



## CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250 294-8153  
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File: DP000036 - 6-Storey Apartment and Commercial Development at 3211 Jacklin Rd

### DEVELOPMENT PERMIT DP000036

THIS PERMIT, issued **FEBRUARY 5, 2025**, is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*,  
3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act*, RSBC 2015, Chapter 1

ISSUED TO: 3211 JACKLIN HOLDINGS LTD  
2851 RITA RD  
LANGFORD BC V9B 4A2

(the "Permittee")

- 
1. This Form and Character Development Permit applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

SECTION 76, ESQUIMALT LAND DISTRICT, EXC PARTS IN PLANS 1205 OS, 354 RW, 11805, 18419, 18706, 19305, 19454, 32654, 35287, 41983, 43852, 43853, 45660, 47557 & 48292 & EXC THAT PT BOUNDED ON THE W BY PL 525 RW, ON THE N BY PL 354 RW & ON THE SE BY PL 112 RW & THE PRODUCTION S WESTERLY OF THE NORT  
3211 JACKLIN RD

(the "Lands")

2. This Development Permit regulates the development and alterations of the Land, and supplements the "*Colwood Land Use Bylaw, 1989*" (Bylaw No. 151), to ensure the Form and Character considerations for the development of a 6-storey mixed-use apartment building and associated site improvements are consistent with the design guidelines for areas designated as "Transit Growth Area" and "Neighbourhood" in the City of Colwood Official Community Plan (Bylaw No. 1700).
3. This Development Permit is **NOT** a Building Permit or a subdivision approval.

4. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically supplemented by this Permit.
5. The Director of Development Services or their delegate may approve minor variations to the schedules attached to and forming part of this Development Permit, provided that such minor variations are consistent with the overall intent of the original plans and do not alter the form and character of the development authorized by those plans.
6. If the Permittee does not substantially start the construction permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.
7. The development is to be constructed in accordance with the following plans and specifications, which are attached to and form as part of this permit:
  - Schedule 1 Architectural Plans prepared by Alan Lowe Architect Inc. dated February 4, 2025.
  - Schedule 2 Sign Plan prepared by the Sign Pad.
  - Schedule 3 Landscape Plans prepared by Calid Services Ltd. dated February 4, 2025.
  - Schedule 4 Landscape Cost Estimate prepared by Calid Services Ltd. dated February 4, 2025.
8. This Development Permit authorizes the development of a 6-storey mixed-use apartment building along with any associated site works. The Lands shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

**GENERAL**

- 8.1. This Permit shall not be construed as relieving the Permittee from compliance with any of the requirements contained within the Section 219 covenants registered as "CB1161411" and as amended.

**FORM AND CHARACTER CONDITIONS**

**Building Features**

- 8.2. The form and character of the buildings to be constructed on the Lands shall conform to the Architectural Drawings prepared by Alan Lowe Architect Inc. (Schedule 1).
- 8.3. Any future additions of telecommunications antennas or equipment to the exterior of the buildings and/or structures included in this Permit shall be architecturally integrated into the buildings and/or structures they are mounted on or screened from views so as not to be visually obtrusive, to the satisfaction of the Director of Development Services or their delegate.
- 8.4. All mechanical roof elements, including mechanical equipment, elevator housings, and vents shall be visually screened with sloped roofs or parapets, or other forms of solid screening to the satisfaction of the Director of Development Services or their delegate.
- 8.5. No future construction/installation of unenclosed or enclosed outdoor storage areas or recycling/refuse collection shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.

**Signage**

- 8.6. Any proposed signage shall be in accordance with the details provided in the Signage Plan prepared by the Sign Pad (Schedule 2).
- 8.7. This Development Permit does not include any signage approvals. A separate sign permit will be required for any marketing signage.

**Landscaping**

- 8.8. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan prepared by Calid Services Ltd. (Schedule 3).
- 8.9. Prior to the issuance of a building permit, the Permittee shall provide the City with a written letter of engagement from a registered landscape architect agreeing to:
- 8.9.1. Supervise and install the landscape work in accordance with the approved Landscape Plan prepared by Calid Services Ltd. (Schedule 3); and
- 8.9.2. Perform a final inspection and submit an inspection report to the City confirming substantial compliance with the approved landscape plan.
- 8.10. Prior to the issuance of Building Permit, the Permittee shall obtain a one-year warranty of the landscape works from the landscape contractor. This warranty shall be transferrable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials.
- 8.11. Prior to the issuance of a Building Permit, the Permittee must provide to the City in the form of an irrevocable letter of credit or certified cheque, security in the amount of \$98,689.80 based on 110% of the Landscape Cost Estimate prepared by Calid Services Ltd. (Schedule 4), which amount, or a portion thereof, as the case may be, shall be returned, no sooner than 1 year from the date of planting, upon receipt of a signed statement of substantial completion from a registered landscape architect, to the satisfaction of the Director of Development Services.

**Covenant Registration**

- 8.12. Prior to the issuance of a Building Permit and to the satisfaction of the City, the Permittee must register a Section 219 covenant in favour of the City securing the following:
- 8.12.1. That all residential units within the development shall be used solely for rental tenure for a period of no less than 20 years from the date of first occupancy; and
- 8.12.2. That the common amenity areas, as identified in Sheets A2.2 and A2.4 of Schedule 1, shall be maintained in perpetuity by the property owner(s) and remain accessible to all residents of the development.

ISSUED ON THIS 5TH DAY OF FEBRUARY, 2025.



YAZMIN HERNANDEZ, MCIP RPP  
DIRECTOR OF DEVELOPMENT SERVICES

# REISSUED FOR DEVELOPMENT PERMIT

3211 JACKLIN ROAD  
 COLWOOD, BRITISH COLUMBIA  
 PROJECT NUMBER: 24-765  
 4 FEB., 2025



#118 - 21 Erie Street, Victoria, British Columbia  
 t 250.360.2888

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issue / revisions:

No.	Issued / Revisions	Date
5	REISSUED FOR DP	4 FEB '25
4	REVISIONS FOR DP	17 JAN '25
3	ISSUED FOR BUILDING PERMIT	29 NOV '24
2	ISSUED FOR DP	8 OCT, '24
1	REVISIONS ON REZONING	28 DEC, '22

alan lowe architect inc.  
 118 - 21 Erie St.  
 Victoria, British Columbia  
 t 250.360.2888



project title:  
**3211 JACKLIN ROAD**  
 SOOKE & JACKLIN ROAD  
 COLWOOD, BC  
 drawing title:  
**COVER INDEX**

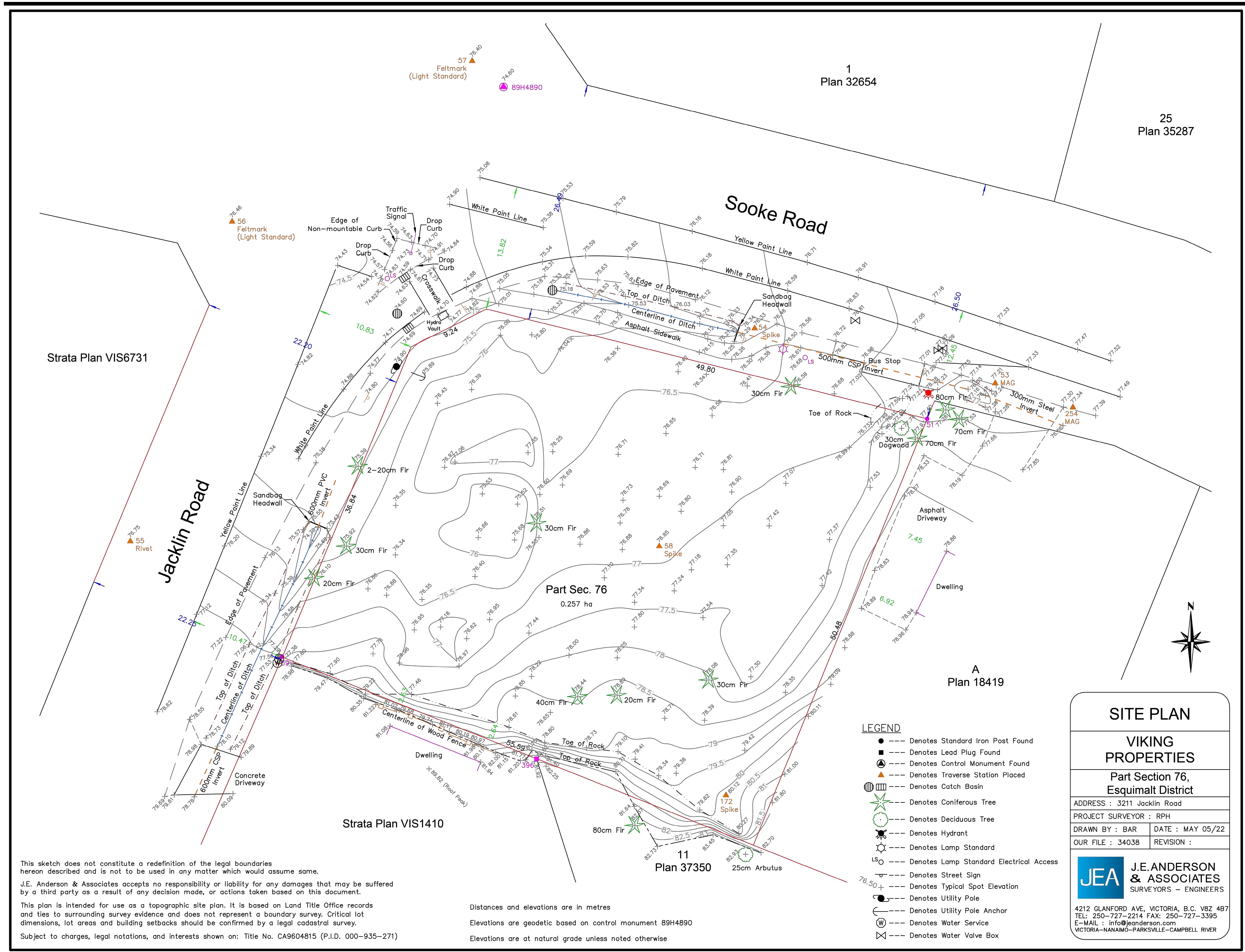
project no.: 24.765  
 date: 4 FEB. 2025 scale: N.T.S.  
 checked by: LOWE drawn by: FM, HC  
 sheet no.:

**A0.0**

# SCHEDULE 1

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consultants:



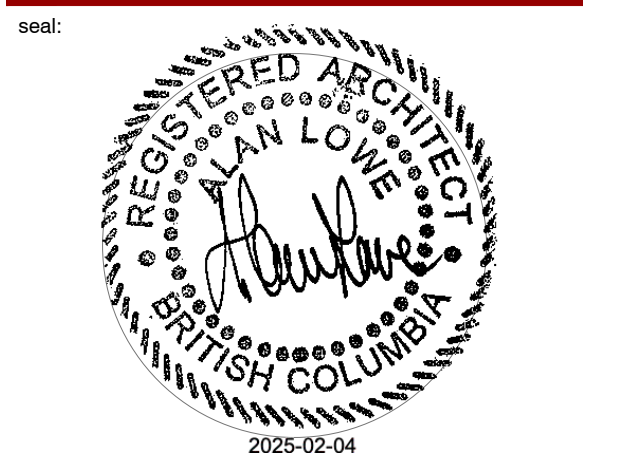
project north:

issue / revisions:

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**alan lowe architect inc.**

118 - 21 Erie St.      t 250.360.2888  
Victoria, British Columbia



project title:  
**3211 JACKLIN ROAD**

**SOOKE & JACKLIN ROAD**  
COLWOOD, BC

drawing title:  
**SURVEY PLAN**

project no.:      **24.765**

date:      4 FEB. 2025      scale:      AS NOTED

checked by:      LOWE      drawn by:      FM, HC

sheet no.:

**1**  
A1.0 SURVEY  
SCALE: 1:200

**A1.0**

# SCHEDULE 1

# PROJECT INFORMATION

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consultants:

**LEGAL DESCRIPTION:** REM SECTION 76, ESQUIMALT LAND DISTRICT  
PID 000-935-271

**CIVIC ADDRESS:** 3211 JACKLIN ROAD  
COLWOOD, BC V9C 3M9

### ZONING DATA

**CURRENT ZONING:** CD-37  
**PROPOSED ZONING:** MIXED COMMERCIAL & MULTI-FAMILY RESIDENTIAL

**OLD LOT AREA:** 2570.2 m<sup>2</sup> (27,665.40 s.f.)  
**ROAD DEDICATION:** 40.2 m<sup>2</sup> (423.7 s.f.)  
**NEW LOT AREA:** 2530 m<sup>2</sup> (27,241.7s.f.)

**F.A.R.:** 2.48:1 (excludes areas more than 1.5m below natural grade)

**GROUND FLOOR AREA :** 124.00 m<sup>2</sup> ( 1,334.72 s.f.)  
**2nd FLOOR AREA :** 1,646.00 m<sup>2</sup> (17,717.39 s.f.)  
**3rd FLOOR AREA :** 1,127.75 m<sup>2</sup> (12,139.00 s.f.)  
**4th FLOOR AREA :** 1,127.75 m<sup>2</sup> (12,139.00 s.f.)  
**5th FLOOR AREA :** 1,127.75 m<sup>2</sup> (12,139.00 s.f.)  
**6th FLOOR AREA :** 1,127.75 m<sup>2</sup> (12,139.00 s.f.)  
**GROSS FLOOR AREA :** 6,281.00 m<sup>2</sup> (67,608.11 s.f.)  
**B.C.B.C. BLDG. AREA :** 1,689.00 m<sup>2</sup> (18,180.24 s.f.)

	ALLOWED / REQUIRED	PROPOSED
<b>DENSITY:</b>	2.5	2.48 (FSR)
<b>BUILDING HEIGHT:</b>	20 m	19.56 m
<b>STOREYS:</b>	6 Storeys	6 storeys
<b>TOTAL RESIDENTIAL UNITS:</b>		52
<b>ONE BEDROOM UNITS:</b>		40
<b>TWO BEDROOM UNITS:</b>		12
<b>SITE COVERAGE:</b>	75%	70.93%

**SETBACKS:**

<b>FRONT (JACKLIN ROAD) :</b>	4.5 m	4.56 m
<b>EXTERIOR SIDE (SOOKE ROAD) :</b>	2.5 m	3.68 m
<b>INTERIOR SIDE :</b>	2m (Main & 2nd Fl)	2 m
<b>REAR SETBACK:</b>	0 m	0 m
<b>PROJECTION SETBACKS:</b>	1m into setbacks	

**PARKING CALCULATION (Urban Centre Parking Requirements):**

<b>TOTAL PARKING STALLS:</b>	72	72
<b>COMMERCIAL STALLS (609 m<sup>2</sup>):</b> (1 PER 36 m <sup>2</sup> - RETAIL, 1 PER 25m <sup>2</sup> - OFFICE)	16	16

**RESIDENTIAL PARKING :** 2 BED=1.3 PER UNIT / 1 BD=1PER UNIT

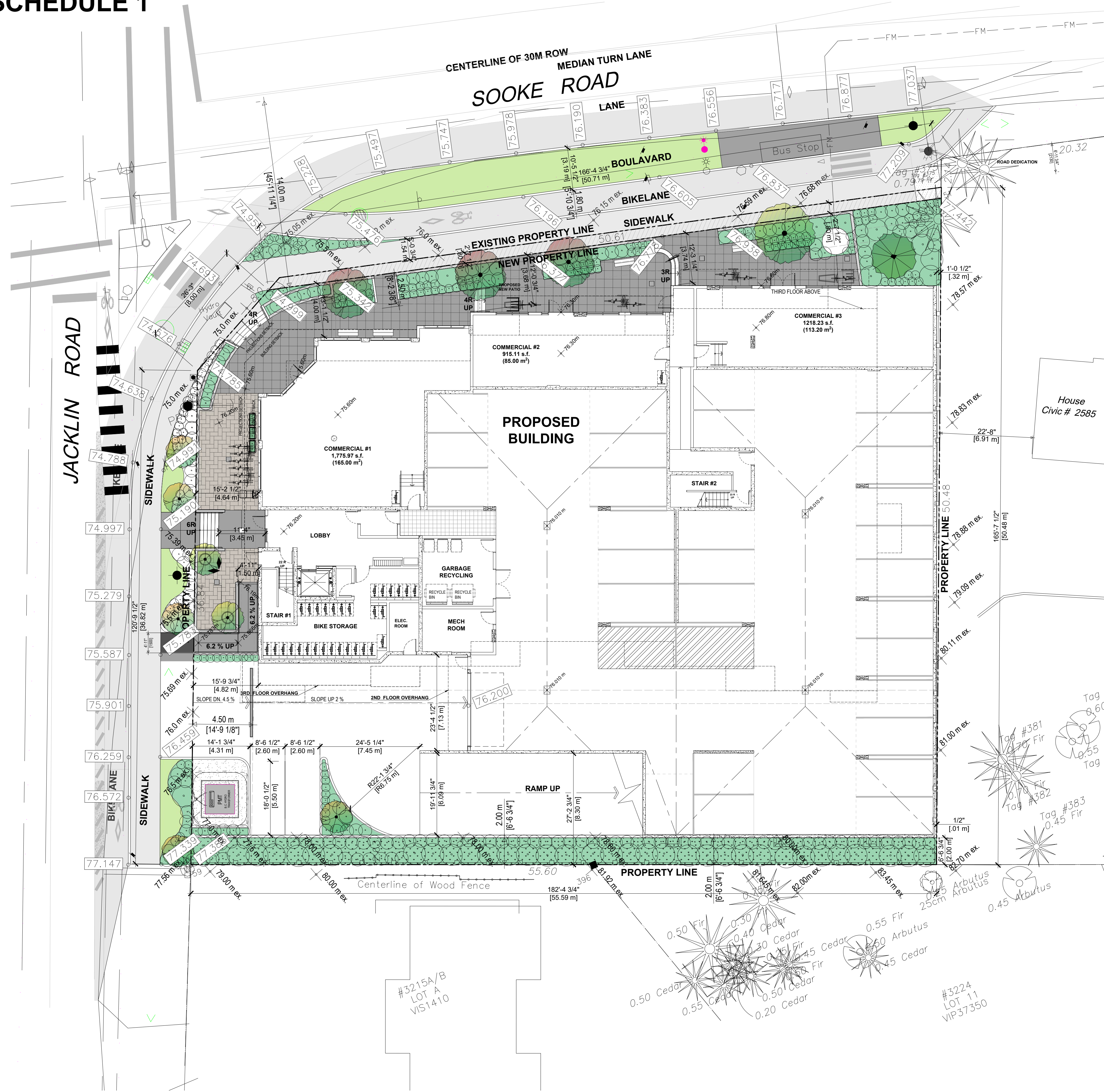
	56	56
<b>SMALL CAR STALLS (Up to 30%):</b>	22	21
<b>ACCESSIBLE STALLS:</b>	2	2
<b>LOADING BAYS:</b>	2	2

**BICYCLE PARKING:**

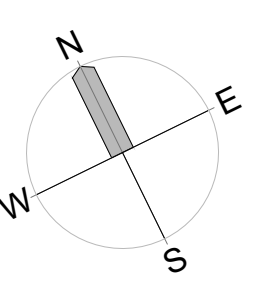
<b>SHORT TERM:</b>	12 (2 Oversized, 10 Standard)
<b>LONG TERM:</b>	66 (7 Oversized, 59 Standard)

**RESIDENTIAL BIKES = 64**      **COMMERCIAL BIKES = 2**  
**MOBILITY SCOOTER = 1**  
(75.0 m + 78.3 m + 81.5 m + 77.8 m / 4) = 78.15m

**AVERAGE GRADE:** See Grading Plan Sheet A1.2



project north:



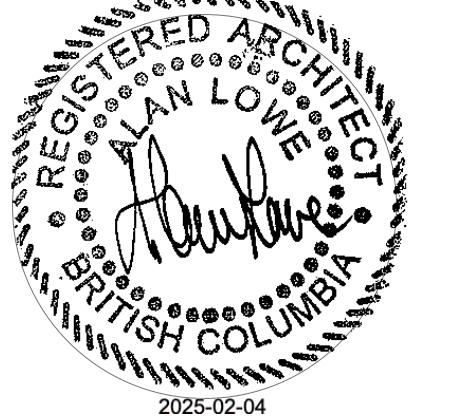
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seal:



project title:  
**3211 JACKLIN ROAD**

SOOKE & JACKLIN ROAD  
COLWOOD, BC

drawing title:  
**SITE PLAN & PROJECT DATA**

project no.: 24.765

date: 4 FEB. 2025 scale: AS NOTED

checked by: LOWE drawn by: FM, HC

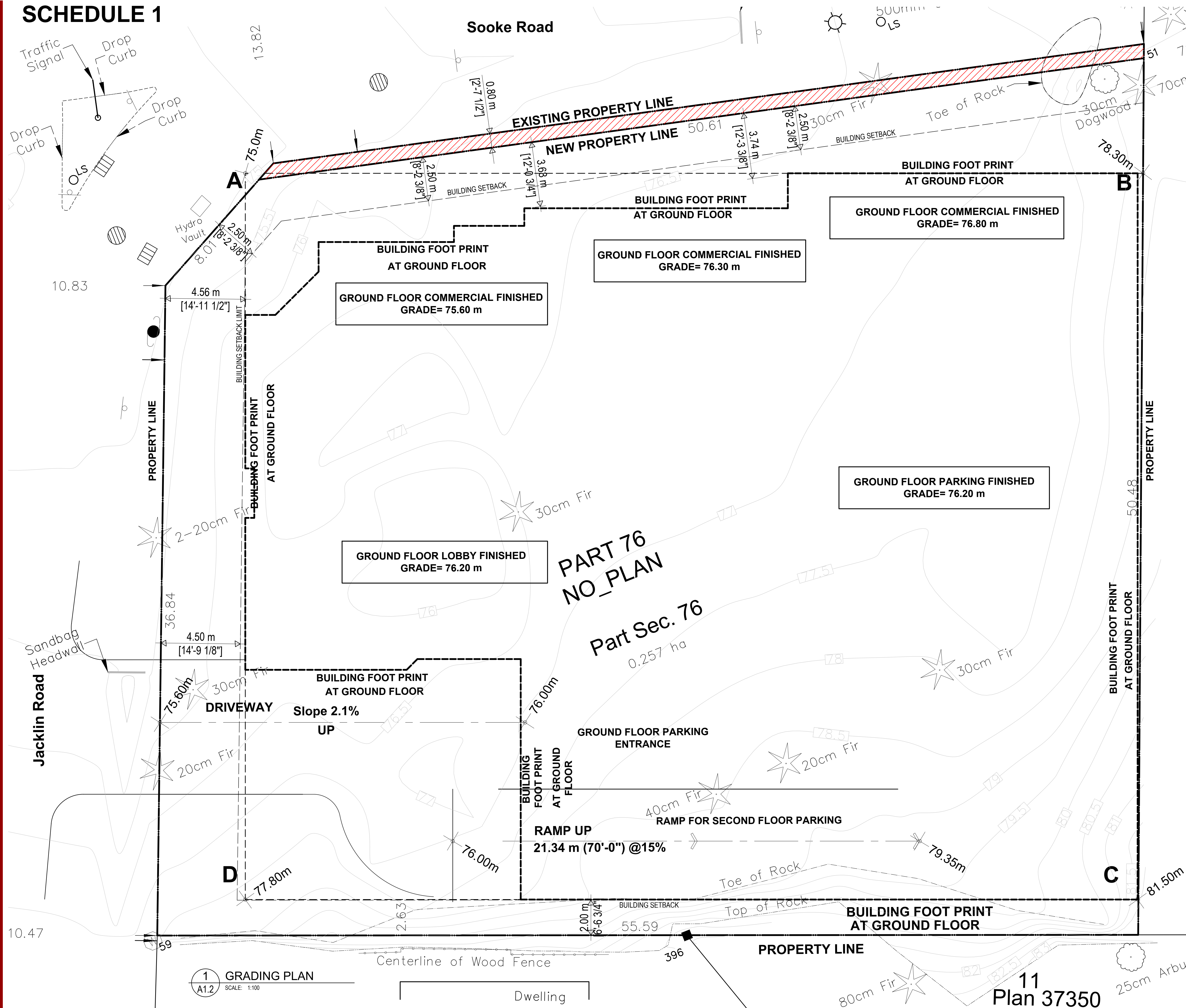
sheet no.:

# A1.1

1 PROPOSED SITE PLAN  
A1.0 SCALE: 1:150

# SCHEDULE 1

Sooke Road

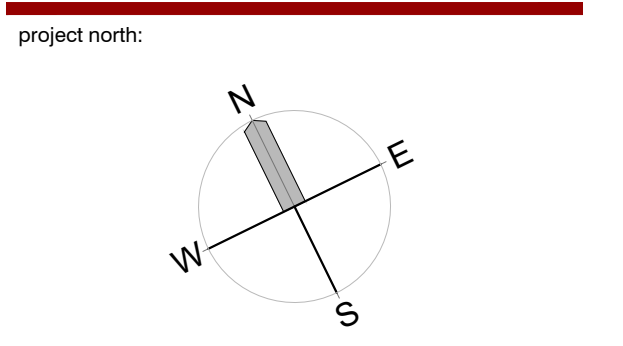


**AVERAGE NATURAL GRADE CALCULATION**

POINT A = 75.00M.  
 POINT B = 78.30M.  
 POINT C = 81.50M.  
 POINT D = 77.80 M.

