



LOCATION PLAN

N.T.S.



VICTORIA PORSCHE - GAIN GROUP

NEW CAR DEALERSHIP

ISSUED FOR DEVELOPMENT PERMIT

CIVIC ADDRESS:

202 HARBOUR RD, VICTORIA, BC, V9A 3S2

LEGAL DESCRIPTION:

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



CONCEPTUAL RENDERING



EXISTING STREET VIEW

PROJECT STATISTICS 24033 - 202 HARBOUR ROAD

DATE: 03-Jul-2025			
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		
SITE INFORMATION	EXISTING	PERMITTED	PROPOSED
	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%	64.3%
BUILDING HEIGHT (STOREYS)		6 STOREYS	4 STOREYS
BUILDING HEIGHT (BYLAW 15.3)		30.50 m (Max)	100.07 (Max)
SETBACKS	FRONT YARD (EAST)(HARBOUR ROAD)	4.00 m (Min)	13.12' (Min)
	REAR YARD (NORTH/WEST)	4.50 m (Min)	14.76' (Min)
	SIDE YARD (SOUTH/WEST)	3.20 m (Min)	10.50' (Min)
BUILDING DATA		GROSS FLOOR AREA	
GROSS FLOOR AREAS		1,904 m²	20,513 SF
PARKADE P1		940 m²	10,122 SF
LEVEL 1		1,404 m²	15,114 SF
LEVEL 2		757 m²	8,144 SF
LEVEL 3		481 m²	5,178 SF
LEVEL 4			
TOTAL		5,488 m²	59,071 SF
BUILDING DATA	COMMERCIAL RETAIL UNIT (OFFICE)(LEVEL 3 & LEVEL 4)	1,238 m²	13,322 SF
	COMMERCIAL RETAIL UNIT (PORSCHE)(LEVEL 1 & LEVEL 2)	2,345 m²	25,236 SF
	REPAIR GARAGE (PORSCHE)(LEVEL P1)	1,906 m²	20,513 SF
	BUILDING FOOTPRINT AREA (BCBC DEFINITION)	1,404 m²	15,114 SF
PARKING DATA		REQUIRED	PROPOSED
PARKING TYPE			
CRU	Parking Bylaw 12 Table 1 (1 per 80m2)	53	16
OFFICE	Bylaw Part 12.9 CD-9 (1 per 165m2)	19	
TOTAL PARKING		72	35
PARKING DATA	ELECTRIC VEHICLE STALL¹	Bylaw 2.4 Table 3	4
	ACCESSIBLE PARKING STA	Bylaw 4.1 Table 5	2
	ACCESSIBLE VAN STALLS	Bylaw 4.1 Table 5	1
BICYCLE PARKING		Bicycle Parking Bylaw Reference	54
OFFICE	Long Term (1 per 150m2)	8	16%
	Short Term (1 per 400m2)	3	5%
CRU	Long Term (1 per 200m2)	21	35%
	Short Term (1 per 200m2)	21	35%

CONSULTANT LIST

CLIENT:
GAIN GROUP
2546 Government Street, Victoria, BC
Tel: 778-406-1380

ARCHITECT:
UNION ARCHITECTURE INC.
315-2840 Peatt Road, Langford, BC
Tel: 250-590-0102
Contact: Rob Pringle *Architect AIBC*

CIVIL & SURVEY:
J.E. ANDERSON & ASSOCIATES
4212 Glanford Avenue, Victoria, BC
Tel: 250-727-2214
Contact: Ross Tuck

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

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

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

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 & WEST
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 PRECEDENT IMAGES
L0.3	LANDSCAPE PRECEDENT IMAGES
L2.0	OFFSITE PLAN
L3.0	LANDSCAPE MATERIALS PLAN
L3.1	LANDSCAPE MATERIALS PLAN - UPPER LEVELS
L4.0	LIGHTING PLAN - GROUND LEVEL
L5.0	LANDSCAPE GRADING & DRAINAGE PLAN - GROUND LEVEL
L6.0	TREE PLAN - GROUND LEVEL
L6.1	OFFSITE PLANTING
L6.2	PLANTING PLAN GROUND LEVEL
L6.3	PLANTING PLAN - UPPER LEVELS
L7.0	SOIL DEPTH & SERVICING PLAN - GROUND LEVEL
L7.1	SOIL DEPTH & SERVICING PLAN - UPPER LEVELS
L7.2	IRRIGATED AREA PLAN - GROUND LEVEL
L7.3	IRRIGATED AREA PLAN - UPPER LEVELS
L9.1	SOFTSCAPE DETAILS
L9.2	SOFTSCAPE DETAILS
L9.3	HARDSCAPE DETAILS
L9.4	LANDSCAPE SITE FURNISHING DETAILS

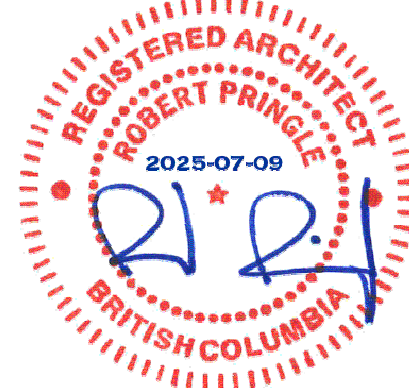
DRAWINGS - CIVIL

C1	SITE SERVICING PLAN
----	---------------------

UNION
ARCHITECTURE

315-2840 Peatt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREIN ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK

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



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

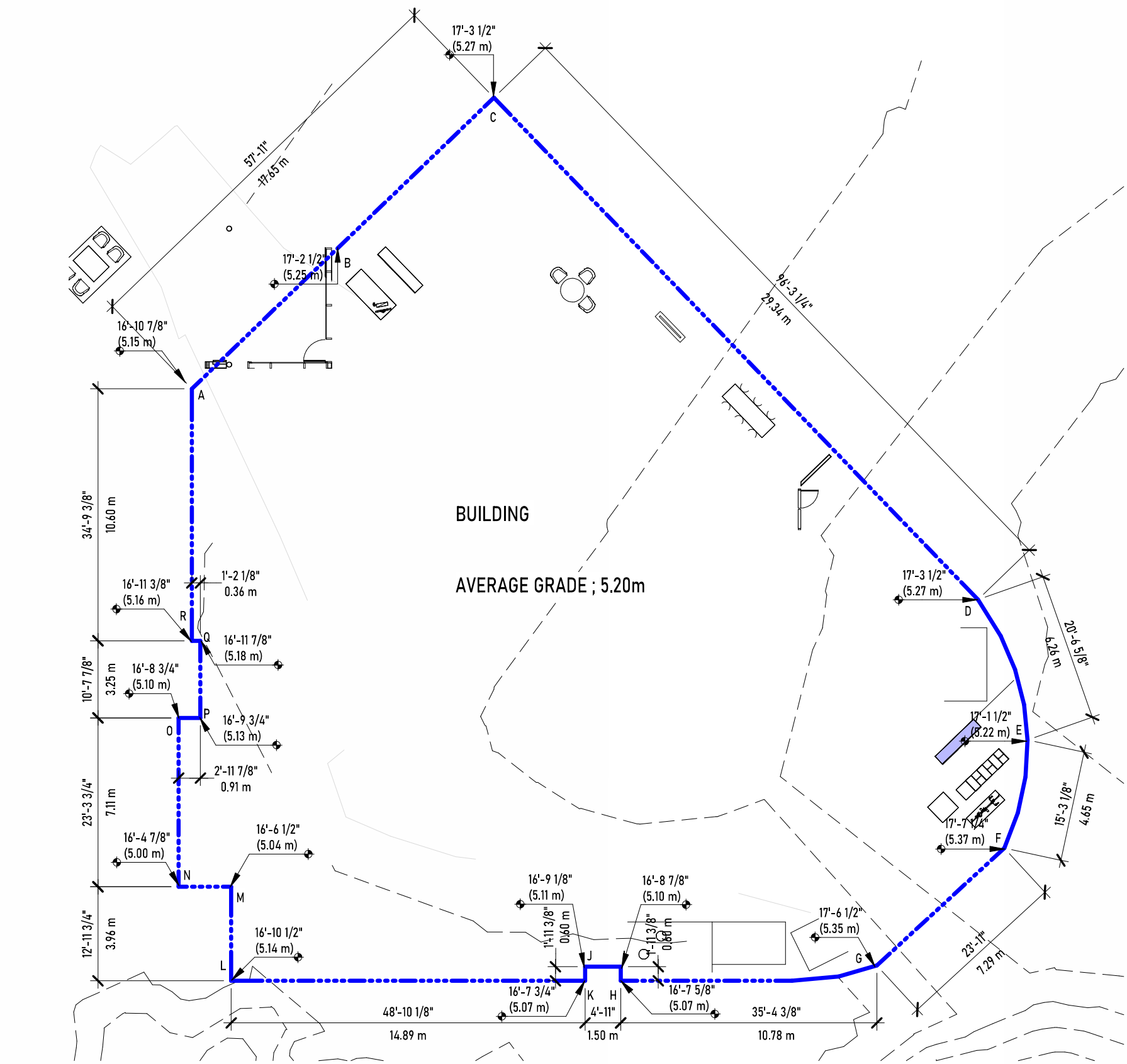
DRAWING TITLE:
COVER SHEET

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP01



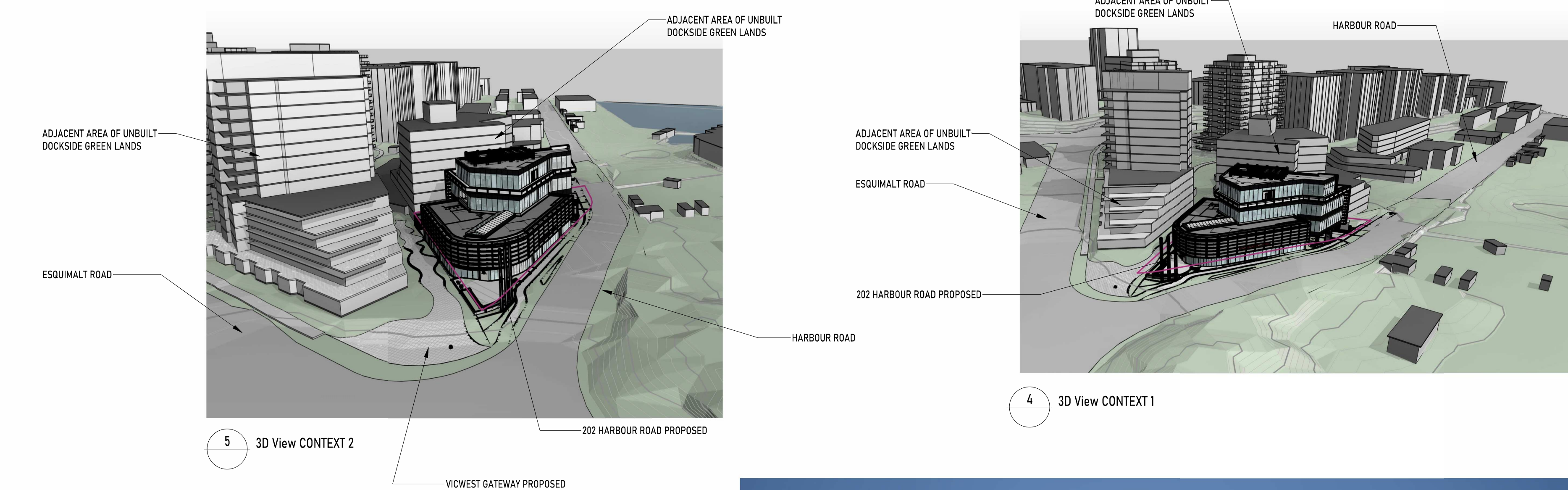
2 PARKADE P1 FLOOR PLAN
1: 200

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

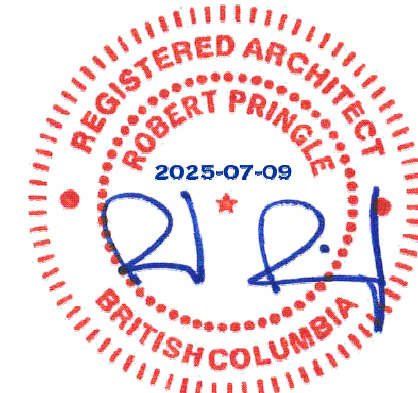


1 SITE PLAN
1: 300

UNION
ARCHITECTURE

315-2840 Pentt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

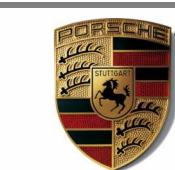
SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.



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



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

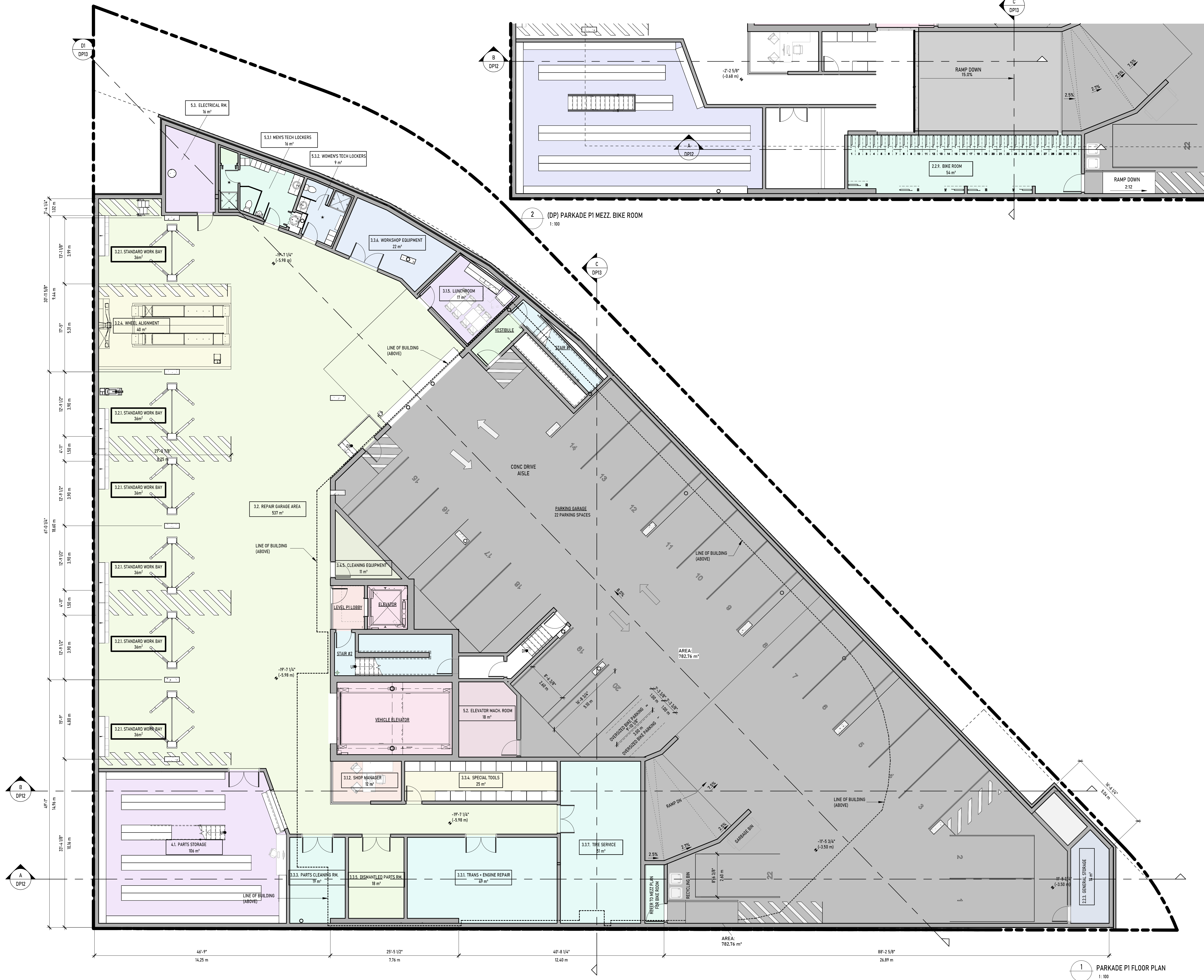
PROJECT ADDRESS:
202 HARBOUR ROAD,
VICTORIA, BC V9A 3S2

DRAWING TITLE:
SITE PLAN

PROJECT NO: 24033
SCALE: 1" = 30' 0"

DWG NO:

DP02



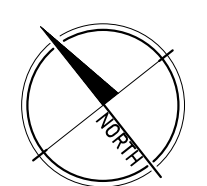
UNION
ARCHITECTURE

315-2840 Pentt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

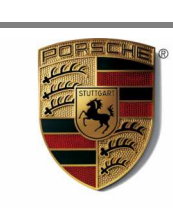
SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.



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



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
SCALE: 1:100
DRAWN: -
REVIEWED: -

DWG NO: DP03

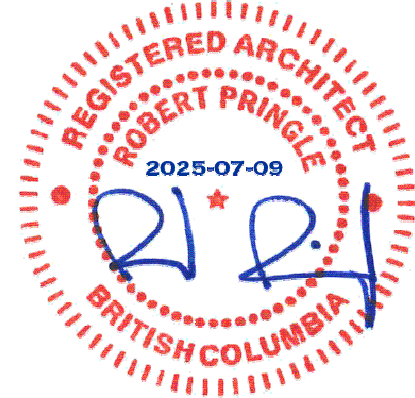


3 SECOND FLOOR PLAN
1:100

UNION
ARCHITECTURE

315-2840 Pentt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.



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



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
FLOOR PLAN - LEVEL 2

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO: DP05



UNION
ARCHITECTURE

315-2840 Peatt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.



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



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
FLOOR PLAN - LEVEL 3

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP06

4 THIRD FLOOR PLAN
1:100

ARCH D (24"x36")

PLOT DATE: 2025-07-09 10:35:08 PM



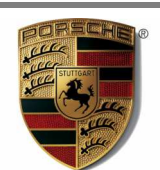
SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.



