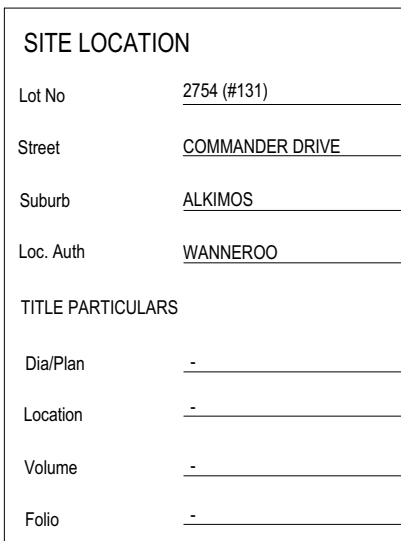
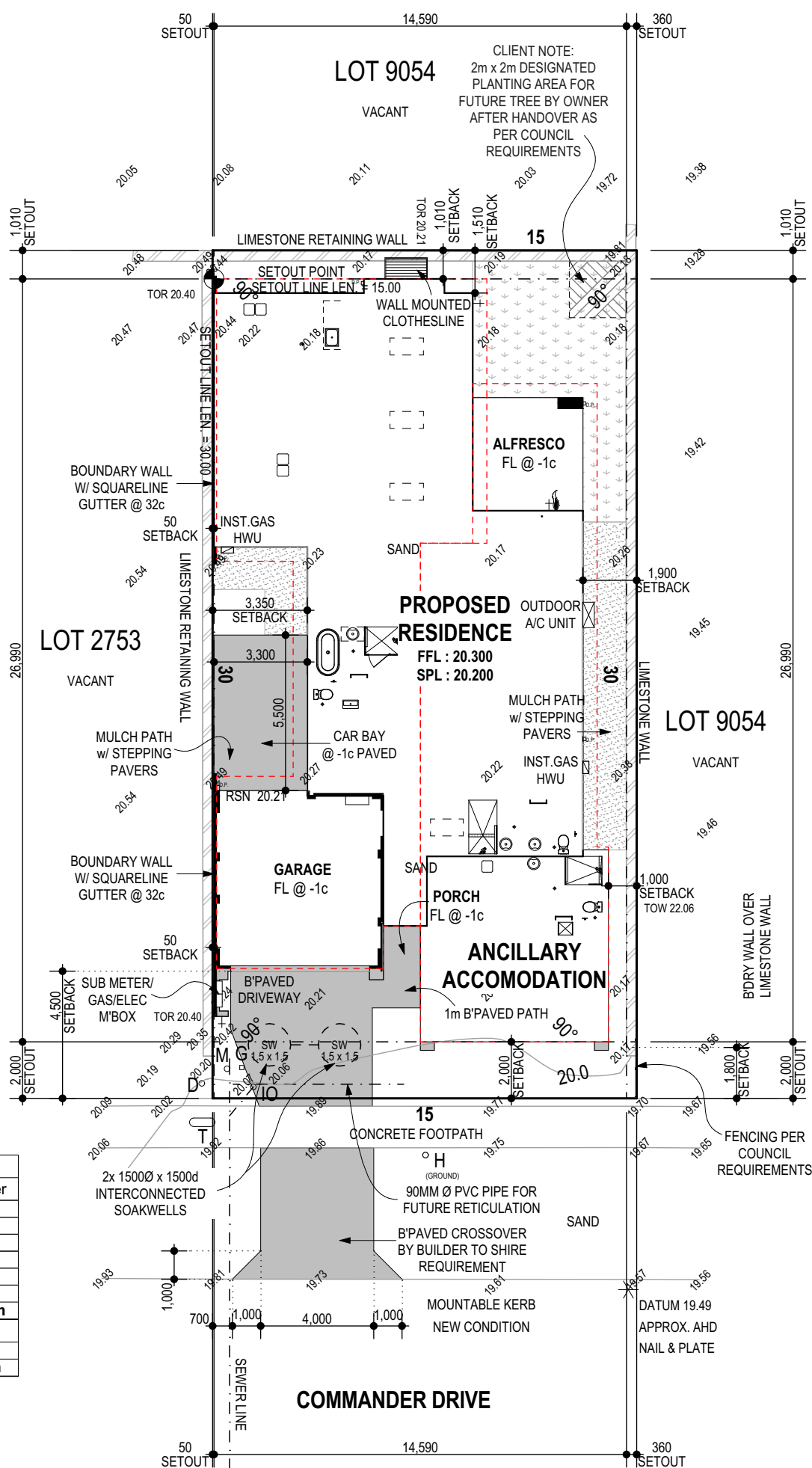




SERVICES AND DETAIL	
Electricity	Yes
Water	Yes
Sewerage	Yes
Gas	Yes
Telecom	Yes
Road	Asphalt
Footpath	-
Kerb	Mountable
View	-
Objectional Features	-
Access	-
Improvements	-
Fencing	-
Adjoining Homes	-
Drainage	-
Re Peg Required	-

GRANO & PAVING - AREA		
Brick Paving	AREA	Perimeter
ALFRESCO	16.05	16.20
CAR BAY	18.15	17.60
CROSSOVER	19.59	20.12
DRIVEWAY	22.57	18.75
DRIVEWAY & PATH	24.37	22.35
PORCH	2.49	6.42
	103.22 m²	101.44 m
GRANO		
GARAGE/STORE	35.17	24.84
	35.17 m²	24.84 m



PLUMBER/
CONCRETOR NOTE:
DROP SLAB TO
SHOWER/S BY 25mm
(REFLUX VALVE
TO SEWER JUNCTION)

NOTE:
SOAKWELL LOCATION IS AT
PLUMBERS DISCRETION

TERMITE RISK MANAGEMENT WILL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2022 PART 3.1.4 & PART 2.1.1 USING THE TERMICO TERMITE MANAGEMENT SYSTEM

CLIENT NOTE: REPAIRS / REINSTATEMENT TO
DAMAGED KERBS AND / OR FOOTPATHS
WHERE NECESSARY IS THE RESPONSIBLTY
OF THE OWNER

CLIENT NOTE: BEWARE OF UNDERGROUND
SERVICE RUN-INS WHEN DIGGING
CLIENT NOTE: STORMWATER DISPOSAL SHALL
BE IN ACCORDANCE WITH THE COUNCIL APPROVED
PLANS & CONDITIONS OF APPROVAL AND ANY
SPECIFIED STRUCTURAL ENGINEER'S REQUIREMENTS
(REFER TO ADDENDA)

NOTE: (IF APPLICABLE) PLASTIC GRATES TO THE BASE OF THE DOWNPIPES WITH STORMWATER PIPING TO RUN CLEAR OF ANY PAVED / CONCRETE AREAS

CLIENT NOTE: REMOVAL AND RE-INSTALLMENT OF FENCING AS NECESSARY BY LAND OWNER/S TO BUILDERS SCHEDULE IN ACCORDANCE WITH THE BUILDING ACT (2011) OWNER TO LIAISE & GAIN PERMISSION FROM ADJOINING LAND OWNER/S ACCORDINGLY AND GIVE 24 HOURS NOTICE PRIOR TO THE REMOVAL / RE-INSTALLMENT OF FENCING

NOTE: SOME BUILDING MATERIALS WILL BE
PLACED IN THE VERGE RESERVE DURING
THE COURSE OF CONSTRUCTION

CLIENT NOTE: MAX 50% IMPERVIOUS
LANDSCAPING WITHIN FRONT SETBACK AREA
FOR COUNCIL REQUIREMENT.

SITE COVERAGE

ZONED	RMD20 - RMD60
SITE AREA	450.00m ²
SITE COV. AREA	277.52m ²

SITE COV. =61.67%

OUTDOOR LIVING REQUIREMENTS

	REQUIRED	ACHIEVED
OUTDOOR LIVING UNCOVERED AREA	45.00m ²	53.42m ²
SOFT LANDSCAPE AREA (15%)	31.5m ²	37.93m ²
	67.5m ²	71.15m ²

NOTE:

100mm CONCRETE SLAB AND THICKENING
TO ENGINEERS DETAIL.

Soak Well Type	No.	
SW 1500x1500	2	5.3 m3
Total Capacity		5.3 m3
Roof Area GF		313.4 m2
Paved Area		27.0 m2
Total Area		340.4 m2
Capacity Required (Area x 0.0125)		4.3 m3
Extra Capacity Provided		1.0 m3

NOTE: ALL DOWNPIPES CONNECTED
TO SOAKWELLS WITH PVC
STORMWATER PIPE



CLIENT:
HITEN ARVINDBHAI MISTRY &
VANDANA HITEN MISTRY

ADDRESS:
LOT 2754 (#131) COMMANDER DRIVE
ALKIMOS
WANNEROO

COPYRIGHT - THE PLAN SHALL RESERVE THE SOLE PROPERTY OF THE BUILDER AND MUST NOT BE GIVEN, LEASED, SOLD OR
DISPOSED OF OR COPIED WITHOUT THE BUILDER'S WRITTEN CONSENT.
- BUILDER RESERVES THE RIGHT TO VARY DIMENSIONS AND MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK PLANS,
SPECIFICATION AND ADDENDA CAREFULLY.

PROJECT NAME:

© COPYRIGHT

CUSTOM

FOR ALL ENQUIRES
PLEASE CONTACT:
H SHOKAR, 0466 771 119

SPECIFICATION: INVESTMENT

REVISION	VO #	DRN	DATE	CHK
SK00	00	AAA	20.10.25	
WD00	00	AAA	03.11.25	
WD01	01	KL	23.01.26	
WD02	02	KL	25.05.26	

Sub-contractors to verify all dimensions on site.

SITE PLAN

JOB NO:

REVISION NO:
R2

SCALE:
1:200

DATE:	25/05/2026
-------	------------

DRAWN BY:
KL

PAGE:	1
-------	---

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS
DETAILS, ALL RELEVANT AUSTRALIAN STANDARDS & THE NATIONAL
CONSTRUCTION CODE
REFER TO ENERGY EFFICIENCY SHEETS FOR LIGHT/VENT
REQUIREMENTS
CORNER PLASTER BEADS TO 45° & 90° CORNERS ONLY UNLESS
OTHERWISE NOTED ON PLAN
REMOTE CONTROL SECTIONAL DOOR TO GARAGE (REFER TO ADDENDA)
T.O.F.F. DOOR TO ALL ROOMS CONTAINING A WC
DOORS LABELLED 'ASMB' TO BE M & B DOORS (REFER TO ADDENDA)
MITRED EDGE TILING TO WET AREAS WHERE APPLICABLE (REFER TO
ADDENDA)
REFER TO ADDENDA FOR BENCHTOP MATERIAL & FINISH
CABINET MAKER TO CONFIRM VENTING REQUIREMENTS FOR ALL BUILT
IN APPLIANCES (REFER TO ADDENDA)

FACE B/WK TO INSIDE OF GARAGE TO BE 2nd FACE WITH CONCAVE JOINT DIMENSION TO B/WK ONLY-PLASTER MARGIN NOT ALLOWED FOR HOLDING DOWN RODS TO BRICK PIERS WITH BEAM ABOVE HOLDING DOWN STRAPS TO PIERS WITHOUT BEAM ABOVE HOLDING DOWN STRAPS TO PERIMETER OF HOUSE FLASHING REQUIRED TO B/WK ABOVE WINDOWS & SLIDING DOORS WHERE NO EAVES & MORE THAN 3c BRICKWORK ABOVE WINDOWS & SLIDING DOORS WITH AN EAVE 2nd FACE BRICKWORK MAY BE USED ON SINGLE FACE BRICK WALLS WHERE REQUIRED. THE APPEARANCE OF THE 1st and 2nd FACE OF THE STRUCTURE MAY VARY SIGNIFICANTLY.

