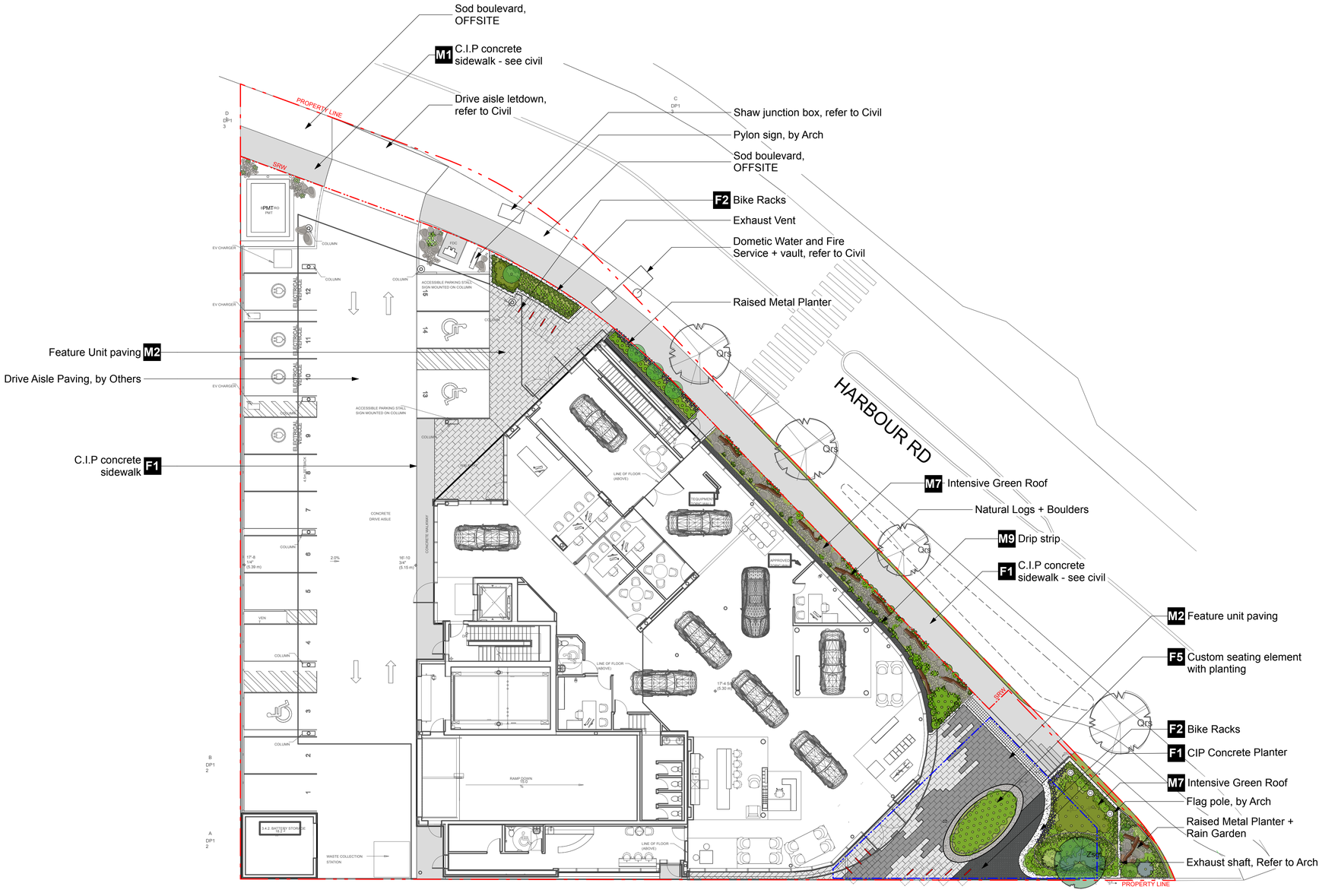


VIC WEST GATEWAY

0 5 10 m

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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Project

Victoria Porsche

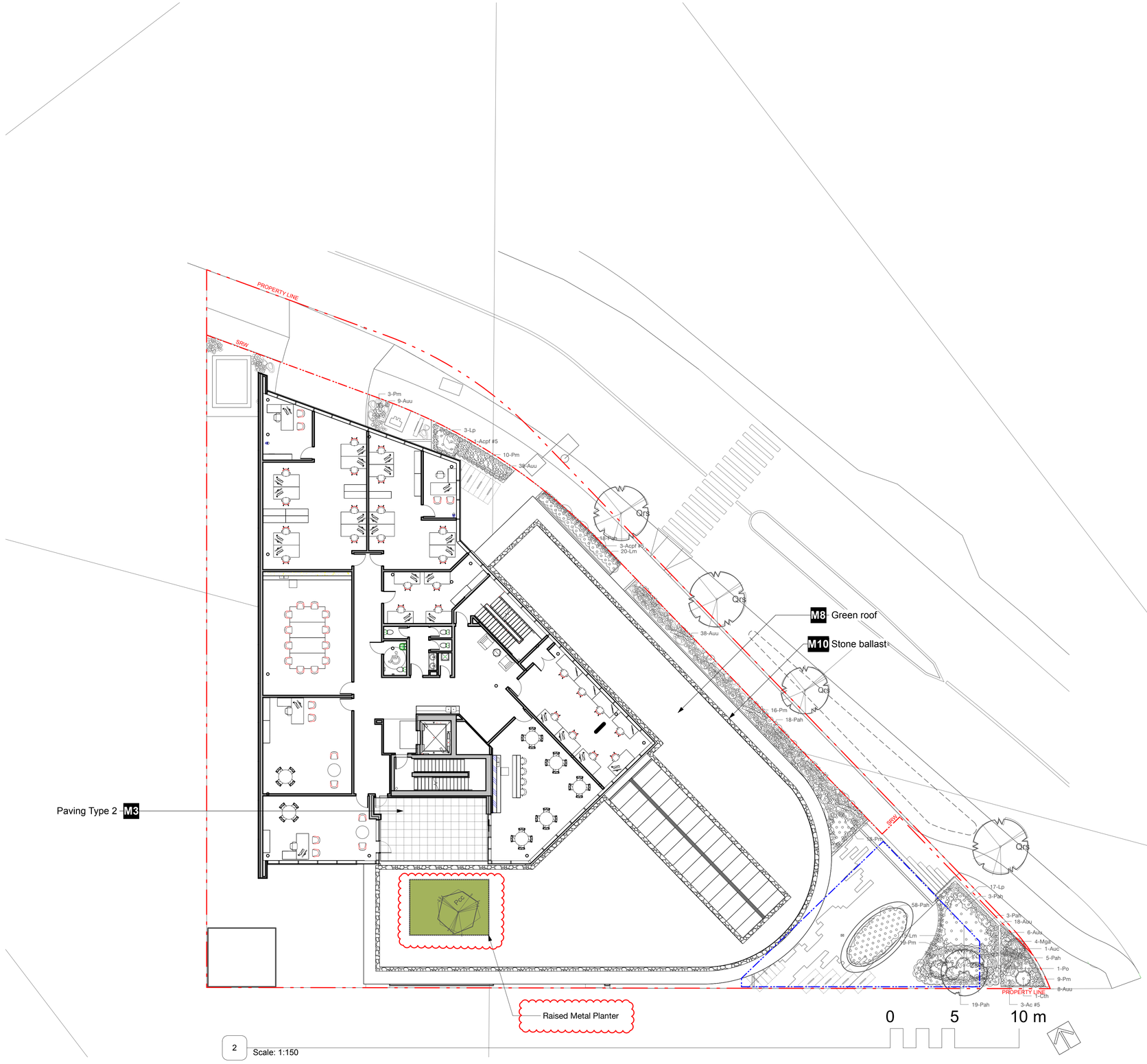
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Landscape Materials Plan - Ground Level

