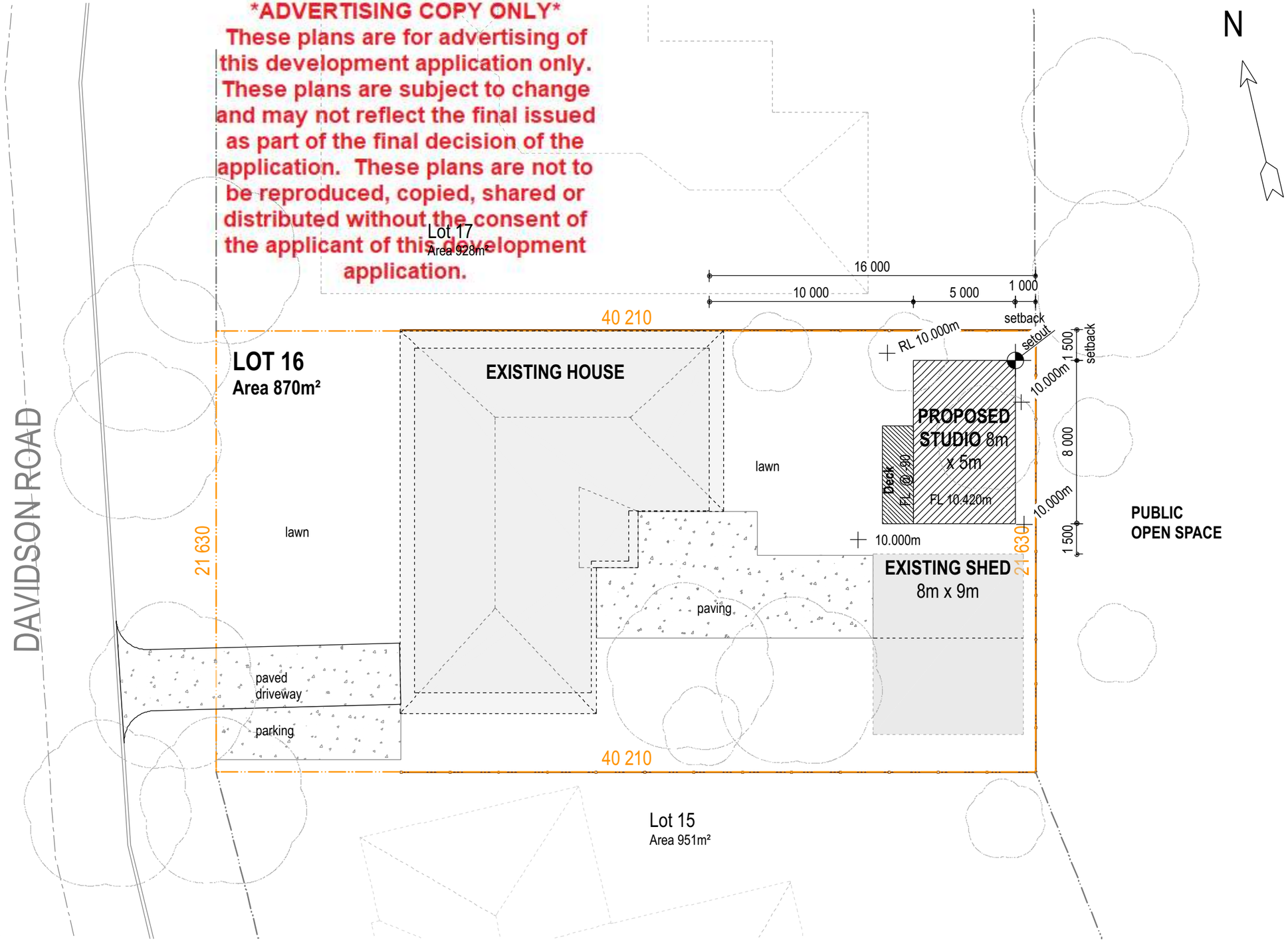
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Plan_Site Layout
Scale 1:500

Plan_Site Set-Out
Scale 1:200

PLOT DESCRIPTION

MEDIUM DENSITY RESIDENTIAL LOT, RELATIVELY FLAT WITH EXISTING CLASS 1 RESIDENCE , CLASS 10 STRUCTURES AND AND ESTABLISHED VEGETATION

SITE CLASS UNKNOWN

GENERAL NOTE

THE BOUNDARIES SHOWN SHOULD BE USED AS REFERENCE ONLY. IDENTIFICATION OF LOT BOUNDARIES IS THE RESPONSIBILITY OF THE OWNER AND / OR BUILDER.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SURVEYOR'S DRAWINGS (IF REQUIRED). AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY.

