

LOCATION PLAN N.T.S.

PORSCHE CENTRE VICTORIA - GAIN GROUP

NEW CAR DEALERSHIP	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION R3
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

DATE: 09-Mar-2026

SITE INFORMATION

CIVIC ADDRESS	202 HARBOUR ROAD, VICTORIA, BC V9A 3S2					
SITE AREA	2,182 m²	23,492 SF				
ZONING	CD-9 ZONE, DOCKSIDE DISTRICT, DEVELOPMENT AREA - F					
	EXISTING		PERMITED		PROPOSED	
ZONING	CD-9 (AREA F)		CD-9 (AREA F)		CD-9 (AREA F)	
FLOOR AREA RATIO (FAR)	-		2 : 1		1.64 : 1	
SITE COVERAGE	-		0.0%		64.4%	
BUILDING HEIGHT (STOREYS)			6 STOREYS		4 STOREYS	
BUILDING HEIGHT (BYLAW 15.3)			30.50 m (Max)	100.07' (Max)	28.13 m	92.29'
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

GROSS FLOOR AREAS	GROSS FLOOR AREA		FLOOR AREA (CoV BYLAW)	
PARKADE P1 (REPAIR GARAGE)	1,900 m²	20,449 SF	1,105 m²	11,889 SF
PARKADE P1 MEZZ. (REPAIR GARAGE)	255 m²	2,740 SF	205 m²	2,209 SF
LEVEL 1 (CRU)	929 m²	10,003 SF	745 m²	8,014 SF
LEVEL 2 (CRU)	1,406 m²	15,134 SF	957 m²	10,296 SF
LEVEL 3 (OFFICE)	760 m²	8,180 SF	709 m²	7,629 SF
LEVEL 4 (OFFICE)	484 m²	5,211 SF	446 m²	4,802 SF
TOTAL	5,734 m²	61,717 SF	4,166 m²	44,839 SF
COMMERICIAL RETAIL UNIT (OFFICE)(LEVEL 3 & LEVEL 4)			1,155 m²	12,431 SF
COMMERICIAL RETAIL UNIT (PORSCHE)(LEVEL 1 & LEVEL 2)			1,701 m²	18,310 SF
REPAIR GARAGE (PORSCHE)(LEVEL P1 + P1 MEZZ)			1,310 m²	14,098 SF
BUILDING FOOTPRINT AREA (BCBC DEFINITION)	1,406 m²	15,134 SF		

PARKING DATA

PARKING TYPE		REQUIRED	PROPOSED
CRU	Parking Bylaw 1.2 Table 1 (1 per 80m2)	0	16
OFFICE	Bylaw Part 12.9 CD-9 (1 per /65m2)	0	20
TOTAL PARKING	Refer to Parking Study	58	37
ELECTRIC VEHICLE STALL'	Bylaw 2.4 Table 3	3	4
ACCESSIBLE PARKING STA	Bylaw 4.1 Table 5	2	2
ACCESSIBLE VAN STALLS	Bylaw 4.1 Table 5	1	1
BICYCLE PARKING	Bicycle Parking Bylaw Reference	47	48

OFFICE	Long Term (1 per 150m2)	8	17%	8	17%
	Short Term (1 per 400m2)	3	6%	4	8%
CRU	Long Term (1 per 200m2)	18	36%	18	38%
	Short Term (1 per 200m2)	18	38%	18	38%

CONSULTANT LIST

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Tel: 778-406-1380

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Contact: Frankie Victor

DRAWINGS - ARCHITECTURAL (DP)

DP01	COVER SHEET
DP02	SITE PLAN
DP03	FLOOR PLAN - PARKADE P1
DP04	FLOOR PLAN - LEVEL 1
DP05	FLOOR PLAN - LEVEL 2
DP06	FLOOR PLAN - LEVEL 3
DP07	FLOOR PLAN - LEVEL 4
DP08	ROOF PLAN - LEVEL 5
DP09	ELEVATIONS - EAST & SOUTHEAST
DP10	ELEVATIONS - SOUTH & WEST
DP11	ELEVATIONS - NORTH & NORTHEAST
DP12	BUILDING SECTIONS
DP13	BUILDING SECTIONS
DP14	RENDERINGS
DP15	RENDERINGS

DRAWINGS - LANDSCAPE

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 LEVEL
L7.0	SOIL DEPTH & SERVICING PLAN - GROUND LEVEL
L7.1	SOIL DEPTH & SERVICING PLAN - UPPER LEVELS
L9.1	SOFTSCAPE DETAILS
L9.2	SOFTSCAPE DETAILS
L9.3	HARDSCAPE DETAILS
L9.4	LANDSCAPE SITE FURNISHING DETAILS
L9.5C	LANDSCAPE SITE FURNISHING DETAILS

DRAWINGS - CIVIL

C1	PRELIMINARY SERVICING PLAN

CITY OF VICTORIA

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
October 14, 2026

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PORSCHE

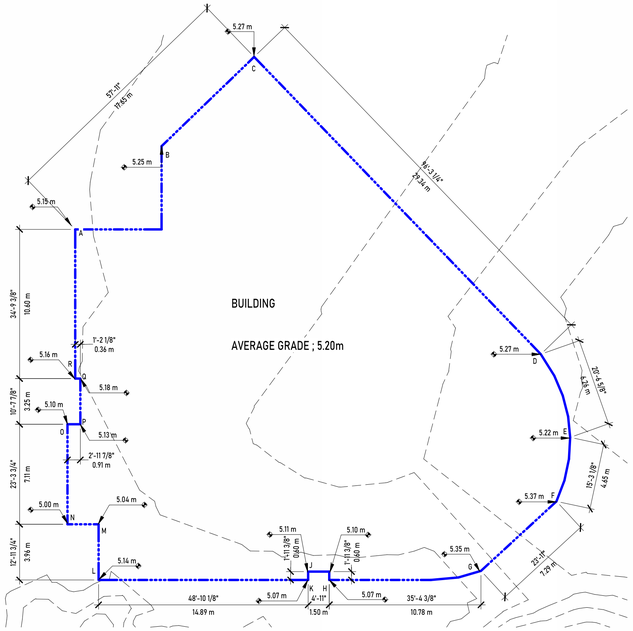
PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
COVER SHEET

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP01



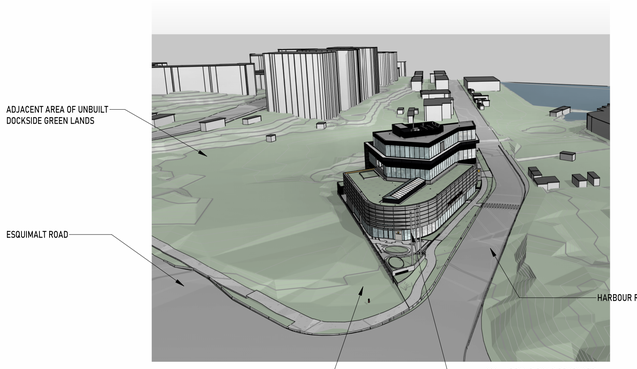
2 PARKADE P1 FLOOR PLAN
1 : 200

Points	Grade		Distance							
A	5.16 m	Points A to B	(5.16 m	+	5.25 m)	÷ 2 =	5.21 m	x	6.15 m	=	32.01075
B	5.25 m	Points B to C	(5.25 m	+	5.27 m)	÷ 2 =	5.26 m	x	9.11 m	=	47.9186
C	5.27 m	Points C to D	(5.27 m	+	5.27 m)	÷ 2 =	5.27 m	x	29.34 m	=	154.6218
D	5.27 m	Points D to E	(5.27 m	+	5.22 m)	÷ 2 =	5.25 m	x	6.22 m	=	32.6239
E	5.22 m	Points E to F	(5.22 m	+	5.22 m)	÷ 2 =	5.22 m	x	4.28 m	=	22.3416
F	5.37 m	Points F to G	(5.37 m	+	5.37 m)	÷ 2 =	5.37 m	x	7.12 m	=	38.2344
G	5.35 m	Points G to H	(5.35 m	+	5.07 m)	÷ 2 =	5.21 m	x	10.78 m	=	56.1638
H	5.07 m	Points H to I	(5.07 m	+	5.10 m)	÷ 2 =	5.09 m	x	0.60 m	=	3.051
I	5.10 m	Points I to J	(5.10 m	+	5.11 m)	÷ 2 =	5.11 m	x	1.50 m	=	7.6575
J	5.11 m	Points J to K	(5.11 m	+	5.07 m)	÷ 2 =	5.09 m	x	0.60 m	=	3.054
K	5.07 m	Points K to L	(5.07 m	+	5.14 m)	÷ 2 =	5.11 m	x	14.89 m	=	76.01345
L	5.14 m	Points L to M	(5.14 m	+	5.04 m)	÷ 2 =	5.09 m	x	3.96 m	=	20.1564
M	5.04 m	Points M to N	(5.04 m	+	5.00 m)	÷ 2 =	5.02 m	x	2.21 m	=	11.0942
N	5.00 m	Points N to O	(5.00 m	+	5.10 m)	÷ 2 =	5.05 m	x	7.11 m	=	35.9055
O	5.10 m	Points O to P	(5.10 m	+	5.13 m)	÷ 2 =	5.12 m	x	0.91 m	=	4.65465
P	5.13 m	Points P to Q	(5.13 m	+	5.18 m)	÷ 2 =	5.16 m	x	3.25 m	=	16.75375
Q	5.18 m	Points Q to R	(5.18 m	+	5.16 m)	÷ 2 =	5.17 m	x	0.36 m	=	1.8612
R	5.16 m	Points R to A	(5.16 m	+	5.16 m)	÷ 2 =	5.16 m	x	16.53 m	=	85.2948
Total									124.92 m		649.4113

