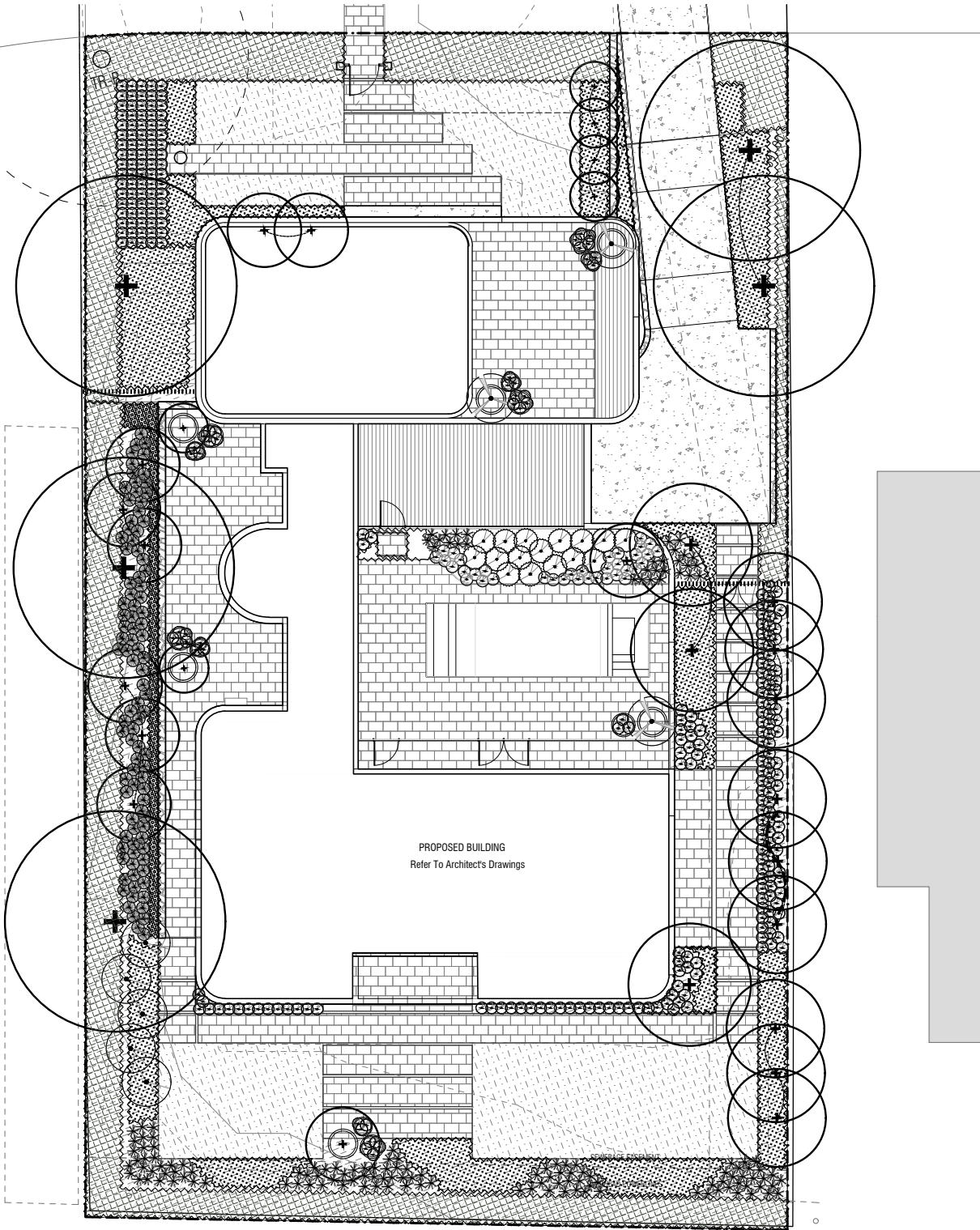


PRIVATE RESIDENCES

15 TALBOT STREET
BLOCK 2, SECTION 7 FORREST ACT

LANDSCAPE ARCHITECTURE DOCUMENTATION
ISSUE FOR NCA WORKS APPROVAL



DRAWING LIST

4550-F101	COVER SHEET & KEY PLAN
4550-F201	LANDSCAPE PLAN - LOWER GROUND
4550-F202	LANDSCAPE PLAN - GROUND
4550-F203	LANDSCAPE PLAN - LEVEL 1
4550-F301	LANDSCAPE DETAILS

