

VICTORIA PORSCHE -GAIN GROUP

NEW CAR DEALERSHIP

ISSUED FOR DEVELOPMENT PERMIT

CIVIC ADDRESS:

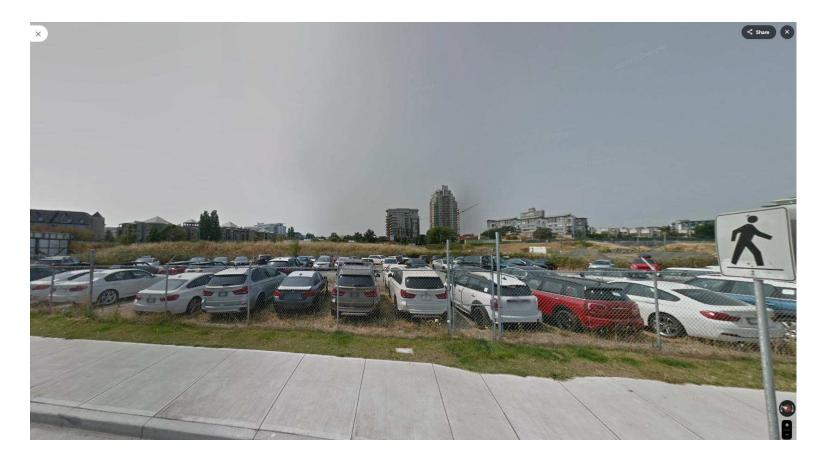
202 HARBOUR RD, VICTORIA, BC, V9A 3S2

LEGAL DESCRIPTION:

SECTION 119 VICTORIA PLAN VIP3237 SUBSIDY LOT 6, EXCEPT PLAN 51212, PT SHOWN OUTLINED IN RED ON PL 1338 OS.



CONCEPTUAL RENDERING



EXISTING STREET VIEW

PROJECT STATISTICS

24033 - 202 HARBOUR ROAD

1	SITE INFORMATION				DATE:	03-Jul
	CIVIC ADDRESS	202 HARBOUR ROAD, VICTORIA, BC V9A	352			
H	SITE AREA	2,182 m ² 23,492 SF	332			
	ZONING	CD-9 ZONE, DOCKSIDE DISTRICT, DEVELO				
ŀ	ZOMINO	EXISTING	PERM	UTED	PROP	ncen
≘ŀ	70NINC	CD-9 (AREA F)	CD-9 (A		70 4880 (A.C.)	CONTROL OF THE
ΔA	ZONING	CD-9 (AREA F)		:1	CD-9 (A	MOST SERV
_	FLOOR AREA RATIO (FAR)	<u>-</u>	15000	3123	1.64	
	SITE COVERAGE	-	0.0	J <i>7</i> 6	64.3	170
SIIE	BUILDING HEIGHT (STOREYS)		6 STO	REYS	4 STO	REYS
	BUILDING HEIGHT (BYLAW 15.3)		30.50 m (Max)	100.07' (Max)	27.60 m	90.55
	SETBACKS	FRONT YARD (EAST)(HARBOUR ROAD)	4.00 m (Min)	13.12' (Min)	3.20 m	10.50
		REAR YARD (NORTH/WEST)	4.50 m (Min)	14.76' (Min)	4.00 m	13.12
		SIDE YARD (SOUTH/WEST)	3.20 m (Min)	10.50' (Min)	0.00 m	0.00
	BUILDING DATA		Secretaria de Managara Par	Contractor (C.S.)	\$190,000,000,000,000,000	100100000
ľ	GROSS FLOOR AREAS		GROSS FL	OOR AREA		
	PARKADE P1		1,906 m²	20,513 SF	шинини	
ľ	LEVEL 1		940 m²	10,122 SF		
- 1	LEVEL 2		1,404 m²	15,114 SF		
	LEVEL 3		757 m²	8,144 SF		
αı	LEVEL 4		481 m²	5,178 SF		
اِتَّ		TOTAL	5,488 m²	59,071 SF		
ξŀ		101112	0,400 III	07,071 01		
BUILDING	COMMERICIAL RETAIL UNIT (OF	FICE)(LEVEL 3 & LEVEL 4)	1,238 m²	13,322 SF		
8	COMMENTE NETTILE CHAPTON	riocite o a cereciji	1,200 111			
ľ	COMMERICIAL RETAIL UNIT (PC	DRSCHE)(LEVEL 1 & LEVEL 2)	2,345 m²	25,236 SF		
ľ	COMMENTAL REPRIE ORTH (F. C.	THOOTIE/(EEVEE 1 & EEVEE 2)	2,040111			
ľ	REPAIR GARAGE (PORSCHE)(LI	EVEL P1)	1,906 m²	20,513 SF	***************************************	
ŀ	TELT THE OTHER OF OTHER PER		1,700111	20,010 01		
ľ	BULDING FOOTPRINT AREA (BC	CBC DEFINITION)	1,404 m²	15,114 SF	***************************************	
_	PARKING DATA		1,404111	131111131	,	
	PARKING TYPE		REQU	IIRED	PROP	OSED
- 1	CRU	Parking Bylaw 1.2 Table 1 (1 per 80m2)		3	16	1 10000000
ŀ	OFFICE	Bylaw Part 12.9 CD-9 (1 per /65m2)	0.50	9	19	
	TOTAL PARKING	Bytaw Fart 12.7 GB-7 (Fper 7661112)		2	3!	V
	TOTAL FARRING					,
š	ELECTRIC VEHICLE CTALL	Dulaur 2 / Table 2	9	, I	,	
PARKING DATA	ELECTRIC VEHICLE STALLS	Bylaw 2.4 Table 3	<u> </u>	4	4	
Y K	ACCESSIBLE PARKING STA	Bylaw 4.1 Table 5	,	2	2	
-3				o o		
ŀ	ACCESSIBLE VAN STALLS	Bylaw 4.1 Table 5			1	
	DICACI E DVDAING	Diguelo Darkina Dulaus Dafarrana	E	, I	10	1
ŀ	BICYCLE PARKING	Bicycle Parking Bylaw Reference Long Term (1 per 150m2)		1/ 9/	60	2.04112000
	OFFICE	Short Term (1 per 150m2)	8	14%	8	13%
		A CONTRACTOR OF THE PROPERTY O	3	5%	3	5%
	CDII	Long Term (1 per 200m2)	21	35%	28	47%
	CRU	Short Term (1 per 200m2)	21	35%	21	35%

CONSULTANT LIST

CLIENT: GAIN GROUP 2546 Government Street, Victoria, BC

Tel: 778-406-1380

Tel: 250-727-2214

Contact: Ross Tuck

ARCHITECT: UNION ARCHITECTURE INC. 315-2840 Peatt Road, Langford, BC Tel: 250-590-0102

Contact: Rob Pringle Architect AIBC

CIVIL & SURVEY: J.E. ANDERSON & ASSOCIATES 4212 Glanford Avenue, VIctoria, BC

TRANSPORTATION & TRAFFIC: WATT CONSULTING GROUP 302 – 740 Hillside Ave, Victoria BC Tel: 250-388-9877 ext. 430 Contact: Tim Shah

LANDSCAPE: ETA LANDSCAPE ARCHITECTURE 1690 W 2nd Ave, Vancouver, BC Tel: 604-683-1456 Contact: Daryl Tyacke

BUILDING CODE: GHL CONSULTANTS LTD. 800 – 700 West Pender St, Vancouver, BC Tel: 604-689-4449

Contact: Frankie Victor

DP01 CO	OVER SHEET
DP02 SI	TE PLAN
DP03 FL	.00R PLAN - PARKADE P1
DP04 FL	.00R PLAN - LEVEL 1
DP05 FL	.00R PLAN - LEVEL 2
DP06 FL	.00R PLAN - LEVEL 3
DP07 FL	.00R PLAN - LEVEL 4
DP08 R0	OOF PLAN - LEVEL 5
DP09 EL	EVATIONS - EAST & SOUTHEAST
DP10 EL	EVATIONS - SOUTH & WEST
DP11 EL	EVATIONS - SOUTH & WEST
DP12 BU	JILDING SECTIONS
DP13 BU	JILDING SECTIONS
DP14 RE	INDERINGS
DP15 RE	ENDERINGS
	DRAWINGS - LANDSCAPE
L0.0	COVER SHEET
L0.1	LANDSCAPE NOTES & SCHEDULES
L0.2	LANDSCAPE ILLUSTRATIVE PLAN PRECEDENT IMAGES
L0.3	LANDSCAPE PRECEDENT IMAGES
L2.0	OFFSITE PLAN
L3.0	LANDSCAPE MATERIALS PLAN
L3.1	LANDSCAPE MATERIALS PLAN - UPPER LEVELS
L4.0	LIGHTING PLAN - GROUND LEVEL
L5.0	LANDSCAPE GRADING & DRAINAGE PLAN - GROUND LEVEL
L6.0	TREE PLAN - GROUND LEVEL
L6.1	OFFSITE PLANTING
L6.2	PLANTING PLAN GROUND LEVEL
L6.3	PLANTING PLAN - UPPER LEVELS
L7.0	SOIL DEPTH & SERVICING PLAN - GROUND LEVEL
L7.1	SOIL DEPTH & SERVICING PLAN - UPPER LEVELS
L 7 .2	IRRIGATED AREA PLAN – GROUND LEVEL
L7.3	IRRIGATED AREA PLAN - UPPER LEVELS
L9.1	SOFTSCAPE DETAILS
L9.2	SOFTSCAPE DETAILS
L9.3	HARDSCAPE DETAILS
L9.4	LANDSCAPE SITE FURNISHING DETAILS
	DRAWINGS - CIVIL.



SEAL:



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COMMENCING WORK

NO. ISSUED FOR: 1 ISSUED FOR DEVELOPMENT PERMIT 2025-07-04

DATE:



PROJECT NAME: VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS: 202 HARBOUR ROAD, VICTORIA, BC V9A 3S2

DRAWING TITLE: COVER SHEET

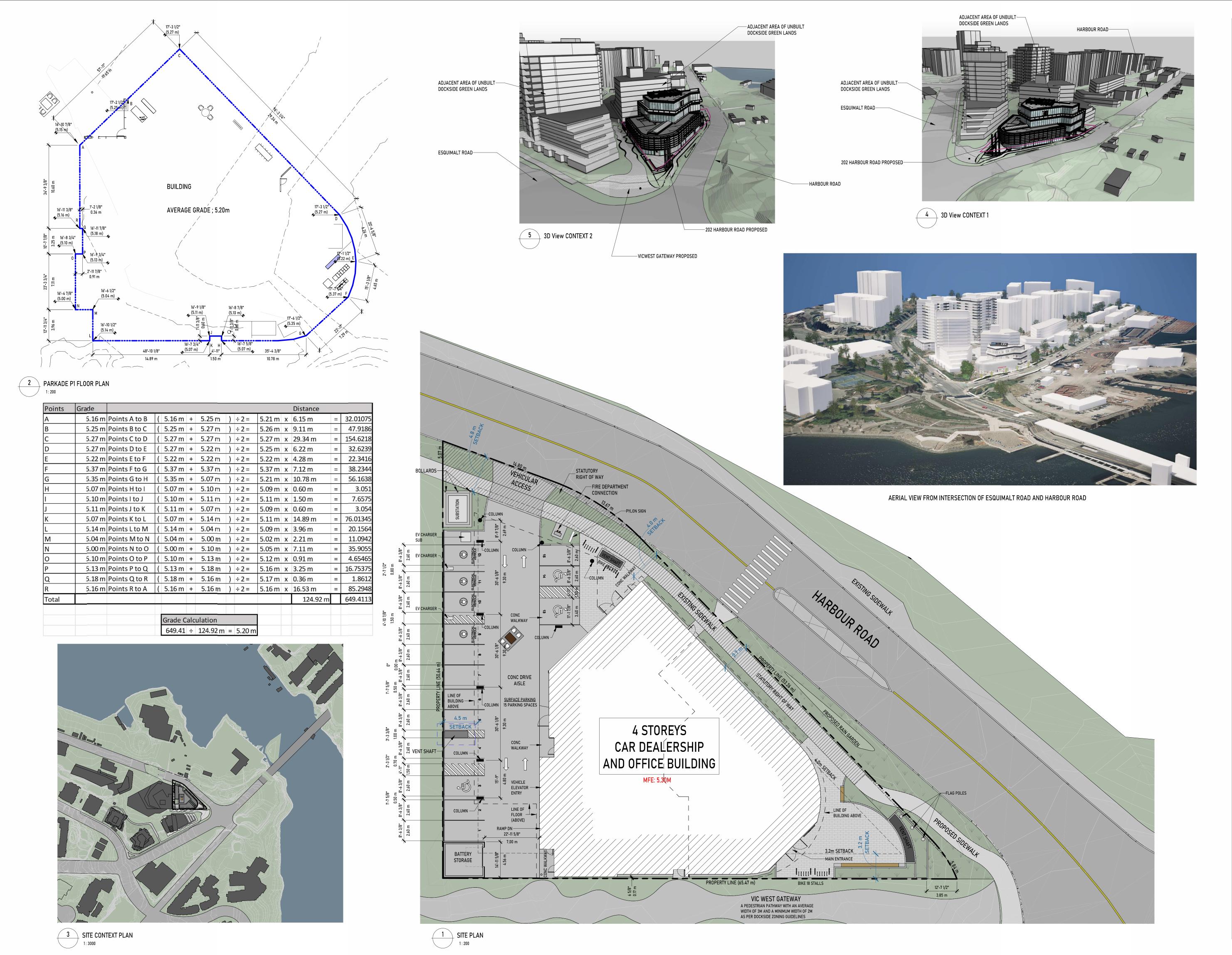
PROJECT NO: 24033 | DRAWN:

