

Outline of Design Works

Prior to commencement of works

Any contractor employed by the client is required to comply with all Australian Standards, Building Regulations and Local Council Planning and Building Permits prior to undertaking any works. It is also the responsibility of the contractor to gain the relevant engineering for structural elements. The drawings and renders provided by Botanic Design Studio are concepts only and all works requiring engineering specifications must be independently designed by consultant engineers. Measurements, levels and step numbers must be verified on site prior to any excavation/construction.

General notes

It is the responsibility of the client to check all drawings and report any discrepancies to Botanic Design Studio prior to the commencement of construction.

It is the responsibility of the landscaping contractor to ensure they are working off final, approved designs prior to works commencing. It is also the responsibility of the landscape contractor to verify measurements and heights prior to quoting and again before construction.

Steel edging

Steel edging installed is to be 75mm x 5mm Corten steel. All joints in the steel edging are to be welded and buffed out for a seamless finish. 40mm x 5mm flat bar steel is to be hammered into the ground at 1m intervals and welded to the back of the steel to secure the edging in place. Flat bar begs should sit no higher than 10mm from the top of the edging.

Paving (Crazy Paving)

All paving is to be installed on a pre poured 100mm thick reinforced concrete slab. All pavers and concrete slab should be dust/dirt free prior to paving. Paving to be laid on a bed of wet sand and cement mortar of 1 part cement and 3 parts sand. Mortar mix and back of pavers are to have an adhesive additive applied prior to installation. Grout lines may vary between 5-20mm spacings. The landscape contractor must provide samples of grout to the client for approval prior to grouting. All paving to be professionally cleaned and sealed with a penetrating sealer upon completion. Do not clean paving with acid.

Deck

For all decks, post holes are to be dug at minimum 600mm depth and area under deck poisoned to prevent the growth of weeds and grasses. 90 x 45 treated pine joists and bearers attached using galvanized nails and joist protection attached to avoid water damage. Bearers and posts to be a maximum of 1400mm apart and joists 450mm. Uniform 5-7mm spacings between boards. Decking screws to be fastened approximately 15mm from the edge of the board to prevent cracking. All screws to be just below flush on board with no screws to be sitting proud. The landscape contractor must ensure appropriate cross flow ventilation and drainage to prevent damage to boards. Deck to be thoroughly cleaned upon installation.

Block Retaining Wall

All block retaining walls are to be laid on a concrete footing with appropriate steel reinforcement. Where required, the landscape contractor shall source a soil test and engineering for the wall to determine width, depth and steel requirements for the wall itself and concrete footing. An agricultural drain is to be installed behind the wall, covered by a geo fabric and scoria to prevent blockages and increase drainage. Agricultural drain is to be connected to the existing stormwater via silt pit. A plastic membrane shall also be attached to the back of the wall to prevent any water damage.

Lawn

A minimum of 100mm quality lawn mix is to be spread across the area and levelled out using a laser level and levelling rake and lawn fertiliser spread evenly across area. Lawn is to be laid in a brick pattern and joints top dressed with wash sand to prevent drying out. Lawn should be rolled after installation to prevent air pockets and increase contact of turf to soil. Lawn hand watered to saturation. Even with irrigation, newly installed lawn should be hand watered for the first 10 days.

Irrigation

A fully automated/ WiFi irrigation control system is to be installed across the garden. All mainline pipe work is to be PVC piping and installed at a minimum depth of 300mm. Turf areas are to consist of pop up sprays that sit approximately 25mm below turf level to ensure they are not damaged during mowing. All garden beds are to be irrigated using 13mm dripline. And should sit underneath the mulch. Driplines should be spaced no further apart than 400mm. The landscaping contractor should perform a pressure/flow test on the water supply and provide this to the nearest irrigation supplier for a free irrigation design.

