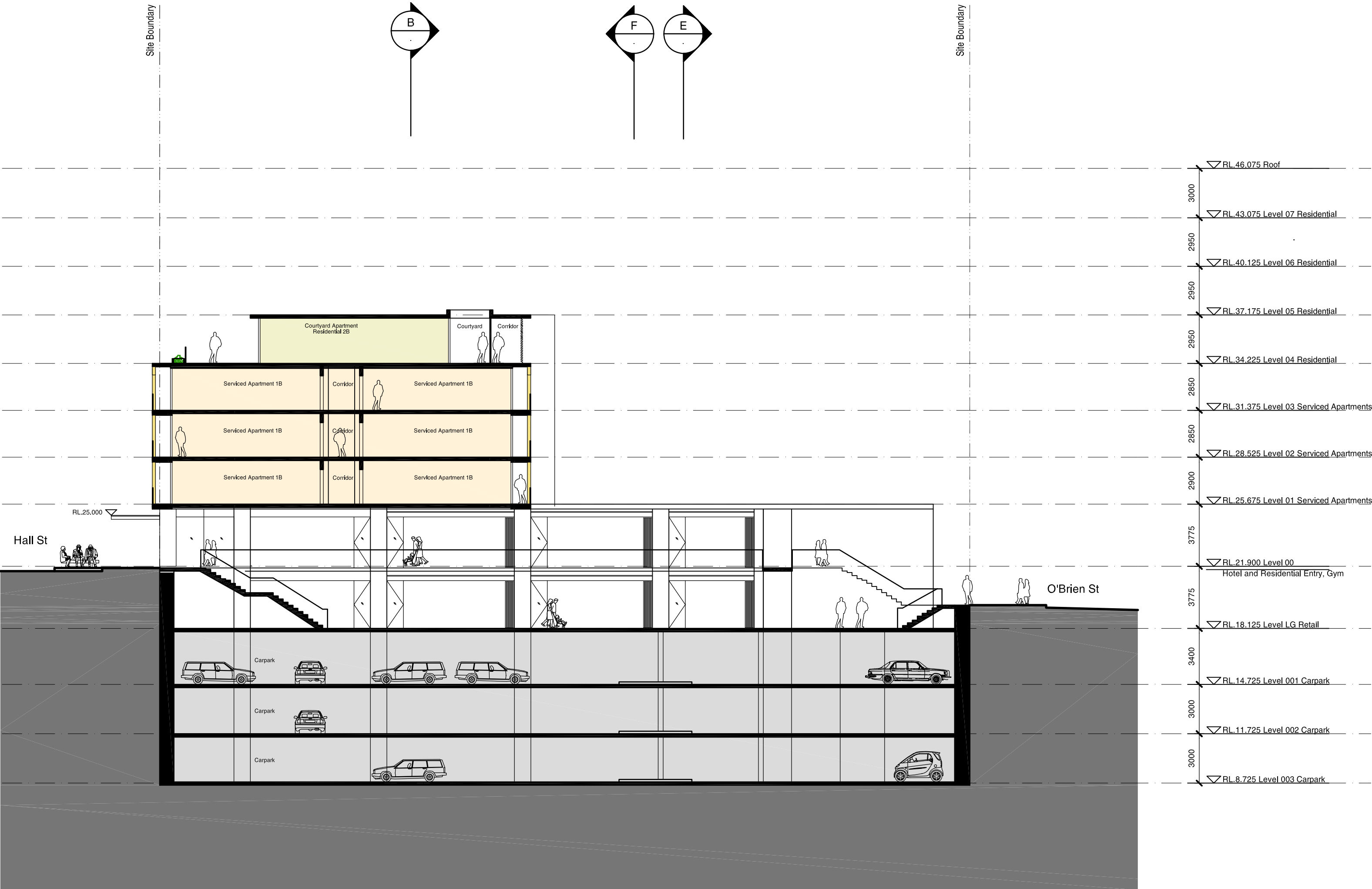




External Walls

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 Bassetts

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% of 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

Section GG

Status DA

Scale 1/200 @ A2

Drawn BH

Project no. s10788

Date WEDNESDAY, APRIL 16, 2008, 12:30:52PM

Plot file N:\ACADDWG\S10788_Toga_Hall_Street\PLOTS\DA\AR-DA-6-07.DWG

Drawing no.

AR DA 6 07

Discipline	Stage/Package	Type	No.	Revision
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Bates Smart Pty Ltd ABN 70 004 999 400

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