



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.

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 - Tile where pattern shown, carpet elsewhere
Type - suspended concrete
Insulation - as recommended Basetts

BASIX Specifications relating to residential apartments

- all external walls to apartments to have R1.5 Insulation
- all ceilings below roofs or balconies of apartments to have R3 Insulation
- Units 401,501, 509,510,519,601 and 602 to have glazing to meet the following: U value no greater than: 4.32 and SHGC +/- 10% of: 0.47
- Units 701 and 704 to have glazing to meet the following: U value no greater than: 3.58 and SHGC +/- 10%: 0.68
- Basement to have Rainwater storage tank to supply at least 1100L/day to flush toilets to residential apartments.
- Residential apartments to have Gas hot water system with solar boosting from 60m2 of solar panels.
- 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.
- Lifts servicing apartments to be gearless traction with VVVF motors.
- 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
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Hall Street Development Bondi

Level 003 Basement

Status	DA
Scale	1/200 @ A2
Drawn	BH
Project no.	s10788
Date	FRIDAY, MAY 23, 2008, 6:34:40PM
Plot file	NCACADDWG\S10788_TOGA_HALL_STREET\LOTS\DA\A-DA-2-01.DWG

AR DA 2 01

Discipline	Stage/Package	Type	No.	Revision
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