GENERAL NOTES

- THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL UNDERTAKE DIAL BEFORE YOU DIG TO IDENTIFY ALL SERVICES ON SITE.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE SUPERINTENDENT.
- IF ANY DISCREPANCY OCCURS BETWEEN DRAWINGS AND SPECIFICATIONS IT SHOULD BE REFERRED TO THE SUPERINTENDENT BEFORE PROCEEDING WITH WORK.
- UNLESS SPECIFIED OTHERWISE LEVELS ARE IN METRES AND DIMENSIONS ARE IN MILLIMETRES.
- VERIFY THE LOCATION OF ALL SERVICES AND ALL EXISTING STRUCTURES, PAVEMENTS, FENCES AND VEGETATION ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- REFER TO SURVEYOR AS NECESSARY. LAYOUT TO BE CONDUCTED BY REGISTERED SURVEYOR. CONTRACTOR WILL BE PROVIDED WITH DIGITAL COPY OF THE DRAWINGS.
- SET-OUT ALL WORKS FOR APPROVAL BY THE SUPERINTENDENT.
- PROVIDE SAMPLES OF ANY SPECIFIED OR PREFERRED MATERIALS OR FINISHES (EG.BRICKS, PAVERS) FOR SUPERINTENDENTS APPROVAL PRIOR TO PLACING ORDERS.
- USE FIGURED DIMENSIONS - DO NOT SCALE FROM DRAWING.
- COORDINATE ALL WORKS WITH OTHER TRADES.

STANDARDS

- ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH EPA GUIDELINES.
- ALL WORKS IN ACCORDANCE WITH COUNCIL AND AUSTRALIAN STANDARDS

ON-GOING MAINTENANCE

MAINTAIN AND ESTABLISH THE WORKS FOR A **52 WEEK** PERIOD. MAKE GOOD ALL DEFECTS FOR A 52 WEEK PERIOD. AFTER THE ISSUE OF THE CERTIFICATE OF PRACTICAL COMPLETION BY THE SUPERINTENDENT, THE CONTRACTOR WILL MAKE GOOD ALL DEFECTS ETC., TO THE SATISFACTION OF THE SUPERINTENDENT.

MAINTENANCE AND ESTABLISHMENT MEANS THE CARE AND MAINTENANCE OF THE CONTRACT AREA BY ACCEPTED HORTICULTURAL PRACTICES, AS WELL AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE WORKS UNDER NORMAL USE. THIS INCLUDES, BUT NOT NECESSARILY BE LIMITED TO, THE FOLLOWING ITEMS WHERE AS REQUIRED:

- WATERING, MOWING, FERTILIZING, WEEDING, RESEEDING, PEST AND DISEASE CONTROL, STAKING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP-DRESSING, MAINTAINING A NEAT AND TIDY SITE

COMMENCEMENT OF MAINTENANCE & ESTABLISHMENT
GIVE THE SUPERINTENDENT 7 DAYS' NOTICE THAT THE WORKS ARE PRACTICALLY COMPLETE FOR COMMENCEMENT OF THE MAINTENANCE/ESTABLISHMENT PERIOD. THE SUPERINTENDENT WILL INSPECT THE WORKS AND ADVISE THE CONTRACTOR OF ANY DEFECTS OR DEFICIENCIES FOUND, WHICH WILL BE RECTIFIED WITHIN 14 DAYS. BEFORE REQUESTING THE WORKS PRACTICALLY COMPLETE, ENSURE THAT ALL WORKS OF THE CONTRACT ARE COMPLETE.

PROTECTION
PROTECT ALL GRASSED AND PLANTED AREAS FROM DAMAGE, EITHER MALICIOUS, IRRESPONSIBLE OR ACCIDENTAL.

MULCHED SURFACES
MAINTAIN ALL MULCHED SURFACES IN A CLEAN AND TIDY CONDITION AND REINSTATE IF NECESSARY, AS SPECIFIED.

PLANTED AREAS
THROUGHOUT THE DURATION OF THE CONTRACT MAINTAIN THE PLANTED AREAS IN ONE OF THE FOLLOWING MANNERS:
(a) INDIVIDUAL TREES OR SHRUBS - A WEED FREE WATERING SAUCER OF MINIMUM DIAMETER OF 1M,
(b) PLANTING BEDS - COMPLETELY WEED FREE SURFACE WITHIN THE SURROUNDS OF THE BED.
NOTE: THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND ESTABLISHMENT OF ALL PLANTING WORKS.

GRASS AREAS
MAINTAIN ALL GRASS AREAS BY WATERING, WEEDING, RE-SEEDING, ROLLING, MOWING, TOP DRESSING, TRIMMING, FERTILIZING OR OTHER OPERATIONS AS NECESSARY. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD WITHIN THE 30-75MM RANGE, AVERAGE 50MM.

