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GENERAL NOTES:

1. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENT.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
3. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES, REPORTS AND DRAWINGS.
4. ALL DIMENSIONS, LEVELS AND EXISTING SERVICES SHALL BE VERIFIED BY CONTRACTOR AND SUB-CONTRACTORS ON SITE PRIOR TO COMMENCEMENT ON SITE, DURING THE PREPARATION OF SHOP DRAWINGS AND FABRICATION OF CONSTRUCTION COMPONENTS. NOTIFY SUPERINTENDENT OF ANY DISCREPANCIES.
5. SETOUT TO BE UNDERTAKEN BY A LICENSED SURVEYOR. CAD FILES WILL BE AVAILABLE ON REQUEST TO THE SUPERINTENDENT.
6. FOR ALL ROAD CONSTRUCTION INFORMATION, PAVEMENTS, JOINTS, KERBING AND ASSOCIATED REINFORCING, SUBGRADE PREPARATION AND ROAD FINISHED LEVELS REFER TO CIVIL DOCUMENTATION.
7. FOR ALL STREET AND FEATURE LIGHTING REFER TO ELECTRICAL ENGINEER'S DOCUMENTATION.
8. FOR ALL IRRIGATION DEMOLITION AND CONSTRUCTION INFORMATION REFER TO IRRIGATION DOCUMENTATION AND SPECIFICATION.
9. FOR ALL CONCRETE COMPRESSIVE STRENGTH DETAILS REFER SPECIFICATION.

DEMOLITION:

10. ALL EXISTING TREES, THAT ARE DESIGNATED TO BE RETAINED, MUST BE FULLY PROTECTED WITH TREE PROTECTION FENCING ERECTED BEYOND THE DRIP LINE. FENCING MUST REMAIN IN PLACE FOR THE FULL DURATION OF ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH AS 4970--2009 PROTECTION OF TREES ON DEVELOPMENT SITES.
11. REMOVE ALL DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING PROHIBITED.
12. THE LOCATION OF EXISTING SERVICES MAY VARY FROM THE DRAWINGS. CONFIRM ALL EXISTING SERVICE LOCATIONS PRIOR TO COMMENCING DEMOLITION.

GRADING:

13. REFER TO CIVIL ENGINEER DOCUMENTATION FOR GRADING AND EARTHWORKS
14. REFER TO DETAILS FOR IMPORTED SUB-BASE SOIL PROFILE REQUIREMENTS
15. GRADE AREAS THROUGHOUT TO TRUE AND EVEN GRADES AND FALLS TO THE CONTOURS INDICATED ON THE DRAWINGS. FINISH GRADES FLUSH WITH ADJOINING PAVEMENTS AND KERBS EXCEPT WHERE OTHERWISE INDICATED ON THE DRAWINGS.
16. GRADE TO PROVIDE EVEN FALLS SO THAT THE SURFACE IS CONSTANTLY SELF-DRAINING. NO IRREGULARITIES, DEPRESSIONS OR ABRUPT CHANGES IN GRADES OR FALLS WILL BE ACCEPTED.

PIT LIDS:

17. THE FINAL LOCATION AND ORIENTATION OF PIT LIDS TO BE CONFIRMED BY SUPER INTENDANT PRIOR TO INSTALLATION.
18. ALL PIT LIDS TO BE SET SQUARE TO LANDSCAPE GEOMETRY AND ELEMENTS.
19. REFER TO LANDSCAPE FINISHES PLANS & LANDSCAPE MATERIAL SCHEDULE FOR SURFACE TYPES TO INFILL TO PIT LIDS.
20. PIT LID DETAILS ARE PROVIDED TO SHOW LID INFILL AND EDGE SURROUND REQUIREMENTS ONLY. REFER TO SERVICES ENGINEERS' AND CIVIL ENGINEER'S DOCUMENTATION FOR PIT DIMENSIONS AND FURTHER REQUIREMENTS.
21. ALL PITS LOCATED IN PAVEMENTS TO HAVE INFILL COVER. INFILL TO MATCH ADJOINING PAVEMENT.
22. ALL PIT LIDS IN GARDEN BEDS SHALL HAVE DUCTILE IRON LIDS. ALL CONCRETE SURROUNDS SHALL BE SUBSURFACE AND CONCEALED BELOW GARDEN MULCH LEVEL.
23. ALL PIT LIDS SHALL BE INSTALLED TO MEET FINISHED LEVELS AND CROSS-FALLS, REFER TO CIVIL ENGINEER'S DESIGN.
24. REFER TO CIVIL, ELECTRICAL AND MECHANICAL ENGINEER'S DOCUMENTATION FOR PIT LID REQUIREMENTS IN ROADWAYS.
25. SEWER PIT LIDS TO COMPLY WITH WATER CORPORATION REQUIREMENTS. REFER TO CIVIL DESIGN
26. PIT LID CONCRETE INFILL SUBSTRATE TO BE LIGHTWEIGHT CONCRETE.
27. IT IS THE RESPONSIBILITY OF THE HEAD CONTRACTOR TO ENSURE THAT PIT LID INFILL REQUIREMENTS ARE ACHIEVED WITH A CONSISTENCY OF FINISH ACROSS THE ENTIRE PROJECT.

WALLS:

28. ALL FORMWORK TO BE DESIGNED TO CARRY LOADS TO AVOID BOWING, BUILDING, SAG OR OTHER DISTORTIONS.
29. TOPS OF WALLS TO SLOPE $\square\square\square$ TOWARDS SOFT SURFACES TO AVOID WATER POOLING.
30. TIE ROD HOLES TO BE SET OUT TO ACHIEVE A UNIFORM PATTERN \square APPEARANCE.
31. WHERE CONTROL JOINTS HAVE NOT BEEN NOMINATED JOINTS TO BE EVENLY SPACED AT SPECIFIED INTERVALS.
32. ENSURE CONSISTENT ORIENTATION AND SPACING OF FORMWORK TO ACHIEVE UNIFORM FINISH.
33. WALLS TO BE PROTECTED FOR THE DURATION OF THE WORKS.
34. DAMAGED WALL SURFACES TO BE MADE GOOD. METHOD TO BE AGREED WITH THE SUPER INTENDANT PRIOR TO APPLICATION.

