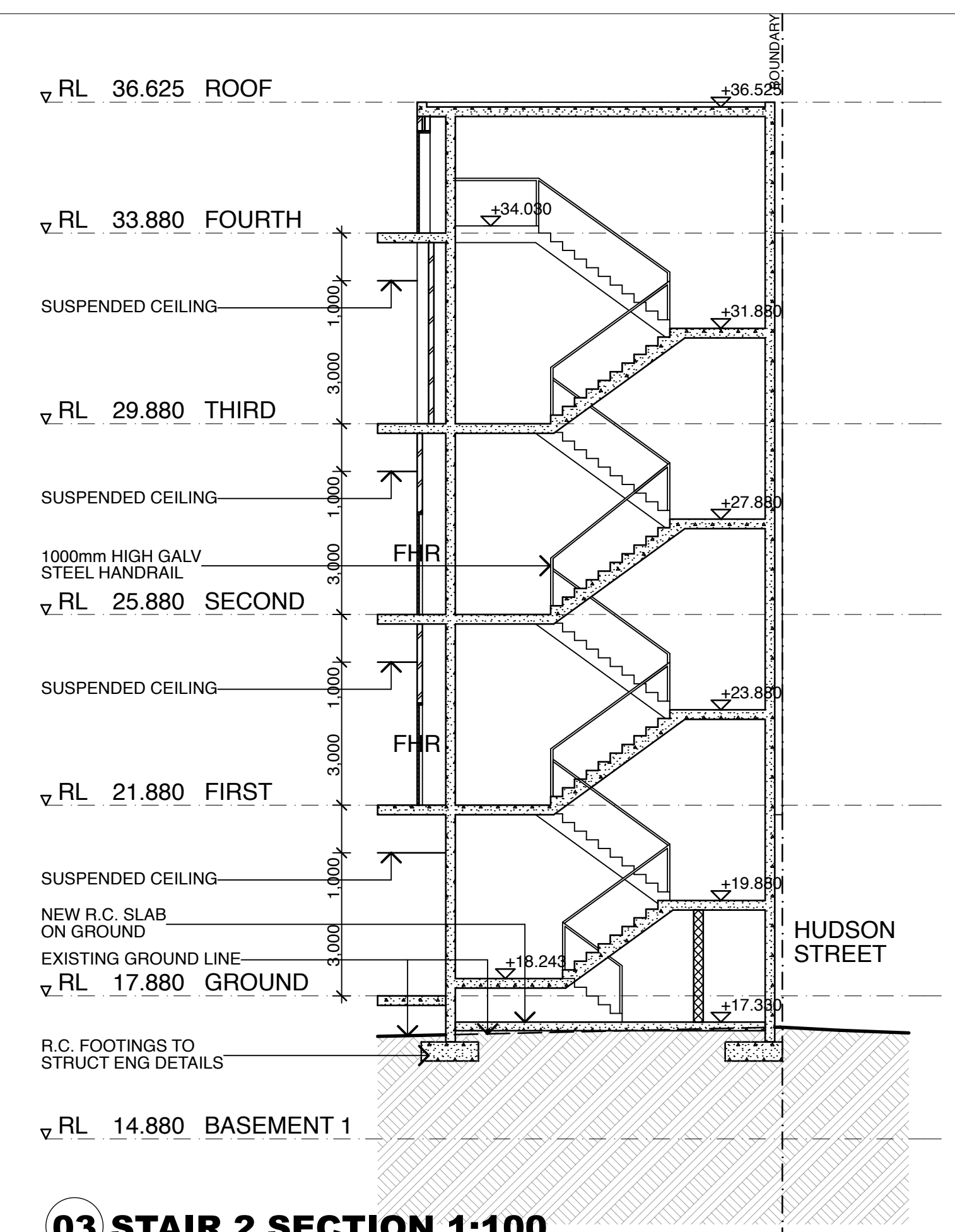
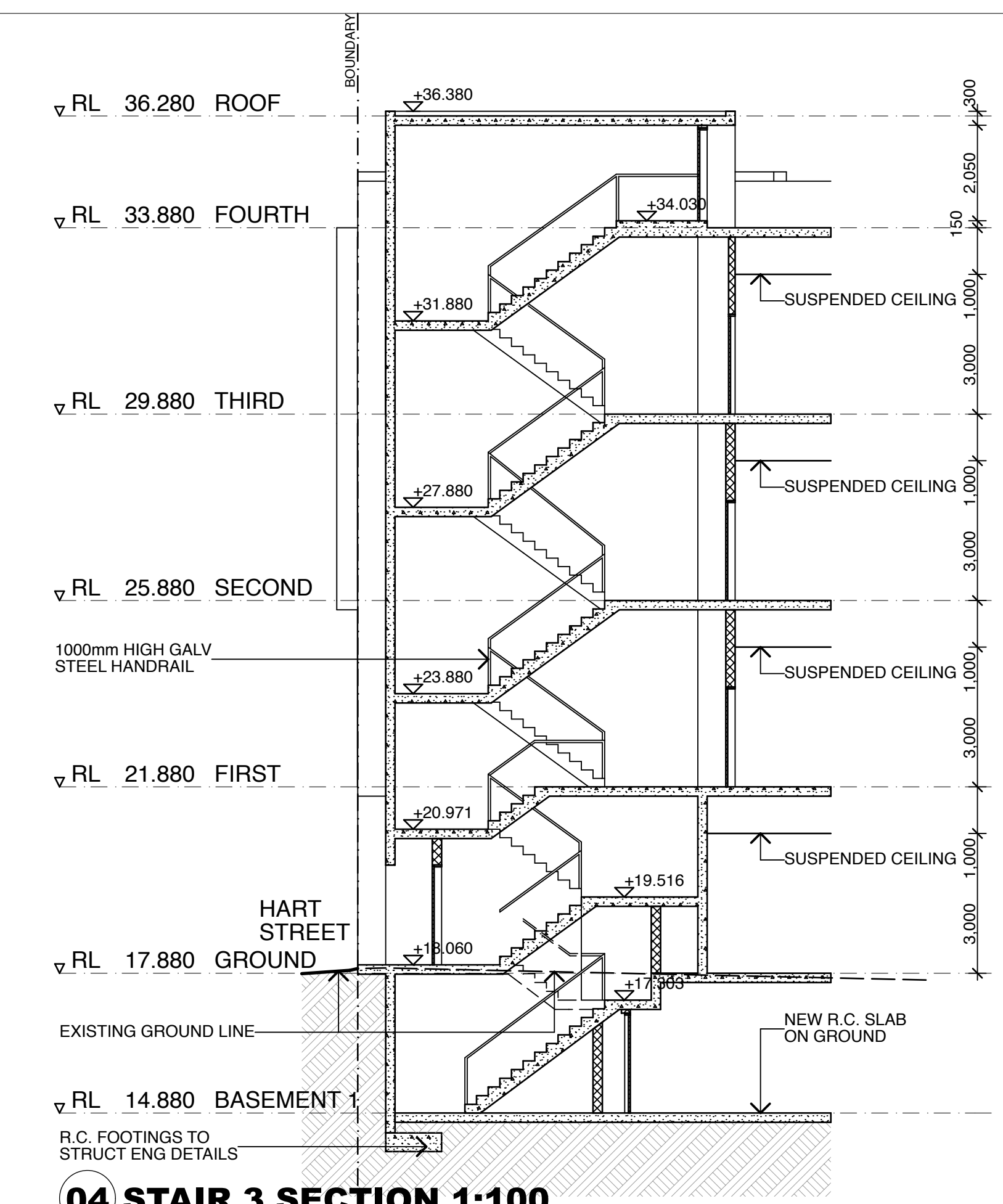


