

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
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G	2026-06-02	Issued for 60% Review
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I	2026-07-29	Released for DP

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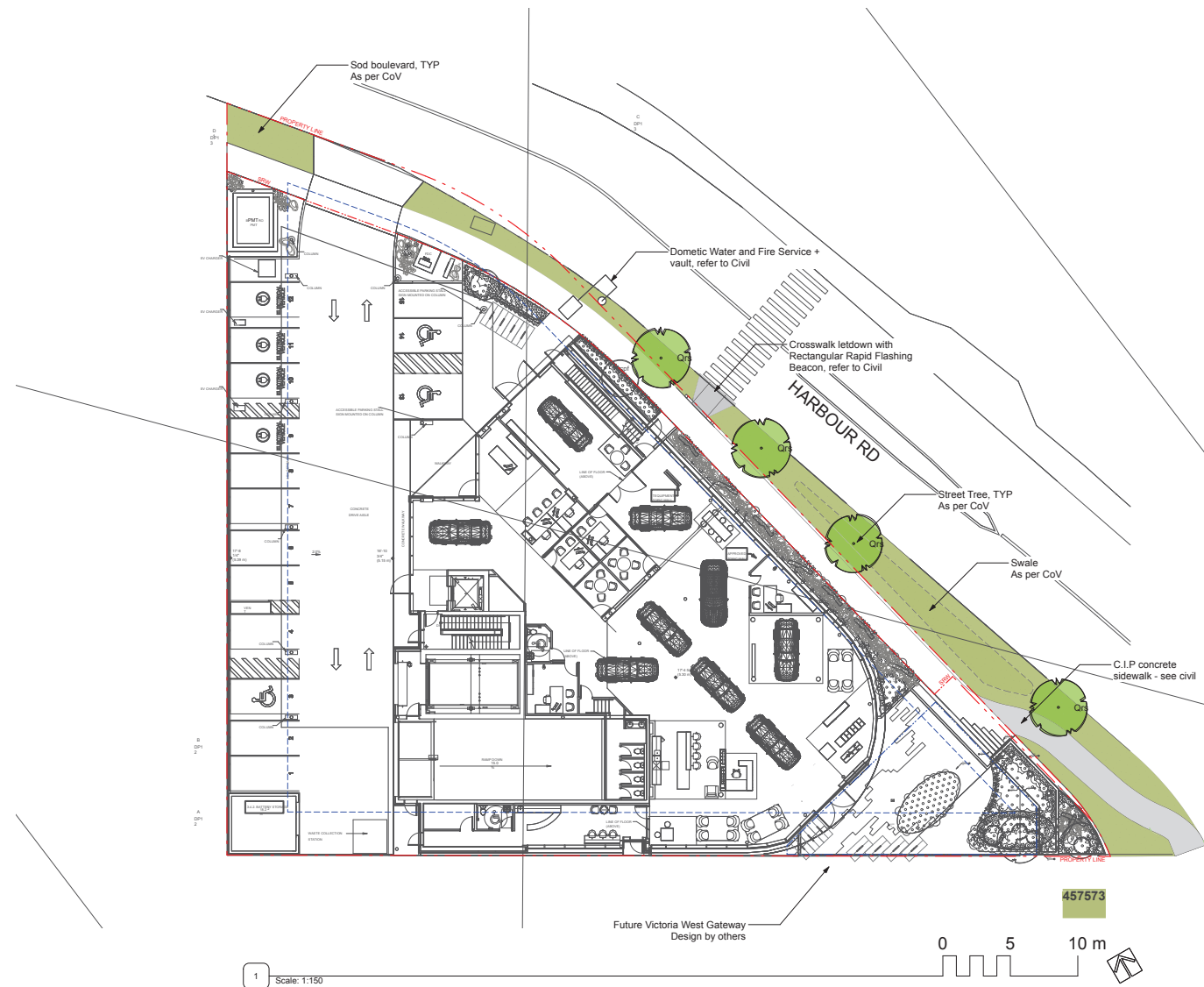
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Project
Victoria Porsche
202 Harbour Rd, Victoria, BC, V8A 3S2

Drawing Title
Offsite Plan

Legal

Project Manager	Project ID
SS	224390
Drawn By	Scale
Reviewed By	As Noted
Reviewed By	Drawing No.
	L2.0
	7
	32



1 Scale: 1:150

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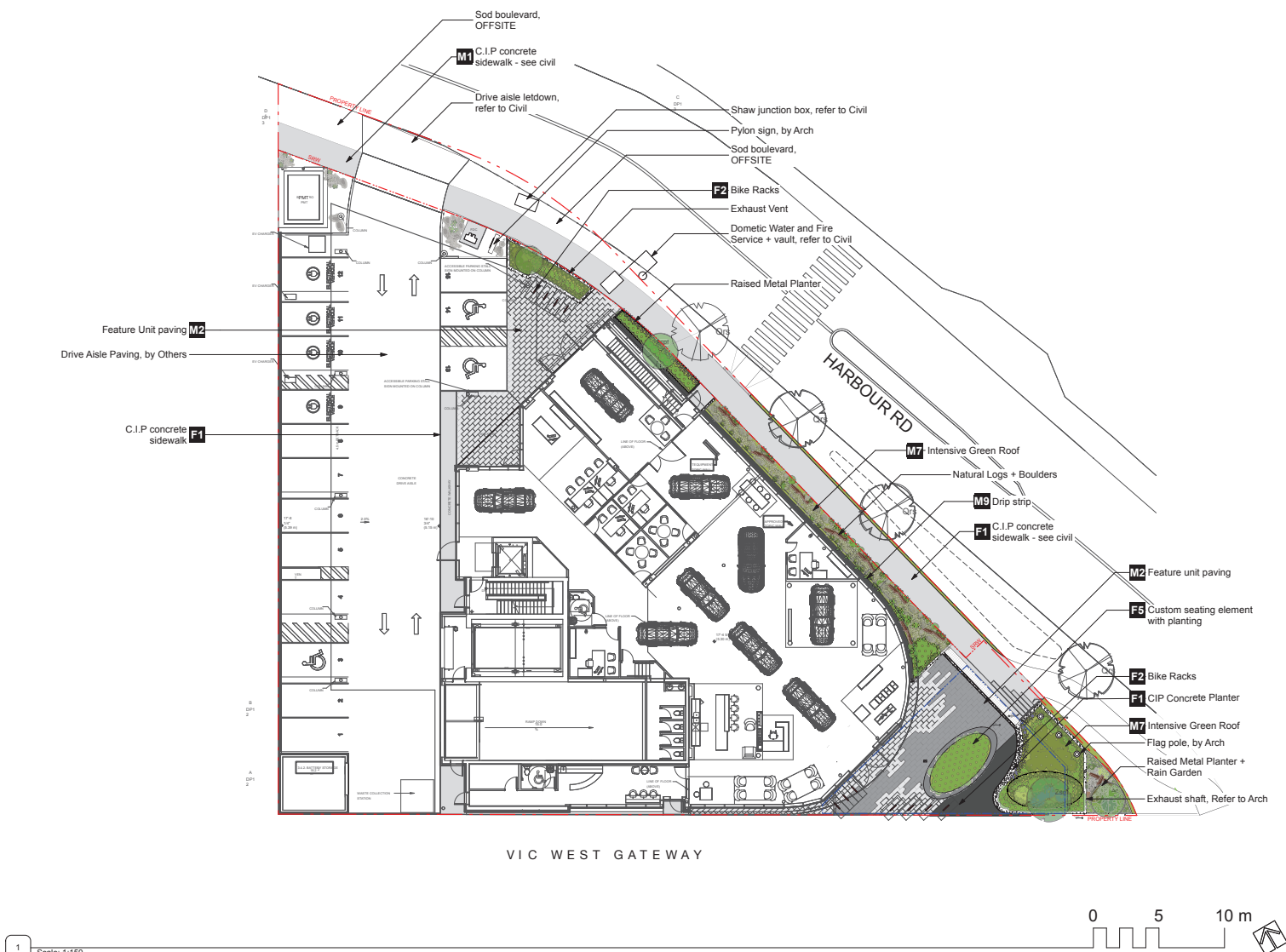
Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V8A 3S2

