



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)

FOR DEVELOPMENT PERMIT ONLY
Not for Construction

NOTICE:
FAILURE BY THE CONTRACTOR TO CONTACT CALID SERVICES LTD. FOR PERIODIC FIELD REVIEWS MAY RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE.



THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

NOTICE:
LANDSCAPE DESIGN IS ONLY VALID IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

NOTICE:
EXISTING & PROPOSED MUNICIPAL SERVICES ARE NOT SHOWN ON THIS DRAWING, REFER TO DRAWINGS BY OTHERS.

CALID SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.

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
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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