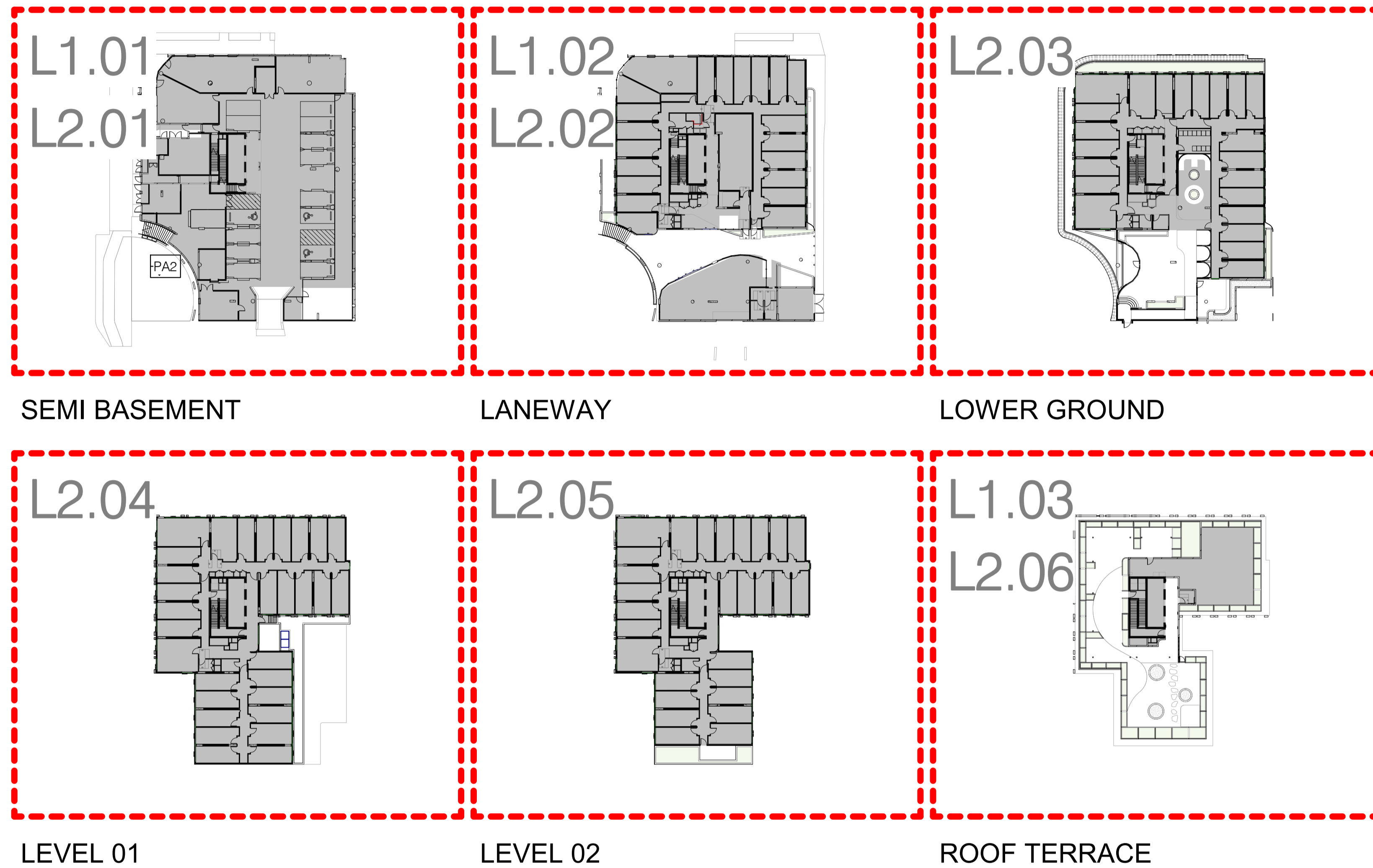


41-47 TRIBUNE STREET

41-47 Tribune Street, South Brisbane

rev	description	date	drawn	QA
1	50% DD	2025-02-24	VZ	AJ
2	70% DD DRAFT	2025-03-03	VZ	AJ
3	70% For Tender	2025-03-14	VZ	AJ

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GENERAL NOTES

- 1.0 These drawings must be read in conjunction with the full specification
- 2.0 These drawings must be read in conjunction with drawing package from the consultant team including all engineering drawings, architectural drawings and Arborist Specification.
- 3.0 Do not scale from these drawings - use figured dimensions.
- 4.0 SERVICES
Verify the 'as built' location of all existing services before excavation works are started. Services shown are indicative only.
- 5.0 SURFACE LEVELS
Final surface levels to be verified on site. All adjacent surfaces are to be level and flush unless stated or documented otherwise.
- 6.0 FALLS
All pavement, planting & turf areas to be graded evenly. ponding is unacceptable.
- 7.0 MATERIALS & FINISHES
Refer Schedule Materials & Finishes in Specification for all elements contained within these drawings.
- 8.0 DESIGN FOR ACCESS AND MOBILITY
All external works to comply with AS 1428 Parts 1 & 4. Longitudinal grades no steeper than 1 in 20.1 and crossfall grades no steeper than 1 in 50.
- 9.0 PLANTING
Refer Planting Schedule.

DRAWING SCHEDULE

L0.00	COVER SHEET
L0.01	PLANT SCHEDULE
L0.02	MATERIALS AND FINISHES
L0.03	MATERIALS AND FINISHES
L1.01	EXTERNAL WORKS - SEMI BASEMENT
L1.02	EXTERNAL WORKS - LANEWAY
L1.03	EXTERNAL WORKS - ROOF TERRACE
L2.02	LANDSCAPE PLAN - LANEWAY
L2.03	LANDSCAPE PLAN - LOWER GROUND
L2.04	LANDSCAPE PLAN - LEVEL 01
L2.05	LANDSCAPE PLAN - LEVEL 02
L2.06	LANDSCAPE PLAN - ROOF TERRACE
L4.01	DETAILS
L4.02	DETAILS

LEGEND

GENERAL

- EXTENT OF WORKS
- PROPERTY BOUNDARY
- BASEMENT EXTENT
- 00 L0.01 DETAIL / SECTION NUMBER
DRAWING No. CROSS REFERENCE

- + EX 0.00 EXISTING SURFACE LEVEL
- + 0.00 RELATIVE LEVEL
- + EX TK 0.00 EXISTING TOP OF KERB LEVEL
- + TK 0.00 TOP OF KERB LEVEL
- + TW 0.00 TOP OF WALL LEVEL
- + TOM 0.00 TOP OF MOUND

SOFTSCAPE

- TREE
Refer Planting schedule
- T01 TREES TO BE RETAINED
Tree protection measures in accordance with BCC requirements
- SHRUBS
- GROUNDCOVER
- PA1 PA1 - PLANTING AREA TYPE 1
Mulch: 75mm thick aged forest mulch
Refer BCC drawing BSD-9003
Tree with Companion Planting Bed to Footpath
Tree trenches and soil to BCC drawing BSD-9010.
Soil requirements: Soil blend conforming to AS4419 table 1 with no more than 30% screened composted organic matter, hydraulic conductivity pH 5-6.5. Trees to be planted in Soil Horizons A and B as per S190 in Reference specifications for Civil Engineering Works.
Refer to BCC Specification S190
Landscaping for further requirements.
Note: Ensure all advanced tree root balls finish flush with finished soil levels on installation
- PA2 PA2 - PLANTING AREA TYPE 2
- PA3 PA3 - PLANTING AREA TYPE 3

Area Calcs - Softscape

TYPE	AREA (m ²)
Planting Area Type 2 - Deep Planting	130.96m ²
Planting Area Type 3 - Podium Planting	384.37m ²
Rooftop Terrace Green Pergola	152.42m ²
Green Wall - Lower Ground Level	59m ²
Total	726.75m²

PAVEMENT FINISHES

- PT1 PT1 - PAVEMENT TYPE 1
Type: Exposed Aggregate Concrete
Finish: Exposed aggregate
Colour: Portland Grey
Aggregate Colour: 90% Blue Heeler and 10% Winter Brown
Refer BCC drawing BSD-5202
Concrete Footpath Full Width
Supplier: Hanson Code IE251AF61, Boral or approved equivalent
Refer Civil dwg's for all requirements.
- PT2 PT2 - PAVEMENT TYPE 02
1.8m wide concrete footpath in accordance with BCC STD DRG BSD-5201. Colour and finish to match PT1
- TF2 TF2 - TURF TYPE 02
- TGS1-1 TACTILE GROUND SURFACE INDICATOR TYPE 1
Type: Concrete Tactile Paver
Colour: CCS Voodoo
Supplier: Chelmsstone, Urbanstone or approved equivalent
Refer BCC drawing BSD-5218
Tactile Ground Surface Indicator Detail
Note: Tactiles to be installed in the direction of travel.

LIGHTING

- GL1 GL1 - Grow Light
Fixed to Ceiling/Wall/ Column
- L1 L1 - Uplight
- L2 L2 - Wall mounted downlight

DRAINAGE / HYDRAULICS

- Final location of drainage by Hydraulic Engineer.*
- SURFACE DRAIN
 - PLANTER DRAIN
 - SUBSOIL DRAINAGE
 - HC HOSECOCK
Allow for:
3 x hosecocks to Ground
2 x hosecocks to Rooftop Terrace
and an additional 1-2 hosecocks to each level with planters

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project name
41-47 TRIBUNE STREET

project location
41-47 Tribune Street, South Brisbane

drawing title
COVER SHEET

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STREETSCAPE PLANTING SCHEDULE

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CODE	BOTANICAL NAME	COMMON NAME	MINIMUM POT SIZE	HEIGHT AND SPREAD	CLEAN STEM	STAKES AND GUYS	INDIGENOUS VS EXOTIC	COUNT
TREE								
BUC cel	BUCKINGHAMIA celsissima	Ivory Curl Tree	400L	4000 x 2500 mm			Indigenous	3
SHRUB								
COR neg	CORDYLINE negra	Palm Lily	200mm	200 x 200 mm			Exotic	24
DOR pal	DORYANTHES palmeri	Giant Spear Lily	200mm	450 x 450 mm			Indigenous	2
PHI xan	PHILODENDRON xanadu	Winterbourn	300mm	200 x 200 mm			Indigenous	122
GROUND COVER								
CIS ant	CISSUS antarctica	Kangaroo Vine	200mm	150 x 150 mm			Indigenous	40
DIE bic	DIETES bicolor	African Iris	140mm	300 x 300 mm			Exotic	32
LIR EG	LIRIOPE Evergreen Giant	Liriope	140mm	250 x 250 mm			Indigenous	99
TRA jas	TRACHELOSPERMUM jasminoides	Chinese Star Jasmine	140mm	140 x 140 mm			Exotic	62