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: L3.0
	8 of 34



Revision

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

Issue

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Project

Victoria Porsche

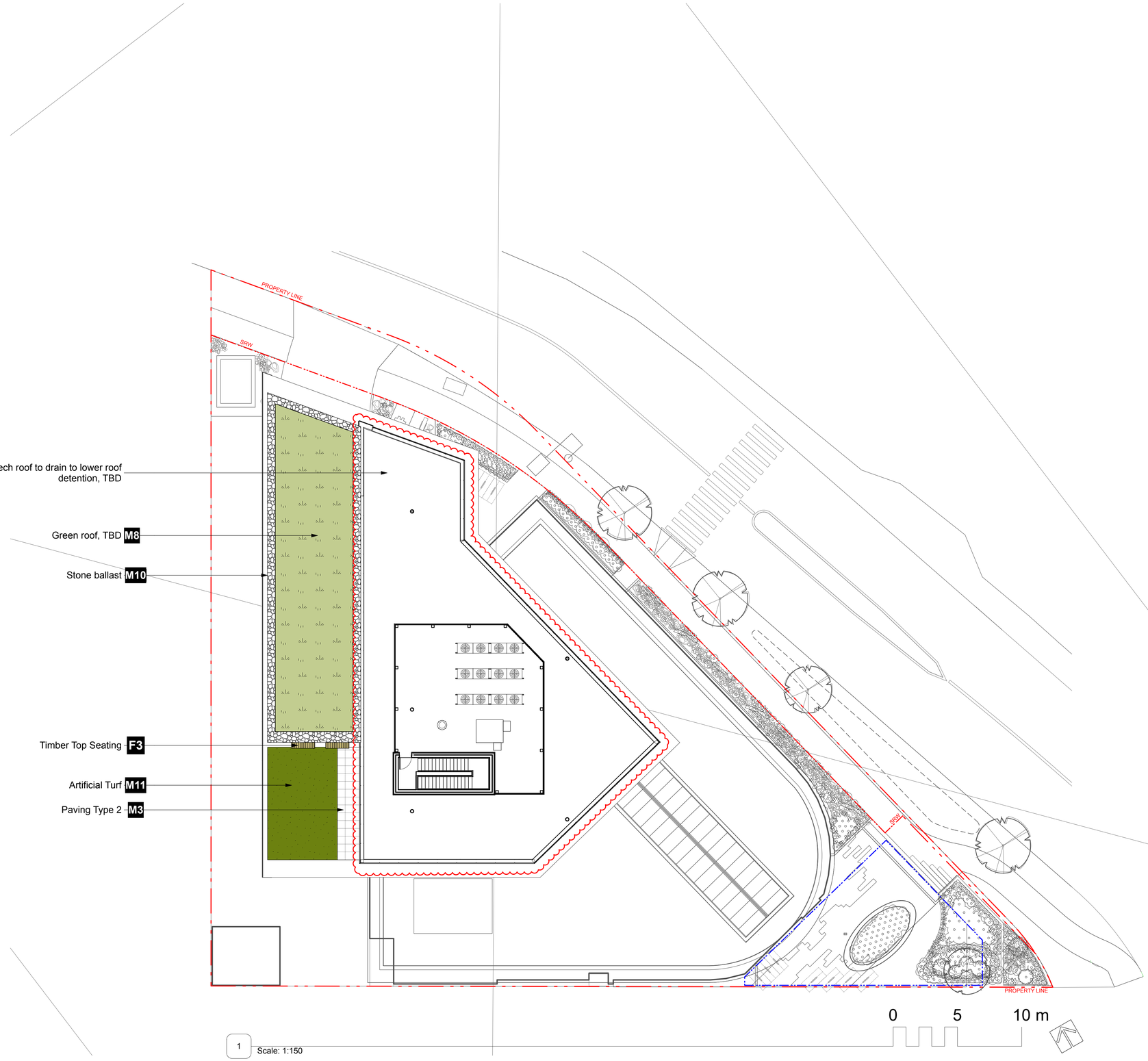
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Landscape Materials Plan - Level 3

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: L3.1
	9 of 34



1 Scale: 1:150

Revision

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

Issue

No.	Date	Issue Notes
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Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Landscape Materials Plan - Roof

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: **L3.2** 10 of 34



1 Scale: 1:150

LIGHTING PLAN LEGEND

S/W	Step / Wall Light
SI	Strip Light
EO	Electrical Outlet

Note:
1. Refer to Electrical plans & specs for final locations, fixture details and cut sheets.
2. Elecrical outlets to be provided for each BBQ, Trellis, and Fire Table, if applicable. Refer to Electrical.

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Project

Victoria Porsche

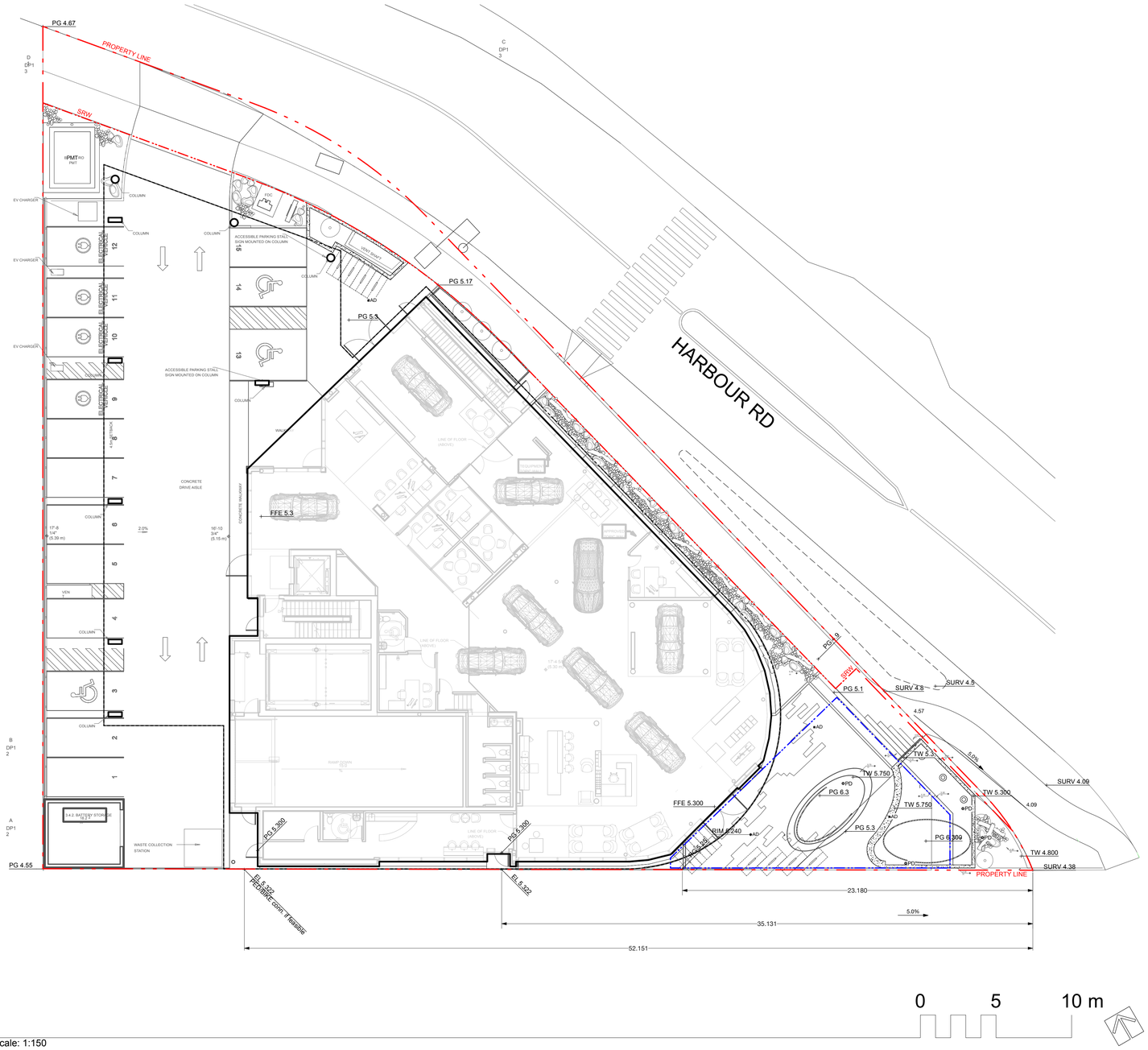
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Lighting Plan - Ground Level

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: **L4.0** 11 of 34



1 Scale: 1:150

LANDSCAPE GRADING & DRAINAGE PLAN LEGEND	
TW 0.00m BW 0.00m	TW - Top of Wall BW - Bottom of Wall
TS 0.00m BS 0.00m	TS - Top of Step BS - Bottom of Step
ToS 0.00m	ToS - Top of Slab
FFE 0.00m	FFE - Finish Floor
PG 0.00m	PG - Proposed Grade
EG 0.00m	EG - Existing Grade
SURV 0.00m	SURV - Survey Grade
1% - 5% MIN-MAX	Slope
AD	Area Drain
PD	Planter Drain

Revision

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Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Landscape Grading & Drainage Plan - Ground Level