SCALE:

DWG NO:

REVIEWED: -

PLOT DATE: 2025-07-09 10:33:35 PM



A R C H I E C I U R E

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PORSCHE ®

PORSCHE

PROJECT NAME: VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS: 202 HARBOUR ROAD, VICTORIA, BC V9A 3S2

DRAWING TITLE: SITE PLAN

PROJECT NO: 24033 DRAWN:

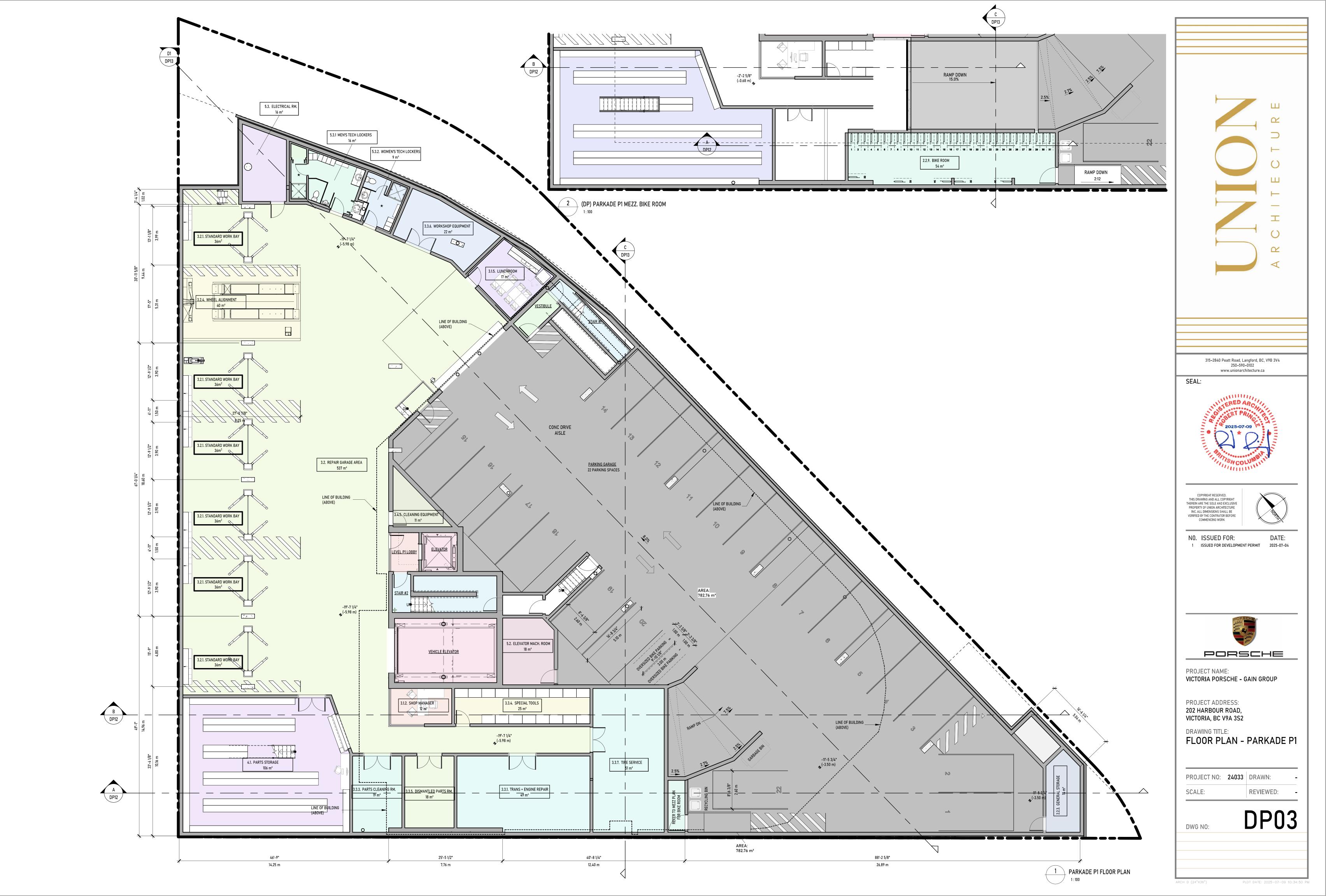
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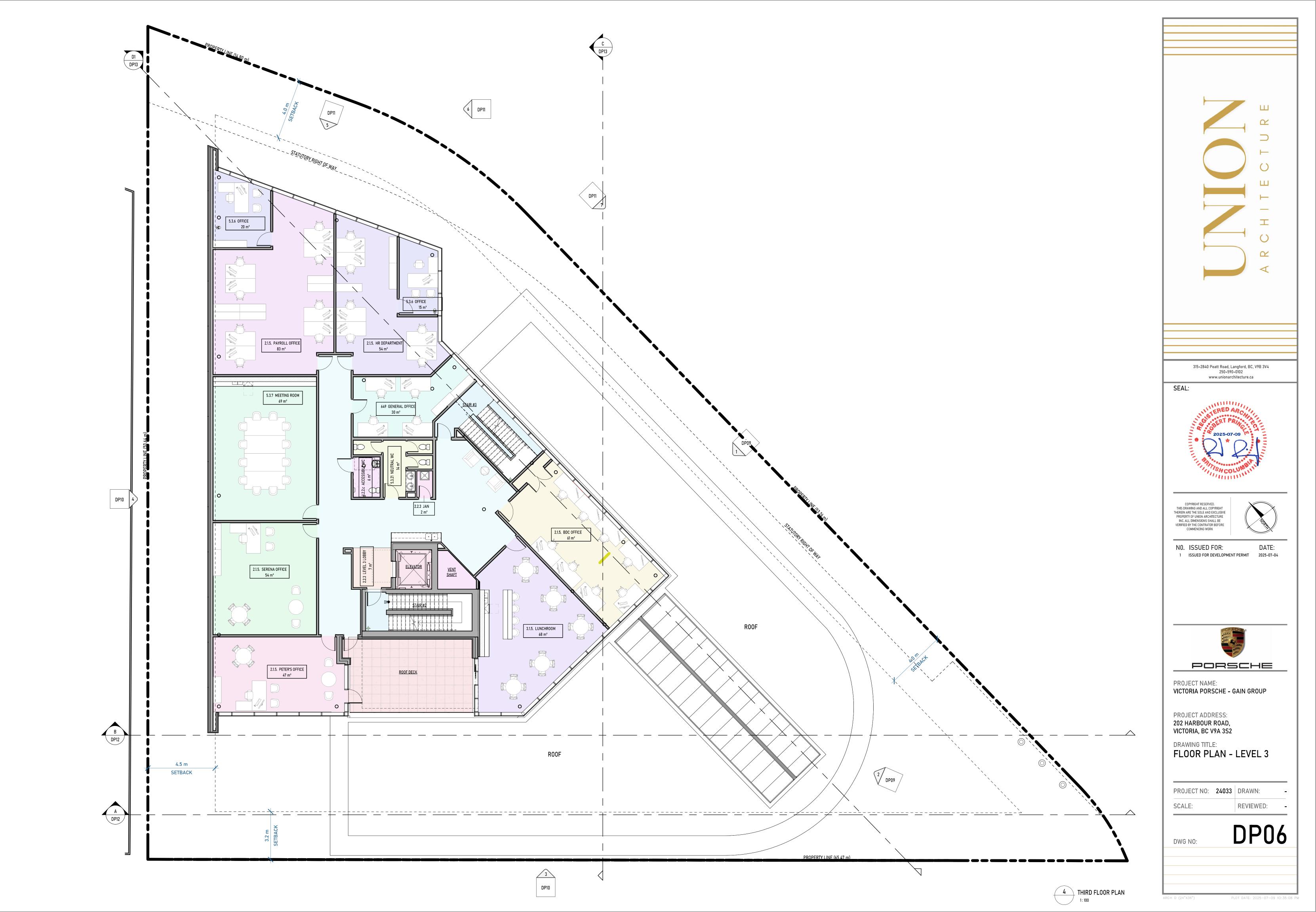
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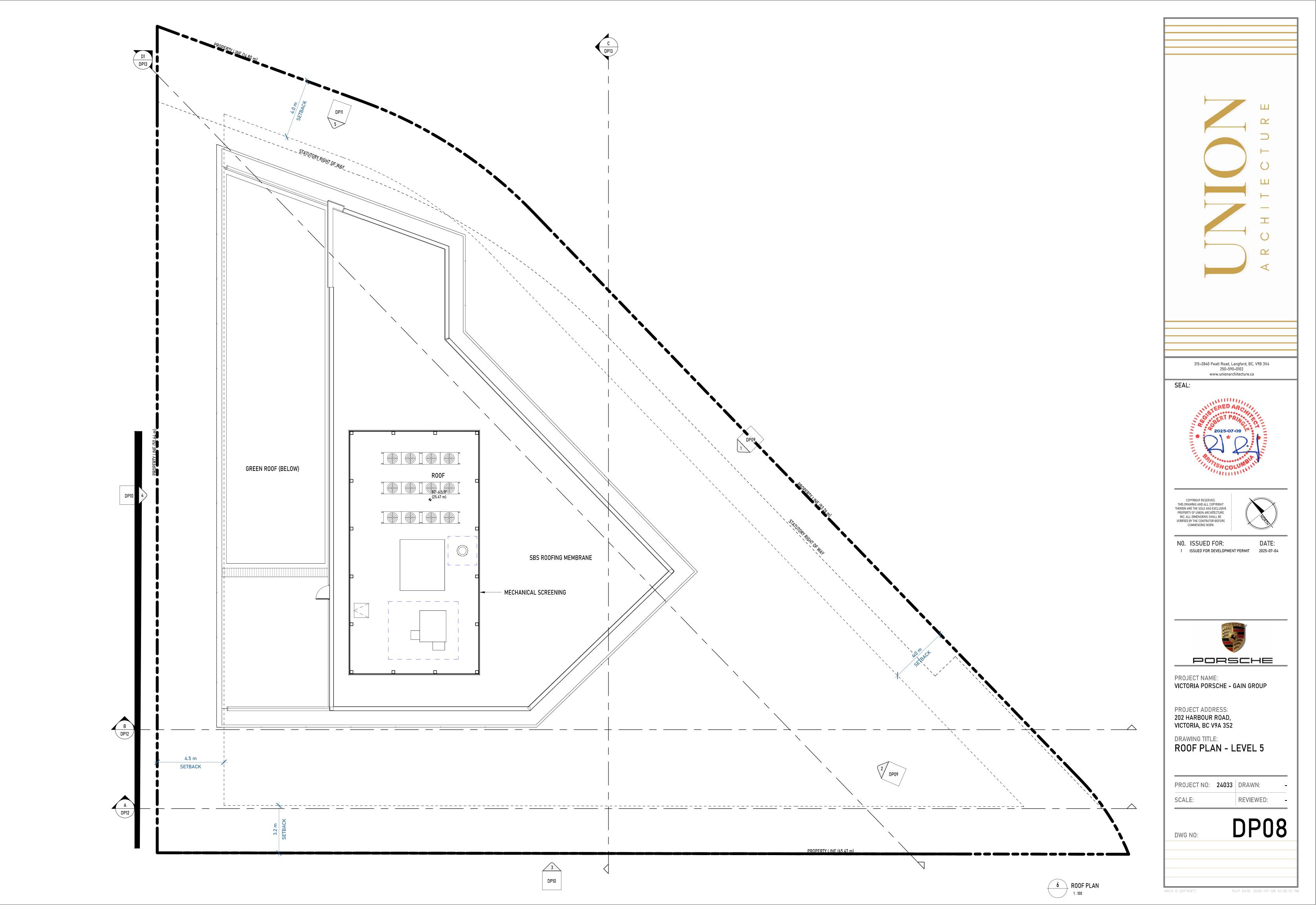


