

PLANTING PLAN NOTES

ALL PLANT LOCATIONS ARE APPROXIMATE ONLY. THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE GARDEN DESIGNER/CLIENT PRIOR TO PLANTING. IN THE EVENT OF ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

PLANTS ON THE MASTER PLAN INDICATE THEIR APPROXIMATE SIZES AT MATURITY.

MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY GARDEN DESIGNER AT SOURCE OF SUPPLY. PROVIDE AT LEAST 72 HRS. NOTICE FOR ALL PLANTS AND TREES TO BE REVIEWED BY GARDEN DESIGNER AT NURSERY PRIOR TO DELIVERY TO SITE, AS PER THE PLANT SCHEDULE.

THE ESTABLISHMENT OF ALL PLANT MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY PLANT MATERIAL THAT FAILS TO SURVIVE FOR FIRST YEAR SHALL BE REPLACED BY THE CONTRACTOR IN THE NEXT APPROPRIATE SEASON AS DETERMINED BY THE GARDEN DESIGNER.

REFER TO THE DETAILED SOFTSCAPE NOTES ON L4

GENERAL NOTES

CLIENT IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS.

CLIENT AND CONTRACTOR TO CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, AND TO OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORK. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THAT THE DESIGN COMPLIES WITH ALL APPLICABLE LOCAL AND PROVINCIAL REGULATIONS.

BEFORE COMMENCING CONSTRUCTION, CLIENT & CONTRACTOR ARE ADVISED TO REVIEW THE MASTER PLAN WITH THE CITY OF COQUITLAM (CoC), AND - CONFIRM THE SETBACK REQUIREMENTS FOR ALL PROPOSED SITE STRUCTURES (E.G. DECK, STUDIO, SWIMMING POOL) AND DETERMINE REQUIREMENTS FOR RETAINING WALLS, FENCES, AND GUARDRAILS/HANDRAILS. - RECEIVE CoC'S APPROVAL FOR ANY WORK IN THE CITY'S RIGHT OF WAY. - OBTAIN CONSENT FROM ANY ADJACENT PROPERTY OWNERS WHO MAY BE SIGNIFICANTLY IMPACTED BY THE PROPOSED STRUCTURES AND CONSTRUCTION. - OBTAIN AN ARBORIST REPORT W/RECOMMENDATIONS TO PROTECT THE TREES RETAINED ON THE PROPERTY AND ON THE ADJACENT NEIGHBORING PROPERTIES FROM POTENTIAL CONSTRUCTION DAMAGE.

CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY REQUIRED ENGINEERED DRAWINGS (E.G. DECK, STUDIO, SWIMMING POOL).

ALL PLANTS, PLANTING, WORKMANSHIP, & MATERIALS TO MEET OR EXCEED B.C. LANDSCAPE STANDARDS, LATEST EDITION. CONTRACTOR TO REFER TO THIS DOCUMENT.

ALL TREE PROTECTION BARRIERS TO CoC STANDARDS. ARBORIST SUPERVISION IS REQUIRED DURING CONSTRUCTION AND PLANTING NEAR OR WITHIN THE TREE PROTECTED ZONES (TPZ).

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, GRADES, AND CONDITIONS ON THE JOB. DIMENSIONS ON AND MEASUREMENTS IN THE PLANS ARE SUBJECT TO RATIFICATION BY THE CONTRACTOR ON SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE GARDEN DESIGNER PRIOR TO COMMENCING THE WORK ON SITE. GARDEN DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF MEASUREMENTS PROVIDED. ALL MEASUREMENTS ARE SOURCED FROM THE SITE SURVEY PROVIDED BY THE CLIENT.

SPECIFIC SITE CONDITIONS MAY REQUIRE CHANGES TO THE LAYOUT, POSITIONING, AND ARRANGEMENT OF COMPONENTS.

