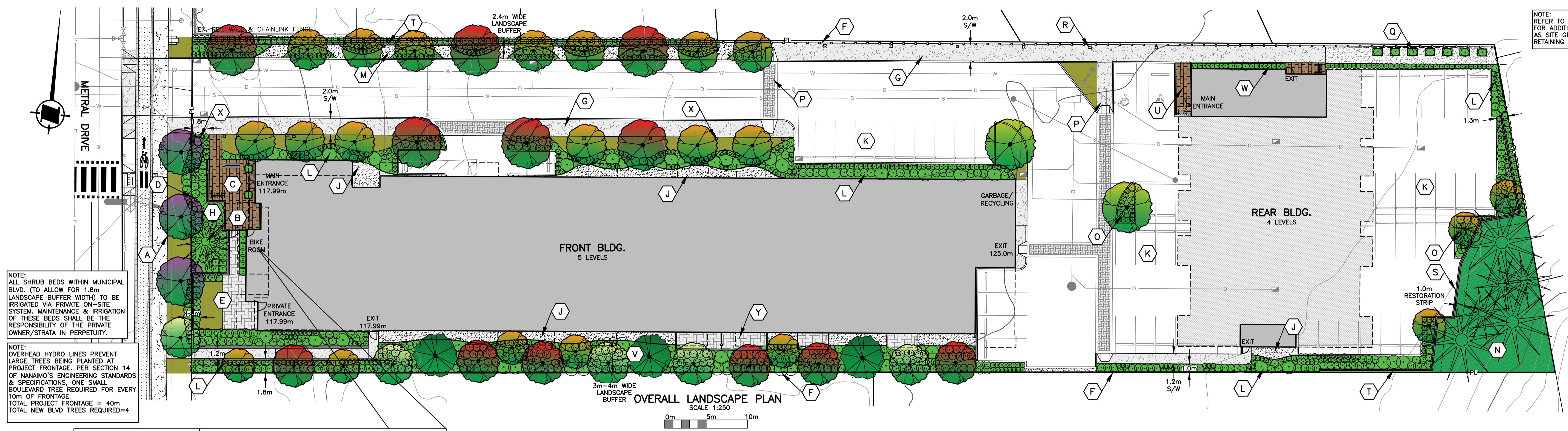


NOTE: REFER TO DRAWINGS BY OTHERS FOR ADDITIONAL INFORMATION SUCH AS SITE GRADING, SITE LIGHTING, RETAINING WALLS, ETC.



NOTE: ALL SHRUB BEDS WITHIN MUNICIPAL BLVD. (TO ALLOW FOR 1.8m LANDSCAPE BUFFER WIDTH) TO BE IRRIGATED VIA PRIVATE ON-SITE SYSTEM. MAINTENANCE & IRRIGATION OF THESE BEDS SHALL BE THE RESPONSIBILITY OF THE PRIVATE OWNER/STRATA IN PERPETUITY.

NOTE: OVERHEAD HYDRO LINES PREVENT LARGE TREES BEING PLANTED AT PROJECT FRONTAGE. PER SECTION 14 OF NANAIMO'S ENGINEERING STANDARDS & SPECIFICATIONS, ONE SMALL BOULEVARD TREE REQUIRED FOR EVERY 10m OF FRONTAGE. TOTAL PROJECT FRONTAGE = 40m TOTAL NEW BLVD TREES REQUIRED=4

