

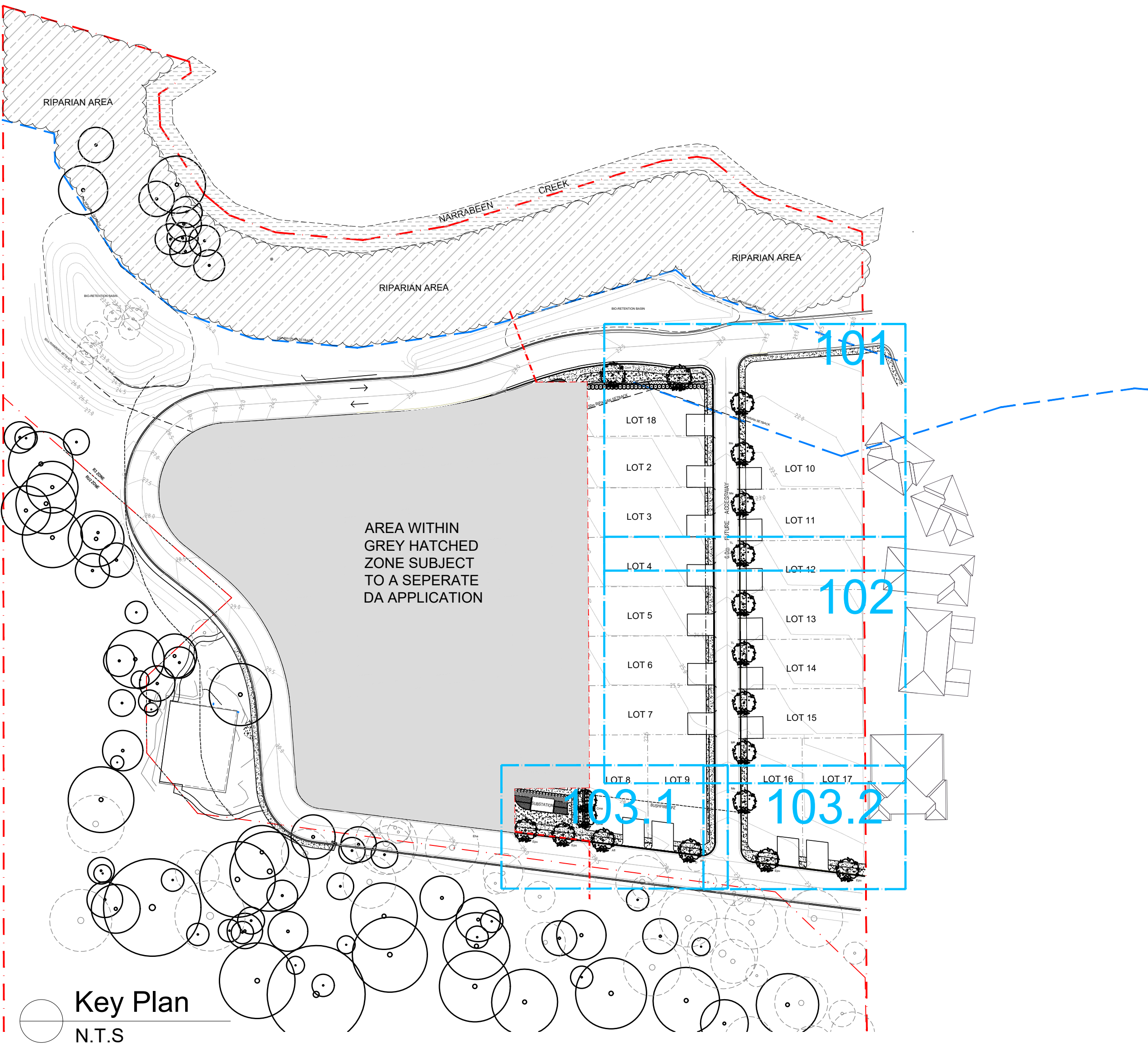
8 Forest Road Warriewood

Stage 1

Landscape Development Application

DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
000	COVER SHEET with Key Plan	
C100	COLOUR LANDSCAPE MASTERPLAN	1:400
100	LANDSCAPE MASTERPLAN	1:400
101	LANDSCAPE PLAN	1:100
102	LANDSCAPE PLAN	1:100
103	LANDSCAPE PLAN	1:100
501	LANDSCAPE SPECIFICATION / INDICATIVE PLANT SCHEDULE	
502	LANDSCAPE DETAILS	AS SHOWN



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Issue	Revision Description	Drawn	Check	Date

LEGEND

Key Plan:

Client:

Architect:

Jackson Teece

Project:

8 Forest Road Warriewood
Stage 1

S I T E I M A G E

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Drawing Name:

Cover Sheet

Scale: 1:200 @ A1
Job Number:

Sheet _ of _
Drawing Number: 6 10m
Issue:

SS20-4383.1

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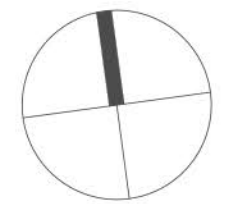
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Drawing Name:

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






Project:
8 Forest Road Warriewood
Stage 1

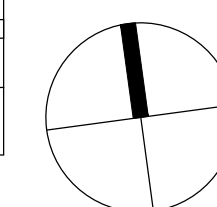


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Job Number: Drawing Number: Issue:

100 D

LEGEND	
	Boundary Line
	Existing Tree to be retained
	Existing Tree to be removed
	Proposed Tree Planting
	Proposed Accent & Shrub Planting
	Proposed Groundcovers
	Turf
	Proposed Courtyard Paving
	Proposed Concrete Paving
	Proposed Fencing
	Softfall - for Play Area
	Pergola



