
Saddingtons Wade Cutprice Timber Pty Ltd [ACN 146 982 952]
as trustee for Saddingtons Wade Cutprice Timber Unit Trust trading as

QU087391

CUTPRICE TIMBER

BN 834 741 82 ABN 87 629 383 214

"Quality Timber at the Right Price"

4 Tara Road, Broadmeadow 2292
PO Box 247, Broadmeadow 2292
e-mail : admin@cutpricetimber.com.au
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Ph: 0249 786335
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CONSTRUCTION DETAILS

23 September 2019

ABC Building
Mobile : 0418 237 587
e-mail : Paul@abcbuildinggroup.com

Site : Wade
4 Tara Road
Broadmeadow

Bearing Plates	(H2 P10 Pine 90x45) (H2 LVL15 360x42)
Bearers	(H2 LVL15 150x58) (H2 LVL15 360x116)
Floor Joists	(H2 I-joists 360x58/90) (H2 I-joists 240x51) (H2 LVL15 240/300/360x42)
Joist Hangers	(Single Face Mount To Suit I-joists 360x58) (Single Top Mountr To Suit I-joists 360x58)
Joist Blocking	(H2 I-joists 360x58) (H2 I-joists 240x51) (Rim Board 240/300/360x19)
Flooring	(H2 Particleboard 19mm) (Scyon Secura Internal 19mm)
Floor Adhesive	(To Sheet Flooring Only)
Wall Framing	(Pre-assembled H2 Treated Radiata to Australian Standard 1684)
Sheet Bracing	(F27 Brace Ply 4.5mm 2400/2700x1200)
Beams	(H2 LVL15 360x84) (H2 LVL15 200x84) (H2 LVL15 300x42) (H3 Treated Pine Primed 180x65)
Roof Plates	(H2 MGP10 Treated Radiata 90x45)
Trusses	(H2 Treated Radiata at 600mm c/c)
Truss Bracing	(TLG, Wall Bkts, B/c ties, S/brace, C/trimmers)
Rafters	(H2 LVL15 170x35/42)
Rafter Blocking	(H2 LVL15 170x35)
Rafter Bracing	(Speed Brace)
Gable Framing	(H2 MGP10 Treated Radiata 90x35)

Eaves Sprockets	(H2 MGP10 Treated Radiata 70x35)
Parapet Framing	(H2 MGP10 Treated Radiata 90x35)
Gable Battens	(H2 MGP10 Treated Radiata 90x35)
Roof Battens	(H2 MGP10 Treated Radiata 70x35)
Eaves Material	(Hardiflex 4.5mm, Joiners, Quad 25mm)
Cladding	(Scyon Linea 180mm)
	(Easylap 8.5mm)
	(WRC Knotty Bevel Siding 200x25)
	(Hardiflex 6.0mm)
Cladding Extras	(Sarking)
	(Corners – H3 Treated Pine Primed 42x30)
	(Sealant)
Deck : Bearing Plate	(H3 F7 Treated Pine Rougher Headed DAT 90x45)
Bearers	(H3 F7 Treated Pine Rougher Headed DAT 140x70)
	(H2 LVL15 300x84)
Joists	(H3 F7 Treated Pine Rougher Headed DAT 140x45)
	(H2 LVL15 300x42)
Joist Blocking	(H2 LVL15 300x35)
Decking	(Merbau 90x19)
	(Scyon Secura External 19mm)
Floor Adhesive	(To Sheet Flooring Only)
Joist Fascia	(Merbau 90x19)
	(Hardiflex 6.0mm)
Roof Plates	(H2 LVL15 200x42)
Posts	(H3 Treated Pine DAT DAR Laminated Primed 88x88)
Beams	(H3 Treated Pine Primed 290x65)
	(H2 LVL15 240x58)
Rafters	(H2 LVL15 200x35)
Gable Framing	(H2 MGP10 Treated Radiata 90x35)
Roof Battens	(H2 MGP10 Treated Radiata 70x35)
Ceiling Linings	(Hardiflex 4.5mm, Joiners, Quad 25mm)
Pergola : Plates	(H3 Treated Pine DAT DAR Laminated Primed 138x42)
Rafters	(H3 Treated Pine DAT DAR Laminated Primed 138x42)
Timber Construction Layouts	
Site Liaison	
Delivery	

PLEASE NOTE :

* **WE *GUARANTEE* THAT WE HAVE INCLUDED THE REQUIRED *QUANTITY* AND *QUALITY* FOR ALL ITEMS LISTED ABOVE - IN ACCORDANCE WITH AS1684 AND TO SUIT THE PLANS SUPPLIED**

NOTES :

Details provided for quoting :

Working Drawings provided
Specifications not provided
Engineer's details provided

General :

- 1) Secura included to wet areas
- 2) H2 termite treatment included
- 3) Steel required (but not included) as drawn on plans, over garage door and for Pergola and Portico beams
- 4) Roof battens included @ 1000mm c/c and to be used first for temporary bracing
- 5) Sarking only included behind cladding listed above
- 6) Brick columns required as drawn on Construction Details 2 and 3 (not drawn on floor plan)
- 7) Truss pitching point assumed to be 2750mm to upper floor
- 8) Raked ceilings included to Portico
- 9) Cladding included as per Construction Details 11 - 16, not brick veneer on floor plan.
Client to confirm

Material included differently to that shown on plans :

- 1) I-joists 360x58 FJ1 & FJ2 first floor joists instead of HJ 240x45 (to conceal steel bearers)
- 2) I-joists 360x90 FJ3 joists instead of HJ 300x45 (not strong enough)
- 3) 19mm particleboard instead of 22mm (not required)
- 4) Primed 180x65 LB1 – LB3 beams instead of lvl 200x63 (lvl not suitable for external use)
- 5) Primed 290x65 RB2 - RB3 beams to Portico instead of F14 hardwood 360x240 (not available)
- 6) Lvl 300x42/84 FB7 – FB11 deck bearers instead of lvl 200x63 (to suit stepdown)
- 7) Lvl 300x42 FJ4 joists instead of hardwood 170x42 (to match bearers and to suit stepdown)

