



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

UNION ARCHITECTURE

315-2840 Peatt Road, Langford, BC, V9B 3V4
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SEAL:



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NO.	ISSUED FOR:	DATE:
1	ISSUED FOR DEVELOPMENT PERMIT	2025-07-04
2	ISSUED FOR DP RESUBMISSION	2025-12-11
3	ISSUED FOR DP RESUBMISSION R2	2026-03-10



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
RENDERINGS

PROJECT NO:	24033	DRAWN:	-
SCALE:		REVIEWED:	-

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 HARBOUR ROAD LOOKING SOUTH/WEST

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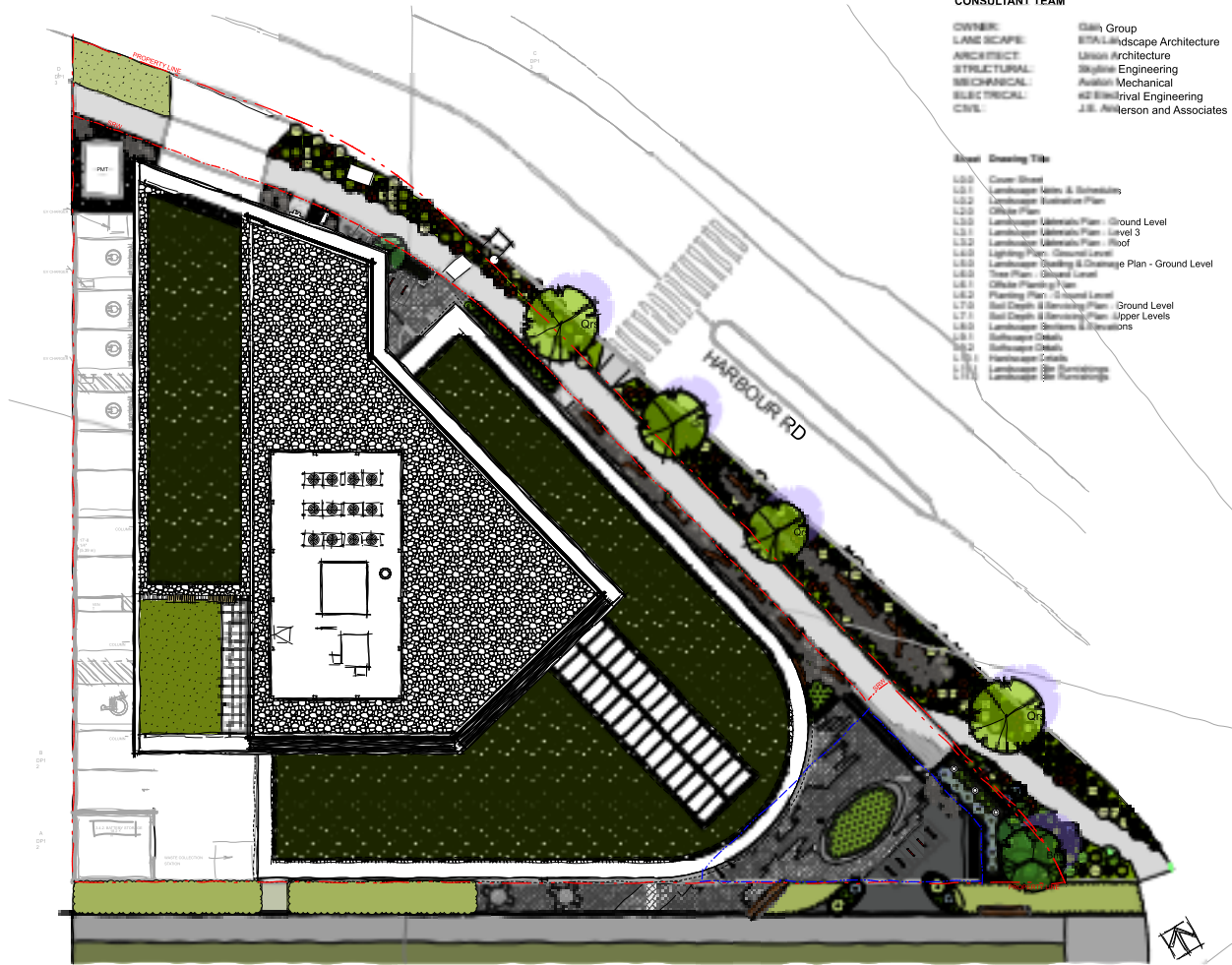
DWG NO: **DP15**

REISSUED FOR DP
March 9th, 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: Aviation Mechanical
ELECTRICAL: 402 Electrical Engineering
CONSULTANT: J.B. Peterson and Associates

Sheet Drawing Title

- L.0.0 Cover Sheet
- L.0.1 Landscape Notes & Schedule
- L.0.2 Landscape Materials Plan
- L.0.3 Office Plan
- L.0.4 Landscape Materials Plan - Ground Level
- L.0.5 Landscape Materials Plan - Level 3
- L.0.6 Landscape Materials Plan - Roof
- L.0.7 Lighting Plan - Ground Level
- L.0.8 Landscape Scheduling & Change Plan - Ground Level
- L.0.9 Tree Plan - Ground Level
- L.1.0 Office Plan - Upper Levels
- L.1.1 Planting Plan - Upper Levels
- L.1.2 Soil Depth & Retention Plan - Ground Level
- L.1.3 Soil Depth & Retention Plan - Upper Levels
- L.1.4 Irrigation Details
- L.1.5 Landscape Details
- L.1.6 Landscape Forming

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP
C	2025-12-11	Revised for DP
D	2026-01-21	Issued for 30% Review
E	2026-03-09	Revised for DP

Professional Seal

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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Cover Sheet

Legal

Project Manager	Project ID
SS	224330
Drawn By	Scale
NTS	
Reviewed By	Drawing No.
	L.0.0
	32

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 ASSEMBLE IN ONE LOCATION FOR REVIEW.

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

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTION 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 (1 IN TABLE 16.3.5.1 OF THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES:

- TEXTURE**
- *COARSE GRAVEL (LARGER THAN 10mm AND SMALLER THAN 40mm): 0-1%
 - *ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
 - *SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
 - *SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
 - *CLAY (SMALLER THAN 0.002mm): <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 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 (1000 PER TREE)	150mm(6")	150mm(6")
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 BE 3" MULCH LAYER (after setting) CONSISTING OF ORGANIC COMPOST BARK APPLIED.

