

**RAWSON
HOMES**

CLIENT

**D.G. FLOYD
J.G. FLOYD**

SITE ADDRESS

**LOT 130
LANCASTER PARK PLACE
DUBBO**

MODEL

**BARRINGTON ADVANTAGE
FEDERATION
4ESDGG+S+M
GARAGE DOUBLE LEFT**

FINAL PLAN

BUILDERS COPY

SHEET	CONTENTS	SCALE
1	SITE PLAN	1:200
2	LOWER FLOOR PLAN	1:100
3	UPPER FLOOR & SECTION	1:100
4	ELECTRICAL LAYOUT	1:100
5	ELEVATIONS	1:100
6	KITCHEN LAYOUT	1:50

NOTES:

- * ALL DIMENSION ARE IN MILLIMETRES
- * DO NOT SCALE - USE WRITTEN DIMENSIONS
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Builder's Licence No. 33493C

It is the responsibility of the OWNER to ensure that the layout and all special inclusions are correct.

Rawson Homes Pty Limited will take no responsibility for any verbal discussions or instructions. ALL changes and special inclusions must be documented in writing.

VARIATION Nos :- 1 TO 77

AMENDMENTS

DATE	BY	DESCRIPTION	ISSUE	PAGES
31/05/01	AJP	GENERAL AMENDMENTS AS PER CLIENT VARIATIONS 29-77	A	ALL

DRAWN

RJT

DATE

9 April 2001

CHECKED

DATE AMENDED

31 May 2001

JOB No.

