



TIMBER TAKEOFF

VISION 2 ESTIMATING PTY LTD
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JOB REF :	
BUILDER :	
ADDRESS :	
CLIENT REF :	
ESTIMATORS NAME :	

DISCLAIMER

THE FOLLOWING QUANTITIES HAVE BEEN TAKEN FROM THE FRAMING LAYOUT PREPARED IN ACCORDANCE WITH AS1684.2 - 2021 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

FROM PLAN FRAMING LAYOUTS PROVIDED, SOME VARIATIONS TO LAYOUTS MAY HAVE BEEN MADE WITHIN THE SCOPE OF AS1684.2-2021 REGARDING SIZES AND/OR FOR REASONS OF MATERIAL AVAILABILITY. REFER NOTES BELOW.

PLAN QUALITY MAY AFFECT OUR ABILITY TO INTERPRET PLAN DETAILS CORRECTLY. THIS MAY CAUSE INCONSISTENCY IN THE DESIGN AND ESTIMATION DOCUMENTS.

IT IS THE CLIENT'S RESPONSIBILITY TO CHECK ALL QUANTITIES, LAYOUTS, AND PRODUCT SUITABILITY FOR THE SPECIFIED PROJECT.

IT IS THE BUILDER'S RESPONSIBILITY TO CHECK AND VERIFY ALL LAYOUTS AND LISTS BEFORE PLACING AN ORDER AS NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY ERRORS AND OMISSIONS BY VISION 2 ESTIMATING.

ANY VARIATIONS TO PLANS SUBSEQUENT TO THOSE USED IN THIS TAKE-OFF WILL RENDER THIS LIST AND LAYOUT VOID AND SUBJECT TO A COMPLETELY NEW ESTIMATE.

ALL TRUSS SPANS, PITCHES, HEEL DETAILS T.M.E. (TO MATCH EXISTING), CUTBACKS, CANTILEVERS, OVERHANGS AND WIND CATEGORY TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO MANUFACTURE.

ALL FRAMING TO BE MGP10 OR MINIMUM JOINT STRENGTH OF JD5 UNLESS NOTED OTHERWISE. THIS MEANS THE UNIDENTIFIED IMPORTED TIMBER SHALL NOT BE SUBSTITUTED FOR AUSTRALIAN RADIATA PINE.

DOORS AND JOINERY BY OTHERS. WINDOW LININGS BY WINDOW MANUFACTURER.
FIXING OF WALL PLATES TO BE BY ENGINEER.
STANDARD 2nd FIX QUOTED ONLY. BUILDER TO CONFIRM. NO DETAILS/SPECI PROVIDED.
STANDARD TIE-DOWN MATERIALS QUOTED ONLY. BUILDER TO CONFIRM ALL.
STEEL BEAMS/LINTELS AND SUPPORT COLUMNS AS PER ENG/BY OTHERS.
STEEL FASCIA AND BARGES BY OTHERS.

LOWER WALL FRAME		
TOP PLATES	90x35 MGP10	1/8.4, 1/7.2, 2/6.9, 2/6.6, 3/6.3, 2/6.0, 3/5.4, 4/5.1, 2/4.8, 1/4.5, 3/4.2, 2/3.9, 4/3.6, 3/3.3, 2/3.0, 1/2.7, 3/2.4, 1/2.1, 5/1.8, 1/1.5, 3/1.2, 2/0.9, 3/0.6
BOTTOM PLATES	90x35 MGP10	1/8.4, 1/7.2, 2/6.9, 2/6.6, 3/6.3, 2/6.0, 3/5.4, 4/5.1, 2/4.8, 1/4.5, 3/4.2, 2/3.9, 4/3.6, 3/3.3, 2/3.0, 1/2.7, 3/2.4, 1/2.1, 5/1.8, 1/1.5, 3/1.2, 2/0.9, 3/0.6
STUDS	90x35 MGP10	4/4.2 , 17/3.6, 271/3.0, 5/2.7
	90x45 MGP10	4/3.6 , 24/3.0
	90x35 MGP12	4/4.2, 50/3.6
	90x45 MGP12	4/4.2, 4/3.6
JAMB STUDS	90x35 MGP10	2/3.6, 26/3.0, 2/2.7
	90x45 LVL 13	4/4.2, 12/3.6 , 10/3.0
	90x45 MGP10	30/3.0
	90x45 F27	6/4.2, 6/3.6
JUNCTION BLOCKING STUDS	90x35 MGP10	21/2.7
HEADS & SILLS	90x35 MGP10	3/5.4, 3/5.1, 1/3.6, 2/3.3, 1/2.7, 1/2.1, 2/1.8, 2/1.5, 10/1.2, 8/0.9
JACK STUDS	90x35 MGP10	2/2.1, 2/1.8, 8/1.2, 26/0.9, 8/0.9, 32/0.6
NOGGING	90x35 MGP10	98/2.7
LINTELS	300x45 LVL 13	4/5.1 , 2/3.6, 4/3.3
	140x45 MGP10	1/2.1, 3/1.2
	BEAM BY ENG.	3/5.4, 1/5.1
	150x45 LVL 13	1/1.8
	200x45 LVL 13	2/2.7
	170x63 LVL 13	1/1.8
	190x45 MGP10	3/1.2
	400x45 LVL 13	4/5.7

