

# LANDSCAPE DESIGN

47 BLACKBUTTS RD.



GENERAL NOTES:

GRAPHIC ILLUSTRATION

Please note that the plant graphics are indicative sizes only and not an accurate representation at time of purchase.  
Do not scale from drawings. All dimensions in mm unless otherwise stated. Figure dimensions shall take precedence over scale.  
Contractors must verify all dimensions on site before commencing any work or making shop drawings.  
All works shall be carried out in accordance with ASA, BCA and Local Government Regulations.  
This drawing is protected by copyright.

SITE PREPARATION

All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

SOILWORKS

Thoroughly cultivate subsoil to a depth of 200mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

MULCH

Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge

MAINTENANCE

All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work.  
Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

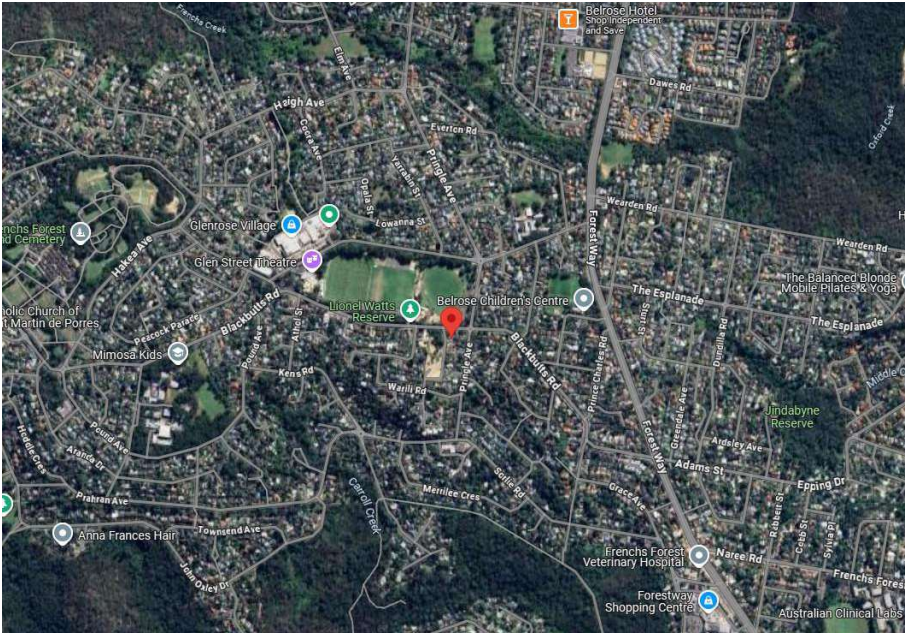
GENERAL PLANTING NOTES:

**NOTE:** It is recommended that all plants used be subject to an establishment period. During this period maintenance work carried out will include; watering, mowing, weeding, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, top dressing and keeping the site neat and tidy.

**NOTE:** Plants shall be vigorous, well established, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having been restricted in growth or damaged. Root system shall be well balanced in relation to the size of the plant.

**NOTE:** install 'root barrier' or equivalent to manufacturers specifications to protect nearby structures and services.

**NOTE:** Install temporary drip irrigation system under mulch in tree protection zones and water on allotted days.



Location map

GENERAL SPECIFICATION NOTES

1.0 Standards

- 1.1 Soils
  - Site and imported topsoil: To AS 4419.
  - Potting mixes: To AS 3743.
  - Composts, soil conditioners and mulches: To AS 4454.

2.0 Products

2.1 Material

Topsoil

- Source: Provide topsoil, which contains organic matter, will support plant life and is free from stones, contaminants and weeds.
- Site: If available, provide material recovered from the site.

Turf

- Supplier: Obtain turf from a specialist grower of cultivated turf.
- Quality: Provide turf of even thickness, free from weeds and other foreign matter.

