

Revision	No.	Date	Revision Notes
----------	-----	------	----------------

No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP
C	2025-12-11	Released for DP
D	2026-01-21	Issued for 30% Review
E	2026-03-09	Released for DP
F	2026-05-22	Released for DP
G	2026-06-02	Issued for 60% Review
H	2026-07-10	Released for DP
I	2026-07-29	Released for DP

Professional Seal

eta

landscape architecture

1880 West 2nd Avenue
Vancouver, BC, Canada V6J 1Y4

1 604.683.5456

1 604.683.5456

1 www.eta.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership. No part of this information shall be used for any purpose other than the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be the property of eta and without liability or legal exposure to the Consultant.

Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Cover Sheet

Legal

Project Manager	Project ID
SS	224390
Drawn By	Scale
Drawn By	NTS
Reviewed By	Drawing No.
	L0.0
	1 of 32

Victoria Porsche

for Gain Group

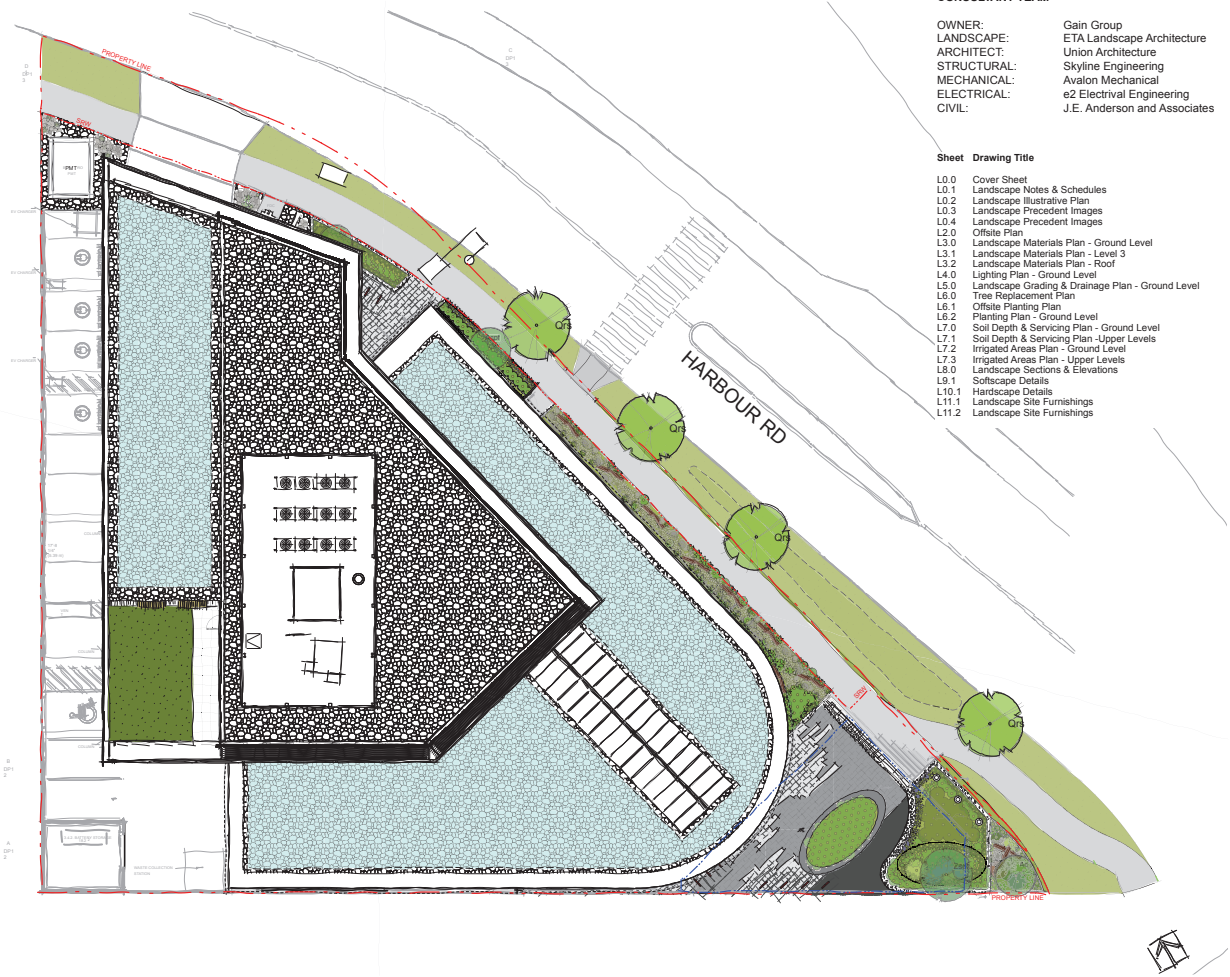
Civic Address: 202 Harbour Road, Victoria, BC, V9A 3S2