Grade Calculation			
649.41	÷	124.92 m	= 5.20 m



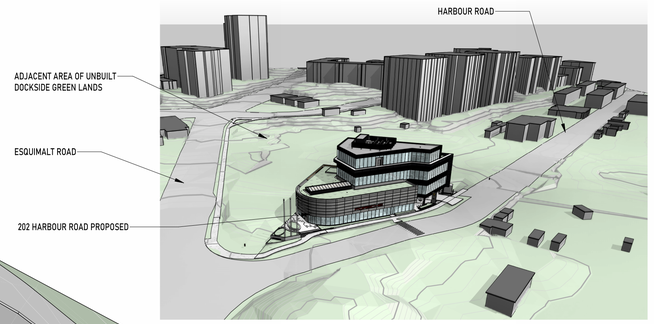
3 SITE CONTEXT PLAN
1 : 3000



5 3D View CONTEXT 2



AERIAL VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD



4 3D View CONTEXT 1

1 SITE PLAN
1 : 200

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PORSCHE

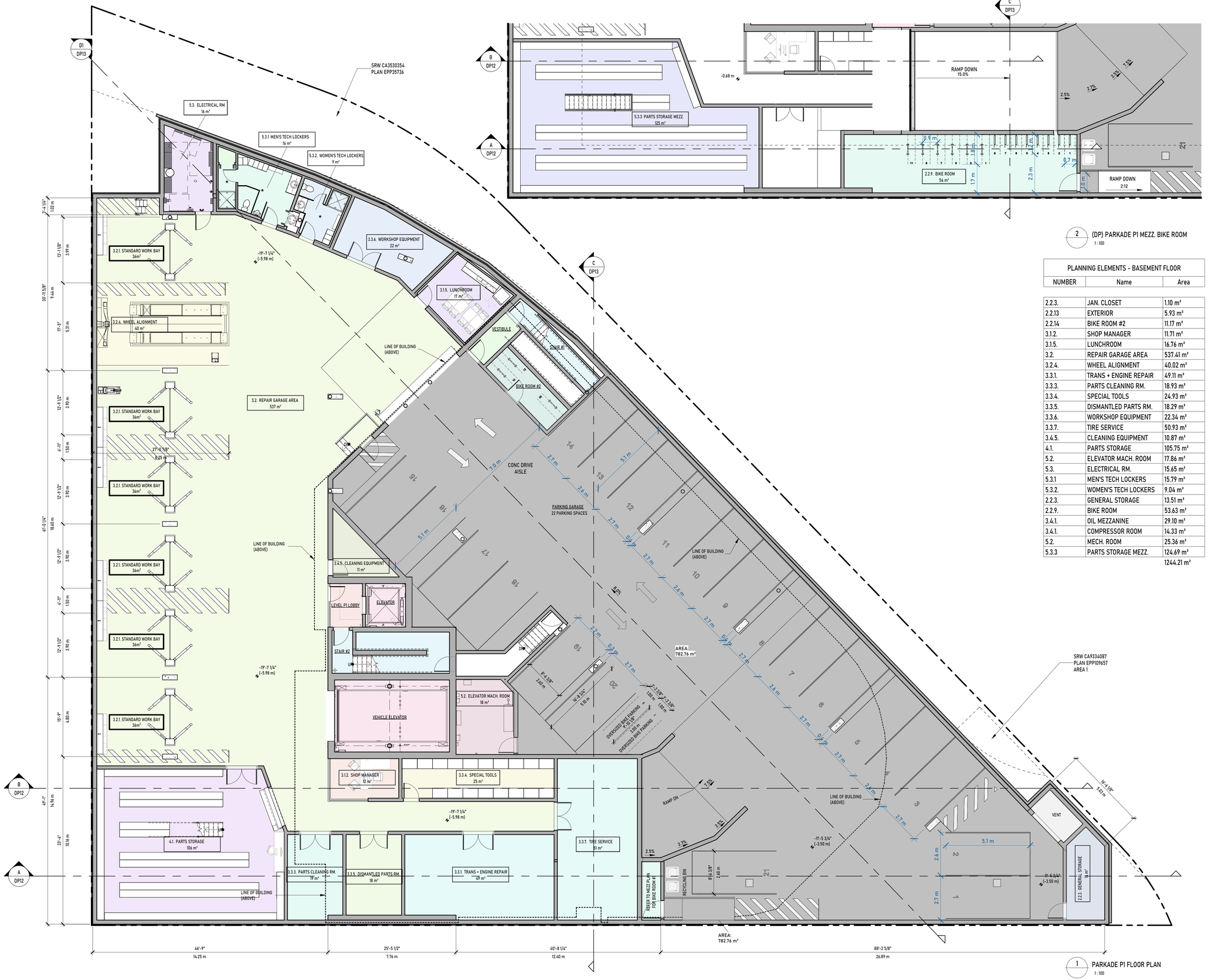
PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
SITE PLAN

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP02



2 (DP) PARKADE P1 MEZZ. BIKE ROOM
1 : 100

1 PARKADE P1 FLOOR PLAN
1 : 100

PLANNING ELEMENTS - BASEMENT FLOOR		
NUMBER	Name	Area
2.2.3.	JAN. CLOSET	1.10 m²
2.2.13	EXTERIOR	5.93 m²
2.2.14	BIKE ROOM #2	11.17 m²
3.1.2.	SHOP MANAGER	11.71 m²
3.1.5.	LUNCHROOM	16.76 m²
3.2.	REPAIR GARAGE AREA	537.41 m²
3.2.4.	WHEEL ALIGNMENT	40.02 m²
3.3.1.	TRANS + ENGINE REPAIR	49.11 m²
3.3.3.	PARTS CLEANING RM.	18.93 m²
3.3.4.	SPECIAL TOOLS	24.93 m²
3.3.5.	DISMANTLED PARTS RM.	18.29 m²
3.3.6.	WORKSHOP EQUIPMENT	22.34 m²
3.3.7.	TIRE SERVICE	50.93 m²
3.4.5.	CLEANING EQUIPMENT	10.87 m²
4.1.	PARTS STORAGE	105.75 m²
5.2.	ELEVATOR MACH. ROOM	17.86 m²
5.3.	ELECTRICAL RM.	15.65 m²
5.3.1	MEN'S TECH LOCKERS	15.79 m²
5.3.2.	WOMEN'S TECH LOCKERS	9.04 m²
2.2.3.	GENERAL STORAGE	13.51 m²
2.2.9.	BIKE ROOM	53.63 m²
3.4.1.	OIL MEZZANINE	29.10 m²
3.4.1.	COMPRESSOR ROOM	14.33 m²
5.2.	MECH. ROOM	25.36 m²
5.3.3	PARTS STORAGE MEZZ.	124.69 m²
		1244.21 m²

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PORSCHE

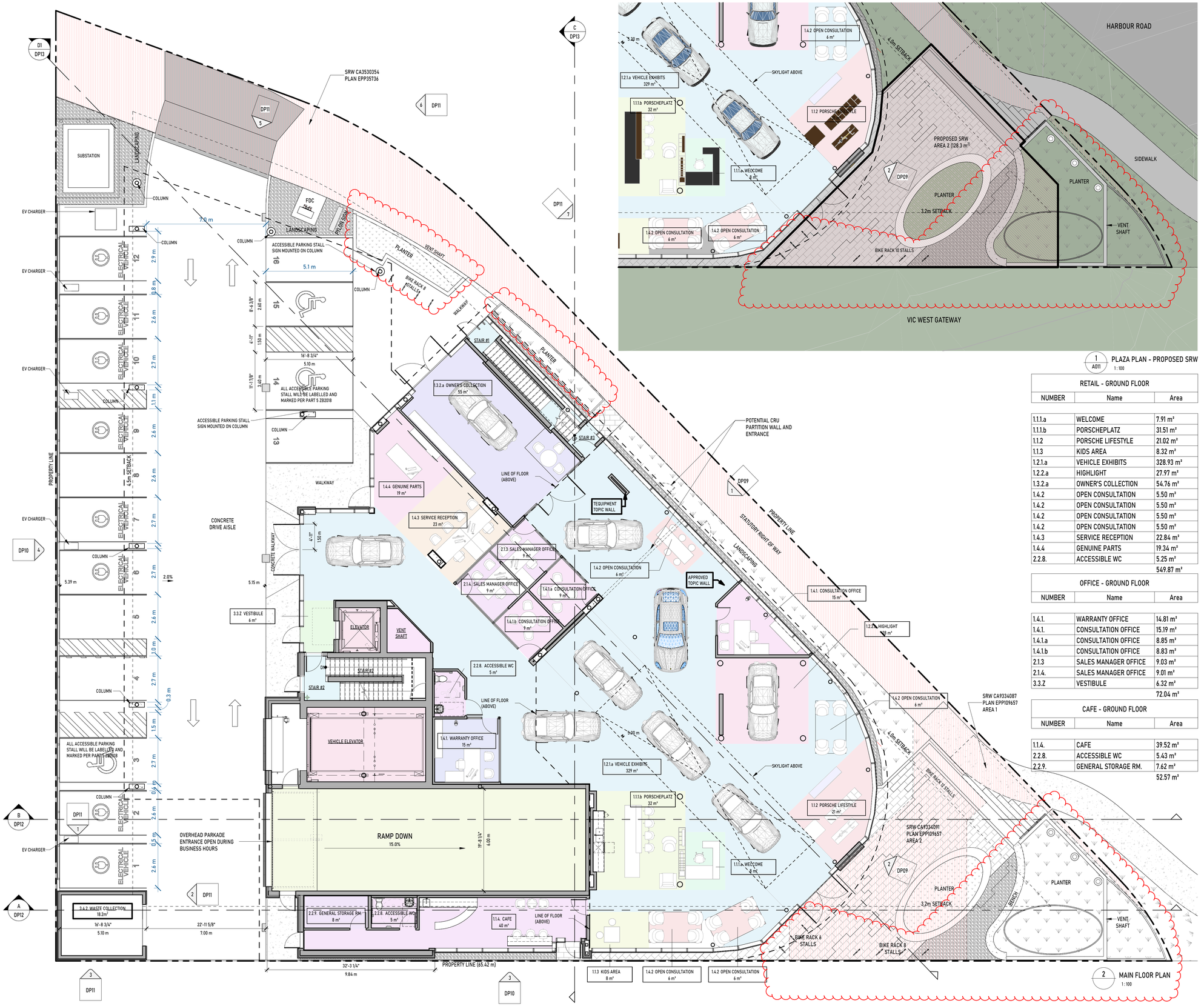
PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
FLOOR PLAN - PARKADE P1

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP03



1 A011 PLAZA PLAN - PROPOSED SRW
1 : 100

2 MAIN FLOOR PLAN
1 : 100

RETAIL - GROUND FLOOR		
NUMBER	Name	Area
1.1.1.a	WELCOME	7.91 m²
1.1.1.b	PORSCHEPLATZ	31.51 m²
1.1.2	PORSCHE LIFESTYLE	21.02 m²
1.1.3	KIDS AREA	8.32 m²
1.2.1.a	VEHICLE EXHIBITS	328.93 m²
1.2.2.a	HIGHLIGHT	27.97 m²
1.3.2.a	OWNER'S COLLECTION	54.76 m²
1.4.2	OPEN CONSULTATION	5.50 m²
1.4.2	OPEN CONSULTATION	5.50 m²
1.4.2	OPEN CONSULTATION	5.50 m²
1.4.2	OPEN CONSULTATION	5.50 m²
1.4.3	SERVICE RECEPTION	22.84 m²
1.4.4	GENUINE PARTS	19.34 m²
2.2.8.	ACCESSIBLE WC	5.25 m²
		549.87 m²

OFFICE - GROUND FLOOR		
NUMBER	Name	Area
1.4.1.	WARRANTY OFFICE	14.81 m²
1.4.1.	CONSULTATION OFFICE	15.19 m²
1.4.1.a	CONSULTATION OFFICE	8.85 m²
1.4.1.b	CONSULTATION OFFICE	8.83 m²
2.1.3	SALES MANAGER OFFICE	9.03 m²
2.1.4.	SALES MANAGER OFFICE	9.01 m²
3.3.Z	VESTIBULE	6.32 m²
		72.04 m²

CAFE - GROUND FLOOR		
NUMBER	Name	Area
1.1.4.	CAFE	39.52 m²
2.2.8.	ACCESSIBLE WC	5.43 m²
2.2.9.	GENERAL STORAGE RM.	7.62 m²
		52.57 m²

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PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
FLOOR PLAN - LEVEL 1

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP04



3 SECOND FLOOR PLAN
1 : 100

RETAIL - SECOND FLOOR		
NUMBER	Name	Area
1.2.1.	CPO SHOWROOM	347.28 m²
1.2.1.a	PHOTO BOTH	23.87 m²
		371.15 m²

OFFICE - SECOND FLOOR		
NUMBER	Name	Area
1.3.1.	FITTING LOUNGE	26.58 m²
1.4.1.	CLOSED CONSULTATION	12.88 m²
1.4.1.	CLOSED CONSULTATION	15.23 m²
2.1.3.	PRE-OWNED SALES MGR	14.89 m²
2.1.5.	CONTROLLER	15.27 m²
2.1.6.	F&I OFFICE	16.54 m²
2.1.6.	ADMIN OFFICE	40.21 m²
2.1.8.	GENERAL MANAGER	32.58 m²
2.1.8.	AFTERSALES BACK OFFICE	39.46 m²
2.2.1.	BOARDROOM	41.34 m²
2.2.2.	FILES STORAGE	13.15 m²
2.2.2.	SMALL LOUNGE	102.85 m²
2.2.3.	JAN. ROOM	3.95 m²
3.1.5.	STAFF ROOM	28.96 m²
5.1	IT SERVER ROOM	13.76 m²
5.1.	IT SERVER ROOM	9.98 m²
5.3.14	ACCESSIBLE WC	4.87 m²
5.3.18	LEVEL 2 LOBBY	6.37 m²
		438.85 m²

