



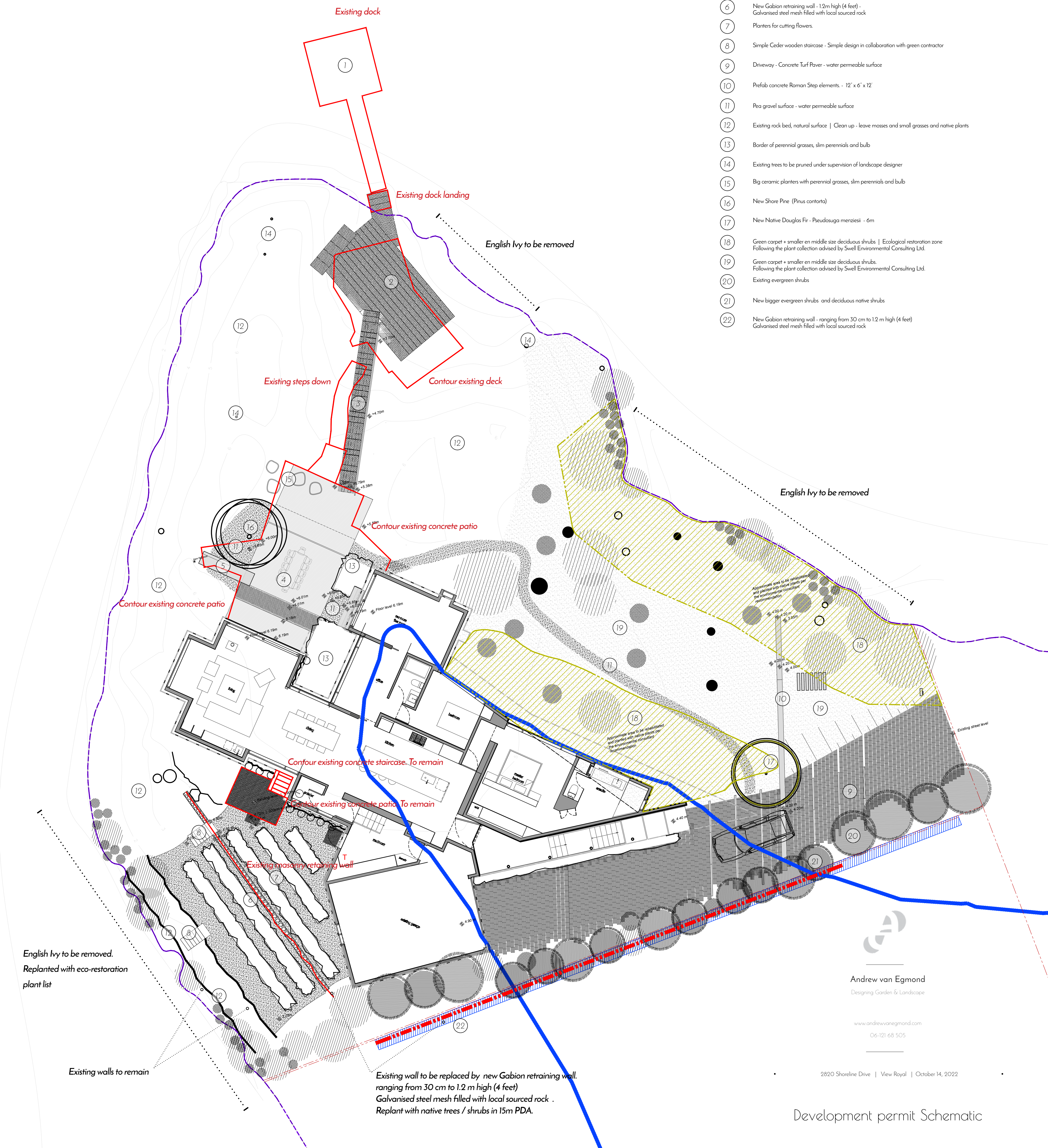



Design objectives

-  Existing Surfaces and structures
-  High tide line
-  15 meter setback
-  Ecological restoration zone. Following report by Swell Environmental Consulting Ltd.

