

Plant List	Code	Qty.	Size
Boulevard Trees:			
Prunus cerasifera 'Pissardi' (Pissard Plum)	PC	2	5cm Cal.
Parrotia persica 'Vanessa' (Columnar Persian Ironwood)	PP	3	5cm Cal.
Styrax obassia (Snowbell)	ST	4	5cm Cal.
Hedge:			
Prunus lusitanica (Portugal Laurel)	PL	5	#5 Pot
Thuja occidentalis 'Smaragd' (Emerald Arborvitae)	TH	8	1.5m Ht.
Vines:			
Clematis armandii (Evergreen Clematis)	CL	4	#1 Pot
Shrubs, Grasses & Accent Plants:			
Azalea japonica 'Hino White' (White Evergreen Azalea)	AZ	4	#3 Pot
Leucothoe fontanesiana 'Rainbow' (Drooping Leucothoe)	LE	4	#5 Pot
Sambucus racemosa (Red Elderberry)	SR	2	#5 Pot
Hakonechloa macra (Hakone Grass)	HA	36	#2 Pot
Mahonia nervosa, (Cascade Oregon Grape)	MN	33	#2 Pot
Polystichum munitum (Sword Fern)	SF	98	#2 Pot
Berberis thunbergii 'Rose Glow' (Red Barberry)	BR	1	#3 Pot
Carex testacea 'Orange Flame' (Sedge)	CT	10	#2 Pot
Euonymus alata 'Ruby Haas' (Winged Burning Bush)	EU	1	#5 Pot
Lavandula angustifolia var. Hidcote (Blue Lavender)	LA	24	#2 Pot
Pieris japonica 'Cavalline' (Dwarf Lily-of-the-Valley)	PJ	82	#1 Pot
Sarcococca humilis (Sweetbox)	SA	37	#2 Pot
Notes:			
1. Plants to be irrigated to City of Langford Specifications.			
2. Changes to plant size, quantity, or type to be reviewed & approved in writing by Calid			
NOTE:			
AS PER BY LAW 1000 REQUIREMENTS ONE (1) NEW BOULEVARD TREE REQUIRED FOR EVERY METER OF PROJECT FRONTAGE. TOTAL PROJECT FRONTAGE = 94m			
TOTAL REQUIRED BLVD TREES = 8			