STATION HEIGHTS ARE ASSUMED TBM = 10.000M

STORM WATER TO BE CONNECTED TO ON-SITE RAINWATER COLLECTION SYSTEM

SEWERAGE TO SEPTIC SYSTEMS IN ACCORDANCE WITH LOCAL HEALTH AUTHORITY SPECIFICATION

UTILITY STATUS:

Utility	Proposed Connections
Cold Water (CW)	Mains Supply
Sewerage (W/S)	Main Sewerage
Stormwater (S/D)	On site soakwells
Power (P)	Mains Supply
Gas (G)	LPG Bottles
Telstra (T)	None

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Project:	DAVIDSON ROAD 8X5 STUDIO	**Project Phase:**	BUILDING LICENSE APPLICATION
Client:	Grady & Karl Scheiblehner	**Drawing Issue:**	WORKING DRAWINGS
Site Address:	Lot 16 (#3) Davidson Road, Attadale, City of Melville, WA, 6156	**Latest Revision:**	1.0 **Latest Revision Date:** 27/8/2026
Job No.	2026_039	**Drawn By:**	Michael Walmsley **Reviewed By:**

Drawing Title: Plan_Site Layout

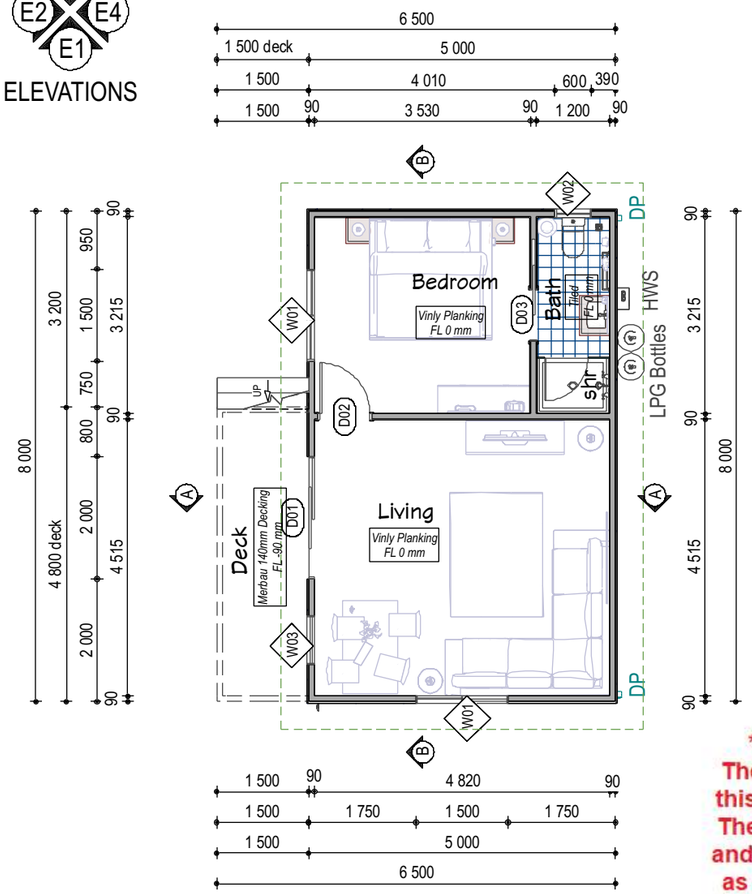
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Master Size: A3

