



SITE LOCATION

NTS|GOOGLE MAPS

GENERAL NOTES

- NOT FOR CONSTRUCTION
- ALL LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S AND ADDITIONAL CONSULTANT'S 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 FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER
- NO TREES PROTECTED UNDER THE LOCAL COUNCIL'S TREE PRESERVATION ORDER ARE TO BE REMOVED UNLESS APPROVED BY DEVELOPMENT CONSENT OR PERMIT OBTAINED FROM COUNCIL
- ALL PAVING IS INDICATIVE, TO BE TO FUTURE SPECIFICATION, AND 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 WORK HEALTH AND SAFETY ACT
- STUDIO BOTANICA TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO PURCHASE AND DELIVERY
- EXACT LOCATIONS OF NEW PLANT MATERIAL TO BE SETOUT AND APPROVED BY STUDIO BOTANICA ONSITE PRIOR TO INSTALLATION. STUDIO BOTANICA RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION ONSITE

DRAINAGE AND IRRIGATION NOTES

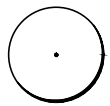
- REFER TO CIVIL ENGINEER'S UTILITY AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION.
- REQUIREMENTS FOR LANDSCAPE DRAINAGE TO BE CONFIRMED ONSITE UNLESS OTHERWISE SHOWN ON THE LANDSCAPE PLANS
- TREE PITS THAT HAVE BEEN EXCAVATED INTO HEAVY EARTH OR STONE TO CONTAIN A RING OF AG PIPE LAID AT THE INVERT OF THE PIT WITHIN A MINIMUM 200mm LAYER OF FREE DRAINING MATERIAL. AG PIPE TO BE CONNECTED TO A DRAINAGE OUTLET (REFER TO TYPICAL TREE PIT DRAINAGE SECTION)
- WATER / IRRIGATION CONTROLLER POINTS SHOWN INDICATIVELY ONLY. EXACT LOCATION TO BE CONFIRMED ONSITE
- ALL POTS TO HAVE AN IRRIGATION ALLOWANCE (SHRUBBLERS OR DRIP)
- FOR POTS LOCATED ON PAVED SURFACES, TYPICAL PAVING IRRIGATION DETAIL TO BE USED AS SHOWN
- POTS ADJACENT TO GARDEN BEDS TO BE IRRIGATED VIA IN GARDEN IRRIGATION SYSTEM
- ALL LAWN AREAS TO HAVE POPUP ROTORS
- ALL GARDEN BEDS TO HAVE FIXED SOLID RISERS WITH SPRAYS
- LOCATIONS OF IRRIGATION LINES, VALVES, SPRAY HEADS ETC ARE SHOWN INDICATIVELY ONLY. THE EXACT LOCATION AND FREQUENCY OF THE ABOVE TO BE NOMINATED BY THE IRRIGATION PROVIDER
- REFER TO IRRIGATION PLAN FOR FURTHER DETAIL

DRAWING SCHEDULE

VR_691_01	COVER PAGE
VR_691_02	PLANTS SCHEDULE
VR_691_10	LANDSCAPE PLAN 'A'
VR_691_11	LANDSCAPE PLAN 'B'
VR_691_12	LANDSCAPE PLAN 'C'
VR_691_13	BALCONY PLANTING 'A'
VR_691_14	BALCONY PLANTING 'B'
VR_691_15	BUILDING B - ROOFTOP
VR_691_40	GENERAL SPECIFICATION NOTES