WATERING
GRASS, TREES AND GARDEN BED AREAS ARE TO BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH. THE MINIMUM ACCEPTABLE REQUIREMENT FOR GRASS AREAS IS 25MM OF NATURAL RAINFALL OR ITS APPLIED EQUIVALENT OR A COMBINATION OF BOTH DURING EACH PERIOD OF ONE WEEK FROM 1ST APRIL TO 31ST SEPTEMBER AND 35MM OF NATURAL RAINFALL OR ITS EQUIVALENT OR A COMBINATION OF BOTH DURING EACH PERIOD OF ONE WEEK FROM 1ST OCTOBER TO 31ST MARCH. ACCEPTABLE REQUIREMENT FOR TREES AND SHRUBS IS 25MM OF WATER DURING EACH PERIOD OF ONE WEEK.

WEEDING AND RUBBISH REMOVAL

FOR THE DURATION THE MAINTENANCE & ESTABLISHMENT PERIOD, REMOVE RUBBISH BY HAND AND SPRAY WEED GROWTH WITH HERBICIDE EG: ROUNDUP THAT MAY RE-OCCUR THROUGHOUT THE CONTRACT AREA. CARRY OUT ALL SPRAYING IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. THIS WORK IS TO BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

TREE TIES & TREE GUARDS
ENSURE HESSIAN TIES MADE TO STAKES ARE SECURE 'FIGURE 8' PATTERN AND STAKES ARE SECURE.

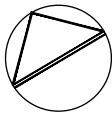
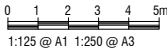
PRUNING
PRUNE TREES AND SHRUBS AS DIRECTED BY THE SUPERINTENDENT. PRUNING WILL BE DIRECTED FOR THE MAINTENANCE OF DENSE FOLIAGE, OR MISCELLANEOUS PRUNING AS BENEFICIAL TO THE CONDITION OF THE PLANTS. PRUNE ANY DAMAGED GROWTH.

DEFECTS PERIOD
ALL WORKS WILL HAVE A DEFECTS PERIOD OF 12 MONTHS FROM THE DATE OF PRACTICAL COMPLETION.

MAINTENANCE PERIOD
ALL WORKS UNDER THIS CONTRACT WILL HAVE A CONTRACTOR MAINTENANCE / ESTABLISHMENT PERIOD OF 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION, INCLUSIVE OF WATERING, MOWING, PLANT CARE, LITTER COLLECTION AND GENERAL MAINTENANCE WORKS.

B A	AB AB	IL IL	Mr Mr		15/07/2022 20/06/2022	NCA COMMENTS ISSUE FOR APPROVAL
NO.	DESIGN	DRAWN	CHECKED	VER'D	DATE	AMENDMENT / ISSUE

NOTES
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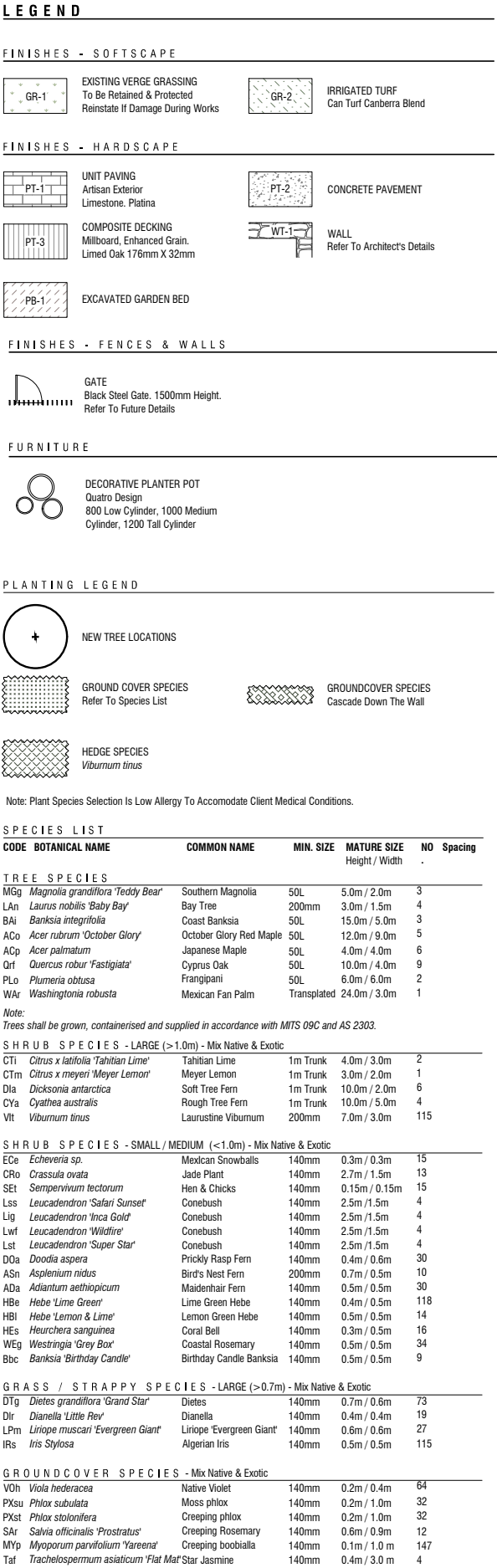


