

**GENERAL NOTES:**

- 1- PAVED FOOTPATHS OVER CONCRETE BASE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL STD DRG DS40 TYPICAL FOOTWAY SECTION.
- 2- ANY NEW CONCRETE KERB & GUTTER TO BE INSTALLED IN ACCORDANCE WITH COUNCIL STD DRG D51 KERB & GUTTER & LAYBACKS.



NOT FOR CONSTRUCTION

				Client		Architect		Project		Drawing Title			
				Designer Home Constructions Pty Ltd		Idraft Group Pty Ltd		Sydney + Brisbane www.umbrellaconsulting.com.au		2-6 BOLD STREET AND 80-82 COWPER STREET, GRANVILLE PROPOSED MULTI UNIT DEVELOPMENT PUBLIC AREA WORKS DEVELOPMENT APPLICATION			
				82 Cowper Street Grandville NSW 2142 PHONE : 0401 767 900		PO Box 427 Merrylands NSW 2160 PHONE : (02) 98975888		4 / 10 Columbia Way Baulkham Hills, NSW 2143 PO Box 3579, Parramatta NSW 2124 Tel: +61 2 8607 5051					
				ENGINEERS   PROJECT MANAGERS   DEVELOPMENT CONSULTANTS		ENGINEERS   PROJECT MANAGERS   DEVELOPMENT CONSULTANTS							





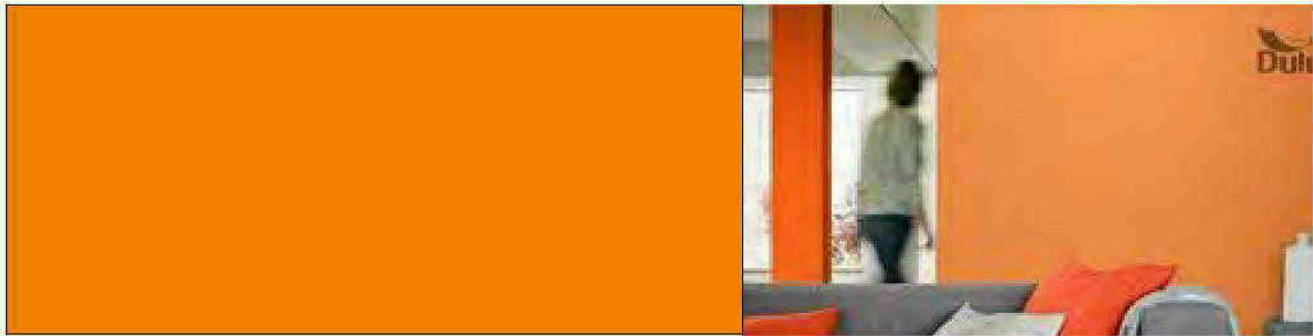
Austral Brick to exteriorioir walls- Elements Graphite



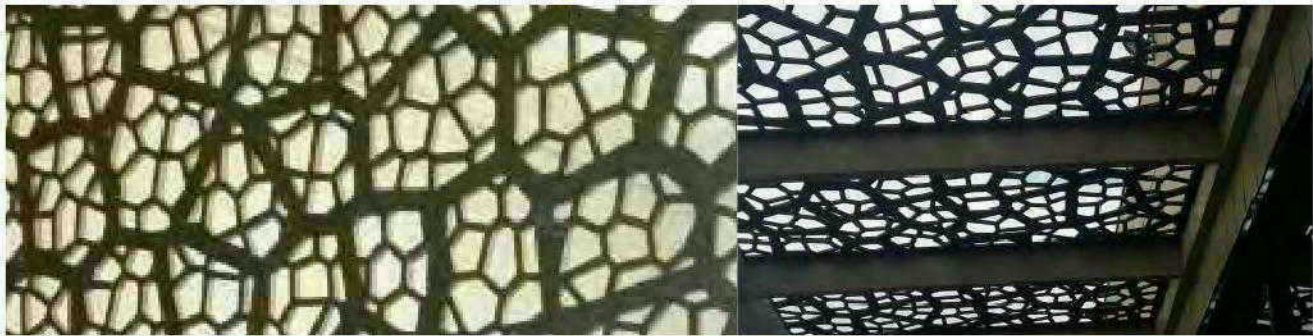
Render to external walls -Dulux Zeus grey



