

PACKER LAYOUT - FIRST FLOOR

SCALE 1:100

- * STEEL BEAM DIMENSIONS SHOWN IN BRACKETS ARE THE DISTANCE BETWEEN TOP OF EXISTING CEILING JOISTS AND TOP OF NEW STEEL BEAMS
- * PROVIDE 90 X 45 PLATES TO TOP OF STEEL BEAMS B1 - B4 TO ALLOW FIXING OF JOISTS OVER/ADJACENT
- * PROVIDE FIRE CUT ENDS TO BEAMS B1 - B4 WHERE SHOWN CIRCLED

FOR: MR P & MRS L SHEEHY

FINAL CONSTRUCTION - 08.05.17

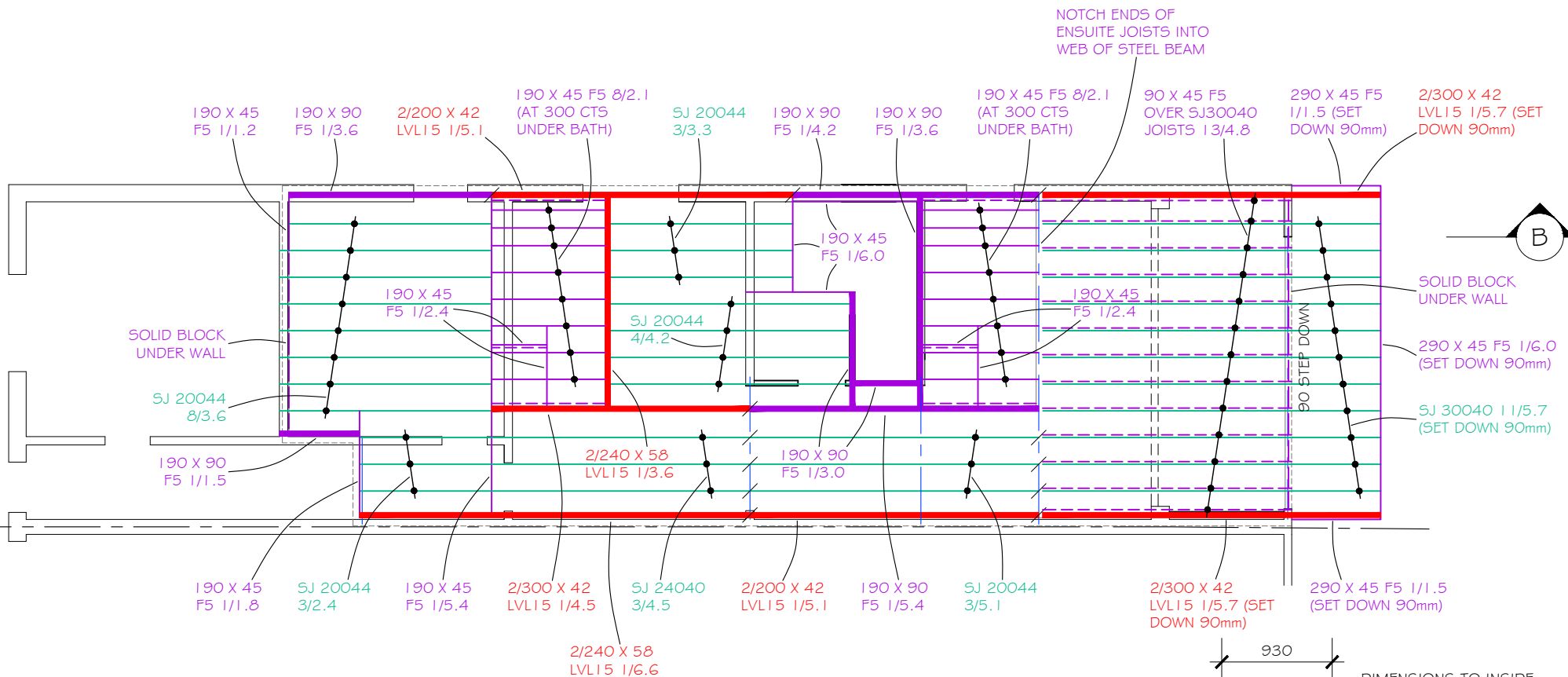
AMENDED - 02.05.17 CS
AMENDED - 31.01.17 SDS
PREPARED - 15.12.16 SDS

