

# SANTO CORRENTI HOMES P/L

P.O. BOX 889 MAIN BEACH QLD 4217  
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DRAWING No  
**W10476**  
 DATE  
**22-11-07**  
 SHEET No  
**3 OF 11**  
 SCALE  
**1:100**  
 WIND CLASSIFICATION  
**N2**

HOUSE TYPE  
**NEW DESIGN**

## LOWER FLOOR PLAN

DRAWN PDW

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LIVING AREA(LOWER) - 74.551 sq m  
 LIVING AREA(UPPER) - 122.214 sq m  
 GARAGE AREA - 37.569 sq m  
 VERANDAH AREA - 15.037 sq m  
 PORCH AREA - 7.500 sq m

TOTAL AREA - 256.871 sq m

LOWER FLOOR FRAME



**LOAD BEARING**  
 STUDS 70 X 35 MGP12 AT 450 C/S  
 T-PLATE 2/35 X 70 MGP12  
 B-PLATE 35 X 70 F5 SEAS  
 NOGGING 35 x 70 F5 SEAS

**NON-LOAD BEARING**  
 70 x 35 F5 SEAS AT 600 C/S  
 35 x 70 F5 SEAS  
 35 x 70 F5 SEAS

**STUDS AT SIDES OF OPENINGS**  
 35 X 70 MGP12  
 2/35 X 70 MGP12  
 2/35 X 70 MGP12  
 2/35 X 70 MGP12  
 3/35 X 70 MGP12

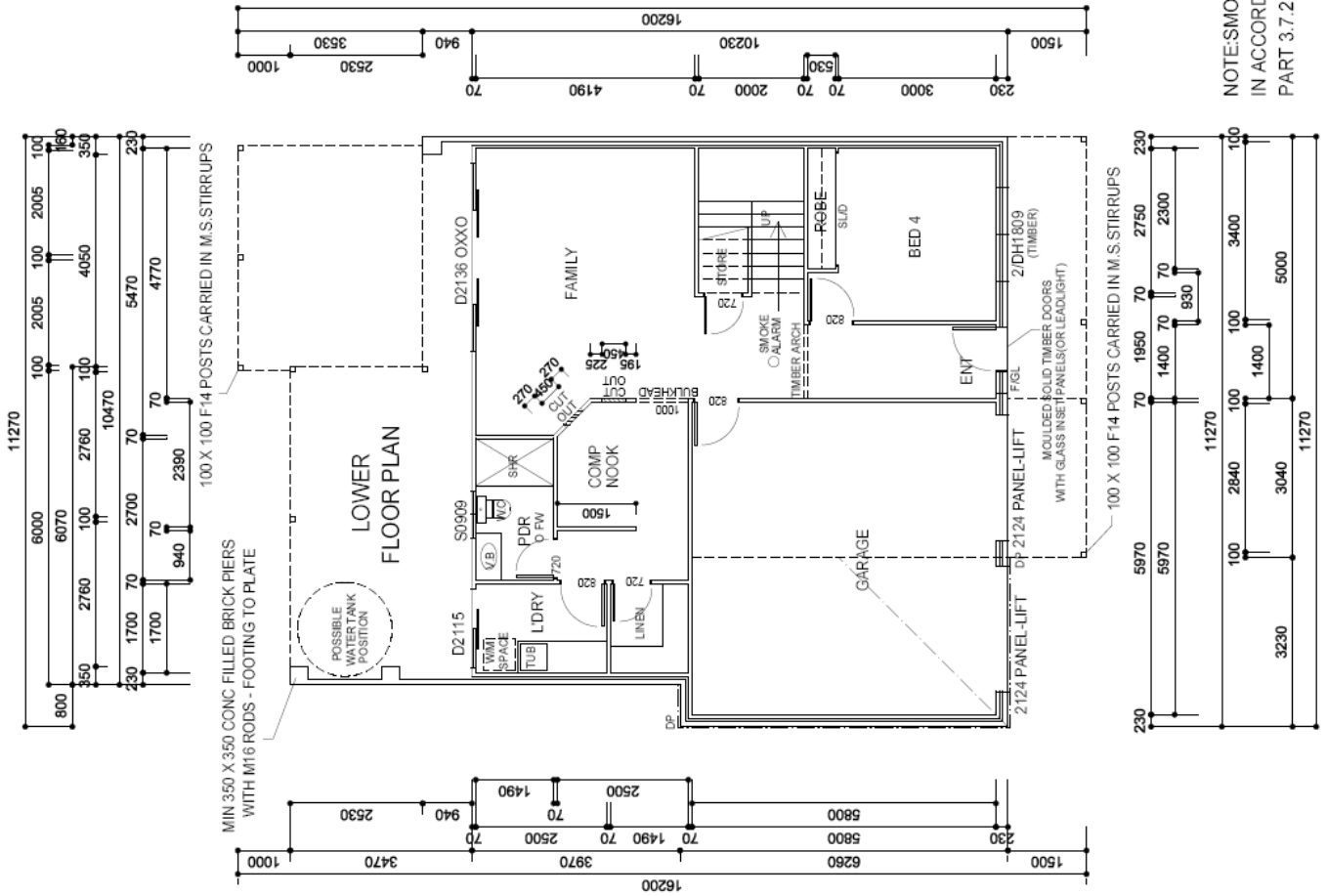
**LINTELS**  
 UP TO 1000 120 X 35 F17 SEAS  
 UP TO 1300 140 X 35 F17 SEAS  
 UP TO 1600 170 X 35 F17 SEAS  
 UP TO 1900 220 X 35 F17 SEAS  
 UP TO 2500 2220 X 35 F17 SEAS