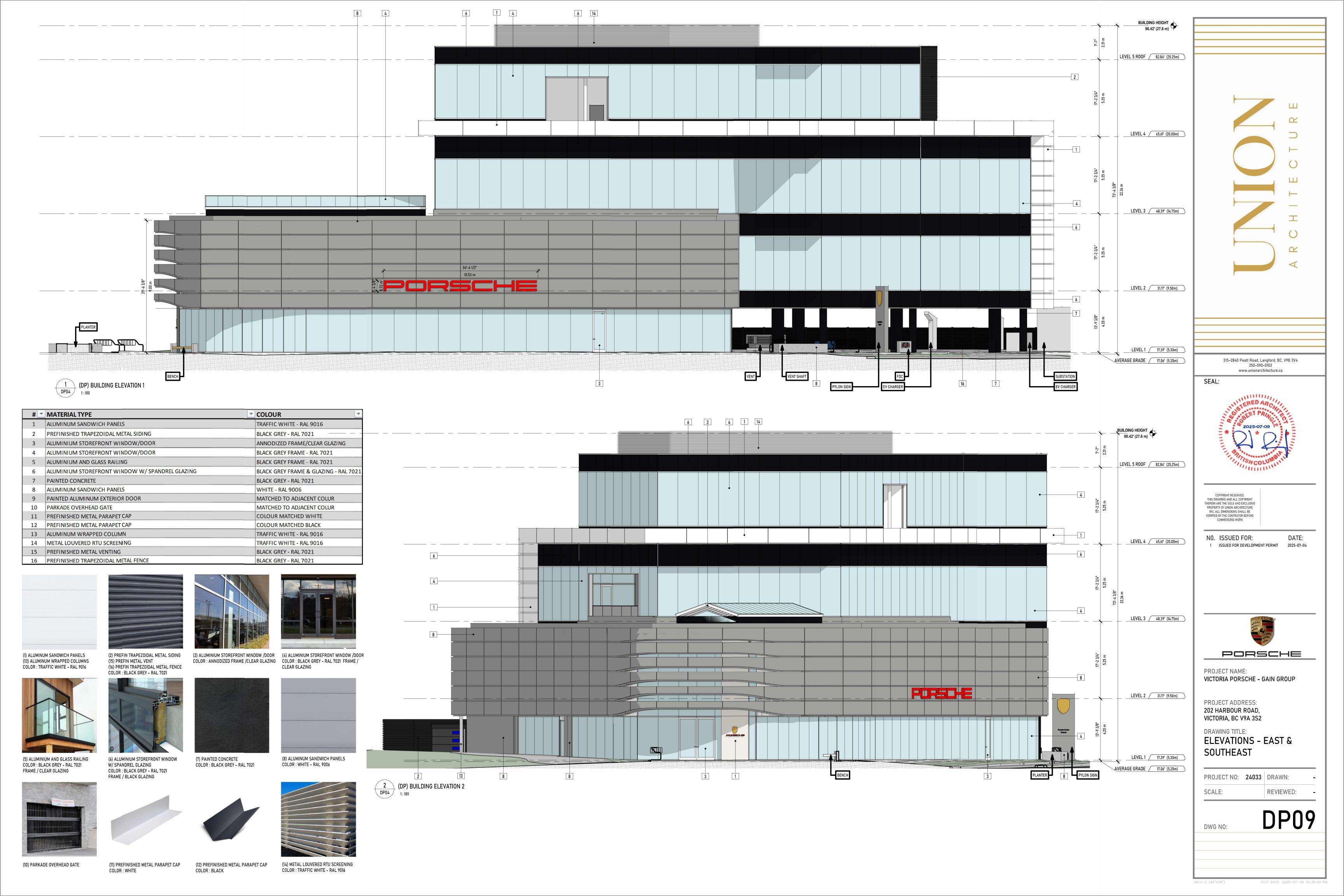


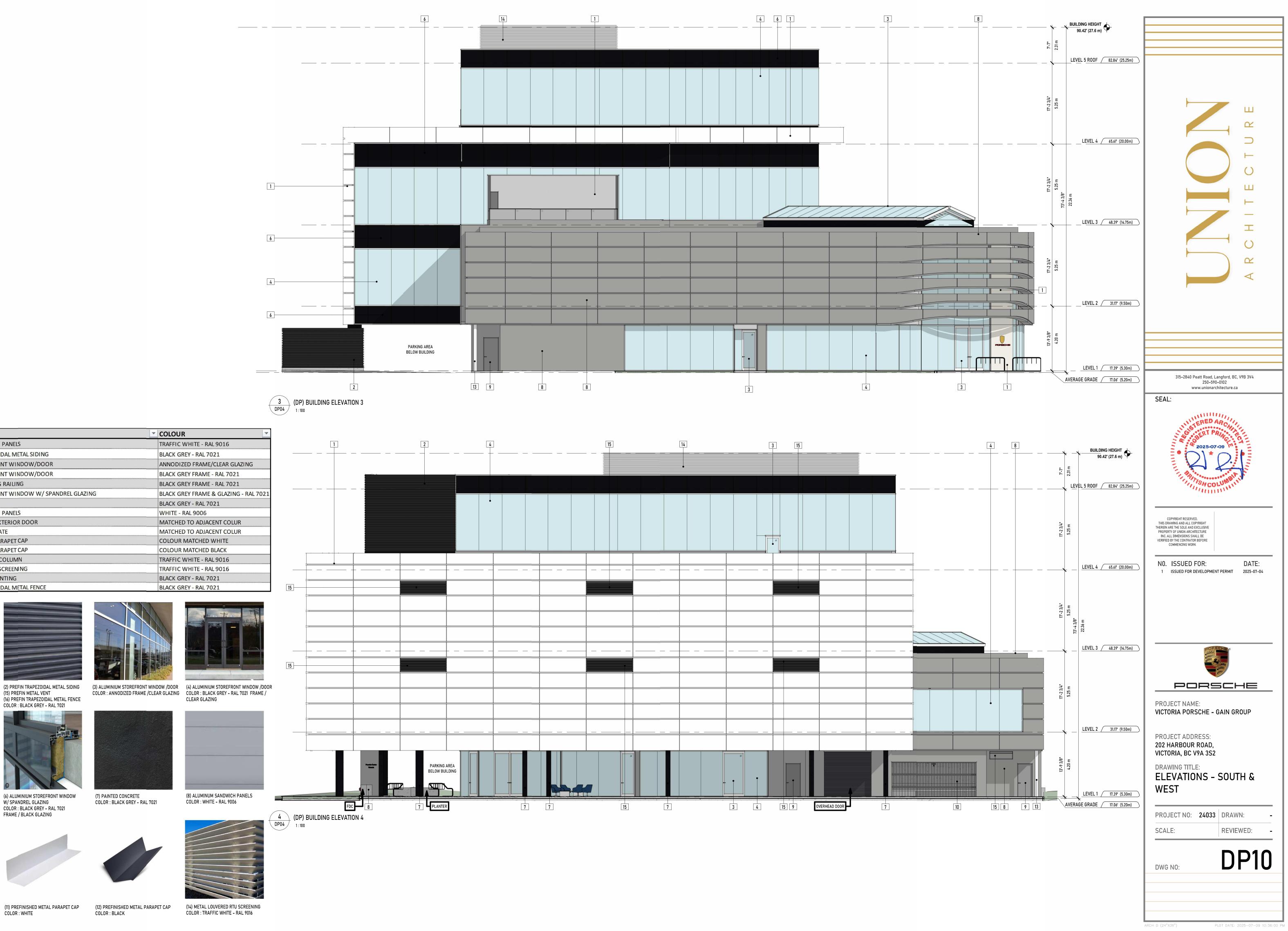














MATERIAL TYPE

7 PAINTED CONCRETE

1 ALUMINUM SANDWICH PANELS

5 ALUMINIUM AND GLASS RAILING

8 ALUMINUM SANDWICH PANELS

11 PREFINISHED METAL PARAPET CAP

12 PREFINISHED METAL PARAPET CAP 13 ALUMINUM WRAPPED COLUMN

14 METAL LOUVERED RTU SCREENING

16 PREFINISHED TRAPEZOIDAL METAL FENCE

15 PREFINISHED METAL VENTING

10 PARKADE OVERHEAD GATE

9 PAINTED ALUMINUM EXTERIOR DOOR

2 PREFINISHED TRAPEZOIDAL METAL SIDING 3 ALUMINIUM STOREFRONT WINDOW/DOOR

4 ALUMINIUM STOREFRONT WINDOW/DOOR

6 ALUMINIUM STOREFRONT WINDOW W/ SPANDREL GLAZING





(5) ALUMINIUM AND GLASS RAILING COLOR: BLACK GREY - RAL 7021 FRAME / CLEAR GLAZING



(10) PARKADE OVERHEAD GATE



(6) ALUMINIUM STOREFRONT WINDOW

COLOR: BLACK GREY - RAL 7021 FRAME / BLACK GLAZING

W/ SPANDREL GLAZING

(15) PREFIN METAL VENT

(16) PREFIN TRAPEZOIDAL METAL FENCE

COLOR: BLACK GREY - RAL 7021

(11) PREFINISHED METAL PARAPET CAP COLOR: WHITE



(12) PREFINISHED METAL PARAPET CAP COLOR: BLACK

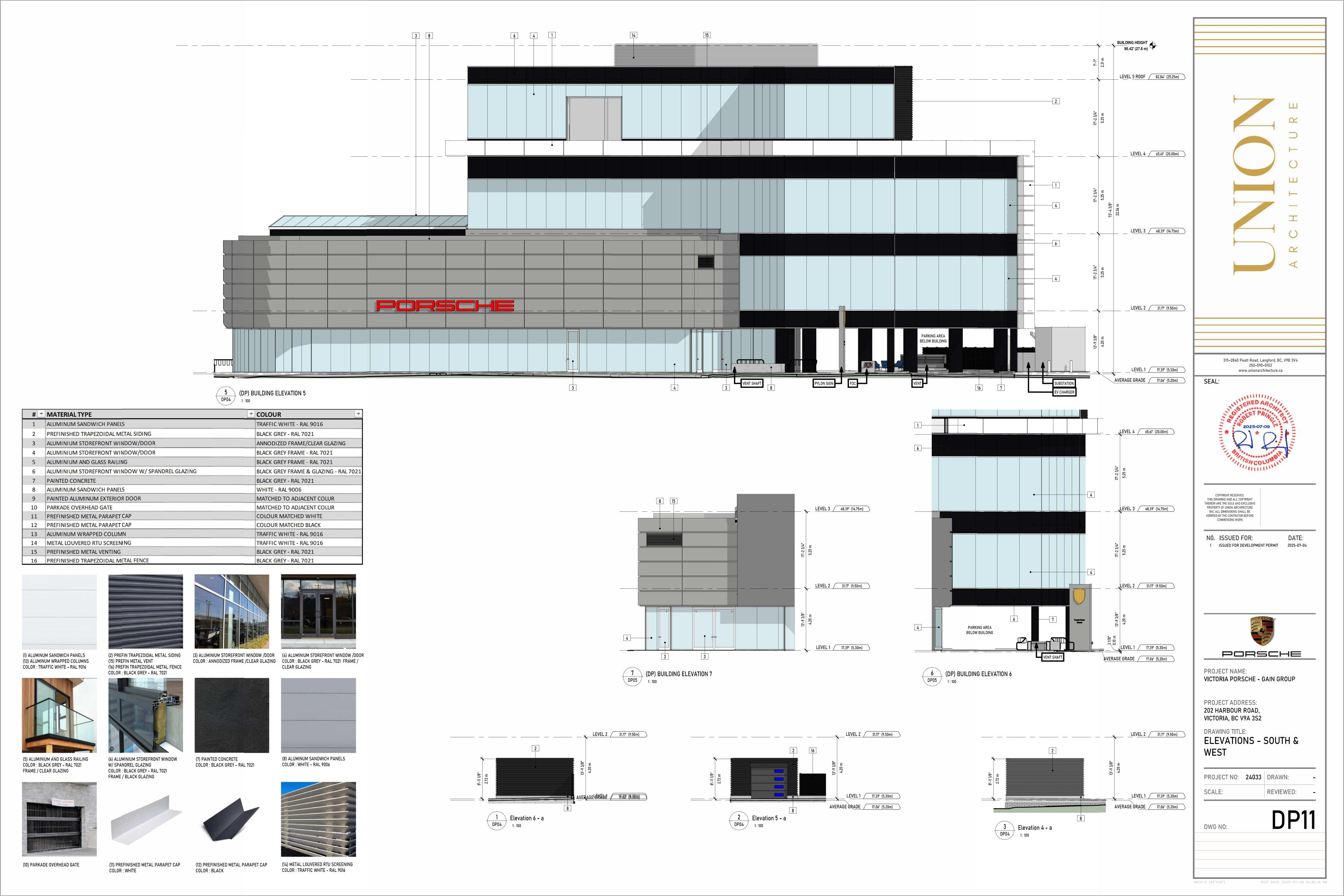
(7) PAINTED CONCRETE

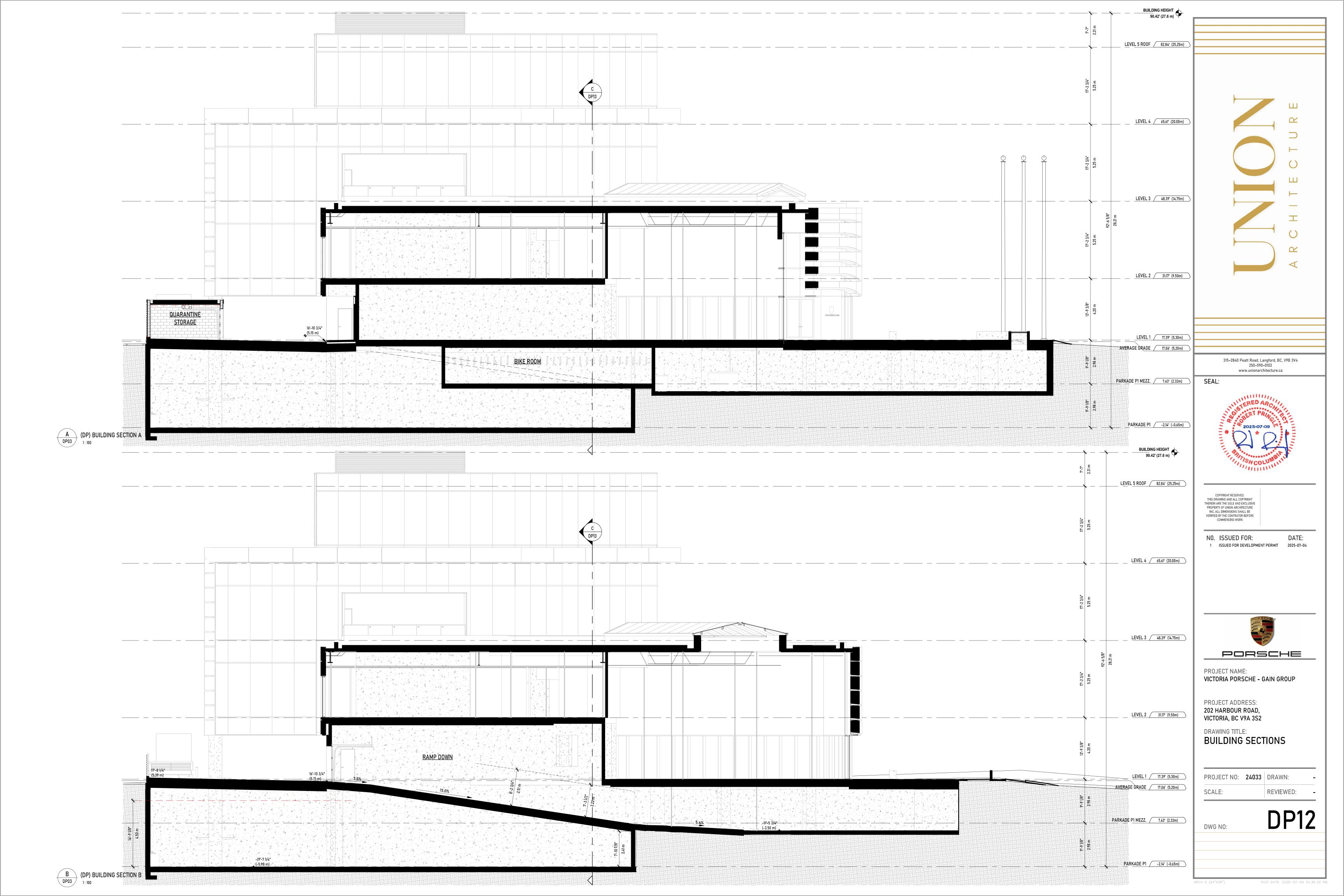
COLOR: BLACK GREY - RAL 7021

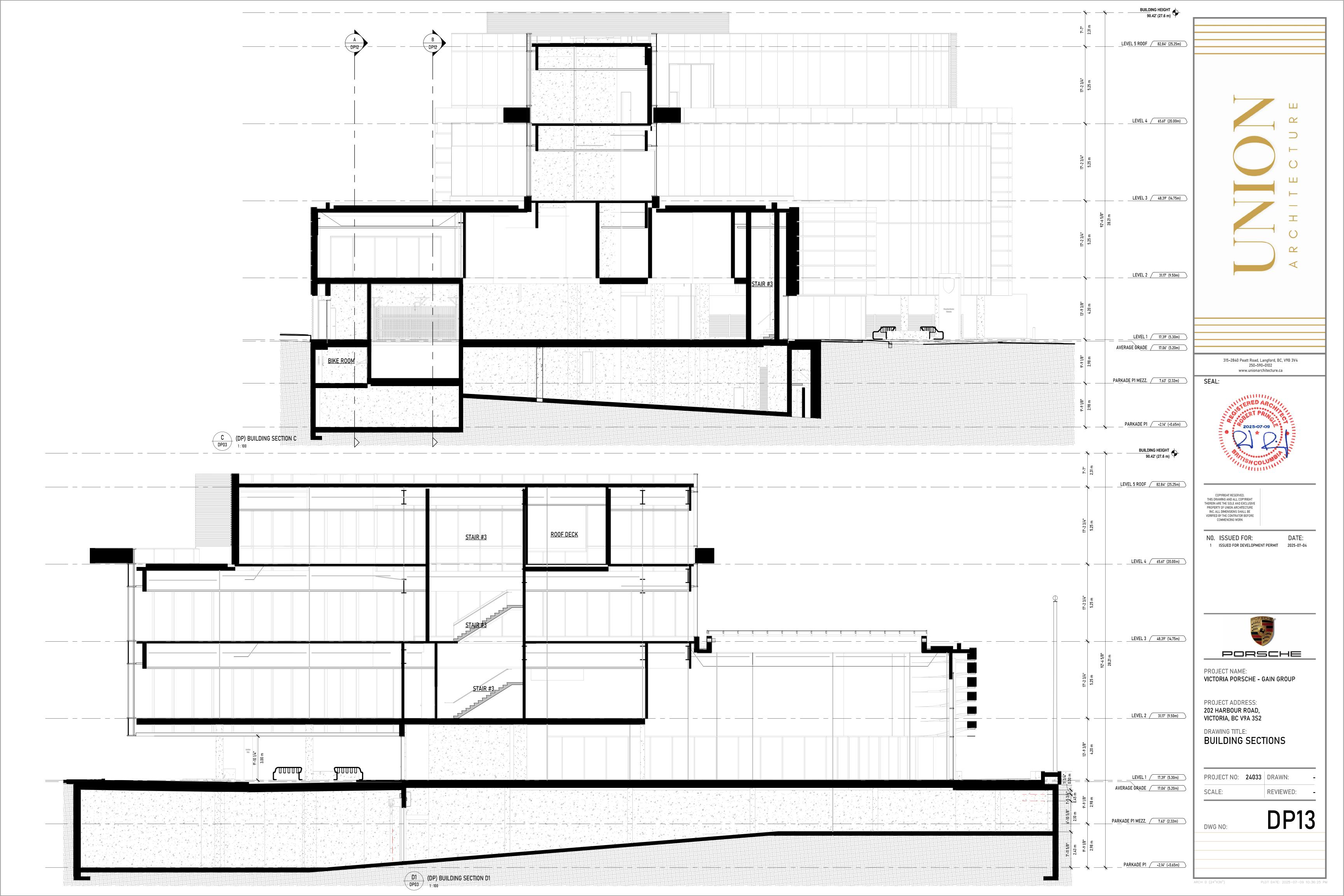


▼ COLOUR

(14) METAL LOUVERED RTU SCREENING









VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD



VIEW FROM HARBOUR ROAD LOOKING SOUTH/WEST



VIEW FROM HARBOUR ROAD LOOKING WEST



VIEW FROM VIC WEST GATEWAY LOOKING NORTH/EAST



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PROJECT NAME: VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS: 202 HARBOUR ROAD, VICTORIA, BC V9A 3S2

DRAWING TITLE:
RENDERINGS

PROJECT NO: 24033 DRAWN:

SCALE:

REVIEWED: -

DWC NO:

DP14



AERIAL VIEW FROM HARBOUR ROAD LOOKING NORTH/WEST