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PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	MINIMUM POT SIZE	HEIGHT AND SPREAD	CLEAN STEM	STAKES AND GUYS	INDIGENOUS VS EXOTIC	COUNT
TREE								
ATR fit	ATRACTOCARPUS fitzalanii	Native Gardenia	400L	4000 x 2500 mm		YES	Indigenous	2
BUC cel	BUCKINGHAMIA celsissima	Ivory Curl Tree	400L	4000 x 2500 mm			Indigenous	1
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	200L	3500 x 1200 mm	1200	YES	Indigenous	1
TRI lau	TRISTANIOPSIS laurina 'Luscious'	Water Gum	1000L	4000 x 2500 mm	1200	YES	Indigenous	7
SHRUB								
ALP cae	ALPINIA caerulea	Native Ginger	300mm	300 x 300 mm			Indigenous	16
ASP aus	ASPLENIUM australasicum	Birds Nest Fern	200mm	300 x 350 mm			Indigenous	58
AUS dul	AUSTROMYRTUS dulcis	Midgenberry	200mm	300 x 300 mm			Indigenous	40
COR str	CORDYLINE stricta	Narrow-leaved Palm Lily	200mm	500 x 300 mm			Exotic	11
DOR pal	DORYANTHES palmeri	Giant Spear Lily	200mm	450 x 450 mm			Indigenous	5
GAU lin	GAURA lindheimeri	White Gaura	200mm	300 x 250 mm			Exotic	130
IPO hor	IPOMOEA horsfalliae	Cardinal Creeper	300mm	300 x 300 mm			Exotic	4
LOM sil	LOMANDRA 'silver grace'	Silver Grace Lomandra	200mm	300 x 300 mm			Indigenous	6
LOM hys	LOMANDRA hystrix	Mat Rush	200mm	300 x 300 mm			Indigenous	223
MEL thy	MELALEUCA thymifolia	Thyme Honey Myrtle	300mm	600 x 450 mm			Indigenous	24
PHI xan	PHILODENDRON xanadu	Winterbourn	300mm	200 x 200 mm			Exotic	300
PRO inc	PROSTANTHERA incisa	Native River Mint	200mm	200 x 200 mm			Indigenous	12
SPA sen	SPATHIPHYLLUM 'sensation'	Peace lily	140mm	140 x 140 mm			Indigenous	3
WES fru	WESTRINGIA fruticosa	Native Rosemary	200mm	300 x 300 mm			Indigenous	15
WES smo	WESTRINGIA fruticosa 'Smokey'	Native Rosemary	200mm	300 x 300 mm			Indigenous	6
GROUND COVER								
ANI BR	ANIGOZANTHOS 'Bright Red'	Kangaroo Paw	200mm	300 x 250 mm			Indigenous	46
ANI YG	ANIGOZANTHOS 'Yellow Gem'	Kangaroo Paw	200mm	300 x 250 mm			Indigenous	47
BRA mul	BRACHYSCOME multifida	Cut-leaf Daisy	140mm	200 x 200 mm			Indigenous	57
CAR gla	CARPOBROTUS glaucescens	Pig Face	140mm	150 x 150 mm			Indigenous	110
CHO fra	CHONEMORPHA fragrans	Frangipani Vine	200mm	200 x 200 mm			Exotic	16
CIS ant	CISSUS antarctica	Kangaroo Vine	200mm	150 x 150 mm			Indigenous	131
COR alb	CORREA alba	White Correa	140mm	150 x 150 mm			Exotic	36
DIA cae	DIANELLA caerulea	Northern Flax	140mm	150 x 150 mm			Indigenous	84
DIE gra	DIETES grandiflora	Wild Iris	140mm	150 x 150 mm			Indigenous	34
DOO asp	DOODIA aspera	Prickly Rasp Fern	140mm	150 x 150 mm			Indigenous	8
GOO ova	GOODENIA ovata	Golden Cover	140mm	150 x 150 mm			Indigenous	409
GRE coo	GREVILLEA 'Cooroora Cascade'	Cooroora Cascade	200mm	140 x 140 mm			Indigenous	130
GRE roy	GREVILLEA 'royal mantle'	Royal Mantle Grevillea	200mm	140 x 140 mm			Indigenous	5
HAR vio	HARDENBERGIA violacea	Native Sarsaparilla	200mm	150 x 150 mm			Exotic	44
MIC div	MICROSORUM diversifolium	Kangaroo Fern	140mm	150 x 150 mm			Exotic	122
MYO ell	MYOPORUM ellipticum	Coastal Boobialla	200mm	150 x 150 mm			Indigenous	249
NEO gra	NEOMARICA gracilis	Walking Iris	200mm	300 x 300 mm			Indigenous	77
PHI sca	PHILODENDRON scandens	Heart Leaf Philodendron	140mm	150 x 150 mm			Indigenous	14
PLE aus	PLECTRANTHUS australis	Swedish Ivy	140mm	150 x 150 mm			Exotic	199
POA lab	POA labillardieri	Tussock Grass	140mm	200 x 150 mm			Indigenous	39
TRA jas	TRACHELOSPERMUM jasminoides	Chinese Star Jasmine	140mm	140 x 140 mm			Exotic	24
VIO hed	VIOLA hederacea	Native violet	140mm	150 x 150 mm			Indigenous	35



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41-47 TRIBUNE STREET

project location
41-47 Tribune Street, South Brisbane

drawing title
PLANT SCHEDULE

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MATERIALS & FINISHES SCHEDULE

Code / Item	Manuf. / Supplier	Requirements / Comments
Site Prep		
Erosion and silt control measures		Refer construction site management plan
Site set-up (all landscape)		Advise location of site shed if applicable
Supply of temporary power and water		During the construction period
Tree protection fence		Refer Arborist specification
Earthworks		
Excavation/ Filling to adjust civil profiles		To adjust civil profiles to desired shape and trim.
Grading and Trim (all landscape)		All landscape- Assumes bulk levels are left within 150-300mm of required finished levels 150mm assumed for turf 300mm assumed for planting
Mulch		
Mulch Type 1		Type: 75mm depth of 25mm Hoop Pine Mulch to all planter beds unless otherwise specified
Fertiliser		
Planting Areas - including podium planting		A twelve month, controlled release, complete fertiliser including trace elements (Osmocote (native formula) or similar approved) shall be installed to all planting media at manufacturer recommended rates prior to installation of mulch or turf. Alternative amelioration and / or fertiliser application and types such as liquid and organic fertilisers may be approved by the landscape architect based upon advice by the soil scientist or other appropriate specialists in consultation with the landscape architect, at the landscape architects discretion.
Softscape		
PA1 - Planting Area Type 1		As nominated within the legend (drawing L0.00)
PA2 - Planting Area Type 2		Type: Planting on Ground Horizon A Depth: 300mm Type: Soils for Landscape Development (SLD) Specification D2 - Garden Bed Planting Soil, with Phosphorus range - Sensitive (Phosphorus-sensitive plants are in the design. Phosphorus level must be in the low P range - Table 6.20 SLD). Additional requirements: max pH 6.5. Plus Terracottem at 3kg/m3 installed to manufactures detail to full extent of Horizon A Horizon B Depth: 200mm Type: Imported or site improved to conform with SLD B3 with Phosphorus range Sensitive (Phosphorus-sensitive plants are in the design. Phosphorus level must be in the low P range - Table 6.20 SLD). Additional requirements: max pH 6.5. Compliance testing: Provide 3rd party testing by soil scientist of planting media demonstrating conformance with above specifications prior material to delivery to site. Soil test results by manufacturer will not be accepted. Provide 3rd party testing by soil scientist of planting media at completion of soil placement at site. A minimum of 1 test results shall be submitted from locations nominated by the project Landscape Architect. Test results must be received within 7 working days after soil placement. Provide Terracottem delivery dockets, empty bags and installation certification by terracottem.

Code / Item	Manuf. / Supplier	Requirements / Comments
PA3 - Planting Area Type 3		Type: Podium Planting Horizon A Podium Depth: 300mm Type: Soils for Landscape Development (SLD) Specification E1 - On slab soil media A Horizon, with Phosphorus range - Sensitive (Phosphorus-sensitive plants are in the design. Phosphorus level must be in the low P range - Table 6.20 SLD). Plus Terracottem at 3kg/m3 installed to manufactures detail Additional requirements: max pH 6.5. Horizon B Podium Depth: Balance of planter profile (below Horizon A) as required to achieve design finish surface levels Type: Soils for Landscape Development Specification E2 - On slab soil media B Horizon, with Phosphorus range - Sensitive (Phosphorus-sensitive plants are in the design. Phosphorus level must be in the low P range - Table 6.20 SLD). Additional requirements: max pH 6.5. Sand Layer: Depth: 100mm Type: Washed coarse river sand Drainage cell: Atlantis 20mm 'Flo-cell' or approved similar Screed: To achieve 1:100 falls to planter drains Planter Drain: Slotted cleanout riser and cap, UFLOW outlet and podium drain penetration (inc all seals and connections) to Hydraulic Engineer's specification. Waterproofing, flashing and protection boards to Architectural Specification. Compliance testing: Provide 3rd party testing by soil scientist of planting media demonstrating conformance with above specifications prior material to delivery to site. Soil test results by manufacturer will not be accepted. Provide 3rd party testing by soil scientist of planting media at completion of soil placement at site. A minimum of 2 test results shall be submitted from locations nominated by the project Landscape Architect. Test results must be received within 7 working days after soil placement. Provide Terracottem delivery dockets, empty bags and installation certification by terracottem. Note: The following soil blend products are acceptable, pending submission of conforming soil test certificate with above specification. Option A Supplier / Manufacturer: Centenary Landscape Supplies Type: Horizon A and Horizon B Imported Podium Mix Product: UltraGrow On Slab A (300mm deep) Product: Ultragrow On Slab B (balance of planter depth) Option B Supplier / Manufacturer: Fytogreen / NuGrow Type: Imported Podium Mix (full depth horizon) Product: Hydrocell 40 Podium Soil Mix

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Scape Living Student Accommodation

project name
41-47 TRIBUNE STREET

project location
41-47 Tribune Street, South Brisbane

drawing title
MATERIALS AND FINISHES

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MATERIALS & FINISHES SCHEDULE

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Hardscape

PT1 - Pavement Type 01		As nominated within the legend (drawing L0.00)
PT2 - Pavement Type 02		Lightweight footpath around existing retained Fig Tree. Refer to Civil Engineers detail and specification

TGSI

TGSI-1 - Tactile Ground Surface Indicator		As nominated within the legend (drawing L0.00)
---	--	--

Drainage and Hydraulics

Surface drain		To future hydraulic engineer's drawings. To be coordinated
---------------	--	--

Irrigation

Design, supply, install and maintain for the duration of the Establishment Period, a fully automatic irrigation system to all turf and planting areas within the property alignments.

The irrigation system must be designed to a standard that would be considered best industry practice and in accordance with Efficient Irrigation for Water Conservation Guideline.

Irrigation controller to be Wi-Fi enabled. Final location of controller & solenoid valves to be co-ordinated with Wi-Fi coverage locations. All irrigation clips and fasteners to be stainless steel. The minimum number of solenoid supply points for each level of the building are the following:

- Semi Basement Level
- Laneway Level
- Lower Ground Level
- Level 1
- Level 2
- Roof Terrace

Allow misters to each CYATHEA cooperi (Tree Fern) crown and to ANGIOPTERIS evecta (Giant Fern) and place misters on separate station.

Allow 4 tree bubblers to each tree (excluding CYATHEA cooperi (Tree Fern) on separate station.

Provide a drip irrigation system that will provide uniform coverage with sufficient water to achieve optimum plant growth. Items not specified, but normally required to conform to such intent, are considered part of this work. Minimum precipitation rate to all areas is to be 20mm per week. The number, size and location of water supply points and associated pipework cast into podium slabs will be determined by the Hydraulic Engineers. Irrigation control and solenoid to be determined by irrigation consultant with approval from Superintendent. Non-potable tank supply has been provided and to have mains water top up.

Schematic irrigation drawings to be submitted prior to the completion of detailed design phase for co-ordination with Hydraulic and...