Only those items noted are included. Some particular materials not included are :

- 1) Fixings (unless listed above)
- 2) Steel
- 3) Temporary props
- 4) Fascia/barge
- 5) Internal staircase
- 6) Handrails
- 7) Doors
- 8) Mouldings (unless listed above)
- 9) Lvl hangers
- 10) Pool deck
- 11) Portico steps and landing
- 12) Steps to pool deck

All materials are in accordance with AS1684 not necessarily as per details on plan

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DELIVERIES

- | | |
|-----|-------------------|
| 1) | GROUND FLOOR |
| 2) | LOWER WALLS |
| 3) | UPPER FLOOR |
| 4) | BALCONY |
| 5) | UPPER WALLS |
| 6) | TRUSSES |
| 7) | UPPER ROOF |
| 8) | RAISED ROOF |
| 9) | PORTICO |
| 10) | CLADDING & EAVES |
| 11) | GROUND FLOOR DECK |
| 12) | PERGOLA |

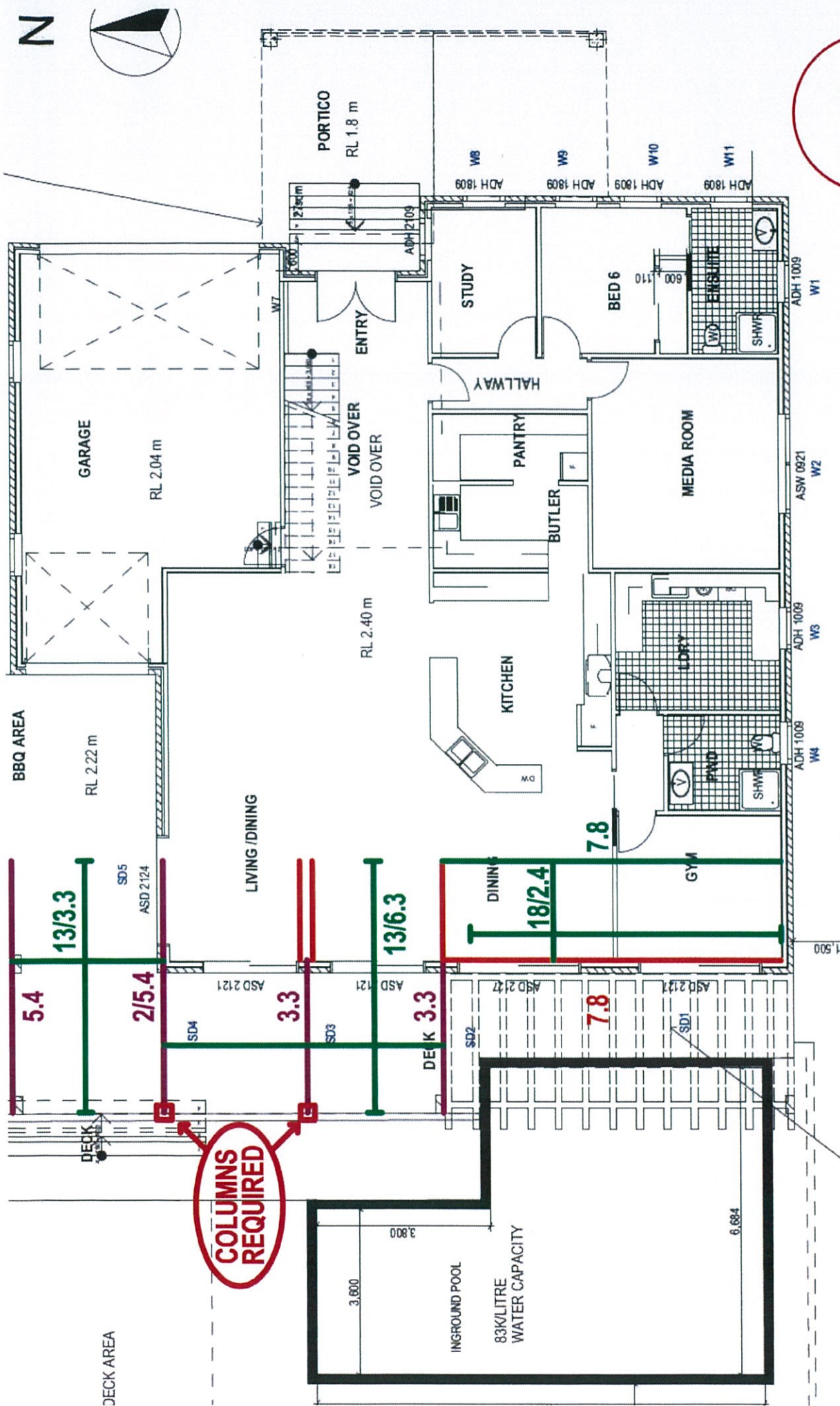
PLEASE NOTIFY US AT LEAST THREE WEEKS PRIOR TO THE FIRST DELIVERY BEING
REQUIRED AND ONE WEEK PRIOR TO EACH REMAINING DELIVERY BEING REQUIRED.