AERIAL VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD



AERIAL VIEW FROM HARBOUR ROAD LOOKING WEST



AERIAL VIEW FROM HAROUR ROAD LOOKING SOUTH/WEST



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RENDERINGS

PROJECT NO: 24033 DRAWN:

SCALE:

REVIEWED: -

DWC NO

DP15

PLOT DATE: 2025-07-09 10:3



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ISSUED FOR DEVELOPMENT PERMIT JULY 11th 2025

Victoria Porsche

for Gain Group

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

CONSULTANT TEAM

OWNER: Gain Group LANDSCAPE: ETA Landscape Architecture **Union Architecture** ARCHITECT:

STRUCTURAL: MECHANICAL: ELECTRICAL:

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 L2.0 Offsite Plan

L3.0 Landscape Materials Plan - Ground Level
L3.1 Landscape Materials Plan - Upper Levels
L4.0 Lighting Plan - Ground Level
L5.0 Landscape Grading & Drainage Plan - Ground Level
L6.0 Tree Plan - Ground Level
L6.1 Offsite Planting Plan

L6.2 Planting Plan - Ground LevelL7.0 Soil Depth & Servicing Plan - Ground Level

L7.2 Irrigated Areas Plan - Ground Level

L9.1 Softscape Details

L9.2 Softscape Details L9.3 Hardscape Details

L9.4 Landscape Site Furnishing Details

Professional Seal

eto landscape architecture

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Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Cover Sheet

Project Manager Project Manager	Project ID #####
Drawn By Drawn By	Scale NTS
Reviewed By Reviewed By	Drawing No.
	of

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% ORGANINC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE 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 T-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 SMALER 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

Over prepared

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.

