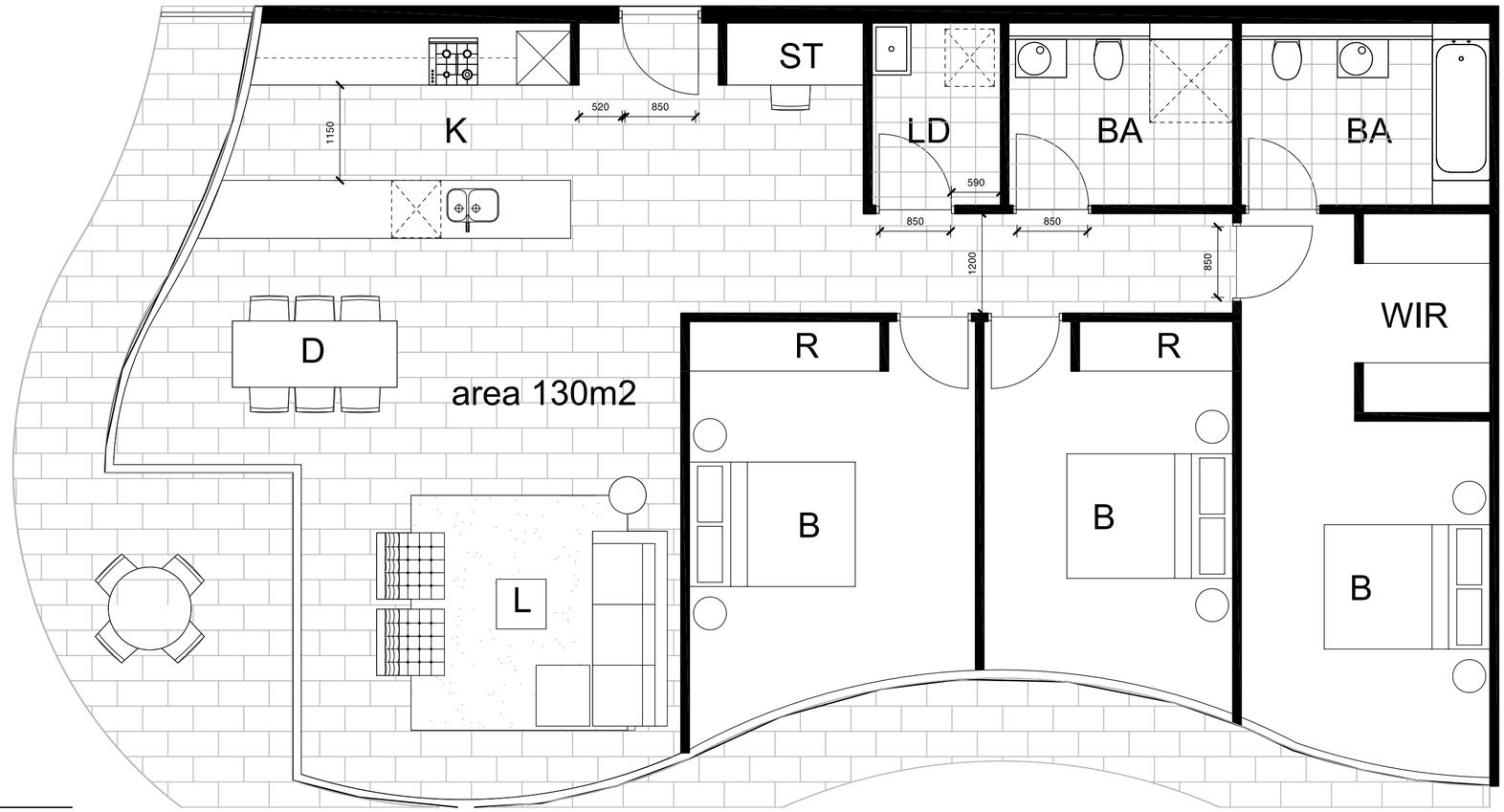
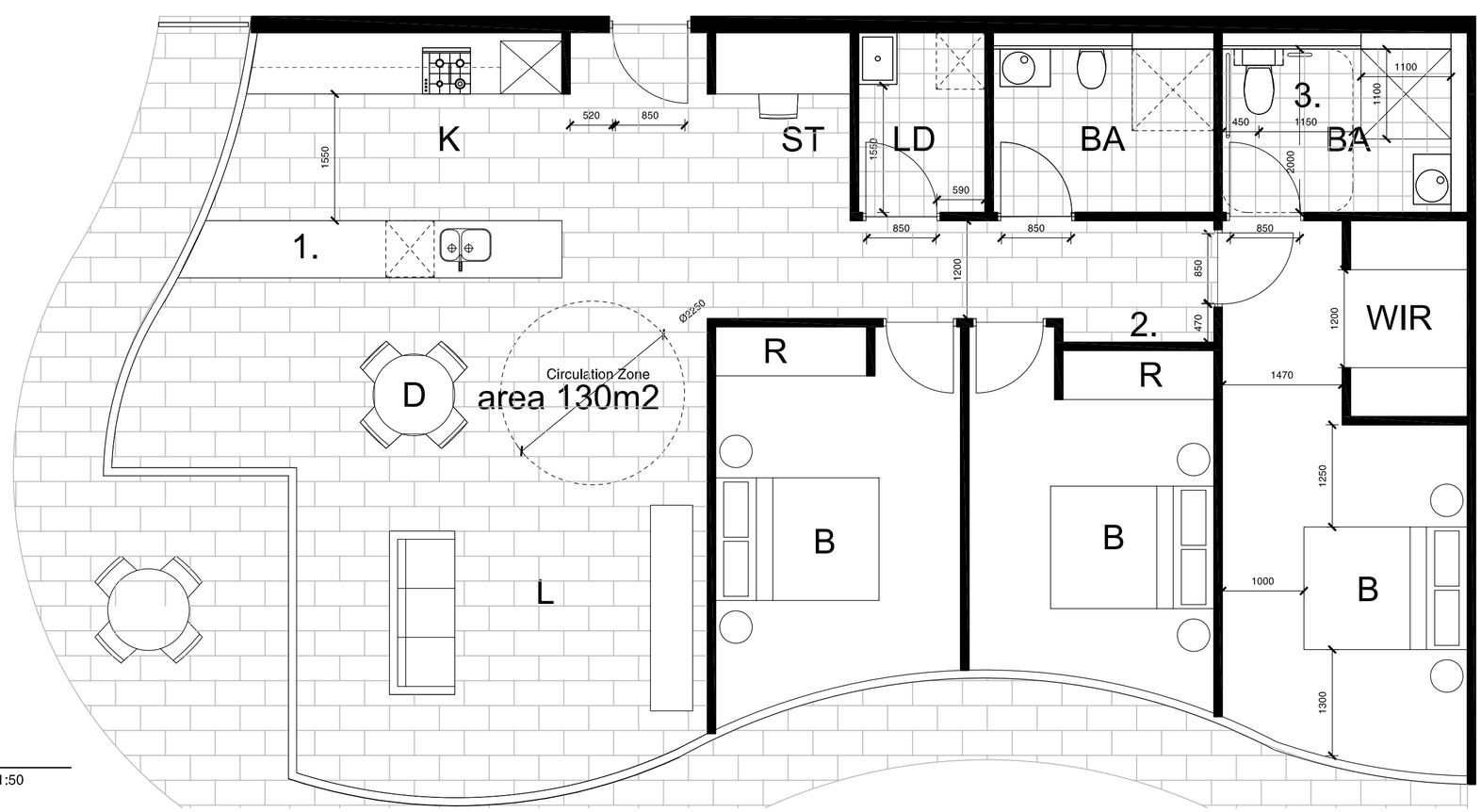


