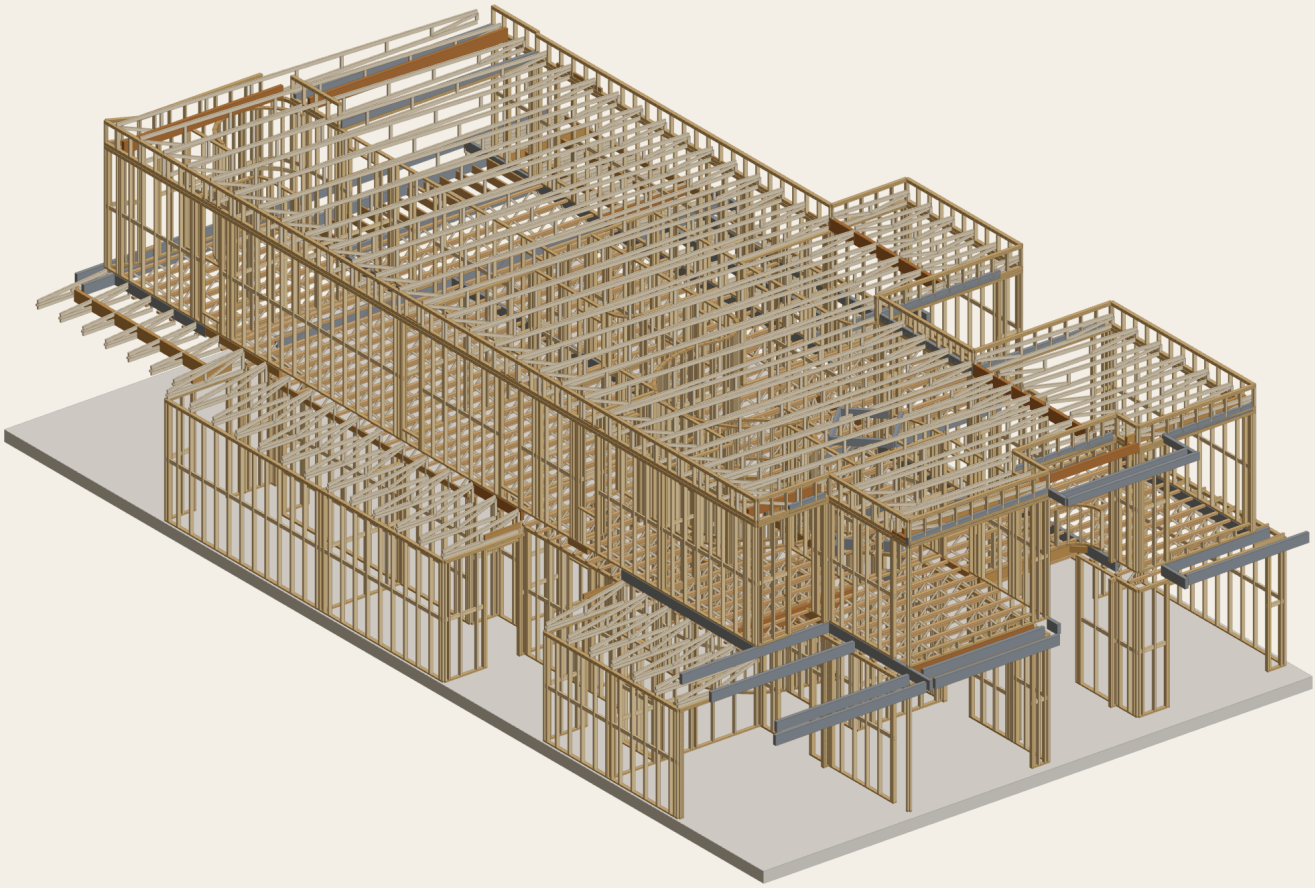
BuilderHQ



Sawn framing, MGP10 · LVL beams and lintels · Posi joists · Trusses (by the manufacturer) · Steel (by others)

CARPENTRY FRAMING · LABOUR ONLY

Carpentry Framing

Scope of Works

42 Ashcombe Street, Reservoir VIC 3073

Wall frames built on site, first floor joists and sheet floor, roof trusses installed. Materials supplied by the builder from our timber list.

INSIDE

1 Project Overview
2 Timber List
3 Modelling
4 Things to Consider

PREPARED BY

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DRAWINGS

Architectural set WD-01 to WD-28 (building permit issue)
Structural set S0 to S5.4, rev F

Prepared by BuilderHQ from the architectural and structural drawings listed. Quantities are measured off the drawings and checked on site before cutting; the engineer's drawings govern member sizes. Labour only: no prices are given in this document. A sample project: the address and the parties are illustrative.

01 · PROJECT OVERVIEW

Project Overview

Carpentry framing for a two storey house over a basement: we stand the wall frames, lay the first floor and install the roof trusses. Labour only: the builder supplies the materials from the timber list in section 2.

429 m

WALL FRAMES

Built on site on all three levels: 151 m ground, 188 m first, 90 m basement.

54

OPENINGS FRAMED

Windows, doors and cased openings, with their jambs, heads and sills.

233 m²

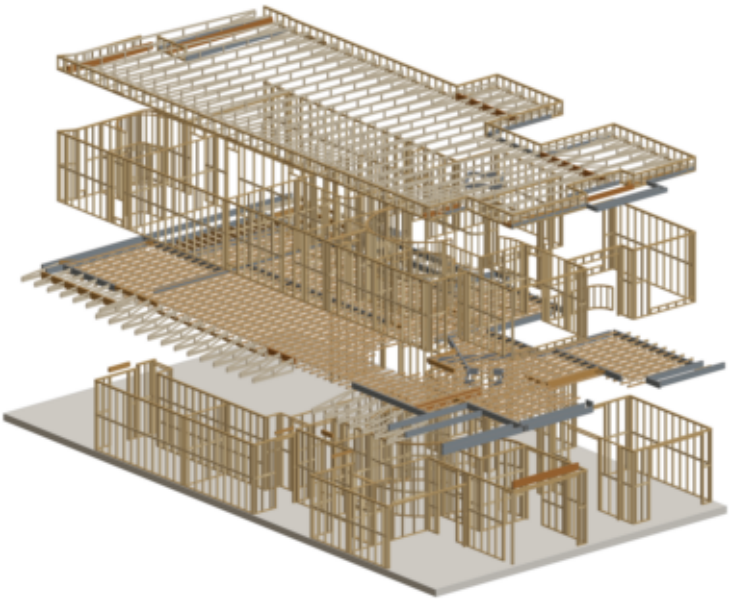
FIRST FLOOR

134 Posi joists, 13 balcony joists and 77 sheets of 19 mm flooring.

89

TRUSSES TO INSTALL

46 main roof and 43 lower roof trusses, at 900 centres until the truss layout is issued.



