

Consultants

Revisions

**LINWOOD
SENIOR
HOUSING**

3200 LINWOOD AVENUE
SAANICH, B.C.
V8X 1E4

Drawing Title

**COURTYARD
PERSPECTIVE**

Date: 2019-05-08

Job No: V23350

Drawn By: Author

Checked By: Checker

Drawing No.

A6-01

PRINTED FOR ADP



Consultants

Revisions

LINWOOD
SENIOR
HOUSING

3200 LINWOOD AVENUE
SAANICH, B.C.
V8X 1E4

Drawing Title

SOUTH-EAST
PERSPECTIVE

Date: 2019-05-08

Job No: V23350

Drawn By: Author

Checked By: Checker

Drawing No.

A6-02

PRINTED FOR ADP

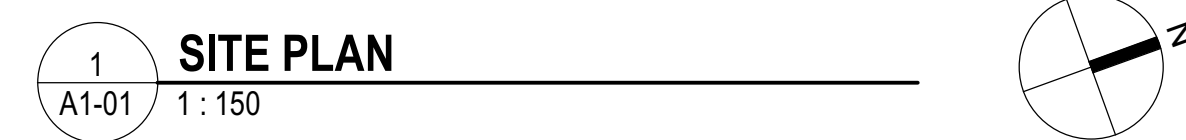


200 LINWOOD AVENUE
Saanich, B.C.
V8X 1E4

SITE PLAN

Drawing No.

PRINTED FOR ADP



Consultants

Revisions

**LINWOOD
SENIOR
HOUSING**

3200 LINWOOD AVENUE
SAANICH, B.C.
V8X 1E4

Drawing Title

LEVEL 1 PLAN

Date: 2019-05-08

Job No: V23350

Drawn By: Author

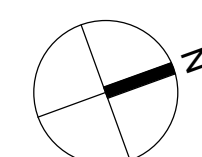
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Drawing No.

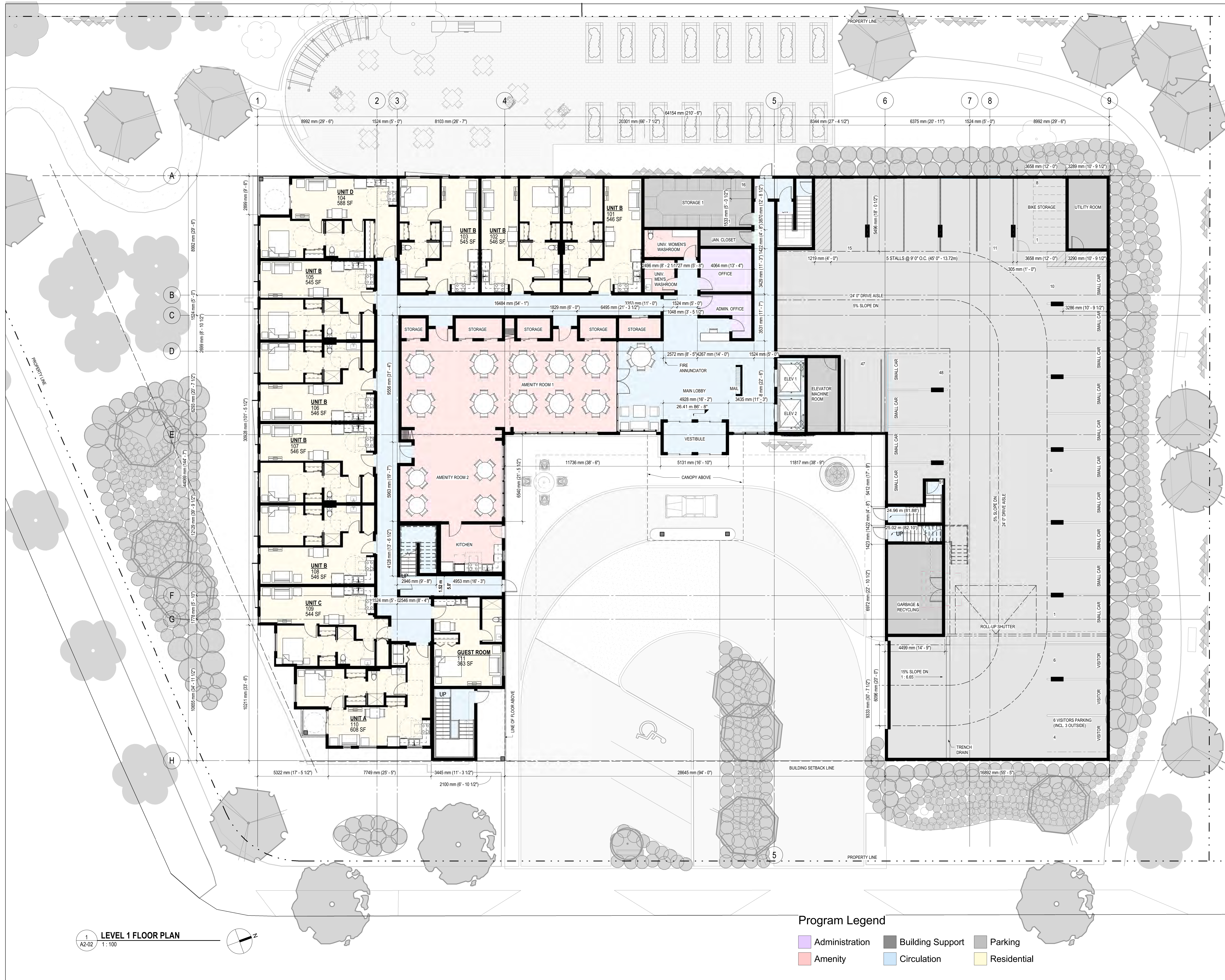
A2-02**PRINTED FOR ADP**

5/8/2019 3:07:20 PM

1 LEVEL 1 FLOOR PLAN
A2-02 1:100

**Program Legend**

- | | | |
|----------------|------------------|-------------|
| Administration | Building Support | Parking |
| Amenity | Circulation | Residential |