Establishment and Maintenance

All planting and turf areas and all other elements	
All planting and turf areas and all other landscape elements within property alignments	12 weeks
X-Ground Stock	52 weeks
All planting and turf areas and all other landscape elements within streetscape	52 weeks

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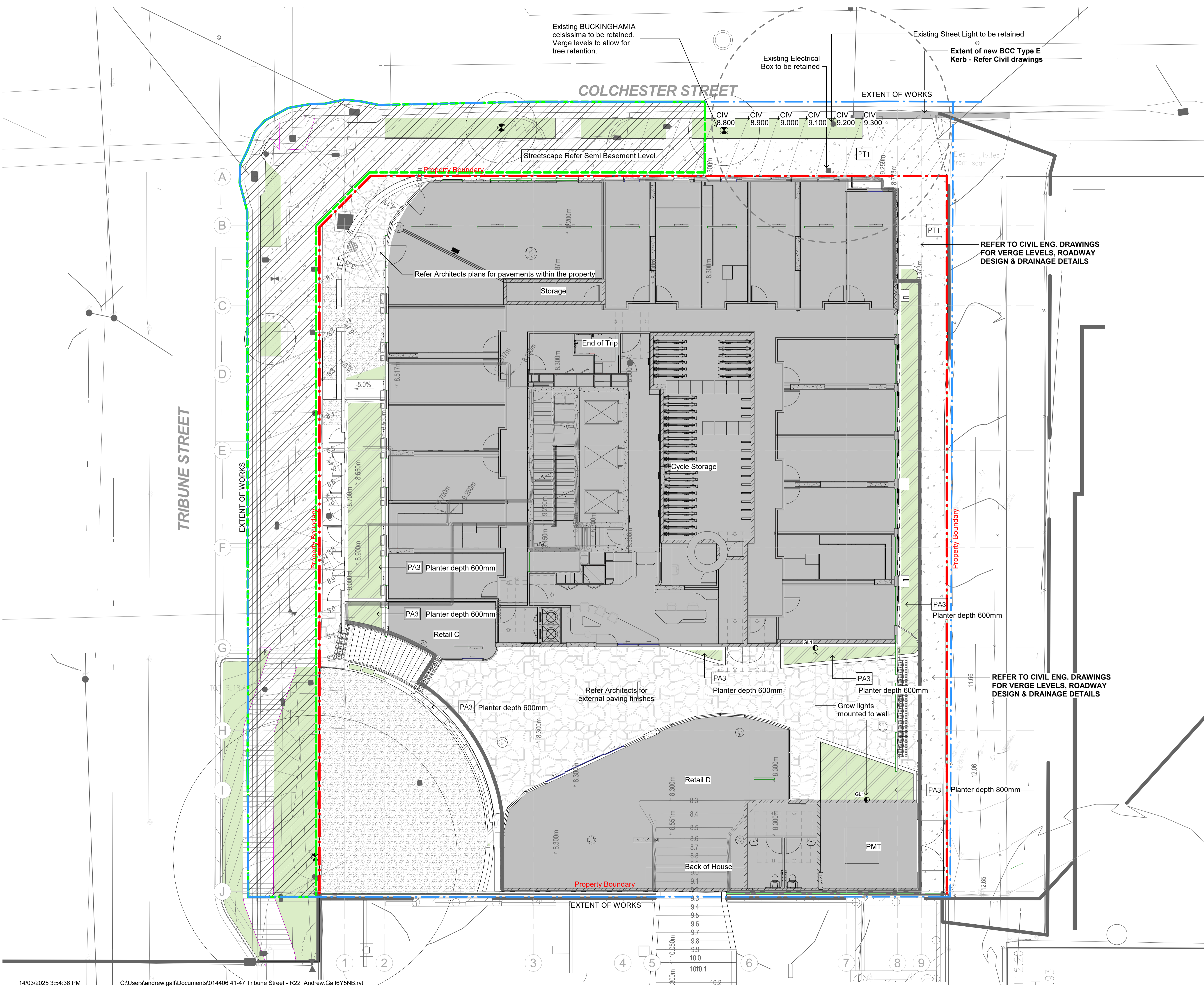
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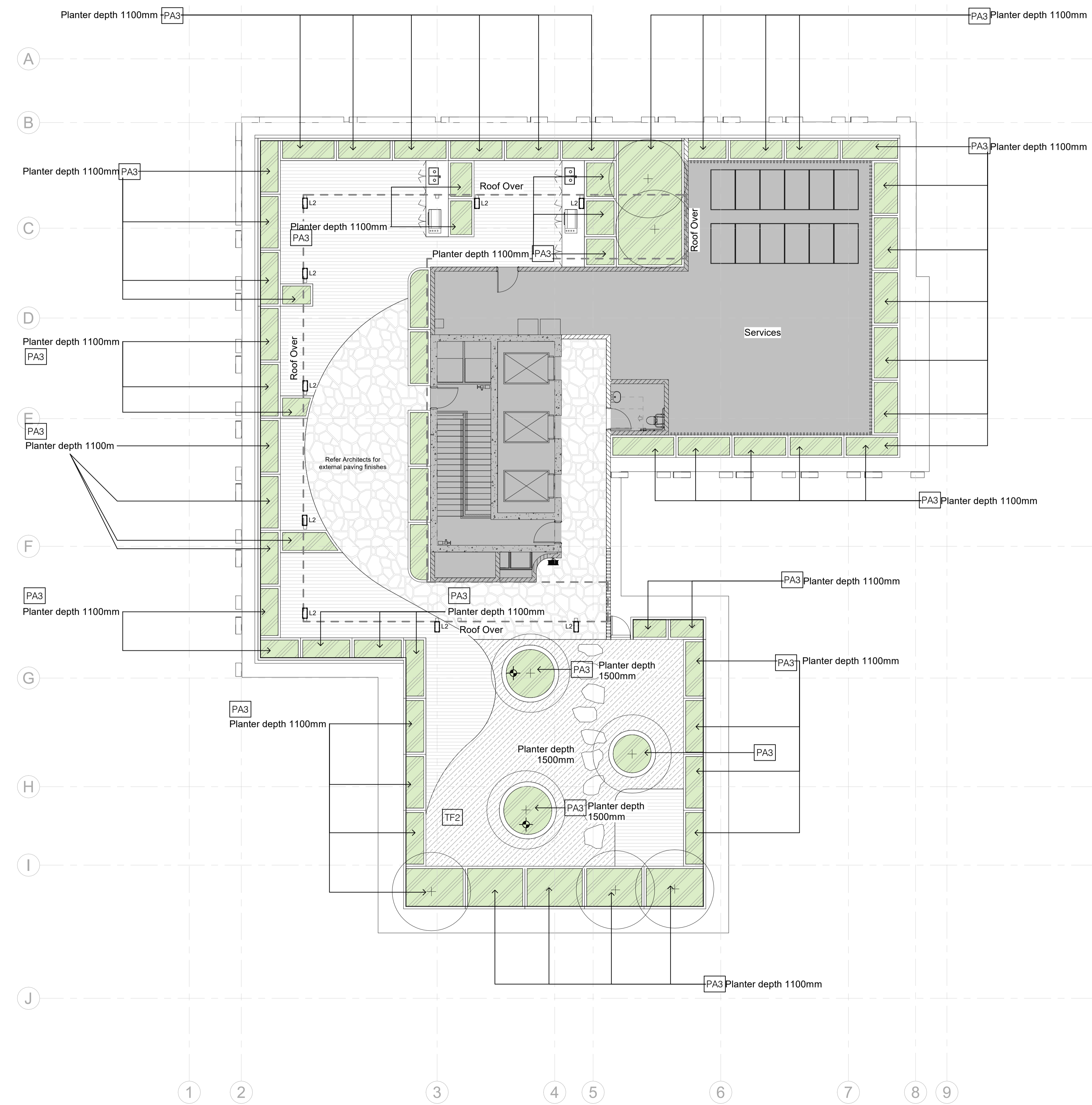
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**EXTERNAL WORKS -
LANEWAY**



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EXTERNAL WORKS - ROOF TERRACE

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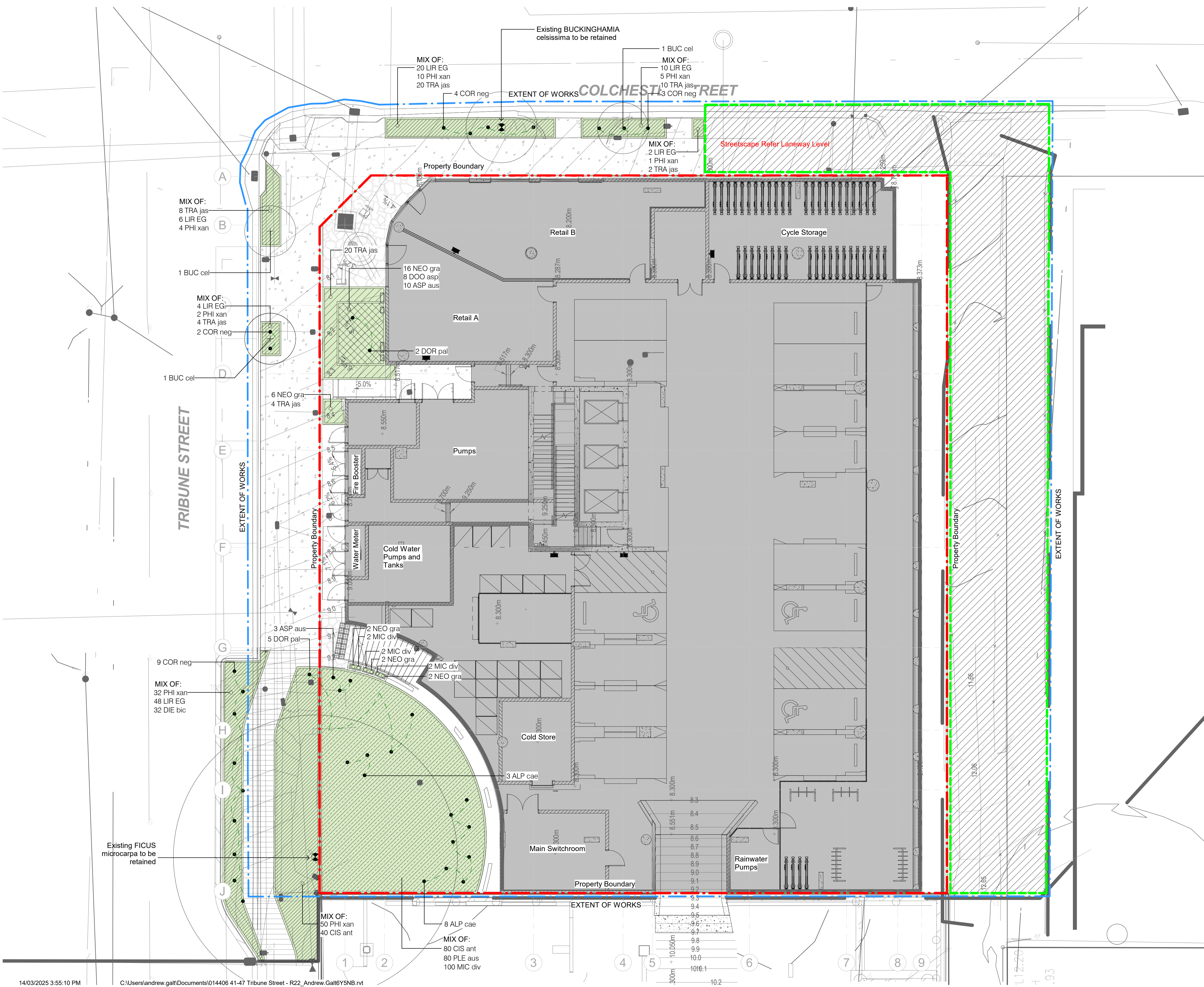
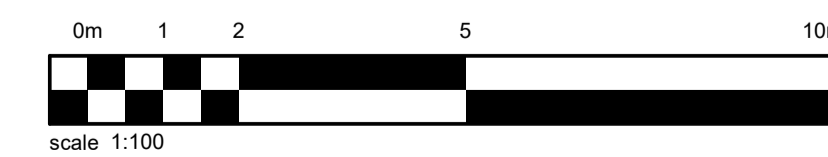
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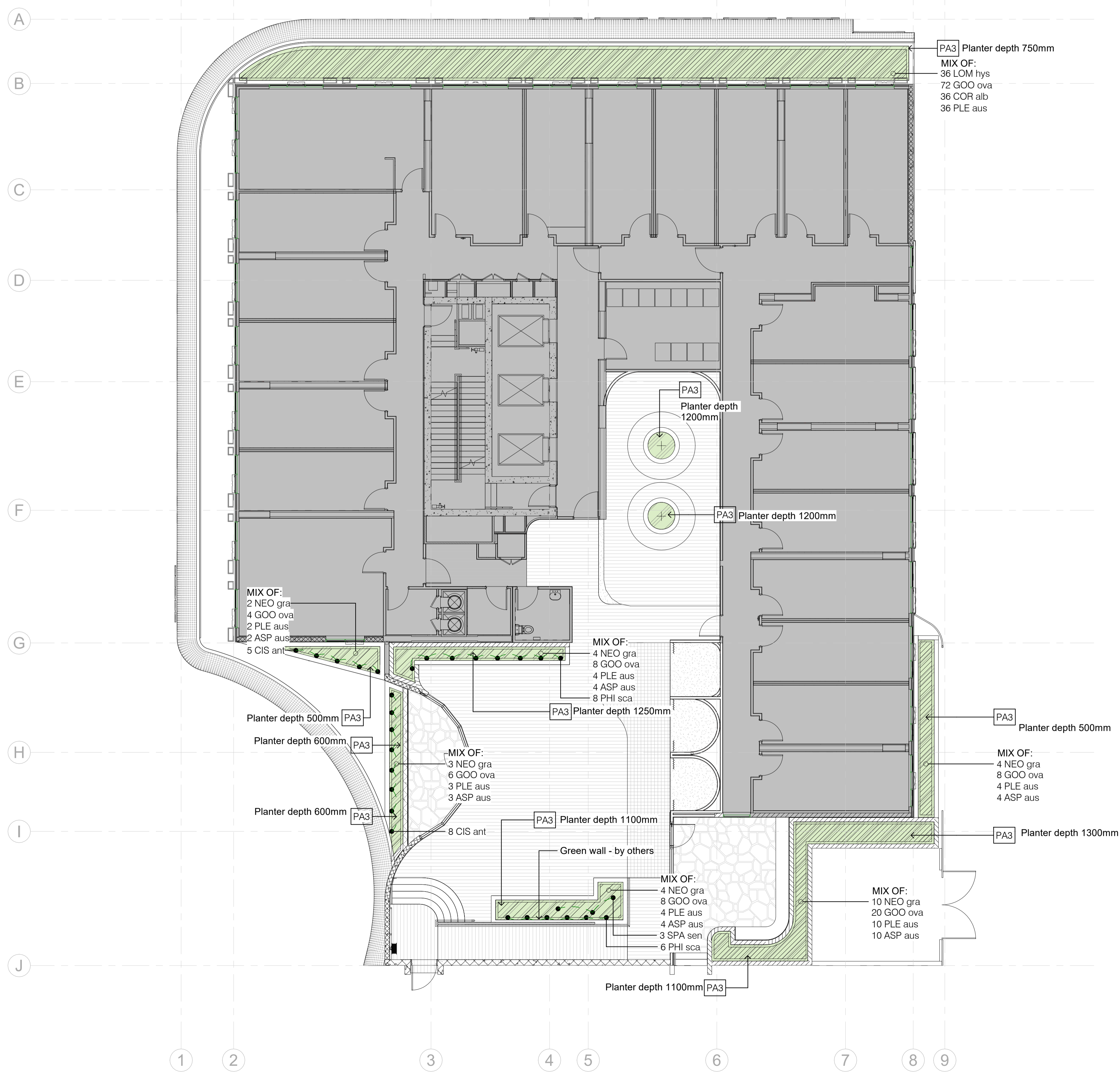
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drawing title
LANDSCAPE PLAN - SEMI BASEMENT