Over structures or

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

	rade where the oil drains rapidly	where the subsoil drain poorly
LARGE TREE TREES (10m3 PER TREE) LARGE SHRUBS SMALL SHRUBS LAWN-IRRIGATED LAWN-NOT IRRIGATED	750mm(30") 750mm (30") 600mm(24") 450mm(18") 150mm(6") 150mm(6")	915mm(36") 915mm(36") 600-900mm(24"-36") 450-500mm(18"-20") 150mm(6") 225mm(9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS 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 settling) 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 AMMENDMENTS 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 PRECEDENT. 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 PROTECTS 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, NOTIFY 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/REQUESTED. 5.DIMENSIONS ON THIS DRAWING ARE IN MM, UNLESS OTHERWISE STATED AS REQUIRED BY THE

6.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, VAULTS, 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 HIS/HER 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.

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 DRIPLINE.
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.

7.THE CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL ANALYSIS REPORT, WHICH TESTS THE SOIL QUALITY CRITERIA RELATIVE TO – AGRICULTURE BY AN CERTIFIED SOIL NUTRIENT TESTING LABORATORY FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE REPORT SHALL INCLUDE RECOMMENDATIONS FOR PREPARATION OF GROWING MEDIUM TO MEET THE CSLA AAPC & CNLA

8.EXCESS SOIL FROM LANDSCAPE GRADING IS TO BE REMOVED AND DISPOSED OF OFFSITE 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 SIZES.

11.ALL TREES MUST BE GUYED OR STAKED AS PER DETAILS AND SPECIFICATIONS.

12.THE CONTRACTOR SHALL PROVIDE ROOT BARRIERS FOR ALL TREES LOCATED WITHIN TWO

(2.0) METERS OF PAVING 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 BCSLA 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 SPECIFICALLY DIMENSIONED SITE FURNITURE LOCATIONS ON DRAWINGS ARE APPROXIMATE AND MUST BE APPROVED ON SITE BY THE LANDSCAPE ARCHITECT BEFORE LINDERTAKING INSTALL ATION.

UNDERTAKING INSTALLATION.
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 SPECIFICATIONS SETS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION ON SITE. APPROVED MOCK-UPS COULD STAY AS PART OF THE OVERALL 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 FIXATION 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.

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.

8.THE FINISH GRADING OF PLANTING AREAS SHALL BE 50MM BELOW ADJACENT CURB OR

5.CONTRACTOR TO CROSS CHECK ALL EXTERNAL WORKS LEVELS WITH EXISTING BUILDINGS. ANY DISCREPANCIES TO BE SUBMITTED FOR THE 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.

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 BÉ INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FROM THE STUB OUTS PROVIDED (TYP. 2", CONFIRM WITH MECHANICAL). PROVIDE SUBMITTALS OF DESIGN FOR LANDSCAPE REVIEW AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE, TO INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE PLANTED AREAS ONLY AND LOCATIONS 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 DOCUMENTED EXPERIENCE, AND BE A MEMBER IN GOOD STANDING OF THE IIABC (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

OFFSITE AREAS, PER CITY STANDARDS.

8. ALL IRRIGATION VALVE BOXES TO BE QUIPPED WITH QUICK COUPLERS.

9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET

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

DRAWINGS AND MUNICIPAL STANDARDS

STANDARDS.

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 SPECS 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

PI ANT I IST

D	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
rrees -		1			1 -		
Qrs	4	Quercus robur 'Kindred Spirit'	columnar oak	as shown	6cm cal/B&B	full/ bushy canopy	S
SHRUB	S / GR	OUNDCOVERS / PERENNIALS - OFFS	ITE				'
Camf-1	3	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire dogwood	1.37	45 cont	full/ bushy plants	W
Cf	36	Carex flacca	blue sedge		#1 cont.	full/ bushy plants	E
Csk-1	46	Cornus sericea 'kelseyi'	Dwarf Red Osier dogwood		#5 cont.	full/bushy	_
Oth	3	Ceanothus thyrsiflorus 'Victoria'	California lilac		' #5 cont.	full/ bushy plants	E, P
Gs	3	Gaultheria shallon	salal		#2 cont.	full/ bushy plants	N, E, B, P, Ed
d	36	Iris douglasiana	Douglas iris		#1 cont.	Tellin is elert, presente	1, 2, 2, 1, 20
t I	36	Iris tenax	western blue iris		#1 cont.	full/ bushy plants	N, P
p	10	Lonicera pileata	box leaf honeysuckle		#2 cont.	full/ bushy plants	E, B, P
Лаа	3	Mahonia aquifolium	tall Oregon grape		6 #3 cont.	full/ bushy plants	N, E, B, P, Ed
Maa-1	36	Mahonia aquifolium	tall Oregon grape		6 #7 cont.	full/ bushy plants	N, E, B, P, Ed
Pah	10	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass		6 #1 cont.	full/ bushy plants	B, W
Pm	36	Polystichum munitum	sword fern		#3 cont.	full/ bushy plants	N, E
Rog	46	Rosa gymnocarpa	bald hip rose		#2 cont.	full/ bushy plants	N, B, P
Ron-1	3	Rosa nutkana	Nootka rose		#2 cont.	full/ bushy plants	N, B, P
	0			C		Tellin ideality plants	, _, .
LAWN -	OFFS	ITE					
	<u> </u>	Non-Netted, grown on sand					
		greath and a second					
TREES							
Virs	1	Magnolia stellata 'Royal Star'	star magnolia	as shown	6cm cal/B&B	full/ bushy canopy	Р
Qrs	1	Quercus robur 'Kindred Spirit'	columnar oak	as shown	6cm cal/B&B	full/ bushy canopy	S
		a distribution of the control of the				Tallin Deletity Cell topy	
SHRUBS	S / GR	OUNDCOVERS / PERENNIALS					
Camf-1	19	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire dogwood	1.37	/#5 cont	full/ bushy plants	W
Csk-1	32	Cornus sericea 'kelseyi'	Dwarf Red Osier dogwood		#5 cont.	full/bushy	
Oth	19	Ceanothus thyrsiflorus 'Victoria'	California lilac		' #5 cont.	full/ bushy plants	E, P
Gs	19	Gaultheria shallon	salal		#2 cont.	full/ bushy plants	N, E, B, P, Ed
_p	32	Lonicera pileata	box leaf honeysuckle		6 #2 cont.	full/ bushy plants	E, B, P
Maa Naa	19	Mahonia aquifolium	tall Oregon grape		6 #3 cont.	full/ bushy plants	N, E, B, P, Ed
Pah	32	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass		6 #1 cont.	full/ bushy plants	B, W
Rog	32	Rosa gymnocarpa	bald hip rose		6 #2 cont.	full/ bushy plants	N, B, P
Ron-1	19	Rosa nutkana	Nootka rose		#2 cont.	full/ bushy plants	N, B, P
.511 1	0	Tion Hamana	1.13011.4.1000	0.01		Tun, busing plants	, , D, 1
AWN							
		Non-Netted, grown on sand					
						1	i i

1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT

4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES

OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE

3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST

2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

MATERIALS AND FURNISHINGS

SITI	E FURNIS	SHINGS							
ID	DETAIL	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
F1	6/L9.3	CIP Concrete Planter	ht. varies	-	-	-	-	-	
F2	1/L9.4	Bike Racks	698 x 921 x 279mm	PC: Silver	Aluminum	SC 1600 Series	Maglin	12	2
-3	4/L9.4	Timber Top Seating	-	Natural	Concrete / Ash	Ogden	Maglin	-	Top Mounted
F4	2/L9.4	Moveable Tables	737 x 914(dia.) mm	PC: Silver	Steel	Battery	Maglin	_	
MA	TERIALS								
D	DETAIL	DESCRIPTION	SIZE	COLOUR	PATTERN	MODEL	MANUFACTURER	QTY	NOTES
M1	1/L9.3	CIP Concrete Sidewalk	-	-	_	-	=	-	
M2	2/L9.3	Feature Unit Paving	3" x 12" x 4"	Grey	Running Bond	VS5	Belgard	-	Vehicular Rated
M3	3/L9.3	Paving Type 2	24" x 24" x 2"	Natural	Stacked Bond	Manhattan	Newstone	-	On Pedestal
/14	1/L9.1	Sod Boulevard	-	=	_	=	=	-	
<i>l</i> 15	2,3,6/L9.	1 Boulevard Planting	-	-	_	-	-	-	
И6	1/L9.2	Rain Garden	-	-	_	-	-	_	
Л7	4/L9.1	Intensive Green Roof	300mm Depth	-	_	"Roof Garden"	Zinco	_	
И9	4/L9.3	Drip Strip	610mm Width	-	_	_	-	_	
M11	7/L9.3	Artificial Turf	-	-	-	Pet Premium	SynLawn	-	With Odor Eliminating Infill

evision Date Revision No

Issue No.	Date	Issue Notes
Α	2025-06-11	Issued for DP Dr
В	2025-07-11	Issued for DP

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Victoria Porsche

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Landscape Notes &

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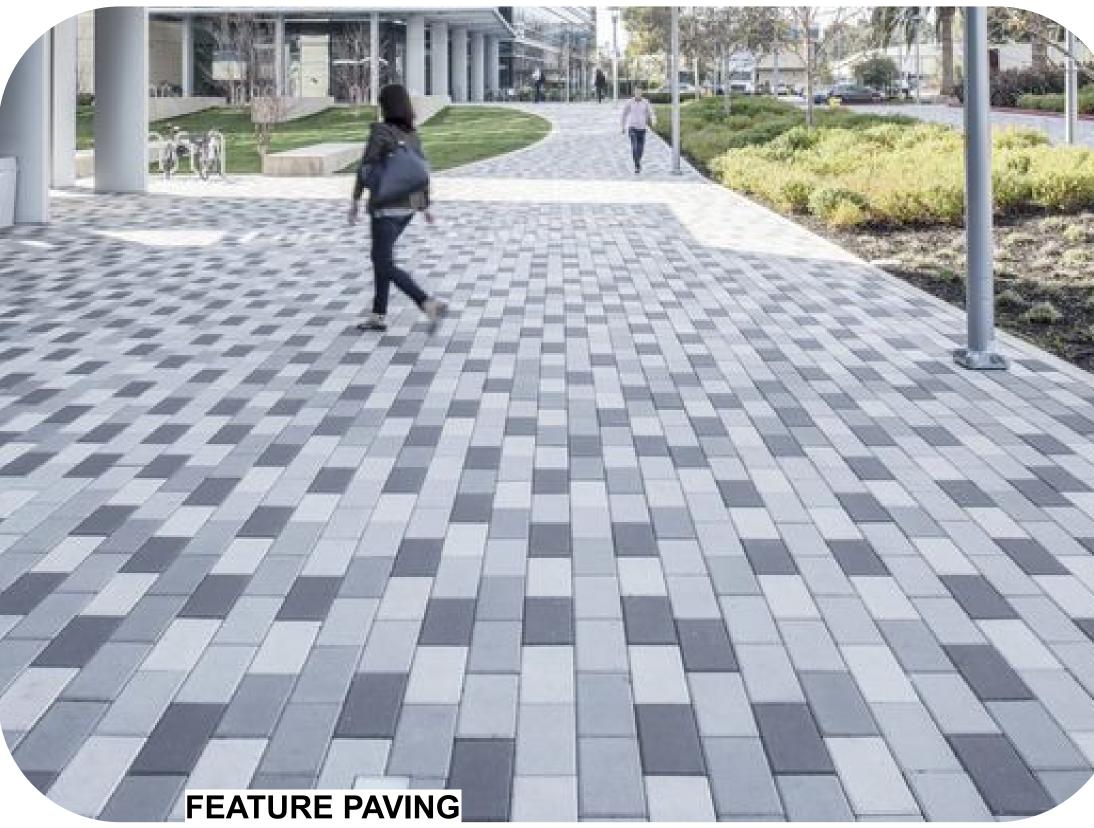
Drawing Title Landscape