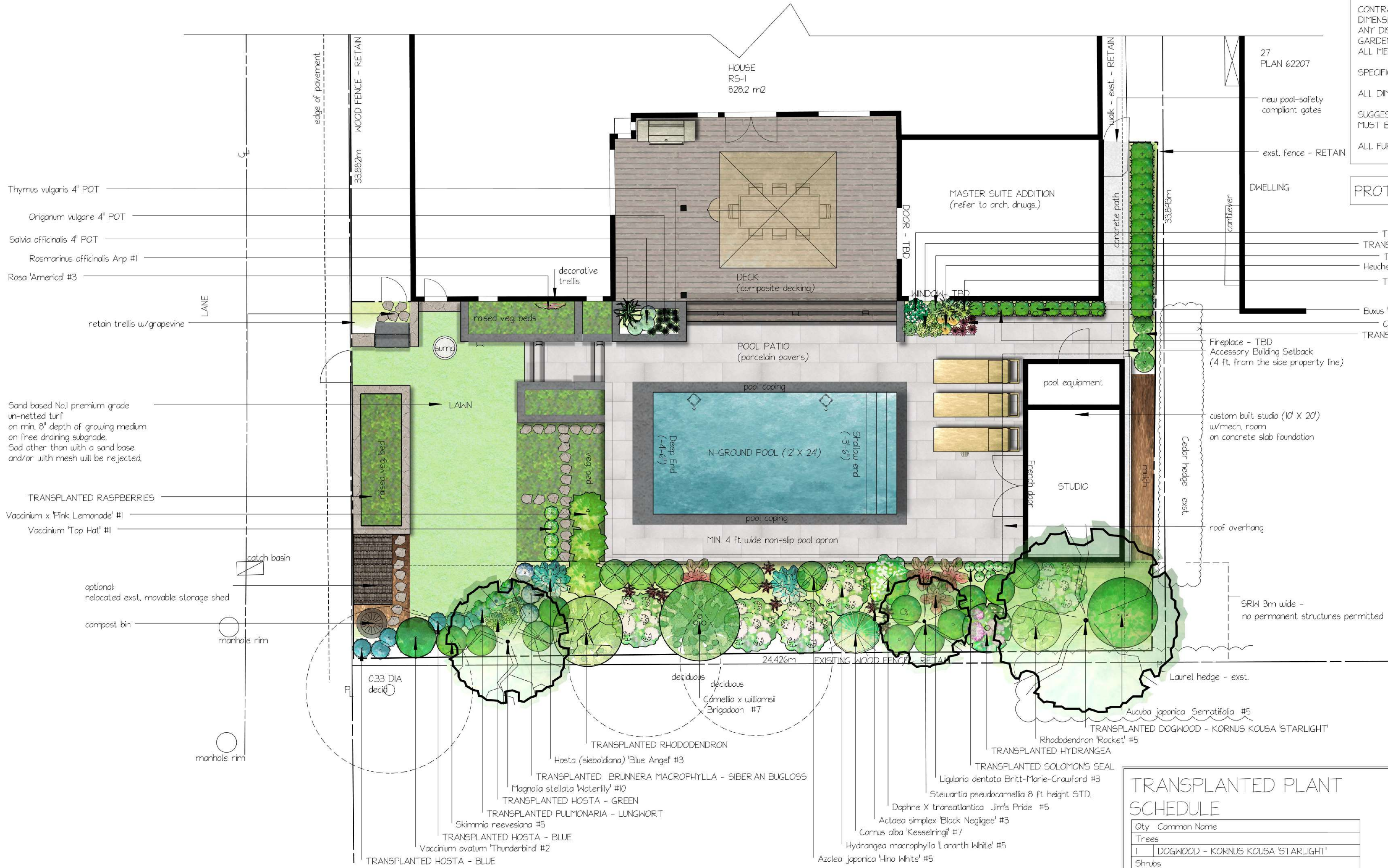
ALL DIMENSIONS SHOWN ARE IN FEET/INCHES. ALL GRADES ARE IN METERS.

SUGGESTED DECK AND POOL ELEVATIONS WITH THE ADJACENT RETAINING WALLS MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR AND STRUCTURAL ENGINEER.