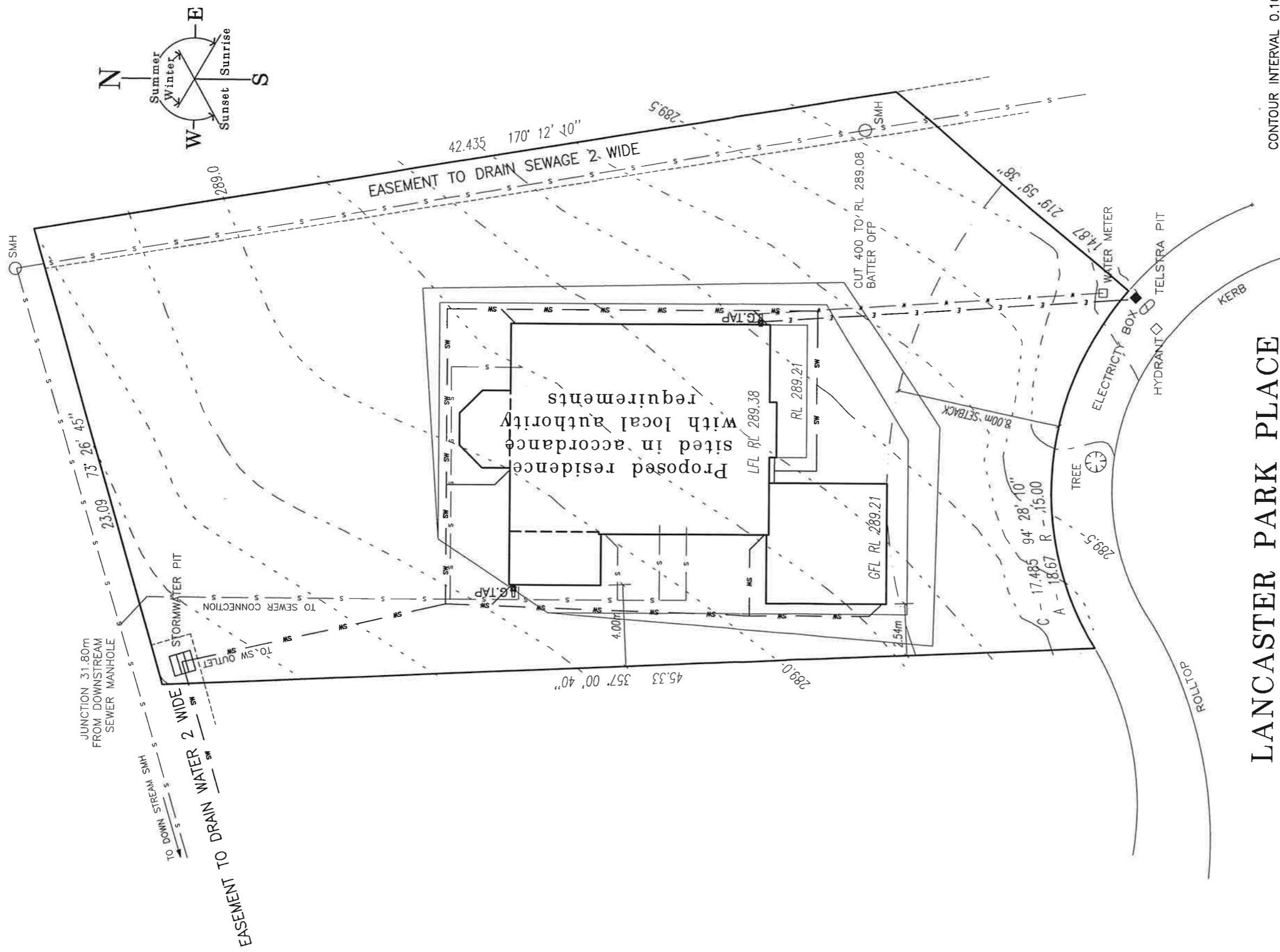
301050

SHEETS

6

ISSUE

A



CONTOUR INTERVAL 0.10m
DATUM - AHD

LANCASTER PARK PLACE

Legend

- E — E — E — ELECTRIC
- S — S — S — SEWER
- SW — SW — SW — STORM WATER
- W — W — W — WATER

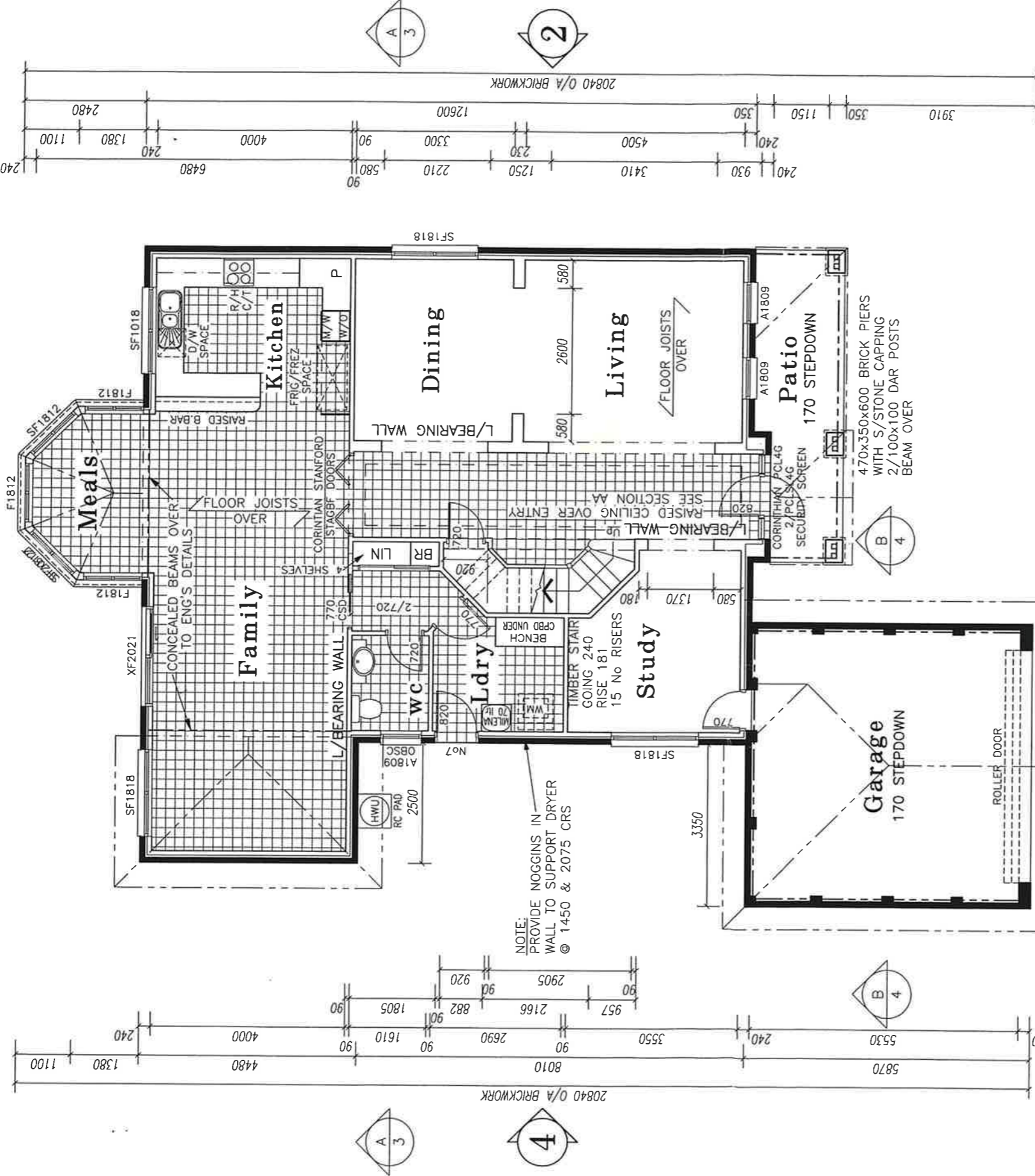
BARINGTON ADVANTAGE FEDERATION
4ESDG+S+M
GARAGE DOUBLE LEFT

CLIENT
D.G. Floyd
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DRAWN RJT	CHECKED	DATE 09/04/01	AMENDED 31/05/01
SCALES 1:200	VARIATIONS 1 TO 77		
JOB No. 301050	SHEET 1/8	ISSUE A	

SITE PLAN



LOWER FLOOR PLAN

Upper floor	129.23
Lower floor	149.01
Garage	34.18
Patio	11.00
Total	323.42 sq.m.

- NOTES**
- * PROVIDE DEADLOCKS TO FRONT & REAR DOORS & WINDOW LOCKS AS SPECIFIED
 - * PROVIDE 1000 HIGH TILING TO BATH & ENSUITE AS SPECIFIED
 - * PROVIDE COLONIAL ARCHITRAVES; SKIRTINGS & INT'L DOORS AS SPECIFIED

GARAGE DOOR OPENINGS

HEIGHT - 2120 min 2135 max
SINGLE - 2360 min 2400 max
DOUBLE - 4780 min 4820 max

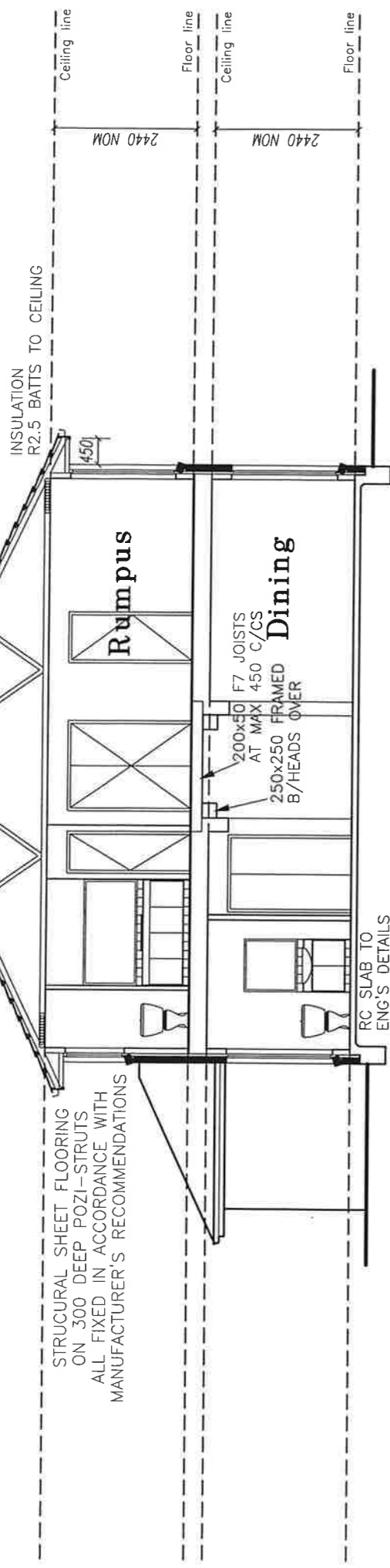
FRAME MAKER TO PROVIDE TIMBER BEAM OVER SINGLE OPENINGS STEEL 'T' BEAM OVER DOUBLE OPENINGS

