

LEGEND

- DECIDUOUS TREE (1 L-4)
- ORNAMENTAL SHRUB, GRASS & PERENNIAL PLANTING (2 L-4)
- DECORATIVE CONCRETE SLABS (3 L-4)
- SIDEWALK, SEE CIVIL
- BOULEVARD, TREATMENT TO BE DETERMINED BY THE CITY OF LANGFORD
- BISTRO TABLES & CHAIRS (11 L-4)
- BIKE RACK
- 1.0m HT. CIP CONCRETE RETAINING WALL (7 L-4)
- 0.45m HT. CIP CONCRETE RETAINING WALL (7 L-4)
- IRRIGATION SLEEVE (3 L-4)

GENERAL NOTES

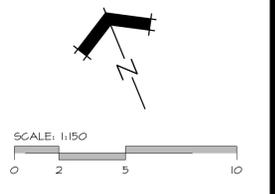
1. ALL LANDSCAPING TO CONFORM TO THE LATEST EDITION OF THE 'CANADIAN LANDSCAPE STANDARD'.
2. CONTRACTOR IS RESPONSIBLE FOR ALL SCOPING OF SERVICES, SURVEY, AND LAYOUT REQUIRED FOR LANDSCAPING.
3. LANDSCAPE GRADING SHALL CONFORM TO THE SITE GRADING AND DRAINAGE PLAN PREPARED BY OTHERS UNLESS OTHERWISE DETERMINED ON-SITE BY THE ENGINEER.
4. CONTRACTOR TO HAVE ALL TREE LOCATIONS APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
5. ALL LANDSCAPING TO HAVE IN GROUND IRRIGATION.
6. THIS PLAN IS PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION UNLESS APPROVED BY L.A.A WEST ASSOCIATES.
7. SITE PLAN/SURVEY INFORMATION OBTAINED FROM AVI DHALIWAL DESIGN + ENGINEERING, JANUARY 2023.

LANDSCAPE AREA CALCULATION:

TOTAL SITE AREA:	4313 m ²
LANDSCAPED AREA ON SITE:	350.9 m ² = 8.1%
LANDSCAPED ROOFTOP AMENITY:	110 m ² = 2.5%
TOTAL LANDSCAPED AREA:	460.9 m² = 10.6%

PROPOSED TREE CALCULATION:

ON SITE TREE QUANTITY:	20 TREES
BOULEVARD TREE QUANTITY:	23 TREES
TOTAL TREES PLANTED:	43 TREES



05. ISSUED FOR DP	08-10-23
04. ISSUED FOR REVIEW	08-01-23
03. ISSUED FOR DP	03-22-23
02. ISSUED FOR REVIEW	03-20-23
01. ISSUED FOR REVIEW	03-15-23
NO. REVISION	MM-00-YY

CONSULTANTS

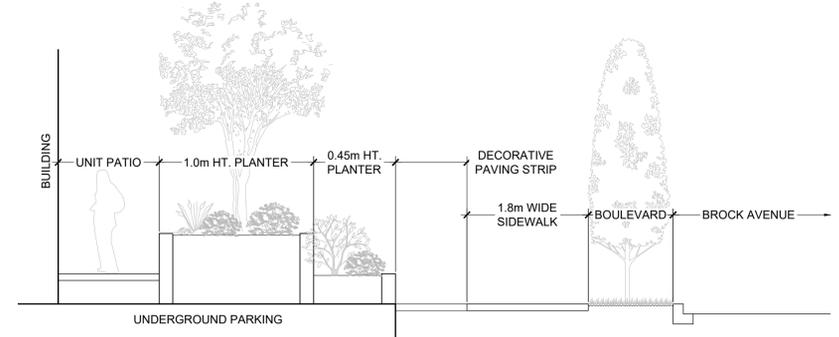
L.A. West
 Associates (Kamloops) Inc.
 Landscape Architecture Environmental Planning
 104-147 Victoria Street, Kamloops, B.C. V2C 1Z4
 TEL: (250) 374-9831 FAX: (250) 374-1294

PROJECT TITLE
 BROCK AVENUE
 CONDOMINIUMS
 2700, 2702, 2712 Strathmore Road,
 Langford, BC V9B 3X2