NO FLUE PIPES TO FRONT ELEVATION ROOF
DOWNPIPES TO ROOF SHALL BE AT CENTRES TO ROOF PLUMBERS
DISCRETION
REFER TO ADDENDA FOR MAKE & MODEL OF ALL FIXTURES & FITTINGS
COLD PLUMBING ONLY TO DISHWASHER RECESS
EXTRA GUTTER OVERFLOW PROVISIONS MAY BE REQUIRED IN
ACCORDANCE WITH NCC INSTALLED AT THE PLUMBERS DISCRETION

ROOF TIE DOWN IN ACCORDANCE WITH STRUCTURAL ENGINEERS
DETAILS
ROOF COVER INSTALLED TO MANUFACTURERS SPECIFICATIONS
TRIPLE GRIP CONNECTORS TO RAFTER-PITCHING BEAMS CONNECTIONS
COLLAR TIES TO UNDERSIDE OF RIDGE BEAM
ALL ROOF & CEILING TIMBER TO BE H2 TREATED

COLORBOND ROOF @ 24/43 PITCH
NON-COASTAL ZONE
WIND CLASSIFICATION (AS PER ENGINEERS SITE CLASSIFICATION
REPORT)
28c HIGH CEILING THROUGHOUT-UNLESS NOTED OTHERWISE(NOTE:
WINDOW HEADS AT 25c, DOUBLE ANGLES & BWK OVER ALL DOORS &
SLIDING DOORS)
RENDERED BWK AS INDICATED ON ELEVATIONS
2c FACE BRICKWORK TO THE REMAINDER OF RESIDENCE

CARPENTRY AS PER BELOW UNLESS NOTED OTHERWISE (REFER TO ADDENDA)
450D SHELF & RAIL @ 1700 AFL TO ANY ROBE OR WIR (UNO)
4x450D SHELVES @ 400 CTRS TO ANY WIP & LINEN, BOTTOM SHELF @ 500 AFL (UNO)
SUPPORT PANELS REQUIRED FOR SPAN OVER 1,800 (SHOWN DASHED WHERE APPLICABLE) OR, AS REQUIRED TO FIXING CARPENTERS DISCRETION

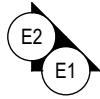
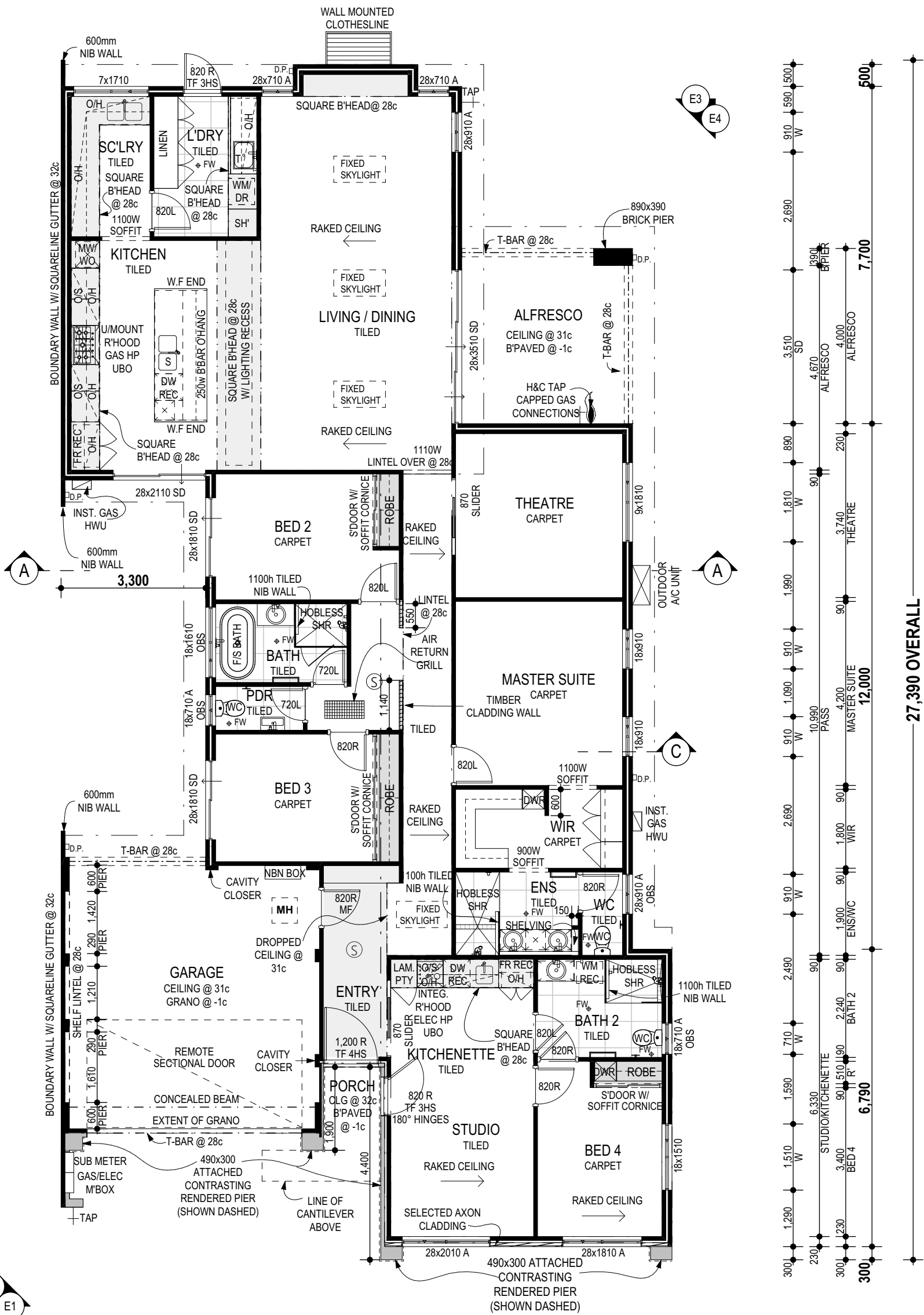
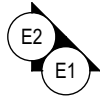
NOTE:
CEILING AT 28c THROUGHOUT
UNLESS NOTED OTHERWISE

10mm THICK PLASTERBOARD
CEILING THROUGH HOME
INTERNALLY.

ROOF CARPENTER NOTE:
BOX OUT CEILING JOISTS OVER
GARAGE CONDUITS (REFER
SHEET '4' FOR LOCATIONS)

CONCRETE/PLUMBER
NOTE: DROP SLAB TO
SHOWER/S BY 25MM (REFLUX
VALVE TO SEWER JUNCTION)

OWNER TO SUPPLY & INSTALL
SOLAR PHOTOVOLTAIC POWER
SYSTEM AFTER HANDOVER,
PRIOR TO OCCUPATION.



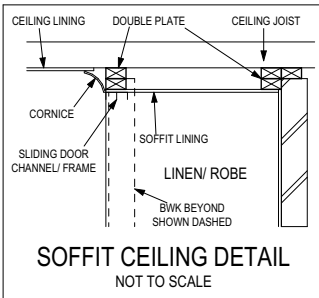
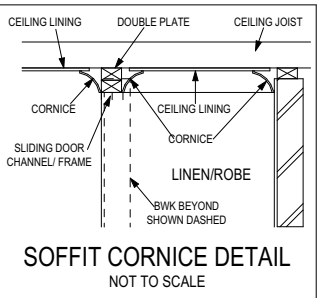
SOFFIT CORNICE DETAIL
NOT TO SCALE

SOFFIT CEILING DETAIL
NOT TO SCALE



		DRN	DATE	CHK
REVISION	VO #			
SK00	00	AAA	20.10.25	
WD00	00	AAA	03.11.25	
WD01	01	KL	23.01.26	
WD02	02	KL	25.05.26	
Sub-contractors to verify all dimensions on site.				

JOB NO: -	REVISION NO: R2
SCALE: 1:100	DATE: 25/05/2026
DRAWN BY: KL	PAGE: 2



- NOTES:
- COLORBOND ROOF@ 10° PITCH & 15° PITCH

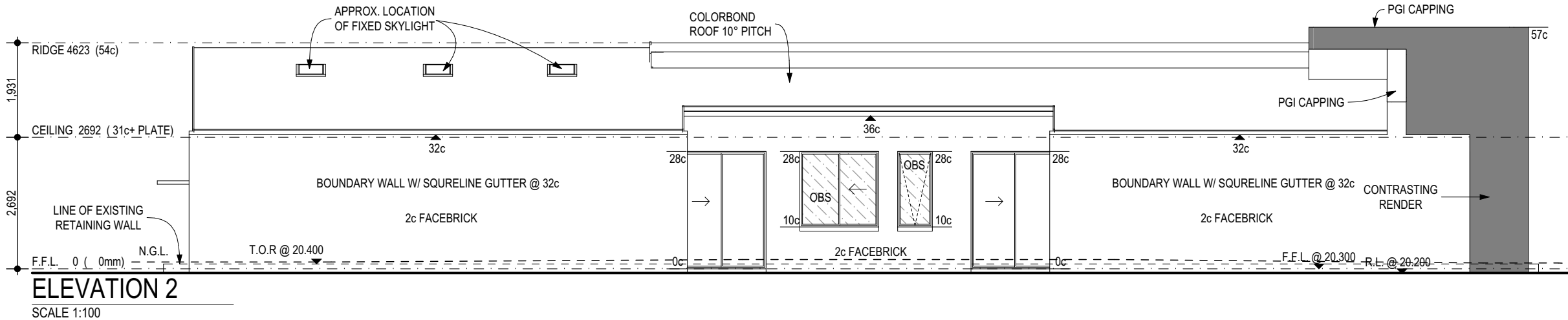
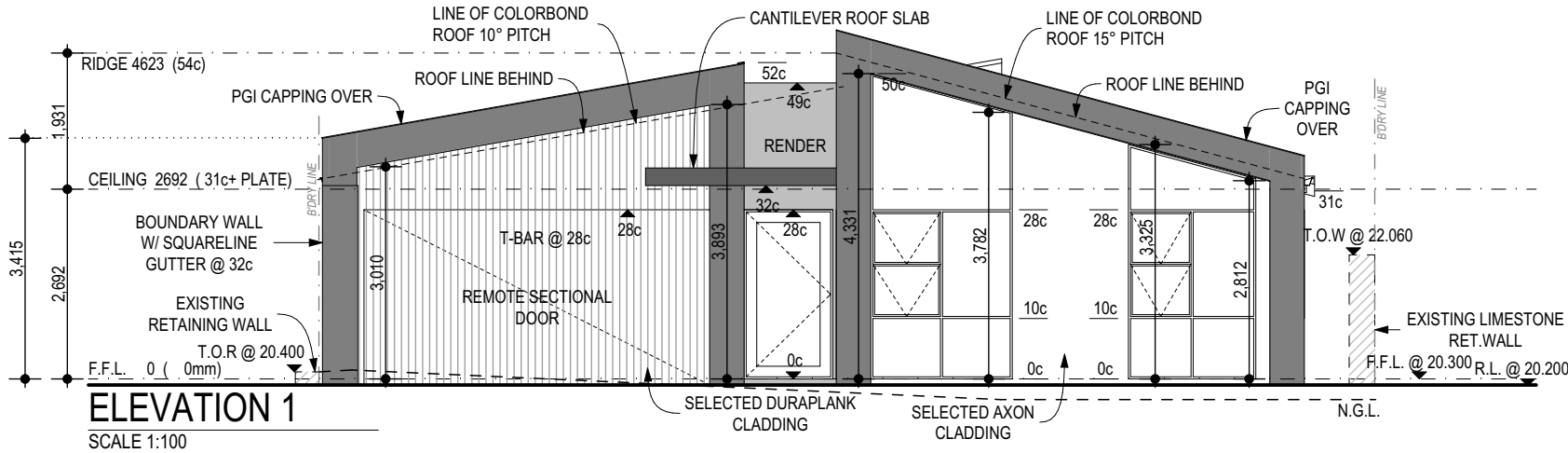
- NON-COASTAL ZONE