SURFACE FINISHES:

35. CONTRACTOR TO SET OUT ALL HARD LANDSCAPE ELEMENTS AND VERIFY WITH SUPERINTENDENT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS TO BE REPORTED IMMEDIATELY.
36. CONTRACTOR TO INSTALL EXPANSION JOINTS AS DOCUMENTED WHERE PAVEMENT MEETS VERTICAL STRUCTURES SUCH AS WALLS, KERBS, STEPS, FURNITURE, LIGHTING AND BUILDING ELEMENTS WHERE NOT DOCUMENTED.
37. ALL UNRESTRAINED PAVING EDGES TO HAVE CONCEALED CONCRETE HAUNCH AS DOCUMENTED
38. CLOSURE RULE: WHEREVER THE END OF A PAVING RUN WOULD RESULT IN A PAVERS LESS THAN 1:3 FULL SIZE, CUT 2 PAVERS IN EQUAL LENGTHS TO CLOSE OUT THE RUN.
39. ALL PEDESTRIAN TRAFFICABLE SURFACES ARE TO COMPLY WITH AS1428.1 FOR VERTICAL TOLERANCES.
40. ALL PAVEMENT TO COMPLY WITH AS NZS 4586 & 4663 FOR SLIP RESISTANCE AND MEET "W" AND "R10" CLASSIFICATIONS FOR PEDESTRIAN SURFACES.
41. WHERE SERVICE RUNS ARE REQUIRED THROUGH EXISTING HARD AND SOFT LANDSCAPE, FINISHES ARE TO BE MADE GOOD AT COMPLETION OF WORKS TO MATCH EXISTING.
42. SUB BASE - REFER TO CIVIL ENGINEER FOR SUB BASE DETAILS.
43. KERBING - REFER TO CIVIL DRAWINGS AND SPECS FOR ALL KERBING DETAILS
44. ASPHALT - REFER TO CIVIL DRAWINGS AND SPECS FOR TYPICAL DETAILS AND SUB-BASE PROFILE

FURNITURE:

43. ENSURE THAT ALL FURNITURE IS STABLE, SAFE, CLEAN AND FIT FOR USE.
46. ALL FURNITURE SHALL BE INSTALLED PLUMB AND LEVEL UNLESS SPECIFIED OTHERWISE.
47. ALL FIXINGS, CONDUITS AND FOUNDATIONS TO BE CONCEALED AND VANDAL RESISTANT.
48. FURNITURE TO BE MANUFACTURED IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS TO WHICH STREET FURNITURE MANUFACTURING MUST COMPLY.
49. THE CONTRACTOR MUST ENSURE THAT ALL ITEMS OF FURNITURE ARE PROTECTED FROM DAMAGE DURING HANDLING, TRANSPORTATION, INSTALLATION AND FOR THE DURATION OF THE WORKS.
51. 5MM SPACING BETWEEN TIMBER BOARDS IN ALL DIRECTIONS UNLESS NOTED OTHERWISE.
52. FULL SHOP DRAWINGS ARE TO BE PROVIDED FOR CUSTOM FURNITURE FOR APPROVAL BY SUPERINTENDENT AND STRUCTURAL CIVIL ENGINEER BEFORE MANUFACTURE AND INSTALLATION OF ELEMENTS.
53. SHOP DRAWINGS TO INCLUDE A 3D DIGITAL MODEL SHOWING ALL MATERIAL INTERFACES, JOINTS, JUNCTIONS AND TIMBER SIZES.
54. SHOP DRAWINGS TO INDICATE LOCATION OF WELDED JOINTS. WELDED JOINTS TO BE FABRICATED WITH LASER CUT SEAMS, FULLY WELDED AND GROUND BACK TO SMOOTH.
55. WHERE FIXINGS TYPES OR STRUCTURAL SPACINGS HAVE NOT BEEN NOMINATED CONTRACTOR TO ENSURE THAT AN ENGINEER HAS APPROVED ANY SIZINGS AND SPACINGS INSTALLED.
56. CONTRACTOR TO SUPPLY AND INSTALL ALL SCREWS, BOLTS, NUTS, WASHERS, HINGES, LOCKS AND FIXINGS REQUIRED.
52. ALL DIMENSIONS, EXISTING LEVELS AND EXISTING SERVICES SHALL BE VERIFIED BY CONTRACTOR AND SUB-CONTRACTORS ON SITE PRIOR TO THE PREPARATION OF SHOP DRAWINGS AND FABRICATION OF FURNITURE TO ENSURE FURNITURE ELEMENTS ARE COORDINATED WITH AS CONSTRUCTED FINISHES.
53. ALL HARDWOOD TIMBER TO BE SUPPLIED AND INSTALLED AS DURABLE CLASS 1 UNLESS OTHERWISE STATED IN THE SPECIFICATION.
54. ALL TIMBER CONNECTIONS TO BE MITRE JOINTS UNLESS OTHERWISE SPECIFIED.

PLANTING:

55. REFER TO PLANTING SCHEDULE FOR SPECIES
 56. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE REVIEWED BY THE SUPERINTENDENT PRIOR TO INSTALLATION. THE SUPERINTENDENT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATIONS IN THE FIELD.
 57. CONTRACTOR TO ENSURE ALL TREES TO BE PLANTED 1M FROM KERB OR FOOTPATH AND 1.5M FROM CROSS OVER.
 58. LANDSCAPE CONTRACTOR IS TO PEG ALL TREE LOCATIONS TO THE SUPERINTENDENT'S APPROVAL PRIOR TO INSTALLATION.
 59. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIAL WITHIN EACH SPECIES AND SIZE NOMINATED.
 60. FINISHED SURFACE LEVEL OF PLANTING AREAS TO BE SET 50MM BELOW PAVING OR TOP OF WALL LEVELS UNLESS NOTED OTHERWISE.
 61. SUPERINTENDENT TO REVIEW ALL PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPH PRIOR TO DIGGING AND DELIVERY TO SITE.
 62. PRIOR TO INSTALLATION OF PLANTING AND IRRIGATION CONTRACTOR TO PREPARE SOIL AS SPECIFIED.
- TURF:**
63. TOPSOIL SHALL BE UNIFORMLY GRADED TO EVEN-RUNNING CONTOURS, SO THAT NO PONDING OR WATERLOGGING OCCURS ACROSS THE SURFACE OF THE GRASSED AREA AND RAKED BEFORE TURF IS LAID.
 64. TURF SHALL BE LAID IN STRAIGHT LINES WITH STAGGERED CROSS JOINTS ON THE GENERAL LINE OF THE CONTOUR OF THE SLOPE. THE GAPS BETWEEN ADJACENT SECTIONS OF TURF SHOULD NOT EXCEED 5MM.
 65. ACCEPTANCE SHALL BE THE ACHIEVEMENT OF AN EVEN GREEN COLOUR WITH A DENSE CONTINUOUS SWARD OVER THE WHOLE AREA. TURF SHALL EXHIBIT SIGNS OF HEALTHY GROWTH AND SHALL BE FREE OF WEEDS, STONES, STICKS AND OTHER DELETERIOUS MATERIAL. MAXIMUM DEVIATION FROM FINISHED GROUND LEVELS 50MM IN ANY 2 METRES.

EXISTING TREES:

66. NO CONSTRUCTION EQUIPMENT OR MOTORISED VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION ZONE AND ALL TREE PROTECTION ZONES MUST REMAIN UNDISTURBED AT ALL TIMES AS PER AUSTRALIAN STANDARD AS4970.
67. ANY BACKFILLING OR TOPSOIL STORAGE OF MATERIALS MUST REMAIN OUTSIDE THE LIMITS OF THE TREE PROTECTION ZONE.
68. ANY ROOTS OR BRANCHES THAT EXTEND BEYOND THE TREE PROTECTION ZONE, WHICH REQUIRE PRUNING, MUST BE PRUNED BY A QUALIFIED ARBORIST IN ACCORDANCE WITH GOOD ARBORICULTURE PRACTICES.
69. ALL EXISTING TREES, THAT ARE DESIGNATED TO BE RETAINED, MUST BE FULLY PROTECTED WITH TREE PROTECTION FENCING ERECTED BEYOND THE DRIP LINE. FENCING MUST REMAIN IN PLACE FOR THE FULL DURATION OF ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH AS 4970-2009 PROTECTION OF TREES ON DEVELOPMENT SITES

MATURE TREE TRANSPLANT:

70. THE CONTRACTOR TO ALLOW FOR ALL WATERING SYSTEMS DURING CONSTRUCTION WORK
TEMPORARY AND FIXED SYSTEMS OF ALL MATURE TREES AND HAND WATERING FOR THE DURATION OF ANY FAILURE TO THE WATERING SYSTEM.
71. CONTRACTOR TO ALLOW FOR COORDINATION OF THE WORK WITH ARBOR CENTRE AND TRAFFIC MANAGEMENT IF REQUIRED
72. CONTRACTOR SHALL ENSURE THAT IRRIGATION WATERING TO THE TRANSPLANT TREES IS AVAILABLE ON INSTALLATION OF TREES.
73. CONTRACTOR SHALL LIAISE WITH ARBORCULTURIST TO ENSURE THAT PLANTING HOLES AND IN-GROUND GUYING DON'T CONFLICT WITH PROPOSED SERVICES.
74. GUYING SPECIFIED ARE TO COMPLY WITH THE AUSTRALIAN LOADING CODE FOR WINDS APPLICABLE TO PERTH AS 1170.2:2014
SUPPLY BY ARBOR CENTRE
75. CONTRACTOR SHALL ENSURE CARE IS TAKEN WHEN INSTALLING FINISHES AROUND TREES TO AVOID COMPACTION
CONTAMINATION OF TREE PIT.



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						DRN BY	D. CLANCY
						START DATE	AUGUST 2017
						DESIGNED	W.DANGAR
						CHECKED	PERSON
						GENERAL NOTES	
						REFER DRAWING L-001 FOR GENERAL NOTES	
REV	DATE	REVISION			DRN	CHK	