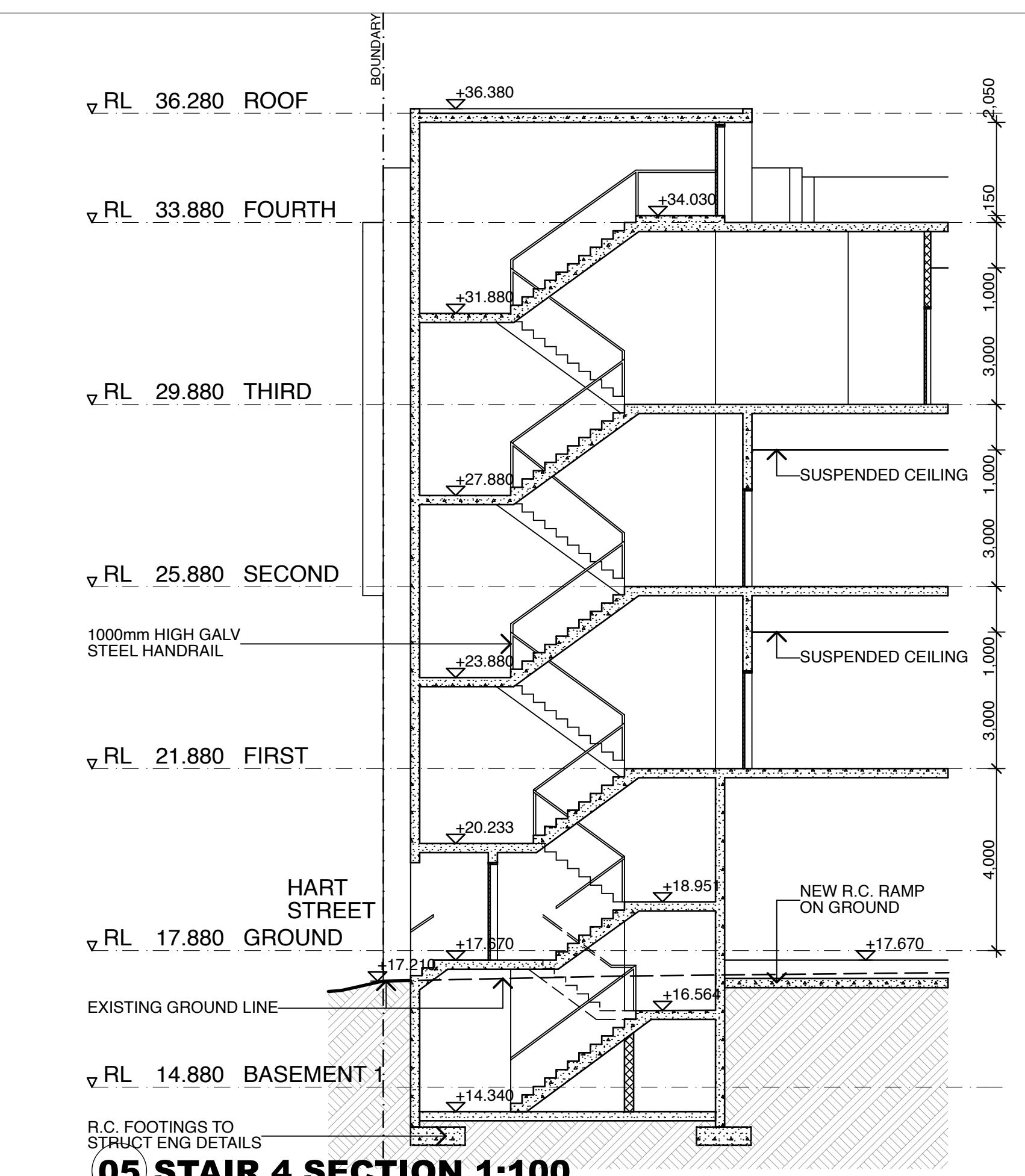
02 STAIR 1 SECTION 1:100



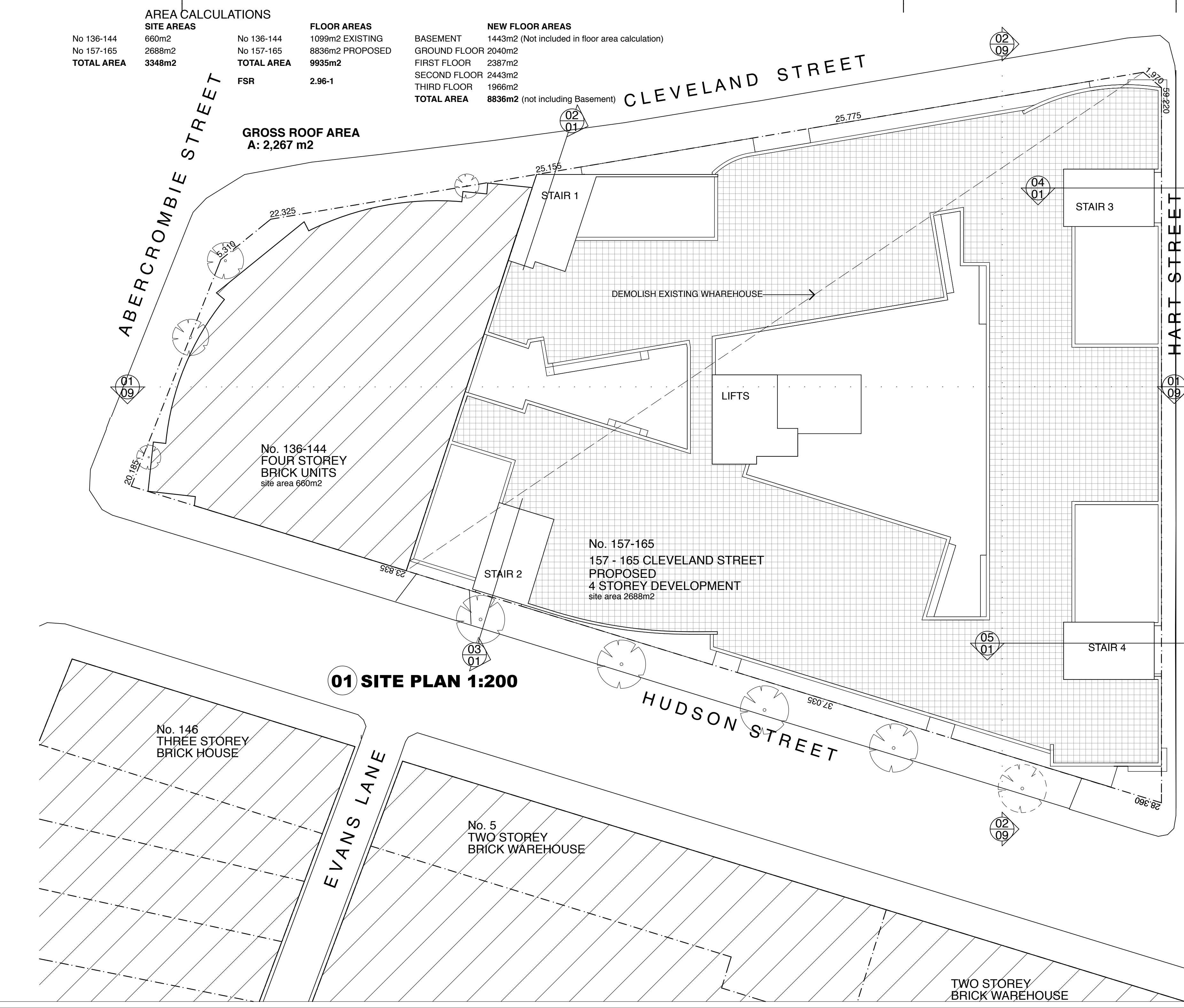
03 STAIR 2 SECTION 1:100



04 STAIR 3 SECTION 1:100



05 STAIR 4 SECTION 1:100



01 SITE PLAN 1:200


AREA CALCULATIONS		FLOOR AREAS		NEW FLOOR AREAS	
SITE AREAS					
No 136-144	660m ²	No 136-144	1099m ² EXISTING	BASEMENT	1443m ² (Not included in floor area calculation)
No 157-165	2688m ²	No 157-165	8836m ² PROPOSED	GROUND FLOOR	2040m ²
TOTAL AREA	3348m²	FSR	9935m²	FIRST FLOOR	2387m ²
				SECOND FLOOR	2443m ²
				THIRD FLOOR	1966m ²
				TOTAL AREA	8836m² (not including Basement)

GROSS ROOF AREA
A: 2,267 m²

Assessor # 20478		Certificate # 77294279		Issued: 1-Apr-2010	
Thermal Performance Specifications					
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents					
Windows	Product ID	Glass	Frame	U value	SHGC Area M ² Detail
		Single	Aluminium	6.46 0.76	25.3 U3.01, U3.15
		Single	Aluminium	6.46 0.76	29.1 U3.02, U3.04
		Single	Aluminium	6.46 0.76	34.6 U3.03
		Single	Aluminium	6.46 0.76	30.8 U3.05
		Single	Aluminium	6.62 0.31	34.1 U3.06
		Single	Aluminium	6.62 0.31	30.9 U3.07, U3.09
		Single	Aluminium	6.62 0.31	30.0 U3.08, U3.12
		Single	Aluminium	6.46 0.76	30.0 U3.10
		Single	Aluminium	6.62 0.31	32.5 U3.11, 3.13
		Single	Aluminium	6.62 0.31	16.1 U3.14
Skylights	Product ID	Glass	Frame	U value	SHGC Area M ² Detail
None					
Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.					
External walls	Construction	Insulation	Colour – solar abs.	Detail	
Cavity Brick		None	Medium -SA 0.475-0.7	As per plans and elevations	
Internal walls	Construction	Insulation	Detail		
Plaster Board on Studs		None	Internal walls in units		
Brick Plastered		R1.0	Internal common walls separating units and common areas		
Floors	Construction	Insulation	Covering	Detail	
Concrete		None	Not Specified	Throughout	
Ceilings	Construction	Insulation	Detail		
Plasterboard		R2.0	Ceiling below roof		
Roof	Construction	Insulation	Colour – solar abs.	Detail	
Concrete		R1.0	Medium -SA 0.475-0.7	As per detail on plans	
Window cover	Internal (curtains)		External (awnings, shutters, etc)		
		None			
		As per Plans			
Fixed shading	Eaves (width - inc. gutters, h't above windows)		Verandahs, Pergolas (type, description)		
Varies		Varies – As per plans		Varies – As per Plans	
Overshadowing	Overshadowing structures		Overshadowing trees		
		None			
Orientation, Exposure, Ventilation and Infiltration					
Orientation of nominal north:		19			
Terrain category:		Suburban			
Roof ventilation:		Ventilated			
Cross ventilation:		No			
Subfloor:		Enclosed (Commercial space below)			
Living area open to entry:		No			
Doors separate living areas:		No			
Stair open to heated areas:		No			
Seals to windows and doors:		Yes			
Exhaust fans without dampers:		No			
Ventilated skylights:		No			
Open fire, unflued gas heat:		No			
Vented downlights:		No			
Wall and ceiling vents:		No			

ABSA

Assr # 20478 Cert # 77294279

Sign 

Date 01-Apr-2010

ABSA Assessor stamp

ABSA Assessor stamp



A ISSUED FOR DA 4/03/10

Amendments

Fortey + Grant Architecture
117 Reservoir Street, Surry Hills NSW 2010
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Email: james@fga.com.au

Project Details
OFFICES AND STUDENT ACCOMMODATION

157 - 165 CLEVELAND STREET CHIPPENDALE NSW 2008

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used in this figure drawings only (to not rules from drawings). Report any discrepancies to the Architect for a resolution before proceeding with work.

