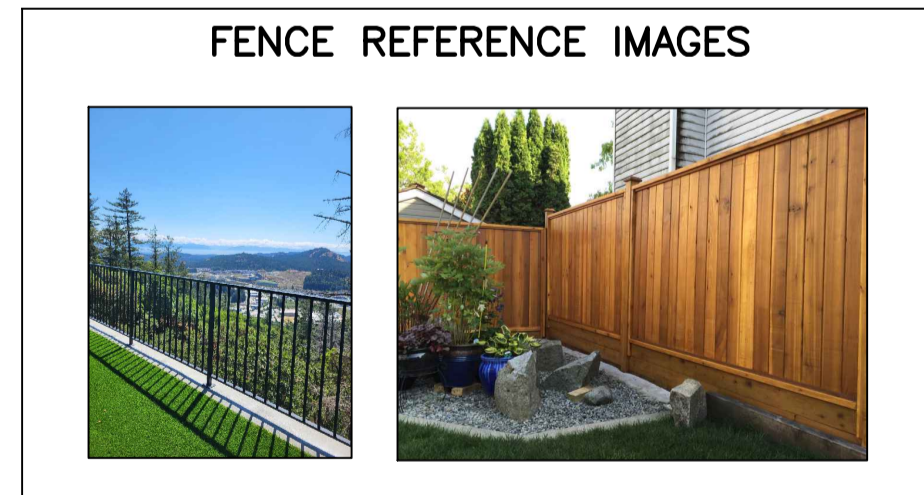


- ### GENERAL NOTES
- ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH LANGFORD SPECIFICATIONS, BY-LAW 1000 (SUBDIVISION DEVELOPMENT SERVICES), AND STANDARD DRAWINGS, IMCO SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID SERVICES LTD.
 - 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.
 - CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
 - CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
 - 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.
 - 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.
 - FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
 - CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
 - ALL PLANTERS OVER BUILDING SLAB REQUIRE DRAINS CONNECTED TO ROOF DRAINAGE SYSTEM. LOCATION TO BE REVIEWED BY DEVELOPER'S STRUCTURAL ENGINEER.
 - 150mm DIAM. 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.
 - AUTOMATIC IRRIGATION SYSTEM TO LANGFORD BY LAW 1000 REQUIRED FOR ALL PLANTING AREAS, SOD LAWNS & TREES.
 - POINT OF CONNECTION FOR MUNICIPAL IRRIGATION SYSTEM TO BE REVIEWED WITH LANGFORD PARKS. 50mm P.O.C. FOR PRIVATE ONSITE IRRIGATION TO BE PROVIDED IN THE MECHANICAL ROOM.
 - 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.

