



2 Level 2 Green Roof
Scale: 1:100

--- Property line
--- Extent of Roof, above See Arch
--- Extent of Parade, below See Arch

EXISTING PLANT LEGEND
(Refer to Arched Report and Tree Retention & Removal Plan for full details and management strategies)

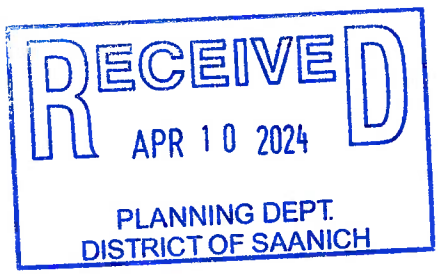
- Existing Tree to be retained
- Critical Root Zone (CRZ)
- Tree Tag #
- Tree Crown Spread
- Existing Tree to be removed
- Tree Tag #

MATERIALS LEGEND

- Cast in Place Concrete
- Unit Paving - Pedestrian
- Aggregate Surfacing
- Rain Garden Area
- Planting Area
- Lawn
- Restoration Planting
- Guard Rail Refer to Architecture
- Concrete Retaining Wall

SITE FURNISHINGS LEGEND

- Bicycle Rack, 6 Bicycle capacity
- Raised Planter
- Bench
- Landscape Boulder
- Structural Soil Cells
- 5 m3 Tree Pit



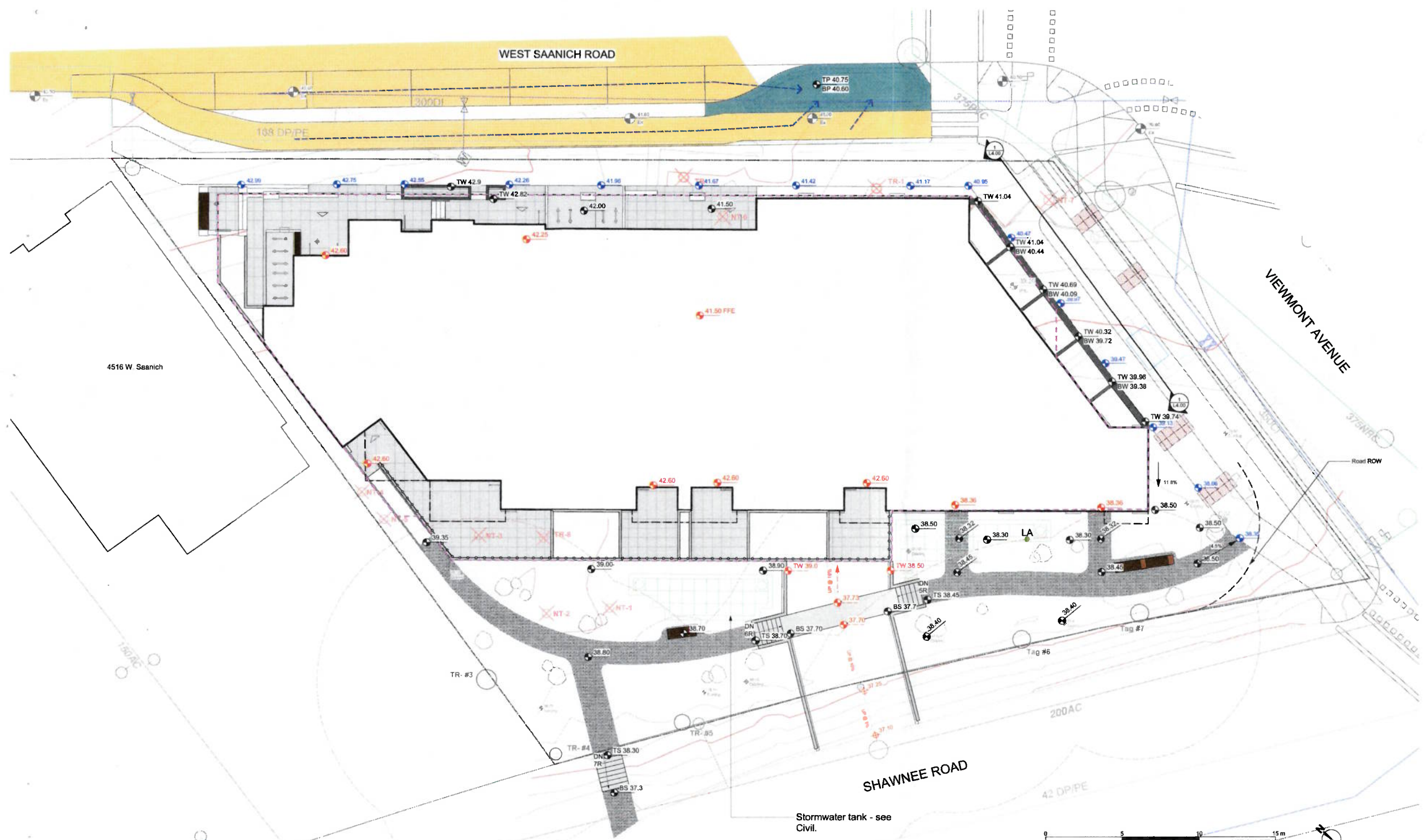
rev no	description	date
3	Rezoning/OP Result	2024-04-05
2	RETONING/OP	2022-05-05
1	Schematic Design	2022-03-30

