

FOUNDATION LAYOUT
SCALE 1:100

FOR: MR. M & MRS. C NORFOLK

FINAL CONSTRUCTION - 29.08.16

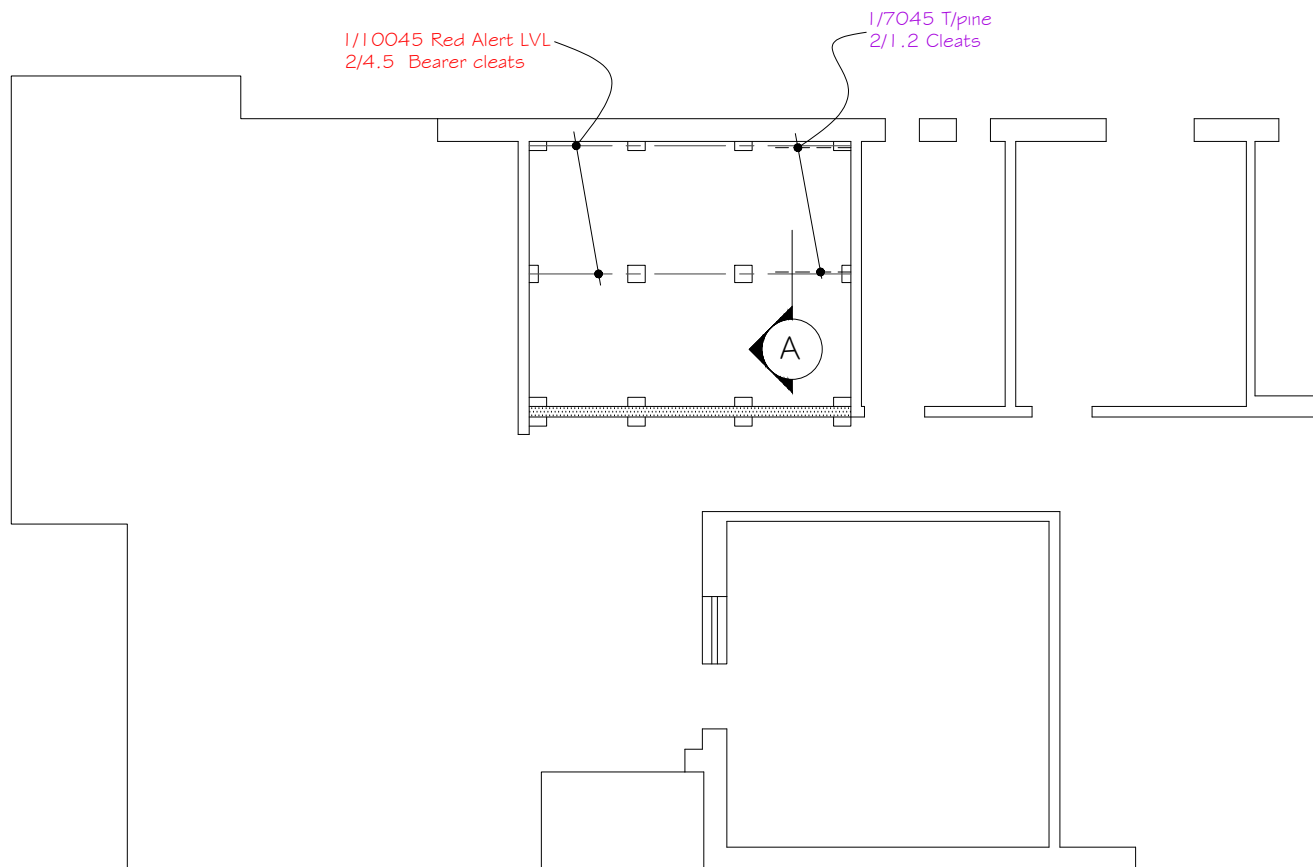
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SHEET: 1 OF 12

AT: 19 OLPHERT AVE, VAUCLUSE. NSW. 2030.

JOB NO: 7735/15 D

Cape Cod
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BEARER LAYOUT
SCALE 1:100