The frame in layers, from the north-east: ground floor walls, the first floor joists, the first floor walls and parapets, then the trusses.

THE BUILDING

LEVEL	FRAME
Roof	Klip-Lok at 2 degrees on trusses behind 81 m of 600 parapet frames. Lower roofs over the living (1 degree), the BBQ (5 degrees) and the east rooms (10 degrees).
First floor	FFL to confirm: +7,840 on the sections and elevations, +7,990 on section C-C. We lay the floor on 400 Posi joists. Frames 3,000 high, 90x35 MGP10 at 450, NRG cladding outside.
Ground floor	FFL +4,390 on the suspended slab. Frames 3,150 high: 90x45 MGP10 at 450 behind the brick veneer; doubled studs to the internal load bearing walls.
Basement	FFL +1,390. A 70 stud lining 2,700 high inside the shotcrete walls, and the store and bathroom walls.

Framing follows the engineer: wall frame table S4.2, framing plans S3.1 and S3.2, bracing plans S5.0 to S5.3. Steel beams, portals and columns are by others and in place before we stand the frames against them.

Included in our scope

- Set out and stand the wall frames on all three levels, built on site to the engineer's wall frame table: plates, studs, nogs, jamb studs, heads, sills.
- The curved walls around the stair and the lift (43 m) and the 1,000 high dwarf walls at the stair and entry voids.
- Every timber and LVL beam, lintel, trimmer and wall plate the engineer schedules: 48 members, laminated and fixed as drawn.
- Wall bracing: 25 sheets of ply and the strap crosses, with their anchors and tie-downs.
- First floor: Posi joists to the manufacturer's layout, balcony joists, floor beams and the 19 mm sheet floor glued and screwed.
- Roof: trusses stood and tied down, roof beams, R1 rafters at the box gutter strips, and the parapet frames.
- Basement: the 70 stud lining to the perimeter walls and the store and bathroom walls.

02 · TIMBER LIST

Timber list

Ready to send to the supplier: every piece of timber the frame needs, counted from the model and grouped by size, grade and length. Studs are listed at their precut length; plates and short pieces are packed into 6.0 m lengths with 5 % allowed.