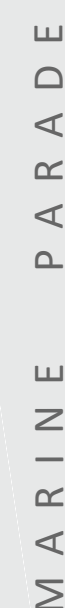
COTTESLOE BEACH HOUSE

LANDSCAPE DESIGN

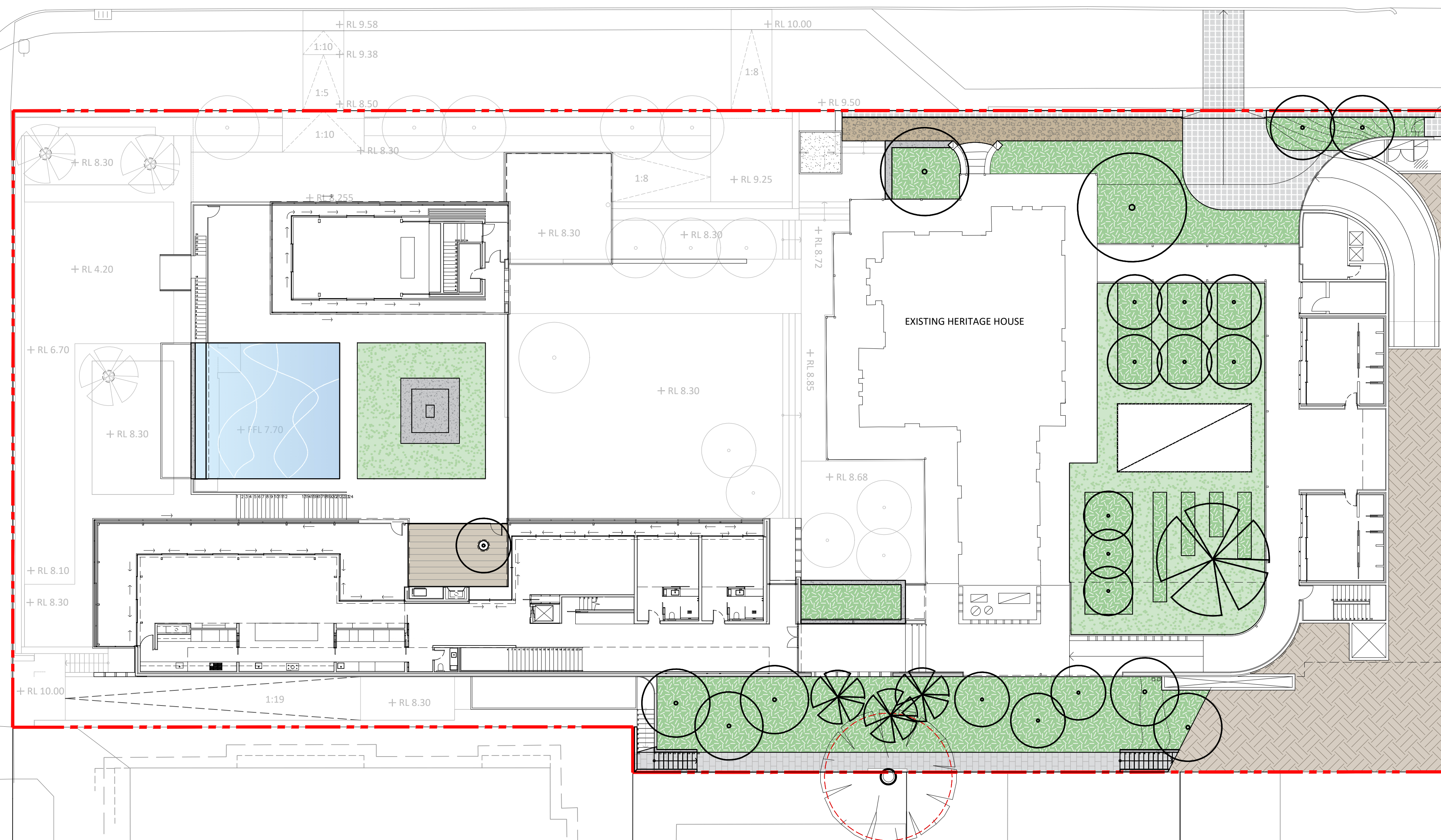
GENERAL NOTES

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DWG STATUS	FOR INFORMATION		SHEET SIZE
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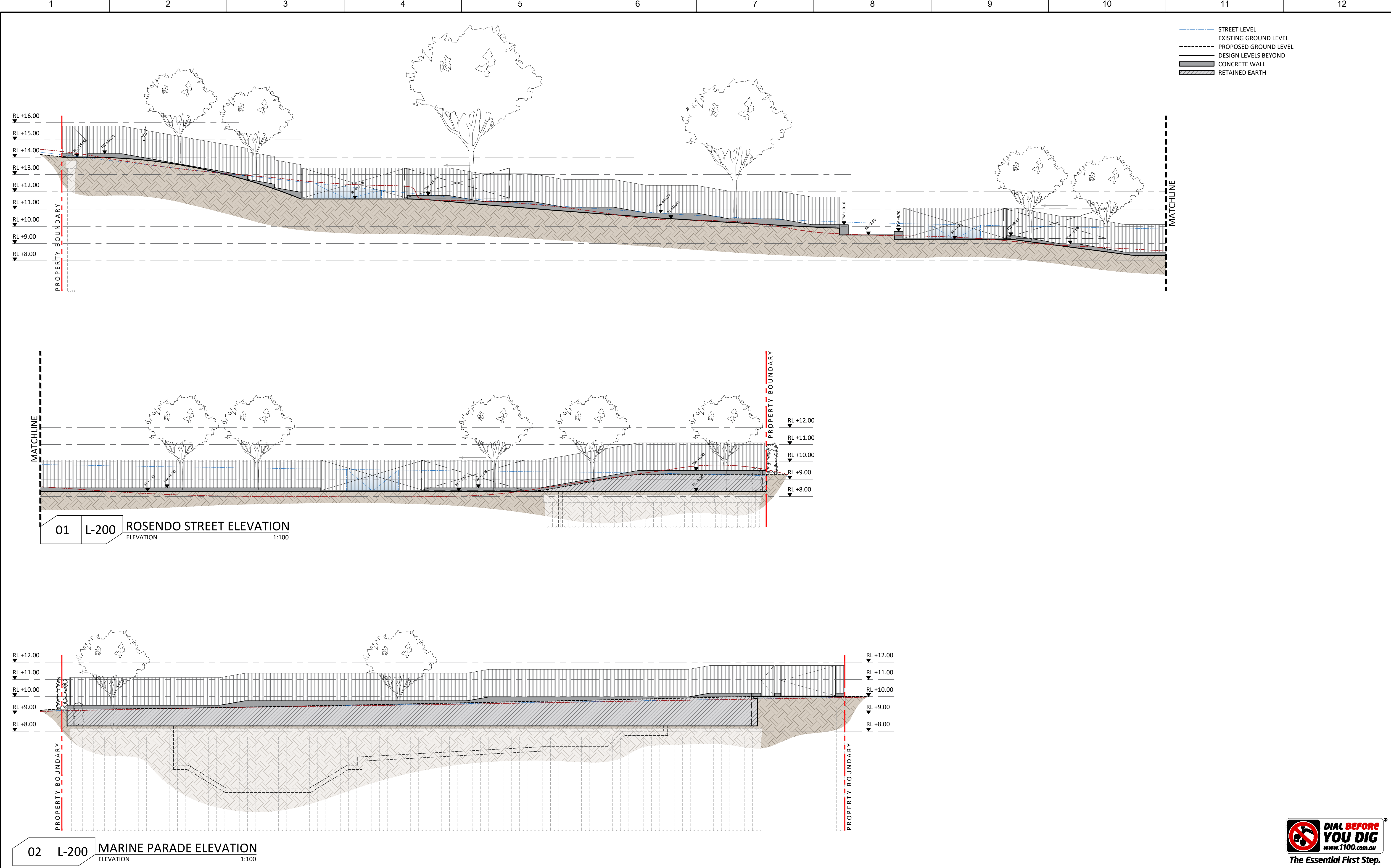