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

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

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

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

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

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

SITE INSPECTION
EXISTING 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 TAKE PRECEDENCE. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE PLANTING IS GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND 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 NOT CLEARLY IDENTIFIED BY 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 SHALL PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO COMMENCEMENT OF LANDSCAPE WORKS. MOCK UPS MAY BE REQUIRED AS NOTED IN LOCATION 5 DIMENSIONS ON DRAWINGS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED BY THE CITY.
- 5 THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH RECORDING ARCHITECTURE AND CIVIL ENGINEER'S DRAWINGS.
- 6 VERIFY LOCATION OF ALL UNDERGROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO, VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIITS 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 HISHERS 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 DRIFLINE.
- 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 FINISH GRADING ARCHITECT RESERVES THE RIGHT TO REFLECT UNSUITABLE MATERIAL DELIVERED ON SITE TO THE SITE WITHIN THE PROTECTED TREE PROTECTION ZONE.
- 7 THE CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL ANALYSIS REPORT, WHICH TESTS THE SOIL QUALITY CRITERIA (NUTRIENT LEVELS) AND RECOMMENDS SOIL NUTRIENT TESTING LABORATORY FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE REPORT SHALL INCLUDE RECOMMENDATIONS FOR PREPARATION OF GROWING MEDIUM TO MEET THE CSLA:APC & CNLA ACCP.
- 8 EXCESS SOIL FROM LANDSCAPE GRADING IS TO BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR IN A MANNER APPROVED BY THE CONSULTANT.
- 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 FORMS.
- 11 ALL TREES MUST BE GUED OR STAKED AS PER DETAILS AND SPECIFICATIONS.
- 12 THE CONTRACTOR SHALL WATER AND MAINTAIN PROPOSED AND EXISTING VEGETATION (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 BSQA STANDARDS AND REQUIREMENTS.
- 15 A SHOP DRAWING INDICATING THE SOIL DEPTH TO BE PROVIDED FOR THE LANDSCAPE REVIEW PRIOR TO INSTALLATION.
- 16 LIGHT HEIGHT 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 HIGH EFFICIENCY IRRIGATION SYSTEMS ALIGNED WITH PROPOSED PAVING PATTERN AND PAVING MODELS. THE SPACING OF EXPANSION JOINTS TO STRUCTURAL ENGINEERS RECOMMENDATION.
- 2 UNLESS SPECIFIC SITE DIMENSIONS ARE INDICATED ON DRAWINGS ARE APPROXIMATE AND MUST BE ENLARGED ON SITE BY THE LANDSCAPE ARCHITECT BEFORE UNDERGROUND UTILITIES.
- 3 CONTRACTOR TO SUBMIT ENLARGED DETAILED PLANS AND SHOP DRAWINGS FOR ALL HARDSCAPE MATERIAL PAVING, CLADDING AND CAPPING SHOWING PATTERNS, EXACT DIMENSIONS AND APPROPRIATE FINISHES AS INDICATED ON DRAWINGS AND SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
- 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) MOCKUP FOR ALL HARDSCAPE MATERIALS AND SPECIFICATIONS.
- 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 RAMPERS 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 BUILT 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 DRAWINGS WITHIN ONE MONTH OF SUBSTANTIAL COMPLETION TO INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC. VALVE BOXES TO BE LOCATED IN LOW-VISIBILITY PLANTED AREAS ONLY AND TO BE COVERED WITH GRASS.
- 3 IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS.
- 4 IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (6) FIVE YEARS DOCUMENTED EXPERIENCE IN COMPLETION OF LANDSCAPE WORKS TO ENSURE THE IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
- 5 IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
- 6 FOR LAYING OF ROADS AND HOSE BIBBS PER MECHANICAL PLANS.
- 7 SPRAY ZONE AND REQUIRED SLEEVES TO BE PROVIDED FOR SPRAY IRRIGATION OF OFFSITE AREAS.
- 8 ALL IRRIGATION VALVE BOXES TO BE EQUIPPED 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 PHOTOS 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 / 'Kerford Spirit'	columnar oak	as shown	6cm cal/B&B	full/ bushy canopy	S
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
Camf-1	3	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire downwood	1.370 #5 cont.		full/ bushy plants	W
Cf	36	Carex flacca	blue sedge	0.510 #1 cont.		full/ bushy plants	E
Csk-1	46	Cornus sericea 'kelsey'	Dwarf Red Osier downwood	0.610 #5 cont.		full/bushy	
Ch	3	Ceanothus thyrsiflorus 'Victoria'	California lilac	1.070 #5 cont.		full/ bushy plants	N, E, P
Gs	3	Gaultheria shallon	saski	0.610 #2 cont.		full/ bushy plants	N, E, B, P, Ed
Id	36	Iris douglasiana	Douglas iris	0.910 #1 cont.		full/ bushy plants	
Ir	36	Iris tenax	western blue iris	0.410 #1 cont.		full/ bushy plants	N, P
Lp	10	Lonicera pileata	box leaf honeysuckle	0.760 #2 cont.		full/ bushy plants	N, E, B, P
Maa	3	Mahonia aquifolium	hall Oregon grape	0.460 #3 cont.		full/ bushy plants	N, E, B, P, Ed
Maa-1	36	Mahonia aquifolium	hall Oregon grape	0.460 #7 cont.		full/ bushy plants	N, E, B, P, Ed
Pah	10	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	0.460 #1 cont.		full/ bushy plants	B, W
Pm	36	Polystichum munium	sword fern	0.760 #3 cont.		full/ bushy plants	N, E
Roa	46	Rosa gymnocarpa	bold hip rose	0.760 #2 cont.		full/ bushy plants	N, B, P
Roa-1	3	Rosa nutkana	Nootka rose	0.810 #2 cont.		full/ bushy plants	N, B, P
	0			0.000			
LAWN - OFFSITE							
			Non-Netted, grown on sand				
TREES							
Rnh	1	Betulus nigra 'Heritage'	heritage river birch	as shown	6cm cal/B&B	full/ bushy canopy	
SHRUBS / GROUNDCOVERS / PERENNIALS							
Acsp	3	Acer circinatum 'Pacific Fire'	Pacific Fire vine maple	2.130	6cm cal/B&B	full/ bushy canopy	N, W
Asph	2	Asphodelus luteus 'Compacta'	dwarf strawbelly madrone	1.370 #10 cont.		full/ bushy plants	N, E, B, P, Ed, W
Auu	108	Arctostaphylos uva-ursi	lemonice	0.406 #1 cont.		full/ bushy plants	N, E, B, P
Camf-1	2	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire downwood	1.370 #5 cont.		full/ bushy plants	W
Csk-1	15	Cornus sericea 'kelsey'	Dwarf Red Osier downwood	0.610 #5 cont.		full/bushy	
Ch	12	Ceanothus thyrsiflorus 'Victoria'	California lilac	1.070 #5 cont.		full/ bushy plants	E, P
Gs	2	Gaultheria shallon	saski	0.610 #2 cont.		full/ bushy plants	N, E, B, P, Ed
Lm	20	Liriodie muscari	blue lily turf	0.406 #1 cont.		full/ bushy plants	E, P, B
Lp	15	Lonicera pileata	box leaf honeysuckle	0.760 #2 cont.		full/ bushy plants	N, E, B, P
Maa	2	Mahonia aquifolium	hall Oregon grape	0.460 #3 cont.		full/ bushy plants	N, E, B, P, Ed
Pah	12	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	0.460 #1 cont.		full/ bushy plants	B, W
Pm	46	Polystichum munium	sword fern	0.457 #1 cont.		full/ bushy plants	N, E
Roa	15	Rosa gymnocarpa	bold hip rose	0.760 #2 cont.		full/ bushy plants	N, B, P
Roa-1	2	Rosa nutkana	Nootka rose	0.810 #2 cont.		full/ bushy plants	N, B, P
	0			0.000			
LAWN							
			Non-Netted, grown on sand				
NOTES:							
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.							
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							
3. N - NATIVE / E - EVERGREEN / B - BIRD FRIENDLY / P - POLLINATOR / Ed - EDIBLE / W - WINTER INTEREST / S - VERY SUITABLE / SUBS 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 PRECEDENCE. 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	6/19.3	GIP Concrete Planter	ht. varies	-	-	-	-	-	-
F2	1/19.4	Bike Racks	688 x 921 x 279mm	Pc. Silver	Aluminum	Sc. 1000 Series	Maglin	-	12
F3	3/19.4	Timber Top Seating	As per plans	Natural	Concrete / Ash	Orden	Maglin	-	Top Mounted
F4	2/19.4	Movable Tables	737 x 914(dia.) mm	Pc. Silver	Aluminum	Battery	Maglin	-	-
F5	4/19.4	Custom Seating Element	3.5 x 7m	Natural	Concrete	Custom	-	-	Shop Drawings
MATERIALS									
M1	1/19.3	GIP Concrete Sidewalk	3' x 12' x 4"	Grey	-	-	-	-	-
M2	2/19.3	Feature Unit Paving	As per plans	Grey	Running Bond	V55	Belgard	-	Vehicular Rated
M3	3/19.3	Paving Type 2	24' x 24' x 2"	Natural	Stacked Bond	Manhattan	Newsstone	-	On Pedestal
M4	1/19.1	Sod Boulevards	-	-	-	-	-	-	-
M5	2/3,6/1.9	Boulevard Planting	-	-	-	-	-	-	-
M6	1/19.2	Rain Garden	Varies	-	Naturalized stream bed with optional 'Industrial' elements	-	-	-	Incl. <1/2" gravels, boulders, logs, CW, water filter & wicking layer
M7	4/1.9	Intensive Green Roof	+205mm Depth	-	-	-	"Roof Garden"	TBD	-
M8	3/19.3	Urbic Step	610mm Width	-	-	-	-	-	-
M11	1/19.3	Artificial Turf	-	-	-	-	Pet Premium	Sytl_an	With Odor Eliminating Infill
LIGHTING FEATURES									
ID	DETAIL	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY	NOTES
L1	L1-	-	-	-	-	-	-	-	-
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.									

Revision:

No. Date Revision Notes

Issue No. Date Issue Notes

A 2025-06-11 Issued by DP Draft

B 2025-07-11 Issued by DP

C 2025-11-11 Reissued by DP

D 2026-01-21 Issued by 30% Review

E 2026-05-09 Reissued by DP

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Project:

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title:

Landscapes Notes & Schedules

Legend

Prepared By: Project: DP

Drawn By: SCS

Reviewed By: NTS

Checked By: DP

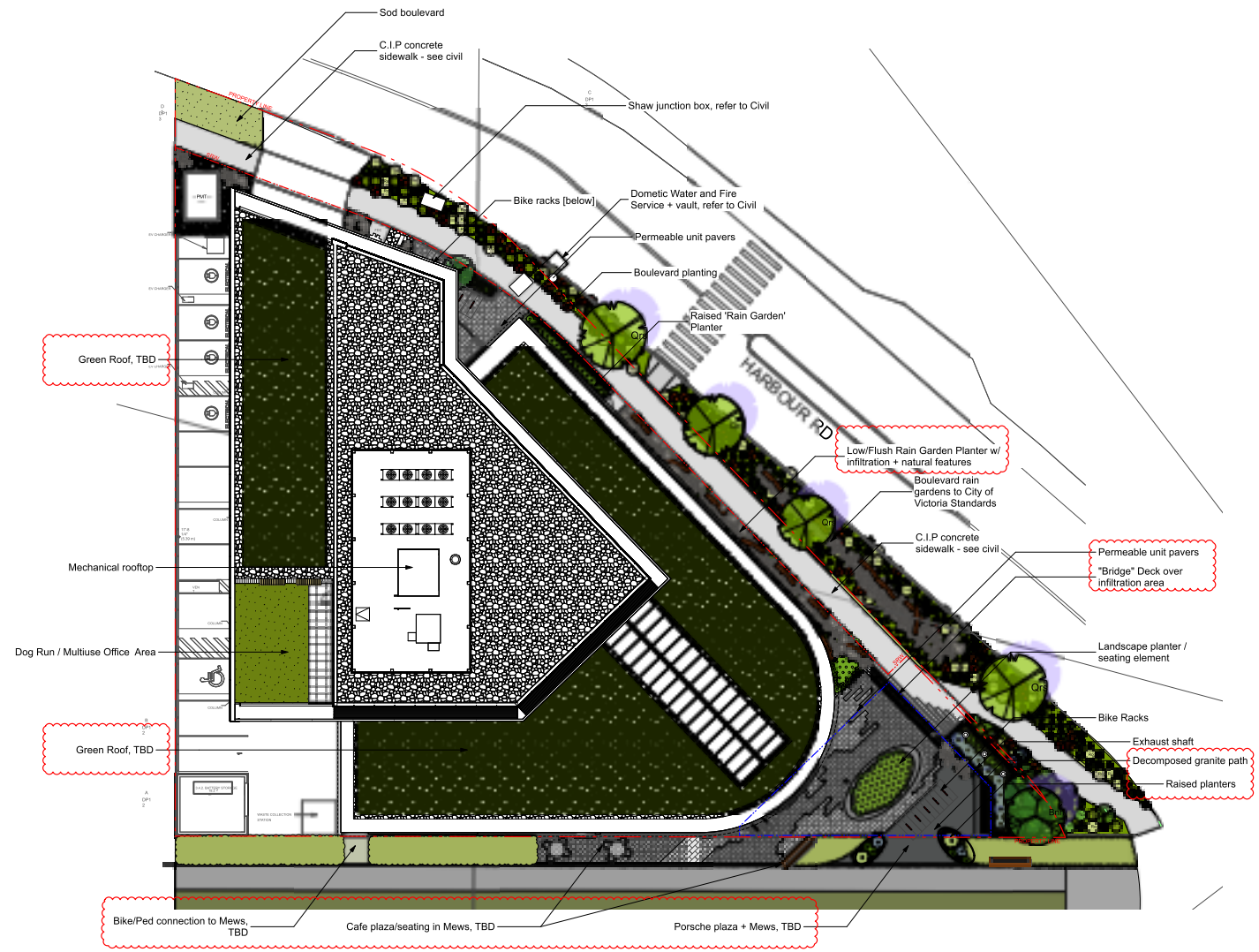
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Date: 2025-07-11