**AVERAGE NATURAL GRADE = (A+B+C+D) / 4 = 78.15 M.**

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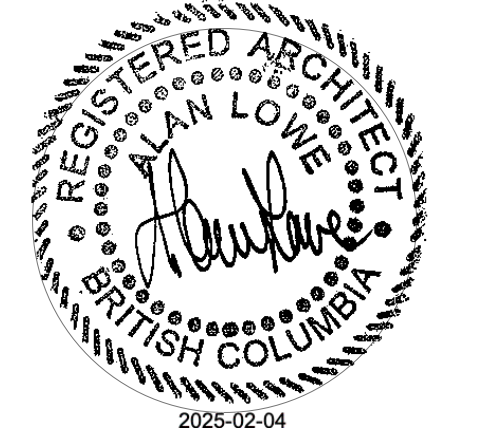
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**LEVELS -**

- EXISTING GRADE
- FINISHED GRADE
- EXISTING CONTOURS

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project title:  
**3211 JACKLIN ROAD**  
 SOOKE & JACKLIN ROAD COLWOOD, BC  
 drawing title:  
**EXISTING GRADES AND AVERAGE GRADE DETAILS**

project no.: 24.765  
 date: 4 FEB. 2025 scale: AS NOTED  
 checked by: LOWE drawn by: FM, HC  
 sheet no.:

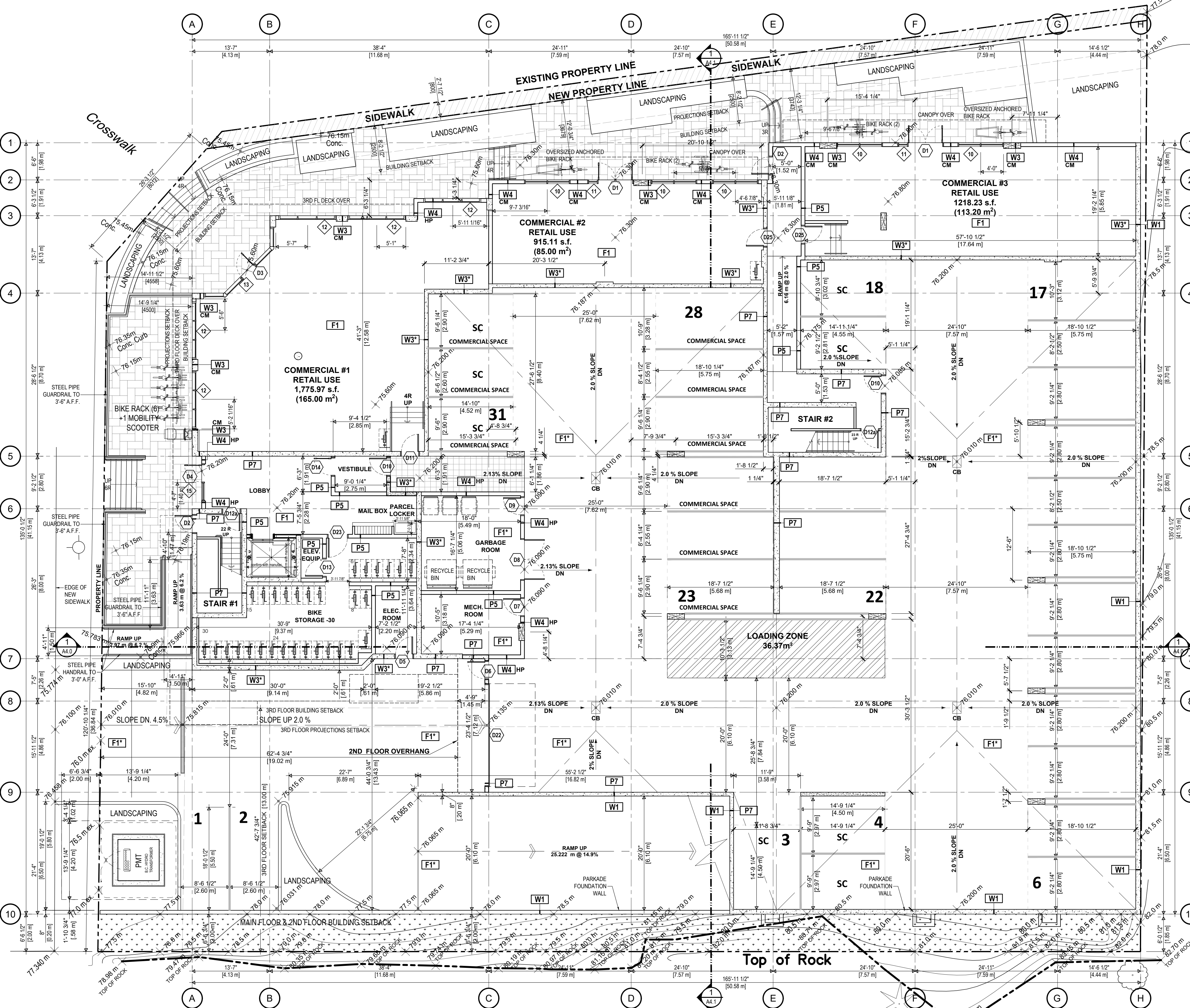
**A1.2**

1 GRADING PLAN  
 A1.2 SCALE: 1:100

Dwelling

11 Plan 37350

# SCHEDULE 1



ASSEMBLY SCHEDULE:	
<b>FLOOR ASSEMBLIES:</b>	
<b>F1</b> SLAB ON GRADE (INTERIOR): 10R POLY WOVEN FABRIC (TYPED AND SEALED) W/ OVERLAP LIFTERS AT PERIMETER AND INTERSECTIONS 2" (50mm) SAND BLINDING 4" (100mm) COMPACT GRANULAR FILL UNDISTURBED BEARING OR COMPACT ENGINEERED FILL	<b>F4</b> BALCONIES: 60# WVL DECK MEMBRANE FLOOR SYSTEM (SEE STRUCTURAL) P.F.M. VENTED SOFFIT
<b>F2</b> WOOD FLOOR ASSEMBLY: FINISHED FLOORING AS PER SCHEDULE 1102 (12mm) CONCRETE OVERLAY FLOOR SYSTEM (SEE STRUCTURAL) REINFORCED CONCRETE SLAB (SCAFFRY PRIOR TO LIGHTWEIGHT CONC. TOPPING APPLICATION) (R-30) SPRAY FOAM UNDER LIFT OVER INT. SPACE BELOW 2" (50mm) SAND BLINDING 4" (100mm) COMPACT GRANULAR FILL UNDISTURBED BEARING OR COMPACT ENGINEERED FILL	<b>F5</b> BALCONIES: CONCRETE PAVERS W/ PEDESTALS (AS PER SCHEDULE 1102) 3/8" (9.5mm) SAND UNDER PAVING 2" (50mm) SAND BLINDING 4" (100mm) COMPACT GRANULAR FILL UNDISTURBED BEARING OR COMPACT ENGINEERED FILL REINFORCED CONCRETE SLAB (SCAFFRY PRIOR TO LIGHTWEIGHT CONC. TOPPING APPLICATION) (R-30) SPRAY FOAM UNDER LIFT OVER INT. SPACE BELOW 2" (50mm) SAND BLINDING 4" (100mm) COMPACT GRANULAR FILL UNDISTURBED BEARING OR COMPACT ENGINEERED FILL
<b>F3a</b> CONCRETE SUSPENDED SLAB: REINFORCED CONCRETE SLAB (SEE STRUCTURAL) MIN. R-15 (50MM) APPLIED NON-COMBUSTIBLE INSULATION	<b>F3b</b> CONCRETE SUSPENDED SLAB: (NO) LEVEL PARKING: ASPHALT DRIVEWAY ROADSIDE DRAINAGE FABRIC HIGH STRENGTH DRAIN MAT 2" (50mm) SAND BLINDING 4" (100mm) COMPACT GRANULAR FILL UNDISTURBED BEARING OR COMPACT ENGINEERED FILL
<b>FOUNDATION / EXTERIOR WALL ASSEMBLIES:</b>	
<b>W1</b> FOUNDATION WALL ASSEMBLY (BELOW GRADE): HORIZONTAL CORRUGATED METAL (CM) OR CONCRETE DRAINAGE DAMP PROOFING REINFORCED CONCRETE WALL (SEE STRUCTURAL) NOTE: ALSO USE AT FOUNDATION BELOW FINISHED FLOOR LEVEL IN ADDITION TO EACH CONSTRUCTION JOINT. Use minimum bar #4 to secure Diaphragm.	<b>W3</b> EXTERIOR WALL ASSEMBLY (Cladding on Concrete Rainscreen): HORIZONTAL CORRUGATED METAL (CM) OR HARDIE PANEL (HP) ON 1" (25mm) P.F.M. VENT. STRAPPING 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6M POLY WOVEN AIR BARRIER 5/8" (16mm) TYPE 'X' G.W.B.
<b>W2</b> EXTERIOR WALL ASSEMBLY (Hardie Panel Rainscreen): HARDIE PANEL ON 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6M POLY WOVEN AIR BARRIER 5/8" (16mm) TYPE 'X' G.W.B.	<b>W4</b> EXTERIOR WALL ASSEMBLY (GROUND FLOOR CORRUGATED METAL): HORIZONTAL CORRUGATED METAL (CM) OR HARDIE PANEL ON STEEL STUD RAINSCREEN: HORIZONTAL CORRUGATED METAL (CM) OR HARDIE PANEL (HP) ON 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6M POLY WOVEN AIR BARRIER 5/8" (16mm) TYPE 'X' G.W.B.
<b>INT. PARTITION / SHAFT WALL ASSEMBLIES:</b>	
<b>P1</b> PARTITION ASSEMBLY: STC 32 TEST NO. ULC W302 1/2" (12mm) G.W.B. BOTH SIDES OF 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 3" (75mm) G.C. STAGGERED ON COMMON 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6M POLY WOVEN AIR BARRIER 5/8" (16mm) TYPE 'X' G.W.B.	<b>P5</b> RATED WALL ASSEMBLY: 1 HR. F.R.R. STC 52 TEST NO. ULC W313 WALL FINISH 1 LAYER (5/8") TYPE 'X' G.W.B. 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 3" (75mm) G.C. STAGGERED ON COMMON 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6M POLY WOVEN AIR BARRIER 5/8" (16mm) TYPE 'X' G.W.B.
<b>P2</b> PARTY WALL ASSEMBLY: 1 HR. F.R.R. STC 61 TEST NO. ULC W313 WALL FINISH 1 LAYER (5/8") TYPE 'X' G.W.B. 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 3" (75mm) G.C. STAGGERED ON COMMON 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6M POLY WOVEN AIR BARRIER 5/8" (16mm) TYPE 'X' G.W.B.	<b>P6</b> RATED SHAFT WALL ASSEMBLY: 1 HR. F.R.R. STC 52 TEST NO. ULC W302 WALL FINISH 1 LAYER (5/8") TYPE 'X' G.W.B. 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 3" (75mm) G.C. STAGGERED ON COMMON 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6M POLY WOVEN AIR BARRIER 5/8" (16mm) TYPE 'X' G.W.B.
<b>P3</b> CORRIDOR WALL ASSEMBLY: 1 HR. F.R.R. STC 32 TEST NO. ULC W302 WALL TYPE W3a B.C.B.C. 2024 WALL FINISH 1 LAYER (5/8") TYPE 'X' G.W.B. (Globe 9466) 2 ROWS 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 3" (75mm) G.C. STAGGERED ON COMMON 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6M POLY WOVEN AIR BARRIER 5/8" (16mm) TYPE 'X' G.W.B.	<b>P7</b> CONCRETE WALL: SEE STRUCTURAL
<b>P4</b> ELEVATOR SHAFT ASSEMBLY: 1 HR. F.R.R. STC 52 TEST NO. ULC W302 WALL FINISH 1 LAYER (5/8") TYPE 'X' G.W.B. 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 3" (75mm) G.C. STAGGERED ON COMMON 1" (25mm) PLY SHEATHING 1" (25mm) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6M POLY WOVEN AIR BARRIER 5/8" (16mm) TYPE 'X' G.W.B.	<b>P8</b> RATED PARTITION ASSEMBLY (1 HR. F.R.R.): 1 HR. F.R.R. STC 52 TEST NO. ULC W302 WALL FINISH 1 LAYER (5/8") TYPE 'X' G.W.B. BOTH SIDES OF WOOD STUDS AS PER STRUCTURAL MINERAL FIBRE INSULATION TO STUD CAVITIES SEISMIC SHEATHING WHERE REQUIRED (SEE STRUCTURAL)
<b>ROOF ASSEMBLY:</b>	
<b>R1</b> FLAT ROOF ASSEMBLY: PROVIDE FOR THE FOLLOWING TO BRANES: 1 HR. F.R.R. TABLE D-3.4-C & E BCBC 2024 2" (50mm) MODIFIED BITUMEN MEMBRANE 18" (450mm) GRANULAR CAP SHEET ON 18" (450mm) PROTECTION BOARD R-30 POK-ISO RIGID INSULATION SLOPED PACKAGE SEE ADOPTED MEMBRANE, GRANULAR SUPPLIER OR EQUIVALENT SPT IDENTIFIED BY ON TUBS AS PER STRUCTURAL 2 LAYERS SPT (16mm) TYPE 'X' G.W.B.	<b>NOTE:</b> FOR ROOF DRAINS, USE OF CAST IRON (DIPN) COATED DRAIN CAP CLAMPING RING IS RECOMMENDED. IE WATTS DRAINS OR EQUIVALENT
<b>LEGEND:</b>	
<b>F1</b> FLOOR ASSEMBLY	<b>D1</b> DOOR TYPE
<b>W1</b> FOUNDATION / EXTERIOR WALL ASSEMBLY	<b>W</b> WINDOW TYPE
<b>P1</b> INTERIOR PARTITIONS / SHAFT WALL ASSEMBLY	<b>CH</b> CEILING HEIGHT
<b>R1</b> ROOF ASSEMBLY	
<b>GENERAL NOTES:</b>	
1. INTERIOR PARTITION WALL TYPE (P1), U.N.O.	
2. 1 HR FIRE-RATED INTERIOR PARTITION WALL TYPE (P2), U.N.O.	
3. 1 HR FIRE-RATED INTERIOR PARTITION SHEAR WALL TYPE (P3), U.N.O.	

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5	REISSUED FOR DP	4 FEB '25
4	REVISIONS FOR DP	17 JAN '25
3	ISSUED FOR BUILDING PERMIT	29 NOV '24
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soil:

project title:  
**3211 JACKLIN ROAD**

SOOKE & JACKLIN ROAD  
COLWOOD, BC

drawing title:  
**GROUND FLOOR PLAN**

project no.: 24.765

date: 4 FEB. 2025 scale: AS NOTED

checked by: LOWE drawn by: FM, HC

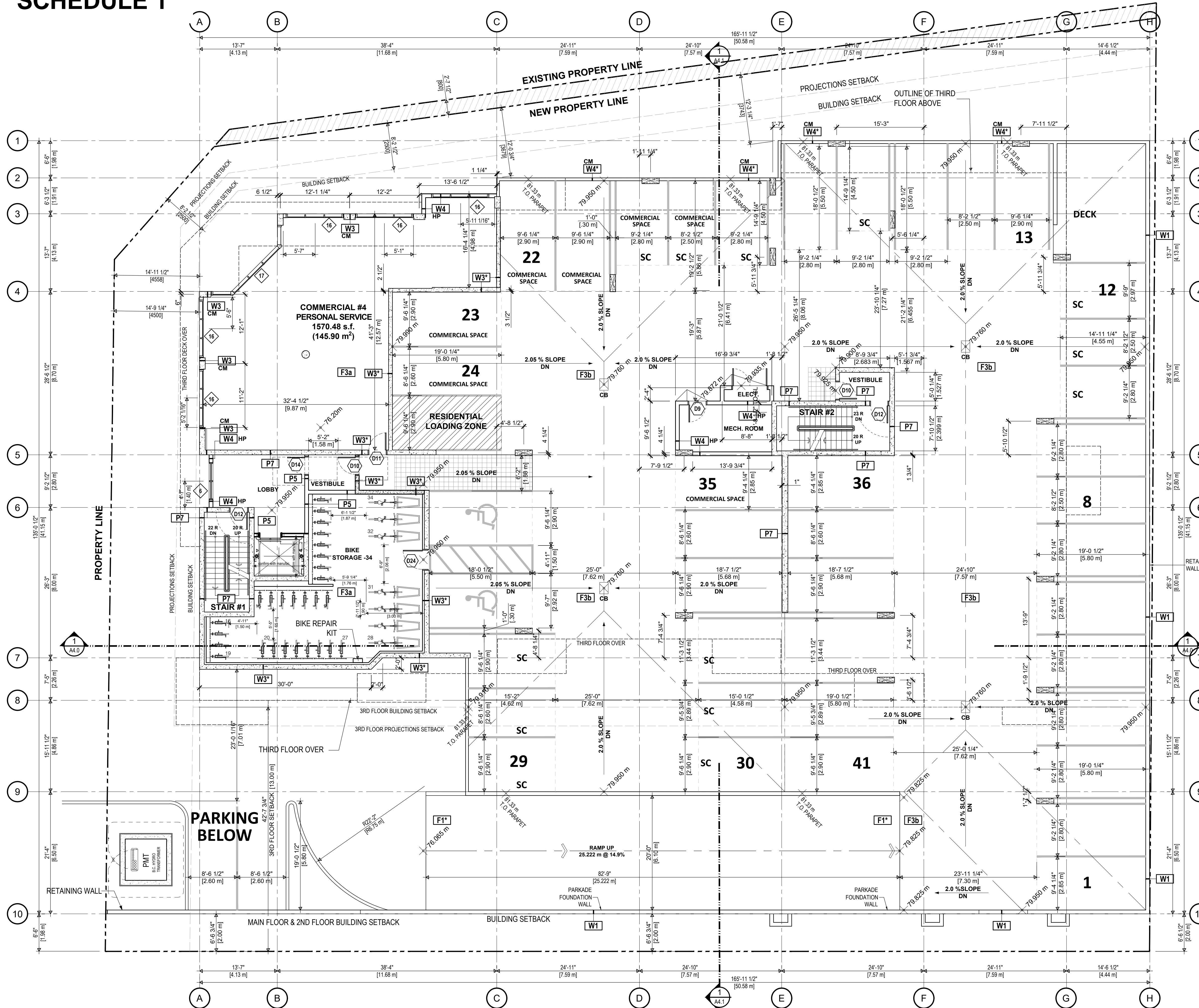
sheet no.:

# A2.0

1 PROPOSED GROUND FLOOR PLAN  
A2.0 SCALE: 1:100



# SCHEDULE 1



### ASSEMBLY SCHEDULE:

**FLOOR ASSEMBLIES:**

**F1 SLAB ON GRADE (INTERIOR):**  
 REINFORCED CONCRETE SLAB PER STRUCTURAL FLOOR SYSTEM (SEE STRUCTURAL) w/ 7" OVERLAP LIFTUP AT PERIMETER AND PENETRATIONS  
 2" (51mm) SAND BLENDED  
 4" (102mm) COMPACT GRANULAR FILL UNDISTURBED BEARING OR COMPACT ENGINEERED FILL & SLOPE SLAB TO DRAINS

**F2 WOOD FLOOR ASSEMBLY:**  
 1" (25.4mm) POLY-ISO INSULATION  
 FINISH FLOORING AS PER FINISH SCHEDULE  
 11/2" (29mm) CONCRETE OVERLAY  
 FLOOR SYSTEM (SEE STRUCTURAL)  
 FIBRE INSULATION IN JOIST CAVITIES TO R-30 METAL RESISTENT FLOORING CHANNELS AT 24" (600mm) O.C.  
 2 LAYERS S/P (15mm) TYPE 'X' G.W.B.

**F3a CONCRETE SUSPENDED SLAB:**  
 FINISHED FLOOR COVERING  
 REINFORCED CONCRETE SLAB (SEE STRUCTURAL)  
 MIN. R-15 FIBRE APPLIED NON-COMBUSTIBLE INSULATION

**F3b CONCRETE SUSPENDED SLAB:**  
 (2ND LEVEL PARKING)  
 ASPHALT DRIVEWAY  
 REINFORCED CONCRETE SLAB (SEE STRUCTURAL)  
 HIGH STRENGTH DRAIN MAT  
 2" (51mm) SAND BLENDED  
 REINFORCED CONCRETE SLAB (R-15 FIBRE APPLIED NON-COMBUSTIBLE INSULATION AT CRUS)

**FOUNDATION / EXTERIOR WALL ASSEMBLIES:**

**W1 FOUNDATION WALL ASSEMBLY (BELOW GRADE):**  
 HORIZONTAL CORRUGATED METAL (CM) OR HARDIE PANEL (HP) ON  
 DRAIN MAT  
 DAMP PROOFING  
 REINFORCED CONCRETE WALL (SEE STRUCTURAL)  
 NOTE: ALSO USE AT FOUNDATION DOWN TO FIRST COOLD JOINT IN ADDITION TO EACH CONSTRUCTION JOINT. Use termination bar at top to secure Drain Mat.

**W2 EXTERIOR WALL ASSEMBLY (HARDEE PANEL RAINSCREEN):**  
 HARDEE PANEL ON  
 1/2" x 3 1/2" (12.7 x 89.1) P.T. VERT. STRAPPING  
 AT 16" (406) O.C. AT WOOD STUD LOCATIONS  
 SELF ADHERED VAPOUR PERMEABLE MEMBRANE  
 1/2" (12.7) PLY SHEATHING  
 5/8" (15.9) WOOD STUDS AT 16" (406) O.C.  
 R33 (3.2 @ 20) MINERAL WOOL BATT INSULATION TO STUD CAVITIES  
 6 ML POLY VAPOR AIR BARRIER  
 S/P (15) TYPE 'X' G.W.B.

**W3 EXTERIOR WALL ASSEMBLY (GROUND FLOOR CORRUGATED METAL / OR HARDEE PANEL ON STEEL STUD RAINSCREEN):**  
 HORIZONTAL CORRUGATED METAL (CM) OR HARDEE PANEL (HP) ON  
 1/2" x 3 1/2" (12.7 x 89.1) P.T. VERT. STRAPPING  
 AT 16" (406) O.C. AT STEEL STUD LOCATIONS OR THERMAL CLIPS WITH GALV. METAL GRITS  
 2" (51mm) FIBRE INSULATION  
 SELF ADHERED VAPOUR PERMEABLE MEMBRANE  
 1/2" (12.7) DISKGLASS  
 5/8" (15.9) STEEL STUDS AT 16" (406) O.C.  
 R33 (3.2 @ 20) MINERAL WOOL BATT INSULATION TO STUD CAVITIES  
 6 ML POLY VAPOR AIR BARRIER  
 S/P (15) TYPE 'X' G.W.B.

**W4 EXTERIOR WALL ASSEMBLY (HARDEE PANEL RAINSCREEN):**  
 HARDEE PANEL ON  
 1/2" x 3 1/2" (12.7 x 89.1) P.T. VERT. STRAPPING  
 AT 16" (406) O.C. AT STEEL STUD LOCATIONS OR THERMAL CLIPS WITH GALV. METAL GRITS  
 2" (51mm) FIBRE INSULATION  
 SELF ADHERED VAPOUR PERMEABLE MEMBRANE  
 1/2" (12.7) DISKGLASS  
 5/8" (15.9) STEEL STUDS AT 16" (406) O.C.  
 R33 (3.2 @ 20) MINERAL WOOL BATT INSULATION TO STUD CAVITIES  
 6 ML POLY VAPOR AIR BARRIER  
 S/P (15) TYPE 'X' G.W.B.