SHEET: 1 OF 11

AT: 12 BROOK STREET, COOGEE

JOB NO: 7774/16 E

Cape Cod
AUSTRALIA



FLOOR JOISTS - FIRST FLOOR

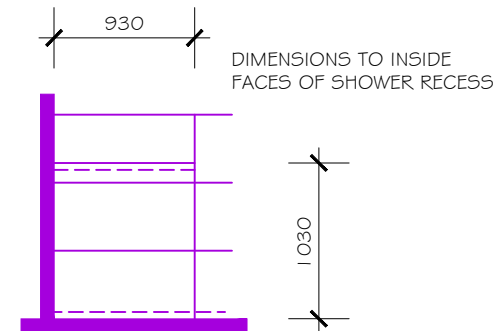
SCALE 1:100

- * PROVIDE 70 X 45 TRIMMERS FOR FIXING WET AREA & DECK FLOORING WHERE SHOWN DASHED
- * SJ - DENOTES TILLING SMART JOISTS
- * LVL - DENOTES TILLING SMART LVL
- * LAYOUT TO BE READ IN CONJUNCTION WITH SECTION B

TYPICAL SHOWER RECESS DETAIL

SCALE 1:50

- * SET DOWN WET AREA JOISTS 35mm AND SHOWER RECESS JOISTS AN ADDITIONAL 20mm



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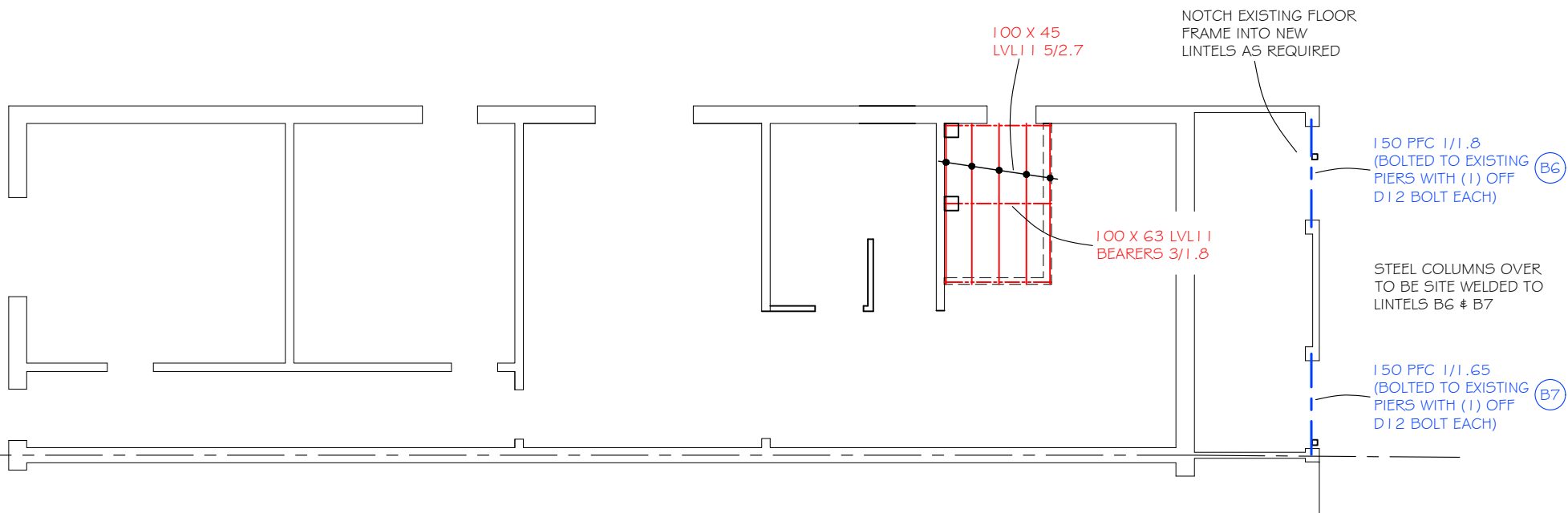
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SHEET: 2 OF 11

AT: 12 BROOK STREET, COOGEE

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FLOOR JOISTS - GROUND FLOOR

SCALE 1:100

- * PROVIDE (2) OFF 230 X 230 BRICK PIERS WHERE INDICATED ON CONCRETE FOOTINGS TO ENGINEERS DETAILS
- * SUPPORT BEARERS ON EXISTING RISER WALLS WHERE POSSIBLE
- * FLOOR JOISTS TO BE AT MAX. 450 CTS
- * LVL 11 DENOTES TILLING SMART