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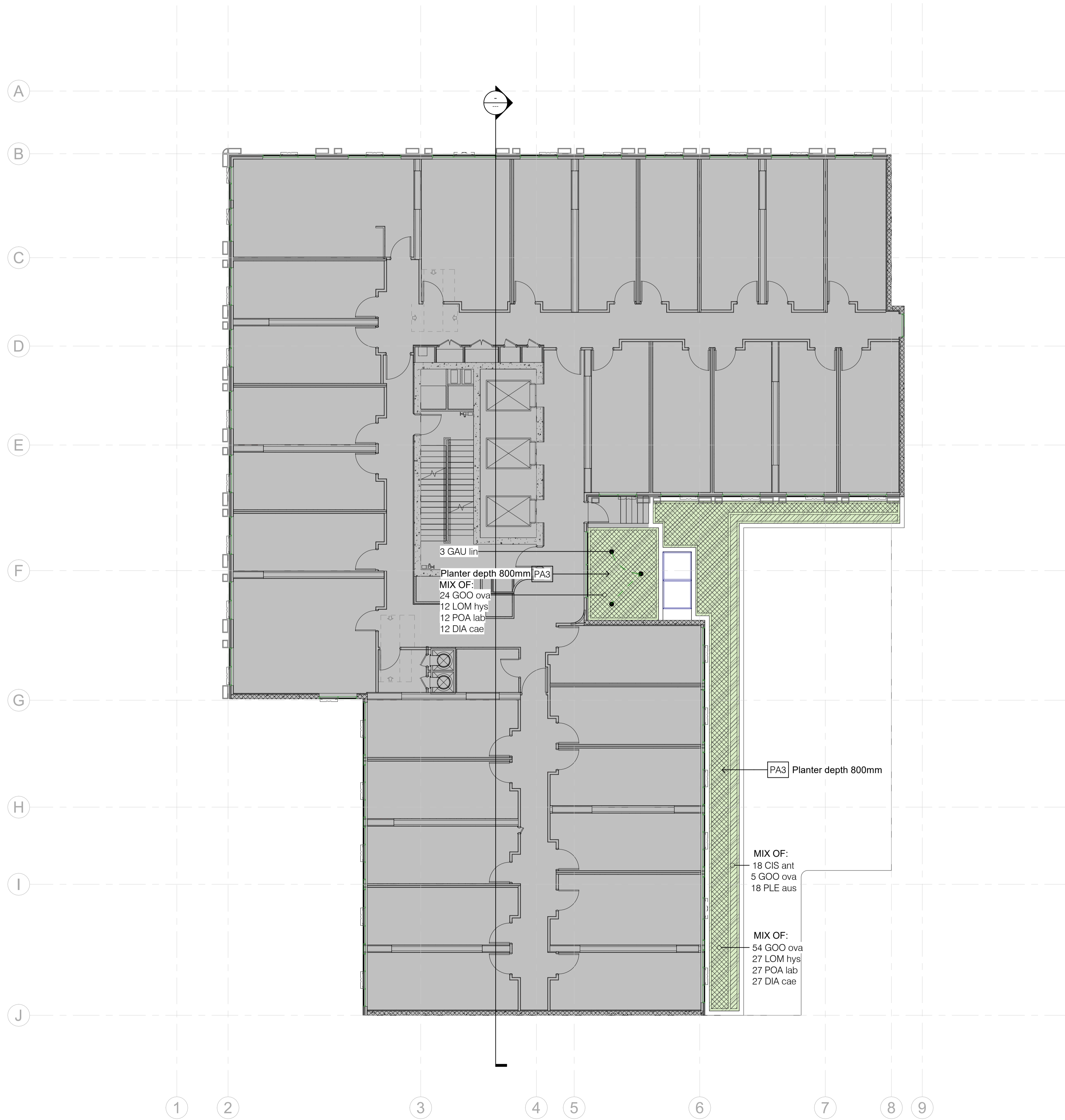
LANDSCAPE PLAN - LOWER GROUND

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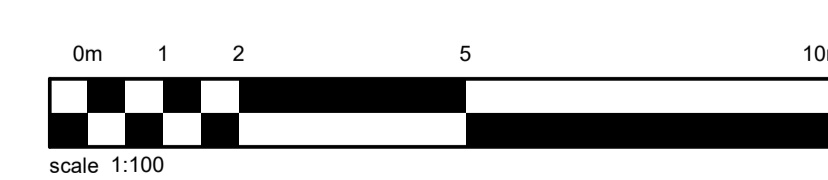


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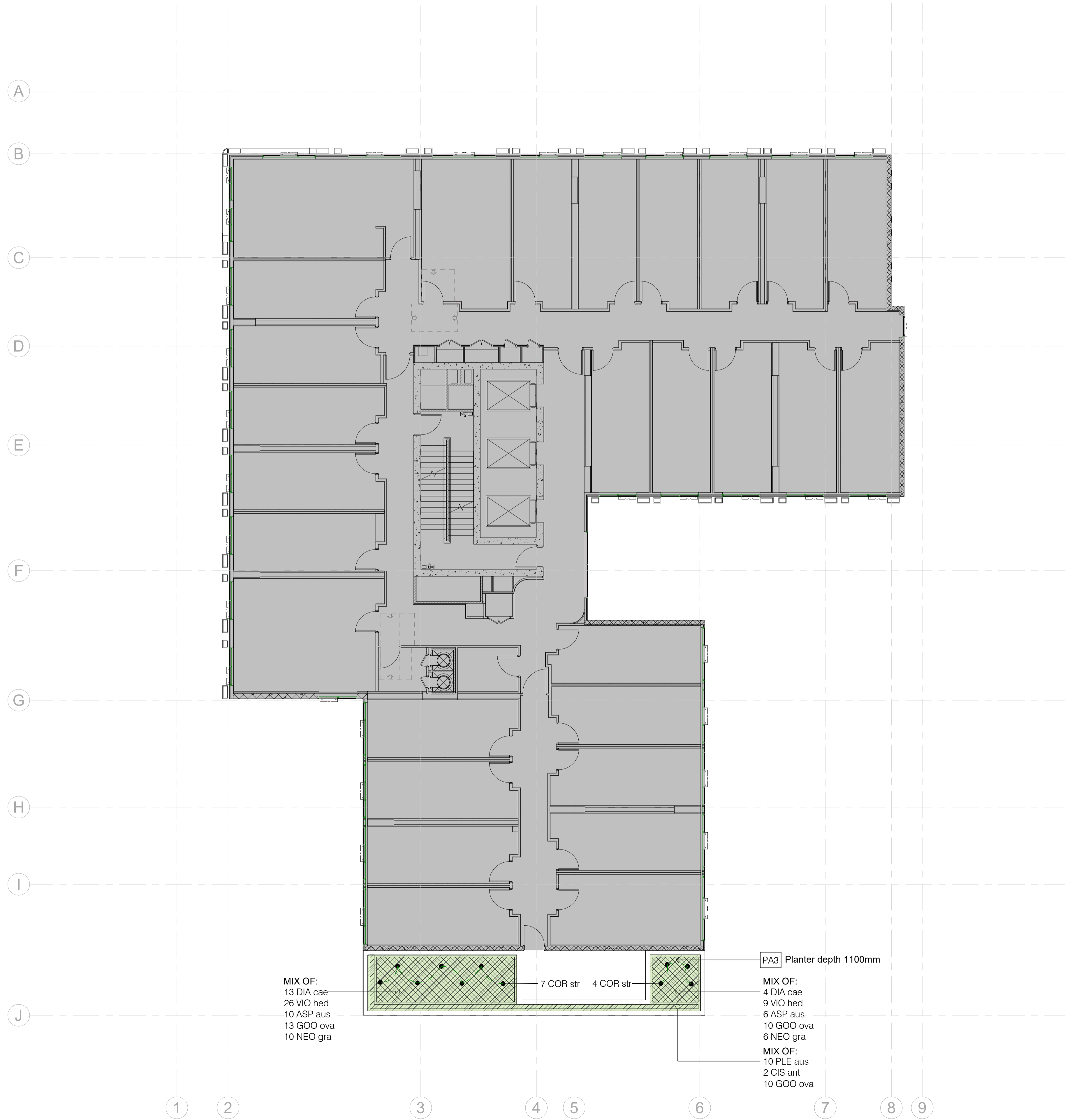
drawing title
**LANDSCAPE PLAN -
LEVEL 01**



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MIX OF:
13 DIA cae
26 VIO hed
10 ASP aus
13 GOO ova
10 NEO gra

7 COR str 4 COR str

PA3 Planter depth 1100mm

MIX OF:
4 DIA cae
9 VIO hed
6 ASP aus
10 GOO ova
6 NEO gra
MIX OF:
10 PLE aus
2 CIS ant
10 GOO ova