Project
15 TALBOT STREET
BLOCK 2, SECTION 7 FORREST
Client
TONY YANG

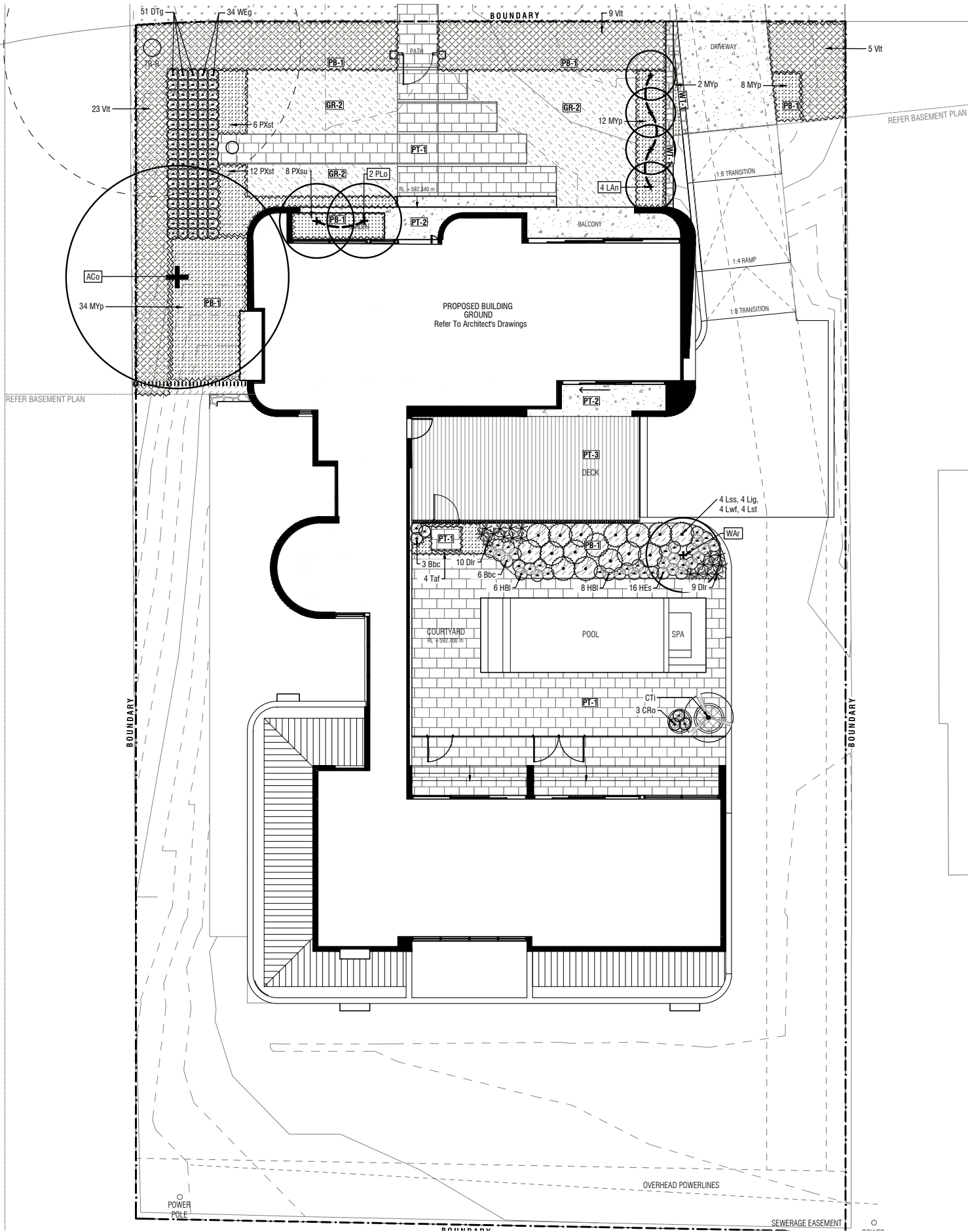
Drawing Title
COVER SHEET & KEY PLAN

Scale
Drg. No.
4550-F101-B

Plot Date:
Sheet No.
1.1



B A	AB AB	IL IL	Mr Mr		15/07/2022 20/06/2022	NCA COMMENTS ISSUE FOR APPROVAL	<p>NOTES</p> <p>© COPYRIGHT</p> <ul style="list-style-type: none"> - DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. - DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE. - USE FIGURED DIMENSIONS - DO NOT SCALE FROM DRAWINGS. - CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE SUPERINTENDENT. - PROVIDE SAMPLES OF ANY SPECIES OR PREFERRED MATERIALS OR FINISHES (E.G. BRICKS, PAVERS) FOR SUPERINTENDENTS APPROVAL PRIOR TO PLACING ORDERS. 		 <p>Deakin Chambers 14 Hannah Place Deakin ACT 2600 Tel 02 6285 1955 dsb@dsbla.com.au</p>		<p>Project 15 TALBOT STREET BLOCK 2, SECTION 7 FORREST</p> <p>Client TONY YANG</p>	<p>Drawing Title LANDSCAPE PLAN LOWER GROUND</p>		
												Scale Drg. No.	Plot Date:	Sheet No.
												4550-F201-B		2.1



LEGEND

FINISHES - SOFTSCAPE

GR-1	EXISTING VERGE GRASSING To Be Retained & Protected Reinstate If Damage During Works	GR-2	IRRIGATED TURF Can Turf Canberra Blend
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FINISHES - HARDSCAPE

PT-1	UNIT PAVING Artisan Exterior Limestone, Platina	PT-2	CONCRETE PAVEMENT
PT-3	COMPOSITE DECKING Millboard, Enhanced Grain, Lined Oak 176mm X 32mm	WT-1	WALL Refer To Architects Details
PB-1	EXCAVATED GARDEN BED		

FINISHES - FENCES & WALLS

GATE	Black Steel Gate, 1500mm Height. Refer To Future Details
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FURNITURE