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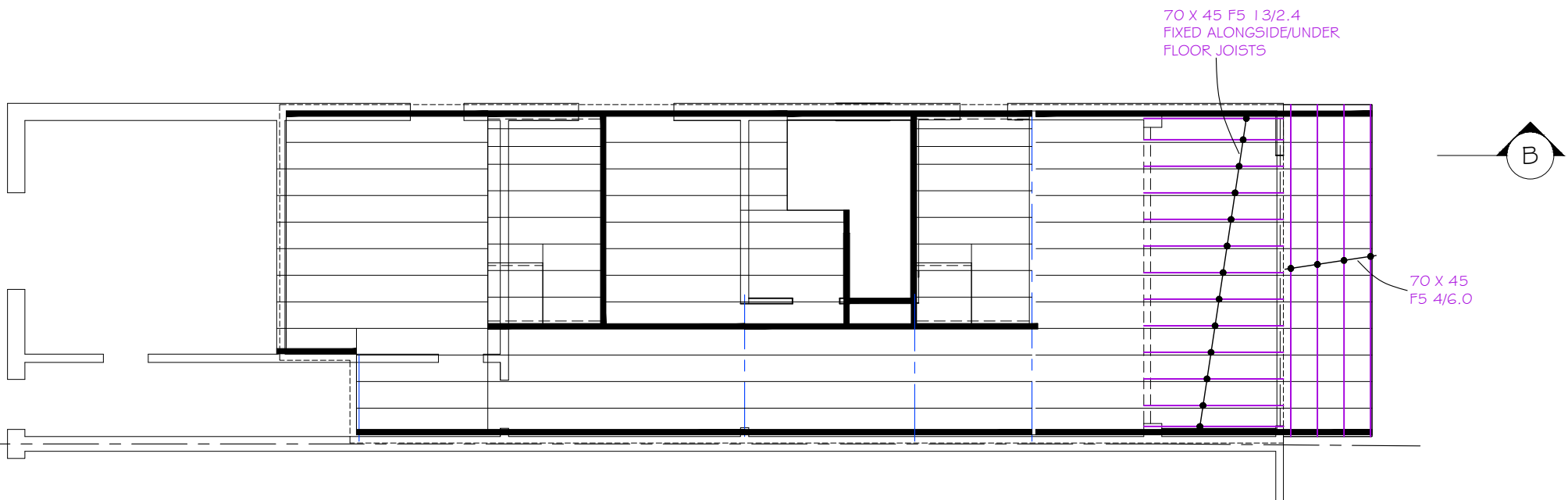
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CEILING/SOFFIT JOISTS - GROUND FLOOR

SCALE 1:100

- CEILING/SOFFIT JOISTS TO BE AT MAX. 450 CTS
- HANG SOFFIT JOISTS FROM FLOOR FRAME OVER AT MAX. 1300 CTS
- LAYOUT TO BE READ IN CONJUNCTION WITH SECTION B

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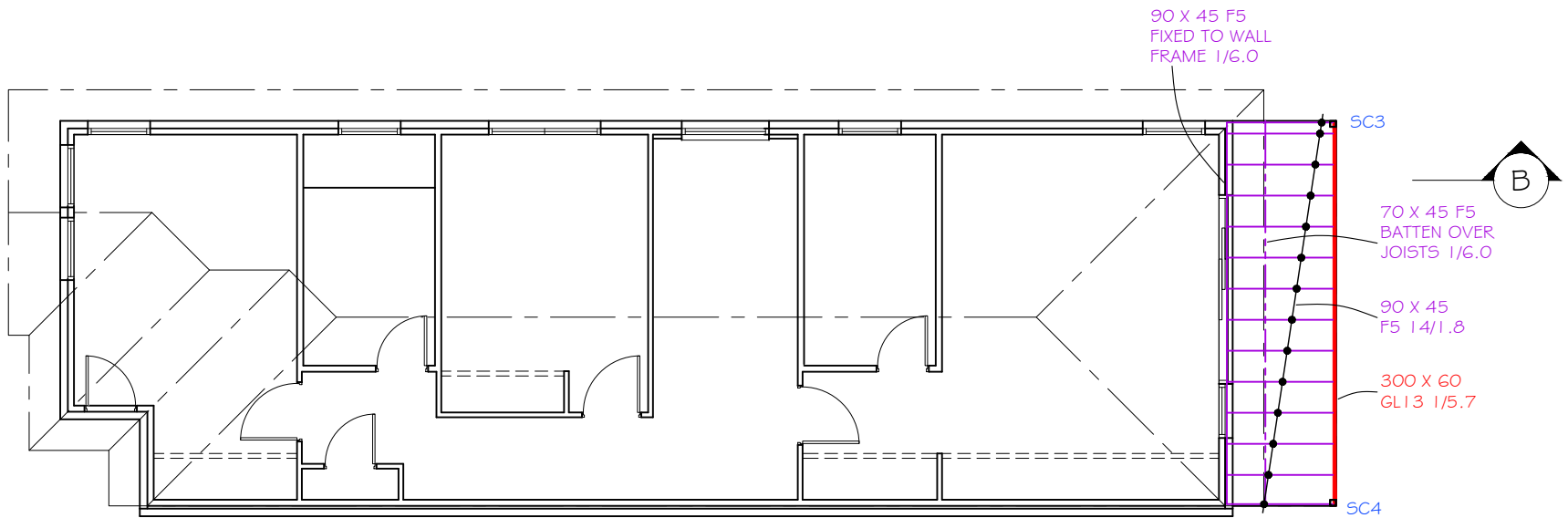
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BALCONY ROOF FRAME - FIRST FLOOR