I JOISTS 240x51
RIMBOARD 240x19

LVL 150x58
LVL 240x42

GROUND FLOOR



3

LVL 300x42
LVL 300x42
LVL 300x35

BALCONY FLOOR

4



BALCONY FLOORING

5

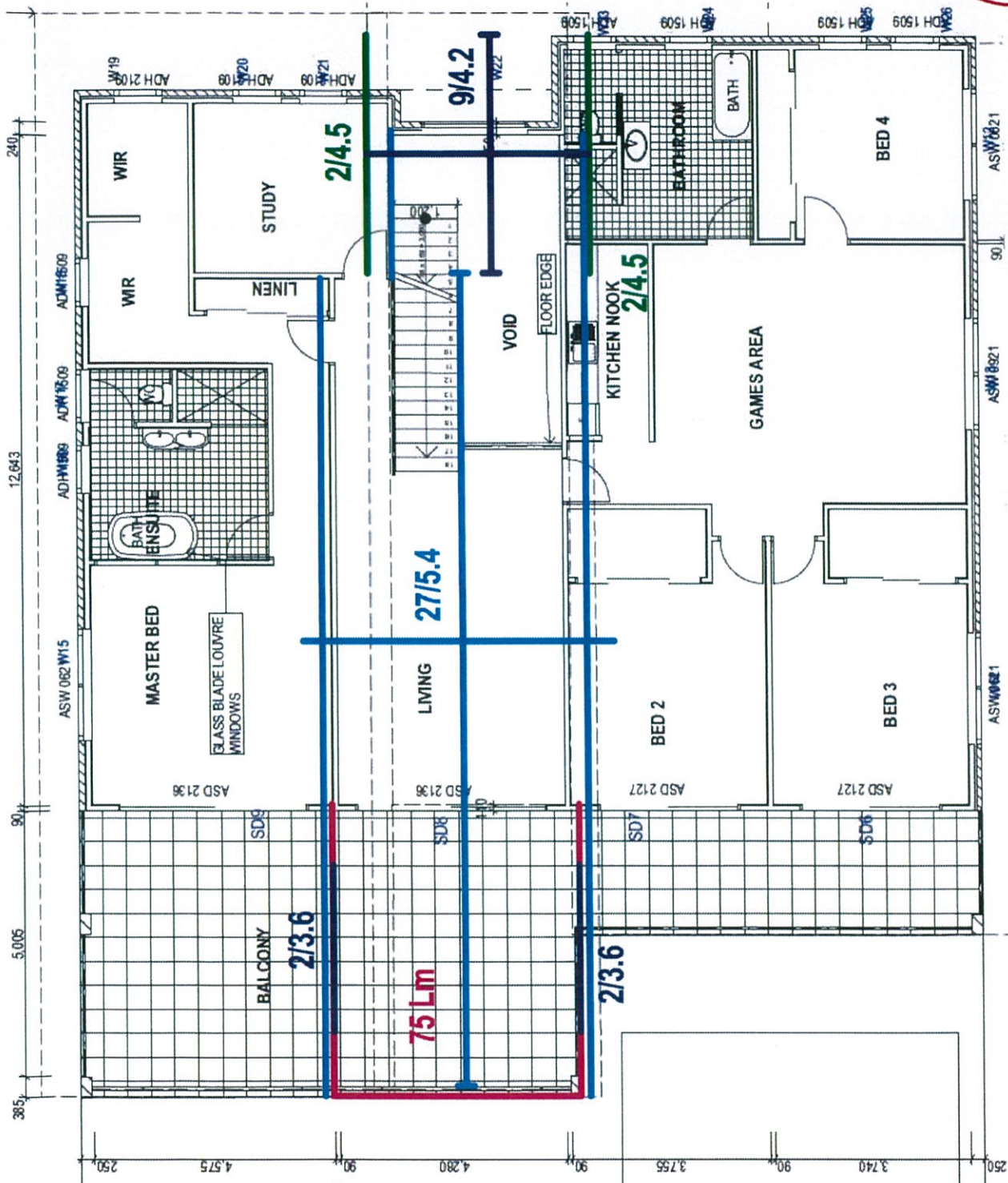