**INT. PARTITION / SHAFT WALL ASSEMBLIES:**

**P1 PARTITION ASSEMBLY:**  
 1 HR. F.R. STC 32 TEST NO. ULC W302  
 1/2" (12.7mm) G.W.B. BOTH SIDES OF  
 P1 1 1/2" x 1/2" (38.1 x 12.7mm) WOOD STUDS AT 16" (406mm) O.C.  
 P1a 1 1/2" x 1/2" (38.1 x 12.7mm) WOOD STUDS AT 16" (406mm) O.C.  
 3/4" (19.0mm) 5/8" (15.9mm) MINERAL FIBRE INSUL. TO STUD CAVITIES

**P2 PARTY WALL ASSEMBLY:**  
 1 HR. F.R. STC 81 TEST NO. ULC W13  
 WALL FINISH  
 1 LAYER S/P (15mm) TYPE 'X' G.W.B.  
 1 1/2" x 3 1/2" (38.1 x 89.1mm) WOOD STUDS AT 16" (406mm) O.C.  
 3/4" (19.0mm) MINERAL FIBRE INSULATION TO EACH SIDE  
 2 LAYERS S/P (15mm) TYPE 'X' G.W.B. - WALL FINISH  
 (SEE STRUCTURAL WHERE REQUIRED BY STRUCTURAL)

**P3 CORRIDOR WALL ASSEMBLY:**  
 1 HR. F.R. STC 32 - TABLE 5.2.3.4.4  
 WALL TYPE W3a B.C.B.C. 2024  
 WALL FINISH  
 1 LAYER S/P (15mm) TYPE 'X' G.W.B. (50mm @ 50mm)  
 2 ROWS x 1/2" x 3 1/2" (38.1 x 89.1mm) WOOD STUDS  
 (USE STEEL STUDS AT CONCRETE CONSTRUCTION)  
 AT 16" (406mm) O.C. STAGGERED ON COMMON  
 3/4" (19.0mm) MINERAL FIBRE INSULATION TO EACH SIDE  
 2 LAYERS S/P (15mm) TYPE 'X' G.W.B. - WALL FINISH  
 (SEE STRUCTURAL WHERE REQUIRED BY STRUCTURAL)  
 NOTE: WHERE CORRIDOR WALL IS NOT SHEAR WALL, REPLACE PLY IN ASSEMBLY ABOVE W/ RESILIENT METAL CHANNELS @ 24" O.C. ON CORRIDOR SIDE.  
 W1a 1 HR. F.R. STC 32

**P4 ELEVATOR SHAFT ASSEMBLY:**  
 1 HR. F.R. STC 55 TEST NO. ULC W313  
 WALL FINISH  
 2 LAYERS 1/2" (12.7mm) TYPE 'X' G.W.B. BOTH SIDES OF  
 2 ROWS x 1/2" x 3 1/2" (38.1 x 89.1mm) WOOD STUDS  
 (USE STEEL STUDS AT CONCRETE CONSTRUCTION)  
 AT 16" (406mm) O.C. STAGGERED ON COMMON  
 3/4" (19.0mm) MINERAL FIBRE INSULATION TO EACH SIDE  
 1 1/2" x 1/2" (38.1 x 12.7mm) PLATE WITH 3/16" (4.8mm) MINERAL FIBRE INSULATION TO STUD CAVITIES

**P5 RATED WALL ASSEMBLY:**  
 1 HR. F.R. STC 32 TEST NO. ULC W345  
 WALL FINISH ON G.W.B. BOTH SIDES OF  
 1 1/2" x 3 1/2" (38.1 x 89.1mm) WOOD STUDS AT 16" (406mm) O.C.  
 3/4" (19.0mm) MINERAL FIBRE INSULATION TO STUD CAVITIES  
 OR RESMO SHEATHING IF REQUIRED (SEE STRUCTURAL)  
 2 LAYERS S/P (15mm) TYPE 'X' G.W.B. - WALL FINISH

**P6 RATED SHAFT WALL ASSEMBLY:**  
 1 HR. F.R. STC 42 TEST NO. ULC W346  
 5/8" (15.9mm) SHEETROCK GYPSUM FIBRE BOARD  
 CONCRETE PANELS JOINTS FINISHED  
 1 1/2" (38.1mm) MINERAL FIBRE INSULATION TO STUD CAVITIES  
 2 LAYERS S/P (15mm) TYPE 'X' G.W.B. AT 16" (406mm) O.C.  
 1 1/2" (38.1mm) SHEETROCK GYPSUM LINER PANELS

**P7 CONCRETE WALL:**  
 SEE STRUCTURAL  
 1 HR. F.R. 4" (102mm) Min. B.C.B.C.  
 S.T.C. 50 WALL TYPE B18 B.C.B.C. 2024

**P8 RATED PARTITION ASSEMBLY (1 HR. F.R.):**  
 5/8" (15.9mm) TYPE 'X' G.W.B. BOTH SIDES OF  
 WOOD STUDS AS PER STRUCTURAL  
 MINERAL FIBRE INSULATION TO STUD CAVITIES  
 RESMO SHEATHING WHERE REQUIRED (SEE STRUCTURAL)

**ROOF ASSEMBLY:**

**R1 FLAT ROOF ASSEMBLY:**  
 (PROVIDE FOR ALL CURBS TO DRAINS)  
 1 HR. F.R. TABLE B-2.3.4.4-C-4 # BC28 2024  
 2" (51mm) RESMO BITUMINOUS MEMBRANE  
 18" (457mm) GRANULAR CAP SHEET ON  
 18" (457mm) FLAM SHEET  
 1/8" (3.2mm) PROTECTION BOARD  
 R-30 POLY ISO RIGID INSULATION SLOPED PACKAGE  
 SELF ADHERED MEMBRANE - TOP/RAIN SIDE UP OR EQUIVALENT  
 S/P (15mm) TYPE 'X' G.W.B. PER STRUCTURAL  
 2 LAYERS S/P (15mm) TYPE 'X' G.W.B.  
 P.F.M. VENTED SOFFIT TO BE USED INSTEAD FOR ROOF COVERINGS

**LEGEND:**

**F1** FLOOR ASSEMBLY  
**W1** FOUNDATION / EXTERIOR WALL ASSEMBLY  
**P1** INTERIOR PARTITIONS / SHAFT WALL ASSEMBLY  
**R1** ROOF ASSEMBLY

**CM** CORRUGATED METAL  
**HP** HARDEE PANEL  
**SC** SHEETROCK  
**W1** WINDOW TYPE  
**W3** WINDOW TYPE  
**W4** WINDOW TYPE  
**CH** CEILING HEIGHT

**GENERAL NOTES:**

- INTERIOR PARTITION WALL TYPE [P1], U.N.O.
- 1 HR FIRE-RATED INTERIOR PARTITION WALL TYPE [P2], U.N.O.
- 1 HR FIRE-RATED INTERIOR PARTITION SHEAR WALL TYP.

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**3211 JACKLIN ROAD**

SOOKE & JACKLIN ROAD  
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drawing title:  
**SECOND FLOOR PLAN**

project no.: 24.765

date: 4 FEB. 2025 scale: AS NOTED

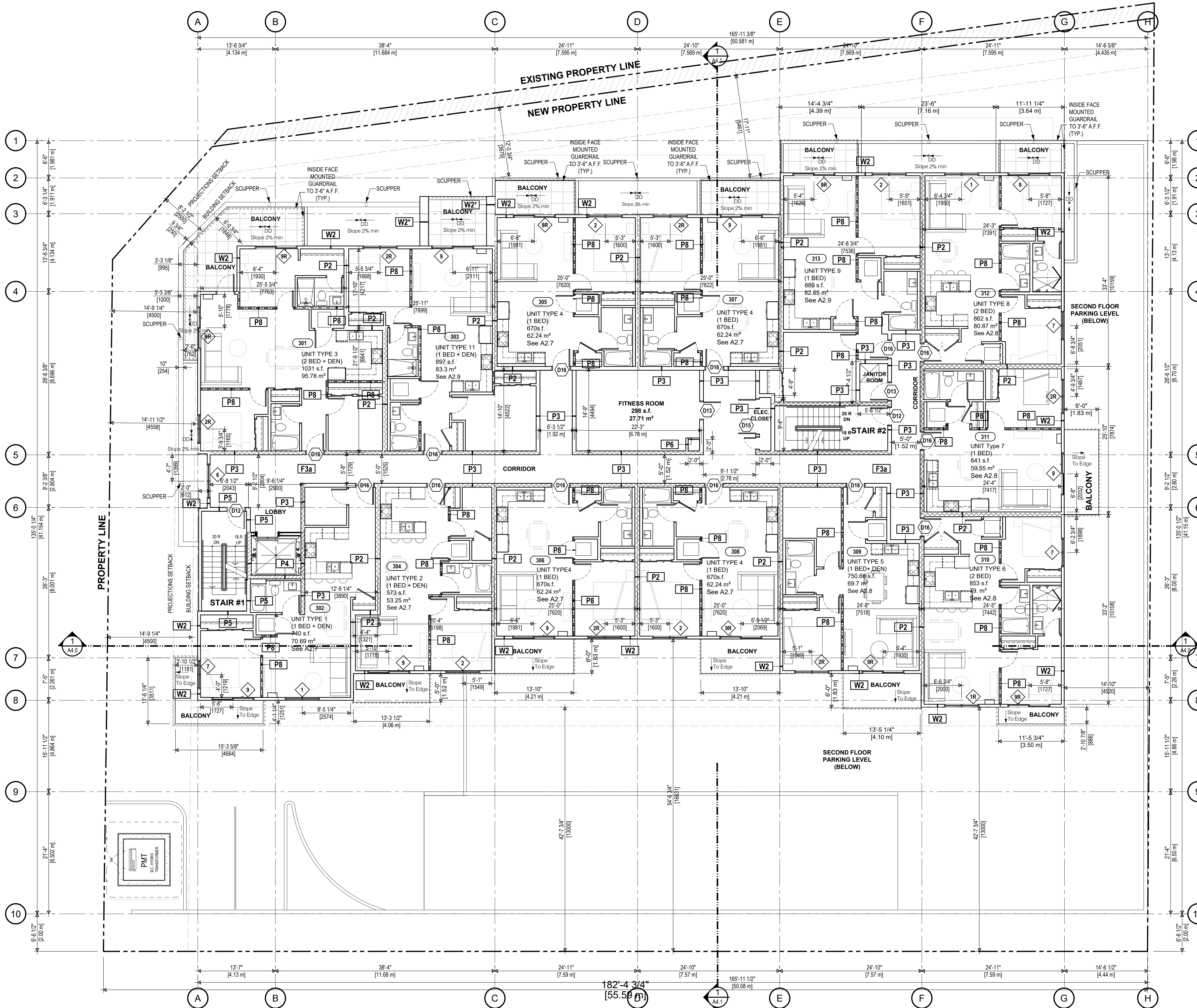
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# A2.1

1 PROPOSED SECOND FLOOR PLAN  
 A2.1 SCALE: 1:100

# SCHEDULE 1



ASSEMBLY SCHEDULE:	
<b>FLOOR ASSEMBLIES:</b>	
<b>F1</b> SLAB ON GRADE (INTERIOR): REINFORCED CONCRETE SLAB PER STRUCTURAL 10 MIL POLYETHYLENE MEMBRANE (TYP) AND BEAD W/ OVERLAP LAPPING AT PERIMETER AND PENETRATIONS: 7" (20mm) SAND BLENDED 8" (20mm) COMPACT GRANULAR FILL UNDISTURBED BEARING OR COMPACT ENGINEERED FILL	<b>F4</b> BALCONIES: 60# WYVE DECK MEMBRANE FLOOR SYSTEM (SEE STRUCTURAL) P.F.M. VENTED SOFFIT
<b>F1*</b> SLAB ON GRADE (EXTERIOR & GROUND FLOOR PARKING AREA): SAME AS F1 WITH TERRACE FINISHING & SLOPE SLAB TO DRAINS	<b>F5</b> BALCONIES: 2nd Floor on concrete CONCRETE PAVES W/ PEDESTALS (As per schedule) 3/8" S. PROTRUSION UNDER PAVES 2" X 4" E.S. MEMBRANE LIGHTWEIGHT CONCRETE TOPPING TO SLOPE TO DRAIN
<b>F2</b> WOOD FLOOR ASSEMBLY: 1 1/2" (38mm) TEST NO. W183-8/4 FINISHED FLOORING AS PER FINISH SCHEDULE 1 1/2" (38mm) CONCRETE OVERLAY FLOOR SYSTEM (SEE STRUCTURAL) FIBRE INSULATION IN JOIST CAVITIES TO R-30 METAL RESISTENT FURRING CHANNELS AT 24" (600mm) O.C. 2 LAYERS S/P (16mm) TYPE 'X' G.W.B.	<b>F3a</b> CONCRETE SUSPENDED SLAB: OCCUPIED SPACE - HEATED: FINISHED FLOOR COVERING REINFORCED CONCRETE SLAB - SEE STRUCTURAL MIN. R-15 FIBRE APPLIED NON-COMBUSTIBLE INSULATION
<b>F3b</b> CONCRETE SUSPENDED SLAB: 2ND LEVEL PARKING: ASPHALT DRIVEWAY ROADSIDE CURB/STEP FABRIC HIGH STRENGTH DRAIN MAT 2" (50mm) E.S. MEMBRANE REINFORCED CONCRETE SLAB (R-15) FIBRE APPLIED NON-COMBUSTIBLE INSULATION AT CRUS	<b>FOUNDATION / EXTERIOR WALL ASSEMBLIES:</b>
<b>W1</b> FOUNDATION WALL ASSEMBLY (BELOW GRADE): HORIZONTAL CORRUGATED METAL (CM) OR DRUMMET REINFORCED CONCRETE WALL (SEE STRUCTURAL) NOTE: ALSO USE AT FOUNDATION JOINTS AND PART COULD JOINT IN ADDITION TO EACH CONSTRUCTION JOINT. Use termination bar at each Construction Joint.	<b>W3</b> EXTERIOR WALL ASSEMBLY (Cladding on Concrete RAINSCREEN): HORIZONTAL CORRUGATED METAL (CM) OR HARDE PANEL (HP) ON DRUMMET 1 1/2" (38mm) TEST NO. W183-8/4 MINERAL FIBRE INSULATION TO STUD CAVITIES 1 1/2" (38mm) O.C. AT STEEL STUD LOCATIONS AT 16" (400) O.C. OR THERMAL CLIPS WITH GALV. METAL GRITS 2" SEMI-RIGID EXTERIOR INSULATION SELF ADHERED VAPOUR PERMEABLE MEMBRANE CONCRETE WALL
<b>W2</b> EXTERIOR WALL ASSEMBLY (HARDE PANEL RAINSCREEN): HARDE PANEL ON 1 1/2" (38mm) O.C. AT STEEL STUD LOCATIONS 1 1/2" (38mm) TEST NO. W183-8/4 MINERAL FIBRE INSULATION TO STUD CAVITIES 1 1/2" (38mm) O.C. 6 MIL POLYETHYLENE AIR BARRIER S/P (16mm) TYPE 'X' G.W.B.	<b>W3*</b> EXTERIOR CONCRETE FINISH CONCRETE WALL 2" INSULATION VAPOR & SEALED S/P (16mm) TYPE 'X' G.W.B.
<b>W2*</b> EXTERIOR WALL ASSEMBLY (HARDE PANEL RAINSCREEN): WRAP STRUCTURAL PORTION OF THESE PROJECTIONS WITH FIRE RATED EXTERIOR SHEATHING See Structural	<b>W4</b> EXTERIOR WALL ASSEMBLY (GROUND FLOOR CORRUGATED METAL / OR HARDE PANEL ON STEEL STUD RAINSCREEN): HORIZONTAL CORRUGATED METAL (CM) OR HARDE PANEL (HP) ON 1 1/2" (38mm) TEST NO. W183-8/4 MINERAL FIBRE INSULATION TO STUD CAVITIES 1 1/2" (38mm) O.C. AT STEEL STUD LOCATIONS AT 16" (400) O.C. OR THERMAL CLIPS WITH GALV. METAL GRITS 2" SEMI-RIGID EXTERIOR INSULATION SELF ADHERED VAPOUR PERMEABLE MEMBRANE 1 1/2" (38mm) O.C. R33 (R-30) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6 MIL POLYETHYLENE AIR BARRIER S/P (16mm) TYPE 'X' G.W.B.
<b>INT. PARTITION / SHAFT WALL ASSEMBLIES:</b>	
<b>P1</b> PARTITION ASSEMBLY: STC 32 TEST NO. ULC W902 1 1/2" (38mm) G.W.B. BOTH SIDES OF P1 1 1/2" (38mm) S/P (16mm) WOOD STUDS AT 16" (400) O.C. P1a 1 1/2" x 1/2" (38 x 13mm) WOOD STUDS AT 16" (400) O.C. 3 1/2" (89mm) S/P (16mm) MINERAL FIBRE INSUL. @ 16" (400) O.C.	<b>P5</b> RATED WALL ASSEMBLY 1 HR. F.R. STC 32 TEST NO. ULC W902 WALL FINISH ON 1 LAYER S/P (16mm) TYPE 'X' G.W.B. ON 1 1/2" (38mm) S/P (16mm) WOOD STUDS @ 16" (400) O.C. (SEE STEEL STUDS AT CONCRETE CONSTRUCTION) @ 16" (400) O.C. 5 1/2" (140mm) MINERAL FIBRE INSUL. TO STUD CAVITIES RESISTENT METAL CHANNELS AT 24" (600mm) O.C. OR RESISTENT SHEATHING IF REQUIRED (SEE STRUCTURAL) 2 LAYERS S/P (16mm) TYPE 'X' G.W.B. - WALL FINISH MINERAL FIBRE INSULATION TO STUD CAVITIES @ 16" (400) O.C.
<b>P2</b> PARTY WALL ASSEMBLY: 1 HR. F.R. STC 81 TEST NO. ULC W13 WALL FINISH 1 LAYER S/P (16mm) TYPE 'X' G.W.B. 1 1/2" (38mm) S/P (16mm) WOOD STUDS AT 16" (400) O.C. 1 1/2" (38mm) MINERAL FIBRE INSULATION TO EACH SIDE 2 LAYERS S/P (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE STEEL STUDS AT CONCRETE CONSTRUCTION) @ 16" (400) O.C.	<b>P6</b> RATED SHAFT WALL ASSEMBLY 1 HR. F.R. STC 42 TEST NO. ULC W44 5/8" (16mm) SHEETROCK GYPSUM BOARD CONCRETE PANELS JOINTS FINISHED 2 1/2" (64mm) O.C. STUDS 25 sq. ft. @ 24" (600mm) O.C. 1 1/2" (38mm) SHEETROCK GYPSUM LINER PANELS
<b>P3</b> CORRIDOR WALL ASSEMBLY: 1 HR. F.R. STC 32 - TABLE D3.3.4-4E WALL TYPE W3a B.C.B.C. 2024 WALL FINISH 1 LAYER S/P (16mm) TYPE 'X' G.W.B. (5/8mm S/8mm) 2 ROWS 1 1/2" x 1/2" (38 x 13mm) WOOD STUDS (USE STEEL STUDS AT CONCRETE CONSTRUCTION) AT 16" (400) O.C. STAGGERED ON COMMON MINERAL FIBRE INSULATION TO STUD CAVITIES Ply Sheathing Where Required to Stud Cavity 2 LAYERS S/P (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE STEEL STUDS AT CONCRETE CONSTRUCTION) @ 16" (400) O.C.	<b>P7</b> CONCRETE WALL SEE STRUCTURAL 1 HR. F.R. 4" (102mm) Min. B.C.B.C. STC 50 WALL TYPE W3b B.C.B.C. 2024 WALL FINISH 1 LAYER S/P (16mm) TYPE 'X' G.W.B. (5/8mm S/8mm) 2 ROWS 1 1/2" x 1/2" (38 x 13mm) WOOD STUDS (USE STEEL STUDS AT CONCRETE CONSTRUCTION) AT 16" (400) O.C. STAGGERED ON COMMON MINERAL FIBRE INSULATION TO STUD CAVITIES Ply Sheathing Where Required to Stud Cavity 2 LAYERS S/P (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE STEEL STUDS AT CONCRETE CONSTRUCTION) @ 16" (400) O.C.
<b>P4</b> ELEVATOR SHAFT ASSEMBLY 1 HR. F.R. STC 55 TEST NO. ULC W913 WALL FINISH 2 LAYERS 1/2" (12mm) TYPE 'X' G.W.B. BOTH SIDES OF 2 ROWS 1 1/2" x 1/2" (38 x 13mm) WOOD STUDS (USE STEEL STUDS AT CONCRETE CONSTRUCTION) AT 16" (400) O.C. STAGGERED ON COMMON 1 1/2" x 1/2" (38 x 13mm) PLATE WITH 3/16" (5mm) MINERAL FIBRE INSULATION TO STUD CAVITIES	<b>P8</b> RATED PARTITION ASSEMBLY (1 HR. F.R.): SEE STRUCTURAL 5/8" (16mm) TYPE 'X' G.W.B. BOTH SIDES OF WOOD STUDS PER STRUCTURAL MINERAL FIBRE INSULATION TO STUD CAVITIES SEISMIC SHEATHING WHERE REQUIRED (SEE STRUCTURAL)
<b>ROOF ASSEMBLY:</b>	
<b>R1</b> FLAT ROOF ASSEMBLY: (PROVIDE FOR WIND CURBS TO DRAINS) 1 HR. F.R. TABLE D3.3.4-4.C & F BCBC 2024 2" (50mm) MODIFIED BITUMINOUS MEMBRANE 18R GRANULAR CAP SHEET ON FLAM SHEET 1/2" (12mm) PROTECTION BOARD R-30 POLY ISO RIGID INSULATION SLOPED PACKAGE SEE ADHERED MEMBRANE - TOPSIDE TOPPING OR EQUIVALENT S/P (16mm) TYPE 'X' G.W.B. PER STRUCTURAL 2 LAYERS S/P (16mm) TYPE 'X' G.W.B.	<b>NOTE:</b> FOR ROOF DRAINS, USE OF CAST IRON DRAIN COATED DRAINS OR CLAMPING RING IS RECOMMENDED. IE. WATTS DRAINS OR EQUIVALENT
<b>LEGEND:</b>	
<b>F1</b> FLOOR ASSEMBLY	<b>DR</b> DOOR TYPE
<b>W1</b> FOUNDATION / EXTERIOR WALL ASSEMBLY	<b>W</b> WINDOW TYPE
<b>P1</b> INTERIOR PARTITIONS / SHAFT WALL ASSEMBLY	<b>CH</b> CEILING HEIGHT
<b>R1</b> ROOF ASSEMBLY	
<b>GENERAL NOTES:</b>	
- INTERIOR PARTITION WALL TYPE [P1], U.N.O.	
- 1HR FIRE-RATED INTERIOR PARTITION WALL TYPE [P2], U.N.O.	
- 1HR FIRE-RATED INTERIOR PARTITION SHEAR WALL TYPE [P3]	

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**3211 JACKLIN ROAD**

SOOKE & JACKLIN ROAD  
COLWOOD, BC

THIRD FLOOR PLAN

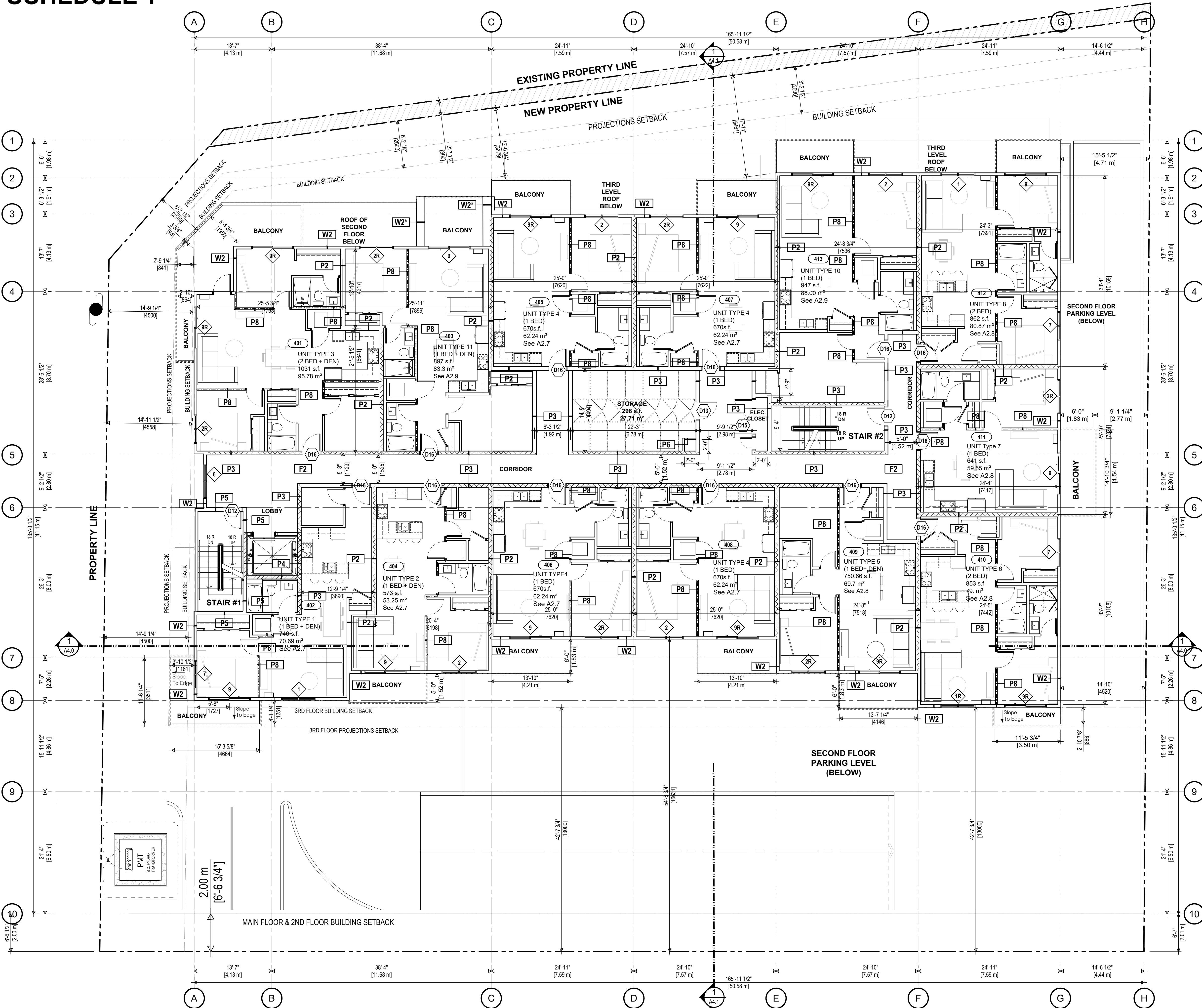
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checked by: LOWE drawn by: FM, HC