Illustrative Plan Precedent Images

Project Manager Project Manager	Project ID #####
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Drawing Title Landscape

Precedent Images Precedent Images

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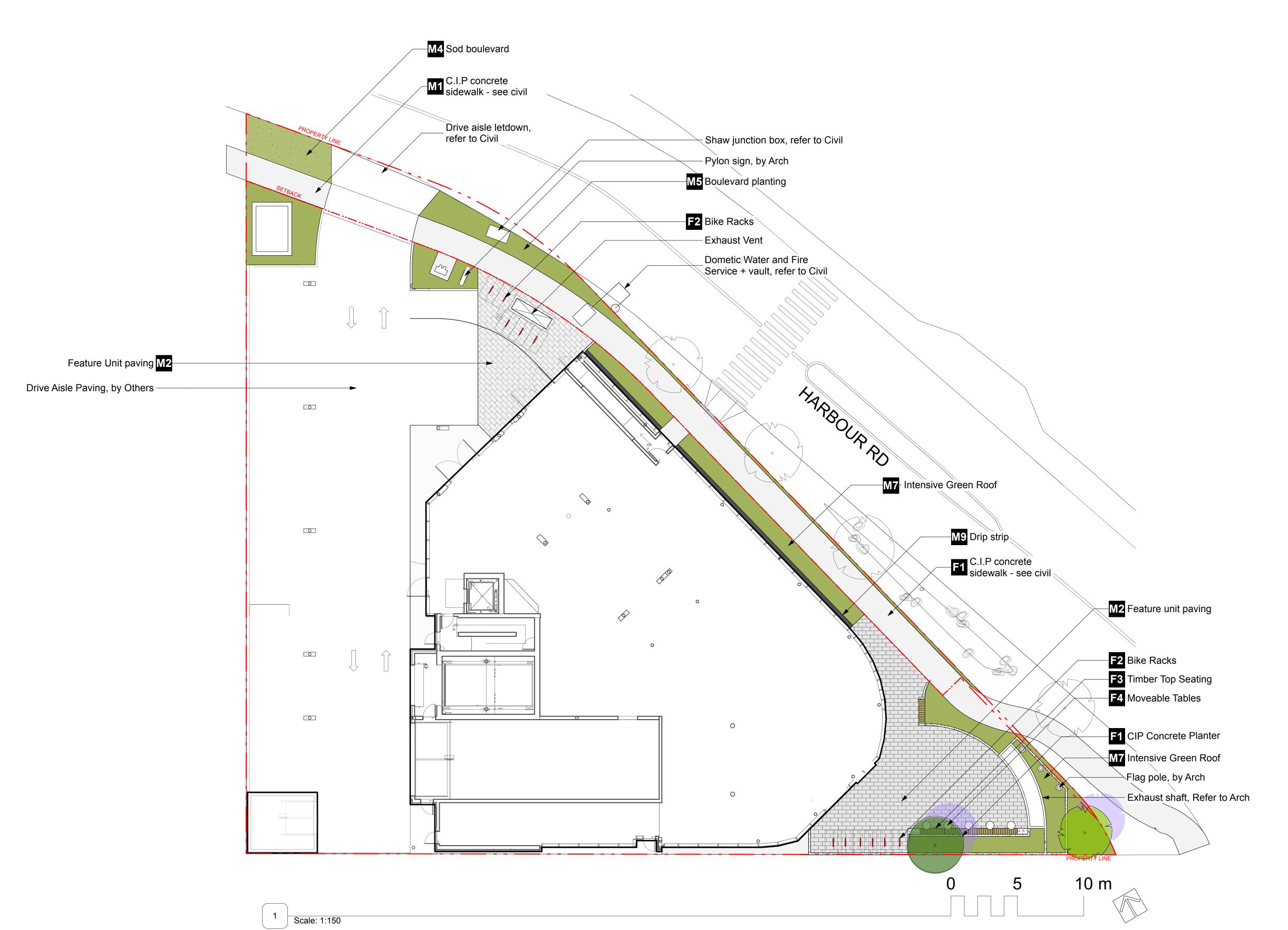
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Drawing Title

Offsite Plan

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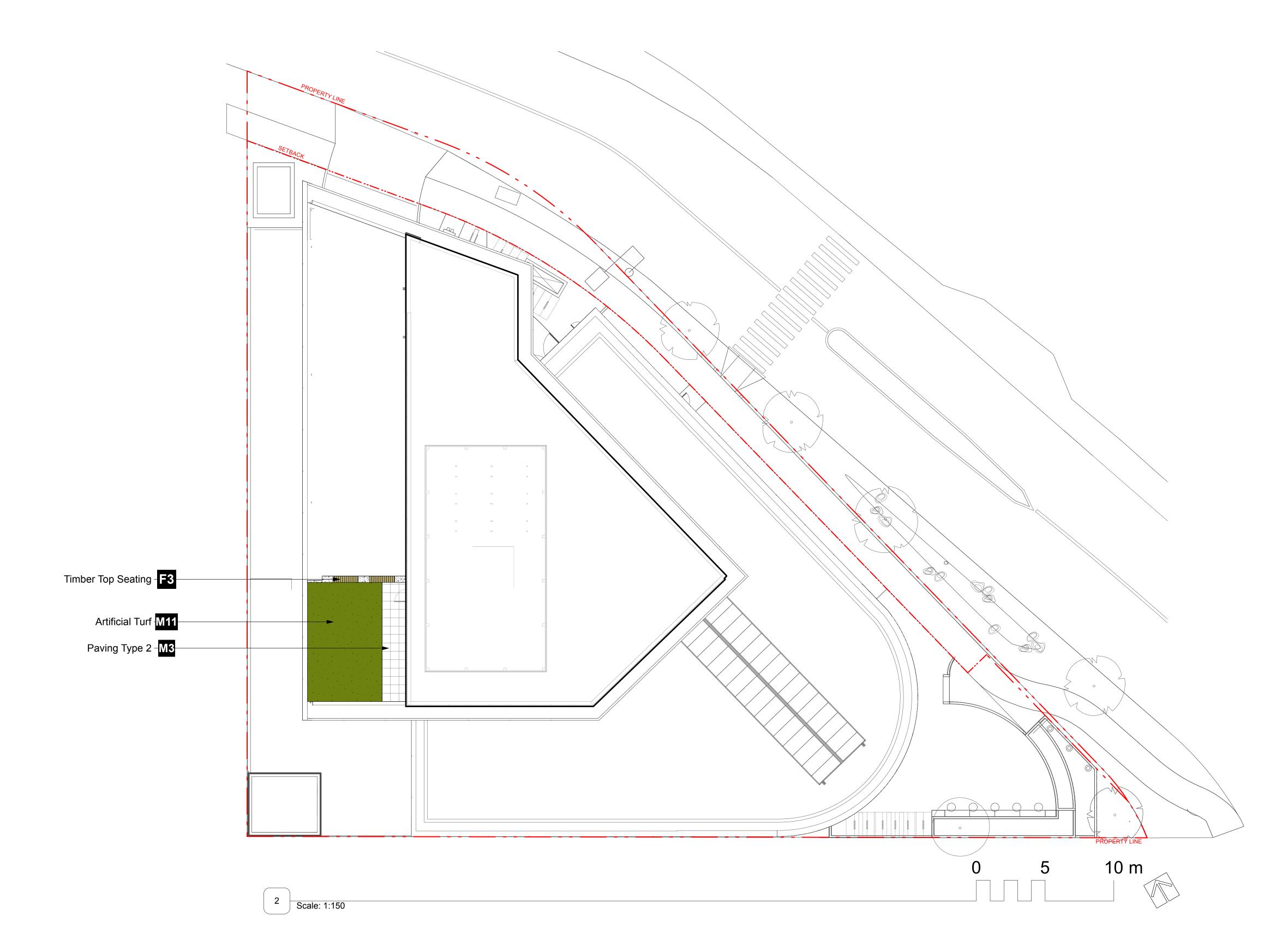
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Landscape Drawing Title

Materials Plan -

Plan Ground Level

Scale As Noted
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Landscape Drawing Title

Materials Plan -

Plan Upper Levels

Leg

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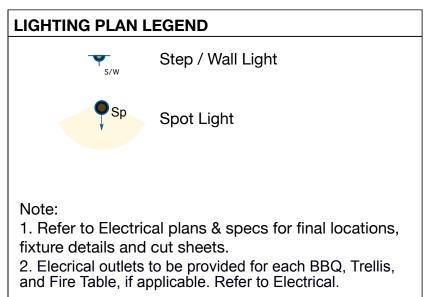
Lighting Plan -

Ground Level

Logol

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LANDSCAPE GRADING & DRAINAGE PLAN LEGEND

+ TW 0.00m TW - Top of Wall BW - Bottom of Wall

TS 0.00m TS - Top of Step BS 0.00m BS - Bottom of Step

ToS 0.00m ToS - Top of Slab

+ FFE 0.00m FFE - Finish Floor

PG 0.00m PG - Proposed Grade

HG 0.00m IG - Interpolated Grade

Area Drain

EG 0.00m EG - Existing Grade

 $\frac{1\% - 5\%}{\text{MIN-MAX}}$

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Landscape Grading Drawing Title

& Drainage Plan -& Drainage Plan Ground Level

Leg

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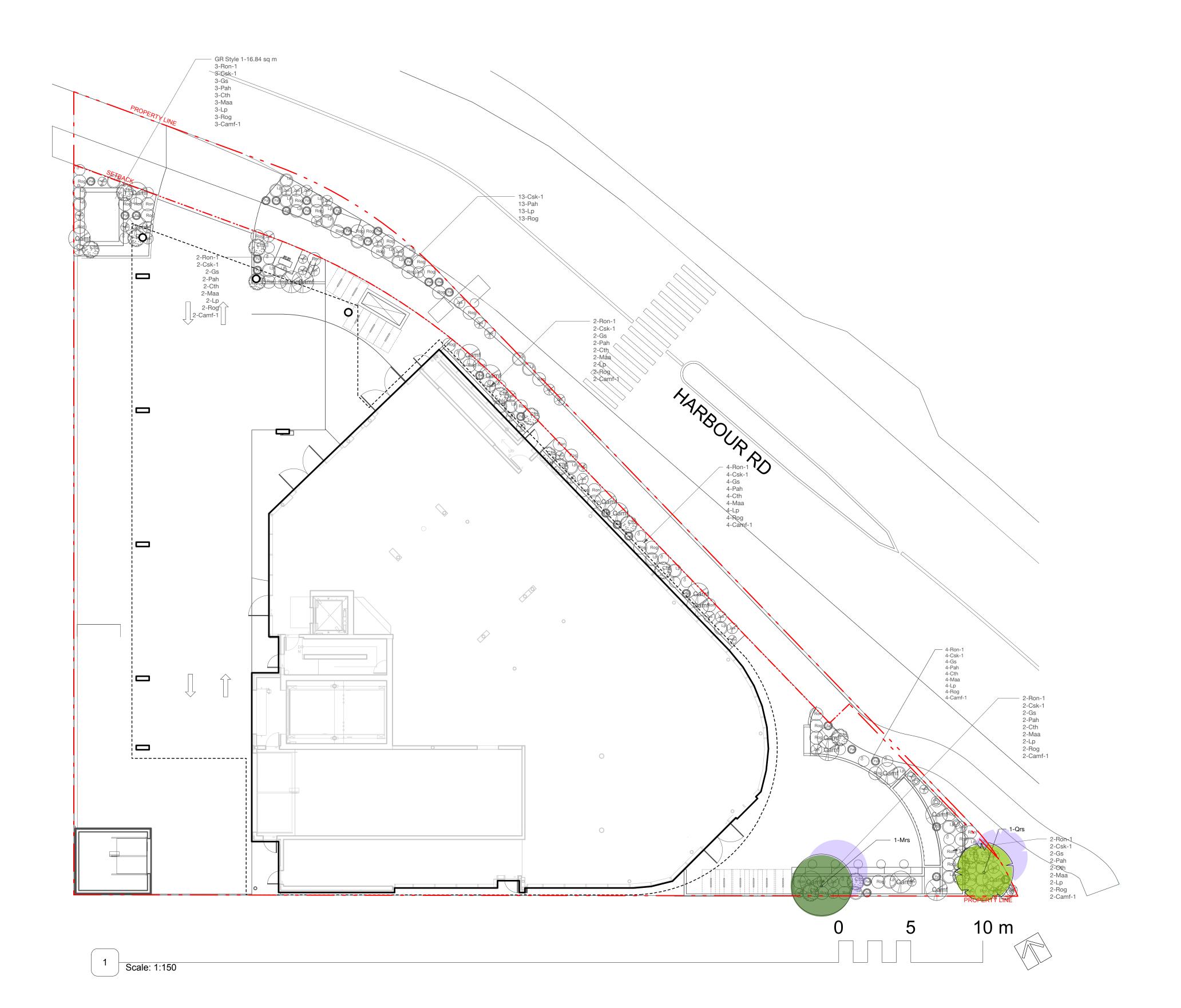
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Tree Plan - Ground

Level

Project Manager Project Manager	Project ID #####
Drawn By Drawn By	Scale As Noted
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2 Scale: 1:150

Revision

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Offsite Planting

Plan

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Planting Plan -

Ground Level

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	27





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Soil Depth & Drawing Title

Servicing Plan -

Servicing Plan Ground Level

Project Manager	Project ID
Project Manager	#####
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Reviewed By Reviewed By	Drawing No. L7.0 14 of
	27





PLANTING SOIL DEPTH LEGEND

915 mm (36") Soil Depth

All softscape areas to include min. 75mm gravel drainage layers in addition to indicated soil depth for on slab conditions.