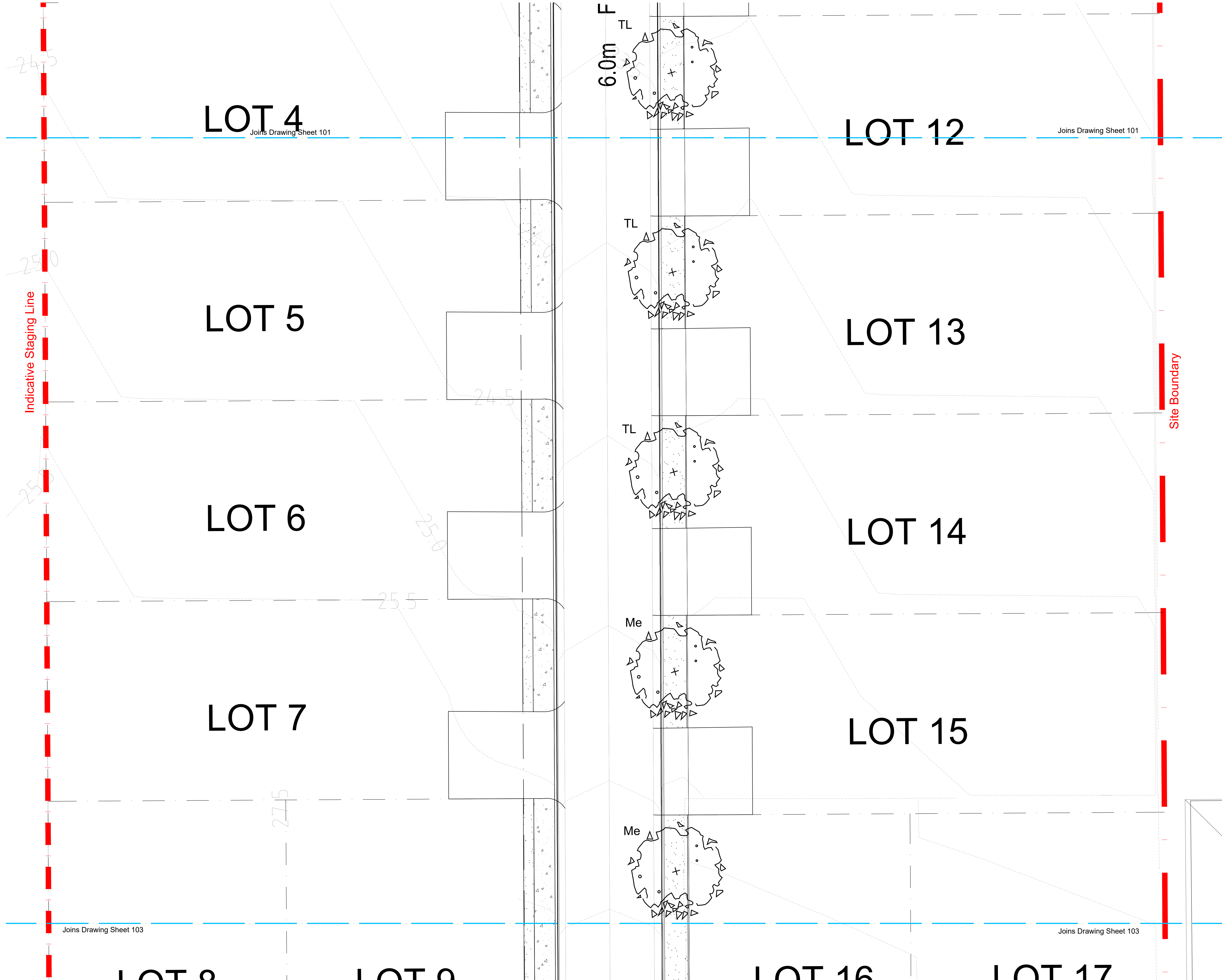
Project:
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Stage 1



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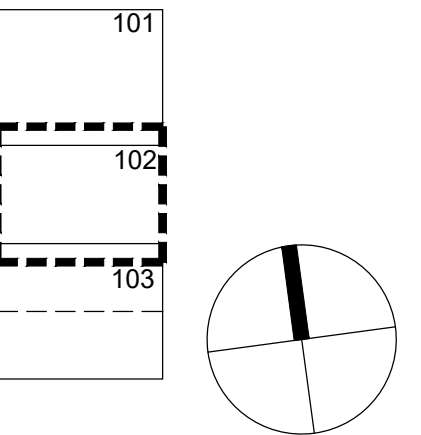
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Architect:

Jackson Teece

Project:

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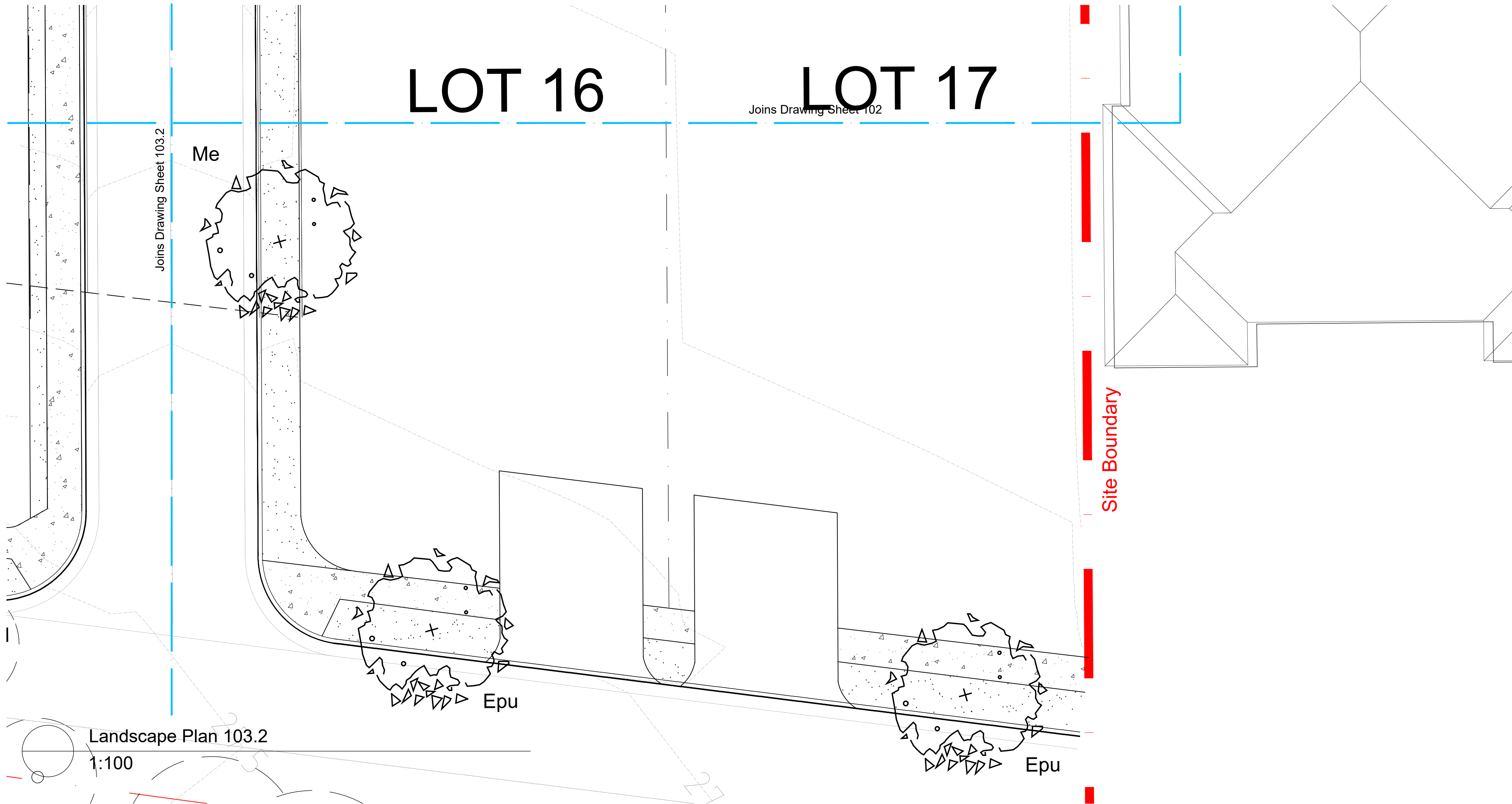
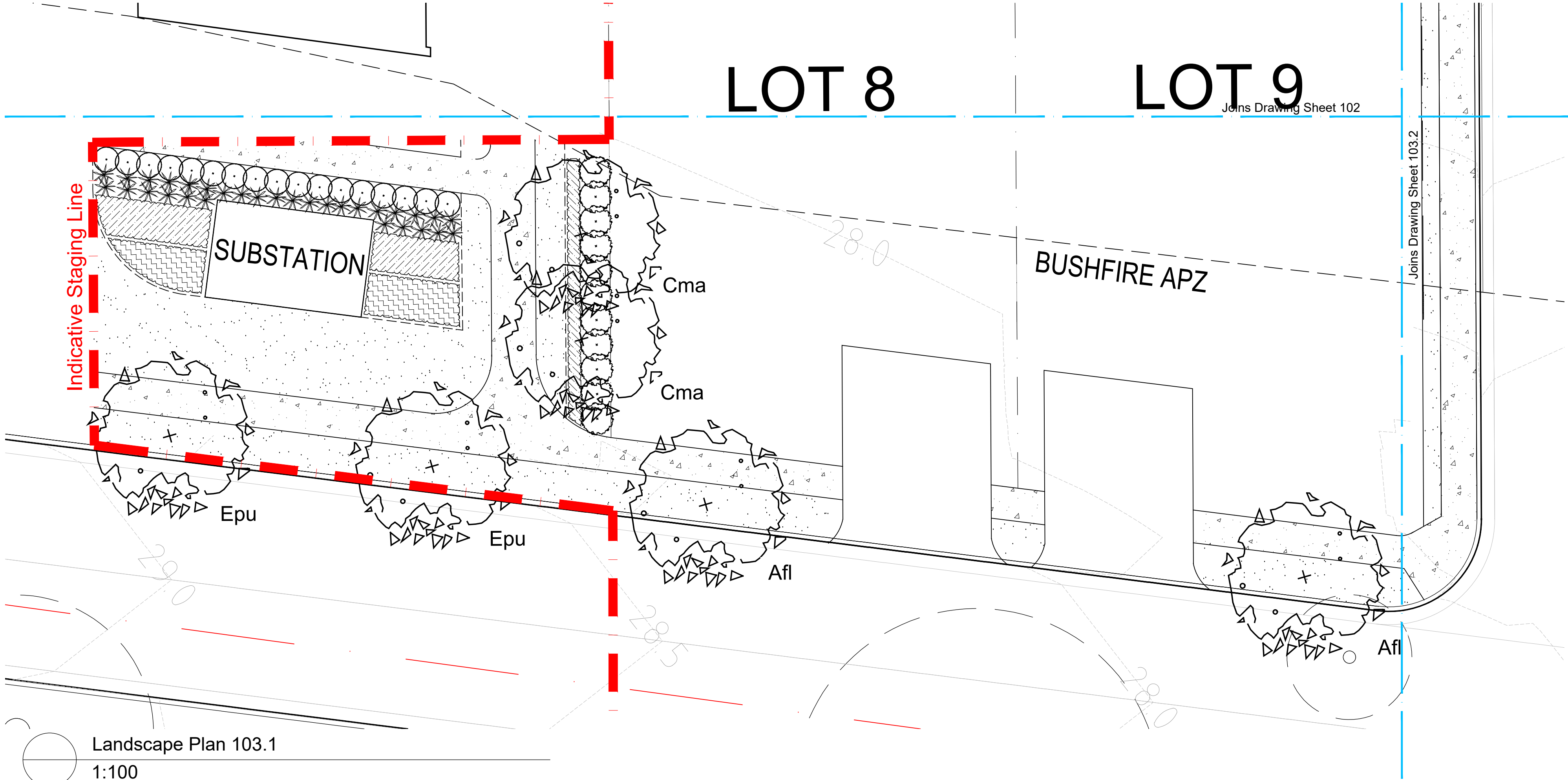
Landscape Plan
- Ground floor

Scale: 1:100 @ A1
Job Number:

Sheet _ of _
0 1 2 3 4 5m
Drawing Number: Issue:

SS20-4383.1

102 D

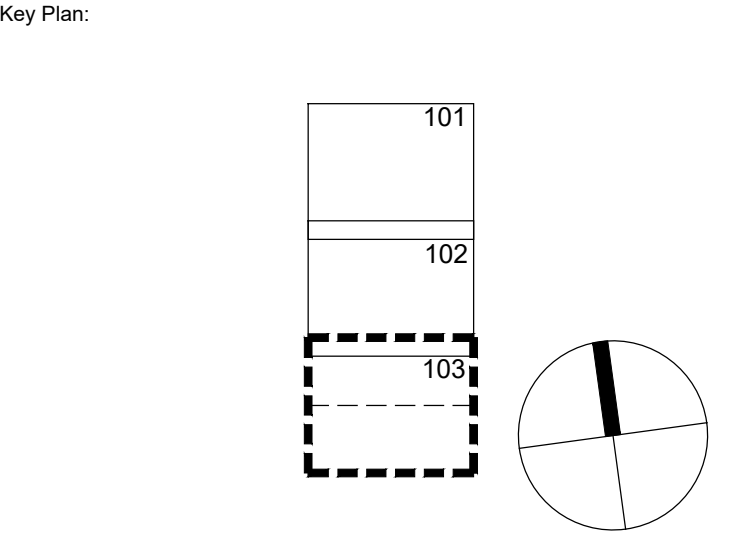


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Drawing Name:

Landscape Plan

- Ground floor

Scale: 1:100 @ A1

Job Number:

SS20-4383.1

Sheet _ of _

0 1 2 3 4 5m

Issue:

103 D

LANDSCAPE SPECIFICATION

GENERAL NOTES

References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant schedule on the relevant drawing. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

HARDWORKS

Garden Walls, Fences, Steps, TGSi and Edging

Construct garden walls as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with standards and applicable legislation.

Continuous, Unit and Loose Pavement

Install the selected material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the installation.

SOFTWORKS

Subsoil

The subsoil shall consist of imported, free draining, light weight soil medium capable of sustaining the ground shapes and slopes shown on the drawings. Trim the surface to design levels after cultivation prior to placing topsoil.

Topsoil

Import topsoil for the garden and turf areas. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge;
- Smooth and free from inorganic matter, stones or lumps of soil;
- Graded to drain freely, without ponding, to catchment points;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Soil

- Soil Mix Type A
 - 60% soil mix (60% coarse sand and 40% black soil),
 - 10% mushroom compost,
 - 10% pine bark fines,
 - 10% composted sawdust, and
 - 10% composted manures.
- Soil Mix Type B
 - 80% washed river sand, and
 - 20% black soil.

Spread topsoil to the following typical depths:

- Planting on ground
 - Improved Site Soil or Soil Mix Type A: top 225mm of soil profile, and
 - Soil Mix Type B: below top 225mm of soil profile to 100mm below base of rootball.
- Planting on slab
 - Soil Mix Type A: top 225mm of soil profile, and
 - Soil Mix Type B: below top 225mm of soil profile (depth varies).
- Trees on ground
 - Soil Mix Type A: top 225mm of soil profile, and
 - Soil Mix Type B: below top 225mm of soil profile to 100mm below base of rootball base for trees <75L and 300mm below rootball base for trees >75L.

Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass and weed growth.

Fertiliser

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

Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to their container.

Plant Installation

Following excavation of the planting hole place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball. Keep the plant stem at the same height above the ground as it was above the soil in the container. Apply fertiliser, as recommended in the soil testing results or in accordance with the manufacturer's recommendations around the plants in the soil at the time of planting.

Mulch

Mulch shall be approved pine bark mulch. Place mulch in all garden beds to a depth of 75mm, after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even surface flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties

Stakes shall be durable hardwood, straight, free

of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants (>25 lt): 1 off 38 x 38 x 1200mm;
- Semi-advanced plants (≥75 lt): 2 off 50x50x 1800mm;
- Advanced (>100 lt): 3 off 50 x 50 x 2400mm.

IRRIGATION

Supply and install an automatic fixed drip system, with an irrigation controller self operated via soil moisture sensors. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use fine mist type emitters that provide a drifting mist that may wet paths and the buildings. The irrigation controller housing is to be lockable.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance activities shall include, but not be limited to, the following:

- 1 Replacing failed plants;
- 2 Pruning;
- 3 Insect and pest control;
- 4 Fertilising;
- 5 Stakes and ties;
- 6 Maintaining mulch;
- 7 Mowing and top dressing;
- 8 Irrigation and watering;
- 9 Weeding and rubbish removal.

Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and

decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks.

Maintenance Activities

Schedule the following activities to occur on a timely basis.

Plant replacement - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.

Pruning - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis.

Insect, disease and pest control - Avoid spraying:

- if ever possible;
 - in wet weather or if wet weather is imminent;
 - if target plants are still wet after rain;
 - in windy weather; and
 - if non-target species are too close.
- Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:

- Product brand / manufacturer's name,
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,
- Results of application, and
- Use approval authority.

Fertilising - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:

- Product brand / manufacturer's name,
- Fertiliser / product name,
- Application quantity and rate, and
- Date of application and location.

Stakes and ties - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.

Maintaining mulch - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and bulk up mulch as required.

Mowing and top dressing - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in summer. Mow monthly or as required. Top dress every 6 months.

Irrigation and watering - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required. Provide additional watering, if necessary but inspect irrigation weekly and repair as necessary.

Weeding and rubbish removal - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds.