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COTTESLOE BEACH HOUSE
1 ROSENDO ST, COTTESLOE WA 6011
GROUND FLOOR





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NORTH

REV	DATE	REVISION	DRN	CHK

DRN BY
START DATE
DESIGNED
CHECKED

D.CLANCY
AUGUST 2017
W.DANGAR
PERSON

GENERAL NOTES
REFER DRAWING L-001 FOR
GENERAL NOTES

PLACE LAB
PROJ No
DWG
STATUS

1659

1659-L-800

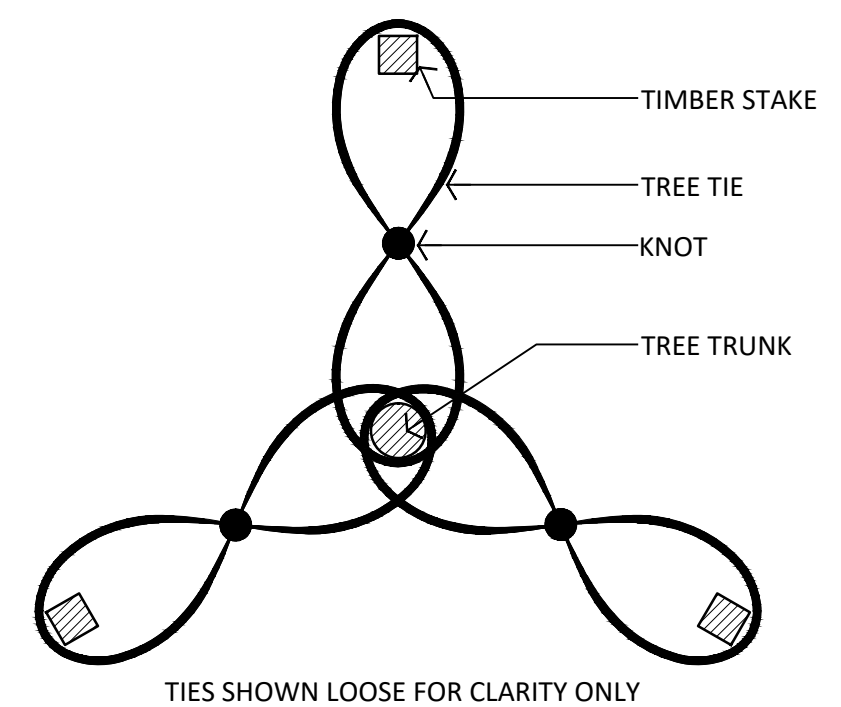
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A1