Drawing Title
**Landscape
Materials Plan -
Ground Level**

Legal

Project Manager	Project ID
SS	224-030
Drawn By	Scale
As Noted	
Reviewed By	Reviewed By
	L3.0
	32



1 Scale: 1:150

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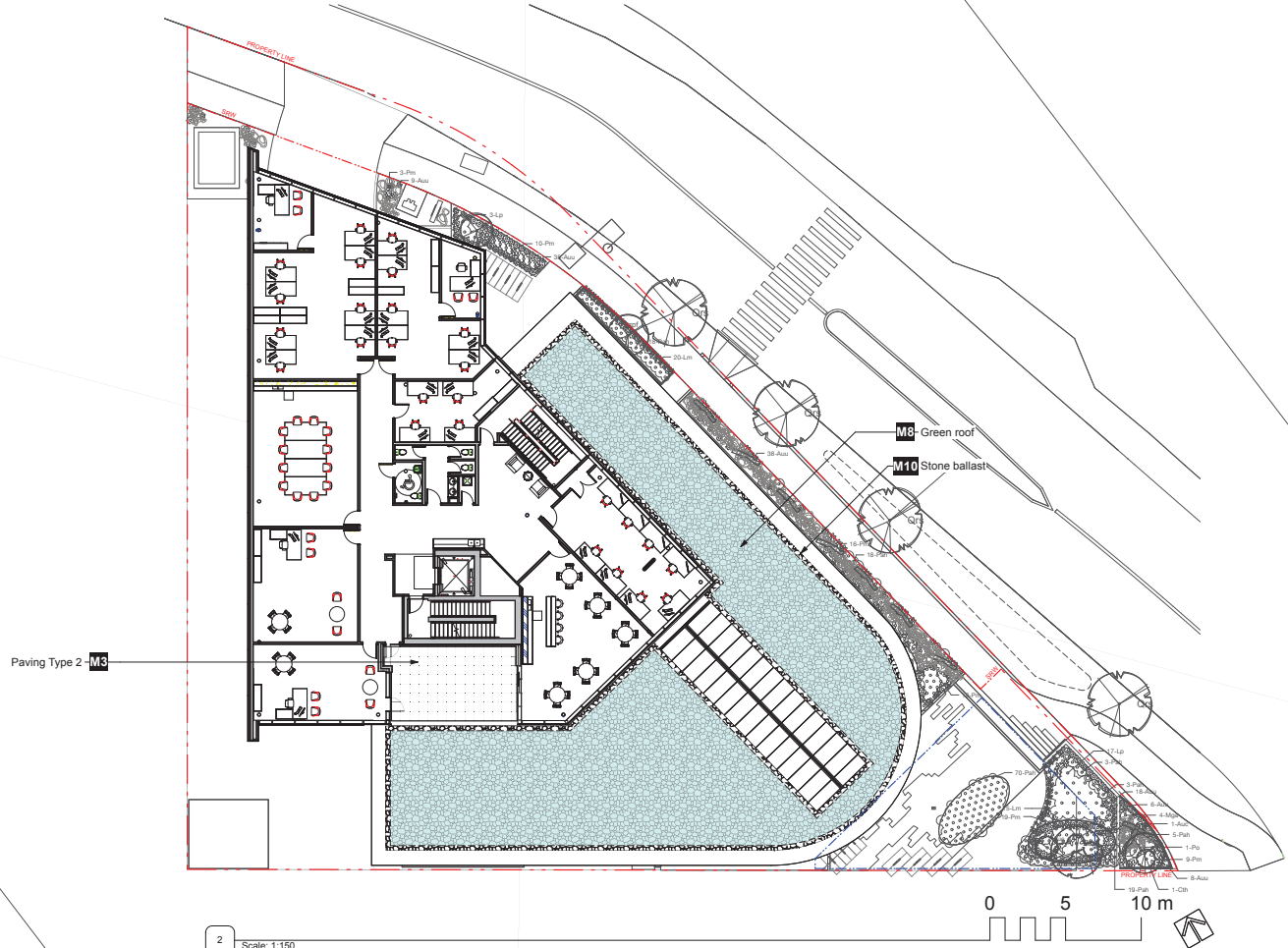
Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
**Landscape
Materials Plan -
Level 3**

Legend

Project Manager	Project ID
SS	224390
Drawn By	Scale
As Noted	
Reviewed By	Drawing No.
	L3.1
	32



