



# PROJECT PLANNER

## INTRODUCTION

This guide was designed to help you plan your layouts, taking all of the important aspects of your project into consideration. By using the Project Planner, you clarify your objectives and you will have an accurate idea of the steps required. Once completed, this document should not be considered a final estimate or installation plan. However, it will give you the necessary elements for discussing and negotiating with landscapers and landscape architects who use Permacon products.

## PROJECT

The development of your project includes three essential steps.

1. Planning
2. Design
3. Choice of materials

Let's examine each of the main phases of your project.

# PHASE 1. PLANNING

## PARAMETERS AND CONSTRAINTS

All development is subject to constraints and parameters that cannot be overlooked. Be sure you are very familiar with them before structuring your project.

### 1. MUNICIPAL BY-LAWS

Before you start your project, it is important to contact your municipality to learn about the various by-laws that govern the work you plan on undertaking. Below are some questions your municipality will be able to answer precisely.

- By-laws related to the installation of pools, sheds or fences
- Frontages and widths to be respected

If you are not sure, you can always submit your project to the permits department of your municipality, who will be pleased to help you. This will allow you to undertake your work with peace of mind.

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### 2. SERVITUDES AND OTHER RESTRICTIONS

Servitudes and other clauses included in the purchase of a property may restrict your building rights, particularly in older neighborhoods in which properties were built without a master plan. Make sure you have a copy of your location certificate on hand. It is necessary for the planning and completion of your work.

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## BUDGET

First of all, you need to determine your budget. How much do you want to spend on the design of your home? Specialists estimate that the approximate budget, proportional to the value of the property, usually represents:

- 15% basic layout
- 20% with paving stone entrance
- 25% with an in-ground pool

This amount should also include work on vegetation (plants, trees, grass, flowers, etc.), water sources (fountain, pool, etc.) and the layout of parking areas, walkways, patios and other areas.

Nothing stops you from spreading the work over a number of years based on your budget. You can also choose a Permacon financing plan, available from authorized landscapers.

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## RESPECT OF THE SITE AND ELEMENTS TO BE PRESERVED

Clearly define the aspects you want to emphasize. Are there any built or decorative elements that you want to or must preserve? A mature tree, a shady area or an ornamental layout are components you can highlight as part of your project. Identifying these elements will facilitate planning and the work of the installer. Special attention must be paid to elements to be preserved, such as trees, based on the final height of the land.

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## LIST OF REQUIREMENTS

Prepare a list of the areas you want to create. Which areas of your project will be for gardening, flowers or water features? Below is a summary list of areas you can include in your project:

- play area
- eating area
- relaxation area
- vegetable garden
- garden
- planting beds
- waterfall
- pool
- driveway, entrance
- walkways, sidewalks

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## ANALYSIS OF THE HOME

Have a look at your house. Notice its architectural style. Is the outside in stone, brick, aluminum siding, vinyl or aggregate? What color is it? What is the predominant architectural style in the neighborhood? This information will help you when the time comes to choose colors, shapes and textures for paving stone, low walls or slabs used in your project. Permacon provides practical tools to help you carefully choose your products, colors, finishes and textures in the PLANNING section of its Web site.

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## PHASE 2. DESIGN

Voici quelques réflexions qui vous aideront à bien définir les critères de design de votre projet.

### OVERALL CONSIDERATIONS

- Consider the outdoor landscaping you are planning over several years, even if your immediate project only covers some of the work. This will avoid having your current work complicate future layouts.
- Does your landscaping threaten to inappropriately block your view or that of your neighbors, from either an aesthetic or safety aspect (pedestrians, vehicles, etc.).

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### LOGICAL INTEGRATION AND RELATED ELEMENTS

- *WATER CONTROL*  
Make sure that drainage slopes remove rain water and surface runoff away from the foundation walls.
- *HANDLING DIFFERENCES IN LEVELS*  
For rugged terrain, the use of short walls of concrete block effectively handles differences in levels. Check the maximum heights allowed for each type of block. Make sure that adequate draining is planned behind the walls.
- *DO THE ELEMENTS OF THE PROJECT INTEGRATE LOGICALLY INTO THE FUNCTIONAL PLAN?*  
How will you move around your layouts? Think about parking versus the primary and secondary entrances. For example, do the alleys and walkways link up well? Can the landscape reduce the amount of snow removal required?

For a patio, think about the path that links it to the other areas that you want to emphasize. Also, what orientation do you want to give to your project? Do you want the sun in the morning or in the afternoon? Do you want an uninterrupted view of the floral arrangements?  
In short, imagine living in your new environment with all of the advantages and constraints involved. Afterwards, review your project with these thoughts in mind. Think in terms of function first.





DRAFTINGS