Drawn JG	Approved JG	Date Printed 4/03/10
Job Number 0722		
Scale As Shown @ B1		

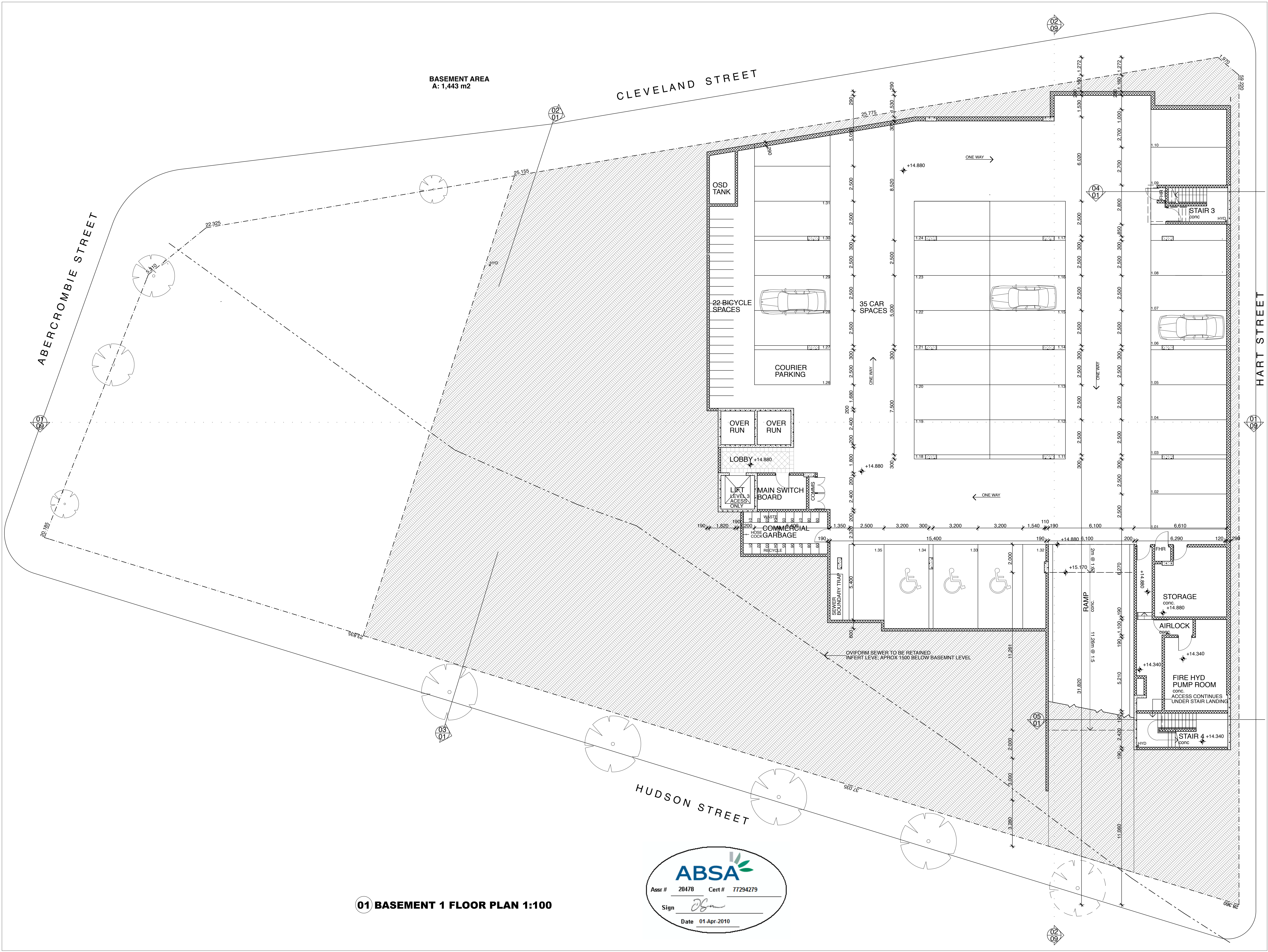
Drawing name

SITE PLAN

Drawing Number

Amendment

DA-01



01 BASEMENT 1 FLOOR PLAN 1:100



A ISSUED FOR DA 4/03/10

Amendments

Fortey + Grant Architecture
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Project Details
OFFICES AND STUDENT ACCOMMODATION

157 - 165 CLEVELAND STREET CHIPPENDALE NSW 2008

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Drawn	Approved	Date Printed
JG	JG	4/03/10

Job Number 0722

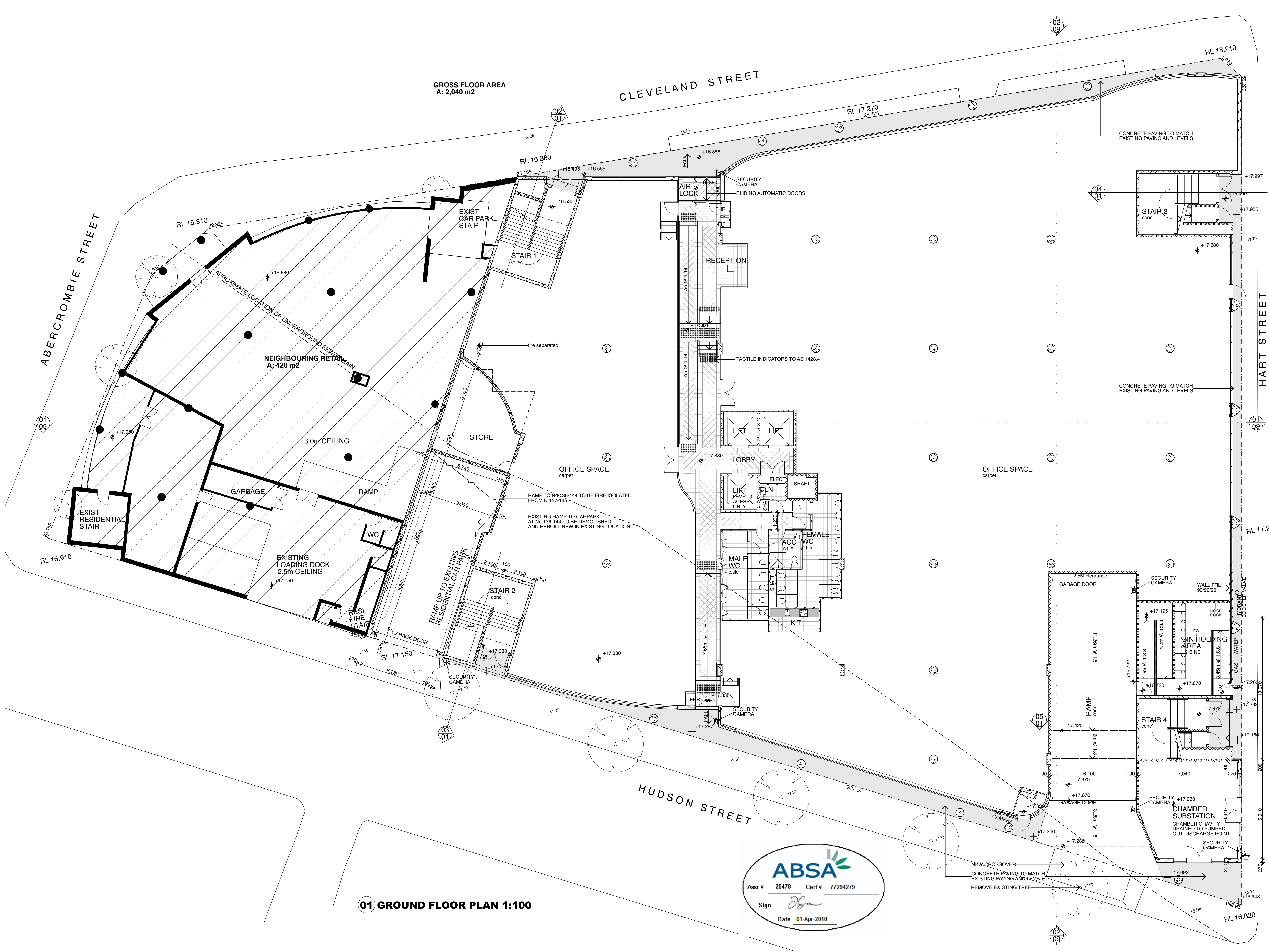
Scale As Shown @ B1

Drawing name

BASEMENT 1 PLAN

Drawing Number Amendment

DA-02



01 GROUND FLOOR PLAN 1:100



A ISSUED FOR DA 4/03/10

Amendments
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Project Details
OFFICES AND STUDENT ACCOMMODATION

**157 - 165 CLEVELAND STREET
CHIPPENDALE
NSW 2008**

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Drawn JG Approved JG Date Printed 4/03/10

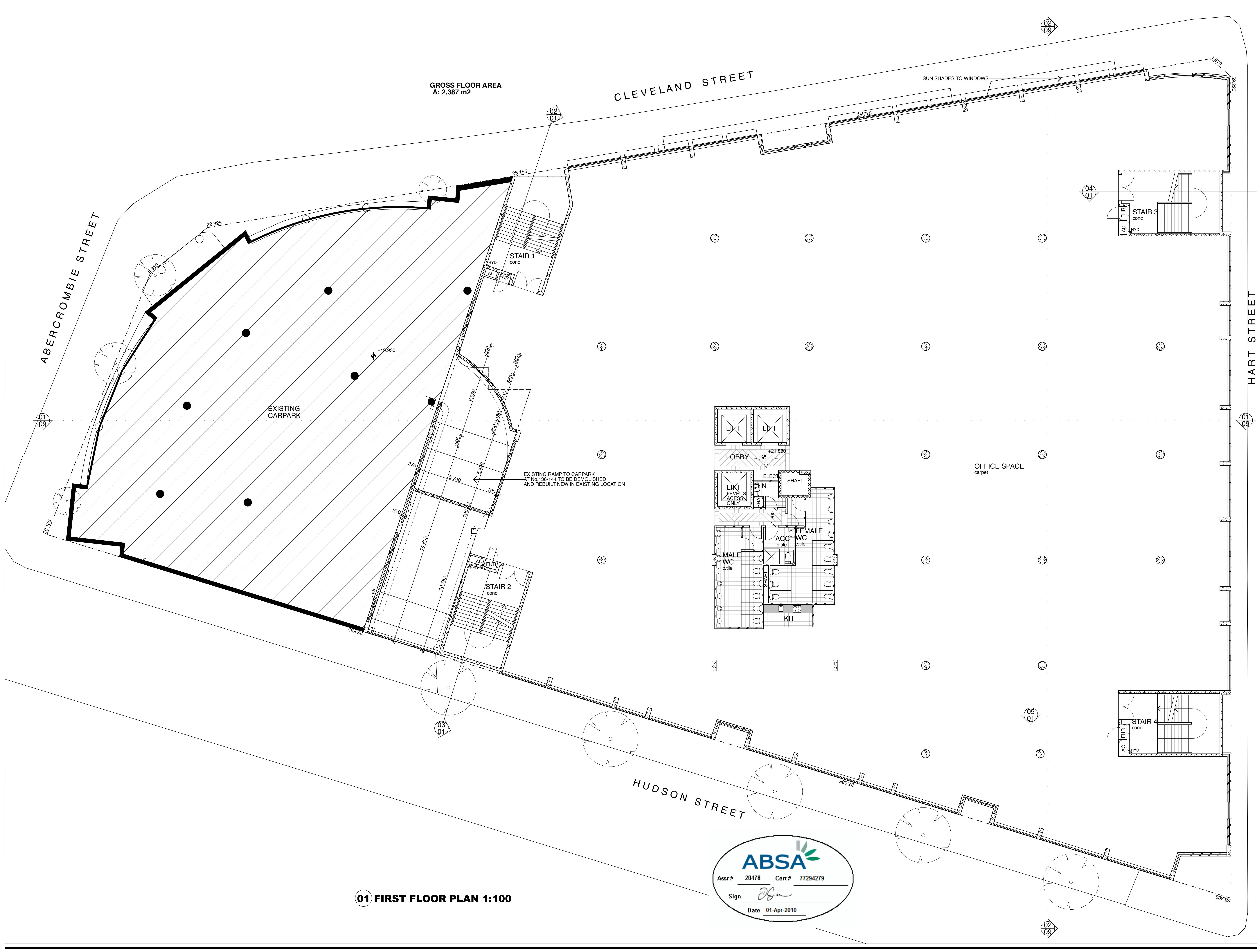
Job Number 0722

Scale As Shown @ B1

Drawing name
**GROUND FLOOR PLAN
AND LANDSCAPE
PLAN**

Drawing Number Amendment

DA-03



GROSS FLOOR AREA
A: 2,387 m²

CLEVELAND STREET

ABERCROMBIE STREET

HART STREET

HUDSON STREET

01 FIRST FLOOR PLAN 1:100



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Amendments

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Project Details
OFFICES AND STUDENT ACCOMMODATION