FRAME-MAKER'S NOTE

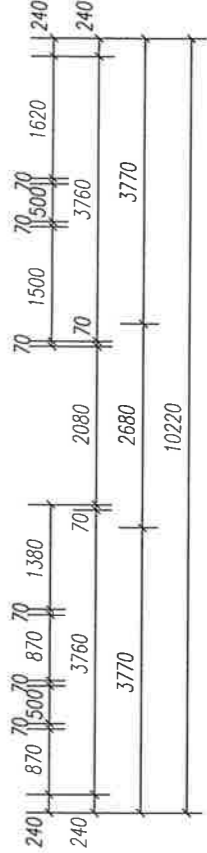
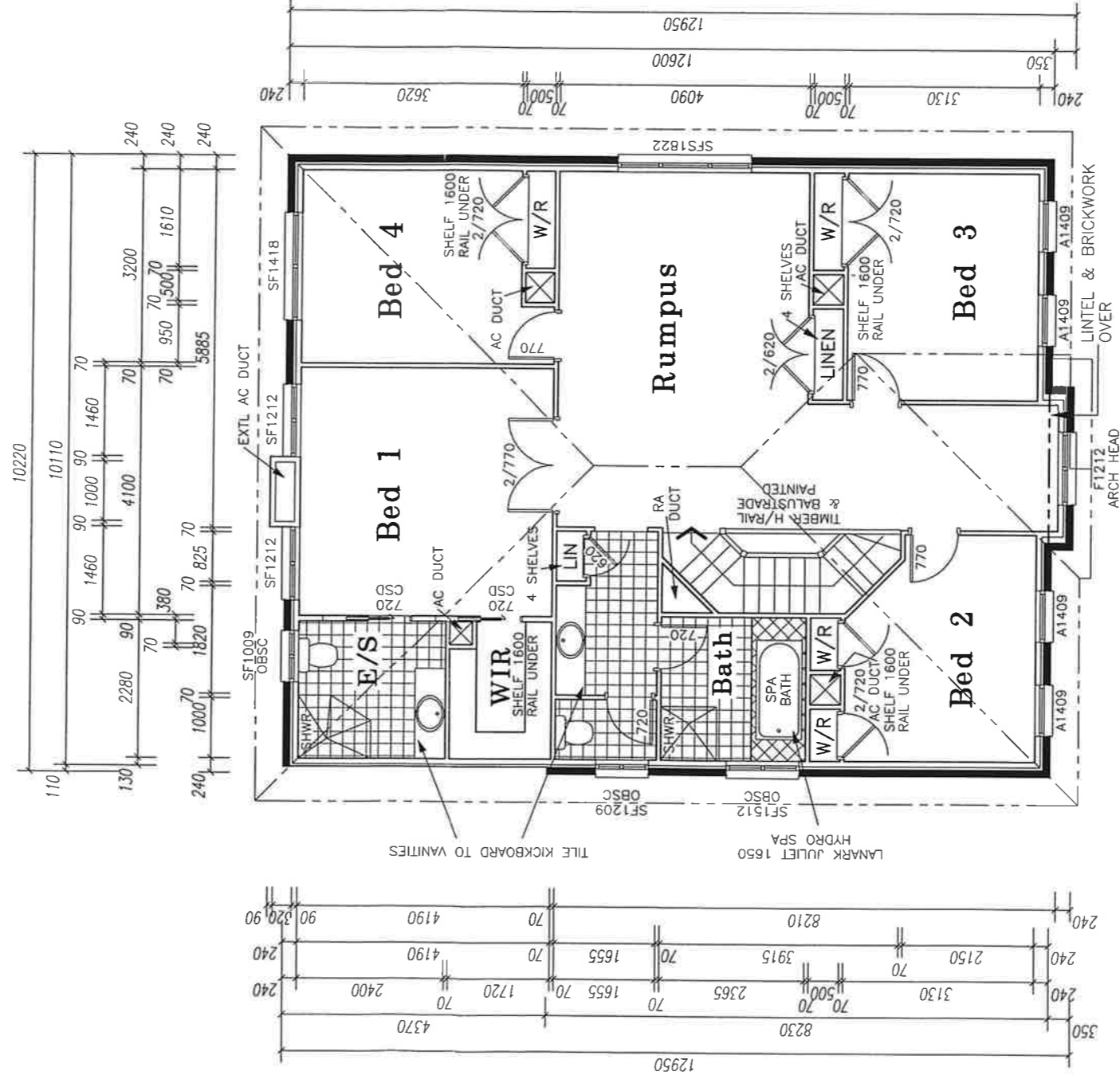
- * WIND CLASSIFICATION 33 metres/per second
- * WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- * FRAMES AND TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE

BARRINGTON ADVANTAGE FEDERATION 4ESDGG+S+M GARAGE DOUBLE LEFT	CLIENT	D.G. Floyd J.G. Floyd	SITE ADDRESS Lot 130 Lancaster Park Pl. DUBBO	DRAWN	RJT	CHECKED	DATE	AMENDED
					SCALES	1:100	VARIATIONS	1 TO 77
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CONC ROOF TILES ON
TIMBER TRUSSED ROOF TO
MANUFACTURER'S RECOMMENDATIONS
25° PITCH