Document Set ID: 7542286
Version: 2, Version Date: 30/10/2026

E3
E2 E4
E1

ELEVATIONS

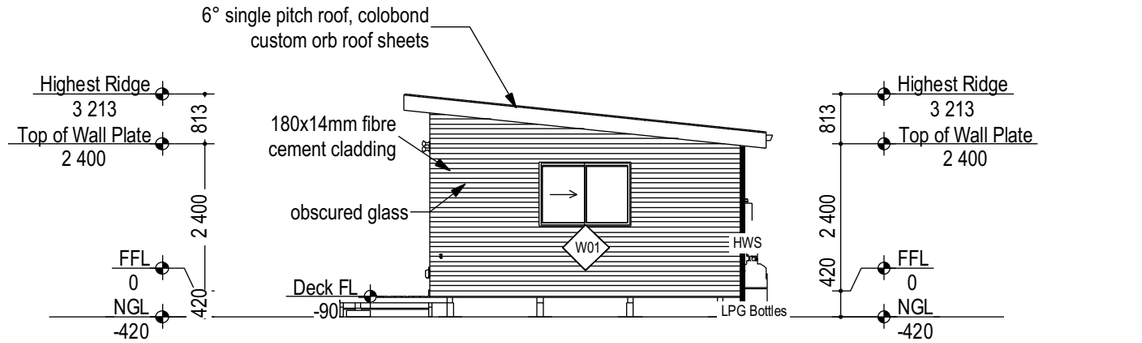


Plan: Floor Layout

Scale 1:100

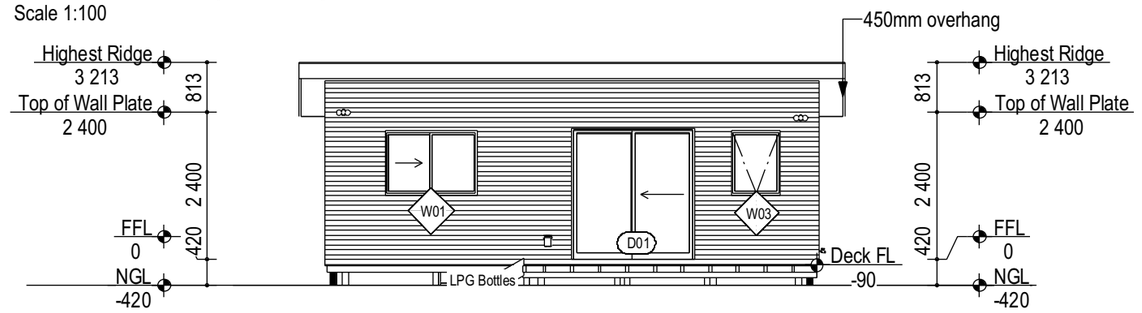
Note:
Raked ceiling throughout house

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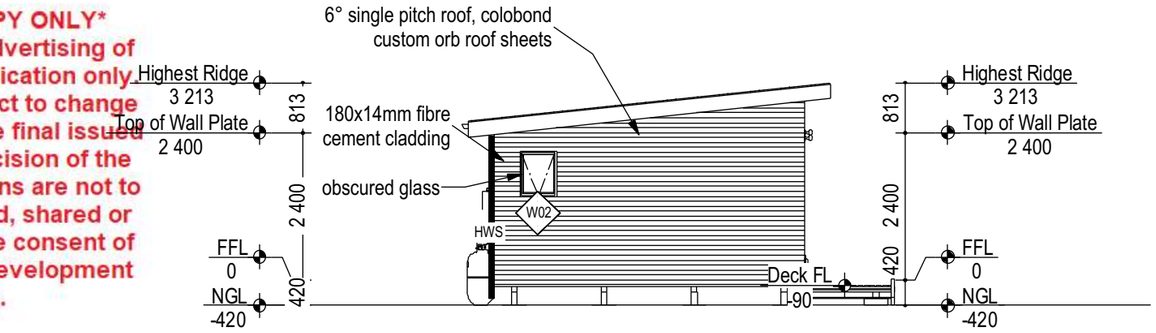
Elevation 1 (South)

Scale 1:100



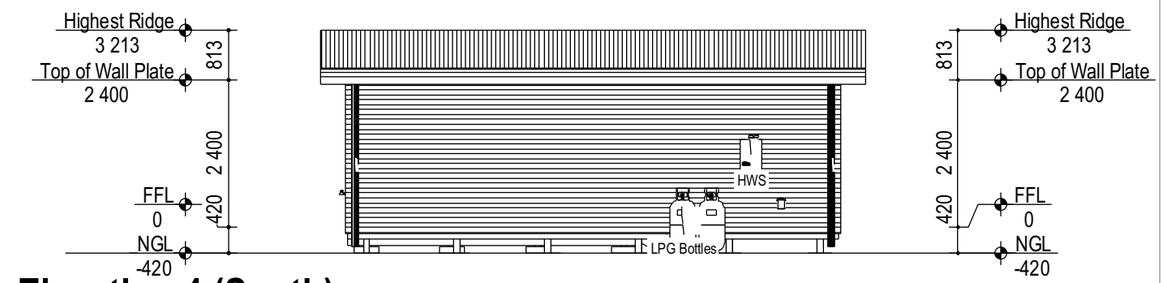
Elevation 2 (North)

Scale 1:100



Elevation 3 (East)

Scale 1:100



Elevation 4 (South)

Scale 1:100

Window Schedule						
No.	Description	Qty	Width	Height	Sill	Head
W01	Left Sliding	2	1500	1050	1050	2100
W02	Single Awning	1	600	750	1350	2100
W03	Single Awning	1	800	1050	1050	2100

Door Schedule						
No.	Description	Qty	Width	Height	Sill	Head
D01	Exterior Glass Panel Sliding Door	1	2000	2143	0	2143
D02	Interior Hinged Std Recote Door	1	820	2040	0	2040
D03	Interior Cavity Slider Std Recote Door	1	820	2040	10	2050

TOTAL AREAS:	
Livable Areas:	
Room Name	Area (m2)
Bath	3.19
Bedroom	12.28
Living	23.25
shr	1.28
Totals:	40
Non-Livable Areas:	
Room Name	Area (m2)
Deck	7.2
Totals:	7.2
Total Areas:	47.20m²