LOWER ROOF

PRIMED 180x65
LVL 360x42
LVL 300x42

H2 PINE 90x45 TRUSSES

6



LVL 170x42
LVL 170x35

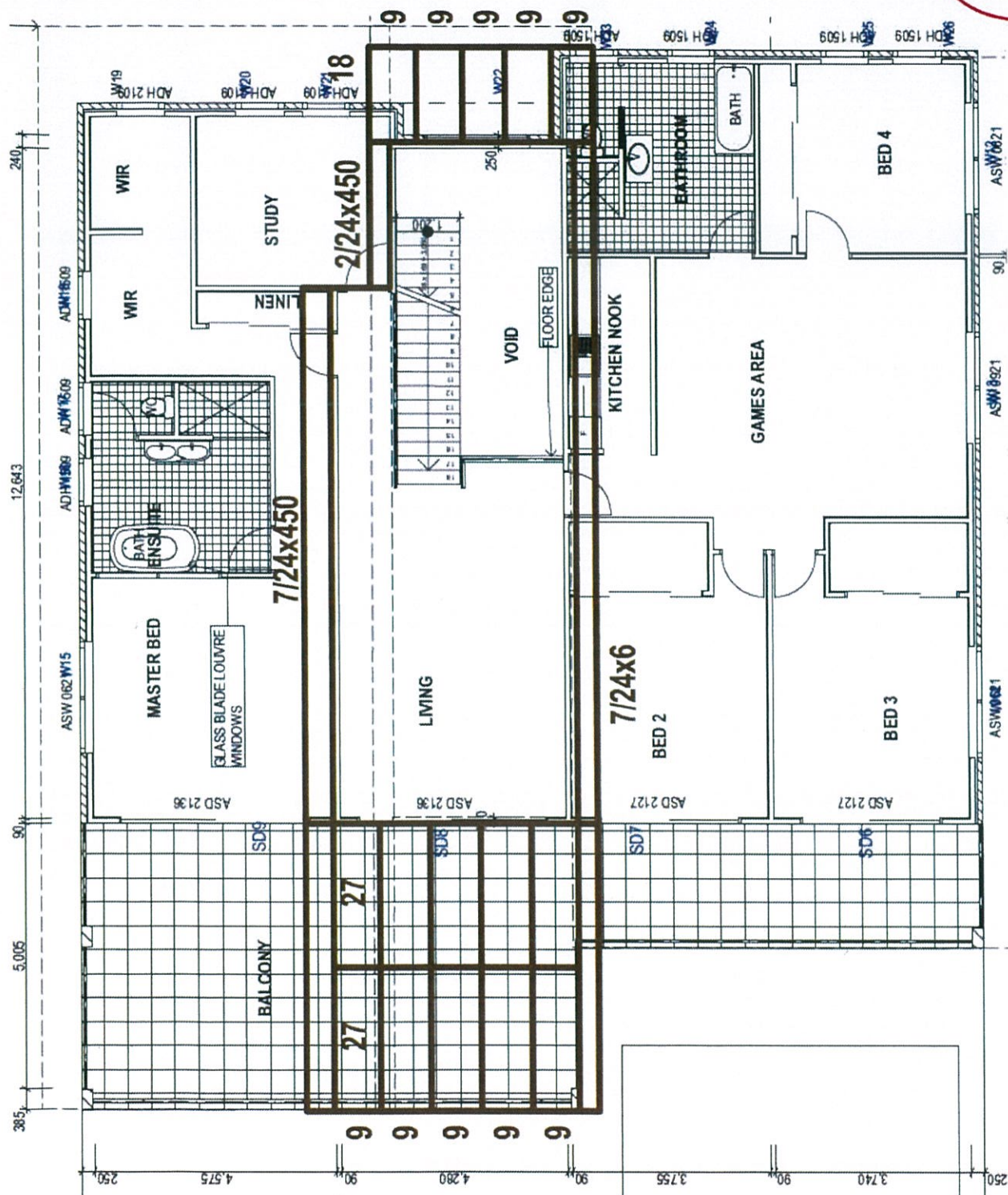
H2 PINE 90x35
LVL 200x42

RAISED ROOF