Aluminium Louvers - Powdercoat white



Render to external walls -Dulux Evans Bay



Feature screening to be powder coated finish



Feature render to balcony walls & coloumn -Dulux Timeless grey



Render to external walls & balconies -Dulux Vivid White



Gutters, downpipes- Colorbond Dune



Windows & Door frames- Stegbar Apo Grey

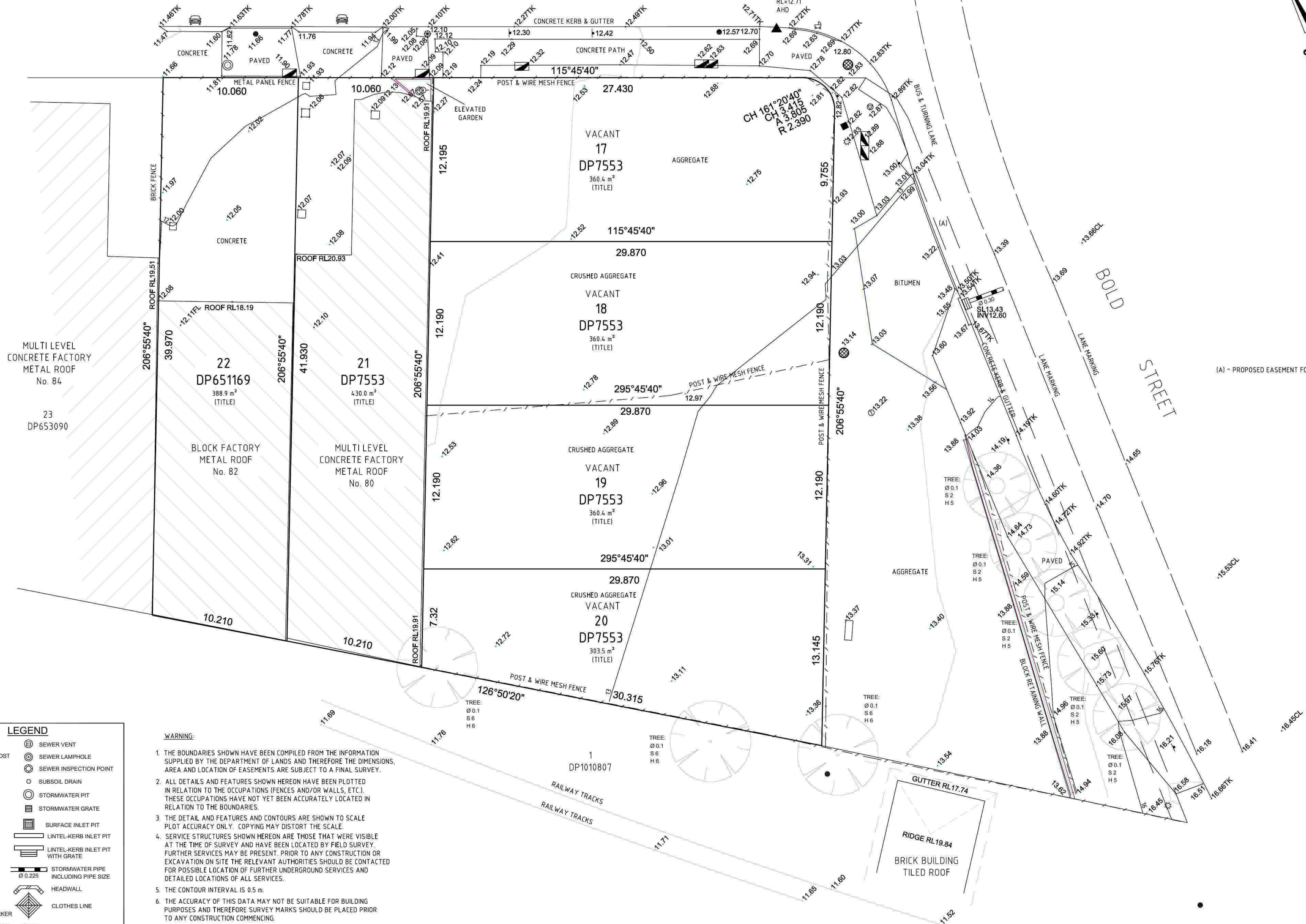
2 - 6 Bold Street & 80 - 82 Cowper Street, Granville