Project No: 25001

Sheet No: 12

Revision No.	Date	Revision Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP
C	2025-12-11	Revised for DP
D	2026-01-21	Issued for 30% Review
E	2026-03-09	Revised for DP



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E	2026-03-09	Revised for DP

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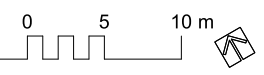
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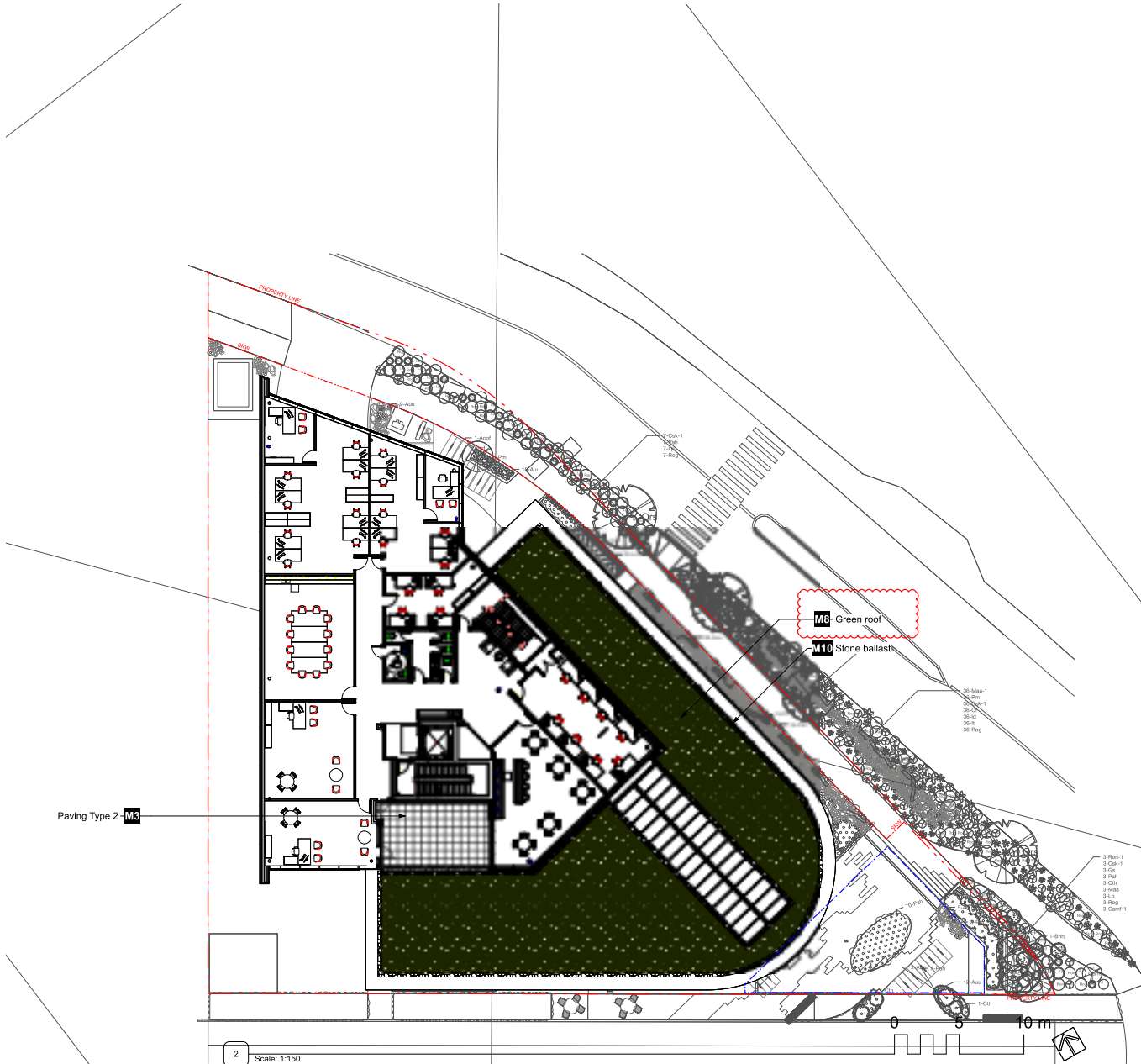
Project
Victoria Porsche
 202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Landscape Illustrative Plan

Legend	
Project Manager	Project ID
SS	224830
Drawn By	Scale
As Noted	As Noted
Reviewed By	Drawing No.
	L0.2
	32

1 Scale: 1:150





Revision No.	Date	Revision Notes
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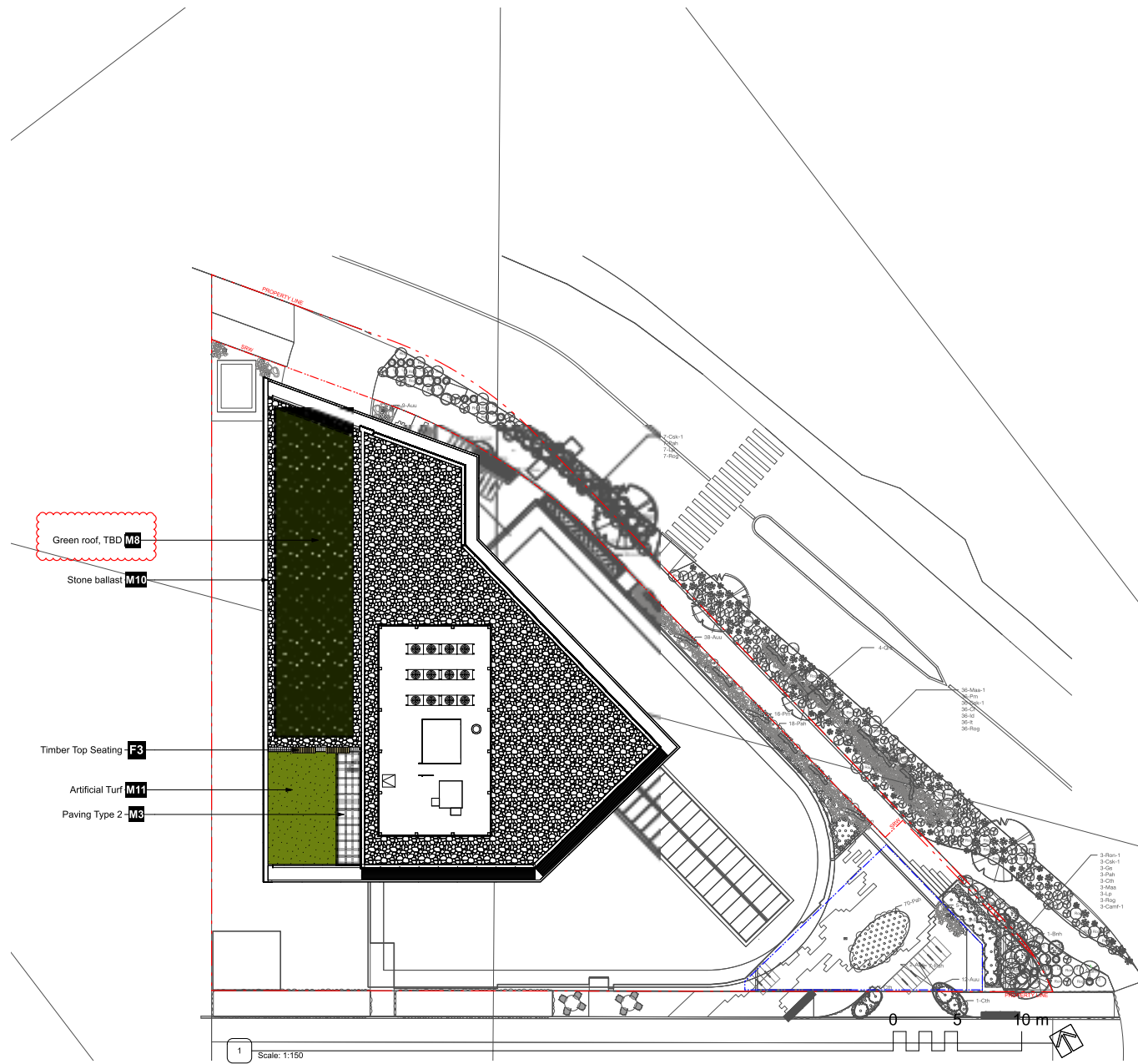
Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