ISSUE

COTTESLOE BEACH HOUSE
1 ROSENDO ST, COTTESLOE WA 6011
SECTIONS & ELEVATIONS

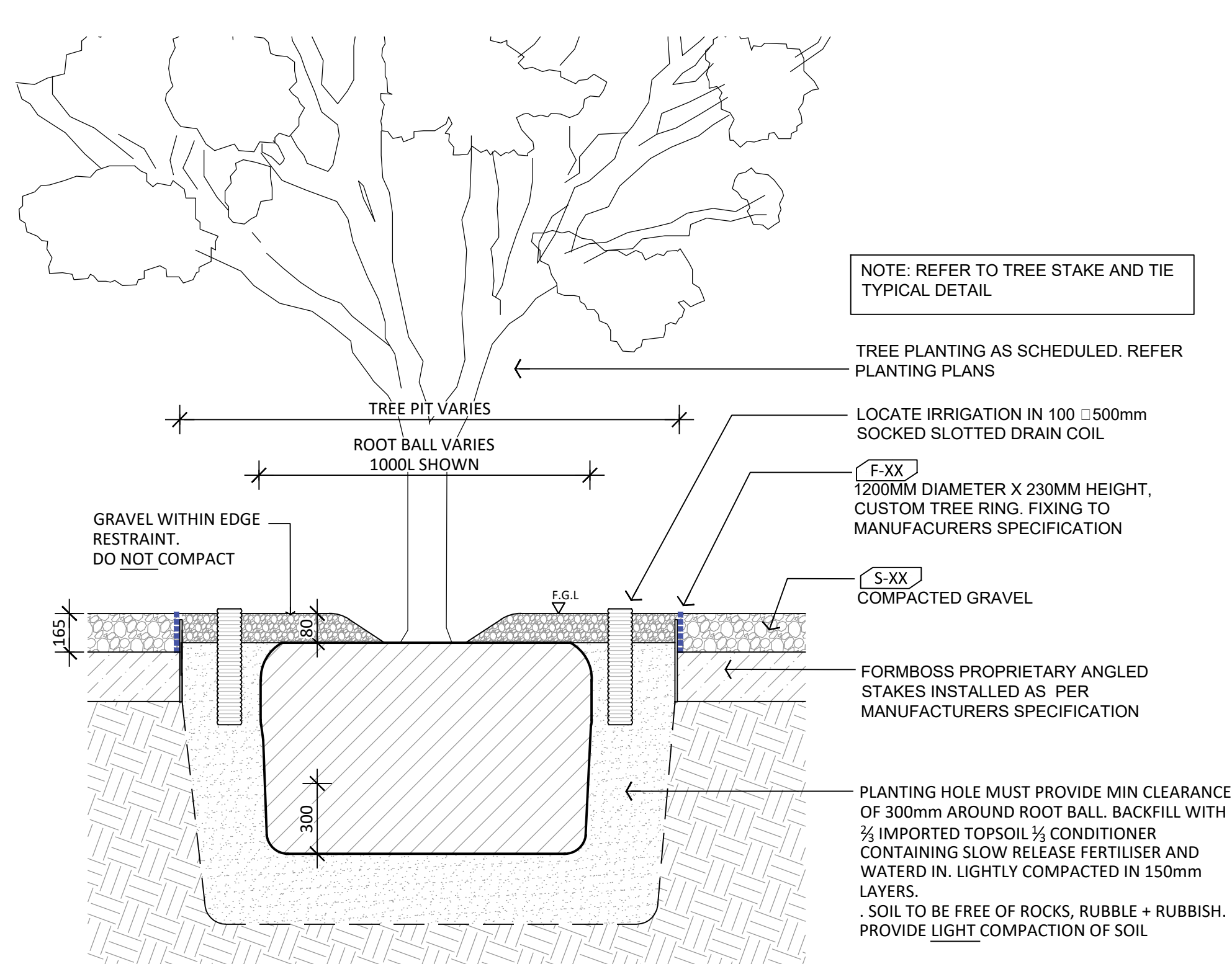
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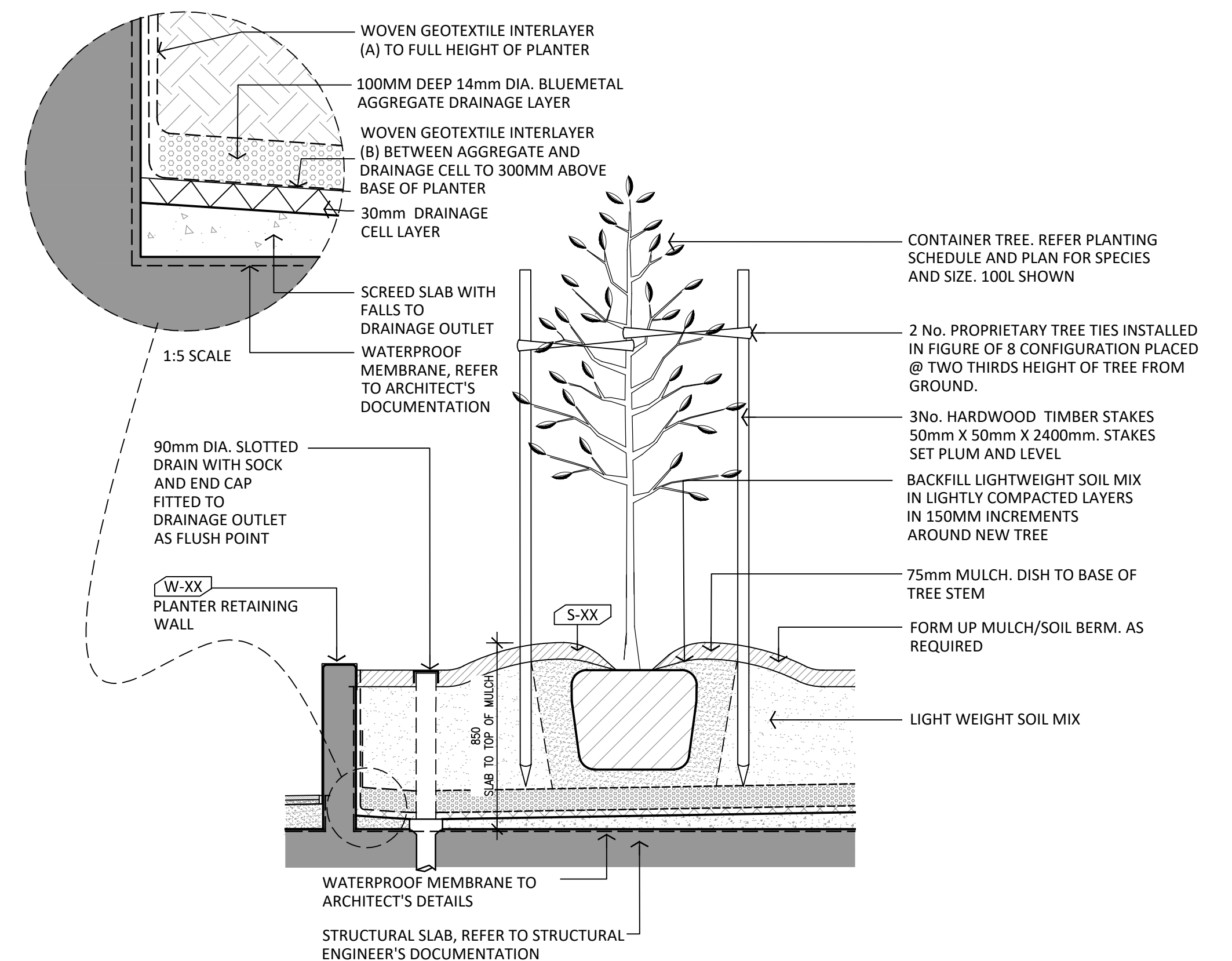
TREE STAKE & TIE TYP.
SECTION DETAIL 1:10

