

HOWE ST. TRADERS



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HOWE ST TRADERS [20 Howe Street, Daylesford, 3460]
CONCEPT v1.9

16B Endeavour Way, Alfredton.
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CONSTRUCTIONS



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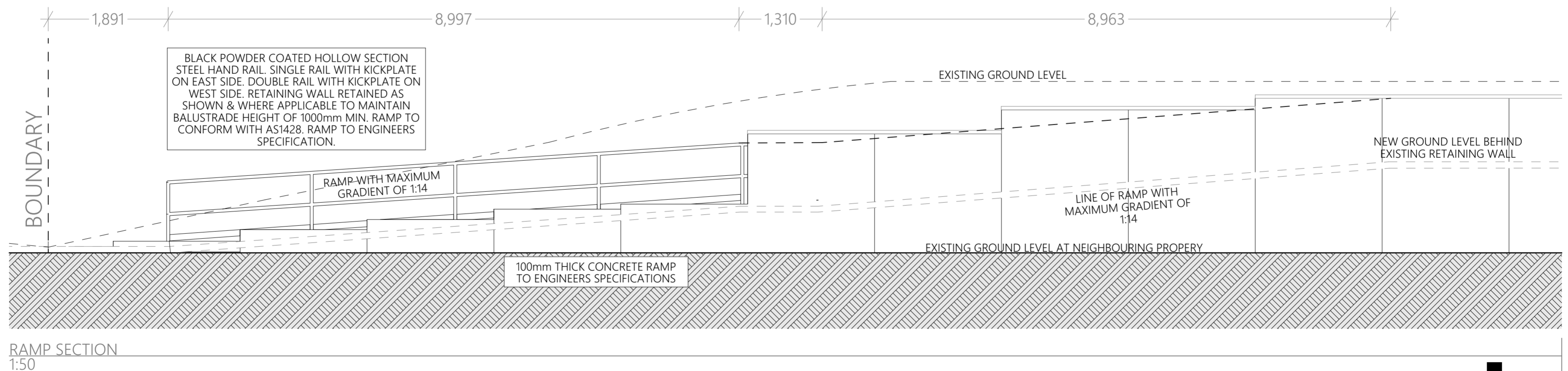
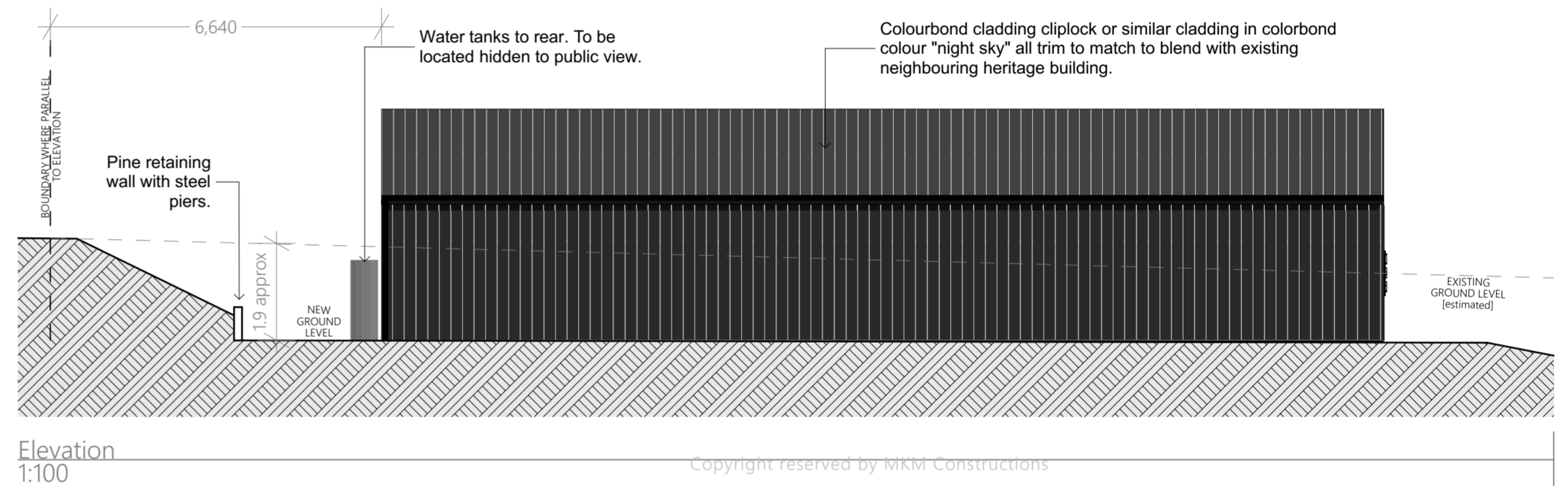
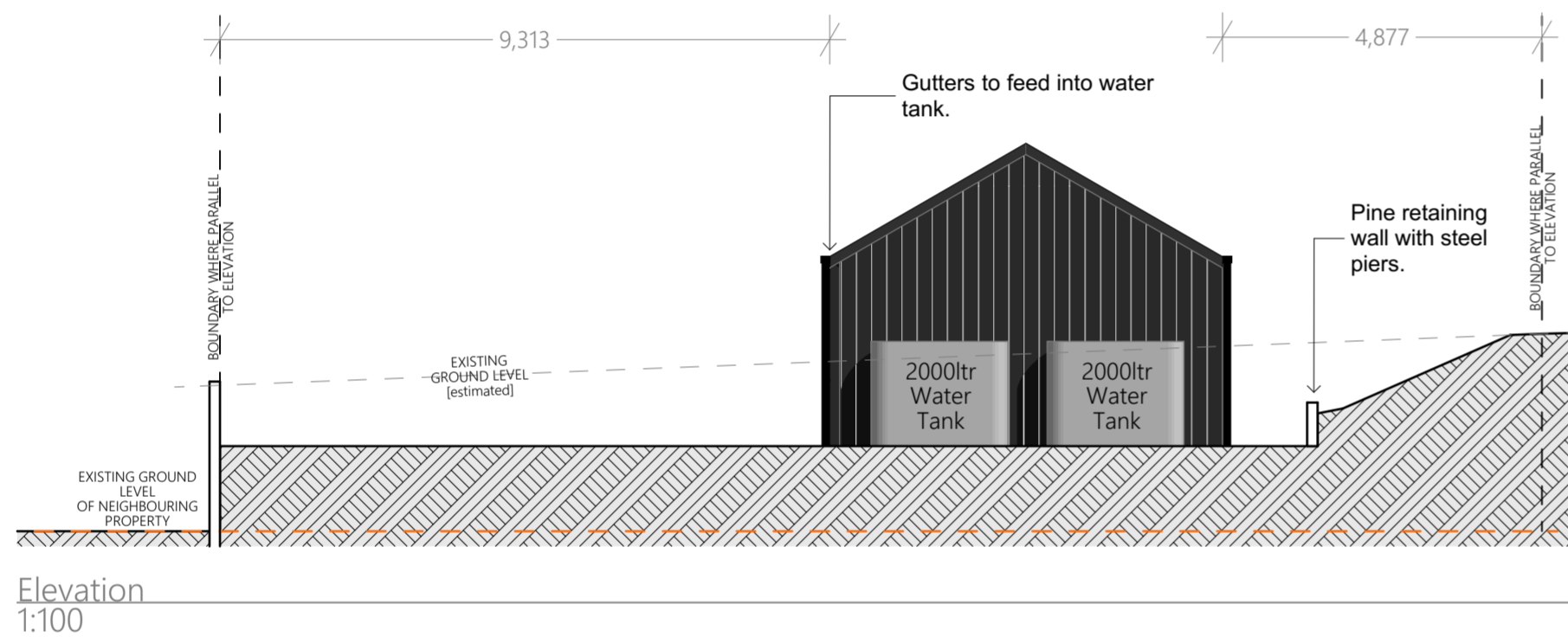
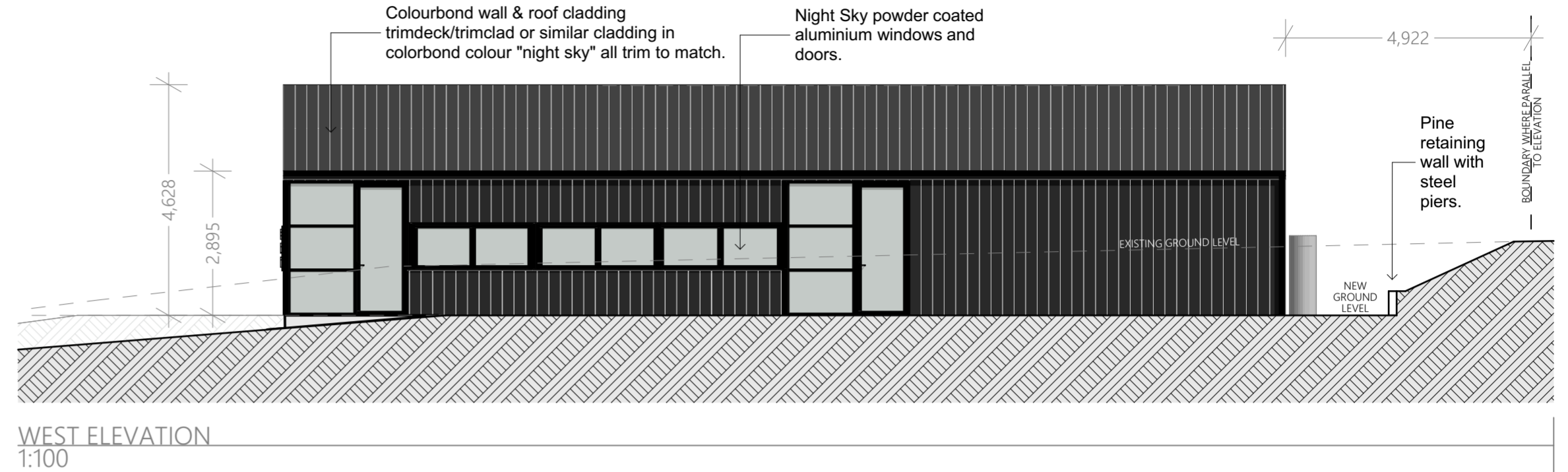
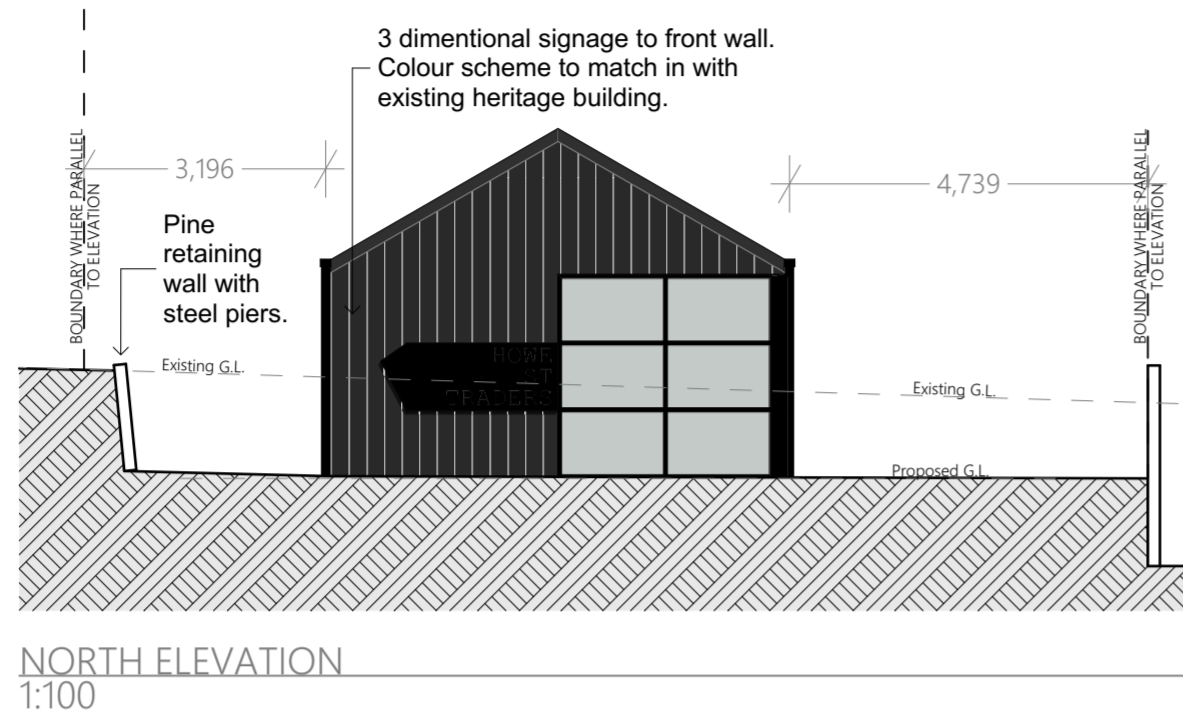
STREETSCAPE