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



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

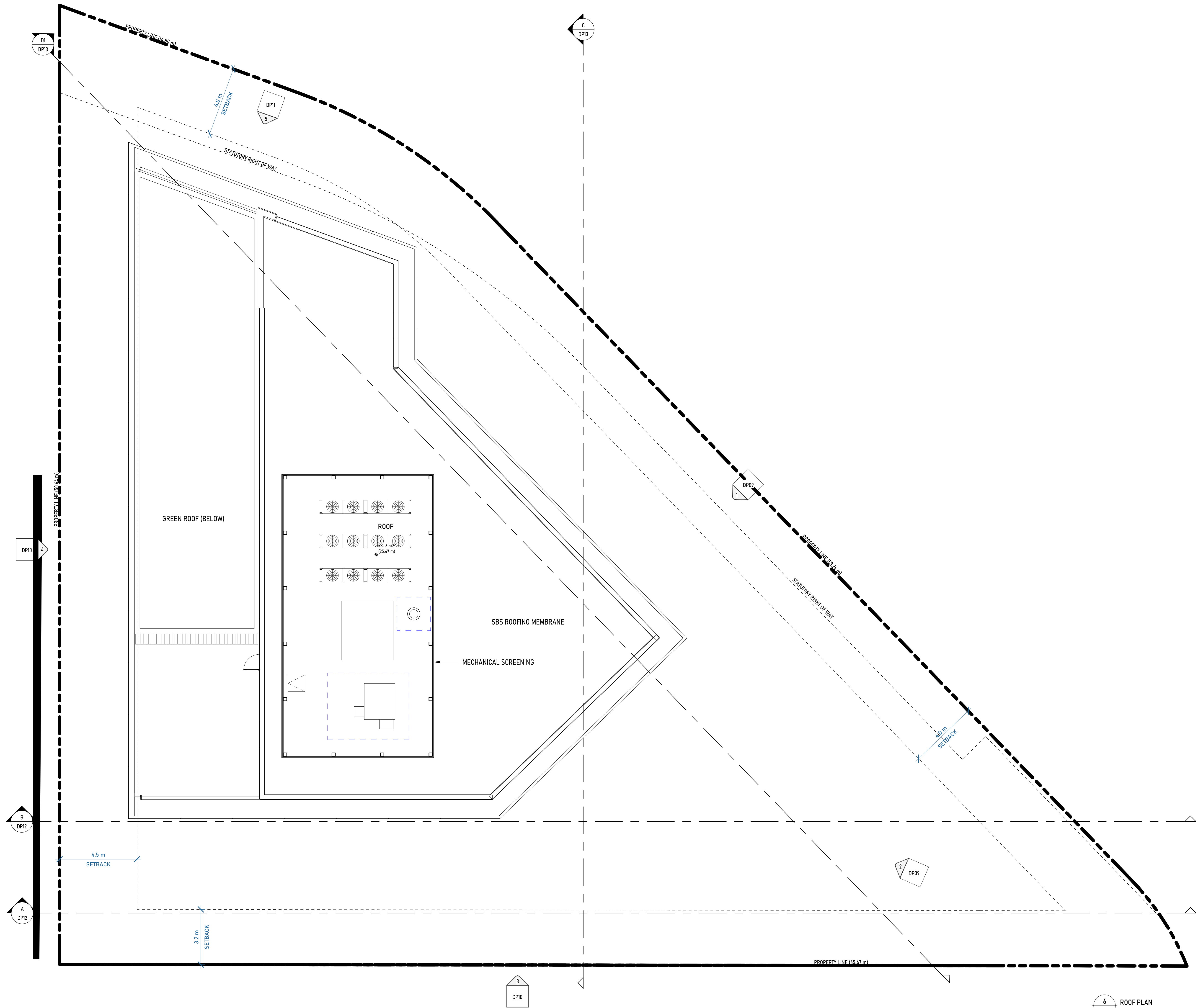
DRAWING TITLE:
FLOOR PLAN - LEVEL 4

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP07



6 ROOF PLAN
1:100

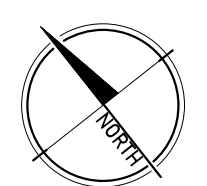
UNION
ARCHITECTURE

315-2840 Peatt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK



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



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

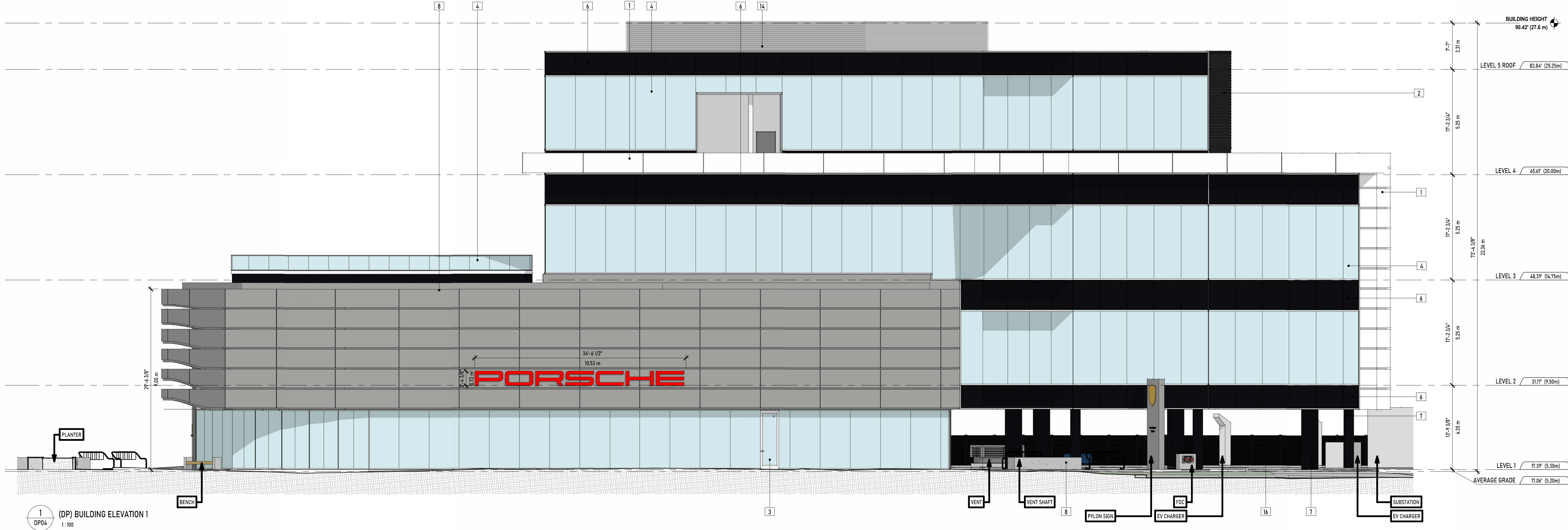
PROJECT ADDRESS:
202 HARBOUR ROAD,
VICTORIA, BC V9A 3S2

DRAWING TITLE:
ROOF PLAN - LEVEL 5

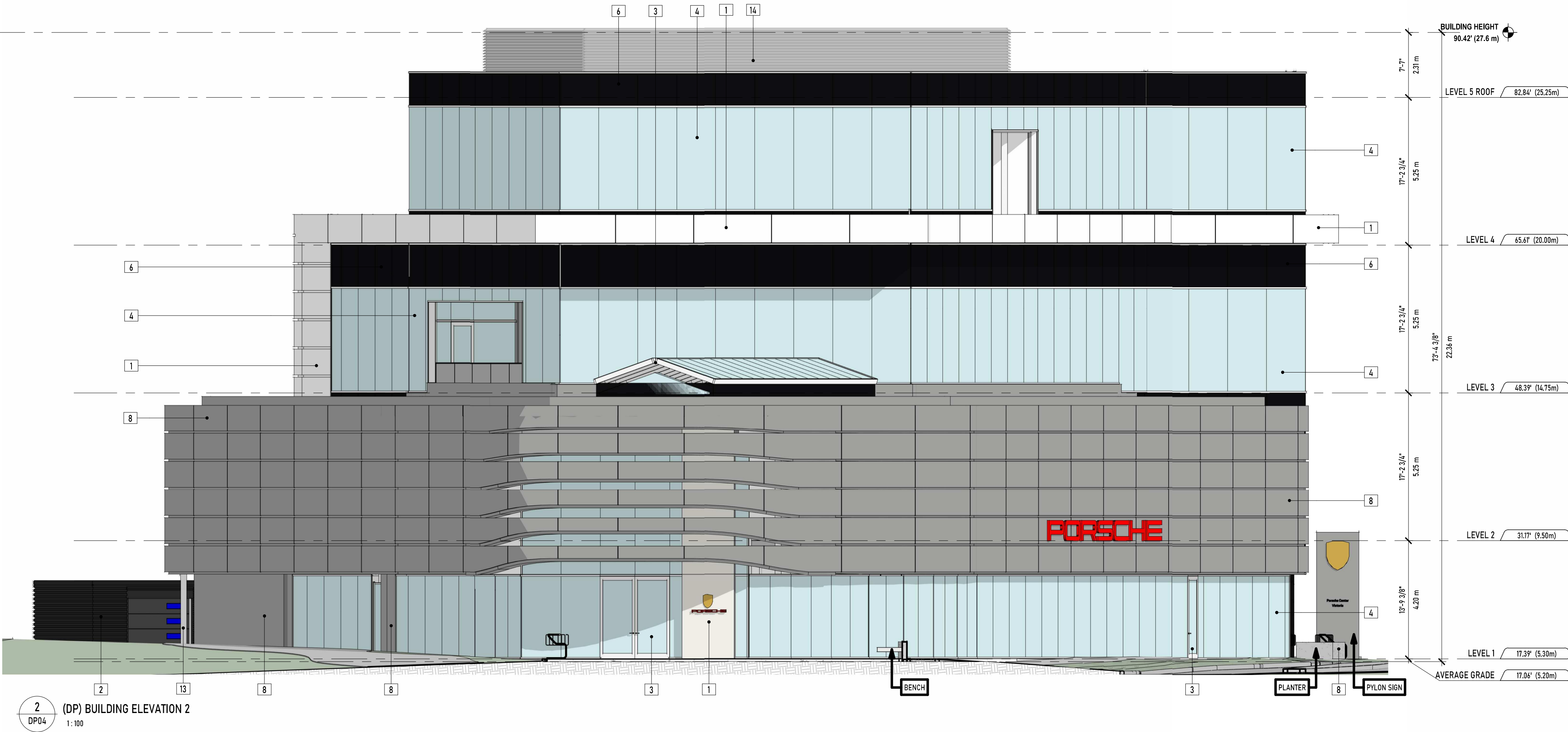
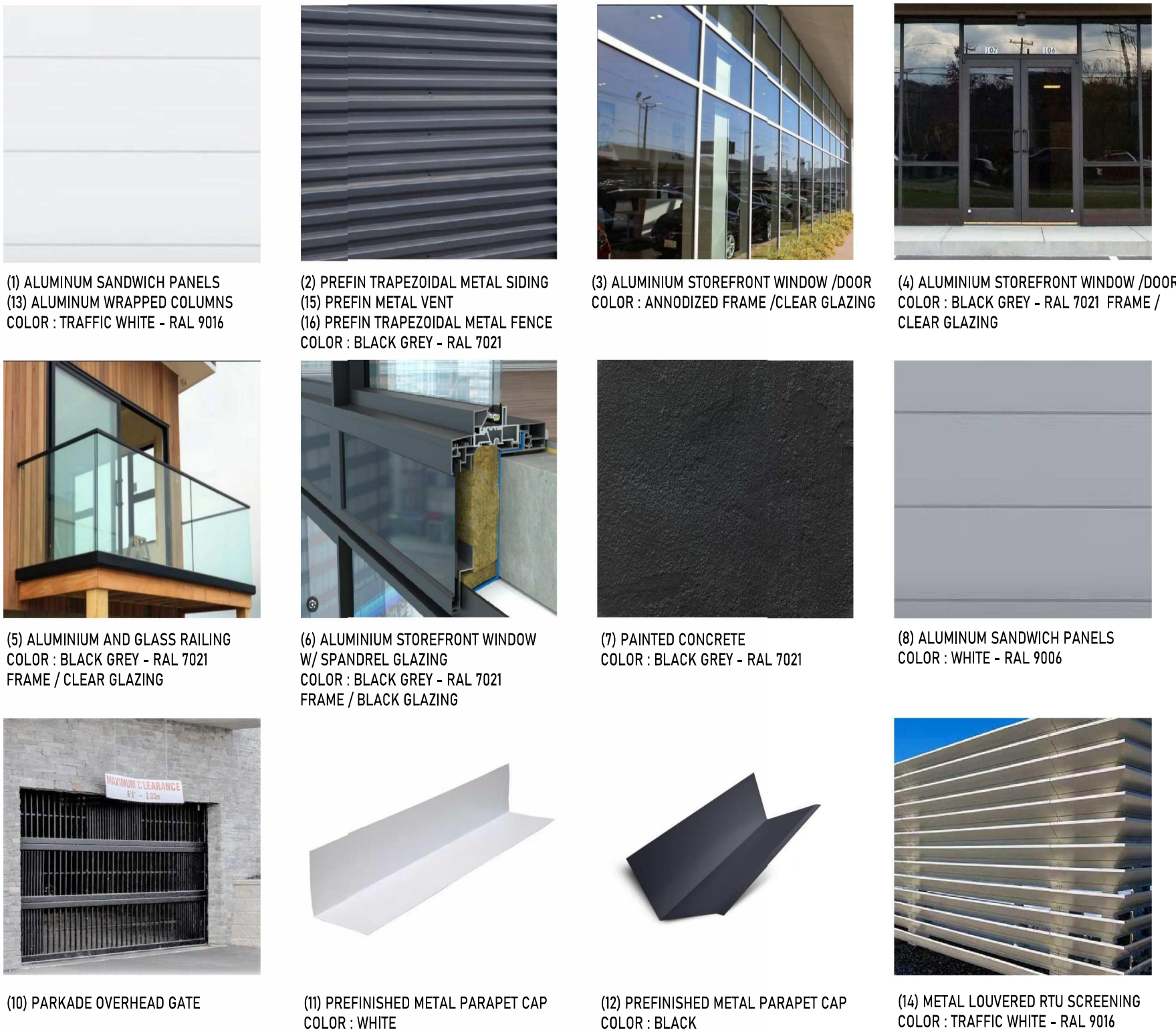
PROJECT NO: 24033	DRAWN: -
SCALE:	REVIEWED: -

DWG NO:

DP08



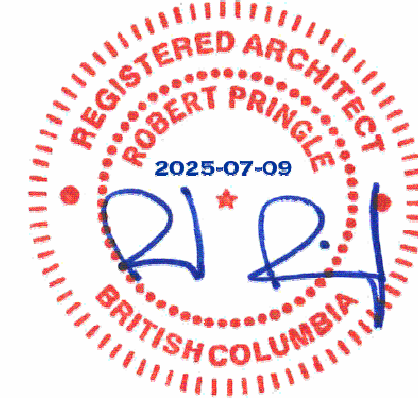
#	MATERIAL TYPE	COLOUR
1	ALUMINUM SANDWICH PANELS	TRAFFIC WHITE - RAL 9016
2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINIUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINIUM AND GLASS RAILING	BLACK GREY FRAME - RAL 7021
6	ALUMINIUM STOREFRONT WINDOW W/ SPANDREL GLAZING	BLACK GREY FRAME & GLAZING - RAL 7021
7	PAINTED CONCRETE	BLACK GREY - RAL 7021
8	ALUMINIUM 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	ALUMINIUM WRAPPED COLUMN	TRAFFIC WHITE - RAL 9016
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



UNION
ARCHITECTURE

315-2840 Peatt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK

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



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

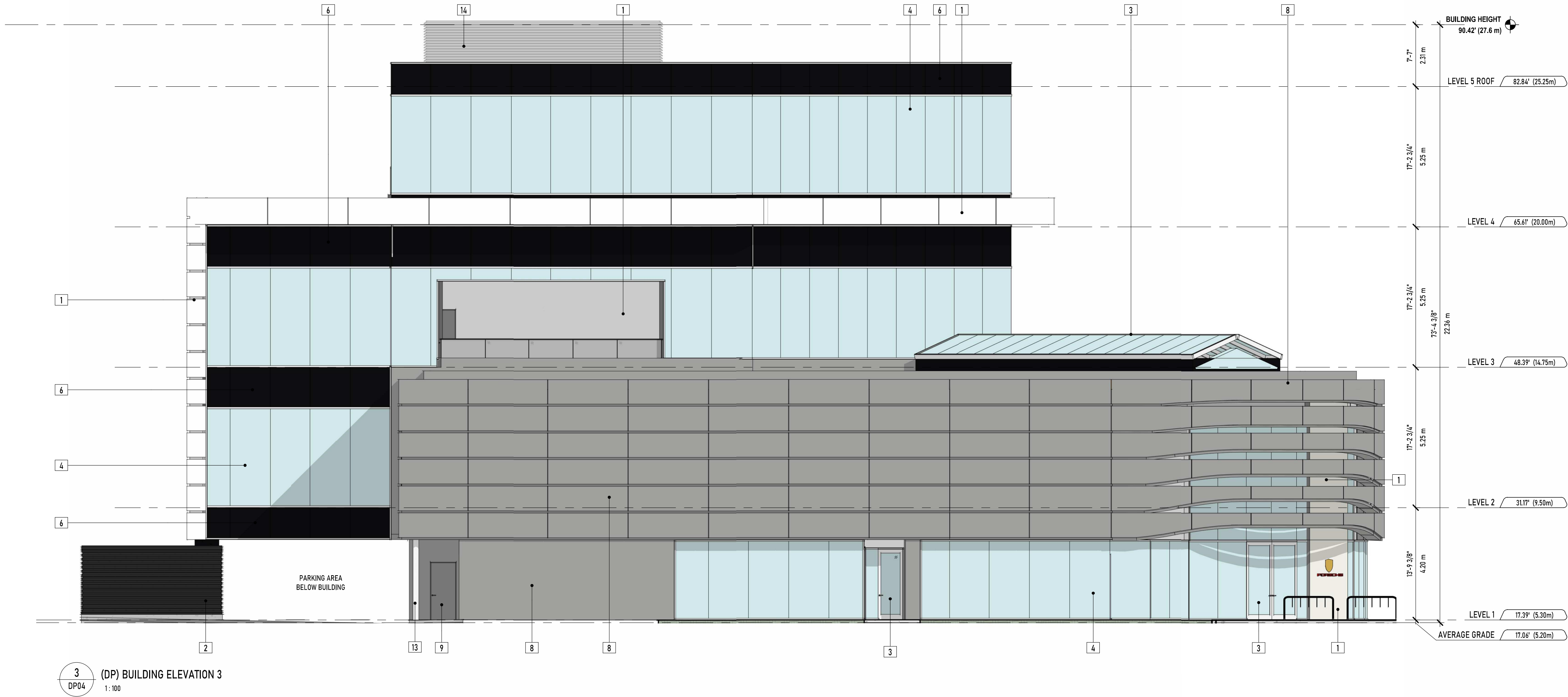
DRAWING TITLE:
ELEVATIONS - EAST &
SOUTHEAST

PROJECT NO: 24033 DRAWN: -

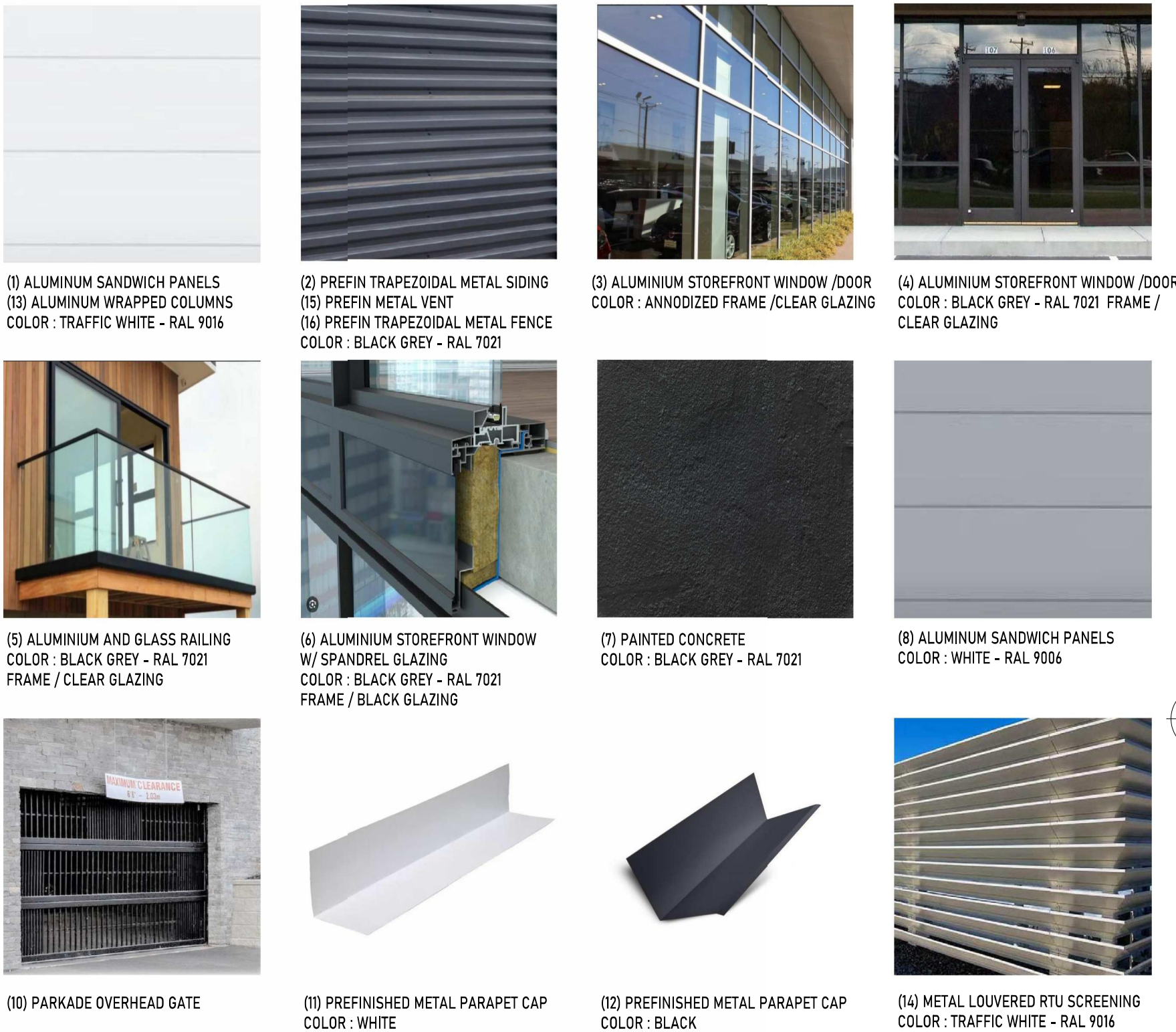
SCALE: REVIEWED: -

DWG NO:

DP09



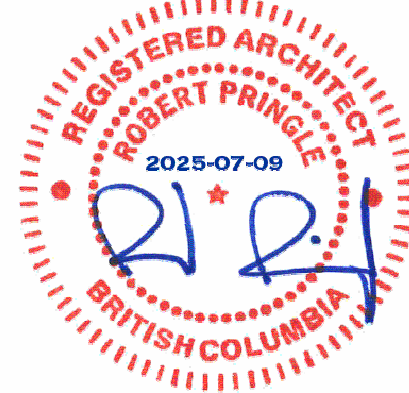
#	MATERIAL TYPE	COLOUR
1	ALUMINUM SANDWICH PANELS	TRAFFIC WHITE - RAL 9016
2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINIUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINIUM AND GLASS RAILING	BLACK GREY 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	ALUMINUM WRAPPED COLUMN	TRAFFIC WHITE - RAL 9016
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