- WIND CLASSIFICATION (AS PER ENGINEERS SITE CLASSIFICATION REPORT)

- 31c HIGH CEILING THROUGHOUT UNLESS NOTED OTHERWISE (NOTE:WINDOW HEADS AT 28c, DOUBLE ANGLES & BWK OVER ALL DOORS & SLIDING DOORS)

- RENDERED BWK AS INDICATED ON ELEVATIONS

- 2c FACE BRICKWORK TO THE REMAINDER OF RESIDENCE



ELEVATIONS

REVISION NO:

R2

JOB NO:

-

DATE:

25/05/2026

SCALE:

1:100

PAGE:

3

© COPYRIGHT

PROJECT NAME:

CUSTOM

FOR ALL ENQUIRES
PLEASE CONTACT:

ISH SHOKAR, 0466 771 119

SPECIFICATION: INVESTMENT

CLIENT:

HITEN ARVINDBHAI MISTRY &
VANDANA HITEN MISTRY

ADDRESS:

LOT 2754 (#131) COMMANDER DRIVE
ALKIMOS
WANNEROO

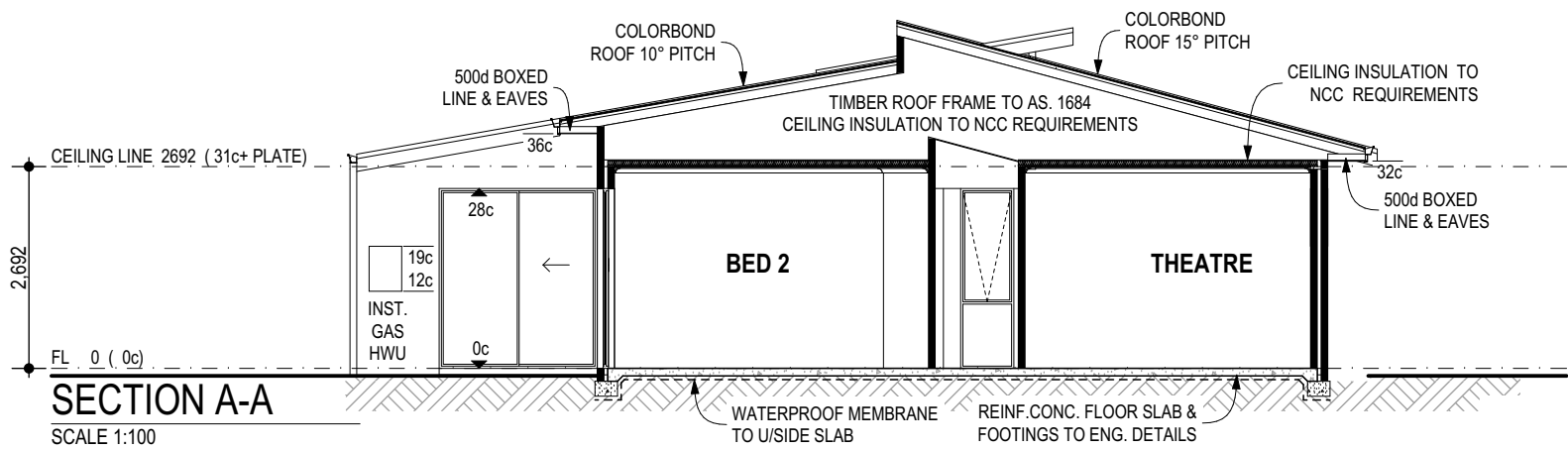
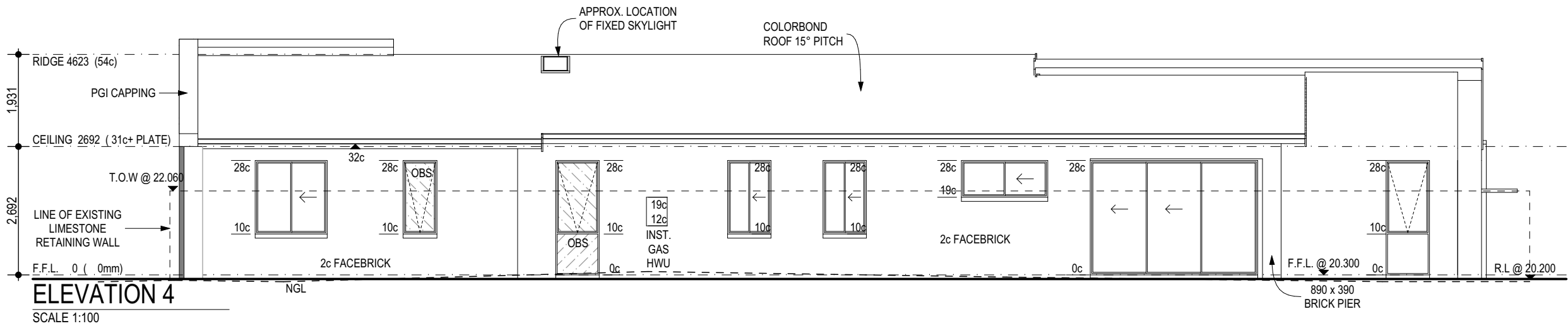
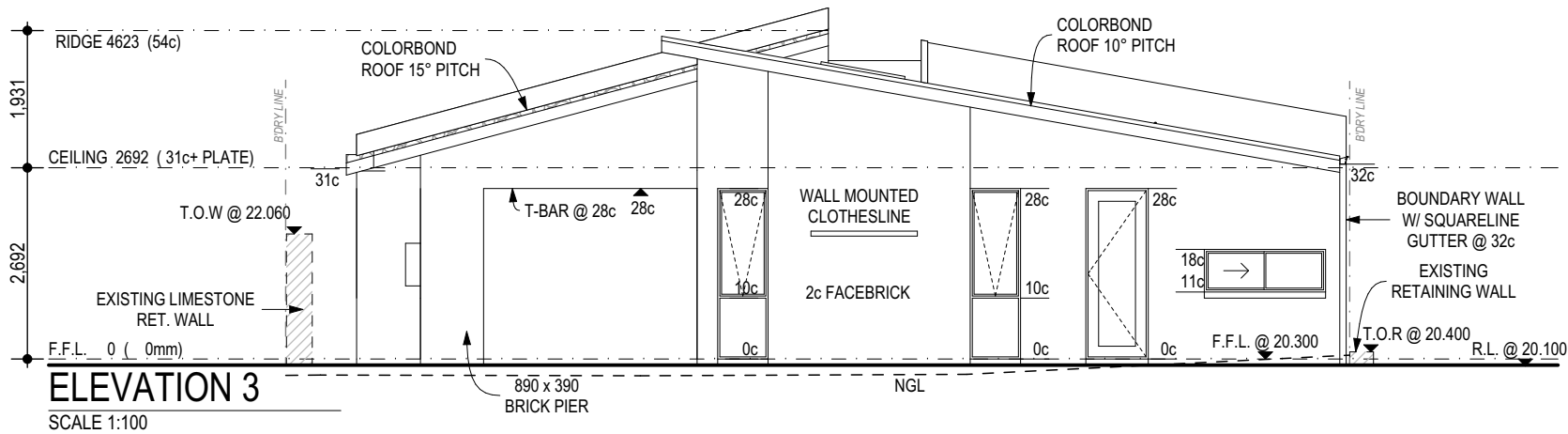
COPYRIGHT - THE PLAN SHALL RESERVE THE SOLE PROPERTY OF THE BUILDER AND MUST NOT BE GIVEN, LEASED, SOLD OR
DISPOSED OF OR COPIED WITHOUT THE BUILDER'S WRITTEN CONSENT
- BUILDER RESERVES THE RIGHT TO VARY DIMENSIONS AND MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK PLANS,
SPECIFICATION AND ADDENDA CAREFULLY.



RIYASHA

BUILDERS

We Build Emotions....



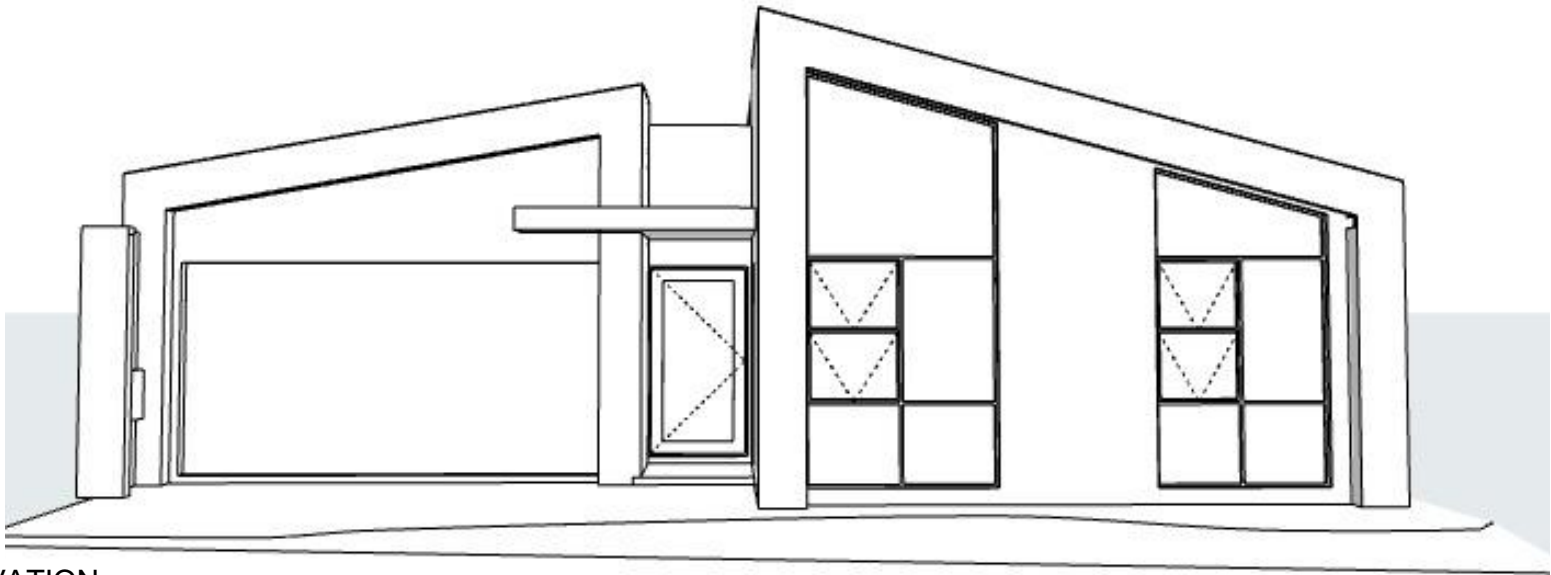
- NOTES:**
- COLORBOND ROOF@ 10° PITCH & 15° PITCH
 - NON-COASTAL ZONE
 - WIND CLASSIFICATION (AS PER ENGINEERS SITE CLASSIFICATION REPORT)
 - 31c HIGH CEILING THROUGHOUT UNLESS NOTED OTHERWISE (NOTE: WINDOW HEADS AT 28c, DOUBLE ANGLES & BWK OVER ALL DOORS & SLIDING DOORS)
 - RENDERED BWK AS INDICATED ON ELEVATIONS
 - 2c FACE BRICKWORK TO THE REMAINDER OF RESIDENCE