All work to be carried out in accordance with BCA, AS & Council conditions. <b>Copyright:</b> The concepts & information contained in these drawings are the copyright of Idraft Group Pty Ltd. Use or duplication in part or in full without written permission of Idraft Group Pty Ltd constitutes an infringement of copyright. Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances, PC items & shower sizes shown on plan are inside hob dimensions shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams position to be determined on site. Use figured dimensions ONLY, do not scale. Finished ground levels shown on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the turret position front garden tap on meter. <b>Energy Smart Design:</b> AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.	
<b>notes:</b> Cavity Brick Medium in colour insulation 10mm Foilboard in cavity Double air space R1.5 insulation to concrete carpark Lobby and outdoor air below Medium in colour concrete roof insulation R1.5 Light in colour roof insulation R1.5 plantare over units All bathroom taps 4 Stars All toilet Flushing system 4 Stars All Kitchen taps 4 Stars All shower heads 4 Stars Gas instantaneous hot water system 3 stars Cooling 1 Phase airconditioning 1 Star Heating 1 Phase Airconditioning 1 Star Kitchen cooktop oven Gas cooktop electric oven Common area toilet rating 4 Stars Common area Tap: Rating 4 Stars Basement carpark Exhaust Ventilation	
Issue B	Date 20.11.14
council letter dated 14/10/14 & DEAP comments dated 10/09/14	
<b>Idraft Architects</b> Pty Ltd NSW Architects Registration Board No: 5347 Nominated registered architect - Adrian Winton p: 02 9948 8948 w: www.idraft.com.au m: PO Box 427, Merrylands NSW 2160	
project: Demolition & Construction of a 16 storey mixed use development containing 96 units with 2 tenancies over basement parking	
client: Designer Home Constructions	
council: Parramatta City Council	
drawing title: <b>Material and Finishes</b>	
designed M.Trinh/J.Ellis/A.Winton	
Issue/Stage: <b>ISSUE B-DA</b>	
paper/scale: A3/	
date: 28/11/2014	
job #: <b>28049</b>	dwg #: <b>2005</b>



L.G.A. : PARRAMATTA  
PARISH : LIBERTY PLAINS  
COUNTY : CUMBERLAND

# COWPER STREET



(A) - PROPOSED EASEMENT FOR ELECTRICITY PURPOSES 1 WIDE VIDE DP1121347

## LEGEND

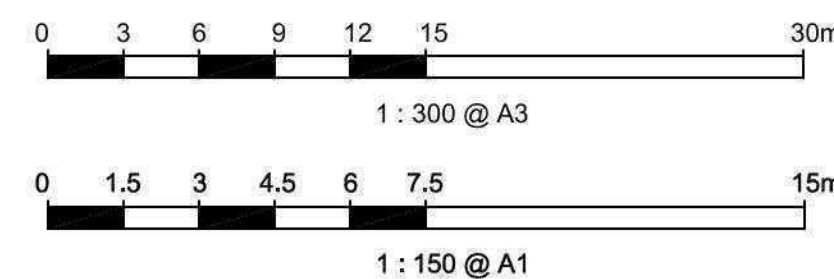
	TELSTRA PILLAR		SEWER VENT
	TELSTRA MARKER POST		SEWER LAMPHOLE
	TELSTRA PIT		SEWER INSPECTION POINT
	TELEGRAPH POLE		SUBSOIL DRAIN
	POWER POLE		STORMWATER PIT
	ELECTRICAL PILLAR		STORMWATER GRATE
	POWER LIGHT POLE		SURFACE INLET PIT
	LIGHT POLE		INTEL-KERB INLET PIT
	HYDRANT		INTEL-KERB INLET PIT WITH GRATE
	RECYCLED WATER		STORMWATER PIPE INCLUDING PIPE SIZE
	WATER METER		HEADWALL
	STOP VALVE		CLOTHES LINE
	WATER TAP		TREE: Ø DIAMETER S SPREAD H HEIGHT
	GAS METER		
	GAS DIRECTION MARKER		
	GAS INSPECTION POINT		
	SEWER MANHOLE		
	STREET SIGN		
	PRISM CROSSING		
	VEHICLE CROSSING		
	OVERHEAD ELECTRICITY LINE		
	OVERHEAD TELECOM LINE		
	SEWER LINE		