PITCHING BEAM	300x45 LVL 13	2/3.9
	200x45 LVL 13	1/2.1
STIFFENER LINTEL (CSD)	120x45 MGP10	1/1.8
CAVITY SLIDERS	2340x720x90mm - CAVITY SLIDER UNIT	1 ONLY
WALL BRACING	PRYDA STRAP BRACE (30x0.8x30M ROLL)	5 ONLY
	PRYDA TENSIONERS (BAG OF 6)	5 ONLY
	2400x1200x6mm OSBRACE	2 ONLY
	2400x900x6mm OSBRACE	1 ONLY
	3000x1200x6mm OSBRACE	19 ONLY
	3000x900x6mm OSBRACE	25 ONLY
SHORT BRACE FIXINGS	M10/50x3 GALV. SQUARE WASHERS	28 ONLY
	M10x70 GALV. COACH SCREWS	28 ONLY
TEMP BRACE	90x35 MGP10	12/4.8

TIE DOWNS		
CONCRETE NAILS	75mm (BOX)	2 ONLY
UPPER TIE DOWNS	14G BUGLE BATTEN 120mm	168 ONLY
LOWER TIE DOWNS	SCREWBOLT 10Gx120mm	205 ONLY
TIE DOWN WASHERS	WASHER GALV FLAT SQUARE M10/50x3	205 ONLY
STUD TIES	GALV HOOP IRON (30x0.8x30m ROLL)	18 ONLY

FLOOR FRAME		
FB1	BEAM BY ENG.	1/7.5
FB2	400x45 LVL 13	1/7.5, 1/3.9
FB2.2	400x45 LVL 13	1/8.7
FB3	400x45 LVL 13	2/3.3
FB3.2	400x45 LVL 13	1/8.1
FB3.3	400x45 LVL 13	1/2.7
FB4	400x63 LVL 13	1/2.7
FB5	400x45 LVL 13	2/6.6
FB6	400x45 LVL 13	1/1.5
FB7	400x45 LVL 13	1/0.9
FB8	400x63 LVL 13	1/7.5
LIFT INFL BEAMS	400x45 LVL 13	4/1.8
FLOOR BLOCKING BEAM	400x45 LVL 13	1/12.3
BLOCKING	400x63 LVL 13	1/0.6
	400x45 LVL 13	1/0.6
FLOOR JOIST	300x45 LVL 13	11/1.8
	400x45 LVL 13	13/1.8, 2/1.2
STEEL BEAM PACKING	90x45 MGP10	2/4.5
STEEL BEAM PLATES	400x45 LVL 13	1/4.5
BALCONY PACKING	90x45 MGP10	1/7.5, 2/2.7
WALL PLATE	120x45 MGP10	1/7.5, 2/3.3, 1/0.9
BRACKET	FB45220 - JOIST HANGER	26 ONLY
	LVSIA 300 - WITH SCREW KIT	4 ONLY
	PRYDA MULTIGRIP	54 ONLY

CANOPY TRIMMERS	90x35 MGP10	11LM
CEILING TRIM	90x35 MGP10	40LM
STRONGBACK	140x35 MGP10	1/5.4, 2/4.8, 5/4.5, 2/3.9, 2/3.3, 3/2.7, 1/2.1, 2/1.8, 1/0.9
END WEB BRACING	120x35 MGP10	1/4.2
FLOORING	22mm PARTICLEBOARD (3600x800 SHEETS)	53 ONLY
ADHESIVE	FLOORMATE	13 ONLY
W/A FLOORING	19mm SCYON SECURA - INTERNAL (2700x600 SHEETS)	15 ONLY
W/A ADHESIVE	FLOORMATE	5 ONLY
W/A JOINT SEALANT	J/H SCYON JOINT SEALANT - 300mL	15 ONLY
BALCONY FLOORING	19mm SCYON SECURA - EXTERNAL (2700x600 SHEETS)	11 ONLY
BALCONY ADHESIVE	FLOORMATE	3 ONLY
BALCONY JOINT SEALANT	J/H SCYON JOINT SEALANT - 300mL	11 ONLY