CLIENT: LANGFORD LANDING
 DEVELOPMENT LTD

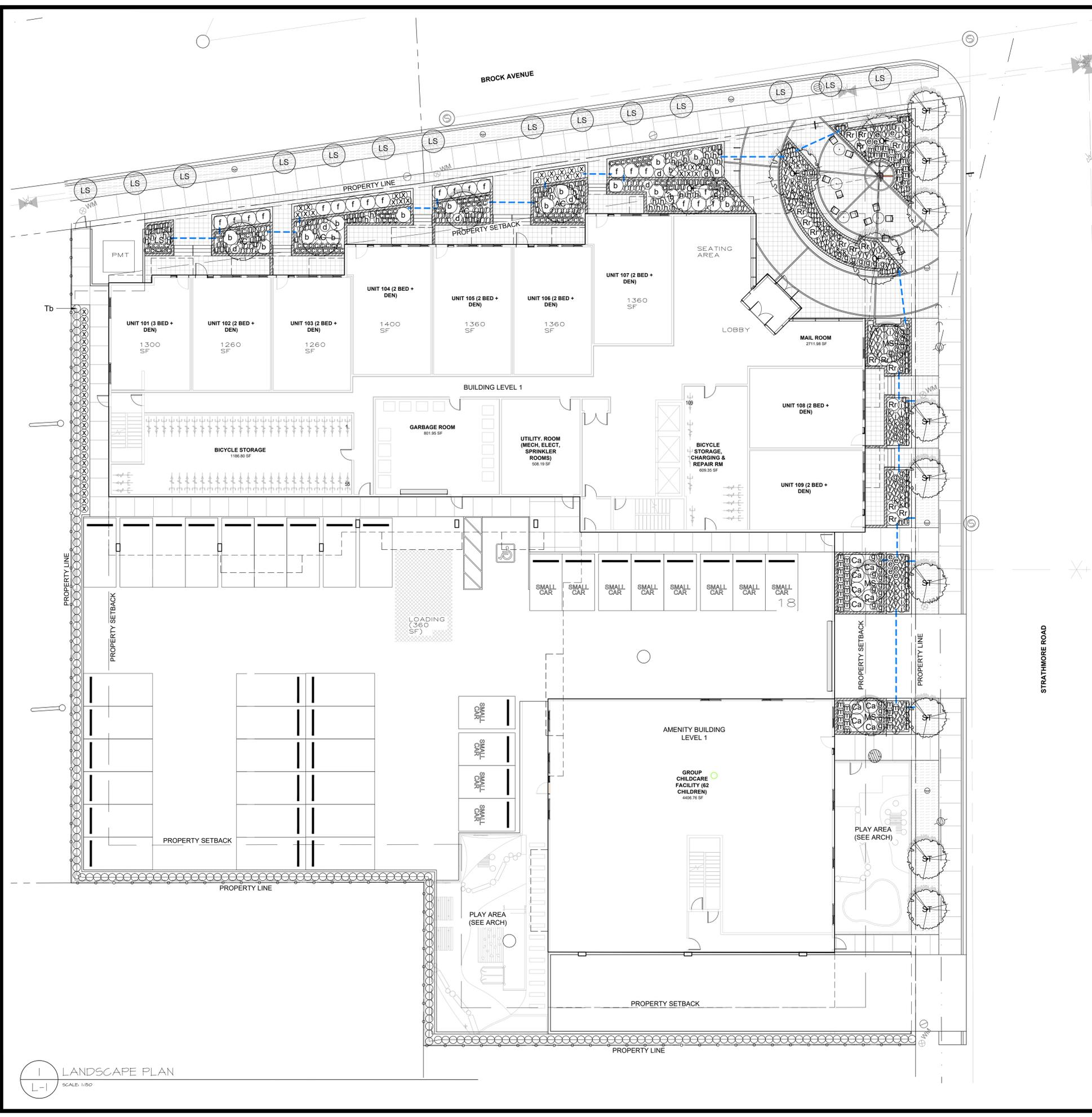
SHEET TITLE
 LANDSCAPE PLAN

DRAWN LMP	DRAWING NO. L-1
SCALE 1:150	PROJECT NUMBER KAM.T10.001
DATE DRAWN JANUARY 2023	



2 SECTION A
 SCALE: 1:50

1 LANDSCAPE PLAN
 SCALE: 1:50



LEGEND

- DECIDUOUS TREE (1) L-4
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- DECORATIVE CONCRETE SLABS (5) L-4
- SIDEWALK, SEE CIVIL
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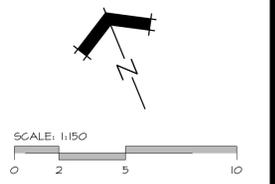
PLANT LIST:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TREES				
4	AC	Acer palmatum 'Katsura'	Katsura Japanese maple	#5 Pot/multi-stem
4	CF	Cornus florida f. rubra	pink flowering dogwood	#10 Pot/specimen
15	LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette sweet gum	50mm Cal./specimen
3	MS	Magnolia sieboldii	Oyama magnolia	#5 Pot/multi-stem
9	ST	Styrax japonicus	Japanese snowbell	50mm Cal./specimen
SHRUBS				
10	Ca	Caryopteris x clandonensis 'Hint of Gold'	Hint of Gold bluebeard	#2 pot/1.2m O.C.
17	Rr	Rhododendron 'Ramapo'	Ramapo rhododendron	#2 pot/1.0m O.C.
209	Tb*	Taxus baccata 'Melford'	Melford English yew	#2 pot/0.6m O.C.
GRASSES, PERENNIALS & GROUNDCOVERS				
56	y	Achillea millefolium 'Terracotta'	Terracotta yarrow	#1 pot/0.6m O.C.
31	h	Alchemilla mollis	lady's mantle	#1 pot/0.6m O.C.
53	x	Astilbe x arendsis 'Ostrich Plume'	ostrich plume astilbe	#1 pot/0.6m O.C.
62	r	Bergenia cordifolia	heartleaf bergenia	#1 pot/0.45m O.C.
99	c	Carex flacca	Blue sedge	#1 pot/0.45m O.C.