NOTE: LINTELS SUPPORTING GIRDER TRUSSES TO BE INCREASED TO 70mm WIDE

NOTE: WHERE ALTERNATE STRESS GRADES ARE USED, ALL SIZES ARE TO COMPLY WITH A.S.1684.2 - 2006

NOTE: FUKIMIXER TAPWARE THRU-OUT  
 : PLANS TO BE READ IN CONJUNCTION WITH BUILDERS SPEC  
 : METER BOX POSITION TO BE CONFIRMED ON SITE  
 : DOWN PIPE POSITIONS TO BE CONFIRMED BY PLUMBER/DRAINER (MAX 12.0 M/APART)  
 : "D" TYPE (HALF ROUND) GUTTERS & ROUND DOWN PIPES

NOTE: SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF B.C.A.



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WIND CLASSIFICATION  
**N2**

HOUSE TYPE  
**NEW DESIGN**

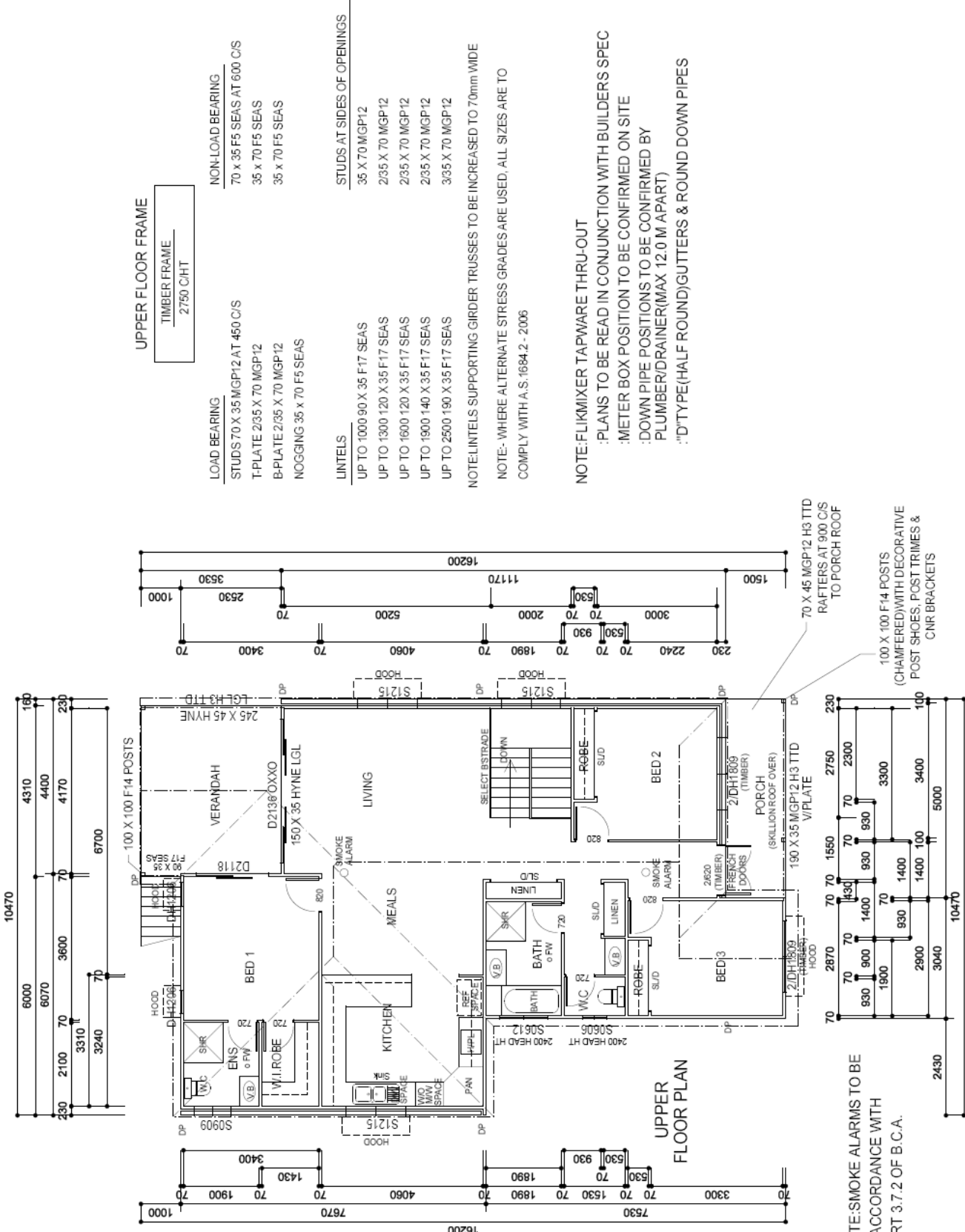
CLIENT  
**L COLLETT**

PROJECT  
**LOT 371  
RIVERINE DR  
SPRINGFIELD  
LAKES 4300**

**UPPER FLOOR  
PLAN**

DRAWN PDW

**WILLIAM H WILSON  
& ASSOC**  
BUILDING & DESIGN  
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**UPPER FLOOR FRAME**  