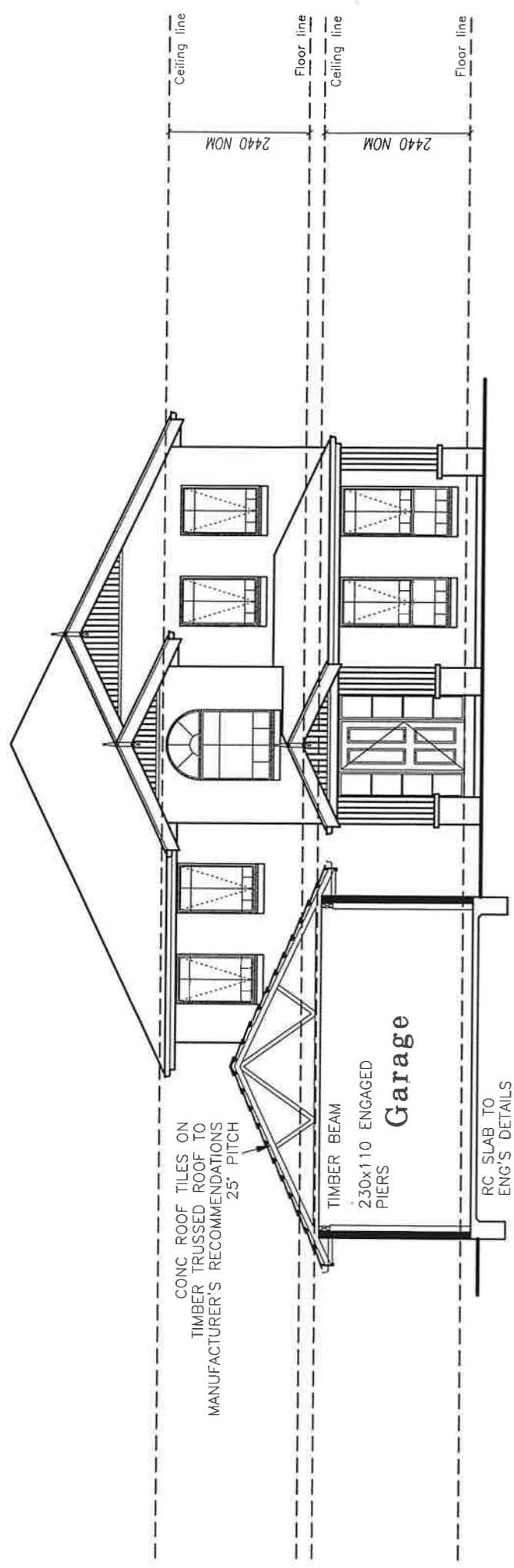


SECTION AA

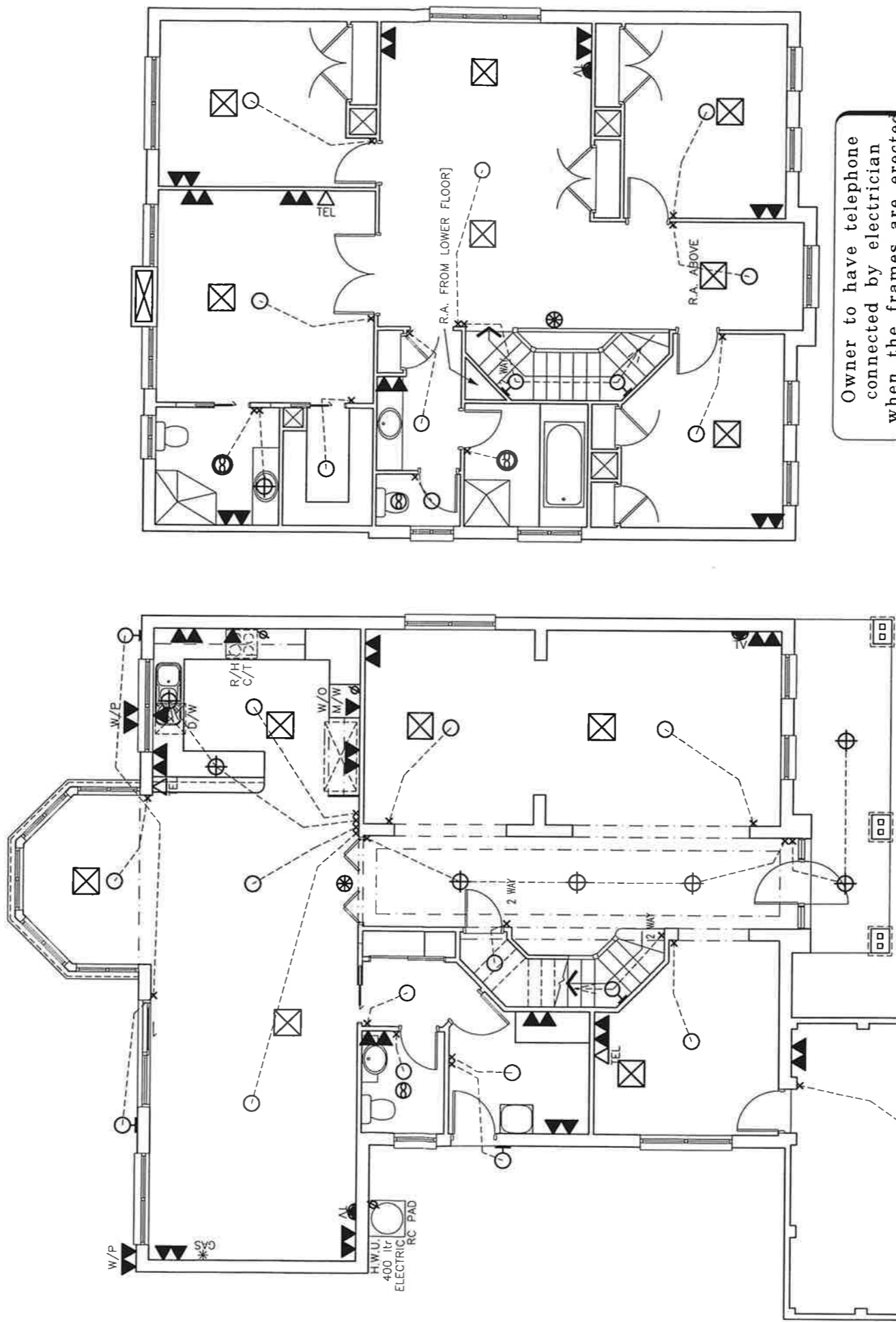


**UPPER
FLOOR
PLAN**

BARINGTON ADVANTAGE FEDERATION 4ESDGG+S+M GARAGE DOUBLE LEFT	CLIENT D.G. Floyd J.G. Floyd		SITE ADDRESS Lot 130 Lancaster Park Pl. DUBBO		DRAWN RUT	CHECKED	DATE 09/04/01	AMENDED 31/05/01
	JOB No. 301050		SCALES 1:100	VARIATIONS 1 TO 77	SHEET 3/6	ISSUE A		



SECTION BB

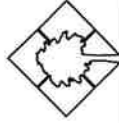


ELECTRICAL LEGEND

	FLUORESCENT TUBE		TELEPHONE POINT		SINGLE GPO		PERMANENT POWER
	CEILING LIGHT POINT		GAS POINT		DOUBLE GPO		LIGHT SWITCH
	WALL LIGHT POINT		TELEVISION POINT		EXHAUST FAN		SMOKE DETECTOR

ELECTRICAL LAYOUT

BARRINGTON
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4ESDG+S+M
GARAGE
DOUBLE LEFT



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SCALES

1:100

VARIATIONS

1 TO 77

JOB No.

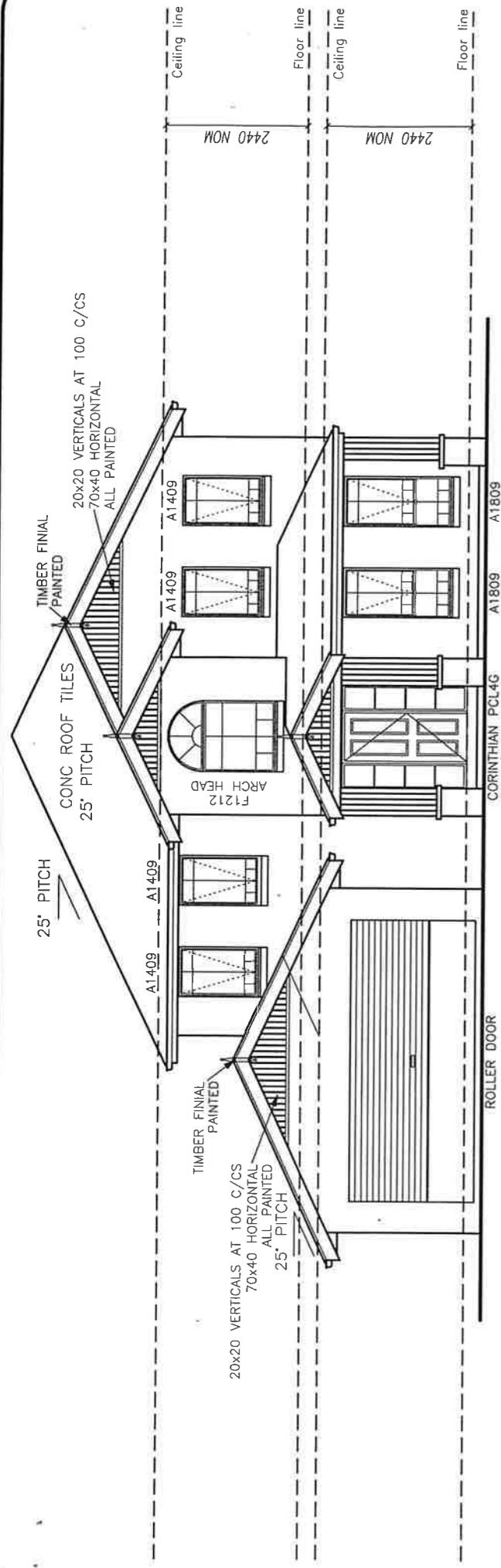
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SHEET

