SPECIFICATION NOTES

1.0 GENERAL NOTES

1.1 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 and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

1.2 Workmanship and Materials
The whole of the landscape works shall be carried out by a competent Landscape Contractor who is experienced in horticultural practice, landscape construction and planting techniques. The Landscape Contractor shall hold a current Building Contractors License and / or be a financial member of the Landscape Contractors Association.

2.0 EARTHWORKS

2.1 Excavation, Trimming and Filling
Except as otherwise noted in the contract, bulk excavation is excluded from the landscape works. After the completion of bulk excavation by others, trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Prepare the sub-grade surface as required for the various finished ground treatments.

2.2 Sub-soil Drainage
Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks and course sharp aggregate backfilling of trenches.

3.0 HARDWORKS

3.1 Furniture, Handrails, Balustrades
Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

3.2 Garden Walls, Fences, Steps, TGSI and Edging
Construct garden walls, fences, steps, TGSI and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with standards and applicable legislation. Refer to engineer's details for structural retaining walls, heavy duty slabs and concrete stairs.

3.3 Continuous, Unit and Loose Pavement
Install the scheduled 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 subgrade.

3.3 Steel Edge
Set edging flush with adjoining surfaces, pegs shall be securely fixed to the steel edging at the required location to provide a neat fit, with pegs tops 25mm below the top of the edging.
- Type: Galvanised or mild steel
- Size: 100 x 3mm nominal in longest practicable lenghts,
- Pegs: 10 x 10 x 200mm long
- Fixings: fillet welded.

4.0 SOFTWORKS

4.1 Soil Testing
Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pit levels) for successful plant growth.

4.2 Subsoil (This should be read in conjunction with the RAP Report, Tree Wise Men Report and Landscape Details)
Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

4.3 Topsoil (This should be read in conjunction with the RAP Report, Tree Wise Men Report and Landscape Details)
Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. 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 edges;
- Smooth and free from inorganic matter, stones or clods of soil;
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Supply and install the following imported topsoil mixes:
- 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.

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

4.5 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.

4.6 Plants
Supply plants in accordance with the landscape design 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/variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full 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.

4.7 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 that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

4.8 Embankment Stabilisation
Where necessary and shown on the drawings prevent soil erosion or soil movement by stabilising embankments as follows. As a minimum this should be on slopes **>1:3** gradient. Stabilise embankments using biodegradable fibre reinforced heavy weight jute fabric. Lay fabric from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300mm anchor trench at top and bottom of slope, backfilled with soil over the fabric and compacted into the trenches. Using U-shaped galvanised steel pegs at 1000 mm centres generally and 250mm centres at edge overlaps, secure the fabric to the prepared soil surface. Plant through the fabric after it is installed.

4.9 Root Barrier
Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

4.10 Mulch (This should be read in conjunction with the Tree Protection Plan by Tree Wise Men)
Mulch shall be approved recycled mulch recovered from site clearing, if available, otherwise pine bark equal "Horticultural Graded Pine Bark 15mm" as supplied by Australian Native Landscapes. Place mulch in all garden beds to a nominal depth of 75mm, when all specified plants are installed, clear of all plant stems, and rake to an even surface flush with the surrounding finished levels and evenly graded between design surface levels. The specified depth shall be achieved after the mulch has settled.

4.11 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.

4.12 Turf
Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it form drying out between cutting and laying. Lay the turf in the following manner:
- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; and
- To finish flush, after lightly tamping, with adjacent finished surfaces of ground.

5.0 IRRIGATION

5.0 System
The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering 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. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings.

6.0 PLANT ESTABLISHMENT

6.1 Generally
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 works shall include, but not be limited to, the following:
- Replacing failed plants,
- Pruning,
- Insect and pest control,
- Fertilising,
- Maintaining mulch,
- Mowing,
- Watering,
- Rubbish removal, and
- Cleaning of the surrounding areas.

