

PROPOSED COMMERCIAL DEVELOPMENT
 LOT 69 (#23) ANTLIA WAY
 AUSTRALIND

DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE	REVISION NO.
A1.00	COVER PAGE	A - CDC/BP
A1.01	SITE PLAN	A - CDC/BP
A2.01	FLOOR PLANS	A - CDC/BP
A2.02	FLOOR, CEILING AND WALL FINISHES PLANS	A - CDC/BP
A2.03	ROOF PLAN	A - CDC/BP
A3.01	ELEVATIONS	A - CDC/BP
A4.01	SECTIONS AA, DOORS	A - CDC/BP
A4.02	SECTIONS BB, WINDOWS	A - CDC/BP
A4.03	SECTIONS CC	A - CDC/BP
A5.01	DETAILS	A - CDC/BP
A6.01	INTERNALS	A - CDC/BP

05/07/21	A	CDC / BUILDING PERMIT ISSUE	SPL
DATE	REV	NOTE	BY
D'Agostino + Luff ARCHITECTS RESIDENTIAL AND COMMERCIAL ARCHITECTURE Unit 4 / 71 Kent Street, BUSSELTON 6280 ph: 97 523 146			
DATE:	July 2021	SCALE:	1 : 100
DWG No:	A1.00	A	DRAWN: SPL
PROJECT:	Proposed Commercial Development: Lot 69 Antlia Way, AUSTRALIND		
TITLE:	COVER SHEET		

GENERAL NOTES

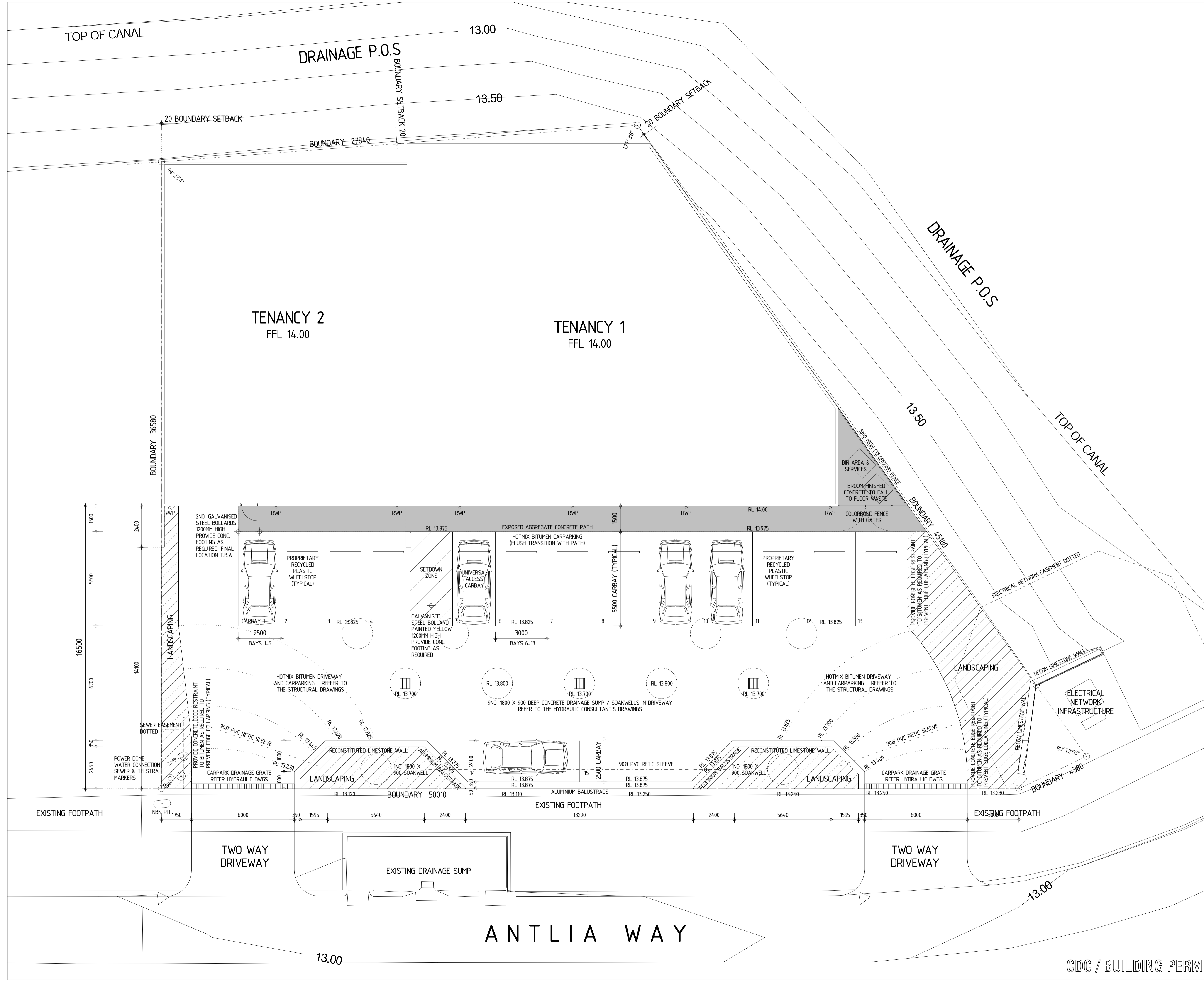
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DATE	REV	NOTE	DATE	REV	NOTE
05/07/21	A	CDC / BUILDING PERMIT / COSTING ISSUE			

D'Agostino + Luff
ARCHITECTS
 RESIDENTIAL AND COMMERCIAL ARCHITECTURE
 Unit 4 / 71 Kent Street, BUSSELTON 6280
 ph: 97 523 146

DATE: July 2021 SCALE: 1 : 100
 DWG No: A1.01 A DRAWN: SPL

PROJECT: Proposed Commercial Development:
 Lot 69 Antlia Way, AUSTRALIND

TITLE: **SITE PLAN**

CDC / BUILDING PERMIT

GENERAL NOTES

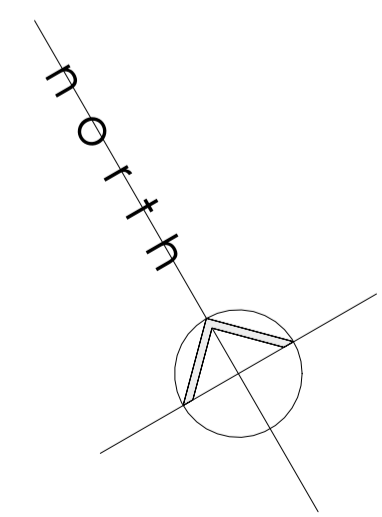
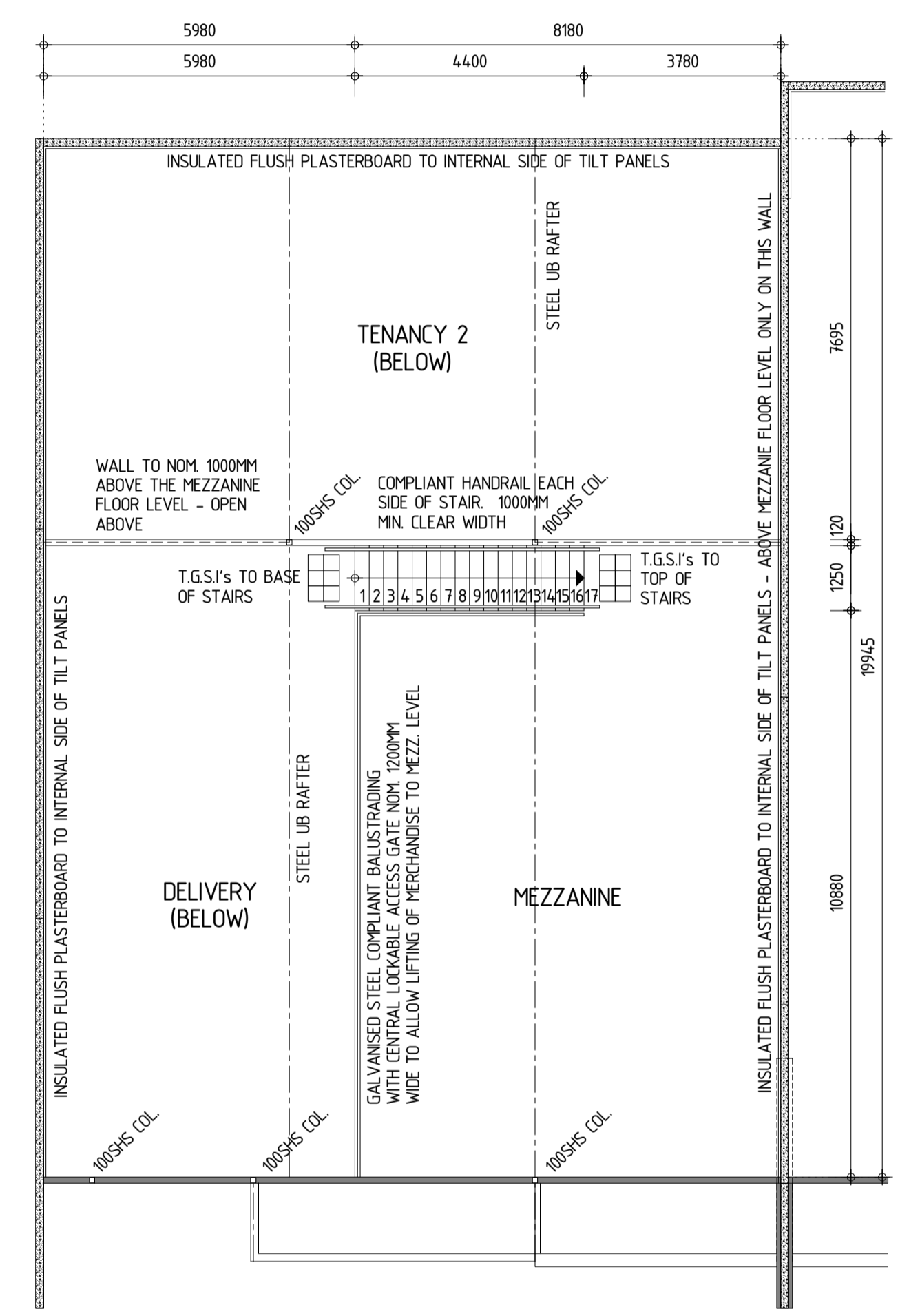
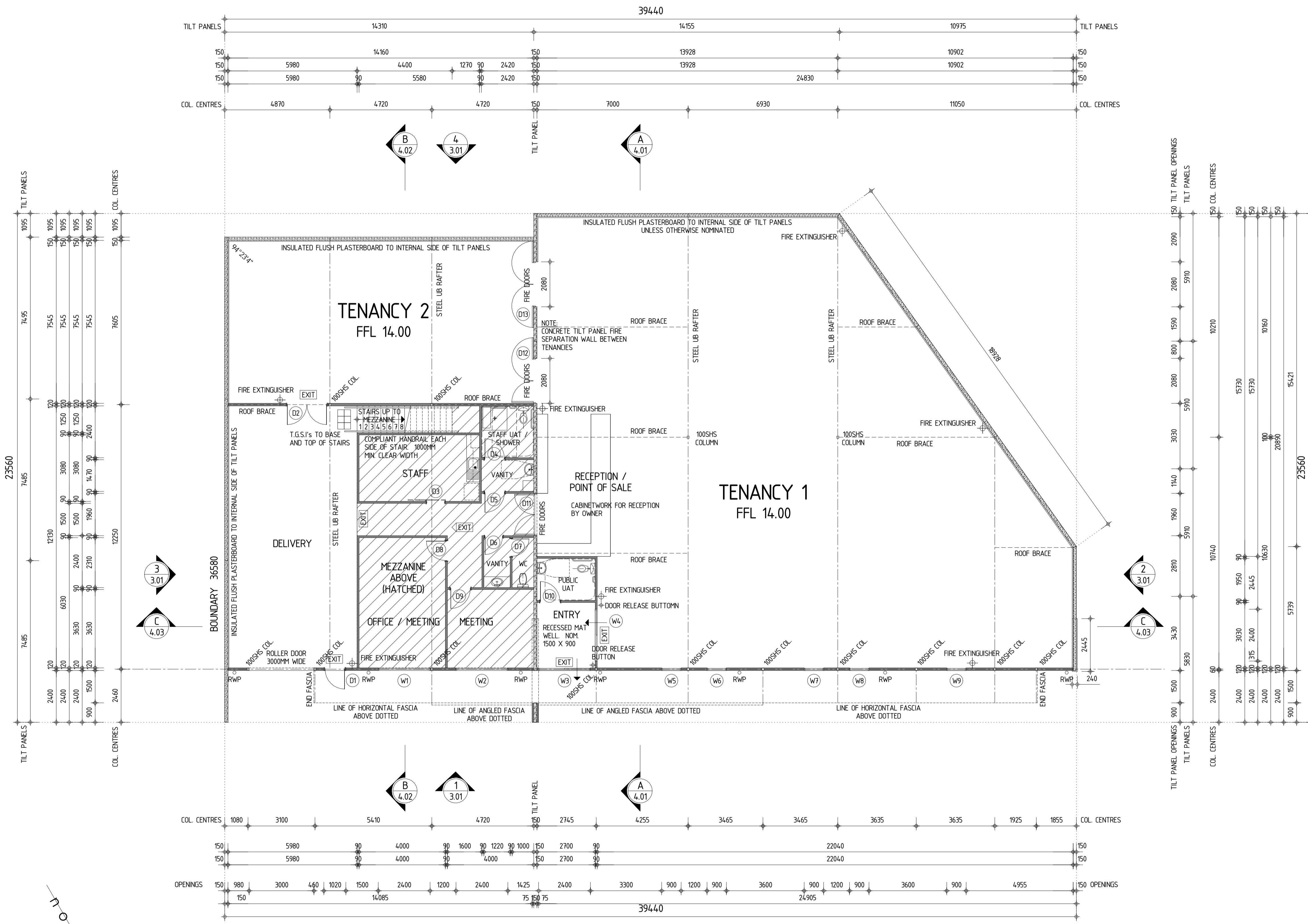
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Unit 4 / 71 Kent Street, BUSSELTON 6280
ph: 97 523 146