Consultants

Revisions

**LINWOOD
SENIOR
HOUSING**

3200 LINWOOD AVENUE
SAANICH, B.C.
V8X 1E4

Drawing Title

LEVEL 2 PLAN

Date: 2019-05-08

Job No: V23350

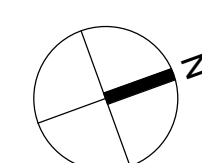
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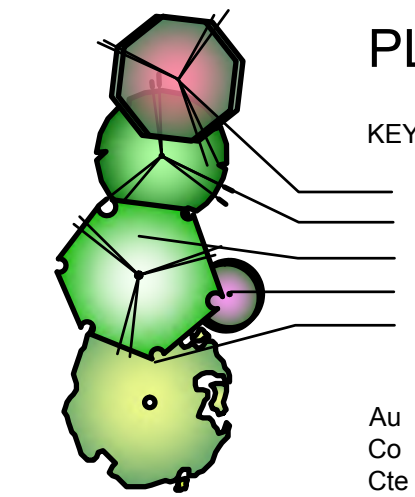
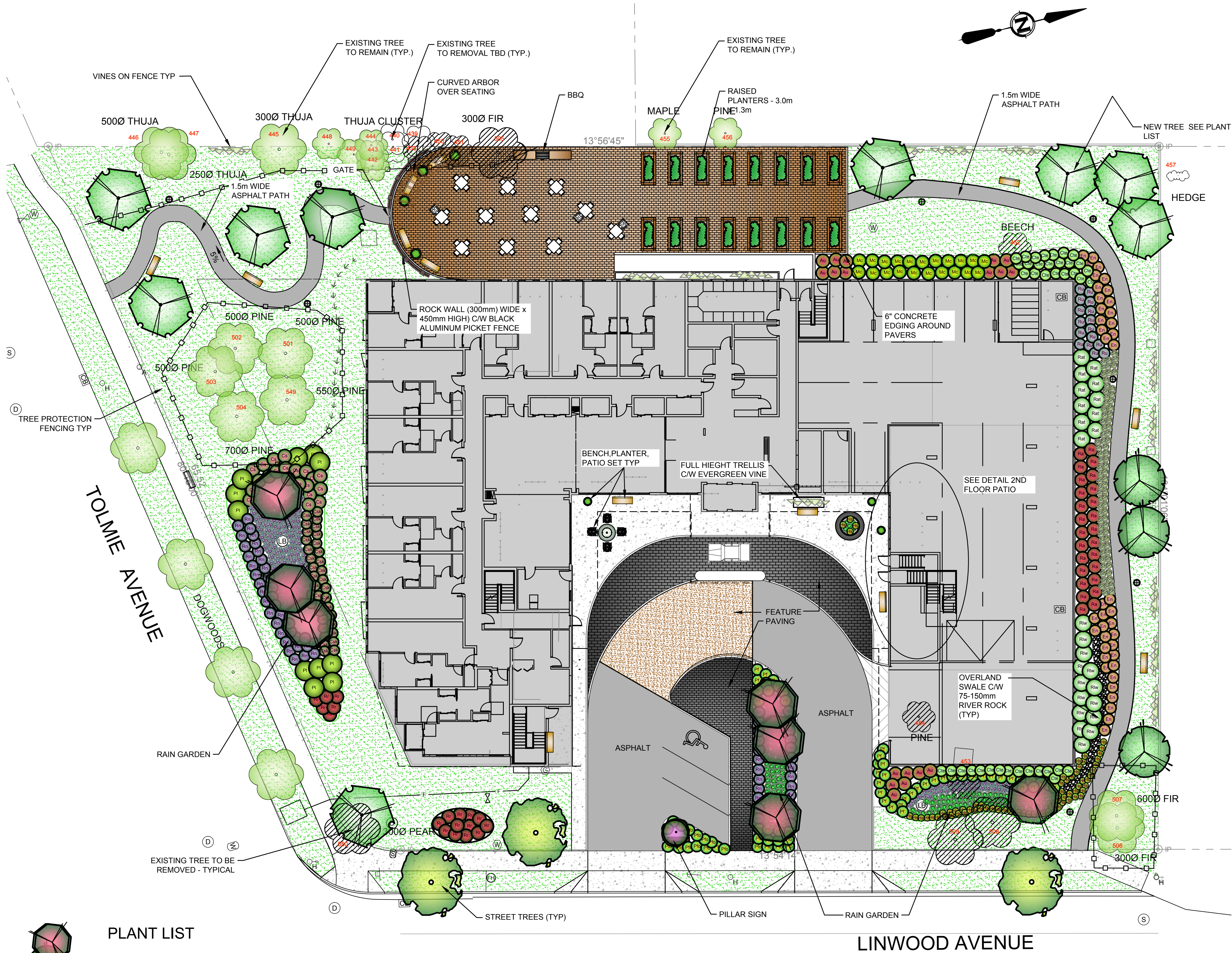
Drawing No.

