

BUILDING SPECIFICATIONS

GENERAL CONSTRUCTION

FLOOR CONSTRUCTION	Bondek concrete slab to ground and part of first floor	
	Precast concrete Deltacore floor planks with topping slab to other floors	
WALL CONSTRUCTION	Typically concrete walls from basement to fifth floor ceiling. Lightweight steel walls and roof to sixth floor. Some lightweight partiwalls throughout building	
	Podium	Bluestone tiles on concrete
	Levels 2-5	Precast concrete
		Pre-finished Cement Sheet Cladding
		Hebel (aerated concrete) on steel wall frames
	Level 6	Hebel (aerated concrete) on steel wall frames
	External wall insulation	R2.5 Insulation batts at minimum to all external walls - Glasswool non-combustible
	Glazing	Double glazed units or better
	Any ACM (aluminium composite material)	None in entire building
	Internal party walls	Concrete or lightweight steel.
		Both wall types have insulation both sides of wall (min of two layers of R1.7) and are appropriately fire rated. Acoustically $R_w + C_{tr}$ 50 minimum to comply with BCA
	Walls between ap'ts and breezeways	Lightweight fire rated wall. Rendered externally. Insulation two layers R1.7
	Walls between apartments and lobbies	Concrete walls and plasterboard lining
	Lift and stair core walls	Precast concrete panels
	Internal apartment walls	Steel studs with insulation, lined with 10mm plasterboard, which is flushed and painted white
ROOF CONSTRUCTION	All roofs	Steel sheet roofing on steel rafters and purlins with box gutters for drainage.
		Minimum of R3.0 ceiling insulation batts to roofs

COMMON AREAS

ENTRANCE LOBBY	Entry location	Entry is via Unley Road. The entrance will provide a clear sense of address with the building name "Hyde Park Place" at the front of the entrance.
	Intercom system	IP Video intercom system that can integrate with home automation. Located before automated sliding doors to internal lobby area
	Front entry door	Automated sliding door, open during day and requiring fob or intercom access during outside hours and night time. Door releasable from inside
	GF Car park entry door	Automated sliding door, open during day and requiring fob or intercom access during outside hours and night time. Door releasable from inside
	Flooring	Large format door mat and tiled flooring
	Walls	White painted walls with feature artwork
	Ceilings	The entrance lobby will be a double height area (approximately 6.8 metres high) with a timber cladded ceiling
	Lighting	The lobby area will have a large feature pendant, downlights and wall lights where appropriate. All lighting to be LEDs
	Planting	Feature green wall, entrance planter box (Quatro Soul oval planter) with plants
	Seating	Seating to lobby area for visitors and patrons of lobby café
	Lobby café	Details to be confirmed once a café tenant is secured
	Lifts	Two lifts, secure access to occupants and approved visitors of occupants to 2nd floor (pool and pizza level) and floor of occupant's apartment
	Fire safety	Sprinklered area with detectors and alarms to code
	Security	CCTV
BASEMENT CAR PARK	Vehicular access to basement	Secure basement via ramp with roller door requiring fob access
	Pedestrian access to and from basement	Two lifts and three fire isolated stairs
	Storage	Lockable over bonnet storage cabinets (solid) over the front of all car parks
	Flooring	Concrete floor with car park line marking. Car parks will be numbered based on allocation to specific apartments
	Walls	Concrete walls, typically unfinished/natural concrete
	Ceiling	Exposed concrete and services. Head height to be 2.2m - 2.4m
	Lighting	LED tube/strip lighting
	Bicycle parking	Vertical bicycle parking devices are available
	Fire safety	Sprinklered area with detectors and alarms to code
	Security	CCTV
	Mechanical	Mechanical ventilation system throughout basement for fresh air