UNION
ARCHITECTURE

315-2840 Peatt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK

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



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

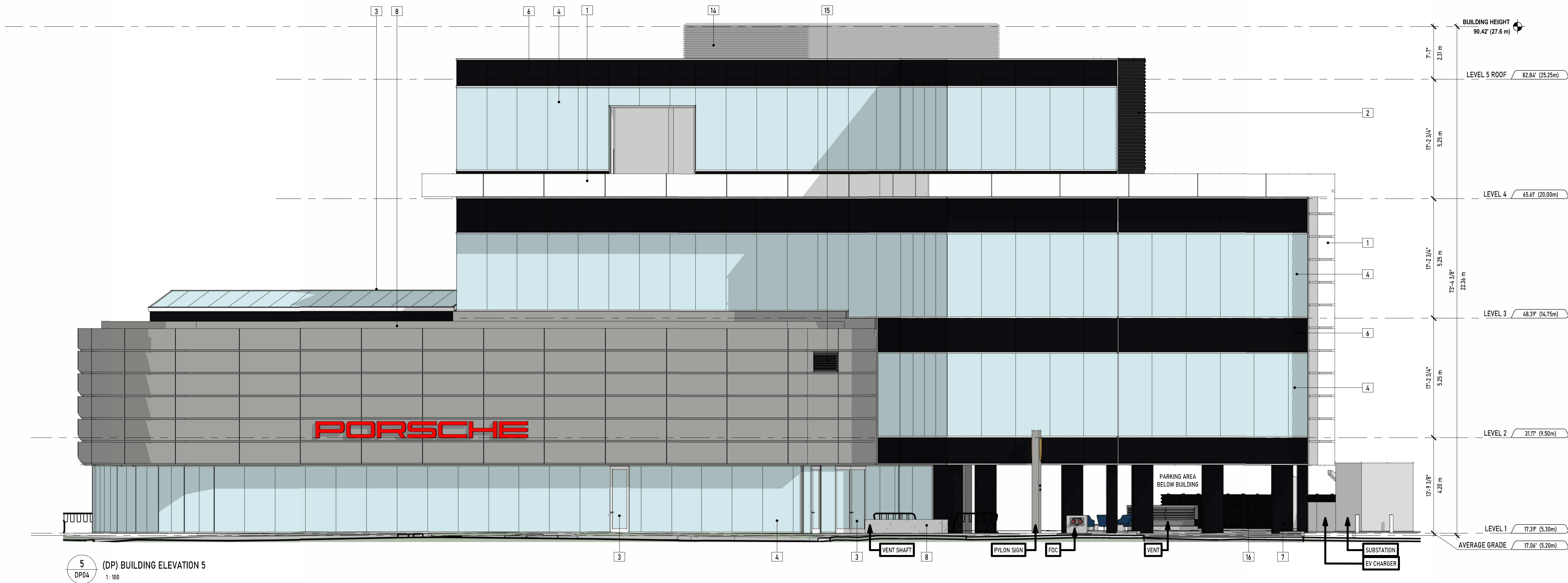
DRAWING TITLE:
ELEVATIONS - SOUTH &
WEST

PROJECT NO: 24033 DRAWN: -

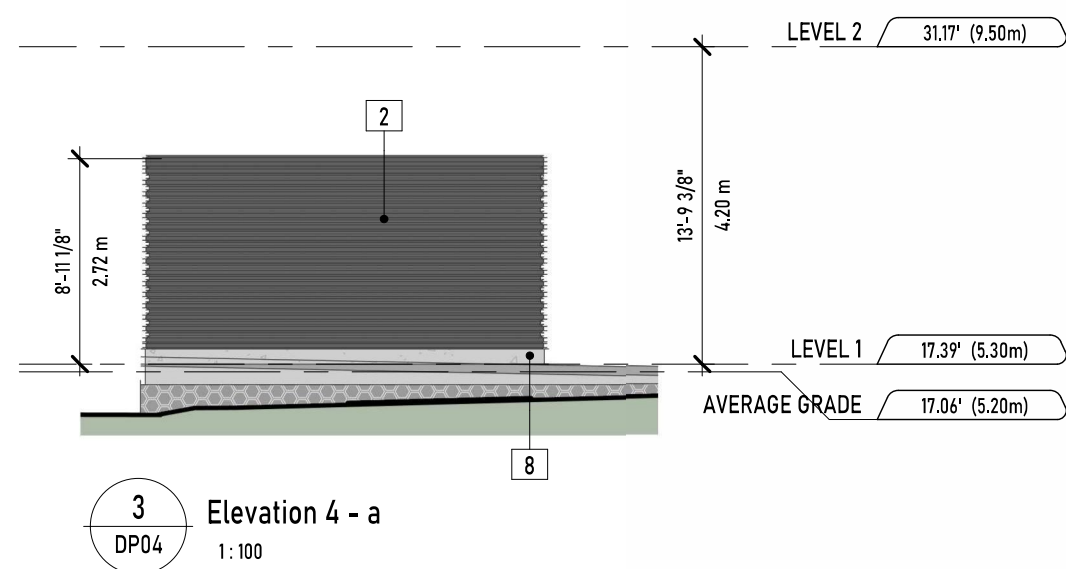
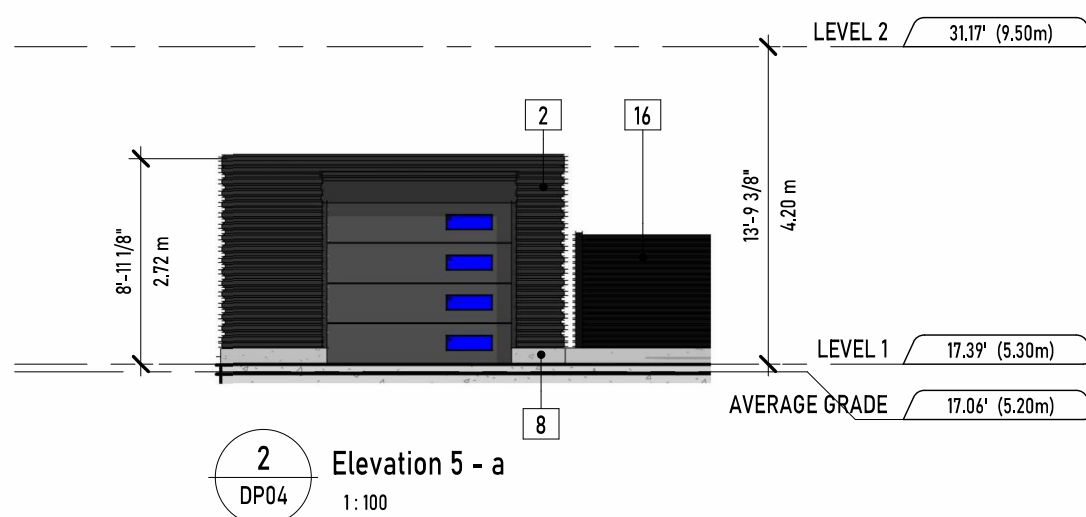
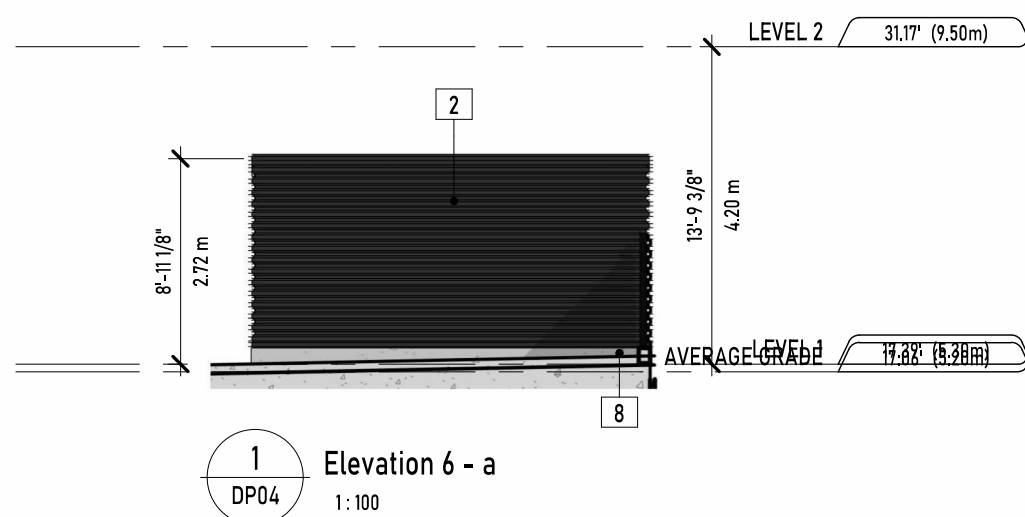
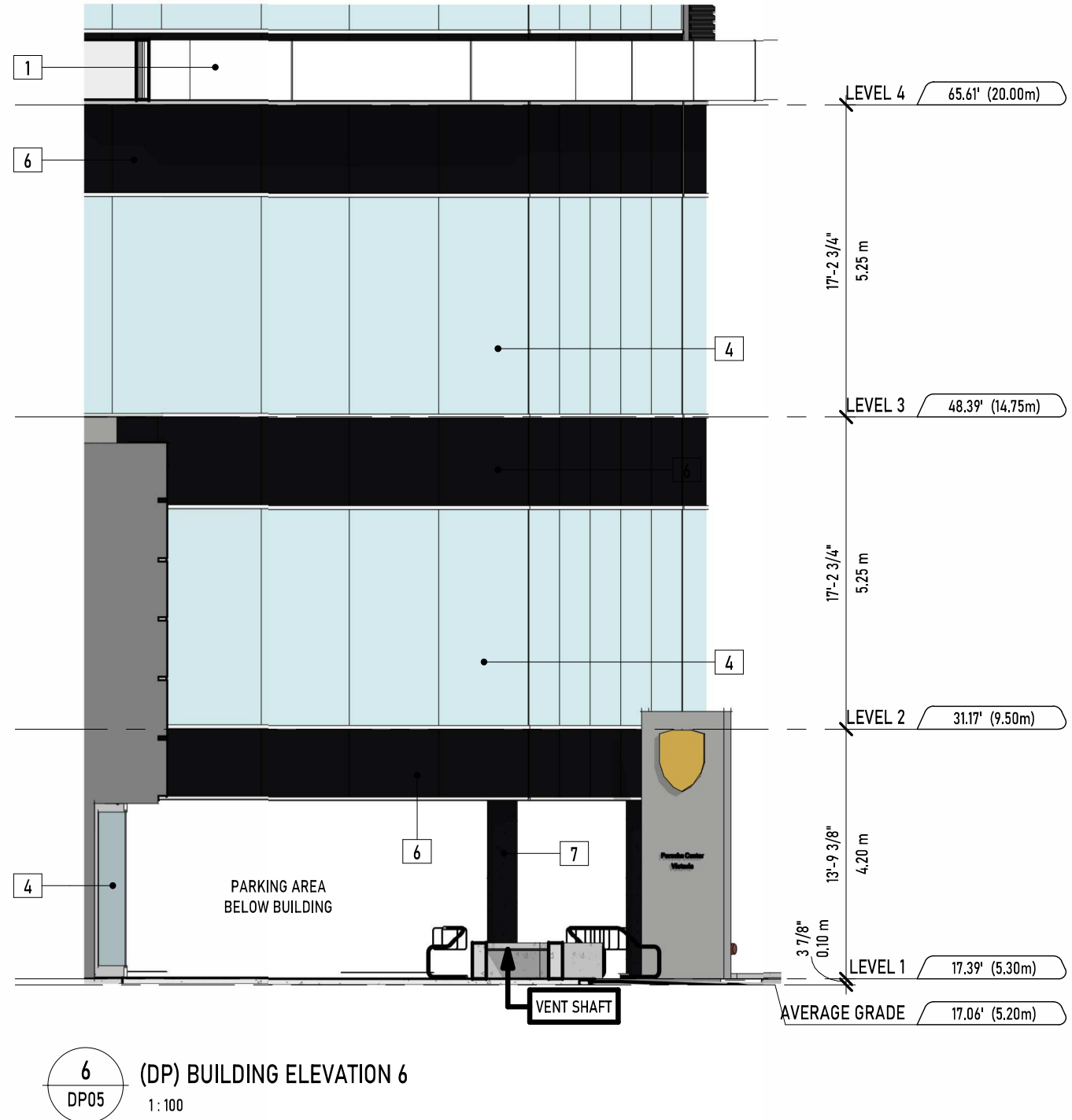
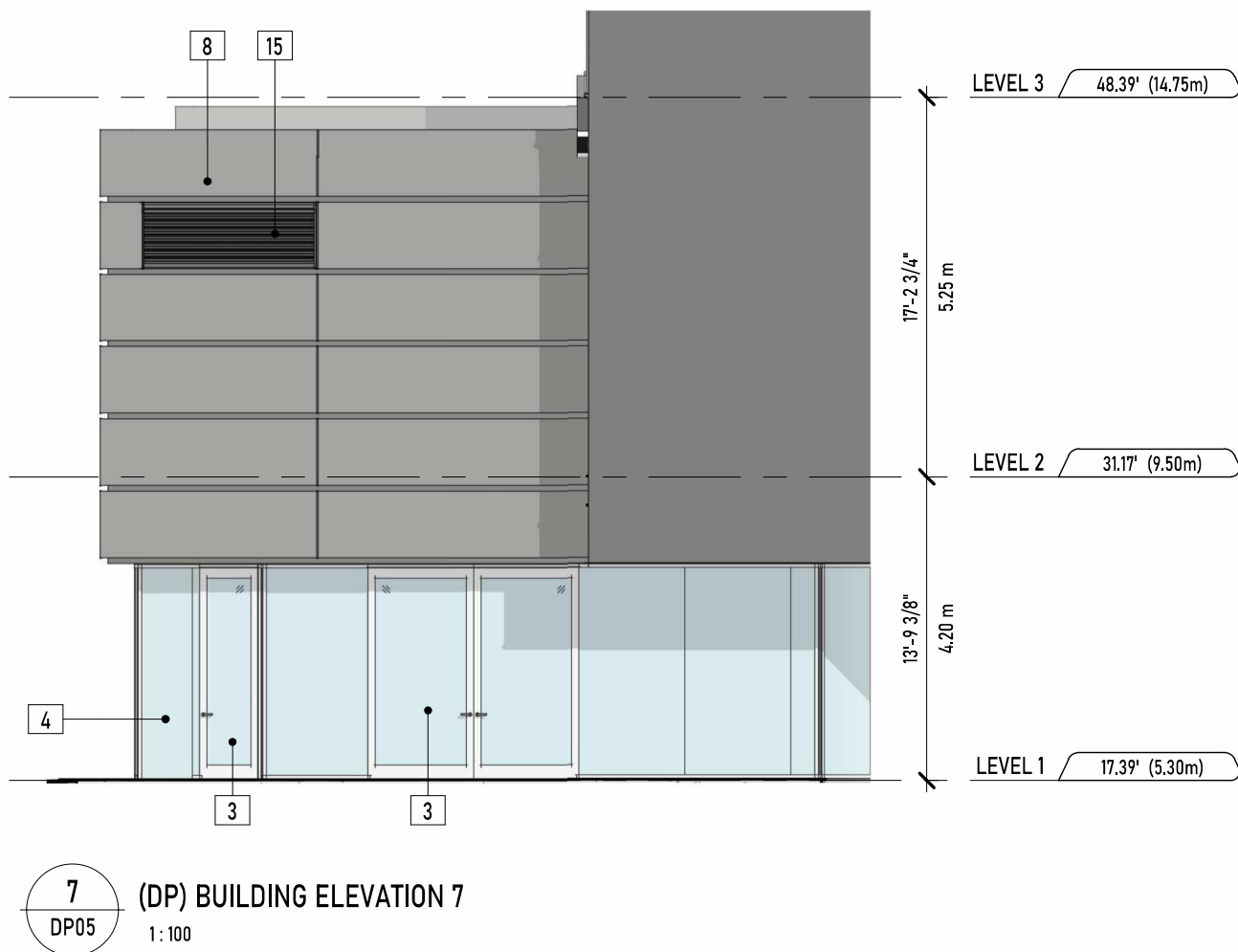
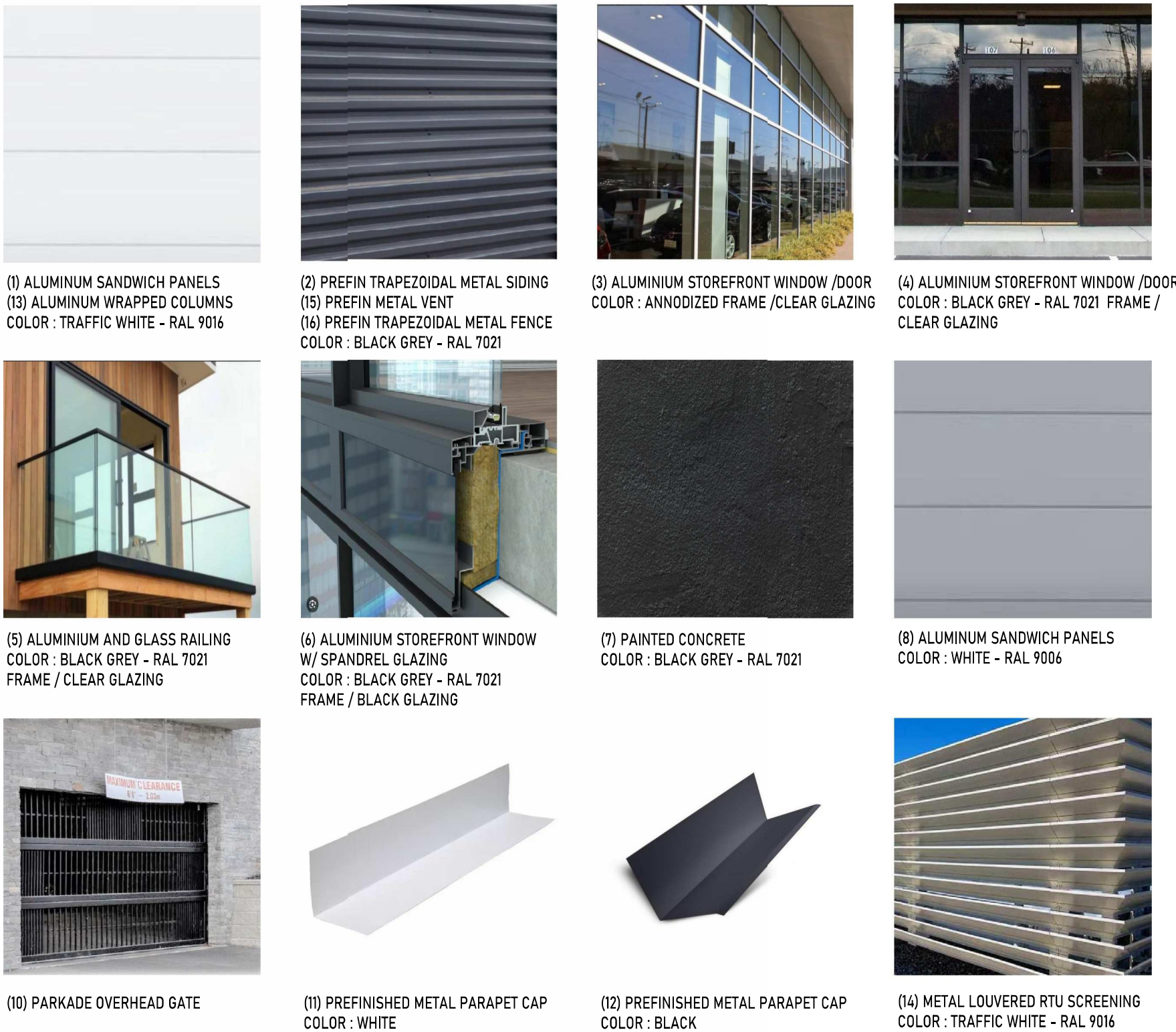
SCALE: REVIEWED: -

DWG NO:

DP10



#	MATERIAL TYPE	COLOUR
1	ALUMINUM SANDWICH PANELS	TRAFFIC WHITE - RAL 9016
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	ALUMINUM WRAPPED COLUMN	TRAFFIC WHITE - RAL 9016
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