A2-03**PRINTED FOR ADP**

1
A2-03
LEVEL 2 FLOOR PLAN
1:100

**Program Legend**

- Amenity
- Building Support
- Circulation
- Residential



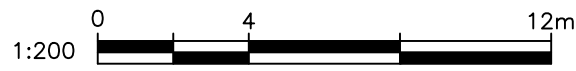
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
7	3	ACER CIRCINATUM	VINE MAPLE	3.0m B&B	AS SHOWN	CLUMP FORM - NATIVE
131	7	ACER X FREEMANI SCARLET SENTINEL	SENTINEL MAPLE	7cm CAL. WB	AS SHOWN	2m STANDARD
38	9	CERCIDIPHYLLUM JAPONICUM	KATSURADWARF	7cm CAL. WB	AS SHOWN	2m STANDARD
21	1	CORNUS FLORIDA RUBRA	PINK DOGWOOD	1.8m HT.	AS SHOWN	
36	3	CORNUS KOUSA SATOMI	SATOMI DOGWOOD	6cm CAL. WB	AS SHOWN	
Au	18	ARBUTUS UNEDO COMPACTA	STRAWBERRY BUSH	NO 5 POT	1.2m O.C.	NATIVE
Co	131	CAREX OBNUPA	SOUGH SEDGE	NO 1 POT	0.5m O.C.	
Cte	38	CHOISYA TERNATA	MEXICAN ORANGE	NO 2 POT	0.9m O.C.	NATIVE
Cs	21	CORNUS SERICEA	RED TWIG DOGWOOD	NO 2 POT	1.1m O.C.	NATIVE VARIETY
Csk	36	CORNUS SERICEA KELSEY	KELSEY'S DWARF DOGWOOD	NO 1 POT	0.8m O.C.	
Hs	71	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	NO 1 POT	0.6m O.C.	NATIVE
Jp	211	JUNCUS PATENS CARMENS GREY	SPREADING RUSH	NO 1 POT	0.5m O.C.	
Mc	21	MAHONIA X MEDIA CHARITY	CHARITY MAHONIA	NO 5 POT	1.2m O.C.	NATIVE
Pi	12	PHILADELPHUS LEWISII	MOCK ORANGE	NO 5 POT	1.4m O.C.	NATIVE VARIETY
Pf	43	POTENTILLA FRUTICOSA GOLDFINGER	GOLDFINGER CINQUEFOIL	NO 2 POT	0.9m O.C.	NATIVE VARIETY
Pto	26	POTENTILLA FRUTICOSA MANGO TANGO	MANGO TANGO CINQUEFOIL	NO 2 POT	0.9m O.C.	RED
Ra	26	RHODODENDRON AMERICA	RHODO AMERICA	NO 5 POT	1.2m O.C.	WHITE - FRAGRANT
Rlw	14	RHODODENDRON LODER'S WHITE	RHODO LODER'S WHITE	NO 5 POT	1.5m O.C.	WHITE - FRAGRANT
Rat	11	RHODODENDRON MRS AT DE LA MARE	RHODO MRS AT DE LA MARE	NO 5 POT	1.5m O.C.	CREAM YELLOW
Ru	16	RHODODENDRON UNIQUE	RHODO UNIQUE	NO 5 POT	0.9m O.C.	NATIVE
Rn	61	ROSA NOOTKATENSIS	NOOTKA ROSE	NO 2 POT	0.9m O.C.	
Rt	18	ROSA RUGOSA HANSA	HARDY HANSA ROSE	NO 5 POT	1.2m O.C.	FRAGRANT
Sh	78	SARCOCOA H. HUMILIS	HIMALAYAN SWEET BOX	NO 1 POT	0.6m O.C.	FRAGRANT
Ca	14	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	NO 2 POT	AS SHOWN	

SUGGESTED PLANT LIST FOR PLANTERS

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
ACER JAPONICA	DWARF JAPANESE MAPLE	2.0m B&B	AS SHOWN	
AZALEA SPECIES	DECIDUOUS AZALEA	1.0m B&B	AS SHOWN	FRAGRANT
PAEONIA SUFFRUTICOSA	TREE PEONY	NO 5 POT	AS SHOWN	FRAGRANT
ROSEMARINUS OFFICINALIS	ROSEMARY	NO 5 POT	AS SHOWN	FRAGRANT
SARCOCA HUMILIS	HIMALAYAN SWEET BOX	NO 2 POT	AS SHOWN	FRAGRANT
COTONEASTER MICROPHYLLUS	SMALL LEAVED COTONEASTER	NO 1 POT	0.2m O.C.	
ARCTOSTAPHYLOS VANCOUVER JADE	KINNICKINNICK	NO 1 POT	0.2m O.C.	

PRELIMINARY/
FOR DISCUSSION
NOT FOR CONSTRUCTION



2nd FLOOR PATIO - NORTH OF ENTRANCE
1:50

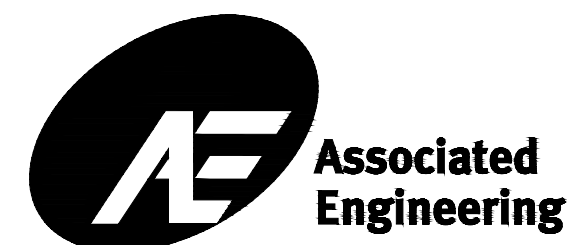
NOTES:

- 1) ALL LANDSCAPE INSTALLATION SHALL BE TO MMCD PLATINUM EDITION SPECIFICATIONS.
- 2) PLANT MATERIAL INCLUDES ONLY NEW MATERIAL TO BE INSTALLED. NO SUBSTITUTIONS EXCEPT AS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
- 3) ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHERA RAMORUM), ACCORDING TO CANADIAN FOOD INSPECTION AGENCY (CFIA), OR CLNA STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO THE OWNER FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM HIS NEGLIGENCE. PLANT MATERIAL SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY THE LANDSCAPE ARCHITECT AT THE SOURCE OF SUPPLY. THE CONTRACTOR SHALL PROVIDE A (1) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL COMPLETION.
- 4) TREE PLANTING BACKFILL AND SHRUB BED GROWING MEDIUM SHALL COMPLY WITH MMCD TABLE 2 GROWING MEDIUM- PLANTERS AREAS, PLANTERS, SHRUB AND GROUND COVER AREAS. GROWING MEDIUM TREE PIT SHALL BE APPROX 750mm DEEP X 1.5m LONG X 2m WIDE. GROWING MEDIUM FOR SHRUB BEDS SHALL BE 450mm DEEP. THE LANDSCAPE ARCHITECT SHALL INSPECT THE GROWING MEDIUM PLACEMENT PRIOR TO PLANTING.
- 5) LAWN AREA GROWING MEDIUM SHALL BE 150mm DEEP AND COMPLY WITH MMCD TABLE 2 GROWING MEDIUM- LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS. THE LANDSCAPE ARCHITECT SHALL INSPECT THE GROWING MEDIUM PLACEMENT PRIOR TO SEEDING.
- 6) GROWING MEDIUM SHALL BE TESTED BY PSAI LABS IN VANCOUVER BC FOR TREE, USE AND SOIL TEST REPORT SUBMITTED TO PROJECT LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF GROWING MEDIUM. THE CONTRACTOR WILL AMEND SOIL AS REQUIRED TO MEET SPECIFICATIONS AND RETEST PRIOR TO PLACEMENT.
- 7) MULCH SHALL BE MEDIUM BARK MULCH 50mm DEEP AFTER SETTLEMENT.
- 8) FINAL LOCATION OF TREES SHALL BE APPROVED BY THE CONSULTANT PRIOR TO PLANTING.
- 9) CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DOING ANY EXCAVATION OR PLANTING.
- 10) THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL SURPLUS MATERIALS OFF SITE.
- 11) MULCH FOR TREES SHALL BE MEDIUM MULCH 75mm DEEP.
- 12) ALL LANDSCAPE AREAS TO HAVE FULLY AUTOMATED IRRIGATION SYSTEM CONSTRUCTED TO IABC STANDARDS.
- 13) LINWOOD BOULEVARD TO BE IRRIGATED AND TREE TO BE ON SEPARATE DRIP LOOP ZONE.
- 14) TREE PROTECTION FENCING WILL BE CONSTRUCTED USING 38 X 89 MM (2"x4") WOOD FRAME - TOP, BOTTOM AND POSTS. STAPLE ORANGE SNOW-FENCING MESH AND SECURE TO WOOD FRAME WITH ZIP TIES OR GALVANIZED STAPLES. METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED. 1.2 m HT AND 2.4m MAXIMUM SPAN BETWEEN 600mm DEEP POSTS.
- 15) TREE PROTECTION LOCATIONS WILL BE ADJUSTED UNDER THE SUPERVISION OF THE ARBORIST FOR THE CONSTRUCTION OF PATHS AND WALKWAYS.
- 16) TREES, SHOWN FOR REMOVAL OR AS TBD WILL REQUIRE A LETTER FROM ADJACENT PROPERTY OWNERS AND ARBORIST REVIEW PRIOR TO REMOVAL IF LOCATED ON THE PROPERTY LINE.