CONSULTANT TEAM

OWNER: Gain Group
LANDSCAPE: ETA Landscape Architecture
ARCHITECT: Union Architecture
STRUCTURAL: Skyline Engineering
MECHANICAL: Avalon Mechanical
ELECTRICAL: e2 Electrical Engineering
CIVIL: J.E. Anderson and Associates

Sheet Drawing Title

- L0.0 Cover Sheet
- L0.1 Landscape Notes & Schedules
- L0.2 Landscape Illustrative Plan
- L0.3 Landscape Precedent Images
- L0.4 Landscape Precedent Images
- L2.0 Offsite Plan
- L3.0 Landscape Materials Plan - Ground Level
- L3.1 Landscape Materials Plan - Level 3
- L3.2 Landscape Materials Plan - Roof
- L4.0 Lighting Plan - Ground Level
- L5.0 Landscape Grading & Drainage Plan - Ground Level
- L6.0 Tree Replacement Plan
- L6.1 Offsite Planting Plan
- L6.2 Planting Plan - Ground Level
- L7.0 Soil Depth & Servicing Plan - Ground Level
- L7.1 Soil Depth & Servicing Plan - Upper Levels
- L7.2 Irrigated Areas Plan - Ground Level
- L7.3 Irrigated Areas Plan - Upper Levels
- L8.0 Landscape Sections & Elevations
- L9.1 Softscape Details
- L10.1 Landscape Site Furnishings
- L11.1 Landscape Site Furnishings
- L11.2 Landscape Site Furnishings



ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO
ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN
50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS,
INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCIBLE PARTS, PLANT PATHOGENIC
ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS
AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7
INCLUSIVE OF THE CURRENT EDITION CANADIAN LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN
AREAS, TREES AND LARGE SHRUBS (1L IN TABLE 1-6.3.5.1 OF THE CURRENT EDITION OF THE
CANADIAN LANDSCAPE STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE
"COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
"ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
"SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
"SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
"CLAY (SMALLER THAN 0.002mm): 0-20%
"CLAY AND SILT COMBINED: MAXIMUM 25%
"ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0 as per CANADIAN LANDSCAPE STANDARDS

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER
AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 1-6.3.5.5 OF THE CURRENT EDITION CANADIAN
LANDSCAPE STANDARDS :

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
LARGE TREE (TREES 10cm PER TREE)	750mm(30")	915mm(36")
LARGE SHRUBS	750mm(30")	600mm(24")
SMALL SHRUBS	450mm(18")	450-500mm(18"-20")
LAWN-IRRIGATED	150mm(6")	150mm(6")
LAWN-NOT IRRIGATED	150mm(6")	225mm(9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GPO PROVIDED BY VERATEC, OR APPROVED
ALTERNATIVE. SOIL FOR AREAS DESIGNATED TO MEET OR EXCEED THE GUIDELINES FOR
COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

SOIL IS **NOT** TO BE BLOWN IN FOR INSTALLATION.

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 3" MULCH LAYER (after setting) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS
ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO
DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE
RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE
CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL
COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL
THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD
CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN
SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE
CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE
WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO
COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL SOFTSCAPE AREAS ON SLAB TO INCLUDE MIN. 75MM GRAVEL DRAINAGE LAYERS IN
ADDITION TO INDICATED SOIL DEPTH.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT
SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENCE. THE CONTRACTOR IS TO VERIFY
ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN
SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN
NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING
THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A
DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROVIDES MANY BIRD SPECIES.
SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR
ABILITY TO PROVIDE YEAR-ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING
OPPORTUNITIES.