UNION
ARCHITECTURE

315-2840 Peatt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK

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



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
ELEVATIONS - SOUTH &
WEST

PROJECT NO: 24033 DRAWN: -

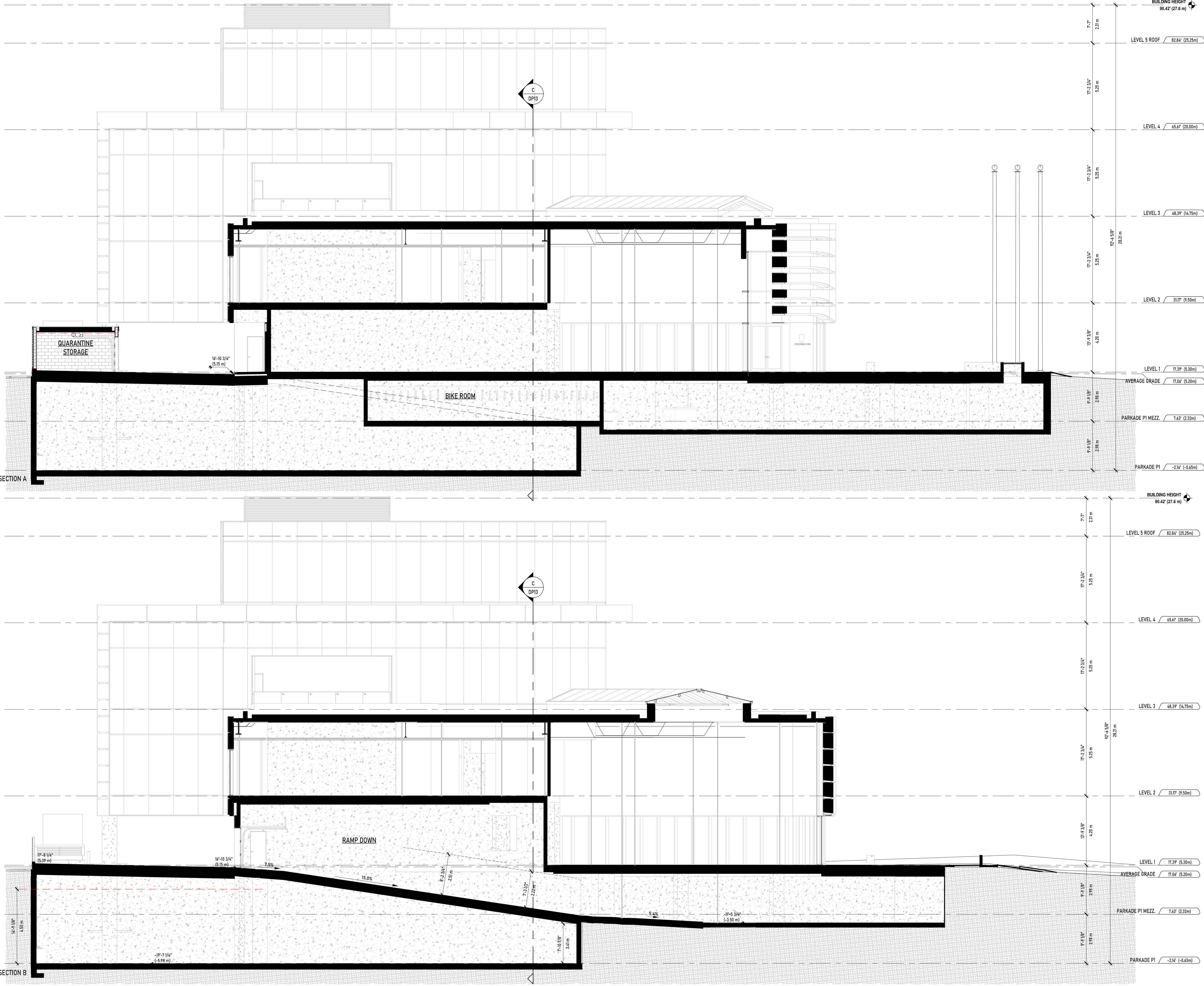
SCALE: REVIEWED: -

DWG NO:

DP11

A (DP) BUILDING SECTION A
DP03 1:100

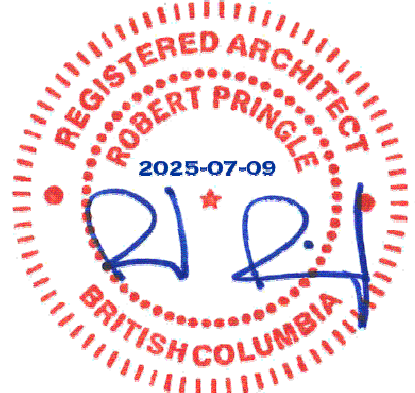
B (DP) BUILDING SECTION B
DP03 1:100



UNION
ARCHITECTURE

315-2840 Peatt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREIN ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK

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



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

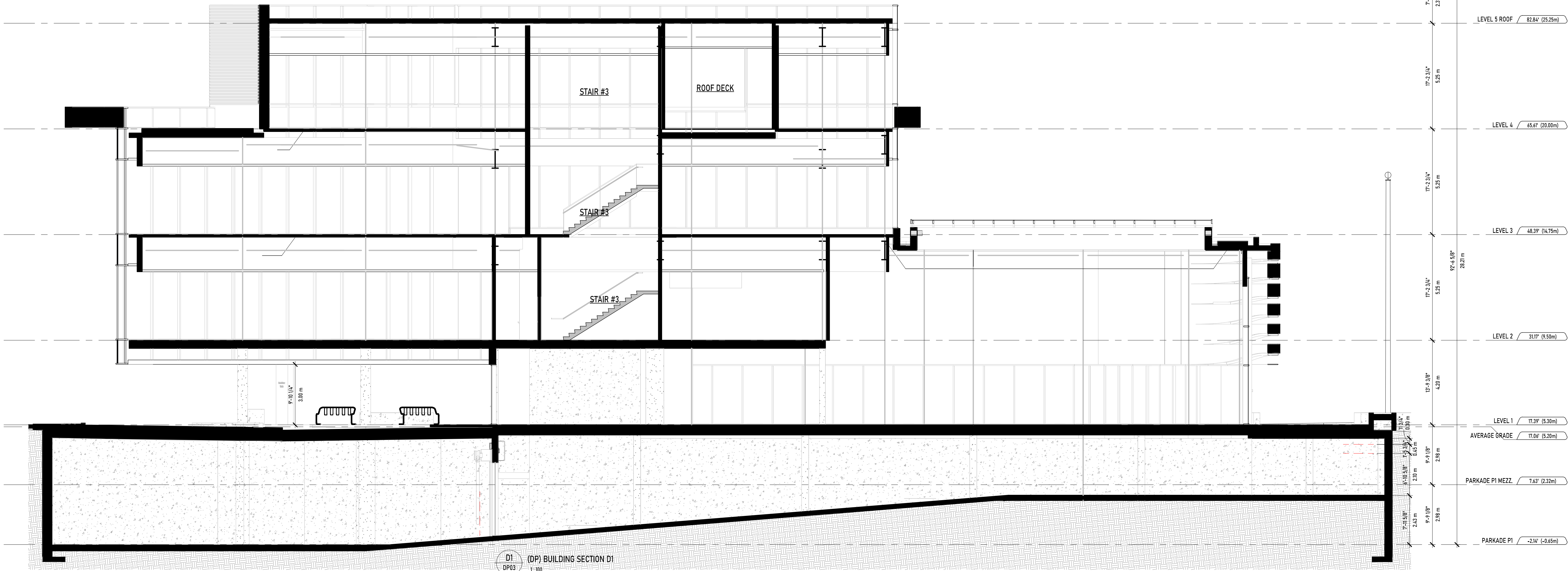
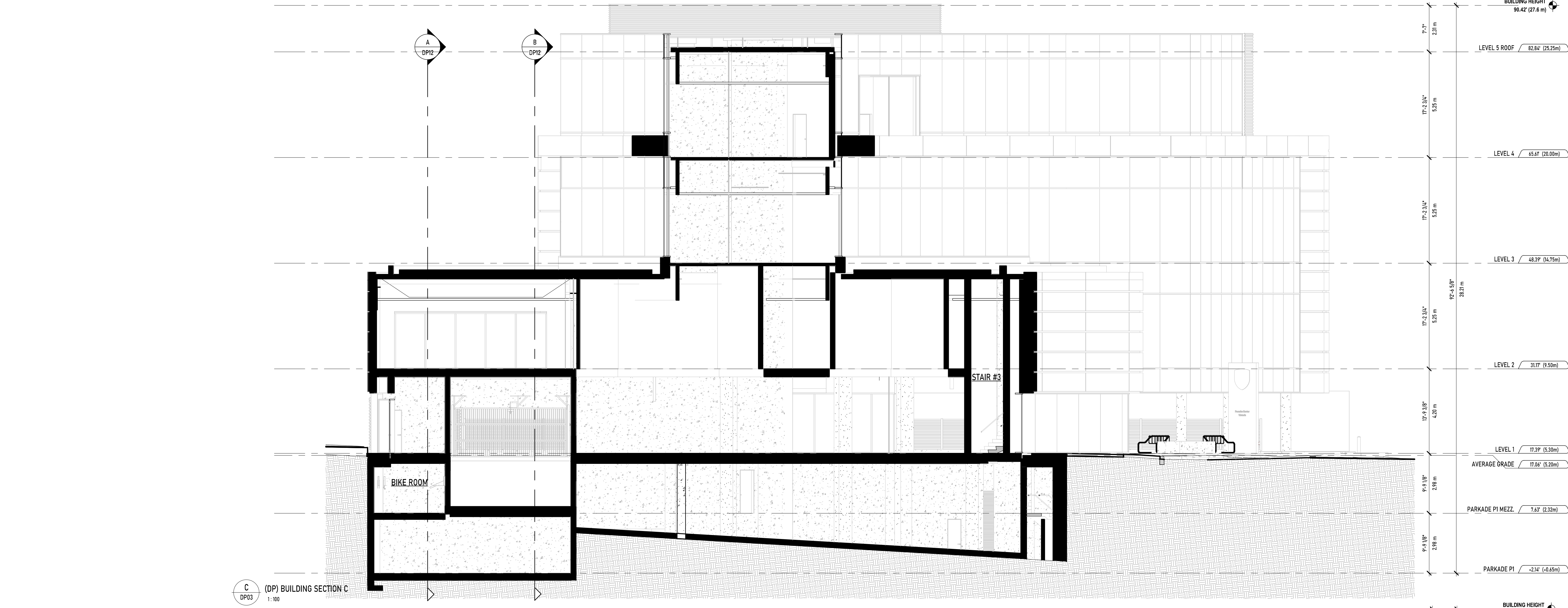
PROJECT ADDRESS:
202 HARBOUR ROAD,
VICTORIA, BC V9A 3S2

DRAWING TITLE:
BUILDING SECTIONS

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

DWG NO:

DP12



UNION
ARCHITECTURE

315-2840 Peatt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

SEAL:

COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.

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

PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
BUILDING SECTIONS

PROJECT NO: 24033
SCALE:
DWG NO:

DRAWN: -
REVIEWED: -
DP13

ARCH: D (24"x36")
PLOT DATE: 2025-07-09 10:36:25 PM



VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD



VIEW FROM HARBOUR ROAD LOOKING WEST



VIEW FROM HARBOUR ROAD LOOKING SOUTH/WEST

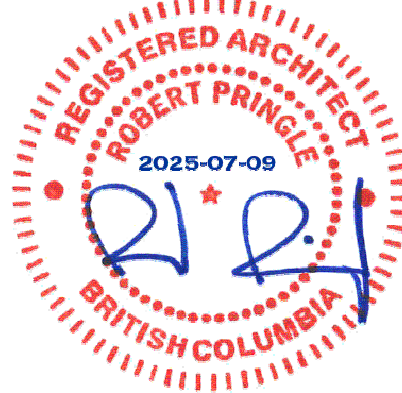


VIEW FROM VIC WEST GATEWAY LOOKING NORTH/EAST

UNION
ARCHITECTURE

315-2840 Peatt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREIN ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.

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



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

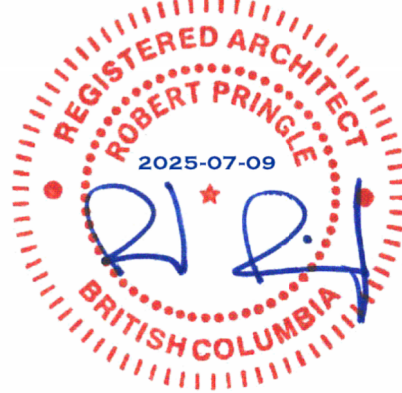


AERIAL VIEW FROM HAROUR ROAD LOOKING SOUTH/WEST

UNION
ARCHITECTURE

315-2840 Peatt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

SEAL:



COPYRIGHT RESERVED.
THIS DRAWING AND ALL COPYRIGHT
THEREON ARE THE SOLE AND EXCLUSIVE
PROPERTY OF UNION ARCHITECTURE
INC. ALL DIMENSIONS SHALL BE
VERIFIED BY THE CONTRACTOR BEFORE
COMMENCING WORK.

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



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:

DP15



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

ISSUED FOR DEVELOPMENT PERMIT JULY 11th 2025

Victoria Porsche

for Gain Group

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

CONSULTANT TEAM

OWNER: Gain Group
LANDSCAPE: ETA Landscape Architecture
ARCHITECT: Union Architecture
STRUCTURAL: ***
MECHANICAL: ***
ELECTRICAL: ***
CIVIL: J.E. Anderson and Associates

Sheet Drawing Title

- L0.0 Cover Sheet
- L0.1 Landscape Notes & Schedules
- L0.2 Landscape Illustrative Plan
- L0.3 Landscape Precedent Images
- L2.0 Offsite Plan
- L3.0 Landscape Materials Plan - Ground Level
- L3.1 Landscape Materials Plan - Upper Levels
- L4.0 Lighting Plan - Ground Level
- L5.0 Landscape Grading & Drainage Plan - Ground Level
- L6.0 Tree Plan - Ground Level
- L6.1 Offsite Planting Plan
- L6.2 Planting Plan - Ground Level
- L7.0 Soil Depth & Servicing Plan - Ground Level
- L7.2 Irrigated Areas Plan - Ground Level
- L9.1 Softscape Details
- L9.2 Softscape Details
- L9.3 Hardscape Details
- L9.4 Landscape Site Furnishing Details

Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP

Professional Seal



1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etal.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Cover Sheet

Legal

Project Manager Project Manager	Project ID #####
Drawn By Drawn By	Scale NTS
Reviewed By Reviewed By	Drawing No. L0.0 1 of 27



Revision		
No.	Date	Revision Notes

A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP

Issue		
No.	Date	Issue Notes

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.883.1456
f | 604.883.1459
w | www.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Landscape
Illustrative Plan
Precedent Images

Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L0.2
	3
	of
	27



OFFSITE RAIN GARDENS



ONSITE VEHICLE DISPLAY



FEATURE PAVING



BUFFER PLANTING

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued 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.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

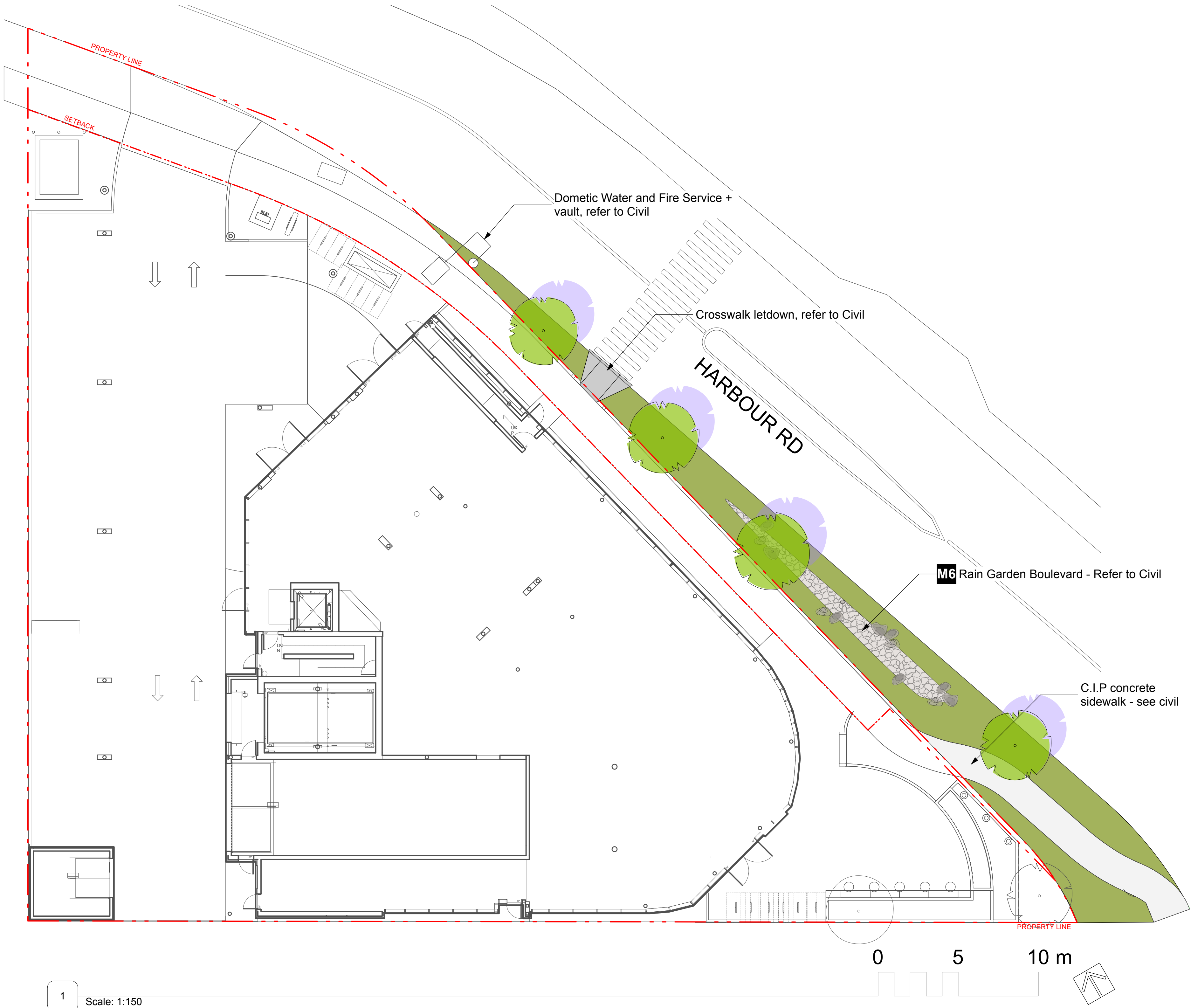
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Landscape

Precedent Images

Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L0.3
	4 of 27



1 Scale: 1:150

Revision		
No.	Date	Revision Notes

A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP

Issue		
No.	Date	Issue Notes

Professional Seal



1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

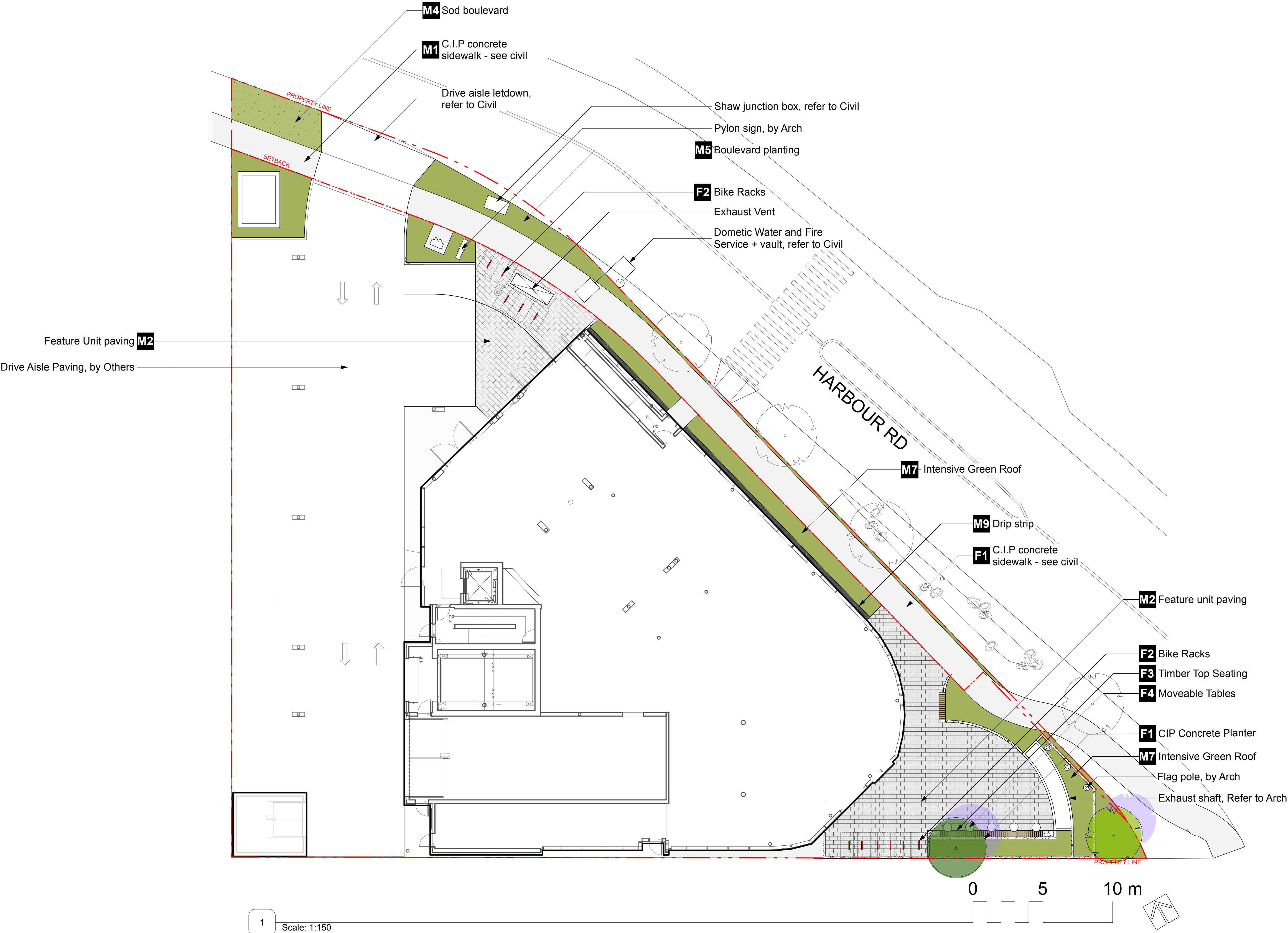
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Offsite Plan

Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L2.0
	6 of 27



Revision		
No.	Date	Revision Notes

A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP

Issue		
No.	Date	Issue Notes

Professional Seal



1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

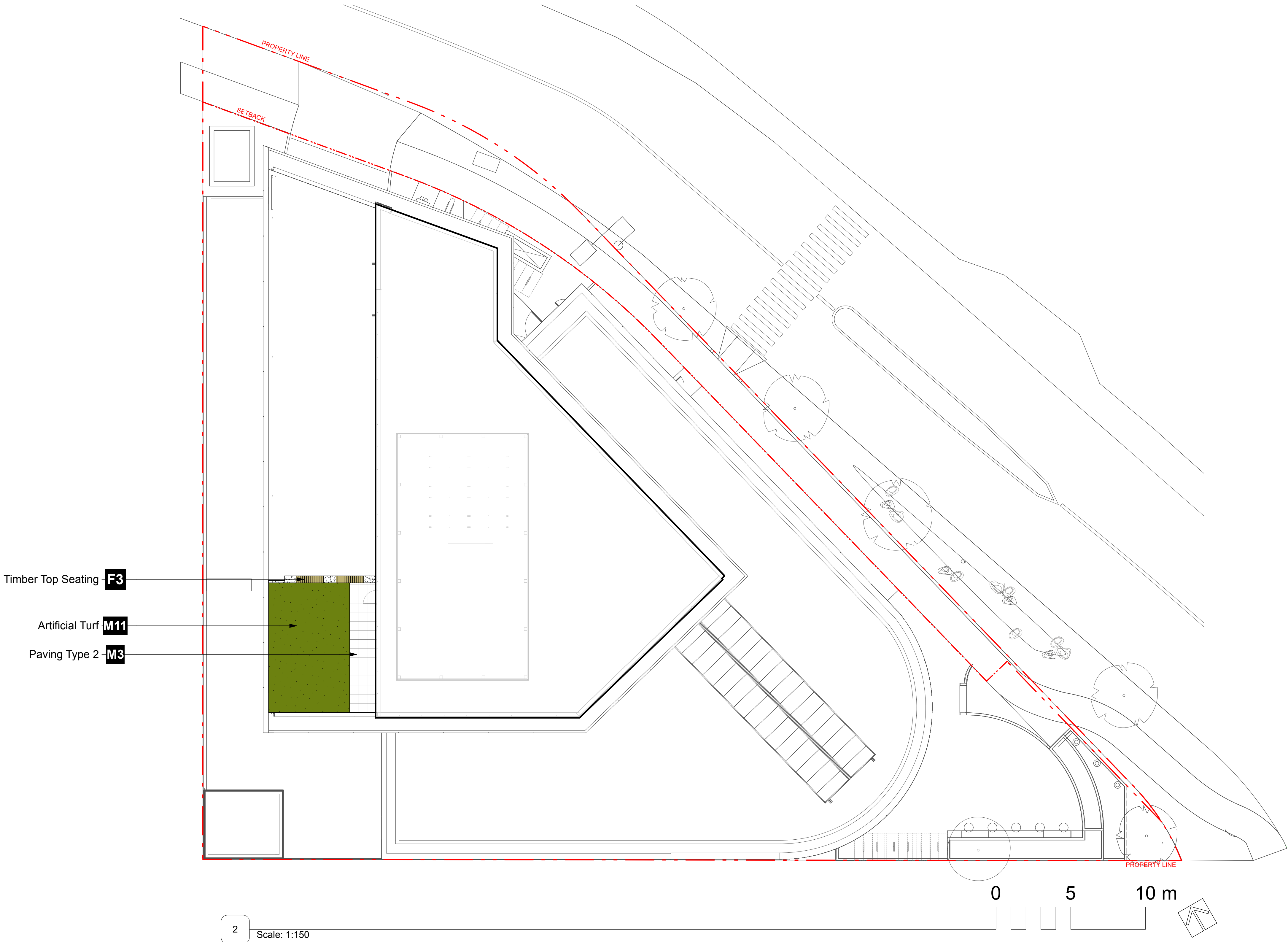
Landscape
Drawing Title

Materials Plan -

Plan
Ground Level

Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L3.0
	7 of 27



Revision		
No.	Date	Revision Notes

A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP

Issue		
No.	Date	Issue Notes

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.883.1456
f | 604.883.1459
w | www.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Landscape
Drawing Title

Materials Plan -

Plan
Upper Levels

Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L3.1
	8 of 27

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued 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.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Lighting Plan -

Ground Level

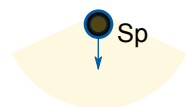
Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L4.0
	9 of 27

LIGHTING PLAN LEGEND

 S/W

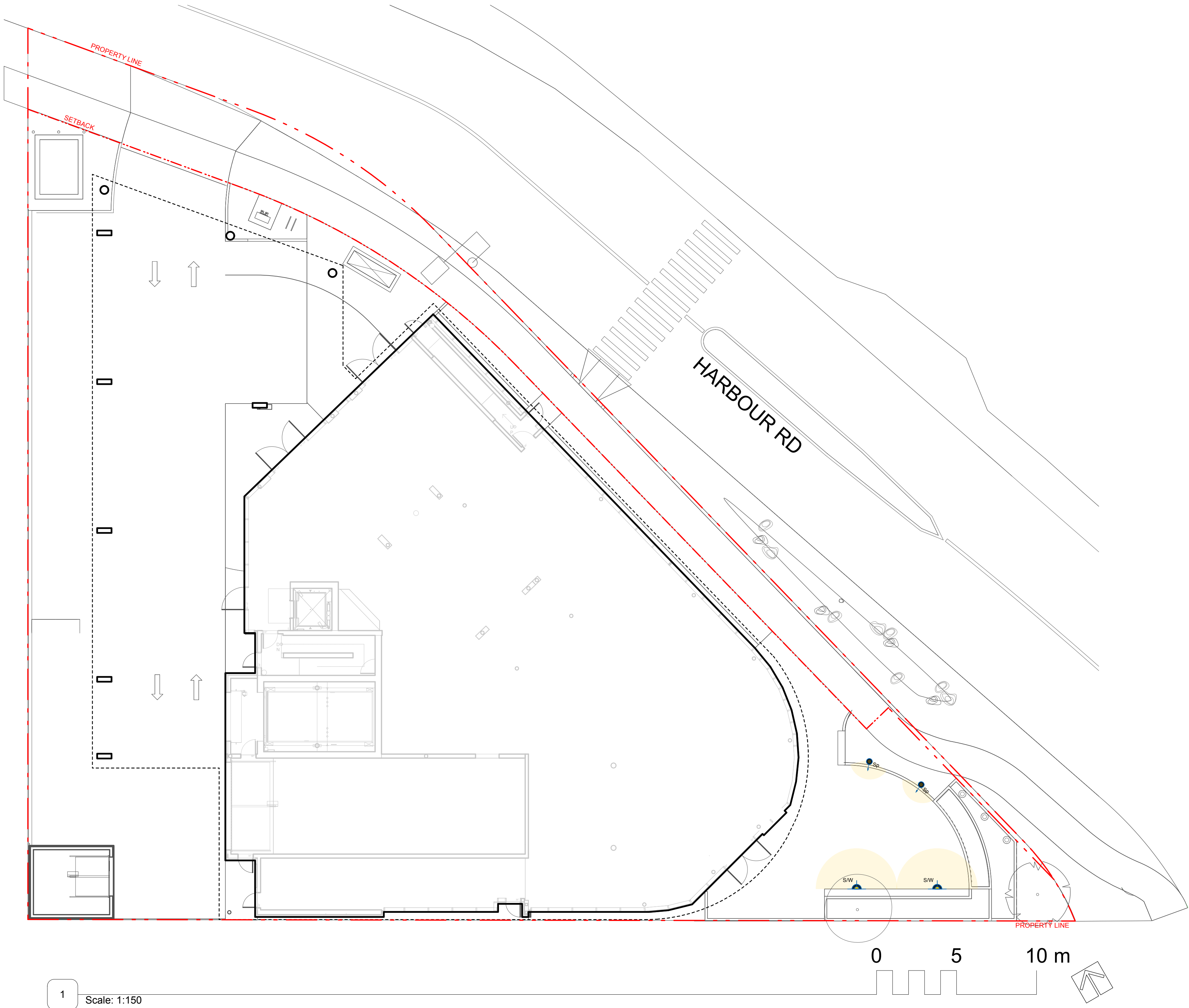
Step / Wall Light

 Sp

Spot Light

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

Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP

Professional Seal



1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Landscape Grading

Drawing Title

& Drainage Plan -
& Drainage Plan
Ground Level

Legal

Project Manager	Project ID
Project Manager	#####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L5.0
	10
	of
	27

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.883.1456

f | 604.883.1459

w | www.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

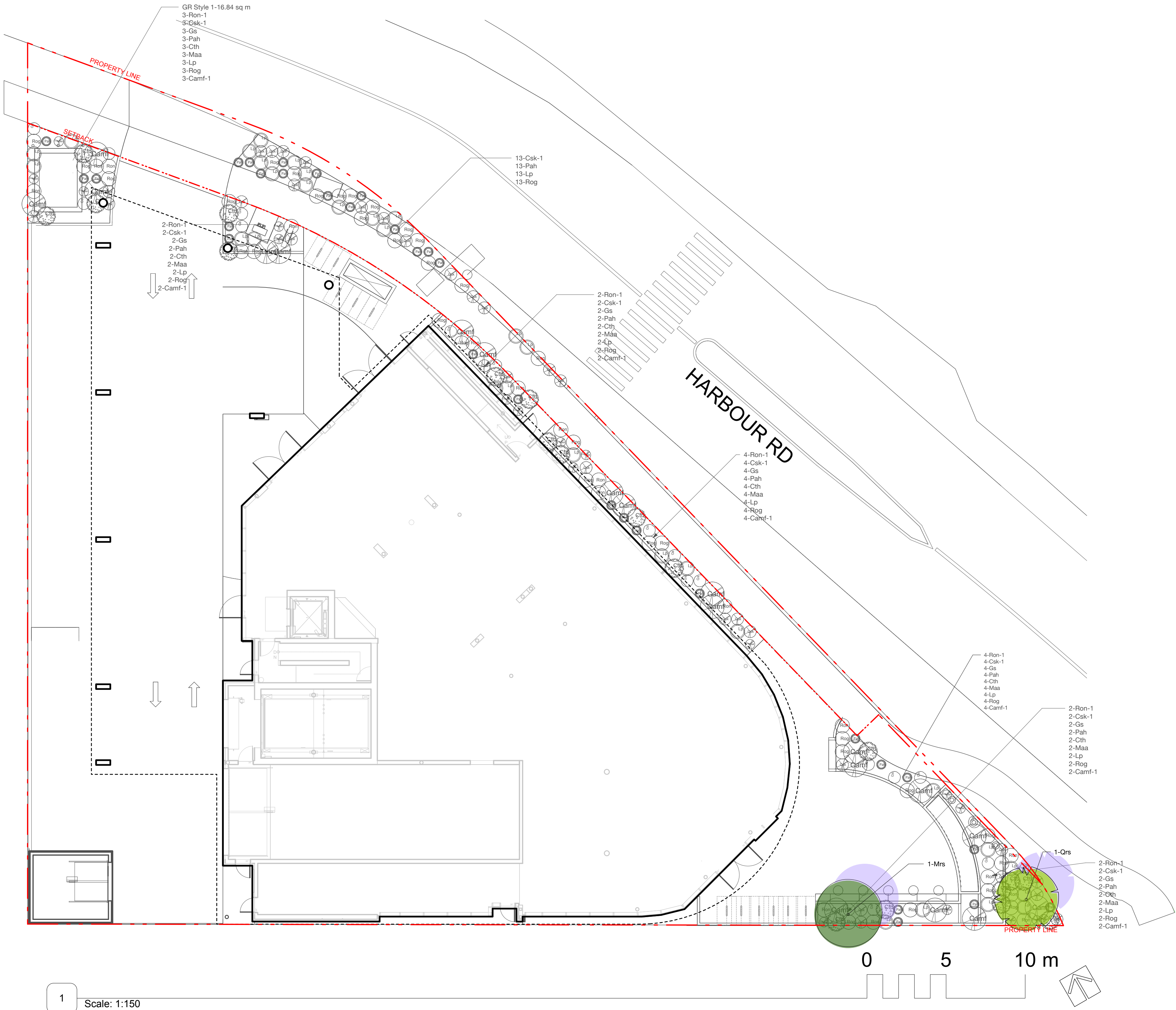
Drawing Title

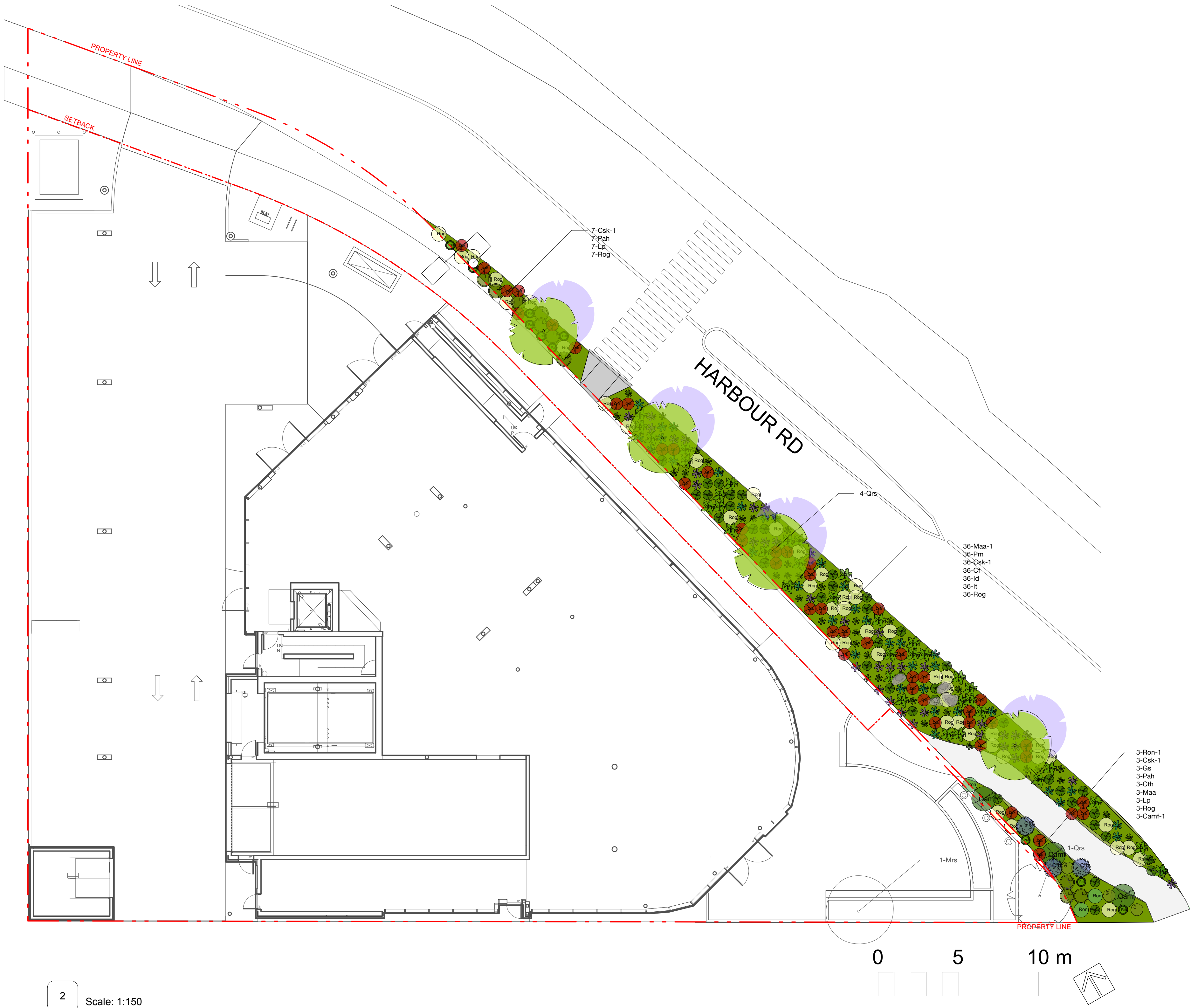
Tree Plan - Ground

Level

Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L6.0
	11 of 27





Revision		
No.	Date	Revision Notes

A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP

Issue		
No.	Date	Issue Notes

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.883.1456
f | 604.883.1459
w | www.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Offsite Planting

Plan

Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L6.1
	12 of 27



1 Scale: 1:150

Revision		
No.	Date	Revision Notes

Revision		
No.	Date	Revision Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP

Issue		
No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued for DP

Professional Seal

eta landscape architecture

1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.883.1456
f | 604.883.1459
w | www.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Planting Plan -

Ground Level

Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L6.2
	13
	of
	27

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued 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.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Soil Depth &
Drawing Title

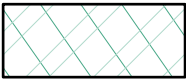
Servicing Plan -

**Servicing Plan
Ground Level**

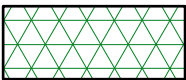
Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L7.0
	14
	of
	27

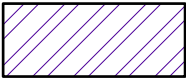
PLANTING SOIL DEPTH LEGEND



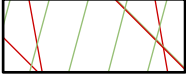
150 mm (6") Soil Depth



300 mm (12") Soil Depth

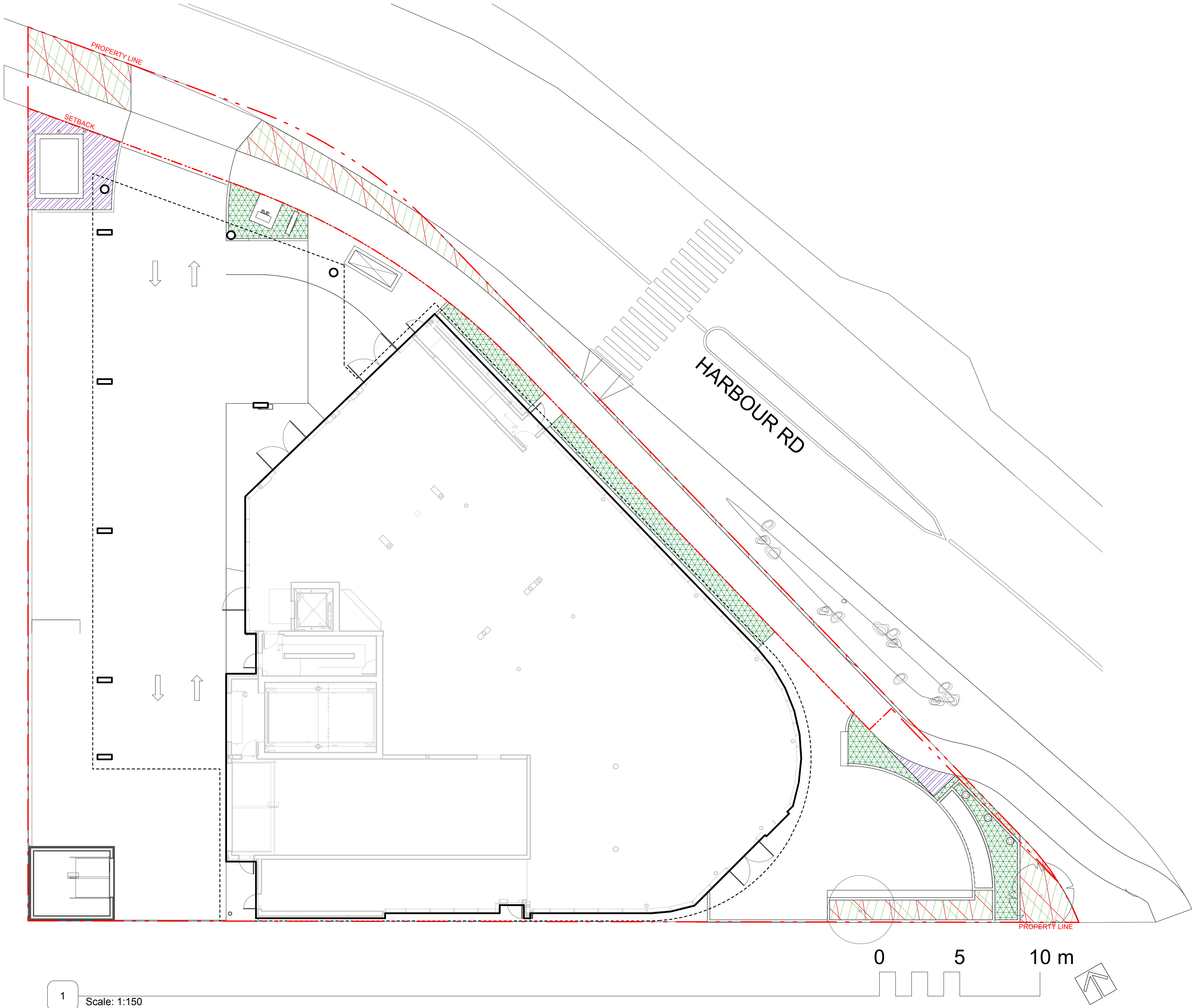


610 mm (24") Soil Depth



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.