sheet no. **A2.2**

# SCHEDULE 1



ASSEMBLY SCHEDULE:	
<b>FLOOR ASSEMBLIES:</b>	
<b>F1</b> SLAB ON GRADE (INTERIOR): REINFORCED CONCRETE SLAB PER STRUCTURAL 10 MIL POLY VAPOR BARRIER (TAPED AND SEALED W/ 6" OVERLAP) LIFT SLURRY AT PERIMETER AND PENETRATIONS; 7" (20mm) SAND BONDING 8" (20mm) COMPACT GRANULAR FILL UNDISTURBED BEARING OR COMPACT ENGINEERED FILL	<b>F4</b> BALCONIES: 60# W/WL DECK MEMBRANE FLOOR SYSTEM (SEE STRUCTURAL) P.F.M. VENTED SOFFIT
<b>F1*</b> SLAB ON GRADE (EXTERIOR & GROUND FLOOR PARKING AREA): SAME AS F1 BUT WITH TRAFFIC COATING	<b>F5</b> BALCONIES: 2nd Floor on concrete CONCRETE PAVERS w/ PEDESTALS (40# 60#) w/wl 3/8" S.P. GRANULAR UNDER (20#) 2" POLY V.E. MEMBRANE LIGHTWEIGHT CONCRETE TOPPING TO SLOPE TO DRAIN
<b>F2</b> WOOD FLOOR ASSEMBLY: 1 HR. F.R. STC 52 TEST NO. ULC W302 FINISHED FLOOR COVERING FIBRE INSULATION IN JOIST CAVITIES TO R-30 2 LAYERS S.P. (16mm) TYPE 'X' G.W.B.	<b>F3</b> CONCRETE SUSPENDED SLAB: (OCCUPIED SPACE - HEATED): FINISHED FLOOR COVERING REINFORCED CONCRETE SLAB - SEE STRUCTURAL MIN. R-15 SPRAY APPLIED NON-COMBUSTIBLE INSULATION
<b>F3a</b> CONCRETE SUSPENDED SLAB: (UNOCCUPIED SPACE - HEATED): FINISHED FLOOR COVERING REINFORCED CONCRETE SLAB - SEE STRUCTURAL MIN. R-15 SPRAY APPLIED NON-COMBUSTIBLE INSULATION	<b>F3b</b> CONCRETE SUSPENDED SLAB: (2ND LEVEL PARKING): ASPHALT DRIVEWAY ROAD BASE OR G.E.S. FABRIC HIGH STRENGTH DRAIN MAT 2" POLY V.E. MEMBRANE REINFORCED CONCRETE SLAB (R-15 SPRAY APPLIED NON-COMBUSTIBLE INSULATION AT C/S)
<b>FOUNDATION / EXTERIOR WALL ASSEMBLIES:</b>	
<b>W1</b> FOUNDATION WALL ASSEMBLY (BELOW GRADE): HORIZONTAL CORRUGATED METAL (CM) OR WALL DRAIN DRAIN MAT REINFORCED CONCRETE WALL (SEE STRUCTURAL) NOTE: ALSO USE AT FOUNDATION BELOW PER PART CODE JOINT IN ADDITION TO EACH CONSTRUCTION JOINT. Use minimum bar size to match Diameter.	<b>W3</b> EXTERIOR WALL ASSEMBLY (Cladding on Concrete RAINSCREEN): HORIZONTAL CORRUGATED METAL (CM) OR HARDIE PANEL (HP) ON 1" (25.4mm) P.I. VERT. STRAPPING 1" (25.4mm) G.G. AT STEEL STUD LOCATIONS OR THERMAL CLIPS WITH GALV. METAL GRIS 2" SEMI-RIGID EXTERIOR INSULATION SELF ADHERED VAPOUR PERMEABLE MEMBRANE CONCRETE WALL
<b>W2</b> EXTERIOR WALL ASSEMBLY (HARDE PANEL RAINSCREEN): HARDE PANEL ON 1" (25.4mm) P.I. VERT. STRAPPING AT 16" (400mm) O.C. AT STEEL STUD LOCATIONS SELF ADHERED VAPOUR PERMEABLE MEMBRANE 1" (25.4mm) G.G. AT STEEL STUD LOCATIONS 2" SEMI-RIGID EXTERIOR INSULATION 6 MIL POLY VAPOR AIR BARRIER S.P. (16) TYPE 'X' G.W.B.	<b>W3*</b> EXTERIOR CONCRETE FINISH CONCRETE WALL 2" EPS INSULATION TAPED & SEALED S.P. (16) TYPE 'X' G.W.B.
<b>W2*</b> EXTERIOR WALL ASSEMBLY (HARDE PANEL RAINSCREEN): WRAP STRUCTURAL PORTION OF THESE PROJECTIONS WITH FIRE RATED EXTERIOR SHEATHING. See Structural	<b>W4</b> EXTERIOR WALL ASSEMBLY (GROUND FLOOR CORRUGATED METAL OR HARDE PANEL ON STEEL STUD RAINSCREEN): HORIZONTAL CORRUGATED METAL (CM) OR HARDE PANEL (HP) ON 1" (25.4mm) P.I. VERT. STRAPPING AT 16" (400mm) O.C. AT STEEL STUD LOCATIONS OR THERMAL CLIPS WITH GALV. METAL GRIS 2" SEMI-RIGID EXTERIOR INSULATION SELF ADHERED VAPOUR PERMEABLE MEMBRANE 1" (25.4mm) G.G. AT STEEL STUD LOCATIONS 2" SEMI-RIGID EXTERIOR INSULATION 6 MIL POLY VAPOR AIR BARRIER S.P. (16) TYPE 'X' G.W.B.
<b>INT. PARTITION / SHAFT WALL ASSEMBLIES:</b>	
<b>P1</b> PARTITION ASSEMBLY: STC 52 TEST NO. ULC W302 1/2" (12.7mm) G.W.B. BOTH SIDES OF P.I. (16) TYPE 'X' G.W.B. WOOD STUDS AT 16" (400mm) O.C. P.I. (16) TYPE 'X' G.W.B. WOOD STUDS AT 16" (400mm) O.C. 1 1/2" x 3/4" (38 x 19mm) MINERAL FIBRE INSUL. AT 16" (400mm) O.C. 3/4" (19mm) G.G. AT STEEL STUD LOCATIONS 2 LAYERS S.P. (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE STRUCTURAL FINISH REQUIREMENTS PER STRUCTURAL)	<b>P5</b> RATED WALL ASSEMBLY 1 HR. F.R. STC 52 TEST NO. ULC W302 WALL FINISH ON 1 LAYER S.P. (16mm) TYPE 'X' G.W.B. ON 1 1/2" x 3/4" (38 x 19mm) WOOD STUDS AT 16" (400mm) O.C. (USE STEEL STUDS AT CONCRETE CONSTRUCTION) OR, SEMI-RIGID EXTERIOR INSULATION (SEE STRUCTURAL) 2 LAYERS S.P. (16mm) TYPE 'X' G.W.B. - WALL FINISH
<b>P2</b> PARTY WALL ASSEMBLY: 1 HR. F.R. STC 61 TEST NO. ULC W313 WALL FINISH 1 LAYER S.P. (16mm) TYPE 'X' G.W.B. 1 1/2" x 3/4" (38 x 19mm) WOOD STUDS AT 16" (400mm) O.C. 3/4" (19mm) G.G. AT STEEL STUD LOCATIONS 1 1/2" x 3/4" (38 x 19mm) MINERAL FIBRE INSULATION TO EACH SIDE 2 LAYERS S.P. (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE STRUCTURAL FINISH REQUIREMENTS PER STRUCTURAL)	<b>P6</b> RATED SHAFT WALL ASSEMBLY 1 HR. F.R. STC 52 TEST NO. ULC W302 WALL FINISH ON 1 LAYER S.P. (16mm) TYPE 'X' G.W.B. ON 1 1/2" x 3/4" (38 x 19mm) WOOD STUDS AT 16" (400mm) O.C. (USE STEEL STUDS AT CONCRETE CONSTRUCTION) OR, SEMI-RIGID EXTERIOR INSULATION (SEE STRUCTURAL) 2 LAYERS S.P. (16mm) TYPE 'X' G.W.B. - WALL FINISH
<b>P3</b> CORRIDOR WALL ASSEMBLY: SEE STRUCTURAL 1 HR. F.R. STC 52 - TABLE D-2.3.4.4 WALL TYPE W3a-B-C-B-C-204 WALL FINISH 1 LAYER S.P. (16mm) TYPE 'X' G.W.B. (60# 60#) 2 ROWS 1" x 3/4" (25.4 x 19mm) WOOD STUDS (USE STEEL STUDS AT CONCRETE CONSTRUCTION) AT 16" (400mm) O.C. STAGGERED ON COMMON 3/4" (19mm) MINERAL FIBRE INSULATION TO EACH SIDE 2 LAYERS S.P. (16mm) TYPE 'X' G.W.B. - WALL FINISH NOTE: WHERE CORRIDOR WALL IS NOT SHEAR WALL, REPLACE P.I. ASSEMBLY ABOVE W/ RESILIENT METAL CHANNELS @ 24" O.C. ON CORRIDOR SIDE (W/ 1/2" (12.7mm) G.G. AT STEEL STUDS)	<b>P7</b> CONCRETE WALL SEE STRUCTURAL 1 HR. F.R. STC 52 - TABLE D-2.3.4.4 WALL TYPE W3a-B-C-B-C-204 WALL FINISH 1 LAYER S.P. (16mm) TYPE 'X' G.W.B. (60# 60#) 2 ROWS 1" x 3/4" (25.4 x 19mm) WOOD STUDS (USE STEEL STUDS AT CONCRETE CONSTRUCTION) AT 16" (400mm) O.C. STAGGERED ON COMMON 3/4" (19mm) MINERAL FIBRE INSULATION TO EACH SIDE 2 LAYERS S.P. (16mm) TYPE 'X' G.W.B. - WALL FINISH
<b>P4</b> ELEVATOR SHAFT ASSEMBLY 1 HR. F.R. STC 52 TEST NO. ULC W313 WALL FINISH 1 LAYER S.P. (16mm) TYPE 'X' G.W.B. 1 1/2" x 3/4" (38 x 19mm) WOOD STUDS AT 16" (400mm) O.C. 3/4" (19mm) G.G. AT STEEL STUD LOCATIONS 1 1/2" x 3/4" (38 x 19mm) MINERAL FIBRE INSULATION TO EACH SIDE 2 LAYERS S.P. (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE STRUCTURAL FINISH REQUIREMENTS PER STRUCTURAL)	<b>P8</b> RATED PARTITION ASSEMBLY (1 HR. F.R.): S.P. (16mm) TYPE 'X' G.W.B. BOTH SIDES OF WOOD STUDS AS PER STRUCTURAL MINERAL FIBRE INSULATION TO STUD CAVITIES SEISMIC SHEATHING WHERE REQUIRED (SEE STRUCTURAL)
<b>ROOF ASSEMBLY:</b>	
<b>R1</b> FLAT ROOF ASSEMBLY: (PROVIDE FOR 25% SURFS TO DRAIN): 1 HR. F.R. TABLE D-2.3.4.4-C & F BCBC 2004 2" (50.8mm) MODIFIED BITUMINOUS MEMBRANE 180 RR GRANULAR CAP SHEET ON 180 FLAM SHEET 1/4" (6.35mm) PROTECTION BOARD R-30 POLY ISO RIGID INSULATION (SLOPED PACKAGE) SELF ADHERED MEMBRANE - TOP/RAIL CORNER/WRAP OR EQUIVALENT S.P. (16mm) TYPE 'X' G.W.B. PER STRUCTURAL 2 LAYERS S.P. (16mm) TYPE 'X' G.W.B.	<b>NOTE:</b> FOR ROOF DRAIN, USE OF CAST IRON DRAIN COATED DRAIN CAP CLAMPING RING IS RECOMMENDED. IE: WATTS DRAINS OR EQUIVALENT
<b>LEGEND:</b>	
<b>F1</b> FLOOR ASSEMBLY	<b>W1</b> FOUNDATION / EXTERIOR WALL ASSEMBLY
<b>P1</b> INTERIOR PARTITIONS / SHAFT WALL ASSEMBLY	<b>R1</b> ROOF ASSEMBLY
<b>DA</b> DOOR TYPE	<b>WH</b> WINDOW TYPE
<b>CH</b> CEILING HEIGHT	
<b>GENERAL NOTES:</b>	
- INTERIOR PARTITION WALL TYPE [P1], U.N.O.	
- 1HR FIRE-RATED INTERIOR PARTITION WALL TYPE [P8], U.N.O.	
- 1HR FIRE-RATED INTERIOR PARTITION SHEAR WALL TYPE [P4]	

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consultants:

project north:

Issue / revisions:

No.	Issued / Revisions	Date
5	REISSUED FOR DP	4 FEB '25
4	REVISIONS FOR DP	17 JAN '25
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soil:

project title:  
**3211 JACKLIN ROAD**

SOOKE & JACKLIN ROAD  
COLWOOD, BC

drawing title:  
**FOURTH FLOOR PLAN**

project no.: 24.765

date: 4 FEB. 2025 scale: AS NOTED

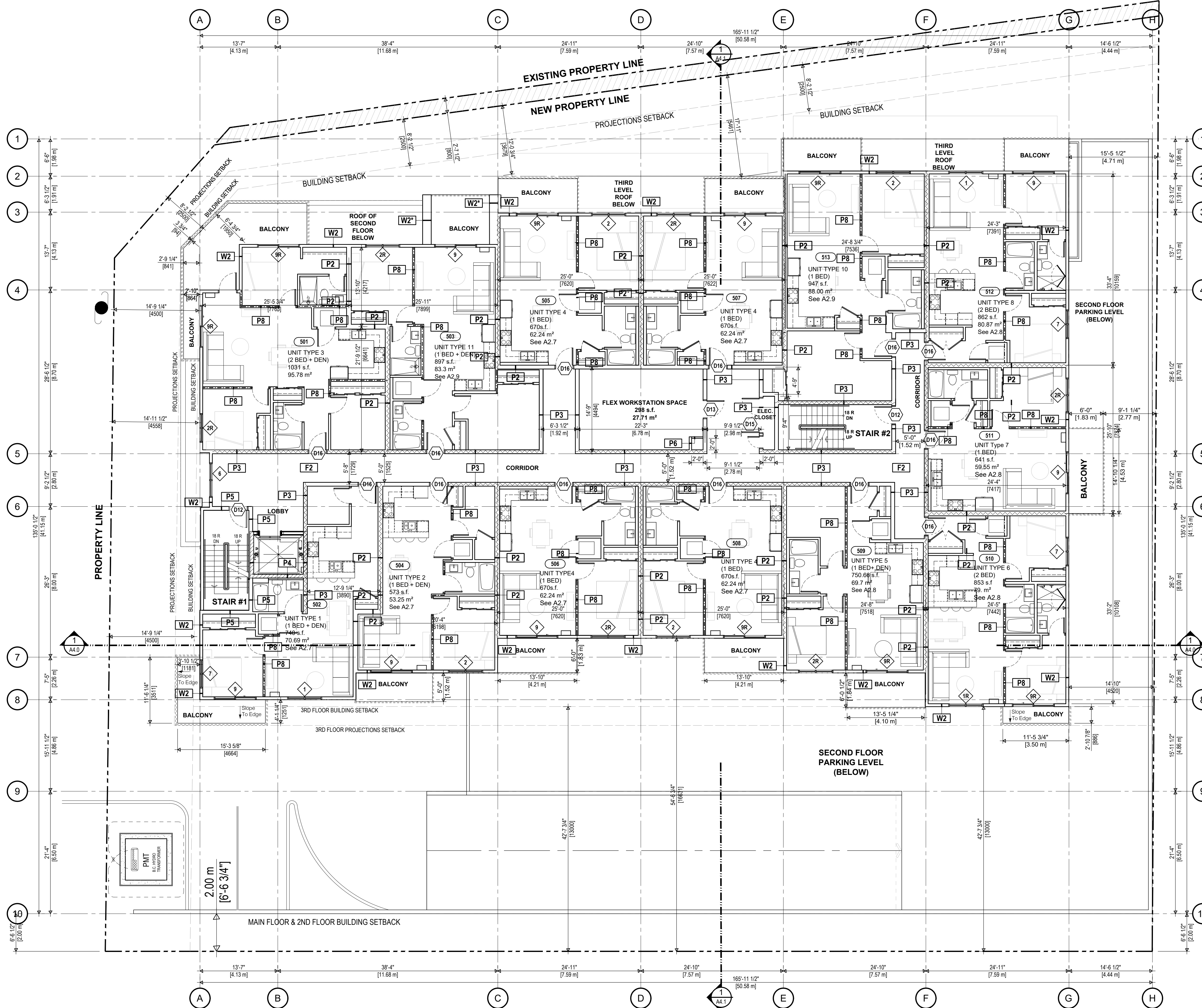
checked by: LOWE drawn by: FM, HC

sheet no.:

# A2.3

1 PROPOSED FOURTH FLOOR  
A2.3 SCALE: 1:100

# SCHEDULE 1



## ASSEMBLY SCHEDULE:

FLOOR ASSEMBLIES:	
<b>F1</b> SLAB ON GRADE (INTERIOR): REINFORCED CONCRETE SLAB PER STRUCTURAL. 10 MIL POLY VAPOR BARRIER (TAPPED AND SEALED w/ 2" OVERLAP) LIFTSLUR AT PERIMETER AND PENETRATIONS; 7" (20mm) SAND BONDING #7 (20mm) COMPACT GRANULAR FILL UNDISTURBED BEARING OR COMPACT ENGINEERED FILL.	<b>F4</b> BALCONIES: 60MM W/VL DECK MEMBRANE FLOOR SYSTEM (SEE STRUCTURAL) P.F.M. VENTED SOFFIT
<b>F1T</b> SLAB ON GRADE (EXTERIOR & GROUND FLOOR PARKING AREA): SAME AS F1 WITH TRAFFIC COATING & SLOPE SLAB TO DRAINS	<b>F5</b> BALCONIES: 2nd Floor on concrete CONCRETE PAVERS w/ PEDESTALS (4mm offset) 3/8" Expansion Under Pedestal 2 X 3/8" E.P. MEMBRANE LIGHTWEIGHT CONCRETE TOPPING TO SLOPE TO DRAIN REINFORCED CONCRETE SLAB (SCAFFY PRIOR TO LIGHTWEIGHT CONC. TOPPING APPLICATION) (R-20) SPRAY FOAM UNDER IF OVER INT. SPACE BELOW - 210 CLOSED CELL SPRAY FOAM w/ THERMAL BARRIER FOR FIRE PROTECTION.
<b>F2</b> WOOD FLOOR ASSEMBLY: 1 HR. F.R.R. STC 52 TEST NO. ULC W302 FINISH FLOORING AS PER FINISH SCHEDULE 1 1/2" (38mm) CONCRETE OVERLAY FLOOR SYSTEM (SEE STRUCTURAL) FIBRE INSULATION IN JOIST CAVITIES TO R-30 2 LAYERS 5/8" (16mm) TYPE 'X' G.W.B.	<b>F3a</b> CONCRETE SUSPENDED SLAB: (OCCUPIED SPACE - HEATED): FINISH FLOOR COVERING REINFORCED CONCRETE SLAB - SEE STRUCTURAL MIN. R-15 (24mm) APPLIED NON-COMBUSTIBLE INSULATION.
<b>F3b</b> CONCRETE SUSPENDED SLAB: (2ND LEVEL PARKING): ASPHALT DRIVEWAY ROADBASE OVER FIBRE FABRIC HIGH STRENGTH DRAIN MAT 2" (51.5mm) E.P. MEMBRANE REINFORCED CONCRETE SLAB (R-15) APPLIED NON-COMBUSTIBLE INSULATION AT JOINTS.	<b>FOUNDATION / EXTERIOR WALL ASSEMBLIES:</b>
<b>W1</b> FOUNDATION WALL ASSEMBLY (BELOW GRADE): HORIZONTAL CORRUGATED METAL (CM) OR DRUMMET CONCRETE FOUNDATION WALL (SEE STRUCTURAL) NOTE: SAME AS W3 EXCEPT REPLACE G.W.B. WITH HARDIE PANEL ON VERTICAL STRAPPING.	<b>W3</b> EXTERIOR WALL ASSEMBLY (Cladding on Concrete RAINSCREEN): HORIZONTAL CORRUGATED METAL (CM) OR HARDIE PANEL (HP) ON 1/2" (12.7mm) P.I. VERT. STRAPPING AT 16" (406mm) O.C. OR THERMAL CLIPS WITH GALV. METAL GRIDS 2" SEMIRIGID EXTERIOR INSULATION SELF-ADHERED VAPOR PERMEABLE MEMBRANE CONCRETE WALL.
<b>W2</b> EXTERIOR WALL ASSEMBLY (HARDIE PANEL RAINSCREEN): HARDIE PANEL ON 1/2" (12.7mm) P.I. VERT. STRAPPING AT 16" (406mm) O.C. AT STUD LOCATIONS SELF-ADHERED VAPOR PERMEABLE MEMBRANE 1/2" (12.7mm) R-15 SHEATHING 2" (51.5mm) WOOD STUDS AT 16" (406mm) O.C. 6 MIL POLY VAPOR AIR BARRIER 5/8" (16mm) TYPE 'X' G.W.B.	<b>W3T</b> EXTERIOR CONCRETE FINISH CONCRETE WALL 2" EPS INSULATION TAPPED & SEALED 5/8" (16mm) TYPE 'X' G.W.B.
<b>W2T</b> EXTERIOR WALL ASSEMBLY (HARDIE PANEL RAINSCREEN): NOTE: SAME AS W2 EXCEPT REPLACE G.W.B. WITH HARDIE PANEL ON VERTICAL STRAPPING.	<b>W4</b> EXTERIOR WALL ASSEMBLY (GROUND FLOOR CORRUGATED METAL OR HARDIE PANEL ON STEEL STUD RAINSCREEN): HORIZONTAL CORRUGATED METAL (CM) OR HARDIE PANEL (HP) ON 1/2" (12.7mm) P.I. VERT. STRAPPING AT 16" (406mm) O.C. AT STUD LOCATIONS OR THERMAL CLIPS WITH GALV. METAL GRIDS 2" SEMIRIGID EXTERIOR INSULATION SELF-ADHERED VAPOR PERMEABLE MEMBRANE 1/2" (12.7mm) DISK SHEATHING 1 1/2" (38mm) STEEL STUDS AT 16" (406mm) O.C. R33 (R-20) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6 MIL POLY VAPOR AIR BARRIER 5/8" (16mm) TYPE 'X' G.W.B.
<b>W2T</b> EXTERIOR WALL ASSEMBLY (HARDIE PANEL RAINSCREEN): NOTE: SAME AS W2 EXCEPT REPLACE G.W.B. WITH HARDIE PANEL ON VERTICAL STRAPPING.	<b>W4T</b> EXTERIOR WALL ASSEMBLY (HARDIE PANEL RAINSCREEN): NOTE: SAME AS W4 EXCEPT REPLACE G.W.B. WITH HARDIE PANEL ON VERTICAL STRAPPING.
<b>INT. PARTITION / SHAFT WALL ASSEMBLIES:</b>	
<b>P1</b> PARTITION ASSEMBLY: STC 52 TEST NO. ULC W302 1/2" (12.7mm) G.W.B. BOTH SIDES OF P1 1 1/2" (38mm) WOOD STUDS AT 16" (406mm) O.C. P1a 1 1/2" x 5 1/2" (38 x 140mm) WOOD STUDS AT 16" (406mm) O.C. 3 1/2" (89mm) 5 1/2" (140mm) MINERAL FIBRE INSUL. OR, SEMI-RIGID SHEATHING IF REQUIRED (SEE STRUCTURAL)	<b>P5</b> RATED WALL ASSEMBLY 1 HR. F.R.R. STC 52 TEST NO. ULC W302 WALL FINISH ON 1 LAYER 5/8" (16mm) TYPE 'X' G.W.B. ON 1 1/2" x 5 1/2" (38 x 140mm) WOOD STUDS (USE STEEL STUDS AT CONCRETE CONSTRUCTION) AT 16" (406mm) O.C. 5 1/2" (140mm) MINERAL FIBRE INSUL. TO STUD CAVITIES RESILIENT METAL CHANNELS AT 24" (609mm) O.C. OR, SEMI-RIGID SHEATHING IF REQUIRED (SEE STRUCTURAL) 2 LAYERS 5/8" (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE STRUCTURAL)
<b>P2</b> PARTY WALL ASSEMBLY: 1 HR. F.R.R. STC 61 TEST NO. ULC W133 WALL FINISH 1 LAYER 5/8" (16mm) TYPE 'X' G.W.B. 1 1/2" x 3 1/2" (38 x 89mm) WOOD STUDS AT 16" (406mm) O.C. 1" (25.4mm) AIR GAP 1 1/2" x 3 1/2" (38 x 89mm) WOOD STUDS AT 16" (406mm) O.C. 3 1/2" (89mm) MINERAL FIBRE INSULATION TO EACH SIDE 2 LAYERS 5/8" (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE STRUCTURAL)	<b>P5T</b> RATED SHAFT WALL ASSEMBLY 1 HR. F.R.R. STC 52 TEST NO. ULC W302 5/8" (16mm) SHEETROCK GYPSUM FIRE-RATED CORE PANELS JOINTS FINISHED 1 1/2" (38mm) CGC CH STUDS 25 sp. at 24" (609mm) O.C. 1 1/2" (38mm) SHEETROCK GYPSUM LINER PANELS (SEE STRUCTURAL)
<b>P3</b> CORRIDOR WALL ASSEMBLY: 1 HR. F.R.R. STC 52 - TABLE D-2.3.4-4 LINE WALL TYPE W3a-B-C-B-C-2024 WALL FINISH 1 LAYER 5/8" (16mm) TYPE 'X' G.W.B. (G17e 5960) 2 ROWS 1 1/2" x 3 1/2" (38 x 89mm) WOOD STUDS (USE STEEL STUDS AT CONCRETE CONSTRUCTION) AT 16" (406mm) O.C. STAGGERED ON COMMON 3 1/2" (89mm) MINERAL FIBRE INSULATION TO EACH SIDE MINERAL FIBRE INSULATION TO STUD CAVITIES RESILIENT METAL CHANNELS AT 24" (609mm) O.C. 2 LAYERS 5/8" (16mm) TYPE 'X' G.W.B. - WALL FINISH NOTE: WHERE CORRIDOR WALL IS NOT SHEAR WALL, REPLACE PLY BY ASSEMBLY ABOVE w/ RESILIENT METAL CHANNELS @ 24" O.C. ON CORRIDOR SIDE (W3a-B-C-B-C-2024)	<b>P6</b> RATED PARTITION ASSEMBLY (1 HR. F.R.R.) 5/8" (16mm) TYPE 'X' G.W.B. BOTH SIDES OF WOOD STUDS AS PER STRUCTURAL MINERAL FIBRE INSULATION TO STUD CAVITIES SEMIRIGID SHEATHING WHERE REQUIRED (SEE STRUCTURAL)
<b>P4</b> ELEVATOR SHAFT ASSEMBLY 1 HR. F.R.R. STC 50 TEST NO. ULC W313 WALL FINISH 2 LAYERS 1/2" (12.7mm) TYPE 'X' G.W.B. BOTH SIDES OF 2 ROWS 1 1/2" x 3 1/2" (38 x 89mm) WOOD STUDS (USE STEEL STUDS AT CONCRETE CONSTRUCTION) AT 16" (406mm) O.C. STAGGERED ON COMMON 1 1/2" x 5 1/2" (38 x 140mm) PLATE WITH 3 1/2" (89mm) MINERAL FIBRE INSULATION TO STUD CAVITIES	<b>ROOF ASSEMBLY:</b>
<b>R1</b> FLAT ROOF ASSEMBLY: (PROVIDE FOR MECH. CURBS TO DRAINS) 1 HR. F.R.R. TABLE D-2.3.4-C & F- BCBC 2024 2" (51mm) MODIFIED BITUMINOUS MEMBRANE 180 RR GRANULAR CAP SHEET ON 180 FLAM SHEET 1/4" (6mm) PROTECTION BOARD R33 POLY ISO RIGID INSULATION, SLOPED PACKAGE SELF-ADHERED MEMBRANE - CORRAL SPRAYWR OR EQUIVALENT 5/8" (16mm) TYPE 'X' G.W.B. PER STRUCTURAL 2 LAYERS 5/8" (16mm) TYPE 'X' G.W.B. P.F.M. VENTED SOFFIT TO BE USED INSTEAD FOR ROOF COVERINGS.	<b>NOTE:</b> FOR ROOF DRAINS, USE OF CAST IRON DRAIN COATED DRAIN CO CLAMPING RING IS RECOMMENDED. IE WATTS DRAINS OR EQUIVALENT.
<b>LEGEND:</b>	
<b>F1</b> FLOOR ASSEMBLY	<b>W1</b> DOOR TYPE
<b>W1</b> FOUNDATION / EXTERIOR WALL ASSEMBLY	<b>D</b> WINDOW TYPE
<b>P1</b> INTERIOR PARTITIONS / SHAFT WALL ASSEMBLY	<b>CH</b> CEILING HEIGHT
<b>R1</b> ROOF ASSEMBLY	
<b>GENERAL NOTES:</b>	
- INTERIOR PARTITION WALL TYPE <b>F1</b> , U.N.O.	
- 1 HR FIRE-RATED INTERIOR PARTITION WALL TYPE <b>P1</b> , U.N.O.	
- 1 HR FIRE-RATED INTERIOR PARTITION SHEAR WALL TYPE <b>P1</b> .	