PLANTING PLAN
SCALE 1:150



PLANTING NOTES

- CONTRACTOR TO STRIP ALL ORGANIC MATERIAL TO SPECIFIED LIMITS OF THE PLANTING AREAS AND STOCKPILE ANY SUITABLE MATERIAL FOR REUSE. EXCAVATED DEPTH FOR SHRUBS TO BE MIN. 600mm, DEPTH OF TREE PITS TO BE 800mm. (TREE PITS TO BE EXCAVATED AT SAME TIME AS ANY SERVICING/UTILITY TRENCHING IN AREA. BACKFILL WITH GROWING MEDIUM & STAKE TREE PIT LOCATIONS FOR LANDSCAPE CONTRACTOR.) SOIL VOLUME OF 10m³ REQUIRED FOR STREET TREES.
- SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SIDES AND BOTTOM OF TREE PITS.
- CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE ALL DEBRIS AND UNUSABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER GROWTH OF THE FINISHED LANDSCAPING.
- GROWING MEDIUM TO MEET MMCD SPECIFICATION AND BC LANDSCAPE STANDARDS.
- GROWING MEDIUM DEPTH TO BE MIN. 150mm FOR SOD LAWN, 600mm FOR PLANTING AREAS AND 800mm FOR TREE PITS.
- IMPORTED TOPSOIL TO CONTAIN A MIN. OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SAND LOAMS, TO A MAX. OF 20% VOLUME. SOIL TO BE FREE OF ROOTS, NOXIOUS WEEDS (CRABGRASS, COUCHGRASS, HORSETAIL, SEEDS, ETC.), TOXIC MATERIALS, STONES OVER 30mm, OR FOREIGN OBJECTS. ACIDITY RANGE TO BE 5.5-7.5 pH. NATIVE TOPSOIL MAY BE USED PROVIDED IT MEETS STANDARDS SET FOR IMPORTED TOPSOIL.
- PLANTING OF TREES, SHRUBS AND GROUND COVERS TO CONFORM TO MMCD SECTION 02950 AND CITY OF LANGFORD SPECIFICATIONS (REFER TO SCHEDULE 11 FOR ADDITIONAL TREE PLANTING DETAILS & INFORMATION).
- LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH ACCEPTED LANDSCAPE PRACTICES. SPECIES SELECTION TO BE AS SPECIFIED. SUBSTITUTIONS WILL ONLY BE DONE WITH THE WRITTEN APPROVAL OF CALID SERVICES LTD.
- PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH BRITISH COLUMBIA STANDARD FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE TRUE TO NAME, TYPE AND FORM, AND BE REPRESENTATIVE OF THEIR SPECIES AND VARIETY. PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, INJURED OR THIN.
- TREES TO BE STAKED AND BRACED IN AN UPRIGHT POSITION. INSTALL STAKES, CLAMPS, ANCHORS, FABRIC TIES AS NOT TO DAMAGE THE TREE. STAKES TO BE 100mmØ. (FABRIC TIES TO BE ARBORTIE OR APPROVED EQUAL).
- LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR THE STANDARD ONE (1) YEAR MAINTENANCE PERIOD.
- LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR PLANT LOSS DUE TO THEFT, VANDALISM, OR ANIMALS DURING THE MAINTENANCE PERIOD, OR FAILURE BY STRATA/OWNER IN OPERATING IRRIGATION SYSTEM IN ACCORDANCE TO IRRIGATION DESIGNER'S/IRRIGATION CONTRACTOR'S RECOMMENDED WATERING SCHEDULE.
- PRUNING OF TREES TO BE DONE BY A CERTIFIED ARBORIST.
- HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH TO BE APPLIED TO BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH TO BE FREE OF CHUNKS, STICKS, SOIL, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM BARK MULCH DEPTH OF 50mm AFTER SETTLEMENT. 1.2mØ MULCH RINGS REQUIRED FOR ALL TREES IN SOD LAWN.
- ALL TREE PITS SHALL BE INSPECTED BY CALID SERVICES LTD. PRIOR TO BACKFILLING.

IRRIGATION NOTES

- IRRIGATION SYSTEMS TO MEET MMCD AND CITY OF LANGFORD SCHEDULE 10 IRRIGATION STANDARDS. IRRIGATION CONTRACTOR TO INSTALL IRRIGATION SYSTEM TO ALL APPLICABLE PLUMBING REGULATIONS.
- PRIVATE ONSITE IRRIGATION P.O.C., TIMER & METER TO BE LOCATED WITHIN BUILDING MECHANICAL ROOM.
- SOD LAWN AREAS, TREES AND PLANTING AREAS TO BE IRRIGATED. SOD LAWN TO HAVE A MICROSPRAY IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE. PLANTING BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. TREES IN RAISED PLANTER BEDS TO HAVE ONE EMITTER LOOPS PER TREE TO PREVENT OVERWATERING.
- IRRIGATION SYSTEM TO BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AS CERTIFIED BY IAABC OR IA. SHOP DRAWINGS TO BE PROVIDED TO CALID SERVICES LTD. (AND CITY OF LANGFORD IF REQUIRED) FOR REVIEW.
- ALL IRRIGATION COMPONENTS AND INSTALLATION TO COMPLY WITH MMCD AND IAABC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. SYSTEM TO INCLUDE FLOW SENSOR, CENTRAL SHUT-OFF VALVE, AND METER. PRESSURE REGULATING DEVISE AND MOISTURE SENSOR/RAIN DELAY CONTROLLER ALSO REQUIRED.
- IRRIGATION SYSTEM TO HAVE A DYNAMIC OPERATING PRESSURE BETWEEN 50 TO 90 psi.
- IRRIGATION CONTRACTOR TO ENSURE ALL CRITICAL POINTS (CORNERS, EDGES, TIGHT CONTOURS, ETC) RECEIVE FULL COVERAGE.
- IRRIGATION CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING WORK.
- IRRIGATION SYSTEM TEST TO BE WITNESSED BY CALID SERVICES LTD. CONTRACTOR TO PROVIDE 48 HOUR NOTICE FOR REVIEW.
- IRRIGATION CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS AND ZONE MAPS TO DEVELOPER.
- 150mm Ø PVC IRRIGATION SLEEVES REQUIRED AT PLANTER WALLS, SIDEWALKS, DRIVEWAYS, ETC. TO ENSURE ALL PLANTING AREAS MAY BE SERVICED BY SITE IRRIGATION SYSTEM. FAILURE BY CONTRACTOR TO PROVIDE IRRIGATION SLEEVES WILL RESULT IN WORK NEEDING TO BE REDONE AT CONTRACTOR'S EXPENSE. CONTRACTOR TO STAKE & LABEL ALL SLEEVES IN FIELD FOR IRRIGATION CONTRACTOR.