- 1 Existing floating dock.
- 2 Floating deck - concrete Sono tube footing - concrete tiles on wood framing
- 3 Staircase - concrete footing - concrete tiles - coated steel railing
- 4 Concrete patio - smooth concrete surface with bush hammered areas
- 5 Outdoor BBQ element - smooth concrete top and bush hammered base
- 6 New Gabion retaining wall - 12m high (4 feet) - Galvanised steel mesh filled with local sourced rock
- 7 Planters for cutting flowers.
- 8 Simple Cedar wooden staircase - Simple design in collaboration with green contractor
- 9 Driveway - Concrete Turf Paver - water permeable surface
- 10 Prefab concrete Roman Step elements - 12' x 6' x 12'
- 11 Pea gravel surface - water permeable surface
- 12 Existing rock bed, natural surface | Clean up - leave mosses and small grasses and native plants
- 13 Border of perennial grasses, slim perennials and bulb
- 14 Existing trees to be pruned under supervision of landscape designer
- 15 Big ceramic planters with perennial grasses, slim perennials and bulb
- 16 New Shore Pine (Pinus contorta)
- 17 New Native Douglas Fir - Pseudotsuga menziesii - 6m
- 18 Green carpet + smaller on middle size deciduous shrubs | Ecological restoration zone
Following the plant collection advised by Swell Environmental Consulting Ltd.
- 19 Green carpet + smaller on middle size deciduous shrubs.
Following the plant collection advised by Swell Environmental Consulting Ltd.
- 20 Existing evergreen shrubs
- 21 New bigger evergreen shrubs and deciduous native shrubs
- 22 New Gabion retaining wall - ranging from 30 cm to 1.2 m high (4 feet)
Galvanised steel mesh filled with local sourced rock



1. The contractor shall notify Underground Services Alert at least 48 hours prior to any excavation on this project.
2. The contractor shall be responsible for the verification of all existing utilities in the field and for familiarizing himself/herself with all existing underground conditions prior to construction. Locations shown on the plans are approximate and for general information only.
3. Contractor is responsible for repairing and replacing at his/her expense any structures, fences, walls or plant life damaged or destroyed by his/her construction operations, on adjacent properties and/or anywhere outside the contract limit lines. Damaged items will be restored to original condition and to the satisfaction of the engineer.
4. All dimensions, elevations and existing conditions shall be checked and verified on the project site by the contractor and each trade before work begins. Errors and omissions and discrepancies shall be brought to the architect's attention before construction begins or immediately as identified.
5. Provide all labor, materials, equipment, tools, transportation, utilities and other services and related tasks necessary for the construction as required by the contract documents.
6. Contractor shall assume sole responsibility for job site conditions and comply with safety regulations and restrictions as required for workers and pedestrians protection during the course of construction of this project.
7. All work shall be performed in conformance with all local, Provincial, and National codes, laws, ordinances, and regulations applicable. Nothing in the contract documents is to be construed to permit work not conforming to these codes, laws, ordinances, and regulations.
8. All new hardscape surfaces shall maintain a minimum 1.5% cross slope away from structures and walls as shown on Plan. All softscape surfaces shall maintain 2% slope away from structures and walls. Contractor shall ensure positive drainage throughout project area.
9. Contractor shall advise on installation of drainage features such as drain inlets, drain lines, and French drains if necessary to ensure positive drainage throughout the project area. Refer to Grading + Drainage Plans by Civil Engineer.
10. Contractor is responsible to provide layout of all work for approval by Landscape Designer prior to proceeding with work.
11. Contractor to come up with an irrigation plan in collaboration with Landscape Designer. Final proposal to be approved by landscape designer.
12. Do not scale from this drawing
13. In case of discrepancies in the drawing , contact the designer



A diagram showing a central black dot labeled "C Pin" in red. Three concentric black circles are drawn around the dot. A light gray square is positioned such that its center is at the dot, and its sides are parallel to the axes. The square's edges are tangent to the outermost circle.