GROUND FLOOR VISITOR CAR PARK	Vehicular access	Via communal driveway off Opey Avenue
	Car parking facilities	13 visitor car parks, including one disabled space nearest to building entrance
	Building access	Automated sliding door, open during day and requiring fob or intercom access during outside hours and night time. Door releasable from inside
	Flooring	Concrete floor with car park line marking
	Walls	Painted concrete walls
	Ceiling	Exposed concrete and services. Head height to be 3m-3.5m
	Lighting	LED tube/strip lighting
	Visitor bicycle parks	There are visitor bicycle parks via the driveway off Opey Avenue. The bicycle parking area is to the left of the entrance to the basement ramp and they are vertical bike parking devices.
COMMUNAL PIAZZA, 2ND FLOOR	Flooring	Grey outdoor tile
	Walls	Rendered and painted external wall
	Ceiling	Hardieflex CFC soffits, painted white (where not open to the sky above)
	Balustrading	NA
	Planting	Planter boxes with plants
	Seating	Feature timber seating between planter boxes as per plan
	Lighting	Wall sconce lighting to one side of each apartment entry door on sensors and planter box uplighting
	Natural lighting	Natural light will be provided via the central void, which will extend to the 2nd floor communal piazza and will be open to the sky. This void will be approximately 64m ² (6.6m x 9.8m)
	Windows from apartments	Some windows are between the apartment and breezeways. These windows have 1700mm sills, are 700mm high (and mostly 2400mm wide) and are double glazed, openable awning windows.
	Fire safety	Sprinklered area with detectors and alarms to code
	Security	CCTV
CLOUD NINE POOL DECK, 2ND FLOOR	Facilities	Lap pool, spa, sauna room, toilets, shower, yoga/gym room, deck area (all internal)
	Air-conditioning	Temperature controlled room - heating and cooling. Sauna room heated separately
	Sauna	Timber seating and wall panelling with tiled flooring
	Flooring	Grey non-slip tile
	Walls	Rendered and painted where applicable
	Ceilings	Coffered ceilings to pool area

This space is inside (not outside) for your comfort and for more cost efficiency for pool heating

Please note, there are no apartments directly beneath "Cloud Nine"

the pool

Timber cladding feature ceiling

Flushed and painted water resistant plasterboard ceiling to lowered coffer sections, sauna, toilets, shower, painted in white

Pool tile Ocean Spray blue square tile or similar

Lighting Downlights, wall lights and pool lighting

Planting Feature planting by pool and around deck area

Natural light Large full height windows to west. Skylights above pool area

Fire safety Sprinklered area with detectors and alarms to code

Security CCTV

BREEZEWAYS, 3RD-6TH FLOORS	Flooring	Grey outdoor tile
	Walls	Rendered and painted external wall
	Ceiling	Hardieflex CFC soffits, painted white
	Balustrading	Flat steel balustrading with flat steel vertical uprights, powdercoated black
	Planting	Vertical feature climbing plants to light void
	Lighting	Wall scone lighting on sensors to one side of each apartment entry door
	Natural lighting	Natural light will be provided via the central void, which will extend to the 2nd floor communal piazza and will be open to the sky. This void will be approximately 64m ² (6.6m x 9.8m)
	Windows from apartments	Some windows are between the apartment and breezeways. These windows have 1700mm sills, are 700mm high (and mostly 2400mm wide) and are double glazed, openable awning windows.
	Fire safety	Sprinklered area with detectors and alarms to code
	Security	CCTV

APARTMENT ENTRIES	Door	Solid core fire door with steel jambs. Painted in dark grey.
	Door hardware	Mortise lock with integral deadbolt. Lever on inside of door.
	Access	Via key (not card or fob)
	Lighting	Wall scone lighting to side of apartment entry door on sensors
	Number	Feature brass coloured apartment numbering illuminated at night by wall scone

FIRE ISOLATED STAIR WELLS	Walls	Concrete walls (typically unfinished)
<i>Two stairs within the building</i>	Flooring	Steel staircase and landings
<i>Three fire exit stairs from basement</i>	Balustrading	Handrail fixed to concrete wall

Lighting	Sensored lighting, and appropriate emergency exit signs and lighting to code typ.
Doors	Solid core fire door with D style lever, appropriately signposted for emergency exits to code. All doors accessible and unlocked except externally in public areas where they will require a fob to access.
Fire safety	Fire hydrant and sprinkler risers

PASSENGER LIFTS	Quantity	Two lifts servicing all apartments and first floor office space
	Dimensions	The lifts cars are stretcher compliant and are 1400mm wide by 2100mm deep.
	Travel distance	Both lifts travel from basement to sixth floor.

SERVICES	Waste chutes	There are waste chutes available on each floor, on the north west end of the breezeway. One chute for general waste and one for recycling.
	Hot water	The hot water supply to the building is a bulk gas hot water unit, which is individually metered to each apartment. Cold water is metered separately.
	Gas	You will have access to gas for your cooktop and for water heating purposes. This will be a fixed supply charge.
	Data	Fibre optic will be provided to each apartment, with internet speeds of up to 1000Mb/s anticipated.
	Foxtel and other TV services	Foxtel and other TV services are available via your data connection