DETAIL A 1:20

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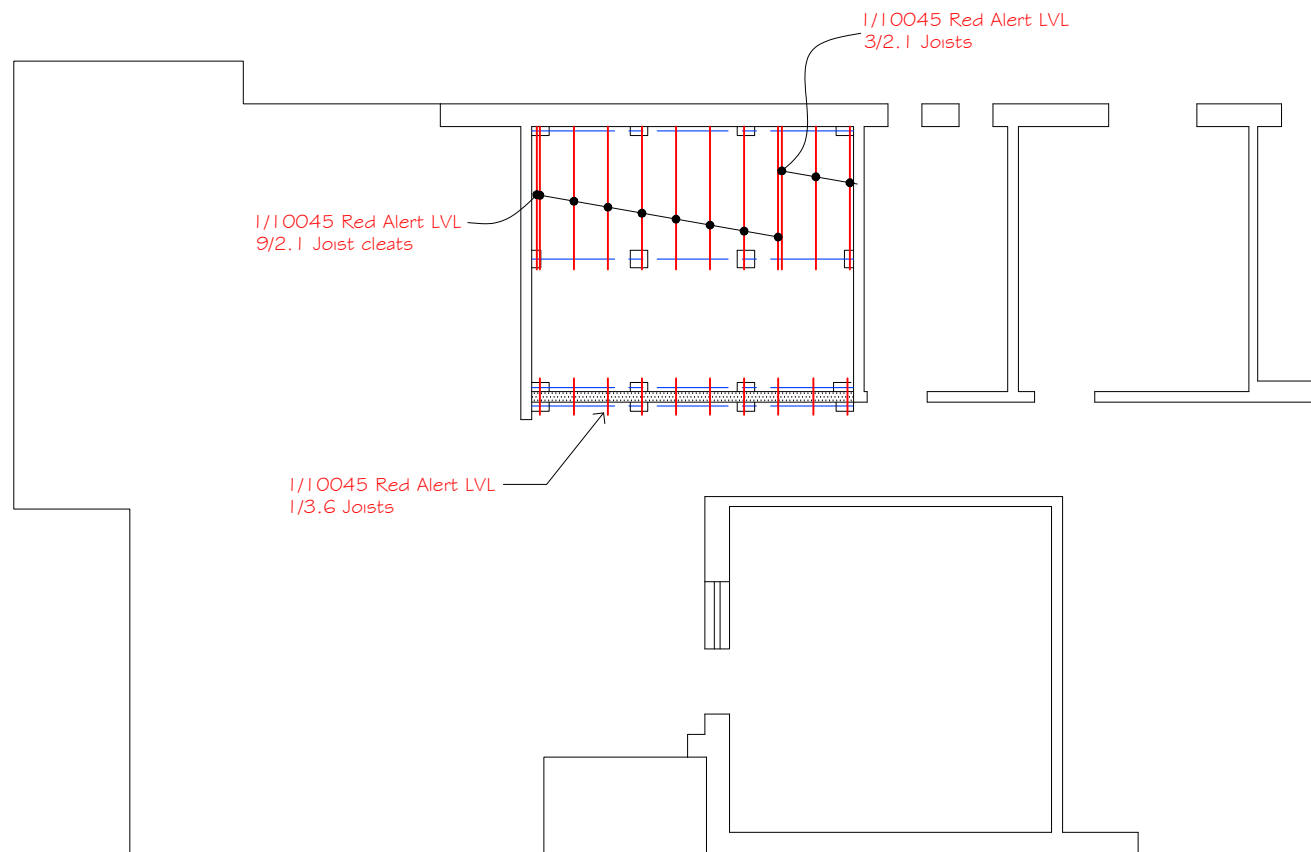
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FLOOR JOIST LAYOUT - Ground Floor
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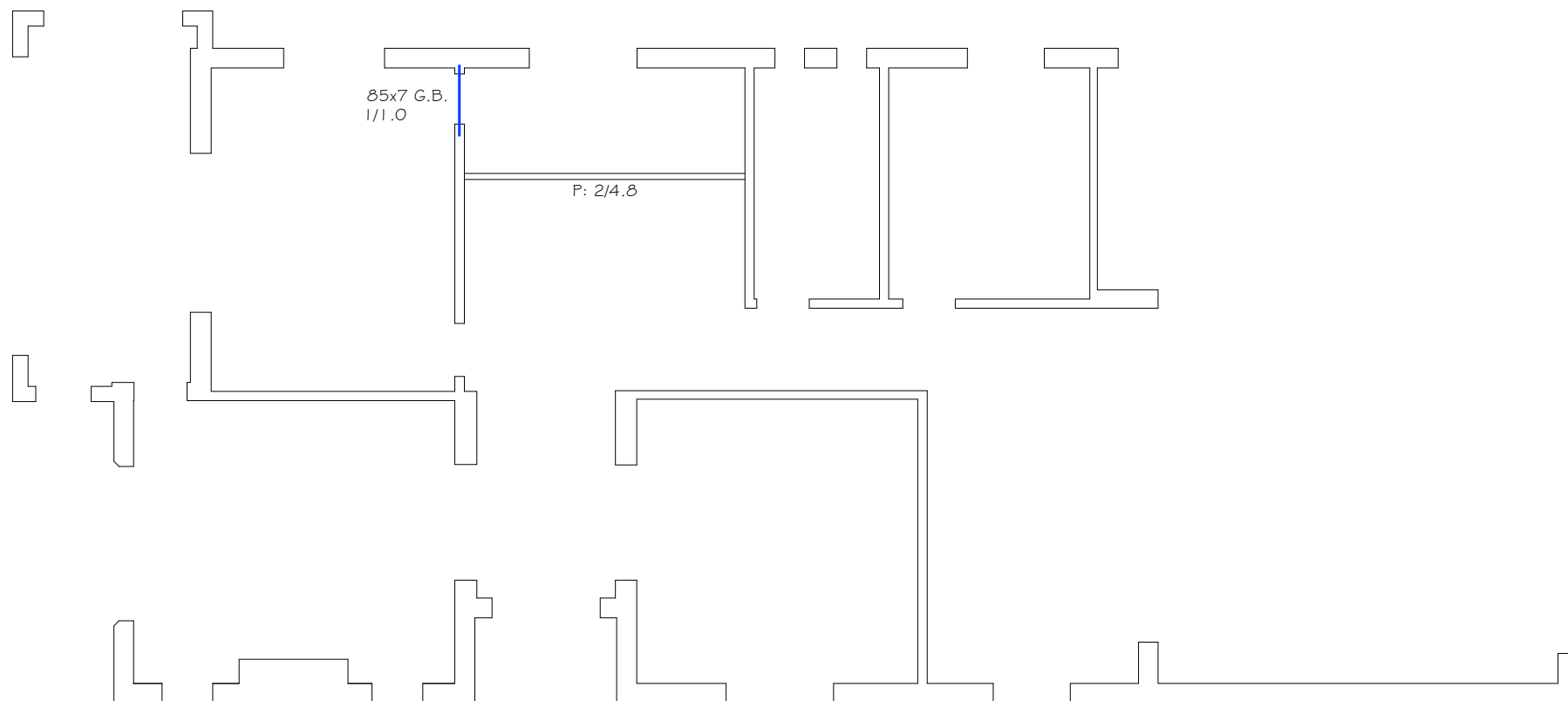
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WALL FRAME and LINTEL LAYOUT - Ground Floor

