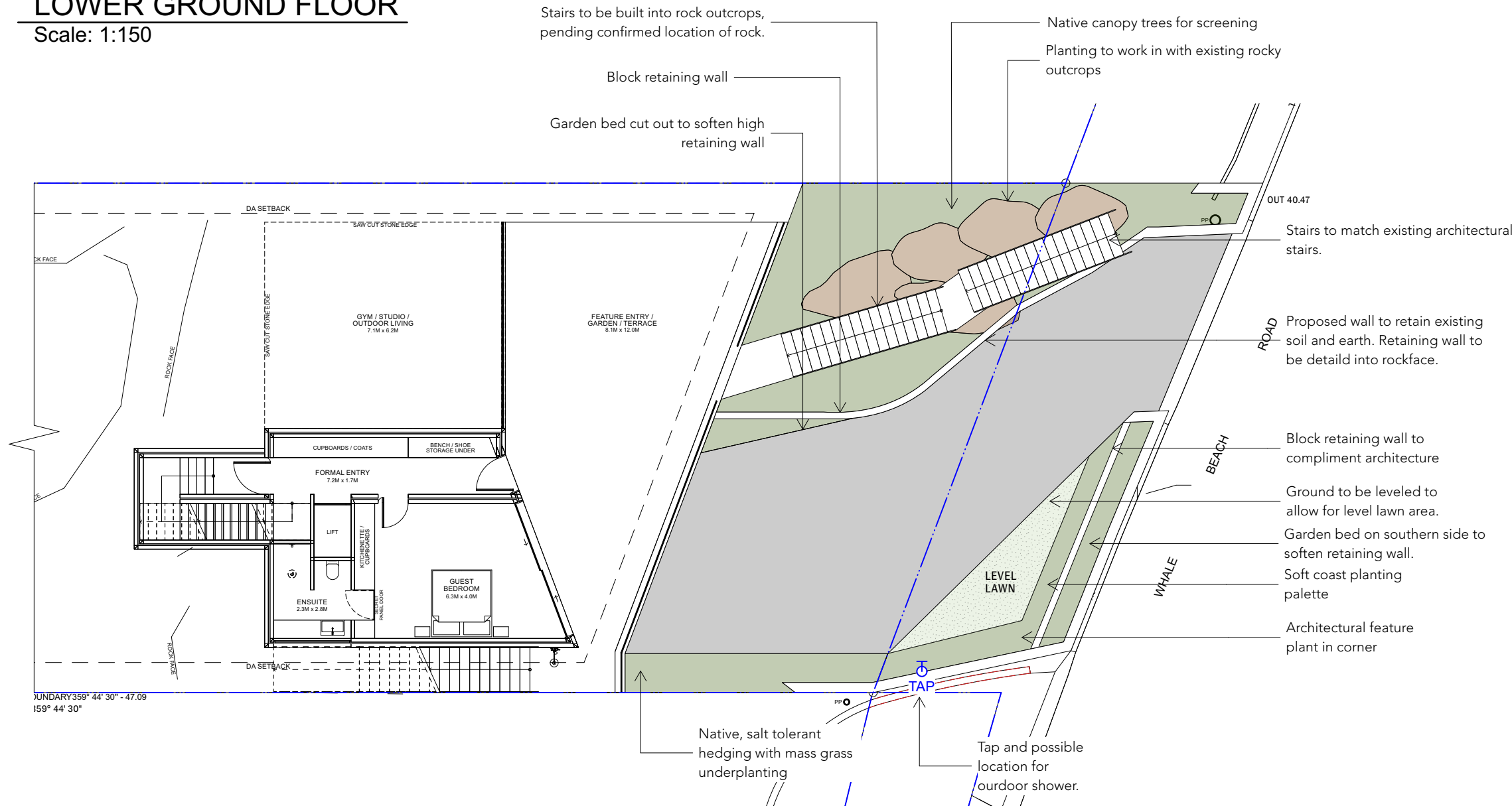


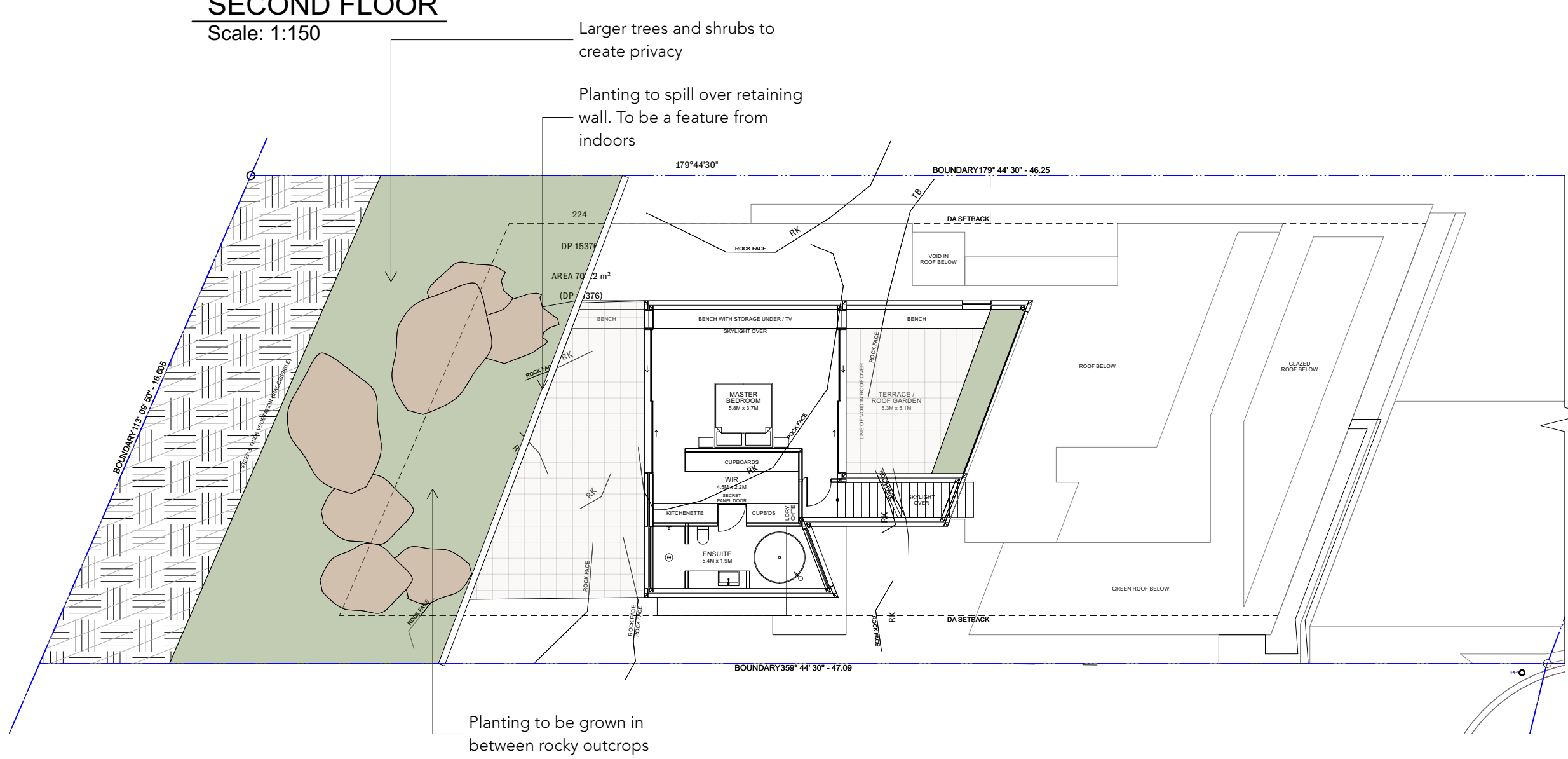
LOWER GROUND FLOOR

Scale: 1:150



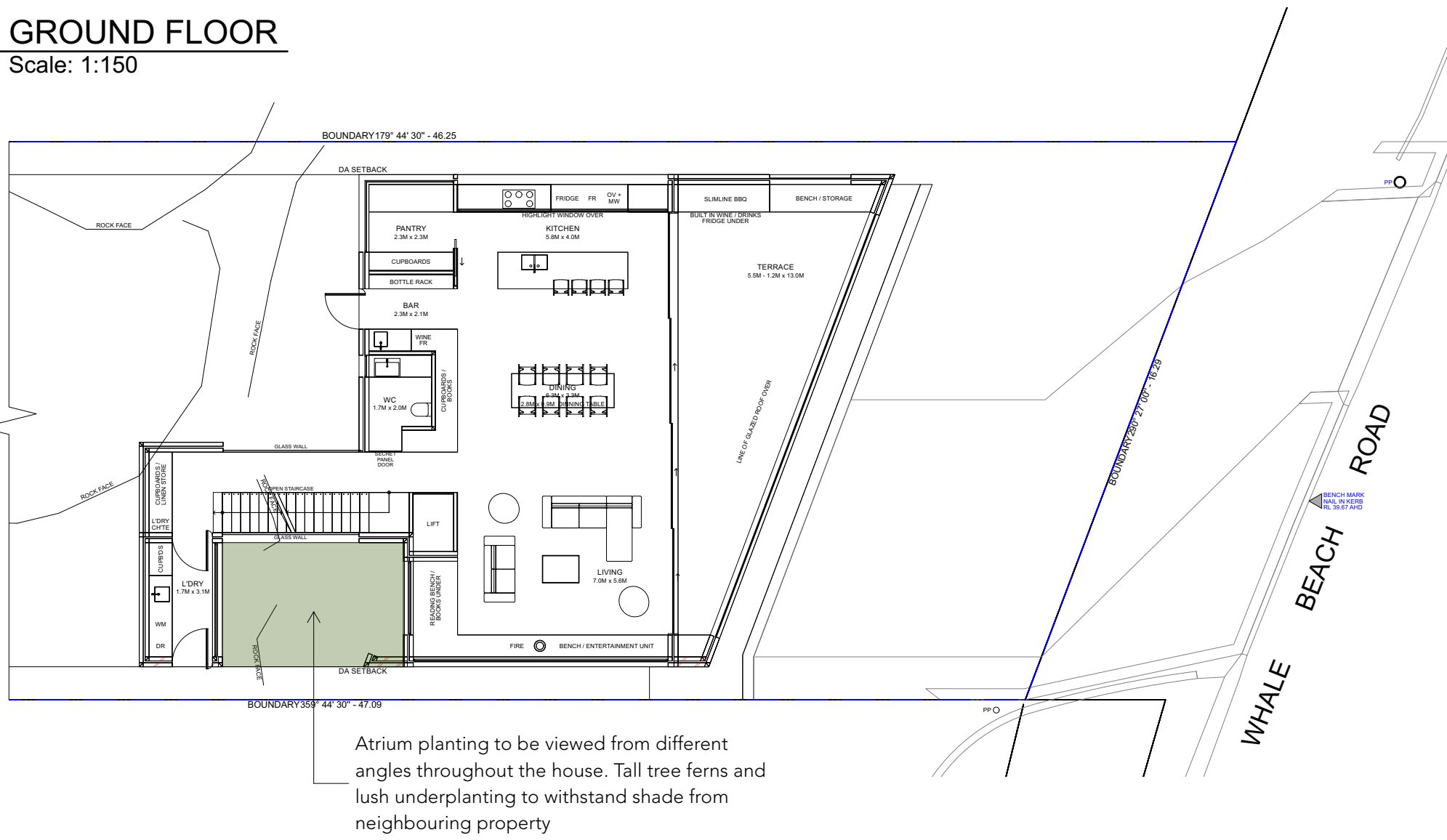
SECOND FLOOR

Scale: 1:150

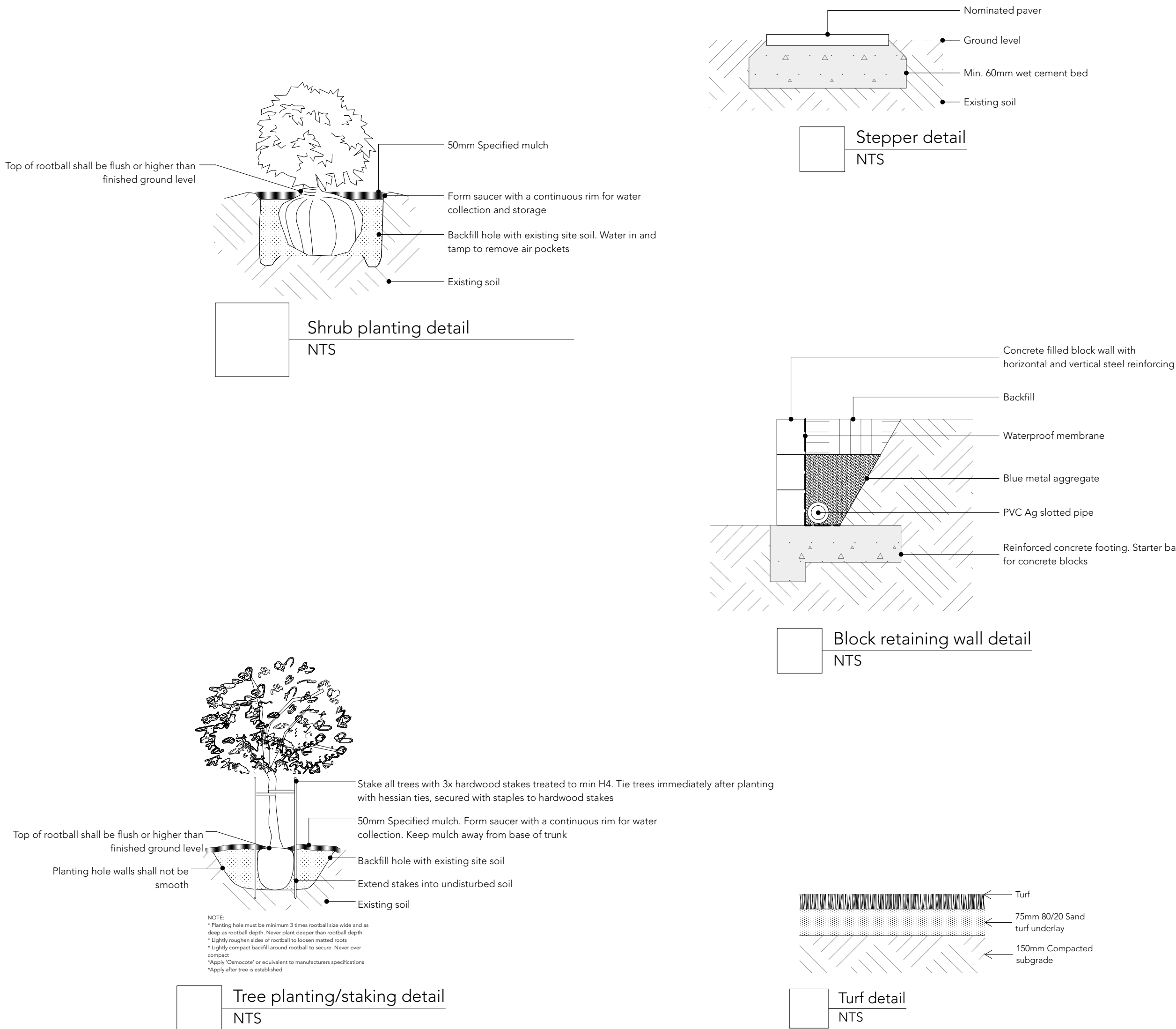


GROUND FLOOR

Scale: 1:150



DETAIL DRAWINGS



SPECIFICATIONS

**GENERAL NOTES**  
All landscape drawings are to be read in conjunction with the architect and additional consultants' drawings, specifications, and reports.  
All public utility services are to be located on site by the contractor prior to the commencement of works. The location, presence and extent of services shown are not guaranteed complete or correct.  
Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The contractor bears all responsibility for the works. Interruption or damage to utilities shall be repaired immediately and no expense to the owner.  
All paving is indicative and to be set out on site.  
All work to be carried out in accordance with the local council's approval standards and codes.  
The contractor is to ensure that all the works are carried out in accordance with the workplace health and safety act.  
Nelson Thomas to review plant material at source prior to purchase and delivery. Exact locations of new plant materials to be set out and approved by Nelson Thomas before installation.

