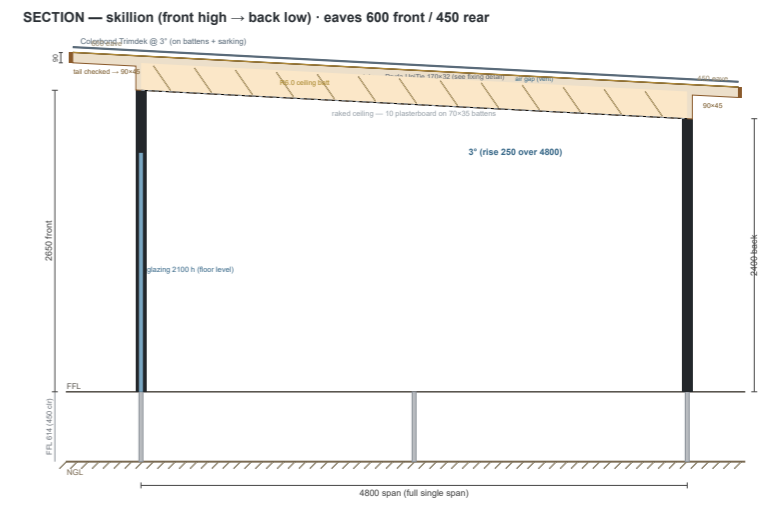
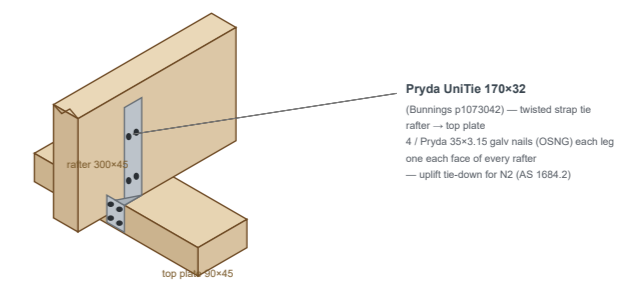


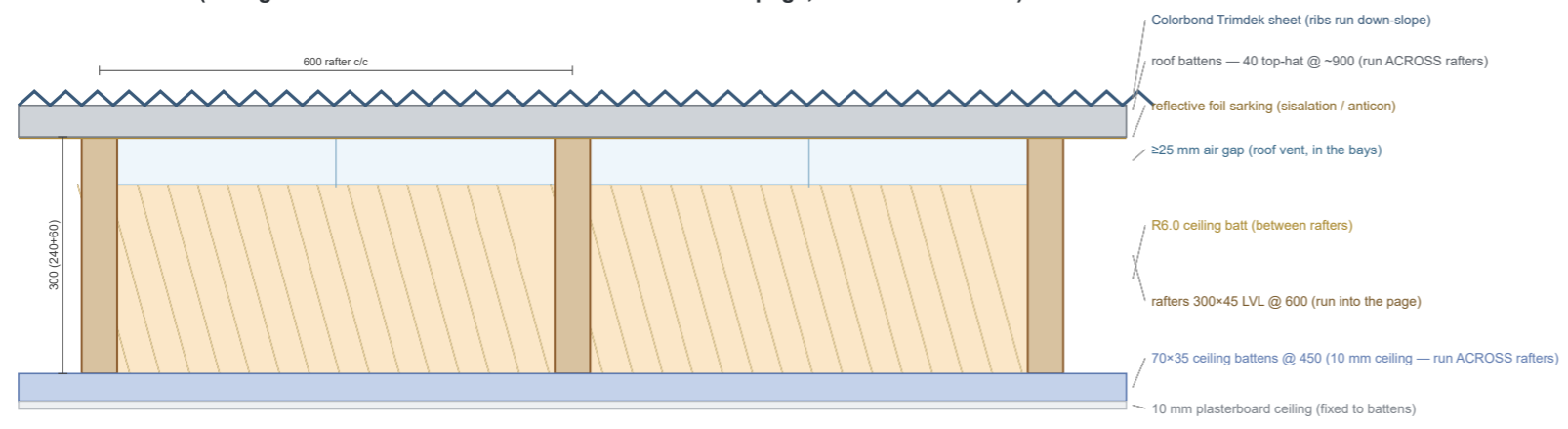
Rafters 300x45 LVL @ 600 c/c — full 4800 single span (bear on front & back walls only) - tails checked out underside to 90x45 at the eaves - sides cantilevered on outriggers - 300 depth fits R6.0 ceiling batt + vent gap
 □ → Pryda Strap Brace (32x1.2 mm) diagonal roof bracing (AS4440) — opposing-diagonal pair each end, over the rafters @ 30–45° to the plate, ends wrapped over the top plates, 2 Pryda 35x3.15 galv nails (OSNG) at every rafter crossing; ends wrapped to the side + under the top plate (see end-fixing detail) — single/double per AS-