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

Legal

Project Manager	Project ID
SS	224330
Drawn By	Scale
As Noted	As Noted
Reviewed By	Drawing No.
	L3.1
	32



Green roof, TBD **M8**

Stone ballast **M10**

Timber Top Seating **F3**

Artificial Turf **M11**

Paving Type 2 **M3**

1 Scale: 1:150

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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
**Landscape
Materials Plan -
Roof**

Legend

Project Manager	Project ID
SS	224330
Drawn By	Scale
As Noted	
Reviewed By	Drawing No.
	L3.2
	10
	32

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
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Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

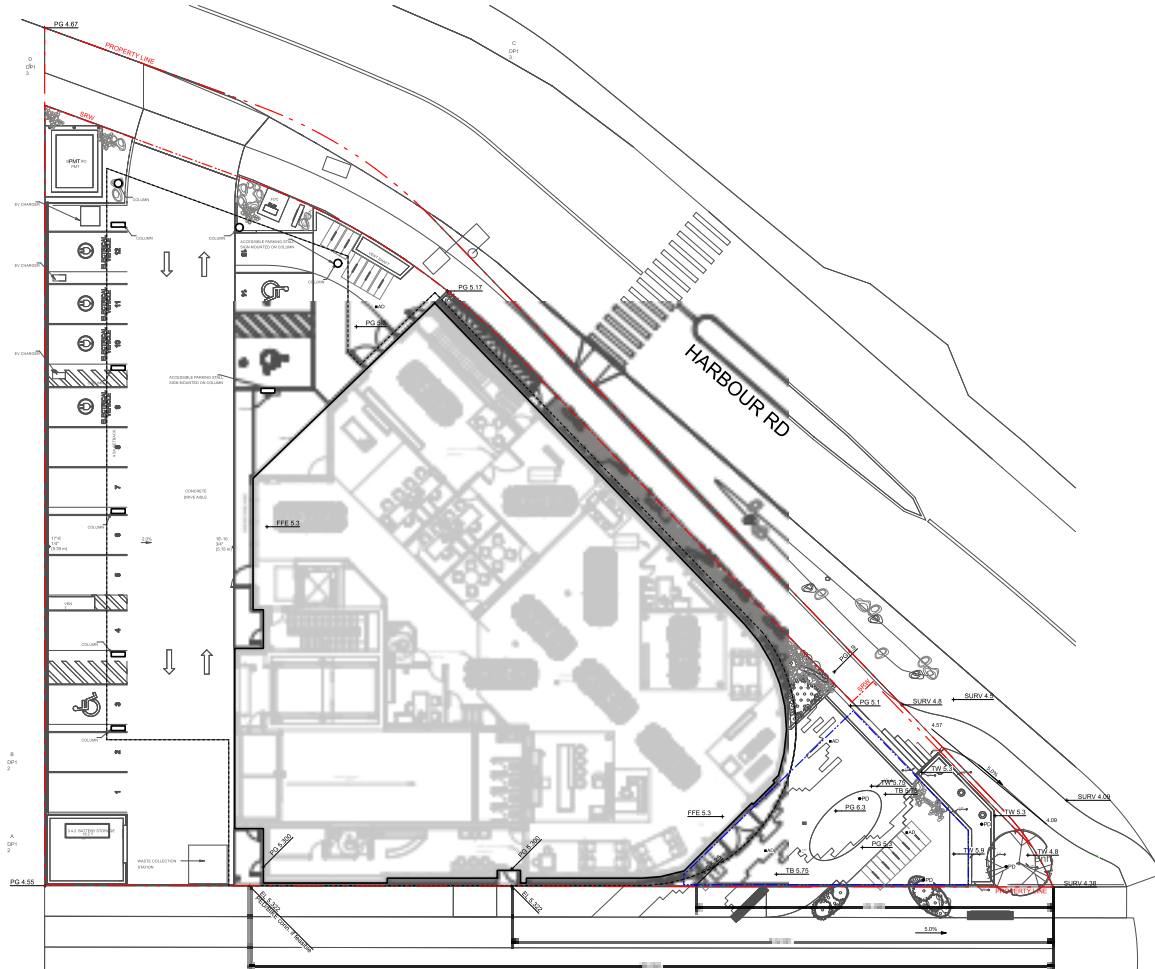
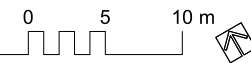
Drawing Title
**Landscape Grading
& Drainage Plan -
Ground Level**

Legal

Project Manager	Project ID
SS	224330
Drawn By	Scale
As Noted	As Noted
Reviewed By	Drawn By
	L5.0
	12
	32

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

1 Scale: 1:150



Revision No.	Date	Revision Notes
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Project

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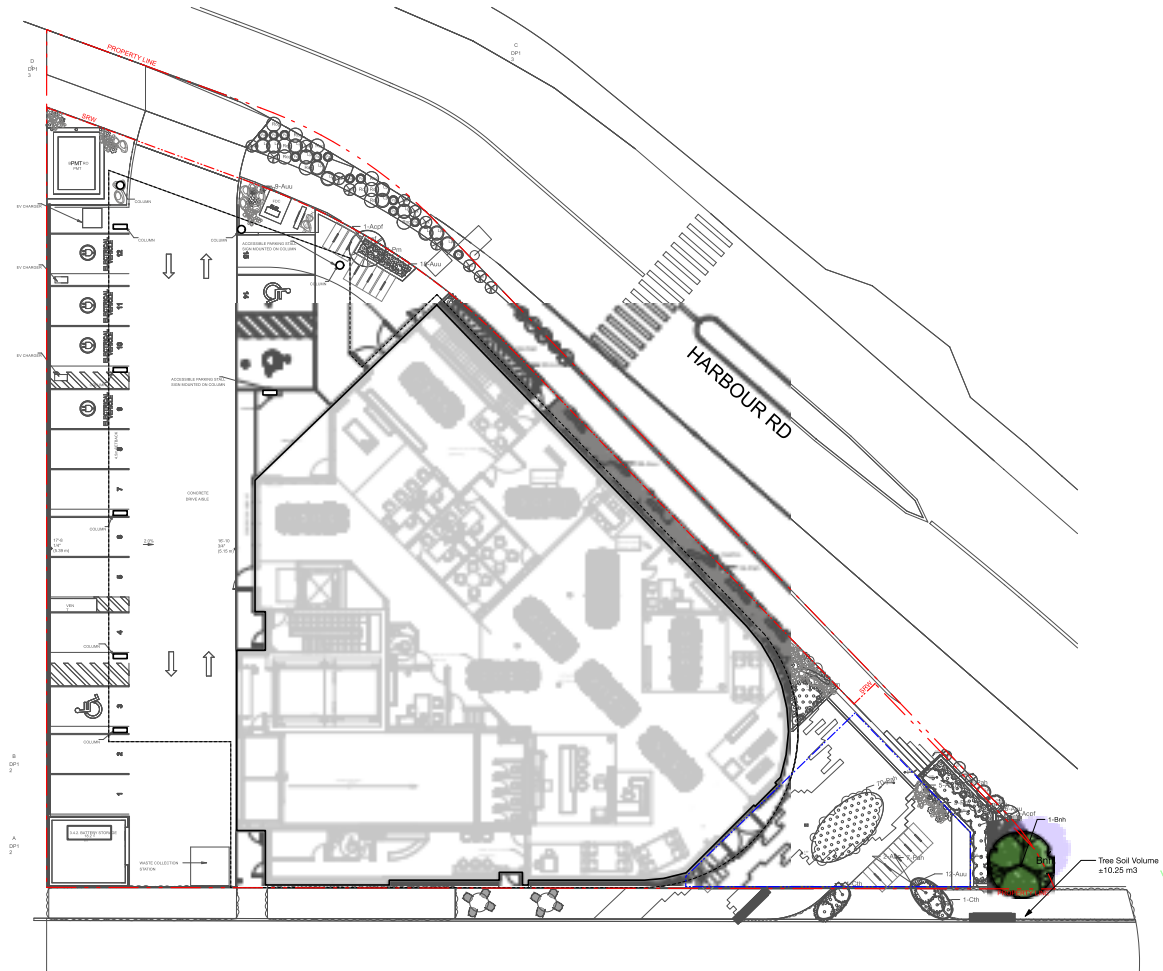
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Tree Plan - Ground Level

Legal

Project Manager	Project ID
SS	224330
Drawn By	Scale
MB	As Noted
Reviewed By	Drawing No.
SS	L6.0
	13
	32