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PORSCHE

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VICTORIA PORSCHE - GAIN GROUP

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202 HARBOUR ROAD,
VICTORIA, BC V9A 3S2

DRAWING TITLE:
FLOOR PLAN - LEVEL 2

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP05



4 THIRD FLOOR PLAN
1 : 100

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PORSCHE

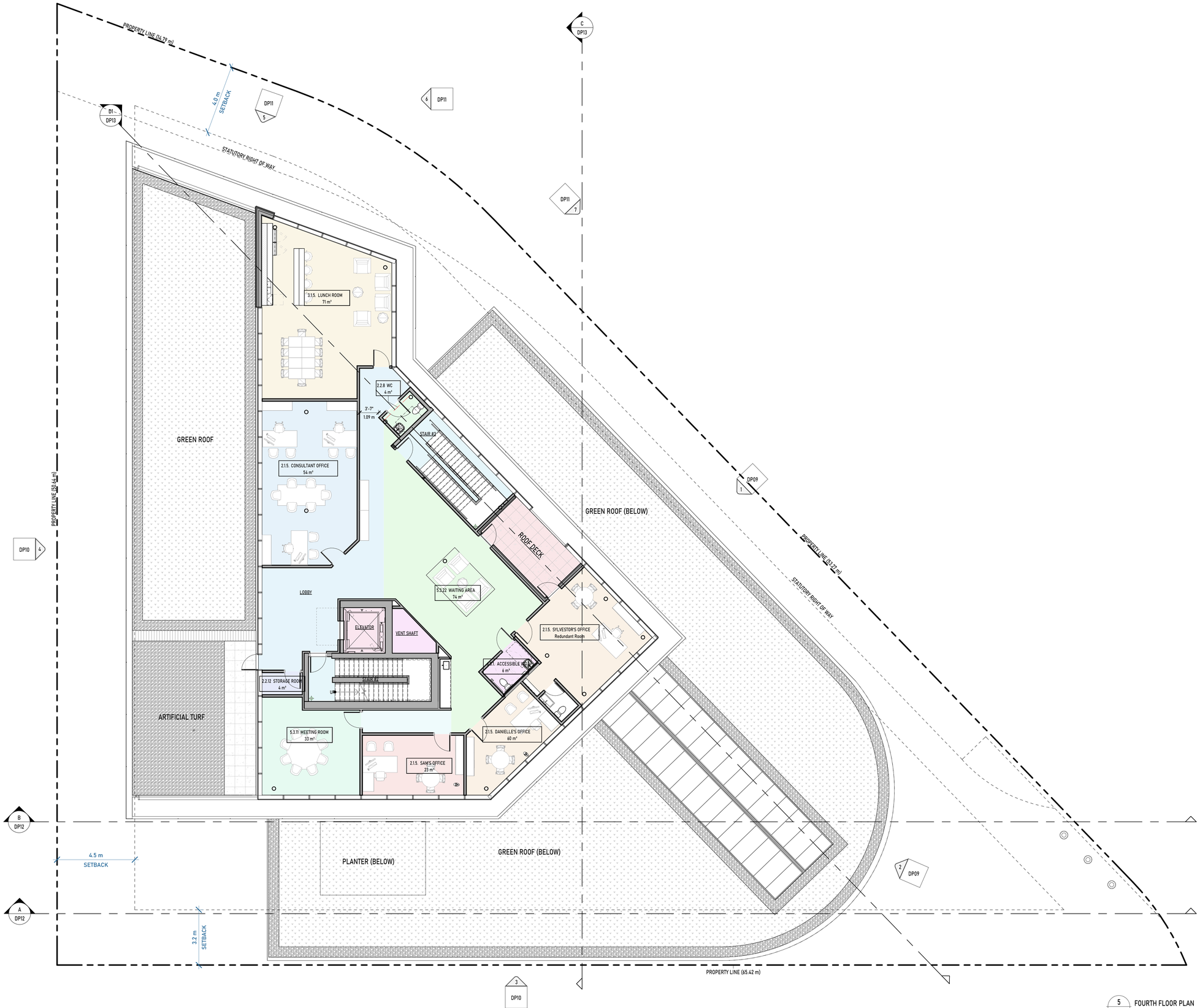
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DRAWING TITLE:
FLOOR PLAN - LEVEL 3

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP06



5 FOURTH FLOOR PLAN
1 : 100

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PORSCHE

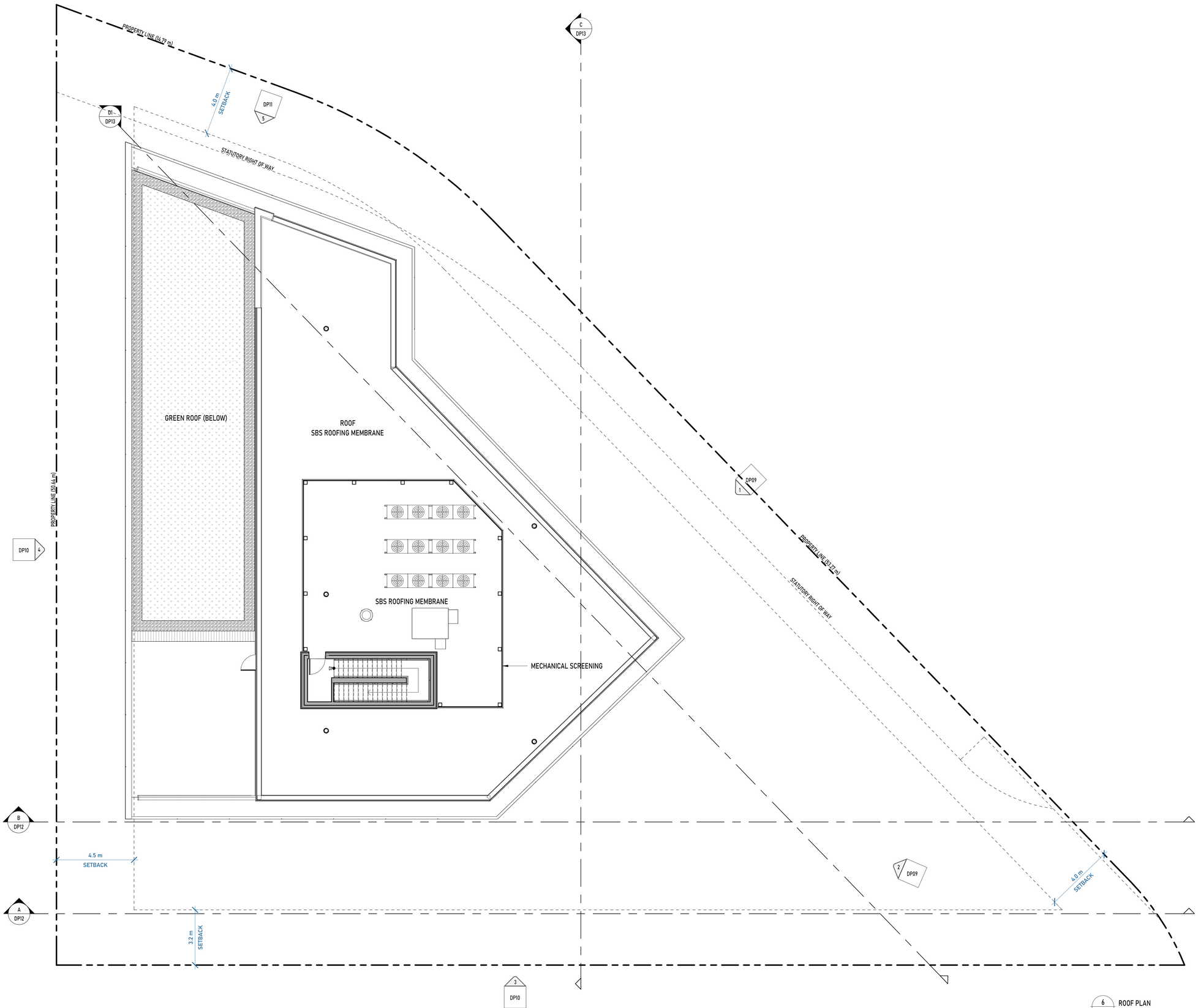
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VICTORIA, BC V9A 3S2

DRAWING TITLE:
FLOOR PLAN - LEVEL 4

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP07



6 ROOF PLAN
1 : 100

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3	ISSUED FOR DP RESUBMISSION R2	2026-03-10
4	ISSUED FOR DP RESUBMISSION R3	2026-10-13

PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

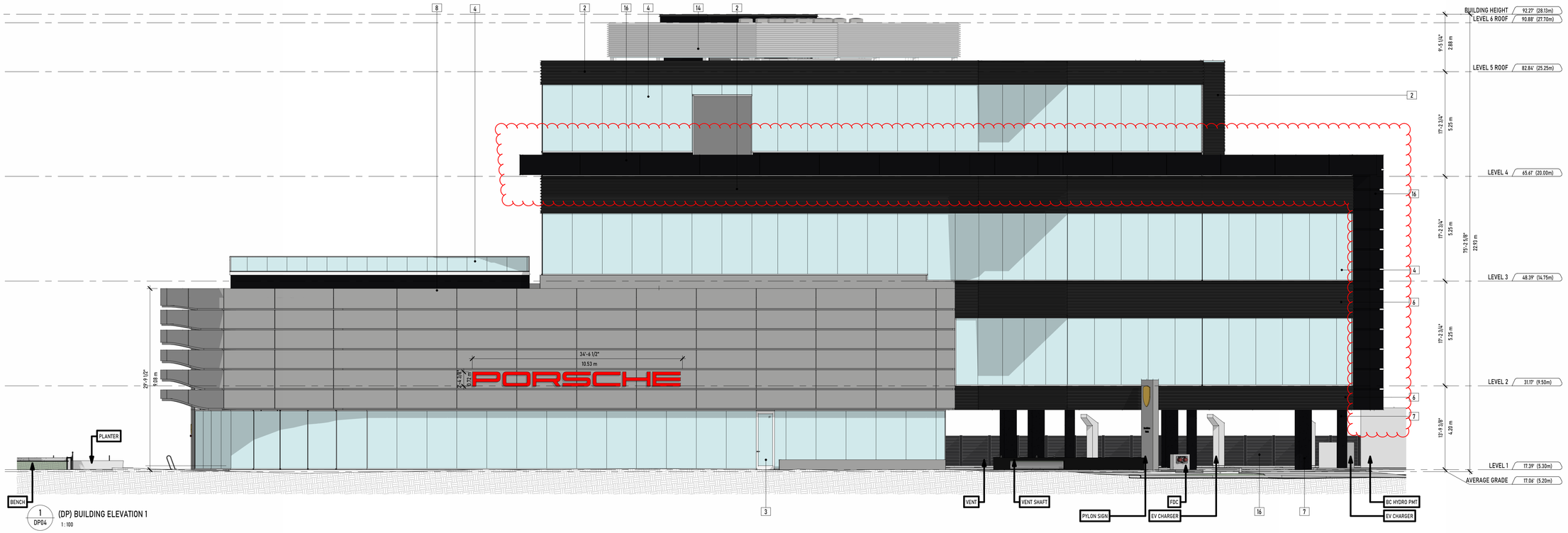
PROJECT ADDRESS:
202 HARBOUR ROAD,
VICTORIA, BC V9A 3S2

DRAWING TITLE:
ROOF PLAN - LEVEL 5

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP08

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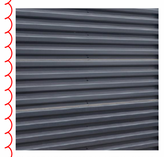