1 Scale: 1:150

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued 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.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Irrigated Areas Plan

- Ground Level

Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L7.2
	16 of 27

IRRIGATED AREAS & SERVICING LEGEND

Irrigation Stub-out

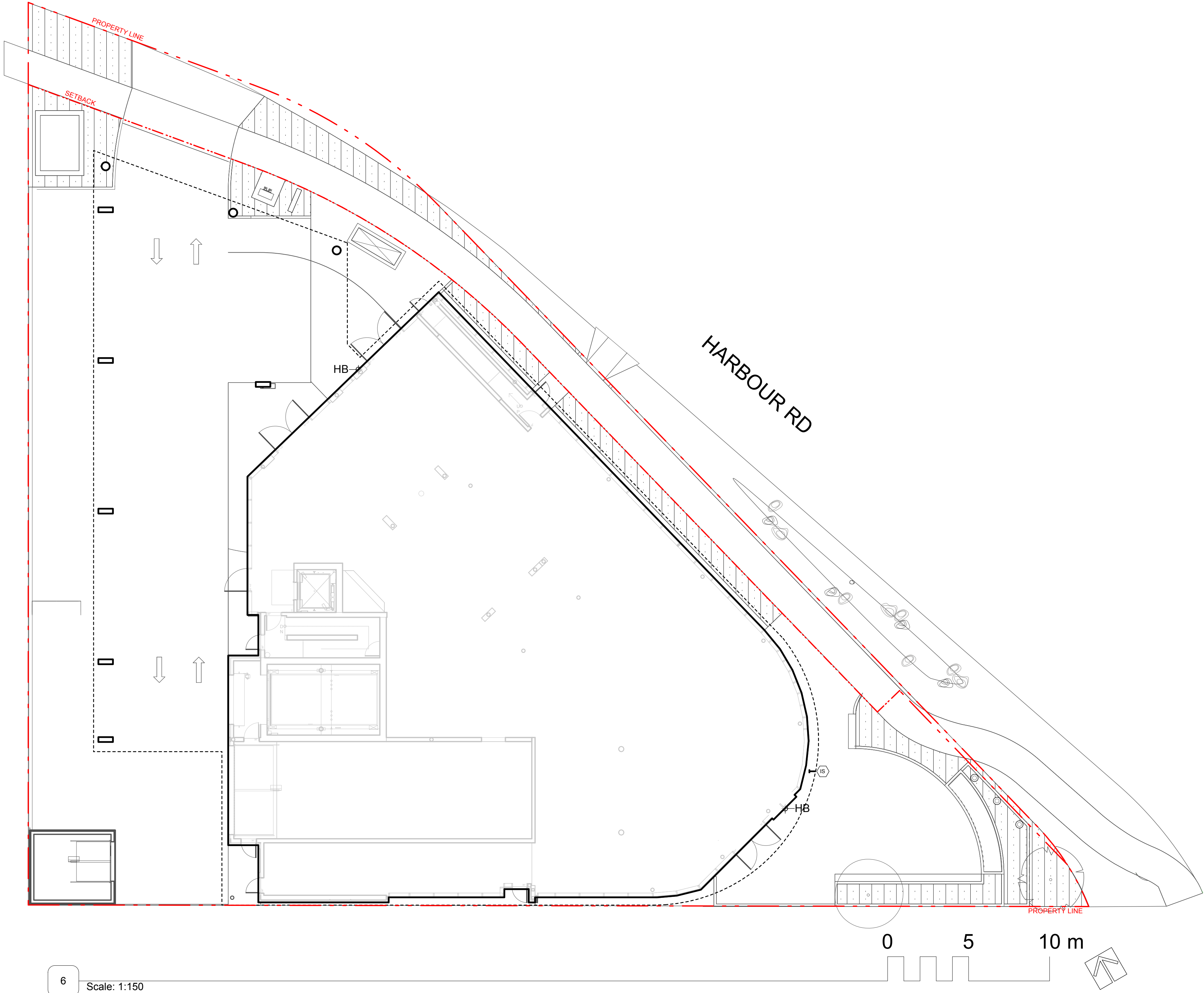
Hosebib

Gas Connection

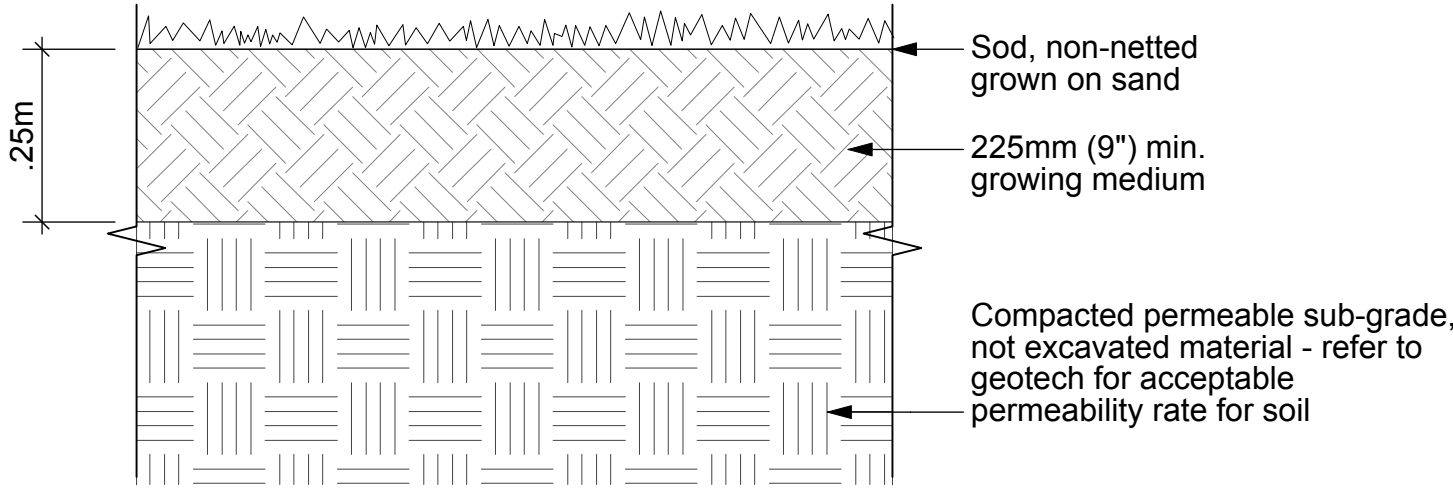
All onsite planted areas to be irrigated with high efficiency irrigation system.

Note:

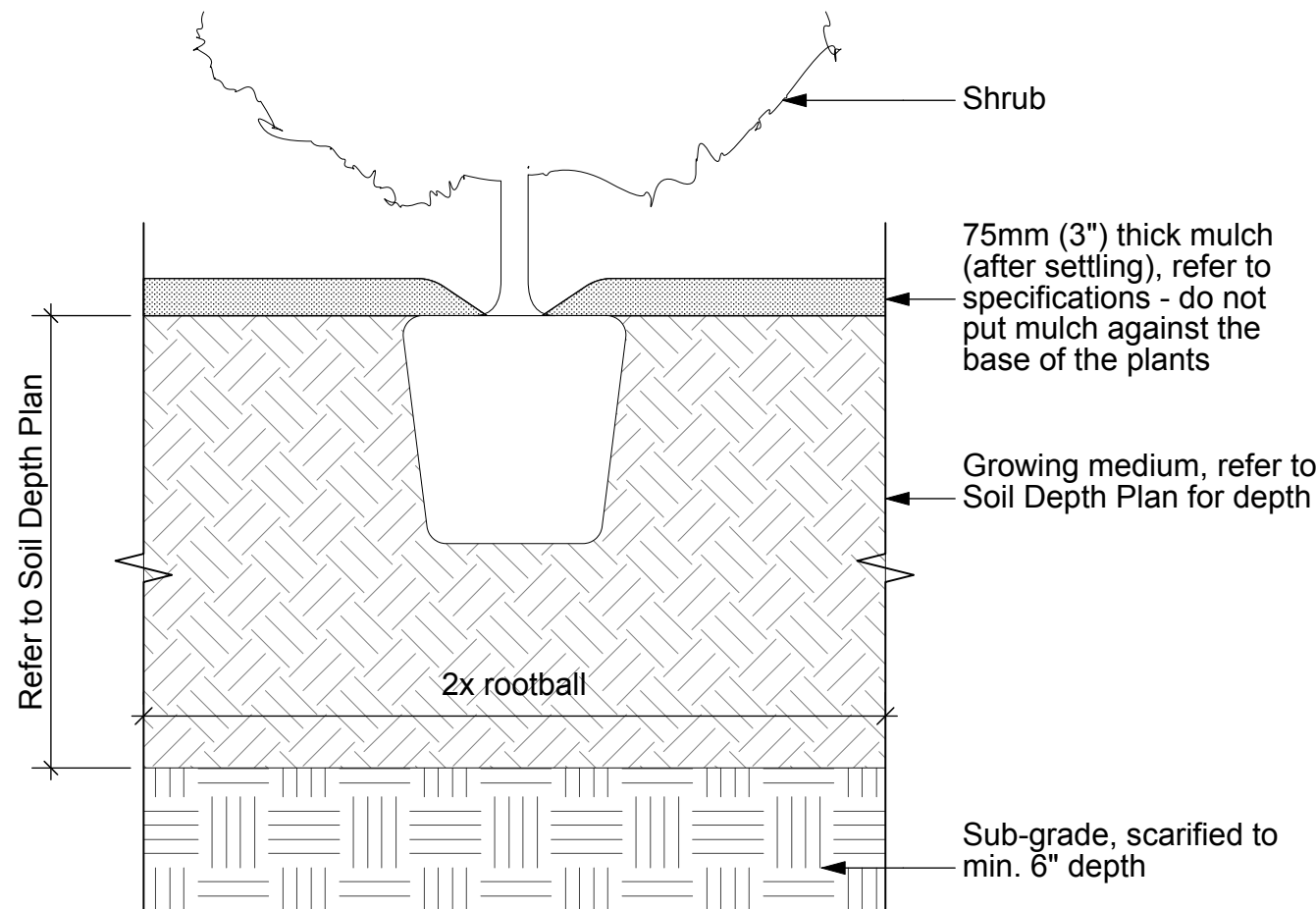
1. Refer to canadian landscape standard, typ.
2. This sheet is for reference only, Contractor to refer to Irrigation drawings for the Irrigation design.
3. Final locations per Mechanical.
4. Shop drawings to be provided prior to installation for Landscape review.
5. Electrical outlets to be provided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



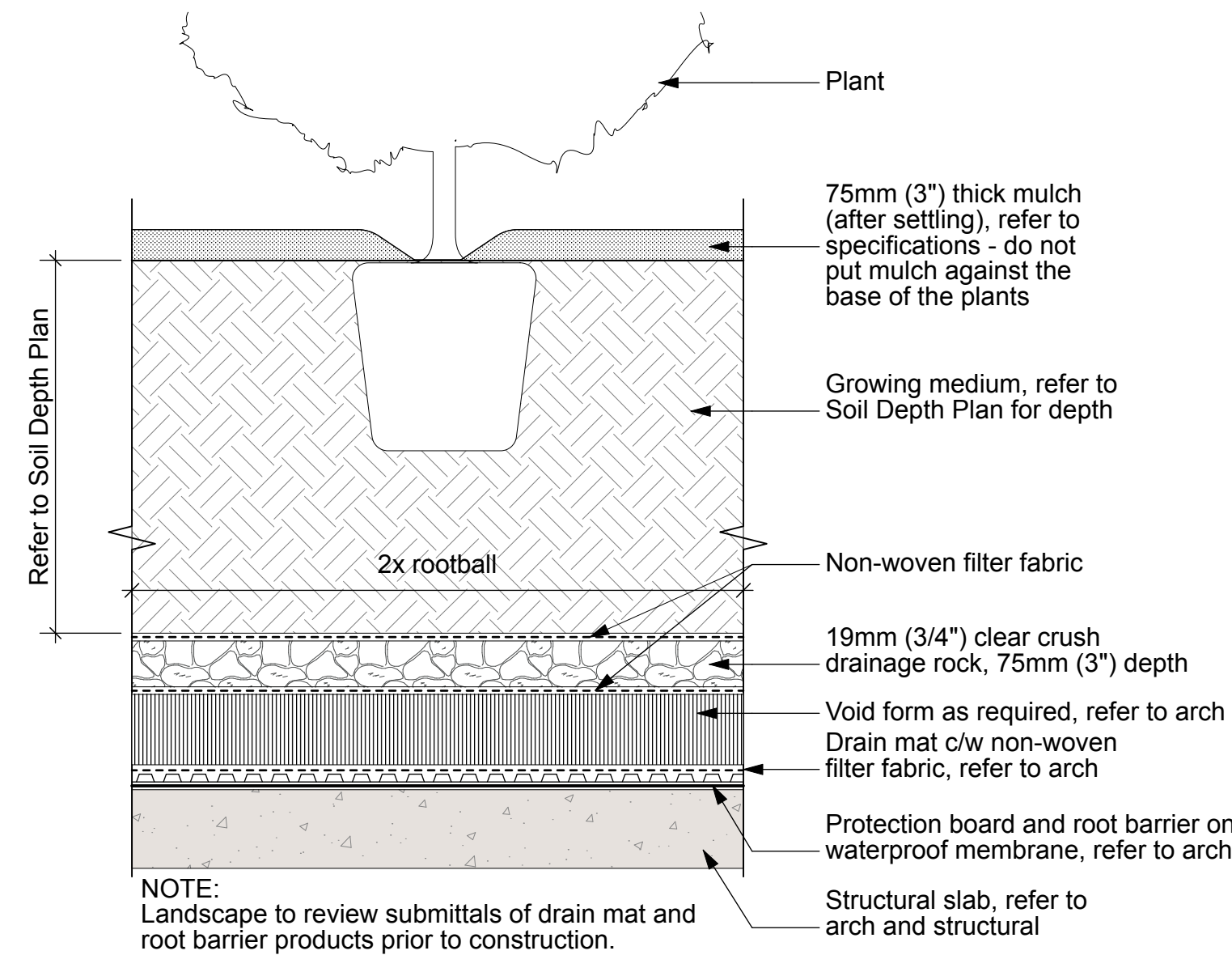
6 Scale: 1:150



1 DETAIL: Sod at Grade
Scale: 1:10



2 DETAIL: Planting at Grade
Scale: 1:10



3 DETAIL: Planting on Slab
Scale: 1:10

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued 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.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

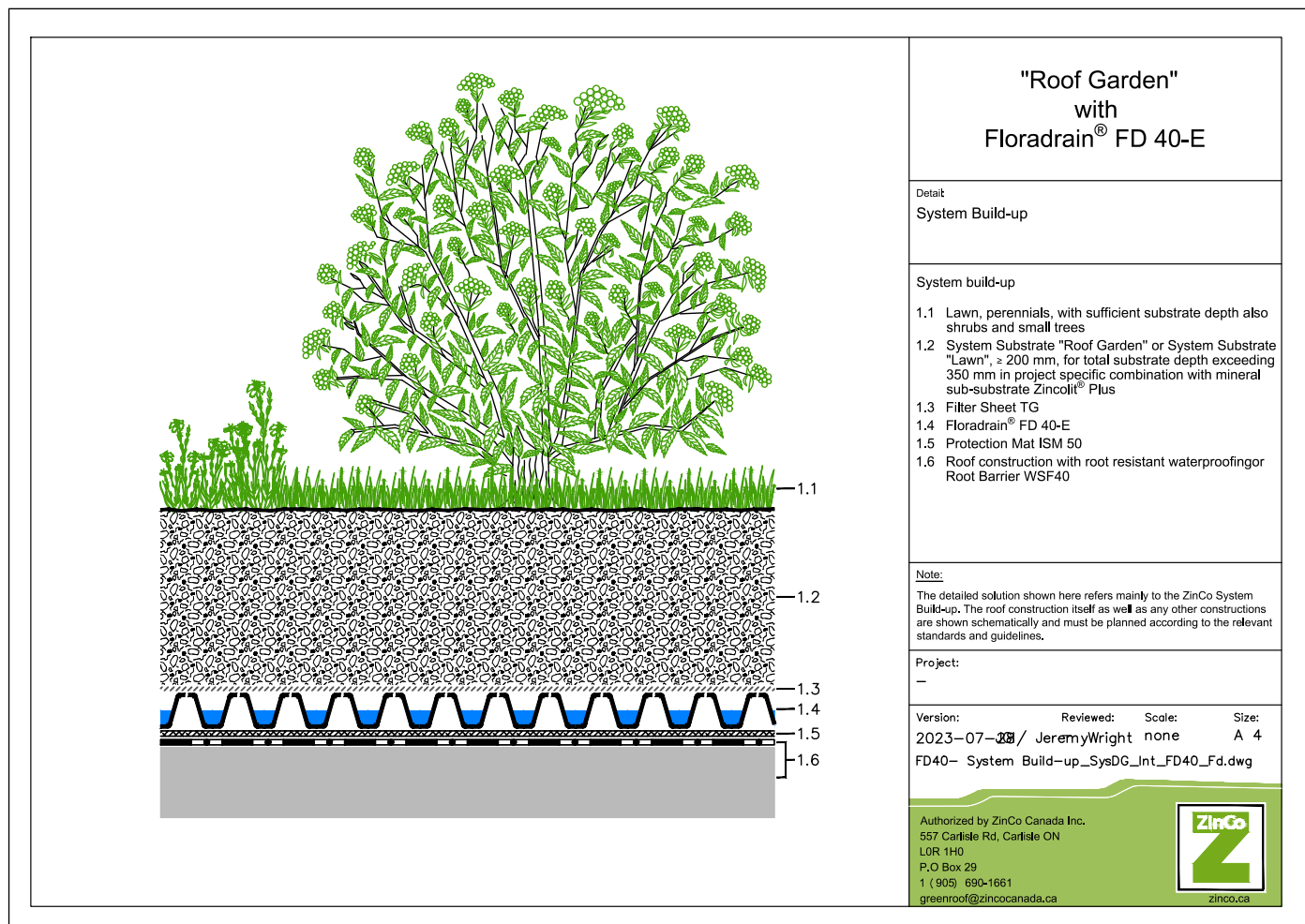
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