PLANT SCHEDULE - "THE TERRACES" PAC PADDINGTON

Symbol	Botanical Name	Common Name	Mature size H x W (m)	Container Size	Quantity
Trees					
Cg	*Ceratopetalum gummiferum*	Nsw Christmas Bush	6.0 x 3.0	100L	3
Cp	*Cordyline petiolaris*	Palm Lily	5.0 x 3.0	100L	6
Ca	*Cupaniopsis anacardioides*	Tuckeroo	10.0 x 5.0	100L	8
Da	*Diploglottis australis*	Native Tamarind	30.0 x 5.0	100L	2
Dp	*Doryanthes palmeri*	Spear Lily	3.0 x 2.0	100L	8
Eu	*Elaeocarpus eumundii*	Smooth leaved Quandong	20.0 x 4.0	100L	2
Er	*Elaeocarpus reticulatus*	Blueberry Ash	15.0 x 5.0	300L	7
Fr	*Ficus Rubiginosa*	Port Jackson Fig	30.0 x 15.0	100L	1
Ga	*Gordonia axillaris*	Fried Egg Plant	3.5 x 3.5	100L	7
Li	*Lagerstroemia indica*	Crepe Myrtle	4.0 x 4.0	100L	25
La	*Livistona australis*	Cabbage Tree Palm	25.0 x 4.0	100L	4
Mf	*Michelia figo*	Port Wine Magnolia	3.5 x 3.5	100L	1
Ms	*Magnolia stellata*	Star Magnolia	5.0 x 5.0	100L	10
Pm	*Polyscias murrayi*	Pencil Cedar	25.0 x 5.0	100L	2
Wf	*Waterhousia floribunda*	Weeping Lilly Pilly	5.0 x 4.0	300L	12
Ye	*Yucca elephantipes*	Soft Tipped Yucca	4.0 x 4.0	100L	1
Shrub & Accent Planting					
Am	*Alocasia macrorrhiza*	Elephant Ears	3.0 x 2.0	45L	6
Af	*Adiantum formosum*	Giant Maidenhair Fern	2.0 x 2.0	45L	24
Ac	*Arthropodium cirratum*	Renga Lily	1.0 x 1.0	250mm	115
An	*Asplenium nidus*	Birds nest Fern	1.5 x 1.0	45L	8
Cp	*Crinum pedunculatum*	Swamp Lily	1.2 x 1.2	45L	10
CR	*Cordyline fruticosa* 'Rubra'	Cordyline Rubra	3.0 x 1.0	45L	70
Cst	*Cordyline Stricta*	Narrow Leaved Palm Lily	5.0 x 1.0	45L	50
Eca	*Echium candicans*	Pride of Maidera	1.5 x 1.0	250mm	140
Lan	*Lavandula angustifolia*	Lavender	1.2 x 1.0	250mm	795
Ro	*Rosmarinus officinalis*	Rosemary	1.5 x 1.5	250mm	180
Vb	*Verbena bonariensis*	Purpletop Vervain	1.5 x 0.9	250mm	40
Grasses & Groundcovers					
Afl	*Anigozanthos flavidus*	Kangarro Paw	1.2 x 0.6	200mm	380
Ama	*Antirrhinum majus*	Snapdragon	0.5 x 0.5	200mm	270
Bc	*Blechnum cartilaginium*	Waterfern	0.6 x 0.6	200mm	1335
BSL	*Blechnum 'Silver Lady'*	Silver Lady Fern	0.5 x 1.0	200mm	13
Co	*Carex oshimensis*	Japanese Forest Grass	0.2 x 0.2	200mm	110
Cpa	*Clematis paniculata*	Sweet Autumn Clematis	CLIMBER	200mm	270
Cm	*Clivia miniata*	Clivia	0.5 x 0.5	200mm	2260
Ds	*Dendrobium speciosum*	Rock Orchid		200mm	30
DLJ	*Dianella* 'Little Jess'	Little Jess	0.4 x 0.4	200mm	50
Ep	*Echinacea purpurea*	Purple Coneflower	1.2 x .25	200mm	265
EBG	*Echinops bannaticus* 'Blue Glow'	Blue Globe Thistle	1.2 x 0.9	200mm	265
Ec	*Euphorbia characias*	Mediterranian Spurge	1.0 x 1.0	200mm	90
ESS	*Eremophilia glabra* 'Silver Spread'	Prostrate Silver Bush	1.0 x 1.0	200mm	50
Gt	*Gazania tomentosa*	Silver Gazania	0.15 x 1.0	200mm	1100
GRM	*Grevilia* 'Poorinda Royal Mantle'	Royal Mantle	0.2 x 3.0	200mm	1530
Hs	*Hibertia scandens*	Golden Guinea Vine	CLIMBER	200mm	12
Ic	*Imperata cylindrica*	Japanese Blood Grass	1.0 x 1.0	200mm	175
INA	*Isolepis nodosa* 'Arida'	Knobby Club Rush	0.6 x 0.4	200mm	535
Ma	*Mentha Australis*	River Mint	0.5 x 1.0	200mm	125
Mp	*Myoporum parvifolium*	Creeping Boobialla	0.2 x 1.0	200mm	860
MEQ	*Miscanthus oligostachyus 'Eileen Quinn'*	Dwarf Feather Grass	0.6 x 0.5	200mm	65
MZ	*Miscanthus sinensis* 'Zebrinus'	Zebra Grass	1.5 x 1.5	200mm	885
La	*Lepironia articulata*	Blue Rush	0.7 x 0.7	200mm	110
Lm	*Linum marginale*	Native Flax	0.6 x 0.6	200mm	125
LN	*Lomandra longifolia* 'Nyalla'	Fine Leaf Lomandra	0.5 x 0.5	200mm	415
Pt	*Parthenocissus tricuspidata*	Boston Ivy	CLIMBER	200mm	20
PBL	*Pennisetum alopecuroides* 'Black Lea'	Black Lea Native Foxtail Grass	0.6 x 0.6	200mm	955
PN	*Pennisetum alopecuriodes* 'Nafray'	Nafray Native Foxtail Grass	0.6 x 0.6	200mm	1170
PE	*Poa labillardieri* 'Eskdale'	Blue Tussock Grass	0.5 x 0.5	200mm	690
Sn	*Salvia nemorosa*	Sage	0.3 x 0.3	200mm	427
Sc	*Santolina chamaecyparissus*	Cotton lavender	0.5 x 0.3	200mm	482
SSB	*Sedum spectabile* 'Brilliant'	Stonecrops	0.6 x 0.6	200mm	336
Sem	*Sempervivum sp.*	Sempervivum	0.15 x 0.2	200mm	20
Sm	*Senecio mandraliscae*	Blue Chalk Sticks	0.4 x 0.4	200mm	60
Ta	*Themeda australis*	Kangaroo Grass	0.7 x 0.5	200mm	40
Tv	*Thymus vulgaris*	Thyme	0.3 x 0.4	200mm	200
Tj	*Trachelospermum jasminoides*	Star Jasmine	CLIMBER	200mm	20
Vh	*Viola hederacea*	Native Violet	0.1 x 0.5	200mm	6555
Vo	*Viola odorata*	Sweet Violet	0.1 x 0.5	200mm	40
Vt	*Viola tricolor*	Pansy	0.15 x 0.5	200mm	20
Zm	*Zoysia macrantha* 'Nara'	Nara Zoysia	TURF		1700m2