DATE: July 2021 SCALE: 1 : 100
DWG No: A2.01 A DRAWN: SPL

PROJECT: Proposed Commercial Development:
Lot 69 Antlia Way, AUSTRALIND

TITLE: FLOOR PLANS

CDC / BUILDING PERMIT

GENERAL NOTES

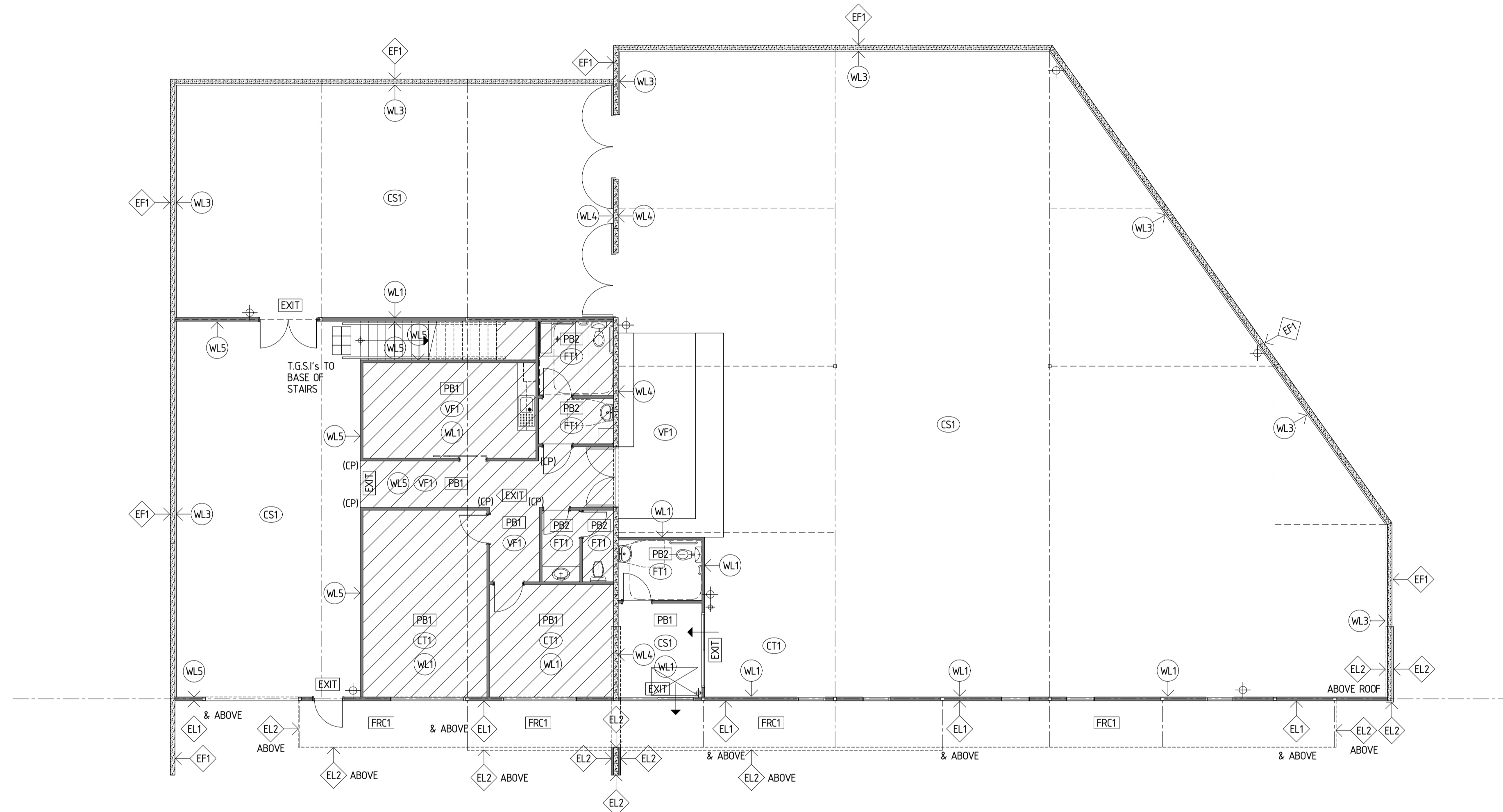
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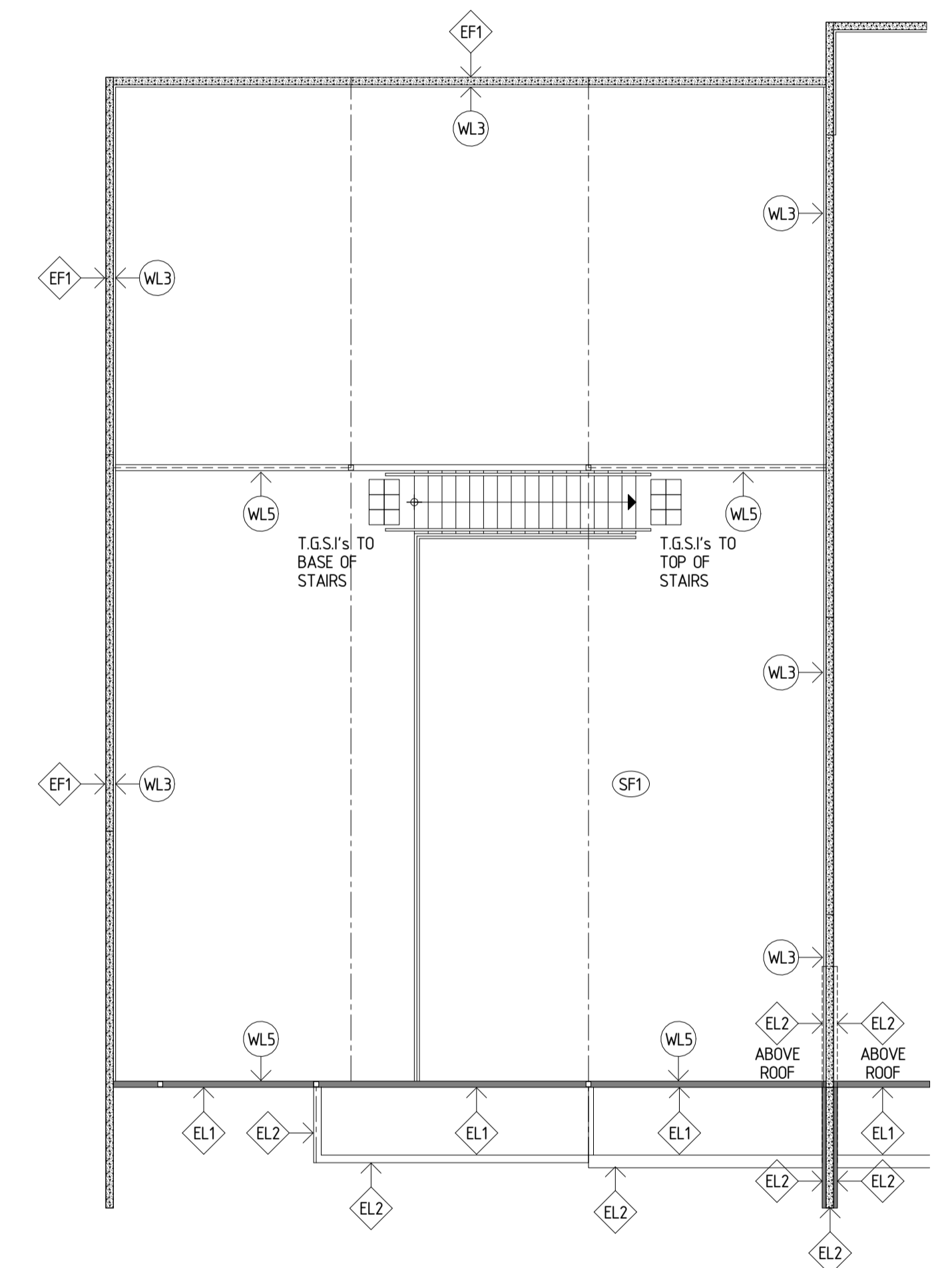
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GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

FLOOR FINISH

FLOOR FINISHES LEGEND

- (CS1) CONCRETE SEALER AS SPECIFIED.
- (VF1) SHEET VINYL AS SPECIFIED WITH NOM. 70 X 20 SQUARE EDGED, DRY SEASONED DRESSED HARDWOOD SKIRTING WITH PAINT FINISH AS SPECIFIED.
- (CT1) COMMERCIAL CARPET TILES AS SPECIFIED WITH NOM. 70 X 20 SQUARE EDGED, DRY SEASONED DRESSED HARDWOOD SKIRTING WITH PAINT FINISH AS SPECIFIED.
- (FT1) CERAMIC FLOOR TILES AS SPECIFIED
- (SF1) 25MM THICK MOISTURE RESISTANCE STRUCTURAL PARTICLEBOARD FLOORING AS SPECIFIED