A square is divided into three regions by two curved lines. The top region is labeled 'Matrix 1'. The bottom-left region is labeled 'Matrix 2'. The bottom-right region is labeled 'p Achlys'.

www.andrewvanegmond.com
06-121 68 505

Tree Plan - Planting Plan

GENERAL PROJECT NOTES

1. The contractor shall notify Underground Services Alert at least 48 hours prior to any excavation on this project.
2. The contractor shall be responsible for the verification of all existing utilities in the field and for familiarizing himself/herself with all existing underground conditions prior to construction. Locations shown on the plans are approximate and for general information only.
3. Contractor is responsible for repairing and replacing at his/her expense any structures, fences, walls or plant life damaged or destroyed by his/her construction operations, on adjacent properties and/or anywhere outside the contract limit lines. Damaged items will be restored to original condition and to the satisfaction of the engineer.
4. All dimensions, elevations and existing conditions shall be checked and verified on the project site by the contractor and each trade before work begins. Errors and omissions and discrepancies shall be brought to the architect's attention before construction begins or immediately as identified.
5. Provide all labor, materials, equipment, tools, transportation, utilities and other services and related tasks necessary for the construction as required by the contract documents.
6. Contractor shall assume sole responsibility for job site conditions and comply with safety regulations and restrictions as required for workers and pedestrians protection during the course of construction of this project.
7. All work shall be performed in conformance with all local, Provincial, and National codes, laws, ordinances, and regulations applicable. Nothing in the contract documents is to be construed to permit work not conforming to these codes, laws, ordinances, and regulations.
8. All new hardscape surfaces shall maintain a minimum 1.5% cross slope away from structures and walls as shown on Plan. All softscape surfaces shall maintain 2% slope away from structures and walls. Contractor shall ensure positive drainage throughout project area.
9. Contractor shall advise on installation of drainage features such as drain inlets, drain lines, and French drains if necessary to ensure positive drainage throughout the project area. Refer to Grading + Drainage Plans by Civil Engineer.
10. Contractor is responsible to provide layout of all work for approval by Landscape Designer prior to proceeding with work.
11. Contractor to come up with an irrigation plan in collaboration with Landscape Designer. Final proposal to be approved by landscape designer.
12. Do not scale from this drawing
13. In case of discrepancies in the drawing , contact the designer