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Drawing Name:

Landscape Specification

/ Indicative Plant Schedule

Scale: As Shown

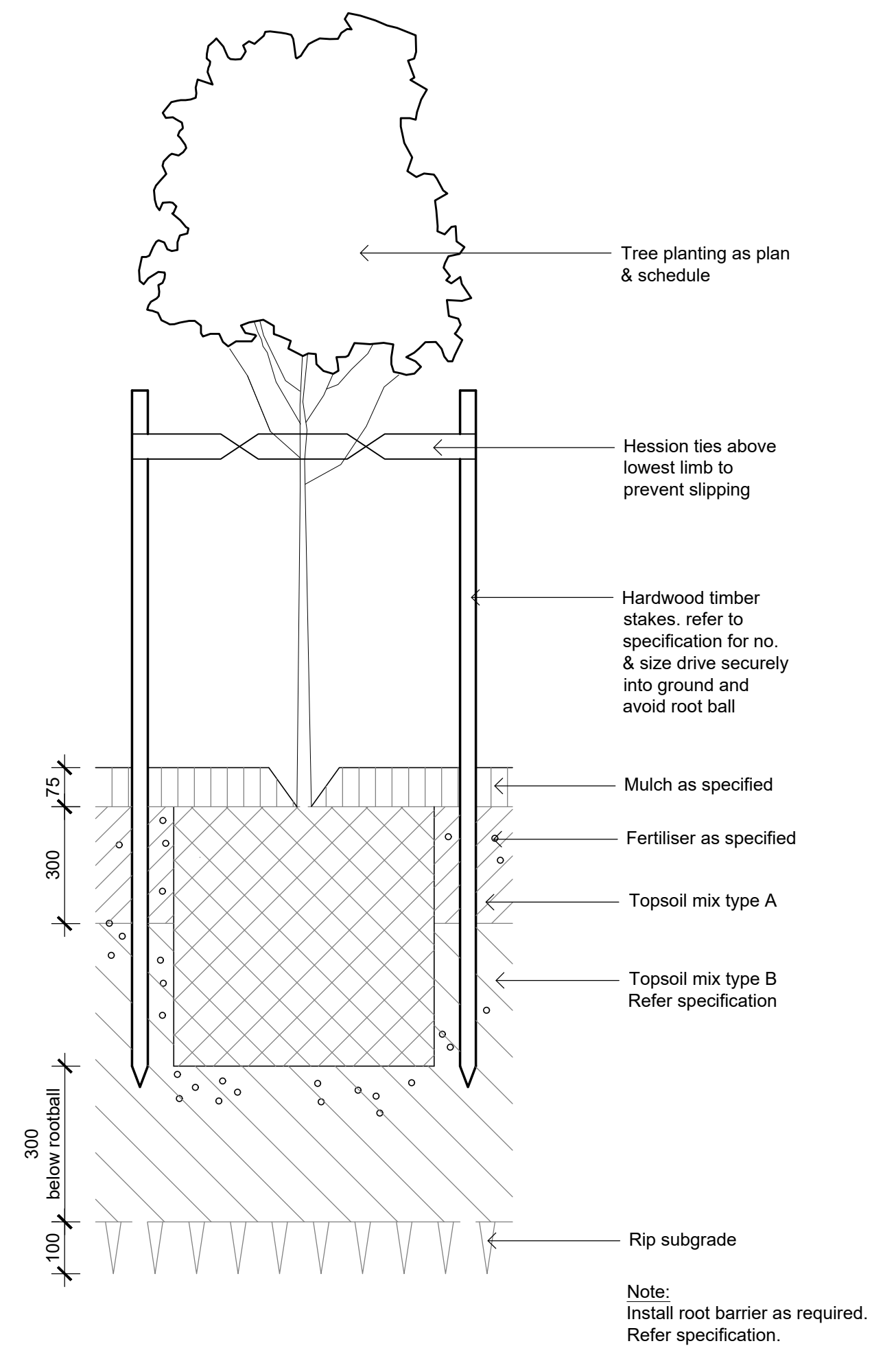
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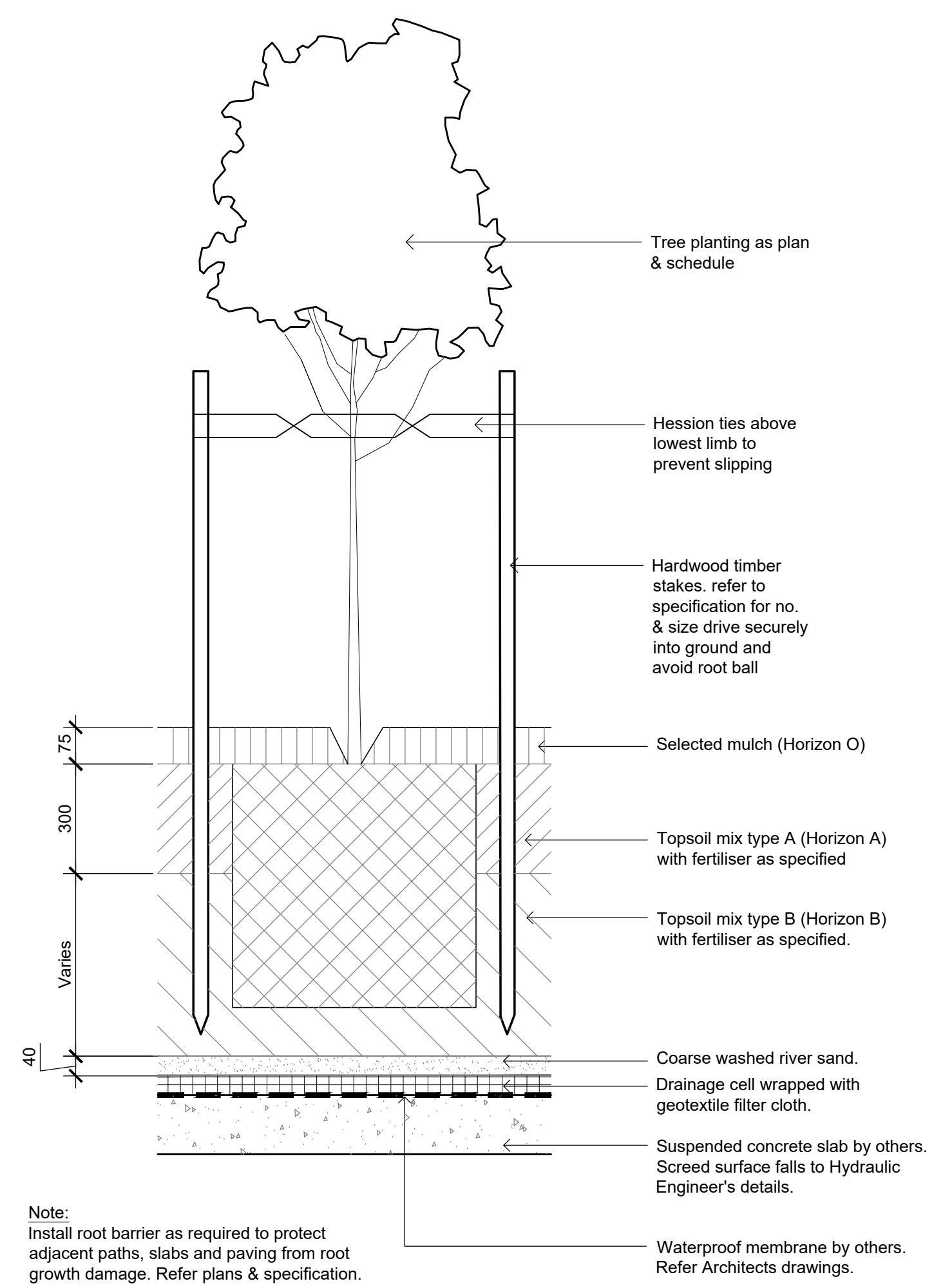