FOR DEVELOPMENT
PERMIT ONLY
Not for Construction

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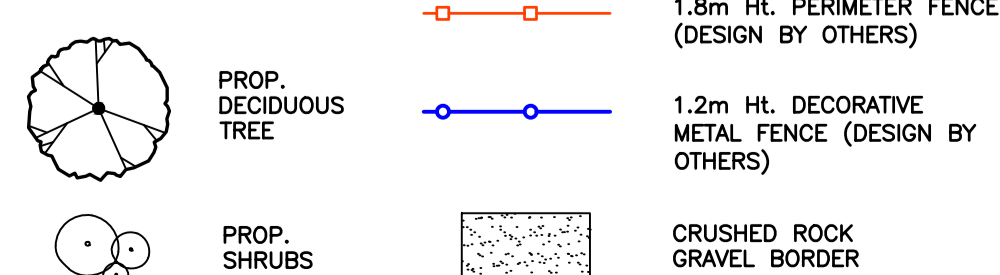
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Dwg. No.	REFERENCE DRAWINGS	DATE

LEGEND



REV.	DATE	REVISIONS	BY	APPROVED
2	AUG 28/24	TO BUILDING & PARKING CHANGES	DP	
1	AUG 1/24	TO LANGFORD COMMENTS	DP	



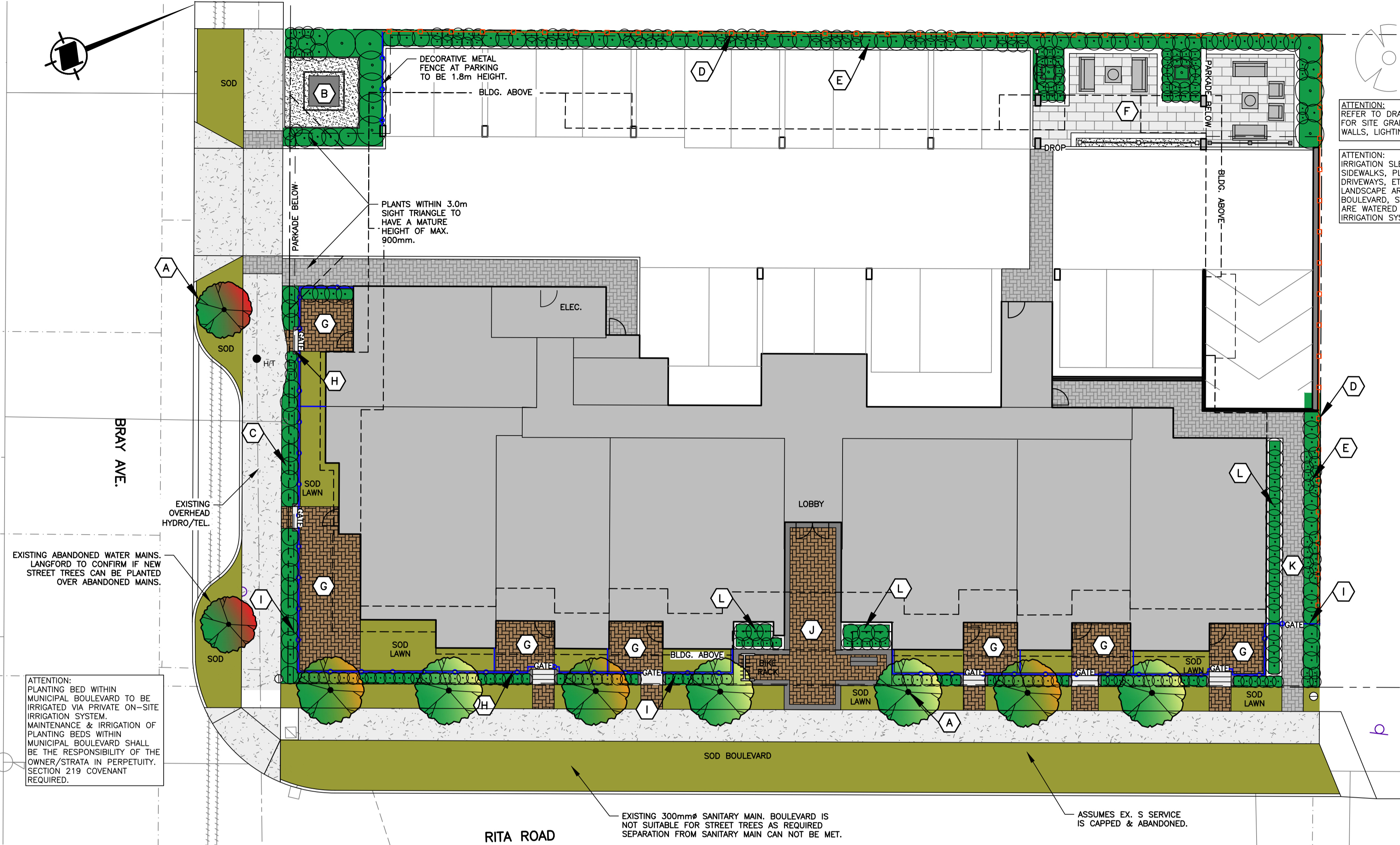
BRAY & RITA RESIDENTIAL DEVELOPMENT
Planting Plan
Client: Eden Developments