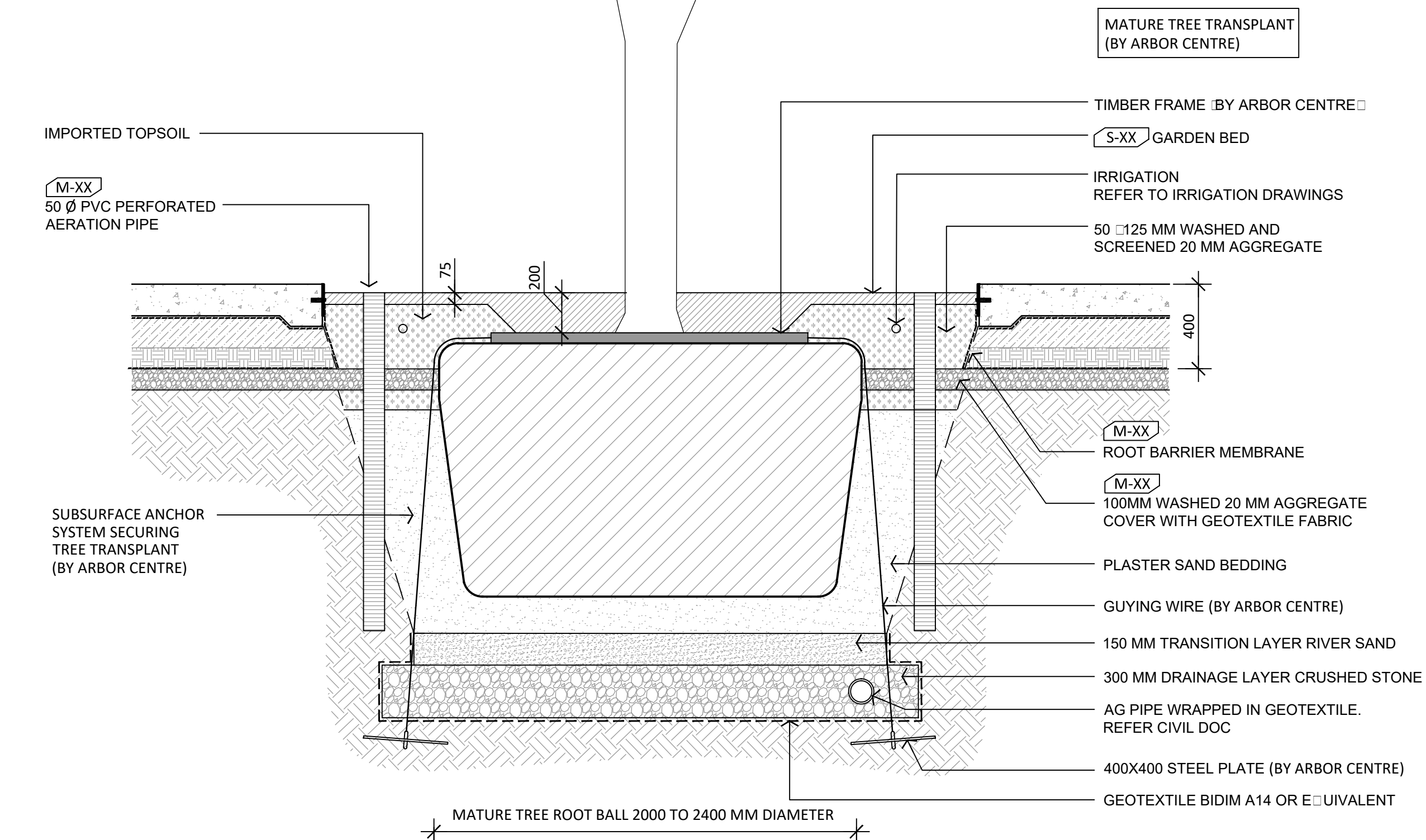
NOTE: SIZES ARE INDICATIVE OF
STANDARD NURSERY STOCK
1000L SHOWN

NOTE: REFER TO TREE STAKE AND TIE
TYPICAL DETAIL



TREE - SLAB TYP.
SECTION DETAIL

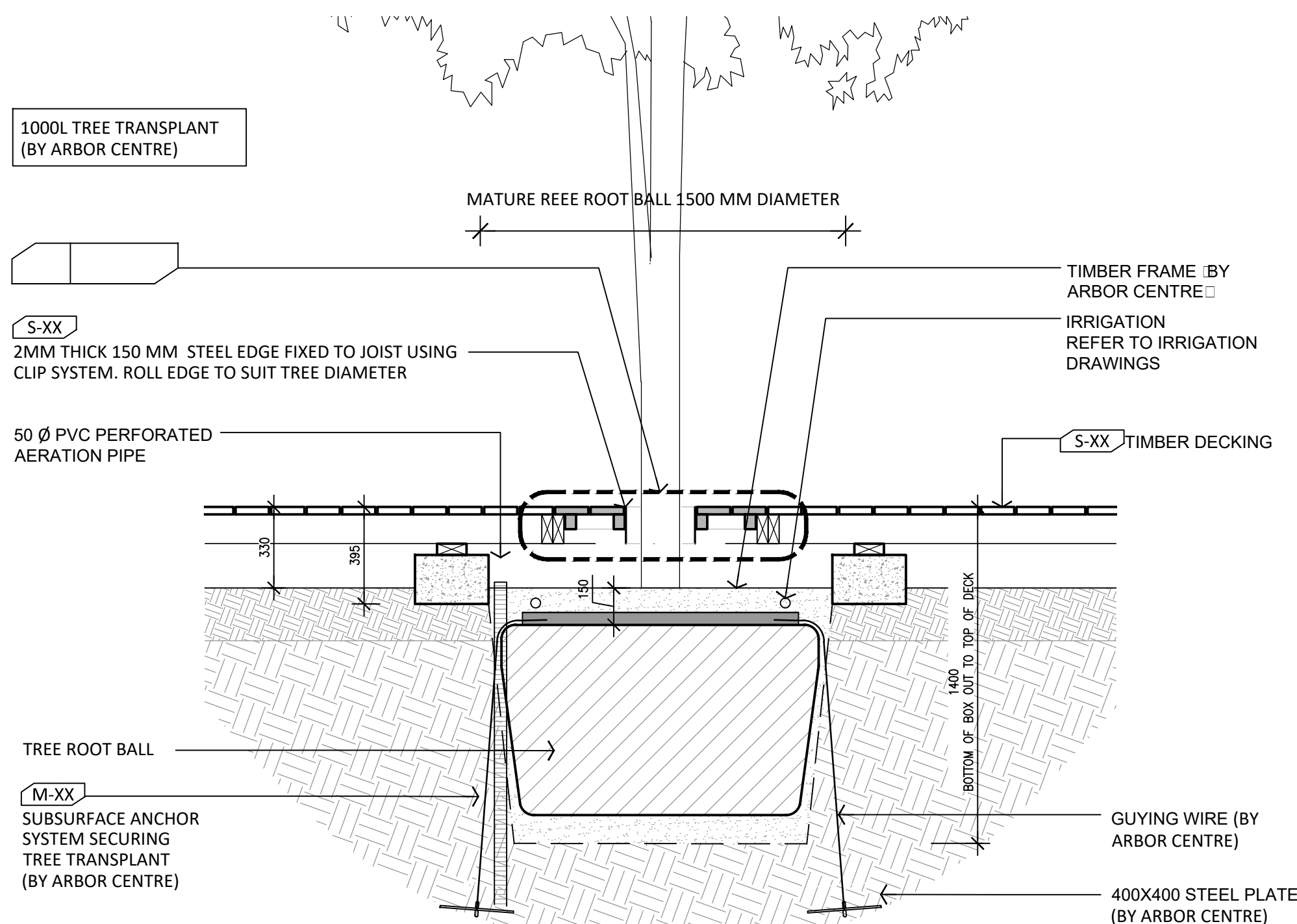




TREE TRANSPLANT & SUBSURFACE GUYING - GROUND TYP.