LEGEND

PROPOSED TREES



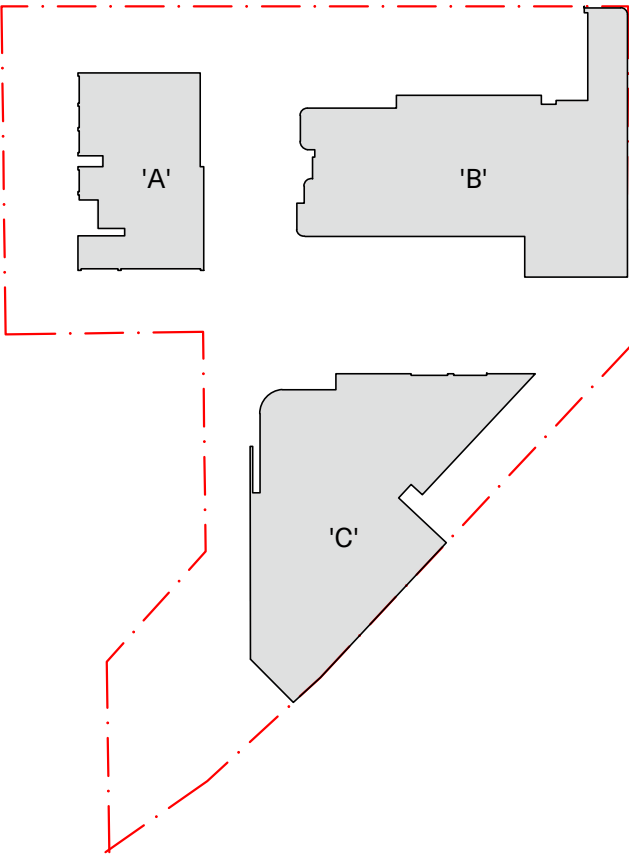
EXISTING TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION AS PER ARBORIST AND COUNCIL'S REQUIREMENTS



EXISTING TREES TO BE REMOVED WITH COUNCIL'S APPROVAL

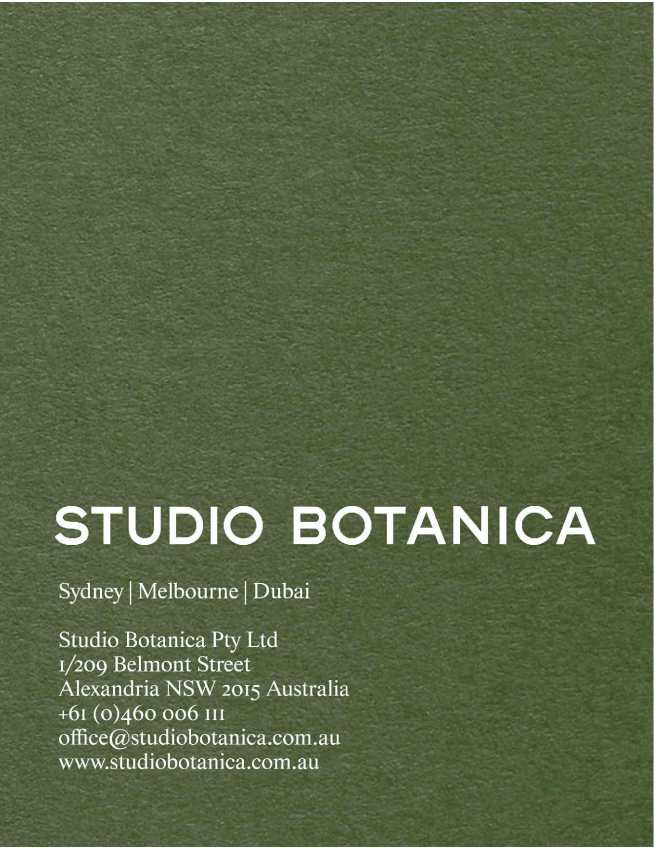


BUILDING - KEY PLAN



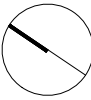
AMENDMENTS

A - ISSUED	FOR DA	19.05.25
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PROJECT

Mr. Chanine
691-695 Victoria Road
Ryde NSW 2113



Architect
CDA ARCHITECTS

Drawing
COVER PAGE

Scale	Drawn	Checked	Revision	Project No.	Drawing No.
	AB	AB	A	VR_691	01

Studio Botanica must be present on-site for the positioning of all plants.
Contact designer if discrepancies occur between landscape and consultants documents.
Builder to check and verify all dimensions on site prior to construction.
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PLANT SCHEDULE

