

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
 Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
 All drawings may not be reproduced or distributed without prior permission from the architect.

Legend

Materials

- CP-01 Textured Granostone sandbased render - white
- CP-02 Sandblasted pre-cast concrete panels- green pigment added to mix
- CP-03 Sandblasted pre-cast concrete panels- pink pigment added to mix
- CP-04 Sandblasted pre-cast concrete panels- yellow pigment added to mix
- CP-05 Sandblasted pre-cast concrete panels- blue pigment added to mix
- CP-06 Sandblasted pre-cast concrete panels- orange pigment added to mix

- GL-01 Glass - clear to BASIX spec below
- GL-02 Glass - colourbacked

- GC-01 Glass canopy - clear glass with stainless steel fittings on powdercoated steel frame

- BH-01 Balustrade - clear glass
- BH-02 Balustrade - sandblasted glass

- RD-01 Rollerdoor - anodised aluminium

- LV-01 Louvre - clear glass on anodised aluminium frame
- LV-02 Louvre - anodised aluminium

External Walls

Type - Cavity Masonry
 Insulation - R1.5
 Colour - Light

Internal Walls

Type - Stud / Masonry

Party Walls

Type - Stud / Masonry

Windows

Glass Type - Single Glazed Clear (except where noted differently in basic specification below)
 Glass Height - Full Height Glazing
 Frame Type - Aluminium Framed
 External Cover - 1100mm min. slab overhang with 400mm downturn in etched glass

Roof

Type - Concrete
 Colour - Light

Ceilings Below Roof or Balconies

Plasterboard
 Insulation - R3 Insulation

Floors

Covering - Stone / tiles where pattern shown, carpet elsewhere
 Type - suspended concrete
 Insulation - as recommended Basetts

BASIX Specifications relating to residential apartments

1. all external walls to apartments to have R1.5 insulation
2. all ceilings below roofs or balconies of apartments to have R3 insulation
3. Units 305, 306, 403 and 405 to have glazing to meet the following: U value no greater than: 4.32 and SHGC +/- 10% of 0.47
4. Units 304, 401, 402, 502, 701 and 703 to have glazing to meet the following: U value no greater than: 3.58 and SHGC +/- 10%: 0.68
5. Basement to have Rainwater storage tank to supply at least 1100L/day to flush toilets to residential apartments.
6. Residential apartments to have Gas hot water system with solar boosting from 60m² of solar panels.
7. Basement to have central chilled water fan coil units with gas boiler for heating residential apartments. Unit efficiencies have a COP of greater than 4.5.
8. Lifts servicing apartments to be gearless traction with VVVF motors.
9. The building services for residential apartments are to be controlled by a Building Management System (BMS). Active Power Factor Correction is to be utilised for the electrical supply to the building.

Rev.	Date	Description	Initial	Checked
A	12/12/2008	DA ADDENDUM	BHCS	KPPAV
14/5/2008	DA ISSUE		BHCS	KPPAV