Fertiliser

- General: Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Plants

- Health: Supply plants with foliage size, texture and colour at time of delivery consistent with the size, texture and colour shown in healthy specimens of the nominated species.
- Vigour: Supply plants with extension growth consistent with that exhibited in vigorous specimens of the species nominated.
- Damage: Supply plants free from damage and from restricted habit due to growth in nursery rows.
- Pests and disease: Supply plants with foliage free from attack by pests or disease.

3.0 Execution

3.1 Preparation

Weed eradication

- Herbicide: Eradicate weeds with a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

Earth mounds

- Placing: Place clean filling in layers approximately 150 mm thick compacted to 85% of the dry density ratio of the surrounding soil as determined by AS 1289.5.4.1. Minimise slumping and further internal packing down.

Edges

- Construct changes in grade over a minimum width of 500 mm to smooth, gradual and rounded profiles with no distinct joint.

Existing trees

- Maintain the natural ground level under the canopy.

Planting beds

- Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subsoil to a further depth of 100 mm.
- Unexcavated: Remove weeds, roots, building rubbish and other debris. Bring the planting bed to 75 mm below finished design levels.
- Services and roots: Do not disturb services or tree roots; if necessary cultivate these areas by hand.

Placing topsoil

- General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:
  - Required finished levels and contours may be achieved after light compaction.
  - Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips.

Topsoil depths

- General: Spread topsoil to the following typical depths:
  - Excavated planting areas: If using organic soil, 300 mm. Refer to typical soil profile detail.
  - Irrigated grassed areas generally: 150 mm.
  - Irrigated grassed areas, heavy use (e.g. playing fields, playgrounds, and public parks): 200 mm.

3.2 Turfing

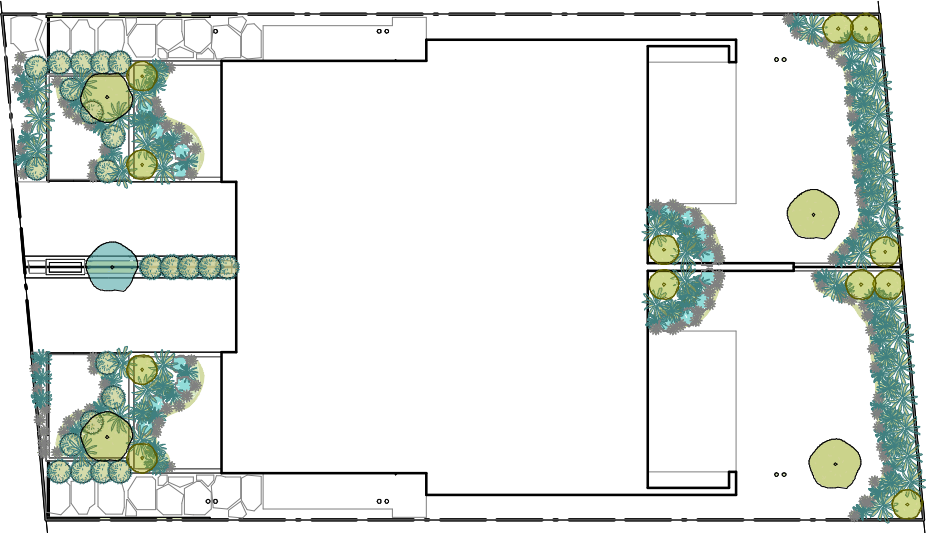
General

- Supply: Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent the turf from drying out between cutting and laying. If it is not laid within 36 hours of cutting, roll it out on a flat surface with the grass up, and water as necessary to maintain a good condition.
- Laying: Lay the turf in the following manner:
  - In stretcher pattern with the joints staggered and close butted.
  - Parallel with the long sides of level areas, and with contours on slopes.
  - To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.
- Tamping: Lightly tamp to an even surface immediately after laying. Do not use a roller.
- Fertilising: Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.
- Watering: Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth.
- Levels: Where levels have deviated from the design levels after placing and watering, lift turf and re-grade topsoil to achieve design levels.