**PRELIMINARIES**  
The following general information should be considered prior to the commencement of landscape works: landscape plans should be read in conjunction with architectural plans, hydraulic plans, service plans and survey prepared for the proposed development. All services should be accurately located and clearly marked prior to the commencement of any landscape installation. Installation of all conduits required for irrigation, electrical and other services shall be completed before any commencement of hardscaping works and hardstand points.  
All outdoor lighting specified must be installed by a licensed electrician.  
Irregularities associated with this plan should be brought to the immediate attention of Nelson Thomas.  
Where an Australian Standard applies for any landscape materials or installation techniques, those standards shall be applied.

**SITE PREPARATION**  
Pollution and sediment control  
The contractor shall take proper precautions to prevent the erosion of soils from the site. Erosion and sediment control barriers shall be set up as required by council and maintained throughout the construction period.

**TREE PROTECTION**  
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape works. Root systems of existing plants must not be disturbed. Any nearby site works should be carried out carefully using hand tools. Trees shall not be removed or topped unless specific written approval to do so is given or is indicated on plan.  
Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds shall not occur within three (3) metres of any existing or new trees, do not stockpile soil, rubble or other debris cleared from the site, or building materials within the drip line of existing or new trees.

**SOIL PREPARATION**  
All proposed planting areas to be deep ripped to 300mm. Clay soils to be combined with 50-100mm of A.N.L. 'Organic clay breaker'. 75mm depth of A.N.L. 'Organic garden mix' to be imported and combined with 25mm depth of A.N.L. 'Greenleaf' compost or approved equivalent. Care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees.  
**TOPSOIL AND SOIL TESTING**  
Where possible, site topsoil should be used for garden beds and lawns. Strip the top 100mm layer of vegetation and stockpile on the site. Soil for use in garden bed and lawn areas may then be obtained from the stockpile soil provided the soil is clean and free from unwanted matter such as gravel, clay lumps, grass, weeds, building waste and any materials toxic to plants.  
The soil must have a pH between 5.5 and 7.  
Use 100% imported mix as above when site soils run out.

**EXCAVATION**  
All excavations are to be carried out in a safe manner. No excavations are to be carried out within the 'zone of influence' of any adjacent/surrounding structures. Any excavation works are to include measures to ensure the temporary and long-term stability of any existing structures within its vicinity. During construction, the structure and surrounds shall be always kept stable utilizing temporary shoring, bracing etc.

**INSTALLATION**  
**CONCRETE SUB BASE AND FOOTINGS**  
All workmanship and materials shall be in accordance with AS3600. Concrete quality shall be verified by tests and all construction joints shall be located to the approval of the engineer. All concrete to be placed by keeping the surface continuously wet for a period of 7 days immediately after the placement of concrete to prevent cracking. All formwork shall be installed and stripped in accordance with AS3600. All formwork is to be free of debris prior to pouring of concrete.  
All concrete to be engineer's specifications and inspection.

**HARD CONSTRUCTION**  
All civil, structural, and hydraulic work associated with this project shall be to consulting engineers' details. All external stairs to be constructed in accordance with clause D2.3 of the building code of Australia. Materials specified include recycled brick, travertine pavers and sandstone blocks. Retaining walls all retaining walls over 600mm to be constructed to engineer's specifications.

**RETAINING WALLS**  
Will be constructed in a variety of materials including recycled bricks and rendered block walls. Refer to drawings.  
**PAVING**  
All paving to be selected by client.  
All paving to be laid to manufacturers recommendations. All paving adjacent to house to have a minimum fall of 1:100 directed away from residence. Sealing of all paving should be a consideration with the supplier.

**DRAINAGE**  
To intercept rainwater at the bottom of a fall, install a grated surface drain at the edge of the paving. If draining a large area or you are likely to get a lot of silt in the runoff channel from the drain, install a sump or clean-out section between the drain and the stormwater pipe to collect soil and sand. Clean it out periodically.

**ADVANCED TREES AND STAKING**  
Newly planted advanced trees are to be secured with 3 @ 1.8m x 22mm x 22mm hardwood stakes with hessian ties to prevent excessive movement. Planting holes for plants are to be large enough to take the root ball with additional space for back fill with soil prepared as specified.  
**PLANTING AND ESTABLISHMENT**  
All plant material shall be carried as soon after delivery as possible.  
Planting notes for trees and shrubs shall be excavated as detailed and specified.  
Plant containers shall be removed and discarded.  
The outer roots shall be gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix incorporating the approved fertilizer for each plant type. Ensure that plants are set plumb vertically and root crown is level with finished soil level.  
Substitution of plant species/varieties must be signed off by client or landscape designer.