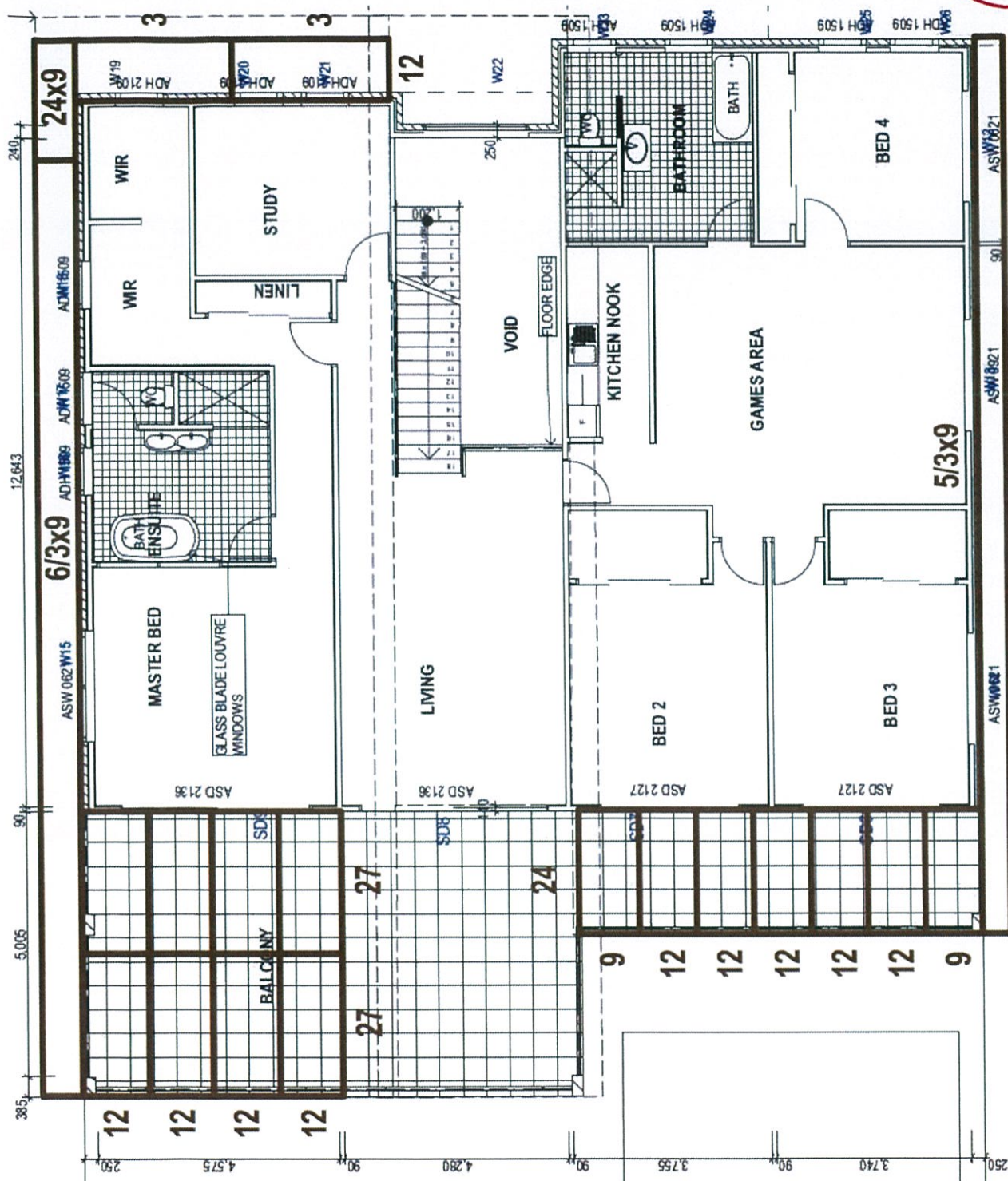
PRIMED 290x65
PRIMED 88x88
LVL 240x58

PORTICO



HARDIFLEX 4.5 mm

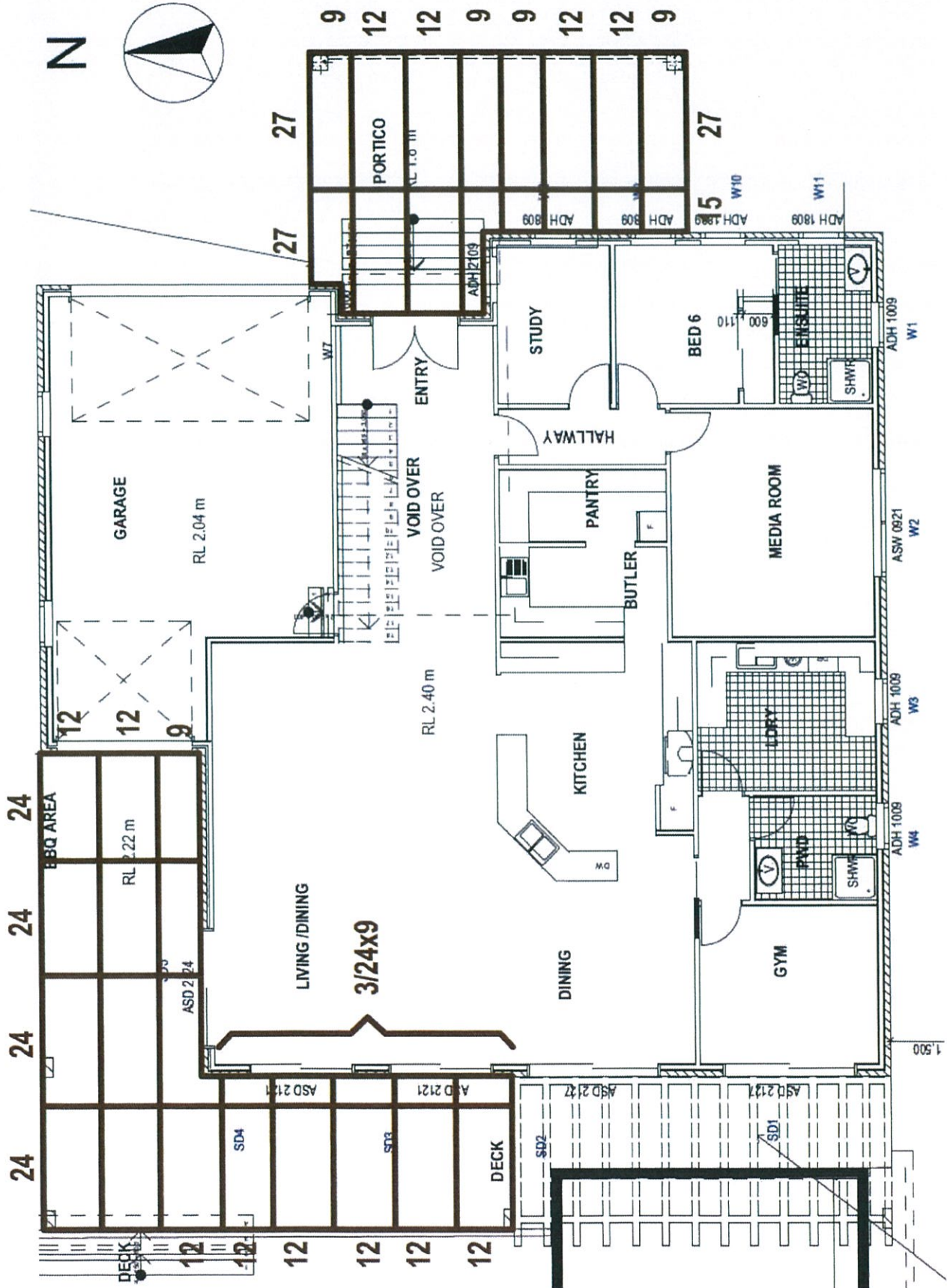
EAVES



9

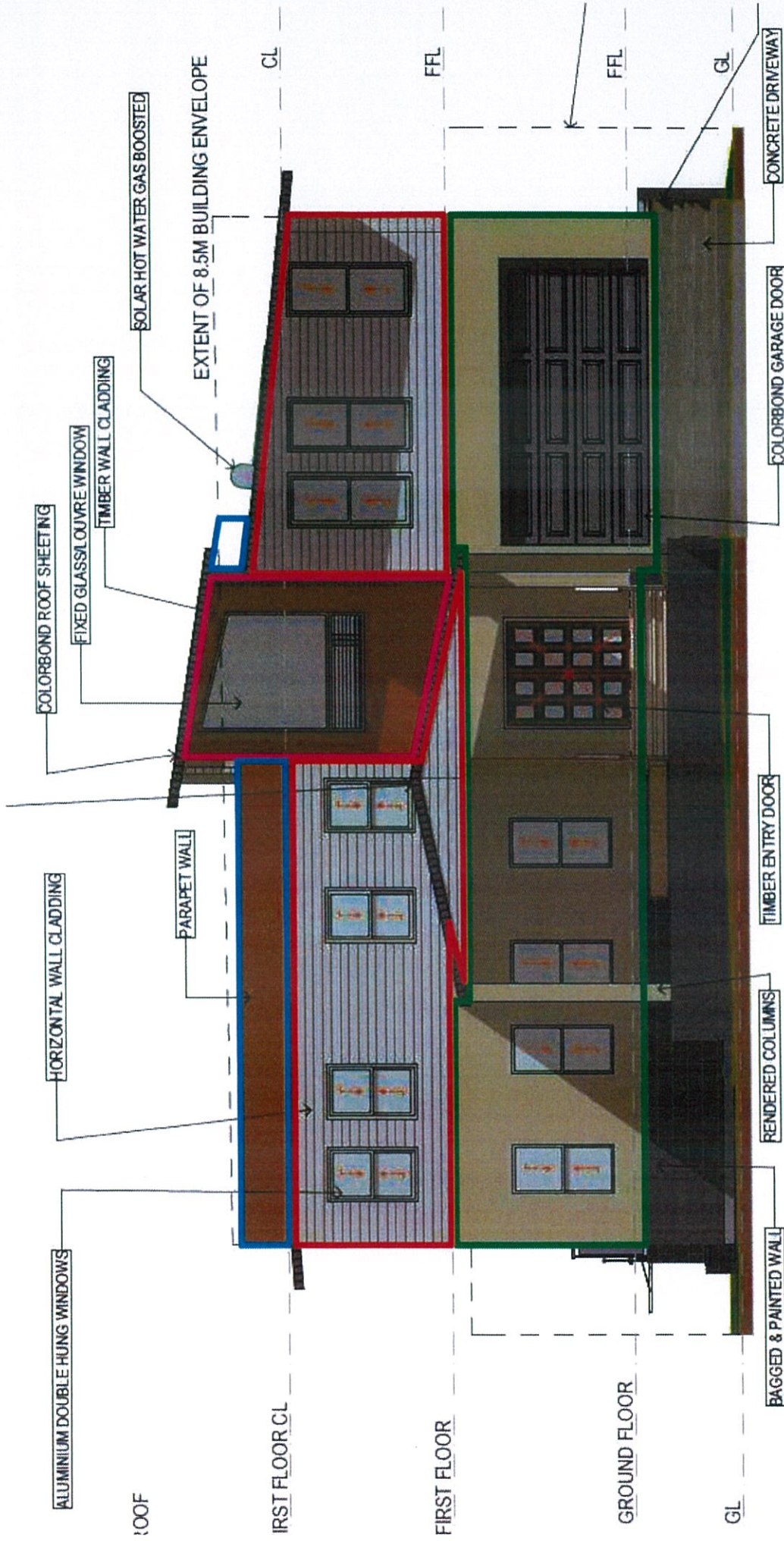