REVISION	VO #	DRN	DATE	CHK
SK00	00	AAA	20.10.25	
WD00	00	AAA	03.11.25	
WD01	01	KL	23.01.26	
WD02	02	KL	25.05.26	

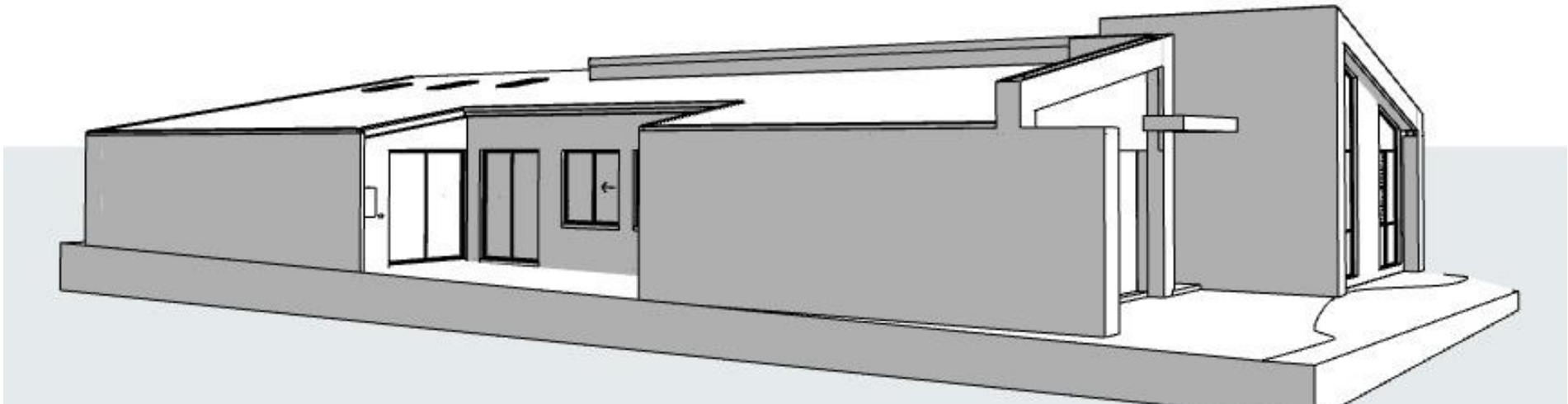
PROJECT NAME:	CUSTOM
FOR ALL ENQUIRES PLEASE CONTACT:	ISH SHOKAR, 0466 771 119
SPECIFICATION: INVESTMENT	

CLIENT:	HITEN ARVINDBHAI MISTRY & VANDANA HITEN MISTRY
ADDRESS:	LOT 2754 (#131) COMMANDER DRIVE ALKIMOS WANNEROO

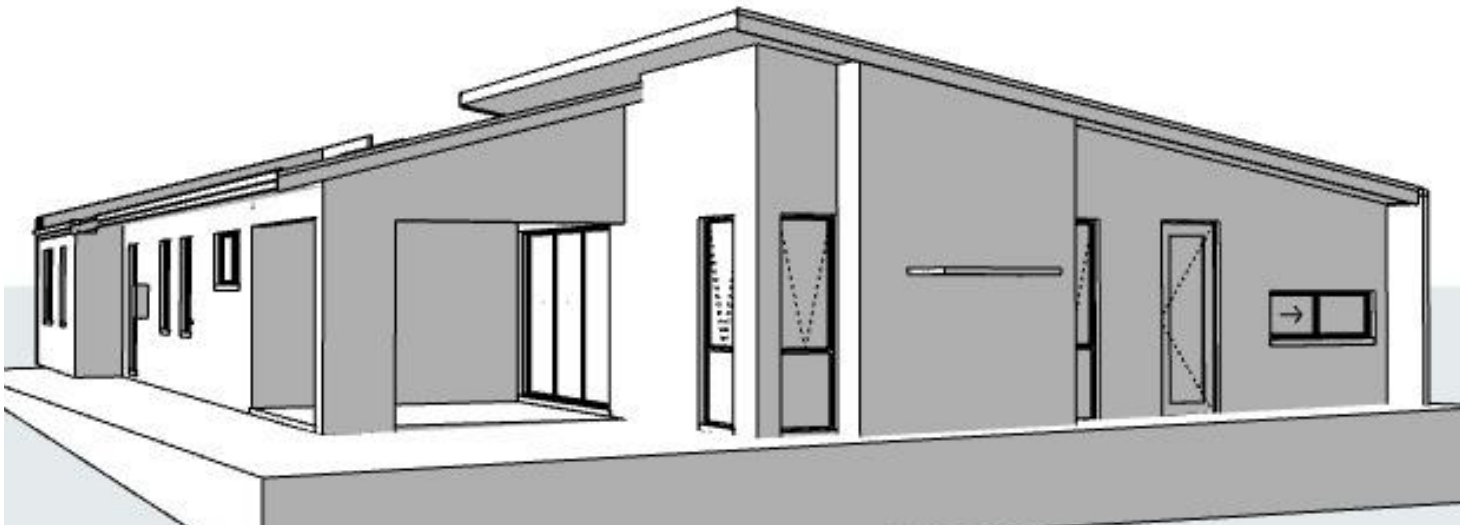
RIYASHA
BUILDERS
We Build Emotions...



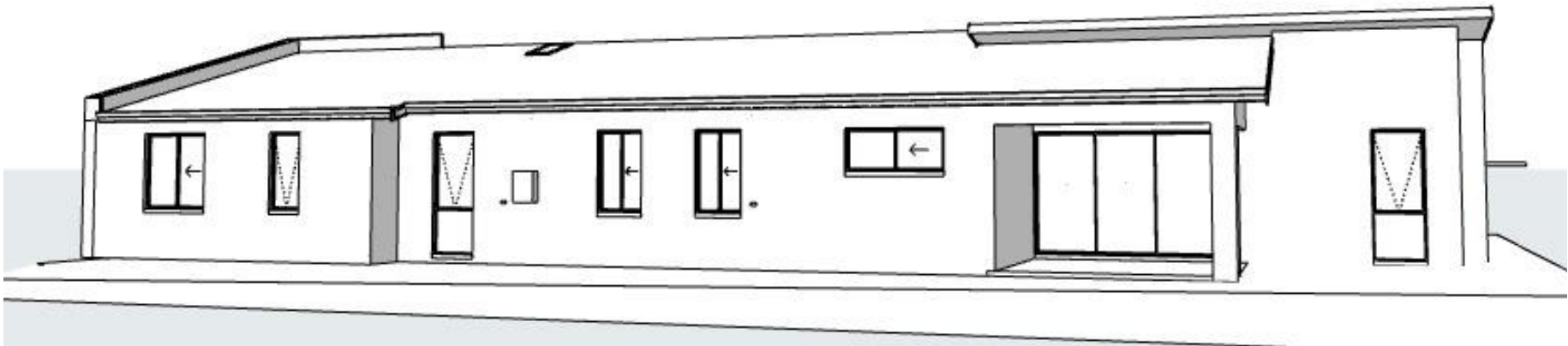
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



CLIENT:
HITEN ARVINDBHAI MISTRY &
VANDANA HITEN MISTRY

ADDRESS:
LOT 2754 (#131) COMMANDER DRIVE
ALKIMOS
WANNEROO

PROJECT NAME: © COPYRIGHT

CUSTOM

FOR ALL ENQUIRES
PLEASE CONTACT:
ISH SHOKAR, 0466 771 119

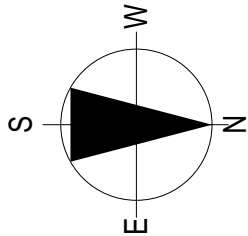
SPECIFICATION: INVESTMENT

COPYRIGHT - THE PLAN SHALL RESERVE THE SOLE PROPERTY OF THE BUILDER AND MUST NOT BE GIVEN, LEASED, SOLD OR
DISPOSED OF OR COPIED WITHOUT THE BUILDER'S WRITTEN CONSENT.

- BUILDER RESERVES THE RIGHT TO VARY DIMENSIONS AND MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK PLANS,
SPECIFICATION AND ADDENDA CAREFULLY.

REVISION	VO #	DRN	DATE	CHK
SK00	00	AAA	20.10.25	
WD00	00	AAA	03.11.25	
WD01	01	KL	23.01.26	
WD02	02	KL	25.05.26	
Sub-contractors to verify all dimensions on site.				

3D ELEVATION	
JOB NO: -	REVISION NO: R2
SCALE:	DATE: 25/05/2026
DRAWN BY: KL	PAGE: 5



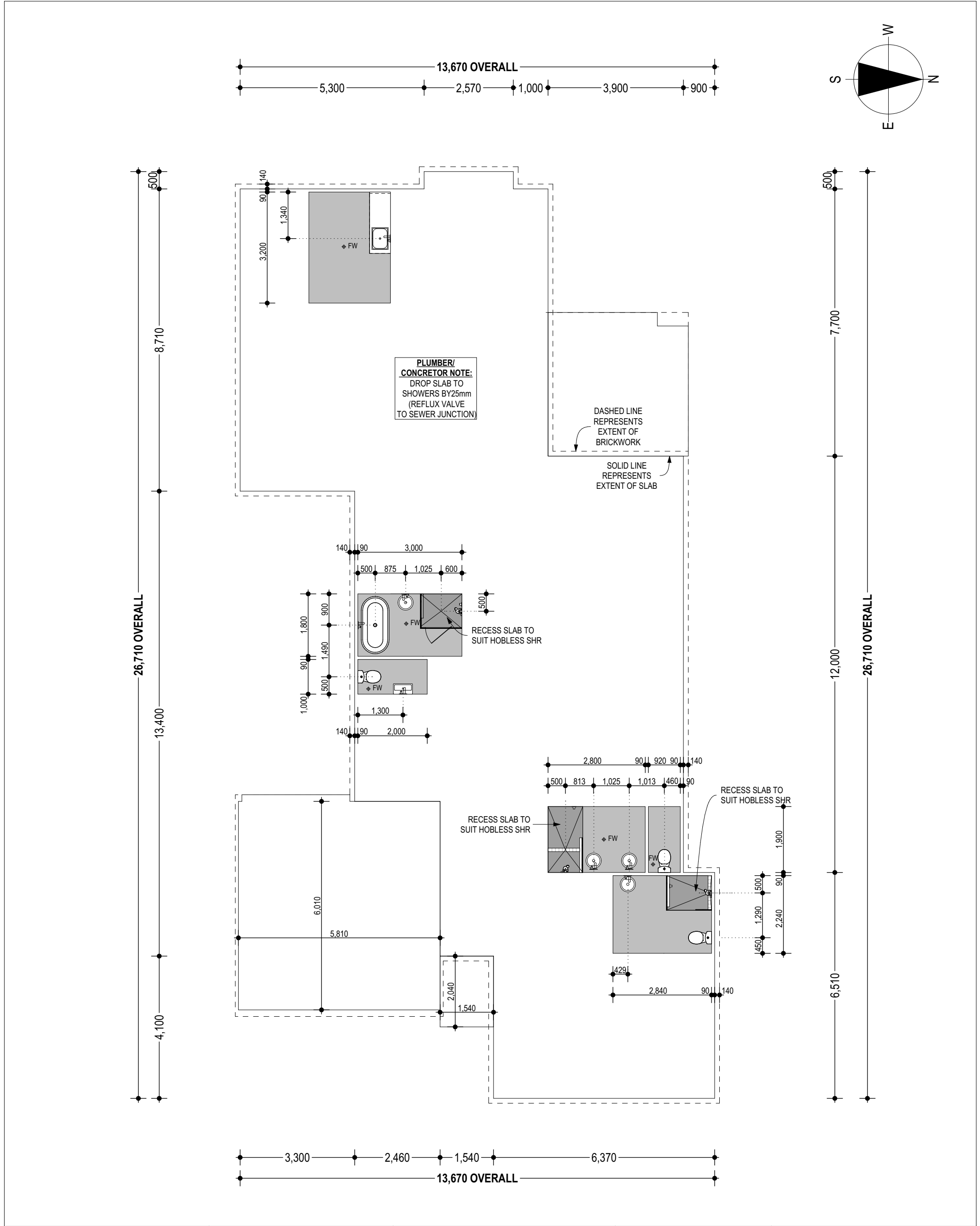
NOTE:
ELECTRICAL POINTS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS.
NOTE:
ELECTRICAL POINTS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS.