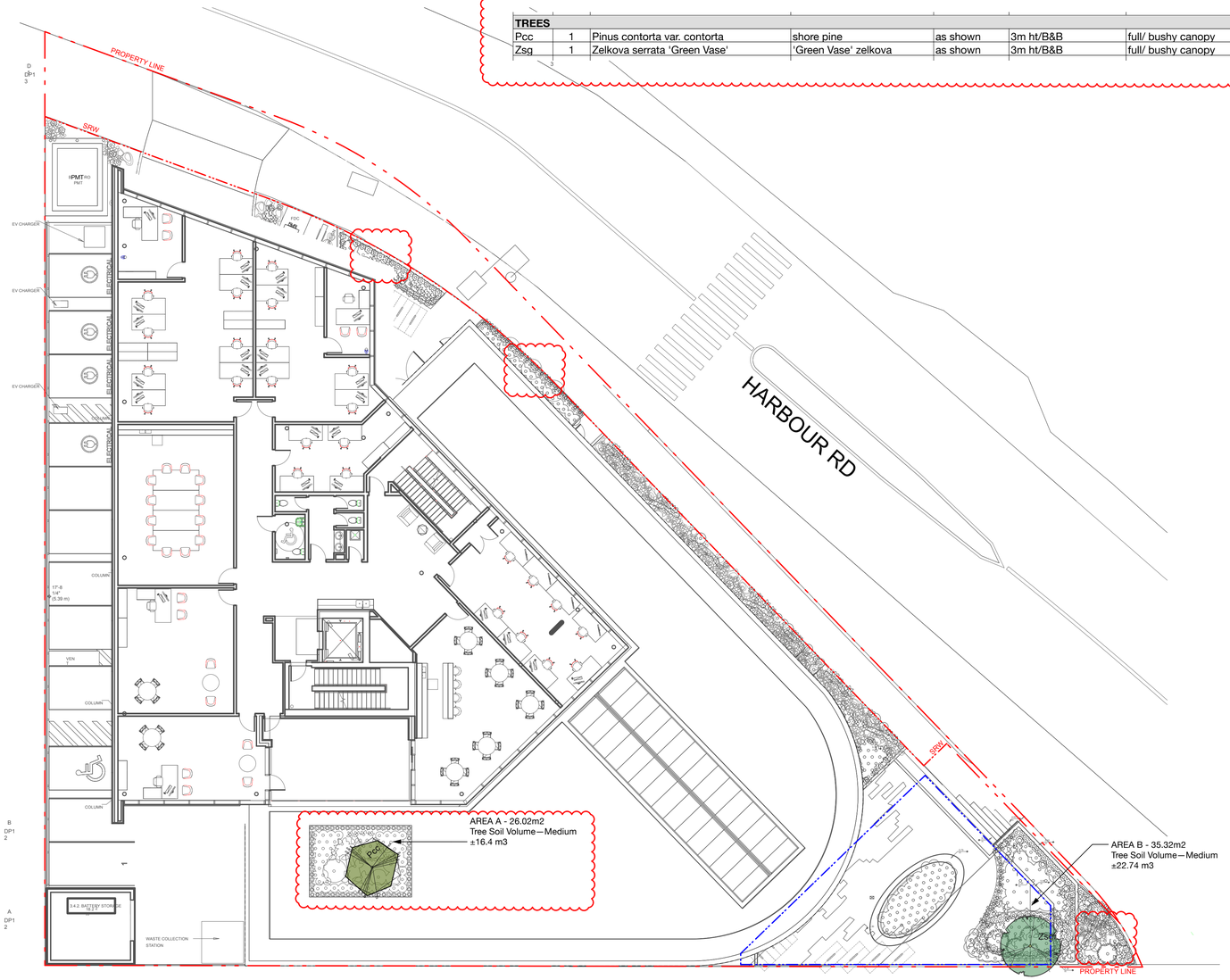
Legal

Project Manager	Project ID
SS	22430
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L5.0

	PLANT AREA ID	AREA [m2]	SOIL VOL. MULTIPLIER*	A. EST. SOIL VOL.	REPLACEMENT TREES PROPOSED B. #SMALL	C. #MEDIUM	D. #LARGE	SOIL VOLUME REQUIRED [m3] E. SMALL	F. MEDIUM	G. LARGE	TOTAL**
ONSITE											
	A1	2.627	0.9	2.36							
	A2	23.386	0.6	14.03		1			15		15
	TOT. A			16.4							
	B1	7.386	0.3	2.216							
	B2	15.415	0.61	9.403		1			15		15
	B3	12.519	0.9	11.267							
	TOT. B			22.886							
OFFSITE											
	N/A										

*On ground (excluding exposed bedrock): use 1, On structure: use depth of soil, On soil cells: use 0.92, On structural soil: use 0.2
**Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

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



0 5 10 m

1 Scale: 1:150

Revision

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Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Tree Replacement Plan

Legal

Project Manager: SS	Project ID: 22430
Drawn By: MB	Scale: As Noted
Reviewed By: SS	Drawing No.: **L6.0** 13 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

Offsite Planting Plan

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: L6.1



2 Scale: 1:150

Revision

No.	Date	Revision Notes
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Project

Victoria Porsche

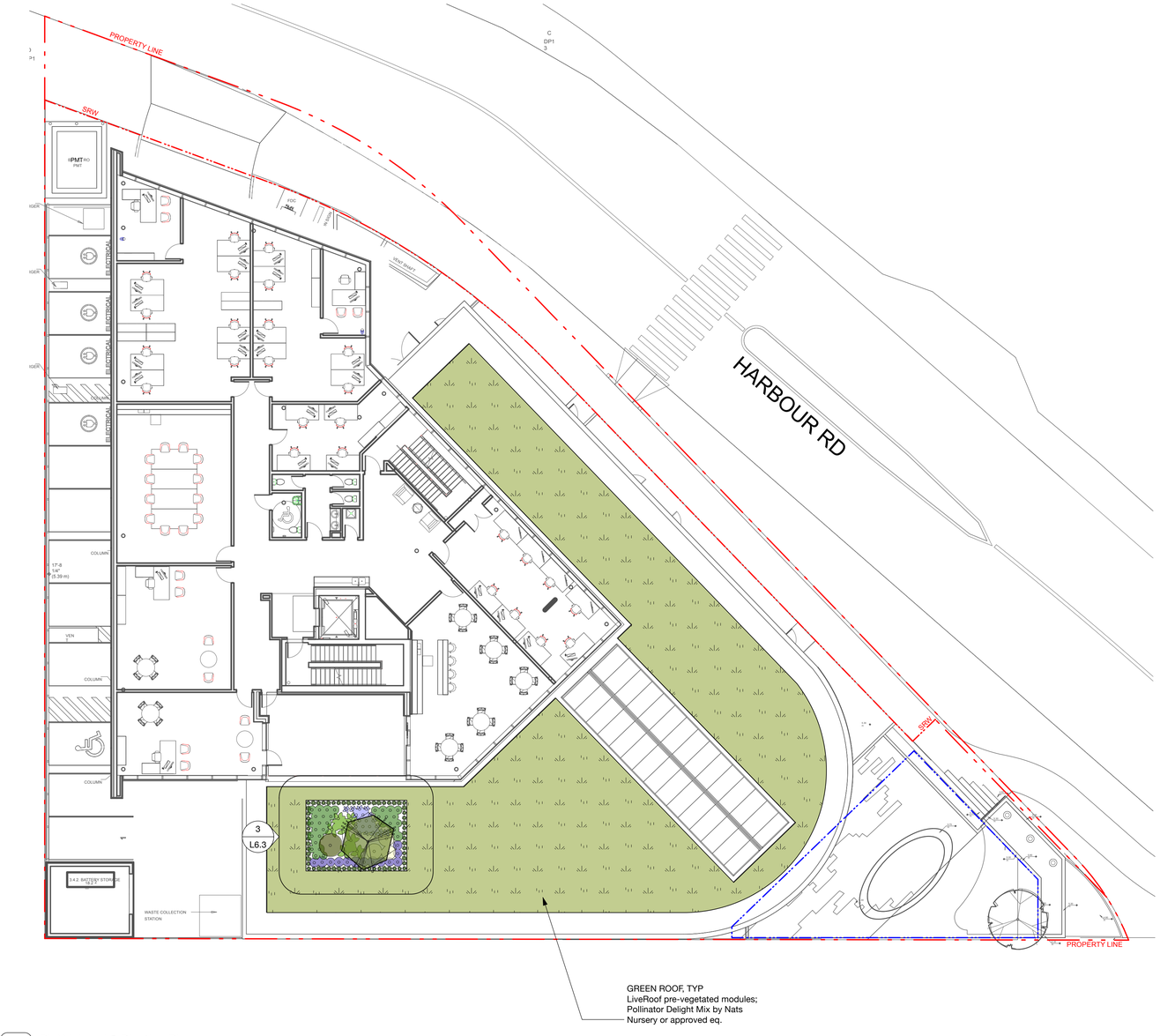
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

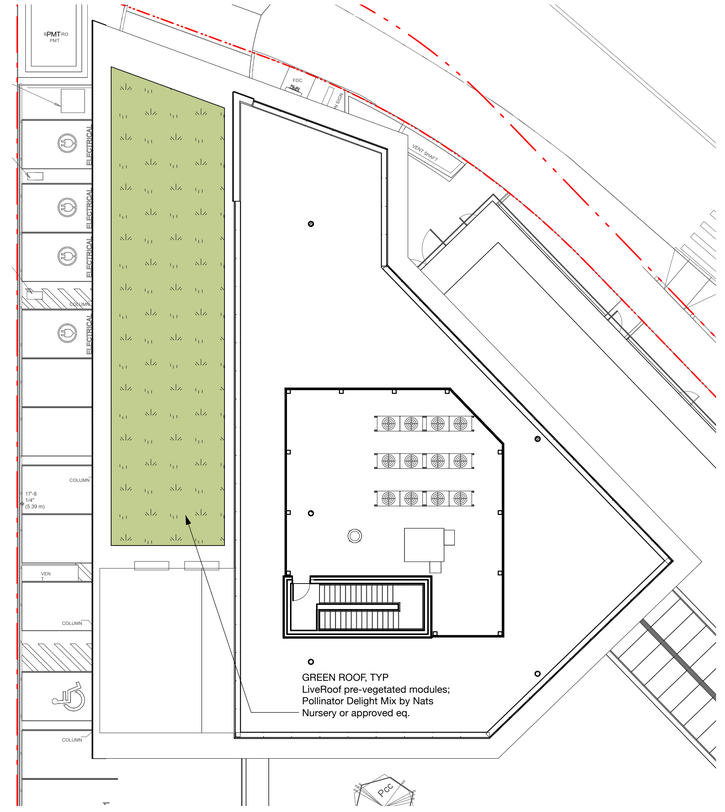
Planting Plan - Ground Level

Legal

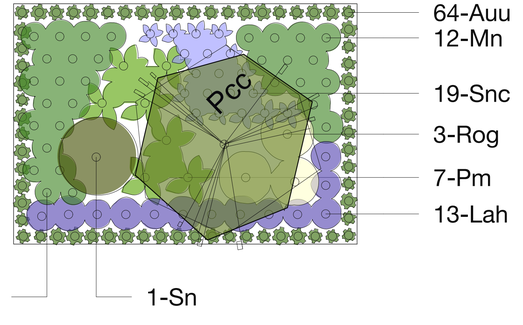
Project Manager	Project ID
SS	22430
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L6.2