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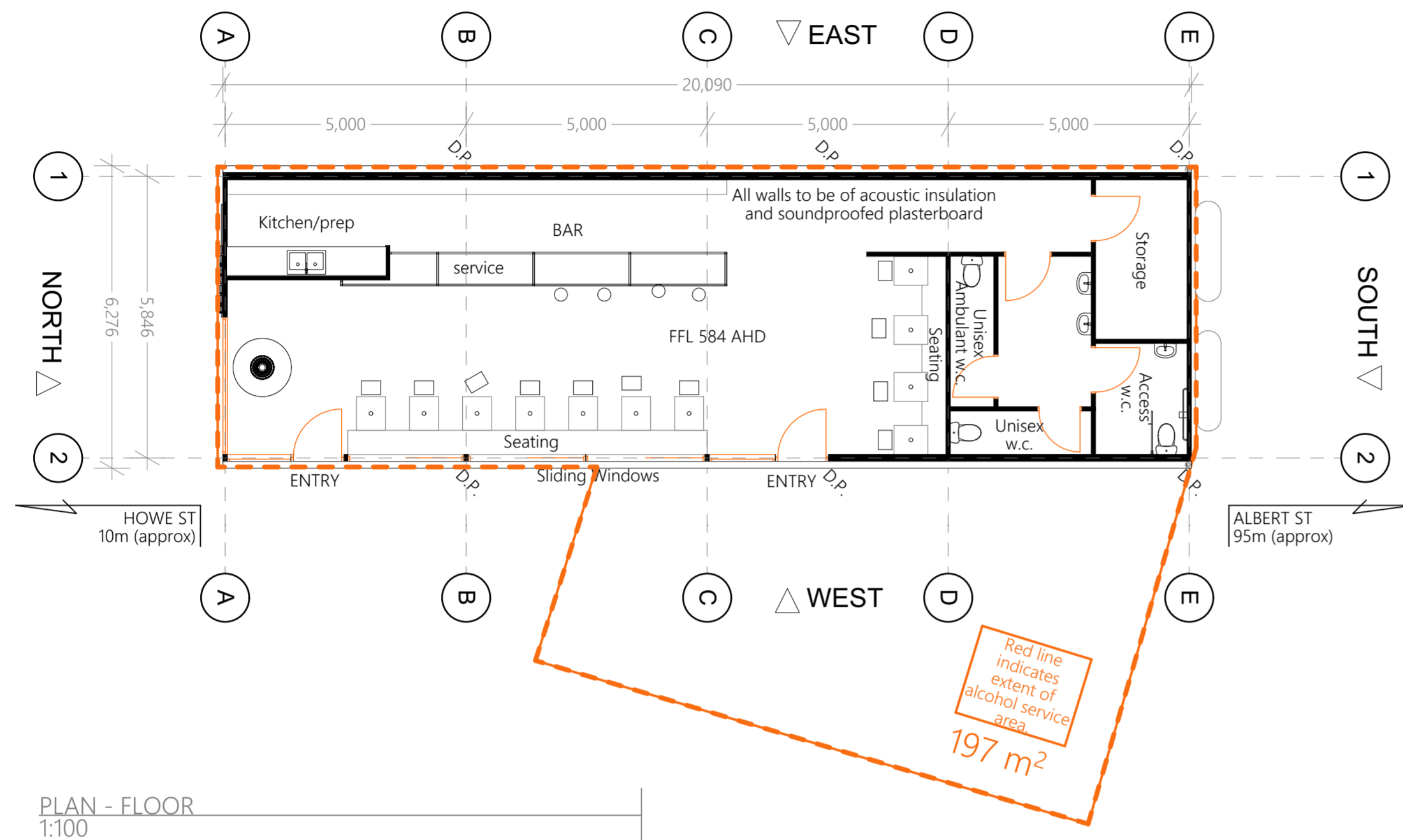
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MATERIALS LIST:
WALL CLADDING:
 Colorbond Trimclad or Cliplock "Night Sky".
ROOF CLADDING:
 Colorbond Trimdeck or Cliplock "Night Sky".
WINDOWS and DOORS:
 Powder coated aluminium in Colorbond colour "Night Sky". Double glazed.
GUTTERS AND DOWNPIPES:
 Colour matched to wall/roof colour.
SIGNAGE:
 White 3 dimensional text.
 [All walls and ceiling cavities to be infilled with soundproofing insulation.]