SEED MIX:

SEED RATE:	300kg/ha
FERTILIZER:	300 kg/ha 18-18-18 - 50% SULPHUR
UREA COATED	
WOOD FIBRE MULCH:	1500 kg/ha CANFOR ECCOFIBRE
TACKIFIER:	GUAR GUM 3% OF MIX
SEED MIX:	INTEGRITY SALES LOW MAINTENANCE MIX

NOTES:



19/04/17	REVISED AS PER PARKS COMMENTS
19/02/20	REISSUED FOR DP
18/11/07	REISSUED FOR DP
18/09/16	ISSUED FOR DP
18/09/01	80% DP ISSUED FOR REVIEW
18/08/10	80% DP ISSUED FOR REVIEW
MARK	DESCRIPTION
ISSUE	

ZGF

355 Burrard Street, Suite 350, Vancouver, BC V6C 2G8
TEL: 604-558-8403 FAX: 604-272-1471 EMAIL: info@zgf.com
WEB: www.zgf.com

PROJECT:

**LINWOOD
SENIOR HOUSING**
3200 Linwood Ave.,
Saatchi,
BC V8X

CLIENT:

BAPTIST HOUSING
#125 - 6165 Highway 17A,
Delta,
BC V4K 5B8

DRAWN:	SEAL:
CHECKED:	
SCALE:	
JOB No.: 2386 ALIN	
DATE SHEET CREATED:	
SHEET TITLE:	