DECORATIVE PLANTER POT	Quatro Design 800 Low Cylinder, 1000 Medium Cylinder, 1200 Tall Cylinder
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PLANTING LEGEND

NEW TREE LOCATIONS	
GROUND COVER SPECIES Refer To Species List	GROUND COVER SPECIES Cascade Down The Wall
HEDGE SPECIES <i>Viburnum tinus</i>	

Note: Plant Species Selection Is Low Allergy To Accomodate Client Medical Conditions.

SPECIES LIST

CODE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	MATURE SIZE Height / Width	NO Spacing
TREE SPECIES					
MGg	<i>Magnolia grandiflora</i> 'Teddy Bear'	Southern Magnolia	50L	5.0m / 2.0m	3
LAh	<i>Laurus nobilis</i> 'Baby Bay'	Bay Tree	200mm	3.0m / 1.5m	4
BAI	<i>Banksia integrifolia</i>	Coast Banksia	50L	15.0m / 5.0m	3
ACo	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	50L	12.0m / 9.0m	5
ACp	<i>Acer palmatum</i>	Japanese Maple	50L	4.0m / 4.0m	6
Qrt	<i>Quercus robur</i> 'Fastigiata'	Cyprus Oak	50L	10.0m / 4.0m	9
PLo	<i>Plumeria obtusa</i>	Frangipani	50L	6.0m / 6.0m	2
WAr	<i>Washingtonia robusta</i>	Mexican Fan Palm	Transplanted	24.0m / 3.0m	1

Note:
Trees shall be grown, containerised and supplied in accordance with MITS 09C and AS 2303.

SHRUB SPECIES - LARGE (>1.0m) - Mix Native & Exotic

CTI	<i>Citrus x latifolia</i> 'Tahitian Lime'	Tahitian Lime	1m Trunk	4.0m / 3.0m	2
CTm	<i>Citrus x meyeri</i> 'Meyer Lemon'	Meyer Lemon	1m Trunk	3.0m / 2.0m	1
Dla	<i>Dicksonia antarctica</i>	Soft Tree Fern	1m Trunk	10.0m / 2.0m	6
CYA	<i>Cyathea australis</i>	Rough Tree Fern	1m Trunk	10.0m / 5.0m	4
Vlt	<i>Viburnum tinus</i>	Laurustine Viburnum	200mm	7.0m / 3.0m	115