GENERAL NOTES

1. DO NOT SCALE DIRECTLY FROM DRAWINGS.
2. WHERE PLANS AND SPECIFICATIONS ARE FOUND TO BE IN CONFLICT, OR WHERE VARIOUS
ITEMS OF WORK ARE SEEN TO BE IN CONFLICT, THE CONSULTANT IN WRITING
IMMEDIATELY PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO INVESTIGATE AND VERIFY THE ALIGNMENT AND LOCATION
OF ALL EXISTING SERVICES AND ALL EXISTING LANDSCAPE FEATURES ON SITE PRIOR TO
COMMENCING CONSTRUCTION.
4. THE CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO
COMMENCEMENT OF LANDSCAPE WORKS. MOCK UPS MAY BE REQUIRED AS NOTED/REQUIRED.
THIS DIMENSIONS ARE THIS DRAWING IS IN MM, UNLESS OTHERWISE INDICATED BY THE
CITY.
5. THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH CORRESPONDING ARCHITECTURE
AND CIVIL ENGINEER'S DRAWINGS.
7. VERIFY LOCATION OF ALL UNDERGROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO,
UTILITIES, ELECTRICAL, DUCT BANKS, MANHOLES, CONDUITS AND PIPING, DRAINAGE STRUCTURES
AND OTHER UTILITIES WITH CORRESPONDING WET AND DRY ENGINEER'S AND CIVIL DRAWINGS.
8. ALL VEHICULAR ROADS SUB LAYERS TO BE READ FROM GEOTECHNICAL SPECIFICATIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION
OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH FISHER'S MEANS AND METHODS
TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO
COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. FOR PHASED PROJECT, A SOIL TEST SUBMITTAL WILL BE REQUIRED AT EACH PHASE AND THE
TEST IS TO BE WITHIN 3 WEEKS OF THE DELIVERY TO SITE.

PLANTING NOTES- REFER TO CURRENT NOTES LIST.

1. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE AS INDICATED ON THE DRAWINGS
OR ARBORIST REPORT IN COMPLIANCE WITH ALL MUNICIPAL AND PROFESSIONAL REQUIREMENTS.
2. TREE PROTECTION TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
3. DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, EXCAVATED MATERIAL OR EQUIPMENT
WITHIN TREE PROTECTION ZONE.
4. FINISH GRADING SHALL MEET EXISTING GRADE OF PROTECTED TREES 0.5M OR (20 INCHES)
BEYOND THE DROPLINE.
5. EXACT LOCATIONS OF PROPOSED PLANT MATERIALS SHALL BE FLAGGED / STAKED AND
APPROVED BY LANDSCAPE ARCHITECT CONSULTANT ON SITE PRIOR TO INSTALLATION. THE
LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS ON SITE.
6. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNSUITABLE MATERIAL DELIVERED
OR INSTALLED ON SITE WITHOUT PRIOR REVIEW AND APPROVAL BY THE ARCHITECT.
7. THE CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL ANALYSIS REPORT, WHICH TESTS THE
SOIL QUALITY CRITERIA: pH, NITROGEN, PHOSPHORUS, POTASSIUM, SODIUM, CALCIUM, SODIUM
LABORATORY FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE REPORT SHALL INCLUDE
RECOMMENDATIONS FOR PREPARATION OF GROWING MEDIUM TO MEET THE CSLA A&P & CNLA
A&P.
8. EXCESS SOIL FROM LANDSCAPE GRADING IS TO BE REMOVED AND DISPOSED OFF SITE BY
THE CONTRACTOR IN A LOCATION APPROVED BY THE DEPARTMENTAL REPRESENTATIVE.
9. REFER TO PLANT SCHEDULE FOR THE LIST OF SPECIES, INCLUDING SIZE AND FORM AND OTHER
SPECIFIED INFO.
10. CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OF
PLANT SPECIES OR PLANTING METHODS.
11. ALL TREES MUST BE GUIED OR STAKED AS PER DETAILS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL PROVIDE ROOT BARRIERS FOR ALL TREES LOCATED WITHIN TWO
(2.0) METERS OF PAVED OR UNDERGROUND UTILITIES.
13. THE CONTRACTOR SHALL MANUALLY IRRIGATE OR ACTIVATE IRRIGATION SYSTEMS
NECESSARY TO WATER AND MAINTAIN PROPOSED AND EXISTING VEGETATION.
14. FOR PLANTING SOIL DEPTH, FOLLOW THE CITY'S RECOMMENDATION AND REQUIREMENTS.
ONLY IF THE CITY'S REQUIREMENTS FOR SOIL DEPTH EXCEEDS CSLA OR BC SLA STANDARDS AND
REQUIREMENTS.
15. A SHOP DRAWING INDICATING THE SOIL DEPTH TO BE PROVIDED FOR THE LANDSCAPE REVIEW
PRIOR TO INSTALLATION.
16. LIGHT WEIGHT BLOWN-IN SOIL WILL NOT BE ACCEPTED UNLESS IT IS REQUIRED BY
STRUCTURAL ENGINEER.
17. A LANDSCAPE ARCHITECT SHALL BE ON SITE AT SOIL DELIVERY DATE.