SCALE 1:100

- * CEILING JOISTS TO BE AT MAX. 450 CTS
- * UNDERSIDE OF CEILING JOISTS TO BE AT MAIN EAVE LEVEL
- * PERIMETER BEAM TO SIT 35MM ABOVE TOP OF CEILING JOISTS
- * GL13 - DENOTES TILING SMART LAM
- * LAYOUT TO BE READ IN CONJUNCTION WITH SECTION B

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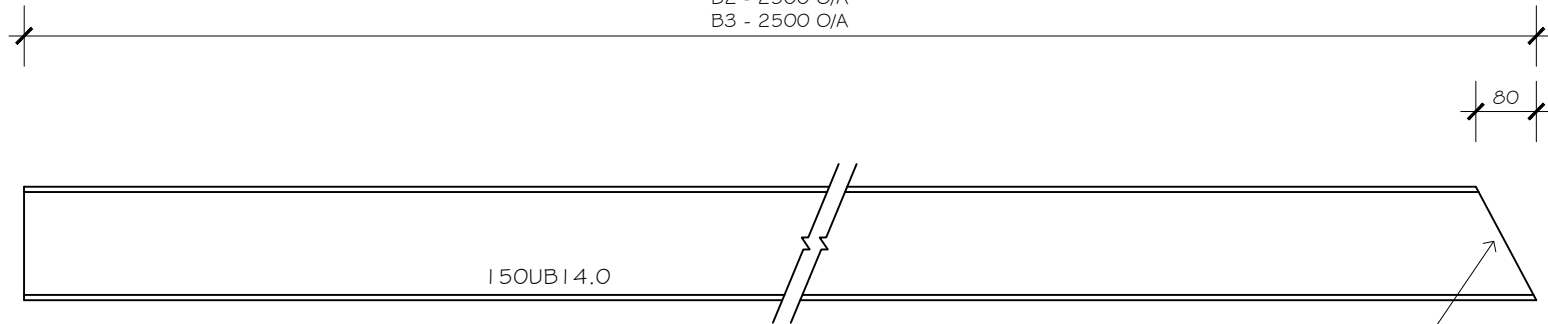
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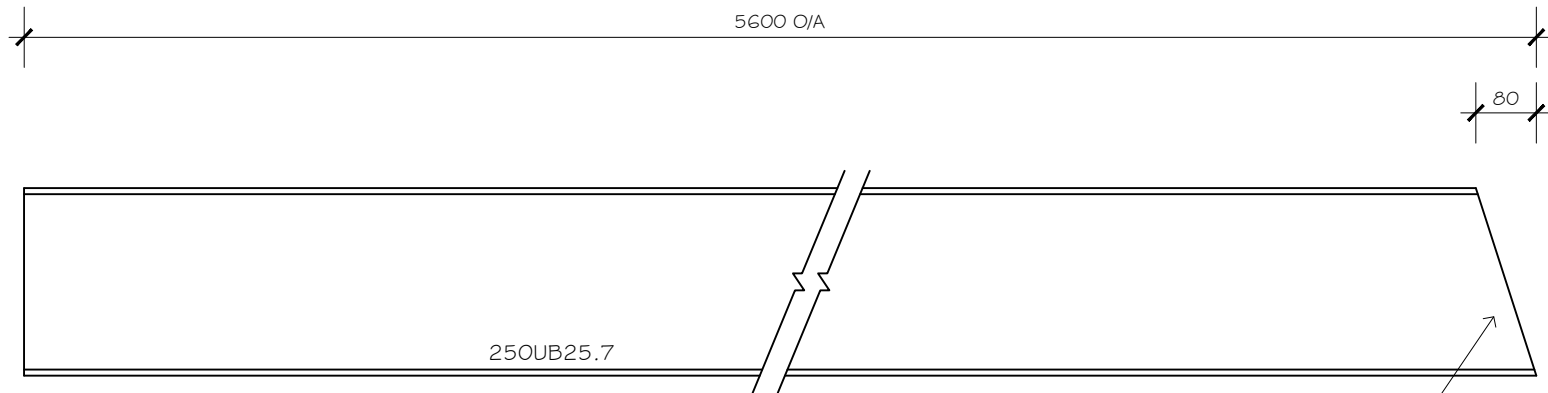
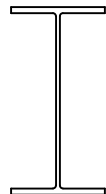
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B1 - 1500 O/A
B2 - 2500 O/A
B3 - 2500 O/A