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project
West Saanich Mixed Use
4512 W. Saanich Rd
Saanich, BC

sheet title
Landscape Material - Site

project no: 121.39
drawing file: @ 30"x48"
date issued: March 30, 2022
scale: 1:100
drawn by: SC
checked by: SM
revision no: 3 sheet no: L1.01



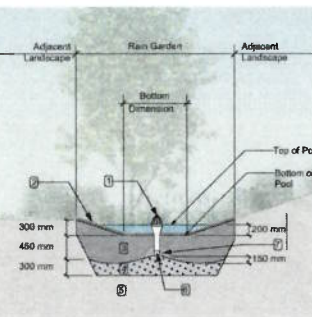
- GRADING LEGEND**
- 17.70 Existing Landscape Grade
 - 17.70 Civil Grade, provided for reference only
 - Architectural grade, provided for reference only
 - Proposed Landscape Grade
 - TOW Top of Wall
 - SWR Bottom of Wall
 - TOC Top of Curb
 - BC Bottom of Curb
 - TP Top of Pipe
 - BP Bottom of Pond
 - TS Top of Stone
 - BS Bottom of Stone
 - HP High Point
 - LP Low Point
- LANDSCAPE DRAINAGE LEGEND**
- C/O Clean out
 - LA Landscape Area Drain
- DRAINS BY OTHERS**
- Civil Drains (For reference only)

- STORMWATER LEGEND**
- Property line
 - Extent of Roof, above
 - Extent of Parkade, below
 - Direction of Flow
 - Rain Garden on Grade
 - Roof Draining to Rain Garden
 - Road/Hardscape Draining to Rain Garden
 - Proposed Landscape Grade
 - Civil Grade (For reference only)
 - Architectural Grade (For reference only)
 - Existing Grade (approximate)

RAIN WATER MANAGEMENT NOTES

Water collected from West Saanich Rd. and bike lane is managed by the boulevard rain garden.

All other hard surfaces are managed by water tank - see Civil.



- RAIN GARDEN MATERIALS**
1. Overflow drain: 200 mm diameter grate + adapter
 2. Composted mulch: 50 - 70 mm depth
 3. Bio-retention growing medium: 450 mm depth
 4. Scarified/leached subgrade: 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter drain rock: 100 mm depth

Stormwater Calculations

Saanich Schedule 'H' Stormwater Storage Calculations

Impervious Area (sq m)	Required Storage Volume (based on 200 cu m/ha)
West Saanich Road/Sidewalk	6.4
total	6

Rain Garden Storage Calculations

Area (sq.m.)	Storage per sq.m (cu m)	Total Storage (cu m)
Rain Garden - Road	0.33	6
total		6

Assumptions

1. Rain Garden design based on 150 mm live ponding plus 500 mm of sand/compost rain garden growing medium (30% void space)
2. Required Storage Volume based on 200 cu m/ha impervious area, as per Saanich Schedule 'H' requirements