LANDSCAPING PLAN

DRAWING NO.:	REV.
2386-L-101	

Consultants

Revisions

LINWOOD
SENIOR
HOUSING

3200 LINWOOD AVENUE
SAANICH, B.C.
V8X 1E4

Drawing Title

SHADOW
ANALYSIS

Date: 2019-05-08

Job No: V23350

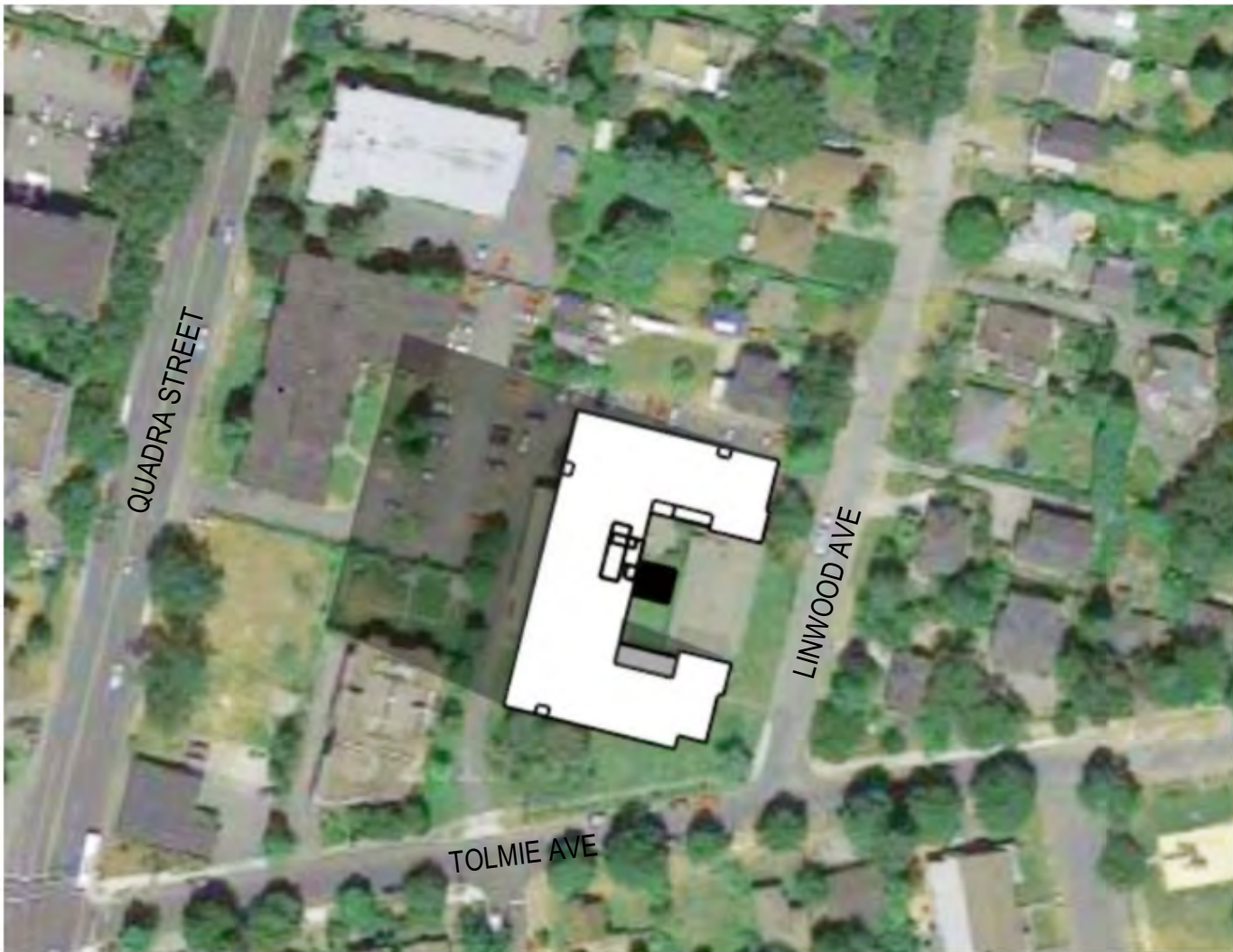
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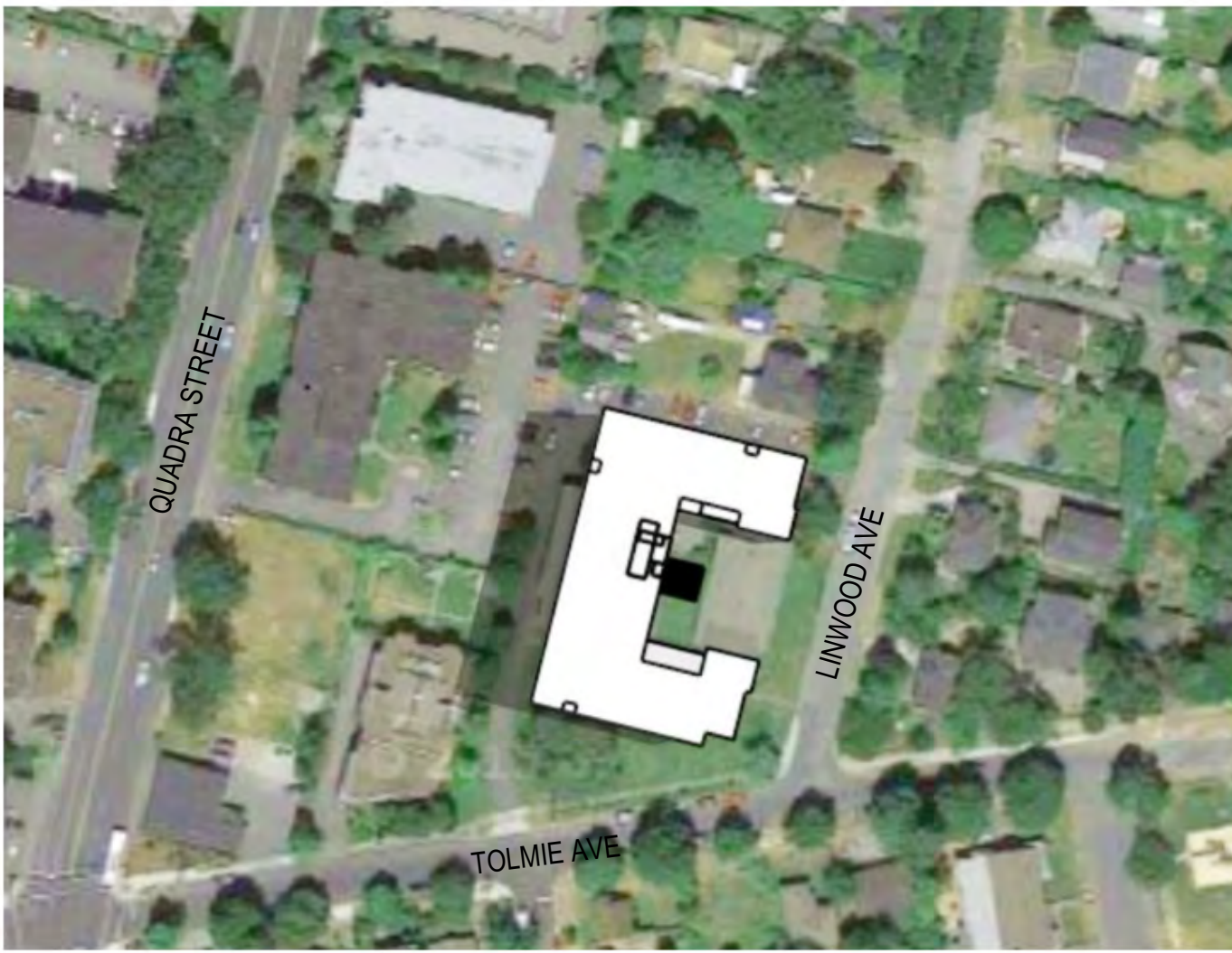
Drawing No.