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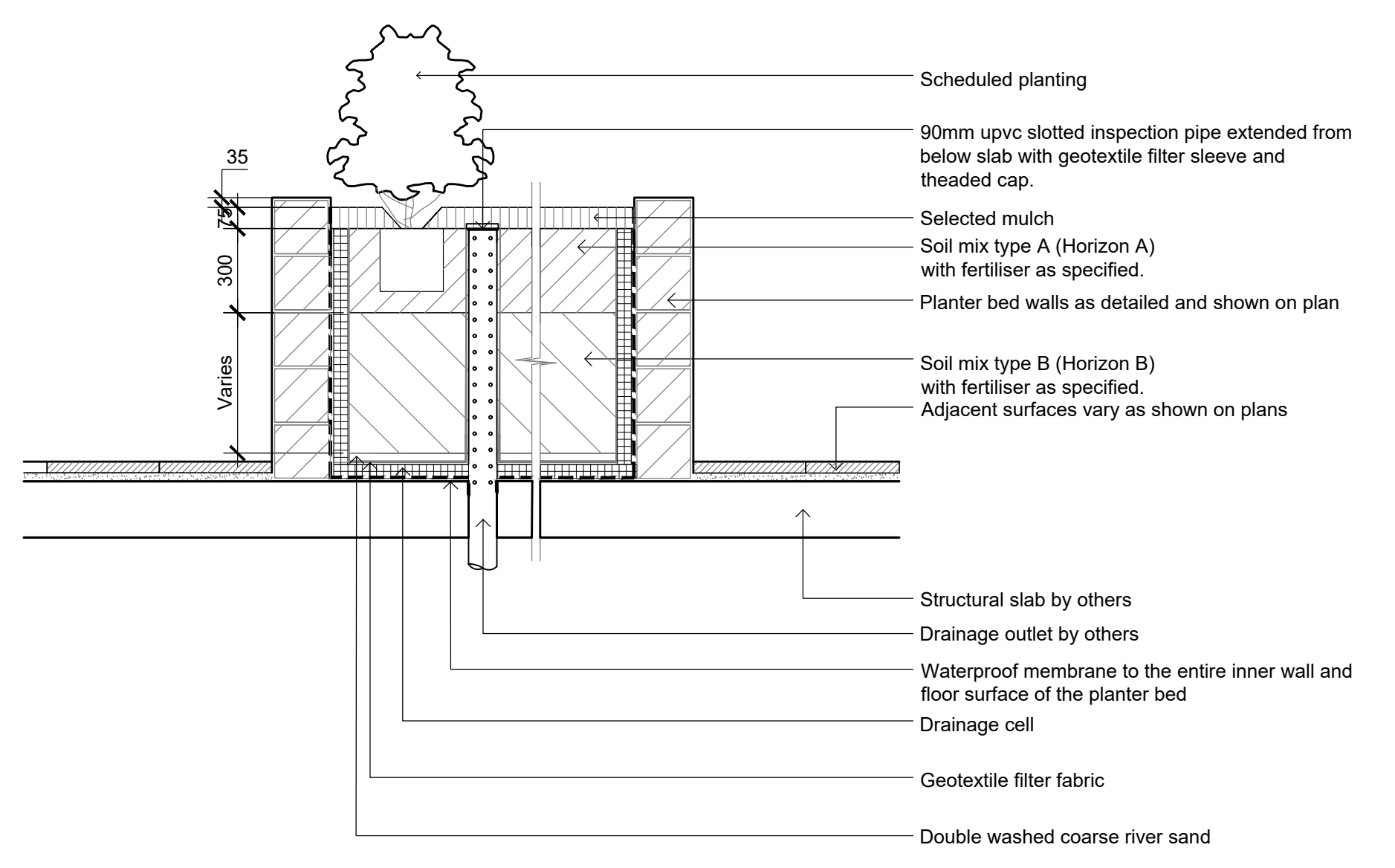
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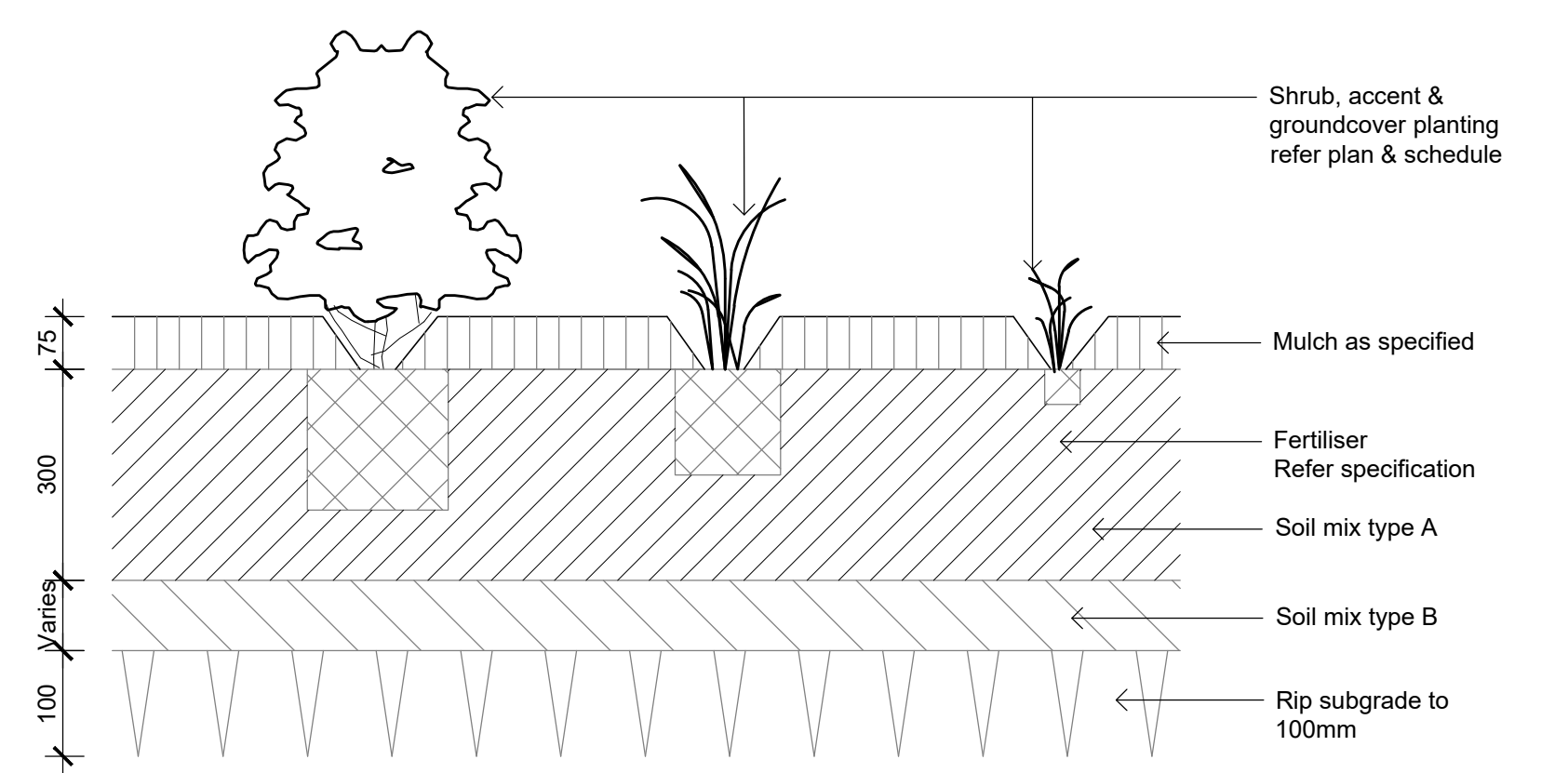
1 Detail 75-200L Tree Planting on Grade
1:10