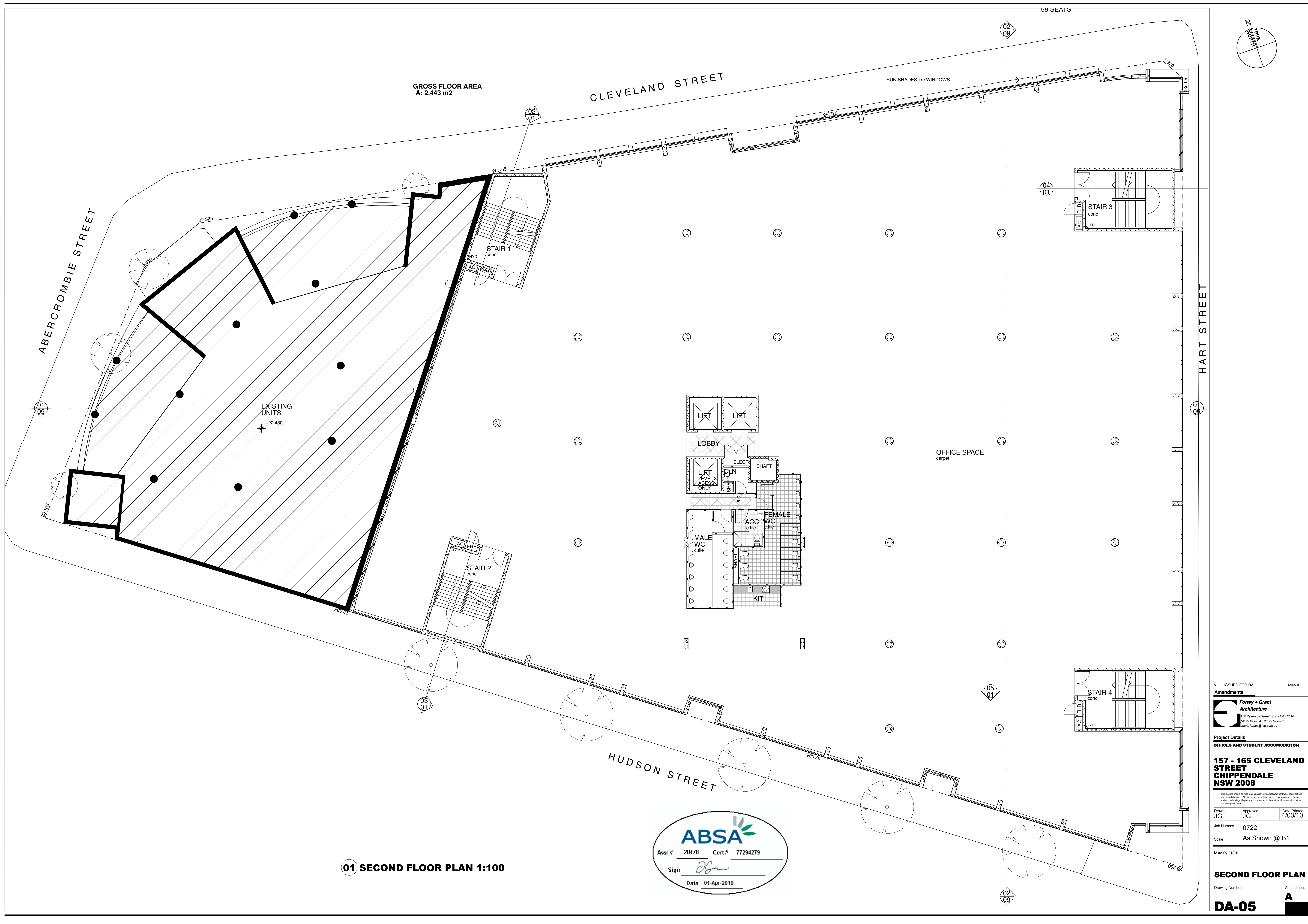
157 - 165 CLEVELAND STREET
CHIPPENDALE
NSW 2008

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Drawn JG	Approved JG	Date Printed 4/03/10
Job Number 0722		
Scale As Shown @ B1		
Drawing name		

FIRST FLOOR PLAN

Drawing Number	Amendment
DA-04	A



GROSS FLOOR AREA
A: 2,443 m2

CLEVELAND STREET

ABERCROMBIE STREET

HART STREET

HUDSON STREET

01 SECOND FLOOR PLAN 1:100

ABSA

Assr # 20478 Cert # 77294279

Sign *[Signature]*

Date 01-Apr-2010

A ISSUED FOR DA 4/03/10

Amendments

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Project Details
OFFICES AND STUDENT ACCOMODATION

**157 - 165 CLEVELAND STREET
CHIPPENDALE
NSW 2008**

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Drawn JG	Approved JG	Date Printed 4/03/10
Job Number 0722	Scale As Shown @ B1	

Drawing name

SECOND FLOOR PLAN

Drawing Number Amendment

DA-05 **A**



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Amendments

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Project Details
OFFICES AND STUDENT ACCOMMODATION

**157 - 165 CLEVELAND STREET
CHIPPENDALE
NSW 2008**

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Drawn	Approved	Date
JG	JG	4/03/10

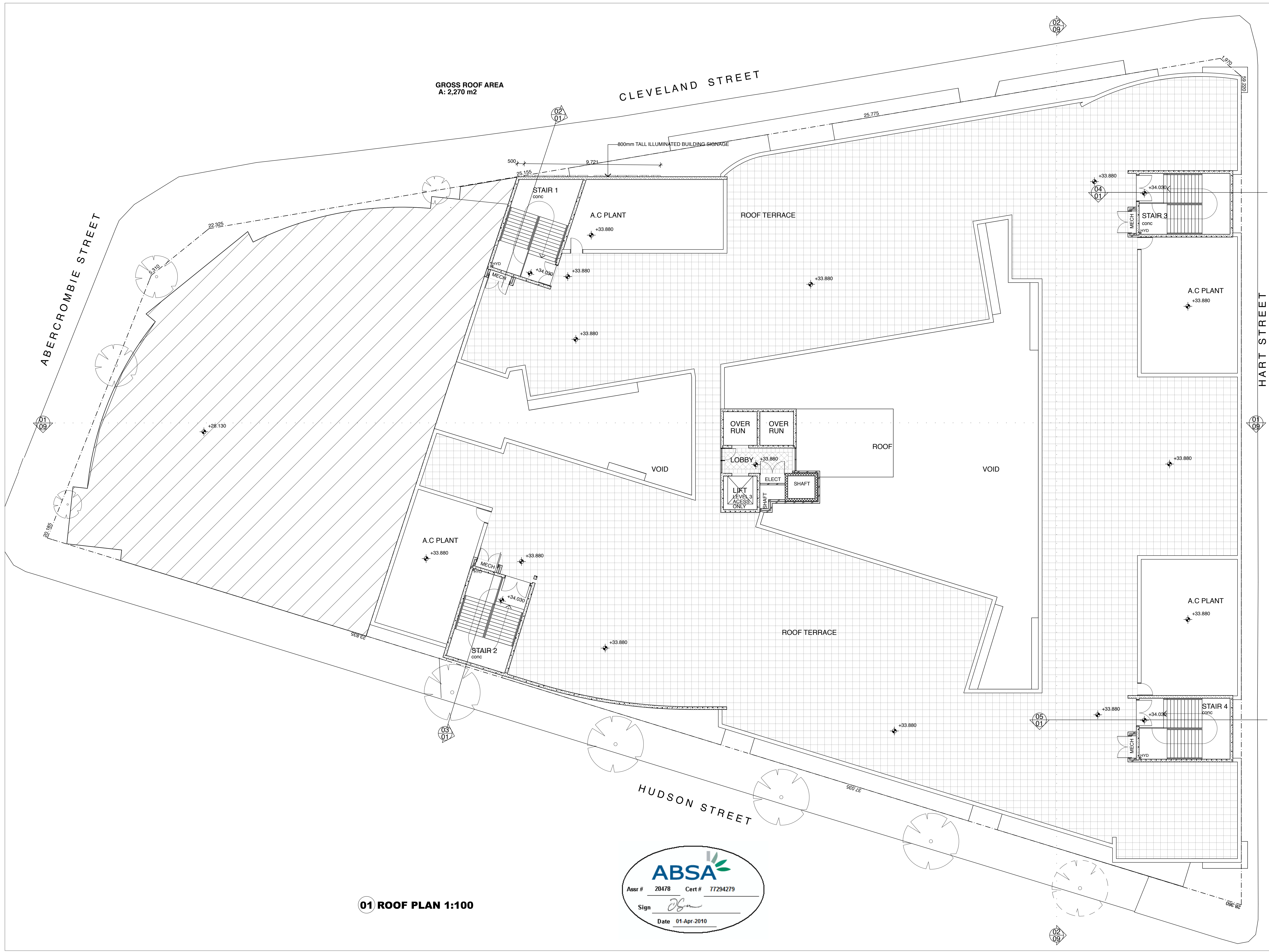
Job Number 0722

Scale As Shown @ B1

Drawing name

THIRD FLOOR PLAN

Drawing Number	Amendment
DA-06	A



01 ROOF PLAN 1:100

ABSA

Assr # 20478 Cert # 77294279

Sign *JS*

Date 01-Apr-2010

A ISSUED FOR DA 4/03/10

Amendments

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Project Details
OFFICES AND STUDENT ACCOMODATION

**157 - 165 CLEVELAND STREET
CHIPPENDALE
NSW 2008**

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Drawn JG	Approved JG	Date Printed 4/03/10
Job Number 0722	Scale As Shown @ B1	