1 DP04 (DP) BUILDING ELEVATION 1
1 : 100

#	MATERIAL TYPE	COLOUR
1	ALUMINUM SANDWICH PANELS	BLACK GREY - RAL 7021
2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINIUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINIUM AND GLASS RAILING	BLACK GREY FRAME - RAL 7021
6	ALUMINIUM STOREFRONT WINDOW W/ SPANDREL GLAZING	BLACK GREY FRAME & GLAZING - RAL 7021
7	PAINTED CONCRETE	BLACK GREY - RAL 7021
8	ALUMINUM SANDWICH PANELS	WHITE - RAL 9006
9	PAINTED ALUMINUM EXTERIOR DOOR	MATCHED TO ADJACENT COLUR
10	PARKADE OVERHEAD GATE	MATCHED TO ADJACENT COLUR
11	PREFINISHED METAL PARAPET CAP	COLOUR MATCHED WHITE
12	PREFINISHED METAL PARAPET CAP	COLOUR MATCHED BLACK
13	NOT USED	NOT USED
14	METAL LOUVERED RTU SCREENING	TRAFFIC WHITE - RAL 9016
15	PREFINISHED METAL VENTING	BLACK GREY - RAL 7021
16	PREFINISHED TRAPEZOIDAL METAL FENCE	BLACK GREY - RAL 7021



(1) ALUMINUM SANDWICH PANELS
(13) ALUMINUM WRAPPED COLUMNS
COLOR : BLACK GREY - RAL 7021



(2) PREFIN TRAPEZOIDAL METAL SIDING
(15) PREFIN METAL VENT
(16) PREFIN TRAPEZOIDAL METAL FENCE
COLOR : BLACK GREY - RAL 7021



(3) ALUMINIUM STOREFRONT WINDOW /DOOR
COLOR : ANNODIZED FRAME /CLEAR GLAZING



(4) ALUMINIUM STOREFRONT WINDOW /DOOR
COLOR : BLACK GREY - RAL 7021 FRAME /
CLEAR GLAZING



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



(6) PREFIN TRAPEZOIDAL METAL SIDING
AT SPANDREL
COLOR : BLACK GREY - RAL 7021



(7) PAINTED CONCRETE
COLOR : BLACK GREY - RAL 7021



(8) ALUMINUM SANDWICH PANELS
COLOR : WHITE - RAL 9006



(10) PARKADE OVERHEAD GATE



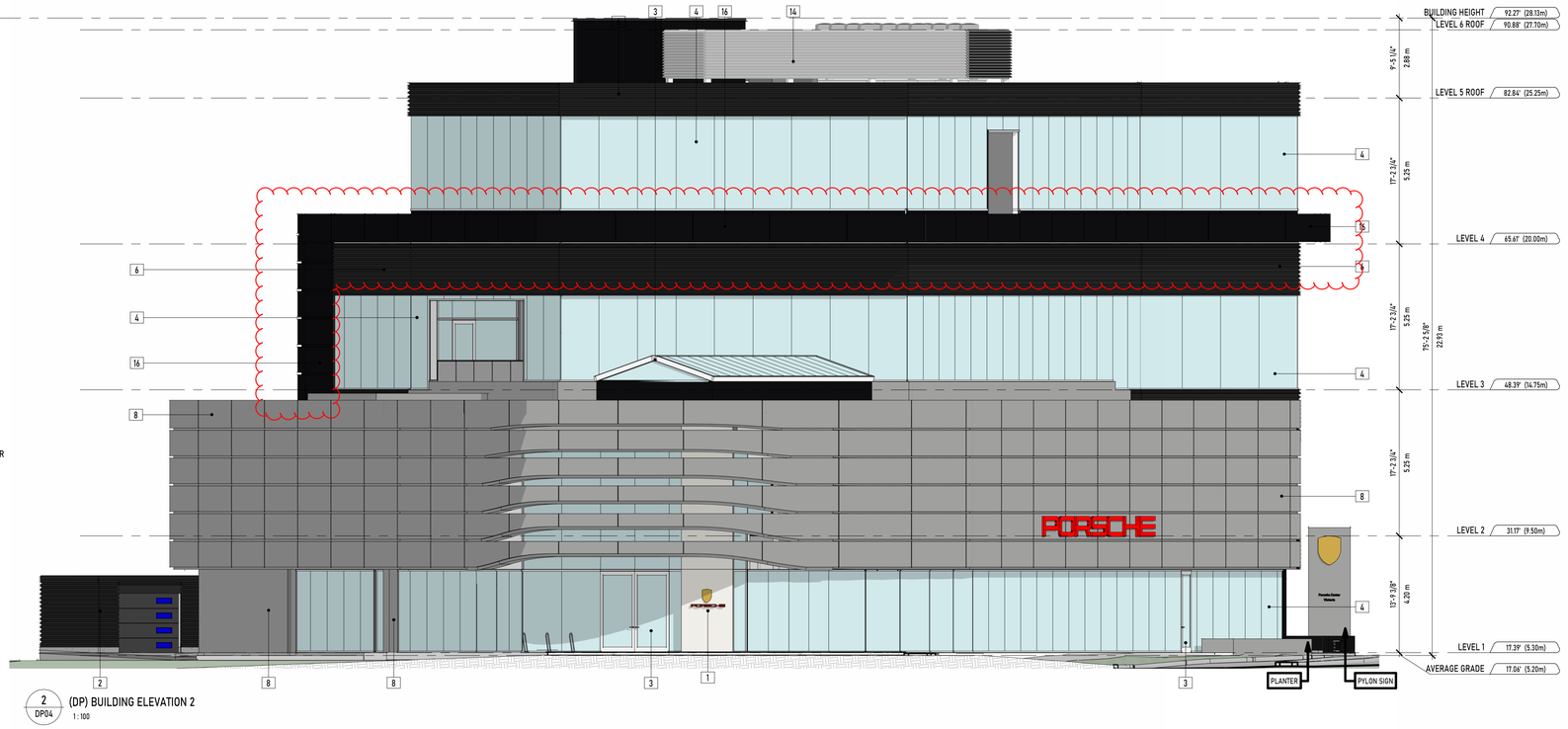
(11) PREFINISHED METAL PARAPET CAP
COLOR : WHITE



(12) PREFINISHED METAL PARAPET CAP
COLOR : BLACK



(14) METAL LOUVERED RTU SCREENING
COLOR : TRAFFIC WHITE - RAL 9016



2 DP04 (DP) BUILDING ELEVATION 2
1 : 100

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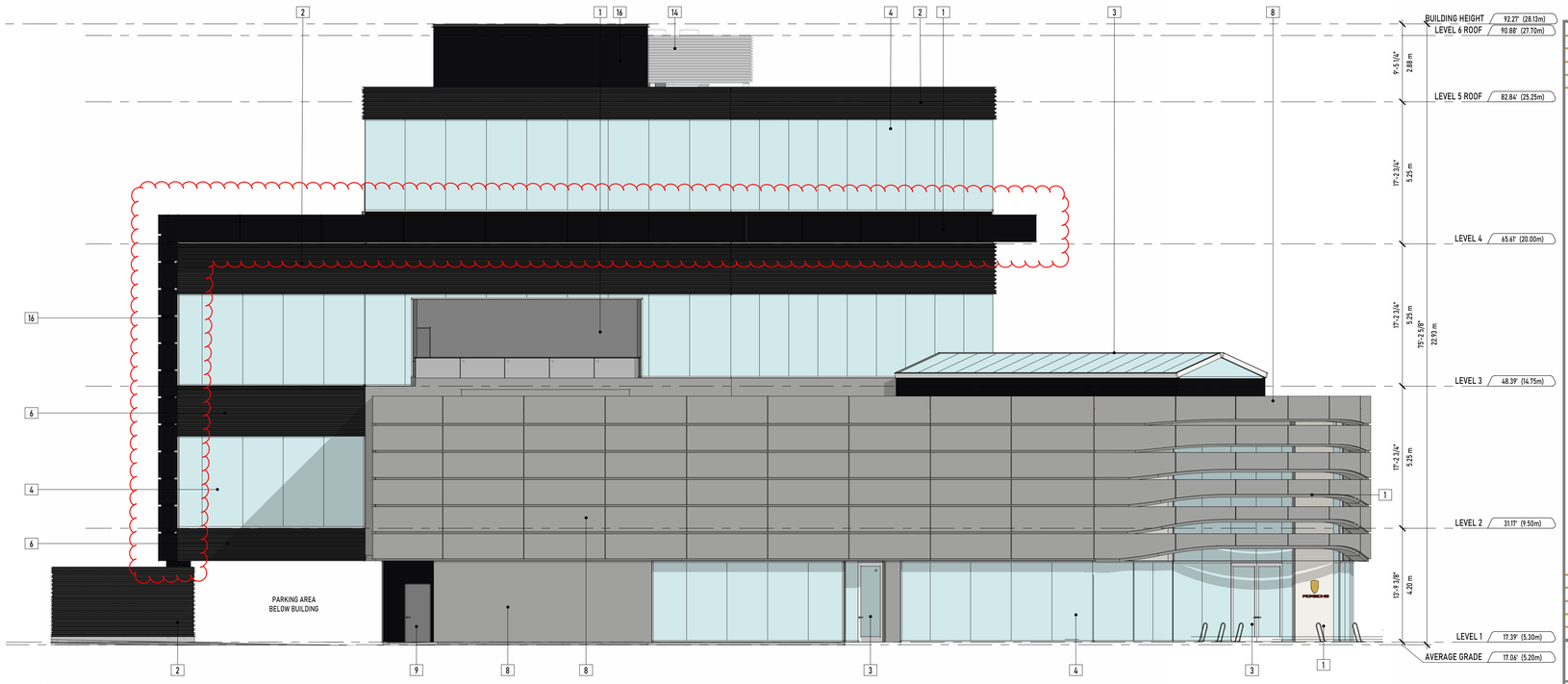
PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
ELEVATIONS - EAST & SOUTHEAST

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP09



3 DP04 (DP) BUILDING ELEVATION 3
1 : 100

#	MATERIAL TYPE	COLOUR
1	ALUMINUM SANDWICH PANELS	BLACK GREY - RAL 7021
2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINIUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINIUM AND GLASS RAILING	BLACK GREY FRAME - RAL 7021
6	ALUMINIUM STOREFRONT WINDOW W/ SPANDREL GLAZING	BLACK GREY FRAME & GLAZING - RAL 7021
7	PAINTED CONCRETE	BLACK GREY - RAL 7021
8	ALUMINUM SANDWICH PANELS	WHITE - RAL 9006
9	PAINTED ALUMINUM EXTERIOR DOOR	MATCHED TO ADJACENT COLUR
10	PARKADE OVERHEAD GATE	MATCHED TO ADJACENT COLUR
11	PREFINISHED METAL PARAPET CAP	COLOUR MATCHED WHITE
12	PREFINISHED METAL PARAPET CAP	COLOUR MATCHED BLACK
13	NOT USED	NOT USED
14	METAL LOUVERED RTU SCREENING	TRAFFIC WHITE - RAL 9016
15	PREFINISHED METAL VENTING	BLACK GREY - RAL 7021
16	PREFINISHED TRAPEZOIDAL METAL FENCE	BLACK GREY - RAL 7021



(1) ALUMINUM SANDWICH PANELS
(13) ALUMINUM WRAPPED COLUMNS
COLOR : BLACK GREY - RAL 7021



(2) PREFIN TRAPEZOIDAL METAL SIDING
(15) PREFIN METAL VENT
(16) PREFIN TRAPEZOIDAL METAL FENCE
COLOR : BLACK GREY - RAL 7021