SHRUB SPECIES - SMALL / MEDIUM (<1.0m) - Mix Native & Exotic

EGe	<i>Echeveria</i> sp.	Mexican Snowballs	140mm	0.3m / 0.3m	15
CRo	<i>Crassula ovata</i>	Jade Plant	140mm	2.7m / 1.5m	13
SEI	<i>Sempervivum tectorum</i>	Hen & Chicks	140mm	0.15m / 0.15m	15
Lss	<i>Leucadendron</i> 'Safari Sunset'	Conebush	140mm	2.5m / 1.5m	4
Lig	<i>Leucadendron</i> 'Inca Gold'	Conebush	140mm	2.5m / 1.5m	4
Lwl	<i>Leucadendron</i> 'Wildfire'	Conebush	140mm	2.5m / 1.5m	4
Lst	<i>Leucadendron</i> 'Super Star'	Conebush	140mm	2.5m / 1.5m	4
DOa	<i>Doodia aspera</i>	Prickly Rasp Fern	140mm	0.4m / 0.6m	30
ASn	<i>Asplenium nidus</i>	Bird's Nest Fern	200mm	0.7m / 0.5m	10
ADa	<i>Adiantum aethiopicum</i>	Maidenhair Fern	140mm	0.5m / 0.5m	30
HBe	<i>Hebe 'Lime Green'</i>	Lime Green Hebe	140mm	0.4m / 0.5m	118
HBl	<i>Hebe 'Lemon & Lime'</i>	Lemon Green Hebe	140mm	0.5m / 0.5m	14
HEs	<i>Heurchera sanguinea</i>	Coral Bell	140mm	0.3m / 0.5m	16
WEg	<i>Westringia 'Grey Box'</i>	Coastal Rosemary	140mm	0.5m / 0.5m	34
Bbc	<i>Banksia 'Birthday Candle'</i>	Birthday Candle Banksia	140mm	0.5m / 0.5m	9

GRASS / STRAPPY SPECIES - LARGE (>0.7m) - Mix Native & Exotic

DTg	<i>Diets grandiflora</i> 'Grand Star'	Diets	140mm	0.7m / 0.6m	73
Dlr	<i>Dianella 'Little Rev'</i>	Dianella	140mm	0.4m / 0.4m	19
LPm	<i>Liriope muscari</i> 'Evergreen Giant'	Liriope 'Evergreen Giant'	140mm	0.6m / 0.6m	27
IRs	<i>Iris Stylosa</i>	Algerian Iris	140mm	0.5m / 0.5m	115

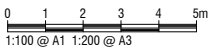
GROUND COVER SPECIES - Mix Native & Exotic

VOh	<i>Viola hederacea</i>	Native Violet	140mm	0.2m / 0.4m	64
PXsu	<i>Phlox subulata</i>	Moss phlox	140mm	0.2m / 1.0m	32
PXst	<i>Phlox stolonifera</i>	Creeping phlox	140mm	0.2m / 1.0m	32
SAr	<i>Salvia officinalis</i> 'Prostratus'	Creeping Rosemary	140mm	0.6m / 0.9m	12
MYp	<i>Myoporum parvifolium</i> 'Yareena'	Creeping boobialla	140mm	0.1m / 1.0 m	147
Tat	<i>Trachelospermum asiaticum</i> 'Flat Mat'	Star Jasmine	140mm	0.4m / 3.0 m	4