	Native	Botanical name	Common name	code	Flower color	j	f	m	a	m	j	j	a	s	o	n	d	Quantity	Preferred plant size
TREES / CONIFERS		Cedrus deodora 'Pendula'	Weeping deodar cedar	C Cedr														3	10 feet
		Picea Omorika 'berliner's weeper'	Serbian Spruce 'berliner's weeper'	C Pic b														2	10 feet
		Picea omorika 'Pendula'	Weeping Serbian spruce	C Pic p														3	8 feet
		Pinus contorta	Shore Pine	C Pin														1	Special specimen
	N	Pseudotsuga menziesii	Douglas Fir	C Pseu														1	14 feet
		Sequoiadendron giganteum 'Pendulum'	Weeping giant sequoia	C Seq														2	10 feet
SHRUB																			
	N	Amelanchier alnifolia	Saskatoon berry	H Amal	White													3	20 gallon pot
	N	Mock Orange	Philadelphus lewisii	H Phil	White													5	20 gallon pot
		Buddleja alternifolia	Weeping butterfly bush	H Bud	Lila													1	5 gallon pot
	N	Rosa nutkana	Nootka Rose	H Ros N	Pink													5	5 gallon pot
		Cotinus Coggygia 'Young lady'	Smoke tree	H Cotin														1	5 gallon pot
		Spiraea nipponica	Snowbound Spiraea	H Spir	White													5	2 gallon pot
	N	Salix scouleriana	Scouler's willow	H Salix s														1	2 gallon pot
	N	Salix hookeriana	Hooker's willow	H Salix h														7	2 gallon pot
	N	Salix purpurea 'Nana'	Arctic Willow	H Salix p														4	1 gallon pot
		Rosa sneeuwitichen	White shrub rose	H Ros s	White													4	2 gallon pot
	N	Rubus parviflorus	Thimbleberry	H Rub	White													2	2 gallon pot
	N	Gaultheria shallon	Salal	H Sal	White													47	2 gallon pot
CLIMBING PLANTS																			
		Clematis 'Blue Boy'	Clematis	K1	Blue													1	#2 pot
		Clematis 'Willy'	Clematis	K2	Pink													1	#2 pot
		Clematis type 3 select by client	Clematis	K3														1	#2 pot
	N	Lonicera hispidula	Pink Honeysuckle	K4	Purple-red													2	#2 pot
		Rosa 'New Down'	Cultivated Climbing Rose	K5	White-pink													2	#2 pot
		Rosa select by client	Cultivated Climbing Rose	K6														4	#2 pot
GRASSES																			
	N	Agrostis scabra	Hair Bentgrass	Gr Agr Matrix 1														200	Plug 9" o.c.
		Calamagrostis brachytricha	Feather Reed Grass	Gr Call														16	1 gallon pot
	N	Carex Pansa	Sand dune Sedge	Gr Carex Matrix 1														120	Plug 9" o.c.
	N	Deschampsia cespitosa ssp. beeringensis	Turfed hair grass	Gr Desh Matrix 1														220	#1 pot / 10" o.c.
		Molinia arundinacea 'Skyracer'	Purple moor grass	Solo - see symbol drawing														11	5 gallon pot
		Sesleria autumnalis	Autumn Moor Grass	Gr Ses														21	#1 pot / 18" o.c.
PERRENIALS																			
	N	Achillea millefolium	Common Yarrow	Solo - see symbol drawing	White													13	#1 pot
	N	Achlys triphylla	Vanilla leaf	P Achlys	White													45	#1 pot / 12" o.c.
		Aquilegia vulgaris	Columbine	Solo - see symbol drawing	Purple-pink													27	#1 pot
	N	Cornus canadensis	Bunchberry, Dwarf Dogwood	P Corn Matrix 3	White													200	#1 pot / 6" o.c.
	N	Fragaria chiloensis	Coastal strawberry	P Frag c Matrix 2	White													720	Plug 4" o.c.
	N	Fragaria vesca	woodland strawberry	P Frag v Matrix 2	White													300	Plug 4" o.c.
		Geranium Orion / pratense		Solo - see symbol drawing	Blue-lila													3	#2 pot
	N	Maianthemum dilatatum	false lily-of-the-valley	P Maia Matrix 3	White													150	#1 pot / 5" o.c.
	N	Maianthemum stellatum	star-flowered false Solomon's-seal	Solo - see symbol drawing	White													13	#2 pot
	N	Oxalis oregana	Redwood sorrel	P Oxal Matrix 3	White-pink													300	9cm pot / 4" o.c.
		Sanquisorba officinalis	Burnet	Solo - see symbol drawing	Wine red													5	#1 pot
	N	Trillium ovatum	Western trillium	P Tril Matrix 3	White													40	#1 pot
		Verbena bonariensis	Brazilian Verbena	Solo - see symbol drawing	Lila-purple													10	#1 pot
		Veronicastrum virginicum 'Lavendelturm'	Culvers root	Solo - see symbol drawing	Pink													2	#2 pot
FERNS																			
	N	Polystichum munitum	Sword fern															48	1 gallon pot
BULBS																			
	N	Allium cernuum	Nodding Onion		Pink													24	bulbs
		Allium siculum	Sicilian honey garlic		Pink-white													15	bulbs
		Allium sphaerocephalon	Round headed allium		Purple													25	bulbs
		Eremurus robustus	White foxtail lily		Salmon													6	bulbs
	N	Triteleia hyacinthina	Hyacinth Brodiaea		White													23	bulbs

SELECTION OF REFERENCE IMAGES



Trees and shrubs



Perennial grasses, bulbs and perennials in back yard



Green carpet front yard



Andrew van Egmond
Designing Garden & Landscape

www.andrewvanegmond.com
06-121 68 505