CEILING / INTERNAL WALL FINISHES

NOTE: IF NO ARROW IS INDICATED THE FINISH APPLIES TO THE ENTIRE CEILING OR WALL ELEMENT IN THE ROOM

CEILING LEGEND

- (PB1) 10MM FLUSH PLASTERBOARD WITH 90MM COVED PLASTERBOARD CORNICE AND PAINT FINISH AS SPECIFIED. PROVIDE ALL REQUIRED CEILING FRAMING AS REQUIRED AND INSTALL STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- (PB2) 10MM MOISTURE RESISTANT FLUSH PLASTERBOARD WITH 90MM COVED PLASTERBOARD CORNICE AND PAINT FINISH AS SPECIFIED. PROVIDE ALL REQUIRED CEILING FRAMING AS REQUIRED AND INSTALL STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- (FRCT) 9MM FIBRE REINFORCED CEMENT WITH NOM. 5MM MASTIC FILLED JOINTS. PAINT FINISH AS SPECIFIED. PROVIDE ALL CEILING FRAMING AS REQUIRED AND INSTALL STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

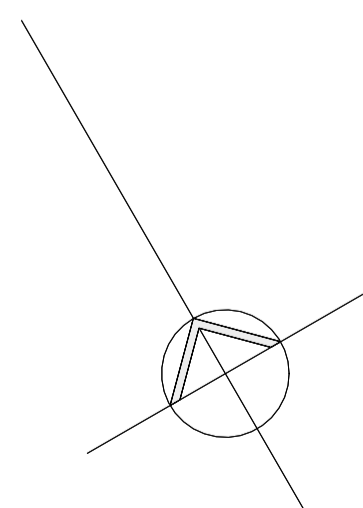
INTERNAL WALL LEGEND

- (WL1) 13MM FLUSH PLASTERBOARD WITH PAINT FINISH AS SELECTED.
- (WL2) 9MM FLUSH JOINTED FIBRE REINFORCED CEMENT SHEETING WITH PAINT FINISH AS SPECIFIED. TILED FINISH TO WALLS - REFER INTERNALS DWG.
- (WL3) 35MM INSULATION PANEL LAMINATED TO 10MM FLUSH PLASTERBOARD AS SPECIFIED WITH PAINT FINISH AS SELECTED.
- (WL4) PAINT FINISH AS SPECIFIED TO CONCRETE TILT PANEL WALLS
- (WL5) 9MM FLUSH JOINTED FIBRE REINFORCED CEMENT SHEETING WITH PAINT FINISH AS SPECIFIED.

NOTE: PROVIDE PROPRIETARY PVC CORNER PROTECTORS TO ALL EXPOSED WALL CORNERS IN TRAFFICABLE AREAS AND PASSAGEWAYS DENOTED (CP)

EXTERNAL WALL LEGEND

- (EF1) CONCRETE TILT PANEL WALL WITH PAINT FINISH AS SPECIFIED WITH ANTI-GRAFFITI COATING AS SPECIFIED TO A HEIGHT OF 3600MM ABOVE FLOOR LEVEL (TYPICAL)
- (EL1) 8.5MM SMOOTH FACED FRC SHEETING WITH PROPRIETARY INTERNAL AND EXTERNAL CORNER TRIMS WITH PAINT FINISH AS SPECIFIED.
- (EL2) 8.5MM TEXTURE FACED FRC SHEETING WITH PROPRIETARY INTERNAL AND EXTERNAL CORNER TRIMS WITH PAINT FINISH AS SPECIFIED.



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<p>D'Agostino + Luff ARCHITECTS RESIDENTIAL AND COMMERCIAL ARCHITECTURE Unit 4 / 71 Kent Street, BUSSELTON 6280 ph: 97 523 146</p>								
DATE:	July 2021	SCALE:	1 : 100					
DWG No:	A2.02	A	DRAWN:	SPL				
PROJECT:	Proposed Commercial Development: Lot 69 Antlia Way, AUSTRALIND							
TITLE:	FLOOR, WALL, CEILING TYPES							

CDC / BUILDING PERMIT

GENERAL NOTES

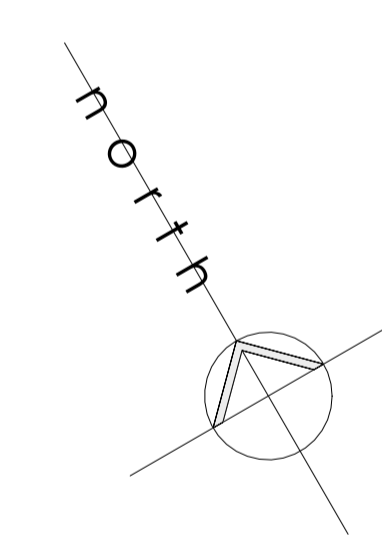
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ROOF PLAN
SCALE 1:100

CDC / BUILDING PERMIT

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DATE:	July 2021	SCALE:	1 : 100
DWG No:	A2.03 A	DRAWN:	SPL
PROJECT:	Proposed Commercial Development: Lot 69 Antlia Way, AUSTRALIND		
TITLE:	ROOF PLAN		

GENERAL NOTES

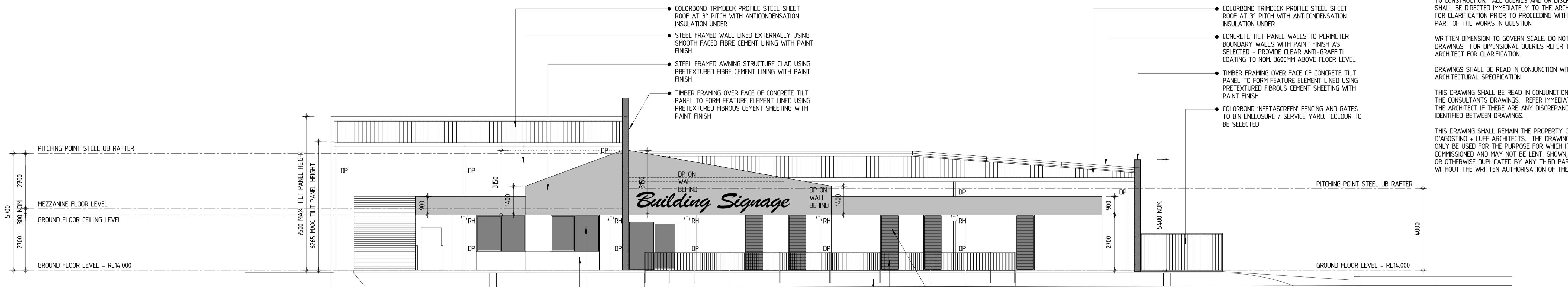
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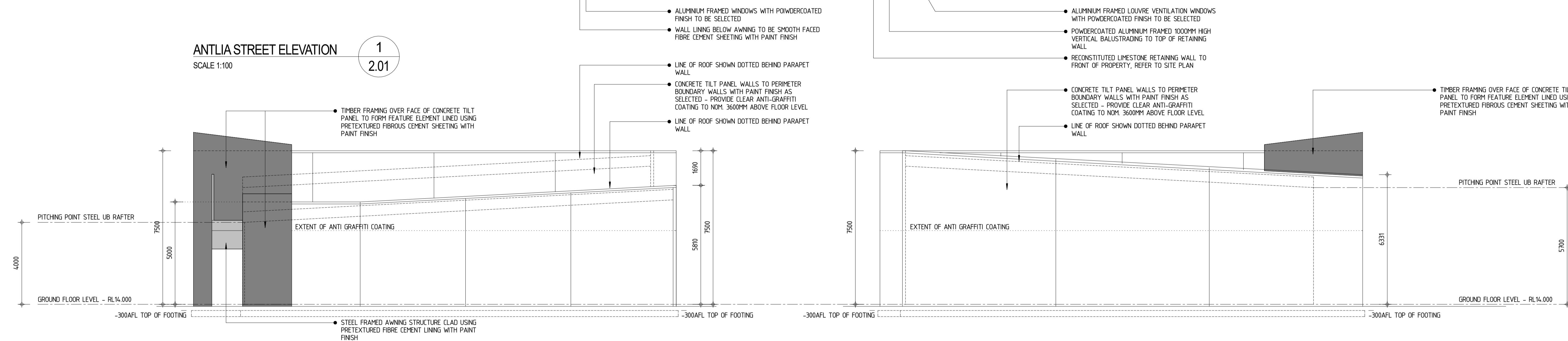
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ANTLIA STREET ELEVATION

SCALE 1:100

1
2.01



SOUTH EAST ELEVATION

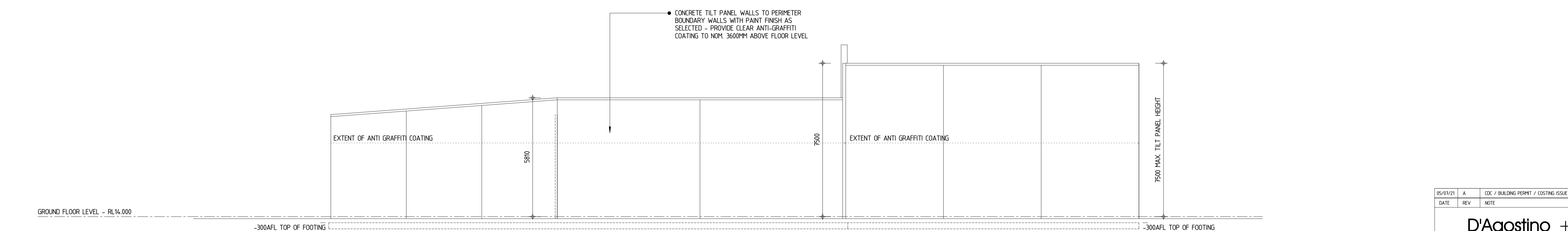
SCALE 1:100

2
2.01

NORTH WEST ELEVATION

SCALE 1:100

4
2.01



NORTH EAST ELEVATION

SCALE 1:100

3
2.01

CDC / BUILDING PERMIT

DATE	REV	NOTE	DATE	REV	NOTE	DATE	REV	NOTE
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DATE:	July 2021	SCALE:	1 : 100
DWG No:	A3.01 A	DRAWN:	SPL
PROJECT:	Proposed Commercial Development: Lot 69 Antlia Way, AUSTRALIND		
TITLE:	ELEVATIONS		