Plant List	Size
Street Trees:	
Parrotia persica 'Vanessa' (Persian Ironwood Tree)	5cm Cal.
Quercus 'Crimson Spire' (Crimson Spire Oak)	5cm Cal.
Styrax 'Obbasia' (Fragrant Snowbell)	5cm Cal.
Acer rubrum 'Red Sunset' (Red Maple)	5cm Cal.
Site Trees:	
Acer circinatum 'Pacific Fire' (Vine Maple)	4cm Cal.
Acer rubrum 'October Glory' (Red Maple)	5cm Cal.
Cornus 'Eddie's White Wonder' (Flowering Dogwood)	4cm Cal.
Liquidambar styraciflua 'American Sweetgum'	5cm Cal.
Magnolia stellata 'Royal Star' (Star Magnolia)	4cm Cal.
Pice omorika 'Brunus' (Serbian Spruce)	3.0m Ht.
Prunus cerasifera 'Pissardii' (Pissardii Plum)	5cm Cal.
Quercus 'Crimson Spire' (Crimson Spire Oak)	5cm Cal.
Hedge:	
Thuja occidentalis (Emerald Arborvitae)	1.2m Ht.
Native Shrubs:	
Ceanothus (California Lilac)	#3 Pot
Gaultheria shallon (Salal)	#1 Pot
Mahonia aquifolium 'Compacta' (Oregon Grape)	#3 Pot
Mahonia nervosa (Cascade Oregon Grape)	#2 Pot
Mahonia repens (Creeping Oregon Grape)	#1 Pot
Oemleria cerasiformis (Osoberry)	#3 Pot
Physocarpus capitatus (Pacific Ninebark)	#3 Pot
Polystichum munium (Sword Fern)	#2 Pot
Ribes sanguineum (Red Flowering Currant)	#3 Pot
Rosa nutkana (Nootka Rose)	#1 Pot
Symphoricarpos albus (Snowberry)	#3 Pot
Symphoricarpos mollis (Trailing Snowberry)	#2 Pot
Vaccinium ovatum (Evergreen Huckleberry)	#2 Pot
Vines & Trailing Groundcover:	
Clematis armandi (Evergreen Clematis)	#1 Pot
Cotoneaster dammeri 'Coral Beauty' (Creeping Cotoneaster)	#1 Pot
Lithodora diffusa 'Grace Ward' (Lithodora)	#1 Pot
Shrubs, Grasses & Accent Plants:	
Azalea japonica 'Ino White' (White Evergreen Azalea)	#3 Pot
Berberis thunbergii 'Rose Glow' (Barberry)	#3 Pot
Choisya ternata (Mexican Orange Blossom)	#3 Pot
Euonymus alata 'Ruby Haag' (Winged Burning Bush)	#3 Pot
Leucothoe fontanesia (Rainbow Fetterbush)	#3 Pot
Philadelphus lewisii 'Miniature Snowflake' (Dwarf Mock Orange)	#2 Pot
Pieris japonica 'Cavatine' (Dwarf Lily-of-the-Valley)	#1 Pot
Pieris japonica 'Forest Flame' (Lily of the Valley Shrub)	#5 Pot
Pinus mugo var. Pumilio (Dwarf Mugo Pine)	#5 Pot
Rhododendron 'Percy Wiseman' (Rhododendron)	#5 Pot
Rhododendron 'Baden Baden' (Dwarf Rhododendron)	#2 Pot
Sarcococca humilis (Sweetbox)	#3 Pot
Viburnum davidii (David Viburnum)	#2 Pot
Ornamental Grasses & Accent Plants:	
Asilife chinensis (Chinese Asilife)	#1 Pot
Carex morrowii 'Ice Dance' (Sedge)	#2 Pot
Carex testacea 'Orange Flame' (Sedge)	#2 Pot
Echinacea (Purple Coneflower)	#2 Pot
Hakonechloa macra (Japanese Forest Grass)	#1 Pot
Hemerocallis 'Stella de Oro' (Day Lily)	#1 Pot
Hydrangea macrophylla 'Endless Summer' (Baller Hydrangea)	#3 Pot
Kniphofia 'Flamenco' (Red Hot Poker)	#2 Pot
Lavandula angustifolia 'Hidcoté' (English Lavender)	#3 Pot
Miscanthus sinensis 'Adagio' (Dwarf Maiden Grass)	#3 Pot
Pennisetum alopecuroides 'Hameiri' (Dwarf Fountain Grass)	#2 Pot
Pennisetum alopecuroides 'Hameiri' (Dwarf Fountain Grass)	#2 Pot
Rudbeckia fulgida 'Goldsturm' (Black-eyed Susan)	#2 Pot
Shizostylis coccinea (Crimson Flag Lily)	#1 Pot
Spiraea japonica 'Double Play Pink' (Japanese Spiraea)	#2 Pot