#	ITEM	SIZE	GRADE	QTY	UNIT	LENGTH M	NOTES
	Wall frames: studs						
1	**Studs, basement, 2,700 walls**	**70x35**	MGP10	**149**	pcs	**2,630 precut ex 2.7**	lining
2	**Studs, basement, 2,700 walls**	**90x35**	MGP10	**49**	pcs	**2,630 precut ex 2.7**	internal
3	**Studs, ground floor, 3,150 walls**	**90x35**	MGP10	**79**	pcs	**3,080 precut ex 3.3**	internal (and curved)
4	**Studs, ground floor, 3,000 walls**	**90x35**	MGP10	**6**	pcs	**2,930 precut ex 3.0**	internal
5	**Studs, ground floor, 2,700 walls**	**90x35**	MGP10	**17**	pcs	**2,630 precut ex 2.7**	internal
6	**Studs, ground floor, 3,150 walls**	**90x45**	MGP10	**7**	pcs	**3,080 precut ex 3.3**	internal
7	**Studs, ground floor, 3,150 walls**	**90x45**	MGP10	**166**	pcs	**3,045 precut ex 3.3**	external
8	**Studs, ground floor, 3,150 walls**	**90x45**	MGP10	**288**	pcs	**3,035 precut ex 3.3**	internal load bearing (and curved)
9	**Studs, ground floor, 3,000 walls**	**90x45**	MGP10	**51**	pcs	**2,895 precut ex 3.0**	external
10	**Studs, ground floor, 2,700 walls**	**90x45**	MGP10	**36**	pcs	**2,595 precut ex 2.7**	external
11	**Studs, first floor, 3,000 walls**	**90x35**	MGP10	**277**	pcs	**2,930 precut ex 3.0**	internal (and curved)
12	**Studs, first floor, 3,000 walls**	**90x35**	MGP10	**217**	pcs	**2,895 precut ex 3.0**	external (and curved)
13	**Studs, first floor, 3,000 walls**	**90x45**	MGP10	**3**	pcs	**2,930 precut ex 3.0**	internal
14	**Studs, first floor, 3,000 walls**	**90x45**	MGP10	**93**	pcs	**2,895 precut ex 3.0**	external
	Wall frames: plates						
15	**Plates: top, bottom and parapet**	**70x35**	MGP10	**28**	lengths	**6.0**	151 m, joined over studs
16	**Plates: top, bottom and parapet**	**90x35**	MGP10	**186**	lengths	**6.0**	1,047 m, joined over studs
17	**Plates: top, bottom and parapet**	**90x45**	MGP10	**6**	lengths	**6.0**	29 m, joined over studs
	Wall frames: nogs and trimmers						
18	**Nogs, heads, sills, jacks, cripples, short studs**	**70x35**	MGP10	**14**	lengths	**6.0**	76 m cut to length
19	**Nogs, heads, sills, jacks, cripples, short studs**	**90x35**	MGP10	**62**	lengths	**6.0**	347 m cut to length
20	**Nogs, heads, sills, jacks, cripples, short studs**	**90x45**	MGP10	**33**	lengths	**6.0**	179 m cut to length
	Wall frames: curved walls						
21	**Curved plates, 2 layers of 17 ply cut to radius**	**2400x1200**	17 mm F11 ply	**16**	sheets		100 m of curved plate
	Beams, lintels and wall plates						
22	**RB8**	**290x45**	MGP10	**2**	pcs	**4.8**	single plies, laminated on site
23	**B3, RB9**	**240x45**	MGP10	**4**	pcs	**3.0**	single plies, laminated on site
24	**RB5**	**240x45**	MGP10	**2**	pcs	**3.6**	single plies, laminated on site
25	**RB4**	**240x45**	MGP10	**2**	pcs	**3.9**	single plies, laminated on site
26	**B25**	**190x45**	MGP10	**2**	pcs	**2.4**	single plies, laminated on site
27	**RB17**	**190x45**	MGP10	**4**	pcs	**3.6**	single plies, laminated on site
28	**B23, FL6, RL1**	**190x45**	MGP10	**1**	pcs	**4.2**	single plies, laminated on site
29	**B18, B19, B26**	**190x45**	MGP10	**1**	pcs	**5.7**	single plies, laminated on site
30	**B19, B26, B27, RL1, UL**	**190x45**	MGP10	**2**	pcs	**6.0**	single plies, laminated on site
31	**TR1, TR2**	**140x45**	MGP10	**1**	pcs	**2.7**	single plies, laminated on site
32	**RWP1**	**140x45**	MGP10	**1**	pcs	**3.6**	single piece
33	**B2, B16, TR1, TR2**	**140x45**	MGP10	**1**	pcs	**6.0**	single plies, laminated on site
34	**UL**	**120x45**	MGP10	**1**	pcs	**2.4**	single piece
35	**RWP2**	**120x45**	MGP10	**2**	pcs	**3.6**	single piece
36	**RL, UL**	**120x45**	MGP10	**1**	pcs	**6.0**	single piece
37	**B24, FL2**	**300x45**	HYSPAN LVL	**4**	pcs	**3.6**	single plies, laminated on site
38	**RB2**	**300x45**	HYSPAN LVL	**2**	pcs	**4.2**	single plies, laminated on site
39	**RB1, RB3**	**300x45**	HYSPAN LVL	**4**	pcs	**4.5**	single plies, laminated on site
40	**RB1**	**300x45**	HYSPAN LVL	**2**	pcs	**5.7**	single plies, laminated on site
41	**B20**	**240x45**	HYSPAN LVL	**2**	pcs	**2.1**	single plies, laminated on site
42	**RB7**	**200x45**	HYSPAN LVL	**2**	pcs	**2.1**	single plies, laminated on site
43	**RB18**	**200x45**	HYSPAN LVL	**2**	pcs	**2.7**	single plies, laminated on site
44	**RB15**	**200x45**	HYSPAN LVL	**2**	pcs	**3.0**	single plies, laminated on site
45	**UL6**	**150x45**	HYSPAN LVL	**1**	pcs	**1.2**	both plies cut from one length, laminated on site

02 · TIMBER LIST

Timber list, continued

The first floor, roof and bracing materials, what the manufacturers supply, and the connectors.

#	ITEM	SIZE	GRADE	QTY	UNIT	LENGTH M	NOTES
	First floor						
46	**FJ2 balcony joists at 450**	**190x45**	MGP10	**13**	pcs	**2.4**	S3.1 FJ2
47	**Structural particleboard flooring**	**3600x900**	19 mm	**77**	sheets		233 m² plus 7 %
	Roof						
48	**R1 rafters at 600, box gutter strips**	**90x45**	MGP10	**3**	lengths	**6.0**	18 rafters to 0.85 m
	Bracing						
49	**Ply bracing, P1 panels, F11 type G**	**3000x1200**	7 mm F11 ply	**25**	sheets		incl. strips over a nogged joint
50	**Joint nogs behind the ply joint at 3,000**	**90x45**	MGP10	**3**	lengths	**6.0**	13.7 m of ply panel
51	**Strap bracing for the M1 and M2 crosses**	**30x0.8**	galvanised	**14**	30 m rolls		378 m of strap
52	**Strap tensioners**			**82**	pcs		two per M1 and M2 cross

Supplied by the manufacturers (order separately)

ITEM	QUANTITY	NOTES
FJ1 400 deep Posi joists	**134 joists, 508 m**	To the Posi manufacturer's layout and design; rim boards, trimmers and hangers by their design.
Roof trusses	**89 (approx.)**	46 main roof, 43 lower roofs, at 900 centres assumed; girders, skylight trimmers and roof bracing by the truss manufacturer (S3.2, S4.1).

Hardware and connectors

ITEM	QTY	UNIT	WHERE (ENGINEER'S REFERENCE)
M12 chemical anchors, 100 embedment	**291**	pcs	Ground floor bottom plates to the slab: each end and 900 centres (S1.0 T7); bracing walls nominal fixing (S5.3)
M12 chemical anchors, 100 embedment	**126**	pcs	Basement walls and lining to the slab: each end and 900 centres (S1.0 T7)
Pryda ST3 stud ties	**398**	pcs	Load bearing walls: top plate to stud and stud to bottom plate at every second stud (S4.1)
20x0.8 GI strap tie-downs, looped	**84**	pcs	Each end of every lintel and roof beam; more where the span is over 2,400 (S4.1)
Truss tie-downs	**178**	pcs	Each end of every truss, type to the truss designer (S4.1)
Rafter tie-downs, 20x0.8 GI strap	**36**	pcs	Each end of every R1 rafter (S4.1 roof beam and rafter row)
M12 bolts at 450	**9**	pcs	RWP1 wall plate to steel (S4.0)
M10 coach screws	**17**	pcs	RWP2 wall plate to each stud (S4.0)
M12 bolts, frames to steel columns	**3 per column**		At least three per column, equally spaced (S1.0 T7): count the columns on site
Bolts and cleats, beam to beam	**per S3.4**		As the engineer's timber bolts table (S3.4) at each beam to beam connection
Joist hangers, 45 wide	**26**	pcs	FJ2 balcony joists to the steel beams, both ends (confirm the detail)

Nails, screws, glue and laminating fixings are allowed in our labour, not listed. Anchor and tie quantities are counted from the frame and checked against the engineer's schedules before ordering.