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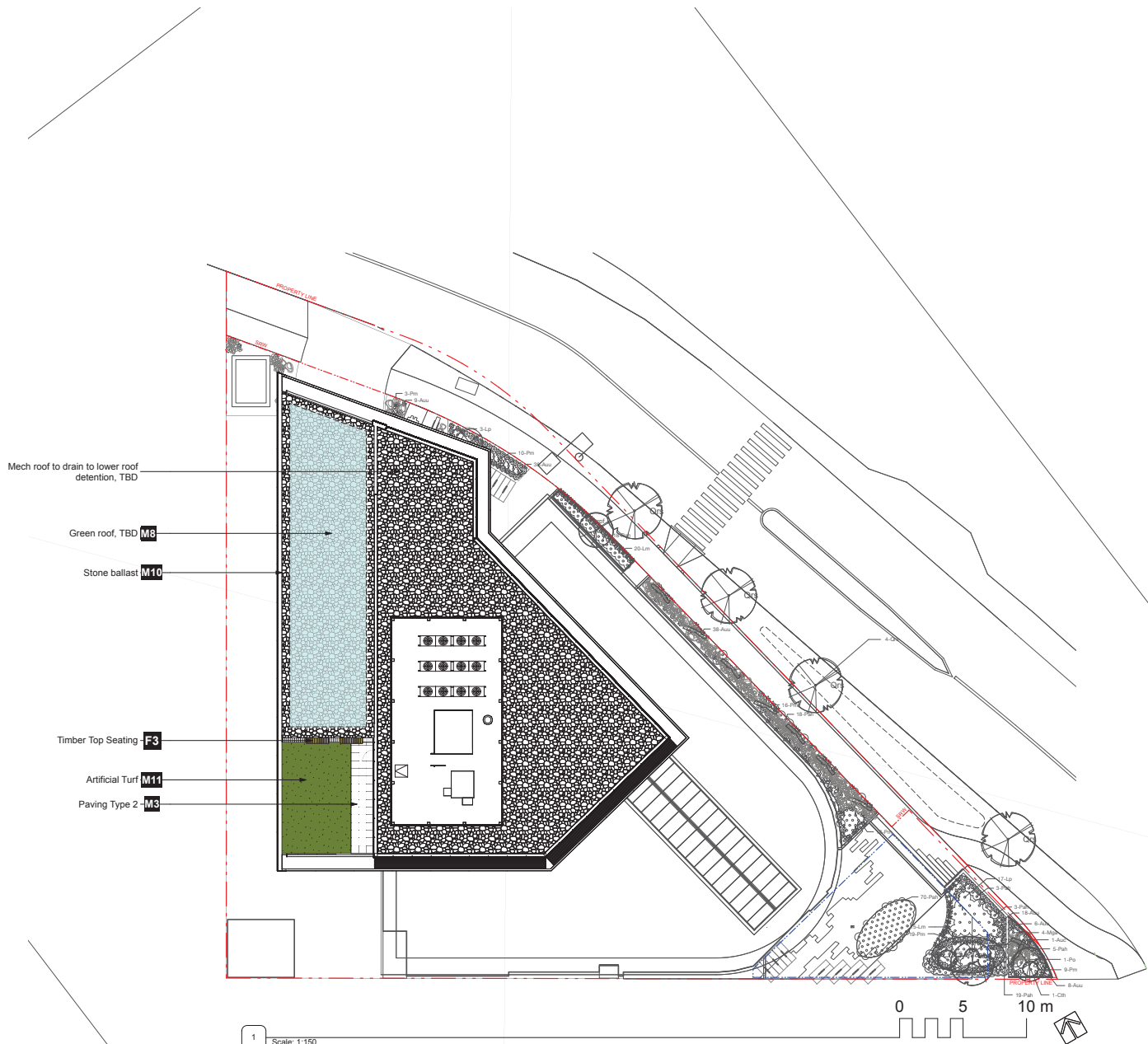
Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V8A 3S2

Drawing Title
**Landscape
 Materials Plan -
 Roof**

Legend

Project Manager	Project ID
SS	224390
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
	L3.2
	10
	32



1 Scale: 1:150

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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V8A 3S2

Drawing Title
**Lighting Plan -
Ground Level**

Legend

Project Manager SS	Project ID 224330
Drawn By SS	Scale As Noted
Reviewed By	Drawing No. L4.0
	11
	32