TREES						
CODE	BOTANIC NAME	COMMON NAME	QTY	POT SIZE	MATURE HEIGHT	COMMENTS
BN	Betula nigra	River Birch	11	100L	8m	
BR	Brachychiton rupestris	Queensland Bottle Tree	1	Mature	6m	
CA	Cupaniopsis anacardioides	Tuckeroo	4	100L	8m	
CC	Cyathea cooperi	Tree Fern	18	100L	8m	
CH	Chamaerops humilis	European Fan Palm	4	400L	4m	
EL	Eucalyptus leucoxylon 'Euky Dwarf'	Euky Dwarf	3	100L	10m	
JM	Jacaranda mimosifolia	Jacaranda	4	200L	12m	
LC	Livistona chinensis	Cabbage Palm	18	200L	10m	
LI	Lagerstroemia indica	Crepe Myrtle	19	200L	6m	
OE	Olea europaea	Olive	7	400L	4m	
PR	Phoenix reclinata	Senegal Date Plam	3	400L	8m	
WF	Waterhousia floribunda	Weeping Lilly Pilly	92	100L	6m	
QR	Quercus robur	English Oak	1	400L	8m	
SHRUBS, SUCCULENTS AND PERRENIALS						
CODE	BOTANIC NAME	COMMON NAME	QTY	POT SIZE	MATURE HEIGHT	
Aa	Agave weberii	Weber's Agave	69	200mm	1.5m	
Am	Alocasia maccrorhiza	Giant Taro Plant	36	200mm	2m	
An	Alpinia nutans	Dwarf Cardamom	161	140mm	1m	
Br	Bartlettina sordida	Purple Torch	19	200mm	1.6m	
Bs	Bechnum 'Silver Lady'	Silver Lady Fern	42	200mm	0.6m	
By	Berschorneria yucoides	Mexican Lily	7	200mm	1.2m	
Cg	Crassula gollum	Jade Plant	40	200mm	1m	
Cs	Cotyledon 'Silver Wave'	Cotyledon 'Silver Wave'	35	200mm	1m	
Ec	Euphorbia 'Cowboy'	Euphorbia 'Cowboy'	28	300mm	1.6m	
Fj	Fatsia japonica	Fatsia	23	200mm	1.6m	
Hm	Hymenosporum flavum 'Luscious'	Dwarf Frangipani	16	200mm	0.6m	
Hp	Helichrysum petiolare	Licorice Plant	32	200mm	1m	
Lc	Liriope 'Emerald Cascade'	Liriope 'Emerald Cascade'	41	150mm	0.6m	
Lt	Lomandra longifolia 'Tanika'	Mat rush	77	150mm	0.8m	
Md	Monstera deliciosa	Swiss Cheese Plant	195	140mm	Trailing Plant	
Ms	Miscanthus sinensis 'Adagio'	Miscanthus 'Adagio'	21	150mm	1.2m	
Nod	Nerium oleander 'Dwarf Pink'	Nerium Dwarf Pink	36	200mm	1m	
Pa	Plectranthus argentatus	Silver Spurflower	60	200mm	0.8m	
Pm	Pittosporum tobira 'Miss Muffet'	Miss Muffet	27	200mm	0.8m	
Pi	Pittosporum tobira	Mock Orange	3	200mm	1.6-1.8m	
Px	Philodendron xanadu	Xanadu	280	140mm	0.8m	
Re	Raphis excelsa	Lady Palm	33	400mm	2m	
Ro	Raphiolepis 'Oriental Pearl'	Indian Hawthorn	32	250mm	0.8m	
Vs	Viburnum suspensum	Sandanqua Viburnum	105	200mm	2.5m	
Wf	Westringia fruticosa	Coastal Rosemary	97	200mm	1-1.5m	Clipped
GROUNDCOVERS & CLIMBERS						
CODE	BOTANIC NAME	COMMON NAME	QTY	POT SIZE	MATURE HEIGHT	
Bg	Bougainvillea bambino 'Maudi'	Bougainvillea Maudi	117	200mm	Trailing Plant	
Mp	Myoporum parvifolium	Creeping Boobialla	100	140mm	Groundcover	
Pt	Parthenocissus trucspidata	Boston Ivy	30	150mm	Climber	
Pte	Pachysandra terminalis	Japanese Surge	60	150mm	Groundcover	
Rp	Rosmarinus officinalis 'Prostatus'	Creeping Rosemary	340	140mm	Groundcover	
Ss	Solandra maxima	Chalice Winve	62	200mm	Trailing Plant	

NOTES

- IF SPECIFIED POT SIZES ARE NOT READILY AVAILABLE, PLEASE CONTACT STUDIO BOTANICA TO CLARIFY SUBSTITUTE SIZES AND CHANGES TO QUANTITIES
- ALL MATURE TREES TO BE SOURCED AND SUPPLIED BY STUDIO BOTANICA PTY LTD
- THE PLANT SCHEDULE IS CALCULATED BASED OFF THE LANDSCAPE PLANS PROVIDED BY STUDIO BOTANICA. ADDITIONAL PLANTS OUTSIDE OF THIS SCHEDULE MAY BE REQUIRED TO REACH THE DESIRED PLANT DENSITIES ONSITE
- ALL PLANT MATERIAL TO BE SETOUT ONSITE BY STUDIO BOTANICA PRIOR TO INSTALLATION