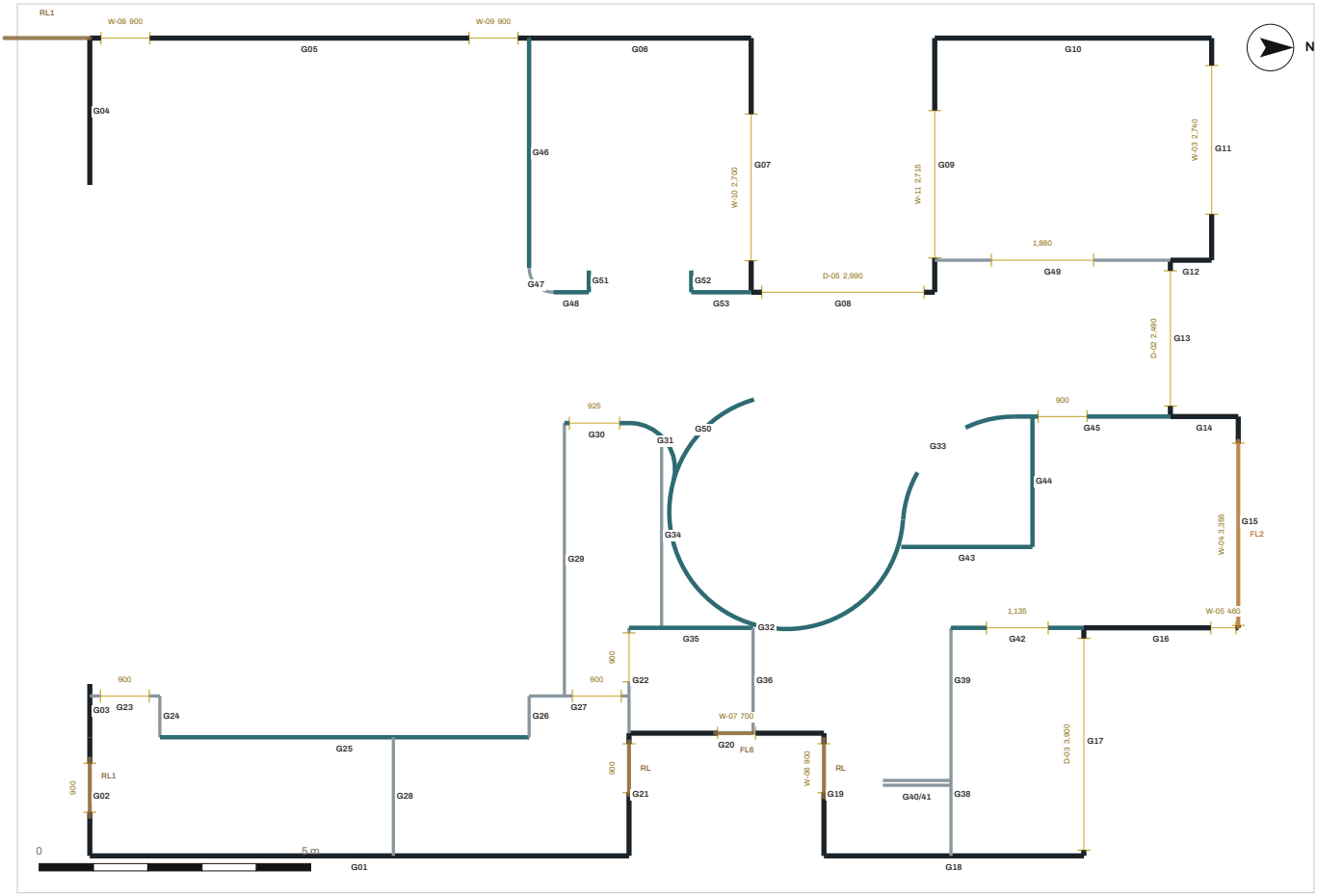
ORDER NOTES

MGP10 framing untreated unless the builder's specification calls for H2 termite treatment; basement bottom plates H3 next to the spoon drain. The sheet floor count includes the wet areas: confirm their sheet and the shower set-downs (S3.1). Deliver in two drops: the ground floor frames with the floor, then the first floor frames with the roof members. LVL lengths are cut lengths.

03 · MODELLING

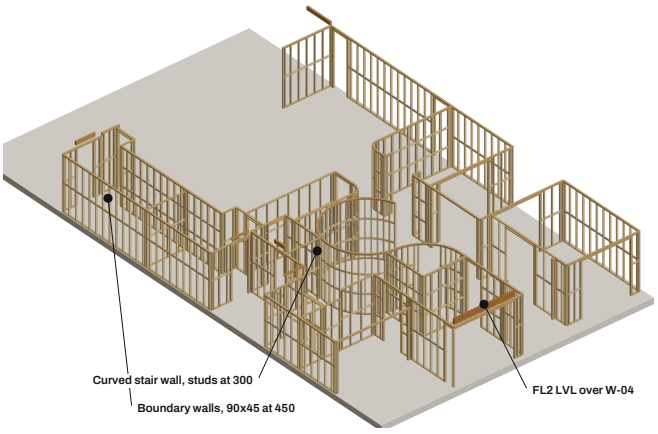
Ground floor frames

Every ground floor wall frame with its number, type and openings, as we set it out on the slab. External walls are 90x45 at 450 behind the brick veneer.