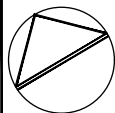
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Deakin ACT 2600
Tel 02 6285 1955
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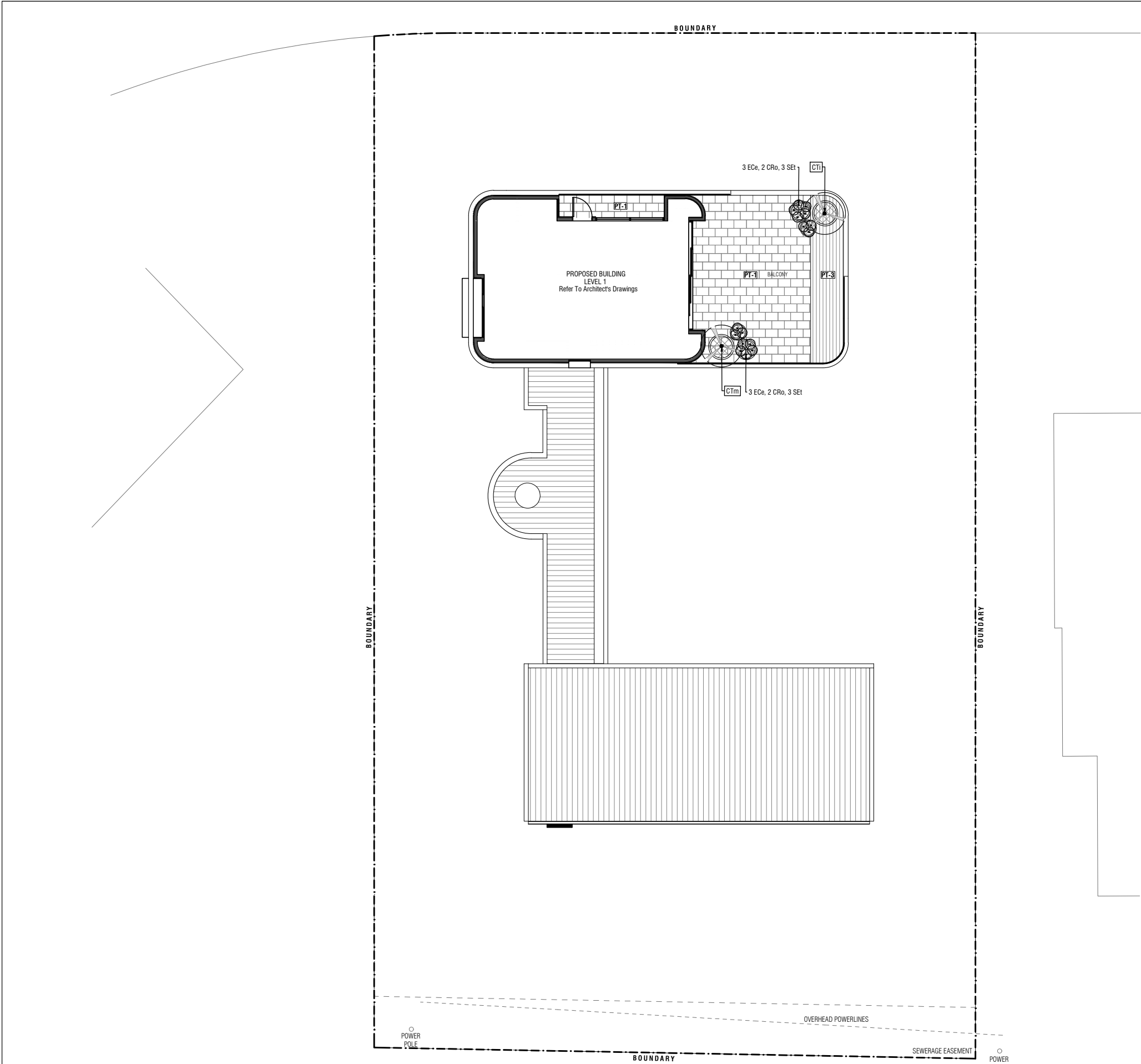
Project
15 TALBOT STREET
BLOCK 2, SECTION 7 FORREST
Client
TONY YANG

Drawing Title
LANDSCAPE PLAN
GROUND

Scale
Plot Date:
Sheet No.
2.2

B A	AB AB	IL IL	Mr Mr	15/07/2022 20/06/2022	NCA COMMENTS ISSUE FOR APPROVAL
NO.	DESIGN	DRAWN	CHECKED	VER'D	DATE

AMENDMENT / ISSUE








LEGEND

FINISHES - SOFTSCAPE

 GR-1	EXISTING VERGE GRASSING To Be Retained & Protected Reinstate If Damage During Works	 GR-2	IRRIGATED TURF Can Turf Canberra Blend
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FINISHES - HARDSCAPE

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 PB-1	EXCAVATED GARDEN BED		





FINISHES - FENCES & WALLS

	GATE Black Steel Gate, 1500mm Height. Refer To Future Details
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FURNITURE

	DECORATIVE PLANTER POT Quatro Design 800 Low Cylinder, 1000 Medium Cylinder, 1200 Tall Cylinder
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PLANTING LEGEND

	NEW TREE LOCATIONS		
	GROUND COVER SPECIES Refer To Species List		GROUND COVER SPECIES Cascade Down The Wall
	HEDGE SPECIES <i>Viburnum tinus</i>		

Note: Plant Species Selection Is Low Allergy To Accomodate Client Medical Conditions.