GENERAL NOTES

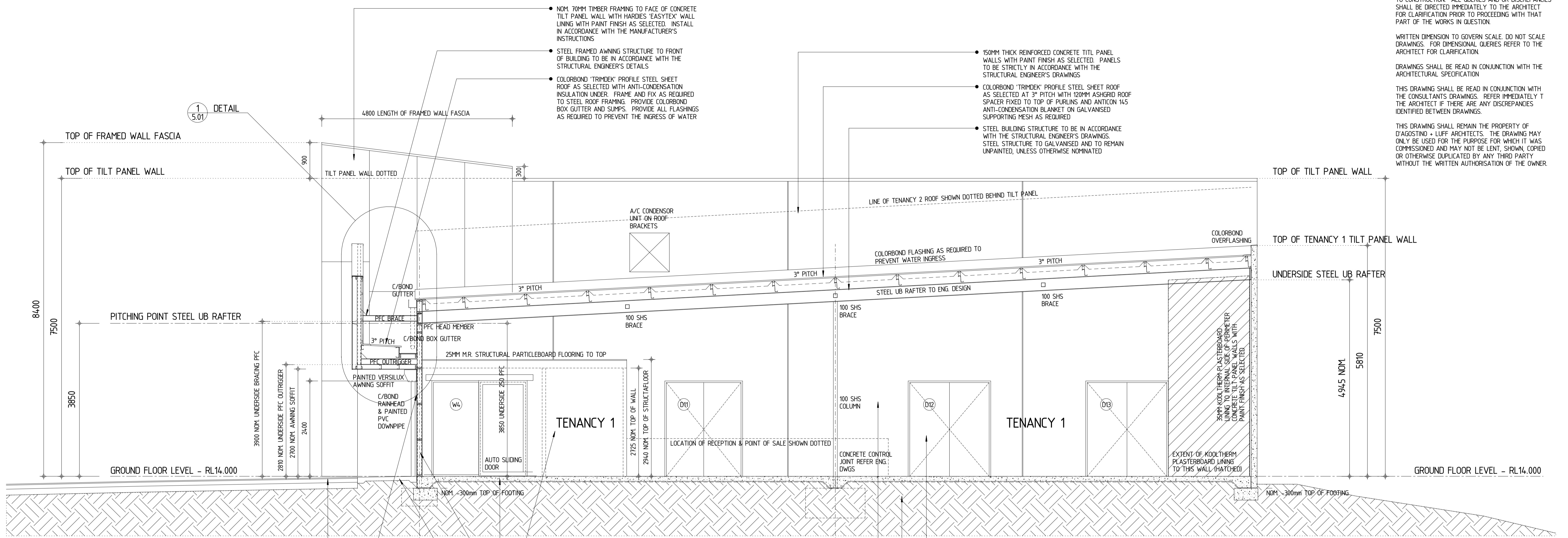
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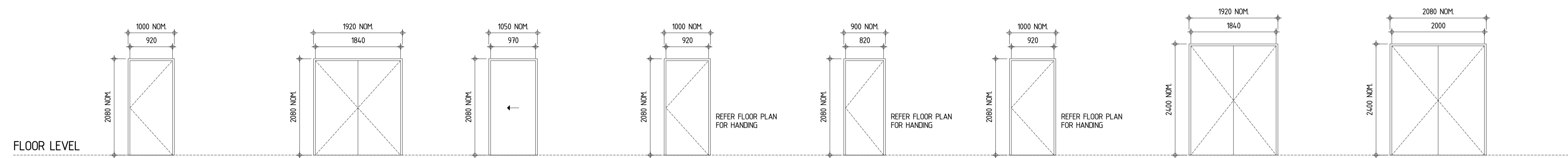
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SECTION TENANCY 1
SCALE 1:100

- NOM. 70MM TIMBER FRAMING TO FACE OF CONCRETE TILT PANEL WALL WITH HARDIES 'EASYTEX' WALL LINING WITH PAINT FINISH AS SELECTED. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
- STEEL FRAMED AWNING STRUCTURE TO FRONT OF BUILDING TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS
- COLORBOND 'TRIMDEK' PROFILE STEEL SHEET ROOF AS SELECTED WITH ANTI-CONDENSATION INSULATION UNDER FRAME AND FIX AS REQUIRED TO STEEL ROOF FRAMING. PROVIDE COLORBOND BOX GUTTER AND SUMPS. PROVIDE ALL FLASHINGS AS REQUIRED TO PREVENT THE INGRESS OF WATER
- 150MM THICK REINFORCED CONCRETE TILT PANEL WALLS WITH PAINT FINISH AS SELECTED. PANELS TO BE STRICTLY IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS
- COLORBOND 'TRIMDEK' PROFILE STEEL SHEET ROOF AS SELECTED AT 3° PITCH WITH 120MM ASHGRID ROOF SPACER FIXED TO TOP OF PURLINS AND ANTI-CON 145 ANTI-CONDENSATION BLANKET ON GALVANISED SUPPORTING MESH AS REQUIRED
- STEEL BUILDING STRUCTURE TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS. STEEL STRUCTURE TO GALVANISE AND TO REMAIN UNPAINTED, UNLESS OTHERWISE NOMINATED
- 13MM FLUSH PLASTERBOARD TO TIMBER FRAMED WALLS INTERNALLY WITH PAINT FINISH AS SELECTED
- REINFORCED CONCRETE FLOOR SLAB AND FOOTINGS TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS
- 120 X 45 TIMBER FRAMED WALLS BETWEEN STEEL COLUMNS WITH R3.0 HIGH DENSITY INSULATION BATTS AS SELECTED
- REINFORCED EXPOSED AGGREGATE PATHWAY AS SELECTED TO FRONT OF BUILDING. LAID TO FALLS AS REQUIRED TO SHED WATER AWAY FROM BUILDING
- TIMBER FRAMED WALLS EXTERNALLY TO BE LINED USING HARDIES 'EASYTEX' WITH SELECTED PAINT FINISH. FRAMED AND FIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
- HOTMIX BITUMEN DRIVEWAY AND PARKING AREA ON COMPACTED SUB-BASE TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S REQUIREMENTS
- FRL 90 FIRE RESISTANT DOORS BETWEEN TENANCIES AS SELECTED TO PROVIDE COMPARTMENTATION. DOORS TO BE SELF-CLOSING AND LINKED AS REQUIRED TO HARDWIRED SMOKE DETECTORS
- COMPACTED SAND PAD TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S REQUIREMENTS. PAD AND PERIMETER TO BE TREATED FOR TERMITES AS SELECTED AND IN ACCORDANCE WITH ALL AUSTRALIAN STANDARDS AND CODES
- CONCRETE TILT PANEL WALLS. PAINT FINISH AS SELECTED



DOOR NUMBER	D1	D2	D3	D4, D5, D10	D6, D7	D8, D9	D11	D12, D13
DOOR TYPE	920W X 2040H X 40T FLUSH SOLID CORE	2ND. 920W X 2040H X 40T FLUSH SOLID CORE	1020W X 2040H X 35T FLUSH HOLLOW CORE	920W X 2040H X 35T FLUSH HOLLOW CORE	820W X 2040H X 35T FLUSH HOLLOW CORE	920W X 2040H X 40T FLUSH SOLID CORE	920W X 2360H FIRE DOOR - FRL -/90/30	1000W X 2360H FIRE DOOR - FRL -/90/30
FRAME	16mm STEEL PROPRIETARY DOOR FRAME	16mm STEEL PROPRIETARY DOOR FRAME	16mm STEEL PROPRIETARY DOOR FRAME	16mm STEEL PROPRIETARY DOOR FRAME	16mm STEEL PROPRIETARY DOOR FRAME	16mm STEEL PROPRIETARY DOOR FRAME	PROPRIETARY STEEL FIRE DOOR FRAME	PROPRIETARY STEEL FIRE DOOR FRAME
COLOR	PAINT FINISH AS SPECIFIED INTERNALLY	PAINT FINISH AS SPECIFIED	PAINT FINISH AS SPECIFIED	PAINT FINISH AS SPECIFIED	PAINT FINISH AS SPECIFIED	PAINT FINISH AS SPECIFIED	PAINT FINISH AS SPECIFIED	PAINT FINISH AS SPECIFIED
GLASS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FLYSCREEN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HARDWARE	REFER TO DOOR HARDWARE SCHEDULE	REFER TO DOOR HARDWARE SCHEDULE	REFER TO DOOR HARDWARE SCHEDULE	REFER TO DOOR HARDWARE SCHEDULE	REFER TO DOOR HARDWARE SCHEDULE	REFER TO DOOR HARDWARE SCHEDULE	TO BE SELECTED	TO BE SELECTED
COMMENTS	PROVIDE COLORBOND SHEET FINISH TO EXTERNAL DOOR FACE AND FOLD BACK OVER DOOR EDGES FOR WEATHER PROTECTION. COLOUR - 'SURFMIST'						PROPRIETARY FIRE DOOR INSTALLATION TO COMPLY WITH NCC 2019 - CLAUSE C3.5. THE AUTOMATIC CLOSING OPERATION TO BE INITIATED BY THE ACTIVATION OF A SMOKE DETECTOR ON EACH SIDE OF THE DOOR.	PROPRIETARY FIRE DOOR INSTALLATION TO COMPLY WITH NCC 2019 - CLAUSE C3.5. THE AUTOMATIC CLOSING OPERATION TO BE INITIATED BY THE ACTIVATION OF A SMOKE DETECTOR ON EACH SIDE OF THE DOOR.

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D'Agostino + Luff
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RESIDENTIAL AND COMMERCIAL ARCHITECTURE

Unit 4 / 71 Kent Street, BUSSELTON 6280
ph: 97 523 146

DATE: July 2021 SCALE: 1 : 50
DWG No: A4.01 A DRAWN: SPL

PROJECT: Proposed Commercial Development: Lot 69 Antlia Way, AUSTRALIND

TITLE: SECTION AA, DOORS

CDC / BUILDING PERMIT

GENERAL NOTES

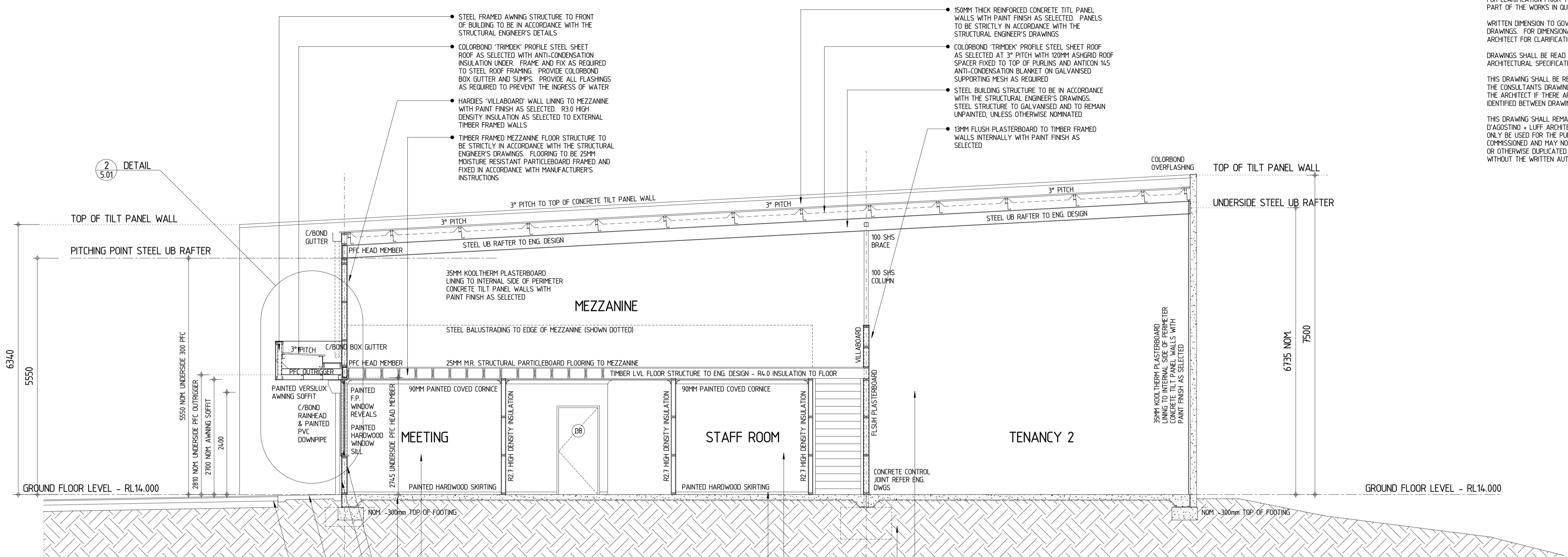
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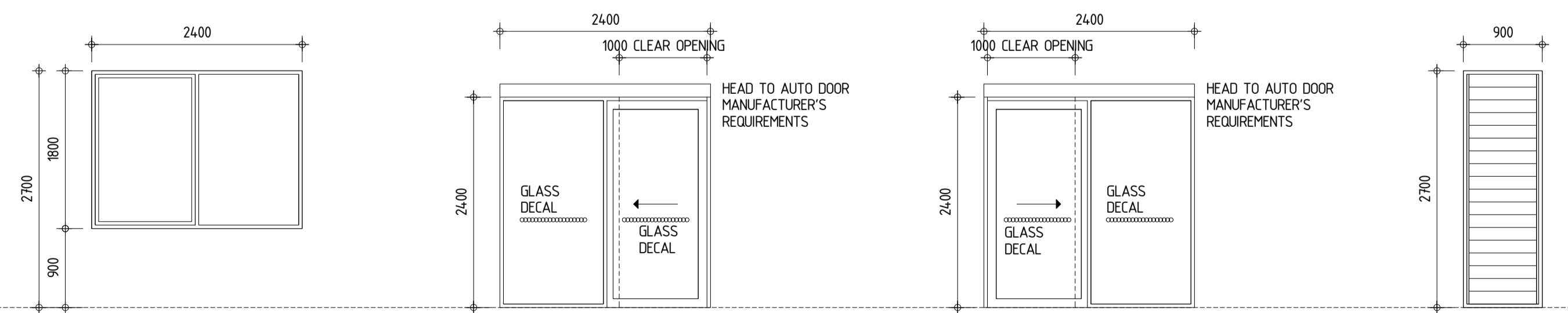
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SECTION TENANCY 2
SCALE 1:50