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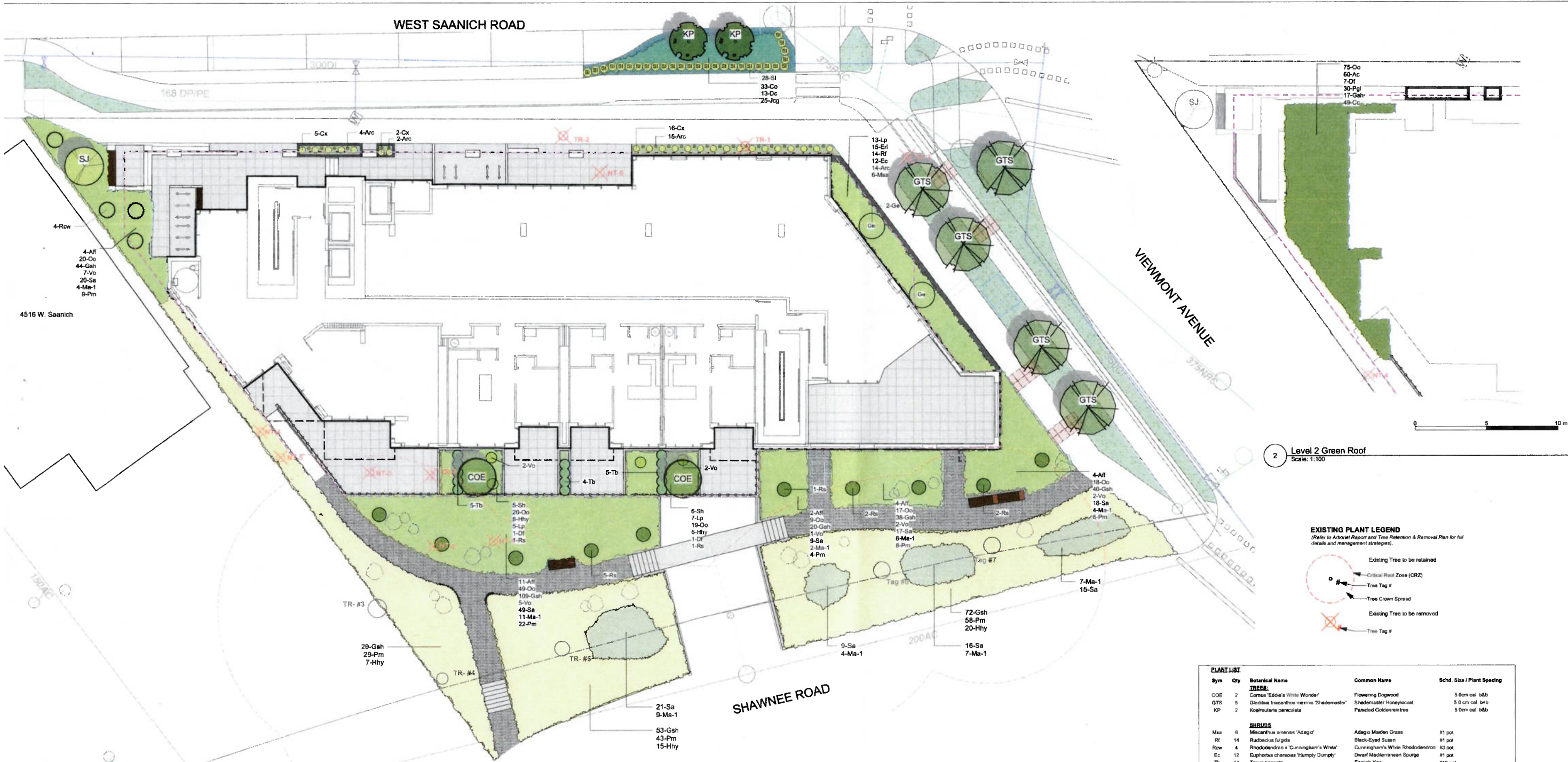
NOTE: All grading within PRZ (protected root zone) to remain as close to existing grades as possible. All work within the PRZ to be supervised by the project arborist.

rev no	description	date
3	REVISION/GP Resub	2024-04-05
2	REVISION/GP	2022-05-05
1	Schematic Design	2022-03-30