BEAMS 1, 2 & 3 (B1, B2 & B3)



BEAM 4 (B4)

STEEL DETAILS
SCALE 1:10

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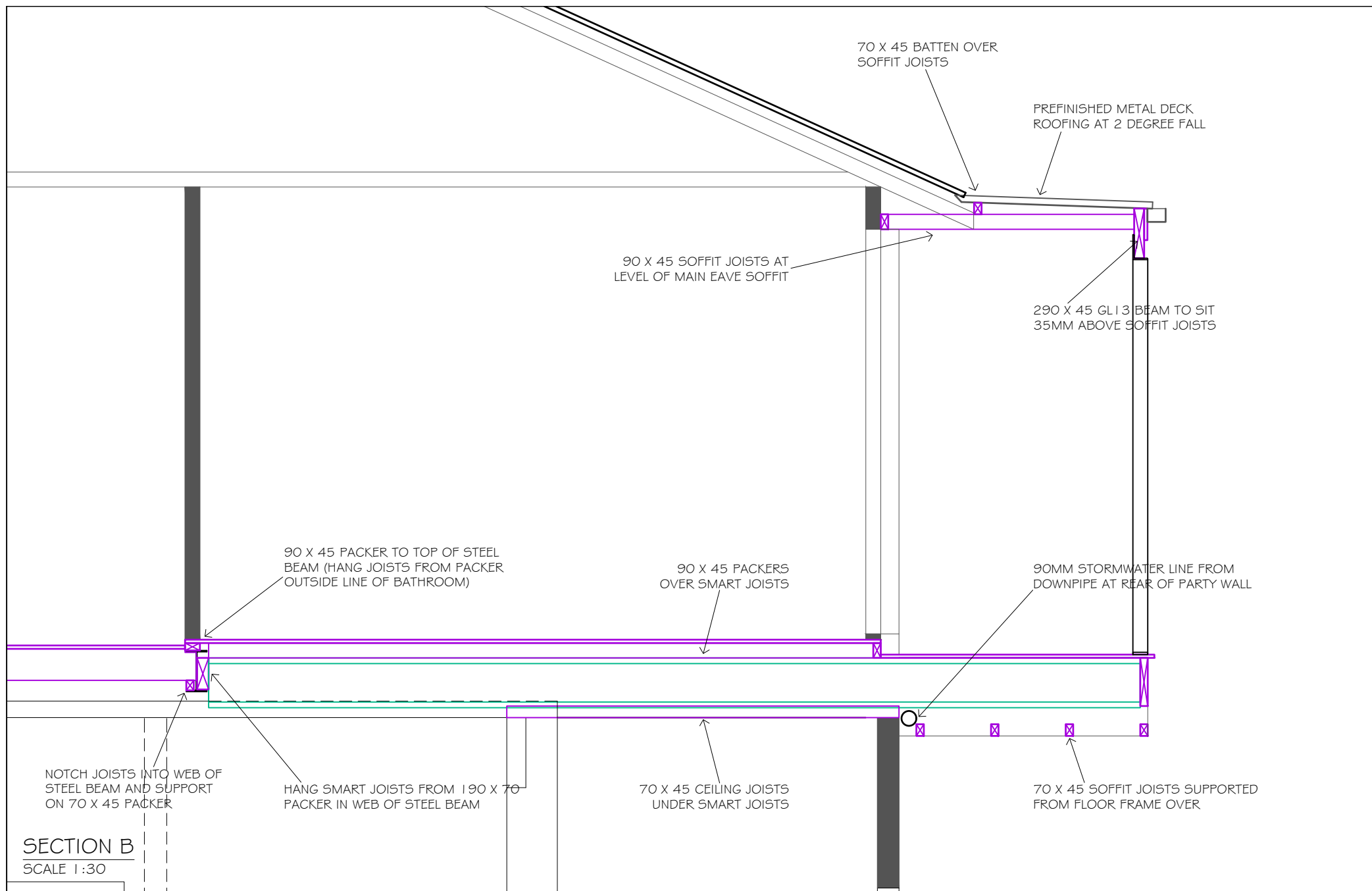
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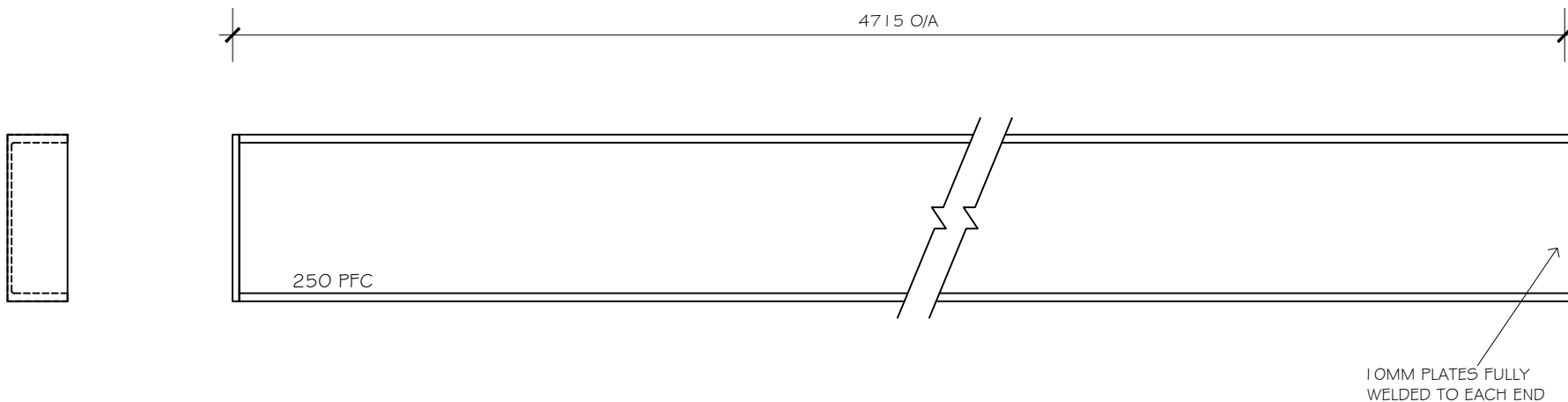
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BEAM 5 (B5)