1 PLAN: Level 3 Planting Plan



2 PLAN: Roof Planting Plan



3 DETAIL PLAN: Level 3 Planter

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
SHRUBS / GROUNDCOVERS / PERENNIALS							
Auu	64	Arctostaphylos uva-ursi	kinnikinick	0.30	#1 cont.	full/ bushy plants	N, E, B, P
Lah	13	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue lavender	0.51	#2 cont.	full/ bushy plants	E, P, Ed
Mn	31	Mahonia nervosa	longleaf Oregon grape	0.46	#2 cont	full/ bushy plants	N, E, B, P, Ed
Pm	7	Polystichum munitum	sword fern	0.76	#3 cont.	full/ bushy plants	N, E
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			

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.

Revision

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1	2026-09-24	Rvsd per CoV commnts
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Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Planting Plan - Upper Levels

Legal

Project Manager	Project ID
SS	22430
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L6.3 16 of 34



PLANTING SOIL DEPTH LEGEND

	150 mm (6") Soil Depth
	300 mm (12") Soil Depth
	610 mm (24") Soil Depth
	915 mm (36") Soil Depth

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

IRRIGATED AREAS & SERVICING LEGEND

IS	Irrigation Stub-out
HB	Hosebib
GB	Gas Connection

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

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

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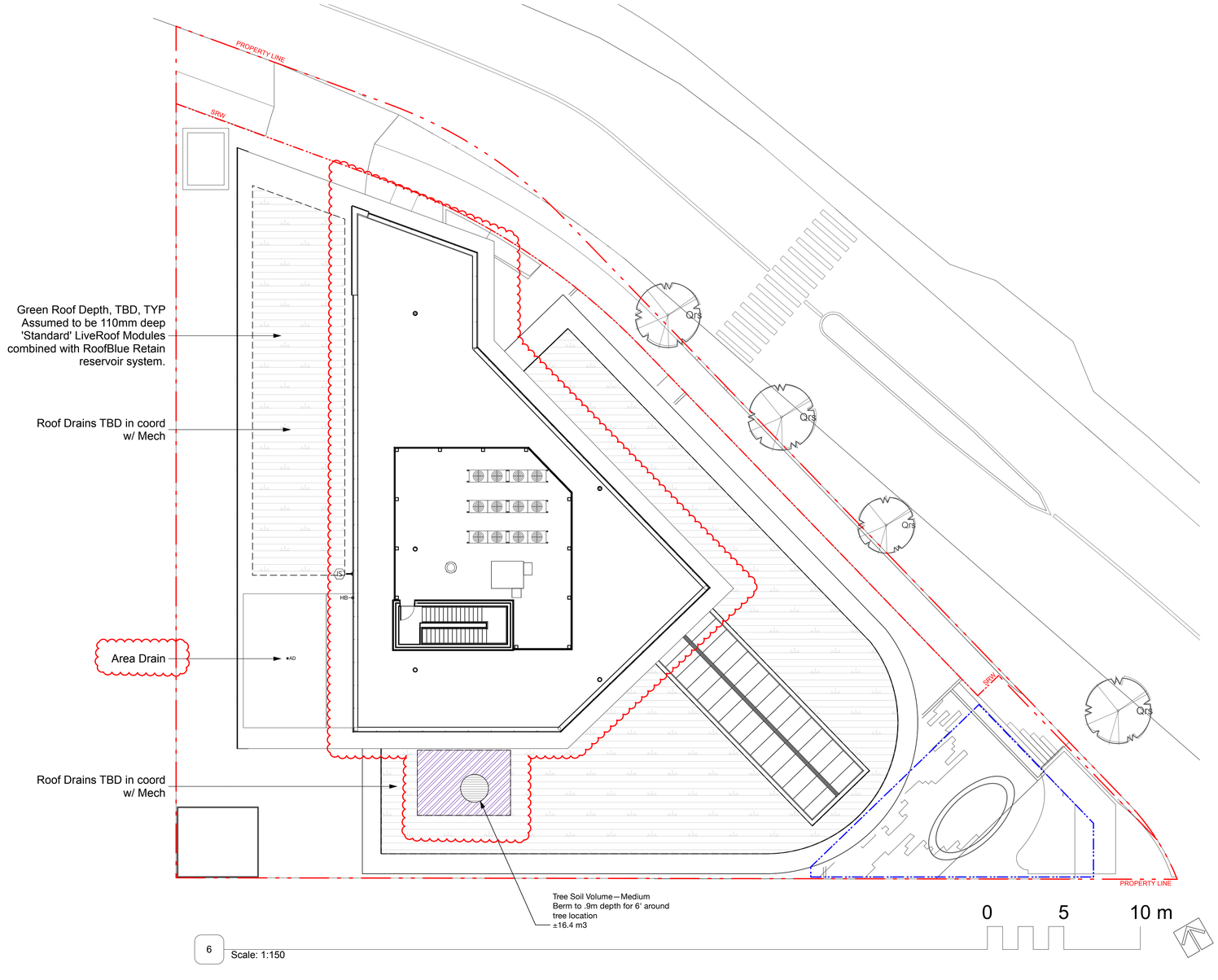
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Soil Depth & Servicing Plan - Ground Level

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: L7.0
	17 of 34



6 Scale: 1:150

PLANTING SOIL DEPTH LEGEND

	150 mm (6") Soil Depth
	300 mm (12") Soil Depth
	610 mm (24") Soil Depth
	915 mm (36") Soil Depth

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

IRRIGATED AREAS & SERVICING LEGEND

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HB	Hosebib
GB	Gas Connection

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Note:
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Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Soil Depth & Servicing Plan -Upper Levels

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: L7.1



0 5 10 m

6 Scale: 1:150

IRRIGATED AREAS & SERVICING LEGEND

IS	Irrigation Stub-out
HB	Hosebib
GB	Gas Connection

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

Note:
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J	2026-10-07	Reissued for DP

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Project

Victoria Porsche

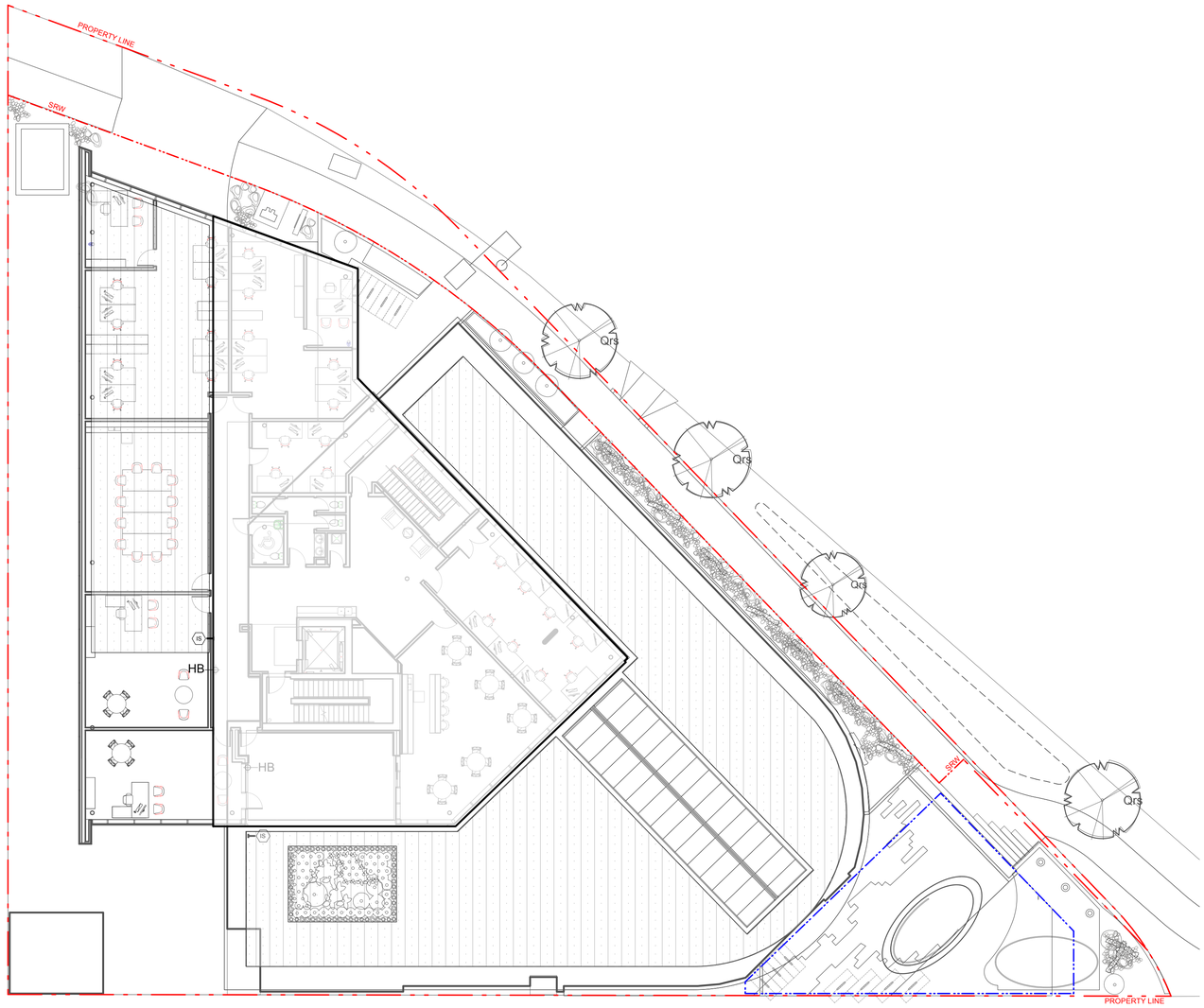
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