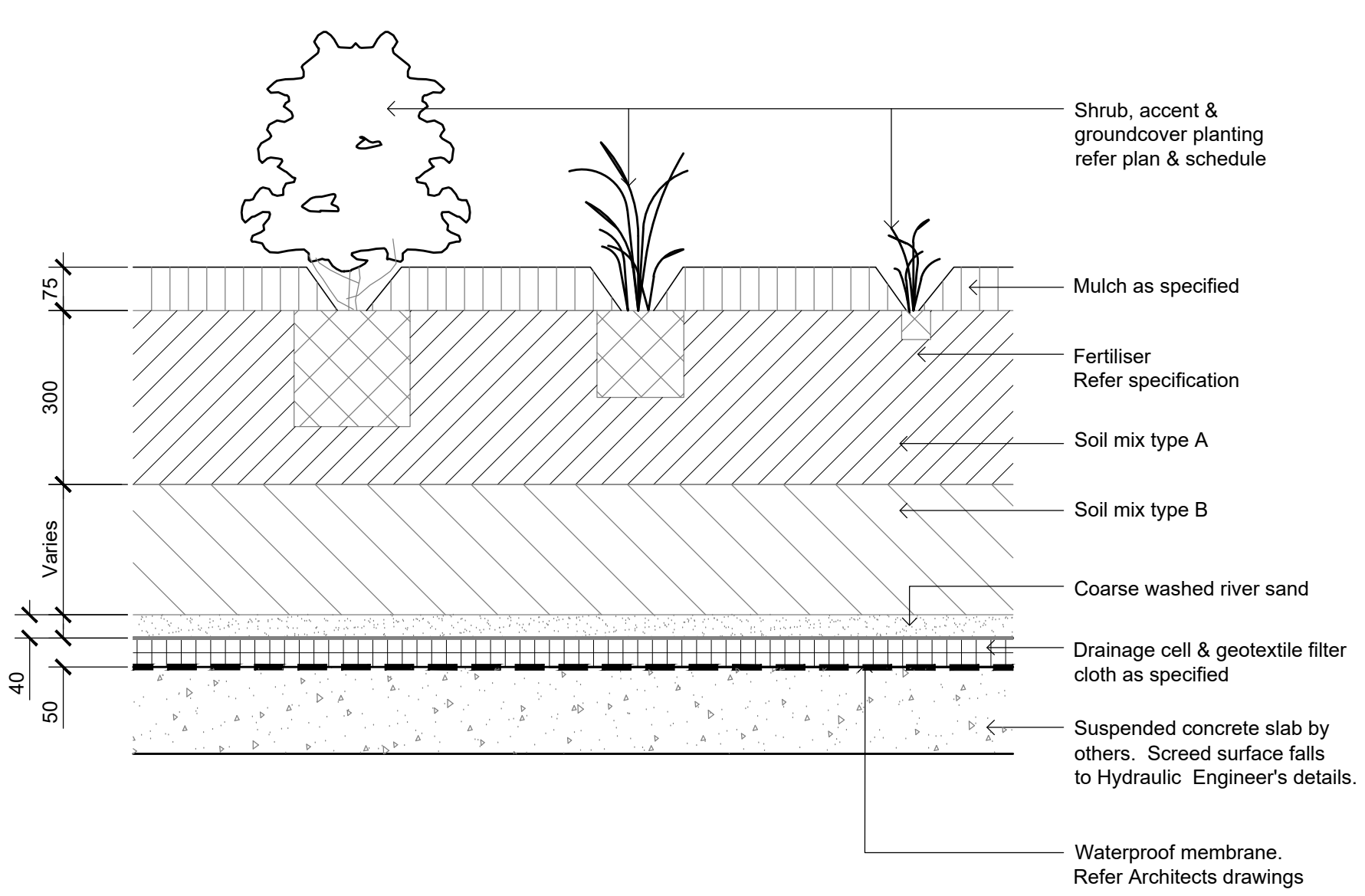
2 Detail 75-200L Tree Planting on Structure
1:10