LEGEND

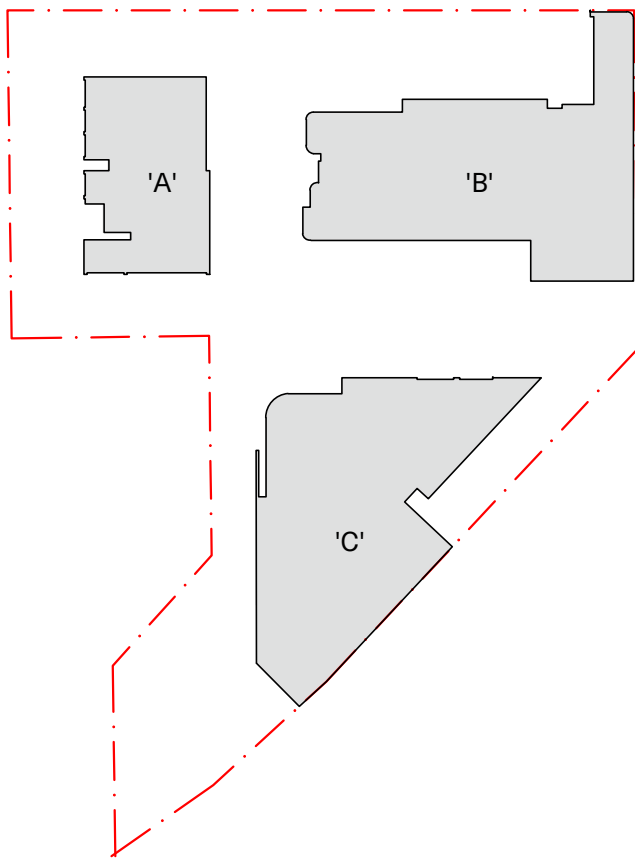
PROPOSED TREES

EXISTING TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION AS PER ARBORIST AND COUNCIL'S REQUIREMENTS

EXISTING TREES TO BE REMOVED WITH COUNCIL'S APPROVAL



BUILDING - KEY PLAN



AMENDMENTS

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STUDIO BOTANICA

Sydney | Melbourne | Dubai

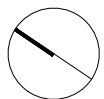
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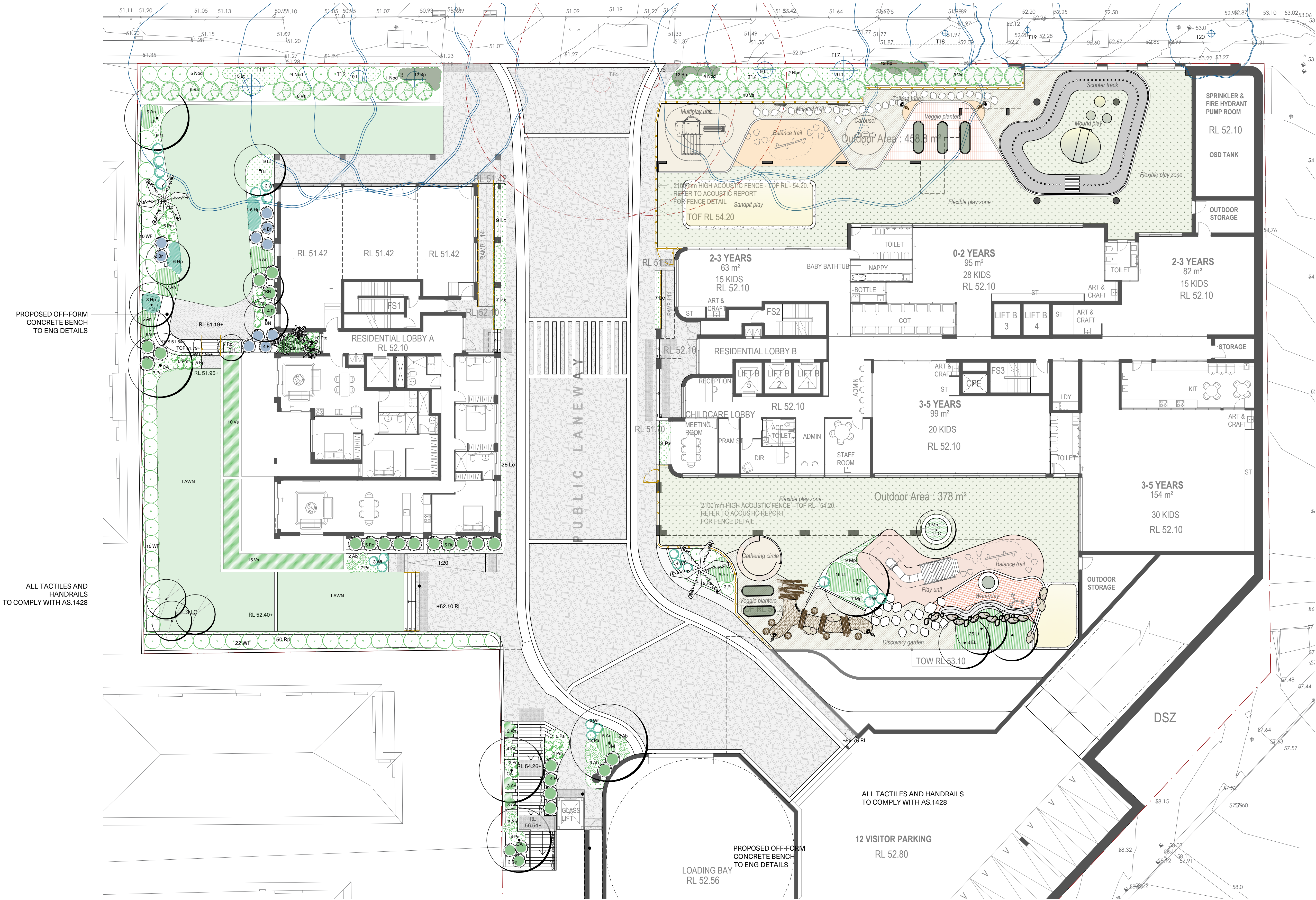