4/6

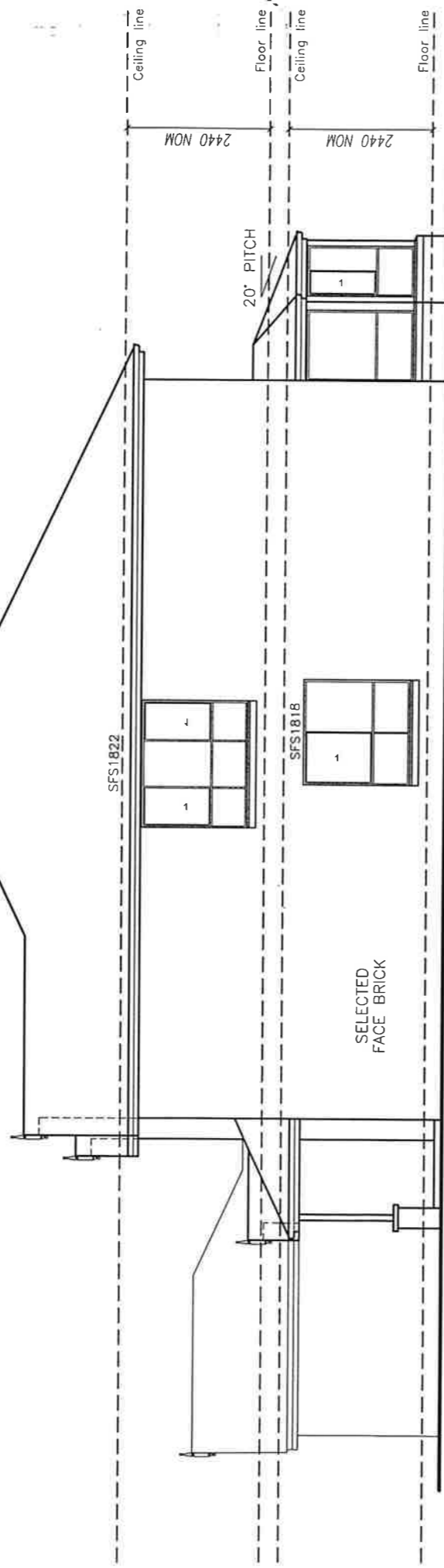
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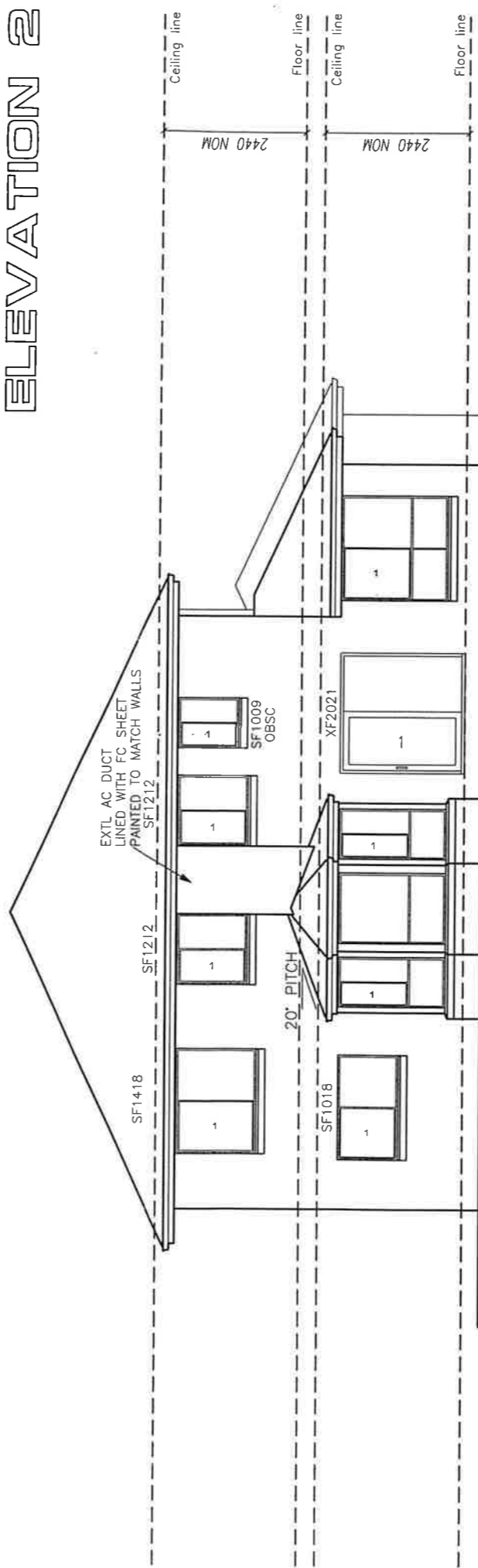