**PLANTING**  
If the work to be done includes the provision and installation of grass and/or plants then the Client acknowledges that the grass and/or plants must be maintained by the Owner from the date that the landscape contractor last on site to carry out work.  
The Owner agrees that Nelson Thomas will not be liable for any defect or damage to grass and/or plants unless written notification of any such defect or damage is given to Nelson Thomas within 7 days of the date of the last day of the carry out work.  
For the avoidance of doubt, the Client acknowledges that grass and plants are highly perishable and deteriorate rapidly in the absence of proper maintenance and that 7 days is sufficient time for the Client to identify any defect or damage and to notify Nelson Thomas of such defect or damage.

**TURF**  
Turf to be Buffalo sapphire. Turf to be laid on 50mm topsoil over 200mm deep rotary hoed prepared area. Turf areas to be evenly graded. Adequate drainage to be provided under lawn area. Keep irrigated.

**MULCHING**  
All planting areas, unless otherwise specified to be mulched with A.N.L. 'Droughtmaster' to 50mm deep with catchment dish to be left around base of plants.

**FERTILISER**  
On completion of work all planting areas are to be fertilised with 'Osmocote pro (8-8m) controlled release fertiliser' which is to be sufficiently watered in.

**GARDEN EDGING**  
All planter beds adjacent to lawn areas to have flush 3mm ZAM steel.

**WEED CONTROL**  
Identify weed species and eradicate as per best horticultural practice. Ongoing maintenance plan to be discussed with client.

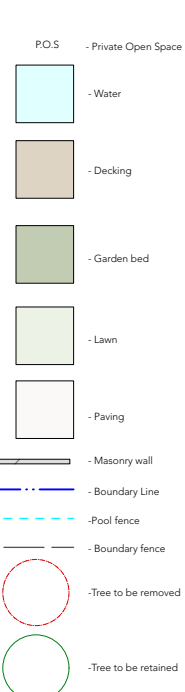
**DRAINAGE AND IRRIGATION NOTES**  
Refer to engineer's utility and drainage plans for utility location and drainage information.  
Requirements for landscape drainage to be confirmed on site unless otherwise shown on the landscape plans.  
All planter boxes to have drip or spray irrigation.  
All lawn areas to have pop up or rotary. All garden beds to have fixed solid risers with sprays locations of irrigation lines, valves, spray heads etc are shown indicatively only and exact location will be nominated by the irrigation provider.  
Plants require hand watering until established, in addition to irrigation.  
Irrigation to be supplied by others.

**POOL AND ENCLOSURE**  
Nominated pool construction contractor to build pool to engineer's specifications.  
Pool fencing material to comply Australian standards for pool enclosure requirements regarding height and gate fixtures. AS1926