1 Scale: 1:150

Revision No.	Date	Revision Notes
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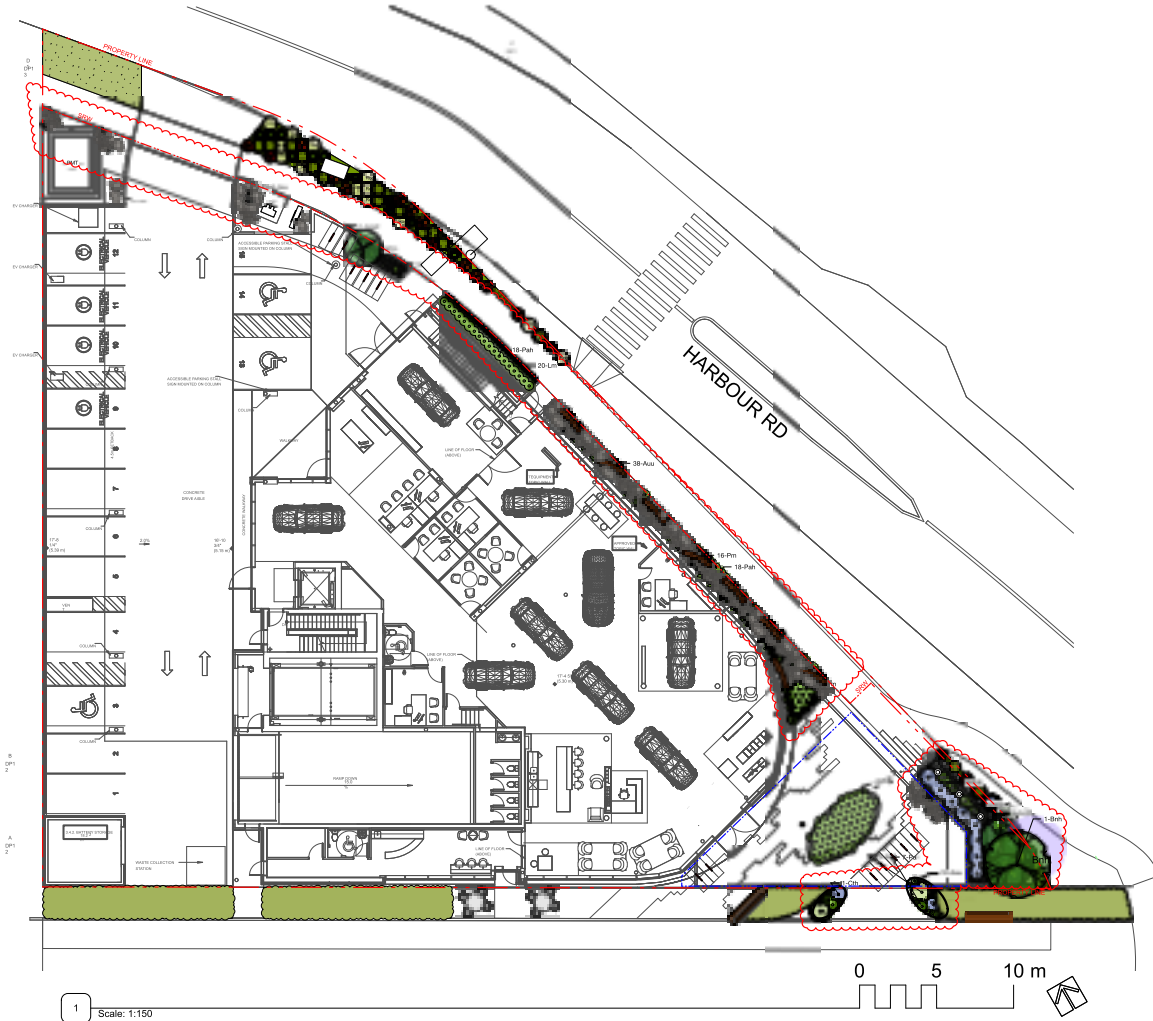
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Offsite Planting Plan

Legend

Project Manager	Project ID
SS	224830
Drawn By	Scale
As Noted	As Noted
Reviewed By	Drawing No.
	L6.1
	14
	32





1 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	22439
Drawn By	Scale
As Noted	As Noted
Reviewed By	Drawing No.
	L6.2
	11
	32



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
Soil Depth & Servicing Plan - Ground Level

Legend	
Project Manager	Project ID
SS	224330
Drawn By	Scale
	As Noted
Reviewed By	Drawing No.
	L7.0
	10
	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.

1 Scale: 1:150

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Soil Depth & Servicing Plan - Upper Levels

Legend

Project Manager	Project ID
SS	224330
Drawn By	Scale
As Noted	As Noted
Reviewed By	Drawn By
	L7.1
	17
	32

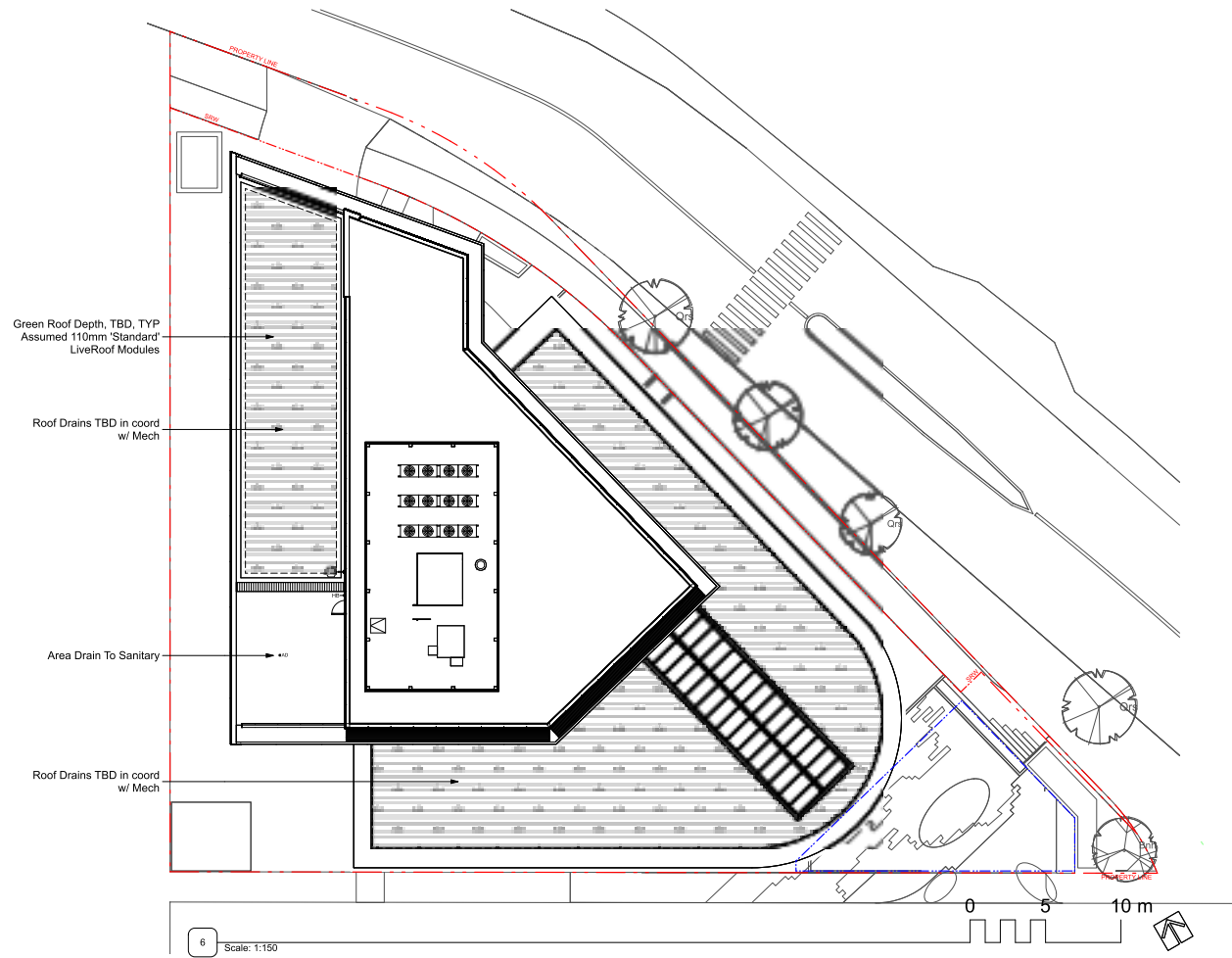
PLANTING SOIL DEPTH LEGEND	
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	300 mm (12") Soil Depth
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	915 mm (36") Soil Depth

Note:
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	Hosebib
	Gas Connection

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8 Scale: 1:150

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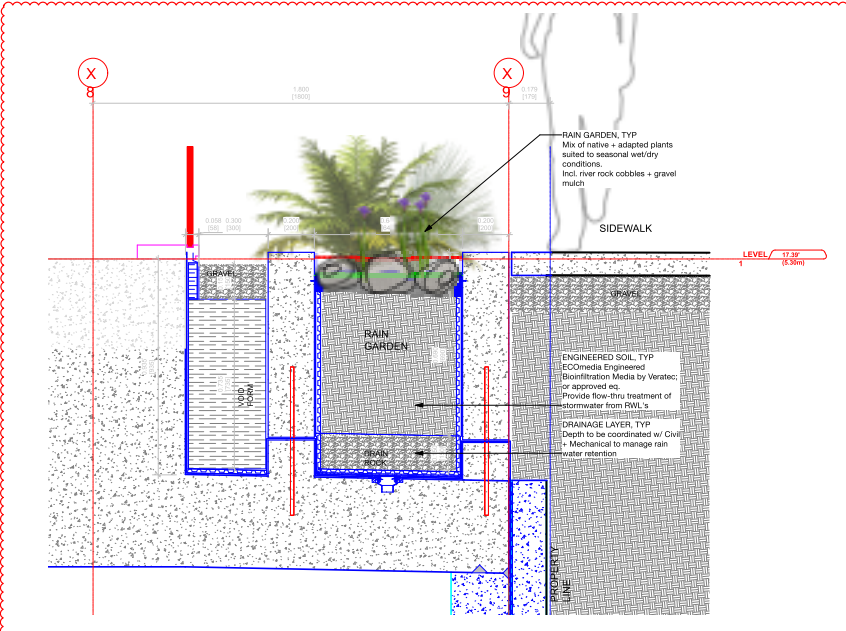
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Project
Victoria Porsche
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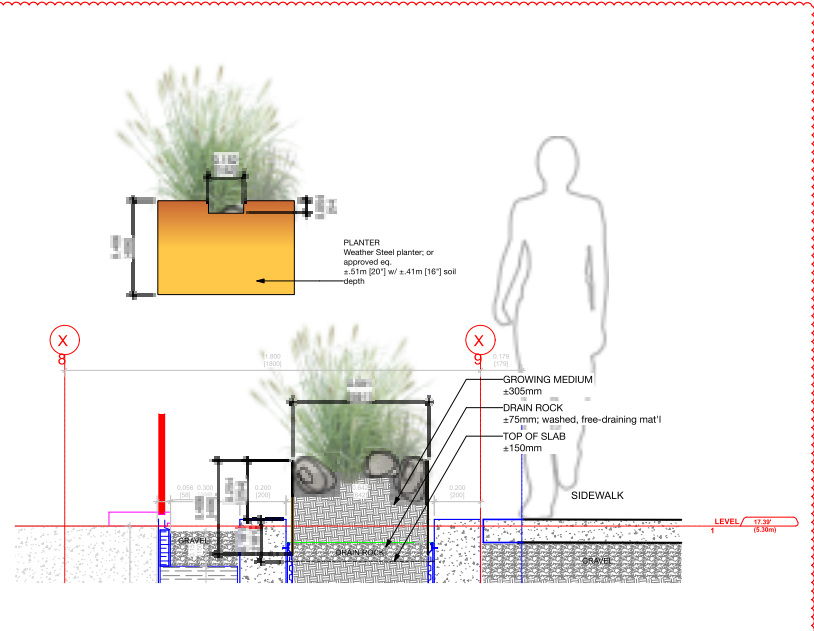
Drawing Title
Landscape Sections & Elevations