REVERSE CYCLE AIR
CONDITIONING SYSTEM.
OUTLET&UNIT&CONDENSE
POSITIONS ARE NOTIONAL
ONLY&WILL CHANGE ON SITE
AT INSTALLERS DISCRETION
TO OPTIMISE PERFORMANCE

 RETURN AIR
UNIT SHOWN AS

 OUTLET SHOWN AS

sibaykr|25-May-26|10:07 PM



 RIYASHA BUILDERS <i>We Build Emotions...</i>	CLIENT: HITEN ARVINDBHAI MISTRY & VANDANA HITEN MISTRY	PROJECT NAME: CUSTOM	© COPYRIGHT				DRN DATE CHK		SLAB PLAN	
			REVISION	VO #						
			SK00	00	AAA	20.10.25			JOB NO: -	REVISION NO: R2
	WD00	00	AAA	03.11.25			SCALE: 1:100	DATE: 25/05/2026		
	WD01	01	KL	23.01.26					DRAWN BY: KL	PAGE: 7
	WD02	02	KL	25.05.26						
ADDRESS: LOT 2754 (#131) COMMANDER DRIVE ALKIMOS WANNEROO		FOR ALL ENQUIRES PLEASE CONTACT: ISH SHOKAR, 0466 771 119	Sub-contractors to verify all dimensions on site.							
COPYRIGHT - THE PLAN SHALL RESERVE THE SOLE PROPERTY OF THE BUILDER AND MUST NOT BE GIVEN, LEASED, SOLD OR DISPOSED OF OR COPIED WITHOUT THE BUILDER'S WRITTEN CONSENT. - BUILDER RESERVES THE RIGHT TO VARY DIMENSIONS AND MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK PLANS, SPECIFICATION AND ADDENDA CAREFULLY.		SPECIFICATION: INVESTMENT								



28c SQUARE B'HEAD

Dimensions:

- Overall Width: 507 43" O/H
- Overall Depth: 1850" FR REC
- Right Side Dimensions (from top to bottom):
 - 40" O/H
 - 507" O/H
 - 210" O/S
 - 700" SBACK
 - 603" MW
 - 720" WO
 - 943" BENCH
 - 380" DWR
 - 150" DWR

Layout and Appliances:

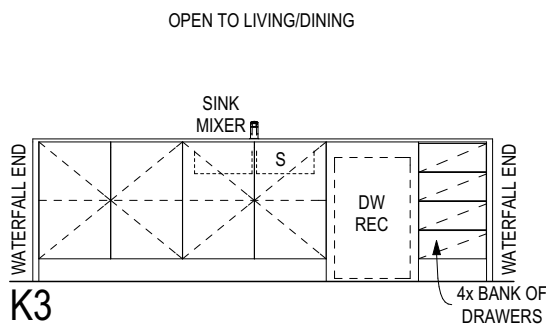
- OPEN SHELF:** Located at the top of the island.
- NO RETURN TILING TO LAM. SIDE:** Indicated on both the left and right sides of the central island area.
- U'MOUNT R'HOOD:** Central upper island area.
- GAS HP:** Gas hob located in the center of the island.
- UBO:** Under-bench oven located below the gas hob.
- FIXED PANEL:** Located below the UBO.
- INTEGRATED FRIDGE:** Located on the left side of the island.
- MW SPACE:** Microwave space located on the right side of the island.
- WO:** Wall oven located on the right side of the island.

Drawer Banks:

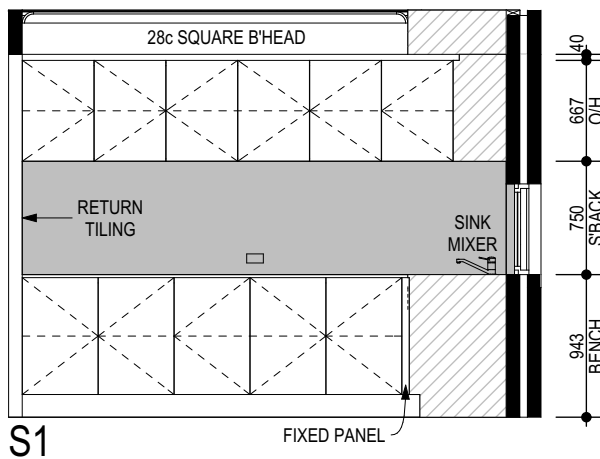
- 2x BANK OF DRAWERS:** Located at the bottom left of the island.
- 2x BANK OF DRAWERS:** Located at the bottom right of the island.
- 1x BANK OF DRAWER:** Located on the far right side of the island.

K1

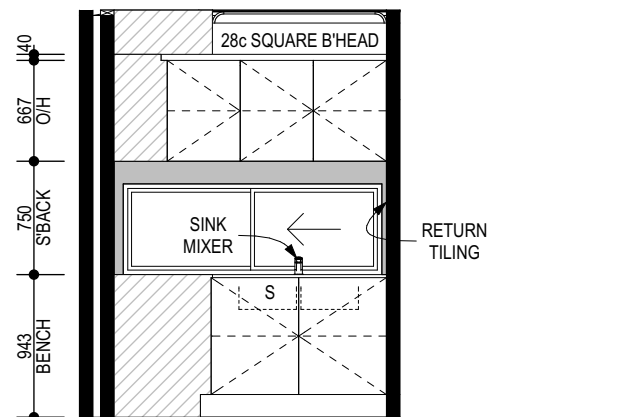
1: 50



K4



S2



- WET AREAS WATERPROOFING AND WATER RESISTANCE REQUIREMENTS TO COMPLY WITH NCC 2022 Part 10.2 BUILDING ELEMENTS IN WET AREAS WILL COMPLY WITH WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH CLAUSES 10.2.1 to 10.2.6 AND AS 3740:2021

- 150HIGH TILED KICKBOARDS (RECESSED 200mm) TO ENSUITE, L'DRY, BATH 1 & 2 CABINETS
- SCRIBE & END PANEL LOCATIONS & SIZES TO CABINET MAKERS DISCRETION

- REFER TO PLANS FOR EXTENT OF TILING AND/OR GLASS SPLASHBACKS
- TILING LAYOUTS NOTIONAL ONLY(REFER TO ADDENDA)
- TILING AS PER THE BELOW UNLESS NOTED OTHERWISE (REFER ADDENDA)
- TILE SPLASHBACK ABOVE KITCHEN/SCULLERY BENCHTOPS
- TILE SPLASHBACK ABOVE L'DRY BENCHTOPS
- FULL HEIGHT WALL TILES TO PDR, WC, ENS, BATH 1 & 2.
- HOBLESS SHOWERS:DROP SLAB 25mm INSIDE SHOWERS

- DIMENSIONS ARE TO BRICKWORK ONLY PLASTER MARGIN NOT ALLOWED FOR
- ALL ACCESS/SERVICE HOLES TO CABINETRY REQUIRED FOR DISHWASHER, WASHING MACHINE, DRYER, FRIDGES OR OTHER APPLIANCES, TO BE CUT BY OWNER AFTER HANDOVER
- REFER TO ADDENDA FOR BENCHTOP MATERIAL & FINISH
- MITRED EDGE TILING TO WET AREAS WHERE APPLICABLE (REFER TO ADDENDA)
- REFER TO ADDENDA FOR MAKE & MODEL OF ALL FIXTURES & FITTINGS
- ALL FLOOR/WALL TILE JUNCTIONS TO BE GROUTED
- CABINET MAKER TO CONFIRM VENTING REQUIREMENTS FOR ALL BUILT IN APPLIANCES (REFER TO ADDENDA)
- COLD PLUMBING ONLY TO DISHWASHER RECESS



COPYRIGHT - THE PLAN SHALL RESERVE THE SOLE PROPERTY OF THE BUILDER AND MUST NOT BE GIVEN, LEASED, SOLD OR
DISPOSED OF OR COPIED WITHOUT THE BUILDER'S WRITTEN CONSENT.

- BUILDER RESERVES THE RIGHT TO VARY DIMENSIONS AND MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK PLANS,
SPECIFICATION AND ADDENDA CAREFULLY.

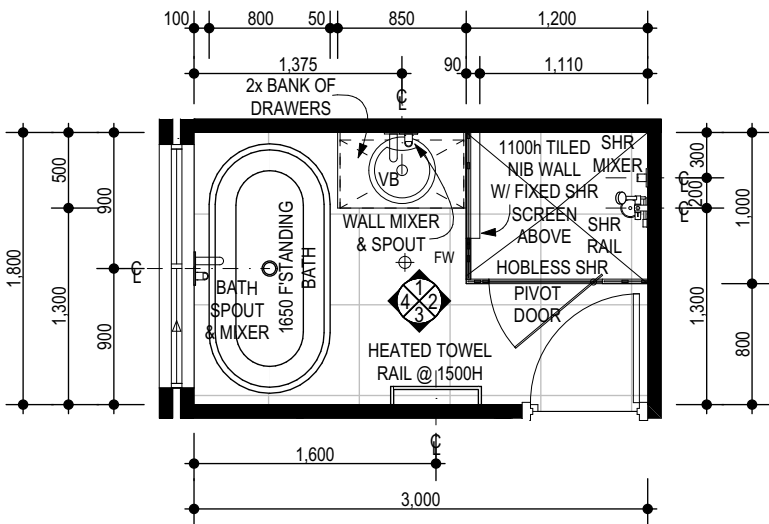
SPECIFICATION: INVESTMENT

© COPYRIGHT

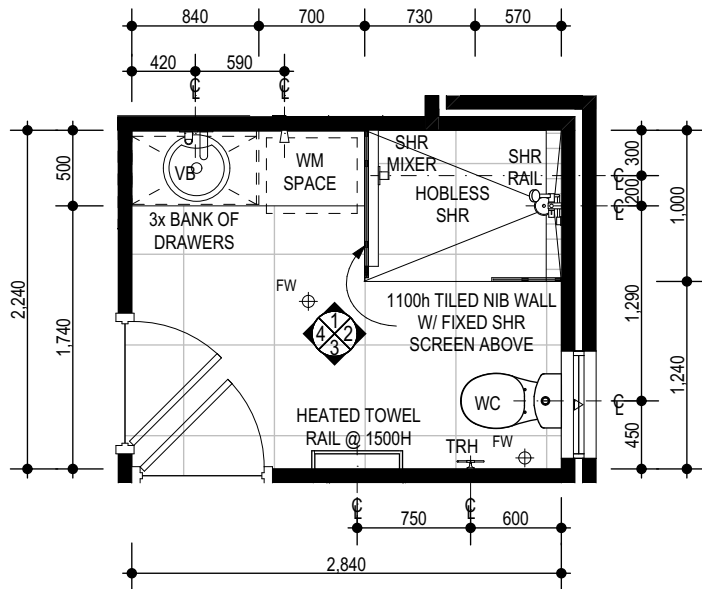
		DRN	DATE	CHK
REVISION	VO #			
SK00	00	AAA	20.10.25	
WD00	00	AAA	03.11.25	
WD01	01	KL	23.01.26	
WD02	02	KL	25.05.26	
Sub-contractors to verify all dimensions on site.				