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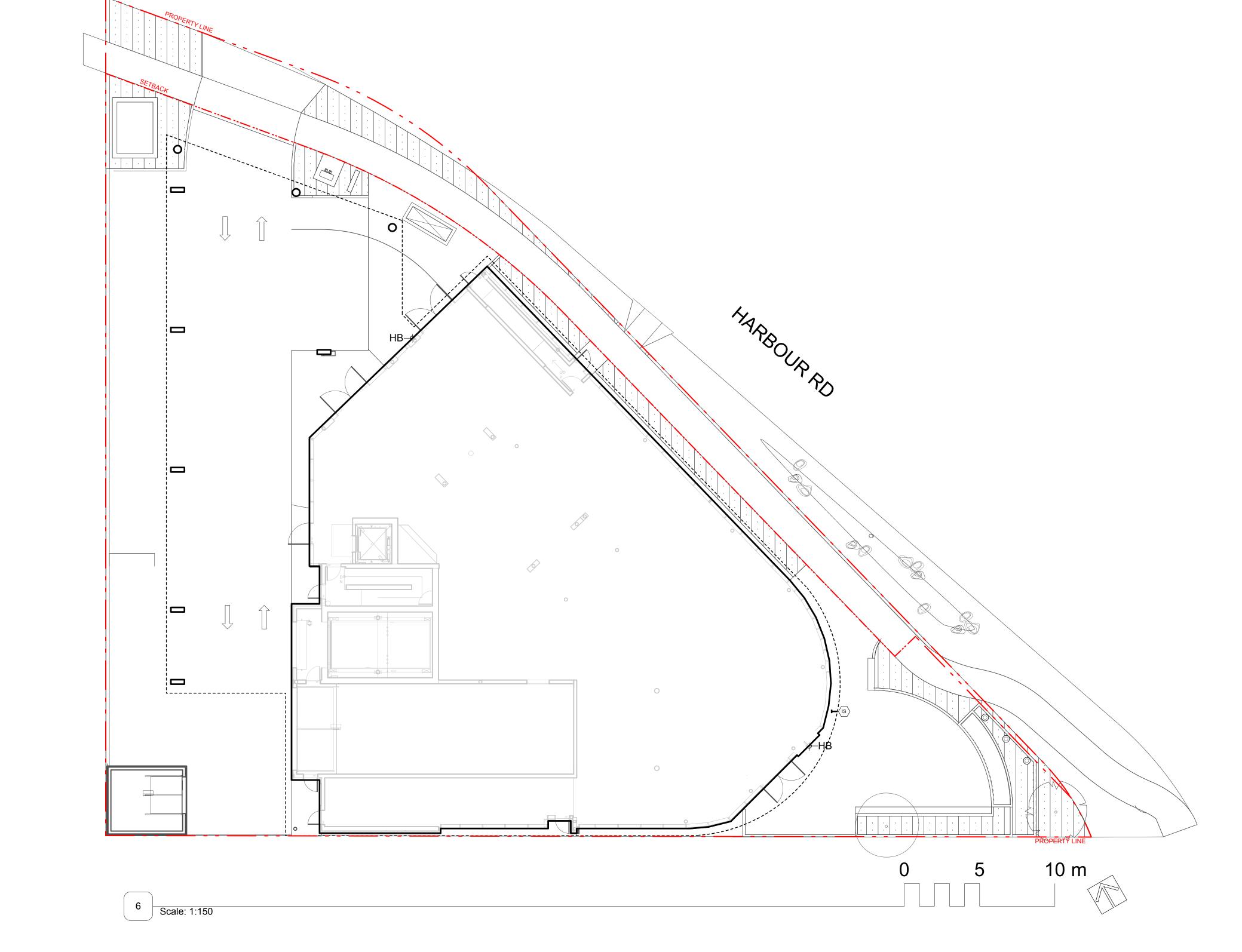
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Irrigated Areas Plan

- Ground Level

Project Manager Project Manager	Project ID #####
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Reviewed By Reviewed By	Drawing No. L7.2 16 of



IRRIGATED AREAS & SERVICING LEGEND

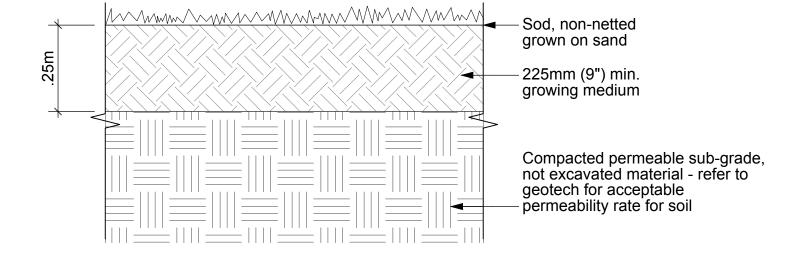
Hosebib

Irrigation Stub-out

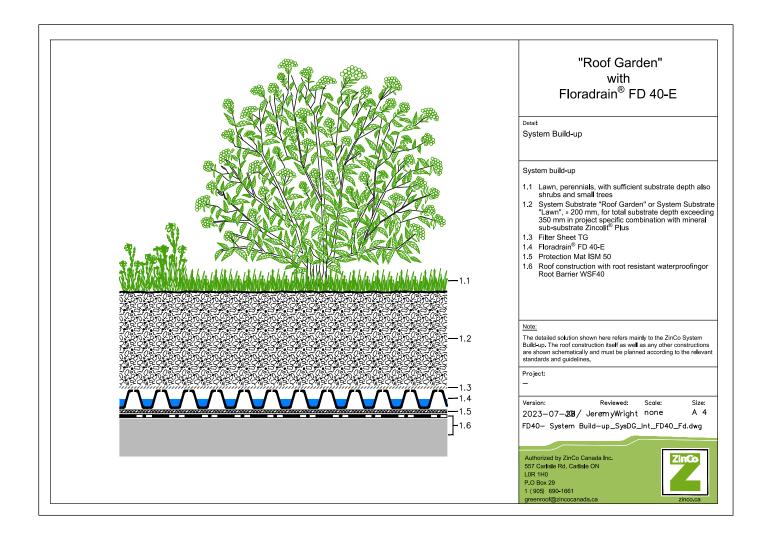
Gas Connection

Refer to canadian landscape standard, typ.
 This sheet is for reference only, Contractor to refer to Irrigation drawings for the Irrigation design.
 Final locations per Mechanical.
 Shop drawings to be provided prior to installation for Landscape review.
 Elecrical outlets to be provided for each BBQ, Trellis, and Fire Table, if applicable. Refer to Electrical.

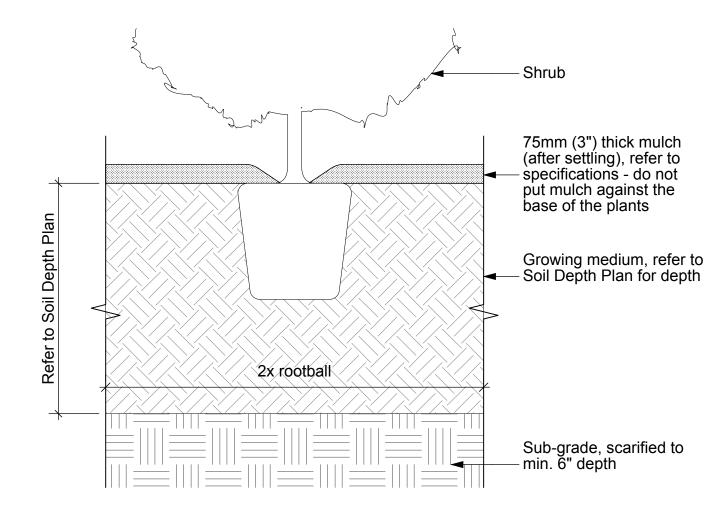
All onsite planted areas to be irrigated with high efficiency irrigation system.



DETAIL: Sod at Grade Scale: 1:10



CUTSHEET: Intensive Green roof



Prune off broken and damaged branches

Low saucer: 100 mm of soil around tree.

Circumference of tree to form a shallow bench to prevent water run-off. Soil over the -rootball shall not exceed 25 mm in depth.

75mm (3") thick mulch (after settling),

Roll back top 1/3rd of burlap. Remove all plastic

750mm (32") min. to 910mm (36") max. growing

4" drainage pipe connected to storm where possible

ties, treated burlap or container materials

medium, planting pit to be 2x rootball size

-Compacted pedestal base as required

Compacted permeable sub-grade, not excavated material - refer to geotech for acceptable permeability rate for soil

-Tree Wells Shall Be 36" In Depth -Tree Wells In Boulevards Shall Be Connected By A Continuous Soil Trench Of At Least 910mm (36") Depth

refer to specifications - do not put mulch against the base of the plants

—Ties: "arbour tie" or approved alternate

Two pressure treated hem / fir —50 mm dia. woodstakes, 2m in

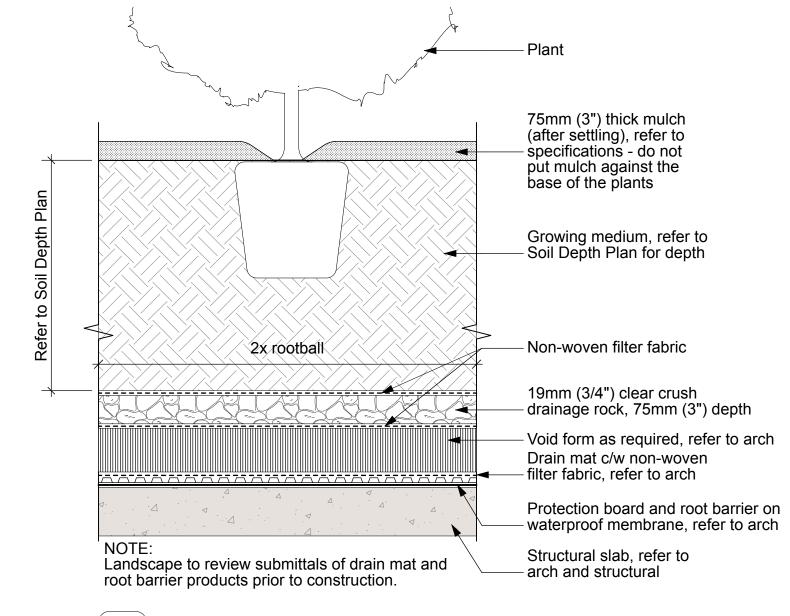
DETAIL: Planting at Grade Scale: 1:10

2x rootball

DETAIL: TREE AT GRADE

SCALE: 1:20

-Minimum Width Of Tree Pit Shall Be The Rootball Diameter Plus 24"



DETAIL: Planting on Slab Scale: 1:10

Prune off broken and damaged branches —Ties: "arbour tie" or approved alternate Two pressure treated hem / fir —50 mm dia. woodstakes, 2m in Low saucer: 100 mm of soil around tree. Circumference of tree to form a shallow bench to prevent water run-off. Soil over the rootball shall not exceed 25 mm in depth. 75mm (3") thick mulch (after settling), refer to specifications - do not put —mulch against the base of the plants Roll back top 1/3rd of burlap. Remove all plastic ties, treated burlap or container materials 750mm (32") min. to 910mm (36") max. growing —medium, planting pit to be 2x rootball size Non-woven filter fabric -19mm (3/4") clear crush drainage rock, 75mm (3") depth 2x rootball -Void form as required, refer to arch -Drain mat c/w non-woven filter fabric, refer to arch Protection board and root barrier on waterproof membrane, refer to arch -Structural slab, refer to arch and structural Landscape to review submittals of drain mat and root barrier products prior to construction.