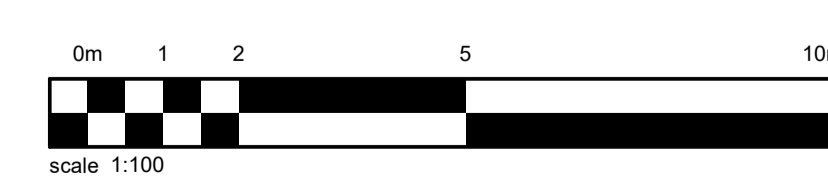
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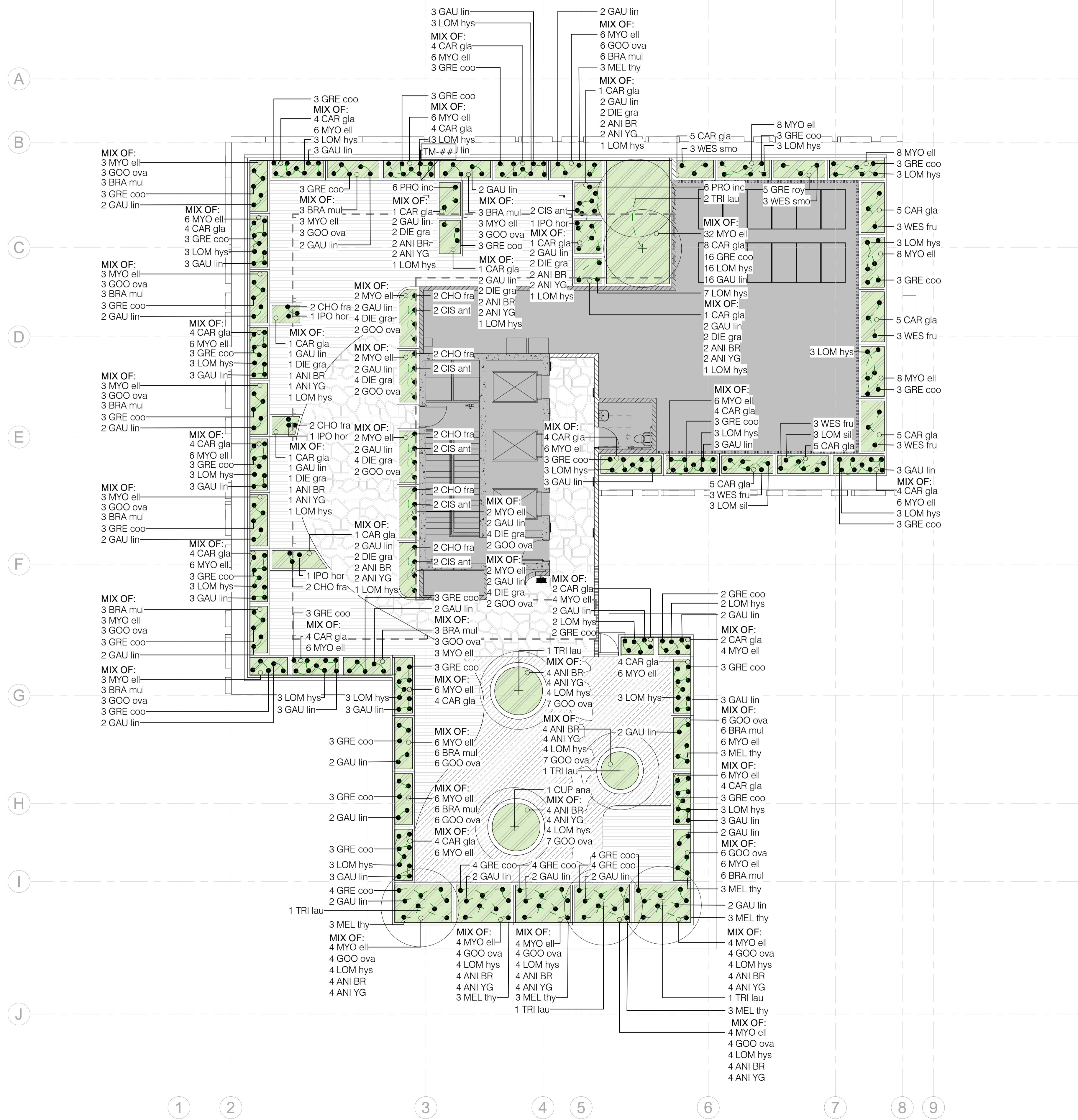
client
Scape Living Student Accommodation
project name
41-47 TRIBUNE STREET
project location
41-47 Tribune Street, South Brisbane
drawing title

**LANDSCAPE PLAN -
LEVEL 02**



rev	description	date	drawn	QA
1	50% DD	2025-02-24	VZ	AJ
2	70% DD DRAFT	2025-03-03	VZ	AJ
3	70% For Tender	2025-03-14	VZ	AJ

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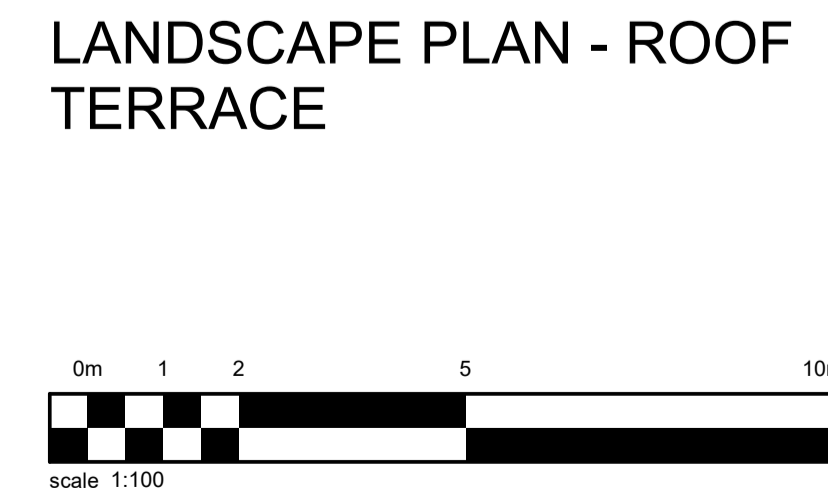


client
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project name
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project location
41-47 Tribune Street, South Brisbane

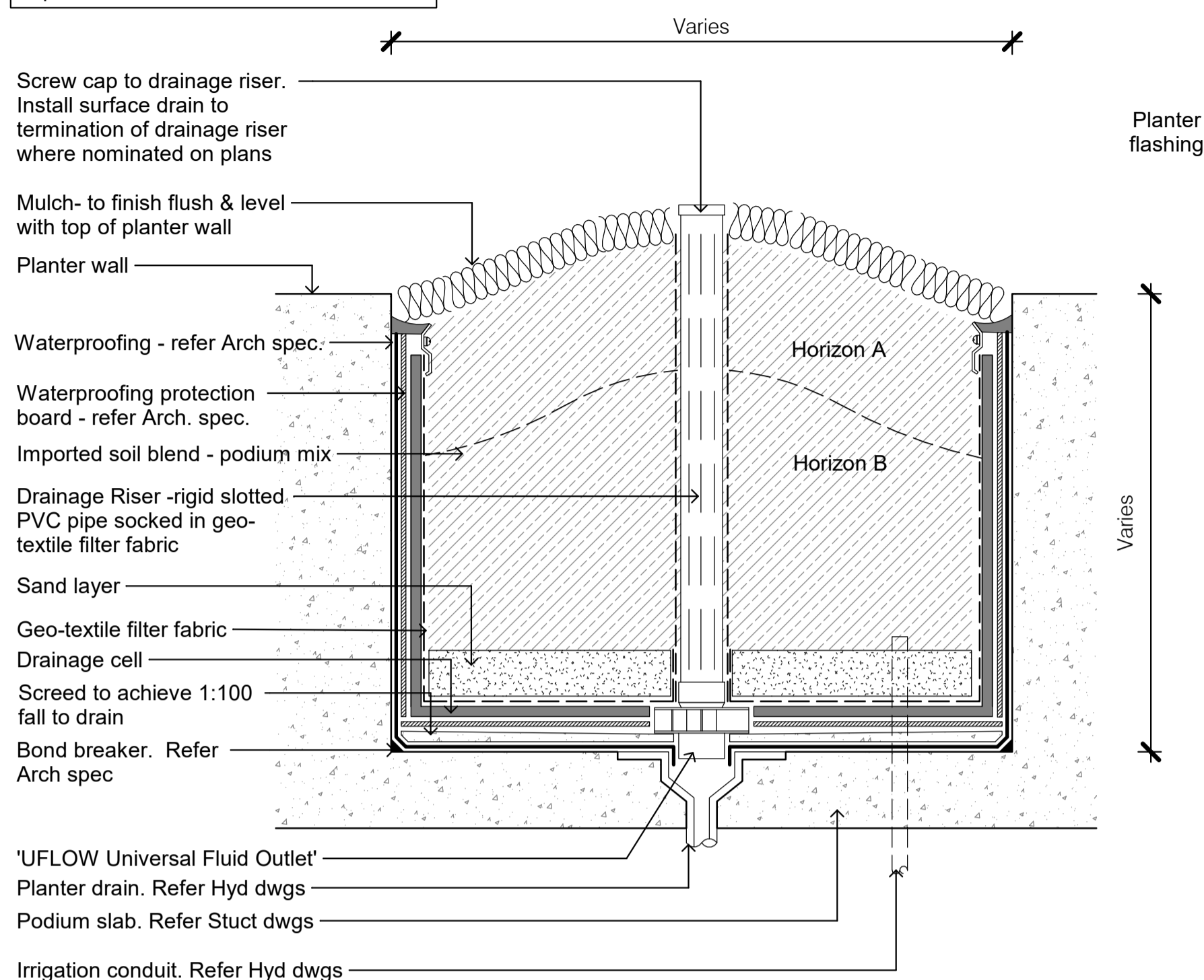
drawing title
LANDSCAPE PLAN - ROOF TERRACE



rev	description	date	drawn	QA
1	50% DD	2025-02-24	VZ	AJ
2	70% DD DRAFT	2025-03-03	VZ	AJ
3	70% For Tender	2025-03-14	VZ	AJ

NOT FOR CONSTRUCTION

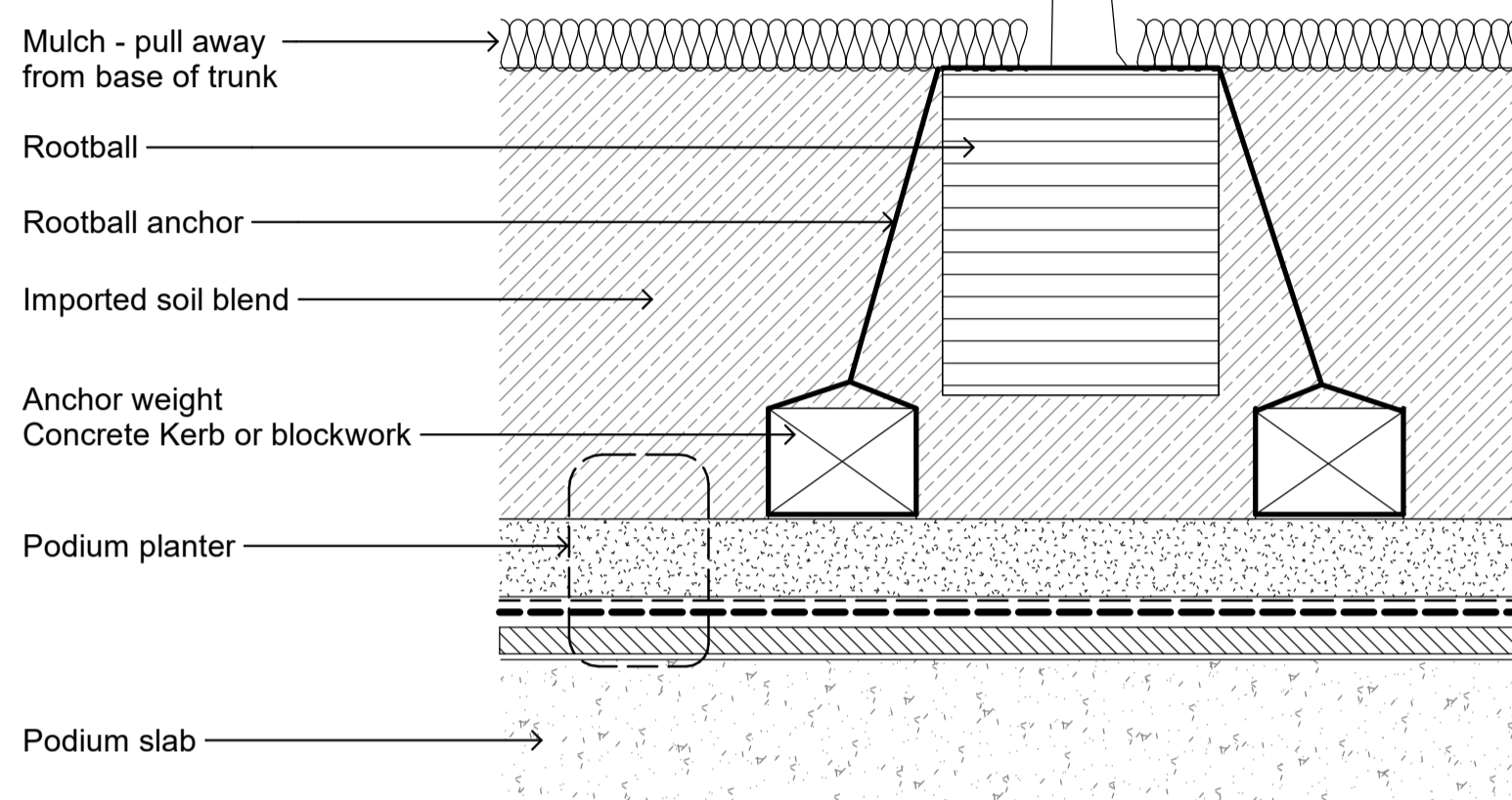
Notes:
Install 'UFLOW Universal Fluid Outlet' or similar approved to Manufacturer's requirements.