CONSTRUCTION NOTES:

Subfloor Framing & Flooring:
FFL @ 420mm above NGL
400x400x500 deep concrete footings,
100x100 H5 MGP10 treated pine stumps, with ant caps,
2/90 x45 H3 MGP10 timber bearers @ max. 1500℄,
90x45 H3 MGP10 floor joists @ max. 450℄,
19mm thick engineered termite treated T&G flooring in living areas,
19mm thick fibre cement T&G flooring in all wet areas
Note: under floor insulation concealed with 4.5mm hardie flex sheets fixed to underside of subfloor

Wall Framing:
90x45 H2, MPGP10 treated pine stud walls, with 90x45 H2 MGP10 top & bottom plates, top plate @ **2400 high**
Bracing to be plywood or tensioned straps (see engineering bracing details)

Roof & Ceiling Framing:
Single pitched roof (skillion) @ 6°, Raked Ceiling throughout, 450mm overhang
180x65 pre-primed exposed structural purlins running parallel to roof line
190x35 LVL rafters @ 900℄,
90x35 H2 MGP10 purlins @ 1200℄ for roof cladding fixing
140x11 T&G pre-primed pine timber roof boards, fixed between structural purlins to as ceiling lining

External Cladding & Internal Lining:
External Cladding: 180x14mm thick fibre cement boards fixed on 19mm cavity battens (plus vent strip and start strip)
Internal Lining: 10mm plasterboard with flushed joints
NOTE: *Bathroom lined with 10mm wet area plasterboard*

Roof Cladding & Plumbing:
Colorbond corrugated metal ord sheet roofing & flashings (colour to be selected)
Standard pressed metal settler profile gutter fixed to 230mm x 30mm H3 treated pre-primed fascia
100x50 colorbond downpipes

Windows & Doors:
Windows: Double Glazed Aluminium Framed (2 no. 6mm glass + 12mm argon gas space) + metal fly screens, aperture no less than 2mm
Window and Door head flashing: 89x19 DAR clear pine, window reveals 19mm DAR clear pine
Internal Doors: Hulme Standard Recote Internal Doors

INSULATION REQUIREMENTS

ROOF:	R1.2 Bradford foil blanket
CEILING:	R4.1Bradford Gold batts
EXT. WALLS:	Thermal Paper Wrap 19mm cavity battens Vent strip R2.5 Bradford Hi-Perf
INT. WALLS:	R2.5 Bradford Hi-Perf
SUB-FLOOR:	R2.0 Bradford Hi-Perf

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Job No.	2026_039	**Drawn By:**	Michael Walmsley **Reviewed By:**

Drawing Title:
Plans: Floor & Roof Layouts

Sheet No: 4

Master Size: A3

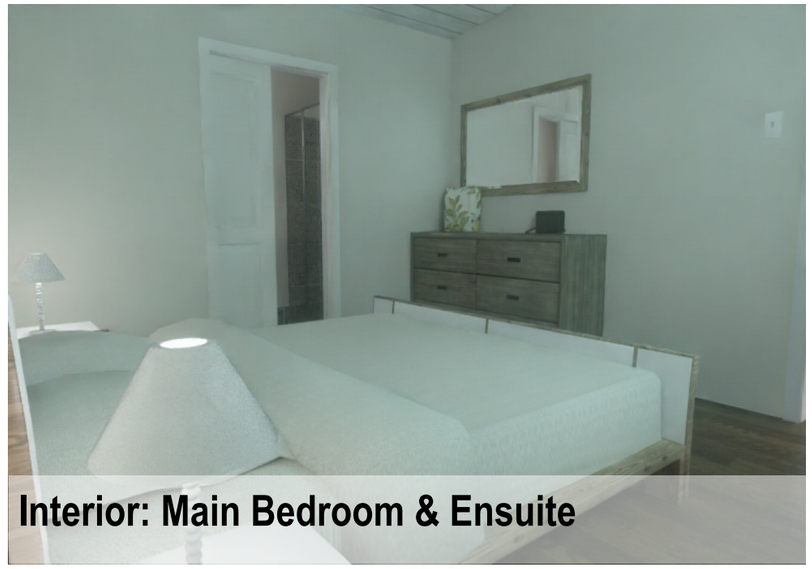
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Interior: Living & Dining 1



Interior: Living & Dining 2



Interior: Main Bedroom & Ensuite

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Note:
Furnishings & floor finishes shown in the plan are indicative only. Final selections to be decided by client.



Exterior: Perspective Overview



Perspective Floor Overview

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Job No.	2026_039	**Drawn By:**	Michael Walmsley **Reviewed By:**

Drawing Title:
Perspective Views

Sheet No: **2**

Master Size: A3

Document Set ID: 7542380
Version: 2, Version Date: 30/10/2026