Architect
CDA ARCHITECTS

Drawing
PLANTS SCHEDULE



Scale	Drawn	Checked	Revision	Project No.	Drawing No.
	AB	AB	A	VR_691	02

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Contact designer if discrepancies occur between landscape and consultants documents.
Builder to check and verify all dimensions on site prior to construction.
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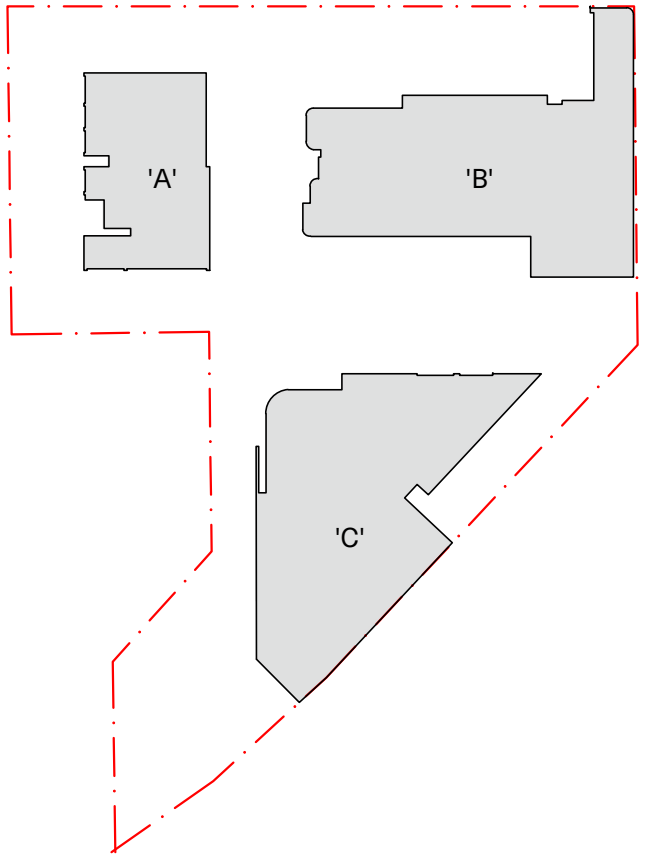