(3) ALUMINIUM STOREFRONT WINDOW /DOOR
COLOR : ANNODIZED FRAME /CLEAR GLAZING



(4) ALUMINIUM STOREFRONT WINDOW /DOOR
COLOR : BLACK GREY - RAL 7021 FRAME /
CLEAR GLAZING



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



(6) PREFIN TRAPEZOIDAL METAL SIDING
AT SPANDREL
COLOR : BLACK GREY - RAL 7021



(7) PAINTED CONCRETE
COLOR : BLACK GREY - RAL 7021



(8) ALUMINUM SANDWICH PANELS
COLOR : WHITE - RAL 9006



(10) PARKADE OVERHEAD GATE



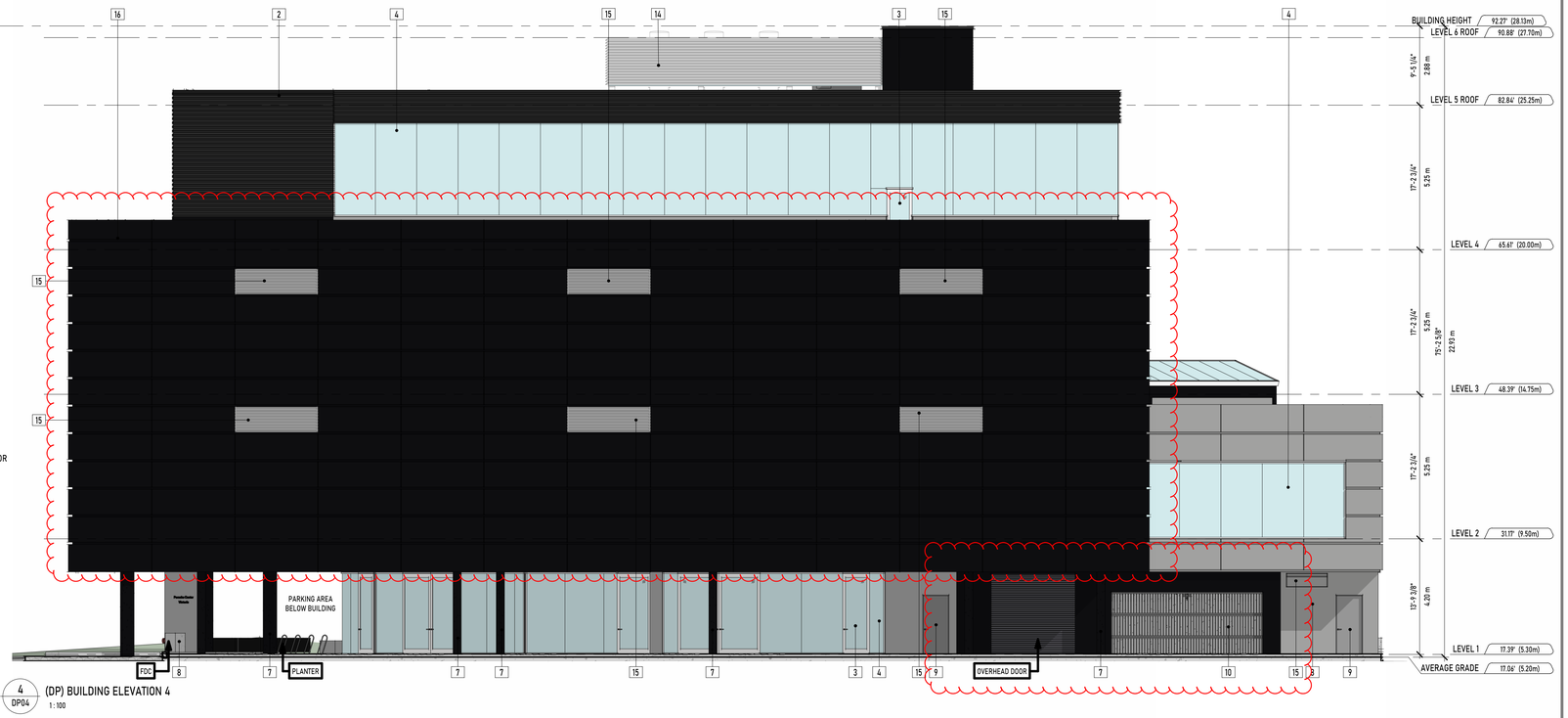
(11) PREFINISHED METAL PARAPET CAP
COLOR : WHITE



(12) PREFINISHED METAL PARAPET CAP
COLOR : BLACK



(14) METAL LOUVERED RTU SCREENING
COLOR : TRAFFIC WHITE - RAL 9016



4 DP04 (DP) BUILDING ELEVATION 4
1 : 100

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4	ISSUED FOR DP RESUBMISSION R3	2026-10-13

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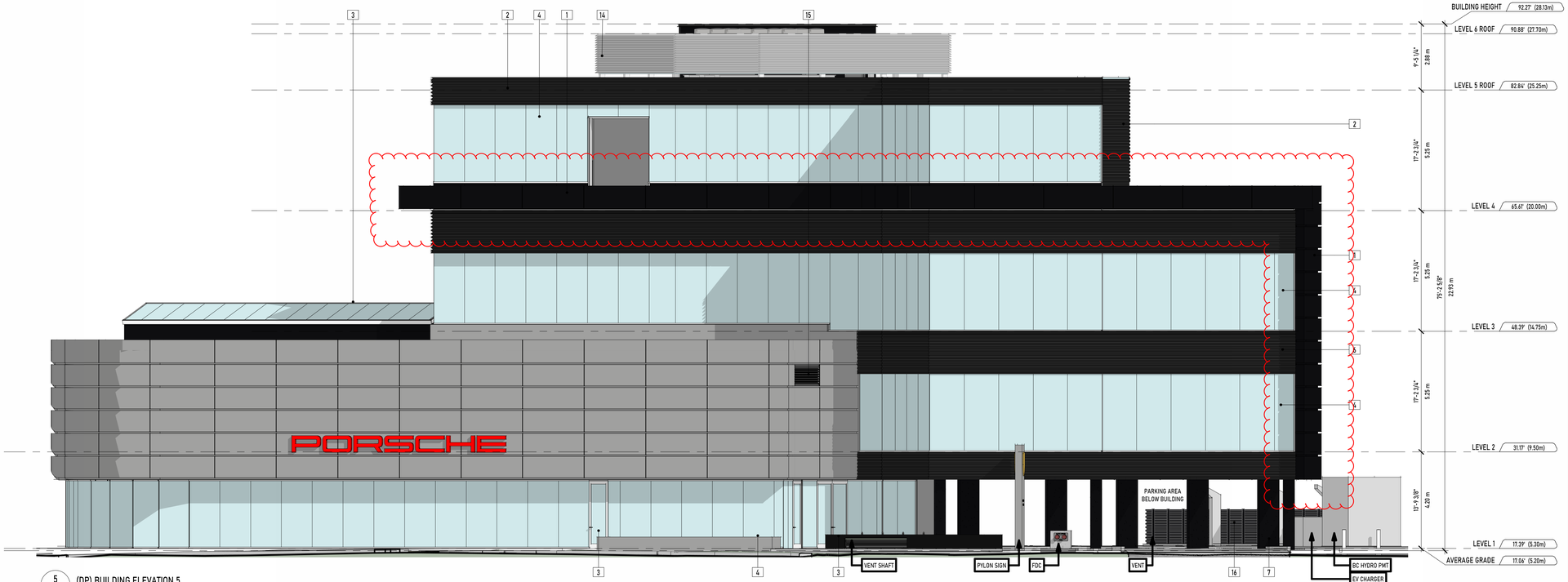
PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
ELEVATIONS - SOUTH & WEST

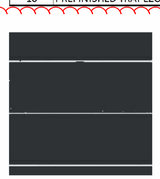
PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP10



5 DP04 (DP) BUILDING ELEVATION 5
1 : 100

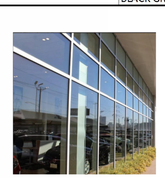
#	MATERIAL TYPE	COLOUR
1	ALUMINUM SANDWICH PANELS	BLACK GREY - RAL 7021
2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINIUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINIUM AND GLASS RAILING	BLACK GREY FRAME - RAL 7021
6	ALUMINIUM STOREFRONT WINDOW W/ SPANDREL GLAZING	BLACK GREY FRAME & GLAZING - RAL 7021
7	PAINTED CONCRETE	BLACK GREY - RAL 7021
8	ALUMINUM SANDWICH PANELS	WHITE - RAL 9006
9	PAINTED ALUMINUM EXTERIOR DOOR	MATCHED TO ADJACENT COLUR
10	PARKADE OVERHEAD GATE	MATCHED TO ADJACENT COLUR
11	PREFINISHED METAL PARAPET CAP	COLOUR MATCHED WHITE
12	PREFINISHED METAL PARAPET CAP	COLOUR MATCHED BLACK
13	NOT USED	NOT USED
14	METAL LOUVERED RTU SCREENING	TRAFFIC WHITE - RAL 9016
15	PREFINISHED METAL VENTING	BLACK GREY - RAL 7021
16	PREFINISHED TRAPEZOIDAL METAL FENCE	BLACK GREY - RAL 7021



(1) ALUMINUM SANDWICH PANELS
(13) ALUMINUM WRAPPED COLUMNS
COLOR : BLACK GREY - RAL 7021



(2) PREFIN TRAPEZOIDAL METAL SIDING
(15) PREFIN METAL VENT
(16) PREFIN TRAPEZOIDAL METAL FENCE
COLOR : BLACK GREY - RAL 7021



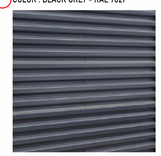
(3) ALUMINIUM STOREFRONT WINDOW /DOOR
COLOR : ANNODIZED FRAME /CLEAR GLAZING



(4) ALUMINIUM STOREFRONT WINDOW /DOOR
COLOR : BLACK GREY - RAL 7021 FRAME /
CLEAR GLAZING



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



(6) PREFIN TRAPEZOIDAL METAL SIDING
AT SPANDREL
COLOR : BLACK GREY - RAL 7021



(7) PAINTED CONCRETE
COLOR : BLACK GREY - RAL 7021



(8) ALUMINUM SANDWICH PANELS
COLOR : WHITE - RAL 9006



(10) PARKADE OVERHEAD GATE



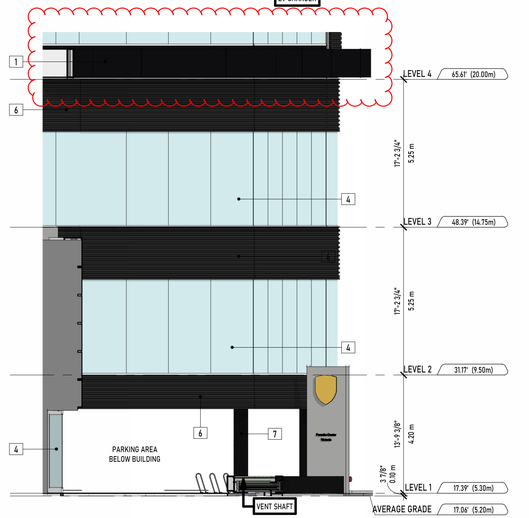
(11) PREFINISHED METAL PARAPET CAP
COLOR : WHITE



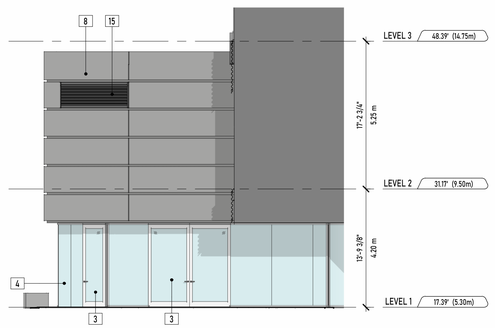
(12) PREFINISHED METAL PARAPET CAP
COLOR : BLACK