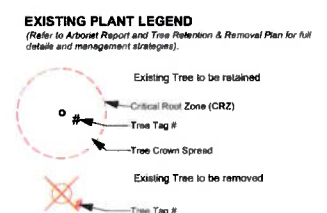
project: West Saanich Mixed Use
4512 W. Saanich Rd
Saanich, BC

sheet title: **Landscape Grading and Drainage**

project no: 12139
drawing file: @30"x48"
date issued: March 30, 2022
scale: 1:100
drawn by: SC
checked by: SM
revision no: sheet no: **L2.01**



2 Level 2 Green Roof
Scale: 1:100



NOTE: Based on site examination, it is assumed that former parking lot areas contain a certain level of contamination. Soil testing will be conducted to determine if this contamination is within the subsoil. Some plants have been selected for their bioremediation abilities. Depending on test results, additional soil amendments may be used to support plant growth and enhance bioremediation.

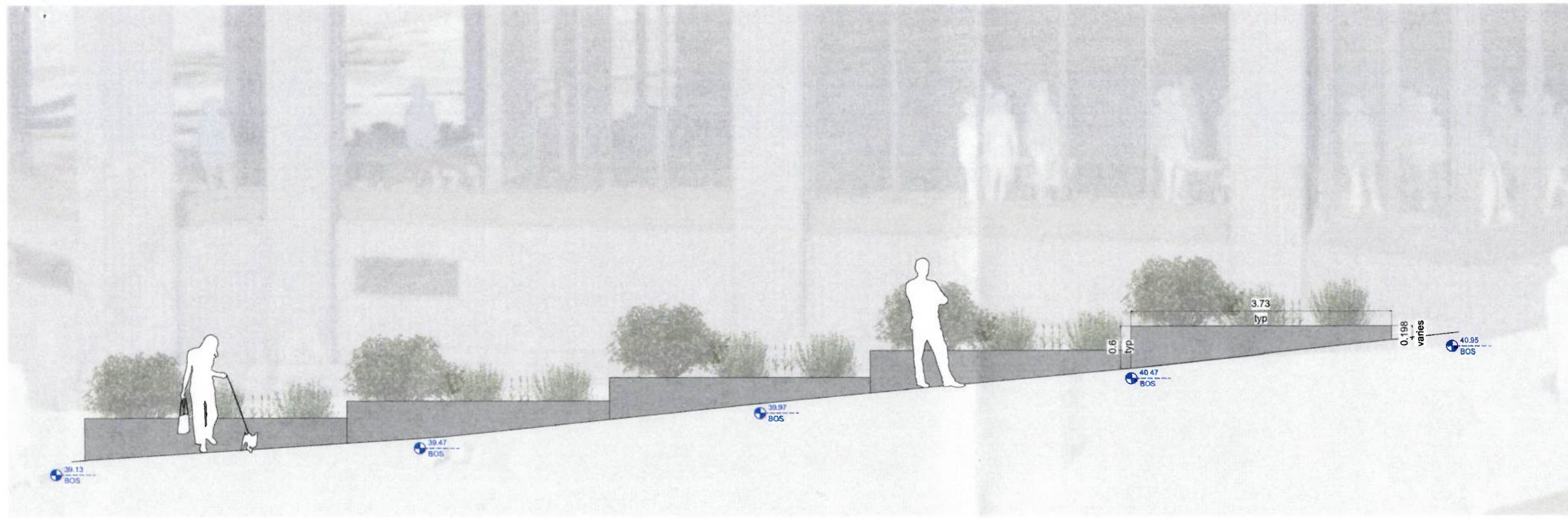
Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES				
COE	2	Cornus 'Eddie's White Wonder'	Flowering Dogwood	5.0m cal. b&b
GTS	5	Gleditsia tricanthos 'nervis' 'Shademaster'	Shademaster Honeylocust	5.0m cal. b&b
KP	2	Koeleruteria paniculata	Panicled Goldenraintree	5.0m cal. b&b
SHRUBS				
Msa	8	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
RF	14	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Row	4	Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	#3 pot
Ec	12	Euphorbia charcasas 'Humpty Dumpty'	Dwarf Mediterranean Spurge	#1 pot
Tb	14	Taxus baccata	English Yew	#10 pot
Vo	21	Vaccinium ovatum 'Thunderbolt'	Evergreen Huckleberry	#3 pot
Ca	23	Calamagrostis x scudifera 'Karl Foerster'	Faerber Reed Grass	#1 pot / 1.8m O.C.
Sh	11	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#1 pot
Arc	35	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60cm O.C.
Hhy	14	Hebebebus hybridus	Lenten Rose	#1 pot
Si	28	Spiraea japonica 'Little Princess'	Little Princess Spiraea	#1 pot
Alf	25	Alyrium filia-femina var. cycloclorum	Northernmost Lady Fern	#1 pot
Ma-1	29	Melchoria aquilegium	Oregon Grape	#1 pot
Di	2	Dianthus barbata	Pacific Bleeding Heart	#1 pot
Lp	25	Lonicera pileata	Privet Honeyuckle	#2 pot
Oo	152	Oxalis oregana	Redwood Sorrel	Sp3 30cm o.c.
Gsh	251	Gaultheria shallon	Salei	#1 pot, 40cm o.c.
Sa	113	Symphoricarpos alba	Snowberry	#1 pot
Pm	51	Polystichum munroii	Sword Fern	#1 pot
En	15	Eriophyllum lanatum	Woolly Sunflower	#1 pot
SHRUBS: GREEN ROOF				
Oo	75	Oxalis oregana	Redwood Sorrel	Sp3 30cm o.c.
Ac	60	Asarum canadense	Wild Ginger	#1 pot
Di	7	Dianthus barbata	Pacific Bleeding Heart	#1 pot
Pgl	30	Polystichum gymnomitris	Lucania Fern	#1 pot
Cc	49	Cornus Canadensis	Bunchberry	#1 pot, 40cm o.c.
SHRUBS: RAIN GARDEN				
Co	33	Carex elinopta	Slough Sedge	#1 pot
Dc	13	Deschampsia cespitosa	Tufted Hair Grass	#1 pot
Jcg	25	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3