Legal

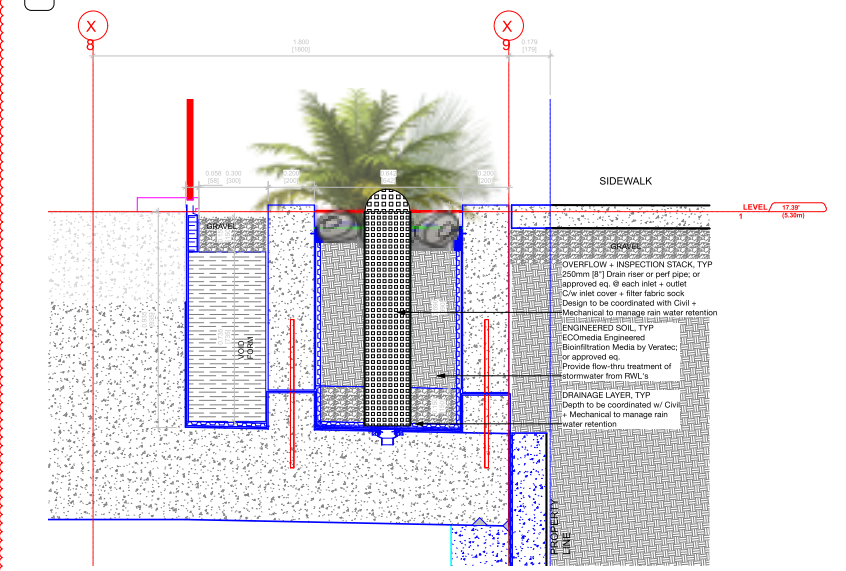
Project Manager	Project ID
SS	224390
Drawn By	Scale
As Noted	As Noted
Reviewed By	Drawn By
	L8.0
	21
	32



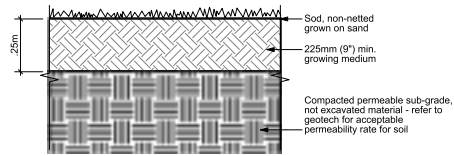
1 SECTION: Rain Garden / Filter Strip



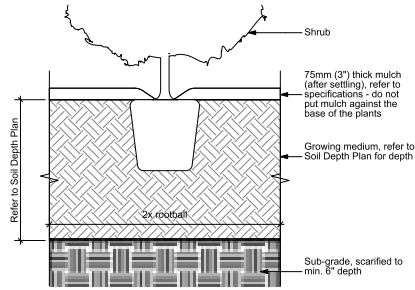
3 SECTION: Raised Planter / Filter Strip



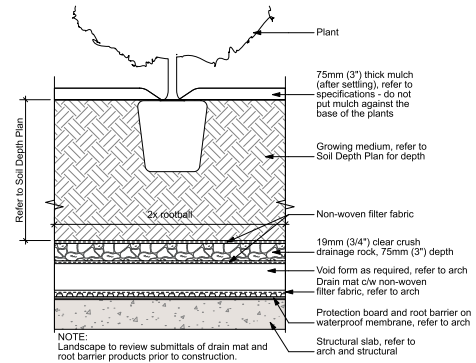
2 SECTION: Rain Garden / Filter Strip



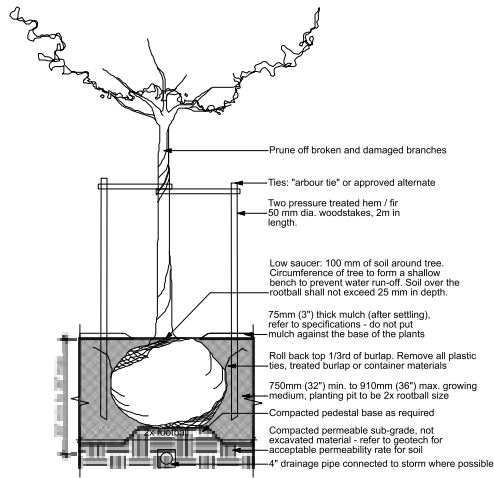
1 DETAIL: Sod at Grade
Scale: 1:10



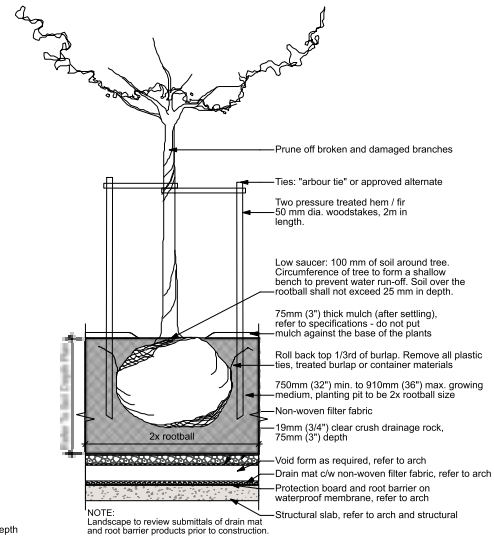
2 DETAIL: Planting at Grade
Scale: 1:10



3 DETAIL: Planting on Slab
Scale: 1:10



4 DETAIL: TREE AT GRADE
SCALE: 1:20



5 DETAIL: TREE ON SLAB
SCALE: 1:20

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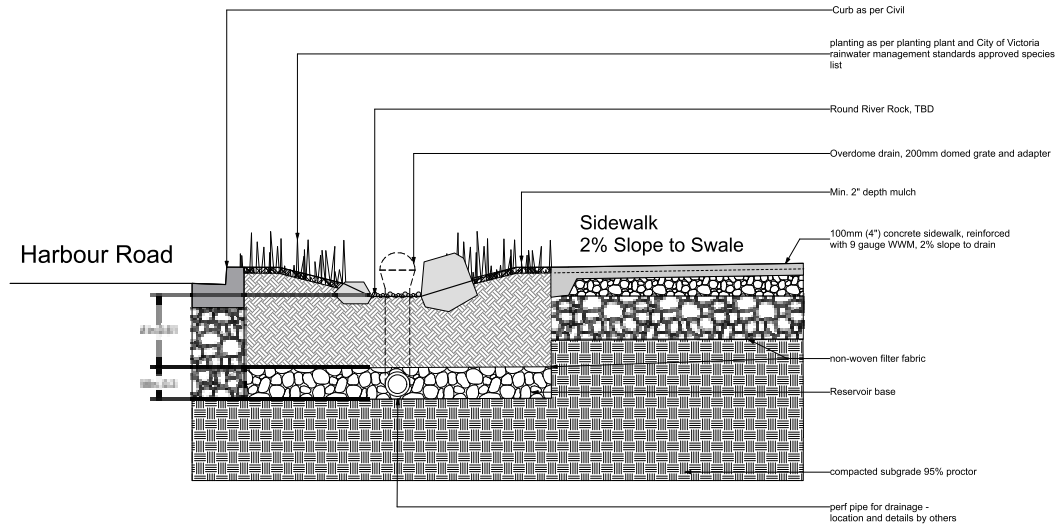
Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Softscape Details

Legend

Project Manager	Project ID
SS	224330
Drawn By	Scale
	As Noted
Reviewed By	Drawn/Checked
	L9.1
	21
	32



PLANTING NOTES:

- All trees shall meet or exceed City of Victoria tree specifications.
- Coordination with City of Victoria Engineering and Public Works may be required.
- Trees require inspection prior to planting. Call urban forestry services to schedule an inspection, min. 48 hours notice.
- Tree preparation:
 - Container grown - Remove completely from container.
 - Burlap and rope - Remove top 1/3 covering.
 - Wire and burlap - Remove top 1/3 of covering without damaging root ball.