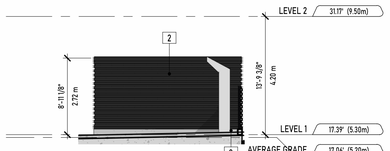
(14) METAL LOUVERED RTU SCREENING
COLOR : TRAFFIC WHITE - RAL 9016



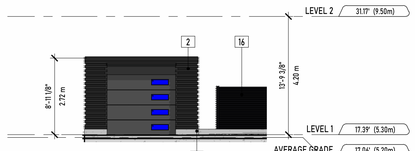
6 DP04 (DP) BUILDING ELEVATION 6
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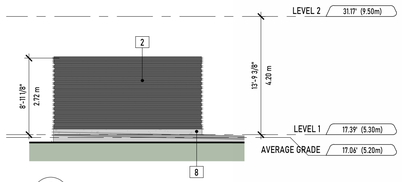
7 DP04 (DP) BUILDING ELEVATION 7
1 : 100



1 DP04 (DP) ELEVATION 8 - STORAGE
1 : 100



2 DP04 (DP) ELEVATION 9 - STORAGE
1 : 100



3 DP04 (DP) ELEVATION 10 - STORAGE
1 : 100

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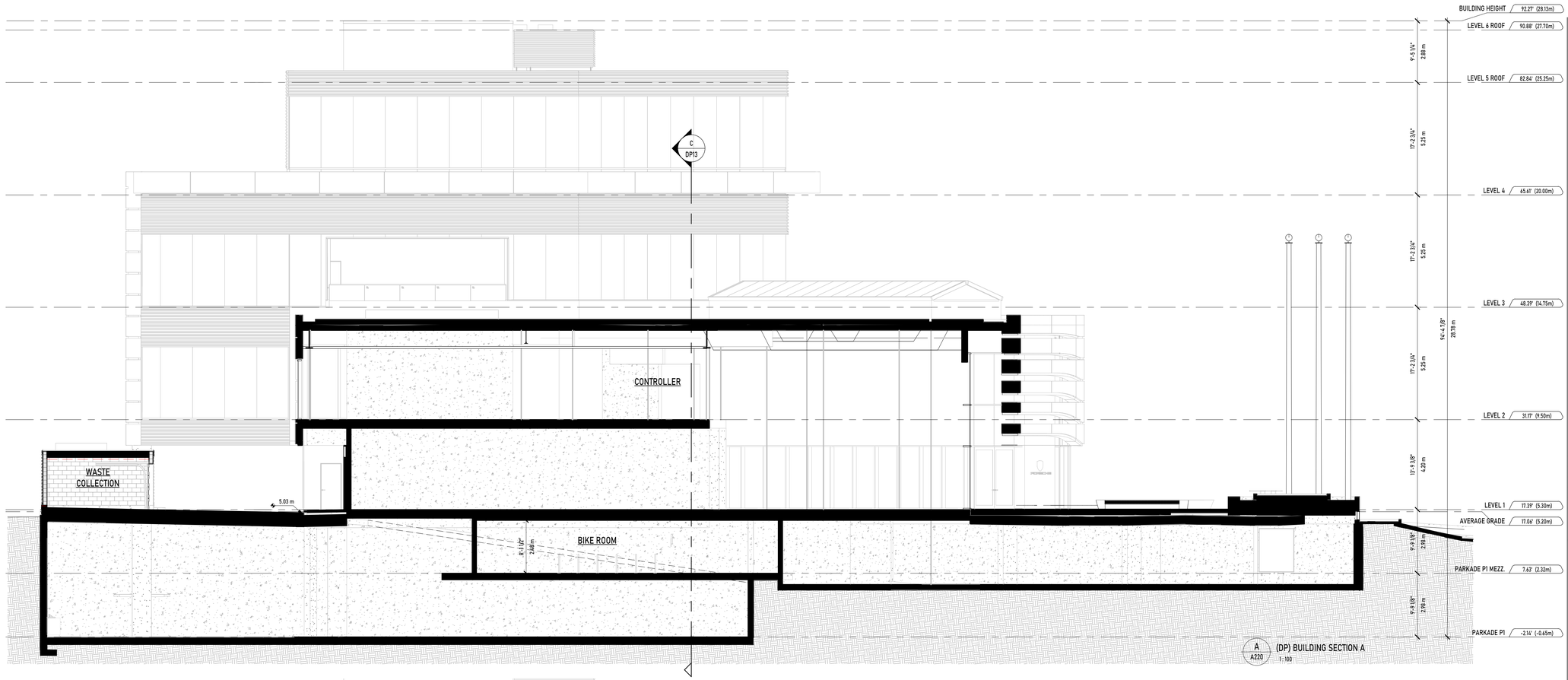
PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
ELEVATIONS - NORTH & NORTHEAST

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP11



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4	ISSUED FOR DP RESUBMISSION R3	2026-10-13

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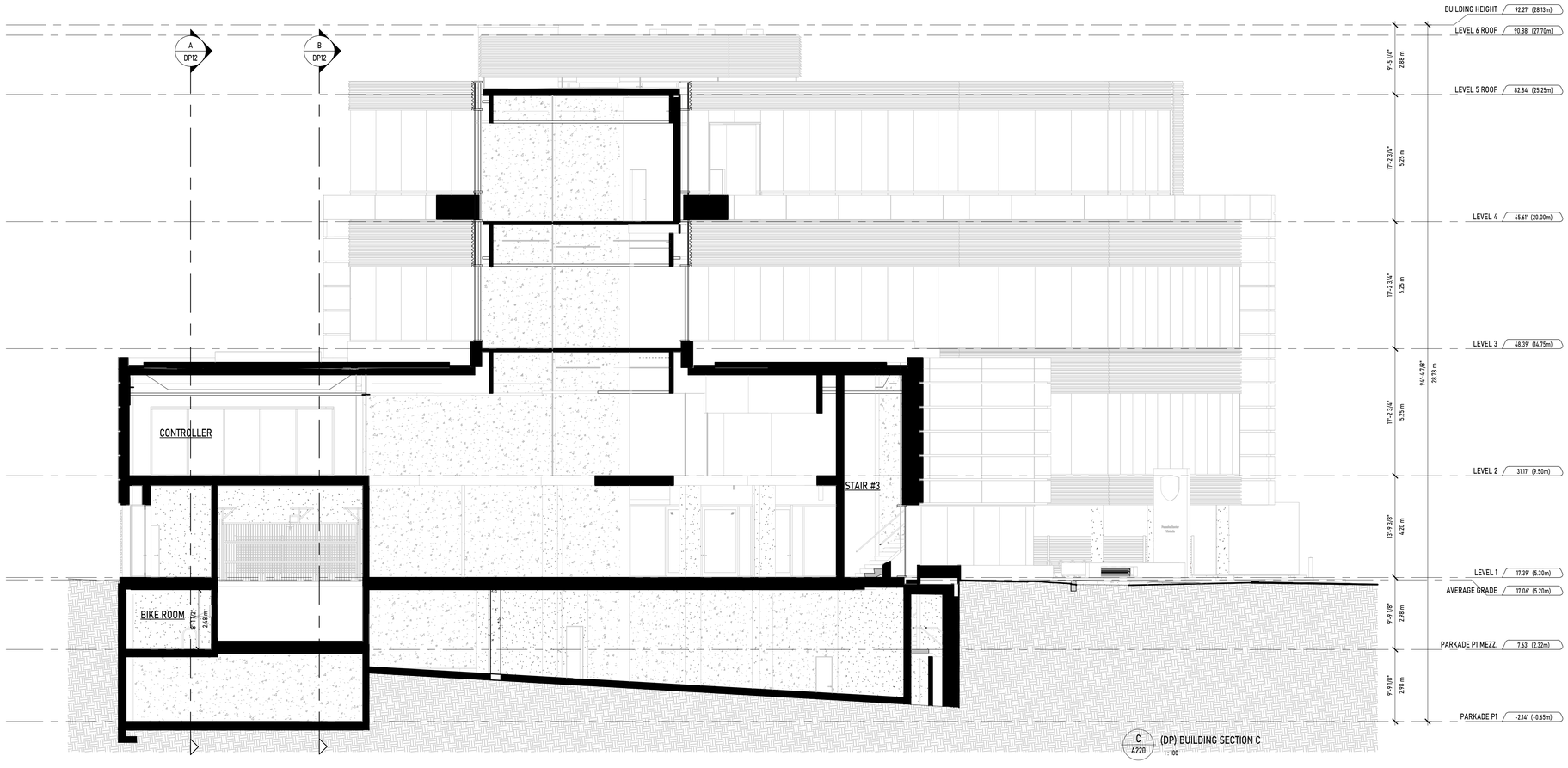
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PROJECT ADDRESS:
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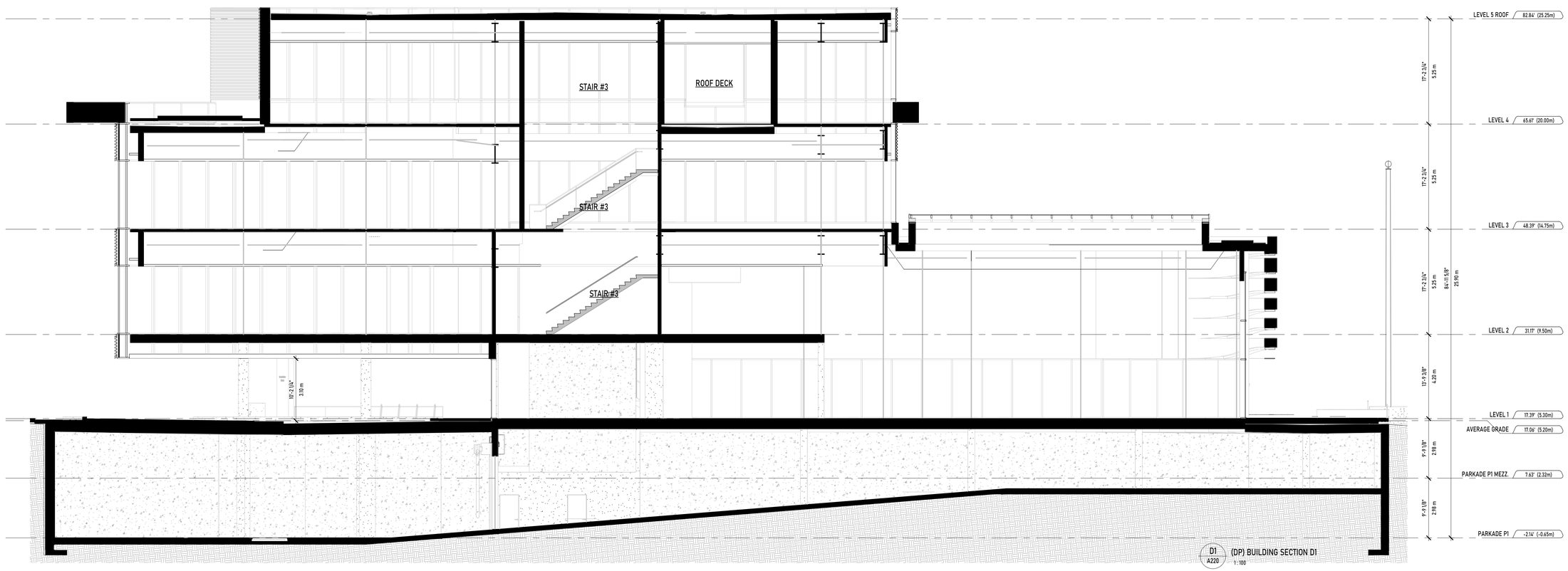
DRAWING TITLE:
BUILDING SECTIONS

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP12



C
A220
(DP) BUILDING SECTION C
1 : 100



D1
A220
(DP) BUILDING SECTION D1
1 : 100

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PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
BUILDING SECTIONS