A1-03

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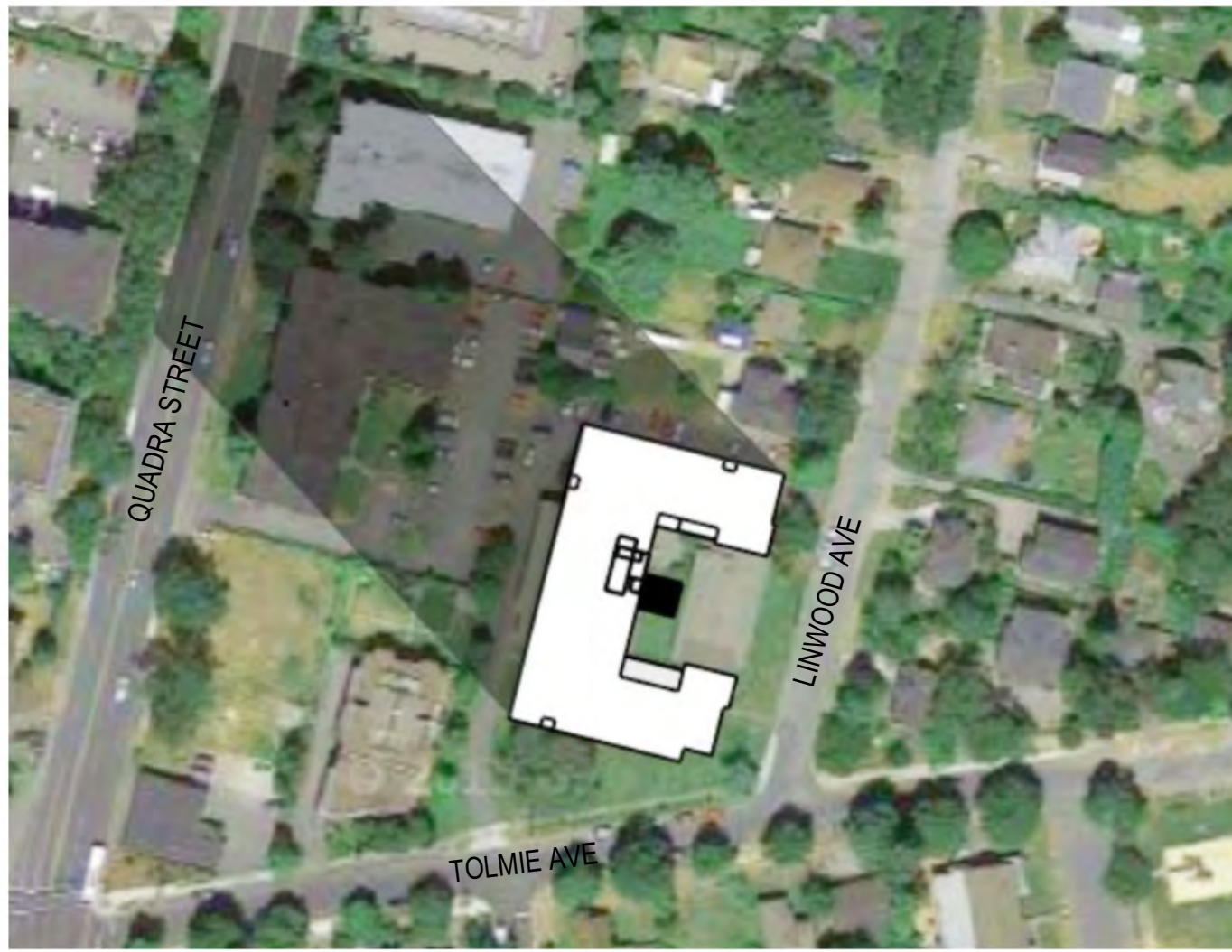
MARCH 21 - 9:00 am