UPPER WALL FRAME		
TOP PLATES	90x35 MGP10	1/9.3, 1/8.4, 1/7.2, 1/6.0, 1/5.7, 1/5.1, 2/4.8, 1/4.5, 2/4.2, 1/3.9, 3/3.6, 2/3.3, 1/3.0, 2/2.7, 2/2.4, 2/2.1, 1/1.8, 5/1.5, 6/1.2, 1/0.9, 4/0.9
BOTTOM PLATES	90x35 MGP10	1/9.3, 1/8.4, 1/7.2, 1/6.0, 1/5.7, 1/5.4, 1/5.1, 2/4.8, 1/4.5, 2/4.2, 1/3.9, 3/3.6, 2/3.3, 1/3.0, 2/2.7, 2/2.4, 2/2.1, 1/1.8, 5/1.5, 6/1.2, 1/0.9, 4/0.9
STUDS	90x35 MGP10	225/3.0, 8/1.2
	90x45 MGP10	9/3.0
JAMB STUDS	90x45 LVL 13	9/3.0
	90x45 MGP10	14/3.0
	90x35 MGP10	26/3.0
JUNCTION BLOCKING STUDS	90x35 MGP10	22/2.7
HEADS & SILLS	90x35 MGP10	7/3.3, 1/3.0, 4/2.7, 1/2.1, 2/1.8, 4/1.2, 3/0.9
JACK STUDS	90x35 MGP10	16/2.4, 3/2.1, 16/0.9
NOGGING	90x35 MGP10	61/2.7
LINTELS	200x45 LVL 13	1/6.3
	300x45 LVL 13	1/5.7
	190x45 MGP10	1/2.1, 1/1.8
	240x63 LVL 13	1/3.3
	140x45 MGP10	1/2.7
	120x45 MGP10	1/1.2
	200x63 LVL 13	1/2.7
PITCHING BEAM	300x45 LVL 13	1/12.0
STIFFENER LINTEL (CSD)	190x45 MGP10	1/3.0
CAVITY SLIDERS	2340x1440x90mm - DOUBLE CAVITY SLIDER UNIT	1 ONLY
WALL BRACING	PRYDA STRAP BRACE (30x0.8x30M ROLL)	4 ONLY
	PRYDA TENSIONERS (BAG OF 6)	4 ONLY
	3000x1200x6mm OSBRACE	10 ONLY
	3000x900x6mm OSBRACE	2 ONLY
TEMP BRACE	90x35 MGP10	12/4.8

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UPPER ROOF FRAME		
CEILING JOIST	90x35 MGP10	9/7.5, 13/6.3, 2/5.7, 1/4.2, 1/2.1
CEILING TRIM	90x35 MGP10	30m
B/CHORD BRACE	90x35 MGP10	21/5.1
SOLDIERS	38x38 PINUS	15/2.4
ROOF BRACING	SPEEDBRACE - 6.0m LENGTHS	15 ONLY
PURLINS	STEEL PURLINS	40/7.5 (BY OTHERS)
PURLIN SCREWS	STEEL PURLIN SCREWS	566 ONLY
BOX GUTTER TRIM	70x35 MGP10	66m
BOX GUTTER BOARD	19mm PARTICLEBOARD (3600x800)	7 ONLY

LOWER ROOF FRAME		
STRUT	90x45 MGP10	2/0.9
WALL PLATE	90x45 MGP10	1/5.1
SOLDIERS	90x35 MGP10	15/0.6
CEILING JOIST	90x35 MGP10	11/6.3, 8/5.7, 10/3.0
B/CHORD BRACE	90x35 MGP10	14/5.1
SOLDIERS	38x38 PINUS	10/2.4
ROOF BRACING	SPEEDBRACE - 6.0m LENGTHS	13 ONLY
PURLINS	STEEL PURLINS	25/7.5 (BY OTHERS)
PURLIN SCREWS	STEEL PURLIN SCREWS	345 ONLY
BOX GUTTER TRIM	70x35 MGP10	44m
BOX GUTTER BOARD	19mm PARTICLEBOARD (3600x800)	5 ONLY

UPPER EAVES		
OUTDOOR AREA LINING	2700x1200x6.0mm HardieFlex	6 ONLY
OUTDOOR AREA BEAD	19f SQ LOSP	4/5.4
OUTDOOR AREA JOINT MOULD	PVC 4.5MM JOINT MOULD (3M LENGTHS)	5 ONLY
BLUEBOARD LINING	3000x1200x7.5mm	6 ONLY
LOWER EAVES		
OUTDOOR AREA LINING	2400x1200x6.0mm HardieFlex	5 ONLY
OUTDOOR AREA BEAD	19f SQ LOSP	4/5.4
OUTDOOR AREA JOINT MOULD	PVC 4.5MM JOINT MOULD (3M LENGTHS)	3 ONLY
FEATURE STONE WALL	EASYLAP - 3000x1200x8.5mm	6 ONLY

2ND FIX		
SKIRTINGS	90x19 MDF	53/5.4
WINDOWS / DOOR AVES	67x19 MDF	93/5.4
DOOR JAMBS	110x30 MDF SETS W/ STOPS	23 ONLY
PERSON HOLE TRIM	70x19 MER	1/5.4
EXTERNAL CLADDING		
SCYON AXON 133	3000x1200x9mm	14 ONLY
CORNERS/ABUTMENTS	90x42 LOSP (BTC)	3/5.4
CLADDING BATTENS	70x35 MGP10	103m