DOOR / WINDOW NUMBER	W1, W2	W3	W4	W5, W6, W7, W8, W9
WINDOW TYPE	SINGLE SLIDING	AUTOMATIC GLAZED SLIDING DOOR & FIXED PANEL	AUTOMATIC GLAZED SLIDING DOOR & FIXED PANEL	LOUVRE WINDOW - BREEZEWAY OR EQUAL APPROVED
FRAME	100 X 44 COMMERCIAL FRAME	100 X 44 COMMERCIAL FRAME WITH FLUSH THRESHOLD FOR UNIVERSAL ACCESS	100 X 44 COMMERCIAL FRAME WITH FLUSH THRESHOLD FOR UNIVERSAL ACCESS	100 X 44 COMMERCIAL FRAME & MANUFACTURER'S LOUVRE FRAME SUITABLE FOR OPENING WITH SECURITY SCREEN
COLOUR	POWDERCOATED - COLOUR AS SELECTED	POWDERCOATED - COLOUR AS SELECTED	POWDERCOATED - COLOUR AS SELECTED	POWDERCOATED - COLOUR AS SELECTED
GLASS	VIRIDIAN SOLATECH 'NEUTRAL' LOW-E	VIRIDIAN SOLATECH 'NEUTRAL' LOW-E	CLEAR	VIRIDIAN SOLATECH 'NEUTRAL' LOW-E
FLYSCREEN	CLEARVIEW STAINLESS STEEL SECURITY SCREEN	NOT APPLICABLE	NOT APPLICABLE	CLEARVIEW STAINLESS STEEL SECURITY SCREEN - 40% VENTILATION - AIRFLOW
HARDWARE	MANUFACTURER'S KEYLOCKS	MANUFACTURER'S	MANUFACTURER'S	MANUFACTURER'S KEYLOCKS
COMMENTS		RUBEK AUTOMATIC DOOR CONTROL - STRUCTURAL R7000 MINIMUM 100MM WIDE STILES TO DOORS. PROVIDE ALL STRUCTURAL SUPPORT AS REQUIRED TO COMPLETE THE INSTALLATION. BATTERY BACKUP - INTERNAL PUSH BUTTON RELEASE. MANUAL OPENING FORCE TO NCC 2019 REQUIREMENTS.	RUBEK AUTOMATIC DOOR CONTROL - STRUCTURAL R7000 MINIMUM 100MM WIDE STILES TO DOORS. PROVIDE ALL STRUCTURAL SUPPORT AS REQUIRED TO COMPLETE THE INSTALLATION. BATTERY BACKUP - INTERNAL PUSH BUTTON RELEASE. MANUAL OPENING FORCE TO NCC 2019 REQUIREMENTS.	

CDC / BUILDING PERMIT

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Unit 4 / 71 Kent Street, BUSSELTON 6280 ph: 97 523 146			
DATE:	July 2021	SCALE:	1 : 50
DWG No:	A4.02	A	DRAWN: SPL
PROJECT:	Proposed Commercial Development: Lot 69 Antlia Way, AUSTRALIND		
TITLE:	SECTION BB, WINDOWS		

GENERAL NOTES

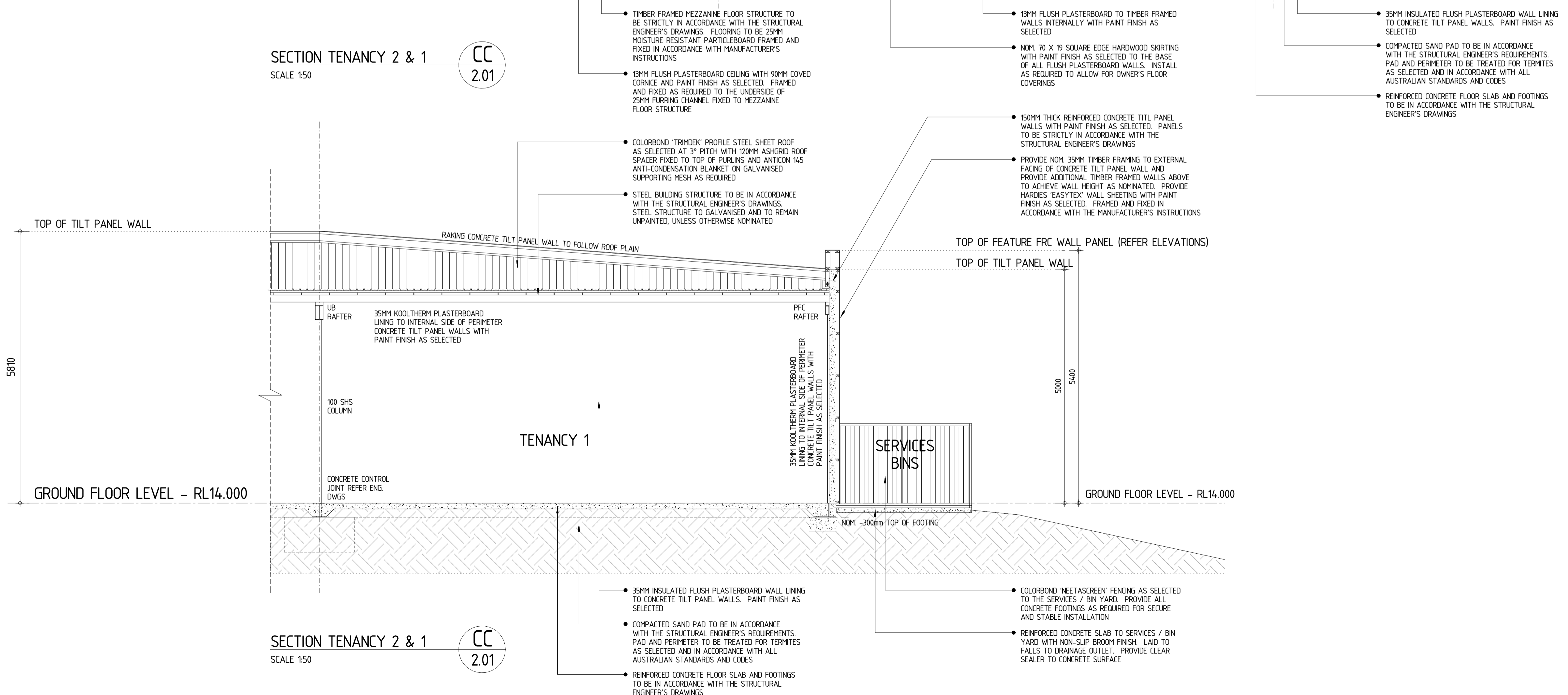
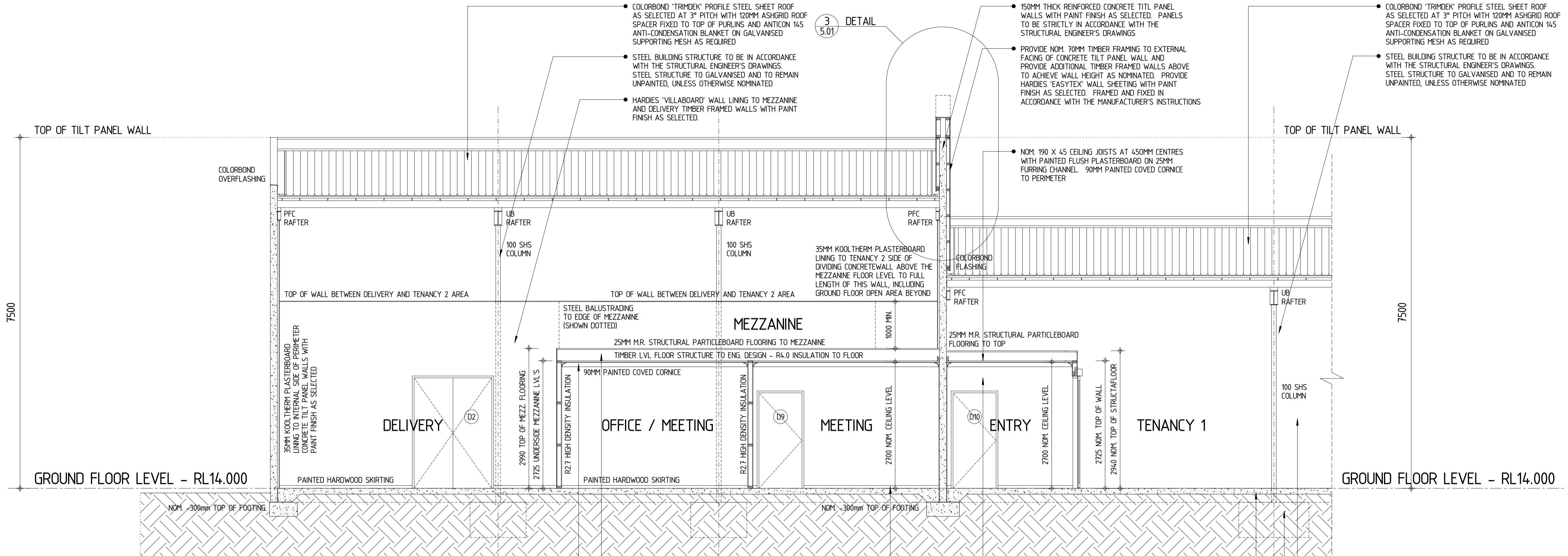
ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL QUERIES AND OR DISCREPANCIES SHALL BE DIRECTED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THAT PART OF THE WORKS IN QUESTION.