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- * 90x45 F5 studs at 450mm centres.
- * New timber-framed walls to be secured to brick walls with M10 dynabolts at 600mm centres.

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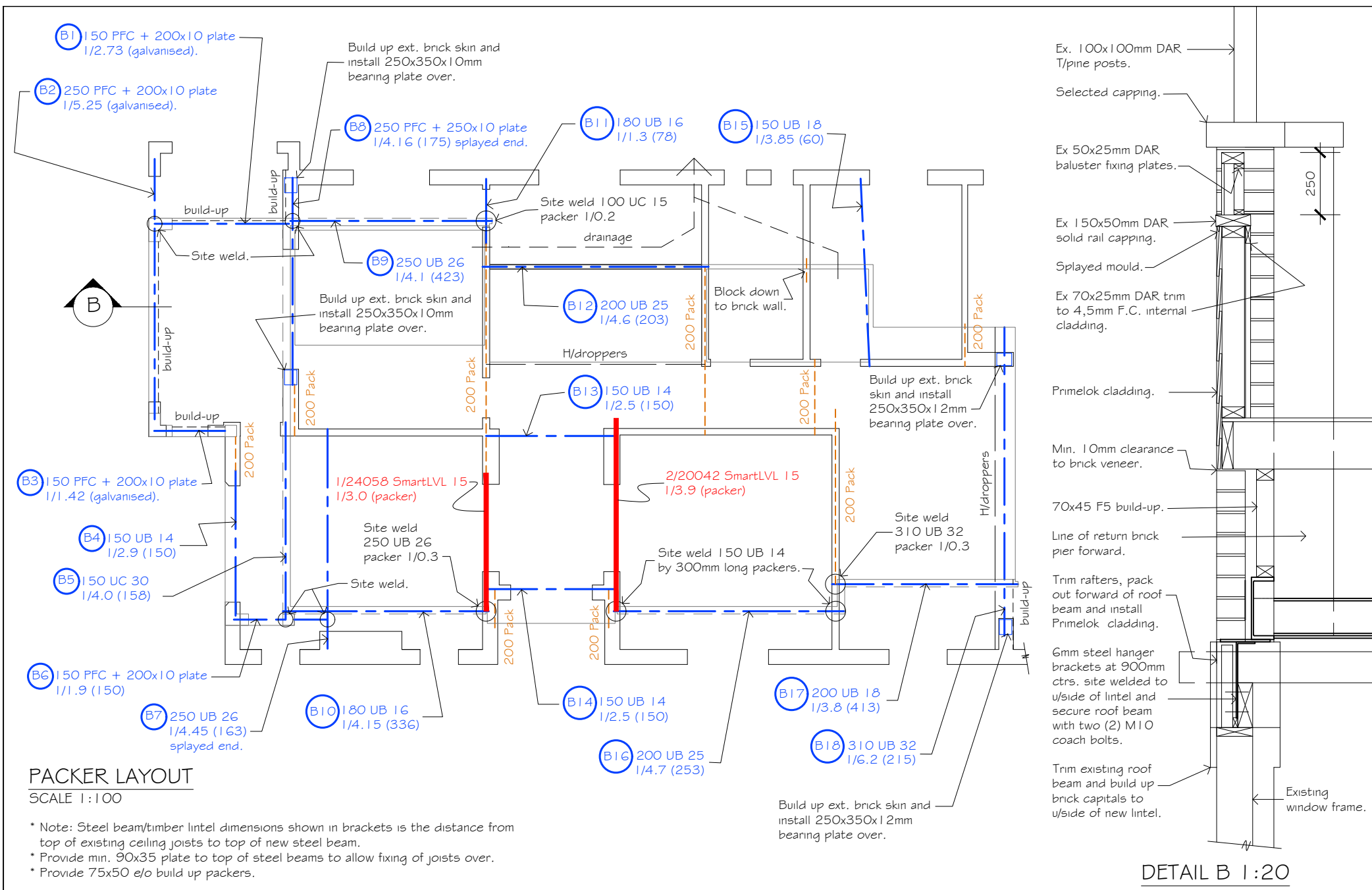
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1/9045 F5
2/4.8 (purlins)