3.3 Planting

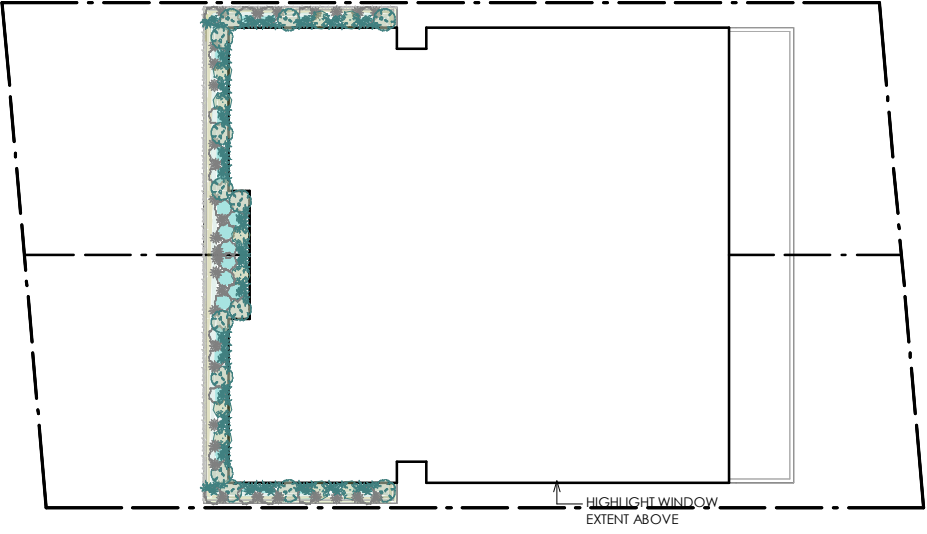
General

- Individual plantings in grassed areas: Excavate a hole to twice the diameter of the root ball and at least 100 mm deeper than the root ball. Break up the base of the hole to a further depth of 100 mm, and loosen compacted sides of the hole to prevent confinement of root growth.
- Watering: Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.
- Placing: Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the center of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.
- Fertilising plants: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting.
- Backfilling: Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets.



GF LANDSCAPE PLAN

Scale:1 : 300



FF LANDSCAPE PLAN

Scale:1 : 300

3.4 Mulching

Placing mulch

- General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.
- Depths: Spread organic mulch to a depth of 75 mm, and gravel mulch to a depth of 50 mm.

3.5 Stakes and ties

Stakes

- Material: Hardwood, straight, free from knots or twists, pointed at one end.
- Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system.

Ties

- General: Provide 50 mm hessian webbing ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

3.6 Watering

Establishment

- Extent: Available soil moisture content of grass areas and garden beds to be monitored on a weekly basis using an approved moisture probe and water applied on a demand basis. Readings should be taken at a depth of 200-300mm.
- All grass areas and garden beds should be maintained within a range of 50-80% available soil moisture. Under no circumstance should areas under irrigation fall below a level of 30% available soil moisture.
- No visible signs of wilting of leaves or stems, with all plants fully turgid at all times.
- No sign of over-watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage.

3.7 Completion

Cleaning

- Stakes and ties: Remove those no longer required at the end of the planting establishment period.
- Temporary fences: Remove temporary protective fences at the end of the planting establishment period.

4.0 Establishment & defects liability

4.1 Establishment

General

- All landscaping works will have an establishment period of 26 weeks in which the subcontractor will be responsible for the maintenance and upkeep of the contracted scope, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation.

4.2 Defects Liability Period

General

- All landscaping works will be subject to a defects liability period of 52 weeks, commencing from the date of Practical Completion, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation.