**EXTRAS**  
80mm dia conduit required under all paving and paths for cable access.

**GARDEN LIGHTS**  
See lighting plan. All works shall be completed by an authorised electrician.

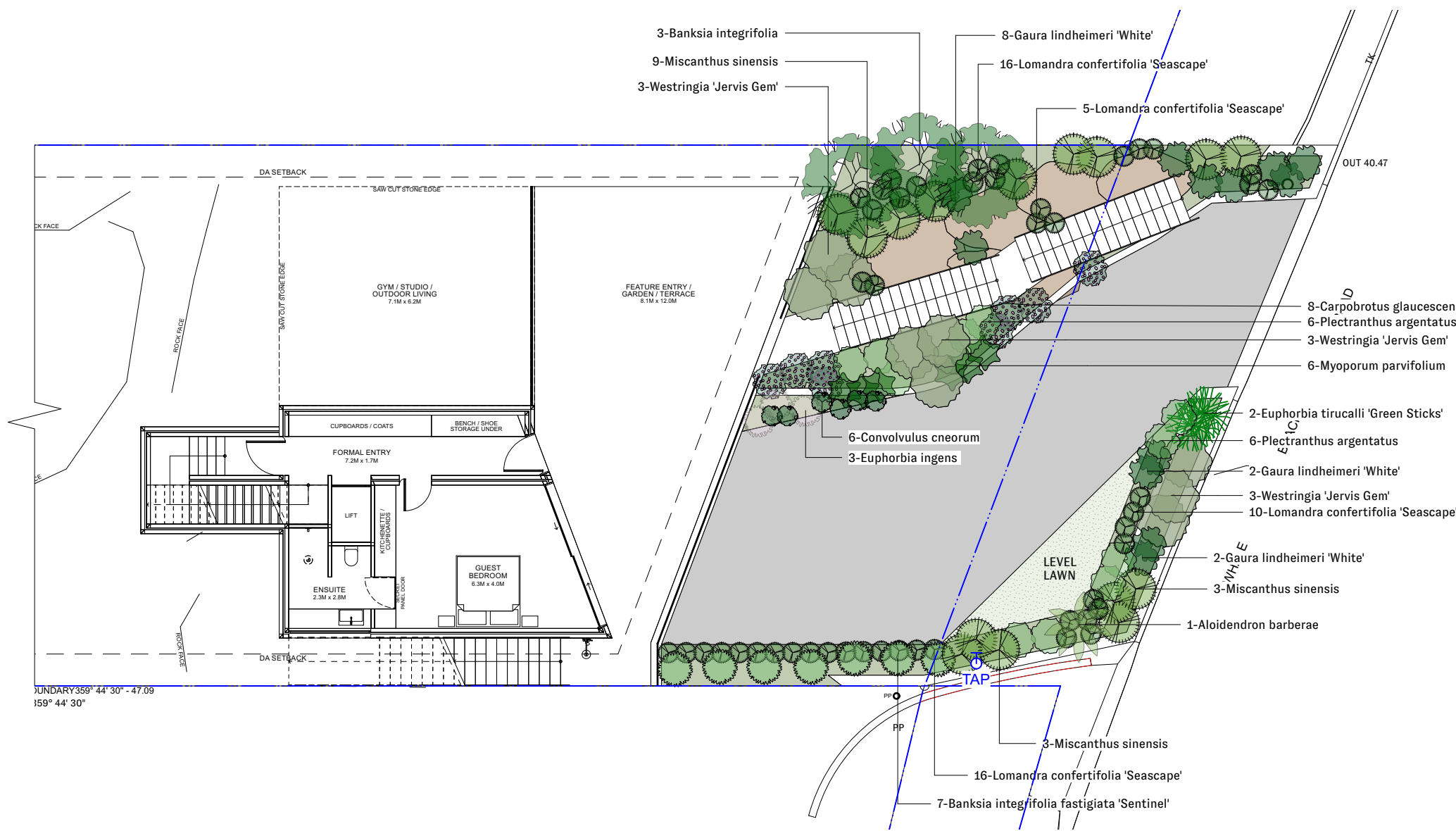
LEGEND





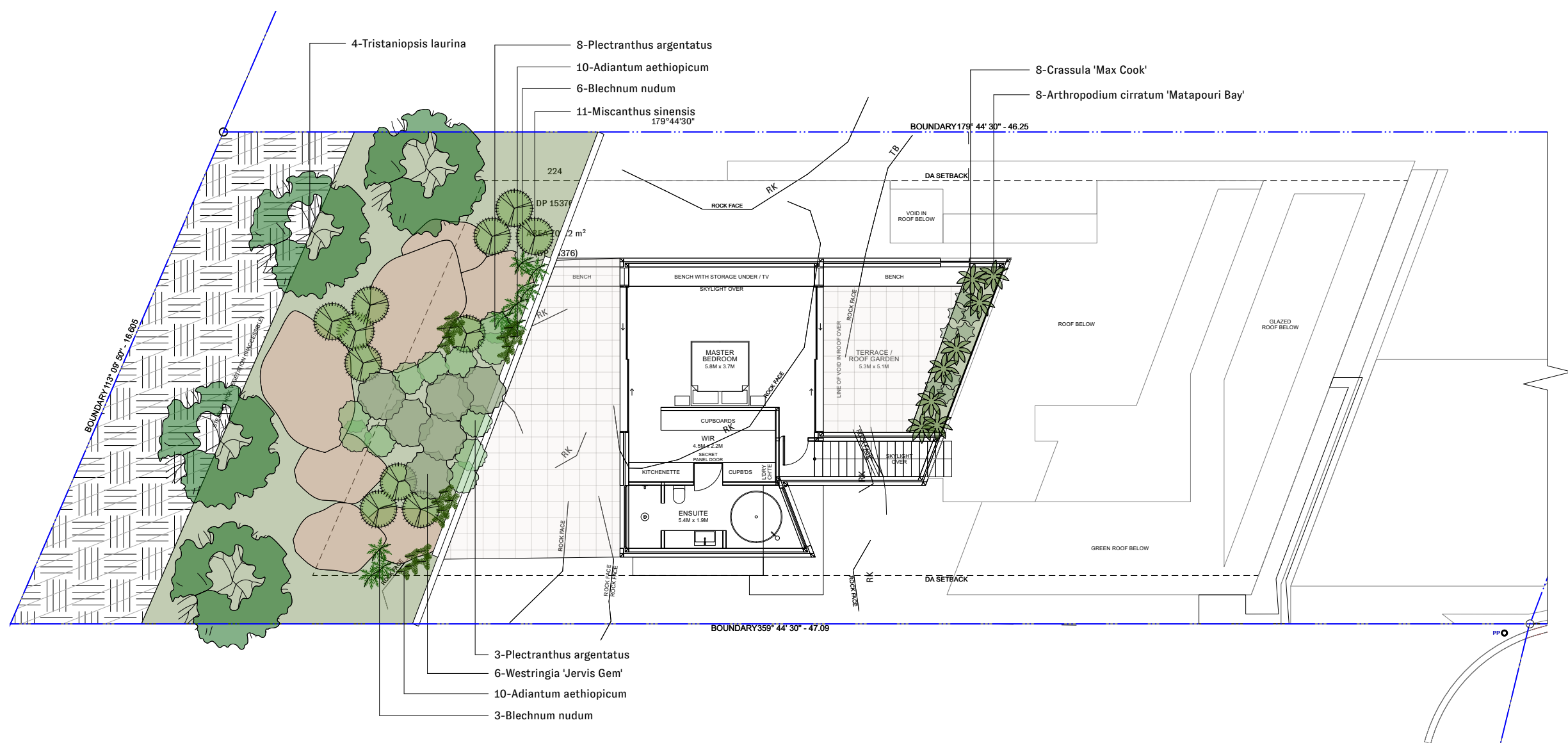
LOWER GROUND FLOOR

Scale: 1:150



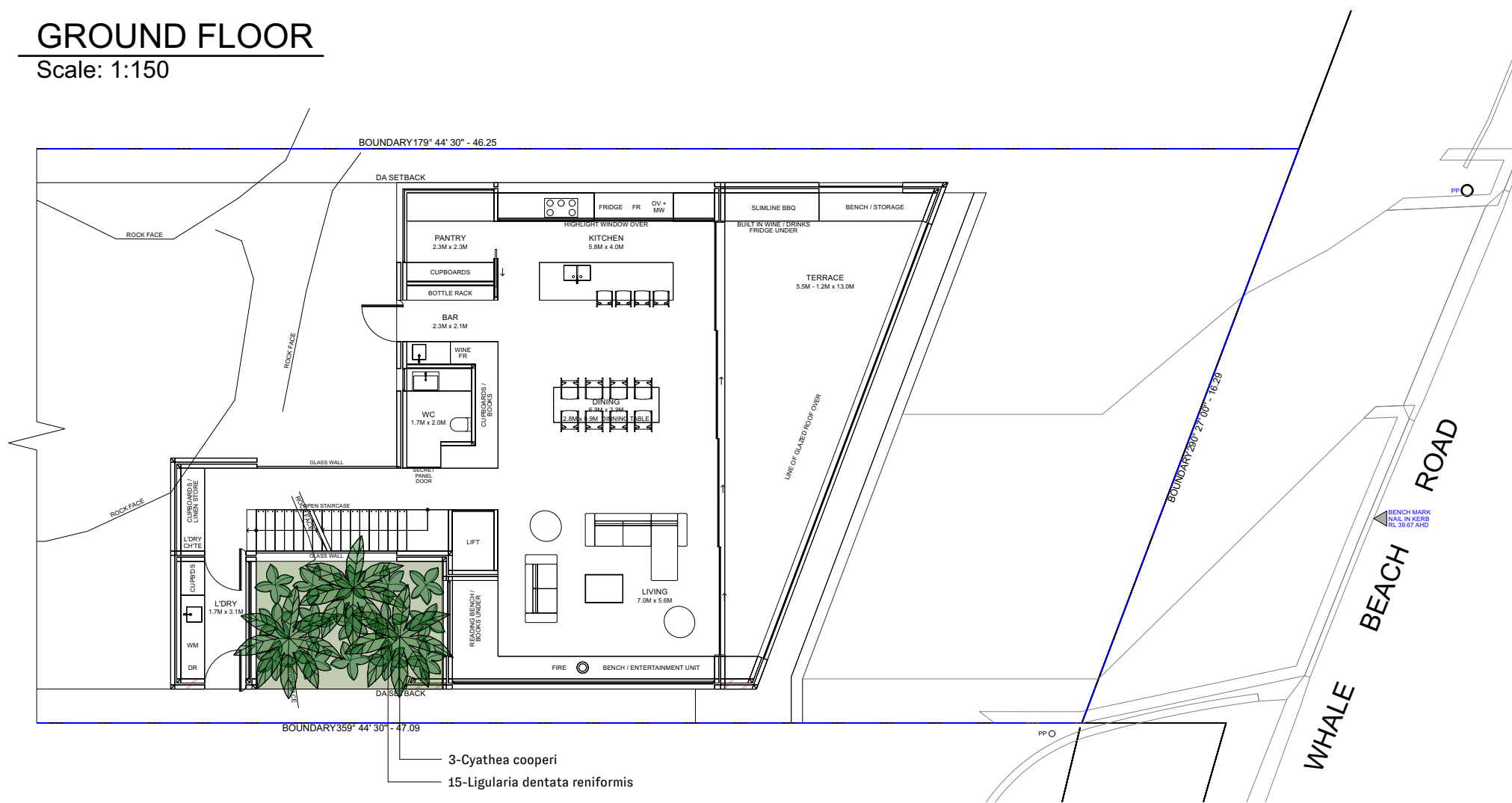
SECOND FLOOR

Scale: 1:150



GROUND FLOOR

Scale: 1:150



PERSPECTIVE VIEWS



Western boundary view



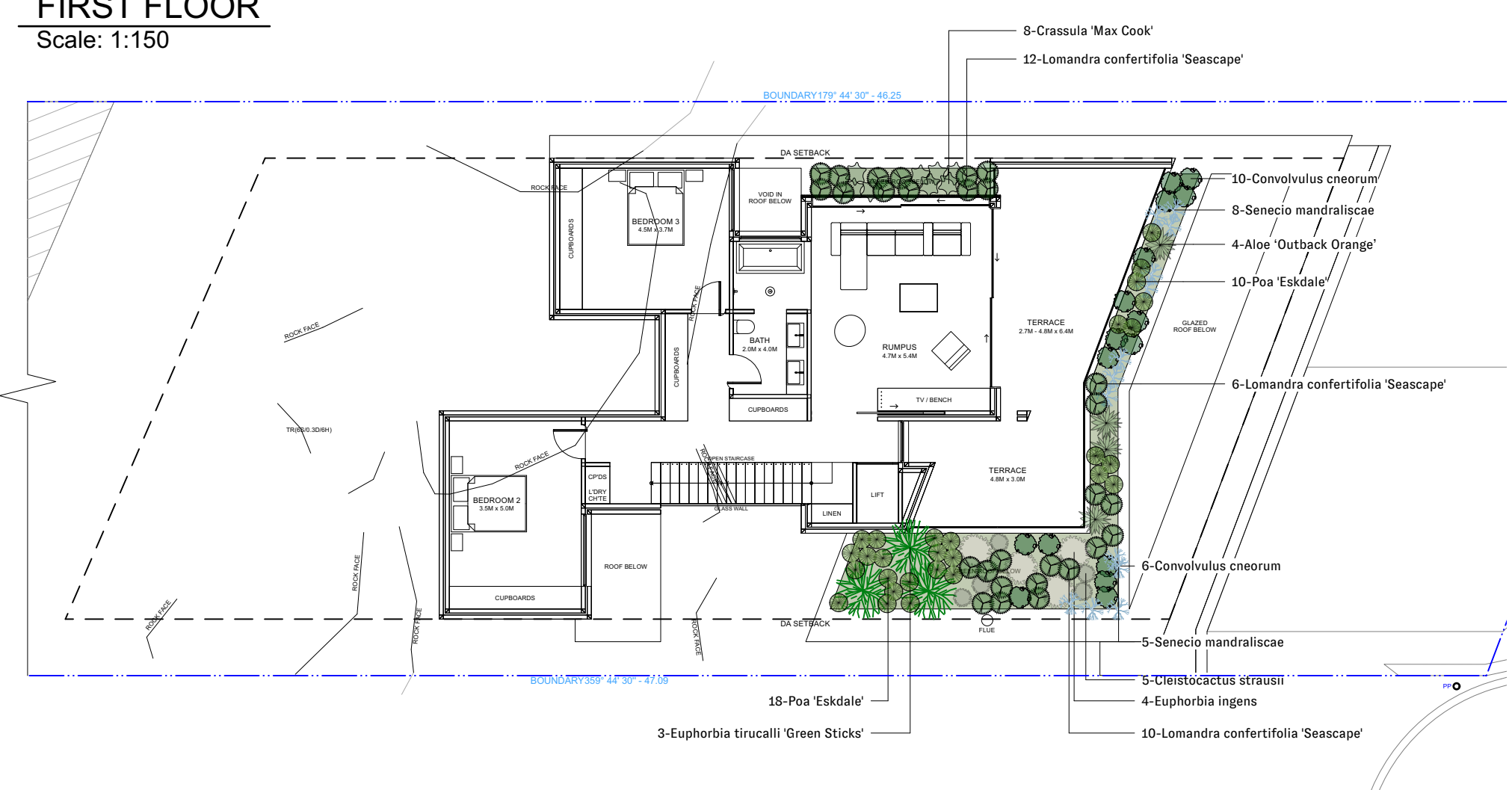
Front entry garden



Second floor bedroom garden.

FIRST FLOOR

Scale: 1:150



PLANT SCHEDULE

Plant Schedule - DA						
ID	Qty	Common Name	Botanical Name	Pot Size	Mature Height	Mature Spread / Notes
<b>Trees</b>						
B1	3	Coastal Banksia	Banksia integrifolia	75L	6000mm	4000mm Native
T1	4	Water Gum Lonicera	Tristanopsis laurina	75L	6000mm	4000mm Native