## WARNING:

1. THE BOUNDARIES SHOWN HAVE BEEN COMPILED FROM THE INFORMATION SUPPLIED BY THE DEPARTMENT OF LANDS AND THEREFORE THE DIMENSIONS, AREA AND LOCATION OF EASEMENTS ARE SUBJECT TO A FINAL SURVEY.
2. ALL DETAILS AND FEATURES SHOWN HEREON HAVE BEEN PLOTTED IN RELATION TO THE OCCUPATIONS (FENCES AND/OR WALLS, ETC.). THESE OCCUPATIONS HAVE NOT YET BEEN ACCURATELY LOCATED IN RELATION TO THE BOUNDARIES.
3. THE DETAIL AND FEATURES AND CONTOURS ARE SHOWN TO SCALE PLOT ACCURACY ONLY. COPYING MAY DISTORT THE SCALE.
4. SERVICE STRUCTURES SHOWN HEREON ARE THOSE THAT WERE VISIBLE AT THE TIME OF SURVEY AND HAVE BEEN LOCATED BY FIELD SURVEY. FURTHER SERVICES MAY BE PRESENT. PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON SITE THE RELEVANT AUTHORITIES SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
5. THE CONTOUR INTERVAL IS 0.5 m.
6. THE ACCURACY OF THIS DATA MAY NOT BE SUITABLE FOR BUILDING PURPOSES AND THEREFORE SURVEY MARKS SHOULD BE PLACED PRIOR TO ANY CONSTRUCTION COMMENCING.
7. THE CONTOURS HAVE BEEN DERIVED FROM INTERPOLATION METHODS USING COMPUTER SOFTWARE PROGRAM AND WHEREVER POSSIBLE SPOT LEVELS SHOULD BE USED IN PREFERENCE TO CONTOURS.
8. THE RIDGE HEIGHTS, ROOF LINE, EAVE LOCATIONS, GUTTER AND WINDOW SILL LEVELS AND TREE INFORMATION FOR BOTH THE SUBJECT AND ADJOINING BUILDINGS HAVE BEEN DETERMINED USING INDIRECT SURVEY METHODS AND ARE THEREFORE APPROXIMATE ONLY.
9. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

## ORIGIN OF LEVELS:

SSM 76523 RL=8.462 (AHD) FOUND NEAR THE INTERSECTION OF PARRAMATTA ROAD AND ALBERT STREET.  
ACCURACY OF ORIGIN: ± 0.001m



*M. Castellotti*  
REGISTERED SURVEYOR

A	UPDATED DETAILS	13.08.14
Rev.	Amendments	Date
PLAN SHOWING DETAIL AND LEVELS OVER LOTS 17-21 IN DP7553 & LOT 23 IN DP653090 BEING No. 2-6 BOLD STREET & No. 80-82 COWPER STREET GRANVILLE		
AN 38 300 659 980 PO Box 9907, WYOMING NSW 2250 FAX (02) 4328 2668 MOB 0404 925 139 Email: admin@aaasurveying.com.au REGISTERED MEMBER OF THE CONSULTING SURVEYORS NSW		
JOB No.	1132	YOUR REF:
DRAWING No.	1132C0.dwg	CLIENT:
SCALE: 1:150 (A1)	SURVEYED AV	DRAWN BB
DATE: 12.12.12	DATE: 18.12.12	CHECKED AV
SHEET: 1 OF 1		DATE: 18.12.12