

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 001 Basement

Status	DA
Scale	1/200 @ A2
Drawn	KP/BH
Project no.	s10788
Date	FRIDAY, MAY 23, 2008, 6:24:26PM

Plot file: N:\ACADDWG\S10788\_Toga\_Hall\_Street\PLOTS\DA\AR-DA-2-03.DWG

Drawing no.

## AR DA 2 03

Discipline	Stage/Package	Type	No.	Revision
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