

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.

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

Roof Type - Concrete Colour - Light

downturn in etched glass

Ceilings Below Roof or Balconies

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.

Residential apartments to have Gas hot water system with solar boosting from 60m2 of solar panels.

7. Basement to have central chilled water fan coll 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.

Hall Street Development Bondi

Serviced Apartments

Status DA 1/200 @ A2 KP/BH FRIDAY, MAY 23, 2008, 6:27:13PM

AR DA 2 07

Discipline Stage/ Package.

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