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ACo	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	50L	12.0m / 9.0m	5	
ACp	<i>Acer palmatum</i>	Japanese Maple	50L	4.0m / 4.0m	6	
Qrt	<i>Quercus robur</i> 'Fastigiata'	Cyprus Oak	50L	10.0m / 4.0m	9	
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WAr	<i>Washingtonia robusta</i>	Mexican Fan Palm	Transplanted	24.0m / 3.0m	1	

Note:
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SHRUB SPECIES - LARGE (>1.0m) - Mix Native & Exotic

CTi	<i>Citrus x latifolia</i> 'Tahitian Lime'	Tahitian Lime	1m Trunk	4.0m / 3.0m	2	
CTm	<i>Citrus x meyeri</i> 'Meyer Lemon'	Meyer Lemon	1m Trunk	3.0m / 2.0m	1	
Dla	<i>Dicksonia antarctica</i>	Soft Tree Fern	1m Trunk	10.0m / 2.0m	6	
CYa	<i>Cyathea australis</i>	Rough Tree Fern	1m Trunk	10.0m / 5.0m	4	
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SHRUB SPECIES - SMALL / MEDIUM (<1.0m) - Mix Native & Exotic


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Lss	<i>Leucadendron</i> 'Safari Sunset'	Conebush	140mm	2.5m / 1.5m	4	
Liq	<i>Leucadendron</i> 'Inca Gold'	Conebush	140mm	2.5m / 1.5m	4	
Lwl	<i>Leucadendron</i> 'Wildfire'	Conebush	140mm	2.5m / 1.5m	4	
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ASn	<i>Asplenium nidus</i>	Bird's Nest Fern	200mm	0.7m / 0.5m	10	
ADa	<i>Adiantum aethiopicum</i>	Maidenhair Fern	140mm	0.5m / 0.5m	30	
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GRASS / STRAPPY SPECIES - LARGE (>0.7m) - Mix Native & Exotic

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GROUND COVER SPECIES - Mix Native & Exotic

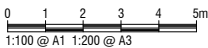
VOh	<i>Viola hederacea</i>	Native Violet	140mm	0.2m / 0.4m	64	
PXsu	<i>Phlox subulata</i>	Moss phlox	140mm	0.2m / 1.0m	32	
PXst	<i>Phlox stolonifera</i>	Creeping phlox	140mm	0.2m / 1.0m	32	
SAr	<i>Salvia officinalis</i> 'Prostratus'	Creeping Rosemary	140mm	0.6m / 0.9m	12	
MYp	<i>Myoporum parvifolium</i> 'Yareena'	Creeping boobialla	140mm	0.1m / 1.0 m	147	
Tat	<i>Trachelospermum asiaticum</i> 'Flat Mat'	Star Jasmine	140mm	0.4m / 3.0 m	4	

B A	AB AB	IL IL	Mr Mr		15/07/2022 20/06/2022	NCA COMMENTS ISSUE FOR APPROVAL
NO.	DESIGN	DRAWN	CHECKED	VER'D	DATE	AMENDMENT / ISSUE

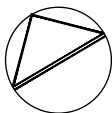
NOTES

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- DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
- DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- USE FIGURED DIMENSIONS - DO NOT SCALE FROM DRAWING.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE SUPERINTENDENT.
- PROVIDE SAMPLES OF ANY SPECIFIED OR PREFERRED MATERIALS OR FINISHES (E.G. BRICKS, PAVING) FOR SUPERINTENDENTS APPROVAL PRIOR TO PLACING ORDERS.



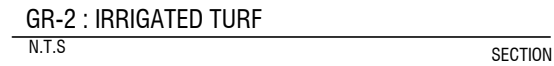
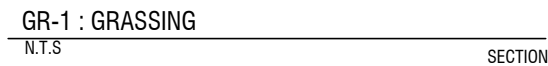
Deakin Chambers
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Deakin ACT 2600
Tel 02 6285 1955
dsb@dsbla.com.au



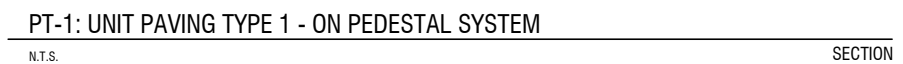
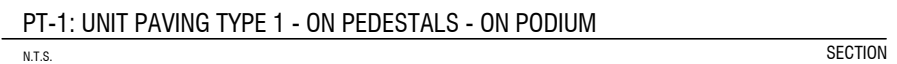
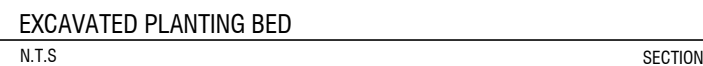
Project
15 TALBOT STREET
BLOCK 2, SECTION 7 FORREST
Client
TONY YANG

Drawing Title
LANDSCAPE PLAN
LEVEL 1

Scale
Drg. No.
4550-F203-B
Plot Date:
Sheet No.
2.3



	PERCENT BY WEIGHT	SOWING RATE KG/HA
DWARF TYPE TALL FESCUE	62	155
FINE LEAF PERENNIAL RYEGRASS	16	40
CREeping RED FESCUE	16	40
WHITE CLOVER	6	15
		TOTAL - 250

[illegible]