KEY NOTES

- A PROPOSED SMALL BOULEVARD TREE (BELOW POWER LINES). 15.5m³ SOIL VOLUME REQUIRED PER TREE, TYPICAL.
- B EXISTING TREE TO BE PROTECTED & RETAINED. TYPICAL.
- C BUILDING ENTRANCE C/W UNIT PAVER PLAZA, SEATING BENCHES & VISITOR BIKE PARKING. PRE-FABRICATED PLANTER WITH SPECIMEN PLANTING TO BE PLACED AT DOORWAYS.
- D 1.2m HT. DECORATIVE METAL FENCE POWDER COATED BLACK. MORTARED ROCK COLUMNS TO BE DISCUSSED WITH DEVELOPER.
- E FRONTAGE TOWNHOUSE PRIVATE YARD C/W SOD LAWN, SCREEN HEDGE & UNIT PAVER PATIO. GATE REQUIRED AT UNIT PAVER ENTRANCE WALKWAY.
- F 1.8m HT. CEDAR PANEL FENCE (DESIGN BY OTHERS).
- G 2.0m WIDE CONCRETE WALKWAY (FUTURE COMMUNITY PATHWAY CONNECTOR). REFER TO CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION.
- H FRONTAGE PLANTING BED C/W DROUGHT TOLERANT ORNAMENTAL GRASSES, NATIVE SHRUBS & FLOWERING ACCENT PLANTS.
- J 1.5m WIDE RIVER ROCK MAINTENANCE BORDER AT BUILDING C/W PLASTIC WOOD EDGER. WEED BARRIER FABRIC REQUIRED BELOW BORDER.
- K VEHICLE PARKING. (DESIGN BY OTHERS.) UNIT PAVER OR PERMEABLE PAVERS TO BE DISCUSSED WITH DEVELOPER.
- L PLANTING BED C/W DROUGHT TOLERANT ORNAMENTAL GRASSES, NATIVE SHRUBS & FLOWERING ACCENT PLANTS.
- M ENTRANCE DRIVEWAY FEATURE PLANTING AREA C/W DECIDUOUS SHADE TREES & RIVER ROCK BORDER. PLANTING BEDS TO INCLUDE NATIVE AND DROUGHT TOLERANT SHRUBS & ORNAMENTAL GRASSES.
- N NATIVE PLANT RESTORATION AREA. INVASIVE PLANT REMOVAL MAY BE REQUIRED. TO BE REVIEWED IN FIELD WITH DEVELOPER.
- O PARKING ISLAND C/W DECIDUOUS SHADE TREE & SHRUBS BELOW.
- P UNIT PAVER CROSSWALK.
- Q RESIDENT GARDEN C/W RAISED CEDAR PLANTING BOXES. COMMUNITY WALKWAY TO BE EXTENDED THROUGH THIS AREA IN FUTURE. (ONCE ADJACENT LOTS DEVELOPED).
- R PROPOSED LIGHT BOLLARD. SCHEMATIC ONLY. DEVELOPER'S ELECTRICAL ENGINEERING CONSULTANT TO PROVIDE DETAILED SITE LIGHTING DESIGN AT BUILDING PERMIT STAGE.
- S 1.5m HT. BLACK CHAIN LINK FENCE. DESIGN BY OTHERS.
- T PROPOSED RETAINING WALL. DESIGN BY OTHERS.
- U BUILDING ENTRANCE C/W UNIT PAVERS. VISITOR BIKE RACK TO BE INSTALLED AT STAIR EXIT.
- V PERIMETER PLANTING AREA C/W NATIVE SHRUBS. FIVE (5) BIRD BOXES TO BE INSTALLED ON FENCE. NON-NATIVE COLUMNAR FORM TREES TO BE PLANTED WHERE TREES ARE 2.0m FROM BUILDING. TREES OUTSIDE 3.0m SETBACK FROM BUILDING TO BE NATIVE SPECIES.
- W PLANTING BED C/W SHADE TOLERANT SHRUBS.
- X PUBLIC ART FEATURE. TYPE TO BE DISCUSSED WITH DEVELOPER & CITY OF NANAIMO.
- Y PRIVATE PATIO C/W UNIT PAVING. (WHERE GRADE PERMITS)