- ### KEY NOTES
- A** EXISTING OAK TREE TO BE REVIEWED BY LANGFORD PARKS & DEVELOPER'S ARBORIST TO ASSESS CONDITION FOR RETENTION.
 - B** PROP. MUNICIPAL STREET TREES IN 2.0m S.R.W. IRRIGATION OF TREES VIA MUNICIPAL IRRIGATION SYSTEM. SOD LAWN BEHIND SIDEWALK TO BE IRRIGATED & MAINTAINED BY PRIVATE OWNER IN PERPETUITY. 1.2m² MULCH RINGS REQUIRED FOR ALL TREES IN LAWN AREAS.
 - C** SOD LAWN BOULEVARD. LANGFORD PARKS TO CONFIRM IRRIGATION REQUIREMENTS FOR SOD BOULEVARDS ALONG MEAFORD.
 - D** PROP. BROOM FINISHED CONCRETE SIDEWALK. DETAILED DESIGN OF ALL FRONTAGE IMPROVEMENTS (SIDEWALK, BIKE LANES, PARKING, ETC.) TO BE DESIGNED BY DEVELOPER'S CIVIL ENGINEER & TRANSPORTATION ENGINEER.
 - E** PROP. BOULEVARD TREE IN SOD LAWN C/W 1.2m² MULCH RING.
 - F** 1.2m Ht. DECORATIVE METAL FENCE (PICKET STYLE) POWDER COATED BLACK.
 - G** PRIVATE TOWNHOUSE PATIO C/W UNIT PAVERS, FEATURE PLANTINGS C/W COLUMNAR TREES & ORNAMENTAL SHRUBS & 1.2m Ht. DECORATIVE METAL FENCE. GATES REQUIRED AT ENTRANCE WALKWAYS.
 - H** MEAFORD BUILDING MAIN ENTRANCE C/W UNIT PAVERS, RAISED PLANTER C/W FEATURE PLANTINGS. PLANTER WALL TO BE 300mm TO ALLOW FOR WALL MOUNTED SEATING BENCHES.
 - I** CHILDCARE PLAY YARD APPROX. AREA IS 270m². 1.8m Ht. WOOD SCREEN FENCE REQUIRED AT PLAY YARD.
 - J** RESIDENT ACTIVITY LAWN.
 - K** APRELL BUILDING RESIDENTIAL ENTRANCE C/W BROOM FINISHED CONCRETE.
 - L** PROP. RESIDENT PLAYGROUND. STRUCTURES, SAFETY SURFACE TYPE, AND FENCING TO BE CONFIRMED BY DEVELOPER.
 - M** PET RELIEF LAWN & AMENITY SPACE C/W SEATING BENCHES.
 - N** PERIMETER PLANTING BED C/W NATIVE SHRUBS. BIRD BOXES TO BE INSTALLED ON PERIMETER FENCE.
 - O** PROP. 1.8m Ht. PERIMETER WOOD FENCE ON PROPERTY LINE.
 - P** PROP. PLANTING BED ON MUNICIPAL PROPERTY TO BE IRRIGATED VIA ONSITE SYSTEM IRRIGATION & MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PRIVATE OWNER IN PERPETUITY.
 - Q** PROP. RIVER ROCK COBBLE BORDER C/W TIMBER EDGER AT PLANTING BEDS & WEED BARRIER FABRIC BELOW.
 - R** PLANTING BED C/W SHRUBS, ORNAMENTAL GRASSES & ACCENT PLANTS.
 - S** RAISED PLANTER C/W SHADE TOLERANT EVERGREEN SHRUBS.
 - T** DECIDUOUS SHADE TREE, TYPICAL.
 - U** RESIDENT AMENITY SPACE C/W SEATING BENCHES, SEATING WALL PLANTER C/W FLOWERING TREE & UNIT PAVER PLAZA.
 - V** PERIMETER PLANTING AREA OVER PARKADE SLAB C/W TREES IN PRECAST CONCRETE PLANTERS. EVERGREEN GROUNDCOVER TO BE PLANTED OVER SLAB. ASSUMED SOIL DEPTH IS APPROX. 300mm.
 - W** PLANTING AREA C/W SPECIMEN CONIFER TREES, SMALL NATIVE TREES & SHRUBS BELOW. EX. CEDAR HEDGE TO BE TRIMMED TO 0.6m WIDTH.
 - X** PRIVATE PATIO C/W BROOM FINISHED CONCRETE. 1.2m Ht. WOOD SCREEN FENCE C/W GATE REQUIRED AT EACH PATIO.
 - Y** PROP. BC HYDRO PMT C/W ANTI-GRAFFITI VINYL WRAP. IMAGE TO BE BY OWNER. NO PLANTING TO BE WITHIN 1.2m OF PMT AS PER BC HYDRO STANDARDS. CRUSHED ROCK GRAVEL BORDER C/W TIMBER EDGER TO BE INSTALLED AT PMT.
 - Z** COMMERCIAL UNIT ENTRANCE C/W UNIT PAVING. BIKE RACK TO BE DISCUSSED WITH DEVELOPER.

- ### LEGEND
- 1.8m Ht. PERIMETER FENCE
 - 1.2m Ht. DECORATIVE METAL FENCE
 - EXISTING 1.8m Ht. WOOD FENCE
 - BROOM FINISHED CONCRETE
 - UNIT PAVING
 - RIVER ROCK COBBLES
 - PLANTING BED
 - SOD LAWN



REZONING ONLY
Not for 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.



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

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

Dwg. No.	DATE	REV.	DATE	BY	APPROVED		MEAFORD PHASE 2 DEVELOPMENT Landscape Plan & Notes (Rezoning) Client: Viking Properties 	Drawn: dp Checked: August 16, 2024 Approved: Project # 0953 Designed: AS NOTED dp	Rev.
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