Note: For Rain areas, plants suited to wet conditions, will be placed at the base of the planter. Other species will be placed on slope and drier edges.

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Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
RESTORATION SHRUBS AND PERENNIALS				
Gsh	154	Gaultheria shallon	Salei	#1 pot, 40cm o.c.
Hhy	42	Hebebebus hybridus	Lenten Rose	#1 pot
Ma-1	27	Melchoria aquilegium	Oregon Grape	#1 pot
Pm	130	Polystichum munroii	Sword Fern	#1 pot
Sa	61	Symphoricarpos alba	Snowberry	#1 pot

3	Rezonning/DP Result	2024-04-05
2	REZONNING/DP	2022-05-05
1	Schematic Design	2022-03-30
rev no	description	date
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project West Saanich Mixed Use 4512 W. Saanich Rd Saanich, BC		
sheet title Planting Plan		
project no	121-39	
drawing file	@ 30"x48"	
date issued	March 30, 2022	
scale	1:100	
drawn by	SM	
checked by	SM	
revision no	sheet no	



1 Stepped Planter Section
Scale: 1/25

rev no	description	date
3	REZONING/DP Revis	2024-04-05
2	REZONING/DP	2022-05-05
1	Schematic Design	2022-03-30

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project
West Saanich Mixed Use
4512 W. Saanich Rd
Saanich, BC

sheet title
Landscape Sections

project no: 121 39
drawing file: @ 30"x48"
date issued: March 30, 2022
scale: AS NOTED
drawn by: SC
checked by: SM
revision no.: sheet no.