GENERAL NOTES

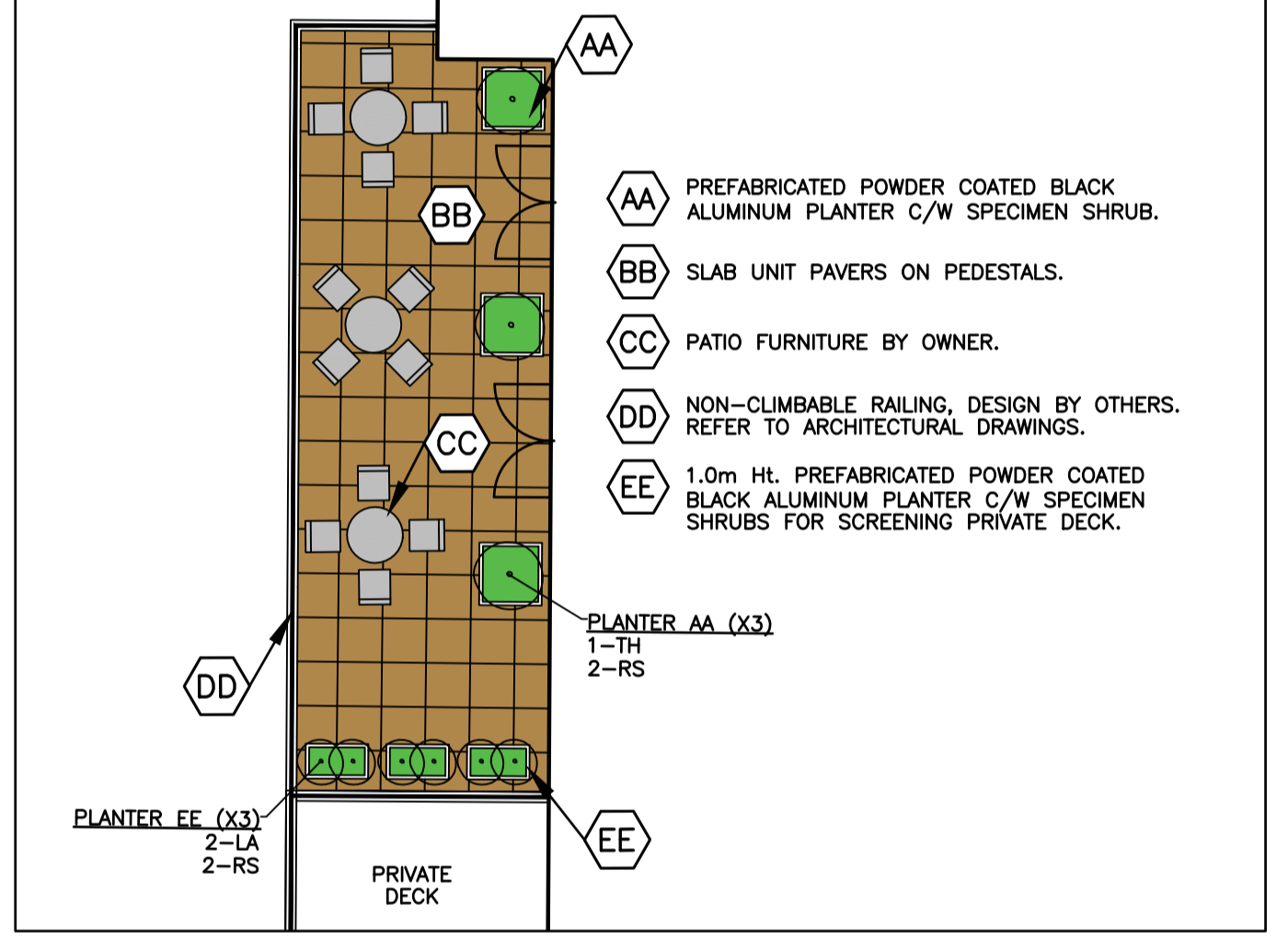
1. ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH CITY OF NANAIMO ENGINEERING STANDARDS & SPECIFICATIONS EDITION 14, SECTION 14 LANDSCAPE STANDARDS, MMCD SPECIFICATIONS & STANDARD DRAWINGS, AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID 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. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
7. CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE TO ENSURE THEIR CREW HAS THE MOST CURRENT LANDSCAPE DRAWINGS IN THE FIELD.
9. CONTRACTOR TO COORDINATE A PRE-CONSTRUCTION MEETING WITH CALID SERVICES LTD., LANDSCAPE SUB-CONTRACTOR, IRRIGATION SUB-CONTRACTOR, ETC. PRIOR TO START OF LANDSCAPE WORKS. ALLOW 72 HOURS NOTICE FOR SITE MEETINGS.
10. CONTRACTOR IS TO NOTIFY CALID SERVICES LTD. FOR FIELD REVIEWS AT CRITICAL STAGES OF WORK. ALLOW 72 HOURS NOTICE FOR FIELD REVIEWS. FAILURE TO CONTACT CALID SERVICES LTD. FOR FIELD REVIEWS MAY RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE. (FIELD REVIEWS GENERALLY REQUIRED AS FOLLOWS: SUB-GRADE REVIEW PRIOR TO SOIL PLACEMENT, IRRIGATION SLEEVE AND IRRIGATION PIPE PRIOR TO BACKFILL, TREE PITS, IRRIGATION SYSTEM START-UP, SHRUB LAYOUT AND PLANTING BEDS PRIOR TO MULCHING, ETC.)
11. ALL TREES, LANDSCAPE BEDS, SOD LAWN, ETC. TO BE WATERED VIA AN AUTOMATIC IRRIGATION SYSTEM. CITY OF NANAIMO PARKS TO CONFIRM MUNICIPAL BOULEVARD IRRIGATION REQUIREMENTS AND POINT OF CONNECTION. ONSITE SYSTEM P.O.C. TO BE LOCATED IN BUILDING MECHANICAL ROOM.

