless otherwise specified shall be F7.

Treads: with to be 250 mm measured 600 mm from the centre. - constructed from 300 mm × 75 mm s/h hardwood.
Riser: 188 mm.
Handrail: 38 mm ø tube 850 mm above nosing of tread.

## Section a-a

cappings
iron roof fixed to 75 mm × 50 mm battens at 900 mm cts.
custom orb zinc-alum. roof.
100 mm × 50 mm downpipe from gutter.
sisilation and insulation.
timber ceiling
150 mm window wall.
300 mm × 50 mm ms oregon fascia
200 mm min.
flue heat shield
Detail 1.
timber balustrade
Detail 2.
fixed ventilation and packer between rafters
90 mm × 45 mm pinus framing
external brick paving
fall away from house.
reinforced concrete slab - see engineers detail.
Brick floor

2100
1000
2100
2450
2230

Flue: must be 200 mm from timber wall - a metal heat shield shall surround the flue - fix 7.5 mm asbestos sheet to wall 450 mm either side of flue.

Balcony Balustrade: 300 mm × 50 mm ms oregon rails with 100 mm × 100 mm oregon posts at 2·4 m cts.

200 mm × 75 mm millsawn oregon floor joists at 450 mm cts.

all timber walls to be lined with pine flooring - (110 mm × 19 mm t+g) ceilings to also lined in t+g pine flooring.
Staining: all timber to be stained. timber in wet areas (ie bathroom) to be sealed with estapol tile around shower + base, - behind trough + basin.

Soil classification : intermediate.
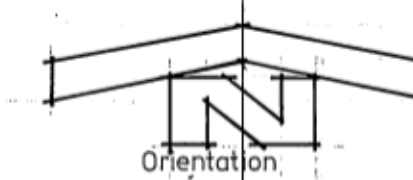Note: all second hand materials must be approved by the building surveyor.

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