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP13



VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD



VIEW FROM HARBOUR ROAD LOOKING WEST



VIEW FROM HARBOUR ROAD LOOKING SOUTH/WEST



VIEW FROM VIC WEST GATEWAY LOOKING NORTH/EAST

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4	ISSUED FOR DP RESUBMISSION R3	2026-10-13

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PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:
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DRAWING TITLE:
RENDERINGS

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP14



AERIAL VIEW FROM HARBOUR ROAD LOOKING NORTH/WEST



AERIAL VIEW FROM HARBOUR ROAD LOOKING WEST



AERIAL VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD



AERIAL VIEW FROM HAROUR ROAD LOOKING SOUTH/WEST

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4	ISSUED FOR DP RESUBMISSION R3	2026-10-13

PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:
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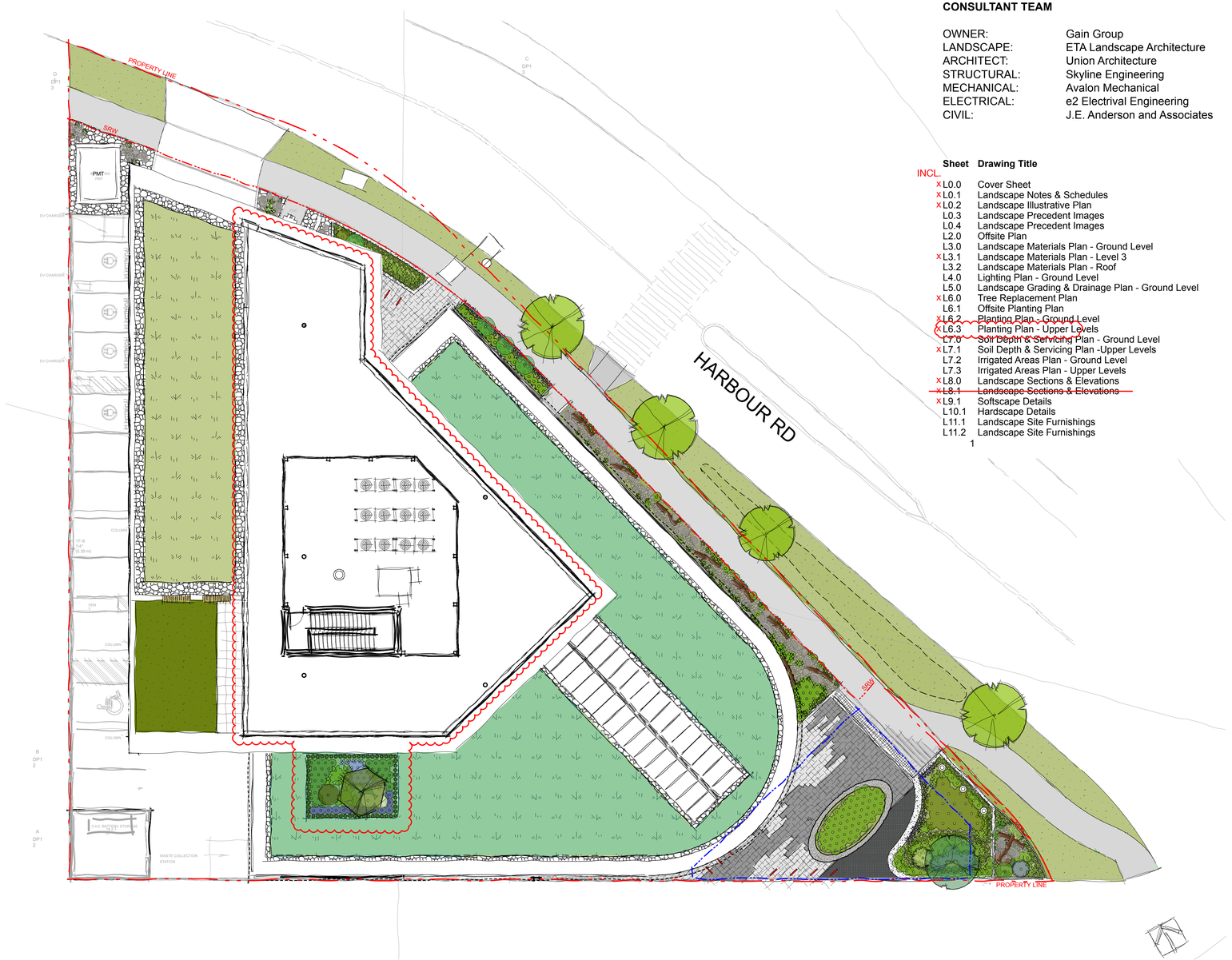
DRAWING TITLE:
RENDERINGS

PROJECT NO:	24033	DRAWN:	JR
SCALE:		REVIEWED:	RP

DWG NO: DP15

eta landscape architecture

RE-ISSUED FOR DP
OCTOBER 14, 2026



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 Electrival Engineering
CIVIL:	J.E. Anderson and Associates

INCL.	Sheet	Drawing Title
x	L0.0	Cover Sheet
x	L0.1	Landscape Notes & Schedules
x	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
x	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
x	L6.0	Tree Replacement Plan
	L6.1	Offsite Planting Plan
x	L6.2	Planting Plan - Ground Level
x	L6.3	Planting Plan - Upper Levels
	L7.0	Soil Depth & Servicing Plan - Ground Level
x	L7.1	Soil Depth & Servicing Plan -Upper Levels
	L7.2	Irrigated Areas Plan - Ground Level
	L7.3	Irrigated Areas Plan - Upper Levels
x	L8.0	Landscape Sections & Elevations
x	L8.1	Landscape Sections & Elevations
x	L9.1	Softscape Details
	L10.1	Hardscape Details
	L11.1	Landscape Site Furnishings
	L11.2	Landscape Site Furnishings

1

Revision

No.	Date	Revision Notes
1	2026-09-24	Rvsd per CoV commnts
2	2026-10-14	Rvsd per CoV comments; arch mech roof updates

Issue

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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Cover Sheet

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: NTS
Reviewed By: Reviewed By	Drawing No.: L0.0
	1 of 34

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

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 T 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	750mm(30")	915mm(36")
TREES (10m3 PER TREE)	750mm (30")	915mm(36")
LARGE SHRUBS	600mm(24")	600-900mm(24"-36")
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 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 CITY.
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.
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 ACPP.
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 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.
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 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.
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 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 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 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 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			0.00			
LAWN - OFFSITE							
		Non-Netted, grown on sand					
TREES							
Pcc	1	Pinus contorta var. contorta	shore pine	as shown	3m ht/B&B	full/ bushy canopy	N, E, S
Zsg	1	Zelkova serrata 'Green Vase'	'Green Vase' zelkova	as shown	3m ht/B&B	full/ bushy canopy	P, S
SHRUBS / GROUNDCOVERS / PERENNIALS							
Ac #5	3	Acer circinatum	vine maple	1.83	#5 pot	full/ bushy canopy	N
Acpf #5	4	Acer circinatum 'Pacific Fire'	Pacific Fire vine maple	1.83	#5 pot	full/ bushy canopy	N, W
Auc	2	Arbutus unedo 'Compacta'	dwarf strawberry madrone	1.37	#10 cont.	full/ bushy plants	E, B, P, Ed, W
Auu	212	Arctostaphylos uva-ursi	kinnikinick	---	---	full/ bushy plants	N, E, B, P
Cth	4	Ceanothus thyrsiflorus 'Victoria'	California lilac	1.07	#5 cont.	full/ bushy plants	E, P
Lah	13	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue lavender	0.51	#2 cont.	full/ bushy plants	E, P, Ed
Lm	35	Liriope muscari	blue lily turf	0.41	#1 cont.	full/ bushy plants	E, P, B
Lp	20	Lonicera pileata	box leaf honeysuckle	0.76	#2 cont.	full/ bushy plants	E, B, P
Mqa	4	Myrica gale	sweet gale	0.76	#2 cont.	full/ bushy plants	N
Mn	31	Mahonia nervosa	longleaf Oregon grape	0.46	#2 cont	full/ bushy plants	N, E, B, P, Ed
Pah	124	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	0.46	---	full/ bushy plants	B, W
Pm	109	Polystichum munitum	sword fern	---	---	full/ bushy plants	N, E
Po	1	Physocarpus opulifolius 'Diabolo'	purple ninebark	1.07	#3 cont.	full/bushy plants	B, P
Rog	3	Rosa gymnocarpa	bald hip rose	0.76	#2 cont.	full/ bushy plants	N, B, P
Sn	1	Sambucus nigra 'Black Lace'	black elderberry	1.37	#5 cont.	full/ bushy plants	B, P
Snc	19	Salvia nemorosa 'Caradonna'	woodland sage	0.41	#1 cont.	full/ bushy plants	P
	0			0.00			
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 Ed - EDIBLE W - WINTER INTEREST
S - VERY SUITABLE/SUITABLE AS PER URBAN TREE 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.

MATERIALS AND FURNISHINGS

SITE FURNISHINGS

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	
F3	-	-	-	-	-	-	-	-	
F4	-	-	-	-	-	-	-	-	
F5	4/L9.4	Custom Seating Element	3.5 x 7m	Natural	Concrete	Custom	-	-	Shop Drawings
F6	-	Custom Metal Planters	Varies	Rust	Weathered Steel	Custom	Freeman Fabrication		Site fit; shp dwgs for review

MATERIALS

ID	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
M4	1/L9.1	Sod Boulevard	-	-	-	-	-	-	
M5	-	-	-	-	-	-	-	-	
M6	1/L9.2	Rain Garden	Varies	-	Naturalized 'stream bed' with optional 'industrial' elements	-	-	-	Incl. <1/2" gravels, boulders, logs
M7	4/L9.1	Intensive Green Roof	±205mm Depth	-	-	"Roof Garden"	TBD	-	C/w water ret. + wicking layer
M9	4/L9.3	Drip Strip	610mm Width	-	-	-	-	-	
M11	7/L9.3	Artificial Turf	-	-	-	Pet Premium	SynLawn	-	With Odor Eliminating Infill

LIGHTING FEATURES

ID	DETAIL	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
L1	-/L-.-	-	-	-	-	-	-	-	