IRRIGATION NOTES

1. IRRIGATION SYSTEMS TO MEET MMCD AND CITY OF NANAIMO IRRIGATION STANDARDS. IRRIGATION CONTRACTOR TO INSTALL IRRIGATION SYSTEM TO ALL APPLICABLE PLUMBING REGULATIONS.
2. REFER TO ENGINEERING PLANS FOR IRRIGATION POINT OF CONNECTION LOCATIONS.
3. 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 TO HAVE TWO (2) EMITTER LOOPS PER TREE.
4. 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. FOR REVIEW.
5. 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 DEVICE AND MOISTURE SENSOR/RAIN DELAY CONTROLLER ALSO REQUIRED.
6. IRRIGATION SYSTEM TO HAVE A DYNAMIC OPERATING PRESSURE BETWEEN 50 TO 90 psi.
7. IRRIGATION CONTRACTOR TO ENSURE ALL CRITICAL POINTS (CORNERS, EDGES, TIGHT CONTOURS, ETC) RECEIVE FULL COVERAGE.
8. IRRIGATION CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING WORK.
9. IRRIGATION SYSTEM TEST TO BE WITNESSED BY CALID SERVICES LTD. CONTRACTOR TO PROVIDE 72 HOUR NOTICE FOR REVIEW.
10. IRRIGATION CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
11. IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS, ZONE MAPS, AND OPERATIONS MANUAL TO DEVELOPER FOR STRATA.
12. IRRIGATION CONTRACTOR TO INCLUDE ONE WINTERIZATION & SYSTEM START UP IN THEIR PRICING.
13. CIVIL CONTRACTOR TO INSTALL 150mm PVC IRRIGATION SLEEVES WITH CAPS AT ALL SIDEWALKS, PATIOS, WALLS, ETC. TO ENSURE ALL LANDSCAPE AREAS CAN BE CONNECTED TO SITE IRRIGATION SYSTEM. FAILURE BY CONTRACTOR TO PROVIDE IRRIGATION SLEEVES WILL RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE. SLEEVES TO EXTEND 300mm BEYOND EDGE OF HARD SURFACES. CONTRACTOR TO STAKE ENDS OF SLEEVES AND LABEL 'IRRIGATION SLEEVE' FOR IRRIGATION CONTRACTOR.
14. POWER SOURCE FOR IRRIGATION CONTROLS/TIMER SHALL BE FROM BUILDING. BATTERY/SOLAR POWER SOURCE IS NOT TO BE USED.