TIMBER FRAME  
2750 C/H/T

**LOAD BEARING**  
STUDS 70 X 35 MGP12 AT 450 C/S  
T-PLATE 235 X 70 MGP12  
B-PLATE 235 X 70 MGP12  
NOGGING 35 X 70 F5 SEAS

**NON-LOAD BEARING**  
70 X 35 F5 SEAS AT 600 C/S  
35 X 70 F5 SEAS  
35 X 70 F5 SEAS

**STUDS AT SIDES OF OPENINGS**  
35 X 70 MGP12  
235 X 70 MGP12  
235 X 70 MGP12  
235 X 70 MGP12  
335 X 70 MGP12

**LINTELS**  
UP TO 1000 90 X 35 F17 SEAS  
UP TO 1300 120 X 35 F17 SEAS  
UP TO 1600 120 X 35 F17 SEAS  
UP TO 1900 140 X 35 F17 SEAS  
UP TO 2500 190 X 35 F17 SEAS

NOTE: LINTELS SUPPORTING GIRDER TRUSSES TO BE INCREASED TO 70mm WIDE  
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**NOTE: SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF B.C.A.**

70 X 45 MGP12 H3 TTD RAFTERS AT 900 C/S TO PORCH ROOF  
100 X 100 F14 POSTS (CHAMFERED) WITH DECORATIVE POST SHOES, POST TRIMES & CNR BRACKETS

UPPER FLOOR PLAN