Note:
Refer to LA-P-1017 Planting Plan for plant layout.

NOT FOR CONSTRUCTION

REVISIONS

6	27.05.2016	FOR TENDER
5	12.04.2016	FOR COORDINATION
4	29.02.2016	FOR COORDINATION (90%)
3	17.12.2015	FOR COORDINATION (90%)
2	06.11.2015	FOR COORDINATION (80%)
1	08.10.2015	PRELIMINARY

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Presbyterian Aged Care
Brookfield MULTIPLEX
BM

CLIENT:
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Sydney, NSW 2000

DOCUMENT REVIEW - BROOKFIELD MULTIPLEX
- ❑ A - Acceptable for Construction
- ❑ B - Acceptable for Construction subject to comments. Correct & Resubmit
- ❑ C - Unacceptable for Construction. Correct & Resubmit for Review
- ❑ D - Drawing on Hold

Reviewed .....Date .....
These documents have been reviewed for conformity with design intent. Acceptance does not mean approval of dimensions, sizes or weights nor does it relieve the subcontractor and/or the Consultant from responsibility for errors, omissions or compliance with the obligations and/or requirements of the Contract and/or Subcontract.

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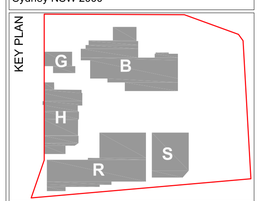
KEY PLAN



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The Terraces
Seniors Living and Residential Aged Care Facility
74 Brown Street Paddington NSW 2021

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SPECIFICATION NOTES AND PLANT SCHEDULE

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