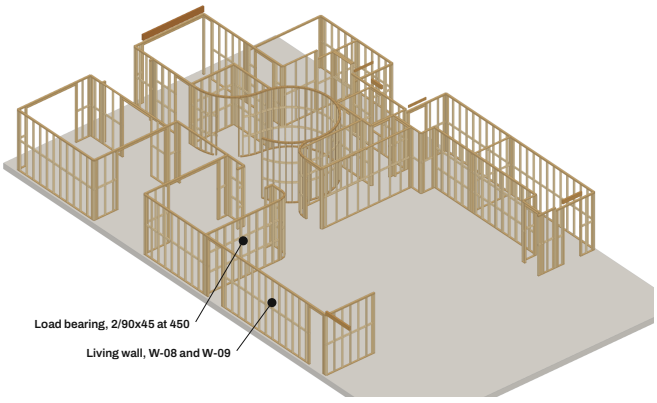


External, load bearing · Internal, load bearing · Internal · Dwarf wall, 1,000 high · Opening, width mm

Walls numbered G01 to G53 for set-out. Opening widths in millimetres; floor lintels and roof lintels shown in amber and brown. North is to the right, as on the drawings.



From the north-east (street side): the guest room and porch walls front right, the east rooms on the left.

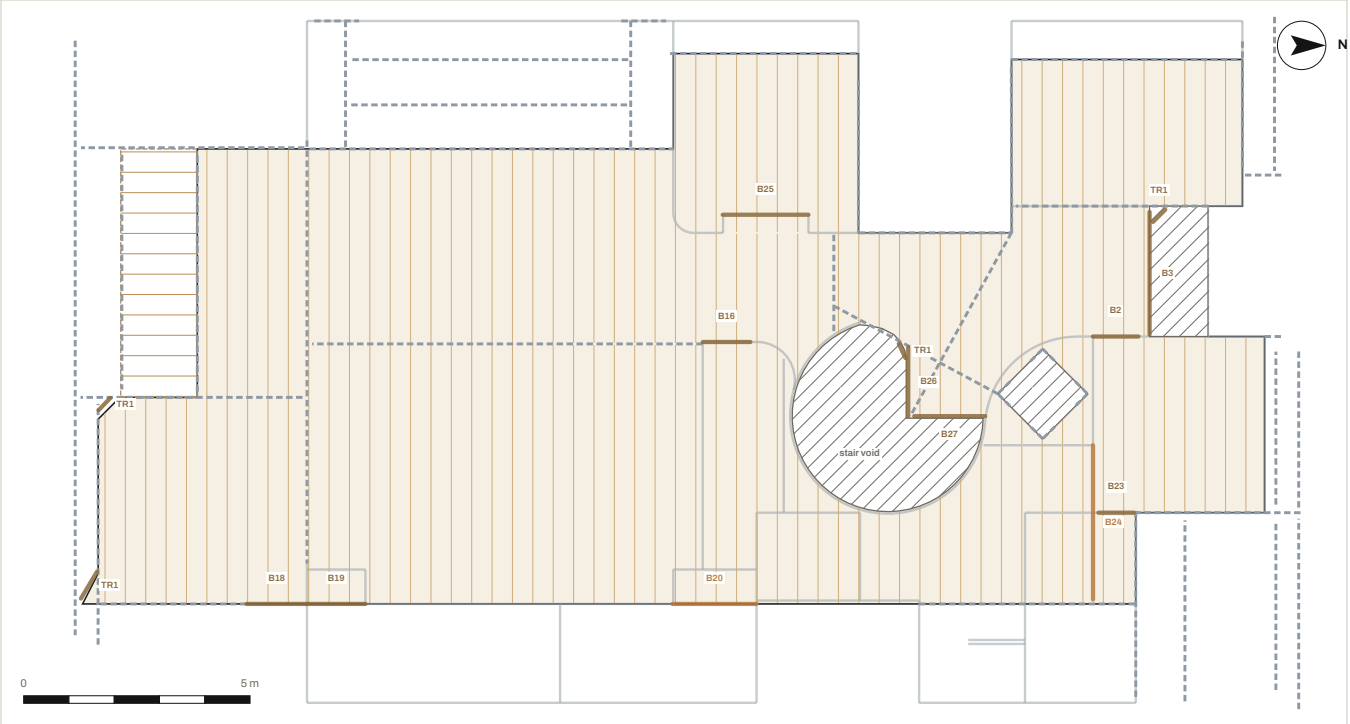


From the south-west: the living and office walls, with the curved stair wall in the middle.