HARD LANDSCAPE & FURNITURE NOTES

1. PROVIDE EXPANSION JOINTS ALIGNED WITH PROPOSED PAVING PATTERN AND PAVING
MODULES. THE SPACING OF EXPANSION JOINTS TO STRUCTURAL ENGINEERS RECOMMENDATION.
2. UNLESS SPECIFIED SITE FOR AREAS DESIGNATED TO MEET OR EXCEED THE GUIDELINES FOR
COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).
3. CONTRACTOR TO SUBMIT ENLARGED DETAILED PLANS AND SHOP DRAWINGS FOR ALL
HARDSCAPE MATERIAL PAVING, CLADDING AND CAPPING SHOWING PATTERNS, EXACT
DIMENSIONS AND ARRANGEMENT FOR LANDSCAPE ARCHITECT'S APPROVAL.
4. ALL PAVING MATERIALS COLORS AND FINISHES ARE AS INDICATED ON DRAWINGS AND
SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
5. CONTRACTOR TO BUILD A 2M LONG X MINIMUM WIDTH OR 2M WIDTH (WHICH EVER IS LESS),
MOCK UP FOR ALL HARDSCAPE MATERIALS AS SPECIFIED ON DRAWINGS AND SPECIFICATION.
SETS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION ON SITE. APPROVED
MATERIALS TO BE USED AS PART OF THE HARDSCAPE INSTALLATIONS.
6. ALL SITE FURNITURE COLORS AND FINISHES IS AS INDICATED ON DRAWINGS AND
SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
7. CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS FOR INSTALLATION AND
FLATNESS OF ALL SITE FURNITURE AND TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE
ARCHITECT'S APPROVAL.

SITE LAYOUT & GRADING NOTES

1. ALL PROPOSED DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH
CONSTRUCTION.
2. SITE LAYOUT DIMENSIONS ARE IN M, UNLESS OTHERWISE INDICATED.
3. ALL PROPOSED LEVELS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH
CONSTRUCTION.
4. STAIRS NUMBERS AND RISERS HEIGHT SHOULD BE VERIFIED ON SITE AND ADJUSTED AS SEEN
NECESSARY AND AS APPROVED BY ENGINEER.
5. CONTRACTOR TO CROSS CHECK ALL EXTERNAL WORKS LEVELS WITH EXISTING BUILDINGS. ANY
DISCREPANCIES TO BE SUBMITTED FOR LANDSCAPE ARCHITECT'S FEEDBACK.
6. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.
7. FOR LAYING OF ROADS AND CAR PARKING AND ASSOCIATED DRAINAGE REFER TO ENGINEER'S
DRAWINGS AND SPECIFICATIONS.
8. THE FINISH GRADING OF PLANTING AREAS SHALL BE 50MM BELOW ADJACENT CURB OR
PAVEMENT.

IRRIGATION NOTES

1. HIGH EFFICIENCY IRRIGATION SYSTEM TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS
SHOWN ON THE DRAWING, BY LANDSCAPE CONTRACTOR.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FROM THE STUB
OUTS PROVIDED (TYP. 2" CONFIRM WITH MECHANICAL). PROVIDE SUBMITTALS OF DESIGN FOR
WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE. TO INCLUDE SLEEVING, DROP LINE, PIPE
SIZE, VALVE BOXES, ETC. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE PLANTED AREAS ONLY
AND NOT IN AREAS TO BE APPROVED.
3. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH CANADIAN
LANDSCAPE STANDARDS.
4. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS
LOCAL AND INTERNATIONAL REPUTATION AND A GOOD STANDING OF THE IABC (IRRIGATION
INDUSTRY ASSOCIATION OF BC).
5. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS.
CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL
CONSULTANTS AND TRADES.
6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
7. SEPARATE ZONE AND REQUIRED SLEEVES TO BE PROVIDED FOR SPRAY IRRIGATION OF
OFF-SITE AREAS, PER CITY STANDARDS.
8. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
9. TEST SYSTEM PRIOR TO CONSTRUCTION WORKS TO ENSURE NO LEAKAGE AND NO LEAKAGE AND
SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET
STANDARDS.
10. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS
THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
11. PROVIDE COPIES OF INSTRUCTION MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM
AND CONTROLS, SEASONAL ACTIVITY, AND SHUTDOWN AND MANUFACTURER'S PARTS
CATALOGUE.