ALL FURNITURE IN THE PLANS IS FOR ILLUSTRATION ONLY - TO BE SOURCED BY CLIENT.

PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND PAVEMENT TO REMAIN

RENDERED AREAS ON THE PLAN INDICATE THE PROPOSED AREA OF IMPROVEMENT



- TRANSPLANTED PEONY
- TRANSPLANTED LADY'S MANTLE
- TRANSPLANTED SEDUM
- Heuchera 'Caramel' #1
- TRANSPLANTED BEARDED IRIS
- Buxus 'Green Velvet' #3, bushy
- Ophiopogon planiscapus 'Nigrescens' 4' Pot
- TRANSPLANTED HELLEBORE

- Thymus vulgaris 4' POT
- Origanum vulgare 4' POT
- Salvia officinalis 4' POT
- Rosmarinus officinalis Arp #1
- Rosa 'America' #3

Sand based No.1 premium grade un-netted turf on min. 8" depth of growing medium on free draining subgrade. Sod other than with a sand base and/or with mesh will be rejected.

- TRANSPLANTED RASPBERRIES
- Vaccinium x 'Pink Lemonade' #1
- Vaccinium 'Top Hat' #1

- optional relocated exist. movable storage shed
- compost bin
- manhole rim
- manhole rim

- 0.33 DIA decid
- deciduous
- deciduous
- Cornelia x williamsii 'Brigadoon' #7
- TRANSPLANTED RHODODENDRON
- Hosta (sieboldiana) 'Blue Angel' #3
- TRANSPLANTED BRUNNERA MACROPHYLLA - SIBERIAN BUGLOSS
- Magnolia stellata 'Waterlily' #10
- TRANSPLANTED HOSTA - GREEN
- TRANSPLANTED PULMONARIA - LUNGWORT
- Skimmia reevesiana #5
- TRANSPLANTED HOSTA - BLUE
- Vaccinium ovatum 'Thunderbird' #2
- TRANSPLANTED HOSTA - BLUE
- deciduous
- Aucuba japonica 'Serratifolia' #5
- Rhododendron 'Rocket' #5
- TRANSPLANTED DOGWOOD - KORNU KOUZA 'STARLIGHT'
- TRANSPLANTED HYDRANGEA
- TRANSPLANTED SOLOMONS SEAL
- Ligularia dentata Brill-'Marie-Crawford' #3
- Stewartia pseudocamellia 8 ft height STD.
- Daphne X transatlantica 'Jim's Pride' #5
- Actaea simplex 'Black Negligee' #3
- Cornus alba 'Kesselring' #7
- Hydrangea macrophylla 'Lanarth White' #5
- Azalea japonica 'Hino White' #5

TRANSPLANTED PLANT SCHEDULE

Qty	Common Name
Trees	
1	DOGWOOD - KORNU KOUZA 'STARLIGHT'
Shrubs	
1	HYDRANGEA
8	RASPBERRIES
1	RHODODENDRON
Perennials	
2	BEARDED IRIS
3	BRUNNERA MACROPHYLLA - SIBERIAN BUGLOSS
3	HELLEBORE
6	HOSTA - BLUE
3	HOSTA - GREEN
3	LADY'S MANTLE
1	PEONY
3	PULMONARIA - LUNGWORT
2	SEDUM
7	SOLOMONS SEAL

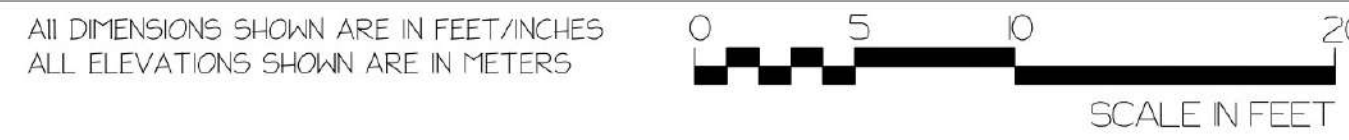
PLANTS THAT ARE SPECIFIED TO BE RETAINED SHOULD BE RELOCATED, IF FEASIBLE, TO THE LOCATION, AS DIRECTED BY THE CLIENT. IF RETENTION IS NOT FEASIBLE, PROVIDE NEW PLANTING MEDIUM.