Drawing name

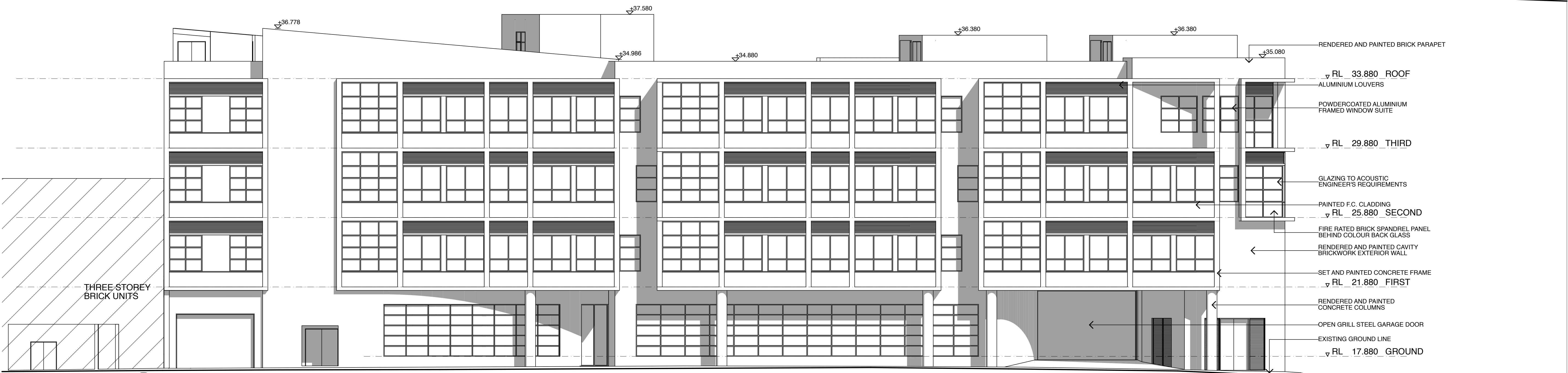
ROOF PLAN

Drawing Number Amendment

DA-07 **A**



03 NORTH ELEVATION 1:100



01 SOUTH ELEVATION 1:100



02 EAST ELEVATION 1:100



A ISSUED FOR DA 4/03/10

Amendments

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Project Details
OFFICES AND STUDENT ACCOMMODATION

**157 - 165 CLEVELAND STREET
CHIPPENDALE
NSW 2008**

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Drawn JG Approved JG Date Printed 4/03/10

Job Number 0722

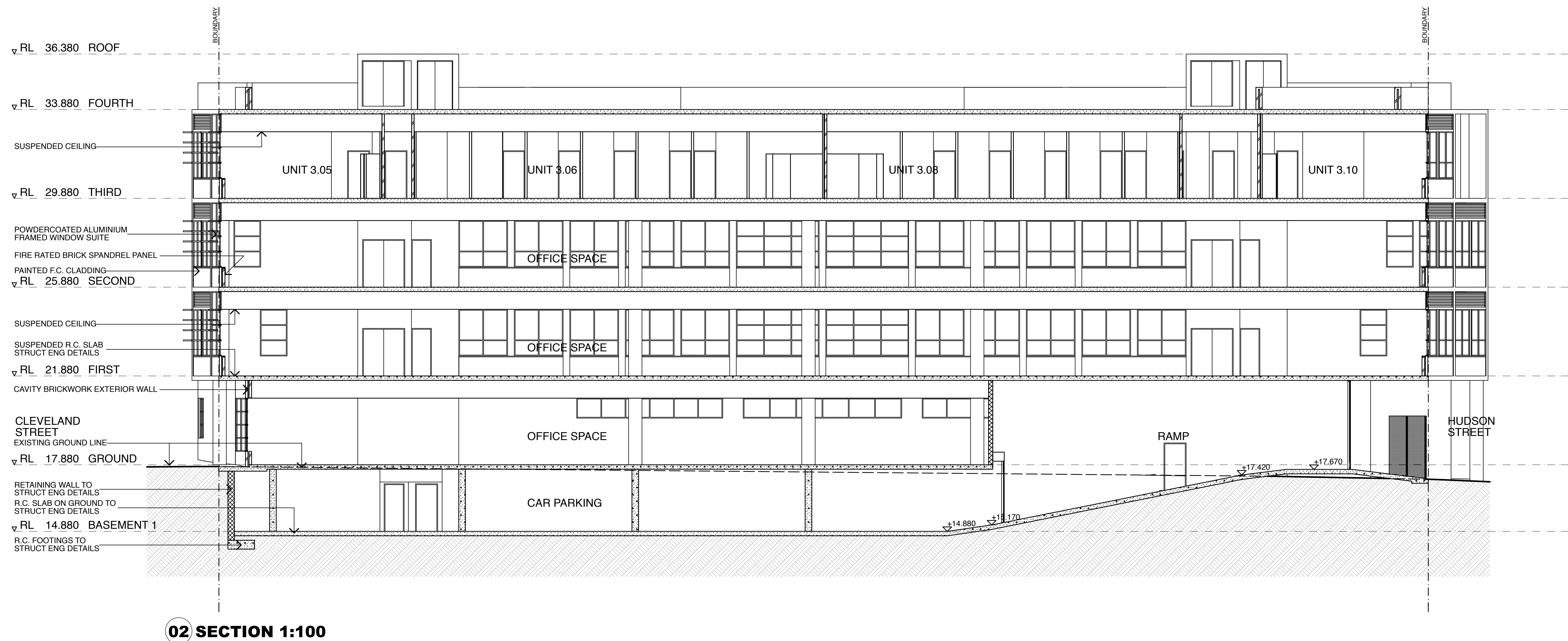
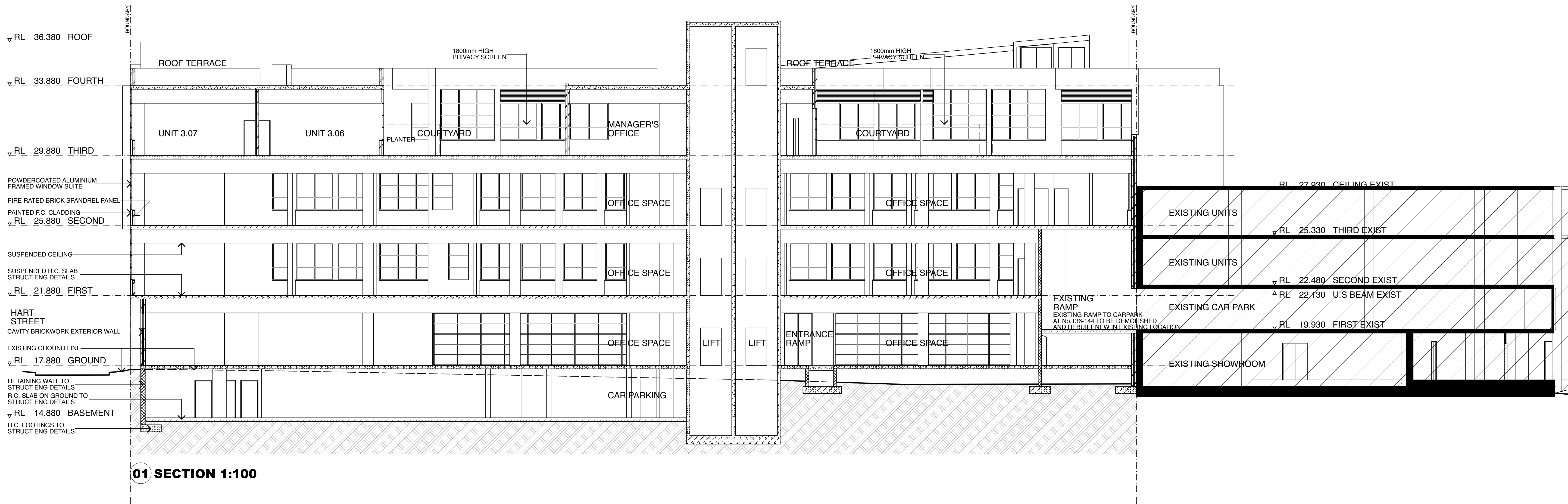
Scale As Shown @ B1

Drawing name

ELEVATIONS

Drawing Number Amendment

DA-08 **A**



A ISSUED FOR DA 4/03/10

Amendments
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Project Details
OFFICES AND STUDENT ACCOMMODATION