WRITTEN DIMENSION TO GOVERN SCALE. DO NOT SCALE DRAWINGS. FOR DIMENSIONAL QUERIES REFER TO THE ARCHITECT FOR CLARIFICATION.

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION.

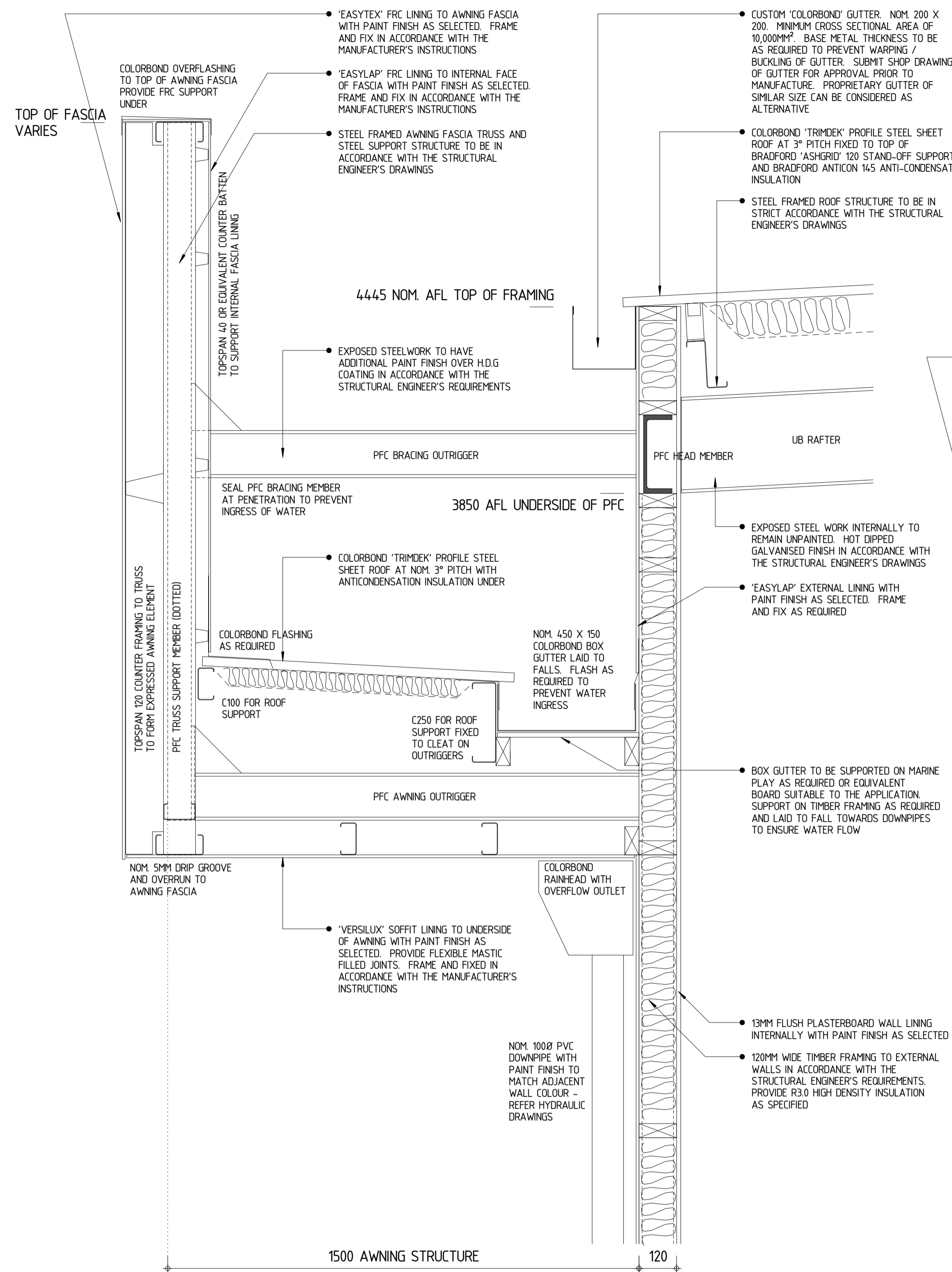
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONSULTANTS DRAWINGS. REFER IMMEDIATELY TO THE ARCHITECT IF THERE ARE ANY DISCREPANCIES IDENTIFIED BETWEEN DRAWINGS.

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05/07/21	A	CC / BUILDING PERMIT / COSTING ISSUE	SPL
DATE	REV	NOTE	BY
D'Agostino + Luff			
ARCHITECTS			
RESIDENTIAL AND COMMERCIAL ARCHITECTURE			
Unit 4 / 71 Kent Street, BUSSELTON 6280 ph: 97 523 146			
DATE:	July 2021	SCALE:	1 : 50
DWG No:	A4.03	A	DRAWN: SPL
PROJECT:	Proposed Commercial Development: Lot 69 Antlia Way, AUSTRALIND		
TITLE:	SECTION CC		

CDC / BUILDING PERMIT



TENANCY 1 AWNING DETAIL **1**
SCALE 1:10 4.01

GENERAL NOTES

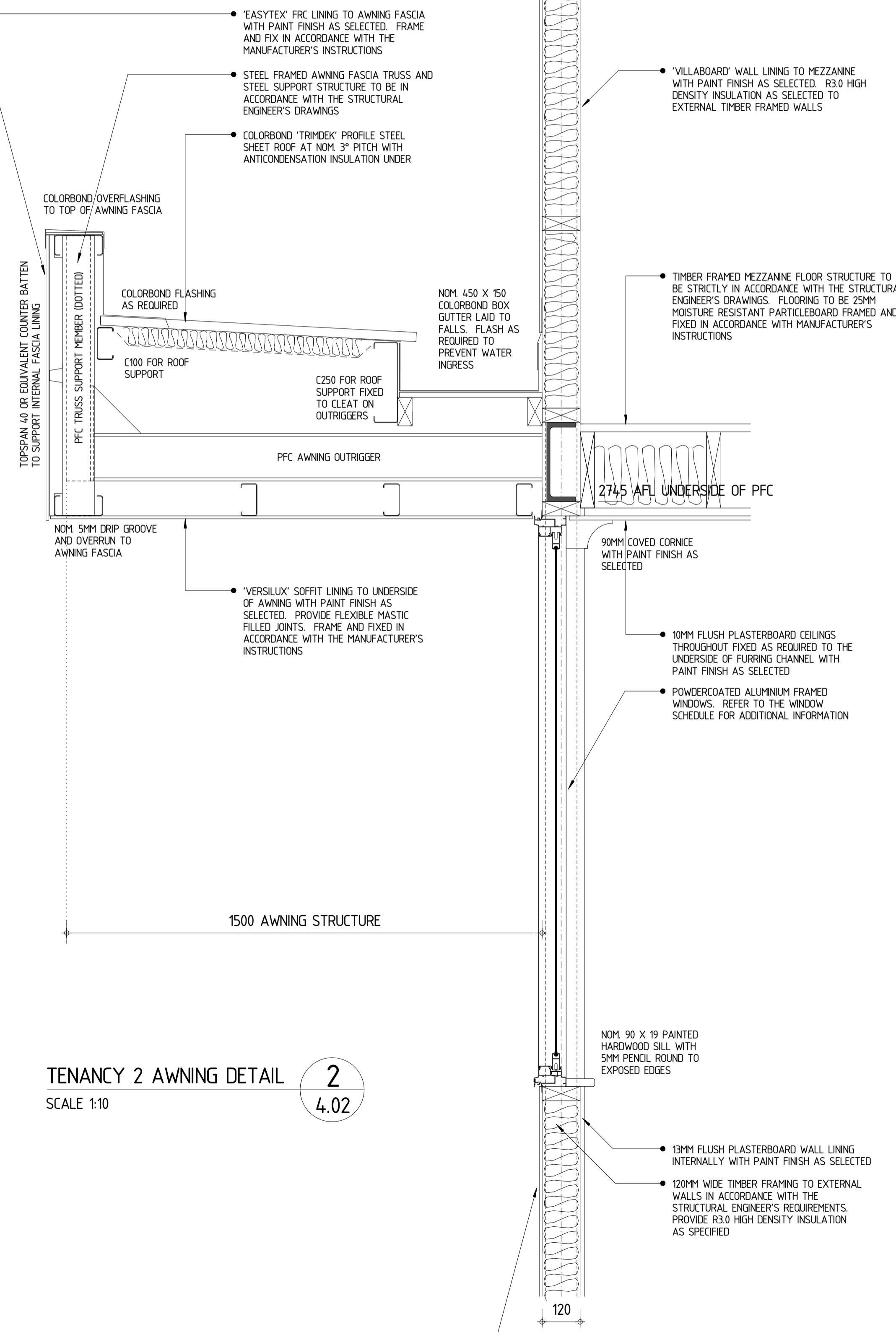
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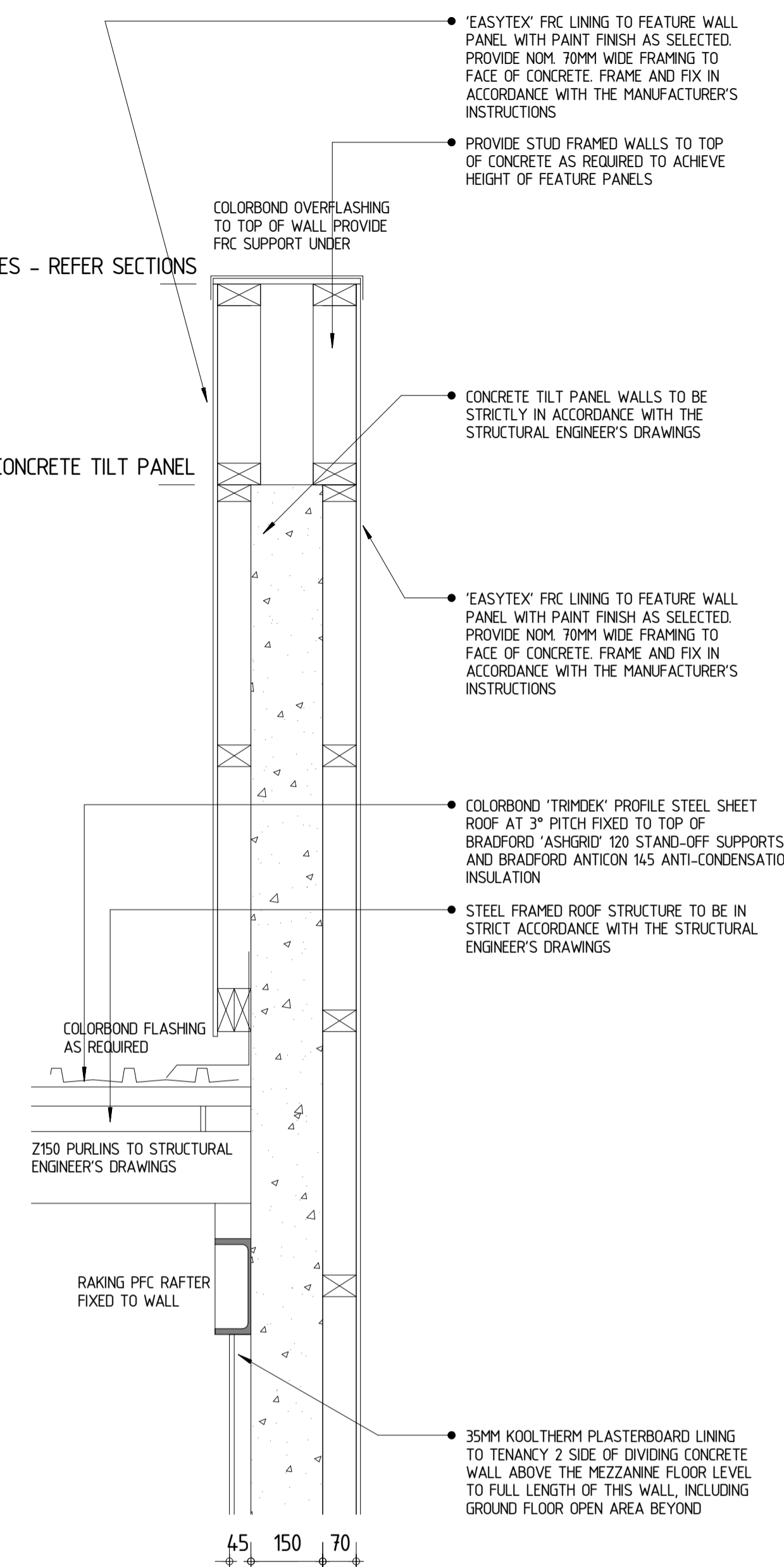
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TENANCY 2 AWNING DETAIL **2**
SCALE 1:10 4.02