ELEVATION 1

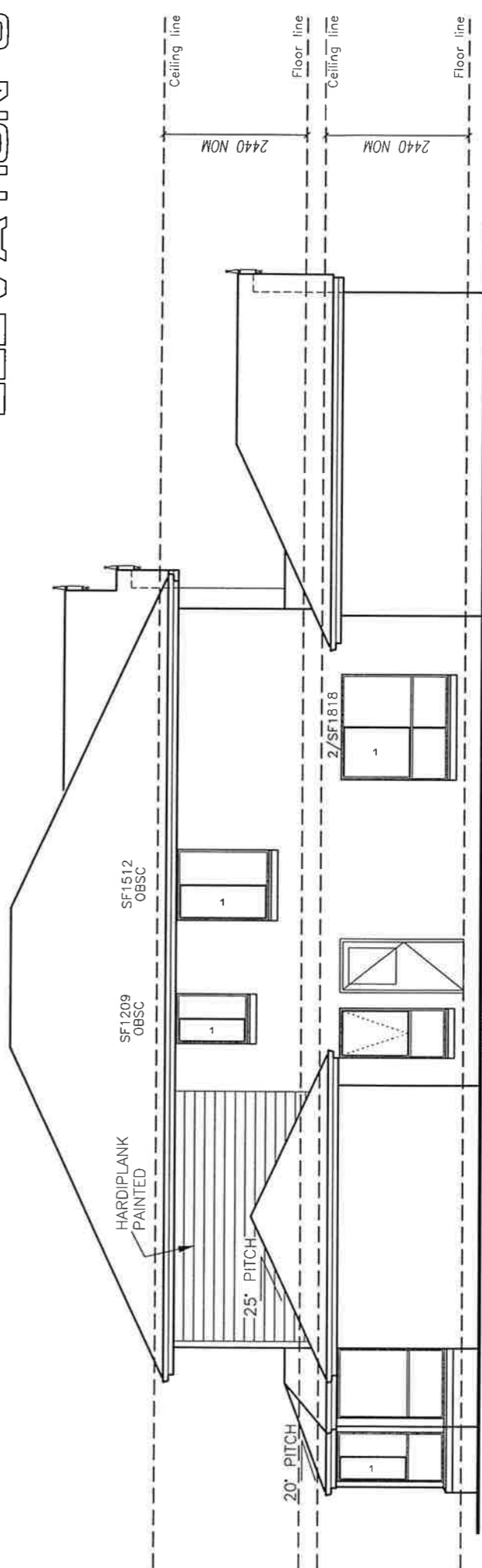
FEDERATION BARS TO FRONT ELEVATION



ELEVATION 2

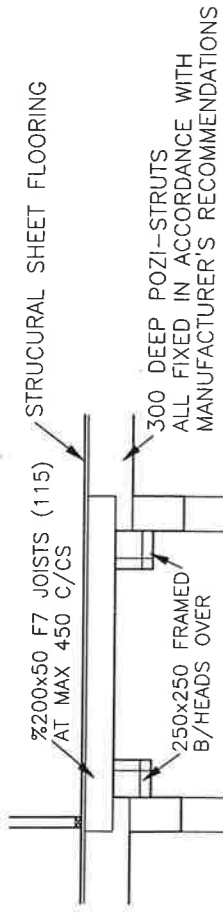


ELEVATION 3



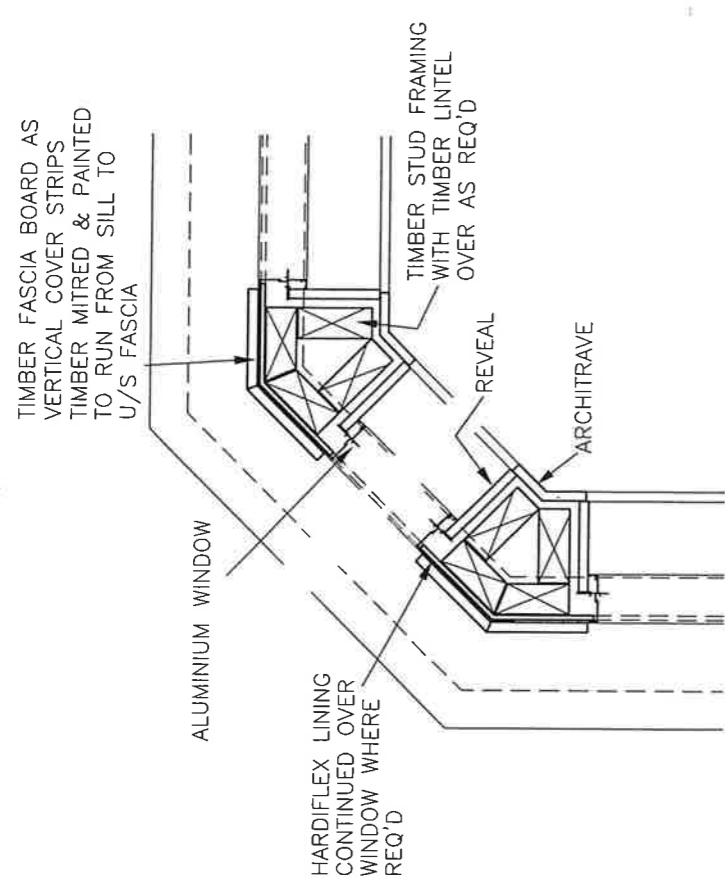
ELEVATION 4

BARRINGTON ADVANTAGE FEDERATION 4ESDGS+M GARAGE DOUBLE LEFT	CLIENT	D.G. Floyd J.G. Floyd		SITE ADDRESS Lot 130 Lancaster Park Pl. DUBBO	DRAWN	RJT	CHECKED	DATE	AMENDED
		SCALES	1:100		VARIATIONS	1 TO 77	SHEET	5/6	ISSUE