<b>Shrubs</b>						
A1B1	8	New Zealand Rock Lily	Arthropodium cristatum 'Matapouri Bay'	250mm	900mm	1000mm Native
B1B1	7	Sentinel Banksia	Banksia integrifolia fastigiata 'Sentinel'	400mm	2000mm	1000mm Native
GL1	12	White Gaura	Gaura lindheimeri 'White'	160mm	1000mm	1000mm
L1B	15	Tractor Seat Plant	Ligularia dentata reniformis	200mm	800mm	800mm
P1	23	Plectranthus argentatus	Plectranthus argentatus	200mm	800mm	1000mm Native
W1C1	15	Jervis Gem	Westringia 'Jervis Gem'	200mm	1500mm	1500mm Native
<b>Ground Covers</b>						
C1	5	Assae Rambler	Carpobrotus glaucescens	160mm	200mm	1000mm Native
C2	22	Silver Bush	Convolvulus cneorum	160mm	600mm	600mm
M1	6	Climbing Bodhi	Myoporum parvifolium	160mm	200mm	2000mm Native
G1	13	Blue Chick Sticks	Senecio mandraliscae	160mm	300mm	600mm
<b>Grasses</b>						
L1B1	75	Matrush	Lomandra confertifolia 'Seascape'	160mm	600mm	600mm Native