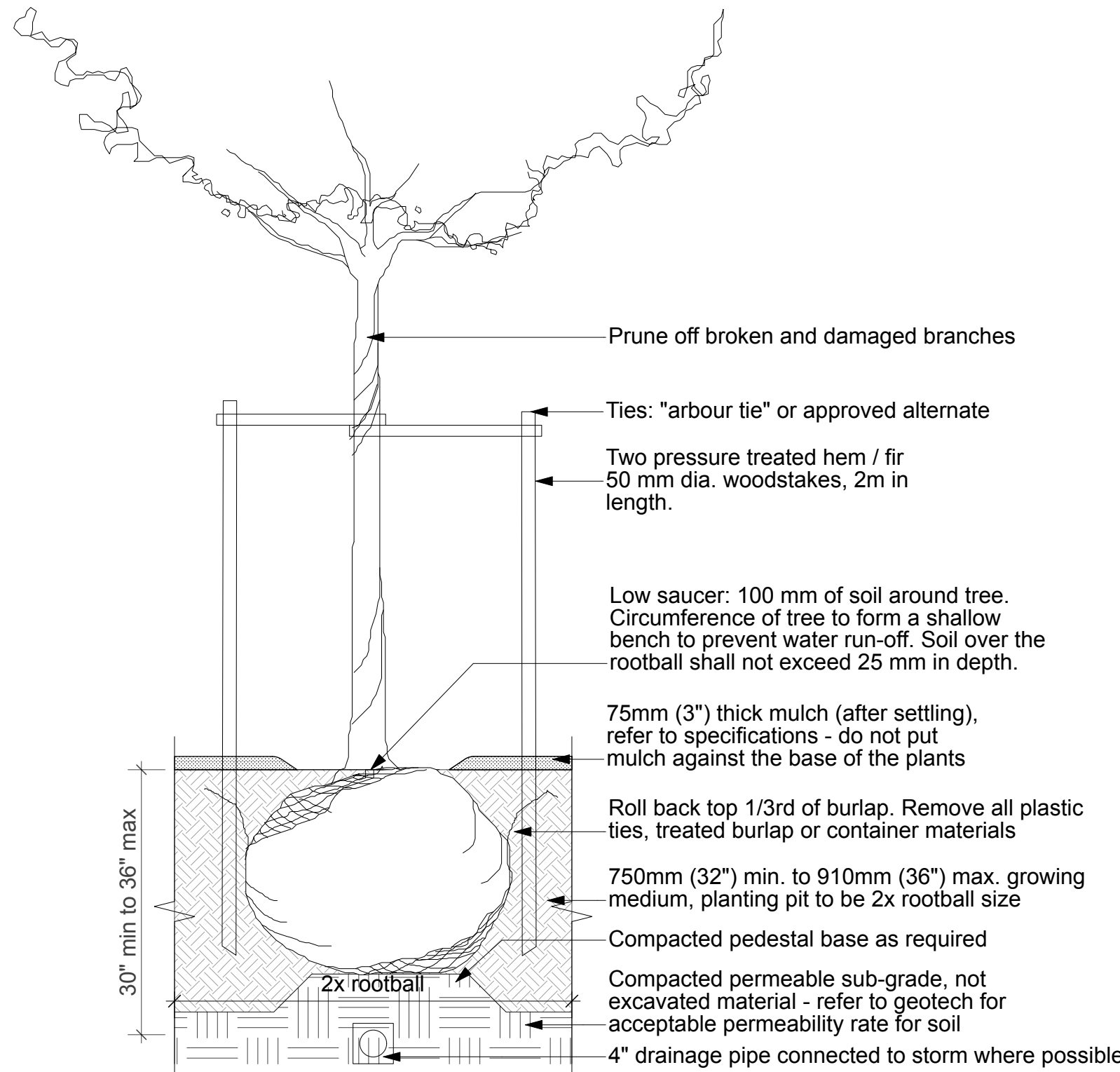
Softscape Details

Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L9.1
	19
	of
	27

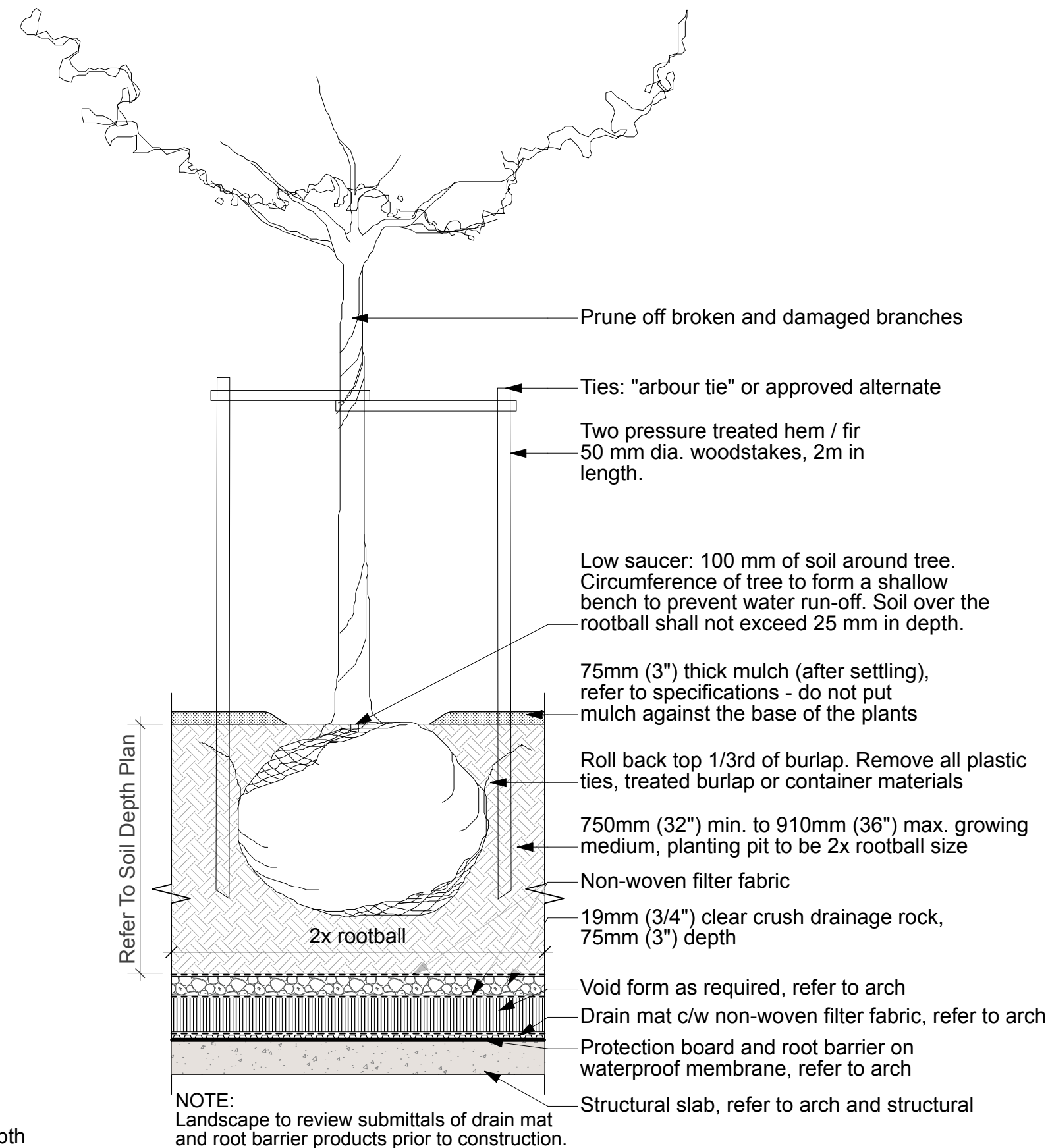


4 CUTSHEET: Intensive Green roof

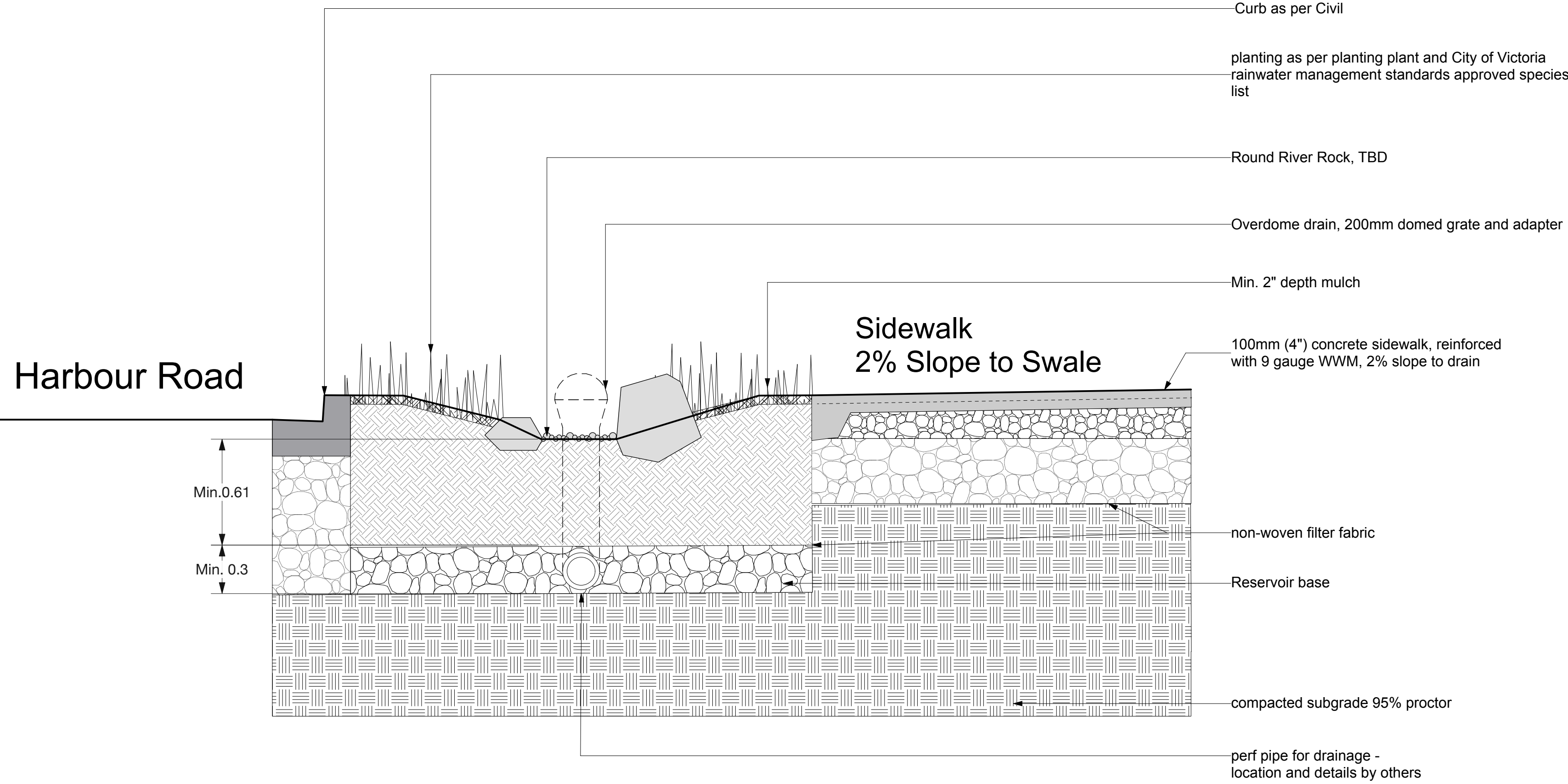


Notes:
-Minimum Width Of Tree Pit Shall Be The Rootball Diameter Plus 24"
-Tree Wells Shall Be 36 inch Depth
-Tree Wells In Boulevards Shall Be Connected By A Continuous Soil Trench Of At Least 910mm (36 inch) Depth

6 DETAIL: TREE AT GRADE
SCALE: 1:20



7 DETAIL: TREE ON SLAB
SCALE: 1:20



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

5 Detail: Rain Garden

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued 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.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

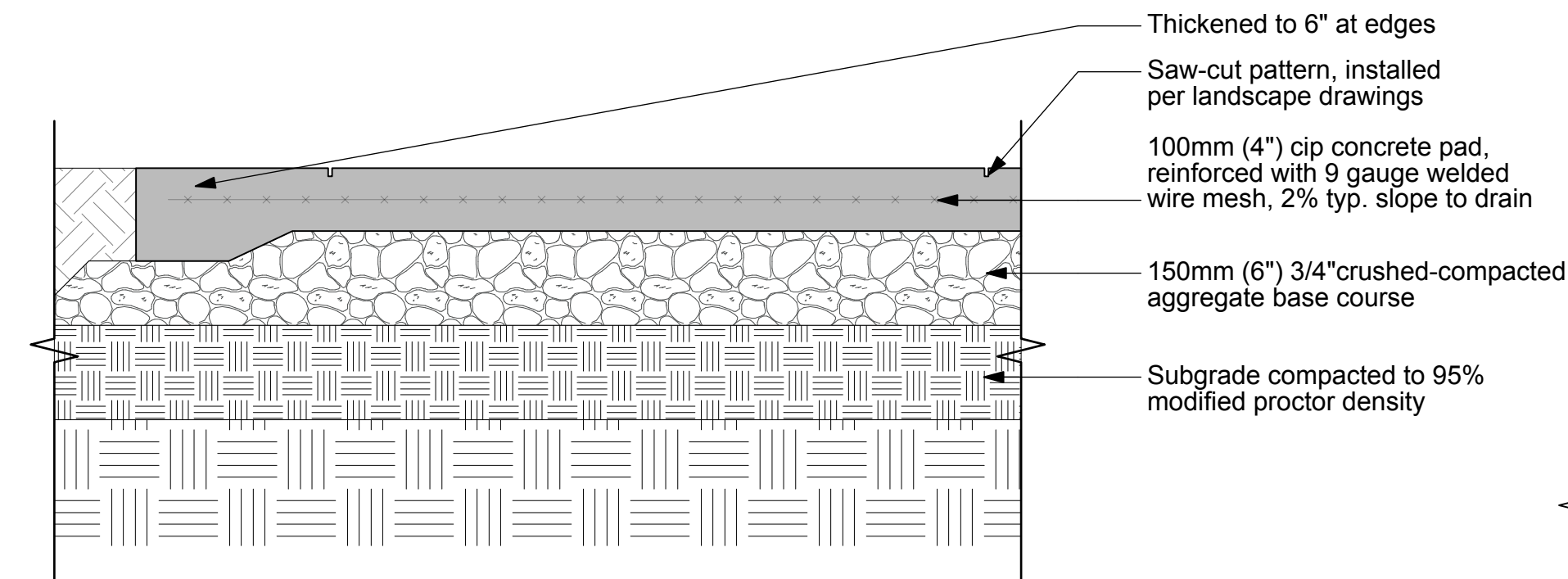
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Softscape Details

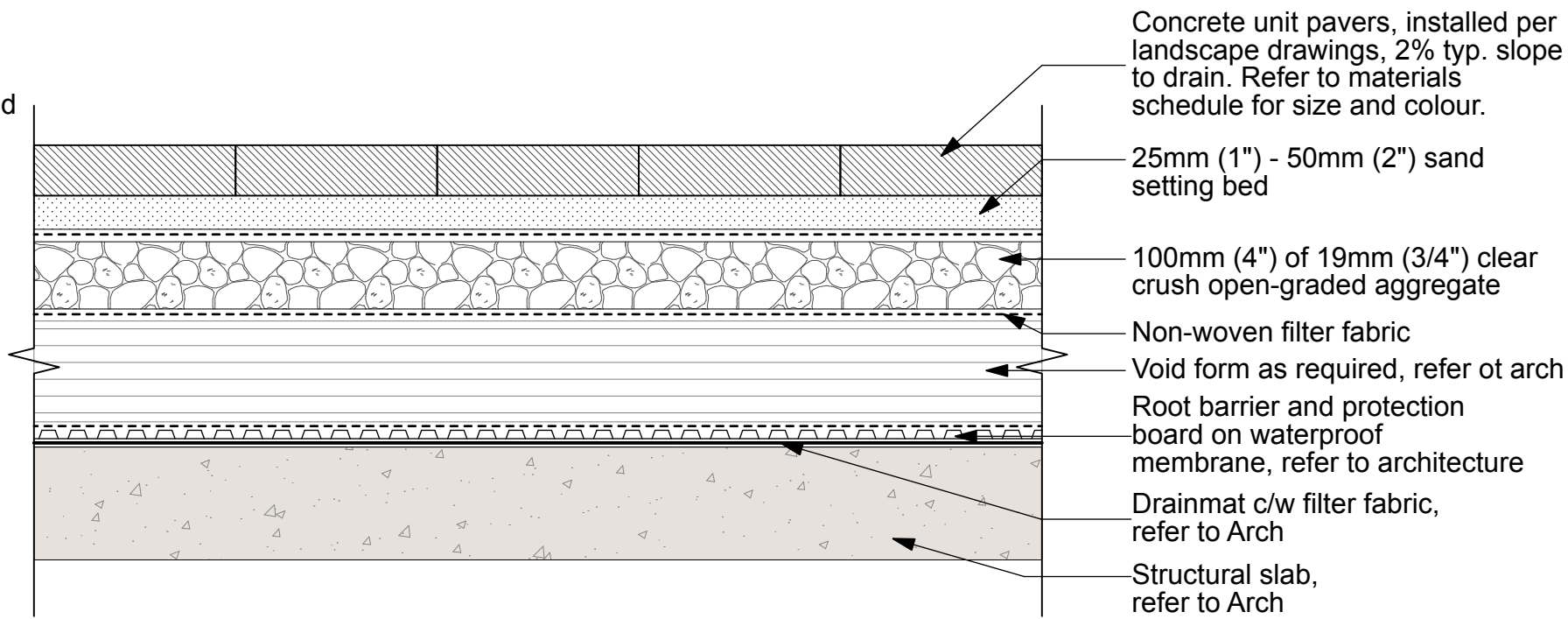
Legal

Project Manager	Project ID
Project Manager	#####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L9.2
	20
	of
	27

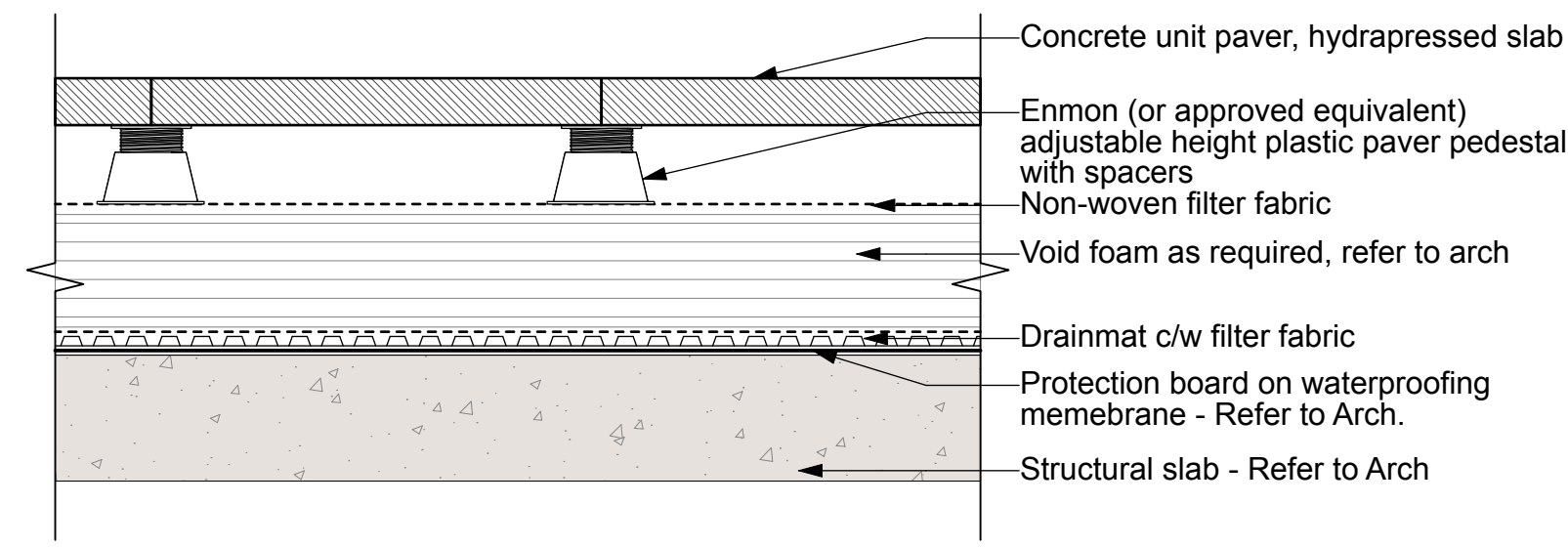


NOTE:
-Saw-cuts to be installed per layout plan, completed within 24hrs of pouring the slab
-Control joints to be 1/4 slab depth
-Control joints max 3m OC, as per MMCD
-Expansion joints to be max 9m OC as per MMCD
-Concrete to be broom-finished unless otherwise noted

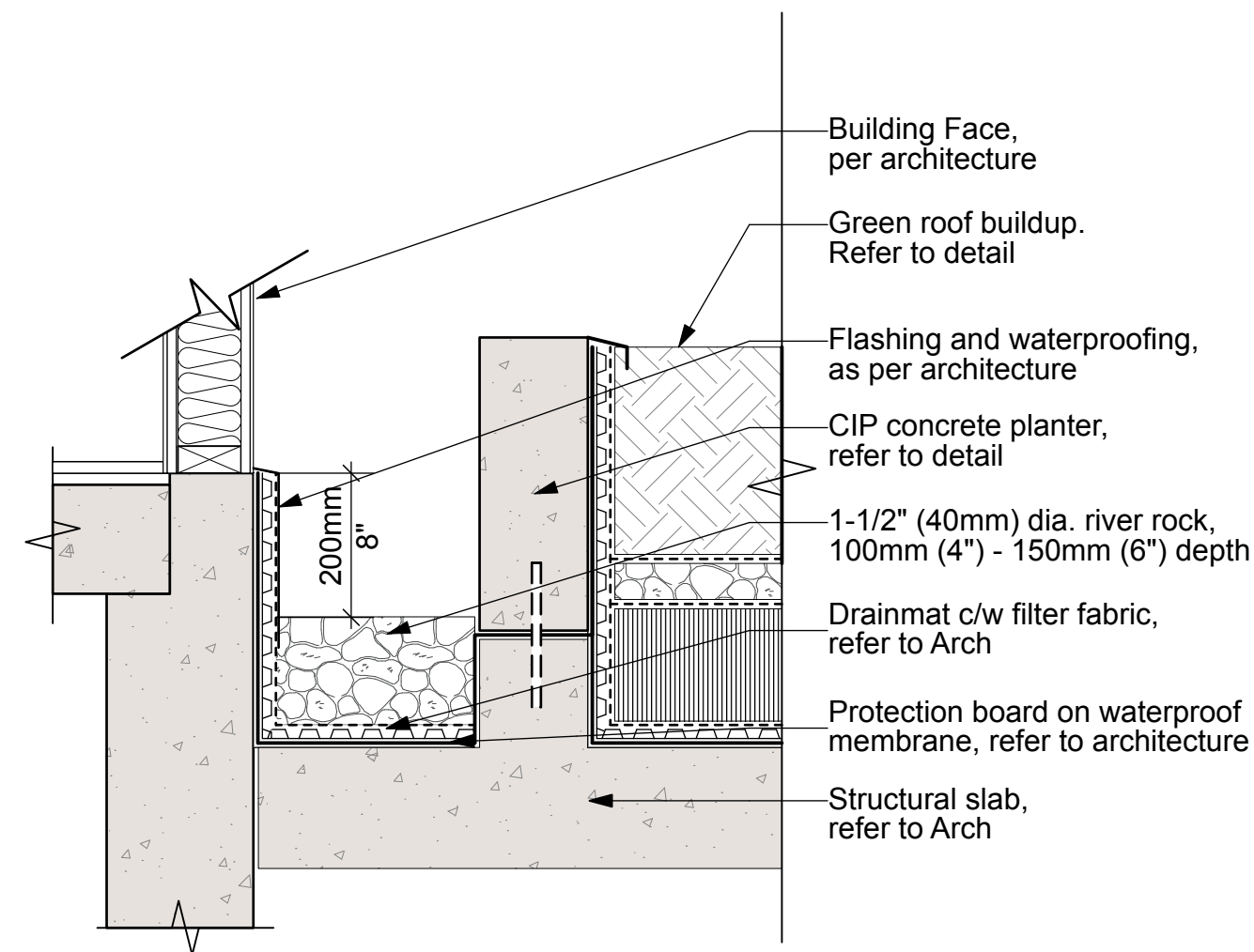
1 DETAIL: CIP Pedestrian Concrete at Grade
Scale: 1:10