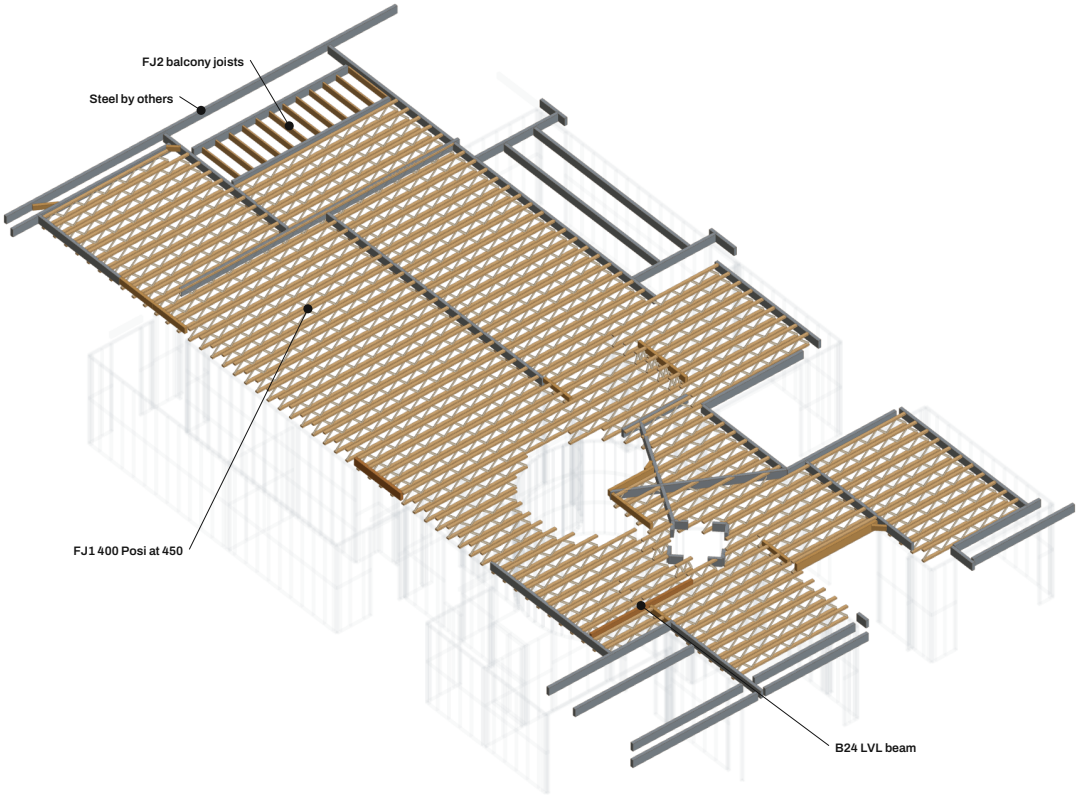
03 · MODELLING

First floor structure

The first floor: Posi joists at 450 across the house, the balcony joists, the floor beams over the ground floor openings, and the voids left open.



Joists drawn at their spacing; voids hatched. Posi joist layout, trimmers and hangers to the manufacturer's design. Floor beams in amber (LVL) and brown (MGP10).

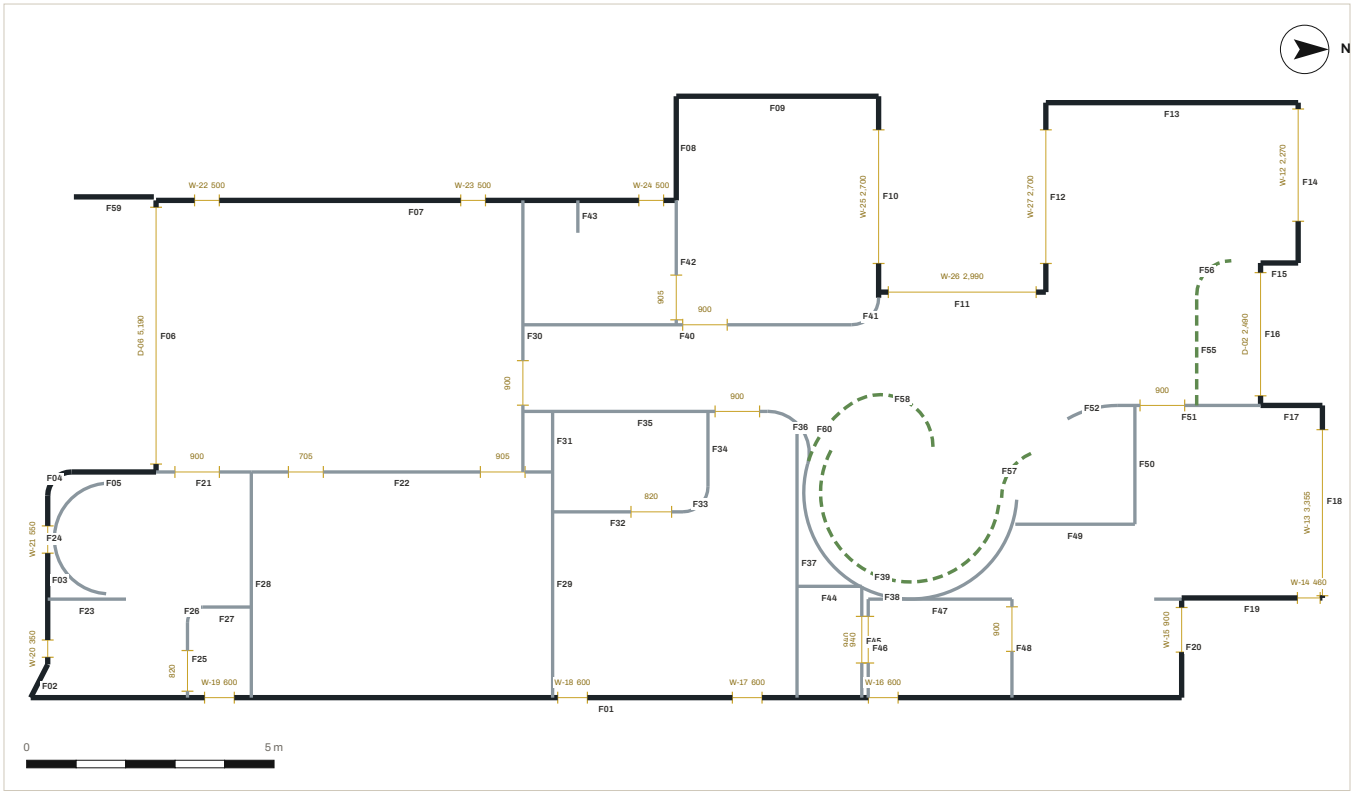


The first floor structure from the north-east, with the ground floor walls faint below.