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engineer@calid.ca

Drawn	dp	Date	MAY 24, 2024
Checked		Project #	0973
Approved		Scale	AS NOTED
Designed	dp		
L2		Rev.	2

CANCEL PRINTS BEARING EARLIER LETTER



GENERAL NOTES

1. ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH LANGFORD SPECIFICATIONS, BY-LAW 1000 (SUBDIVISION DEVELOPMENT SERVICES), AND STANDARD DRAWINGS, MMCD SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID SERVICES LTD.
2. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
4. CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
5. CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
6. EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
7. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
8. CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
9. ALL PLANTERS OVER BUILDING SLAB REQUIRE DRAINS CONNECTED TO ROOF DRAINAGE SYSTEM. LOCATION TO BE REVIEWED BY DEVELOPER'S STRUCTURAL ENGINEER.
10. AUTOMATIC IRRIGATION SYSTEM TO LANGFORD BY LAW 1000 REQUIRED FOR ALL PLANTING AREAS, SOD LAWNS & TREES.
11. IRRIGATION REQUIREMENTS FOR MUNICIPAL SOD LAWN BOULEVARD TO BE PROVIDED BY LANGFORD PARKS. POINT OF CONNECTION FOR MUNICIPAL IRRIGATION SYSTEM TO BE REVIEWED WITH LANGFORD PARKS.
12. WELL-ROTTED, HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH TO BE APPLIED TO PLANTING BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH TO BE FREE OF CHUNKS, STICKS, SOIL, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM BARK MULCH DEPTH OF 50mm AFTER SETTLEMENT. 1.2m² MULCH RINGS REQUIRED FOR ALL TREES IN LAWN AREAS.

KEY NOTES

- A PROPOSED BOULEVARD TREE IN SOD LAWN. HALF CIRCLE MULCH RING TO BE DISCUSSED WITH LANGFORD PARKS.
- B PMT LOCATION TO BE APPROVED BY BC HYDRO. ANTI-GRAFFITI VINYL WRAP REQUIRED. IMAGE TO BE PROVIDED BY DEVELOPER. PLANTING ALLOWED WITHIN 1.2m OF PMT AS PER BC HYDRO REQUIREMENTS.
- C PROPOSED PLANTING BORDER ON PUBLIC PROPERTY. SECTION 219 COVENANT REQUIRED. IRRIGATION VIA PRIVATE ONSITE SYSTEM. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE STRATA/OWNER IN PERPETUITY. TYPICAL
- D 1.8m Ht. PERIMETER WOOD PANEL FENCE ON PROPERTY LINE.
- E PERIMETER PLANTING AREA C/W NATIVE SHRUBS. LOW HEIGHT CURB WALL MAY BE REQUIRED OVER PARKADE TO ENSURE MIN. SOIL DEPTH OF 600mm.
- F RESIDENT AMENITY SPACE C/W SLAB UNIT PAVING, PRIVACY SCREEN FENCING, SHADE TOLERANT SPECIMEN TREES & ACCENT SHRUBS, AND OUTDOOR COUCHES. FIRE TABLES TO BE DISCUSSED WITH DEVELOPER. PRE-FABRICATED ALUMINUM PLANTERS REQUIRED FOR SPECIMEN TREES OVER PARKADE.
- G PRIVATE UNIT PATIO C/W UNIT PAVING.
- H PRIVATE WALKWAY C/W STEPS. REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION.
- I 1.2m HEIGHT DECORATIVE METAL FENCE (POWDER COATED BLACK).
- J BUILDING ENTRANCE C/W UNIT PAVING, SEATING BENCH & VISITOR BIKE PARKING.
- K 1.2m UNIT PAVER WALKWAY TO BUILDING EXIT. SECURITY GATE TO BE DISCUSSED WITH DEVELOPER.
- L RAISED PLANTER C/W SHADE TOLERANT ACCENT PLANTS & NATIVE SHRUBS. LOW LEVEL WALL MOUNTED PATHWAY LIGHTING TO BE DISCUSSED WITH DEVELOPER.