PLANTING NOTES

1. 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. 450mm, DEPTH OF TREE PITS TO BE 1.0m. (TREE PITS TO BE EXCAVATED AT SAME TIME AS ANY SERVING/UTILITY TRENCHING IN AREA. BACKFILL WITH GROWING MEDIUM & STAKE TREE PIT CENTRES FOR LANDSCAPE CONTRACTOR.)
2. SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SIDES AND BOTTOM OF TREE PITS.
3. CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE ALL DEBRIS AND UNUSABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER WORK OF THE FINISHED LANDSCAPING.
4. GROWING MEDIUM TO MEET MMCD SPECIFICATION AND BC LANDSCAPE STANDARDS.
5. GROWING MEDIUM DEPTH TO BE MIN. 300mm FOR SOD LAWN, 600mm FOR PLANTING AREAS AND 1.0m FOR TREE PITS.
6. 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.
7. PLANTING OF TREES, SHRUBS AND GROUND COVERS TO CONFORM TO MMCD SECTION 02950 AND CITY OF NANAIMO ENGINEERING STANDARDS & SPECIFICATIONS SECTION 14.
8. 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.
9. 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.
10. TREES TO BE STAKED AND BRACED IN AN UPRIGHT POSITION. INSTALL STAKES, CLAMPS, ANCHORS, ARBORITE TREE TIES, ETC. AS NOT TO DAMAGE THE TREE. STAKES TO BE 100mm DIAMETER. DO NOT DAMAGE IRRIGATION LINES WHEN STAKING TREES.
11. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR THE STANDARD ONE (1) YEAR MAINTENANCE PERIOD.
12. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR PLANT LOSS DUE TO THEFT, VANDALISM, ANIMALS, OR FAILURE BY STRATA/OWNER TO RUN IRRIGATION SYSTEM DURING THE MAINTENANCE PERIOD.
13. PRUNING OF TREES TO BE DONE BY A CERTIFIED ARBORIST.
14. WELL-ROTTED, 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. 1.2m² MULCH RINGS REQUIRED FOR ALL TREES IN LAWN.
15. ALL TREE PITS SHALL BE REVIEWED BY CALID SERVICES LTD. PRIOR TO PLANTING. ALLOW 72 HOURS NOTICE FOR REVIEWS.

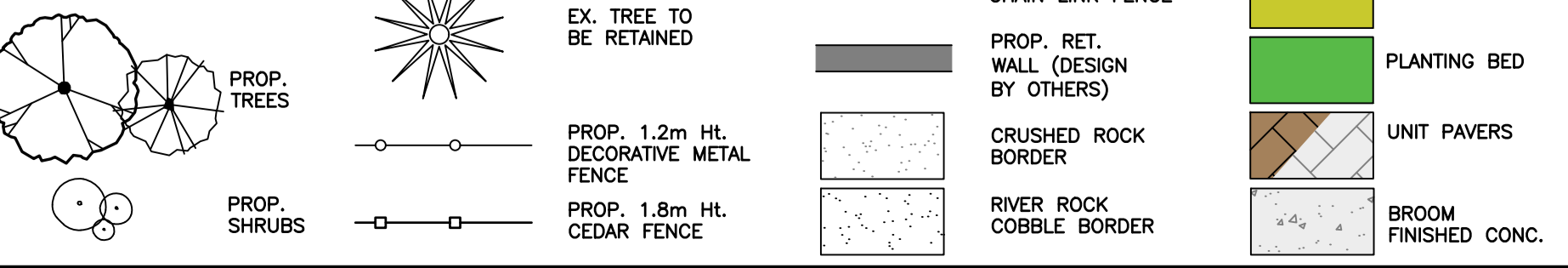


DETAIL PLAN - LEVEL 2 AMENITY ROOM PATIO
SCALE 1:100

PROP. FENCING



LEGEND



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RECEIVED
DP1356
2024-SEP-11
Current Planning

BC 1 CALL
1-800-474-6886
CELLULAR #6886

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

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REZONING ONLY
Not for Construction