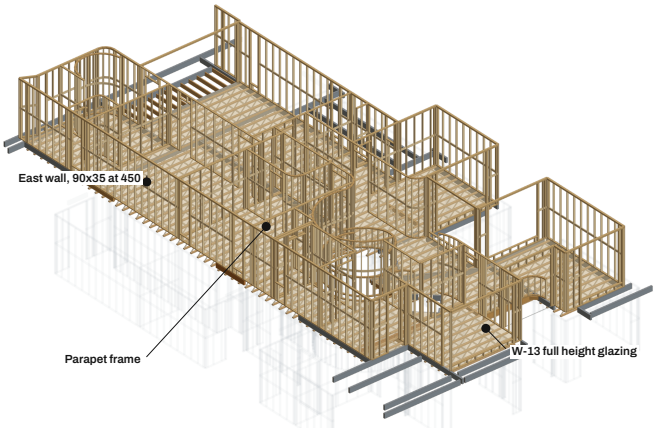
03 · MODELLING

First floor frames

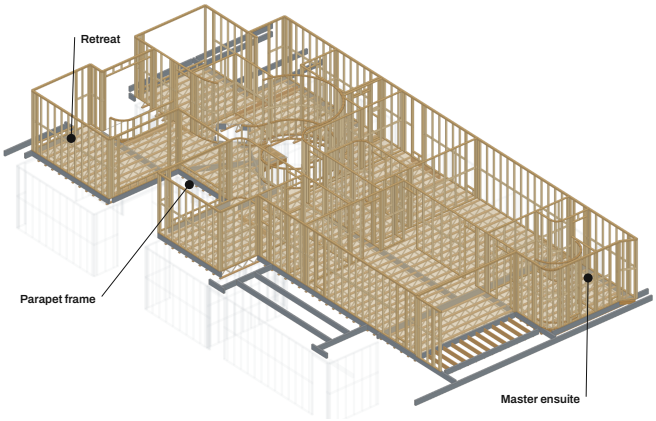
Every first floor wall frame: 90x35 at 450 outside, 90x35 at 600 inside, with the 600 parapet frames on the external walls.



Walls numbered F01 to F60 for set-out. External walls carry the trusses; internal walls are non load bearing (S1.0 T9).



From the north-east: bed 1 and the porch front right, the east wall with its four windows along the left.



From the south-west: the master suite and balcony front left, bed 2 and the retreat at the back.

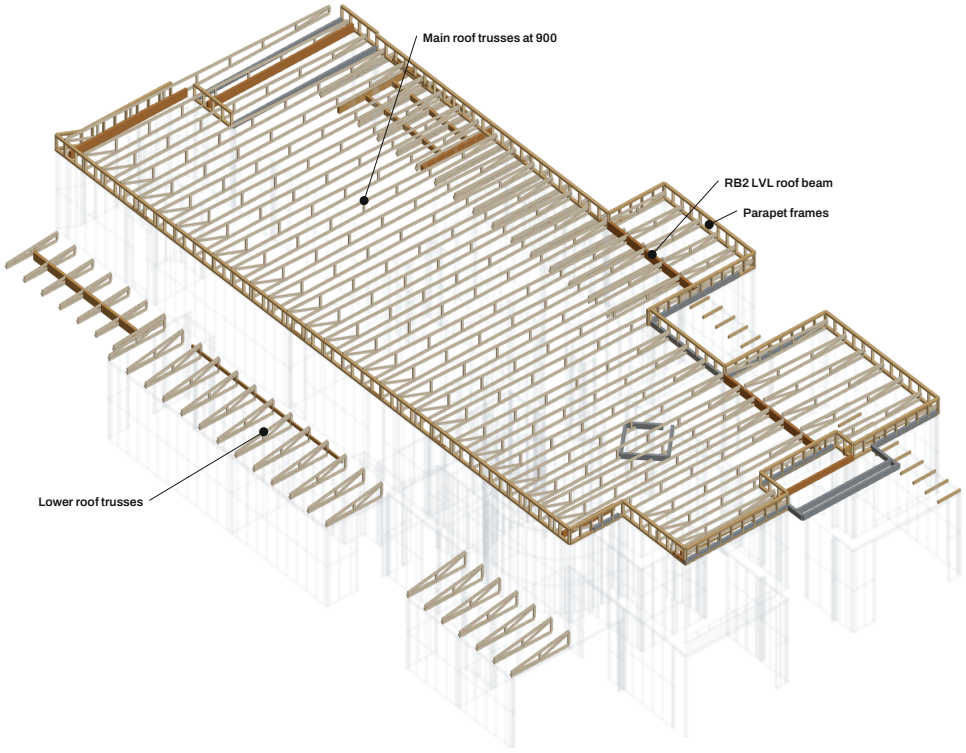
03 · MODELLING

Roof, parapets and lower roofs

The roof as we stand it: truss runs between the external walls and roof beams, the lower roofs over the ground floor rooms, the parapet frames.



Truss runs drawn at 900 centres (assumed); the manufacturer's layout sets the final count, girders and skylight trimmers. Lower roofs on wall plates RWP1 and RWP2 and roof beams RB8, RB9, RB17 and RB18.