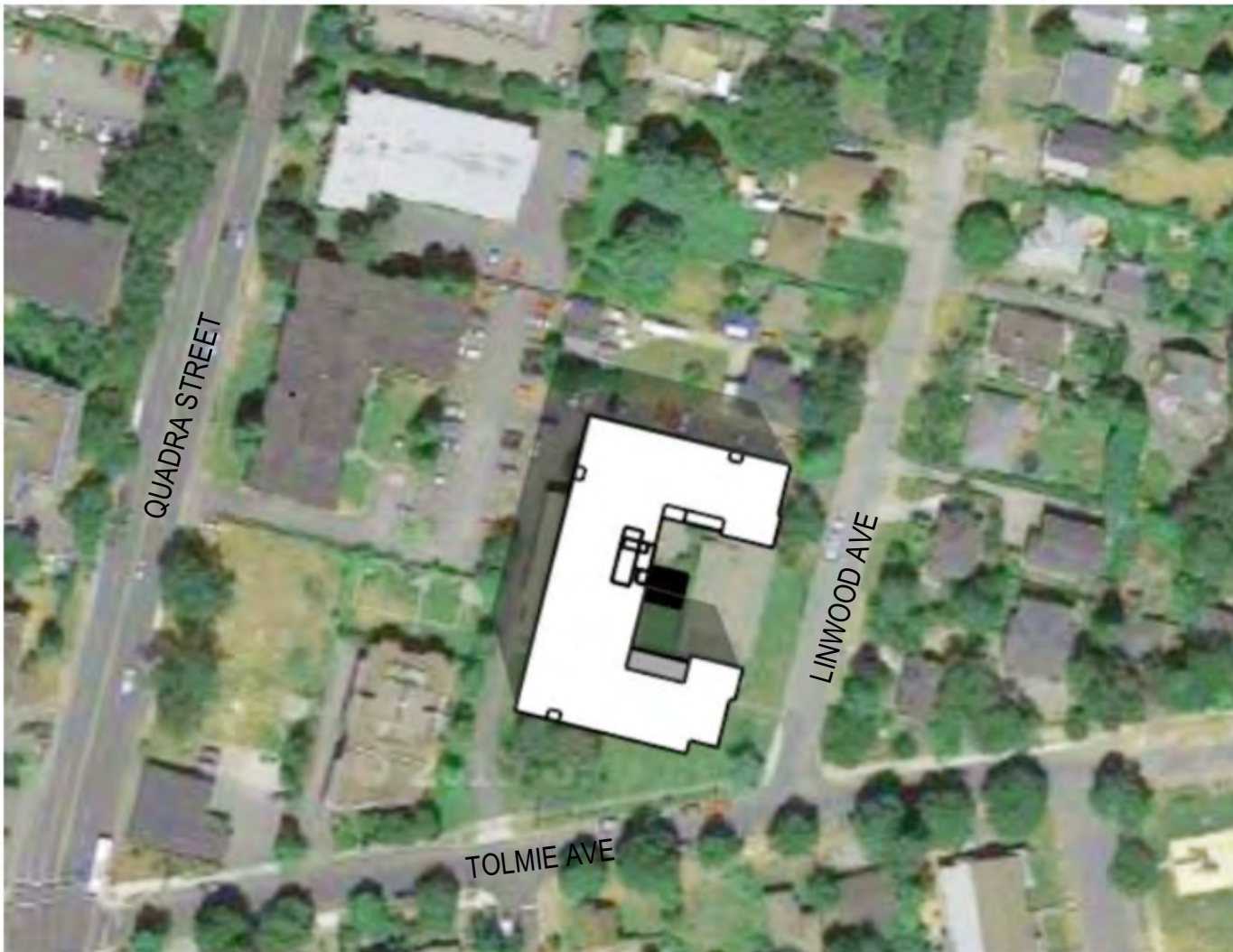
JUNE 21 - 9:00 am



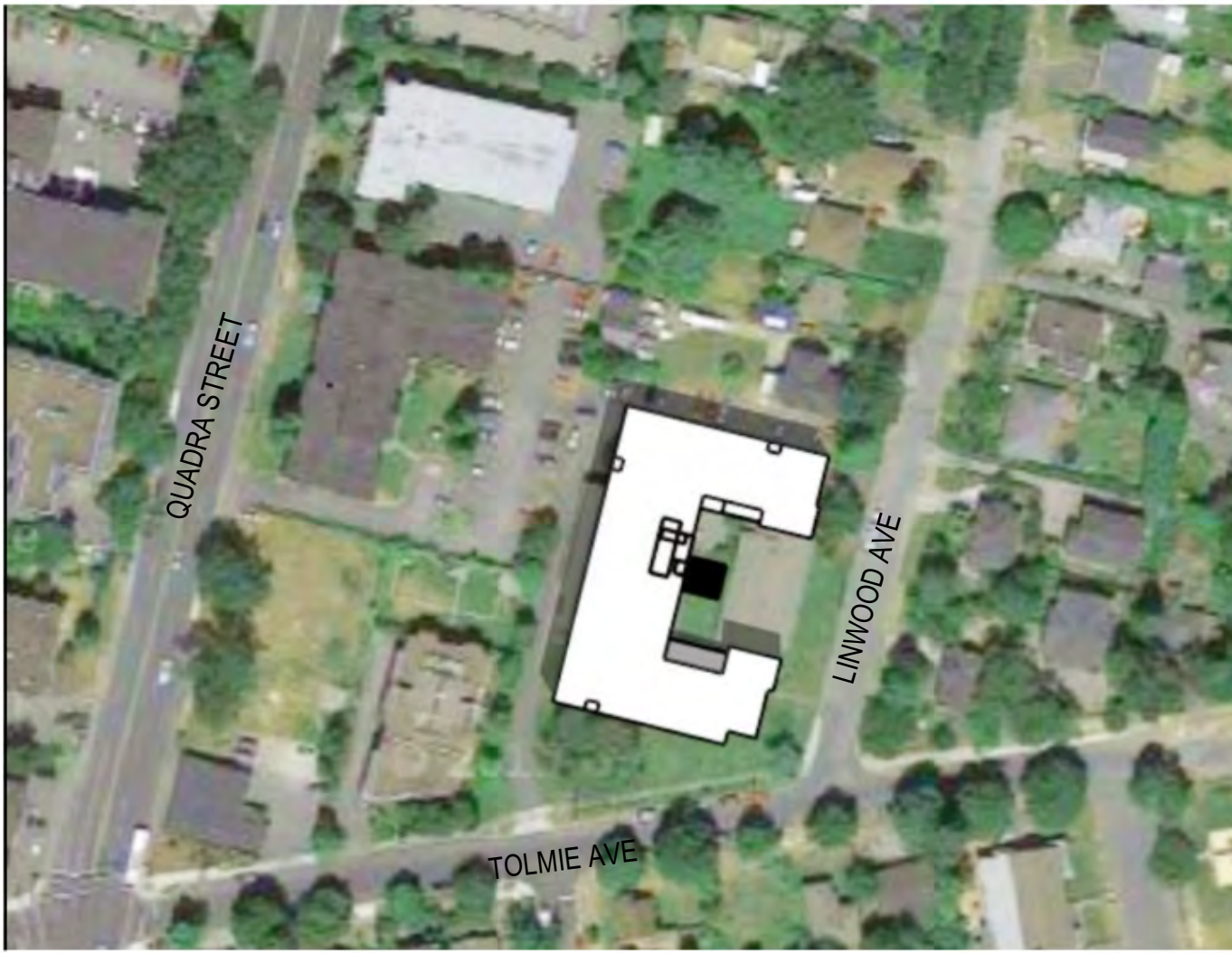
SEPTEMBER 21 - 9:00 am



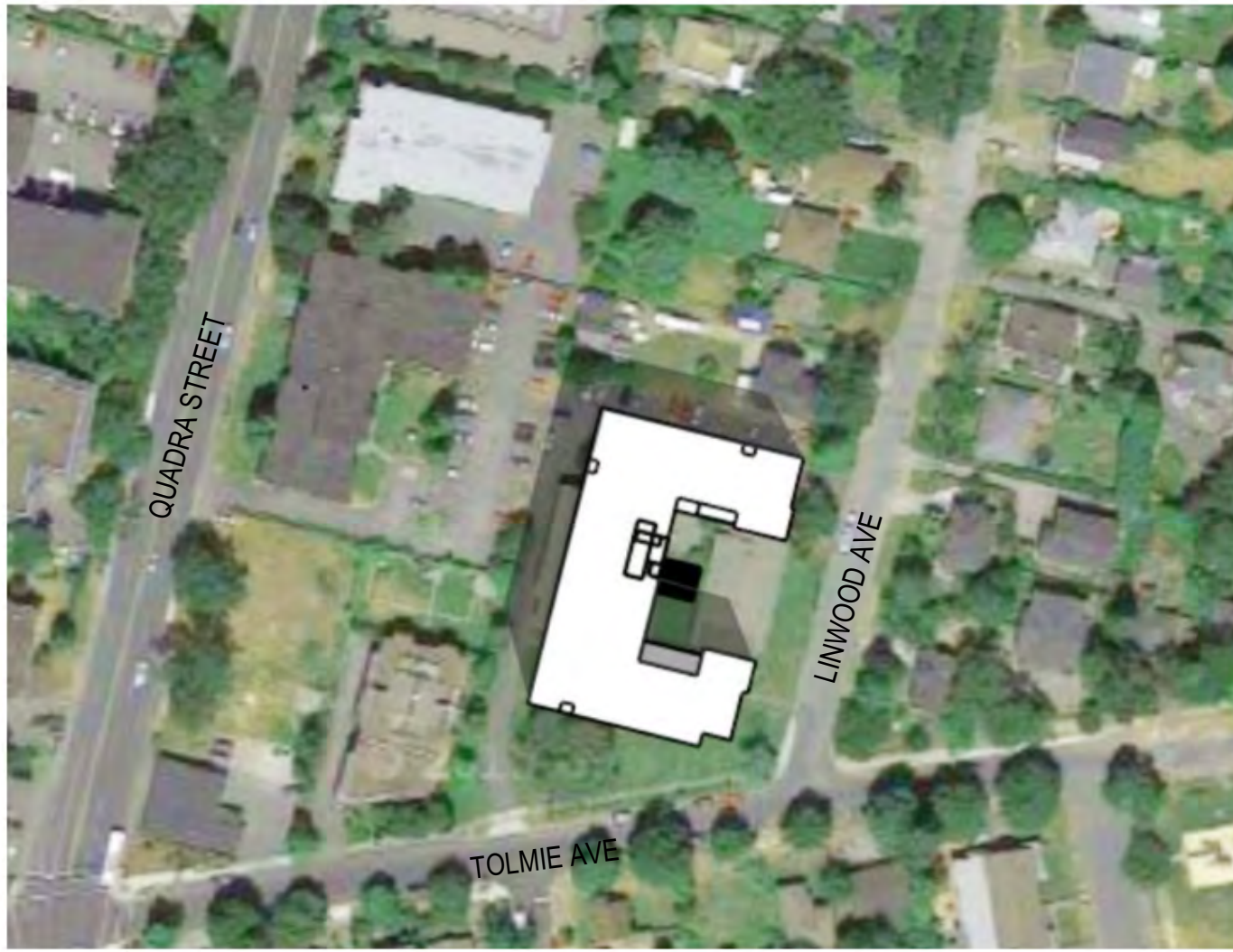
DECEMBER 21 - 9:00 am



MARCH 21 - 12:00 pm



JUNE 21 - 12:00 pm