LANDSCAPE LIGHTING NOTES

1. ALL LIGHTING POINTS SHOWN ON LANDSCAPE PLANS ARE FOR REFERENCE ONLY. FOR ALL
LIGHTING FIXTURES AND TYPES, REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT SAMPLES OF ALL LIGHT FIXTURES WITH REFERENCE SPEC'S AND
PHOTOMETRIC 'S' TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO
INSTALLATION ON SITE.
3. FOR STREET LIGHTING LOCATIONS AND TYPES REFER TO CIVIL DRAWINGS AND
SPECIFICATIONS.
4. LIGHTING SPECS TO BE COORDINATED AND REVIEWED WITH ELECTRICAL PRIOR TO
CONSTRUCTION.
5. STREET TREES AND FURNISHINGS TO BE LOCATED AT ACCEPTABLE OFFSITE- REFER TO LAYOUT
DRAWINGS AND MUNICIPAL STANDARDS.

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
Qrs	4	Quercus robur 'Kindred Spirit'	columnar oak	as shown	6cm cal/B&B	full/ bushy canopy	S
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
0					0.000		
LAWN - OFF-SITE							
		Non-Netted, grown on sand					
TREES							
Ac	1	Acer circinatum	vine maple	as shown	6cm cal/B&B	full/ bushy canopy	N
Acsp	1	Acer circinatum 'Pacific Fire'	Pacific Fire vine maple	as shown	6cm cal/B&B	full/ bushy canopy	N, W
Ap	1	Acer opseum	paperbark maple	as shown	6cm cal/B&B	full/ bushy canopy	W, P, S
Zsp	1	Zelkova serrata 'Green Vase'	'Green Vase' zelkova	as shown	3m ht/B&B	full/ bushy canopy	P, S
SHRUBS / GROUNDCOVERS / PERENNIALS							
Auc	2	Actinophylopsis Compacta	dwarf strawberry madrone	1.372	#10 cont.	full/ bushy plants	E, B, P, Ed, W
Auu	148	Arctostaphylos uva-ursi	kinrinnick	0.406	#1 cont.	full/ bushy plants	N, E, B, P
Cih	4	Ceanothus thyrsiflorus 'Victoria'	California lilac	1.067	#5 cont.	full/ bushy plants	E, P
Lm	35	Liriodie muscar	blue lily turf	0.406	#1 cont.	full/ bushy plants	E, P, B
Lp	29	Lonicera pileata	box leaf honeysuckle	0.762	#2 cont.	full/ bushy plants	E, B, P
Maa	4	Myrica asale	sweet gale	0.762	#2 cont.	full/ bushy plants	N
Pah	132	Pennisetum alopecuroides 'Hamsin'	dwarf fountain grass	0.457	---	full/ bushy plants	B, W
Pm	106	Potytichum munium	sword fern	0.457	#1 cont.	full/ bushy plants	N, E
Pv	1	Physocarpus opulifolius 'Diablo'	purple ninebark	1.067	#3 cont.	full bushy plants	B, P
0					0.000		
LAWN							
		Non-Netted, grown on sand					
NOTES:							
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.							
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							
3. N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR E4 - EDIBLE W - WINTER INTEREST S - VERY SUITABLE/SUITABLE AS PER URBAN TREES LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE							
4. IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.							

Revision

No. Date Revision Notes

Issue

No. Date Issue Notes

A 2025-06-11 Issued for QP Draft

B 2025-07-11 Issued for QP

C 2025-11-11 Released for QP

D 2024-01-21 Issued for 30% Review

E 2024-05-08 Released for QP

F 2024-06-22 Released for QP

G 2024-06-02 Issued for 50% Review

H 2024-02-10 Issued for QP

I 2026-07-29 Released for QP

Professional Seal

eta landscape architecture

1850 West 2nd Avenue

Vancouver, BC, Canada V6J 1Y6

T 604.681.5411

F 604.681.5410

I 604.681.5410

All Rights Reserved by eta landscape architecture Inc.
Information contained on these documents is part of the Consultant's
intellectual property and is to be used only for the project and area
for the completion of the referenced project. Any other use, reuse or
modification of the documents without the Consultant's prior written
consent will be the responsibility of the user and without liability or legal
recourse to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V8A 3S2