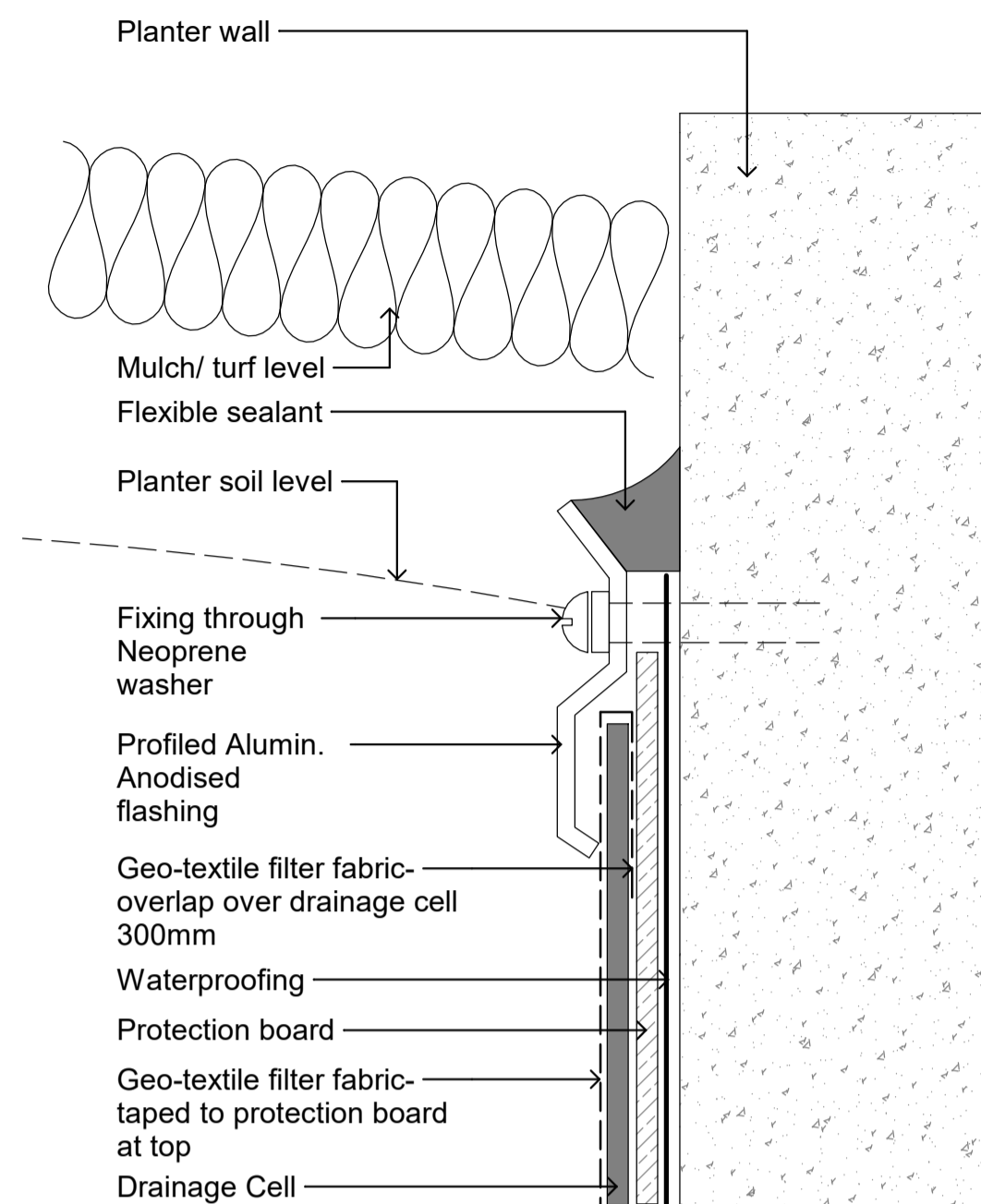
1 PA3 - PODIUM PLANTER
SCALE - 1 : 10 @ A1

Notes:

-Place rootball on firmed imported soil to achieve FSL
-All root ball Fixings are to be 'Platypus Tree Anchoring systems' or approved equivalent, and to be installed as per manufacturers instruction
-Thoroughly water the rootball immediately after planting

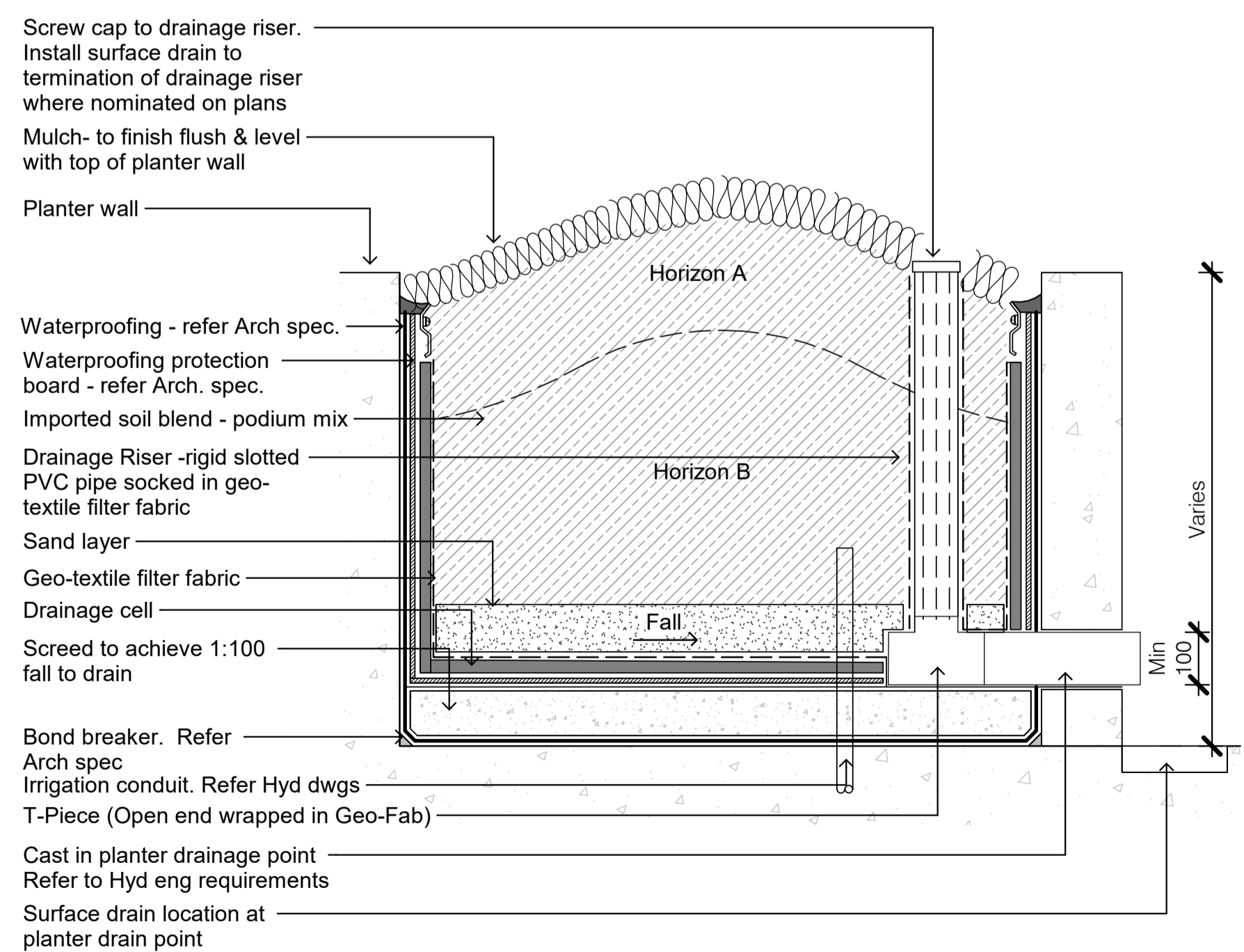


2 PODIUM TREE TYPICAL DETAIL
SCALE - 1 : 10 @ A1



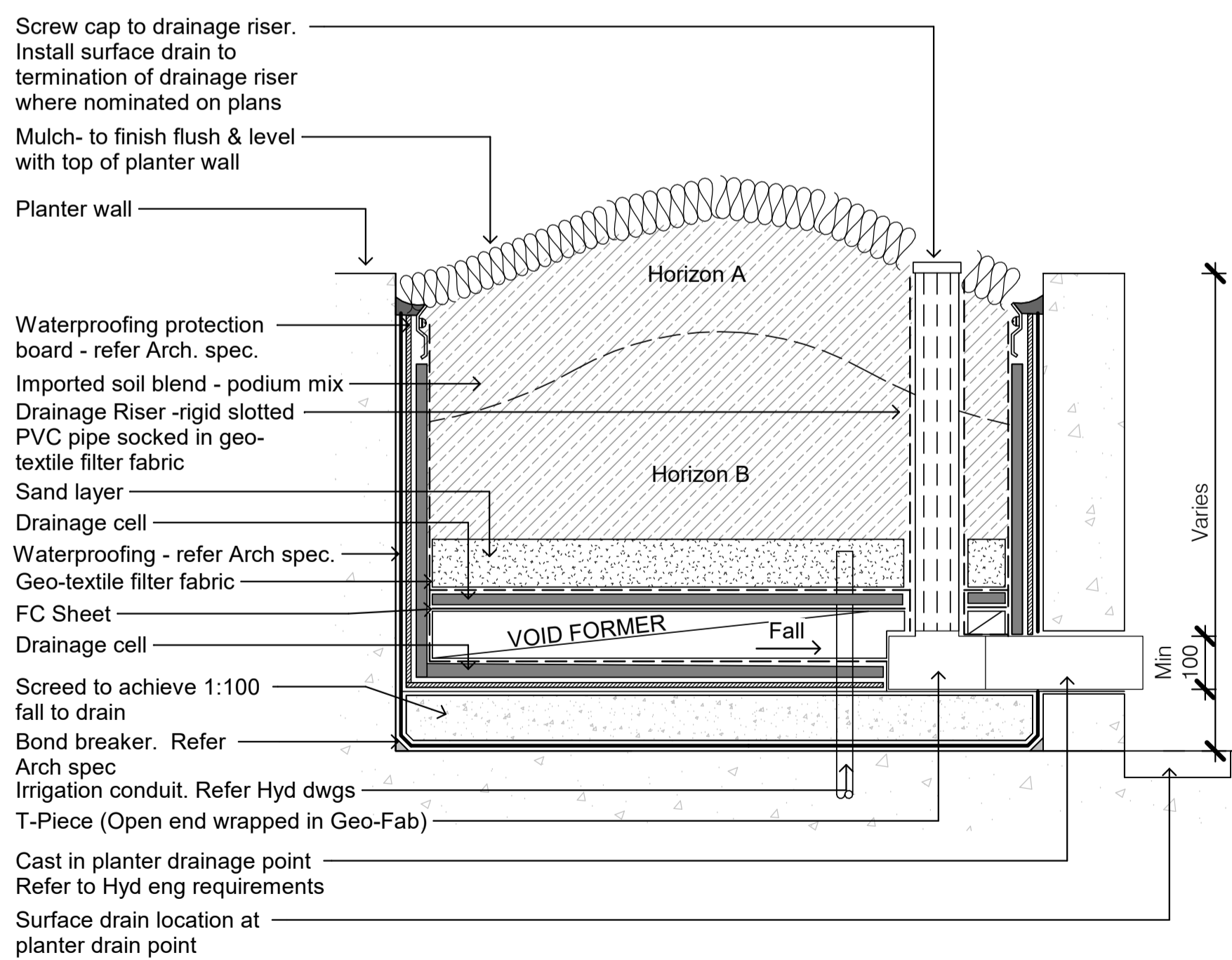
3 PODIUM FLASHING
SCALE - 1 : 2 @ A1

Notes:
Install 'UFLOW Universal Fluid Outlet' or similar approved to Manufacturer's requirements.