STEEL DETAILS

SCALE 1:10

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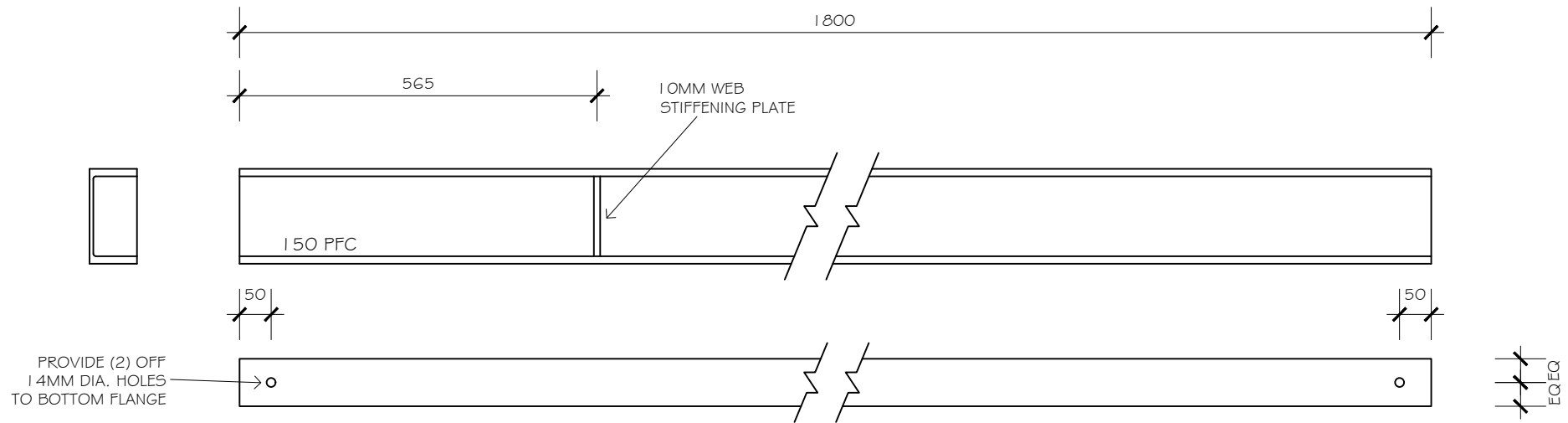
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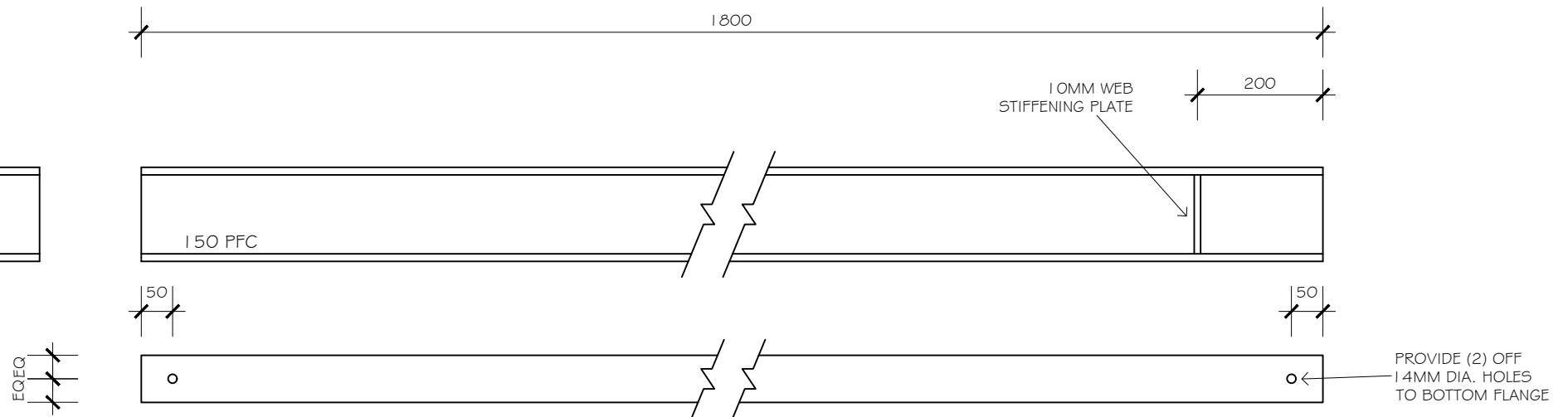