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE

Revision

No.	Date	Revision Notes
1	2026-09-24	Rvsd per CoV commnts

Issue

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Project
Victoria Porsche

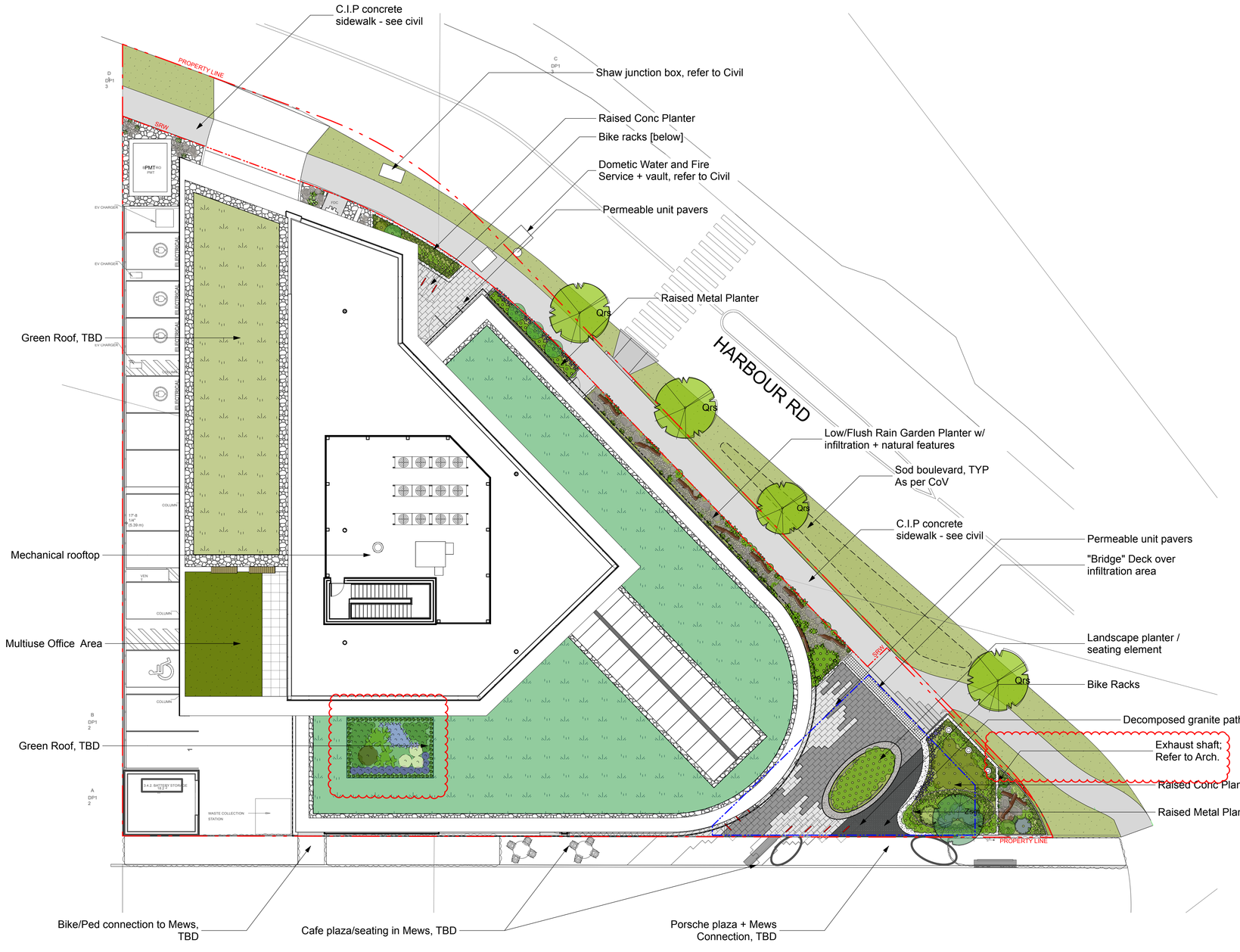
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Landscape Notes & Schedules

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: NTS
Reviewed By: Reviewed By	Drawing No.: L0.1
	2 of 34

NOTE: MEWS ENHANCEMENTS SHOWN FOR CONTEXTUAL ILLUSTRATION ONLY.



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1 Scale: 1:150

Revision

No.	Date	Revision Notes
1	2026-09-24	Rvsd per CoV commnts

Issue

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

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eta landscape architecture

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Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Landscape

Illustrative Plan

Legal

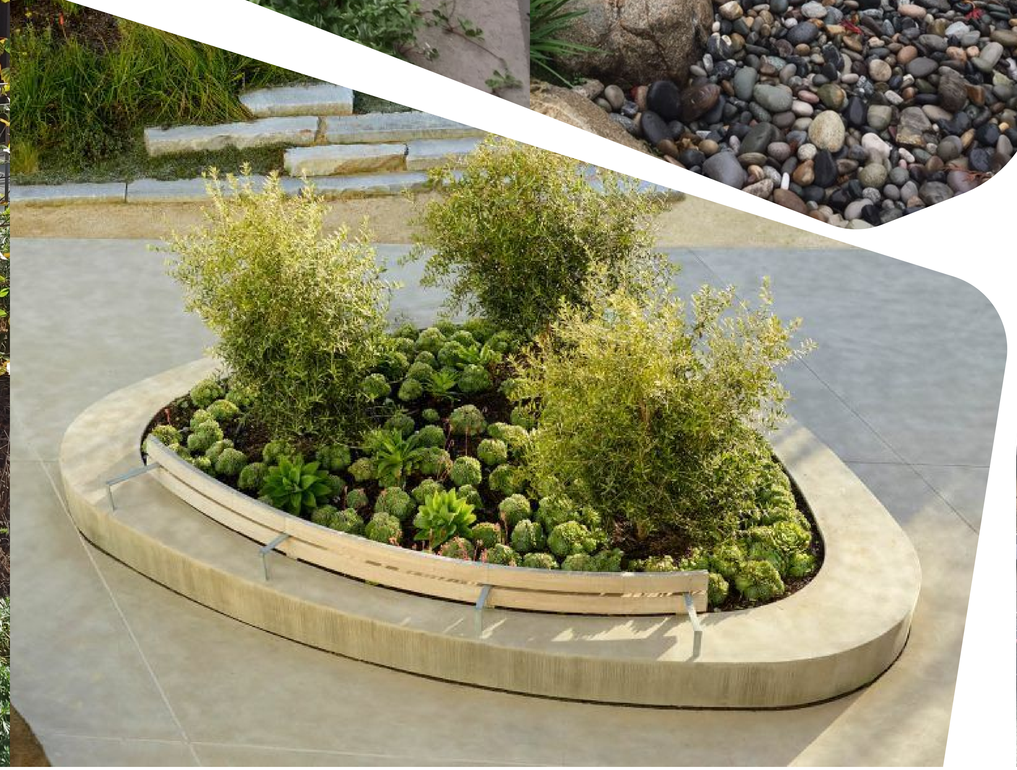
Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: **L0.2** 3 of 34



















Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

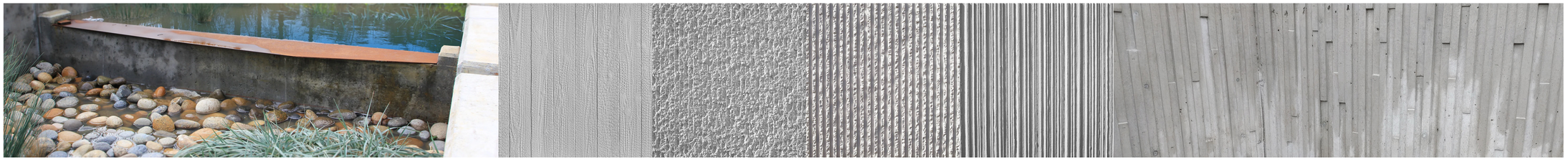
Landscape
Precedent Images

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: L0.3
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MATERIAL CHARACTER



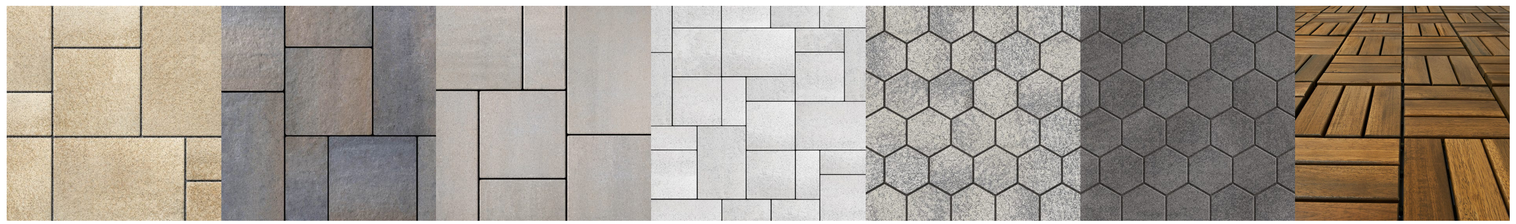
FEATURE + FRONTAGE WALLS



SCREEN FENCING [TBD—Mews + Rear Parking Zone]



ADDRESSING



FEATURE PAVING + AMENITY DECKS

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

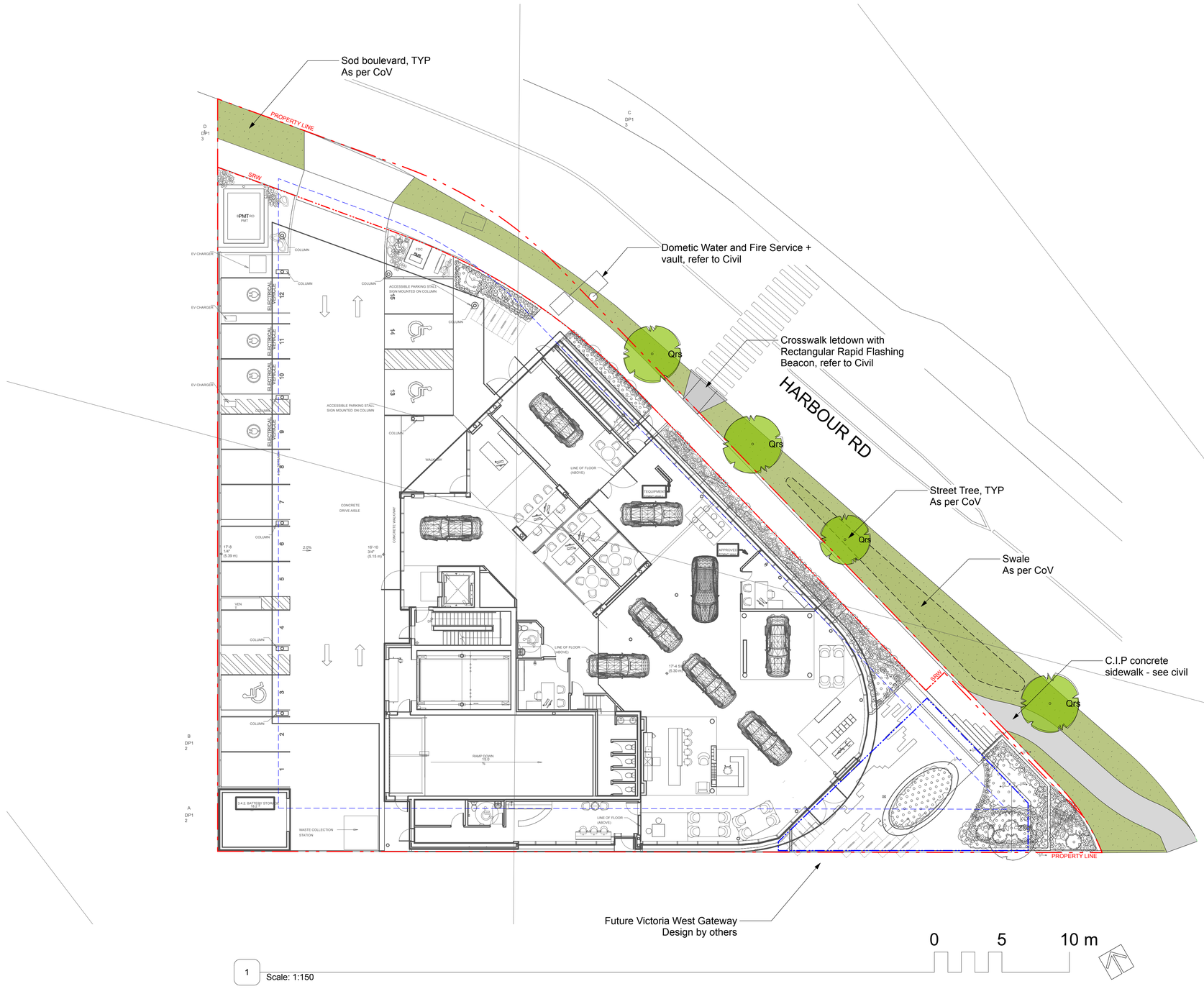
Drawing Title

Landscape

Precedent Images

Legal

Project Manager	Project ID
SS	22430
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L0.4



1 Scale: 1:150

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
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C	2025-12-11	Reissued for DP
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Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Offsite Plan

Legal

Project Manager	Project ID
SS	22430
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L2.0
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