61	t	Cerastium tomentosum	snow-in-summer	#1 pot/0.45m O.C.
8	d	Dicentra spectabilis 'Alba'	white bleeding heart	#2 pot/0.75m O.C.
6	e	Echinops ritro 'Veitch's Blue'	Veitch's Blue glob thistle	#1 pot/0.6m O.C.
58	g	Festuca glauca 'Beyond Blue'	Beyond Blue fescue	#1 pot/0.45m O.C.
25	n	Geranium sanguineum 'Album'	hardy geranium	#1 pot/0.45m O.C.
58	u	Heuchera 'Autumn Leaves'	Autumn Leaves coral bells	#1 pot/0.45m O.C.
17	b	Hosta 'Blue Angel'	blue angel plantain lily	#1 pot/1.2m O.C.
22	k	Liatris spicata 'Kobold'	Kobold gayfeather	#1 pot/0.6m O.C.
43	m	Molinia caerulea 'Moorhexe'	Molinia moorhexe	#1 pot/0.6m O.C.
20	f	Polystichum munitum	Western sword fern	#1 pot/1.2m O.C.
18	i	Salvia x sylvestris 'Caradonna'	Caradonna meadow sage	#1 pot/0.6m O.C.

PLANTING NOTES

- PLANT MATERIAL SPECIFIED FOR INDIVIDUAL UNITS IS SUBJECT TO CHANGES RESULTING FROM CHANGES TO BUILDING PLANS, LAYOUT, AND SITING. SPECIFIC PLAN CHOICES FOR EACH UNIT MUST BE CONFIRMED IN THE FIELD BY THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND LOCATING ALL PLANT MATERIAL ON SITE PRIOR TO PLANTING AND HAVE EACH LAYOUT APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- MATERIALS SUBSTITUTIONS WILL ONLY BE CONSIDERED AFTER A WRITTEN LIST IS SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN ADVANCE, AT LEAST 24 HOURS PRIOR TO REQUESTING AN ON-SITE FIELD REVIEW OF THE WORK.
- ALL PLANTING BEDS COME COMPLETE WITH PLANTING SOIL, POLY LANDSCAPE EDGING, AND BARK MULCH.