1 Detail: Rain Garden

Revision No.	Date	Revision Notes
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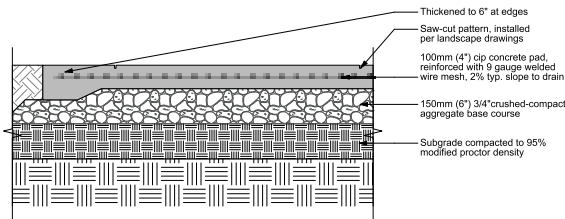
Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Softscape Details

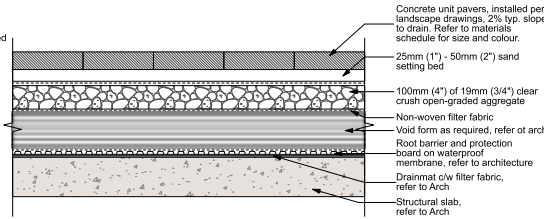
Legal

Project Manager	Project ID
SS	224330
Drawn By	Scale
Reviewed By	As Noted
Reviewed By	Drawing No.
	L9.2
	22
	32

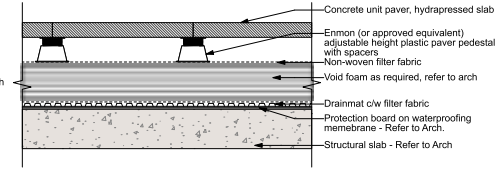


NOTE:
 -Saw-cuts to be installed per layout plan, completed within 24hrs of pouring the slab
 -Control joints to be 1/4 slab depth
 -Control joints max 3m OC, as per MMCD
 -Expansion joints to be max 9m OC as per MMCD
 -Concrete to be broom-finished unless otherwise noted

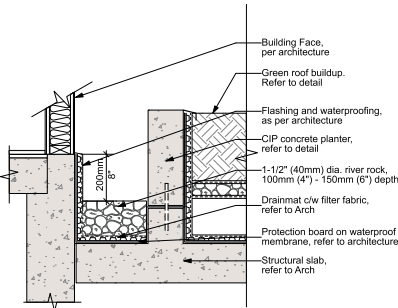
1 DETAIL: CIP Pedestrian Concrete at Grade
 Scale: 1:10



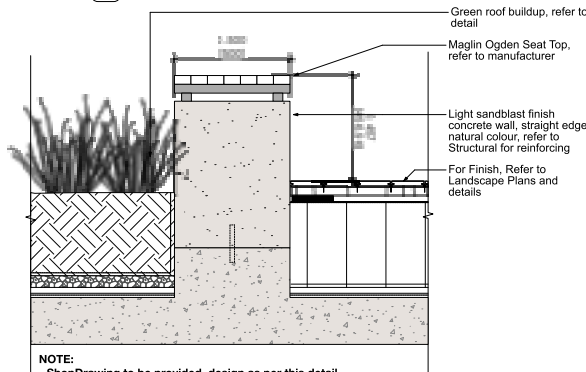
Note: Only adjustable height plastic risers to be used. Neoprene/rubber substitutes will not be accepted.



3 DETAIL: Paving Type 2
 Scale: 1:10

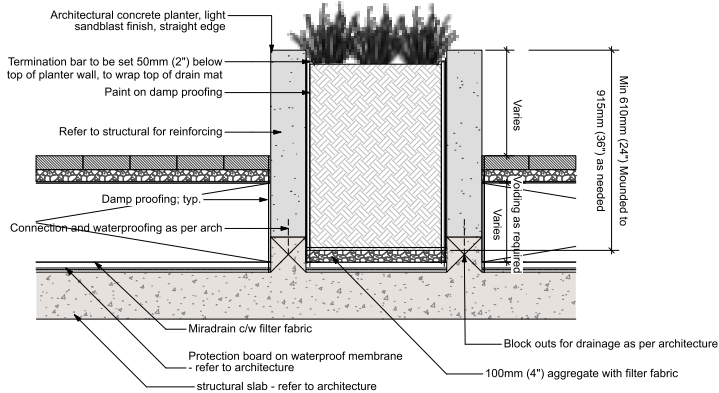


4 DETAIL: Drip Strip on Slab
 Scale: 1:10

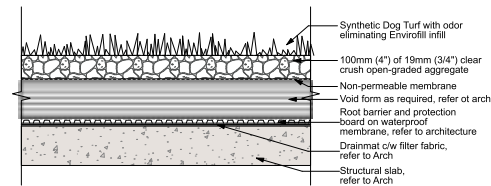


NOTE:
 - ShopDrawing to be provided, design as per this detail
 - To be coordinated with structure engineer

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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Professional Seal

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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Hardscape Details

Legend

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

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-1600-0007

Sustainability Facts

DESCRIPTION: 1600 Series - 02 Base Rack Cast Aluminum, Open Base, 2 Bike Configuration

FINISH: The highly reflective powder coated finish is available in all of our standard colors. Wood-grain finishes are available upon request.

INSTALLATION: This bike rack is designed to be installed in a suitable wall or on a surface mount or direct to building exterior.

TO SPECIFY: Select MBR-1600-0007

TO ORDER: Please refer to the following dimensions.

MAGLIN

1 CUTSHEET: Bike Rack

BATTERY

MTB-1800-0001

DESCRIPTION: The table top surface is made with a polymer of table. The base is made with a cast aluminum.

FINISH: All steel components are powder coated. The table top surface is made with a polymer of table.

INSTALLATION: The table top is designed to be installed in a suitable wall or on a surface mount or direct to building exterior.

TO SPECIFY: Select MTB-1800-0001

TO ORDER: Please refer to the following dimensions.

MAGLIN

2 CUTSHEET: Moveable tables

RANGE & STRAIGHT

OGDEN

MATERIALS: The table top surface is made with a polymer of table. The base is made with a cast aluminum.

FINISH: All steel components are powder coated. The table top surface is made with a polymer of table.

INSTALLATION: The table top is designed to be installed in a suitable wall or on a surface mount or direct to building exterior.

TO SPECIFY: Please refer to the following dimensions.

MAGLIN

3 CUTSHEET: Timber Top Seats

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Professional Seal

RoofBlue® RETAIN Stormwater Retention System with LiveRoof Standard Modules

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 (±0.8 kPa)	3.17 lb/ft ²	4.29 lb/ft ²	4.50 lb/ft ²	4.65 lb/ft ²
Maximum Water-Holding Capacity	48.3%	38.3%	38.3%	38.3%
Wilting Point of Plants	1.0%	1.0%	1.0%	1.0%
Maximum Available Capacity of Growing Medium to Hold Water	38.3%	38.3%	38.3%	38.3%
Growing Medium Maximum Moisture Storage	96 in (24 mm) 5.6 gal/ft ² (24.4 L/m ²)	1.6 in (40 mm) 1 gal/ft ² (41.8 L/m ²)	2.2 in (55 mm) 1.3 gal/ft ² (55.9 L/m ²)	3 in (76 mm) 1.8 gal/ft ² (76.2 L/m ²)
Plant Moisture Storage (Sedums)	6.4 in (16 mm) 0.25 gal/ft ² (10.1 L/m ²)	6.4 in (16 mm) 0.25 gal/ft ² (10.1 L/m ²)	6.4 in (16 mm) 0.25 gal/ft ² (10.1 L/m ²)	6.4 in (16 mm) 0.25 gal/ft ² (10.1 L/m ²)
System Total Storm Water Storage (Assuming initial Moisture 0.25 in / 6mm)	1.11 in (28 mm) 0.7 gal/ft ² (28.2 L/m ²)	1.75 in (44 mm) 1.1 gal/ft ² (44.4 L/m ²)	2.35 in (60 mm) 1.5 gal/ft ² (59.7 L/m ²)	3.15 in (80 mm) 2 gal/ft ² (80 L/m ²)
Growing Medium Water Permeability	0.434 in/min (0.018 cm/s)	0.434 in/min (0.018 cm/s)	0.434 in/min (0.018 cm/s)	0.434 in/min (0.018 cm/s)



RoofBlue® RETAIN™

LIVEROOF MODULE SIZE	LITE	STANDARD	DEEP	MAXX
Maximum Water Holding Capacity of RoofBlue RETAIN module	48.3%	38.3%	38.3%	38.3%
Maximum Water Volume Retention (LiveRoof Module + RoofBlue RETAIN)	3.17 in (80 mm) 2.05 gal/ft ² (81.5 L/m ²)	3.91 in (99 mm) 2.49 gal/ft ² (99.8 L/m ²)	4.51 in (115 mm) 2.89 gal/ft ² (116 L/m ²)	5.31 in (135 mm) 3.35 gal/ft ² (136.5 L/m ²)
Maximum Saturated Weight of System (LiveRoof Module + RoofBlue RETAIN)	4.29 lb/ft ² (±1.4 kPa)	4.41 lb/ft ² (±1.4 kPa)	4.62 lb/ft ² (±1.4 kPa)	4.77 lb/ft ² (±1.4 kPa)



RoofBlue® DETAIN™

Alternate if feasible/desired

Maximum Water Depth	3.5 in (89 mm)
Soil Depth	40.5%
Maximum Water Volume Detention below the green roof system	456 in ³ / 0.26 ft ³ (2472 cm ³)
Maximum Weight in addition to green roof system	1.97 gal/ft ² (80.1 L/m ²)

Revised 2021-03-26

liveroof.com/roofblue

4 CUTSHEET: Stormwater Green Roof System – TBD

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Project
Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