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BEAM 6 (B6)



BEAM 7 (B7)

STEEL DETAILS
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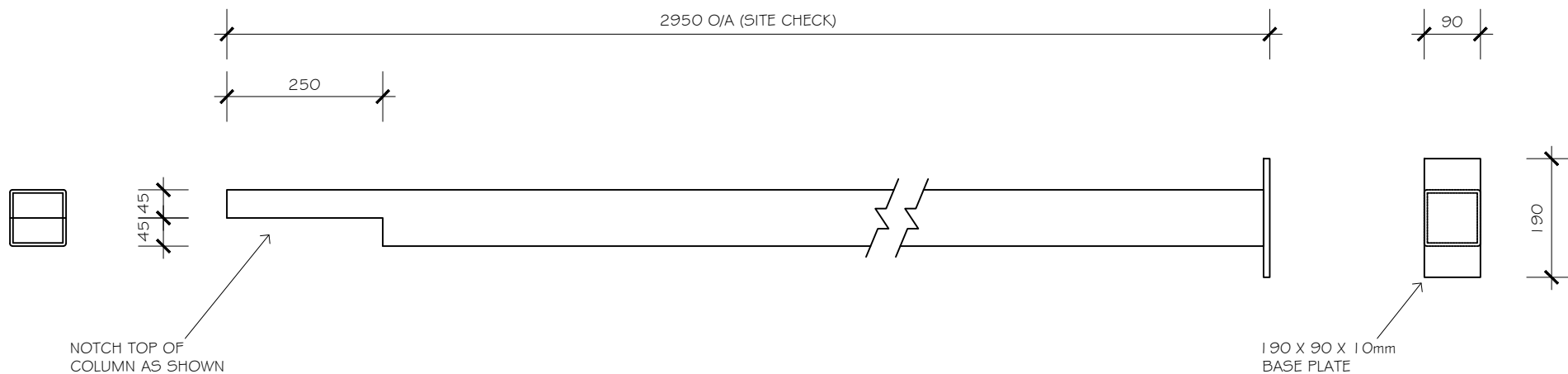
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COLUMNS SC 1 & SC2