PAGE: 8

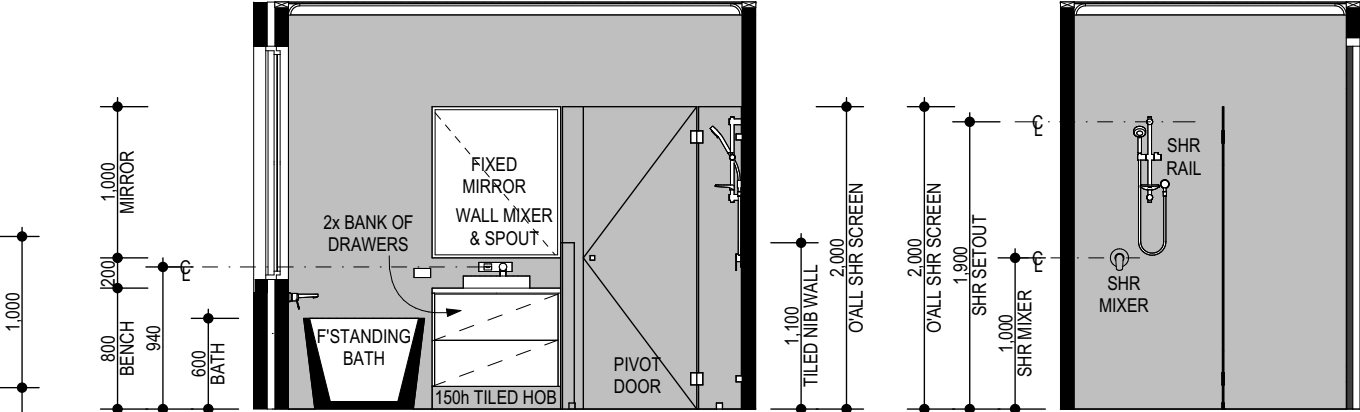




BATH 1 PLAN
1: 50

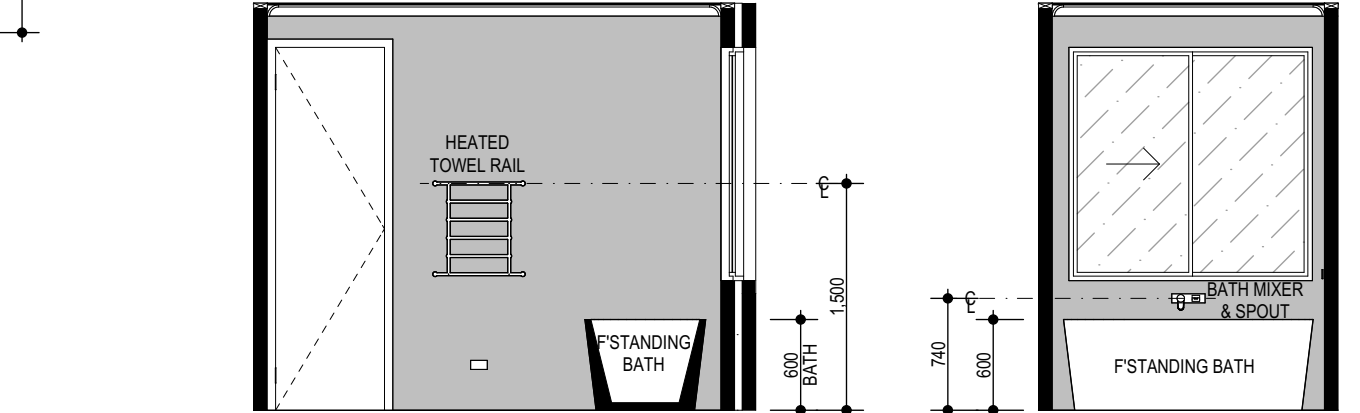


BATH 2 PLAN
1: 50



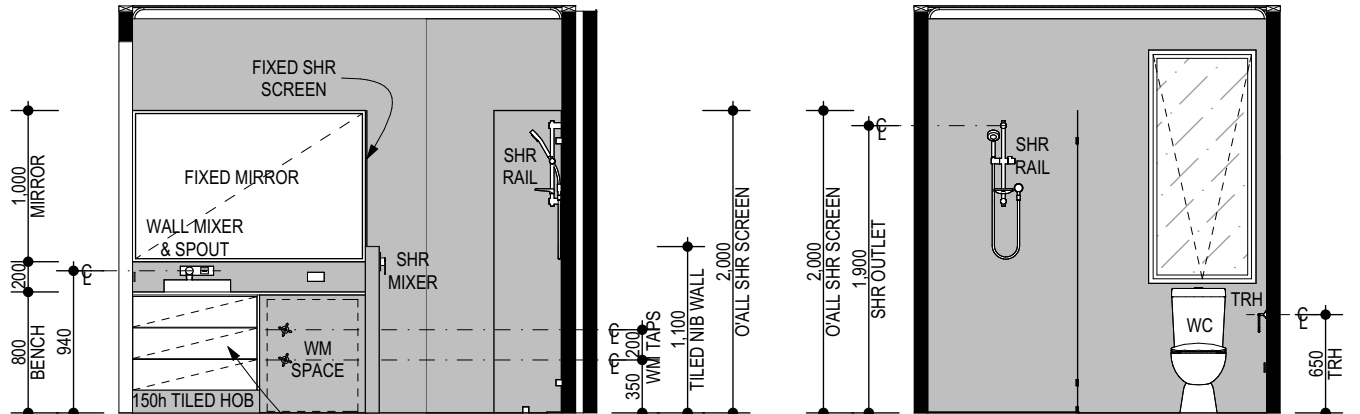
B1-1

B1-2



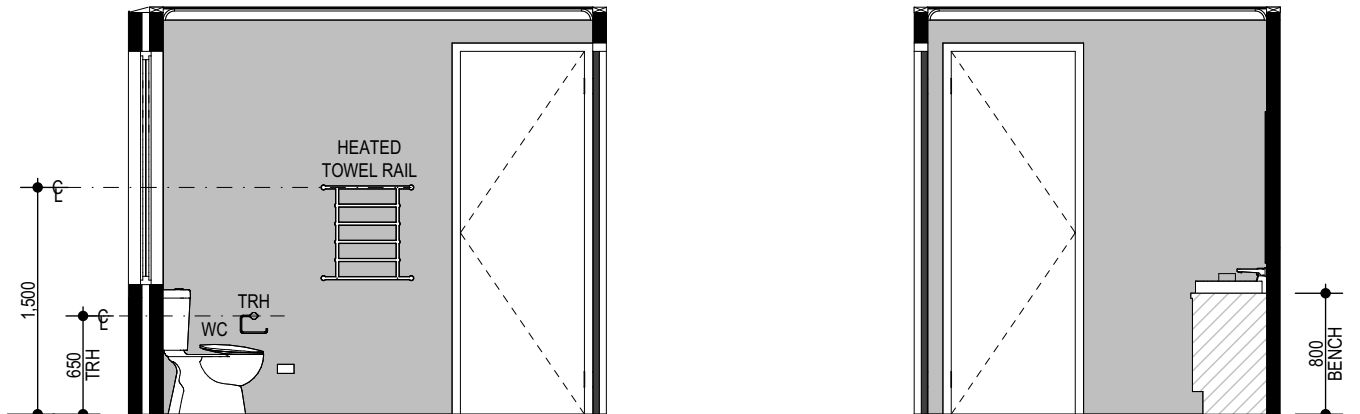
B1-3

B1-4



B2-1

B2-2



B2-3

B2-4

ROOM LAYOUT NOTES:

- DIMENSIONS ARE TO BRICKWORK ONLY PLASTER MARGIN NOT ALLOWED FOR
- ALL ACCESS/SERVICE HOLES TO CABINETRY REQUIRED FOR DISHWASHER, WASHING MACHINE, DRYER, FRIDGES OR OTHER APPLIANCES, TO BE CUT BY OWNER AFTER HANDOVER
- REFER TO ADDENDA FOR BENCHTOP MATERIAL & FINISH
- MITRED EDGE TILING TO WET AREAS WHERE APPLICABLE (REFER TO ADDENDA)
- REFER TO ADDENDA FOR MAKE & MODEL OF ALL FIXTURES & FITTINGS
- ALL FLOOR/WALL TILE JUNCTIONS TO BE GROUTED
- CABINET MAKER TO CONFIRM VENTING REQUIREMENTS FOR ALL BUILT IN APPLIANCES (REFER TO ADDENDA)
- COLD PLUMBING ONLY TO DISHWASHER RECESS

TILER NOTES:

- REFER TO PLANS FOR EXTENT OF TILING AND/OR GLASS SPLASHBACKS
- TILING LAYOUTS NOTIONAL ONLY (REFER TO ADDENDA)
- TILING AS PER THE BELOW UNLESS NOTED OTHERWISE (REFER ADDENDA)
- TILE SPLASHBACK ABOVE KITCHEN/SCULLERY BENCHTOPS
- TILE SPLASHBACK ABOVE L'DRY BENCHTOPS
- FULL HEIGHT WALL TILES TO PDR, WC, ENS, BATH 1 & 2.
- HOBLESS SHOWERS: DROP SLAB 25mm INSIDE SHOWERS

CABINETMAKER NOTES:

- 150HIGH TILED KICKBOARDS (RECESSED 200mm) TO ENSUITE, L'DRY, BATH 1 & 2 CABINETS
- SCRIBE & END PANEL LOCATIONS & SIZES TO CABINET MAKERS DISCRETION

NOTES:

- SET ENSUITE & BATHROOM SHOWER RECESS DOWN 20mm & FIT REFLUX VALVE.
- 20mm ENGINEERED STONE TO BATHROOM & ENSUITE BENCHTOPS.
- GREY FILL DENOTES EXTENT OF TILING, DARK GREY FILL DENOTES EXTENT OF FEATURED TILING.

NOTES:

- WET AREAS WATERPROOFING AND WATER RESISTANCE REQUIREMENTS TO COMPLY WITH NCC 2022 Part 10.2 BUILDING ELEMENTS IN WET AREAS WILL COMPLY WITH WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH CLAUSES 10.2.1 TO 10.2.6 AND AS 3740:2021



CLIENT:
HITEN ARVIND BHAI MISTRY &
VANDANA HITEN MISTRY

ADDRESS:
LOT 2754 (#131) COMMANDER DRIVE
ALKIMOS
WANNEROO

COPYRIGHT - THE PLAN SHALL RESERVE THE SOLE PROPERTY OF THE BUILDER AND MUST NOT BE GIVEN, LEASED, SOLD OR DISPOSED OF OR COPIED WITHOUT THE BUILDER'S WRITTEN CONSENT.
- BUILDER RESERVES THE RIGHT TO VARY DIMENSIONS AND MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK PLANS, SPECIFICATION AND ADDENDA CAREFULLY.