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5	REISSUED FOR DP	4 FEB '25
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seal:

project title:  
**3211 JACKLIN ROAD**

SOOKE & JACKLIN ROAD  
COLWOOD, BC

drawing title:  
**FIFTH FLOOR PLAN**

project no.: 24.765

date: 4 FEB. 2025 scale: AS NOTED

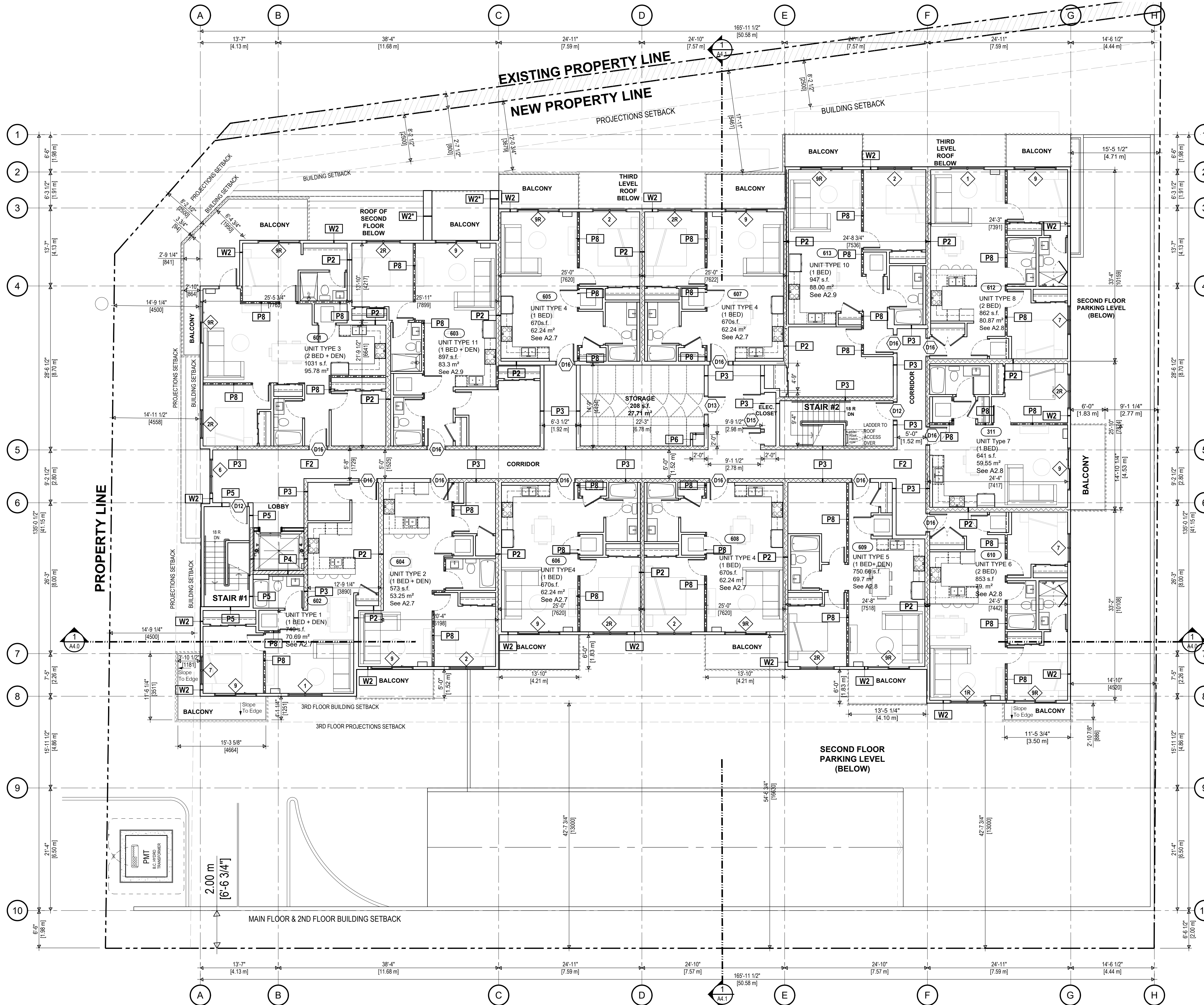
checked by: LOVE drawn by: FM, HC

sheet no.:

1 PROPOSED FIFTH FLOOR  
A2.4 SCALE: 1:100

A2.4

# SCHEDULE 1



ASSEMBLY SCHEDULE:	
<b>FLOOR ASSEMBLIES:</b>	
<b>F1</b> SLAB ON GRADE (INTERIOR): REINFORCED CONCRETE SLAB PER STRUCTURAL 10 MIL POLY W/VAPOUR BARRIER (TYPED AND SEALED W/ 8" OVERLAP) LIFT SLURRY AT PERIMETER AND PENETRATIONS; 2" (50mm) SAND BLENDED 8" (200mm) COMPACT GRANULAR FILL UNDISTURBED BEARING OR COMPACT ENGINEERED FILL	<b>F4</b> BALCONIES: 60# W/AL DECK MEMBRANE FLOOR SYSTEM (SEE STRUCTURAL) P.F.M. VENTED SOFFIT
<b>F1*</b> SLAB ON GRADE (EXTERIOR & GROUND FLOOR PARKING AREA): SAME AS F1 BUT WITH FINISH COATING & SLOPE SLAB TO DRAINS	<b>F5</b> BALCONIES: 2nd Floor on concrete CONCRETE PAVERS w/ PEDESTALS (4x6 @ 600x600) 3/8" Expansion under pavers 2" X 1/2" MEMBRANE LIGHTWEIGHT CONCRETE TOPPING TO SLOPE TO DRAINS REINFORCED CONCRETE SLAB (SCAFFRY PRIOR TO LIGHTWEIGHT CONC. TOPPING APPLICATION) (R-20) SPRAY FOAM UNDER IF COVER INT. SPACE BELOW - 2x8 CLOSED CELL SPRAY FOAM w/ THERMAL BARRIER FOR FIRE PROTECTION
<b>F2</b> WOOD FLOOR ASSEMBLY: 1 HR. F.R.R. STC 52 TEST NO. ULC W302 FINISH FLOORING AS PER FINISH SCHEDULE 1 1/2" (38mm) CONCRETE OVERLAY FLOOR SYSTEM (SEE STRUCTURAL) FIBRE INSULATION IN JOIST CAVITIES TO R-30 2 LAYERS 5/8" (16mm) TYPE 'X' G.W.B.	<b>F3a</b> CONCRETE SUSPENDED SLAB: (OCCUPIED SPACE - HEATED): FINISH FLOOR COVERING REINFORCED CONCRETE SLAB - SEE STRUCTURAL MIN. R-15 SPRAY APPLIED NON-COMBUSTIBLE INSULATION
<b>F3b</b> CONCRETE SUSPENDED SLAB: (2ND LEVEL PARKING): ASPHALT DRIVEWAY ROAD BASE OR OTHER FABRIC HIGH STRENGTH DRAIN MAT 2" X 1/2" MEMBRANE REINFORCED CONCRETE SLAB (R-15) SPRAY APPLIED NON-COMBUSTIBLE INSULATION AT C/S/S	<b>F3c</b> CONCRETE SUSPENDED SLAB: (2ND LEVEL PARKING): ASPHALT DRIVEWAY ROAD BASE OR OTHER FABRIC HIGH STRENGTH DRAIN MAT 2" X 1/2" MEMBRANE REINFORCED CONCRETE SLAB (R-15) SPRAY APPLIED NON-COMBUSTIBLE INSULATION AT C/S/S
<b>FOUNDATION / EXTERIOR WALL ASSEMBLIES:</b>	
<b>W1</b> FOUNDATION WALL ASSEMBLY (BELOW GRADE): HORIZONTAL CORRUGATED METAL (CM) OR DRAINMAT DAMP PROOFING REINFORCED CONCRETE WALL (SEE STRUCTURAL) NOTE: ALSO USE AT FOUNDATION BELOW WITH PAST COLE JOINT IN ADDITION TO EACH CONSTRUCTION JOINT. Use Intermittent bar to tie across Diaphragm.	<b>W3</b> EXTERIOR WALL ASSEMBLY (Cladding on Concrete Rainscreen): HORIZONTAL CORRUGATED METAL (CM) OR HARDE PANEL LIFT ON 1 1/2" X 1/2" (38 X 38) P.T. VERT. STRAPPING AT 16" (400) O.C. OR THERMAL CLIPS WITH GALV. METAL GRIS 2" SEMI-RIGID EXTERIOR INSULATION SELF ADHERED VAPOUR PERMEABLE MEMBRANE CONCRETE WALL
<b>W2</b> EXTERIOR WALL ASSEMBLY (HARDE PANEL RAINSCREEN): HARDE PANEL ON 1 1/2" X 1/2" (38 X 38) P.T. VERT. STRAPPING AT 16" (400) O.C. AT WOOD STUD LOCATIONS SELF ADHERED VAPOUR PERMEABLE MEMBRANE 1 1/2" (38) PLY SHEATHING 5/8" (16) WOOD STUDS AT 16" (400) O.C. R30 (R-20) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6 MIL POLY W/VAPOUR AIR BARRIER SP (16) TYPE 'X' G.W.B.	<b>W3*</b> EXTERIOR CONCRETE FINISH CONCRETE WALL 2" EPS INSULATION TYPED & SEALED SP (16) TYPE 'X' G.W.B.
<b>W2*</b> EXTERIOR WALL ASSEMBLY (HARDE PANEL RAINSCREEN): WRAP STRUCTURAL PORTION OF THESE PROJECTIONS WITH FIRE RATED EXTERIOR SHEATHING See Structural	<b>W4</b> EXTERIOR WALL ASSEMBLY (GROUND FLOOR CORRUGATED METAL) OR HARDE PANEL ON STEEL STUD RAINSCREEN): HORIZONTAL CORRUGATED METAL (CM) OR HARDE PANEL LIFT ON 1 1/2" X 1/2" (38 X 38) P.T. VERT. STRAPPING AT 16" (400) O.C. AT STEEL STUD LOCATIONS OR THERMAL CLIPS WITH GALV. METAL GRIS 2" SEMI-RIGID EXTERIOR INSULATION SELF ADHERED VAPOUR PERMEABLE MEMBRANE 1 1/2" (38) STEEL STUDS AT 16" (400) O.C. DEFLECTION TRACK R30 (R-20) MINERAL WOOL BATT INSULATION TO STUD CAVITIES 6 MIL POLY W/VAPOUR AIR BARRIER SP (16) TYPE 'X' G.W.B.
<b>W2*</b> EXTERIOR WALL ASSEMBLY (HARDE PANEL RAINSCREEN): WRAP STRUCTURAL PORTION OF THESE PROJECTIONS WITH FIRE RATED EXTERIOR SHEATHING See Structural	<b>W4*</b> SAME AS W4 EXCEPT REPLACE G.W.B. WITH HARDE PANEL ON VERTICAL STRAPPING
<b>INT. PARTITION / SHAFT WALL ASSEMBLIES:</b>	
<b>P1</b> PARTITION ASSEMBLY: STC 52 TEST NO. ULC W302 1 1/2" (38mm) G.W.B. BOTH SIDES OF P1 1 1/2" (38mm) G.W.B. WOOD STUDS AT 16" (400mm) O.C. P1a 1 1/2" x 1/2" (38 x 38) WOOD STUDS AT 16" (400mm) O.C. 3/16" (5mm) 5/8" (16mm) MINERAL FIBRE INSUL. AT 16" (400mm) O.C.	<b>P5</b> RATED WALL ASSEMBLY 1 HR. F.R.R. STC 52 TEST NO. ULC W302 WALL FINISH ON 1 LAYER 5/8" (16mm) TYPE 'X' G.W.B. ON 1 1/2" X 1/2" (38 X 38) WOOD STUDS AT 16" (400mm) O.C. (SEE STEEL STUDS AT CONCRETE CONSTRUCTION) OR 5/8" (16mm) MINERAL FIBRE INSUL. TO STUD CAVITIES RESIDENTIAL METAL CHANNELS AT 16" (400mm) O.C. OR SEMI-RIGID SHEATHING IF REQUIRED (SEE STRUCTURAL) 2 LAYERS SP (16mm) TYPE 'X' G.W.B. - WALL FINISH 1 HR. F.R.R. STC 52 TEST NO. ULC W302
<b>P2</b> PARTY WALL ASSEMBLY: 1 HR. F.R.R. STC 61 TEST NO. ULC W313 WALL FINISH 1 LAYER 5/8" (16mm) TYPE 'X' G.W.B. 1 1/2" X 1/2" (38 X 38) WOOD STUDS AT 16" (400mm) O.C. 1 1/2" X 1/2" (38 X 38) WOOD STUDS AT 16" (400mm) O.C. 3/16" (5mm) MINERAL FIBRE INSULATION TO EACH SIDE 2 LAYERS SP (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE STEEL STUDS WHERE REQUIRED BY STRUCTURAL)	<b>P5*</b> RATED SHAFT WALL ASSEMBLY 1 HR. F.R.R. STC 52 TEST NO. ULC W302 5/8" (16mm) SHEETROCK GYPSUM FIRE RATED CORE PANELS JOINTS FINGERED 2 1/2" (64mm) CGG CH STUDS 25 sp. at 24" (600mm) O.C. 1 1/2" (38mm) SHEETROCK GYPSUM LINER PANELS (SEE STEEL STUDS WHERE REQUIRED BY STRUCTURAL)
<b>P3</b> CORRIDOR WALL ASSEMBLY: 1 HR. F.R.R. STC 52 - TABLE D-2.3.4.4-AE WALL TYPE W3a-B-C-B-C-204 WALL FINISH 1 LAYER 5/8" (16mm) TYPE 'X' G.W.B. (5/8" @ 1600) 2 ROWS 1 1/2" X 1/2" (38 X 38) WOOD STUDS (SEE STEEL STUDS AT CONCRETE CONSTRUCTION) AT 16" (400mm) O.C. STAGGERED ON COMMON 3/16" (5mm) MINERAL FIBRE INSULATION TO EACH SIDE 1 1/2" X 1/2" (38 X 38) WOOD STUDS WITH 3/16" (5mm) MINERAL FIBRE INSULATION TO STUD CAVITIES 1 1/2" X 1/2" (38 X 38) WOOD STUDS WITH 3/16" (5mm) MINERAL FIBRE INSULATION TO STUD CAVITIES NOTE: WHERE CORRIDOR WALL IS NOT SHEAR WALL, REPLACE PLY IN ASSEMBLY ABOVE W/ RESIDENTIAL METAL CHANNELS @ 24" O.C. ON CORRIDOR SIDE 1 HR. F.R.R. STC 52	<b>P6</b> RATED PARTITION ASSEMBLY (1 HR. F.R.R.) 5/8" (16mm) TYPE 'X' G.W.B. BOTH SIDES OF WOOD STUDS AS PER STRUCTURAL MINERAL FIBRE INSULATION TO STUD CAVITIES SEISMIC SHEATHING WHERE REQUIRED (SEE STRUCTURAL)
<b>P4</b> ELEVATOR SHAFT ASSEMBLY 1 HR. F.R.R. STC 52 TEST NO. ULC W313 WALL FINISH 2 LAYERS 1/2" (13mm) TYPE 'X' G.W.B. BOTH SIDES OF 2 ROWS 1 1/2" X 1/2" (38 X 38) WOOD STUDS (USE STEEL STUDS AT CONCRETE CONSTRUCTION) AT 16" (400mm) O.C. STAGGERED ON COMMON 1 1/2" X 1/2" (38 X 38) WOOD STUDS WITH 3/16" (5mm) MINERAL FIBRE INSULATION TO STUD CAVITIES	<b>P7</b> CONCRETE WALL ASSEMBLY: SEE STRUCTURAL 1 HR. F.R.R. 4" (102mm) Min. B.C.B.C. S.T.C. 52 WALL TYPE B1-B-C-B-C-204
<b>ROOF ASSEMBLY:</b>	
<b>R1</b> FLAT ROOF ASSEMBLY: PROVIDE FOR FINISH. CLIPS TO DRAINS: 1 HR. F.R.R. TABLE D-2.3.4.4-C & F BCBC 2024 2" X 1/2" (50 X 12.5) MODIFIED BITUMINOUS MEMBRANE 180 RR GRANULAR CAP SHEET ON 180 FLAM SHEET 1/4" (6mm) PROTECTION BOARD R30 POLY ISO RIGID INSULATION SLOPED PACKAGE SELF ADHERED MEMBRANE - TOPPING SPRAYWR OR EQUIVALENT SP (16mm) TYPE 'X' G.W.B. PER STRUCTURAL SP (16mm) TYPE 'X' G.W.B. 2 LAYERS SP (16mm) TYPE 'X' G.W.B.	<b>NOTE:</b> FOR ROOF DRAINS, USE OF CAST IRON DRAIN COATED DRAIN CAP CLAMPING RING IS RECOMMENDED. IE WATTS DRAINS OR EQUIVALENT
<b>LEGEND:</b>	
<b>F1</b> FLOOR ASSEMBLY	<b>DA</b> DOOR TYPE
<b>W1</b> FOUNDATION / EXTERIOR WALL ASSEMBLY	<b>W</b> WINDOW TYPE
<b>P1</b> INTERIOR PARTITIONS / SHAFT WALL ASSEMBLY	<b>CH</b> CEILING HEIGHT
<b>R1</b> ROOF ASSEMBLY	
<b>GENERAL NOTES:</b>	
- INTERIOR PARTITION WALL TYPE [P1], U.N.O.	
- 1 HR FIRE-RATED INTERIOR PARTITION WALL TYPE [P2], U.N.O.	
- 1 HR FIRE-RATED INTERIOR PARTITION SHEAR WALL TYPE [P4]	

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Issue / revisions:

No.	Issued / Revisions	Date
5	REISSUED FOR DP	4 FEB '25
4	REVISIONS FOR DP	17 JAN '25
3	ISSUED FOR BUILDING PERMIT	29 NOV '24
2	ISSUED FOR DP	8 OCT '24
1	REVISIONS ON REZONING	28 DEC '22

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seal:

project title:  
**3211 JACKLIN ROAD**

SOOKE & JACKLIN ROAD  
COLWOOD, BC

drawing title:  
**SIXTH FLOOR PLAN**

project no.: 24.765

date: 4 FEB. 2025 scale: AS NOTED

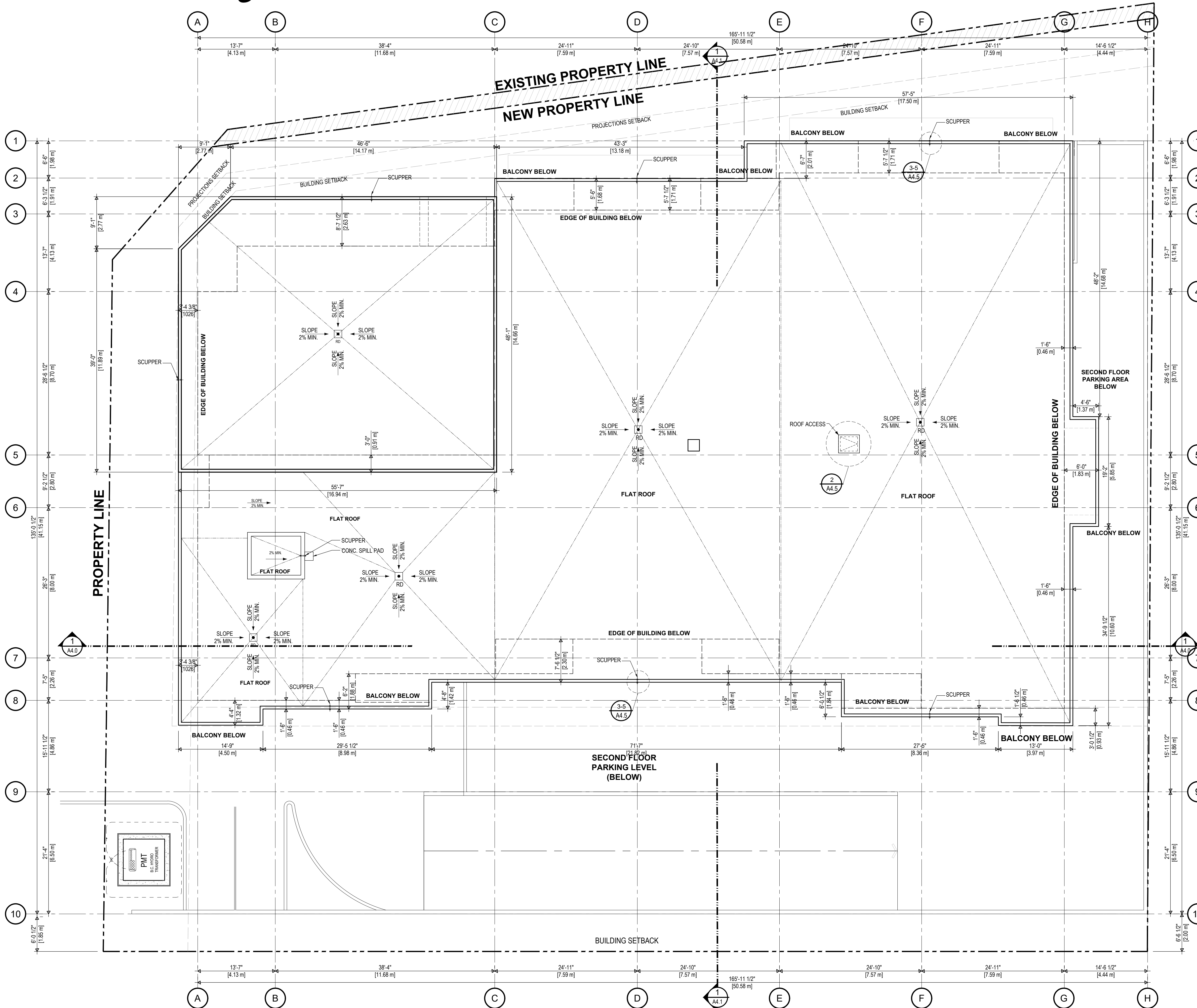
checked by: LOWE drawn by: FM, HC

sheet no.:

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1 PROPOSED SIXTH FLOOR  
A2.5 SCALE: 1:100

# SCHEDULE 1



### ASSEMBLY SCHEDULE:

**FLOOR ASSEMBLIES:**

- F1** SLAB ON GRADE (INTERIOR): REINFORCED CONCRETE SLAB AS PER STRUCTURAL. 10# W/ POLY W/ VAPOR BARRIER (TAPED AND SEALED w/ 6" OVERLAP) UPLIFTS AT PERIMETER AND PENETRATIONS. 2" (50mm) SAND BLENDED. 4" (100mm) COMPACT GRANULAR FILL. UNDISTURBED BEARING OR COMPACT ENGINEERED FILL. & SLOPE SLAB TO DRAINS.
- F2** WOOD FLOOR ASSEMBLY: FINISHED FLOORING AS PER FINISH SCHEDULE. 1 1/2" (38mm) CONCRETE OVERLAY. FIBRE INSULATION IN JOIST CAVITIES TO R-30. METAL RESISTANT FURRING CHANNELS @ 24" (600mm) O.C. 2 LAYERS S/P (16mm) TYPE 'X' G.W.B.
- F3a** CONCRETE SUSPENDED SLAB: FINISHED FLOOR COVERING. REINFORCED CONCRETE SLAB - SEE STRUCTURAL. MIN. R-15. 1/2" (12.5mm) SPRAY APPLIED NON-COMBUSTIBLE INSULATION.
- F3b** CONCRETE SUSPENDED SLAB: (2ND LEVEL PARKING): ASPHALT DRIVEWAY. ROAD AND SIDE WALK FABRIC. HIGH STRENGTH DRAIN MAT. 2" (50.8mm) S.E.S. MEMBRANE. REINFORCED CONCRETE SLAB (R-15) SPRAY APPLIED NON-COMBUSTIBLE INSULATION AT CEILING.
- F4** BALCONIES: 60# W/AL DECK MEMBRANE. FLOOR SYSTEM (SEE STRUCTURAL). P.F.M. VENTED SOFFIT.
- F5** BALCONIES: 2nd Floor on concrete. CONCRETE PAVERS w/ PEDESTALS (4x4x8) w/ 3/8" penetration under pedestals. 2" X 3" S.E.S. MEMBRANE. LIGHTWEIGHT CONCRETE TOPPING TO SLOPE TO DRAINS. REINFORCED CONCRETE SLAB (SCAFFRY PRIOR TO LIGHTWEIGHT CONC. TOPPING APPLICATION). (R-20) SPRAY FOAM UNDER IF OVER INT. SPACE BELOW. 2x8 CLOUED CELL SPRAY FOAM w/ THERMAL BARRIER FOR FIRE PROTECTION.