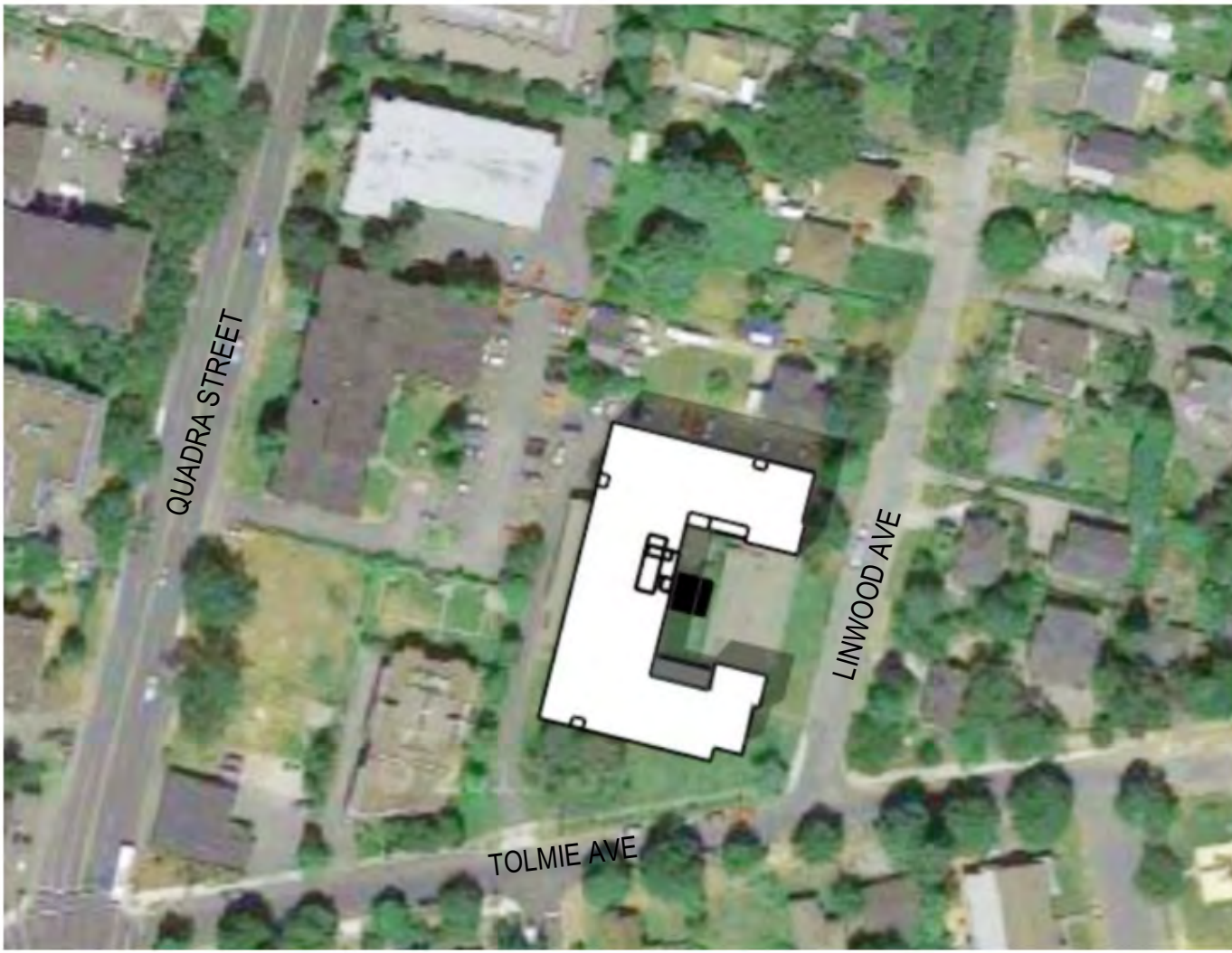
SEPTEMBER 21 - 12:00 pm



DECEMBER 21 - 12:00 pm



MARCH 21 - 3:00 pm



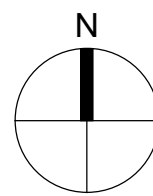
JUNE 21 - 3:00 pm



SEPTEMBER 21 - 3:00 pm



DECEMBER 21 - 3:00 pm



1
A1-03
SHADOW STUDIES
NOT TO SCALE