PLAN - FLOOR
1:100

PLANTING SCHEDULE

Common Name	Botanical Name	Qty	Mature height	Planting Height	Pot Size
GRASSES to 1mtr					
1 KATRINA MAT-RUSH	Lomandra longifolia	10	1m	30cm	10cm
BUSHES to 2mtrs					
2 KANGAROO PAW 'BIG RED'	Anigozanthos "Big Red"	10	1.5 -2m	15 - 20cm	15cm
3 SALT BUSH "SILVER BORDER"		5	1 - 2m	20 - 30cm	25cm
4 DINELLA BLAZE	Correa Pulchella	10	0.3-1.0 x 1.5	0.2	10cm

REFER TO SITE PLAN FOR AREAS TO BE LANDSCAPED. NOMINATED IN TAN AND GREEN SHADED AREAS.



1 Katrinus mat-rush 2 Kangaroo Paw 3 Salt Bush 4 Dinella Blaze

SPECIFICATION NOTES:

SOIL PREPARATION
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi advanced trees. All trees to be removed shall be inclusive of stump and root removal, and all rubbish and vegetative spoil is to be removed from site.

Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery, and so that no rubble or building supplies are stored in these areas. No imported top soil is to be used within the root zones of trees to be protected, and any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 1500m layer, to a minimum depth of 100mm on a lawn area, and 300mm on excavated planting beds.

WEED REMOVAL
All weeds shall be thoroughly removed before planting out. All vegetative material including roots and rhizomes of non woody perennials, and woody suckering weeds, are to be removed or appropriately controlled using a chemical means. The stumps of non suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their reestablishment elsewhere. Any chemical controls are to be used in accordance with manufacture's instructions and standard occupational health and safety procedures. Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that herbicides used are suitable for use around the vegetation to be retained.

PLANTING
Planting shall be carried out using accepted horticultural practices, with all plant conforming to the species, size and quantities indicated on the landscape plan & planting schedule. Plants shall be thoroughly soaked through immersion in water prior to planting. If the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely prior to planting.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl, pot bound restriction or damage; vigorous, well established, free from disease and pests; and of good form, consistent with the variety of species.