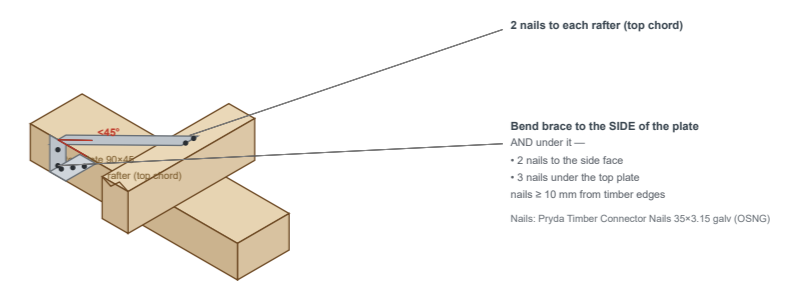
RAFTER → TOP PLATE FIXING DETAIL — Pryda UniTie 170x32 (twisted strap tie)



ROOF BUILD-UP DETAIL (enlarged — cut ACROSS rafters: rafters run into the page, battens run across)



STRAP BRACE END FIXING AT HEEL — diagonal brace wrapped to the top plate (AS4440)



STRUCTURE (preliminary — engineer to certify vs confirmed wind class & tie-down). Roof: Colorbond Trimdek @ 3° skillion, sheet roof ≤20 kg/m². Wind assumed N2 (Canberra Region A2 — site confirms). **Roof build-up (top—down):** Colorbond Trimdek → 40 top-hat battens @ ~900 → reflective foil sarking (sisalation/anticon) → ≥25 mm air/vent gap → R6.0 ceiling batt between rafters → 70x35 ceiling battens (blue pine) → 10 mm plasterboard raked ceiling. Rafters 300x45 LVL @ 600 c/c, full 4800 single span, bearing on front & back walls only (internal walls run parallel to rafters → non-loadbearing); 300 depth fits the R6.0 raked-ceiling batt + vent gap. **Eave overhangs (wall → fascia):** rafter underside checked out (notched up 200) so the exposed tails are 90x45 at the fascia. Lintels 140x45 over all openings (treated pine; engineer confirms grade for wider/loaded openings). Eaves: 600 front, 450 rear, 450 sides — side eaves on cantilevered outriggers @ ~900. Living slider 1800 at W3 on the loadbearing front wall (uses the existing 140x45 lintel). All windows/doors at floor level (head 2100). Rafters fixed to the top plate with Pryda UniTie 170x32 angle ties (p1073042 — 4/ 35x3.15 galv nails each leg, fitted both sides of every rafter) for uplift tie-down — see fixing detail. **Roof bracing:** Pryda Strap Brace diagonal braces to AS4440 — opposing-diagonal pairs at each end of the roof, laid over the rafters at 30–45° to the top plate, each end wrapped over the top plate, nailed with 2 Pryda 35x3.15 nails at every rafter crossing (single or double brace per AS4440 for the span/pitch/wind N2; tensioners face down). Tie-down/bracing to AS 1684.2 for N2. **Nails (Strap Brace + all Pryda connectors/ties):** Pryda Timber Connector Nails 35 x 3.15 mm galvanised (code OSNG), hand-driven — keep ≥10 mm from timber edges/ends; approved machine-driven nails (e.g. Paslode/Duo-Fast 32x2.5 SHEG) may substitute with +1 nail per connection per the Pryda guide; use S316 stainless (OSNBC/SS) in exposed/external locations.

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: ROOF FRAMING PLAN, SECTION & DETAILS	
SCALE As shown @ A3	DRAWN 2026-06-15
DRAWING No GF-A04	REV / SHEET P1 · A3 — PRELIMINARY