Hall Street Development Bondi

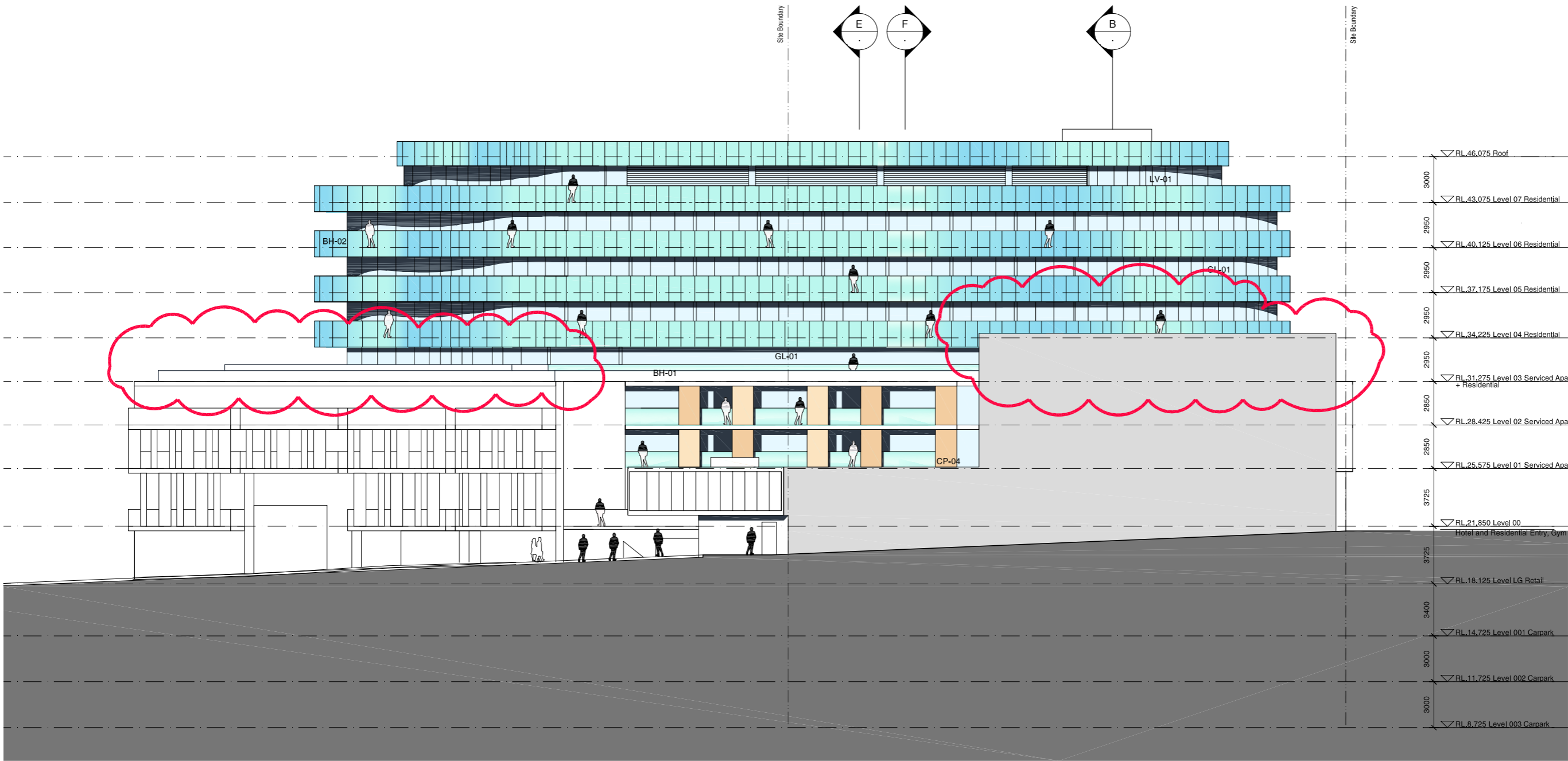
North West Elevation

Status	DA
Scale	1/200 @ A2
Drawn	BH
Project no.	s10788
Date	16/12/2008 1:04 PM
Plot file	N:\ACAD\DWG\S10788_TOGA_HALL_STREET_PLOTS\DA A R-DA-5-04.DWG
Drawing no.	AR DA 5 04 A

Melbourne 1 Nicholson Street
 Melbourne VIC 3000 Australia
 T 03 8664 6200 F 03 8664 6300
 email melb@batesmart.com.au
 http://www.batesmart.com.au

Sydney 1/243 Liverpool Street
 East Sydney NSW 2010 Australia
 T 02 9380 7288 F 02 9380 7280
 email syd@batesmart.com.au
 http://www.batesmart.com.au

Bates Smart Pty Ltd ABN 70 004 999 400



1 North West Elevation
 1:200