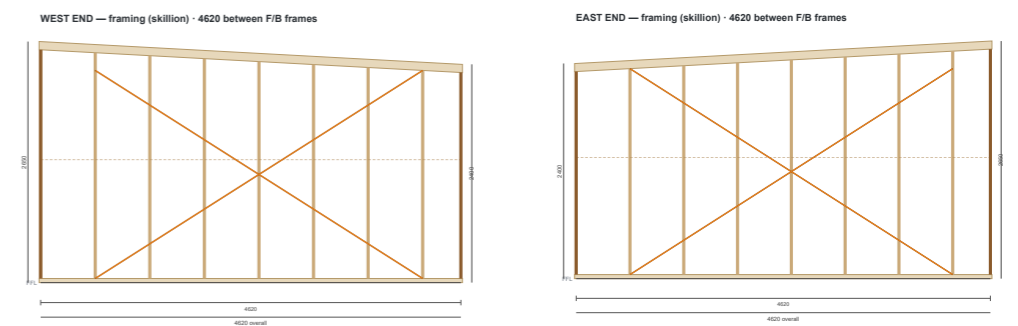
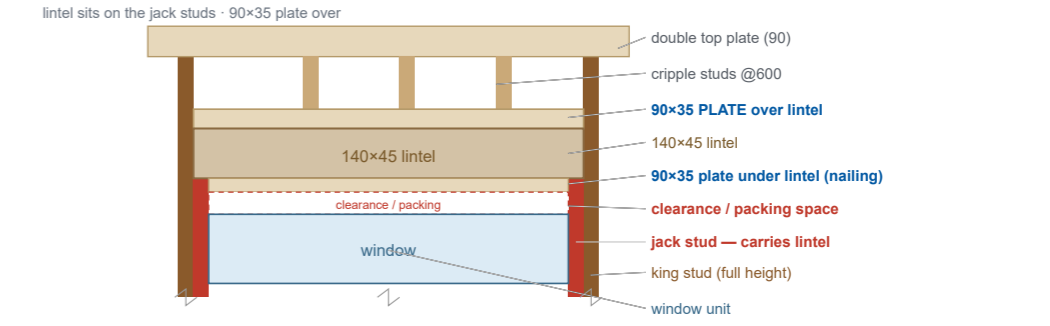


**FRAME TIMBER & LINTEL SCHEDULE**

Member	Size / grade	Spacing / use
Wall studs	90x35 MGP10 (H2)	@ 600 c/c
Bottom plate	90x35 MGP10 (H2/H3 treated)	1 row, fixed to floor
Top plate — external	90x35 MGP10	<b>DOUBLE</b> top plate
Top plate — internal	90x35 MGP10	single
Noggings	90x35 MGP10	1 row @ ~1350 (≤1350 c/c)
Jamb / trimmer studs	90x35 MGP10	<b>doubled</b> each side of every opening
Lintel — all openings	<b>140x45 treated pine</b>	over W1-W4, slider & doors
Sill trimmer (windows)	90x35 MGP10	at sill; cripples @600 over/under
Wall bracing	Pryda Strap Brace 30x1.0mm x 30 m — <b>Type A</b>	per AS 1684 §8 (N2) — eng. confirms
Rafters (over)	300x45 LVL	@ 600 — see roof sheet GF-A04

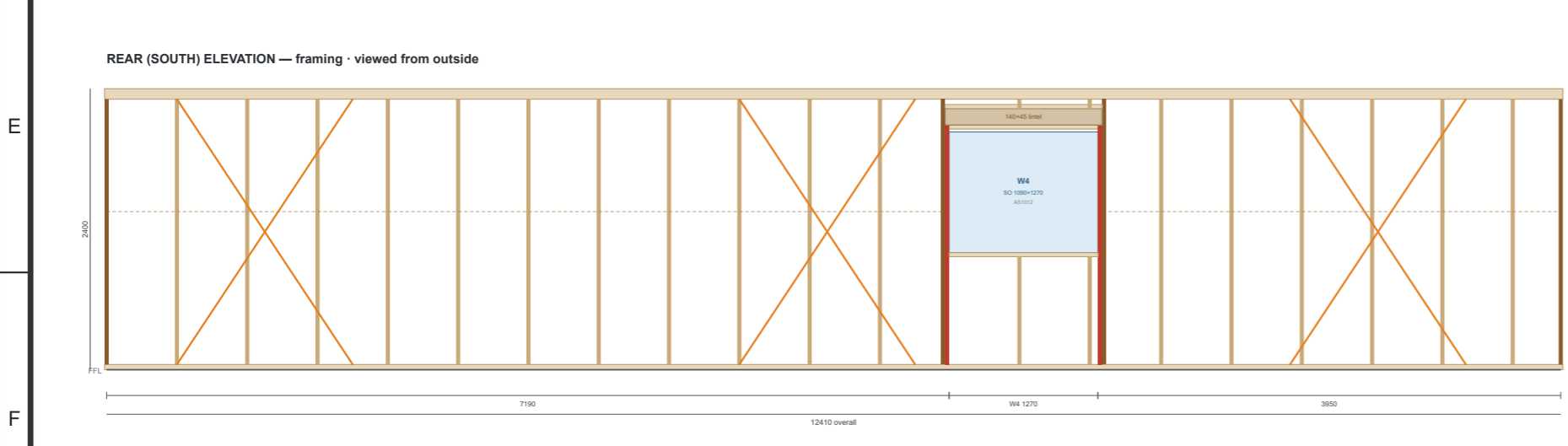


**LINTEL BEARING DETAIL**



**OWNER-BUILDER NOTES (plain English)**

Every wall is a **timber frame**: a **bottom plate** on the floor, **vertical studs every 600 mm**, and a **top plate** on top (**two plates** on outside walls). One row of **noggings** ties the studs mid-height. Over **every window & door** goes a **lintel (140x45)** to carry the load above. **Doubled studs** each side of the opening: the outer **king stud** runs full height, and the inner **jack (trimmer) stud** — bottom plate up to the underside of the lintel — carries the lintel (king & jack nailed together, no gap). **90x35 plates** sit on top of and under each lintel, plus a **90x35 sill plate** under each window — the plates under the lintel and under the window give fixing (nailing) for the plasterboard and the window architrave. Cripple studs (@600) fill above the top plate & below the sill. Lintels/plates **bear on the side jack studs**; leave a small **clearance (pack/shim)** between the window top and the under-plate. **SO** = Monaro stud (rough) opening, height x width — frame/order to this (see GF-A01).  
 Orange diagonals = Pryda Strap Brace bracing — they stop the walls racking (twisting) in wind. Fit the number of **Type A** brace units AS 1684 requires in each direction; locate near the ends of each wall.  
 The front & back wall frames run the full length; the side (end) wall frames fit between them — 4620 long (4800 - 90 - 90).  
 All openings shown to stud/rough-opening sizes (see GF-A01 window & door schedule). Preliminary — sizes, lintels & bracing to be confirmed by the engineer/certifier for wind class N2.



**GRANNY FLAT TEAM**

Total Scope Carpentry · ABN 63 252 232 704 · Ph 0403 370 551 · Bonython ACT	
Project: 1 Bedroom Type A Granny Flat · 12.5 x 4.8 = 60 m <sup>2</sup> · Canberra (Zone 7)	
Drawing: WALL FRAMING — PLAN, ELEVATIONS & BRACING	
SCALE As shown @ A3	DRAWN 2026-06-15
DRAWING No <b>GF-A02</b>	REV / SHEET P1 · A3 — PRELIMINARY