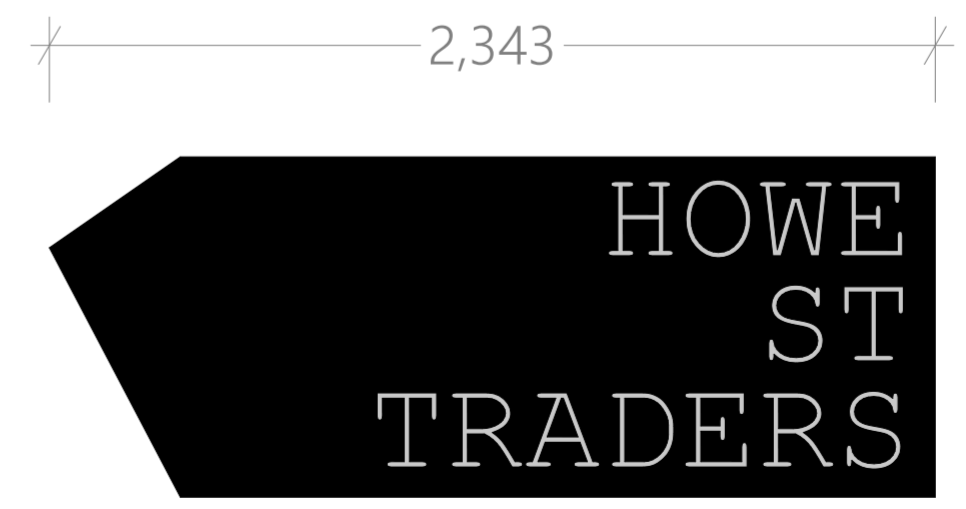
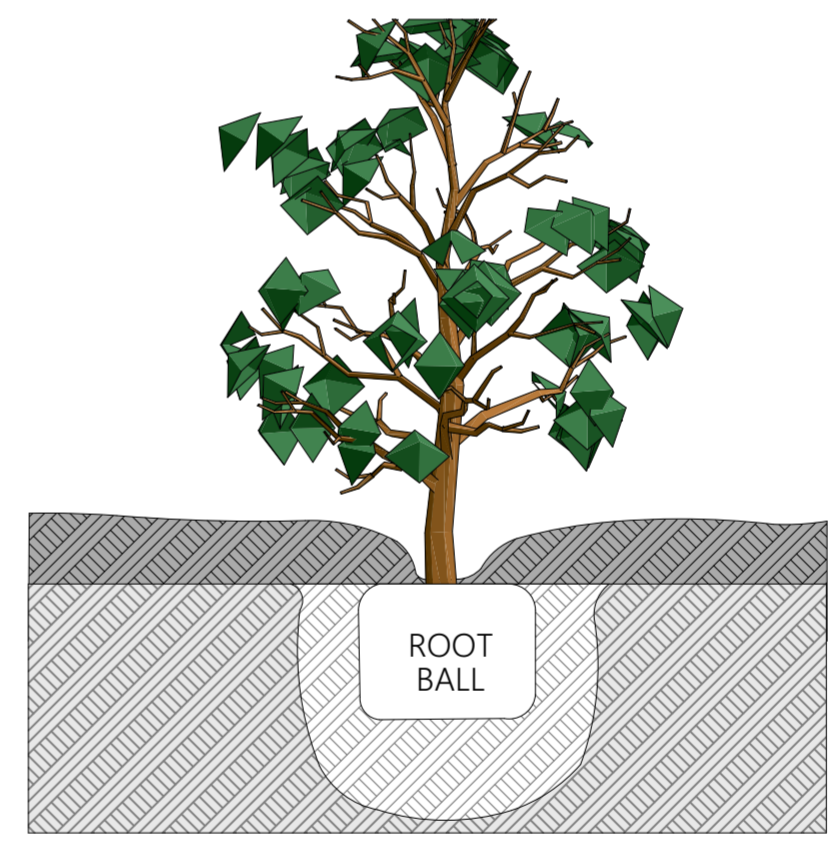
Planting holes for shrubs and groundcovers are to be of minimum size of 75mm or larger than the planting pot in all directions. Semi advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter; with the top of the rootball being at grade (surface level). A 75mm high berm is to be constructed at the edge of the root-ball to hold water. All plants are to be thoroughly watered after planting, and slow release fertiliser added at the quantities specified by the manufacturer.

MULCH
Mulch is to be supplied to all garden beds, and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chips or shredded pine bark or similar with 80% particles in the size range of 10 to 20mm in plan, and 5mm in thickness. No particles are to exceed 30mm in plan. Mulch shall be free of damaging matter such as soil, weeds and sticks, and is to be stockpiled and thoroughly weathered prior to delivery. All mulch is to be sloped toward plant stems but shall be kept back 100mm from the stems of all plants to prevent collar rot.

GRAVEL PATHS
If a gravel path is to be installed, it is to be done so comprising of a 50mm layer of gravel (tuscan toppings or similar) over a base course of 75mm deep gently compacted fine crushed rock. Each layer, including the subgrade, is to be appropriately compacted.

NOTE for planting shrubs & grasses:

1. Dig hole twice as deep as root ball and allow at least 200mm around sides for backfilling with topsoil.
 2. Apply fertiliser to base of hole, cover with layer of topsoil. Avoid root contact with fertiliser.
 3. Place plant in center of hole, backfill with topsoil, firming progressively.
 4. Create a water well at base of plant, apply water until sufficiently saturated.
 5. Apply Mulch layer ensuring it is away from the base of the plant.
- Provide mounded topsoil berm to hold water during maintenance & establishment.
Mulch 75mm depth, or as specified.
New topsoil 300mm depth, or as specified, cultivated into existing subsoil min. 150mm depth.



SIGNAGE
1:20