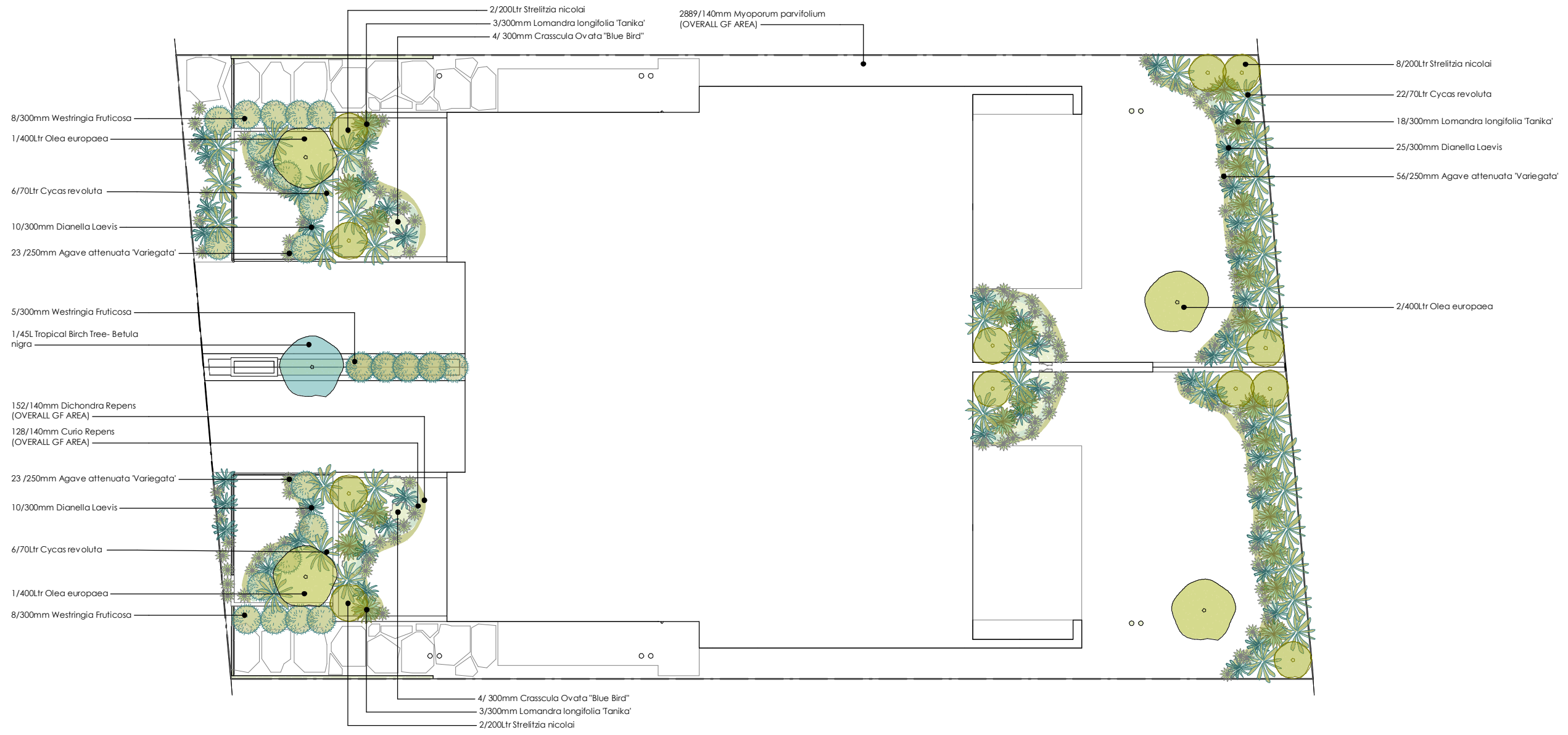
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PROJECT:  
47 BLACKBUTTS RD. FRENCHES  
FOREST  
47 BLACKBUTTS RD. FRENCHES FOREST