DETAIL: TREE ON SLAB

SCALE: 1:20

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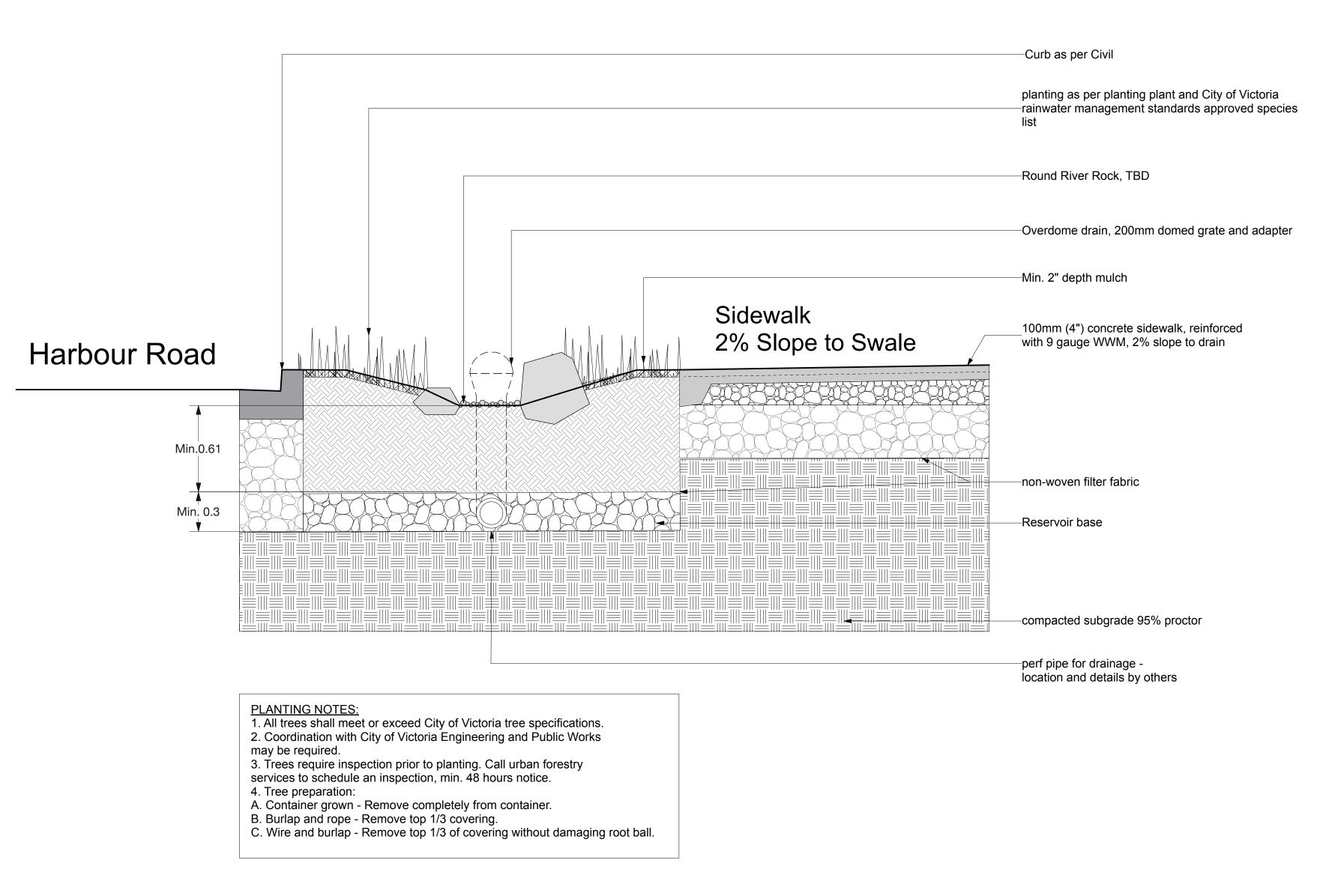
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Softscape Details

Project Manager	Project ID
Project Manager	#####
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Detail: Rain Garden

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Project

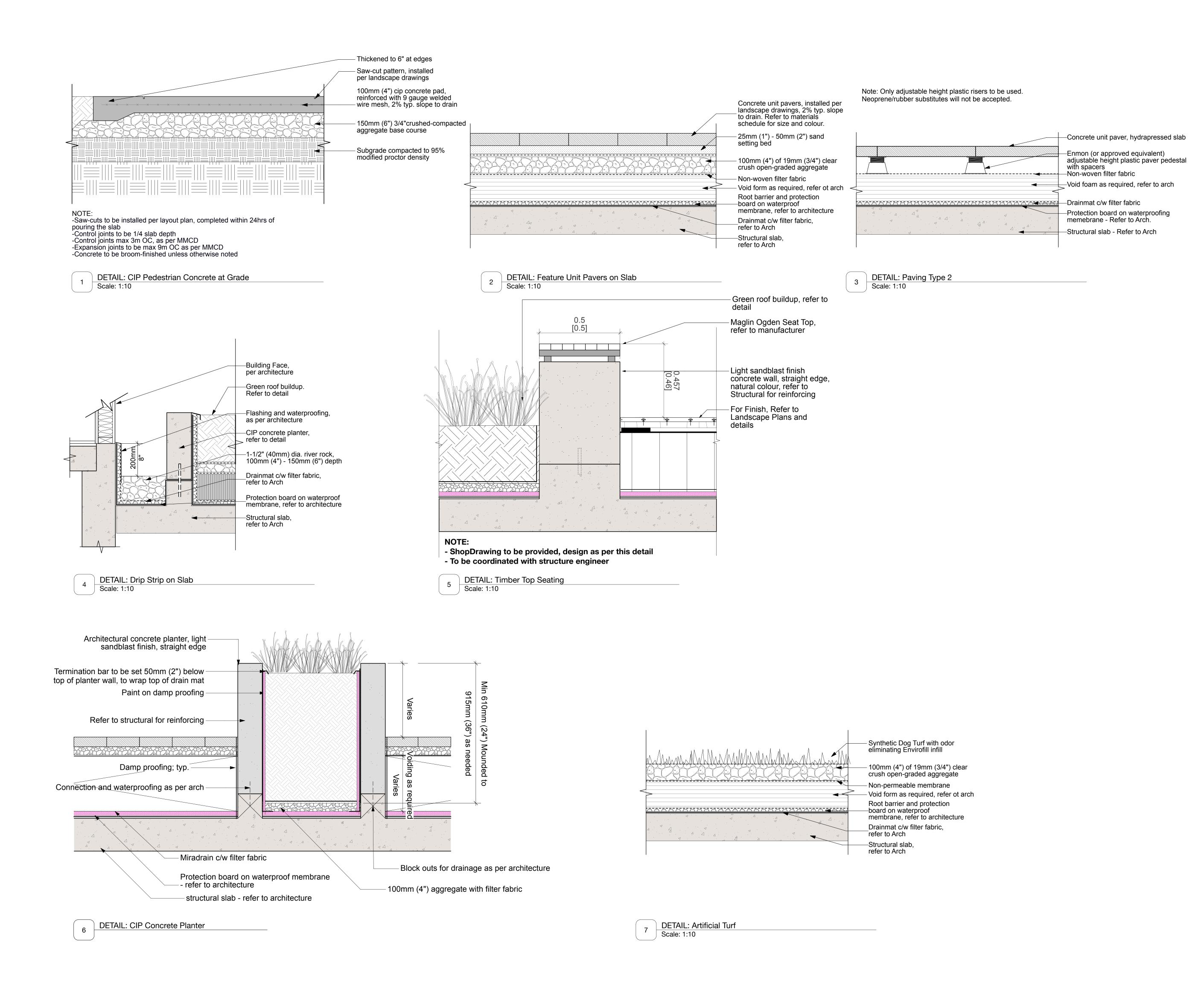
Victoria Porsche

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Drawing Title

Softscape Details

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Project

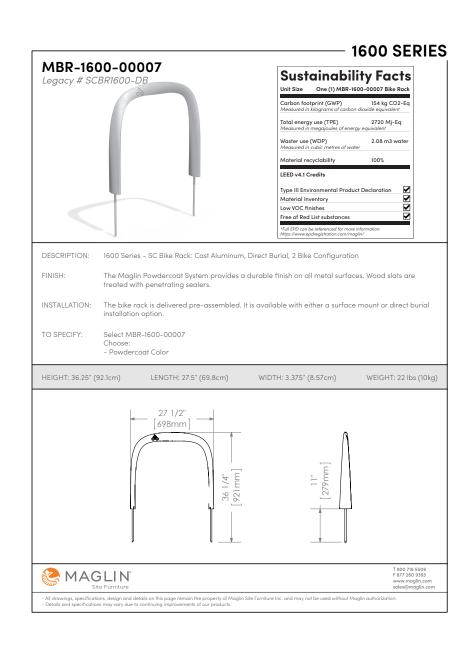
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

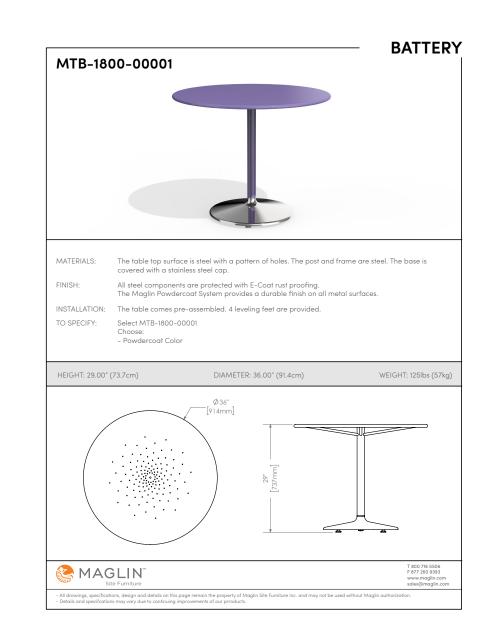
Drawing Title

Hardscape Details

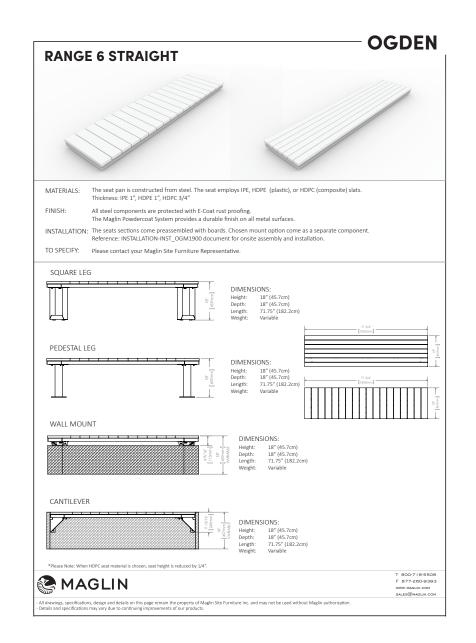
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4 CUTSHEET: Timber Top Seats

Revision

No. Date Revision Not

No. Date Issue Notes

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Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Landscape Site

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Project Manager Project Manager	Project ID #####
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