LANDSCAPE PLAN
SCALE 1:150
0m 5m

NOTE:
AS PER BY LAW 1000 REQUIREMENTS ONE (1) NEW BOULEVARD TREE REQUIRED FOR EVERY METER OF PROJECT FRONTAGE.
TOTAL PROJECT FRONTAGE = 94m
TOTAL REQUIRED BLVD TREES = 8

MODULAR PAVER SCHEDULE:

BUILDING ENTRANCE:
TYPE: BELGARD CLASSIC STANDARD PAVERS
FIELD COLOUR: 75% HARVEST, 25% NATURAL
FIELD PATTERN: ASHLAR (DOUBLE STANDARD, STANDARD & HALF STANDARD)
BORDER COLOUR: CHARCOAL
BORDER PATTERN: SOLDIER COURSE

GROUND LEVEL AMENITY SPACE:
TYPE: BELGARD CORTEZ SLAB PAVERS
FIELD COLOUR: NATURAL
BORDER COLOUR: GRANITE

PRIVATE PATIOS:
TYPE: BELGARD CLASSIC STANDARD PAVERS
FIELD COLOUR: HARVEST
FIELD PATTERN: ASHLAR (DOUBLE STANDARD, STANDARD & HALF STANDARD)
BORDER COLOUR: HARVEST
BORDER PATTERN: SOLDIER COURSE

SITE FURNISHING SCHEDULE:

BENCH:
URBAN FORM BENCH UFB-5
QUANTITY: FIVE (5)
POWDER COAT COLOUR: GREY GOLD
RECYCLED PLASTIC WOOD COLOUR: WALNUT
CONTACT: WISHBONE SITE FURNITURE
(1-604-626-0476)

BIKE RACK:
CORA BIKE RACK W7510 POWDER COATED BLACK
QUANTITY:
CONTACT: CORA CANADA, BURNABY, B.C.
(1-604-437-4415)

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Dwg. No.	REFERENCE DRAWINGS	DATE

LEGEND	
	PROP. DECIDUOUS TREE
	PROP. SHRUBS
	1.8m Ht. PERIMETER FENCE (DESIGN BY OTHERS)
	1.2m Ht. DECORATIVE METAL FENCE (DESIGN BY OTHERS)
	BROOM FINISHED CONCRETE
	SLAB UNIT PAVING
	STANDARD UNIT PAVING
	CRUSHED ROCK BORDER
	PLANTING BED
	SOD LAWN
	SYNTHETIC TURF

REV.	DATE	REVISIONS	BY	APPROVED
2	AUG 28/24	TO BUILDING & PARKING CHANGES	DP	
1	AUG 1/24	TO LANGFORD COMMENTS	DP	



BRAY & RITA RESIDENTIAL DEVELOPMENT
Landscape Plan & Notes
Client: Eden Developments

CALID Services Ltd.
207-2750 QUADRA ST. VICTORIA, B.C. V8T 4E8
PHONE: (250) 386-0919 FAX: (250) 381-6819 engineer@calid.ca

Drawn	dp	Date	MAY 24, 2024
Checked		Project #	0973
Approved		Scale	AS NOTED
Designed	dp		

L1 2

CANCEL PRINTS BEARING EARLIER LETTER