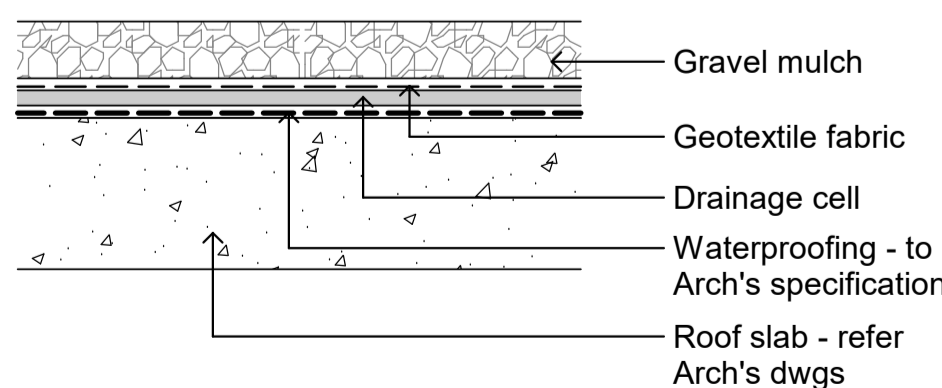
4 PA3 - PODIUM PLANTER (with Side Drainage Outlet)
SCALE - 1 : 10 @ A1

Notes:
Install 'UFLOW Universal Fluid Outlet' or similar approved to Manufacturer's requirements.



5 PA3 - PODIUM PLANTER (with Side Drainage Outlet and Void Former)
SCALE - 1 : 10 @ A1

Notes:
Gravel mulch to cover all beams and extrusions in the suurface of the roof / planter with a flat and even finish. Undulations in the finished surface will not be accepted.



7 GRAVEL MULCH ON PODIUM
SCALE - 1 : 10 @ A1

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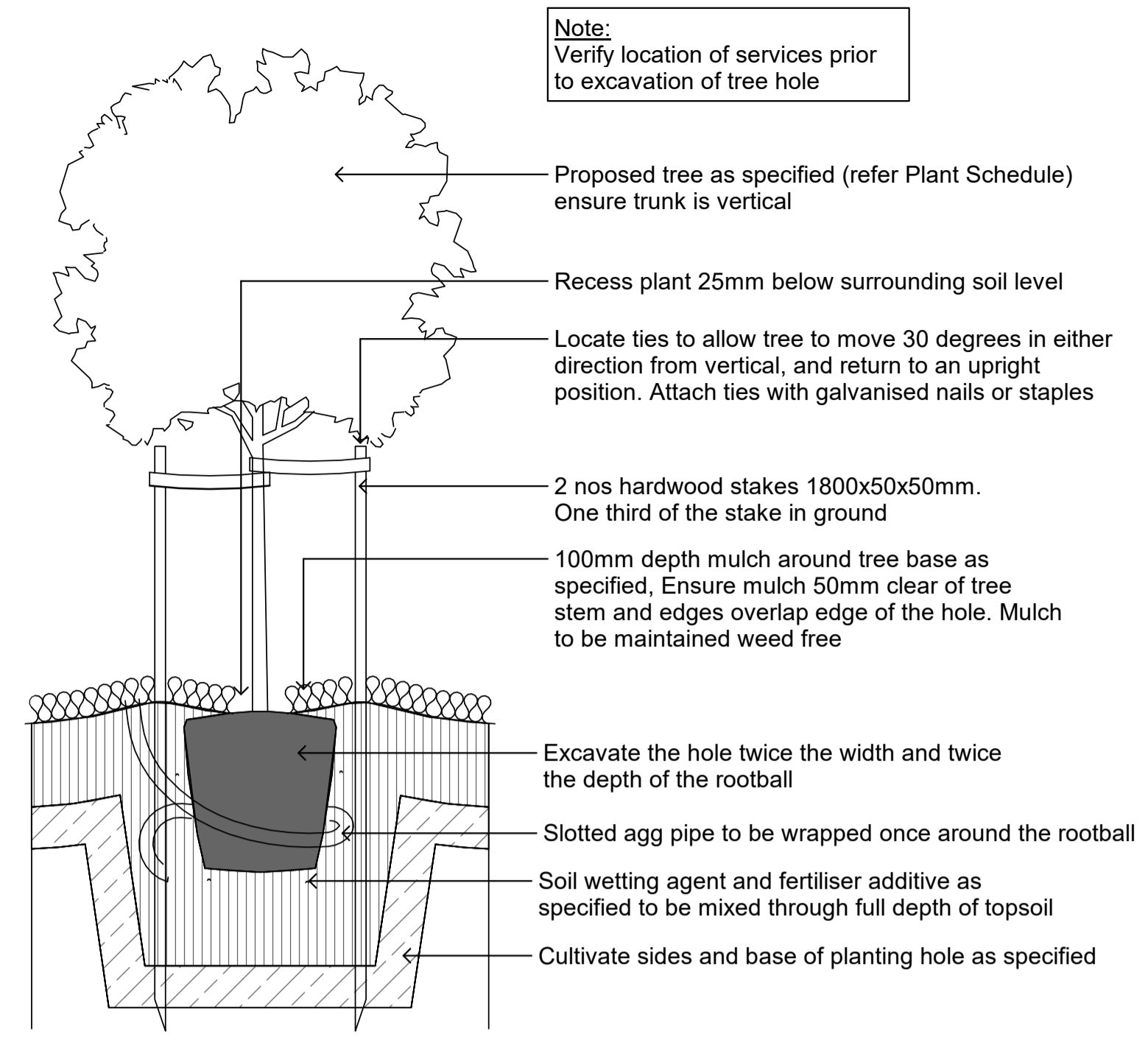
drawing title
DETAILS

As shown
scale

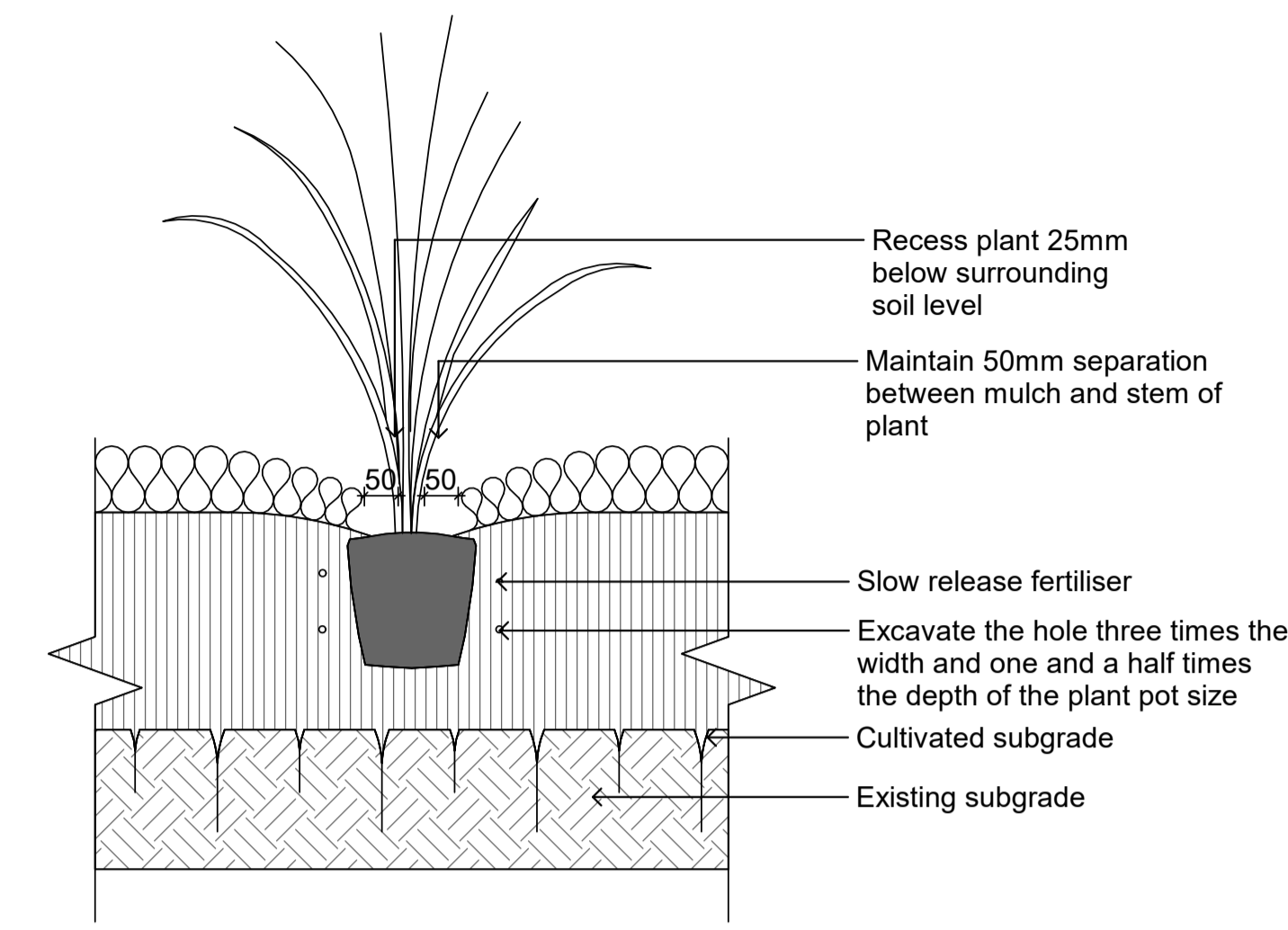
AU213 document no.
project no. drawing no. issue
014406 L4.01 **3**
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Refer to drawing CS-XXXX for further notes and disclaimers.

rev	description	date	drawn	QA
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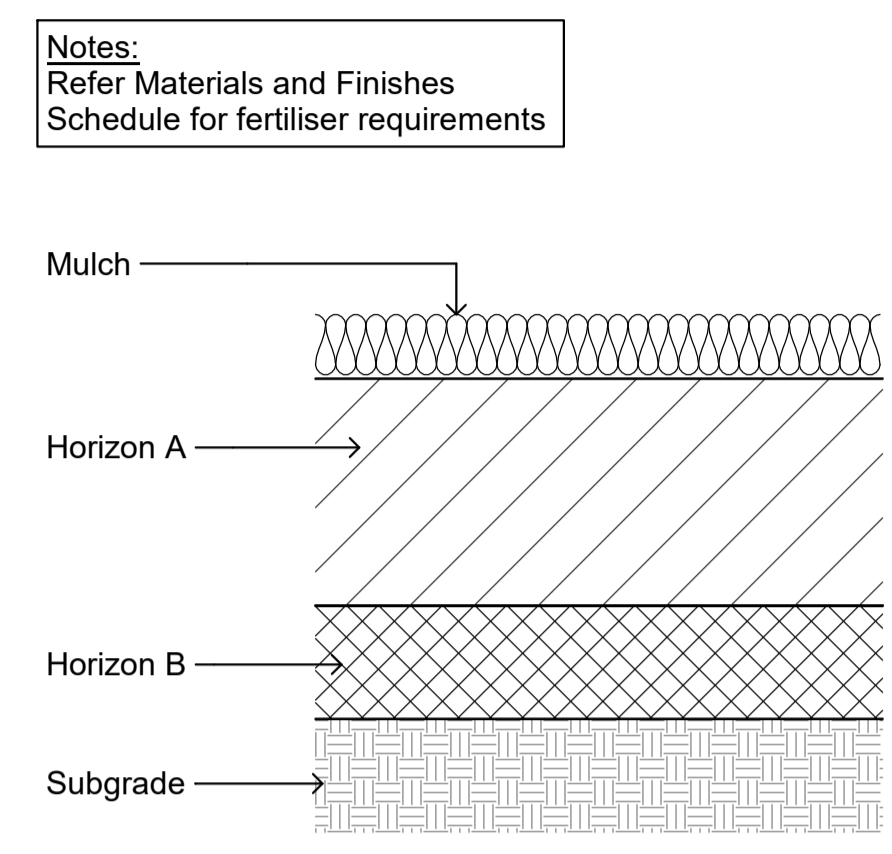
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1 TYPICAL TREE PLANTING
SCALE - 1 : 20 @ A1