STEEL DETAILS
SCALE 1:10

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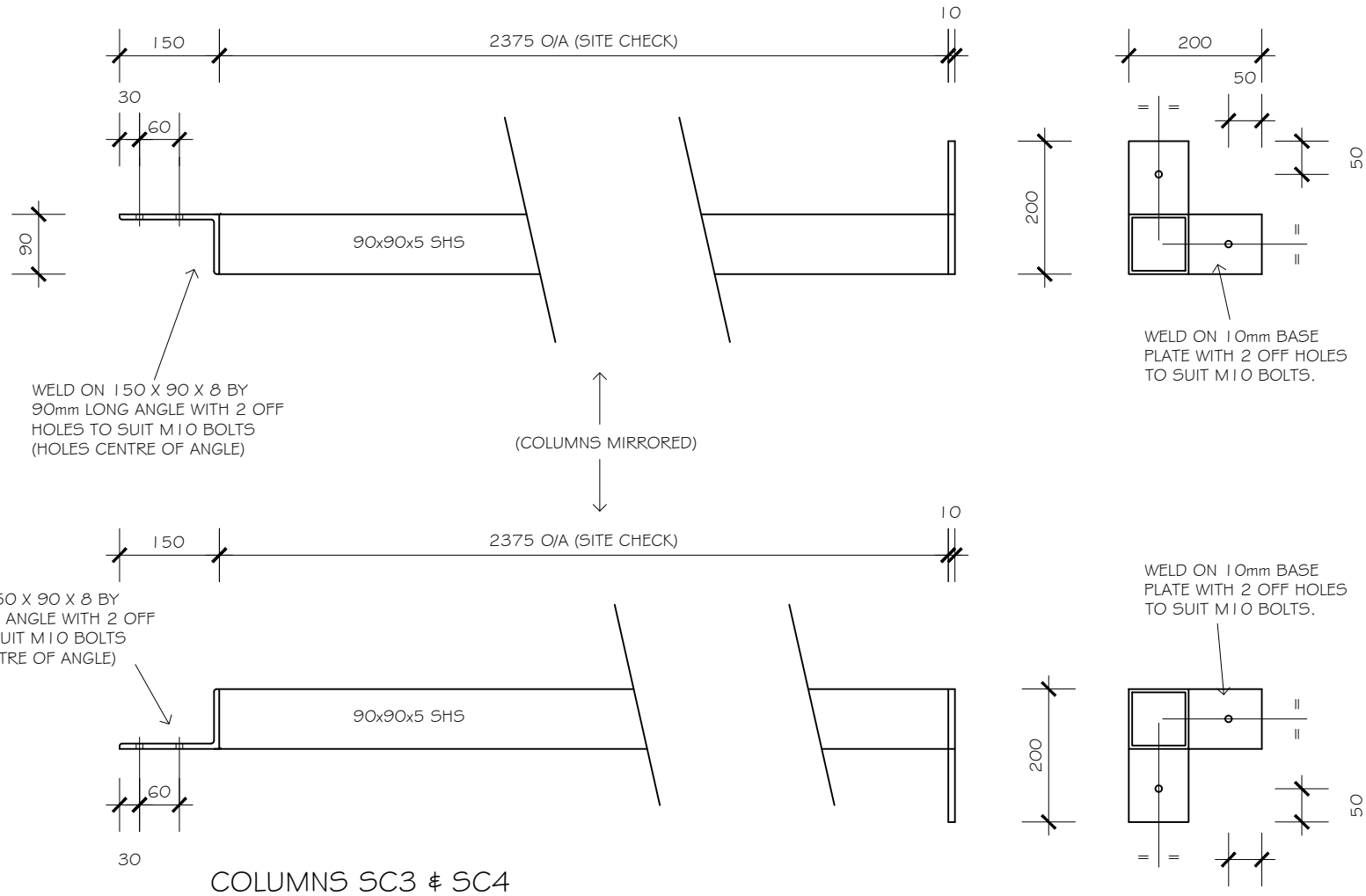
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STEEL DETAILS

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