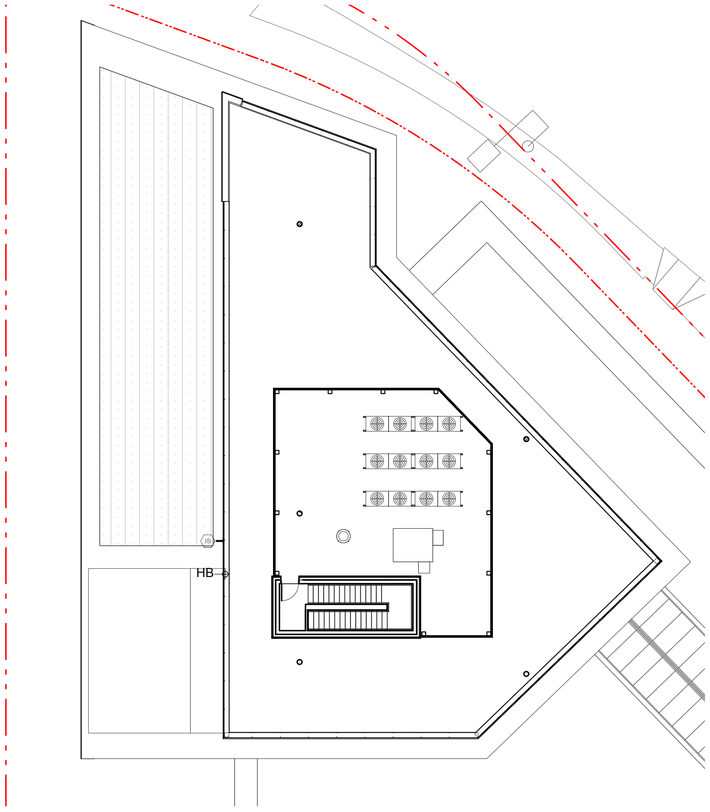
Irrigated Areas Plan - Ground Level

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: L7.2
	19 of 34



1 PLAN: Level 3 Irrigation and Servicing



2 PLAN: Roof Irrigation and Servicing

IRRIGATED AREAS & SERVICING LEGEND

IS	Irrigation Stub-out
HB	Hosebib
GB	Gas Connection

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

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

Revision

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

Issue

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Project

Victoria Porsche

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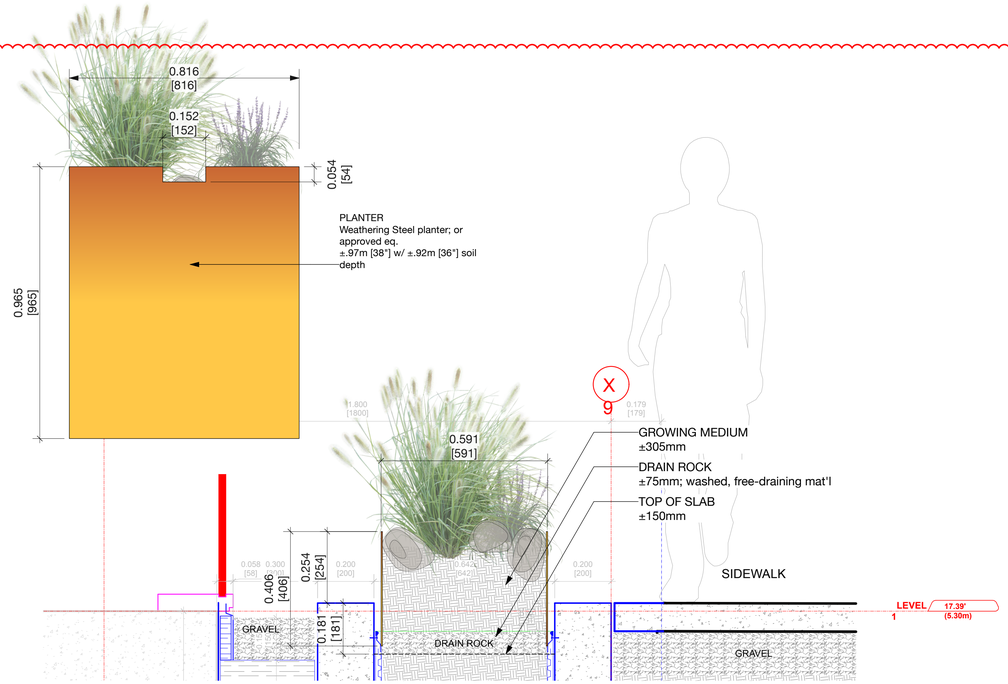
Drawing Title

Irrigated Areas Plan

- Upper Levels

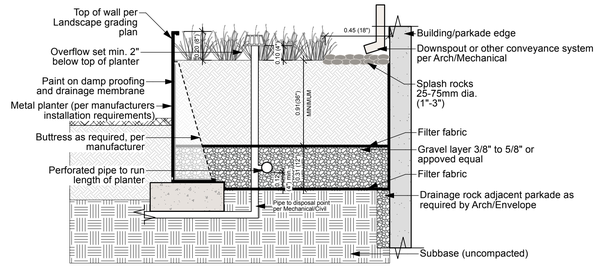
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Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: L7.3
	20 of 34



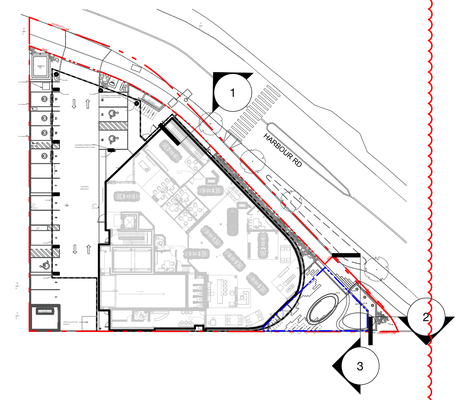
1 SECTION: Raised Planter / Filter Strip

NOTE: This is a working detail and needs to be revised to match exterior architectural assemblies and soil conditions on site.

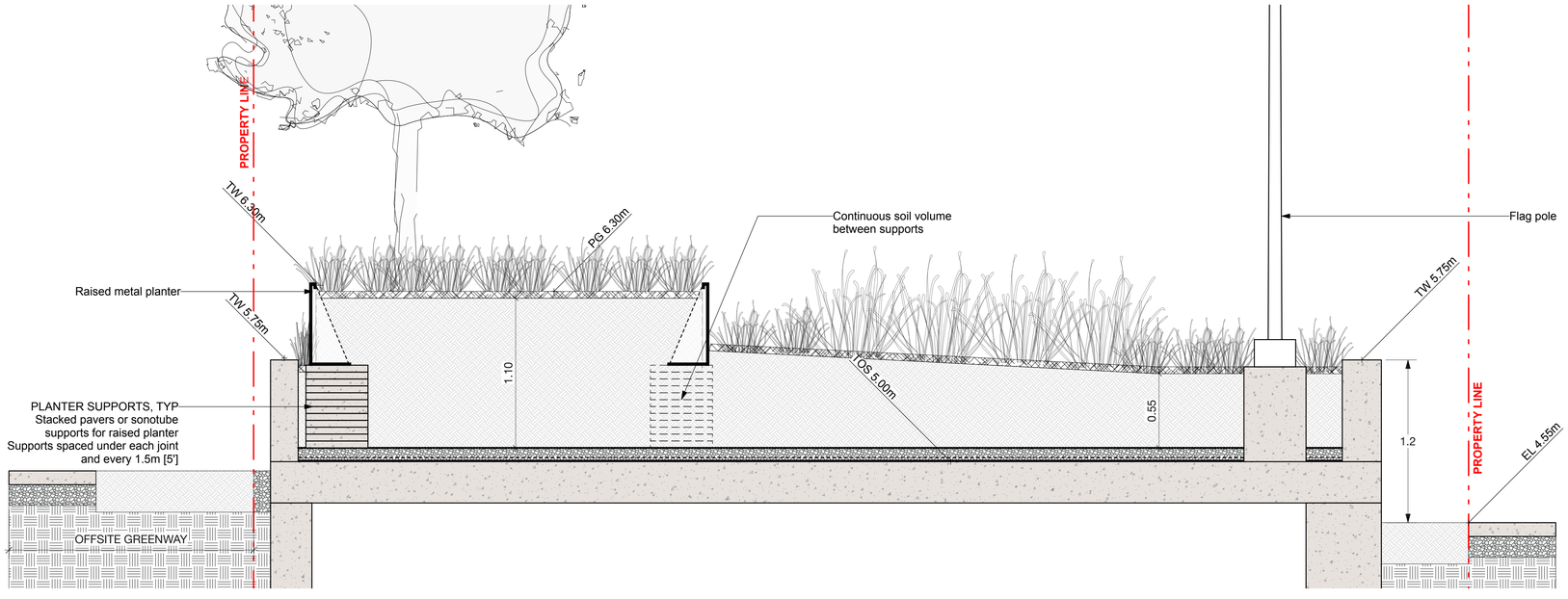


Note:
Refer to Mechanical for details regarding roof leaders being directed to these planters, overflow and perforated outlet pipe.