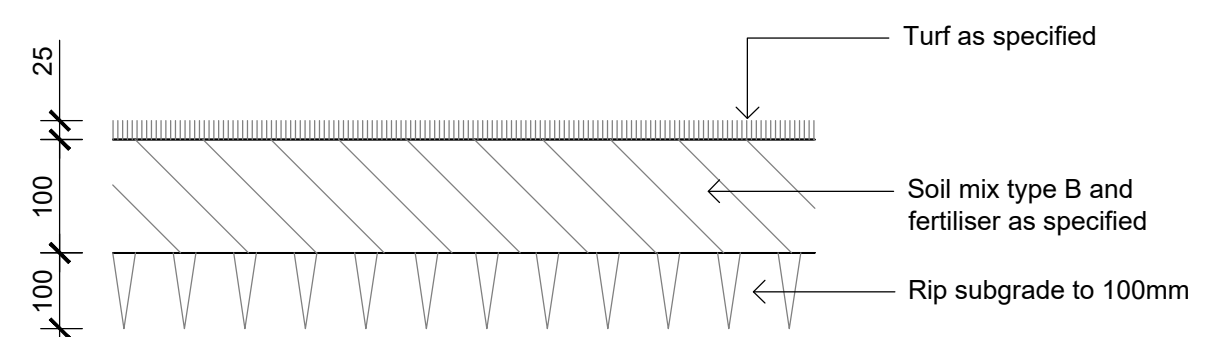
7 Section - Typical Raised Planter Bed on Structure
1:20
Inspection riser pipe



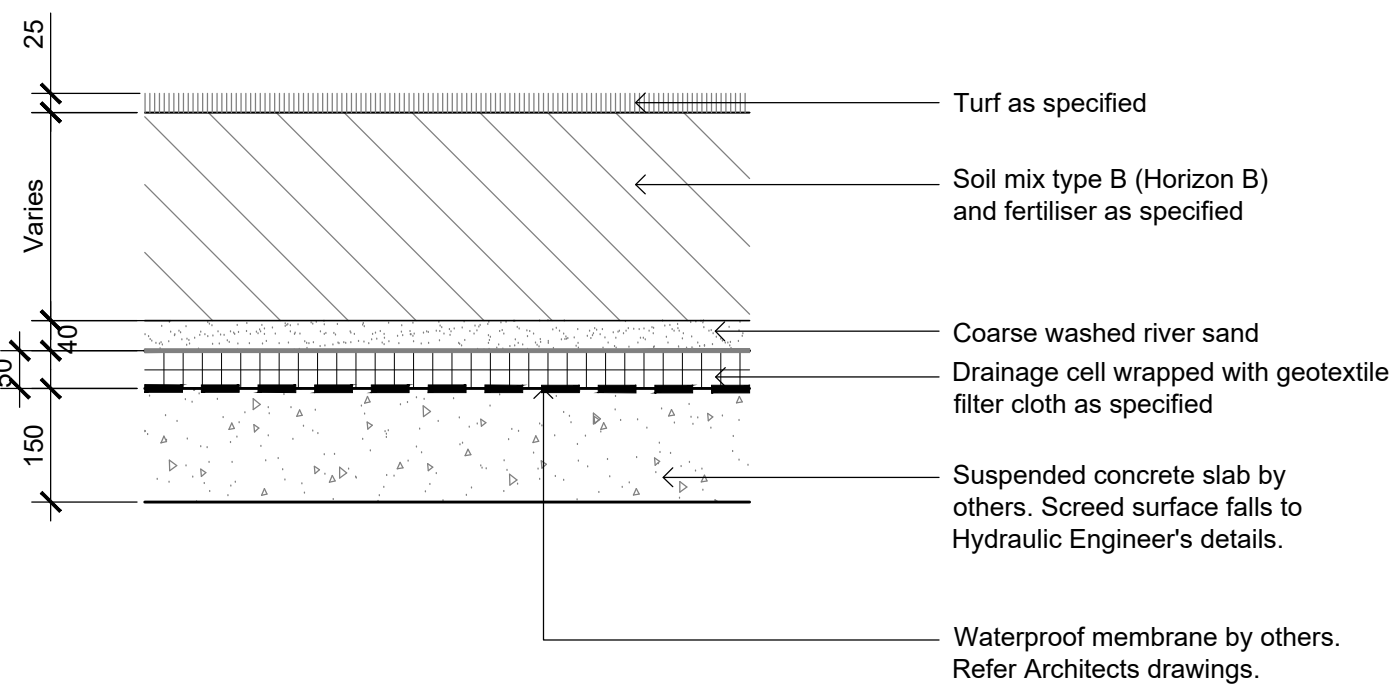
3 Detail Shrub Accent & Groundcover Planting on Grade
1:10



4 Detail Shrub Accent & Groundcover Planting on Structure
1:10



5 Detail Turf on Even Grade
1:10



6 Detail Turf on Suspended Structure
1:10

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