**FOUNDATION / EXTERIOR WALL ASSEMBLIES:**

- W1** FOUNDATION WALL ASSEMBLY (BELOW GRADE): HORIZONTAL CORRUGATED METAL (CM) OR PANEL (PP) ON DRAIN MAT. DAMP PROOFING. REINFORCED CONCRETE WALL (SEE STRUCTURAL). NOTE: ALSO USE AT FOUNDATION FOR DOWN PIPES PAST GROUND JOINT IN ADDITION TO EACH CONSTRUCTION JOINT. Use termination bar at top to secure Drain Mat.
- W2** EXTERIOR WALL ASSEMBLY (HARDIE PANEL RAINSCREEN): HARDIE PANEL ON 1/2" X 3 1/2" (12.7 x 89) P.T. VERT. STRAPPING AT 16" (406) O.C. AT STEEL STUD LOCATIONS. SELF ADHERED VAPOR PERMEABLE MEMBRANE. 1/2" (12.7) PLY SHEATHING. 3 1/2" (89) WOOD STUDS AT 16" (406) O.C. R31.3 (R-20) MINERAL WOOL BATT INSULATION TO STUD CAVITIES. 6 ML POLY W/ VAPOR / AIR BARRIER S/P (16) TYPE 'X' G.W.B.
- W3** EXTERIOR WALL ASSEMBLY (Cladding on Concrete RAINSCREEN): HORIZONTAL CORRUGATED METAL (CM) OR HARDIE PANEL (PP) ON 1/2" X 3 1/2" (12.7 x 89) P.T. VERT. STRAPPING AT 16" (406) O.C. OR THERMAL CLIPS WITH GALV. METAL GRITS. 2" SEAM-ROOF EXTERIOR INSULATION. SELF ADHERED VAPOR PERMEABLE MEMBRANE. CONCRETE WALL.
- W4** EXTERIOR WALL ASSEMBLY (GROUND FLOOR CORRUGATED METAL) OR HARDIE PANEL ON STEEL STUD RAINSCREEN: HORIZONTAL CORRUGATED METAL (CM) OR HARDIE PANEL (PP) ON 1/2" X 3 1/2" (12.7 x 89) P.T. VERT. STRAPPING AT 16" (406) O.C. AT STEEL STUD LOCATIONS OR THERMAL CLIPS WITH GALV. METAL GRITS. 2" SEAM-ROOF EXTERIOR INSULATION. SELF ADHERED VAPOR PERMEABLE MEMBRANE. 1/2" (12.7) DESSIGLASE. 5 1/2" (140) STEEL STUDS AT 16" (406) O.C. IN DEFLECTION TRACK. R31.3 (R-20) MINERAL WOOL BATT INSULATION TO STUD CAVITIES. 6 ML POLY W/ VAPOR / AIR BARRIER S/P (16) TYPE 'X' G.W.B.

**INT. PARTITION / SHAFT WALL ASSEMBLIES:**

- P1** PARTITION ASSEMBLY: STC 32 TEST NO. ULC W302. 1/2" (12.7) G.W.B. BOTH SIDES OF P1. 1 1/2" X 1/2" (38 x 13mm) WOOD STUDS AT 16" (406) O.C. OR 1 1/2" X 1/2" (38 x 13mm) WOOD STUDS AT 16" (406) O.C. 1/2" (12.7) (38 x 13mm) WOOD STUDS AT 16" (406) O.C. 3/2" (38mm) MINERAL FIBRE INSULATION TO EACH SIDE. 2 LAYERS S/P (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE FINISH SCHEDULE WHERE REQUIRED BY STRUCTURAL).
- P2** PARTY WALL ASSEMBLY: 1 HR. F.R. STC 61 TEST NO. ULC W133. WALL FINISH. 1 LAYER S/P (16mm) TYPE 'X' G.W.B. 1 1/2" X 1/2" (38 x 13mm) WOOD STUDS AT 16" (406) O.C. 1/2" (12.7) (38 x 13mm) WOOD STUDS AT 16" (406) O.C. 3/2" (38mm) MINERAL FIBRE INSULATION TO EACH SIDE. 2 LAYERS S/P (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE FINISH SCHEDULE WHERE REQUIRED BY STRUCTURAL).
- P3** CORRIDOR WALL ASSEMBLY: 1 HR. F.R. STC 52 - TABLE 03.2.4.1.1. WALL TYPE W1a/B/C/B.C. 204. WALL FINISH. 1 LAYER S/P (16mm) TYPE 'X' G.W.B. (Globe 9466). 2 ROWS 1 1/2" X 1/2" (38 x 13mm) WOOD STUDS (USE STEEL STUDS AT CONCRETE CONSTRUCTION) AT 16" (406) O.C. STAGGERED ON COMMON. 1 1/2" X 1/2" (38 x 13mm) WOOD STUDS AT 16" (406) O.C. 3/2" (38mm) MINERAL FIBRE INSULATION TO EACH SIDE. 2 LAYERS S/P (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE FINISH SCHEDULE WHERE REQUIRED BY STRUCTURAL). NOTE: WHERE CORRIDOR WALL IS NOT SHEAR WALL, REPLACE PLY IN ASSEMBLY ABOVE W/ RESILIENT METAL CHANNELS @ 24" O.C. ON CORRIDOR SIDE. (W133 & W134). (SEE FINISH SCHEDULE).
- P4** ELEVATOR SHAFT ASSEMBLY: 1 HR. F.R. STC 55 TEST NO. ULC W313. WALL FINISH. 2 LAYERS 1/2" (12.7mm) TYPE 'X' G.W.B. BOTH SIDES OF 2 ROWS 1 1/2" X 1/2" (38 x 13mm) WOOD STUDS (USE STEEL STUDS AT CONCRETE CONSTRUCTION) AT 16" (406) O.C. STAGGERED ON COMMON. 1 1/2" X 1/2" (38 x 13mm) WOOD STUDS AT 16" (406) O.C. 3/2" (38mm) MINERAL FIBRE INSULATION TO EACH SIDE. 2 LAYERS S/P (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE FINISH SCHEDULE WHERE REQUIRED BY STRUCTURAL).
- P5** RATED WALL ASSEMBLY: 1 HR. F.R. STC 42 TEST NO. ULC W446. 5/8" (16mm) SHEETROCK GYPSUM FIBROCE. CORE PANELS JOINTS FINISHED. 1 1/2" X 1/2" (38 x 13mm) WOOD STUDS AT 16" (406) O.C. 3/2" (38mm) MINERAL FIBRE INSULATION TO STUD CAVITIES. 2 LAYERS S/P (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE FINISH SCHEDULE WHERE REQUIRED BY STRUCTURAL).
- P6** RATED SHAFT WALL ASSEMBLY: 1 HR. F.R. STC 42 TEST NO. ULC W446. 5/8" (16mm) SHEETROCK GYPSUM FIBROCE. CORE PANELS JOINTS FINISHED. 1 1/2" X 1/2" (38 x 13mm) WOOD STUDS AT 16" (406) O.C. 3/2" (38mm) MINERAL FIBRE INSULATION TO STUD CAVITIES. 2 LAYERS S/P (16mm) TYPE 'X' G.W.B. - WALL FINISH (SEE FINISH SCHEDULE WHERE REQUIRED BY STRUCTURAL).
- P7** CONCRETE WALL: SEE STRUCTURAL.
- P8** RATED PARTITION ASSEMBLY (1 HR. F.R.): 5/8" (16mm) TYPE 'X' G.W.B. BOTH SIDES OF WOOD STUDS AS PER STRUCTURAL. MINERAL FIBRE INSULATION TO STUD CAVITIES. SEISMIC SHEATHING WHERE REQUIRED (SEE STRUCTURAL).

**ROOF ASSEMBLY:**

- R1** FLAT ROOF ASSEMBLY: (PROVIDE FOR WINDS - SLOPES TO DRAINS): 1 HR. F.R. TABLE B-2.3.4-C & F BCBC 2024. 2" X 3/8" MODIFIED BITUMINOUS MEMBRANE. 180 FR GRANULAR CAP SHEET ON 180 FLAM SHEET. 1/4" (6.35mm) PROTECTION BOARD. R30 POLY ISO RIGID INSULATION SLOPED PACKAGE. SELF ADHERED MEMBRANE. GYPSUM SOFFIT w/ P/F.M. VENTED SOFFIT TO BE USED INSTEAD FOR ROOF COVERINGS.

**LEGEND:**

- F1** FLOOR ASSEMBLY
- W1** FOUNDATION / EXTERIOR WALL ASSEMBLY
- P1** INTERIOR PARTITIONS / SHAFT WALL ASSEMBLY
- R1** ROOF ASSEMBLY
- DA** DOOR TYPE
- W** WINDOW TYPE
- CH** CEILING HEIGHT

**GENERAL NOTES:**

- INTERIOR PARTITION WALL TYPE **F1**, U.N.O.
- 1 HR FIRE-RATED INTERIOR PARTITION WALL TYPE **P1**, U.N.O.
- 1 HR FIRE-RATED INTERIOR PARTITION SHEAR WALL TYPE **P1**.

**NOTE:** FOR ROOF DRAINS, USE OF CAST IRON DRAIN COATED DRAIN CAP CLAMPING RING IS RECOMMENDED. IE: WATTS DRAINS OR EQUIVALENT.

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No.	Issued / Revisions	Date
5	REISSUED FOR DP	4 FEB '25
4	REVISIONS FOR DP	17 JAN '25
3	ISSUED FOR BUILDING PERMIT	29 NOV '24
2	ISSUED FOR DP	8 OCT '24
1	REVISIONS ON REZONING	28 DEC '22

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seal:

project title:

**3211 JACKLIN ROAD**

SOOKE & JACKLIN ROAD COLWOOD, BC

drawing title:

**ROOF PLAN**

project no.: 24.765

date: 4 FEB. 2025 scale: AS NOTED

checked by: LOWE drawn by: FM, HC

sheet no.:

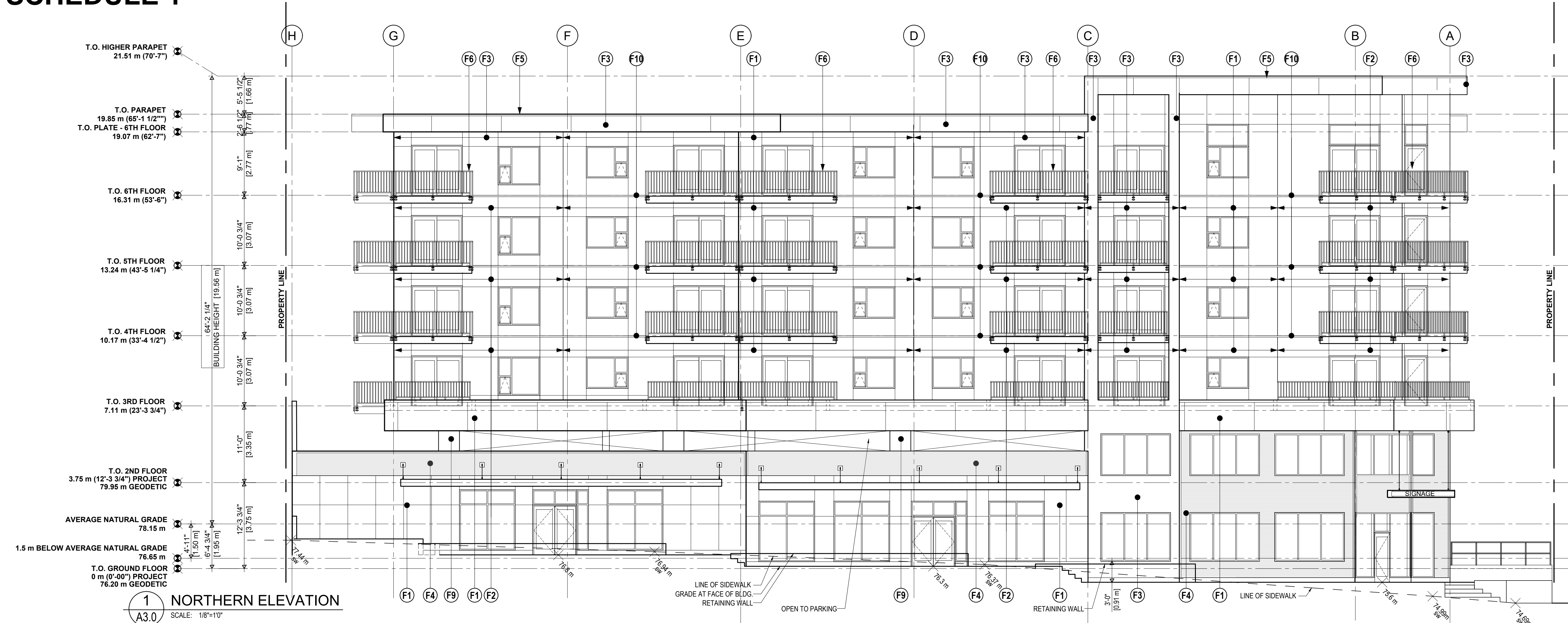
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1 ROOF PLAN  
A2.6 SCALE: 1:100

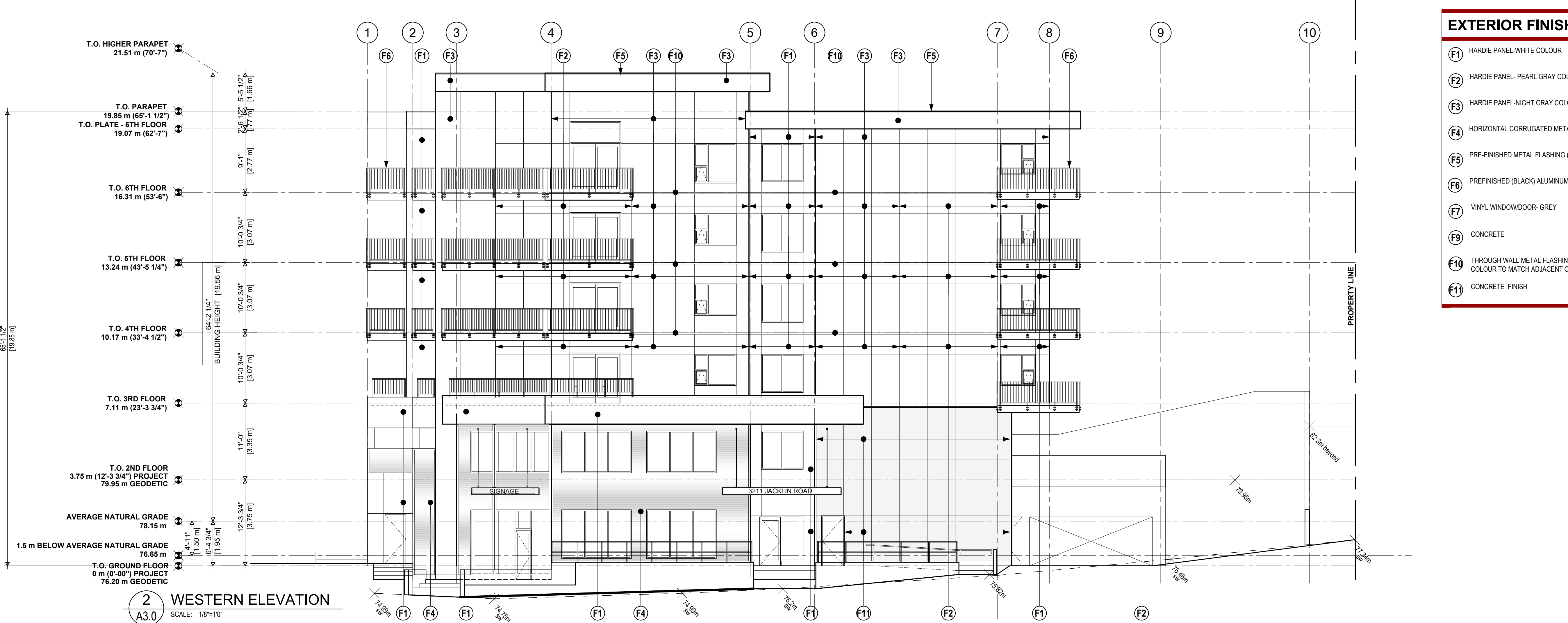
# SCHEDULE 1

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**1** NORTHERN ELEVATION  
SCALE: 1/8"=10"



**2** WESTERN ELEVATION  
SCALE: 1/8"=10"

## EXTERIOR FINISHES & NOTES :

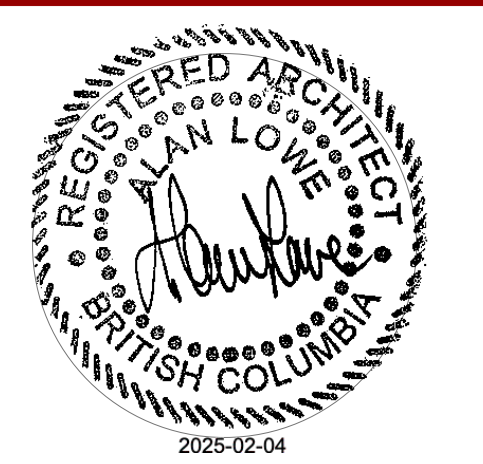
- F1 HARDIE PANEL-WHITE COLOUR
- F2 HARDIE PANEL- PEARL GRAY COLOUR
- F3 HARDIE PANEL-NIGHT GRAY COLOUR
- F4 HORIZONTAL CORRUGATED METAL - BLACK
- F5 PRE-FINISHED METAL FLASHING (COLOR SAME AS ADJACENT COLOR)
- F6 PREFINISHED (BLACK) ALUMINUM GUARDRAILS
- F7 VINYL WINDOW/DOOR- GREY
- F9 CONCRETE
- F10 THROUGH WALL METAL FLASHING COLOUR TO MATCH ADJACENT CLADDING
- F11 CONCRETE FINISH

project north:

Issue / revisions:

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5	REISSUED FOR DP	4 FEB '25
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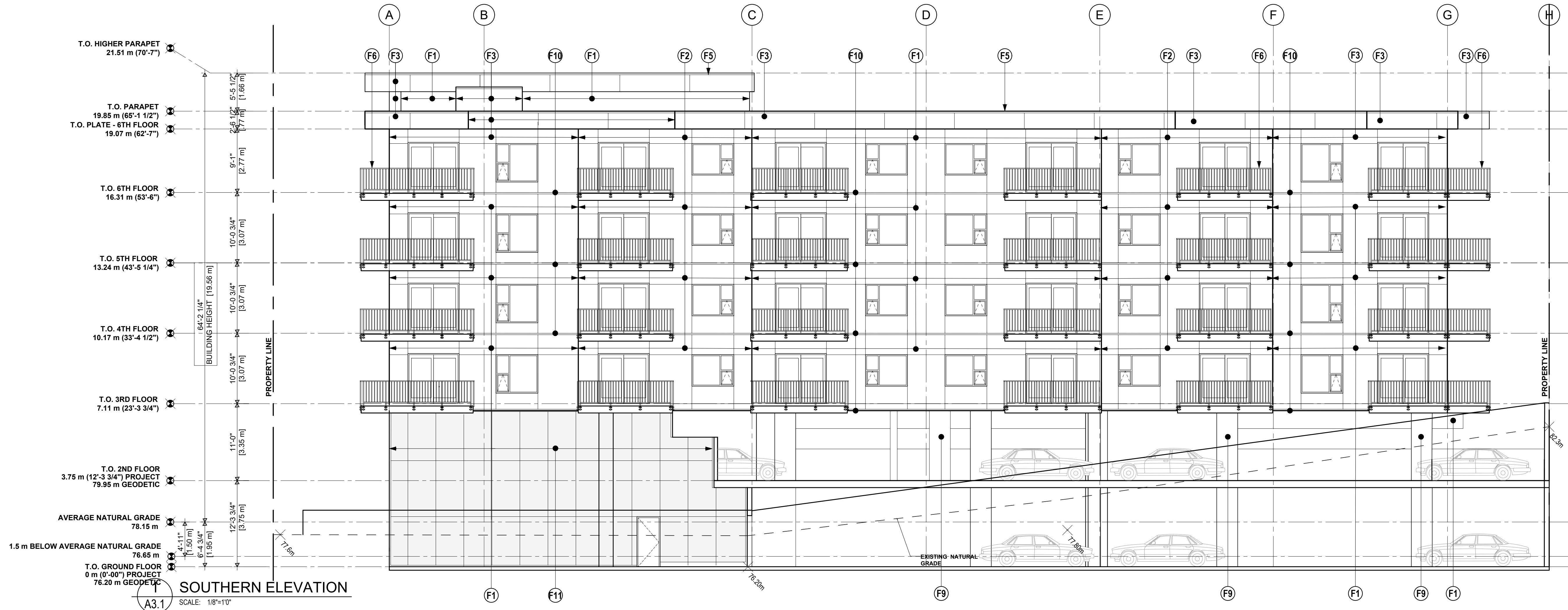


project title:  
**3211 JACKLIN ROAD**  
Sooke & Jacklin Road Colwood, BC  
drawing title:  
**ELEVATIONS**

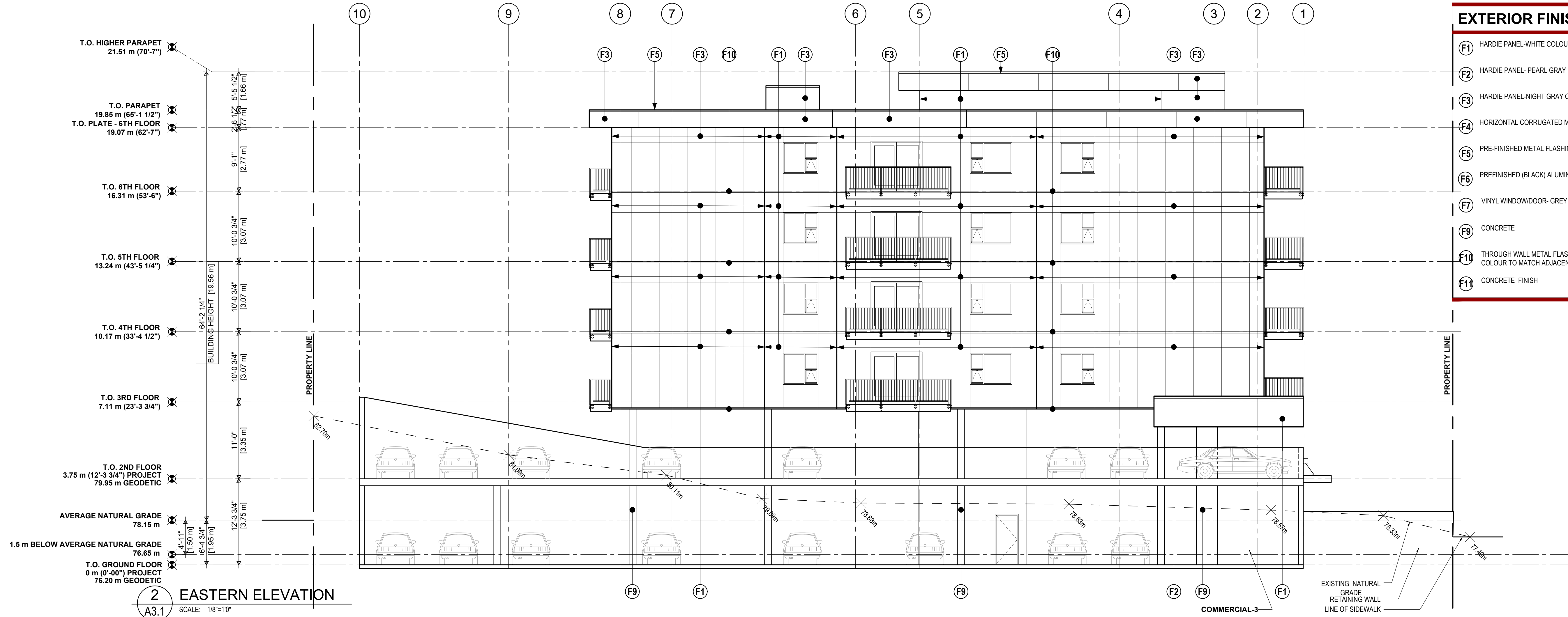
project no.: 24.765  
date: 4 FEB. 2025 scale: AS NOTED  
checked by: LOWE drawn by: JW, HC  
sheet no.:

# A3.0

# SCHEDULE 1



**SOUTHERN ELEVATION**  
SCALE: 1/8"=10"  
A3.1



**EASTERN ELEVATION**  
SCALE: 1/8"=10"  
A3.1

**EXTERIOR FINISHES & NOTES :**

- F1 HARDIE PANEL-WHITE COLOUR
- F2 HARDIE PANEL- PEARL GRAY COLOUR
- F3 HARDIE PANEL-NIGHT GRAY COLOUR
- F4 HORIZONTAL CORRUGATED METAL - BLACK
- F5 PRE-FINISHED METAL FLASHING (COLOR SAME AS ADJACENT COLOR)
- F6 PREFINISHED (BLACK) ALUMINUM GUARDRAILS
- F7 VINYL WINDOW/DOOR- GREY
- F9 CONCRETE
- F10 THROUGH WALL METAL FLASHING COLOUR TO MATCH ADJACENT CLADDING
- F11 CONCRETE FINISH

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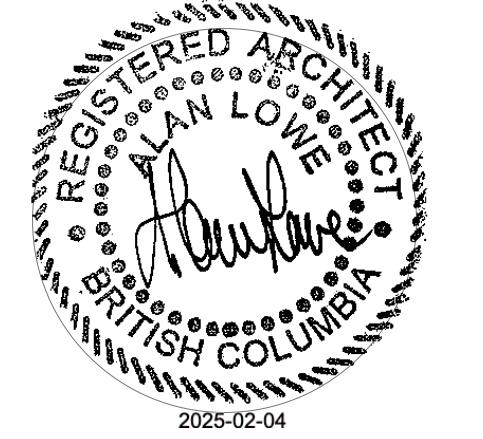
consultants:

project north:

Issue / revisions:

No.	Issued / Revisions	Date
5	REISSUED FOR DP	4 FEB '25
4	REVISIONS FOR DP	17 JAN '25
3	ISSUED FOR BUILDING PERMIT	29 NOV '24
2	ISSUED FOR DP	8 OCT, '24
1	REVISIONS ON REZONING	28 DEC, '22

alan lowe architect inc.  
118 - 21 Erie St. Victoria, British Columbia t 250.360.2888



project title:  
**3211 JACKLIN ROAD**  
Sooke & Jacklin Road Colwood, BC  
drawing title:  
**ELEVATIONS**

project no.: 24.765  
date: 4 FEB. 2025 scale: AS NOTED  
checked by: LOWE drawn by: JW, HC  
sheet no.:

**A3.1**



# SCHEDULE 1

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seal:



project title:  
**3211 JACKLIN ROAD**

SOOKE & JACKLIN ROAD  
COLWOOD, BC

drawing title:  
**PROPOSED RENDERED ELEVATIONS**

project no.: 24.765

date: 4 FEB. 2025 scale: AS NOTED

checked by: LOWE drawn by: NA

sheet no.:

# A3.2



**1** PROPOSED NORTH ELEVATION  
SCALE: N.T.S.



**2** PROPOSED WEST ELEVATION  
SCALE: N.T.S.

# SCHEDULE 1



**1** PROPOSED SOUTH ELEVATION  
A3.3 SCALE: N.T.S.



**2** PROPOSED EAST ELEVATION  
A3.3 SCALE: N.T.S.

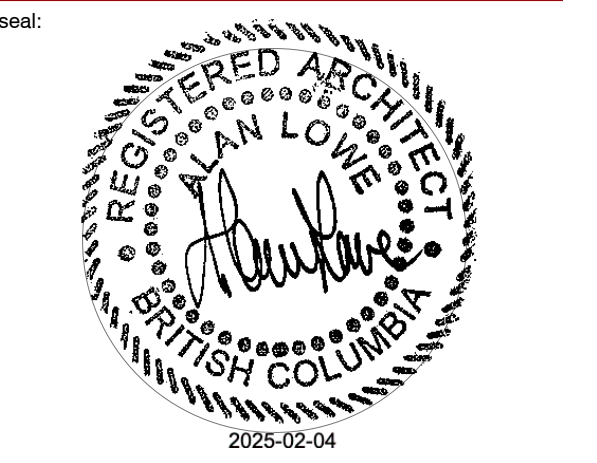
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**PROPOSED RENDERED ELEVATIONS**

project no.: 24.765  
date: 4 FEB. 2025 scale: AS NOTED  
checked by: LOWE drawn by: NA  
sheet no.:

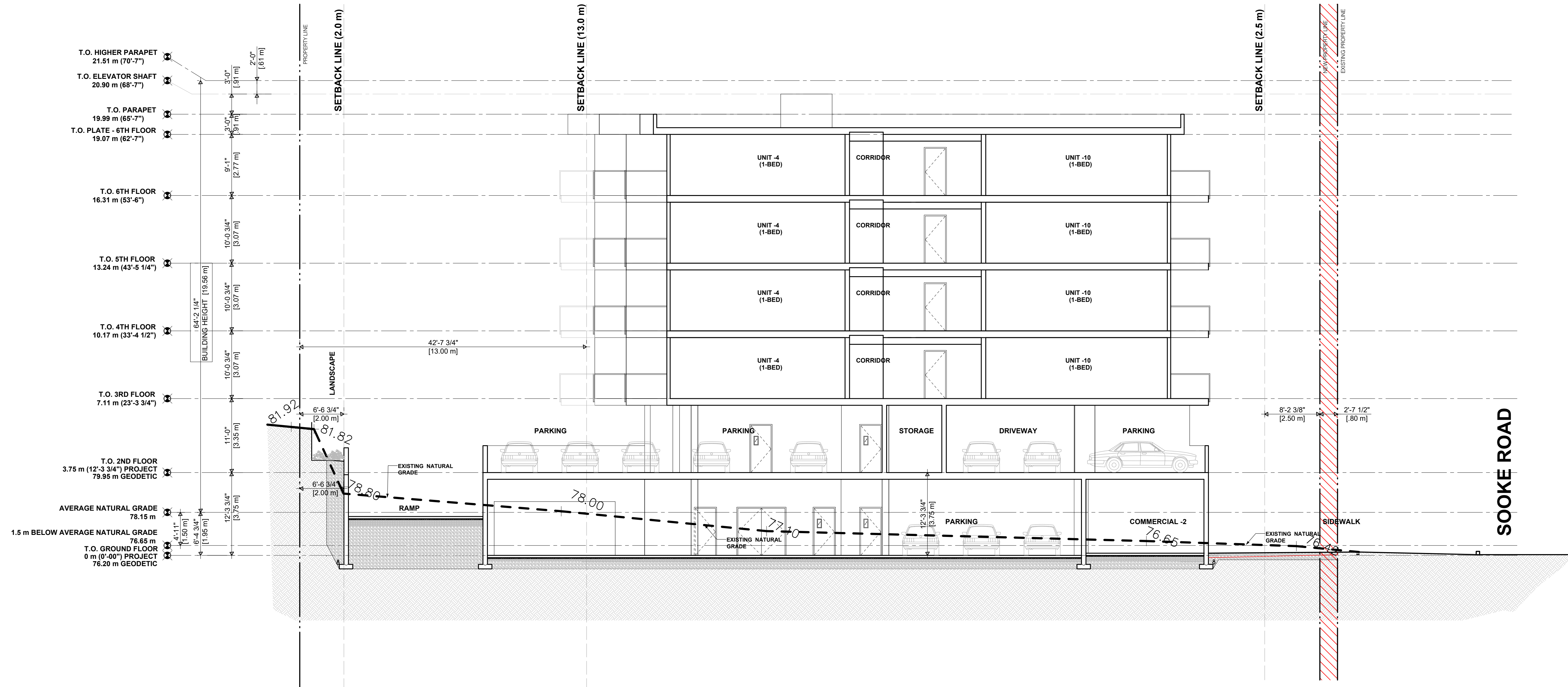
**A3.3**



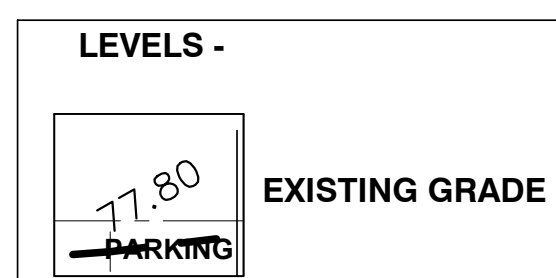
# SCHEDULE 1

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1 SECTION - 2  
A4.1 SCALE: 1:100

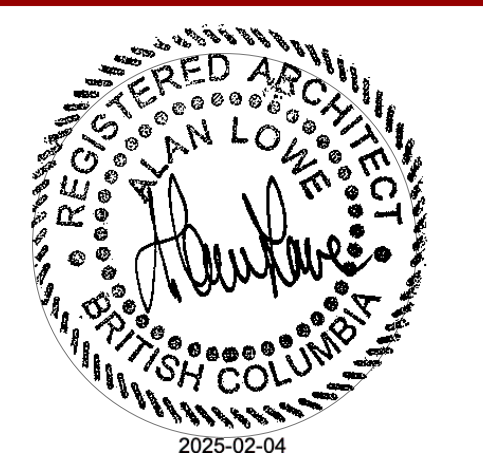


project north:

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project title:  
**3211 JACKLIN ROAD**  
SOOKE & JACKLIN ROAD  
COLWOOD, BC  
drawing title:  
**SECTION-1**

project no.: 24.765  
date: 4 FEB. 2025 scale: AS NOTED  
checked by: LOWE drawn by: FM, CH  
sheet no.:

**A4.1**

# SCHEDULE 1

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seal:



project title:  
**3211 JACKLIN ROAD**

SOOKE & JACKLIN ROAD  
COLWOOD, BC

drawing title:  
**PROPOSED PERSPECTIVE WITH CONTEXT**

project no.: 24.765

date: 4 FEB. 2025 scale: AS NOTED

checked by: LOWE drawn by: NA

sheet no.:

# A5.0



1 PROPOSED PERSPECTIVE FROM SOOKE & JACKLIN INTERSECTION  
A5.0 SCALE: N.T.S.

# SCHEDULE 1

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**3211 JACKLIN ROAD**

SOOKE & JACKLIN ROAD  
COLWOOD, BC

drawing title:  
**PROPOSED PERSPECTIVE WITH CONTEXT**

project no.: 24.765

date: 4 FEB. 2025 scale: AS NOTED

checked by: LOWE drawn by: NA

sheet no.:

# A5.1



1 PROPOSED PERSPECTIVE ALONG SOOKE RD  
A5.1 SCALE: N.T.S.

# SCHEDULE 1



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project title:  
**3211 JACKLIN ROAD**

SOOKE & JACKLIN ROAD  
COLWOOD, BC

drawing title:  
**PROPOSED PERSPECTIVE WITH CONTEXT**

project no.: 24.765

date: 4 FEB. 2025 scale: AS NOTED

checked by: LOWE drawn by: NA

sheet no.:

**A5.2**

1 PROPOSED PERSPECTIVE FROM JACKLIN RD.  
A5.2 SCALE: N.T.S.

# SCHEDULE 1



1 PROPOSED PERSPECTIVE  
A5.3 SCALE: N.T.S.



2 PROPOSED PERSPECTIVE  
A5.3 SCALE: N.T.S.

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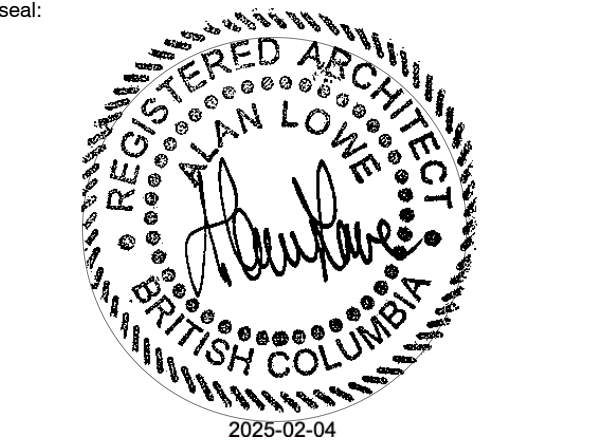
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project title:  
**3211 JACKLIN ROAD**  
SOOKE & JACKLIN ROAD  
COLWOOD, BC  
drawing title:  
**PROPOSED PERSPECTIVES WITH CONTEXT**

project no.: 24.765  
date: 4 FEB. 2025 scale: AS NOTED  
checked by: LOWE drawn by: NA  
sheet no.:

**A5.3**



# SCHEDULE 1



1 PROPOSED PERSPECTIVE  
A5.4 SCALE: N.T.S.



2 PROPOSED PERSPECTIVE  
A5.4 SCALE: N.T.S.

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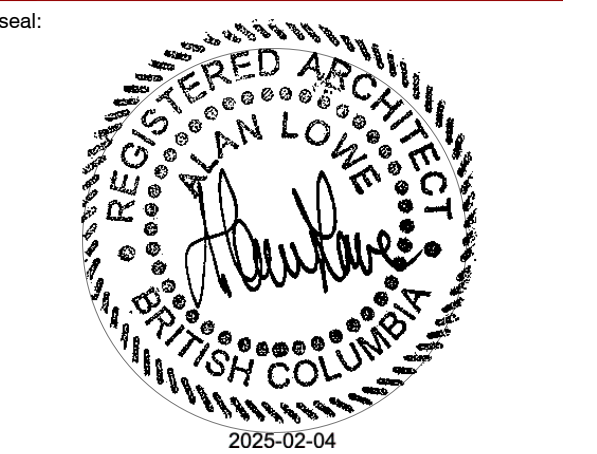
consultants:

project north:

issue / revisions:

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project title:  
**3211 JACKLIN ROAD**  
SOOKE & JACKLIN ROAD  
COLWOOD, BC  
drawing title:  
**PROPOSED PERSPECTIVES**

project no.: 24.765  
date: 4 FEB. 2025 scale: AS NOTED  
checked by: LOWE drawn by: NA  
sheet no.:

**A5.4**

CRU SIGN#1

RES SIGN #3

RES SIGN #1

RES SIGN #2



CRU VINYL #1



**PROOF**

250.590.7785 / info@thesignpad.com / thesignpad.com

Date:

Job #:

Artist:

**Client:** GNG Builders

**Project:** 3211 Jacklin RD

**Page:**

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Your **everything** team

RES SIGN #1

1" painted Gold 3D letters for bulidng address  
Pin mountd to fascia

3211 JACKLIN

Sign width, 80" wide x 10" tall



RES SIGN #2

Final fab dimensions material TBD.  
1" thick non illuminated painted letters  
or possibly push-thru illumianted letters.  
3" deep cabinet, weldd aluminum structure.

Cabinet Face & Back painted in Havencrest branded  
colors. 1" thick 3D letters mounted to mark  
main entrance to residential portion of building.

Detail View of Main Entrance sign



Sign width, 114" wide x 20" tall



RES SIGN #3

1" painted Gold 3D letters & branded Havencrest letters pin mounted to building fascia.  
Background color is painted hardy of building fascia. Attached to building corner on main entrance side.

Overall width, 98" wide x 14" tall main logo, and 9.5" tall main letters



CRU SIGN#1

Final fab dimensions material TBD.  
1" thick non illuminated painted letters  
or possibly push-thru illumianted letters.  
Cabinets and structure painted satin black for  
all CRU signage.

Letters and Logo as per each tenants branding.

Canopy mounted CRU Signage of this style  
would only apply to CRU unit 1 at corner..



Sign width, 96" wide x 18" tall



CRU VINYL #1

6" tall silver metallic vinyl letters  
mounted to glass above main entrance.  
Indicates CRU Unit Number for fire code  
& unit number identification



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Date:

Client: GNG Builders

Job #:

Project: 3211 Jacklin RD

Artist:

Page:

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RES SIGN #4

1" painted Gold 3D letters for bulidng address  
Pin mounted to fascia

3211 JACKLIN

Sign width, 80" wide x 10" tall

CRU VINYL #2

6" tall silver metallic vinyl letters  
mounted to glass above main entrance.  
Indicates CRU Unit Number for fire code  
& unit number identification

CRU 02

CRU VINYL #3

6" tall silver metallic vinyl letters  
mounted to glass above main entrance.  
Indicates CRU Unit Number for fire code  
& unit number identification

CRU 03

CRU SIGN#2



Fabricated ACP grey metallic box with  
CRU / Company 3D logos.  
Paintd 1/2" acrylic  
Sized at 22" wide x 22" tall

Mounted to left hand side of CRU entrance.

CRU SIGN#3



Fabricated ACP grey metallic box with  
CRU / Company 3D logos.  
Paintd 1/2" acrylic  
Sized at 22" wide x 22" tall

Mounted to left hand side of CRU entrance.

Example of face mounted 3D  
Signage on CRU 2 and 3 Entrances



Date:

Client: GNG Builders

Job #:

Project: 3211 Jacklin RD

Artist:

Page:

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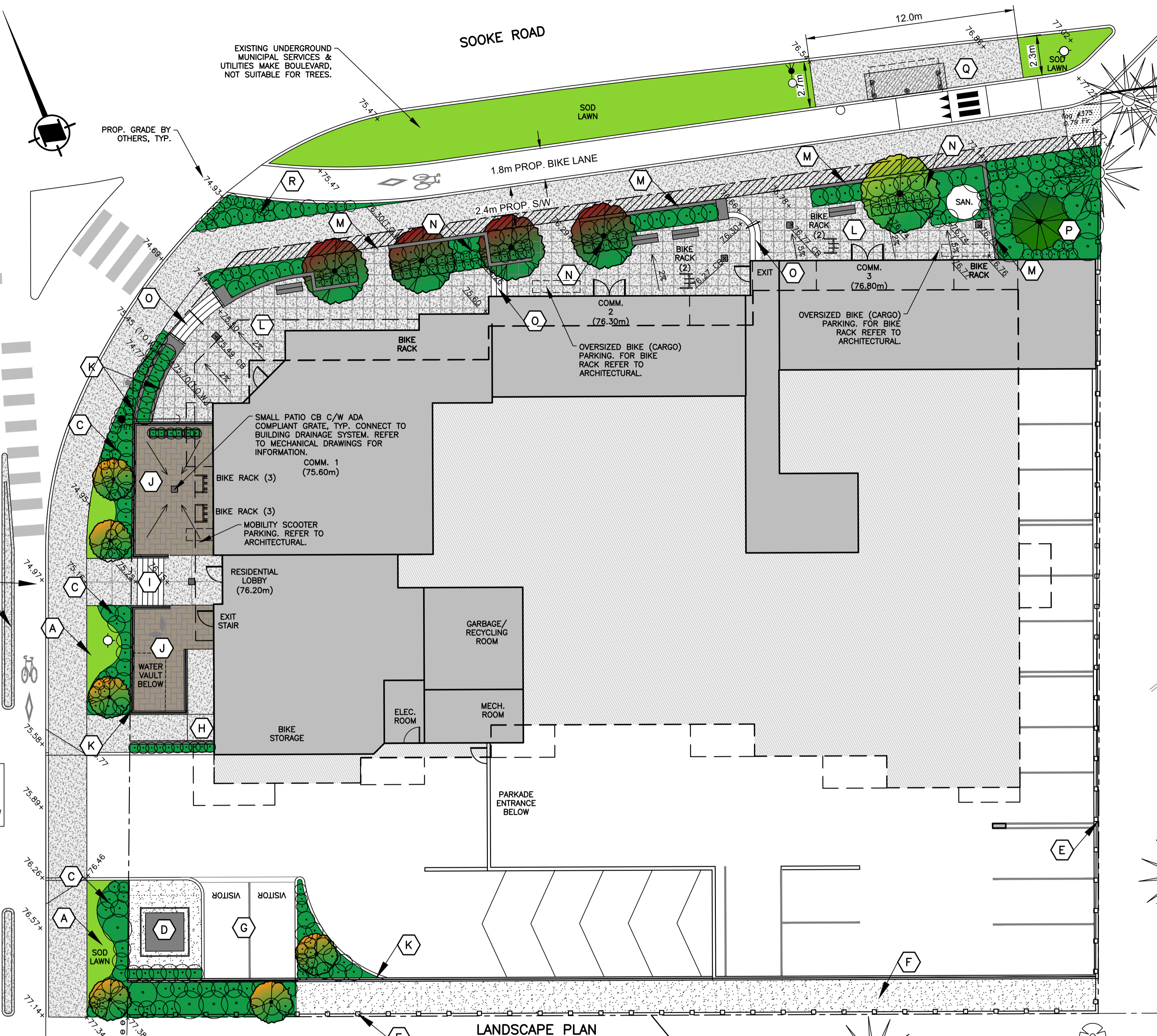
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# SCHEDULE 3

**NOTE:**  
EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. REFER TO CIVIL ENGINEERING DRAWINGS BY OTHERS FOR INFORMATION.

**ATTENTION:**  
IRRIGATION SLEEVES REQUIRED AT SIDEWALKS, WALLS, DRIVEWAYS, ETC. TO ENSURE ALL LANDSCAPE AREAS ARE CONNECTED TO SITE IRRIGATION SYSTEM. SLEEVES TO EXTEND 1.0m PAST HARD SURFACES. REFER TO DRAWING L2 THIS SET.

**NOTE:**  
REFER TO DRAWINGS BY OTHERS FOR SITE GRADING, RETAINING WALLS, FENCING, HARD SURFACE FINISHING, ETC.



## GENERAL NOTES

- ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH COLWOOD SPECIFICATIONS AND STANDARD DRAWINGS, MMCD SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID SERVICES LTD.
- ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
- CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
- CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
- EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
- FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
- CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
- ALL PLANTERS REQUIRE DRAINS CONNECTED TO BUILDING'S DRAINAGE SYSTEM.
- ALL PLANTING BEDS, PLANTERS, LAWNS & TREES TO BE CONNECTED TO AN AUTOMATIC IRRIGATION SYSTEM.
- 150mm IRRIGATION SLEEVES REQUIRED AT ALL SIDEWALKS, RETAINING WALLS, DRIVEWAYS, ETC. TO ENSURE ALL PLANTING AREAS, SOD LAWNS, RAISED PLANTERS, ETC. ARE CONNECTED TO THE IRRIGATION SYSTEM. FAILURE TO PROVIDE SLEEVES WILL RESULT IN WORK BEING REDONE AT THE CONTRACTOR'S EXPENSE.
- PROPOSED BUS STOP CONFIGURATION TO BE REVIEWED AND APPROVED BY BC TRANSIT, COLWOOD STAFF & DEVELOPER'S TRAFFIC CONSULTANT.
- GENERAL CONTRACTOR TO ERECT RIGID TREE PROTECTION FENCING C/W "WARNING - TREE PROTECTION AREA" SIGNAGE TO CITY OF COLWOOD TREE PROTECTION BY-LAW STANDARDS AT EXISTING TREES PRIOR TO START OF ANY SITE WORK. TREE FENCING TO BE INSTALLED UNDER SUPERVISION OF CONTRACTOR'S ARBORIST.

## PREFAB. PLANTER SCHEDULE:

**RECTANGULAR PLANTER (AMENITY SPACE):**  
TROUGH PLANTER 0.9m x .45m x 1.0m HEIGHT (ALUMINUM). CONTRACTOR TO PROVIDE SHOP DRAWING FOR APPROVAL  
QUANTITY: THREE (3)  
POWDER COAT COLOUR: BLACK

## SITE FURNISHING SCHEDULE:

**BIKE RACK:**  
QTY: 4  
TYPE: CORA BIKE RACK W2704 (CAPACITY 3-5)  
COLOUR: POWDER COATED BLACK  
CONTACT: CORA BIKE RACKS  
PHONE: 1-604-437-4415

REFER TO ARCHITECTURAL FOR CARGO BIKE/OVERIZED ANCHORED BIKE RACK INFORMATION.

**STANDARD BENCH:**  
QTY: 4  
TYPE: RUTHERFORD BENCH RAL-5  
POWDER COAT BLACK, WALNUT SLATS.  
CONTACT: WISHBONE SITE FURNISHINGS

NOTE: RESIDENT AMENITY AREA FURNITURE IS BY OWNER.

## MODULAR PAVER SCHEDULE:

**RESIDENT AMENITY SPACE:**  
TYPE: NEWSTONE DORADO PAVERS (8"x12" SIZE)  
FIELD COLOUR: 50% WINTER SKY, 50% NATURAL  
FIELD PATTERN: 90° HERRINGBONE  
BORDER COLOUR: CHARCOAL  
BORDER PATTERN: SOLDIER COURSE

CONTACT: ANDERS DANIELSSON, NEWSTONE GROUP  
DIRECTOR OF SALES  
PHONE: 604-855-7485

PRODUCT AVAILABLE THROUGH SLEGG BUILDING MATERIALS.