2 SECTION: Flow-Thru Planter



LEGEND



NOTE: This is a working detail and needs to be revised to match exterior architectural assemblies and soil conditions on site.

3 SECTION: Raised Metal Planter in Planter

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

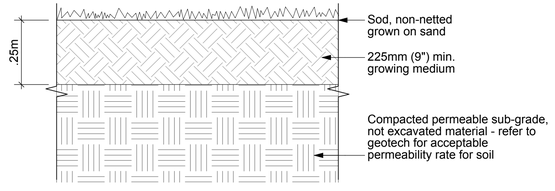
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

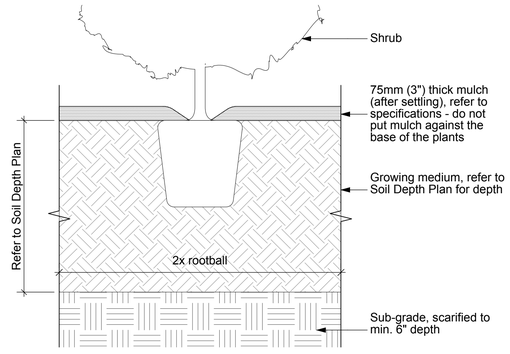
Landscape Sections & Elevations

Legal

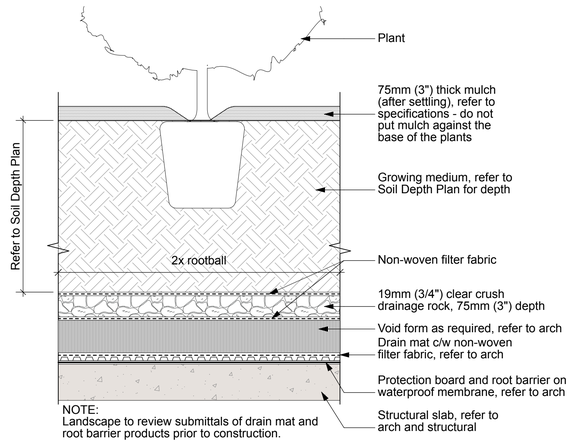
Project Manager	Project ID
SS	22430
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L8.0



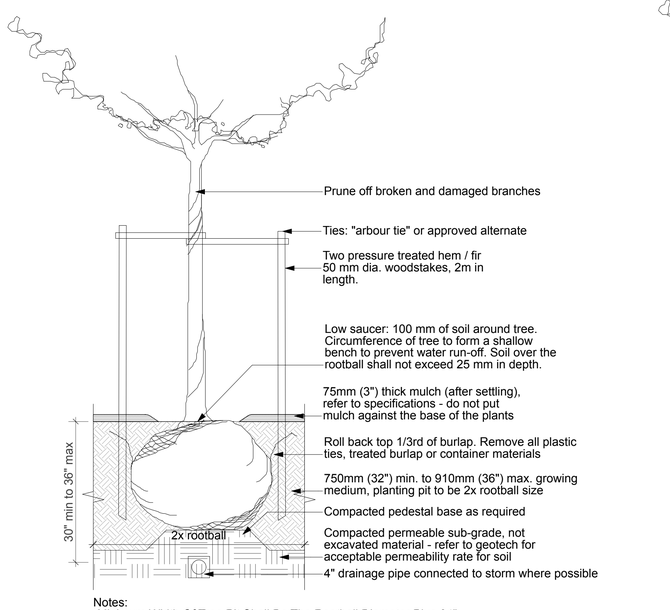
1 DETAIL: Sod at Grade
Scale: 1:10



2 DETAIL: Planting at Grade
Scale: 1:10

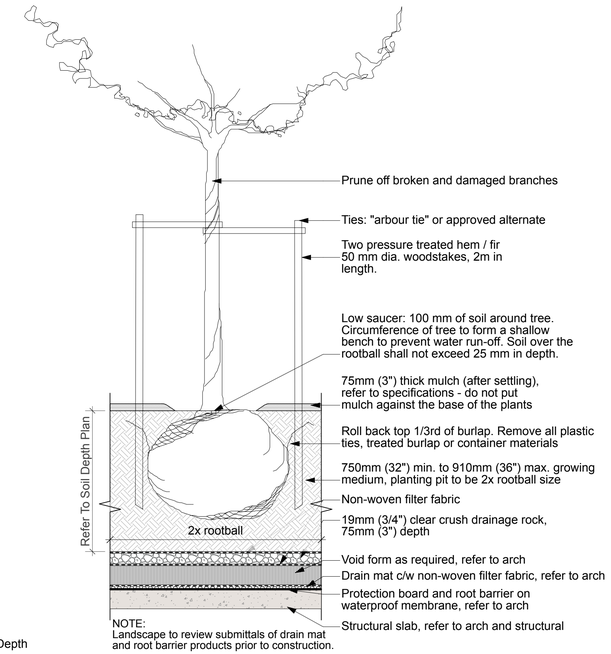


3 DETAIL: Planting on Slab
Scale: 1:10



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

4 DETAIL: TREE AT GRADE
SCALE: 1:20



5 DETAIL: TREE ON SLAB
SCALE: 1:20

Revision

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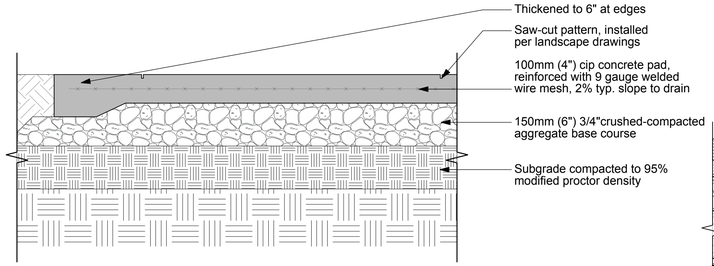
Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Softscape Details

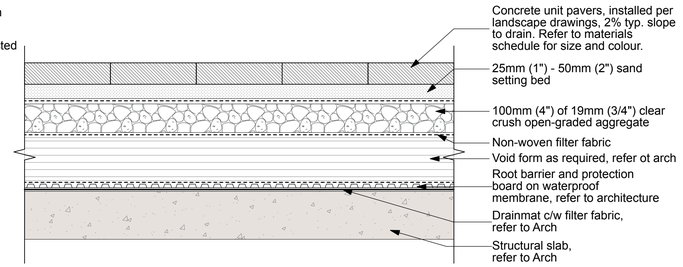
Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: L9.1
	23 of 34



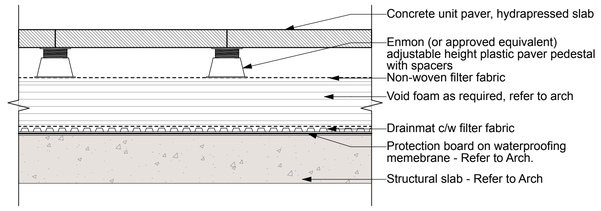
NOTE:
-Saw-cuts to be installed per layout plan, completed within 24hrs of pouring the slab
-Control joints to be 1/4 slab depth
-Control joints max 3m OC, as per MMCD
-Expansion joints to be max 9m OC as per MMCD
-Concrete to be broom-finished unless otherwise noted

1 DETAIL: CIP Pedestrian Concrete at Grade
Scale: 1:10

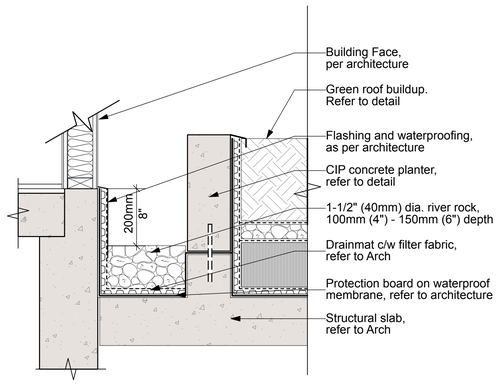


2 DETAIL: Feature Unit Pavers on Slab
Scale: 1:10

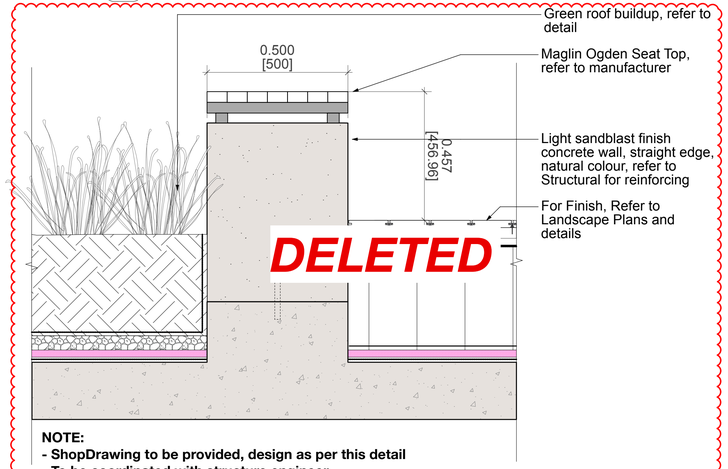
Note: Only adjustable height plastic risers to be used.
Neoprene/rubber substitutes will not be accepted.