PROJECT NAME:

CUSTOM

FOR ALL ENQUIRES
PLEASE CONTACT:
ISH SHOKAR, 0466 771 119

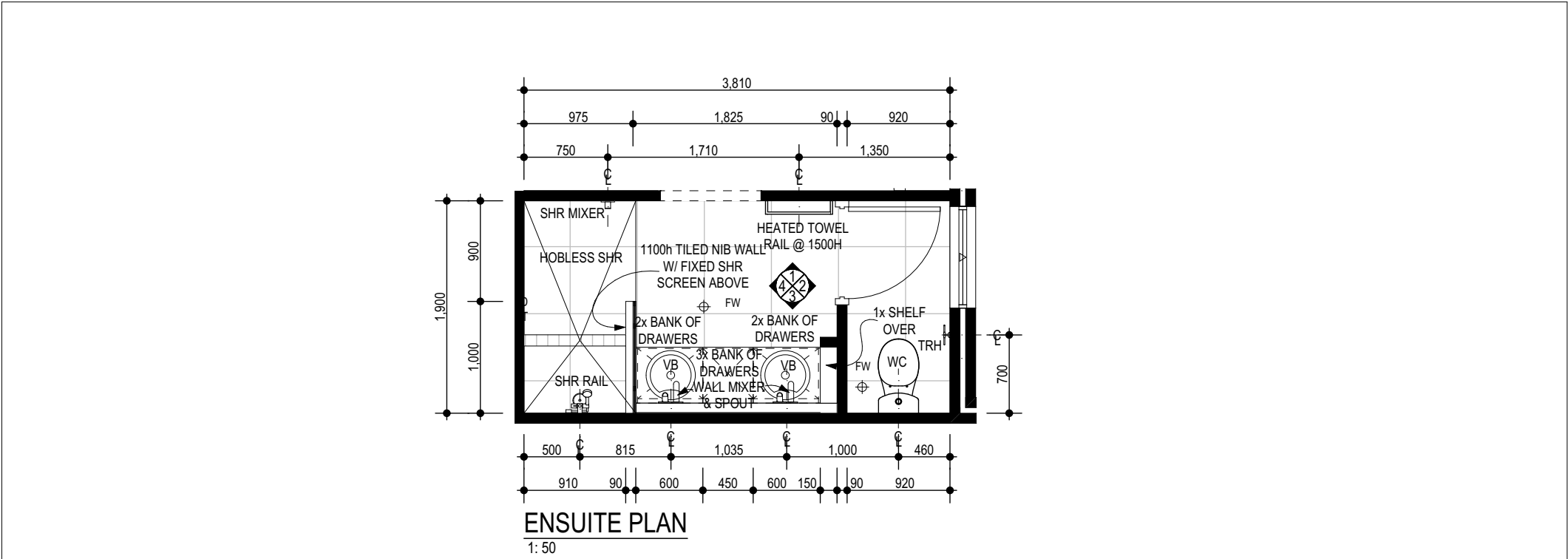
SPECIFICATION: INVESTMENT

© COPYRIGHT

REVISION	VO #	DRN	DATE	CHK
SK00	00	AAA	20.10.25	
WD00	00	AAA	03.11.25	
WD01	01	KL	23.01.26	
WD02	02	KL	25.05.26	
Sub-contractors to verify all dimensions on site.				

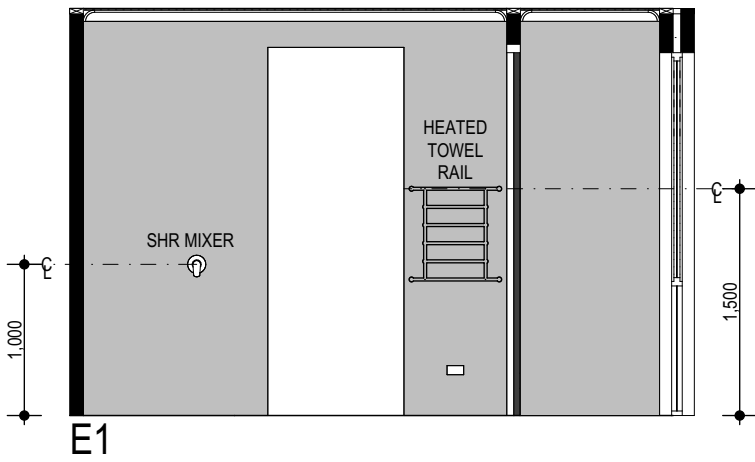
RM. LAYOUTS 3

JOB NO: -	REVISION NO: R2
SCALE: 1:50	DATE: 25/05/2026
DRAWN BY: KL	PAGE: 10

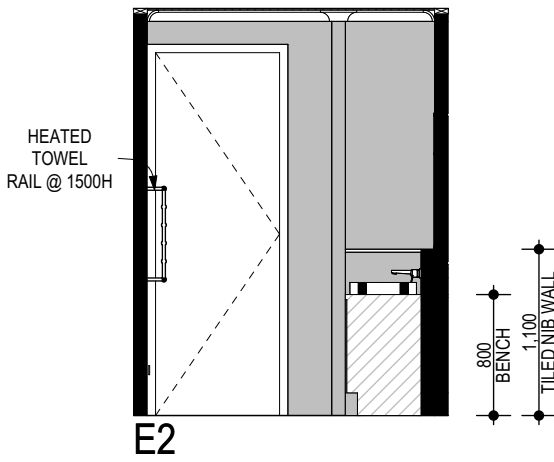


ENSUITE PLAN

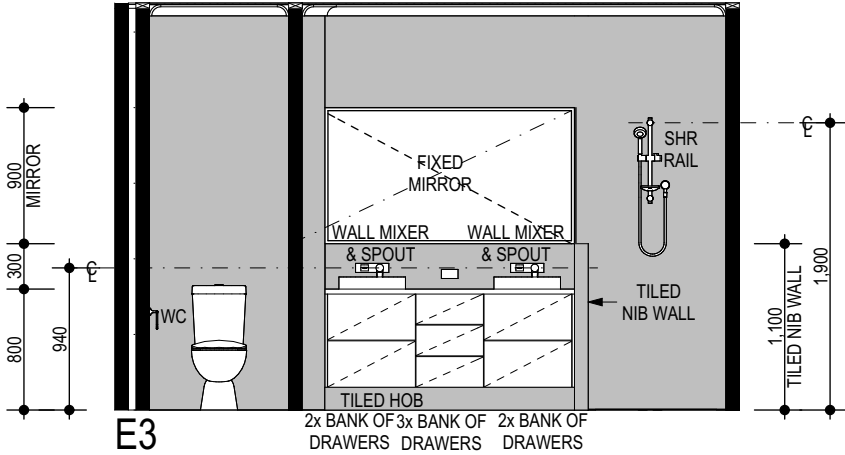
1: 50



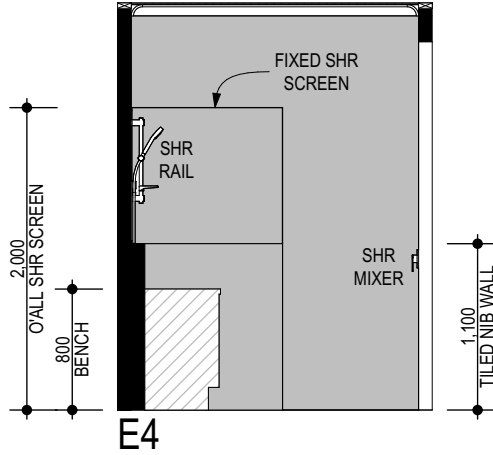
E1



E2



E3



E4

ROOM LAYOUT NOTES:

- DIMENSIONS ARE TO BRICKWORK ONLY PLASTER MARGIN NOT ALLOWED FOR
- ALL ACCESS/SERVICE HOLES TO CABINETRY REQUIRED FOR DISHWASHER, WASHING MACHINE, DRYER, FRIDGES OR OTHER APPLIANCES, TO BE CUT BY OWNER AFTER HANDOVER
- REFER TO ADDENDA FOR BENCHTOP MATERIAL & FINISH
- MITRED EDGE TILING TO WET AREAS WHERE APPLICABLE (REFER TO ADDENDA)
- REFER TO ADDENDA FOR MAKE & MODEL OF ALL FIXTURES & FITTINGS
- ALL FLOOR/WALL TILE JUNCTIONS TO BE GROUTED
- CABINET MAKER TO CONFIRM VENTING REQUIREMENTS FOR ALL BUILT IN APPLIANCES (REFER TO ADDENDA)
- COLD PLUMBING ONLY TO DISHWASHER RECESS

TILER NOTES:

- REFER TO PLANS FOR EXTENT OF TILING AND/OR GLASS SPLASHBACKS
- TILING LAYOUTS NOTIONAL ONLY (REFER TO ADDENDA)
- TILING AS PER THE BELOW UNLESS NOTED OTHERWISE (REFER ADDENDA)
- TILE SPLASHBACK ABOVE KITCHEN/SCULLERY BENCHTOPS
- TILE SPLASHBACK ABOVE L'DRY BENCHTOPS
- FULL HEIGHT WALL TILES TO PDR, WC, ENS, BATH 1 & 2
- HOBLESS SHOWERS: DROP SLAB 25mm INSIDE SHOWERS

CABINETMAKER NOTES:

- 150HIGH TILED KICKBOARDS (RECESSED 200mm) TO ENSUITE, L'DRY, BATH 1 & 2 CABINETS
- SCRIBE & END PANEL LOCATIONS & SIZES TO CABINET MAKERS DISCRETION

NOTES:

- SET ENSUITE & BATHROOM SHOWER RECESS DOWN 20mm & FIT REFLUX VALVE.
- 20mm ENGINEERED STONE TO BATHROOM & ENSUITE BENCHTOPS.
- GREY FILL DENOTES EXTENT OF TILING, DARK GREY FILL DENOTES EXTENT OF FEATURED TILING.

NOTES:

- WET AREAS WATERPROOFING AND WATER RESISTANCE REQUIREMENTS TO COMPLY WITH NCC 2022 Part 10.2 BUILDING ELEMENTS IN WET AREAS WILL COMPLY WITH WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH CLAUSES 10.2.1 to 10.2.6 AND AS 3740:2021



CLIENT:
HITEN ARVINDBHAI MISTRY &
VANDANA HITEN MISTRY

ADDRESS:
LOT 2754 (#131) COMMANDER DRIVE
ALKIMOS
WANNEROO

PROJECT NAME:

CUSTOM

FOR ALL ENQUIRES
PLEASE CONTACT:
ISH SHOKAR, 0466 771 119

SPECIFICATION: INVESTMENT

COPYRIGHT - THE PLAN SHALL RESERVE THE SOLE PROPERTY OF THE BUILDER AND MUST NOT BE GIVEN, LEASED, SOLD OR DISPOSED OF OR COPIED WITHOUT THE BUILDER'S WRITTEN CONSENT.
- BUILDER RESERVES THE RIGHT TO VARY DIMENSIONS AND MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK PLANS, SPECIFICATION AND ADDENDA CAREFULLY.

REVISION		VO #	DRN	DATE	CHK
SK00		00	AAA	20.10.25	
WD00		00	AAA	03.11.25	
WD01		01	KL	23.01.26	
WD02		02	KL	25.05.26	
Sub-contractors to verify all dimensions on site.					

RM. LAYOUTS 4

JOB NO:

REVISION NO:

-

R2

SCALE:

DATE:

1:50

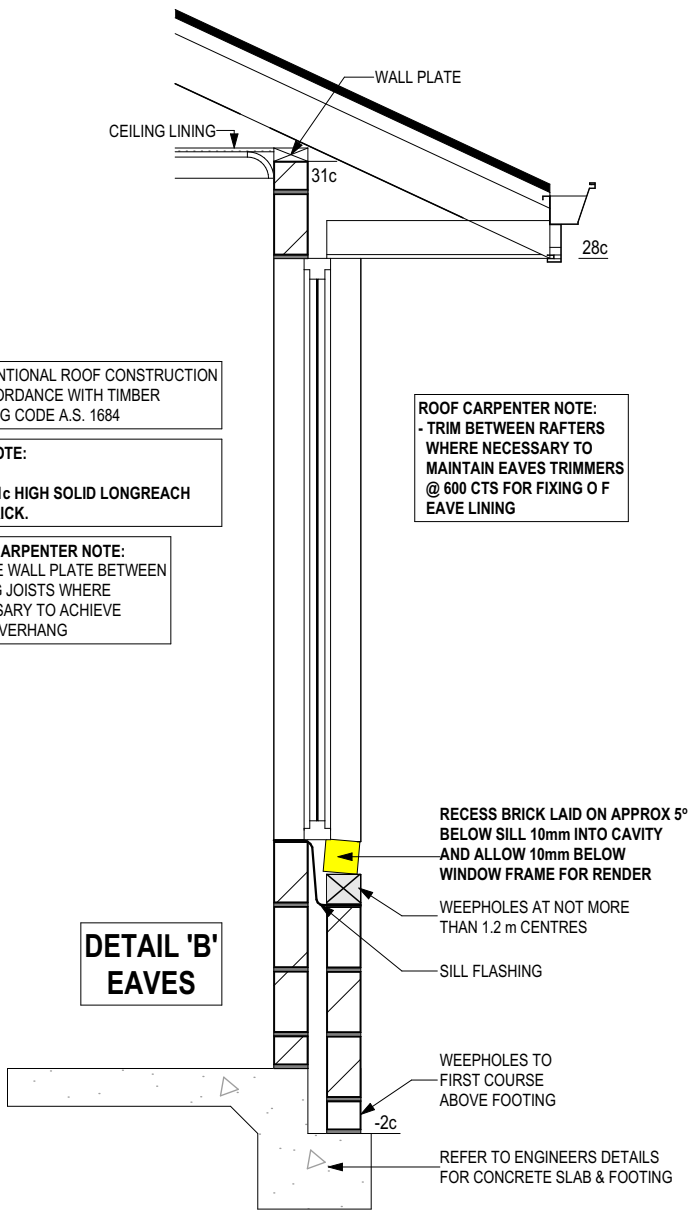
25/05/2026

DRAWN BY:

PAGE:

KL

11



CONVENTIONAL ROOF CONSTRUCTION
IN ACCORDANCE WITH TIMBER
FRAMING CODE A.S. 1684

BWK NOTE:
- USE 1c HIGH SOLID LONGREACH
SILL BRICK.