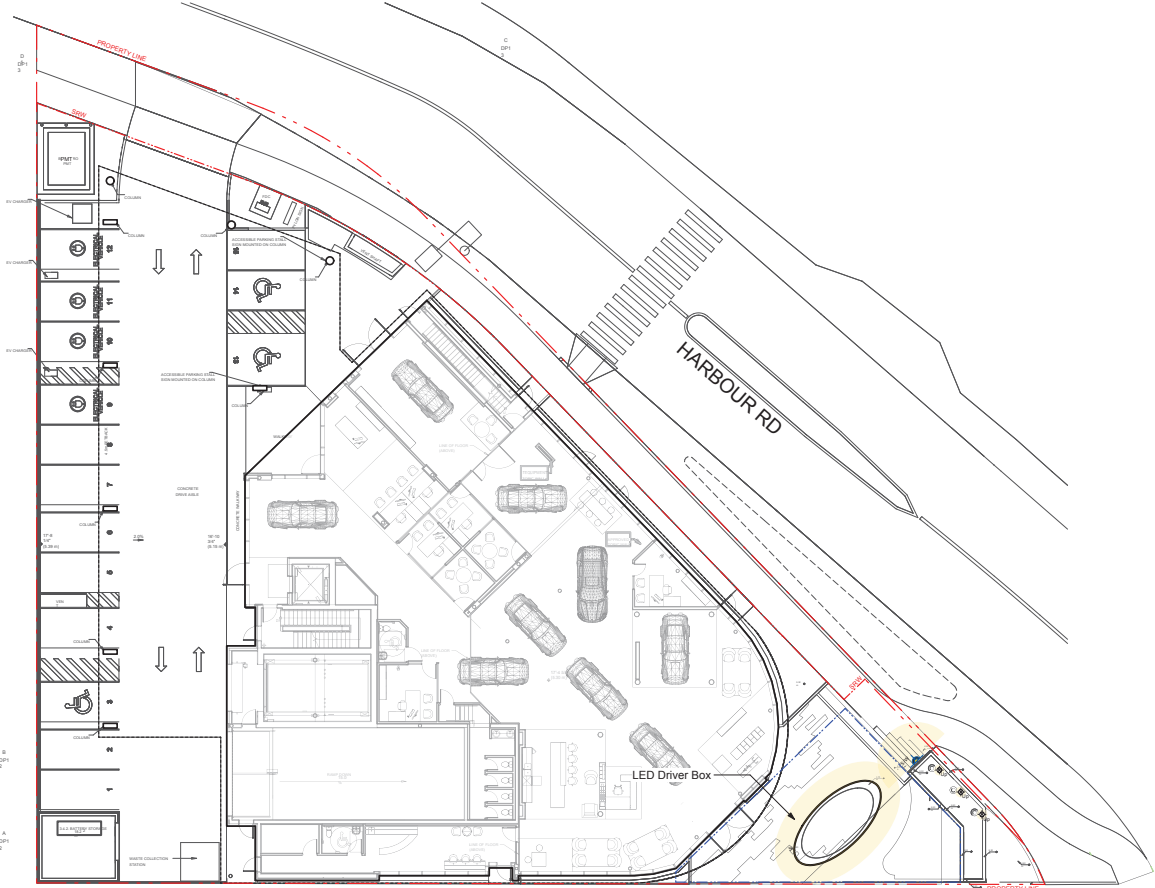
LIGHTING PLAN LEGEND

 Step / Wall Light

 Strip Light

 Electrical Outlet

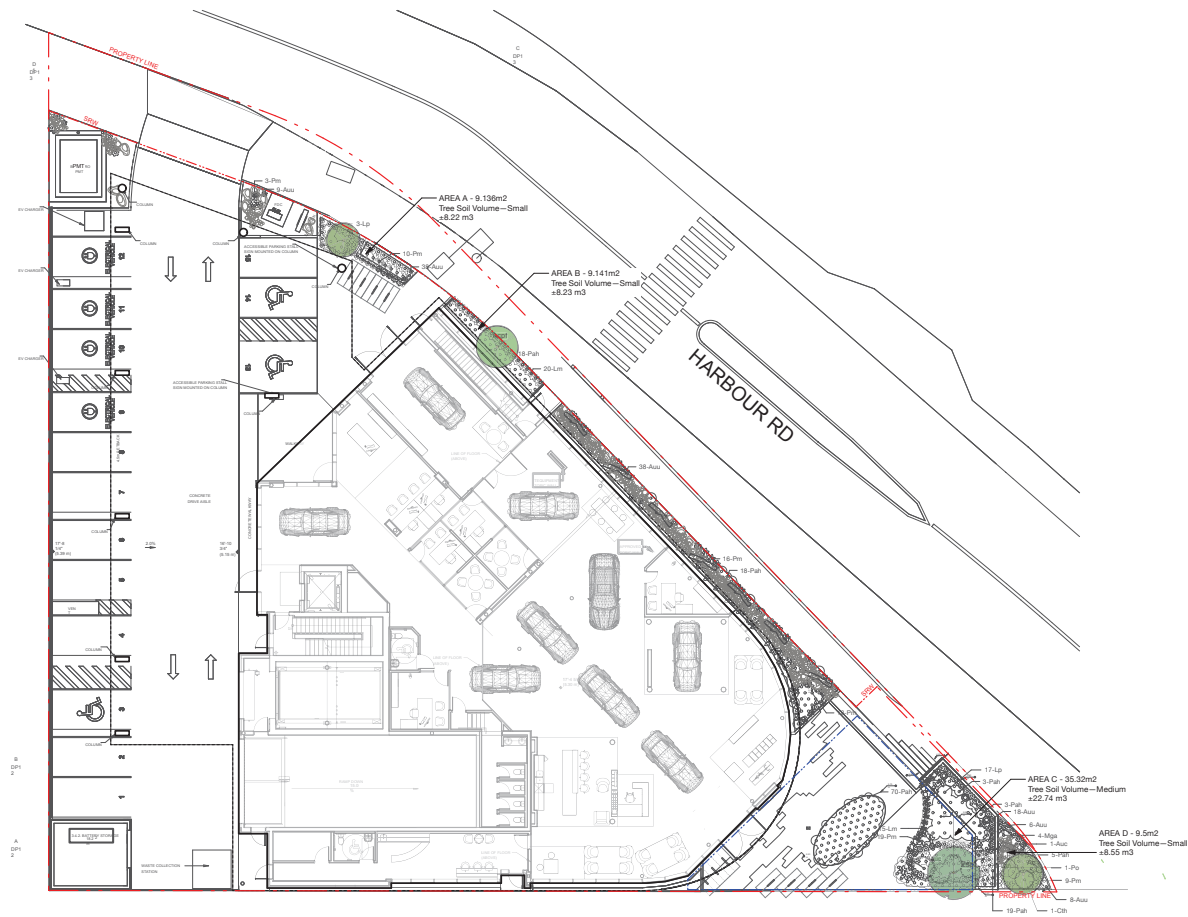
Note:
1. Refer to Electrical plans & specs for final locations, fixture details and cut sheets.
2. Electrical outlets to be provided for each BBQ, Trellis, and Fire Table, if applicable. Refer to Electrical.



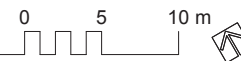
1 Scale: 1:150

				REPLACEMENT TREES PROPOSED				SOIL VOLUME REQUIRED [m3]			
PLANT	SOIL VOL.	A. EST. SOIL		B. #SMALL	C. #MEDIUM	D. #LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL**	
AREA ID	AREA [m2]	MULTIPLIER*	VOL.								
ONSITE											
A	9.136	0.9	8.222	1			8			8	
B	9.141	0.9	8.226	1			8			8	
C1	7.385	0.3	2.216								
C2	15.415	0.61	9.403		1			20		20	
C3	12.519	0.9	11.267								
TOT. C			22.886								
D	9.501	1	9.501	1			8			8	
OFFSITE											
N/A											

*On ground (excluding exposed bedrock): use 1, On structure: use depth of soil, On soil cells: use 0.52, 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.



1 Scale: 1:150



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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V8A 3S2

Drawing Title
**Tree Replacement
 Plan**

Legal

Project Manager	Project ID
SS	22430
Drawn By	Scale
MB	As Noted
Reviewed By	Drawing No.
SS	
	L6.0
	13
	32

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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V8A 3S2

Drawing Title
**Offsite Planting
Plan**

Legal

Project Manager	Project ID
SS	224390
Drawn By	Scale
As Noted	As Noted
Reviewed By	Drawing No.
	L6.1
	14
	32



2 Scale: 1:150



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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V8A 3S2

Drawing Title
**Soil Depth &
Servicing Plan
-Upper Levels**

Legend

Project Manager	Project ID
SS	224-030
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Reviewed By
	L7.1
	17
	32

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	
	Irrigation Stub-out
	Hosebib
	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. Electrical outlets to be provided for each BBQ, Trellis, and Fire Table, if applicable. Refer to Electrical.	

Green Roof Depth, TBD, TYP
Assumed to be 110mm deep
'Standard' LiveRoof Modules
combined with RootBlue Retain
reservoir system.

Roof Drains TBD in coord
w/ Mech

Area Drain To Sanitary

Roof Drains TBD in coord
w/ Mech

8 Scale: 1:150



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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
**Irrigated Areas Plan
- Upper Levels**

Legal

Project Manager	Project ID
SS	224430
Drawn By	Scale
As Noted	As Noted
Reviewed By	Reviewed By
	L7.3
	19
	32