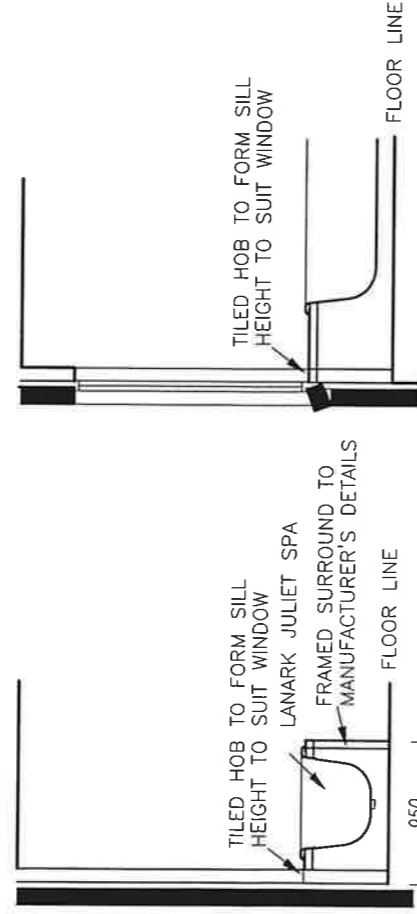
ENTRY CEILING

SCALE 1:50



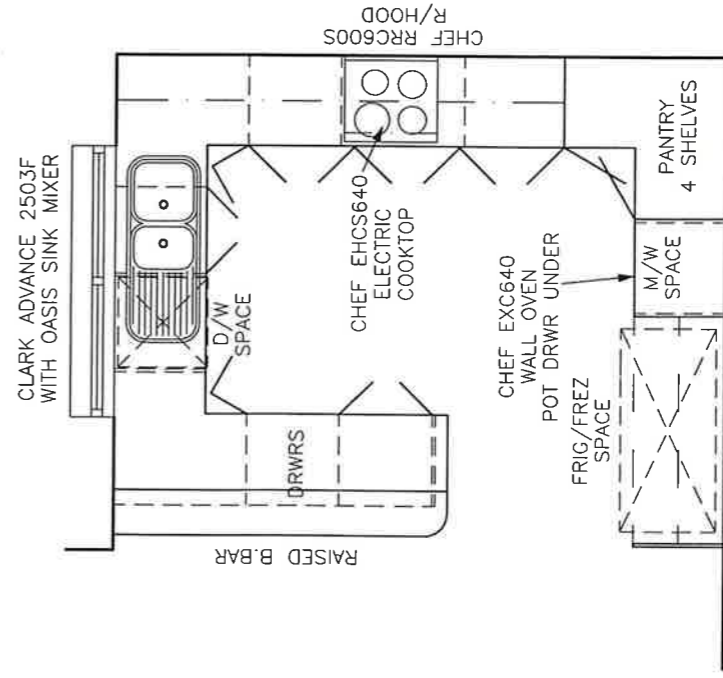
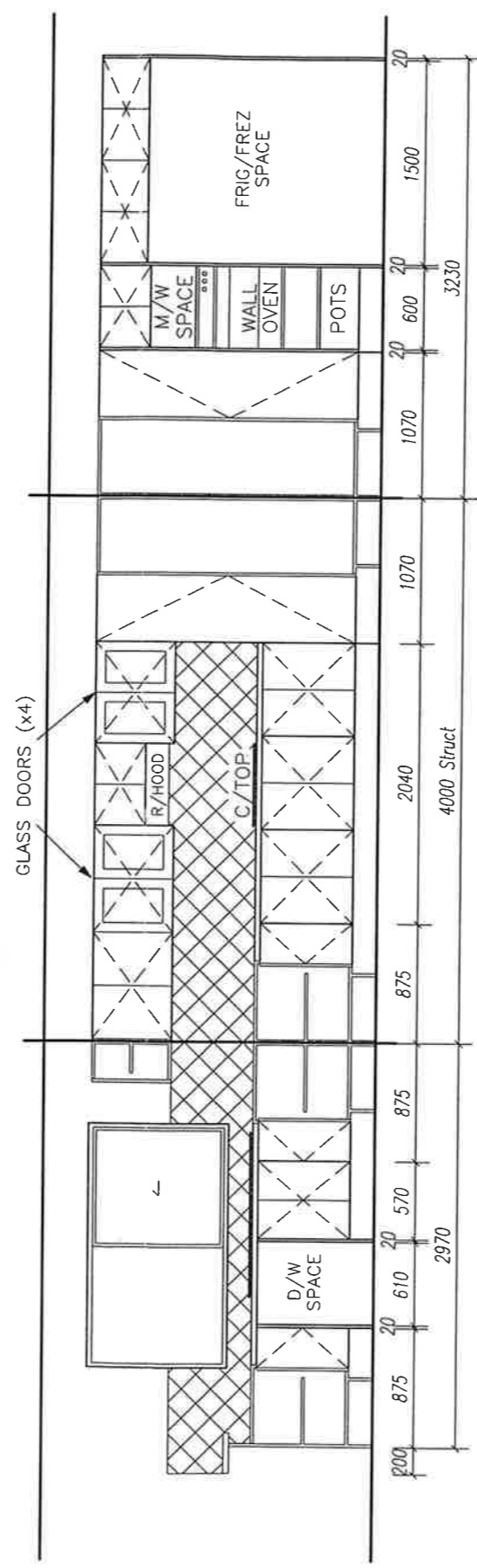
MEALS ROOM WINDOW DETAIL

SCALE 1:10

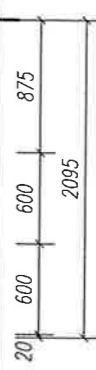


BATH DETAIL

SCALE 1:50



THE KITCHEN LAYOUT SHOWN
IS ONLY DIAGRAMMATIC
ALL DETAILS & DIMENSIONS
TO BE CONFIRMED BY THE
MAKER PRIOR TO MANUFACTURE

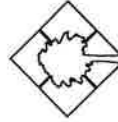


KITCHEN LAYOUT

SCALE 1:50

- * PROVIDE FORMTEK 2001 ANTIQUE WHITE GLOSS VINYL WRAP TO KITCHEN CPBD DOORS AS SPECIFIED
- * PROVIDE FORMTEK 2001 VINYL WRAP TO VANITY DOORS AS SPECIFIED

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1:50 1:10

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1 TO 77

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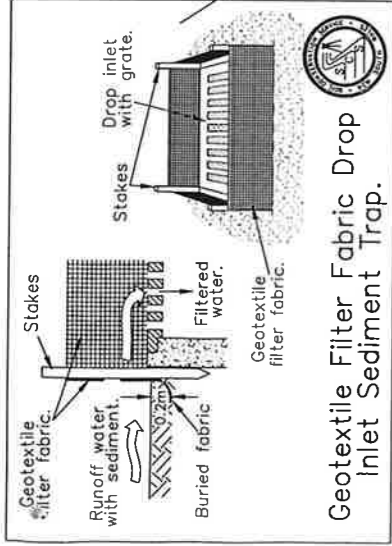
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SHEET