ROOF CARPENTER NOTE:
DOUBLE WALL PLATE BETWEEN
CEILING JOISTS WHERE
NECESSARY TO ACHIEVE
EAVE OVERHANG

ROOF CARPENTER NOTE:
- TRIM BETWEEN RAFTERS
WHERE NECESSARY TO
MAINTAIN EAVES TRIMMERS
@ 600 CTS FOR FIXING O F
EAVE LINING

GENERAL NOTES:

- CONSTRUCTION DETAILS TO BE READ IN CONJUNCTION WITH CONSTRUCTION DRAWINGS
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS, ALL RELEVANT AUSTRALIAN STANDARDS & THE NATIONAL CONSTRUCTION CODE

BWK NOTES:

- REFER TO FLOOR PLAN

ROOF NOTES:

- REFER TO FLOOR PLAN

NOTES:

- COLORBOND ROOF @ 24°43 PITCH
- NON-COASTAL ZONE
- WIND CLASSIFICATION (AS PER ENGINEERS SITE CLASSIFICATION REPORT)
- 31c HIGH CEILING THROUGHOUT - UNLESS NOTED OTHERWISE (NOTE: WINDOW HEADS AT 28c, DOUBLE ANGLES & BWK OVER ALL DOORS & SLIDING DOORS)
- RENDERED BWK AS INDICATED ON ELEVATIONS
- 2c RENDERED BRICKWORK TO THE REMAINDER OF RESIDENCE



CLIENT:
**HITEN ARVINDBHAI MISTRY &
VANDANA HITEN MISTRY**

ADDRESS:
**LOT 2754 (#131) COMMANDER DRIVE
ALKIMOS
WANNEROO**

PROJECT NAME: © COPYRIGHT
CUSTOM

FOR ALL ENQUIRES
PLEASE CONTACT:
ISH SHOKAR, 0466 771 119

SPECIFICATION: INVESTMENT

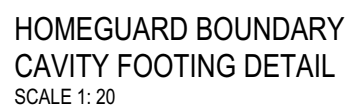
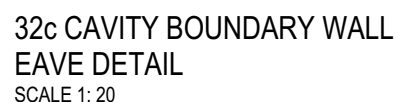
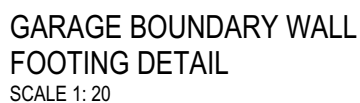
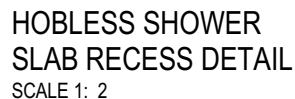
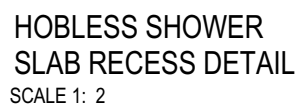
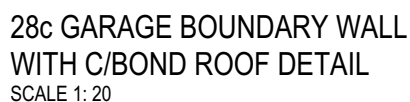
		DRN		DATE	CHK
REVISION	VO #				
SK00	00	AAA	20.10.25		
WD00	00	AAA	03.11.25		
WD01	01	KL	23.01.26		
WD02	02	KL	25.05.26		
Sub-contractors to verify all dimensions on site.					

DETAIL 1	
JOB NO: -	REVISION NO: R2
SCALE: 1:20	DATE: 25/05/2026
DRAWN BY: KL	PAGE: 12

COPYRIGHT - THE PLAN SHALL RESERVE THE SOLE PROPERTY OF THE BUILDER AND MUST NOT BE GIVEN, LEASED, SOLD OR
DISPOSED OF OR COPIED WITHOUT THE BUILDER'S WRITTEN CONSENT.
- BUILDER RESERVES THE RIGHT TO VARY DIMENSIONS AND MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK PLANS,
SPECIFICATION AND ADDENDA CAREFULLY.



SCALE 1: 20



ALL HOMEWARD PRODUCTS ARE TO BE INSTALLED
AS PER THE INSTALLATION MANUAL "VERSION 3 2008"
NOTE - RETURN HOMEWARD BARRIER TO ENSURE
OVERLAP WITH CHEMICAL SOIL BARRIER TREATMENT



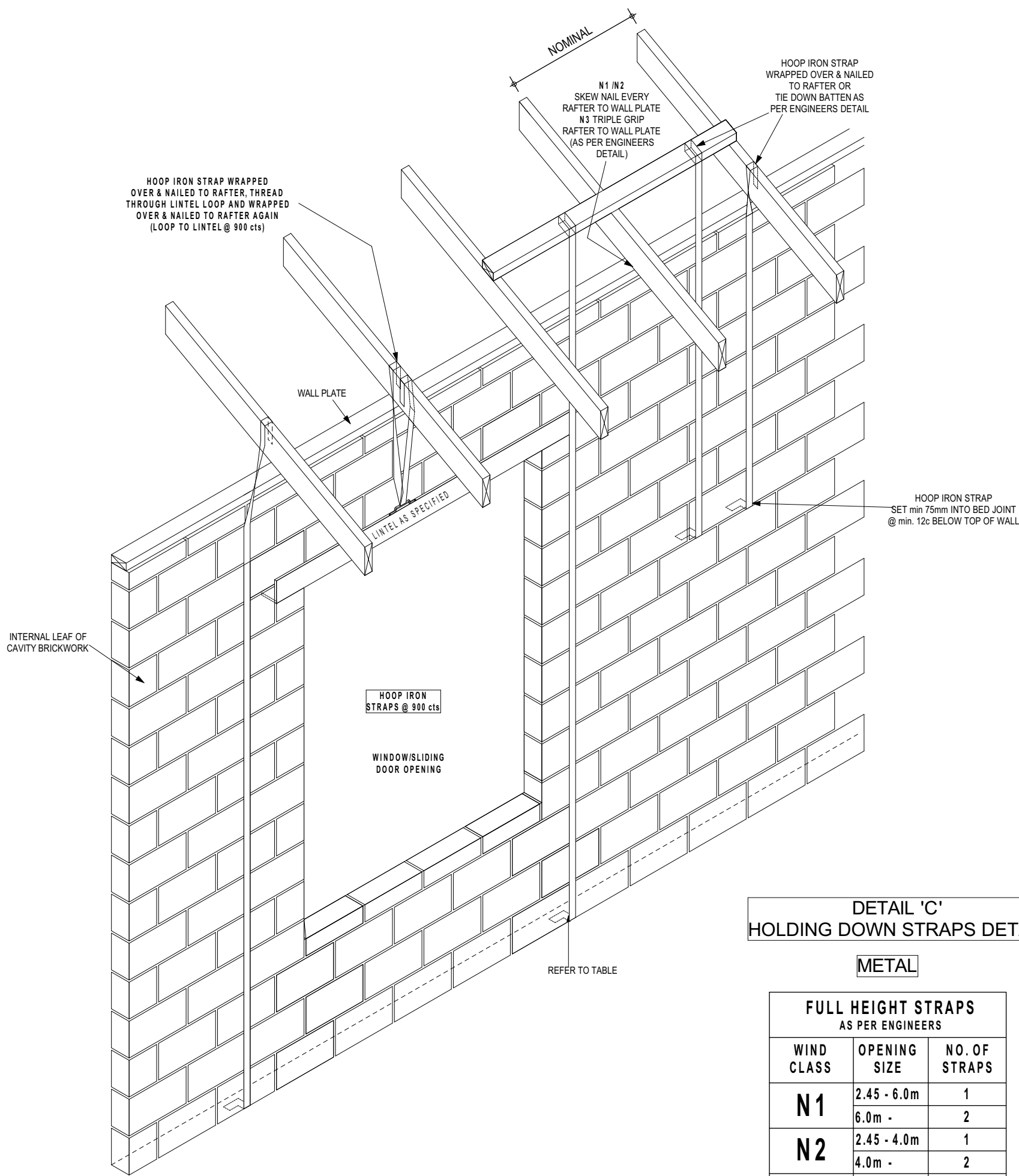
COPYRIGHT - THE PLAN SHALL RESERVE THE SOLE PROPERTY OF THE BUILDER AND MUST NOT BE GIVEN, LEASED, SOLD OR
DISPOSED OF OR COPIED WITHOUT THE BUILDER'S WRITTEN CONSENT.
- BUILDER RESERVES THE RIGHT TO VARY DIMENSIONS AND MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK PLANS,
SPECIFICATION AND ADDENDA CAREFULLY.

SPECIFICATION: INVESTMENT

© COPYRIGHT

		DRN	DATE	CHK
REVISION	VO #			
SK00	00	AAA	20.10.25	
WD00	00	AAA	03.11.25	
WD01	01	KL	23.01.26	
WD02	02	KL	25.05.26	
Sub-contractors to verify all dimensions on site.				

PAGE:	13
-------	----



DETAIL 'C'
HOLDING DOWN STRAPS DETAIL

METAL

FULL HEIGHT STRAPS AS PER ENGINEERS		
WIND CLASS	OPENING SIZE	NO. OF STRAPS
N1	2.45 - 6.0m	1
	6.0m -	2
N2	2.45 - 4.0m	1
	4.0m -	2
N3	1.5 - 2.0m	1
	2.0 - 4.0m	2
	4.0m -	3



CLIENT:
HITEN ARVINDBHAI MISTRY &
VANDANA HITEN MISTRY

ADDRESS:
LOT 2754 (#131) COMMANDER DRIVE
ALKIMOS
WANNEROO

COPYRIGHT - THE PLAN SHALL RESERVE THE SOLE PROPERTY OF THE BUILDER AND MUST NOT BE GIVEN, LEASED, SOLD OR
DISPOSED OF OR COPIED WITHOUT THE BUILDER'S WRITTEN CONSENT.
- BUILDER RESERVES THE RIGHT TO VARY DIMENSIONS AND MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK PLANS,
SPECIFICATION AND ADDENDA CAREFULLY.

PROJECT NAME: © COPYRIGHT

CUSTOM

FOR ALL ENQUIRES
PLEASE CONTACT:
ISH SHOKAR, 0466 771 119

SPECIFICATION: INVESTMENT

REVISION	VO #	DRN	DATE	CHK
SK00	00	AAA	20.10.25	
WD00	00	AAA	03.11.25	
WD01	01	KL	23.01.26	
WD02	02	KL	25.05.26	
Sub-contractors to verify all dimensions on site.				

DETAIL 3	
JOB NO: -	REVISION NO: R2
SCALE: 1:20	DATE: 25/05/2026
DRAWN BY: KL	PAGE: 14