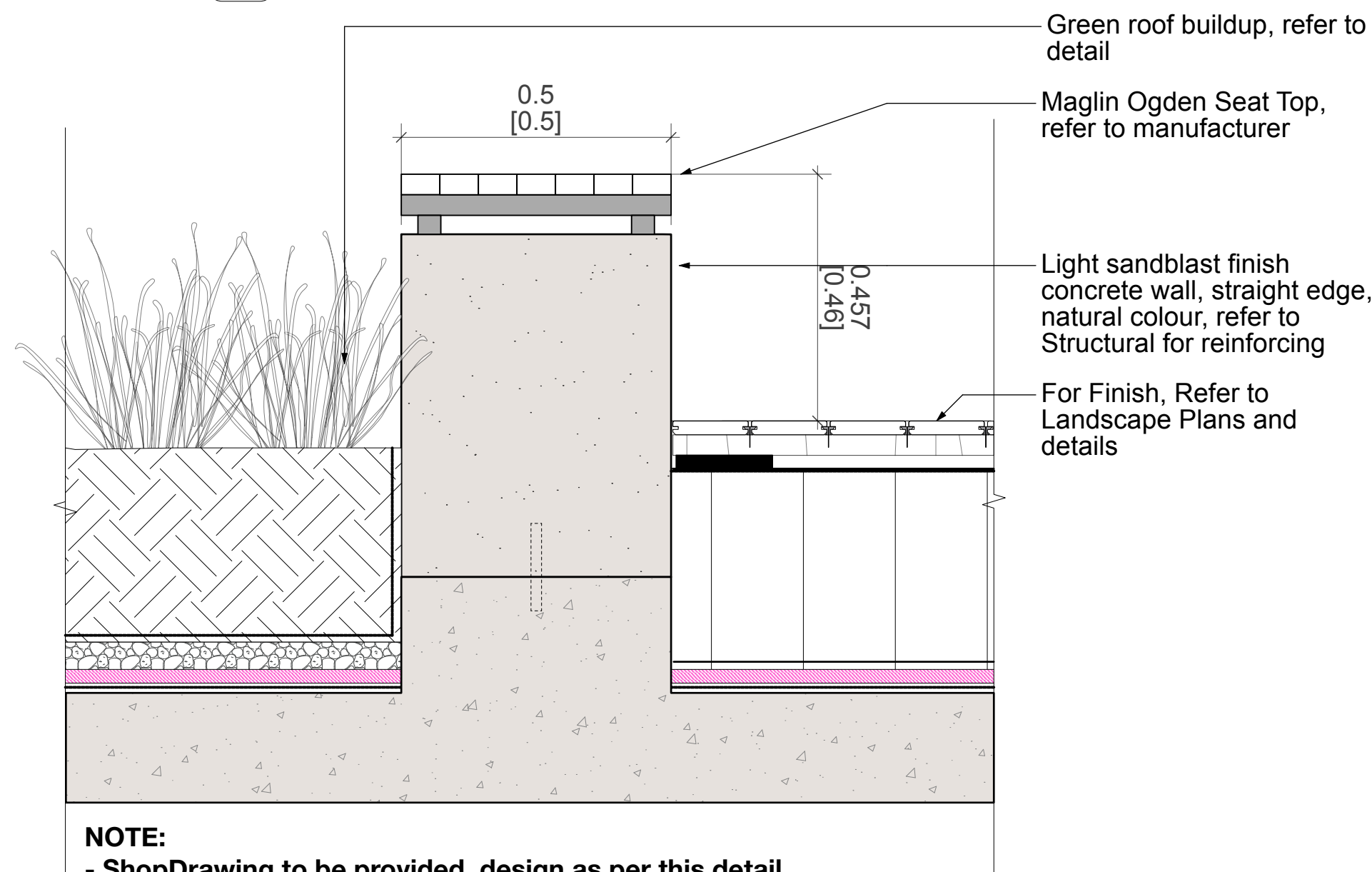
Note: Only adjustable height plastic risers to be used.
Neoprene/rubber substitutes will not be accepted.



3 DETAIL: Paving Type 2
Scale: 1:10

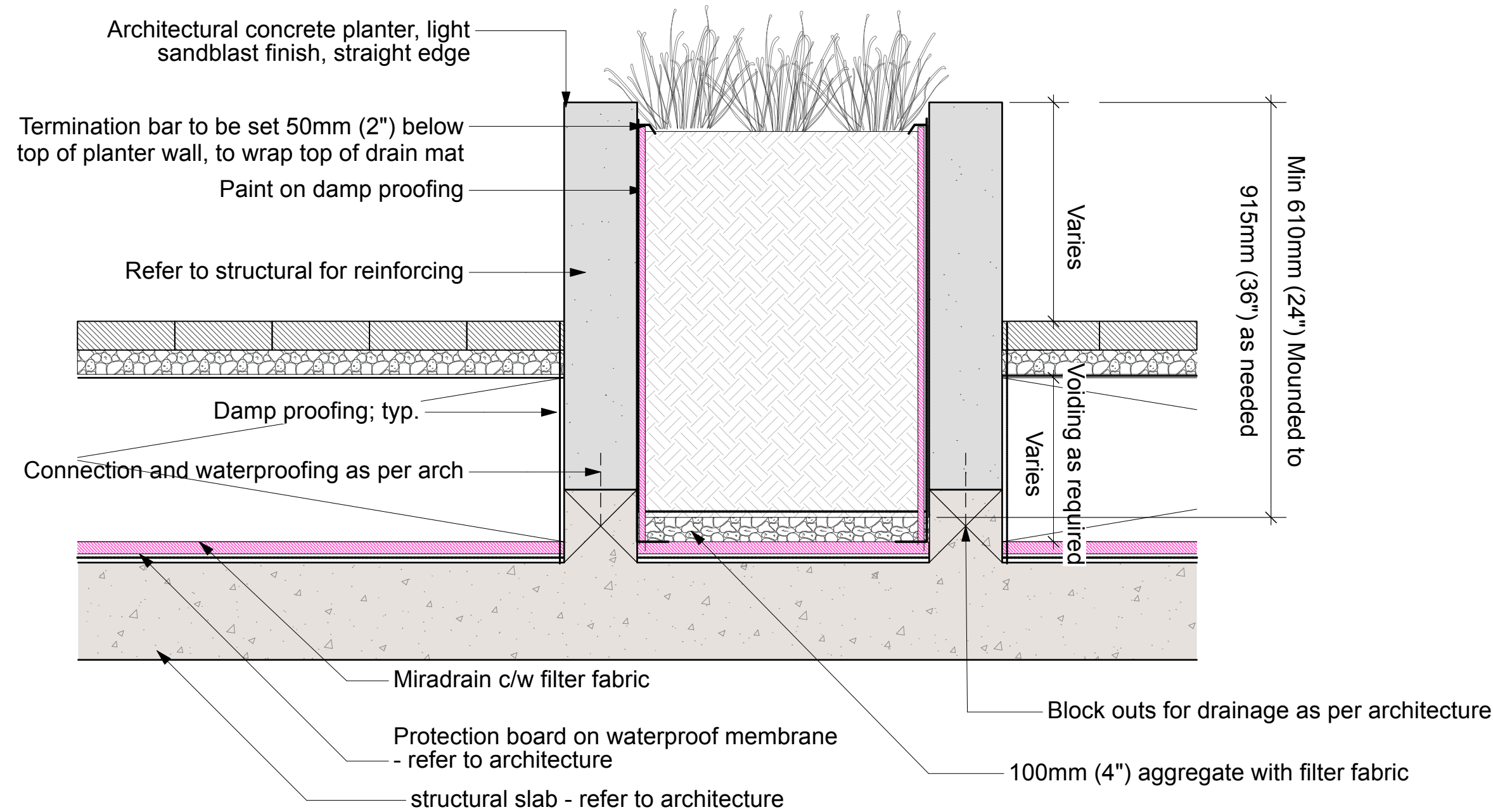


4 DETAIL: Drip Strip on Slab
Scale: 1:10

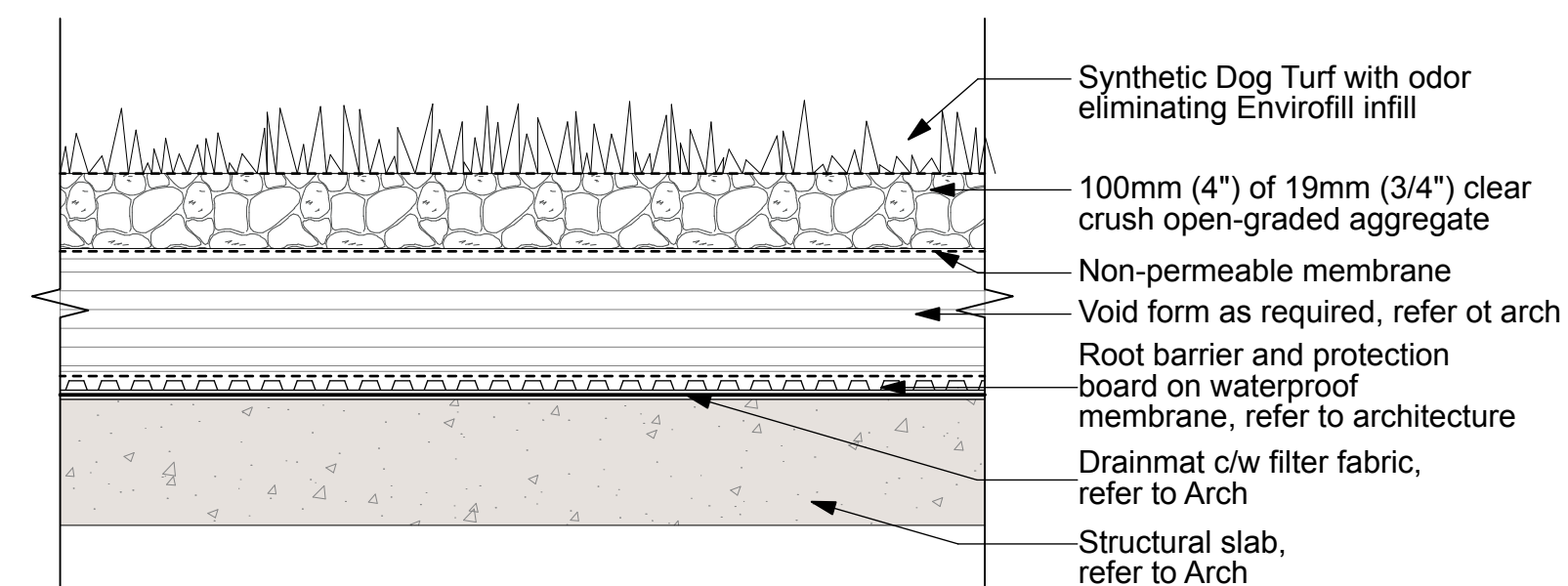


NOTE:
- ShopDrawing to be provided, design as per this detail
- To be coordinated with structure engineer

5 DETAIL: Timber Top Seating
Scale: 1:10



6 DETAIL: CIP Concrete Planter



7 DETAIL: Artificial Turf
Scale: 1:10

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued 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.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title

Hardscape Details

Legal

Project Manager	Project ID
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
	L9.3
	21
	27

MBR-1600-00007

Legacy # SCBR1600-DG



Sustainability Facts

Unit Size

One (1) MBR-1600-00007 Bike Rack

Carbon footprint (GWP)

64 kg CO2-Eq

Renewable electricity (kWh)

0.000000

Total energy use (EUI)

2723 MJ-Eq

Renewable energy (kWh)

0.000000

Water use (GWP)

3.58 m3 water

Renewable water (kWh)

0.000000

Material recyclability

100%

LEED v4.1 Credits

1

Type II Environmental Product Declaration

Available

Material Inventory

Available

Low VOC Products

Available

Recycled Content

Available

Full LCA on file available for client review

Available

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.

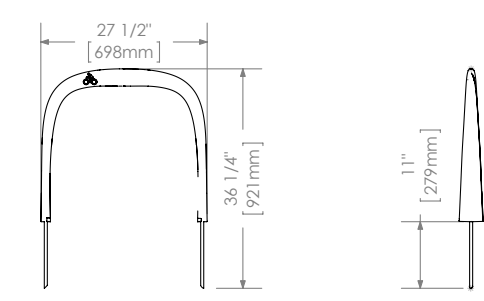
TO SPECIFY: Select MBR-1600-00007
Choose
→ Powdercoat Color

HEIGHT: 36.25" (923mm)

LENGTH: 27.5" (698mm)

WIDTH: 3.375" (857mm)

WEIGHT: 22 lbs (10kg)





1600 Series
2 607 and 1600
www.maglin.com
info@maglin.com

1 CUTSHEET: Bike Rack

MTB-1800-00001

BATTERY



MATERIALS: The table top surface is steel with a pattern of holes. The post and frame are steel. The base is covered with a stainless steel cap.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

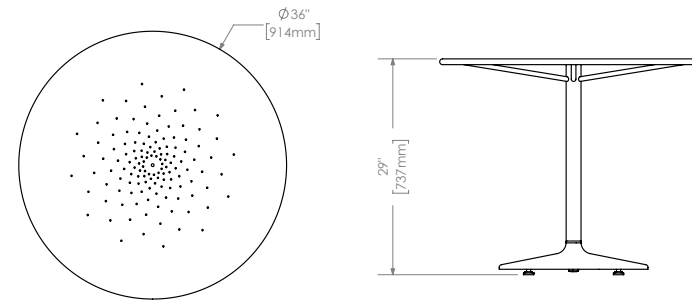
INSTALLATION: The table comes pre-assembled. 4 leveling feet are provided.

TO SPECIFY: Select MTB-1800-00001
Choose
→ Powdercoat Color

HEIGHT: 29.00" (737mm)

DIAMETER: 36.00" (914mm)

WEIGHT: 125lbs (57kg)



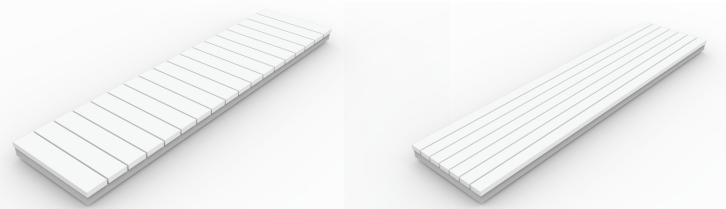


1800 Series
2 607 and 1800
www.maglin.com
info@maglin.com

2 CUTSHEET: Moveable tables

RANGE 6 STRAIGHT

OGDEN



MATERIALS: The seat pan is constructed from steel. The seat employs HPL, HDPE, (plastic), or HDPE (composite) slats. Postholes: 1/2" (12.7) HDPE LVT.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The seats sections come preassembled with boards. Chosen mount option comes as a separate component. Reference: INSTALLATION-INT_10042000 document for on-site assembly and installation.

TO SPECIFY: Please contact your Maglin Site Furniture Representative.

SQUARE LEG

PEDESTAL LEG

WALL MOUNT

CANTILEVER

DIMENSIONS:

height: 30" (762mm)

depth: 22" (559mm)

width: 11.5" (292.2mm)

weight: Variable

DIMENSIONS:

height: 30" (762mm)

depth: 22" (559mm)

width: 11.5" (292.2mm)

weight: Variable

DIMENSIONS:

height: 30" (762mm)

depth: 22" (559mm)

width: 11.5" (292.2mm)

weight: Variable

DIMENSIONS:

height: 30" (762mm)

depth: 22" (559mm)

width: 11.5" (292.2mm)

weight: Variable



1600 Series
2 607 and 1600
www.maglin.com
info@maglin.com

4 CUTSHEET: Timber Top Seats

Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2025-06-11	Issued for DP Draft
B	2025-07-11	Issued 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.etalala.ca

All Rights Reserved by eta landscape architecture inc.
Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

Victoria Porsche

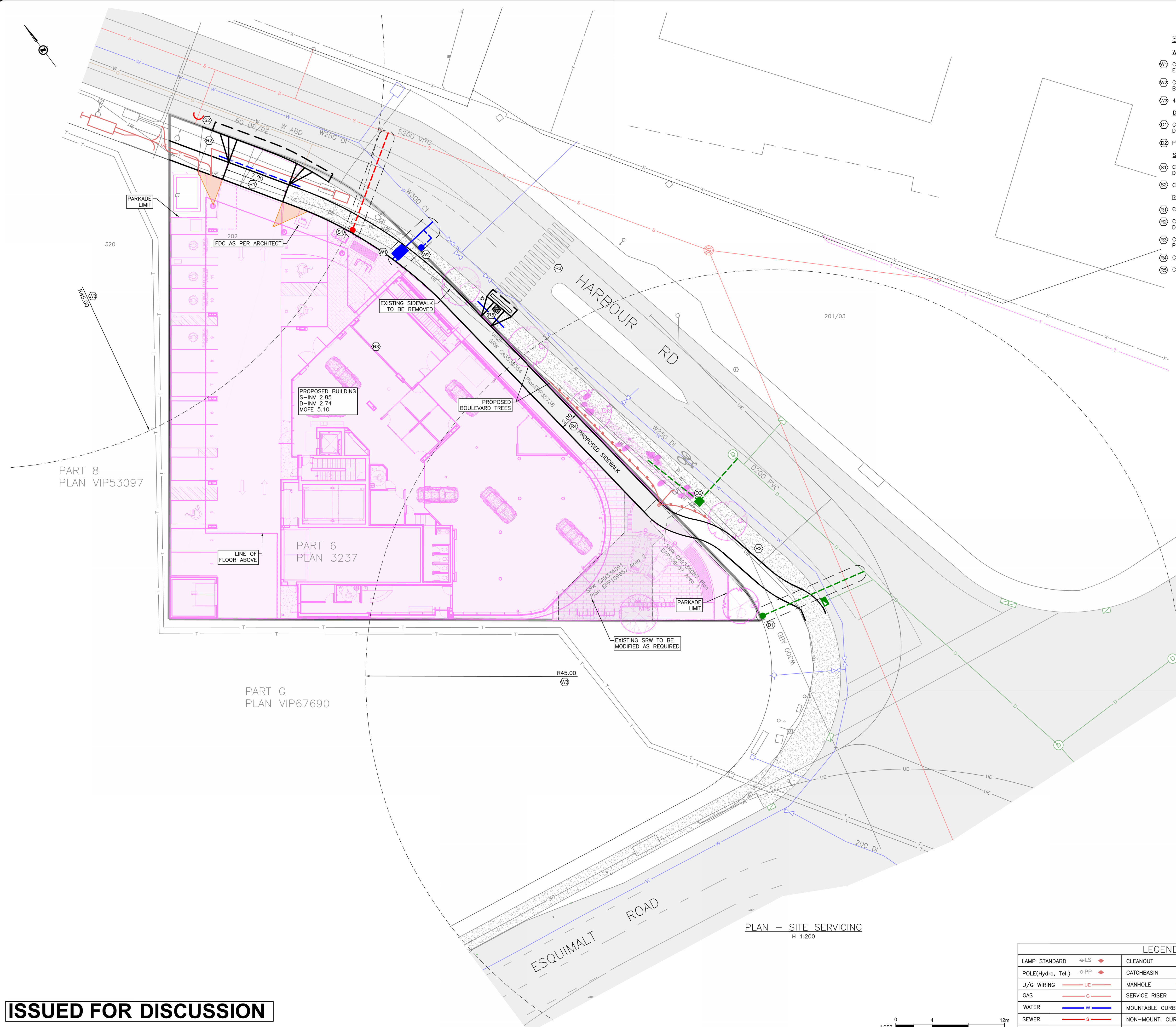
202 Harbour Rd, Victoria, BC, V9A 3S2

Drawing Title
Landscape Site

Furnishing Details

Legal

Project Manager	Project ID
Project Manager	####
Drawn By	Scale
Drawn By	As Noted
Reviewed By	Drawing No.
Reviewed By	L9.4
	22
	of
	27



- SHEET NOTES:**
- WATER:**
- W1 CITY OF VICTORIA TO INSTALL DOMESTIC WATER AND FIRE SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE. DETAILS AT BUILDING PERMIT.
 - W2 CITY OF VICTORIA TO INSTALL 19mm IRRIGATION SERVICE AT DEVELOPERS EXPENSE. DETAILS 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 AT BUILDING PERMIT.
 - D2 PROPOSED DRAIN TO RAIN GARDEN. DETAILS AT BUILDING PERMIT.
- SEWER:**
- S1 CITY OF VICTORIA TO INSTALL 150mm SANITARY SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE. DETAILS AT BUILDING PERMIT.
 - S2 CONTRACTOR TO CAP EXISTING SERVICES AS REQUIRED.
- 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.



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



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

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

ISSUED FOR DISCUSSION