## LANDSCAPE QUANTITIES SCHEDULE

PLANTING AREA (OFFSITE & ONSITE)	160m <sup>2</sup>
SOD LAWN (OFFSITE)	115m <sup>2</sup>
CRUSHED ROCK BORDER AREA	85m <sup>2</sup>
RIVER ROCK COBBLE BORDER	15m
PERIMETER FENCE (1.8m HT.)	105m

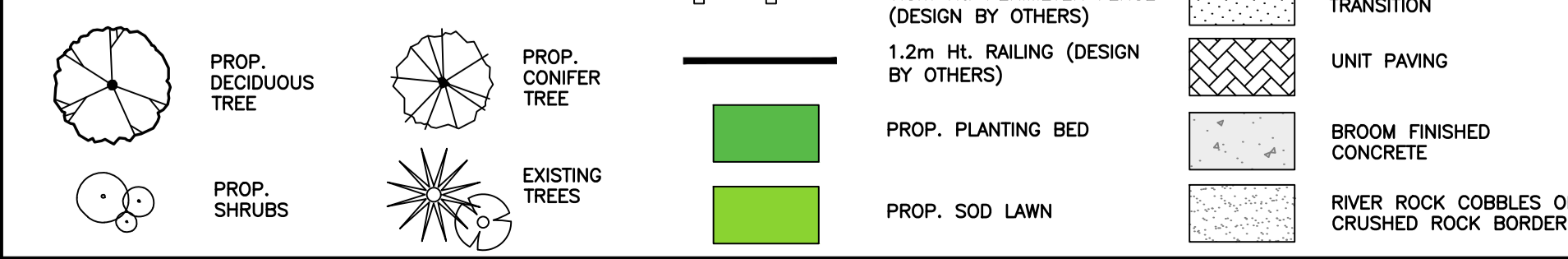
- NOTES:**
- QUANTITIES LISTED ABOVE ARE APPROXIMATE ONLY. CONTRACTOR TO PERFORM OWN CHECKS. NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY DISCREPANCIES.
  - RIVER ROCK AND CRUSHED ROCK BORDERS REQUIRE TIMBER EDGERS & WEED BARRIER FABRIC.

ISSUED FOR  
DEVELOPMENT  
PERMIT  
Not for  
Construction

## KEY NOTES

- A** PROP. SOD LAWN BOULEVARD. SOD BEHIND SIDEWALK TO BE IRRIGATED VIA THE PRIVATE ON-SITE IRRIGATION SYSTEM. IRRIGATION & MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER/STRATA IN PERPETUITY.
- B** PROPOSED BIKE LANE. REFER TO DRAWINGS BY OTHERS FOR INFORMATION.
- C** FRONTAGE PLANTING BED ON MUNICIPAL PROPERTY. IRRIGATION TO BE VIA PRIVATE ON-SITE SYSTEM. IRRIGATION & MAINTENANCE OF PLANTING BED IS THE RESPONSIBILITY OF THE OWNER/STRATA IN PERPETUITY.
- D** PROP. BC HYDRO PMT C/W CRUSHED ROCK BORDER. NO PLANTING ALLOWED WITHIN 1.2m OF PMT AS PER BY HYDRO REQUIREMENTS. WOOD EDGER & WEED BARRIER FABRIC REQUIRED AT CRUSHED ROCK BORDER.
- E** 1.8m HT. PERIMETER WOOD FENCE ON PROPERTY LINE C/W METAL POSTS CAST IN CONCRETE. DESIGN BY OTHERS.
- F** PROP. RIVER ROCK COBBLE BORDER BETWEEN BUILDING AND PROPERTY LINE. TIMBER EDGER & WEED BARRIER FABRIC REQUIRED.
- G** VISITOR PARKING C/W ASPHALT OR CONCRETE SURFACING. REFER TO DRAWINGS BY OTHERS. "VISITOR" TO BE PAINTED ACROSS FRONT OF EACH STALL.
- H** BROOM FINISHED CONCRETE ACCESSIBLE RAMP (DESIGN BY OTHERS).
- I** ENTRANCE STAIR ACCESS (DESIGN BY OTHERS).
- J** RESIDENT AMENITY PLAZA C/W PATIO FURNISHINGS BY OWNER. ACCENT TREES IN RAISED PLANTERS TO BE PLACED IN SMALLER PLAZA ONLY IF WATER VAULT LOCATION MOVES TO DRIVEWAY. PRE-FABRICATED ALUMINUM PLANTERS TO BE PLACED ALONG C.R.U. WINDOWS AT LARGER PLAZA. TOTAL AREA 53m<sup>2</sup>.
- K** RETAINING WALL (DESIGN BY OTHERS).
- L** COMMERCIAL PLAZA C/W BROOM FINISHED CONCRETE & 600mmx600mm SAW CUTS. ACCENT TREES TO PLANTING BEDS. STRUCTURAL SOIL CELLS MAY BE REQUIRED. PATIO FURNISHINGS (BEYOND SEATING BENCHES) TO BE BY OWNER/LEASEE.
- M** LOW HEIGHT RETAINING WALL (DESIGN BY OTHERS).
- N** PLANTING BED AT PLAZA LEVEL C/W ACCENT TREES & SHRUBS BELOW.
- O** PROPOSED CONCRETE ENTRANCE STEPS (DESIGN BY OTHERS).
- P** PLANTING AREA C/W NATIVE SHRUBS. EXISTING TREE TO BE RETAINED. ALL WORK AT TREE TO BE DONE UNDER SUPERVISION OF DEVELOPER'S ARBORIST.
- Q** PROPOSED BC TRANSIT BUS STOP. REMOVAL & REPLACEMENT OF EXISTING BUS SHELTER TO BE DONE BY COLWOOD AT DEVELOPER'S EXPENSE. BUS STOP GEOMETRY TO BE REVIEWED & APPROVED BY BC TRANSIT.
- R** BOULEVARD PLANTING BED C/W DROUGHT TOLERANT ORNAMENTAL GRASSES & PERENNIALS. IRRIGATION VIA PRIVATE ON-SITE SYSTEM. IRRIGATION & MAINTENANCE OF PLANTING BED IS THE RESPONSIBILITY OF THE OWNER/STRATA IN PERPETUITY.

## LEGEND



REV.	DATE	ISSUED/REVISION	BY	APPROVED
6	FEB 04/25	RE-ISSUED FOR DEVELOPMENT PERMIT	DP	
5	JAN 17/25	BIKE PARKING COORDINATION	DP	
4	NOV 29/24	ISSUED FOR BUILDING PERMIT	DP	
3	NOV 07/24	FOR B.P. COORDINATION	DP	
2	SEP 27/24	TO BIKE LANE & S/W CHANGES	DP	
1	AUG 29/24	D.P. COORDINATION	DP	



**3221 JACKLIN RD. DEVELOPMENT**  
Landscape Plan, Details & Notes  
Client: Viking Properties

**CALID** Services Ltd.  
207-2750 QUADRA ST.  
VICTORIA, B.C. V8T 4E8  
PHONE (250) 386-0919  
FAX (250) 381-6919  
engineer@calid.ca

Drawn	Date
Checked	August 28, 2023
Approved	Project #
Designed	0932
	Scale
	AS NOTED

Rev. **6**



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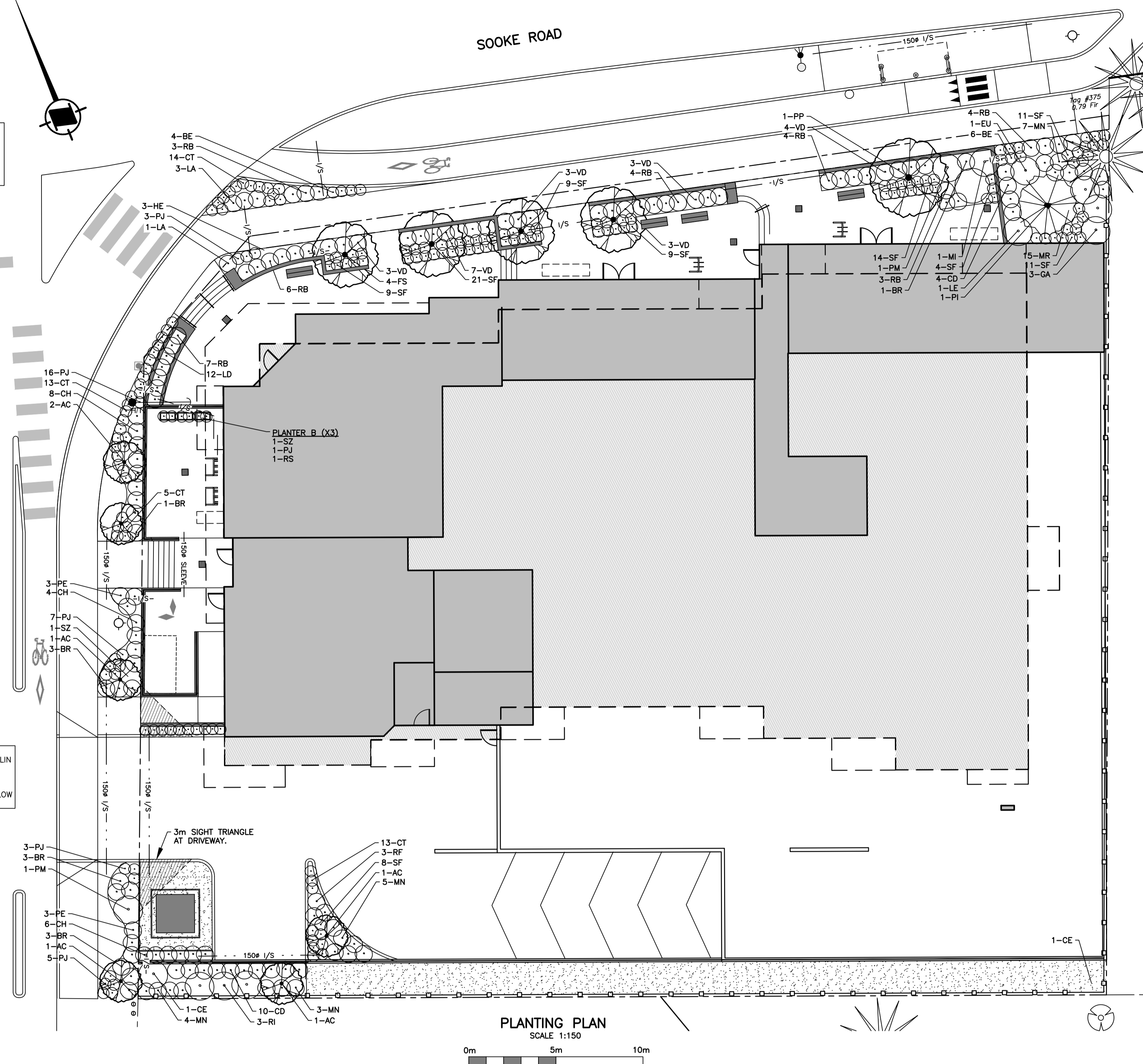
# SCHEDULE 3

SOOKE ROAD

ATTENTION:  
IRRIGATION SLEEVES REQUIRED AT  
SIDEWALKS, WALLS, DRIVEWAYS, ETC. TO  
ENSURE ALL LANDSCAPE AREAS ARE  
CONNECTED TO SITE IRRIGATION SYSTEM.  
SLEEVES TO EXTEND 1.0m PAST HARD  
SURFACES.

JACKLIN ROAD

ATTENTION:  
OVERHEAD HYDRO ALONG JACKLIN  
ROAD FRONTAGE. BOULEVARD  
TREES TO BE VINE MAPLES TO  
MEET BC HYDRO HEIGHT  
REQUIREMENTS FOR TREES BELOW  
OVERHEAD LINES.



PLANTING PLAN  
SCALE 1:150



## PLANTING NOTES

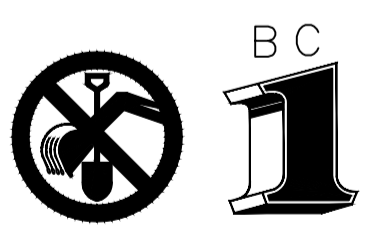
- CONTRACTOR TO STRIP ALL ORGANIC MATERIAL TO SPECIFIED LIMITS OF THE PLANTING AREAS AND STOCKPILE ANY SUITABLE MATERIAL FOR REUSE. EXCAVATED DEPTH FOR SHRUBS TO BE MIN. 450mm, DEPTH OF TREE PITS TO BE 800mm. SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SIDES AND BOTTOM OF TREE PITS.
- CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE ALL DEBRIS AND UNUSABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER GROWTH OF THE FINISHED LANDSCAPING.
- GROWING MEDIUM TO MEET MMCD SPECIFICATION AND BC LANDSCAPE STANDARDS. DEPTH TO BE MIN. 300mm FOR SOD LAWN, 450mm FOR PLANTING AREAS AND 800mm FOR TREE PITS. ALL TREE PITS SHALL BE REVIEWED BY CALID SERVICES LTD. PRIOR TO PLANTING. CONTRACTOR TO PROVIDE 48 HOURS NOTICE FOR CALID SERVICES LTD. TO SCHEDULE SITE VISITS.
- IMPORTED TOPSOIL TO CONTAIN A MIN. OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SAND LOAMS; TO A MAX. OF 20% VOLUME. SOIL TO BE FREE OF ROOTS, NOXIOUS WEEDS (ORABGRASS, COUGHGRASS, HORSETAIL SEEDS, ETC.), TOXIC MATERIALS, STONES OVER 30mm, OR FOREIGN OBJECTS. ACIDITY RANGE TO BE 5.5-7.5 pH. NATIVE TOPSOIL MAY BE USED PROVIDED IT MEETS STANDARDS SET FOR IMPORTED TOPSOIL.
- LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH MMCD SECTION 02950, COLWOOD STANDARDS & SPECIFICATIONS AND ACCEPTED LANDSCAPE PRACTICES.
- PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH BRITISH COLUMBIA STANDARD FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE TRUE TO NAME, TYPE AND FORM, AND BE REPRESENTATIVE OF THEIR SPECIES AND VARIETY. PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, INJURED OR THIN. SPECIES SELECTION TO BE AS SPECIFIED. SUBSTITUTIONS WILL ONLY BE DONE WITH THE WRITTEN APPROVAL OF CALID SERVICES LTD.
- TREES TO BE STAKED AND BRACED IN AN UPRIGHT POSITION. INSTALL STAKES, CLAMPS, ANCHORS, WIRES AS NOT TO DAMAGE THE TREE. STAKES TO BE 100mmØ.
- LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR THE STANDARD ONE (1) YEAR MAINTENANCE PERIOD, AND IS NOT RESPONSIBLE FOR PLANT LOSS DUE TO FAILURE BY OWNER/STRATA TO PROPERLY OPERATE IRRIGATION SYSTEM, THEFT, VANDALISM, OR ANIMALS DURING THE MAINTENANCE PERIOD.
- PRUNING OF TREES TO BE DONE BY A CERTIFIED ARBORIST.
- WELL-ROTTED HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH TO BE APPLIED TO BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH TO BE FREE OF CHUNKS, STICKS, SOIL, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM BARK MULCH DEPTH OF 50mm AFTER SETTLEMENT.

## IRRIGATION NOTES

- IRRIGATION SYSTEMS TO MEET MMCD AND COLWOOD IRRIGATION STANDARDS. IRRIGATION CONTRACTOR TO INSTALL IRRIGATION SYSTEM TO ALL APPLICABLE PLUMBING REGULATIONS. IRRIGATION SYSTEM TO BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AS CERTIFIED BY IAABC OR IA. SHOP DRAWINGS TO BE PROVIDED TO CALID SERVICES LTD. FOR REVIEW. SOD LAWN TO HAVE A MICROSPRAY IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE. PLANTING BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. TREES TO HAVE TWO (2) EMITTER LOOPS PER TREE.
- EMITTER LINE ENDS TO TERMINATE INTO A POLYETHYLENE HEADER OR FOOTER TO CREATE A LOOPED SYSTEM.
- ONSITE IRRIGATION SYSTEM POINT OF CONNECTION TO BE IN MECHANICAL ROOM. PROVIDE 50mm P.O.C.
- ALL IRRIGATION COMPONENTS AND INSTALLATION TO COMPLY WITH MMCD AND IAABC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. SYSTEM TO INCLUDE FLOW SENSOR, CENTRAL SHUT-OFF VALVE, AND METER. PRESSURE REGULATING DEVICE AND MOISTURE SENSOR/RAIN DELAY CONTROLLER ALSO REQUIRED.
- IRRIGATION SYSTEM TO HAVE A DYNAMIC OPERATING PRESSURE BETWEEN 50 TO 90 psi.
- IRRIGATION CONTRACTOR TO ENSURE ALL CRITICAL POINTS (CORNERS, EDGES, TIGHT CONTOURS, ETC) RECEIVE FULL COVERAGE.
- IRRIGATION CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING WORK.
- IRRIGATION SYSTEM TEST TO BE WITNESSED BY CALID SERVICES LTD. CONTRACTOR TO PROVIDE 48 HOUR NOTICE FOR REVIEW.
- IRRIGATION CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS AND ZONE MAPS TO DEVELOPER & INCLUDE ONE WINTERIZATION & SYSTEM START UP IN THEIR PRICING.
- ATTENTION: COLWOOD PARKS TO CONFIRM IF SOD BOULEVARD TO BE IRRIGATED VIA MUNICIPAL IRRIGATION SYSTEM. POINT OF CONNECTION TO BE DISCUSSED WITH COLWOOD PARKS DEPT.
- 150mm DIAM. PVC IRRIGATION SLEEVES (WITH CAPPED ENDS) TO BE INSTALLED AT ALL SIDEWALKS, CURBS, PLANTER WALLS, DRIVEWAYS, ETC. CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS. FAILURE TO PROVIDE IRRIGATION SLEEVES TO LANDSCAPED AREAS WILL RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE.
- RAISED PLANTERS TO HAVE TWO (2) EMITTER LOOPS. TUBING TO CONFORM TO REQUIREMENTS OF CSA B137.1 AND HAVE MAXIMUM PRESSURE RATING OF 75 PSI.
- OFFSITE BIKE LANE BUFFER STRIP TO BE IRRIGATED VIA PRIVATE ONSITE IRRIGATION SYSTEM.

Plant List	Code	Qty.	Size
<b>Boulevard Trees</b>			
Acer circinatum 'Pacific Fire' (Vine Maple)	AC	4	6cm Cal.
<b>Site Trees:</b>			
Acer circinatum 'Pacific Fire' (Vine Maple)	AC	2	4cm Cal.
Fagus sylvatica 'Dawycck Purple' (Columnar Purple Beech)	FS	4	6cm Cal.
Parrotia persica 'Vanessa' (Ironwood Tree)	PP	1	6cm Cal.
Picea omorika 'Bruns' (Serbian Spruce)	PI	1	3.0m Ht.
<b>Native Plants</b>			
Ceanothus, (California Lilac)	CE	2	#5 Pot
Gaultheria shallon (Salal)	GA	3	#2 Pot
Mahonia nervosa (Cascade Oregon Grape)	MN	24	#2 Pot
Mahonia repens (Creeping Oregon Grape)	MR	15	#1 Pot
Polystichum munitum (Sword Fern)	SF	96	#2 Pot
Ribes sanguineum (Red Flowering Currant)	RI	3	#2 Pot
<b>Shrubs:</b>			
Berberis thunbergii 'Rose Glow' (Barberry)	BR	11	#3 Pot
Berberis thunbergii 'Gold Nugget' (Dwarf Yellow Barberry)	BE	10	#2 Pot
Choisya temata 'Sundance' (Mexican Orange Blossom)	CH	18	#2 Pot
Euonymus alata 'Ruby Haag' (Winged Burning Bush)	EU	1	#5 Pot
Leucothoe fontanesia (Rainbow Fetterbush)	LE	1	#5 Pot
Pieris japonica 'Cavatine' (Dwarf Lily-of-the-Valley)	PJ	37	#2 Pot
Pinus mugo var. 'Sherwood Compact' (Dwarf Mugo Pine)	PM	2	#5 Pot
Rhododendron 'Baden Baded' (Dwarf Rhododendron)	RB	31	#2 Pot
Viburnum davidii (David Viburnum)	VD	23	#2 Pot
<b>Groundcovers, Perennials &amp; Grasses</b>			
Carex testacea 'Orange Flame' (Sedge)	CT	44	#2 Pot
Cotoneaster dammeri 'Coral Beauty' (Bearberry Cotoneaster)	CD	14	#1 Pot
Hemerocallis 'Stella de Oro' (Day Lily)	HE	3	#1 Pot
Lavandula angustifolia 'Hidcote' (English Lavender)	LA	4	#2 Pot
Lithodora diffusa 'Grace Ward' (Lithodora)	LD	25	#1 Pot
Miscanthus sinensis 'Adagio' (Dwarf Maiden Grass)	MI	1	#3 Pot
Pennisetum alopecuroides 'Hamein' (Dwarf Fountain Grass)	PE	6	#2 Pot
Rosemarinus officinalis 'Prostratus' (Rosemary)	RS	3	#1 Pot
Rudbeckia fulgida 'Goldstrum' (Black-eyed Susan)	RF	3	#3 Pot
Shizostylis coccinea (Crimson Flag Lily)	SZ	4	#1 Pot
<b>Notes:</b>			
1. Plants to be irrigated with an automatic irrigation system.			
2. Changes to plant size, quantity, or type to be reviewed & approved in writing by Calid Services Ltd.			
3. Project arborist to provide tree inventory & replacement ratio for cash-in-lieu trees.			

ISSUED FOR  
DEVELOPMENT  
PERMIT  
Not for  
Construction



CALL  
1-800-474-6886  
CELLULAR \*6886

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Dwg. No.	REFERENCE DRAWINGS	DATE

LEGEND	
	PROP. DECIDUOUS TREE
	PROP. CONIFER TREE
	PROP. SHRUBS
	EXISTING TREES
	1.8m Ht. PERIMETER FENCE (BY OTHERS)
	1.2m Ht. RAILING (DESIGN BY OTHERS)
	PROP. IRRIGATION SLEEVE
	RIVER ROCK COBBLES OR CRUSHED ROCK BORDER

REV.	DATE	ISSUED/REVISION	BY	APPROVED
6	FEB 04/25	RE-ISSUED FOR DEVELOPMENT PERMIT	DP	
5	JAN 17/25	BIKE PARKING COORDINATION	DP	
4	NOV 29/24	ISSUED FOR BUILDING PERMIT	DP	
3	NOV 07/24	FOR B.P. COORDINATION	DP	
2	SEP 27/24	TO BIKE LANE & S/W CHANGES	DP	
1	AUG 29/24	D.P. COORDINATION	DP	



3221 JACKLIN RD. DEVELOPMENT  
Planting Plan & Notes  
Client: Viking Properties

Drawn: dp Date: August 28, 2023  
Checked: Project #: 0932  
Approved: Scale: AS NOTED  
Designed: dp

**CALID** Services Ltd.  
207-2750 QUADRA ST. VICTORIA, B.C. V8T 4E8  
PHONE: (250) 386-0919  
FAX: (250) 381-6819  
engineer@calid.ca

L2 Rev. 6

CANCEL PRINTS BEARING EARLIER LETTER

# SCHEDULE 4

t: 250-388-6919



calid.ca

207-2750 Quadra St.  
Victoria, BC V8T 4E8

File: 932  
Project: 3211 Jacklin Road

Prepared By: Calid Services Ltd.  
Re-Issued for Development Permit February 4, 2025

## Schedule A: Probable Landscape Soft Costs for, 3211 Jacklin Road Development, Colwood, B.C.

	Unit	Est. Qty.	Unit Price	Cost
<b>1.0 Offsite Works</b>				
1.1 Boulevard Trees (Including tree pits, mulch rings, tree stakes, etc.)	Ea.	4	\$1,150	\$4,600
1.2 Sod Lawn Boulevard (Includes growing medium)	m <sup>2</sup>	115	\$30 /m <sup>2</sup>	\$3,450
1.3 Irrigation Allowance	LS	1	\$6,500	\$6,500
<b>Offsite Subtotal:</b>				<b>\$14,550</b>
<b>2.0 Onsite Works</b>				
2.1 Planting Bed Growing Medium	m <sup>3</sup>	75	\$52 /m <sup>3</sup>	\$3,900
2.2 Mulch (for planting beds & tree rings)	m <sup>3</sup>	8	\$45 /m <sup>3</sup>	\$360
2.3 #1 Pot Size Shrubs	Ea.	64	\$26	\$1,664
2.4 #2 Pot Size Shrubs	Ea.	300	\$35	\$10,500
2.5 #3 Pot Size Shrubs	Ea.	15	\$45	\$675
2.6 #5 Pot Size Shrubs	Ea.	6	\$55	\$330
2.7 Site Trees (Including tree pits, tree stakes, etc.)	Ea.	8	\$1,150	\$9,200
2.8 Crushed Rock Gravel Border	m <sup>3</sup>	15	\$50 /m <sup>3</sup>	\$750
2.9 Bike Racks	Ea.	4	\$1,200	\$4,800
2.10 Seating Bench	Ea.	4	\$1,500	\$6,000
2.11 Prefabricated Aluminum Planter	Ea.	3	\$250	\$750
2.12 Standard Unit Paving	m <sup>2</sup>	65	\$175 /m <sup>2</sup>	\$11,375
2.13 River Rock Cobble Border (includes weed barrier fabric and edger)	m <sup>3</sup>	16	\$54 /m <sup>3</sup>	\$864
2.14 Resident Amenity Space Furniture Allowance	LS	1	\$12,000	\$12,000
<b>Subtotal:</b>				<b>\$63,168</b>
3.00 Irrigation Allowance	LS	1	\$12,000	\$12,000
<b>*Total:</b>				<b>\$89,718</b>

**Notes:**

1. Based on Calid Services Ltd. Drawings L1 & L2 dated February 4, 2025 Revision 6.
2. Concrete walkways, unit paving, retaining walls, signage, fencing, site lighting, bulk earthworks, etc. not included. Refer to costing by others.
3. Offsite frontage works beyond those listed above are not included. Refer to costing by others.
4. Taxes, contingency allowance, and Municipal charges are extra.
5. The costs shown are estimates only & not guaranteed. Actual costs would only be known after work is complete.
6. Based on competitive total contractor performing the work. Contractor's costs are not included.