3 DETAIL: Paving Type 2
Scale: 1:10

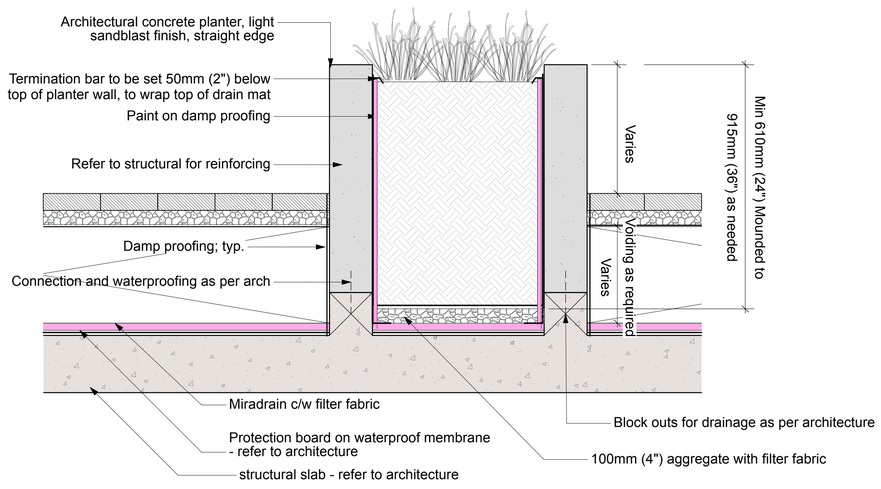


4 DETAIL: Drip Strip on Slab
Scale: 1:10

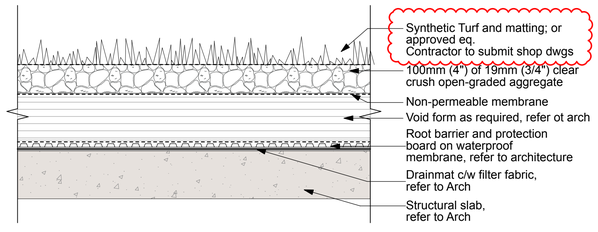


NOTE:
- ShopDrawing to be provided, design as per this detail
- To be coordinated with structure engineer

5 DETAIL: Timber Top Seating
Scale: 1:10



6 DETAIL: CIP Concrete Planter



7 DETAIL: Artificial Turf
Scale: 1:10

Revision

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Issue

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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Hardscape Details

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: L10.1
	25 of 34

NOTE:

Product selection + specifications [incl. green roof system], product(s), and detailing to be reviewed and coordinated with detailed design. Intent and functional requirements will be maintained, but design may change to reflect project constraints identified during the development of Permitting, Tender, and Construction packages.

1600 SERIES

MBR-1600-00007
Legacy # SCBR1600-CB



Sustainability Facts

Unit Size	One (1) MBR-1600-00007 Bike Rack
Carbon footprint (CWF) *Measured in kilograms of carbon dioxide equivalent*	54 kg CO2-Eq
Total energy use (TPE) *Measured in megajoules of energy equivalent*	2720 MJ-Eq
Washer use (WCP) *Measured in cubic metres of water*	2.08 m3 water
Material recyclability	100%
LEED v4.1 Credits	
Type III Environmental Product Declaration	✓
Material Inventory	✓
Low VOC Finishes	✓
Free of Red List substances	✓

Full EPD can be requested for more information.
https://www.maglin.com/images/pdf/MBR-1600-00007-EPD.pdf

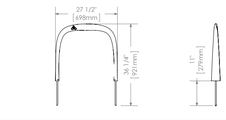
DESCRIPTION: 1600 Series - SC Bike Rack: Cast Aluminum, Direct Burial, 2 Bike Configuration

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are treated with penetrating sealers.

INSTALLATION: The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.

TO SPECIFY: Select MBR-1600-00007
Choose:
- Powdercoat Color

HEIGHT: 36.25" (92.1cm) LENGTH: 27.5" (69.8cm) WIDTH: 3.375" (8.57cm) WEIGHT: 22 lbs (10kg)



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1 877 393 5265
www.maglin.com
sales@maglin.com

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Details and specifications may vary due to continuing improvements of our products.

1 CUTSHEET: Bike Rack

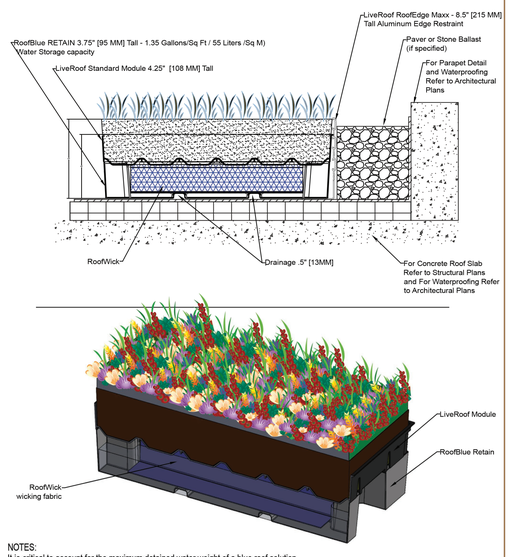
MEWS FURNISHINGS DELETED

2 CUTSHEET: Moveable tables

WALL MOUNTED EXHAUST VENT BENCH DELETED

3 CUTSHEET: Timber Top Seats

RoofBlue® RETAIN Stormwater Retention System with LiveRoof Standard Modules



NOTES:
It is critical to account for the maximum detained water weight of a blue roof solution.

NOT TO SCALE

STD-BLUE-RETAIN
v2022-11-9

ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

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P.O. Box 533
Spring Lake, MI 49456

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www.liveroof.com

LiveRoof

LiveRoof® Stormwater Properties

LIVEROOF MODULE SIZE	LITE	STANDARD	DEEP	MAXX
Soil Depth	2.5 in (65 mm)	4.25 in (110 mm)	6 in (150 mm)	8 in (200 mm)
Fully Saturated Weight, *Maximum, varies by vegetation type and maturity level*	≤17 lbs/ft² (≤0.8 kPa)	≤29 lbs/ft² (≤1.4 kPa)	≤50 lbs/ft² (≤2.4 kPa)	≤65 lbs/ft² (≤3.1 kPa)
Maximum Water Holding Capacity	48.3%			ASTM E2397
Wilt Point of Plants	10%			
Maximum Available Capacity of Growing Medium to Hold Water	38.3%			
Growing Medium Maximum Moisture Storage	.96 in (24 mm) 0.6 gal/ft² (24.4 L/m²)	1.6 in (40 mm) 1 gal/ft² (41.3 L/m²)	2.2 in (55 mm) 1.3 gal/ft² (55.9 L/m²)	3 in (76 mm) 1.8 gal/ft² (76.2 L/m²)
Plant Moisture Storage (Sedums)	0.4 in (10 mm) 0.25 gal/ft² (10.1 L/m²)			
System Total Storm Water Storage (Assuming Initial Moisture 0.25 in / 6mm)	1.11 in (28 mm) 0.7 gal/ft² (28.2 L/m²)	1.75 in (44 mm) 1.1 gal/ft² (44.4 L/m²)	2.35 in (60 mm) 1.5 gal/ft² (59.7 L/m²)	3.15 in (80 mm) 2 gal/ft² (80 L/m²)
Growing Medium Water Permeability	0.434 in/min (0.018 cm/s)		saturated hydraulic conductivity, ASTM E2397	



RoofBlue® RETAIN™

Maximum Water Holding Capacity of RoofBlue RETAIN module	2.16 in (55mm) 1.35 gal/ft² / 312 in³ / 0.18ft³ (55 L/m²)			
LIVEROOF MODULE SIZE	LITE	STANDARD	DEEP	MAXX
Maximum Water Volume **Retention** (LiveRoof Module + RoofBlue RETAIN)	3.17 in (83mm) 2.05 gal/ft² (83.5 L/m²)	3.91 in (99m) 2.45 gal/ft² (99.8 L/m²)	4.51 in (115mm) 2.85 gal/ft² (116 L/m²)	5.31 in (135mm) 3.35 gal/ft² (136.5 L/m²)
Maximum Saturated Weight of System (LiveRoof Module + RoofBlue RETAIN)	≤29.5 lbs/ft² (≤1.4 kPa)	≤41.5 lbs/ft² (≤2 kPa)	≤62.5 lbs/ft² (≤3 kPa)	≤77.5 lbs/ft² (≤3.7 kPa)