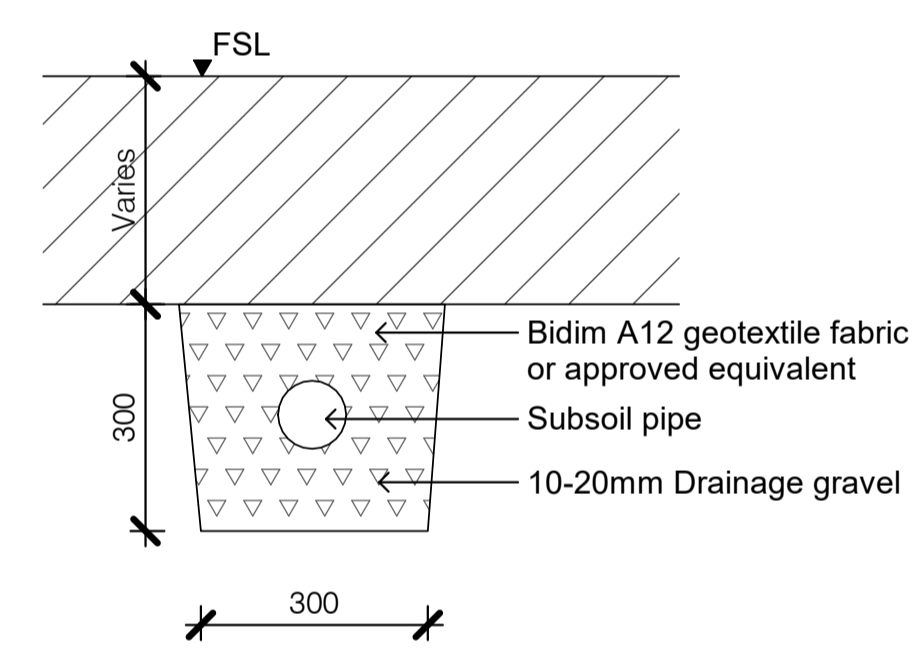


2 TYPICAL PLANTING
SCALE - 1 : 10 @ A1

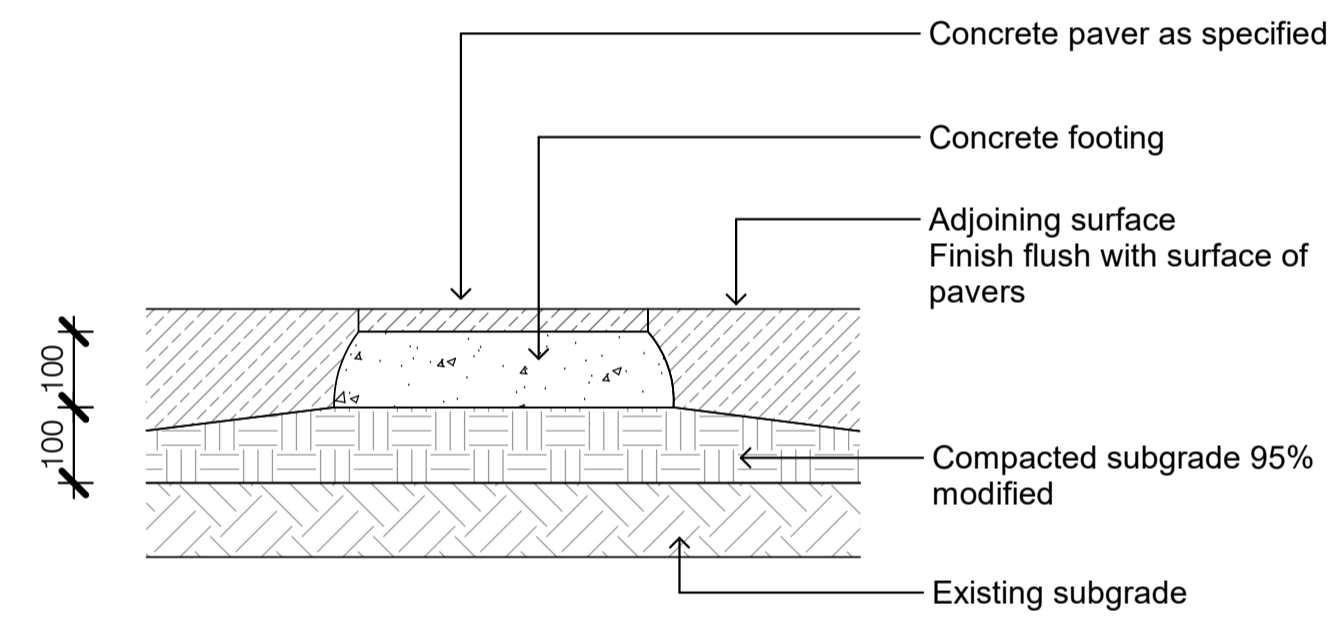


3 PLANTING ON GROUND
SCALE - 1 : 10 @ A1

Notes:
Fall all pipes to evenly to storm water system
Join drains to UPVC conduits of same diameter when placing under paved areas or any other areas which require a compacted sub-base.
Sub-soil pipe to be 90mm diameter with filter sock



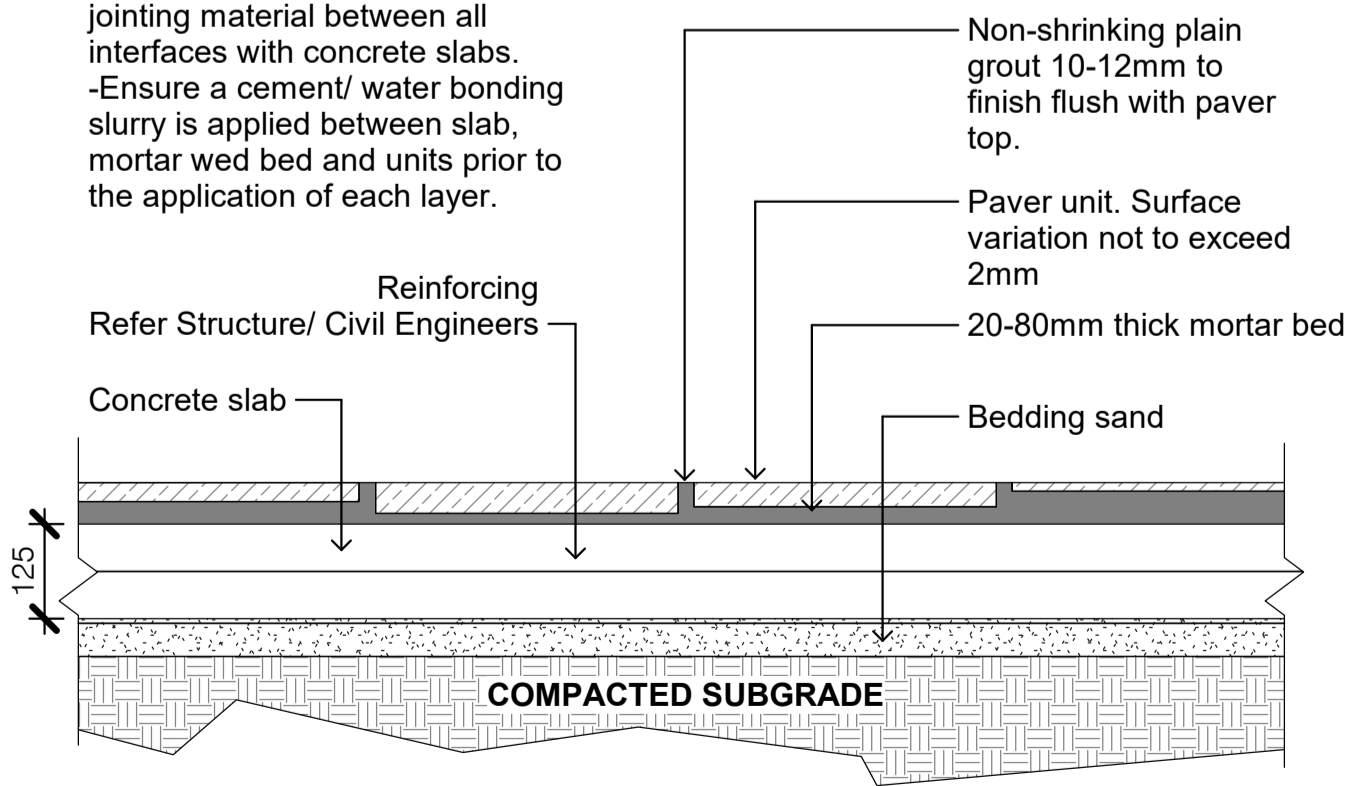
4 SUBSOIL DRAINAGE
SCALE - 1 : 10 @ A1



5 STEPPER DETAIL
SCALE - 1 : 10 @ A1

ON GROUND

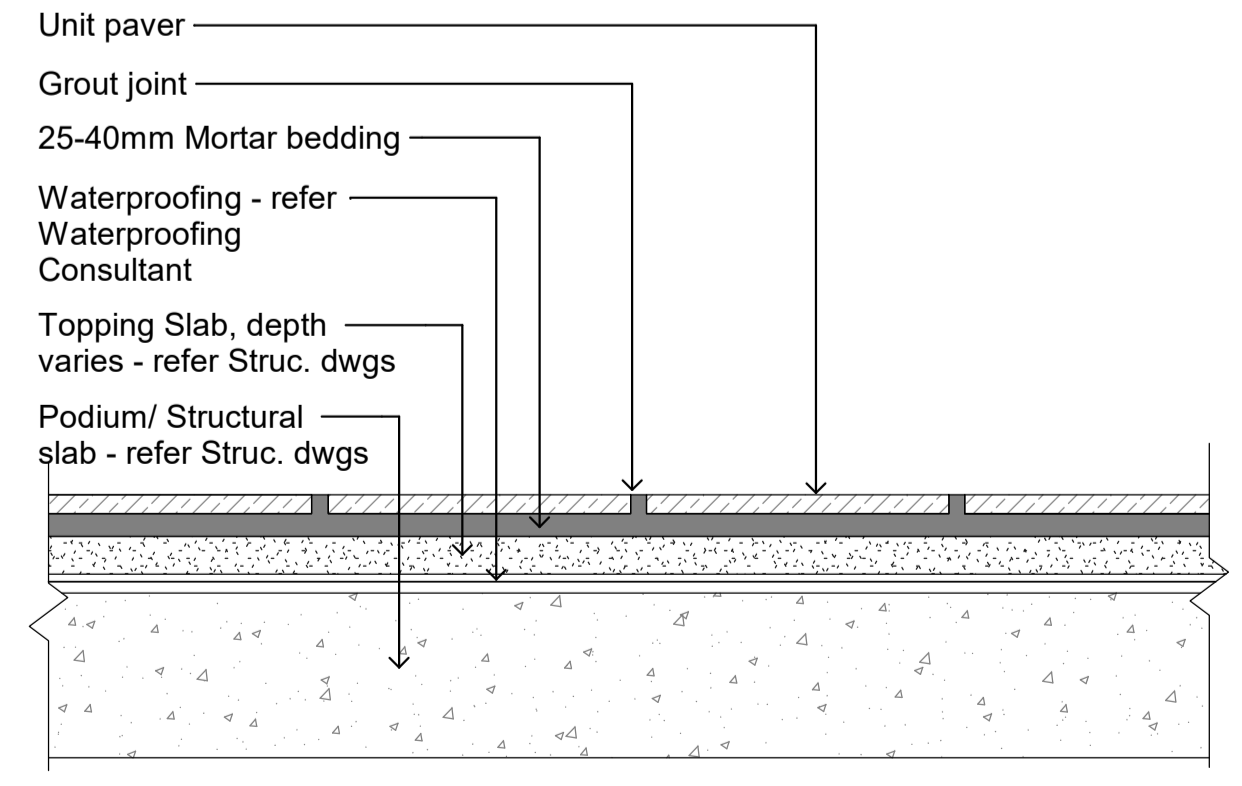
Notes:
-Refer to external works drawing for location and extent.
-Allow corkjoint stiff joint full depth jointing material between all interfaces with concrete slabs.
-Ensure a cement/ water bonding slurry is applied between slab, mortar bed and units prior to the application of each layer.



6 P1 - PAVEMENT TYPE 1
SCALE - 1 : 10 @ A1

ON PODIUM

Notes:
- Mortar mix must be compatible with waterproofing system
- Crossfall grades - Min 1:100 Max 1:40



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