Cut back roof
overhang and
re-pitch part roof.

E

F

Weathertex cladding over
stud build up.

Line of steel beam behind.

Remove timber plate and
build up brick ext. skin.

Remove and re-install
existing roofing if possible.

Remove metal roofing and
install new battens and
purlins over existing rafters.

P.p. zincalume u/flushing
down to existing gutter.

Existing roof beam and
window to remain.

Stud build-up with
weatertex cladding.

DETAIL E 1:20

Brick on edge
header course.

Remove and
re-install metal
roofing if possible.

70x45 F5 battens.

Stud build up and
weatertex cladding.

Demolish roof overhang
and re-pitch roof.

DETAIL F 1:20

ROOF RE-PITCH - Sunroom roof

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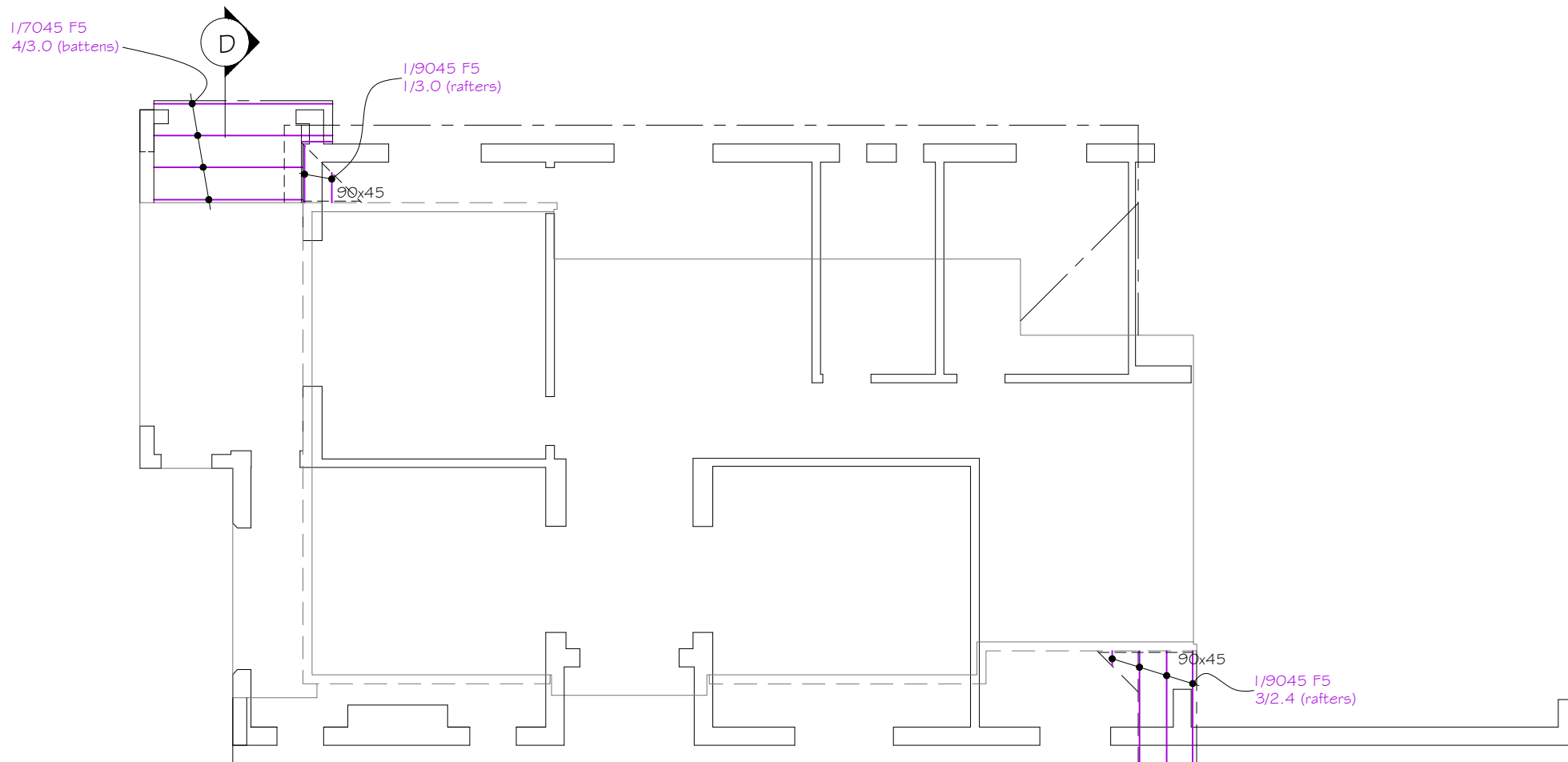
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RAFTER LAYOUT - Ground Floor Re-pitch
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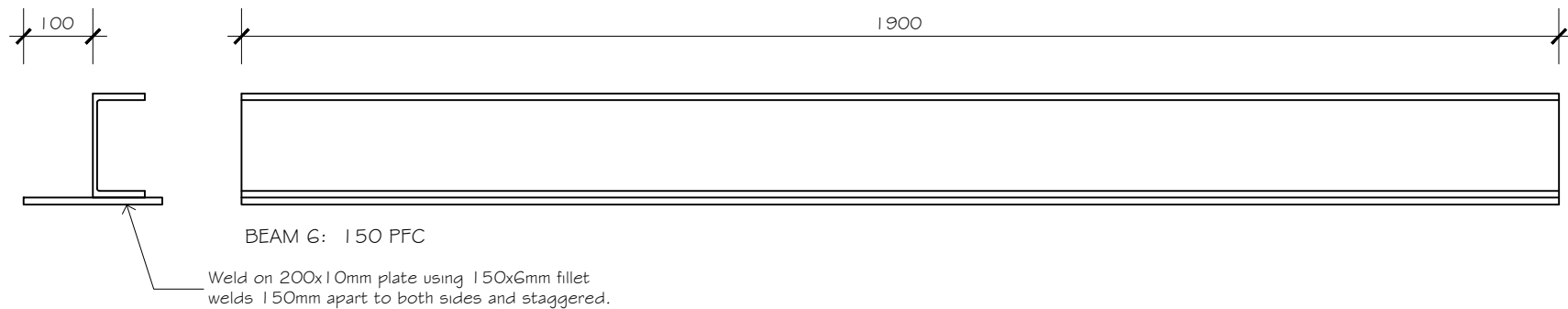
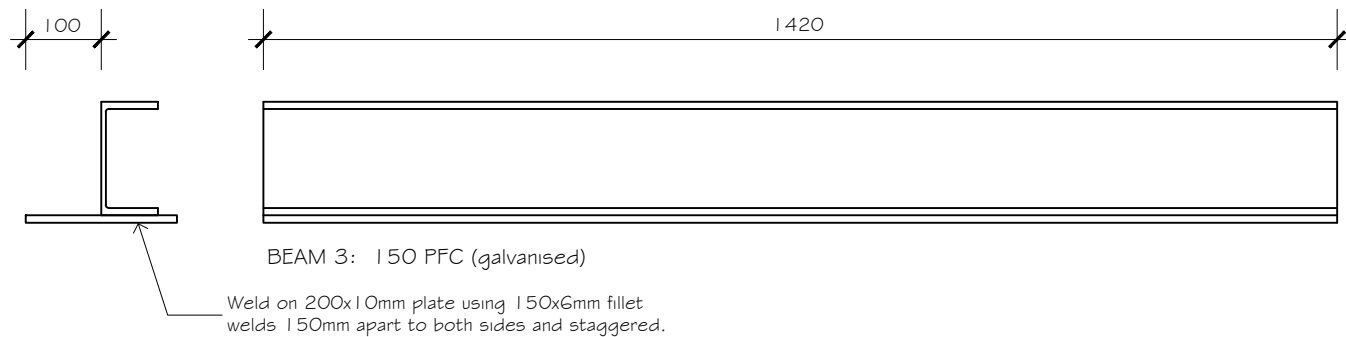
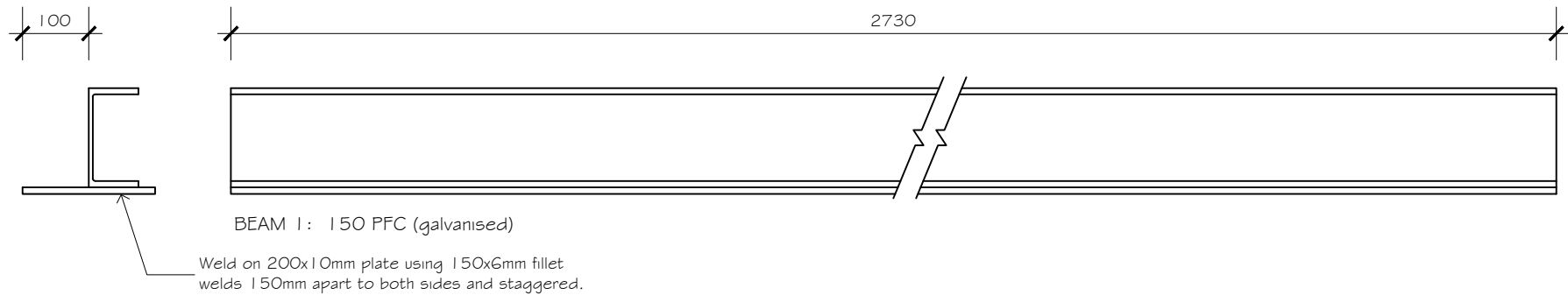
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STEELWORK DETAILS