FEATURE FRC PANELS **3**
SCALE 1:10 4.03

CDC / BUILDING PERMIT

DATE	REV	NOTE	BY
05/07/21	A	CDC / BUILDING PERMIT / COSTING ISSUE	SPL

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Unit 4 / 71 Kent Street, BUSSELTON 6280
ph: 97 523 146

DATE: July 2021 SCALE: 1 : 50
DWG No: A5.01 A DRAWN: SPL

PROJECT: Proposed Commercial Development: Lot 69 Antlia Way, AUSTRALIND

TITLE: DETAILS

GENERAL NOTES

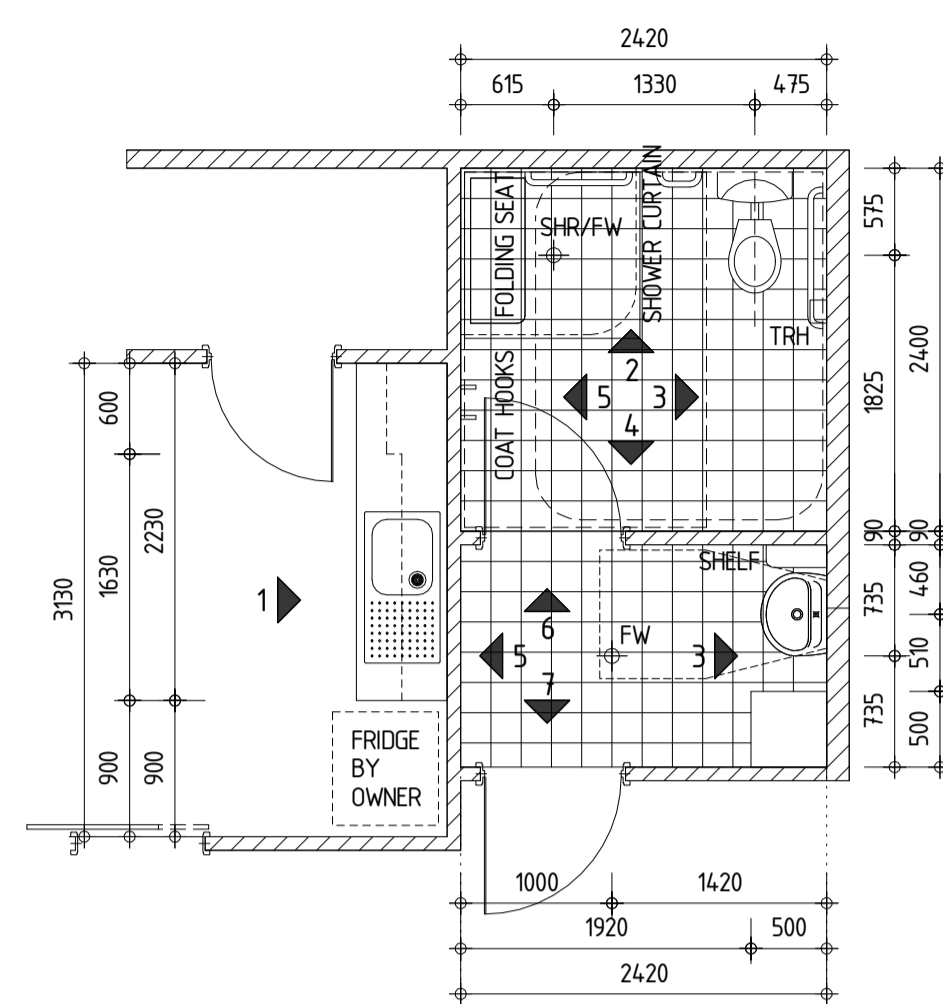
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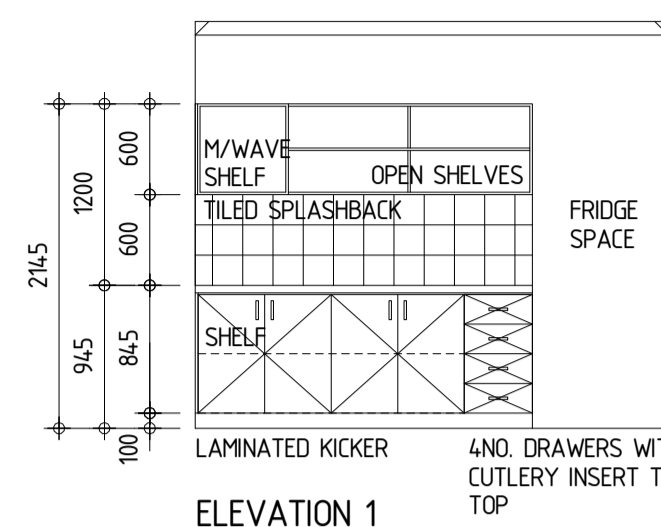


NOTE:
FIT-OUT OF ALL FIXTURES AND FITTINGS TO UNISEX UNIVERSAL ACCESS TOILET / SHR SHALL BE IN STRICT ACCORDANCE WITH ALL LATEST RELEVANT AUSTRALIAN STANDARDS AND CODES.

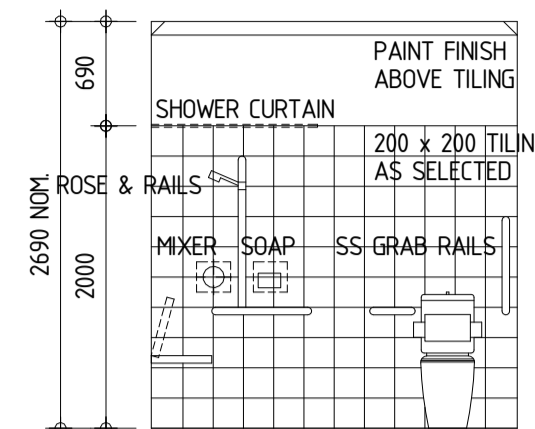
KITCHENETTE, UAT / SHOWER

SCALE 1:50

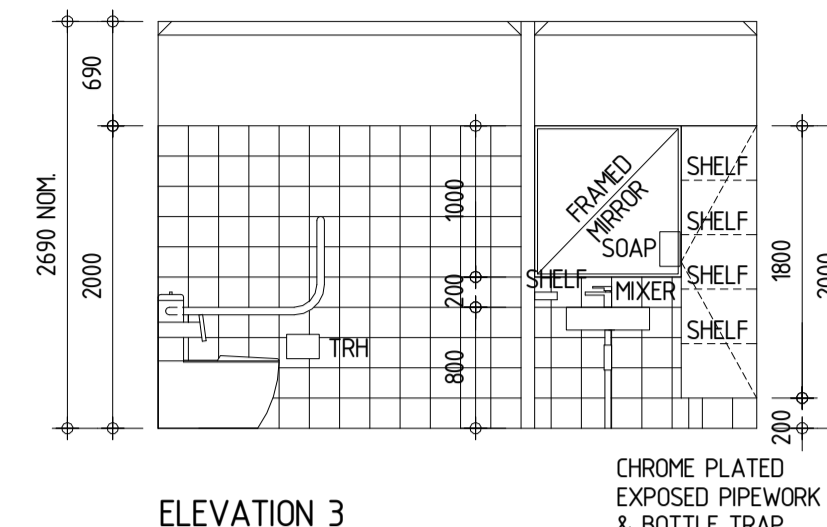
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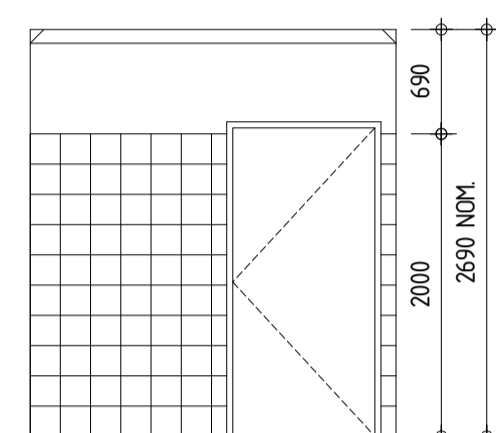
ELEVATION 1



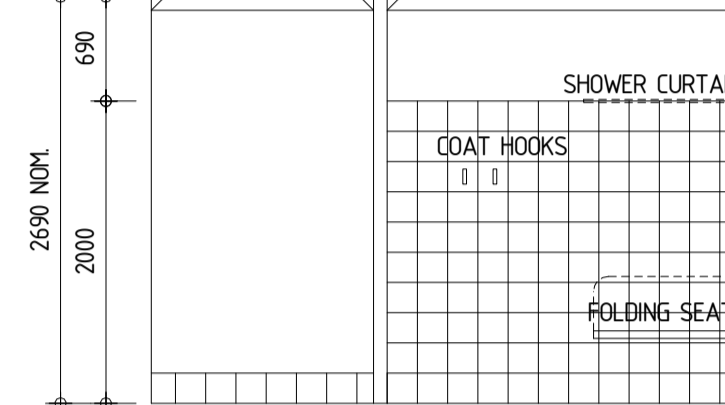
ELEVATION 2



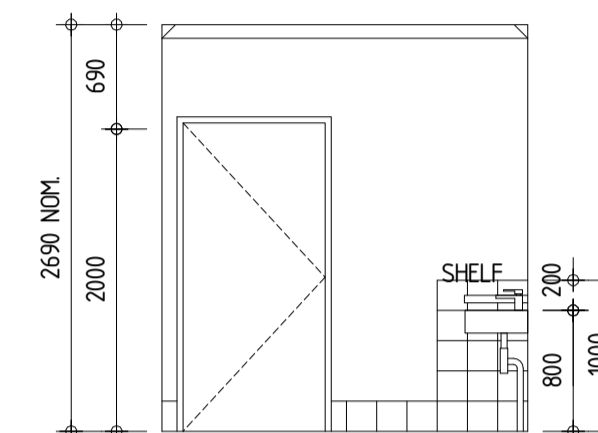
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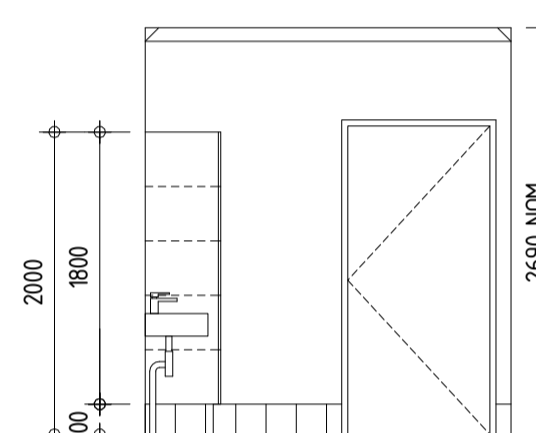
ELEVATION 4