SECTION

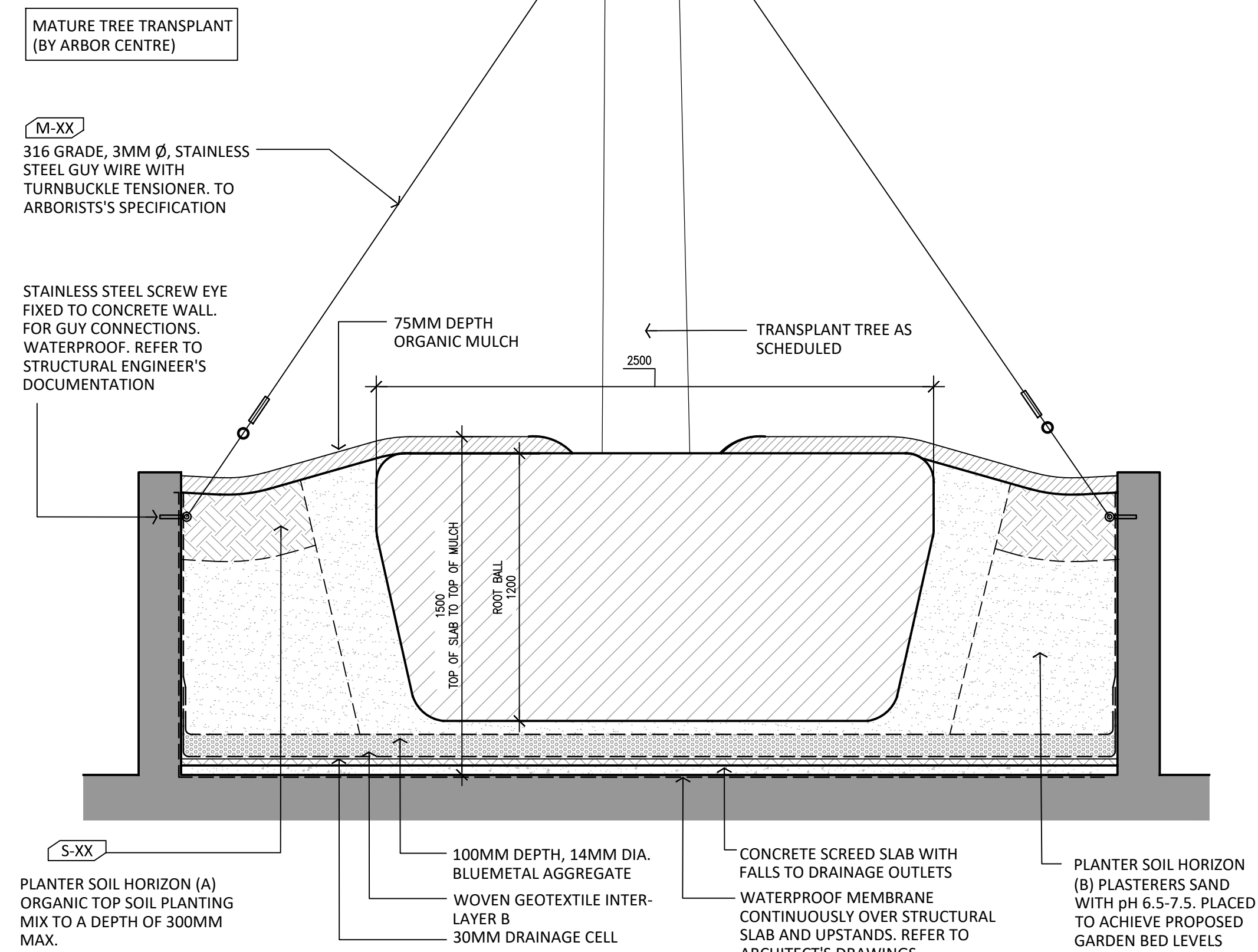
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TREE TRANSPLANT - DECK TYP. (SECTION)

SECTION

1:20



TREE TRANSPLANT & GUYING - SLAB TYP.

SECTION

1:20

- ### **TREE TRANSPLANT NOTES:**
1. CONTRACTOR TO ALLOW FOR COORDINATION OF THE WORK WITH ARBOR CENTRE.
 2. ELECTRICAL CONDUITS FOR LIGHTS TO BE INTEGRATED WITH ROOT BALL OF TRANSPLANTED TREES BY ARBORCULTURIST PRIOR TO PLANTING. REFER TO ELECTRICAL ENGINEER'S DOCUMENTATION FOR FURTHER DETAIL.
 3. CONTRACTOR SHALL ENSURE THAT IRRIGATION WATERING TO THE TRANSPLANT TREES IS AVAILABLE ON INSTALLATION OF TREES.
 4. CONTRACTOR SHALL LIAISE WITH ARBORCULTURIST TO ENSURE THAT PLANTING HOLES AND IN-GROUND GUYING DON'T CONFLICT WITH PROPOSED AND EXISTING SERVICES.
 5. GUYING SPECIFIED ARE TO COMPLY WITH THE AUSTRALIAN LOADING CODE FOR WINDS APPLICABLE TO PERTH (AS 1170.2:2014). (SUPPLY BY ARBOR CENTRE)
 6. INSTALLATION OF AERATION LAYER TO BE INITIATED UNDER THE SUPERVISION OF THE PROJECT ARBORICULTURIST
 7. CONTRACTOR SHALL ENSURE CARE IS TAKEN WHEN POURING FINISHING CONCRETE TO AVOID CONTAMINATION OF TREE PIT
 8. INSTALLATION, METHOD FOR CABLEING, CONDUITS AND LIGHT FITTINGS TO BE ESTABLISHED WITH ARBOR CENTRE PRIOR TO INSTALLATION.