IRRIGATED AREAS & SERVICING LEGEND

→

Irrigation Stub-out

→

Hosebib

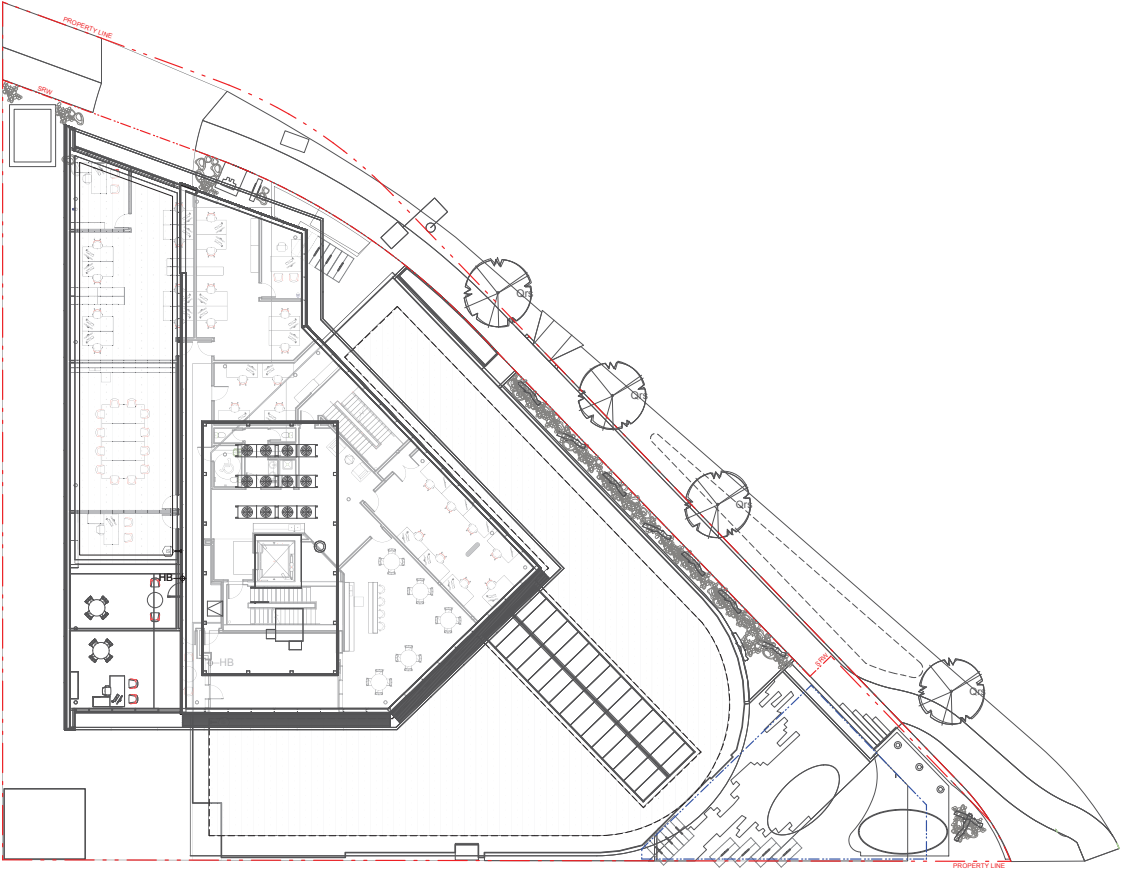
→

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. Electrical outlets to be provided for each BBQ, Trellis, and Fire Table, if applicable. Refer to Electrical.



2 Scale: 1:150



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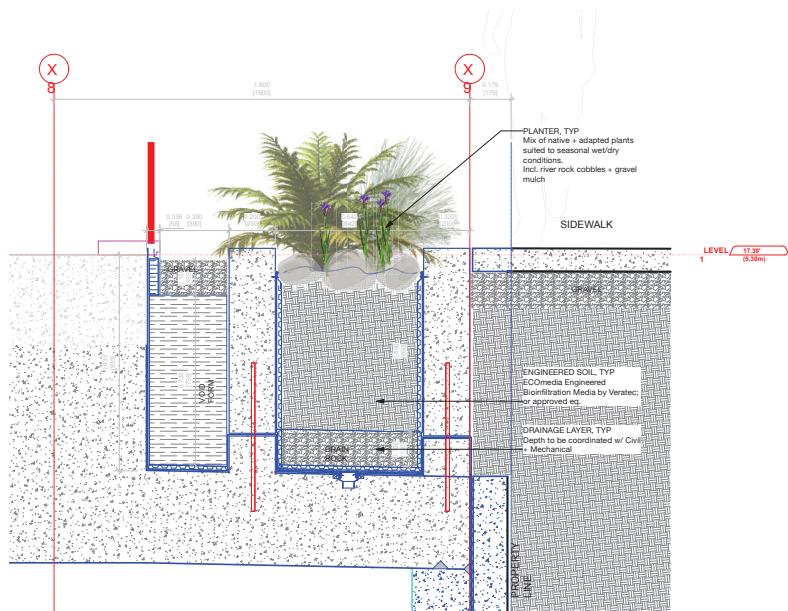
Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V8A 3S2

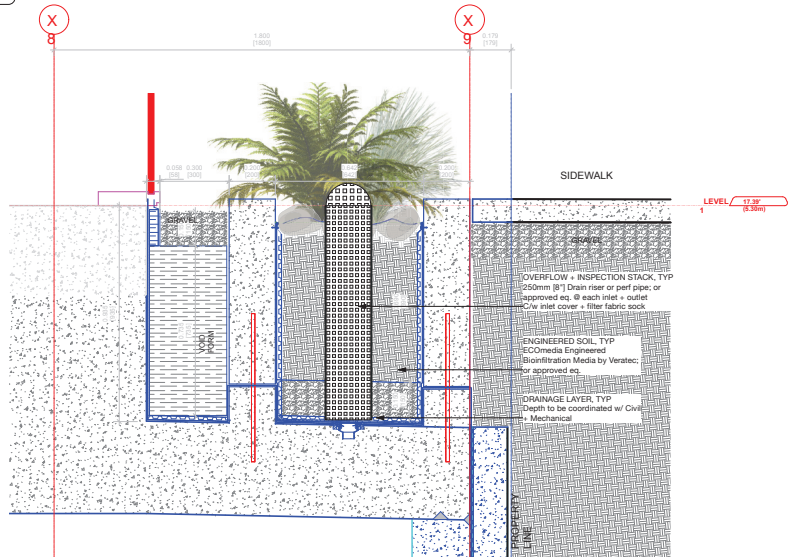
Drawing Title
**Sections &
 Elevations**

Legend

Project Manager	Project ID
SS	224390
Drawn By	Scale
As Noted	As Noted
Reviewed By	Reviewed By
	L8.0
	20
	27
	32

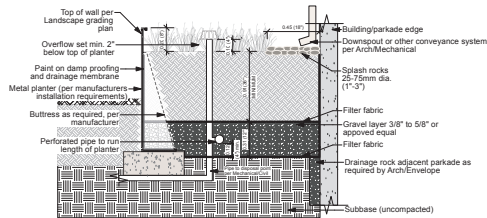


1 SECTION: Rain Garden / Filter Strip



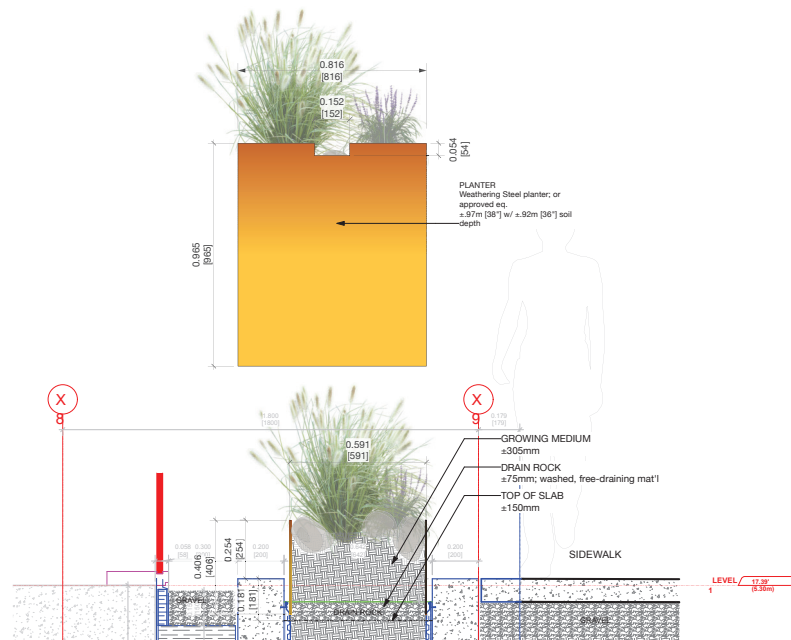
2 SECTION: Rain Garden / Filter Strip

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

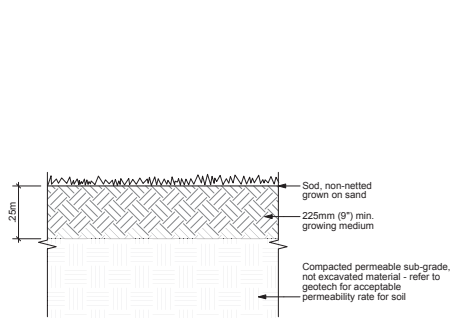


Note: Refer to Mechanical for details regarding roof leaders being directed to these planters, overflow and perforated outlet pipe.