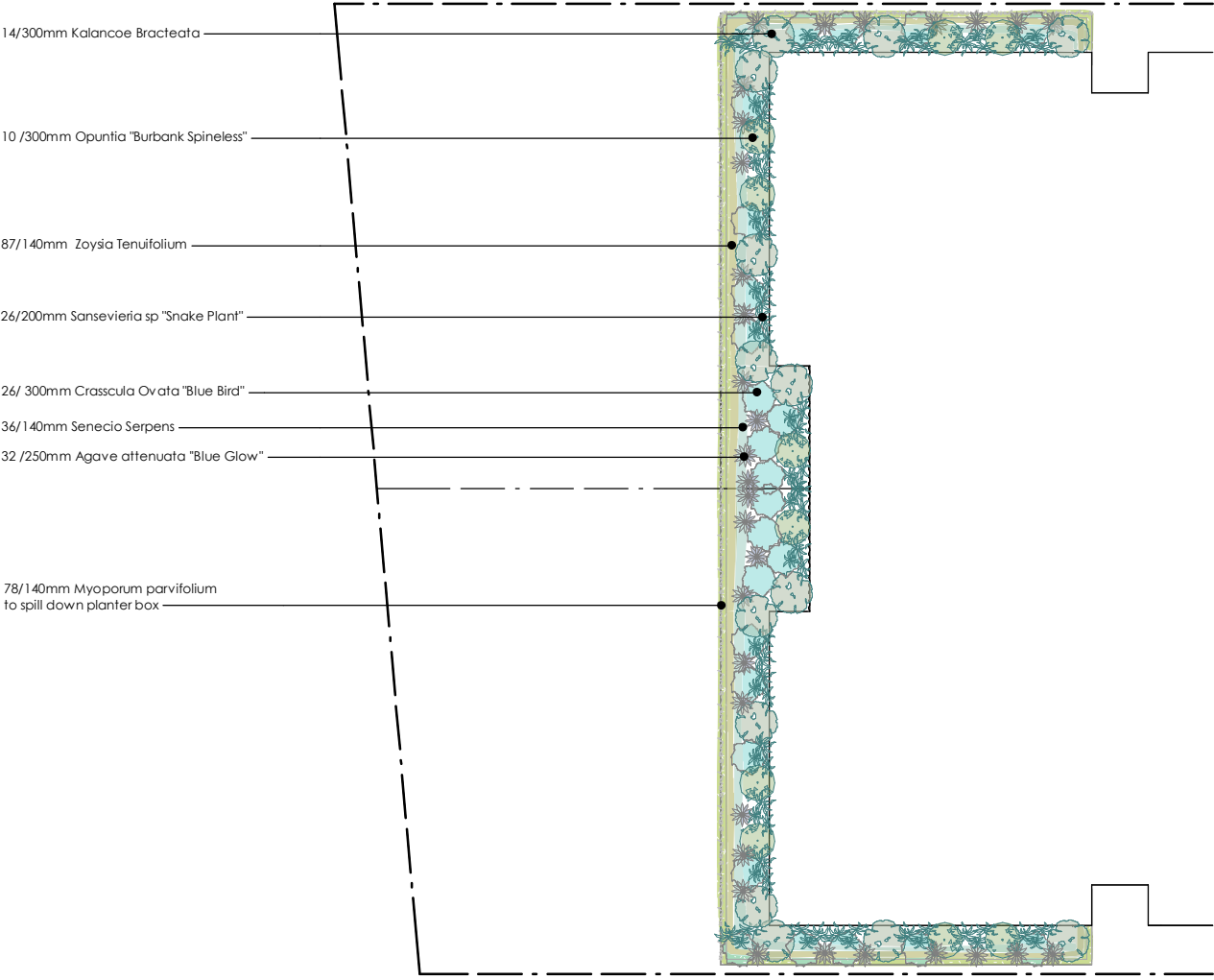
DRAWING TITLE:  
LANDSCAPE PLAN

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| DRAWING NO | L020  | DRAWN BY:   | Authd    |
| REV        |       | CHECKED BY: | Checker  |
|            |       | SCALE:      | @ A3     |



**GROUND FLOOR LANDSCAPE PLAN**  
Scale: 1 : 150





FIRST FLOOR LANDSCAPE PLAN

Scale:1 : 150