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GENERAL NOTES:

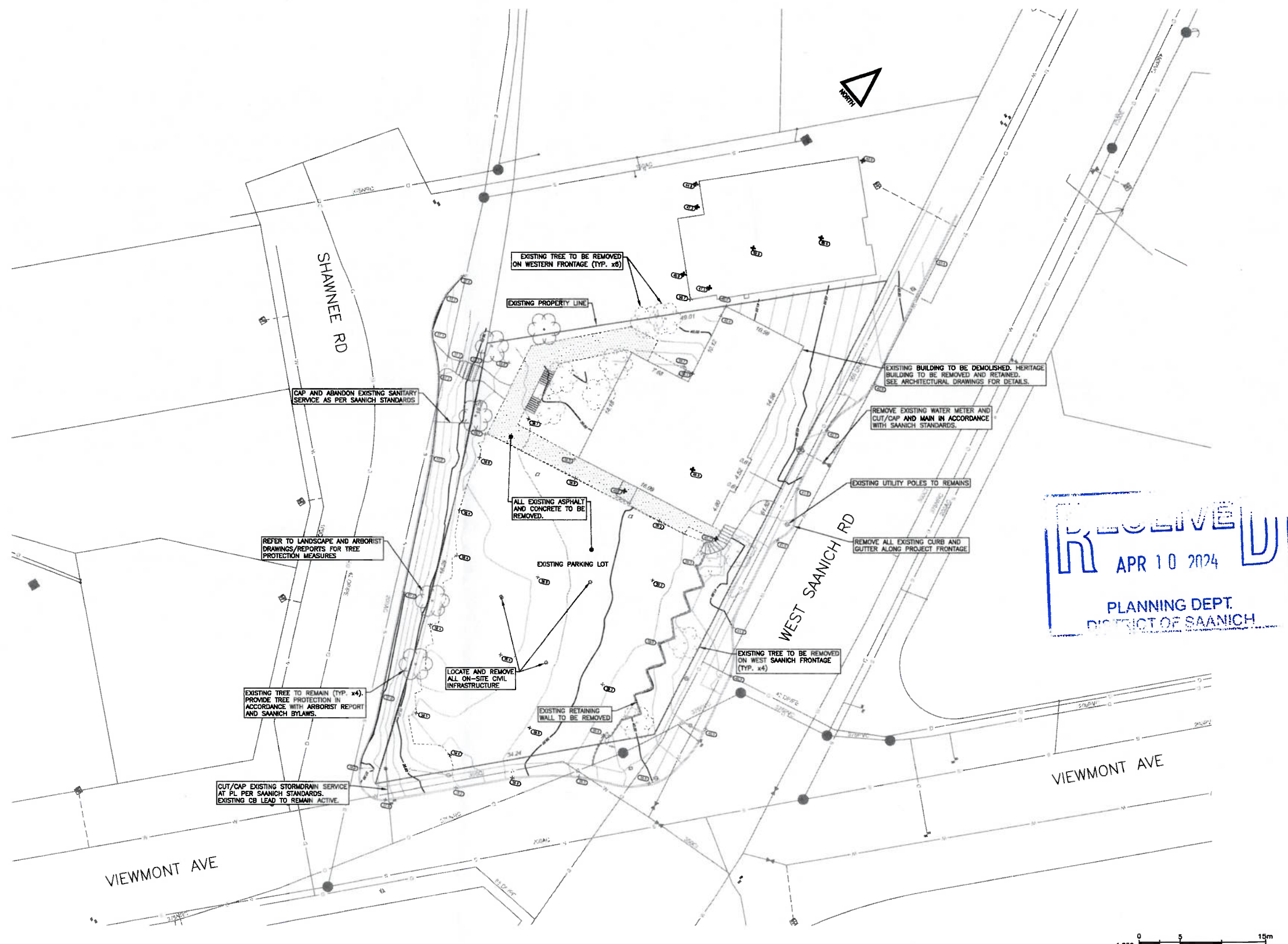
- ALL WORKS TO CONFORM TO THE PLATINUM EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), STANDARD DETAIL DRAWINGS, SAANICH ENGINEERING SPECIFICATIONS AND THE BC BUILDING CODE.
- EXISTING UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO ANY DEMO WORK OR INSTALLING ANY NEW UNDERGROUND SERVICES. ANY DISCREPANCY IN ELEVATION OR LOCATION IS TO BE REFERRED TO THE DESIGN ENGINEER.
- RESIDENTS AND BUSINESS OWNERS AFFECTED BY THE PROPOSED CONSTRUCTION ARE TO BE NOTIFIED BY THE CONTRACTOR IN WRITING 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND PROVIDED WITH THE CONTRACTORS PHONE NUMBER AND SCHEDULE.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO EXISTING STREETS OR SERVICES BY CONSTRUCTION EQUIPMENT AND/OR TRUCKS HAULING MATERIALS TO THE SITE. THIS WILL INCLUDE DAILY CLEANING OR SWEEPING ALL EXISTING ROADS OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITY.
- TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH THE MOST CURRENT WORKSAFE BC, MMCD, AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL WORK ON ROADWAYS).
- WHEN NATIVE SITE GRANULAR BACKFILL IS PROPOSED FOR USE IN TRENCHES THE CONTRACTOR SHALL EMPLOY A PROFESSIONAL GEOTECHNICAL ENGINEER FOR PERFORMANCE OF IN PLACE DENSITY AND SIEVE TESTING. THE SITE MATERIAL MUST FALL WITHIN ONE OF THE GRANULAR BACKFILL MATERIAL SPECIFICATIONS AS PER MMCD. RIVER SAND IS NOT ACCEPTABLE AS TRENCH BACKFILL MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND BC-1 CALL PRIOR TO THE START OF EXCAVATION.
- DO NOT COMMENCE ANY BACKFILL OPERATION UNTIL WORKS HAVE BEEN INSPECTED BY ENGINEER.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET FINAL DESIGN GRADES.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- ALL SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL APPLICABLE GUIDELINES AND REGULATIONS.
- AFTER CONSTRUCTION, CONTRACTOR TO SUBMIT AS-BUILT DRAWINGS TO ENGINEER.
- EMPLOY ONLY TRADESMAN WITH VALID PROVINCIAL TRADE QUALIFICATION CERTIFICATES TO PERFORM WORK PERMITTED BY THEIR CERTIFICATES.