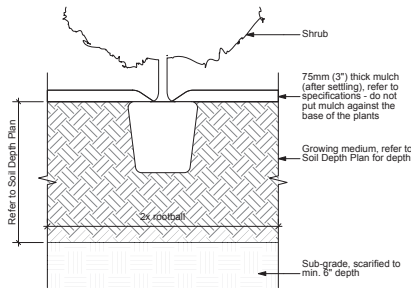
4 Flow Through/Infiltration Planter
 Scale: 1:20



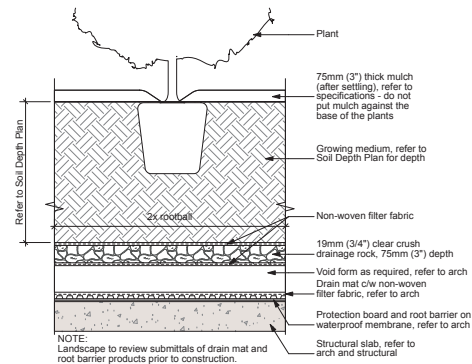
3 SECTION: Raised Planter / Filter Strip



1 DETAIL: Sod at Grade
Scale: 1:10



2 DETAIL: Planting at Grade
Scale: 1:10



3 DETAIL: Planting on Slab
Scale: 1:10

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Project

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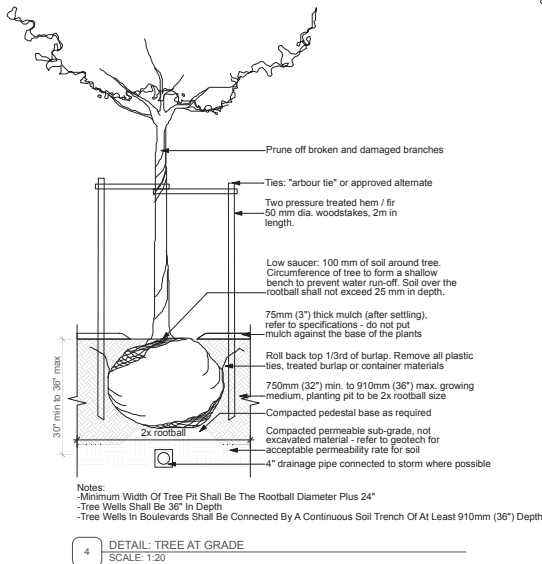
202 Harbour Rd, Victoria, BC, V8A 3S2

Drawing Title

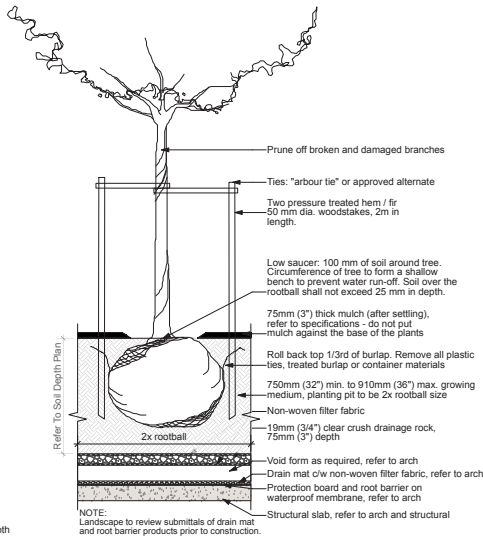
Softscape Details

Legend

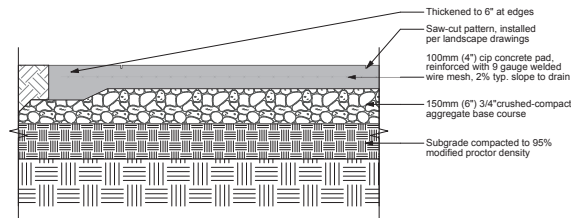
Project Manager	Project ID
SS	224-030
Drawn By	Scale
As Noted	
Reviewed By	Reviewed By
	L9.1
	21
	32



4 DETAIL: TREE AT GRADE
SCALE: 1:20

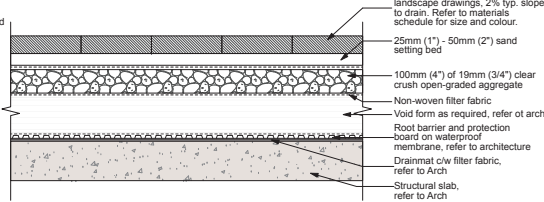


5 DETAIL: TREE ON SLAB
SCALE: 1:20



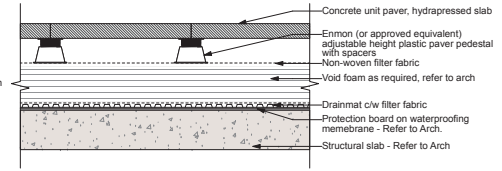
NOTE:
 -Saw-cuts to be installed per layout plan, completed within 24hrs of pouring the slab
 -Control joints to be 1/4 slab depth
 -Control joints max 3m OC, as per MMCD
 -Expansion joints to be max 9m OC as per MMCD
 -Concrete to be broom-finished unless otherwise noted

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

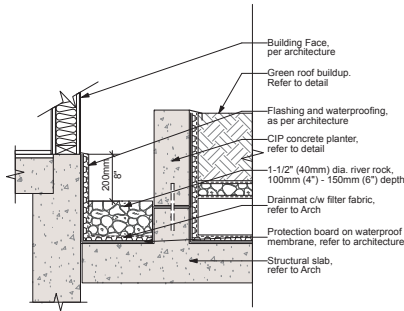


2 DETAIL: Feature Unit Pavers on Slab
 Scale: 1:10

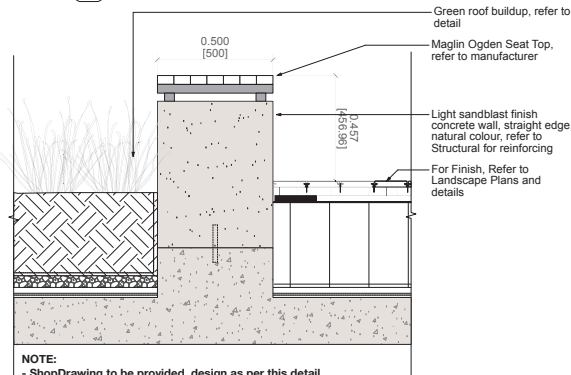
Note: Only adjustable height plastic risers to be used.
 Neoprene/rubber substitutes will not be accepted.