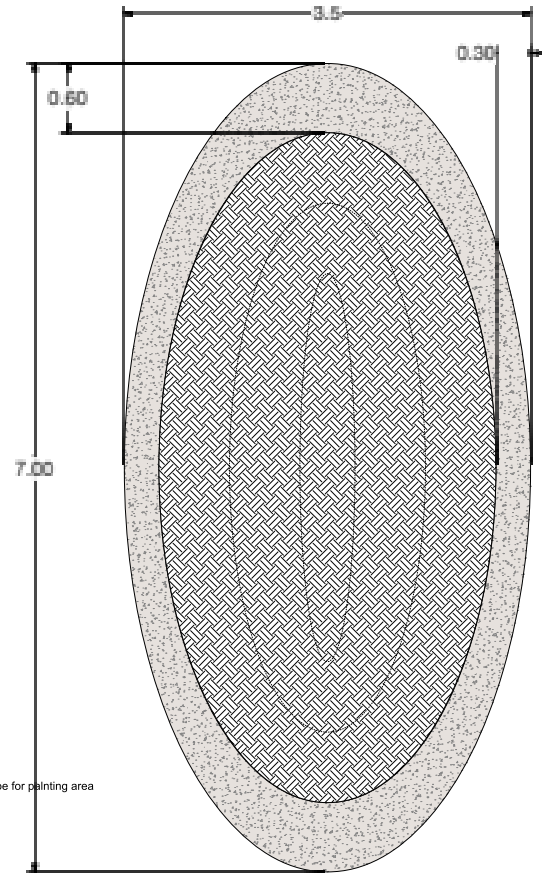
Drawing Title
Landscape Site Furnishings

Legend

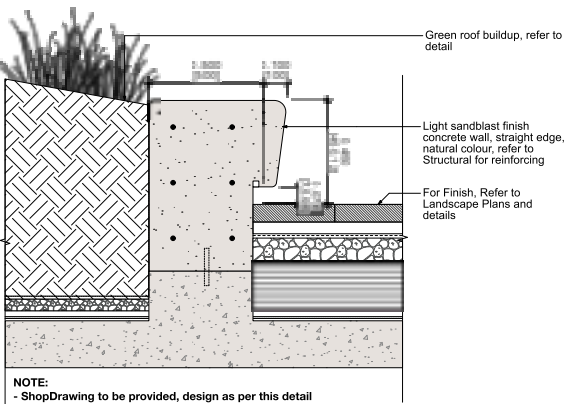
Project Manager	Project ID
SS	224330
Drawn By	Scale
As Noted	As Noted
Reviewed By	Drawn By
	L11.1
	24
	32



1 PRECEDENT: Custom Seating Element

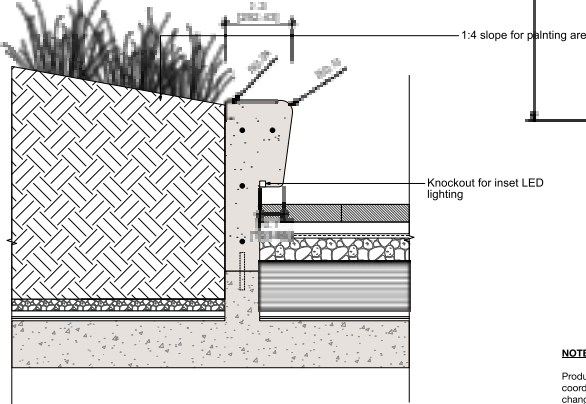


2 PLAN: Custom Planter
Scale: 1:20



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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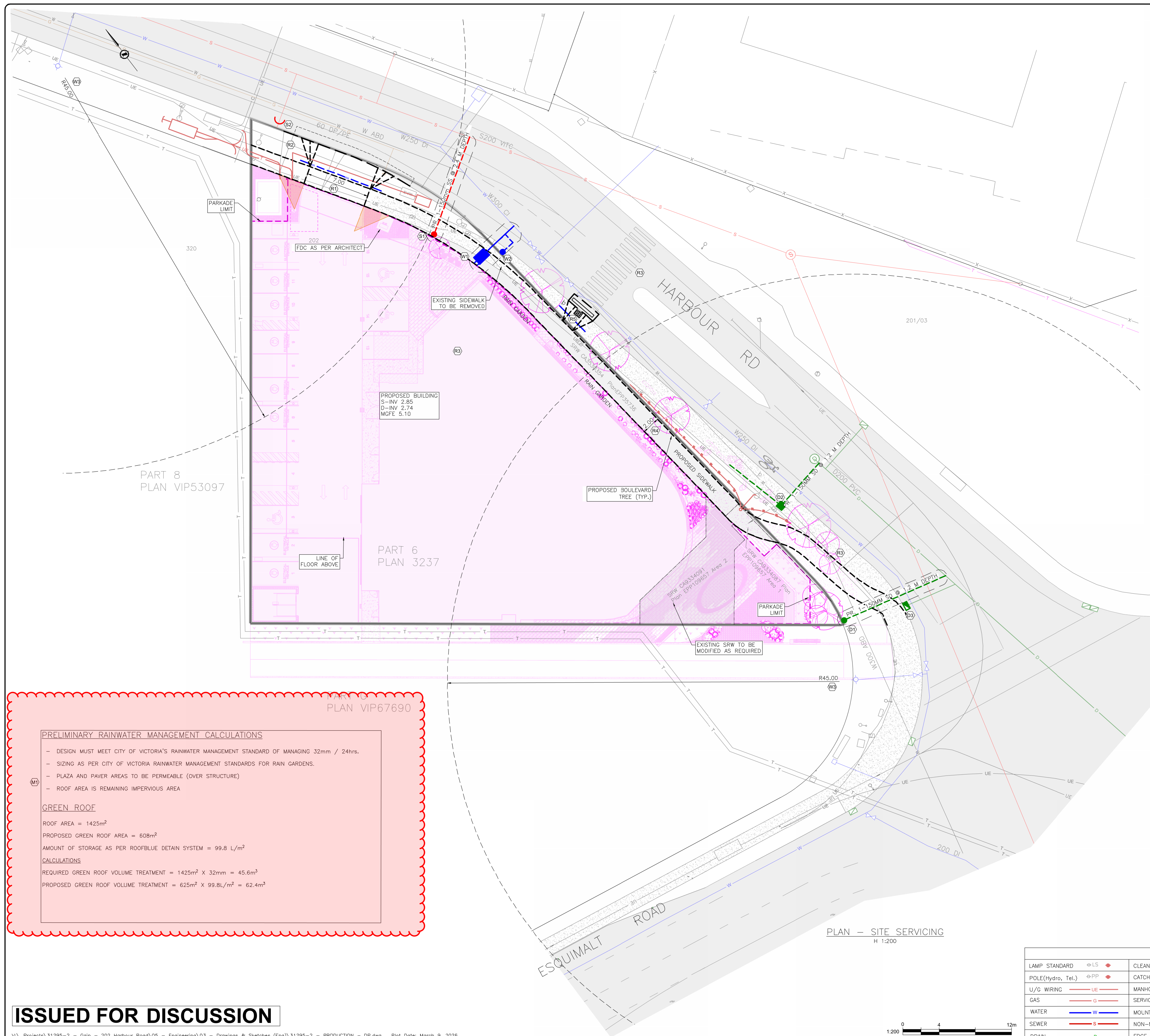
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Project
Victoria Porsche
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Landscape Site Furnishings

Legend

Project Manager	Project ID
SS	224390
Drawn By	Scale
As Noted	As Noted
Reviewed By	Drawn By
	L11.2
	23
	32



- 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) PROPOSED 150mm DRAIN SERVICE TO RAIN GARDEN. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
 - (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.
- MISCELLANEOUS:**
- (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.
- (M1) SEE LANDSCAPE DRAWINGS FOR EXTENTS OF PROPOSED GREEN ROOF AND PERMEABLE PAVERS.

PRELIMINARY RAINWATER MANAGEMENT CALCULATIONS

- DESIGN MUST MEET CITY OF VICTORIA'S RAINWATER MANAGEMENT STANDARD OF MANAGING 32mm / 24hrs.
- SIZING AS PER CITY OF VICTORIA RAINWATER MANAGEMENT STANDARDS FOR RAIN GARDENS.
- PLAZA AND PAVER AREAS TO BE PERMEABLE (OVER STRUCTURE)
- ROOF AREA IS REMAINING IMPERVIOUS AREA

GREEN ROOF

ROOF AREA = 1425m²
 PROPOSED GREEN ROOF AREA = 608m²
 AMOUNT OF STORAGE AS PER ROOFBLUE DETAIN SYSTEM = 99.8 L/m²

CALCULATIONS

REQUIRED GREEN ROOF VOLUME TREATMENT = 1425m² X 32mm = 45.6m³
 PROPOSED GREEN ROOF VOLUME TREATMENT = 625m² X 99.8L/m² = 62.4m³

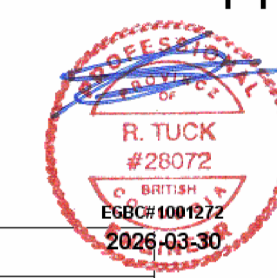


KEY PLAN
NTS

LEGAL DESCRIPTION: THAT PART OF SUB-LOT 6, SECTION 119, ESQUIMALT DISTRICT, PLAN 3237, SHOWN OUTLINED IN RED ON PLAN 1338 05

BENCHMARK: MONUMENT DERIVED FROM OBSERVATION BETWEEN 739144 AND 931915

**202 HARBOUR ROAD
PRELIMINARY SERVICING
PLAN**



Scale
horiz. 1:200
vert. N/A

Sheet 1 of 1

Eng. Project No. 31295 - 2

LEGEND		
LAMP STANDARD	LS	◆
POLE(Hydro, Tel.)	PP	◆
U/G WIRING	UE	—
GAS	G	—
WATER	W	—
SEWER	S	—
DRAIN	D	—
CLEANOUT	CL	■
CATCHBASIN	CB	■
MANHOLE	MH	■
SERVICE RISER	SR	○
MOUNTABLE CURB	MC	—
NON-MOUNT. CURB	NMC	—
EDGE ASPHALT	EA	—
DITCH	DI	—
METER	M	○
FLUSH VALVE	FV	◆
VALVE	V	◆
REDUCER	R	◆
HYDRANT	H	◆
AIR VALVE	AV	○

ISSUED FOR DISCUSSION

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