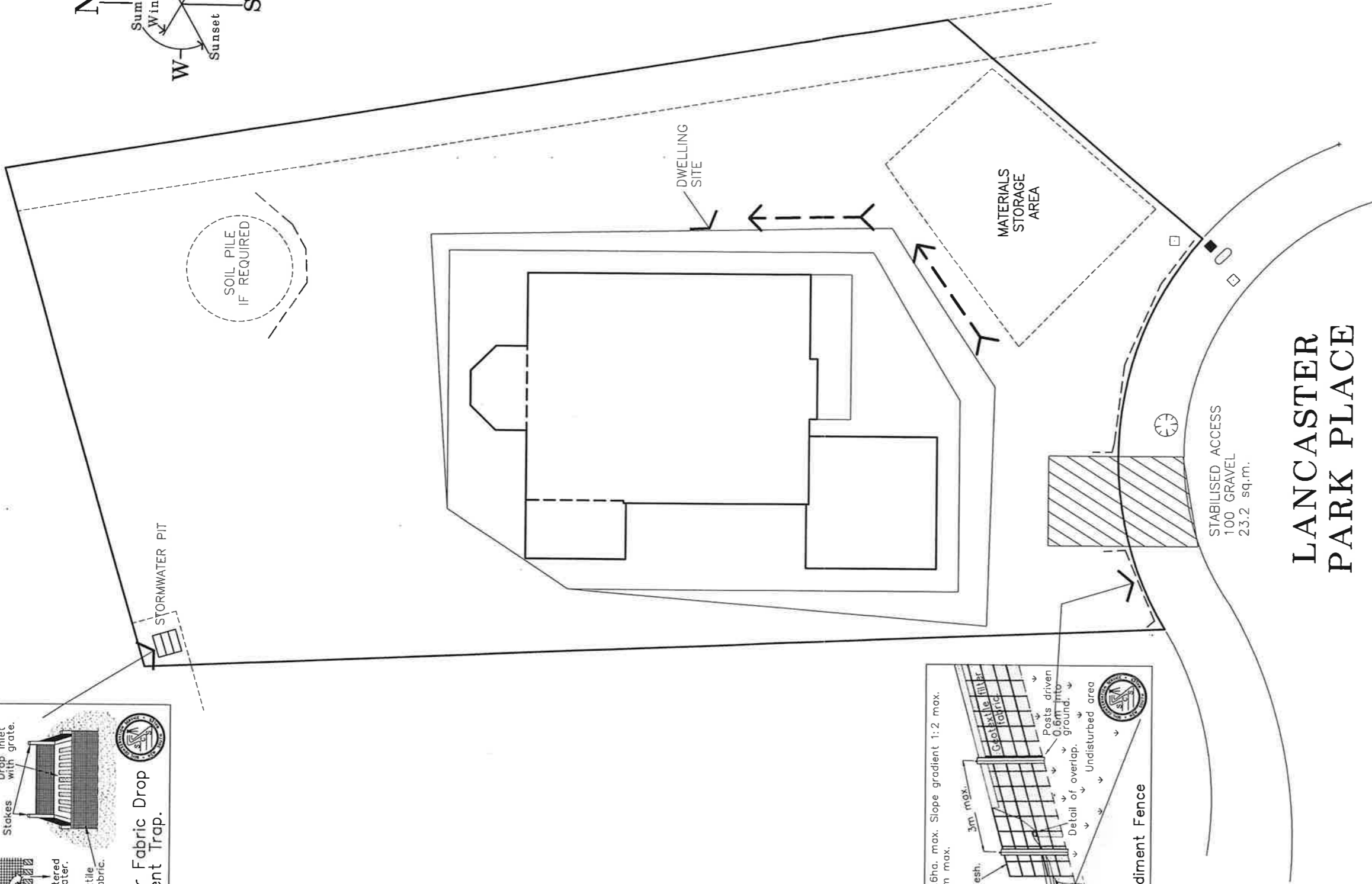
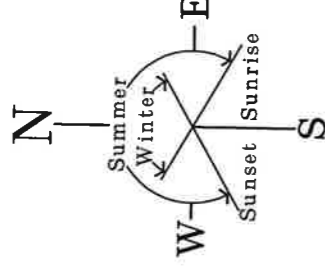
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ISSUE

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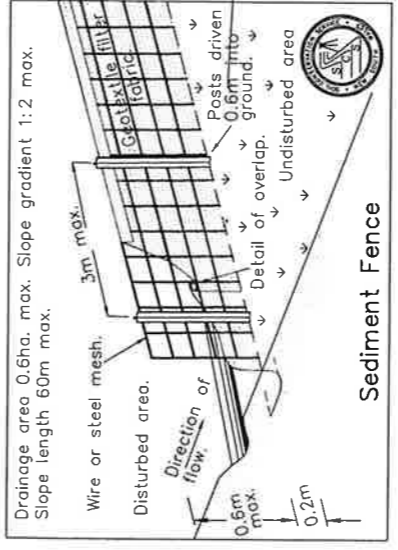


Geotextile Filter Fabric Drop Inlet Sediment Trap.



LANCASTER PARK PLACE

EROSION CONTROL PLAN



- NOTES**
- * ALL RUNOFF & SEDIMENT CONTROL STRUCTURES TO BE MAINTAINED IN A FUNCTIONAL CONDITION
 - * ALL VEGETATION OUTSIDE THE DWELLING SITE WILL BE RETAINED



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	JOB No. 301050	SHEET EC		VARIATIONS 1 TO 77	SCALES 1:200	DATE 09/04/01	AMENDED 31/05/01		
ISSUE A									

CLIENT SITE ADDRESS

D & J FLOYD
 LOT 130
 LANCASTER PARK PLACE
 DUBBO



RAWSON HOMES

WIND SPEED	33m/s	ROOF FINISH	TILES	ROOF PITCH	25°
ELEVATION AREA		SINGLE STOREY		UPPER STOREY	38.6
		UPPER STOREY		LOWER STOREY	54.3
AREA WIND DIRECTION 1					78.02
AREA WIND DIRECTION 2					

BRACING PANELS REQUIRED	SINGLE/LWR UPPER	TYPE "A"	3
	SINGLE/LWR UPPER	TYPE "B"	2
WIND DIRECTION 1			14
WIND DIRECTION 2			19
			6
			10

BRACING SHOWN ON THIS PLAN IS THE MINIMUM REQUIRED TO CONFORM WITH THE FRAMING CODE & MAY VARY FROM THAT INSTALLED BY THE CONTRACTORS ON SITE. BE IN ACCORDANCE WITH NATIONAL TIMBER FRAMING CODE - AS 1684-1992

FLOOR FRAMING

- BEARER TO STUMP/POST 4 No 75mm x 3.75mm ϕ NAILS PLUS 1 No 30x0.8mm G.I. STRAP OVER BEARER FIXED TO BOTH ENDS OF STUMP WITH 4 No 2.0mm ϕ NAILS EACH END
- BEARER TO PIER/COLUMN 1 No M10 BOLT OR NIL FOR BRICK VENEER
- BEARER TO CONG STUMP/POST 1 No 6mm ϕ ROD CAST INTO STUMP THROUGH BEARER & BENT OVER
- BEARER TO STEEL POST 1 No M10 COACH SCREW OR BOLT
- FLOOR JOIST TO BEARER 2 No 75mm x 3.1mm ϕ NAILS

WALL FRAMING

- PLATES TO STUDS 2 No 90mm NAILS THROUGH PLATE OR 2 N 75mm SKEW NAILS
- NOGINS TO STUDS 2 No 75mm SKEW NAILS
- BOTTOM PLATES TO JOISTS 2 No 90mm NAILS AT MAX 1200mm C/CS
- BOTTOM PLATES TO SLAB 75mm MASONRY NAIL; SCREW OR BOLT AT MAX 1200mm C/CS
- MULTIPLE STUDS 1 No 75mm NAIL AT MAX 600mm C/CS
- POST TO BEARERS OR JOISTS 1 No M12 OR 2 No M10 BOLTS
- JAMB STUD TIE-DOWN M10 BOLT MIN 100mm FROM STUD 30x0.8 GI STRAP WITH 4 NAILS EACH END

ROOF FRAMING

- ROOF TRUSS TO TOP PLATE 1 No FRAMING ANCHOR WITH 3 No NAILS TO EACH LEG
- CEILING JOIST TO TOP PLATE 2 No 75mm SKEW NAILS
- RAFTER TO TOP PLATE 2 No 75mm SKEW NAILS PLUS 1 No 90mm NAIL FIX JOIST TO RAFTER
- COLLAR TIE TO RAFTER 2 No 75mm NAILS FOR TIES UP TO 4.2m OR 1 No M10 BOLT
- VERANDAH PLATES & BEAMS TO POST 1 No M12 OR 2 No M10 BOLTS