LEGEND

PROPOSED TREES

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED WITH COUNCIL'S APPROVAL



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LANDSCAPE PLAN - BUILDING 'A' AND CHILDCARE
SCALE 1:150 @ A1

PROJECT

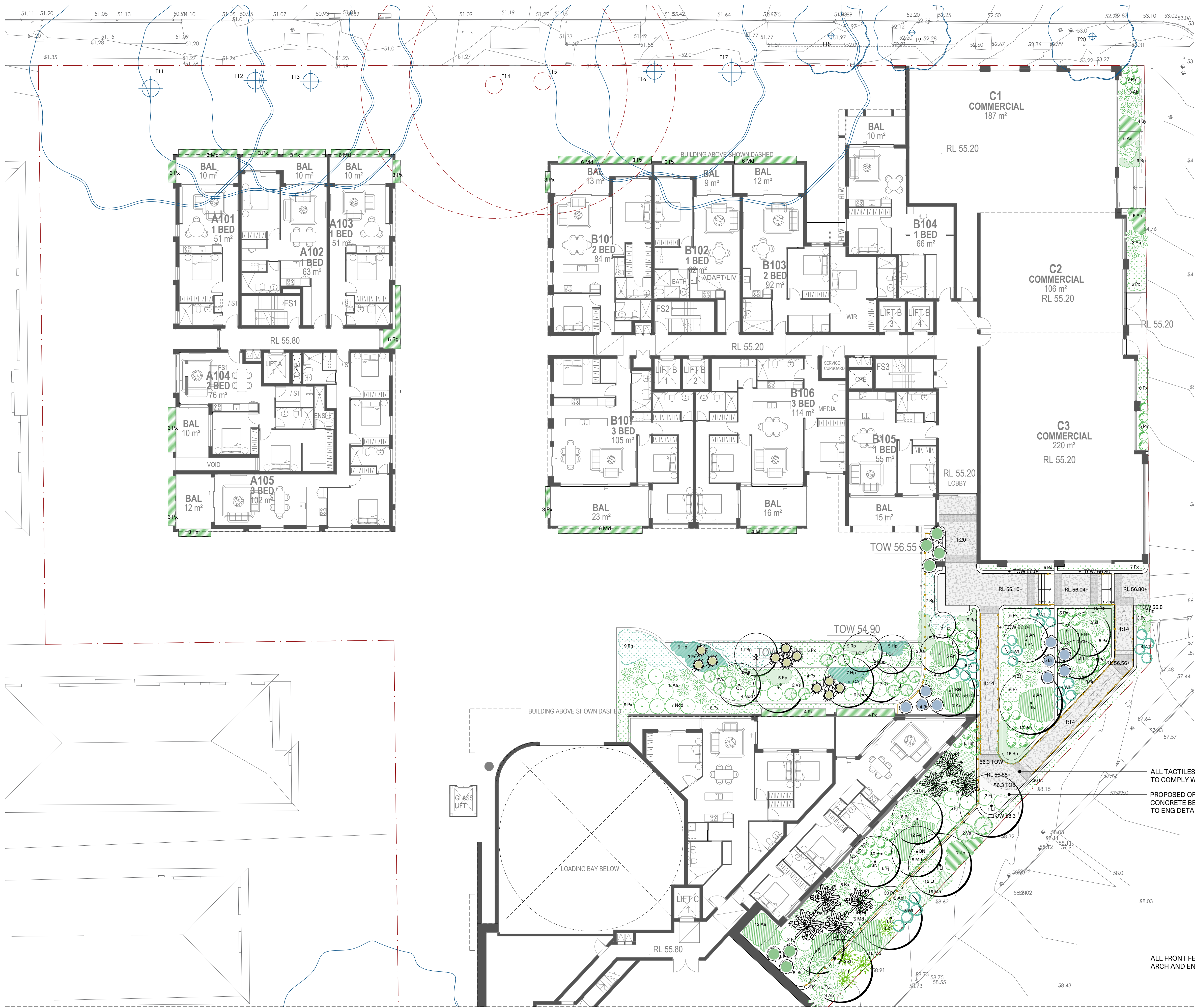
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Architect
CDA ARCHITECTS

Drawing
LANDSCAPE PLAN 'A'