6124 METRAL DRIVE
Overall Landscape Plan & Notes
Client: Castera Properties Inc.

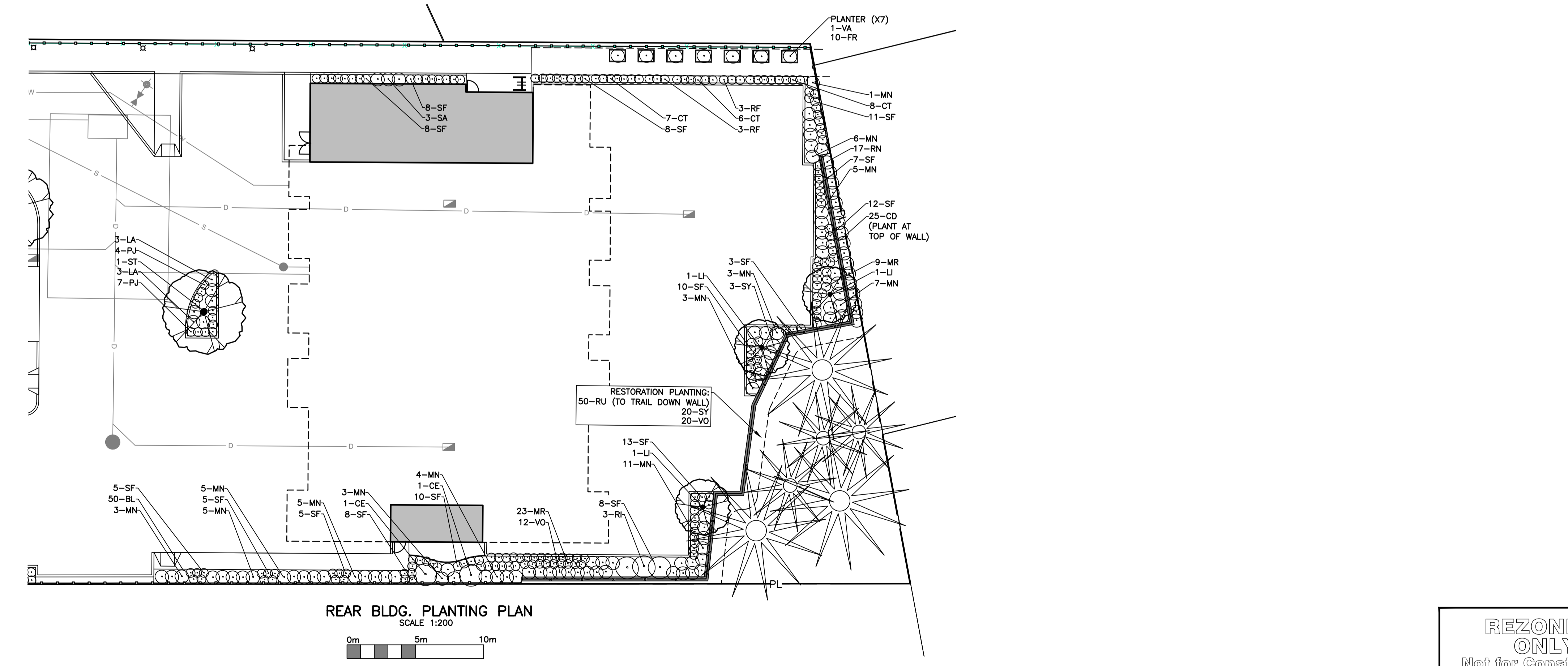
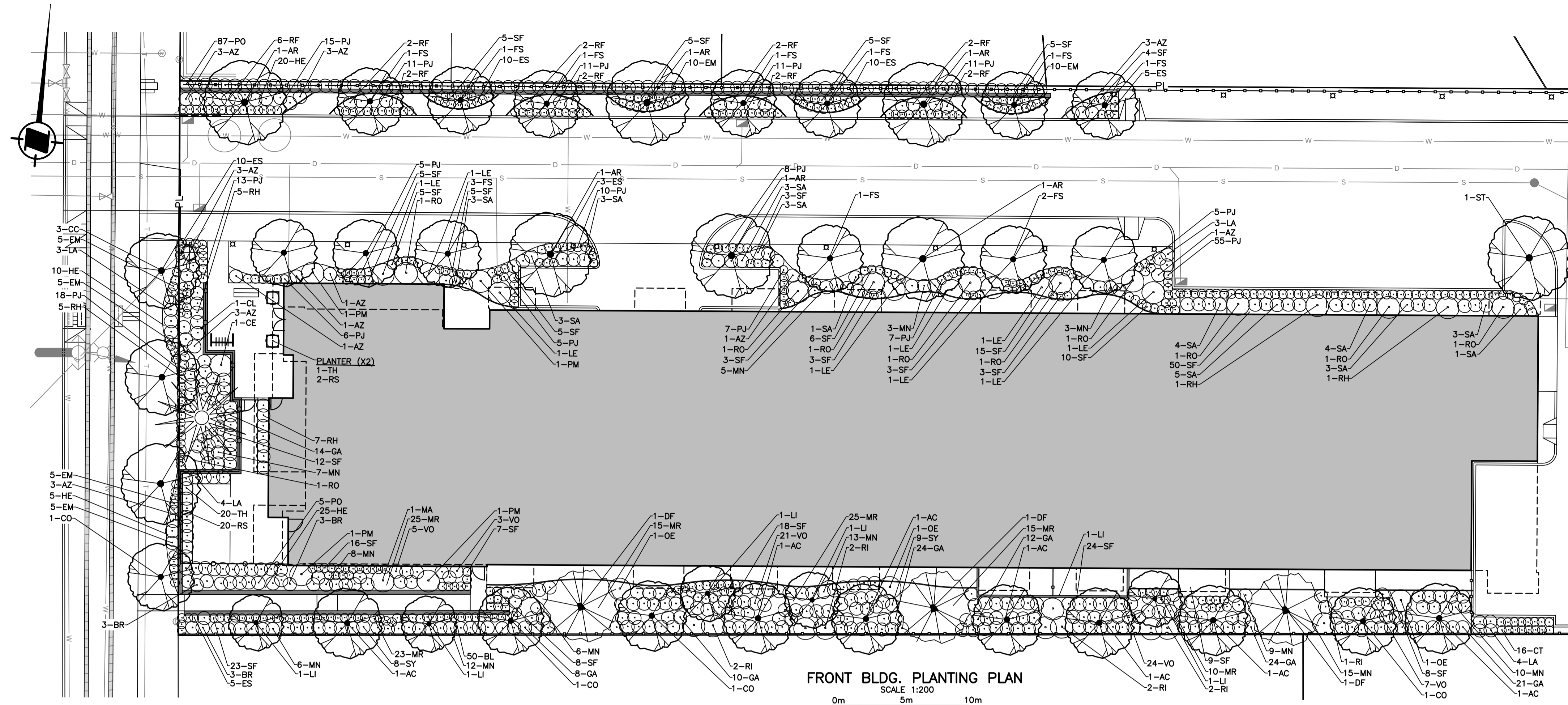