PLANT SCHEDULE

Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees				
1	Magnolia stellata 'Waterlily'	WATERLILY STAR MAGNOLIA	#10	
1	Stewartia pseudocamellia	JAPANESE STEWARTIA	8 ft height STD.	
Shrubs				
1	Aucuba japonica 'Serratifolia'	SAINTOOTHED JAPANESE AUCUBA	#5	
8	Azalea japonica 'Hino White'	HINO WHITE JAPANESE AZALEA	#5	
20	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	#3, bushy	Hedge, 18' O.C.
1	Cornelia x williamsii 'Brigadoon'	HYBRID CAMELLIA	#7	
1	Cornus alba 'Kesselring'	BLACK TWIG DOGWOOD	#7	
1	Daphne x transatlantica 'Jim's Pride'	JIM'S PRIDE DAPHNE	#5	
5	Hydrangea macrophylla 'Lanarth White'	LARARTH WHITE BIGLEAF HYDRANGEA	#5	
1	Rhododendron 'Rocket'	RHODODENDRON ROCKET	#5	
1	Rosa 'America'	AMERICA CLIMBING ROSE	#3	
4	Skimmia reevesiana	DWARF SKIMMIA - female	#5	
1	Vaccinium ovatum 'Thunderbird'	EVERGREEN HUCKLEBERRY	#2	
3	Vaccinium x 'Pink Lemonade'	PINK LEMONADE BLUEBERRY	#1	
Perennials				
5	Thymus vulgaris	GARDEN THYME	4' POT	
4	Actaea simplex 'Black Negligee'	BLACK NEGLIGEE KAMCHATKA BUGBANE	#3	
3	Heuchera 'Caramel'	CARAMEL HEUCHERA	#1	
2	Hosta (sieboldiana) 'Blue Angel'	BLUE ANGEL HOSTA	#3	
4	Ligularia dentata Brill-'Marie-Crawford'	BIGLEAF LIGULARIA	#3	
5	Ophiopogon planiscapus 'Nigrescens'	BLACK MONDO GRASS	4' Pot	
6	Origanum vulgare	OREGANO	#1	
1	Rosmarinus officinalis Arp	ARP ROSEMARY	#1	Note #1
3	Salvia officinalis	CULINARY SAGE	4' POT	

Note #1: Rosemary - Not completely winter hardy. To mature and obtain maximum cold hardiness, cover new plants over their first winter or two with a generous pile of organic mulch (e.g. clean straw).

L1: MASTER PLANTING PLAN



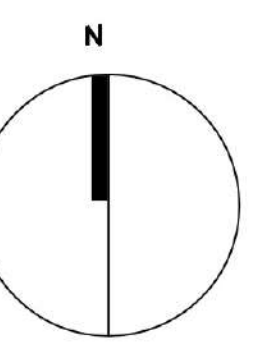
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GENERAL NOTES: CLIENT IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND FOR HIRING ANY NECESSARY CONSULTANTS AND CONTRACTORS. CONTRACTOR IS RESPONSIBLE FOR MEETING OR EXCEEDING ALL APPLICABLE BUILDING CODE REQUIREMENTS, MINIMUM STANDARDS OF ALL LANDSCAPE CONSTRUCTION TO MEET BCSLA/BCSNA STANDARDS.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL EXECUTE THE PLAN/DESIGN IN ACCORDANCE WITH BEST INDUSTRY PRACTICE.

LEGEND - LANDSCAPE LIGHTING

- Eyed lights
- Up-light
- Pathway landscape lights
- ◇ Pool Light (typ.)