4 CUTSHEET: Stormwater Green Roof System — TBD

Revision

No.	Date	Revision Notes

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Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Landscape Site Furnishings

Legal

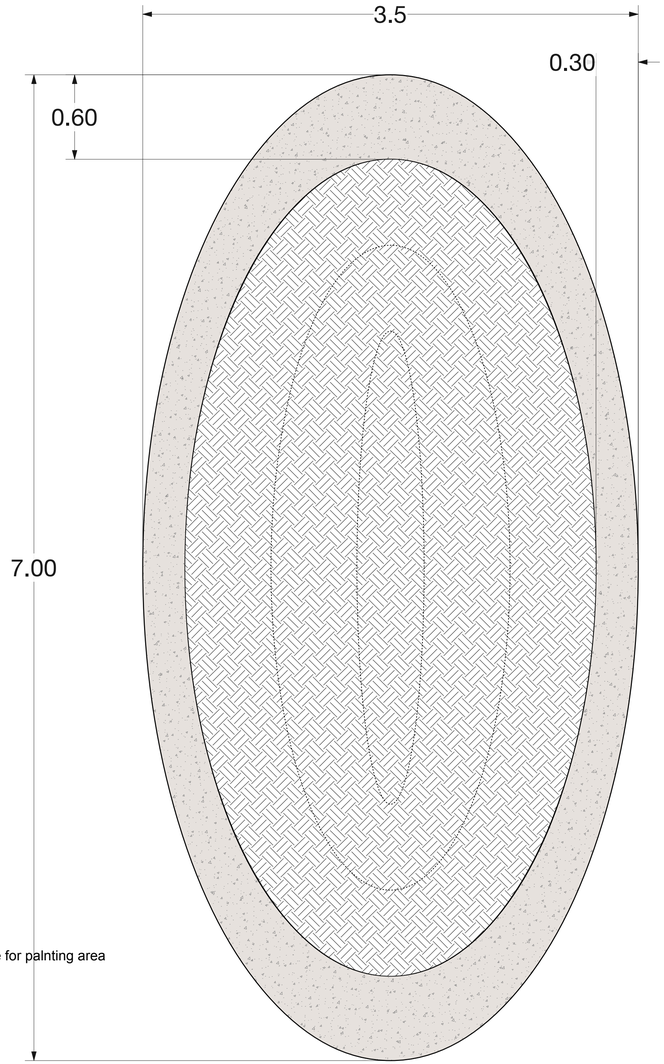
Project Manager	Project ID
SS	22430
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	**L11.1**



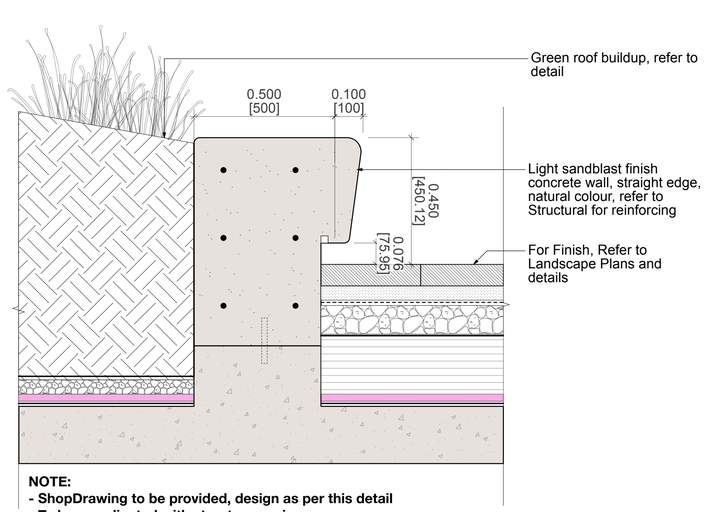




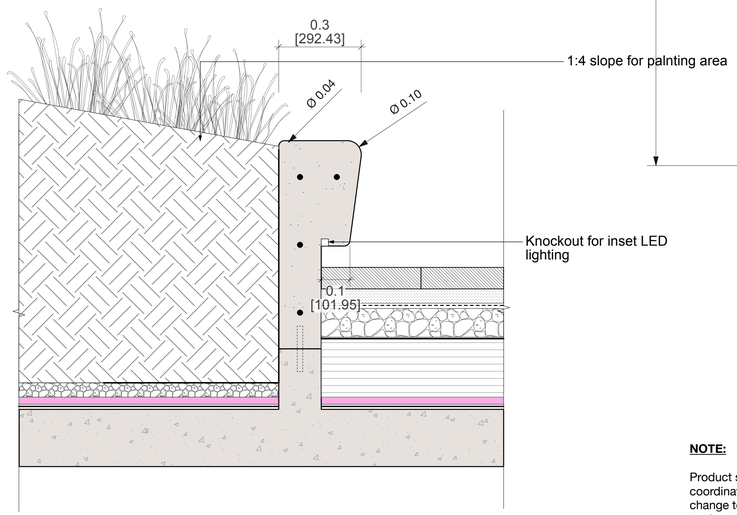
1 PRECEDENT: Custom Seating Element



2 PLAN: Custom Planter
Scale: 1:20



NOTE:
- ShopDrawing to be provided, design as per this detail
- To be coordinated with structure engineer



3 SECTION: Custom Planter
Scale: 1:20

NOTE:

Product selection + specifications [incl. green roof system], product(s), and detailing to be reviewed and coordinated with detailed design. Intent and functional requirements will be maintained, but design may change to reflect project constraints identified during the development of Permitting, Tender, and Construction packages.

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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

Professional Seal

eta landscape architecture
1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

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Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Landscape Site Furnishings

Legal

Project Manager: SS	Project ID: 22430
Drawn By: Drawn By	Scale: As Noted
Reviewed By: Reviewed By	Drawing No.: **L11.2**
	27 of 34

SHEET NOTES:

WATER:

(W1) CITY OF VICTORIA TO INSTALL 50 MM DOMESTIC WATER AND 150 MM FIRE SERVICE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

(W2) CITY OF VICTORIA TO INSTALL 25mm IRRIGATION SERVICE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

(W3) 45m FIRE HYDRANT RADIUS.

DRAIN:

(D1) CITY OF VICTORIA TO INSTALL 150mm STORM SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

(D2) NOTE DELETED

(D3) CONTRACTOR TO REMOVE EXISTING CATCH BASIN AND INSTALL NEW SIDE INLET CATCH BASIN AS PER CITY OF VICTORIA STANDARD DETAIL S11B. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

SEWER:

(S1) CITY OF VICTORIA TO INSTALL 150mm SANITARY SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

(S2) ---

ROAD:

(R1) CONTRACTOR TO INSTALL 7.0m DRIVEWAY TO CITY OF VICTORIA STANDARDS.

(R2) CONTRACTOR TO REMOVE EXISTING DRIVEWAY AND REINSTATE BOULEVARD AND SIDEWALK AS REQUIRED. DETAILS AT BUILDING PERMIT.

(R3) CONTRACTOR TO REMOVE EXISTING SIDEWALK AS REQUIRED AND CONSTRUCT BOULEVARD AND TREES AS PER LANDSCAPE PLAN.

(R4) CONTRACTOR TO INSTALL 2.0m SIDEWALK AS REQUIRED.

(R5) CONTRACTOR TO INSTALL SIDEWALK LET DOWN. FUTURE RECTANGULAR RAPID FLASHING BEACON. BUILDING PERMIT SUBMISSION TO INCORPORATE CONDUIT AND SIGN BASE.

MISCELLANEOUS

(M1) GREEN ROOF NOT SHOWN FOR CLARITY. SEE LANDSCAPE DRAWINGS FOR DETAILS.

(M2) PROPOSED RAIN GARDEN. SEE LANDSCAPE DRAWINGS FOR DETAILS.

(M3) PROPOSED HYDRO SERVICING BASED ON PRELIMINARY SERVICING SKETCH PROVIDED BY BC HYDRO.

PLAN – SITE SERVICING
H 1:200



KEY PLAN
NTS

LEGAL DESCRIPTION: THAT PART OF SUB–LOT 6, SECTION 119, ESQUIMALT DISTRICT, PLAN 3237, SHOWN OUTLINED IN RED ON PLAN 1338 OS

BENCHMARK: MONUMENT DERIVED FROM OBSERVATION BETWEEN 739144 AND 931915

202 HARBOUR ROAD PRELIMINARY SERVICING PLAN

Scale horiz. 1:200 Scale vert. N/A

Sheet 1 of 1

Eng. Project No. 31295

R. TUCK #28072 — 2026-07-23

LEGEND					
LAMP STANDARD	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	CATCHBASIN		METER	W
U/G WIRING	UE	MANHOLE		FLUSH VALVE	
GAS	G	SERVICE RISER		VALVE	
WATER	W	MOUNTABLE CURB	MC	REDUCER	
SEWER	S	NON–MOUNT. CURB	NMC	HYDRANT	
DRAIN	D	EDGE ASPHALT		AIR VALVE	

1:200 0 4 12m

ISSUED FOR DISCUSSION
2026-07-23

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com