EAVES

HARDIFLEX 4.5 mm



HARDIFLEX 4.5 mm

EAVES



11

LINEA 180 mm
 EASYLAP
 WRC KNOTTY BEVEL SIDING 200
 EASYLAP

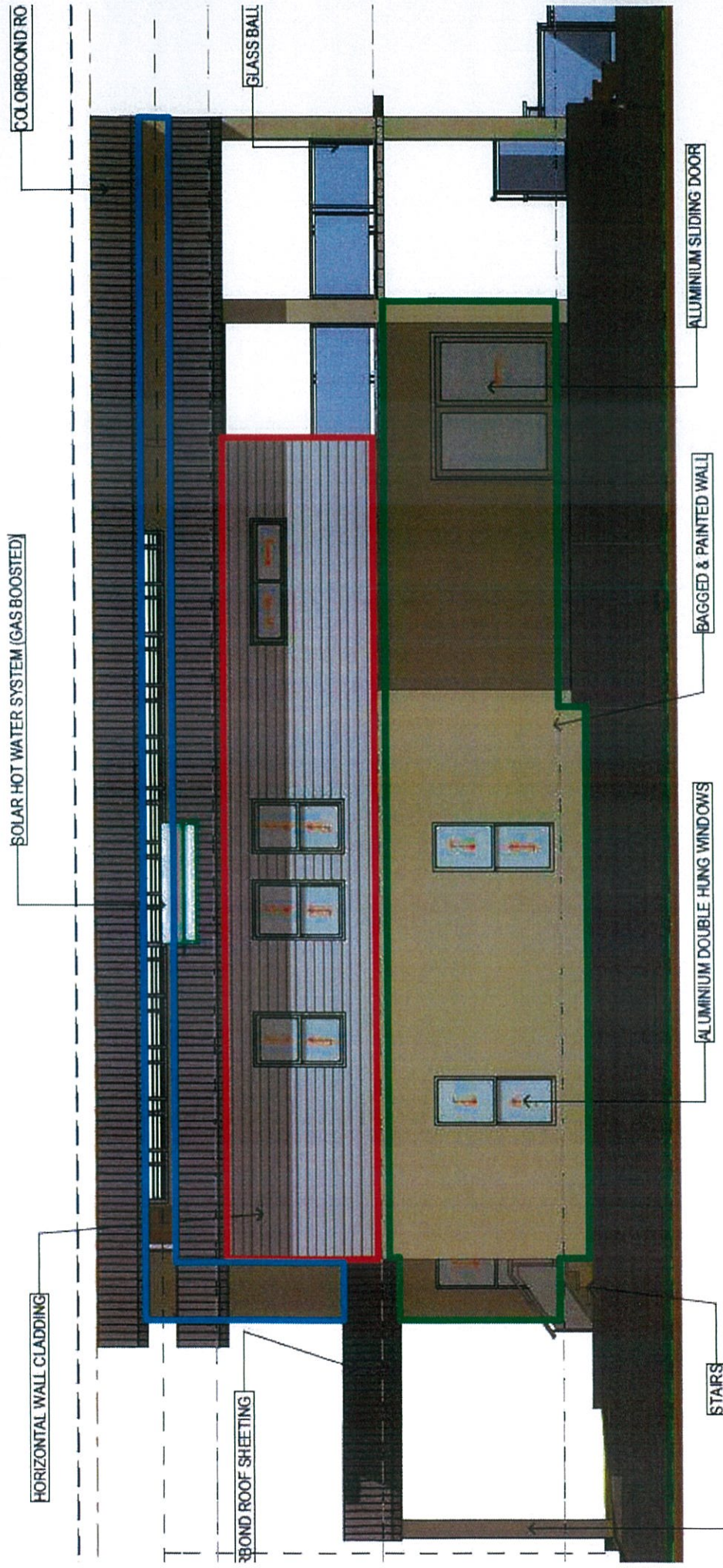
CLADDING



12

LINEA 180 mm