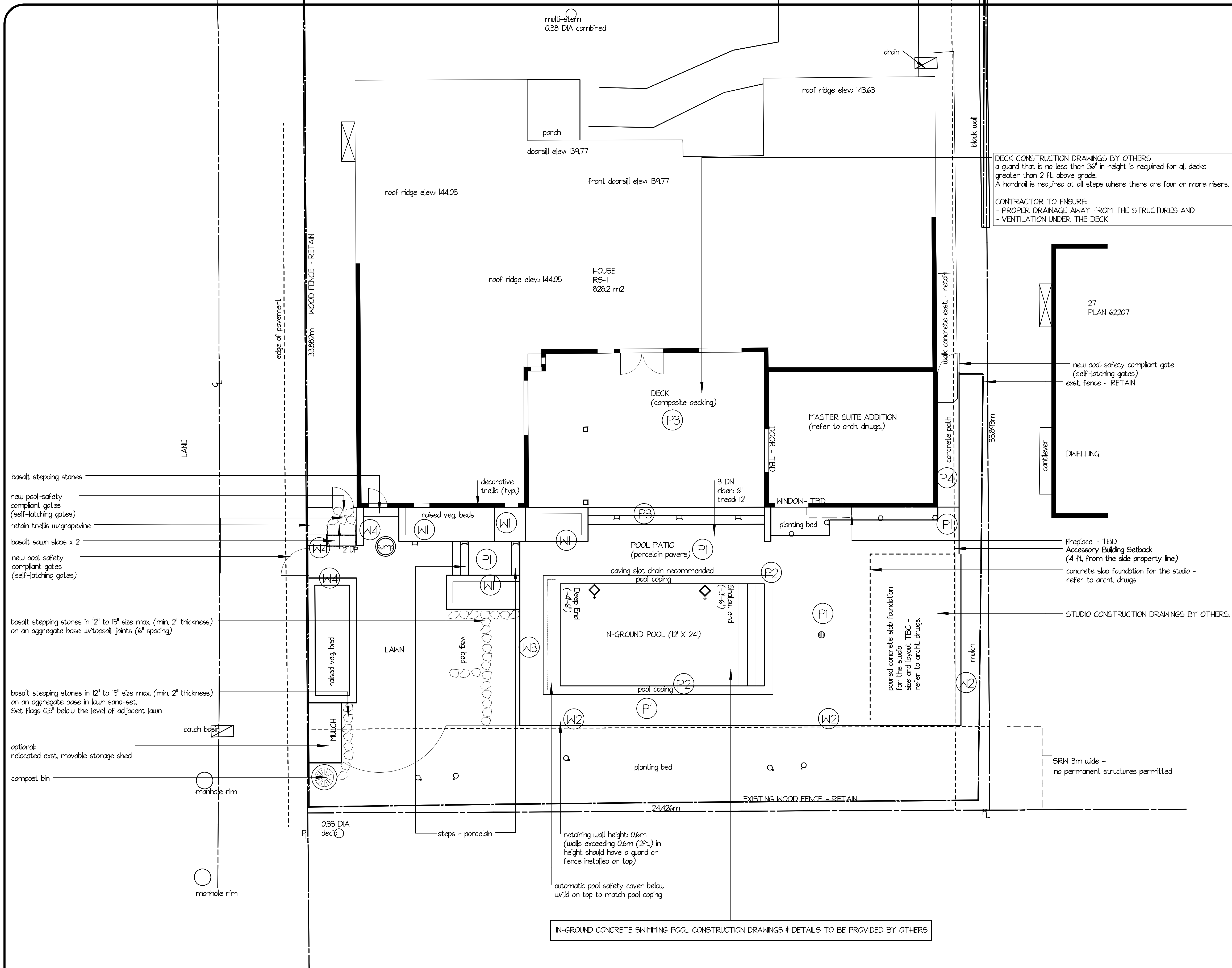


NORTH

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RESIDENCE
 L1: Master Planting Plan