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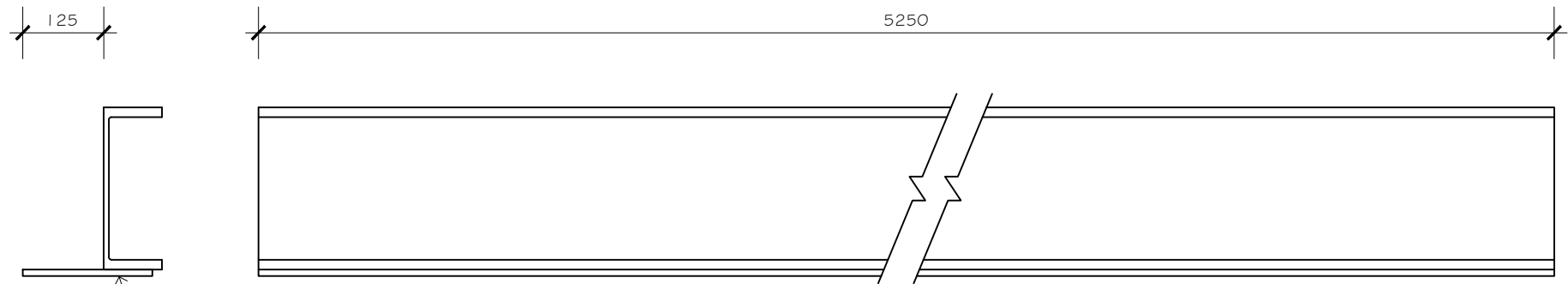
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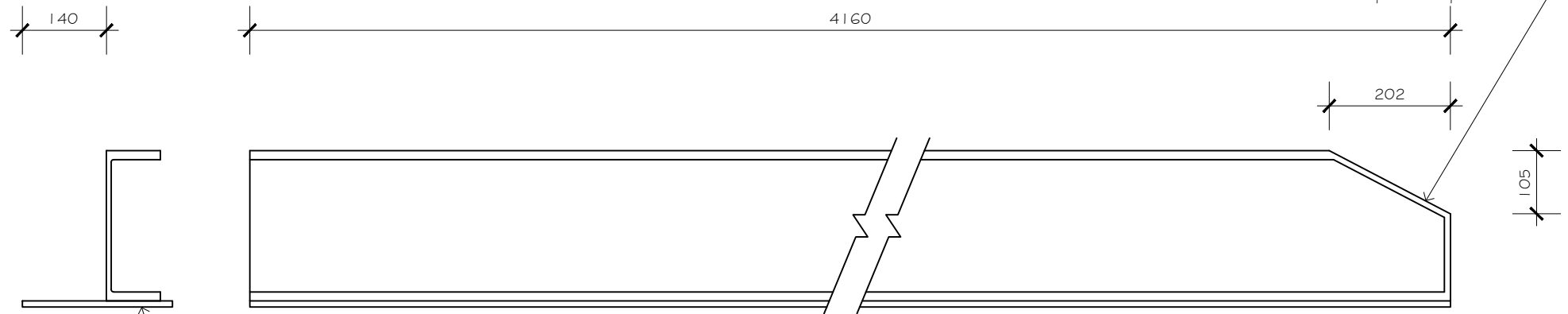
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BEAM 2: 250 PFC (galvanised)

Weld on 200x10mm plate using 150x6mm fillet welds 150mm apart to both sides and staggered.



BEAM 8: 250 PFC

Weld on 250x10mm plate using 150x6mm fillet welds 150mm apart to both sides and staggered.

Splay beam end and weld on 10mm top and end plates.