SANITARY AND STORM NOTES:

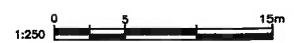
- CONTRACTOR TO CONFIRM LOCATION AND INVERTS OF EXISTING SANITARY AND STORM SEWER CONNECTIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ENGINEER.
- REFER TO MMCD FOR TYP. DETAILS OF ALL SEWER CONNECTIONS.
- ALL CATCH BASIN LEADS AND LAWN BASIN LEADS TO BE A MINIMUM 150mm DIAMETER PVC DR28 @ 1.0% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
- ALL MANHOLES TO BE 1050mm DIAMETER PRE-CAST REINFORCED CONCRETE TO ASTM C478 OR AS NOTED ON DRAWINGS. REFER TO MMCD DRAWINGS S1-S5 FOR DETAILS.
- STORM SEWERS ARE TO BE CONSTRUCTED WITH GASKETED JOINTS UNLESS OTHERWISE SPECIFIED ON THE DESIGN DRAWINGS.
- CONTRACTOR TO EXPOSE ALL EX. UTILITIES AT ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO VERIFY INVERTS AND REPORT TO ENGINEER ANY CONFLICTS OR DISCREPANCIES.
- PIPE BEDDING TO BE MMCD TYPE 1 GRANULAR PIPE BEDDING COMPACTED TO 95% MOD. PROCTOR. BACKFILL TO BE IMPORTED 75mm MINUS PIT RUN GRAVEL COMPACTED TO 95% MOD. PROCTOR.
- ALL EXISTING UTILITIES FOUND UNDER THE PROPOSED BUILDING SLABS THAT ARE REDUNDANT/UNNECESSARY ARE TO BE REMOVED RATHER THAN ABANDONED.
- ALL UTILITIES THAT ARE TO BE ABANDONED ARE TO BE SAW-CUT AND PLUGGED WITH NON-SHRINK GROUT. LOCATION OF PLUGGED END TO BE CONFIRMED WITH ENGINEER.
- NOTIFY ENGINEER OF ANY UNKNOWN UTILITIES ENCOUNTERED. DO NOT REMOVE OR ABANDON UNTIL THE UTILITY IS CONFIRMED BY CONSTRUCTION MANAGER AND ENGINEER.
- TRENCH DRAINS TO BE WATTS 6" WIDE PRE-SLOPED DEAD LEVEL D CW ADA APPROVED (HEEL PROOF) DUCTILE IRON FRAME AND GRATE. DRAINS WITHIN DRIVE ISLE TO BE H-20 LOAD RATED.