207-2750 QUADRA ST.
VICTORIA, B.C. V8T 4E8
PHONE (250) 386-0919
FAX (250) 381-6919
engineer@calid.ca

Dwg. No.	REFERENCE DRAWINGS	DATE	REV.	DATE	REVISIONS	BY	APPROVED

Drawn	Date
dp	July 10, 2024
Checked	Project #
	0969
Approved	Scale
	AS NOTED
Designed	
dp	

L1



Plant List	Code	Qty.	Size
Boulevard Trees:			
Cercis canadensis 'Forest Pansy' (Eastern Rose Bud)	CC	3	5cm Cal.
Cornus 'Eddies White Wonder' (Flowering Dogwood)	CO	1	5cm Cal.
Site Trees:			
Acer circinatum 'Pacific Fire' (Vine Maple)	AC	7	5cm Cal.
Acer rubrum var. 'October Glory' (Red Maple)	AR	6	6cm Cal.
Cornus 'Eddies White Wonder' (Flowering Dogwood)	CO	3	6cm Cal.
Liriodendron tulipifera 'Fastigiatum' (Columnar Tulip Tree)	LI	9	6cm Cal.
Fagus sylvatica 'Dawyck Gold' (Columnar European Beech)	FS	13	3m Ht.
Pseudotsuga menziesii (Douglas Fir)	DF	3	3m Ht.
Styrax 'Obbasia' (Fragrant Snowbell)	ST	2	5cm Cal.
Hedge			
Thuja occidentalis (Emerald Arborvitae)	TH	20	1.2m Ht.
Topiary/Specimen Shrub (pre-fabricated planters)			
Thuja occidentalis (Emerald Arborvitae) or approved equal	TH	5	1.2m Ht.
Native Shrubs:			
Blechnum spicant (Deer Fern)	BL	100	#1 Pot
Ceanothus (California Lilac)	CE	3	#5 Pot
Gaultheria shallon (Salal)	GA	113	#1 Pot
Leucothoe axillaris (Coastal Leucothoe)	LE	9	#5 Pot
Mahonia aquifolium (Oregon Grape)	MA	1	#3 Pot
Mahonia nervosa (Cascade Oregon Grape)	MN	158	#1 Pot
Mahonia repens (Creeping Oregon Grape)	MR	145	#1 Pot
Oemleria cerasiformis (Osoberry)	OE	3	#5 Pot
Polystichum munitum (Sword Fern)	SF	383	#2 Pot
Potentilla fruticosa (Shrubby Cinquefoil)	PO	92	#2 Pot
Ribes sanguineum (Red Flowering Currant)	RI	12	#3 Pot
Rosa nutkana (Nootka Rose)	RN	17	#3 Pot
Rubus ursinus (Pacific Trailing Blackberry)	RU	50	#1 Pot
Symphoricarpos albus (Snowberry)	SY	40	#1 Pot
Vaccinium ovatum (Evergreen Huckleberry)	VO	92	#2 Pot
Evergreen Shrubs & Groundcovers:			
Azalea 'Hino Crimson' (Red Azalea)	AZ	22	#2 Pot
Cotoneaster dammeri (Bearberry Cotoneaster)	CD	25	#1 Pot
Erica darleyensis 'Mediterranean Pink' (Pink Dwarf Heather)	EM	40	#1 Pot
Erica darleyensis 'Silberschmelze' (White Bell Heather)	ES	40	#1 Pot
Pieris japonica 'Cavatine' (Dwarf Lily-of-the-Valley)	PJ	154	#2 Pot
Pinus mugo var. 'Sherwood Compact' (Dwarf Mugo Pine)	PM	4	#5 Pot
Rhododendron 'Baden Baden' (Red Rhododendron)	RH	17	#2 Pot
Rhododendron 'Christmas Cheer' (Pink Rhododendron)	RO	12	#5 Pot
Sarcococca humilis (Sweetbox)	SA	39	#3 Pot
Deciduous Shrubs, Accent Plants & Vines:			
Berberis thunbergii 'Rose Glow' (Barberry)	BR	9	#2 Pot
Carex testacea 'Orange Flame' (Sedge)	CT	37	#2 Pot
Clematis armandii (Evergreen Clematis)	CL	1	#1 Pot
Hemerocallis 'Stella de Oro' (Day Lily)	HE	60	#1 Pot
Lavandula angustifolia 'Hidcote' (Lavender)	LA	21	#2 Pot
Rosemarinus officinalis 'Prostratus' (Rosemary)	RS	36	#1 Pot
Rudbeckia fulgida 'Goldstrum' (Black-eyed Susan)	RF	28	#3 Pot
Resident Garden Beds			
Vaccinium corybosum 'Bluecrop' or approved equal (Blueberry)	VA	7	#3 Pot
Fragaria sp. everbearing variety (Strawberry)	FR	70	#SP4 Pot

Notes:
 1. Plants to be irrigated with an automatic irrigation system to City of Nanaimo Irrigation standards.
 2. Tree caliper size to be measured 1.4m above rootball.
 3. Changes to plant size, quantity, or type to be reviewed & approved in writing by Calid Services Ltd.



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Dwg. No.	REFERENCE DRAWINGS	DATE

LEGEND	
	PROP. TREES
	PROP. SHRUBS
	EX. TREE TO BE RETAINED
	PROP. 1.2m HT. DECORATIVE METAL FENCE
	PROP. 1.8m HT. CEDAR FENCE
	PROP. 1.5m HT. CHAIN LINK FENCE
	PROP. RET. WALL (DESIGN BY OTHERS)

REV.	DATE	REVISIONS	BY	APPROVED



6124 METRAL DRIVE
 Planting Plan
 Client: Castera Properties Inc.

CALID Services Ltd.
 207-2750 QUADRA ST.
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 PHONE (250) 388-0919
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 engineer@calid.ca

Drawn	dp	Date	July 10, 2024
Checked		Project #	0969
Approved		Scale	AS NOTED
Designed	dp		

L2

Rev.