*Male only varieties



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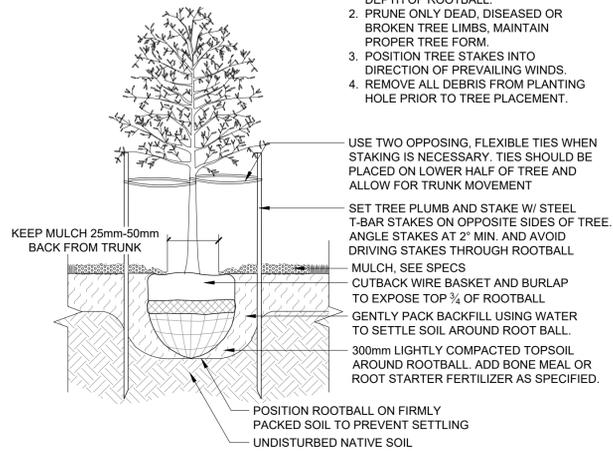
CLIENT: LANGFORD LANDING
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SHEET TITLE
 PLANTING PLAN

DRAWN	DRAWING NO.
LMP	L-2
SCALE	
1:150	
DATE DRAWN	PROJECT NUMBER
JANUARY 2023	KAM.T10.001

PLANTING NOTES:

1. EXCAVATE HOLE TO THREE TIMES WIDTH OF ROOTBALL AND ONLY TO DEPTH OF ROOTBALL.
2. PRUNE ONLY DEAD, DISEASED OR BROKEN TREE LIMBS, MAINTAIN PROPER TREE FORM.
3. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS.
4. REMOVE ALL DEBRIS FROM PLANTING HOLE PRIOR TO TREE PLACEMENT.



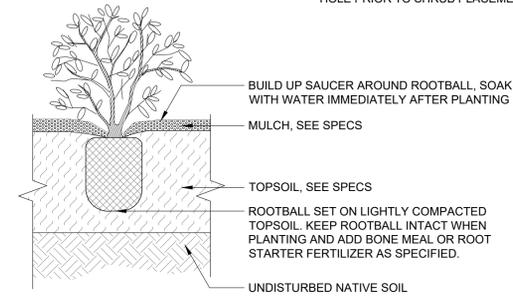
1 TYPICAL DECIDUOUS TREE PLANTING DETAIL

L-4 SCALE: N.T.S. (100mm CAL. OR LESS)

PLANTING NOTES:

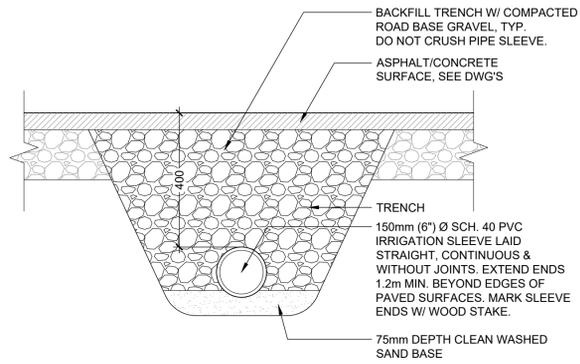
1. CONTAINER GROWN STOCK SHALL HAVE NON-BIODEGRADABLE CONTAINERS REMOVED PRIOR TO PLANTING, IF CONTAINER IS BIODEGRADABLE, CUT AND REMOVE TOP 1/2.
2. PRUNE ONLY DEAD, DISEASED OR BROKEN BRANCHES.
3. REMOVE ALL DEBRIS FROM PLANTING HOLE PRIOR TO SHRUB PLACEMENT.

CONIFEROUS/DECIDUOUS SHRUBS



2 TYPICAL SHRUB PLANTING DETAIL

L-4 SCALE: N.T.S.



3 IRRIGATION SLEEVE DETAIL

L-4 SCALE: N.T.S.



4 EXAMPLE OF DECORATIVE WOOD FENCE

L-4 SCALE: N.T.S.



5 EXAMPLE OF DECORATIVE CONCRETE SLABS

L-4 SCALE: N.T.S.



6 EXAMPLE OF PORCELAIN PAVERS

L-4 SCALE: N.T.S.



7 EXAMPLE OF CONCRETE PLANTER

L-4 SCALE: N.T.S.



8 EXAMPLE OF STEEL PLANTER

L-4 SCALE: N.T.S.



9 EXAMPLE OF CANTILEVERED WOOD BENCH

L-4 SCALE: N.T.S.



10 EXAMPLE OF WOOD BENCH

L-4 SCALE: N.T.S.



11 EXAMPLE OF BISTRO TABLES & CHAIRS

L-4 SCALE: N.T.S.



12 EXAMPLE OF PALANO FIRE BOWL

L-4 SCALE: N.T.S.



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SHEET TITLE
LANDSCAPE DETAILS

DRAWN LMP	DRAWING NO. L-4
SCALE N.T.S.	
DATE DRAWN JANUARY 2023	PROJECT NUMBER KAM.0122.00006