Scale	Drawn	Checked	Revision	Project No.	Drawing No.
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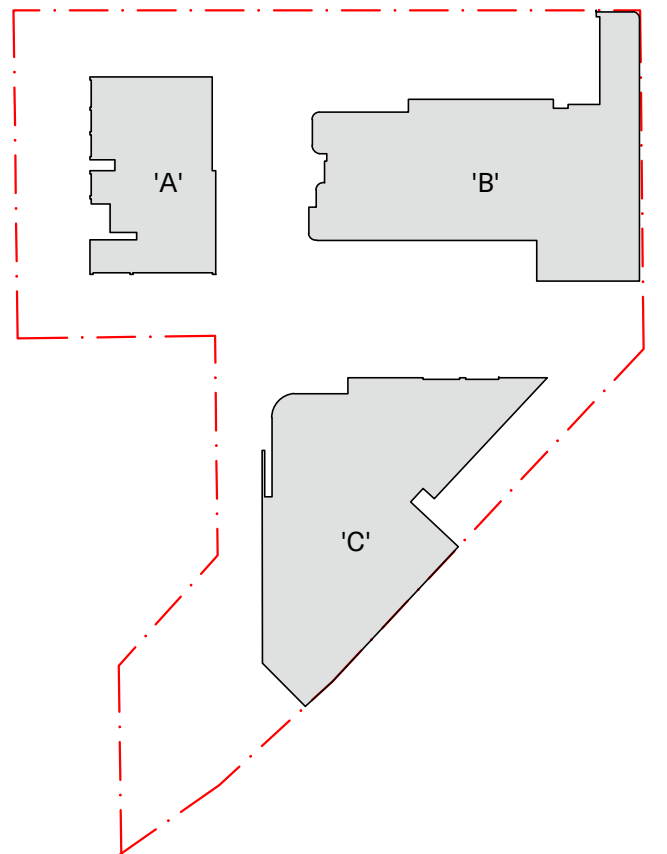
LANDSCAPE PLAN 'B'
SCALE 1:150 @ A1

LEGEND

PROPOSED TREES

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED WITH COUNCIL'S APPROVAL



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Drawing

LANDSCAPE PLAN 'B'

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BALCONY PLANTING 'B'
SCALE 1:150 @ A1

LEGEND

PROPOSED TREES

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED WITH COUNCIL'S APPROVAL

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Drawing
BALCONY PLANTING 'B'

Scale	Drawn	Checked	Revision	Project No.	Drawing No.
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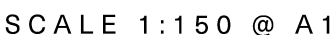
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SCALE 1:150 @ A1



SCALE 1:150 @ A-1



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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.

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.

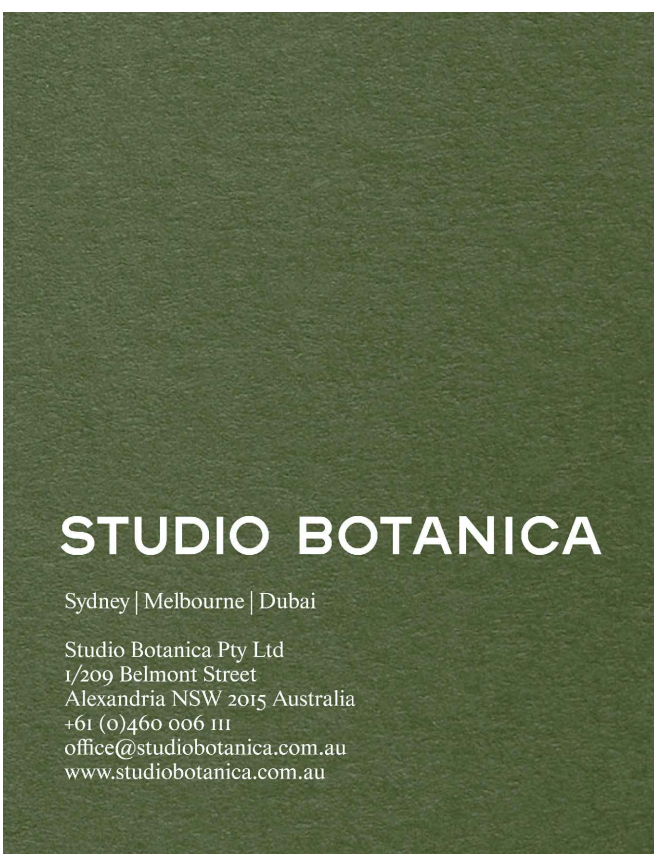
4.2 Defects Liability Period

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.

AMENDMENTS

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Architect
CDA ARCHITECTS

Drawing
GENERAL SPECIFICATION NOTES

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