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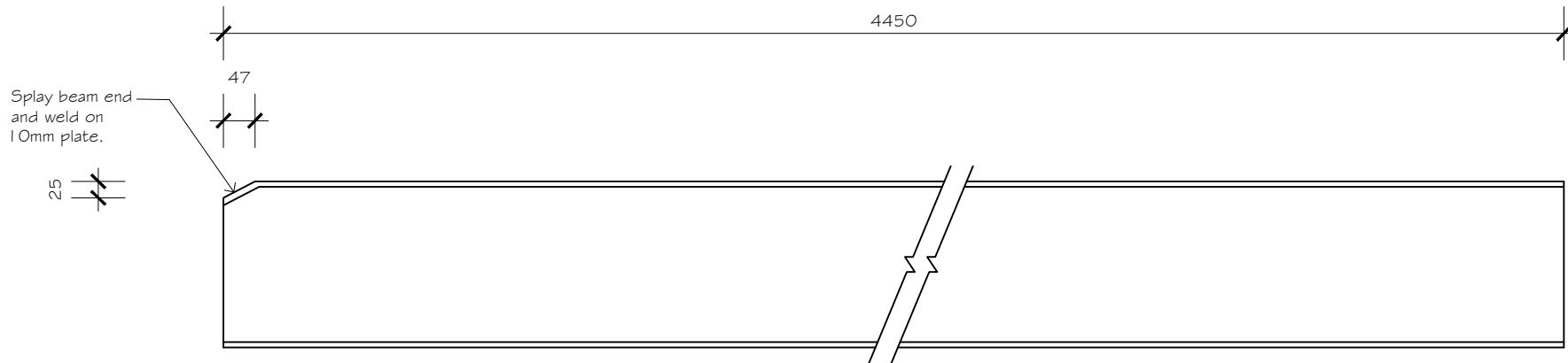
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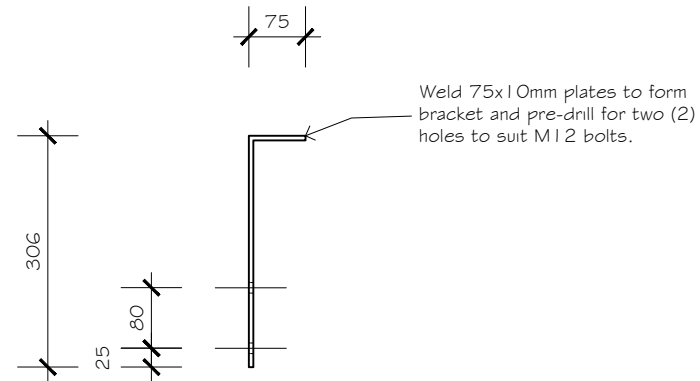
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BEAM 7: 250 UB 26



BRACKET six (6) off (galvanised)