3 DETAIL: Paving Type 2
 Scale: 1:10

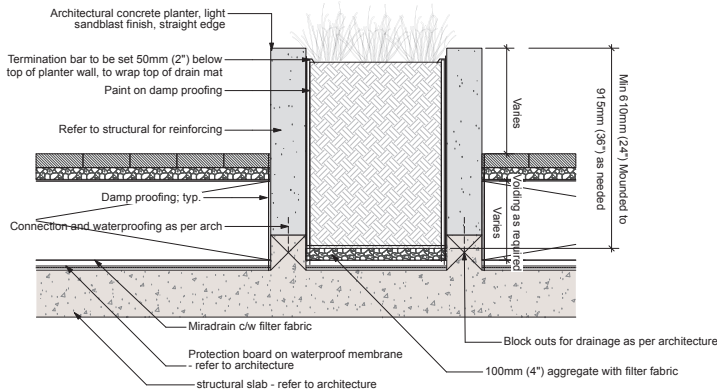


4 DETAIL: Drip Strip on Slab
 Scale: 1:10

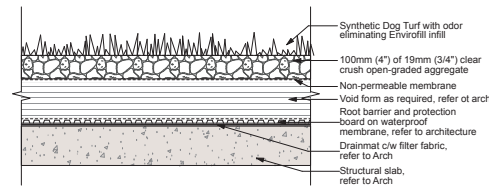


NOTE:
 - ShopDrawing to be provided, design as per this detail
 - To be coordinated with structure engineer

5 DETAIL: Timber Top Seating
 Scale: 1:10



6 DETAIL: CIP Concrete Planter
 Scale: 1:10



7 DETAIL: Artificial Turf
 Scale: 1:10

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E	2006-03-08	Released for DP
F	2006-06-23	Released for DP
G	2006-08-02	Issued for 60% Review
H	2006-07-10	Released for DP
I	2006-07-29	Released for DP

Professional Seal

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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V8A 3S2

Drawing Title
Hardscape Details

Legend

Project Manager	Project ID
SS	224390
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Reviewed By
	L10.1
	23
	32

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.



1 CUTSHEET: Bike Rack

CUTSHEET: Moveable tables

3 CUTSHEET: Timber Top Seats

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

LiveRoof® Stormwater Properties

LIVEROFF MODULE SIZE	LITE	STANDARD	DEEP	MAXX
Soil Depth	2.5 in (65 mm)	4.25 in (110 mm)	8 in (203 mm)	8 in (203 mm)
Fully Saturated Weight, Maximum, varies by vegetation type and maturity level	117 lb/ft ² (5.6 kPa)	120 lb/ft ² (5.7 kPa)	150 lb/ft ² (7.1 kPa)	163 lb/ft ² (7.8 kPa)
Maximum Water Holding Capacity	42%	43%	45%	45%
Will Port of Plants	10%			
Maximum Available Capacity of Growing Medium to Hold Water	38.3%			
Maximum Maximum Moisture Storage	96 in (244 mm)	16 in (40 mm)	2.2 in (55 mm)	3 in (76 mm)
Weight of Moisture	2.2 gal (8.3 L)	4.1 L (3.3 L)	3.3 gal (12.5 L)	1.8 gal (7.6 L)
Plant Moisture Storage (Sedums)	2.2 gal (8.3 L)	2.2 gal (8.3 L)	2.2 gal (8.3 L)	2.2 gal (8.3 L)
System Total Storm Water Storage (assuming initial moisture 52% to 66%)	1.11 in (28 mm)	1.75 in (44 mm)	2.35 in (60 mm)	3.15 in (80 mm)
	0.2 gal (0.8 L)	0.3 gal (1.1 L)	0.5 gal (1.9 L)	0.7 gal (2.6 L)
Growing Medium Water Permeability	0.434 in/ft (0.018 cm/sec) saturated hydraulic conductivity, ASTM D3387			



RoofBlue® RETAIN™

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

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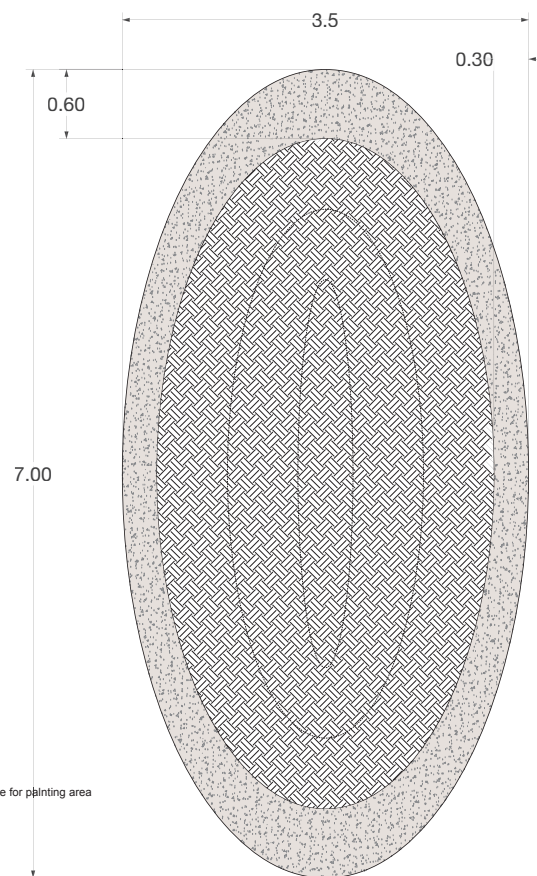
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

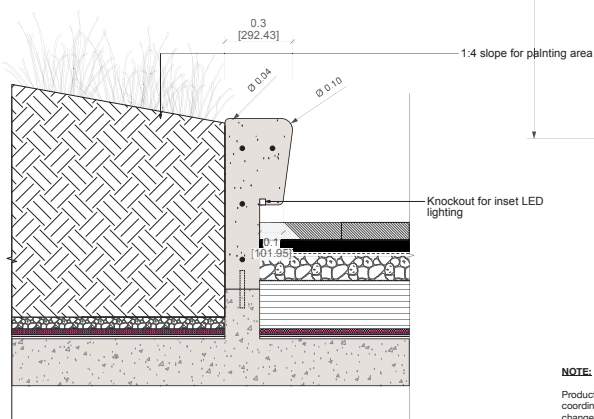
Landscape Site Furnishings

Project Manager SS	Project ID 22430
Drawn By	Scale As Noted
Reviewed By	Drawing No.
	L11.1
	24 of
	32