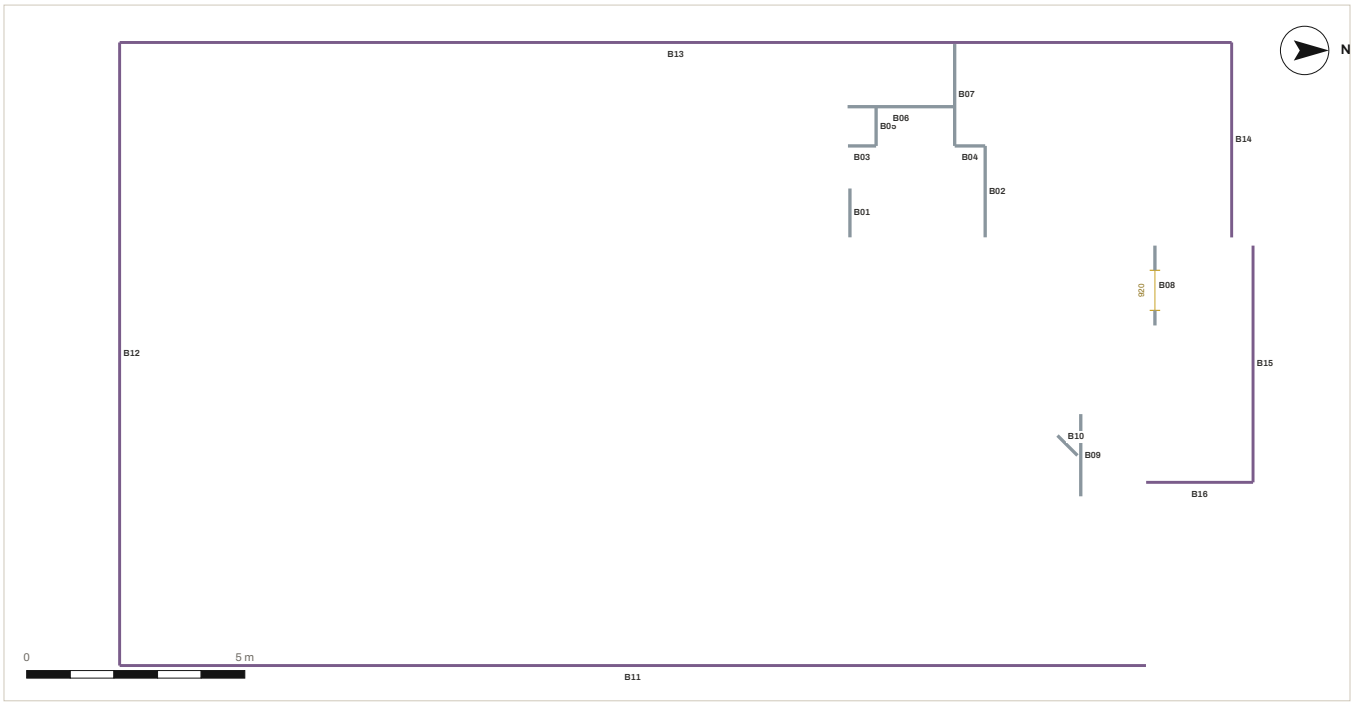


Trusses, roof beams and parapets from the north-east, with the walls faint below.

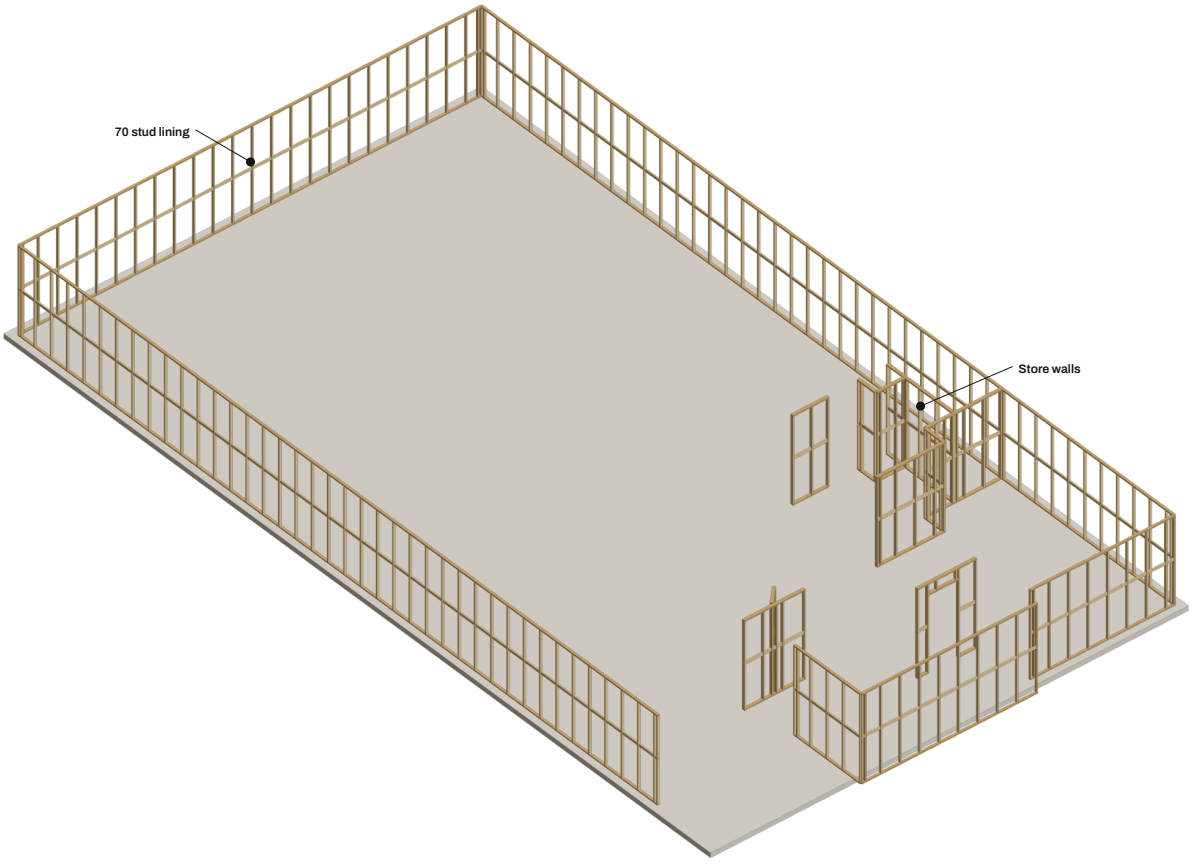
03 · MODELLING

Basement

The basement frames: the 70 stud lining inside the shotcrete walls (76 m) and the store and bathroom walls.



The lining stops at the garage door. Store walls carry strap bracing (S5.0).



The basement lining and store walls from the north-east.

04 · THINGS TO CONSIDER

Things to Consider

What we need settled before we cut, and what the drawings ask of the frame.

To settle before we cut

1. Curved wall at the stair foot

The engineer hatches the curved wall from the stair wall past the S1 post as load bearing (S3.1); the architect shows a 1,000 high dwarf wall there. We allow it full height as the engineer has it.

ARCHITECT, ENGINEER

2. Truss layout

We allow trusses at 900 centres. The manufacturer's layout sets the count, the girders and the skylight trimmers; their shop drawings go to the engineer first (S4.1).

TRUSS MANUFACTURER

BuilderHQ

info@builderhq.com.au

Carpentry Framing: Scope of Works

42 Ashcombe Street, Reservoir VIC 3073

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CARPENTRY FRAMING · LABOUR ONLY

Prepared by BuilderHQ