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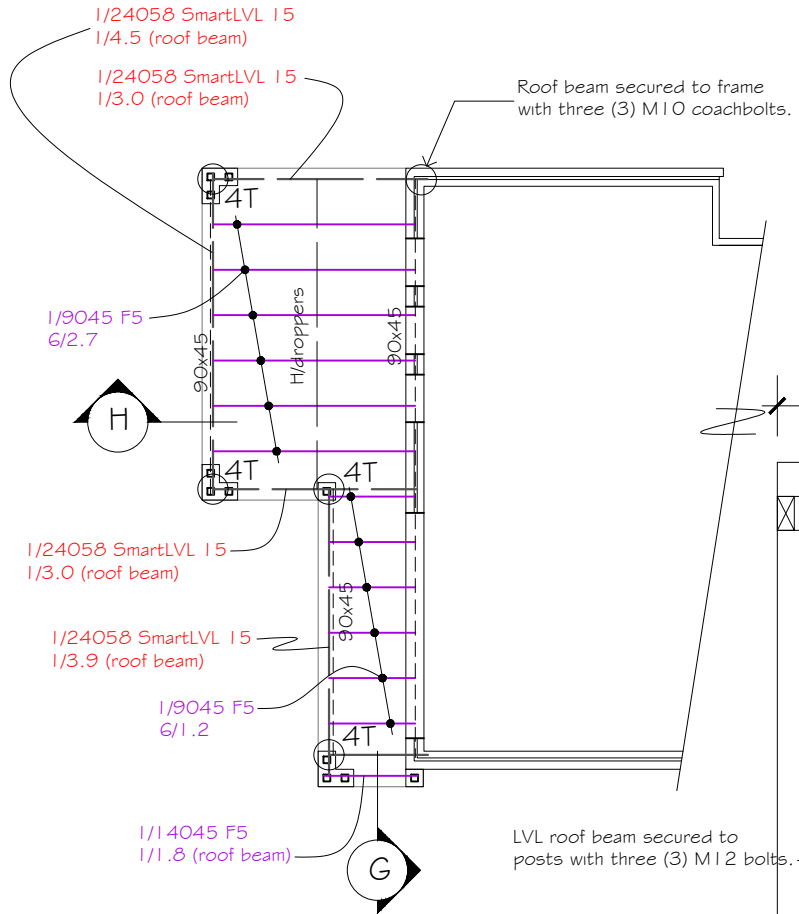
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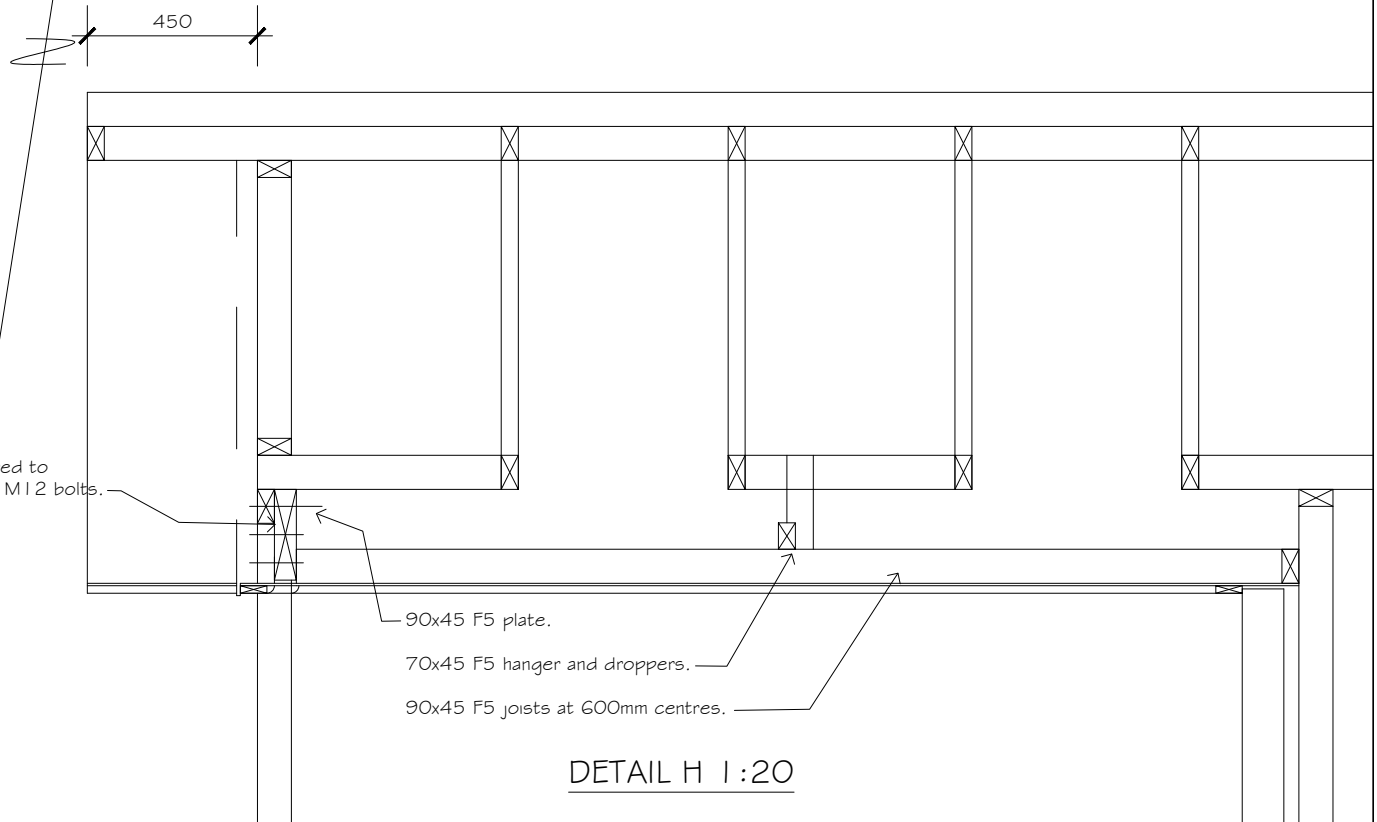
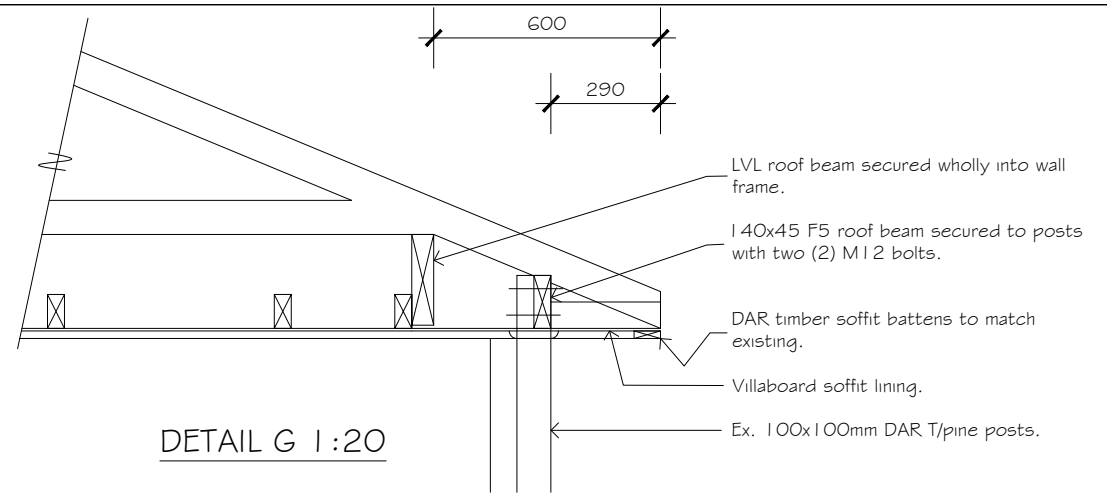
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BALCONY SOFFIT FRAME LAYOUT

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- * 4T - denotes to provide min. four (4) Trip-L-grips 40 nails.
- * LVL - Denotes tiling smart lvl



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