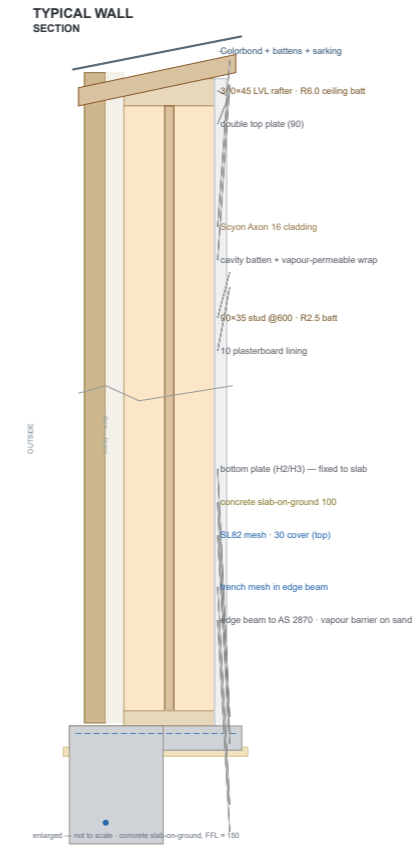
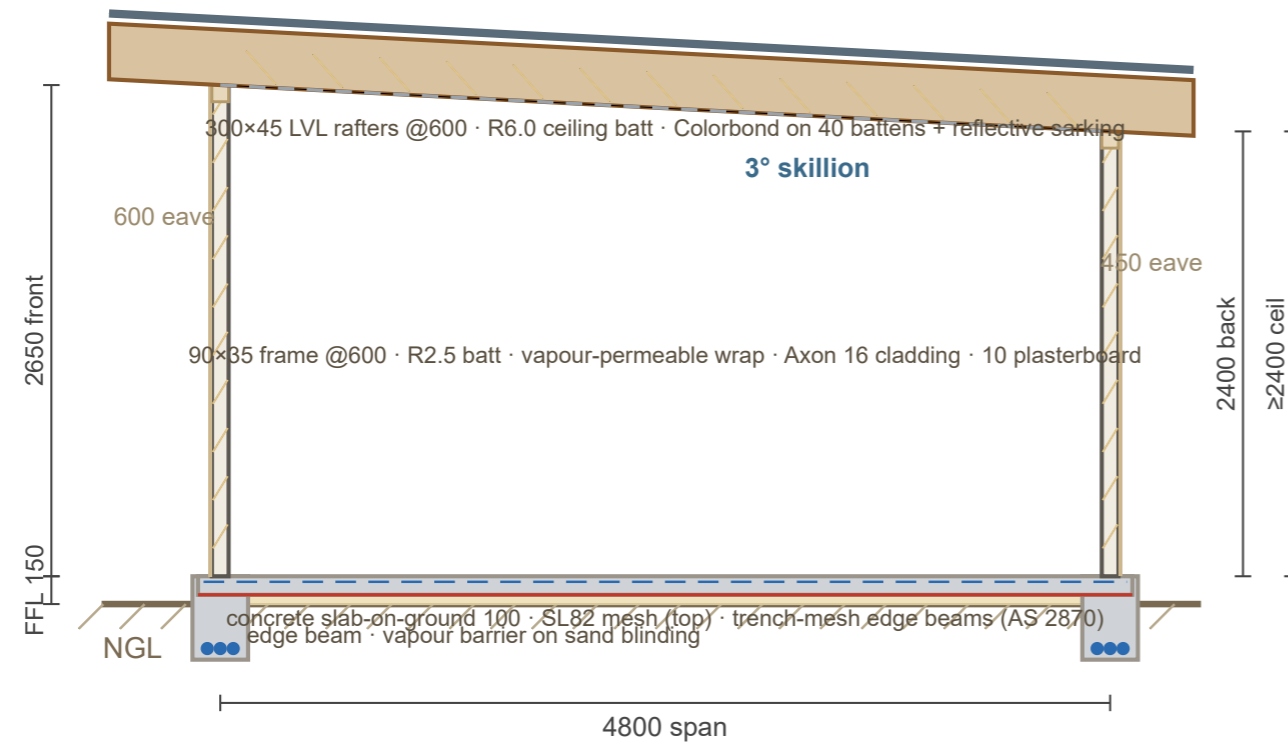


BUILDING CROSS-SECTION — skillion (front high → back low)



SECTION / CONSTRUCTION NOTES

Concrete slab-on-ground (AS 2870): 100 mm slab + edge/internal stiffening beams; SL82 mesh top (30 cover), L11TM/12TM trench mesh in beams; 0.2 mm vapour barrier on 50 mm sand blinding; FFL = 150 AGL; slab thickness, beam sizes & footings to the engineer's design for the confirmed site class.

Walls: 90x35 MGP10 studs @600, R2.5 batt, vapour-permeable reflective wrap, 35 cavity battens, Scyon Axon 16 cladding; 10 plasterboard lining. Double top plate to external walls.

Roof: 300x45 LVL rafters @600 single span (3° skillion, front 2650 → back 2400); Colorbond Trimdek on 40 top-hat battens over reflective sarking, ≥25 air gap, R6.0 ceiling batt, 70x35 ceiling battens, 10 plasterboard raked ceiling, Eaves 600 front / 450 rear; tails checked to 90x45.

Insulation (Zone 7): ceiling R6.0, walls R2.5 + wrap, slab-on-ground (edge insulation per NatHERS) → 7-star. Ceiling height ≥ 2400 (NCC). Vapour-permeable membranes per NCC condensation provisions.

Preliminary — structure, footings, tie-down & bracing to be certified by the engineer; sizes to confirmed 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 × 4.8 = 60 m² · Canberra (Zone 7)

Drawing: BUILDING CROSS-SECTION & TYPICAL WALL SECTION

SCALE
As shown @ A3

DRAWN
2026-06-15

DRAWING No
GF-A03

REV / SHEET
P1 · A3 — PRELIMINARY