4 CUTSHEET: Stormwater Green Roof System – TBD



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

Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
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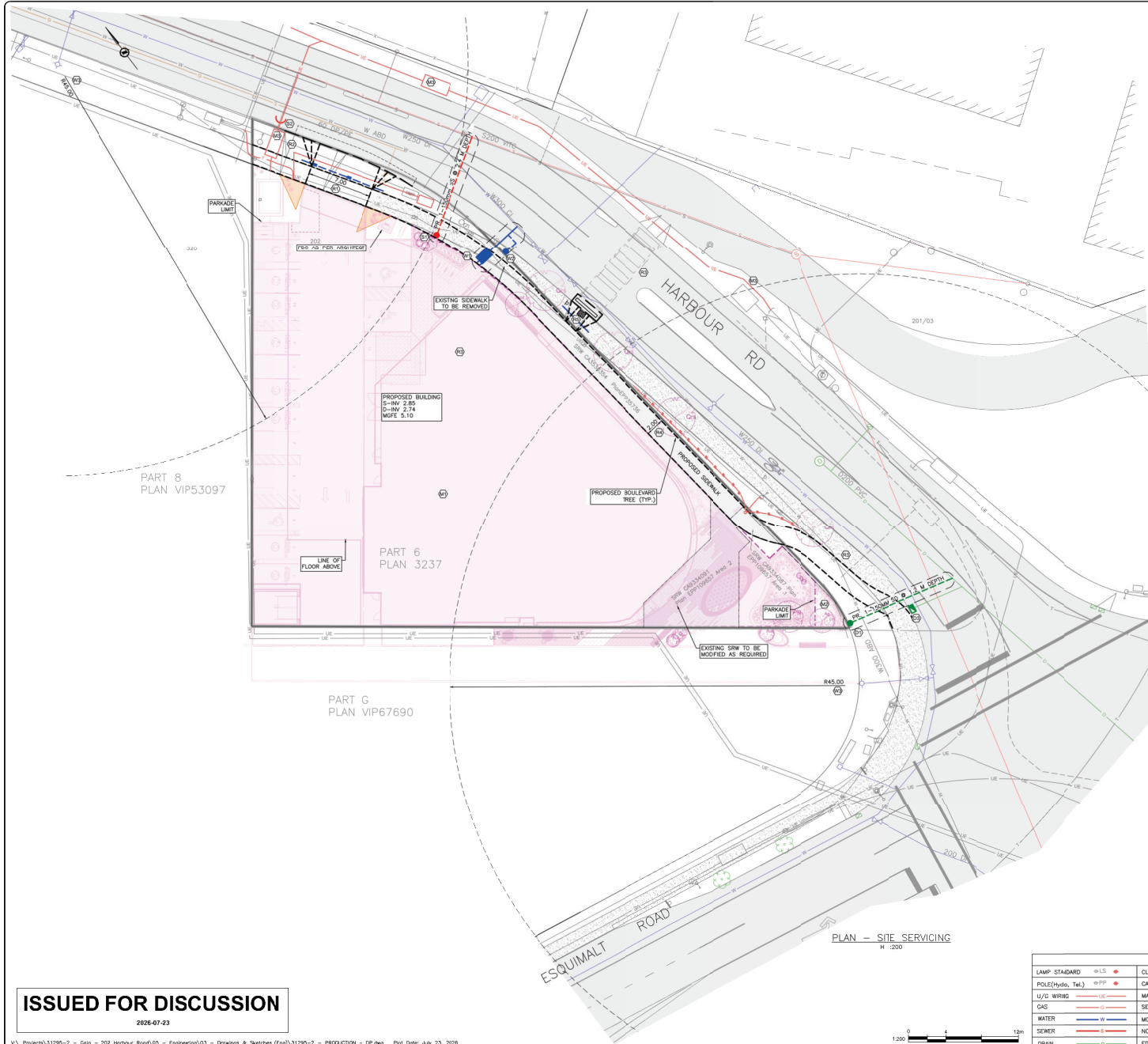
Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Landscape Site Furnishings

Legal

Project Manager SS	Project ID 22430
Drawn By	Scale As Noted
Reviewed By	Drawing No.
	L11.2
	25
	of
	30



SHEET NOTES:

WATER:

- 101 CITY OF VICTORIA TO INSTALL 50 MM DOMESTIC WATER AND 150 MM FIRE SERVICE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
- 102 CITY OF VICTORIA TO INSTALL 25mm IRRIGATION SERVICE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
- 103 45m FIRE HYDRANT RADIUS.

DRAIN:

- 104 CITY OF VICTORIA TO INSTALL 150mm STORM SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
- 105 NOTE DELETED.
- 106 CONTRACTOR TO REMOVE EXISTING CATCH BASIN AND INSTALL NEW SIDE INLET 300mm CATCH BASIN AS PER CITY OF VICTORIA STANDARD DETAIL 5118. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

SEWER:

- 107 CITY OF VICTORIA TO INSTALL 150mm SANITARY SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
- 108 ---

ROAD:

- 109 CONTRACTOR TO INSTALL 7.0m DRIVEWAY TO CITY OF VICTORIA STANDARDS.
- 110 CONTRACTOR TO REMOVE EXISTING DRIVEWAY AND REINSTATE BOULEVARD AND SIDEWALK AS REQUIRED. DETAILS AT BUILDING PERMIT.
- 111 CONTRACTOR TO REMOVE EXISTING SIDEWALK AS REQUIRED AND CONSTRUCT BOULEVARD AND TREES AS PER LANDSCAPE PLAN.
- 112 CONTRACTOR TO INSTALL 2.0m SIDEWALK AS REQUIRED.
- 113 CONTRACTOR TO INSTALL SIDEWALK LET DOWN. UTILITY RECTANGULAR RAPID FLASHING BEACON. BUILDING PERMIT SUBMISSION TO INCORPORATE CHSOUT AND SIGN BASE.

MISCELLANEOUS:

- 114 GREEN ROOF NOT SHOWN FOR CLARITY. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- 115 PROPOSED RAIN GARDEN. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- 116 PROPOSED HYDRO SERVICING BASED ON PRELIMINARY SERVICING SKETCH PROVIDED BY BC HYDRO.



KEY PLAN

NTS

LEGAL DESCRIPTION: THAT PART OF SUB-LOT 6, SECTION 119, ESQUIMALT DISTRICT, PLAN 1237, SHOWN OUTLINED IN RED ON PLAN 1338 05
BENCHMARK: MONUMENT DERIVED FROM OBSERVATION BETWEEN 736144 AND 931915

202 HARBOUR ROAD PRELIMINARY SERVICING PLAN



Scale: 1:200
Scale: N/A
Sheet: 1 of 1
Eng. Project No. 31295

JEA J E ANDERSON & ASSOCIATES
SURVEYORS • ENGINEERS
VICTORIA NANAIMO BARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@janderson.com

ISSUED FOR DISCUSSION

2026-07-23

V:\Projects\31295-2 - Gln - 202 Harbour Road\05 - Engineering\03 - Drawings & Sketches (Eng)\31295-2 - PRODUCTION - CP.dwg Plot Date: July 23, 2026

LEGEND			
LAMP STANDARD	Ø15	CLEANOUT	Ø15
POLE(hydro, Tel.)	Ø15	CATCHBASIN	Ø15
U/G WIRING	Ø15	MANHOLE	Ø15
ONE	Ø15	SERVICE RISER	Ø15
WATER	Ø15	MOUNTABLE CURB	Ø15
SEWER	Ø15	NON-MOUNT. CURB	Ø15
DRAIN	Ø15	EDGE: ASPHALT	Ø15
		JITCH	Ø15
		METER	Ø15
		VALVE	Ø15
		REDUCER	Ø15
		HYDRANT	Ø15
		IR VALVE	Ø15