M1	26	Chinese Silver Grass	Miscanthus sinensis	160mm	1200mm	1200mm
P1	28	Tussock Grass	Poa 'Eskdale'	160mm	600mm	500mm Native
<b>Cacti</b>						
C1	5	Silver Torch	Cleistocactus strausii	200mm	2500mm	500mm
<b>Succulents</b>						
A1	4	Aloe Outback Orange	Aloe 'Outback Orange'	200mm	1000mm	900mm
E1C1	5	Green Sticks	Euphorbia tirucalli 'Green Sticks'	200mm	3000mm	1500mm
B1	7	Scandalaria Tree	Euphorbia rigida	200mm	3000mm	1600mm
C1A1	16	Jade Plant Max Cook	Crassula 'Max Cook'	200mm	600mm	600mm
A1B1	1	Tree Aloe	Alouedron barbae	25L	6000mm	2000mm
<b>Ferns</b>						
Am1	20	Mandarin Fern	Adiantum aethiopicum	160mm	500mm	500mm Native
P1	9	Polka Dot Fern	Blechnum nudum	160mm	800mm	800mm
G1	3	Scale Tree Fern	Cyathea cooperi	25L	8000mm	3000mm Native
Total	335					

Council requirements  
50% native plant count  
Native plant count: 63%

PLANT IMAGES



LEGEND