157 - 165 CLEVELAND STREET CHIPPENDALE NSW 2008

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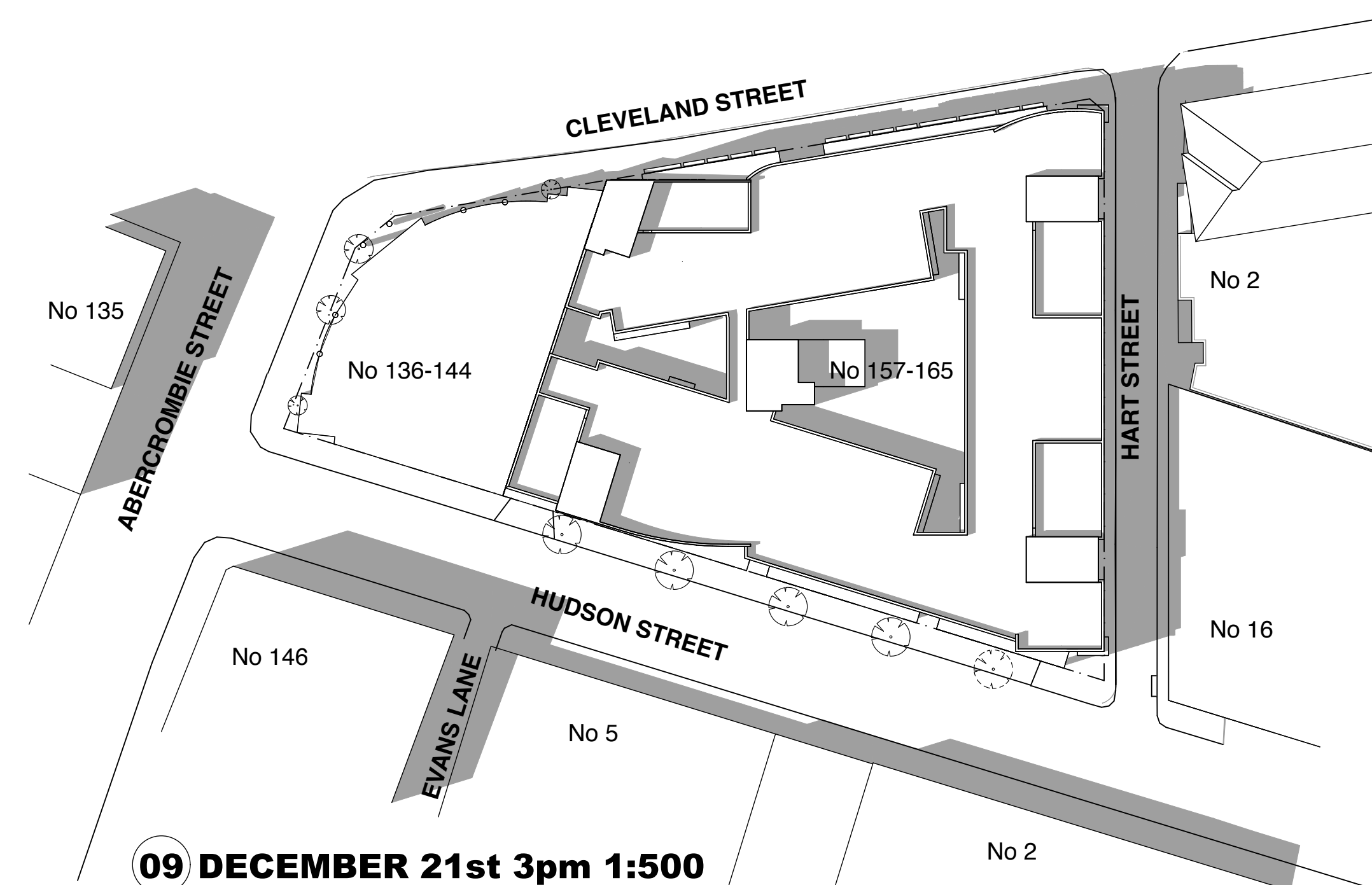
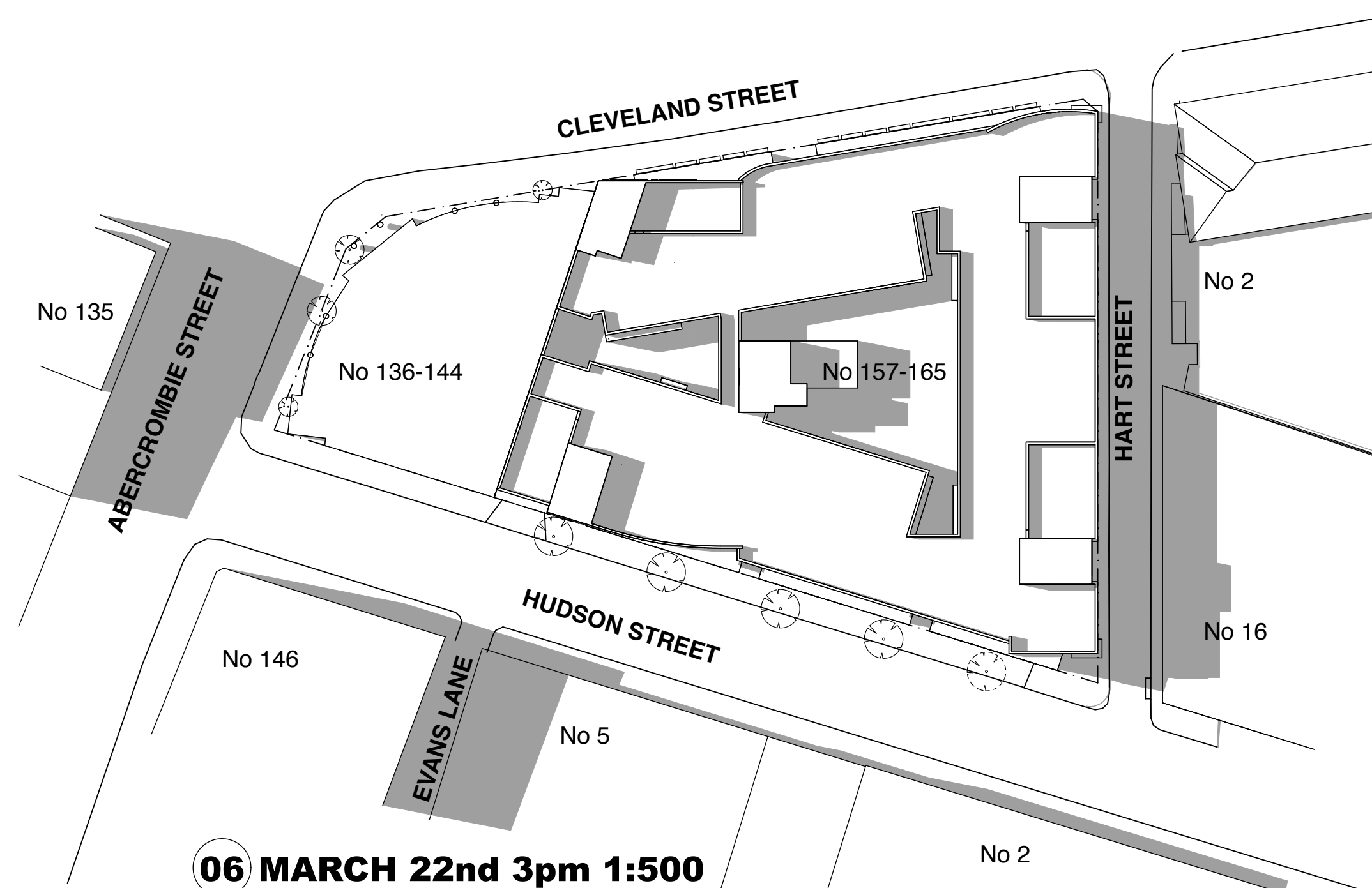
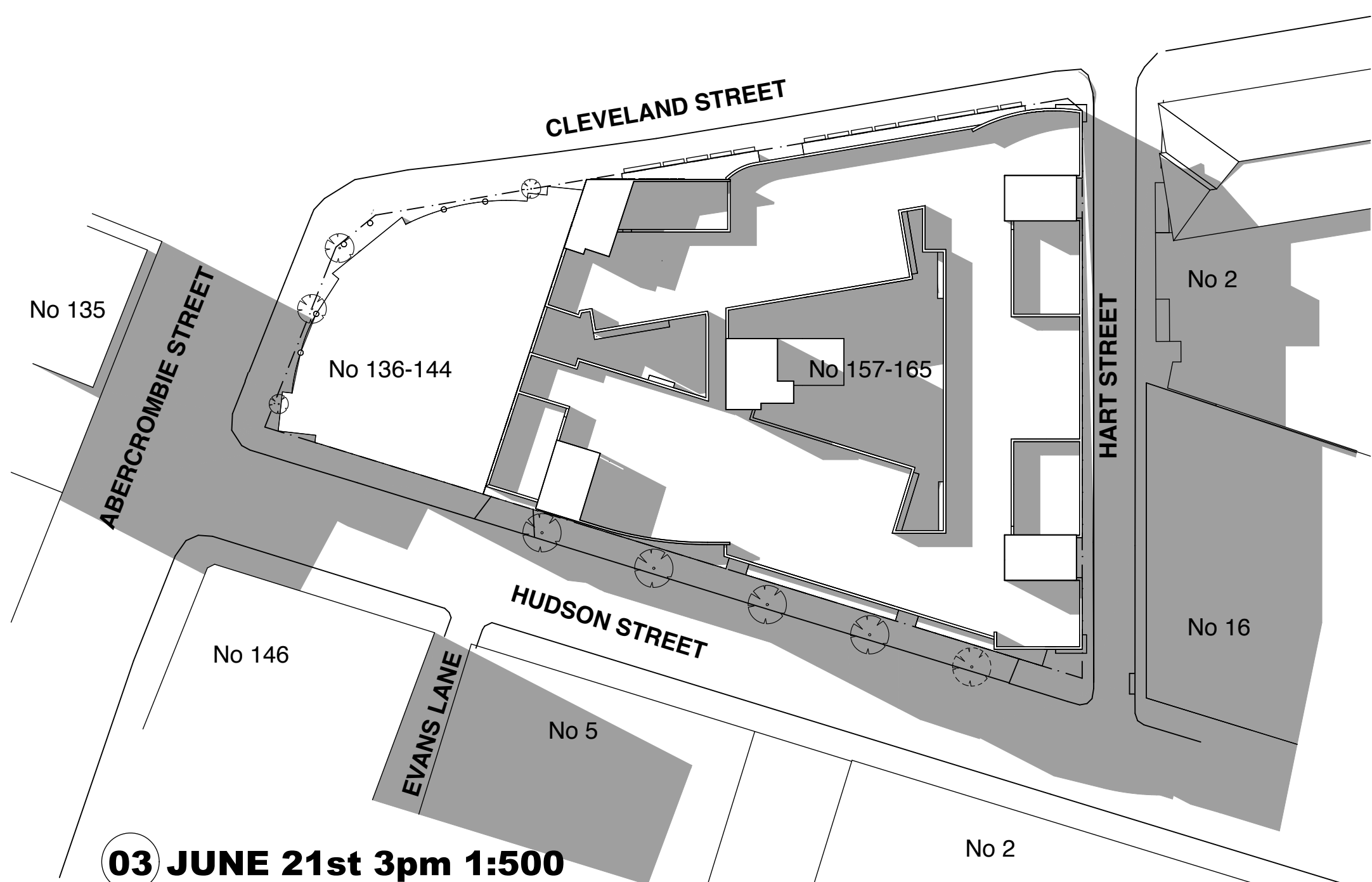
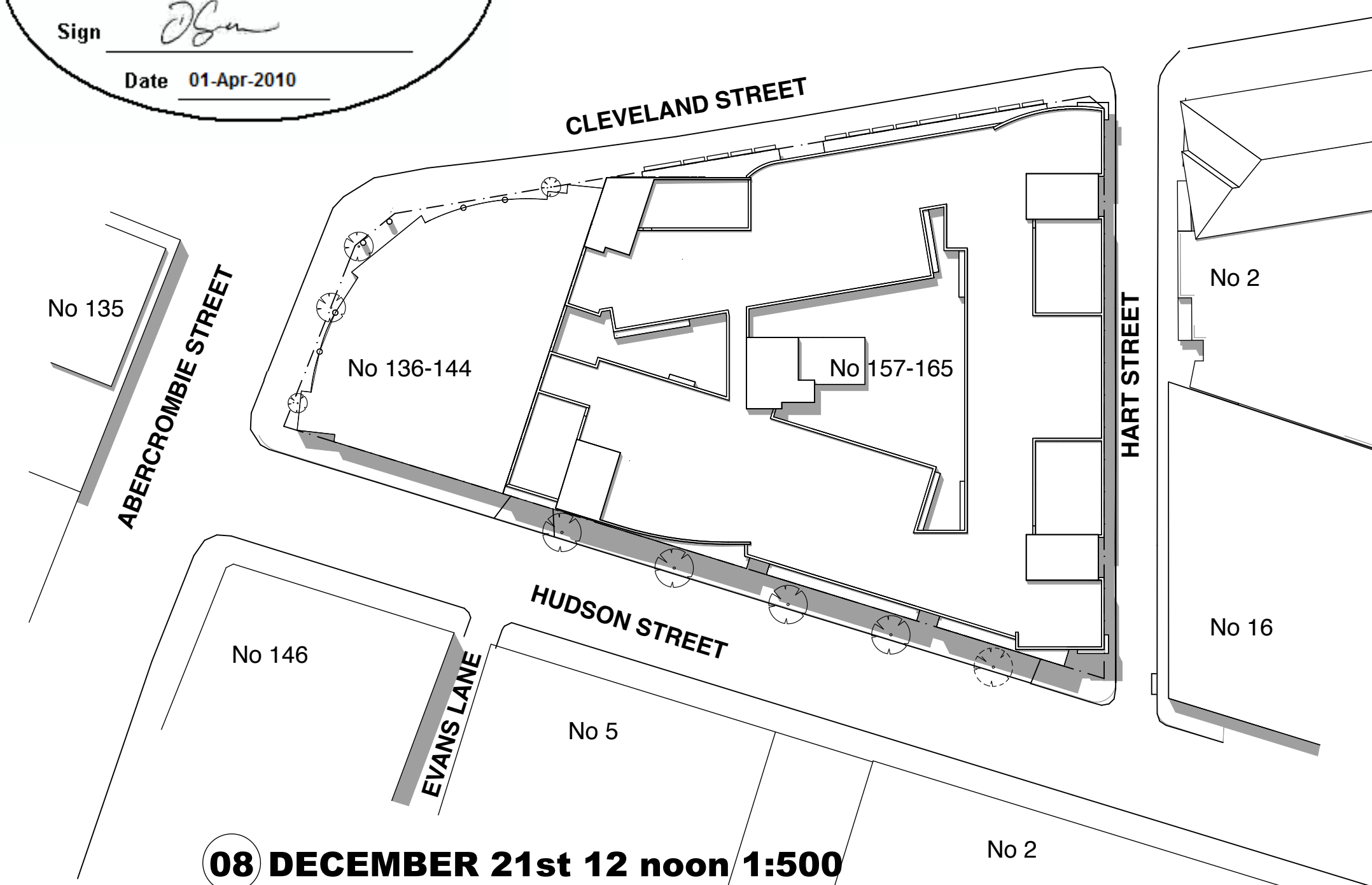
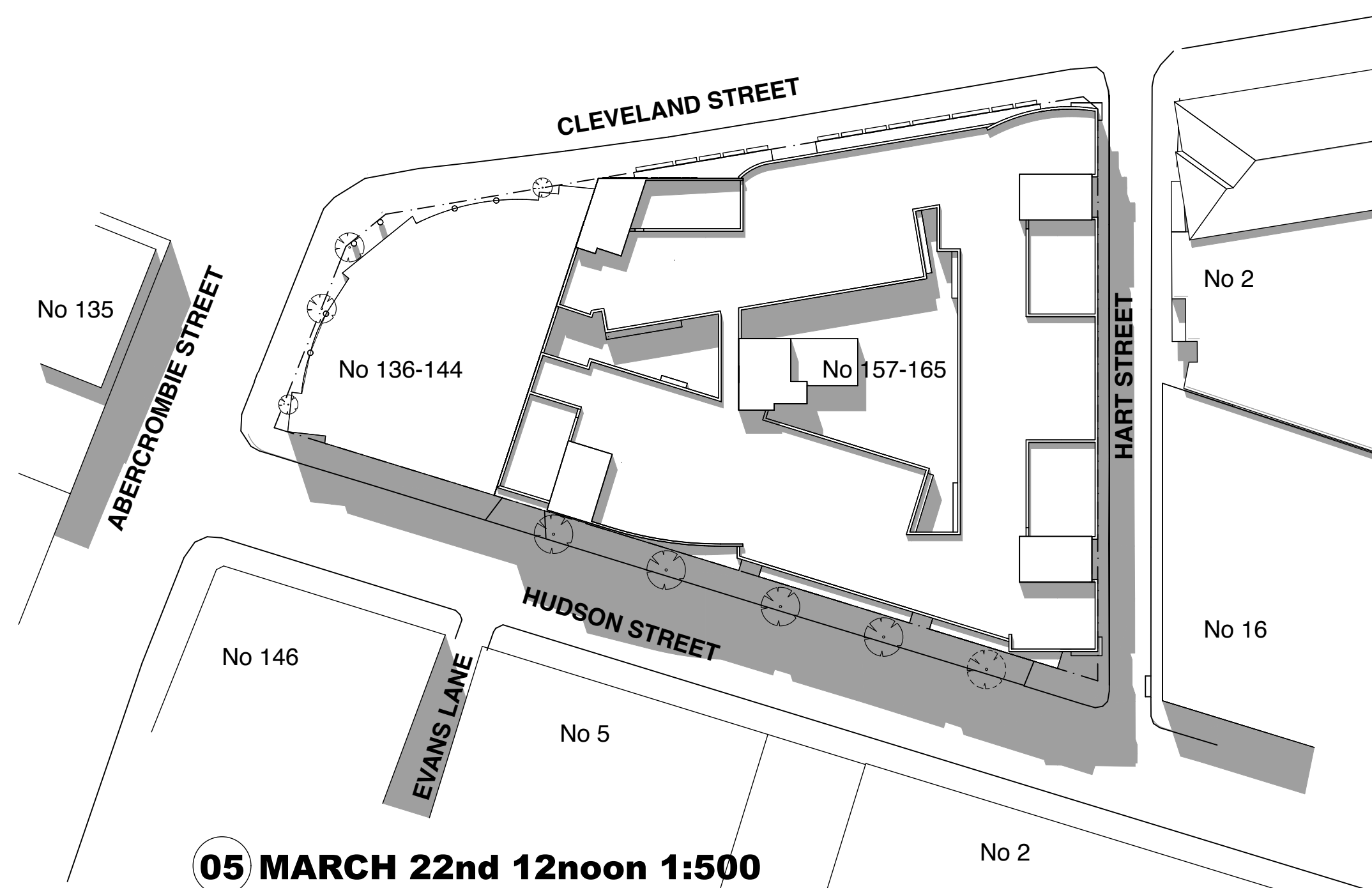
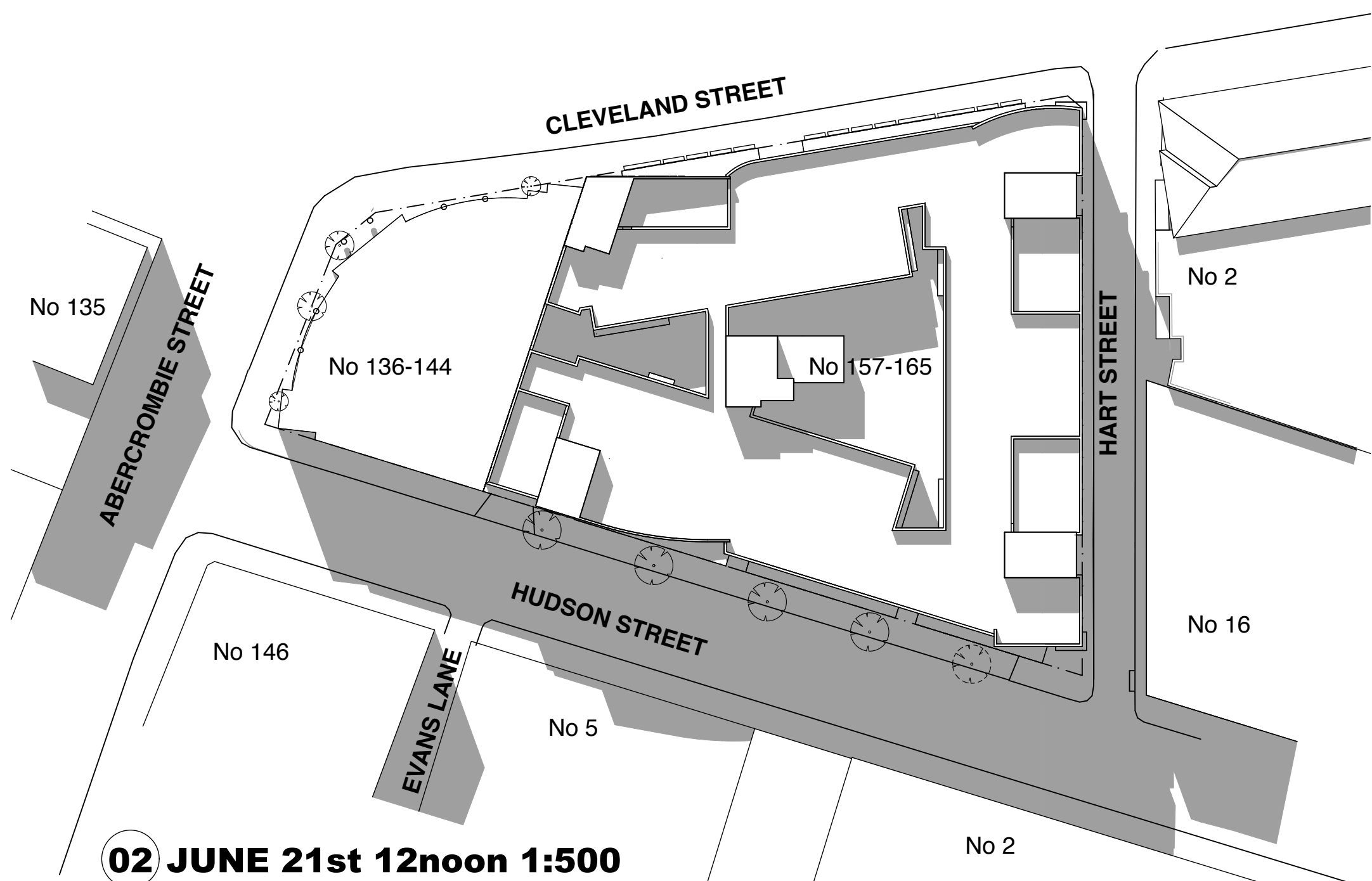