EASYLAP
EASYLAP

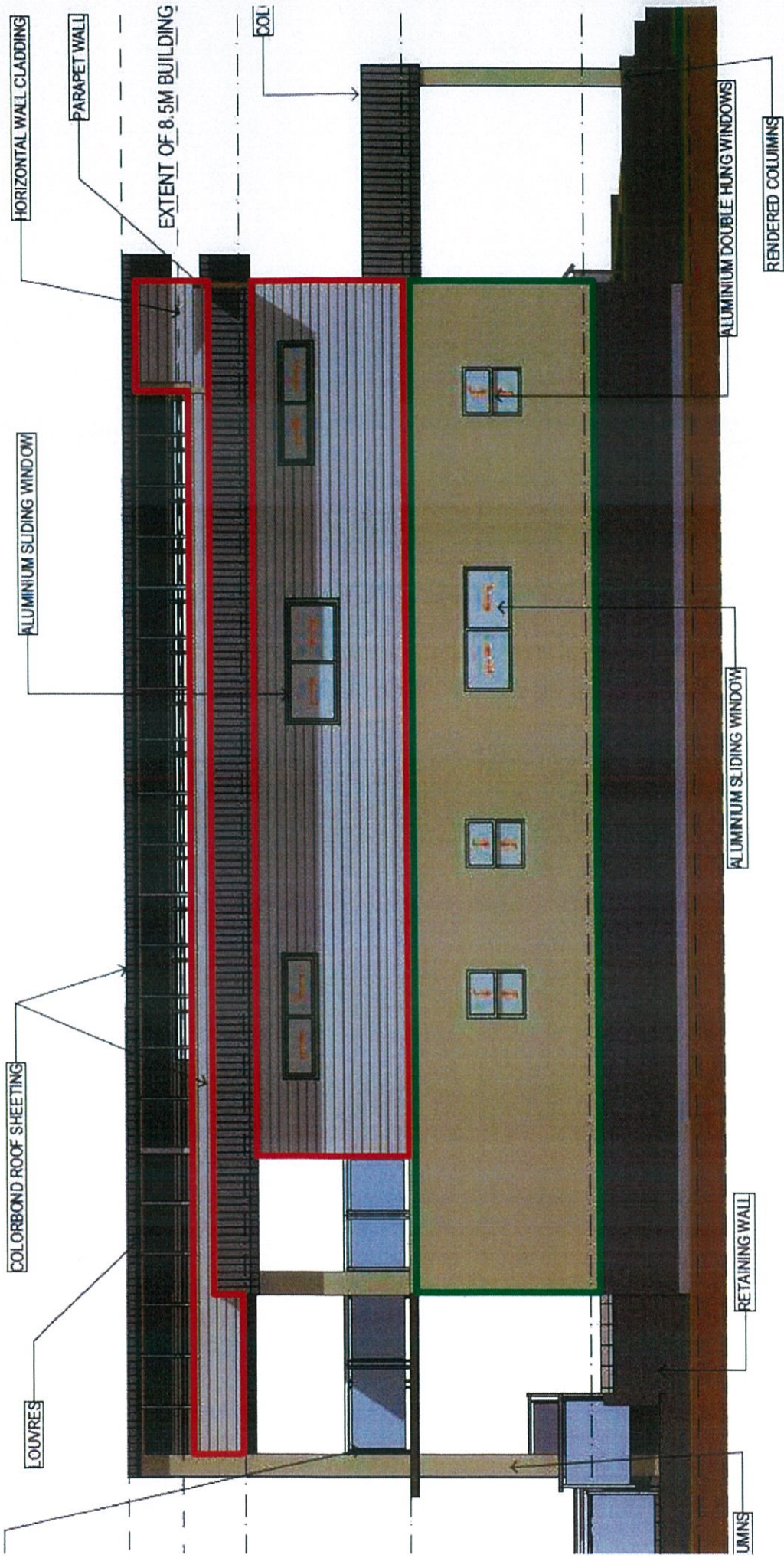
CLADDING



13

LINEA 180 mm
EASYLAP
EASYLAP

CLADDING

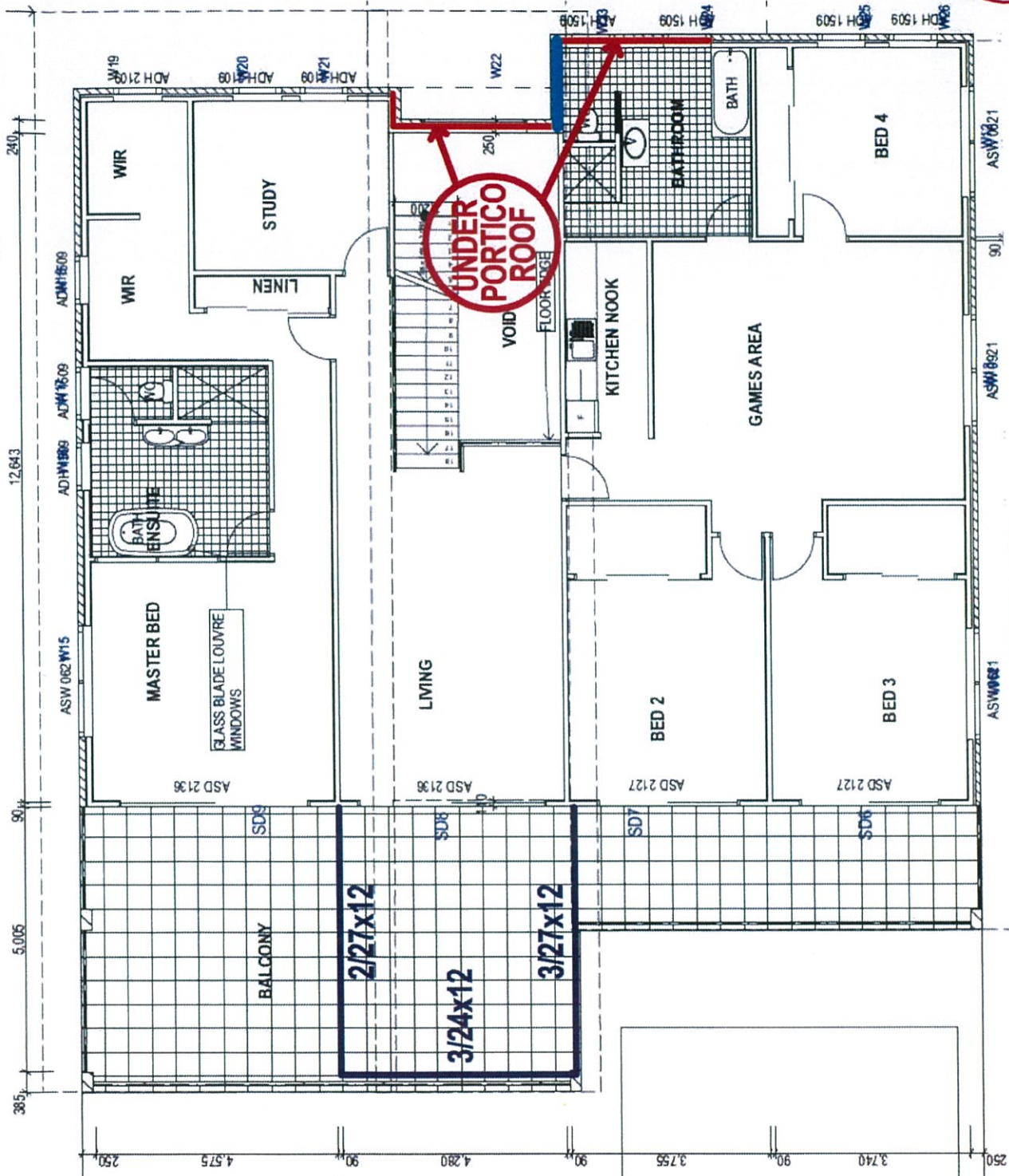


14

LINEA 180 mm
EASYLAP

CLADDING