Drawing Title

Landscapes Notes &
Schedules

Legal

Project Manager

Project ID

SS 22430

Drawn By

Scale

Drawn By

NTS

Reviewed By

Issued By

L.O.1

2

32

Revision		
No.	Date	Revision Notes



Professional Seal



Project

Victoria Porsche

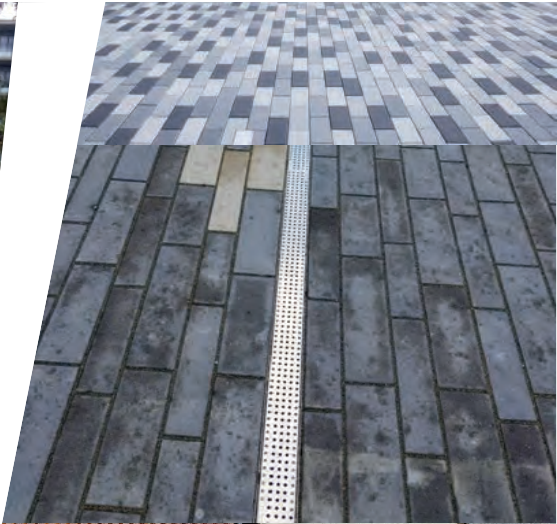
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Landscape Illustrative Plan

Legal

Project Manager	Project ID
SS	22430
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L0.2
	3
	of
	20



Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2005-06-11	Issued for DP Draft
B	2005-07-11	Issued for DP
C	2005-12-11	Released for DP
D	2006-01-21	Issued for 30% Review
E	2006-03-08	Released for DP
F	2006-06-23	Released for DP
G	2006-08-02	Issued for 60% Review
H	2006-07-10	Released for DP
I	2006-07-29	Released for DP

Professional Seal



1000 West 2nd Avenue
Vancouver, BC, Canada V6H 1Y4

1 800 663 5400
1 604 683 5400

www.eta.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership. No part of this information shall be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be the responsibility of the user and without liability or legal exposure to the Consultant.

Project
Victoria Porsche

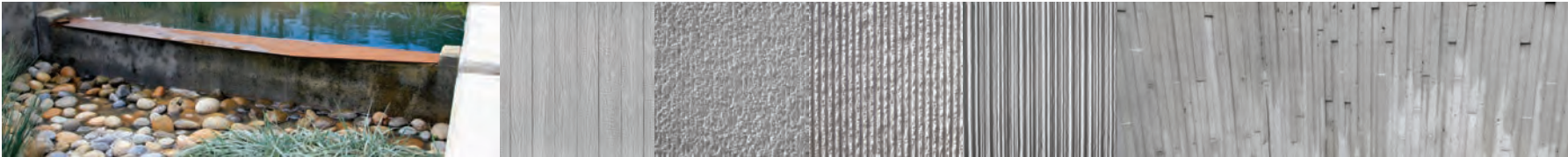
202 Harbour Rd, Victoria, BC, V8A 3S2

Drawing Title
**Landscape
Precedent Images**

Legal	
Project Manager SD	Project ID 224390
Drawn By	Scale As Noted
Reviewed By	Reviewed By L.O.3



MATERIAL CHARACTER



FEATURE + FRONTAGE WALLS



SCREEN FENCING [TBD—Mews + Rear Parking Zone]



ADDRESSING



FEATURE PAVING + AMENITY DECKS

Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP
C	2025-12-11	Released for DP
D	2026-01-21	Issued for 30% Review
E	2026-03-08	Released for DP
F	2026-06-22	Released for DP
G	2026-08-02	Issued for 60% Review
H	2026-07-10	Released for DP
I	2026-07-29	Released for DP

Professional Seal

eta

landscape architecture

1905 West 2nd Avenue

Victoria BC, Canada V8M 1Y4

+1 250 683 5400

+1 800 683 5400

www.eta.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's intellectual property, and the Consultant shall retain ownership. No part of this document shall be used for any purpose other than the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be the responsibility of the user and without liability or legal exposure to the Consultant.

Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V8A 3S2

Drawing Title
Landscape
Precedent Images

Legal

Project Manager	Project ID
SS	22430
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Reviewed By
	L0.4
	5
	32