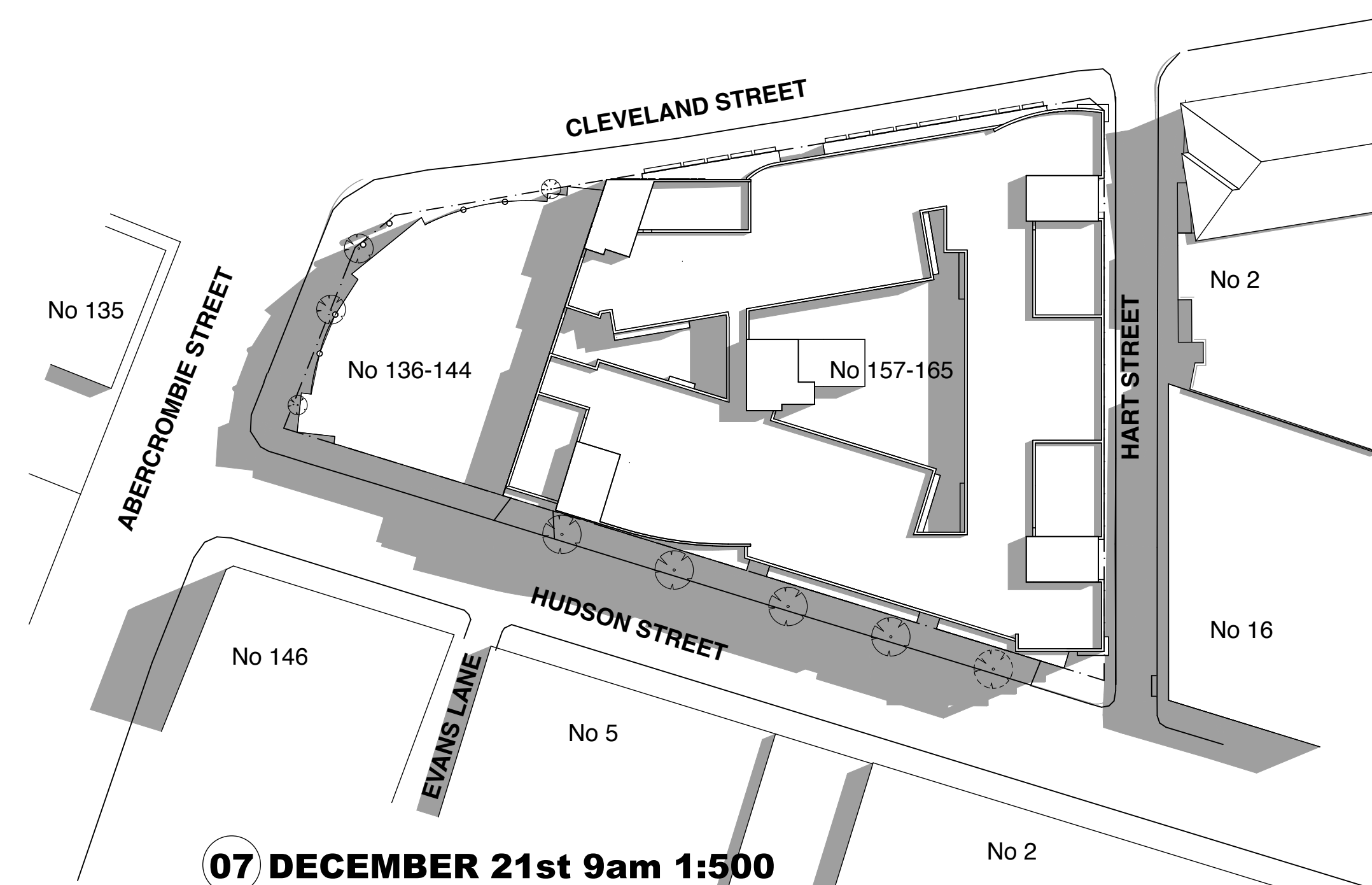
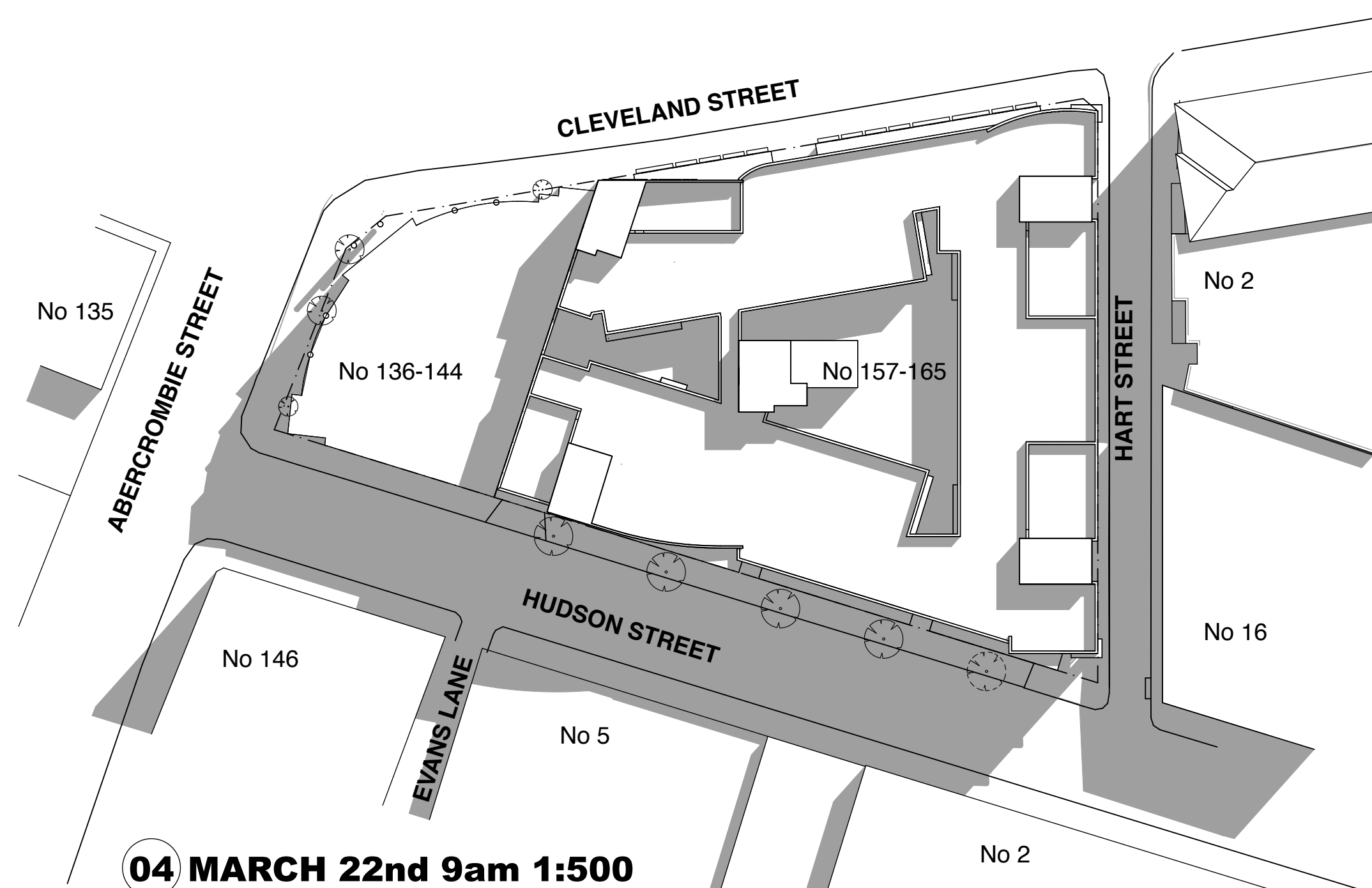
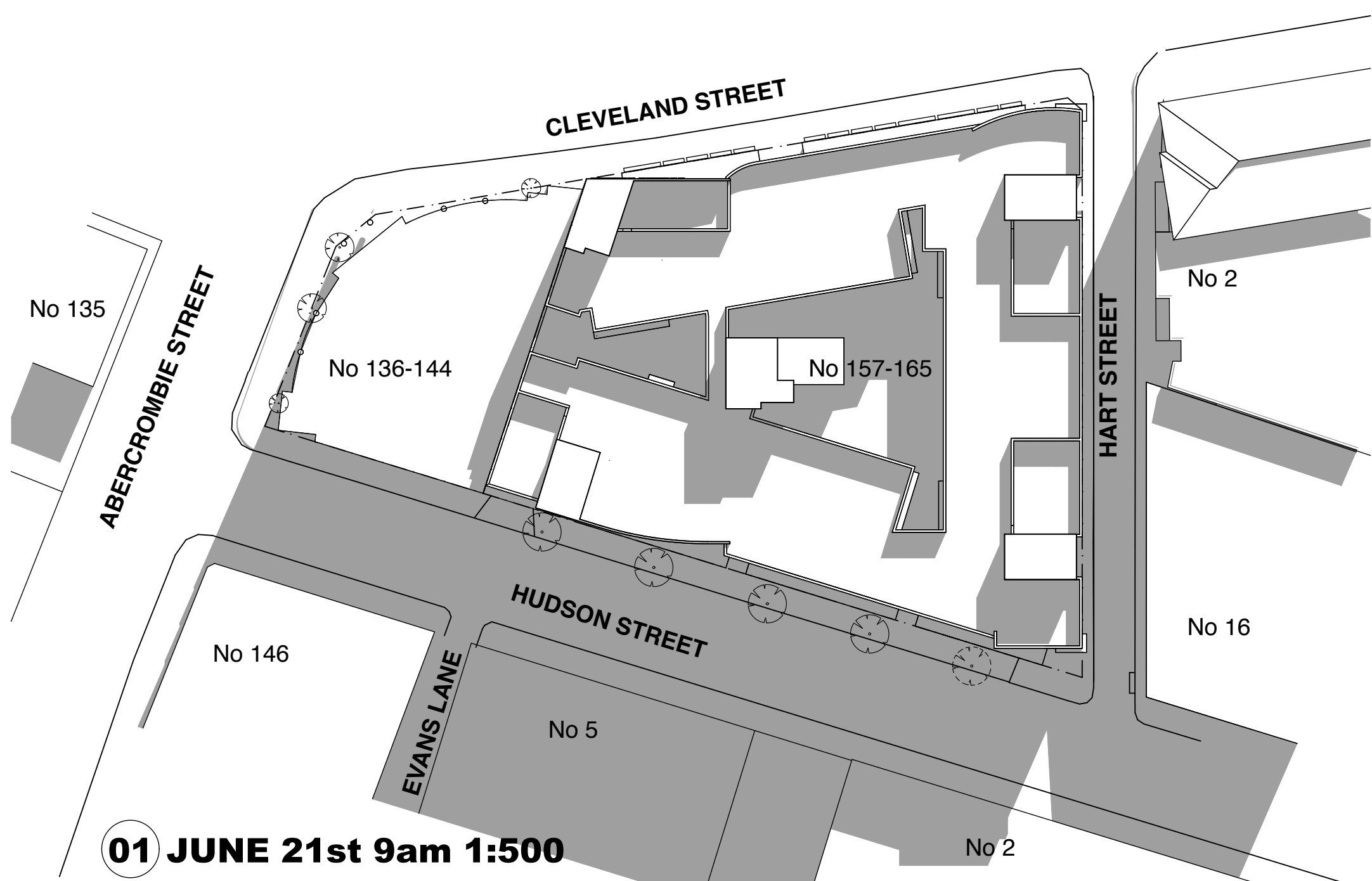
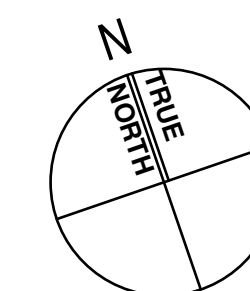
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Job Number 0722		
Scale As Shown @ B1		
Drawing name		

SECTIONS

Drawing Number	Amendment
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DA-09

A



A ISSUED FOR DA 4/03/10

Amendments



Project Details
OFFICES AND STUDENT ACCOMMODATION

**157 - 165 CLEVELAND STREET
CHIPPENDALE
NSW 2008**

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Drawn JG Approved JG Date Printed 4/03/10

Job Number 0722

Scale As Shown @ B1

Drawing name

SHADOW DIAGRAMS

Drawing Number Amendment

DA-10