SCALE 1/6"=1'-0"
 DATE
 DRAWING #



L2: MASTER PLAN - MATERIAL BOARD

ALL DIMENSIONS SHOWN ARE IN FEET/INCHES
ALL ELEVATIONS SHOWN ARE IN METERS

SCALE IN FEET

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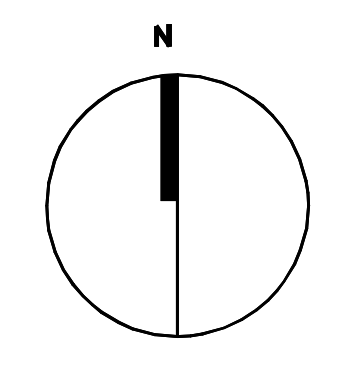
- LEGEND - LANDSCAPE LIGHTING**
- Eyed lights (walls, steps)
 - Up-light
 - Pathway landscape lights
 - ◇ Pool Light (typ.)

HARDSCAPE NOTES

- CLIENT TO SELECT ALL COLOURS AND FINISHES FOR HARDSCAPE MATERIALS BEFORE COMMENCING CONSTRUCTION. CONTRACTOR TO PROVIDE THE CLIENT WITH SAMPLES FOR APPROVAL PRIOR TO PLACING ANY ORDERS.
- GUARDRAILS AND HANDRAILS TO BE INSTALLED WHERE REQUIRED BY CODE. A HANDRAIL IS REQUIRED ON EXTERIOR STAIRS HAVING MORE THAN 3 RISERS. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH THE COMPLETE SECTION OF THE BCBC FOR STAIRS, RAMP, HANDRAILS, AND GUARDRAILS.
- FENCE & GATES MUST COMPLY WITH CoC SWIMMING POOL ENCLOSURE REGULATIONS
- CONSTRUCTION DRAWINGS AND PERMITTING FOR DECK, STUDIO, SWIMMING POOL, RETAINING WALLS BY OTHERS

CLIENT TO SELECT ALL COLOURS AND FINISHES FOR HARDSCAPE MATERIALS BEFORE COMMENCING CONSTRUCTION. CONTRACTOR TO PROVIDE THE CLIENT WITH SAMPLES FOR APPROVAL PRIOR TO PLACING THE ORDER.

- P1** DEL CONCA ANVERSA porcelain slabs, sand-set, typ. Size: 23-5/8" x 47-1/2" x 3/4" in grigio chiaro colour. Patterns running bond
OPTIONAL: Recommended installation on synthetic mortar per manufacturer's specifications (e.g. ROMEX synthetic mortar with ROMEX jointing mortar for permeable installation). Use low-profile (invisible edge) aluminum paver edging (e.g. SUREFOOT aluminum paver edging or similar) to contain the pavers where required.
 - P2** Pool coping basalt coping to match walls coping
Optional: replace basalt coping with cantilevered concrete (typ.) pool coping to accommodate safety pool cover and with slip resistant coating or finish.
 - P3** "TIMBERTECH AZEK" composite decking in coastline colour and 5.5" wide boards
Pattern no/picture frame using hidden fasteners. Installation refer to client's engineering drawings and manufacturer's specifications
 - P4** CIP concrete walkway w/light broom finish (typ.)
 - W1** CIP concrete walls with natural thin-stone veneer in ledgestone style, only where specified.
Suggested material: silver strike ledgestone thin veneer facing with 3" thick BASALT coping or optional concrete coping. Jointing dry-laid appearance with recessed joints
 - W2** Reinforced CIP in-situ concrete in standard gray colour with porcelain pavers on top
RETAINING WALLS TO BE ENGINEERED TO SUPPORT LOAD OF THE THE STUDIO AND THE POOL
 - W3** CIP concrete walls with natural thin-stone veneer in ledgestone style, only where specified.
Suggested material: silver strike ledgestone thin veneer facing with PORCELAIN pavers on top. Jointing dry-laid appearance with recessed joints
 - W4** Dry-stack low retaining wall
Suggested material: Silver Strike Mica Drystack Wallstone
- Basalt Saun Slabs
- Basalt Stepping Stones



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