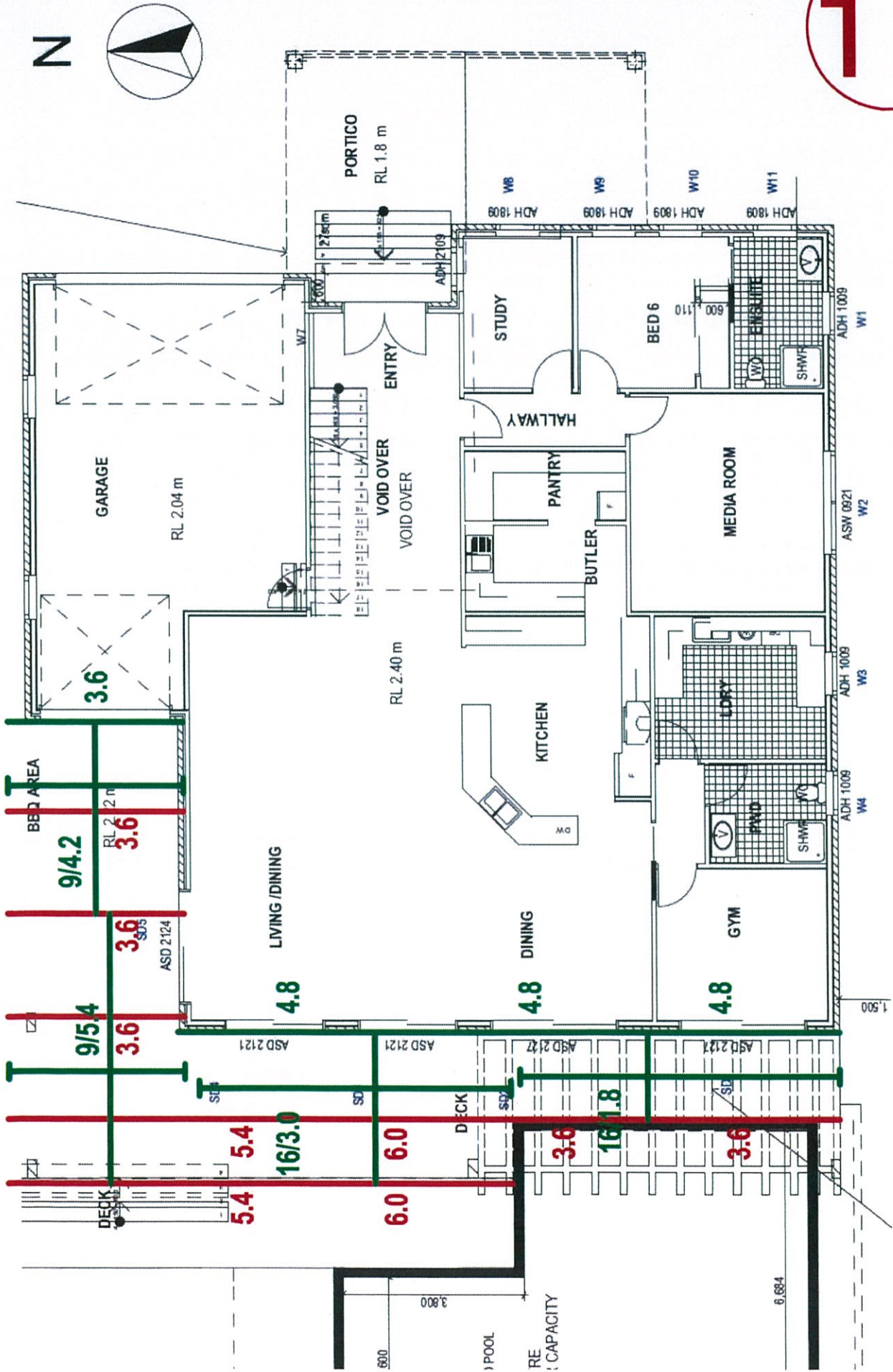
16



LINEA 180 mm
EASYLAP
HARDIFLEX 6 mm

EAVES

17



H3 PINE 140x70
H3 PINE 140x45

DECK BEARERS & JOISTS

PRIMED 90x42
PRIMED 138x42

PERGOLA