SEDIMENT AND EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SEDIMENT AND EROSION CONTROL SYSTEM THROUGHOUT CONSTRUCTION IN ORDER TO PREVENT SILT DISCHARGES TO THE STORM DRAINAGE SYSTEM AND WATERCOURSES. AN INITIAL ESC PLAN HAS BEEN PROVIDED (DWG C-201) FOR GUIDANCE ONLY AND IS TO BE UPDATED BY THE CONTRACTOR AS REQUIRED TO MEET LOCAL DISCHARGE REQUIREMENTS.
- ALL WORKS ARE TO BE MAINTAINED AND INSPECTED ON A REGULAR BASIS TO ENSURE CONTINUED PERFORMANCE.
- ALL CATCH BASINS WITHIN SUBJECT PROPERTY AND ALONG PROJECT FRONTAGE ARE TO BE FITTED WITH SILT TRAP BAGS.
- ALL EXPOSED MATERIAL STOCKPILES AND SLOPES ARE TO BE COVERED WITH POLYETHYLENE SHEETING, SECURED IN PLACE WITH APPROPRIATE WEIGHTS WHEN EXPOSED TO RAINFALL AND RUNOFF.
- WATER DISCHARGED FROM SITE SHOULD NOT EXCEED STANDARDS OUTLINED IN CRD BYLAW NO. 4168 (SAANICH PENINSULA STORMWATER SOURCE CONTROL) OR PROVINCIAL BC WATER QUALITY GUIDELINES FOR BACKGROUND TESTING. TEST PARAMETER CRITERIA OUTLINED BY CRD INCLUDE:
 - TURBIDITY NOT TO EXCEED 50NTU
 - TOTAL SUSPENDED SOLIDS NOT TO EXCEED 75mg/L
 - MAXIMUM TOTAL OIL AND GREASE AS DETERMINED BY GRAB SAMPLE: 15 MGL
- IF THE REQUIRED STORMWATER QUALITY LIMITS CANNOT BE ACHIEVED, ADDITIONAL TREATMENT FACILITIES SUCH AS SETTLING PONDS/TANKS, FLOCCULATION SYSTEMS, DEWATERING BAGS, ETC., WILL BE REQUIRED.



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Engineers and Geoscientists BC
 Permit to Practice #1000200

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2024-04-06
 PROJECT NUMBER: 221-03092-00

THE DISTRICT OF SAANICH, April 5, 2024 / V:\Projects\2022\221-03092-00_4512 West Saanich Rd\14_TechnicalServices\14_60_civil\8 DWG\Production\221-03092-00_Design Layout.dwg

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND	
Existing Municipal Infrastructure	Drain —D— Curb —C— Concrete Box —CB— Valve —V—
Proposed Municipal Infrastructure	Ditch —D— Sidewalk —S/W— Wood Box —WB— Flush Valve —FV—
Existing External U/G Utilities	Sewer —S— Manhole —MH— Catch Basin —CB— Hydrant —H—
Proposed External U/G Utilities	Water —W— Cleanout —C— Culvert —CV— Reducer —R—
Street Lighting	Pole Mount —PM— Standard Mount —SM— Traffic Sign —TS— Silt Trap —ST— Cap / Plug —CP— Air Valve —AV—
Post Top	Pedestrian Signal —PS— Traffic Signal —TS— Ctrl Monument —CM— Traverse Hub —TH— Gas Valve —GV— Water Meter —WM—

REVISIONS	
5	RE-ISSUED FOR REZONING/DP
4	ISSUED FOR REZONING/DP

REVISIONS APPROVED					
REVISION # 1		REVISION # 2		REVISION # 3	
Approved	Date	Signed	Approved	Date	Signed

DESIGN APPROVED		
Approved By	Date	Signed

DISTRICT OF SAANICH			
4512 WEST SAANICH RD - MIXED USE DEVELOPMENT			
EXISTING SITE AND DEMO PLAN			
B.M. :		Elev.:	
Design: BWH	Drawn: MDS	Checked:	
Scale: Hor: 1:250	Vertical: 1:250	Date: 2024-04-04	

FILE No.	DESIGN No.	DRAWING No.
		C-101