1 - Pre Adaption Layout

Apartments 4.01+5.01+6.01 1:50



2 - Post Adaption Layout

Apartments 4.01+5.01+6.01 1:50

N:\acaddwg\S10788_Toga_Hall_Street\plots\DA\AR-DA-2-40.DWG, A2, 11/06/2008 10:39:51, LIC, ISO A2 (594.00 x 420.00 MM), 1:1

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.

Adaptable requirements

1. Relocate kitchen workbench to 1550mm clear. Tiling to be continuous beneath kitchen units, plumbing to be have flexible connections to allow for relocation.
2. Modifications required to studwall for door jamb clearance.
3. Ensuite bathroom reconfigured. Studwall to included plywood zone for future grab rail locations. New studwall with plumbing behind for future whb location.

Legend

Apartment Room Tags

L - Living Room
D - Dining Room
K - Kitchen
M - Meals Area
ST - Study
S - Storage
B - Bedroom
R - Robe
LD - Laundry
E - Ensuite
BA - Bathroom
WIR - Walk-in Robe
P - Powder Room
(L) - Lower Level
(U) - Upper Level

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 basix 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 Bassetts

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 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
4. Units 701 and 704 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

Hall Street Development
Bondi

Adaptable Apartments
Pre and Post Adaption

Status	DA
Scale	1/50 @ A2
Drawn	KP/AC
Project no.	s10788
Date	FRIDAY, MAY 23, 2008, 6:31:31PM
Plot file	N:\ACADDWG\S10788_TOGA_HALL_STREET\PLOTS\DA\AR-DA-2-40.DWG

Drawing no.

AR DA 2 40

Discipline, Stage/Package, Type, No, Revision.

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