ELEVATION 5



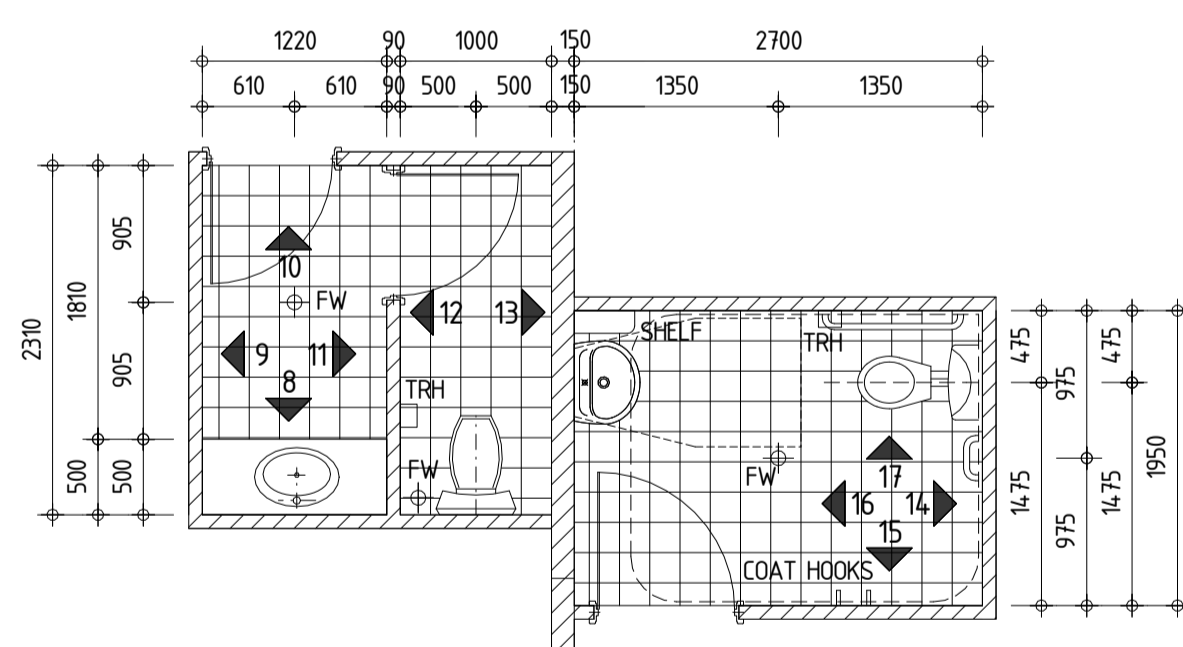
ELEVATION 6



ELEVATION 7

NOTE: TILING SHOWN UNDER BENCH SEATING FOR CLARITY OF EXTENT

TOILET AREA CABINETWORK CONSTRUCTION:
- NOM. 32MM LAMINATED TOPS WITH 18MM LAMINATED FACINGS TO MATCH. STANDARD COLOUR TO BE SELECTED. POST FORMED TOP FRONT EDGE, MINIMUM RADIUS.
- ALL CABINETWORK TO BE MOISTURE RESISTANT

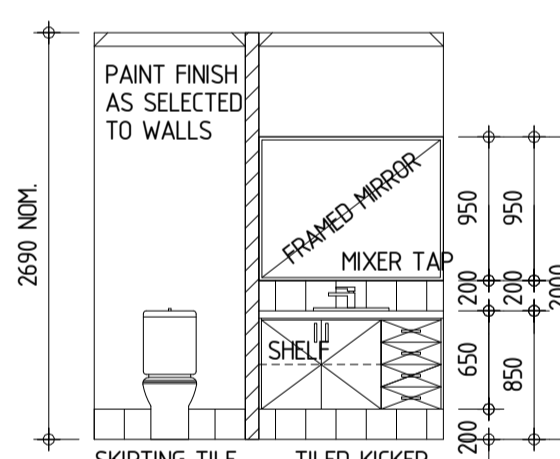


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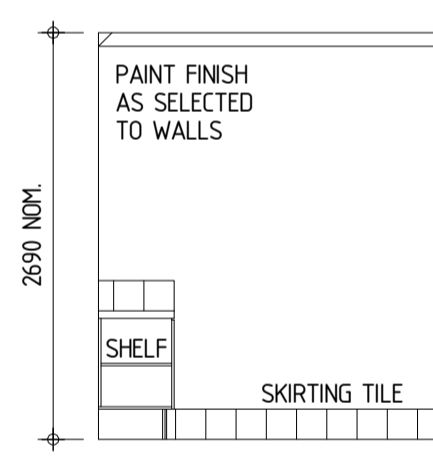
STAFF VANITY / WC, UAT

SCALE 1:50

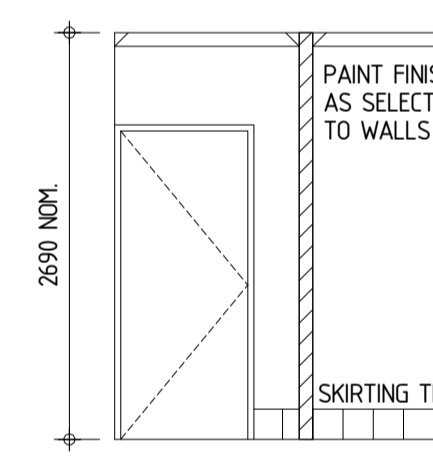
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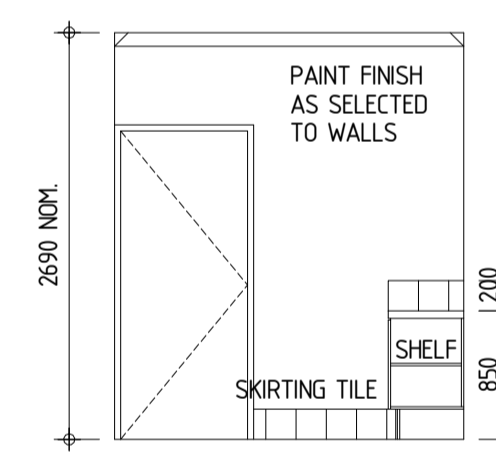
ELEVATION 8



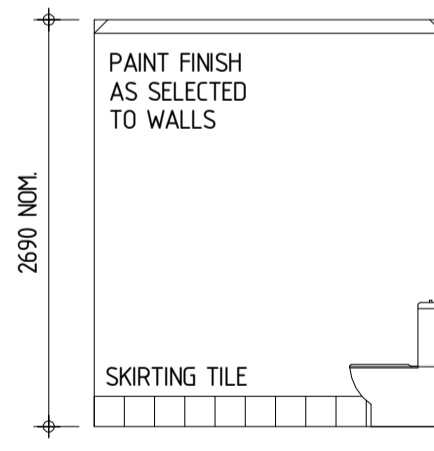
ELEVATION 9



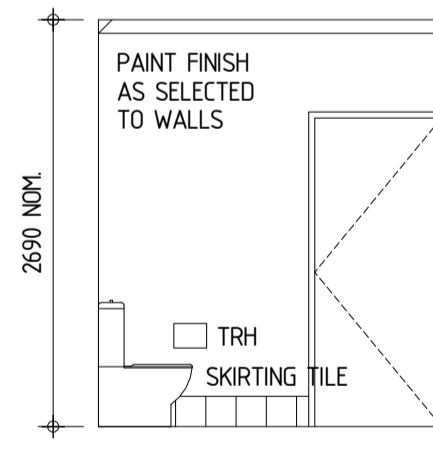
ELEVATION 10



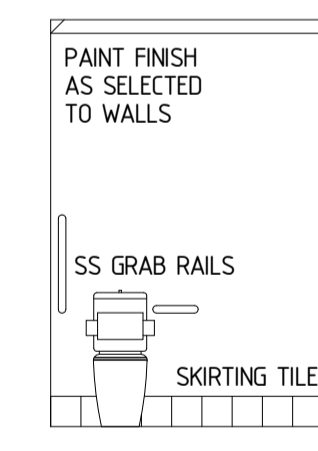
ELEVATION 11



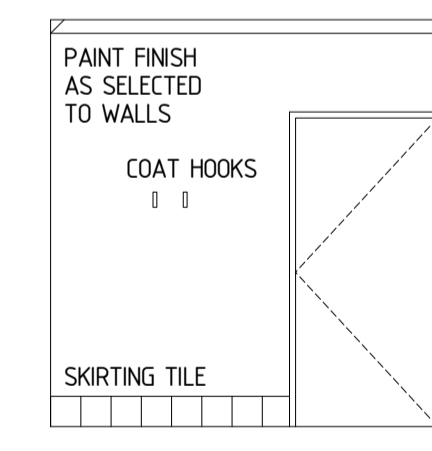
ELEVATION 12



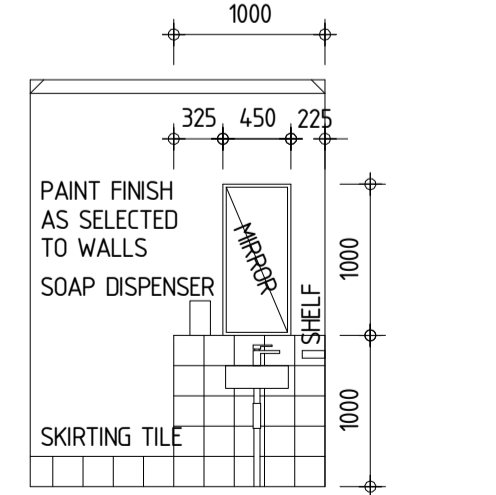
ELEVATION 13



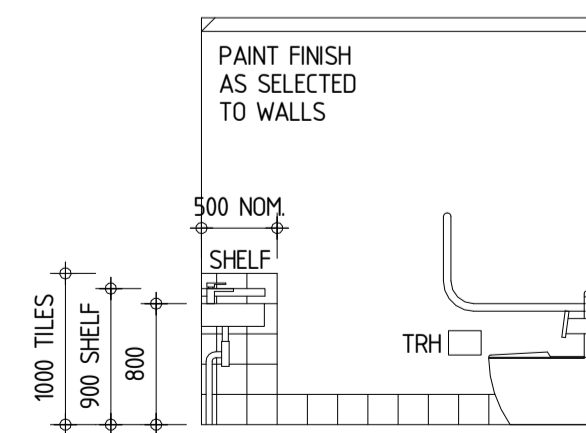
ELEVATION 14



ELEVATION 15



ELEVATION 16



ELEVATION 17

05/07/21	A	CDC / BUILDING PERMIT / COSTING ISSUE	SPL
DATE	REV	NOTE	BY

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RESIDENTIAL AND COMMERCIAL ARCHITECTURE
Unit 4 / 71 Kent Street, BUSSELTON 6280
ph: 97 523 146

DATE: July 2021 SCALE: 1 : 50
DWG No: A6.01 A DRAWN: SPL

PROJECT: Proposed Commercial Development: Lot 69 Antlia Way, AUSTRALIND

TITLE: ROOM LAYOUTS