

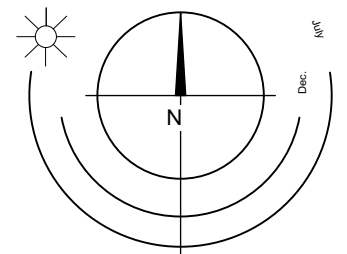


ON-SITE MATERIALS LEGEND

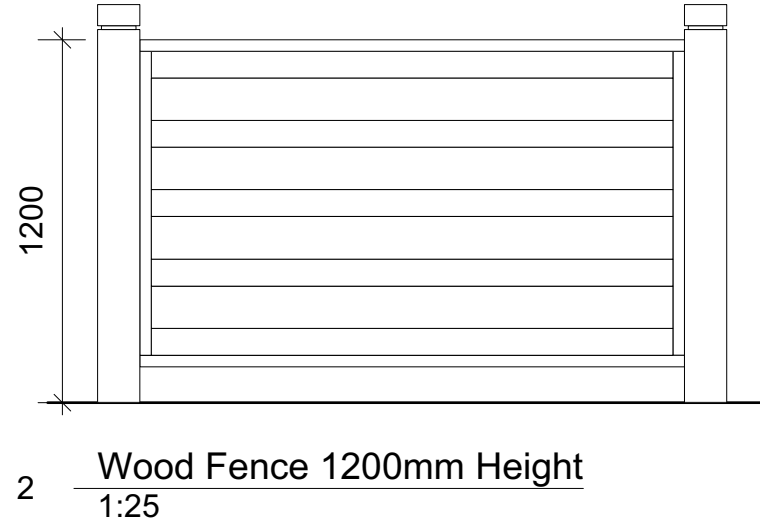
A Low-maintenance Meadow Grass Mix (See specification section 8.0)	D 600 x 600mm Concrete Slabs (See specification section 10.1)	G Wood Decking (See Architecture)
B Aggregate: Granite Fines (See specification section 9.0)	E Planting Bed (See specification section 4.0)	H Area of Retained Vegetation (See specification section 3.0)
C Exposed Aggregate Concrete (Refer to MMCD - Medium)	F Sod Lawn (See specification section 7.0)	I Asphalt. See Civil

CENTRAL SAANICH ROAD

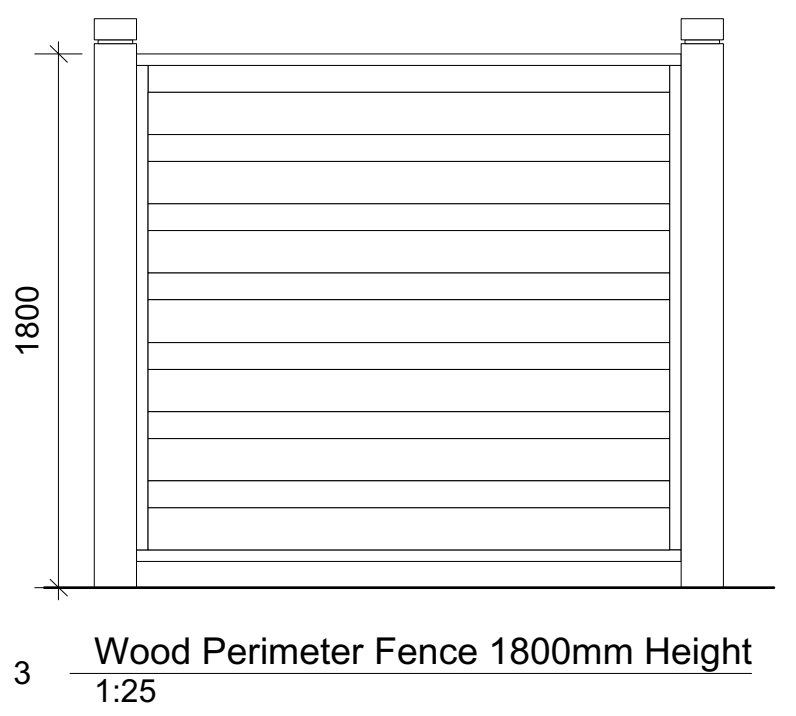
EAST SAANICH ROAD



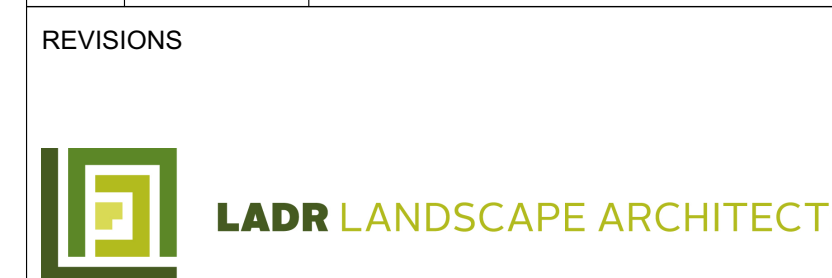
1 Materials Plan 1:175



Concrete Table Notes
1. Cast in place concrete walls should be designed by an Engineer.



9	Jun. 3-24	Issued for DP
8	Apr. 11-24	Issued for Discussion
7	Jan 25-23	Issued for Discussion
6	July 20-23	Issued for Building Permit
5	May 12-23	Issued for Building Permit
4	Mar.24-23	Issued for Building Permit
3	Sept.14-22	Re-issued for Tender
2	Sept. 1-22	Issued for Tender
1	Mar. 9-22	Issued for Building Permit



#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

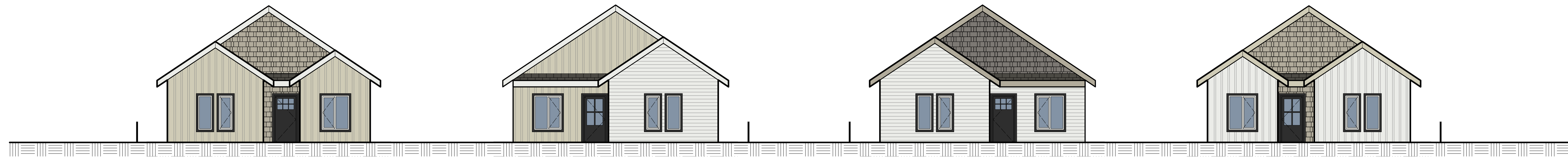
PROJECT
Harvest Ridge
7043, 7047, 7053 and 7057
Central Saanich Rd, BC

TITLE
Layout and Materials Plan

SCALE **as shown** DRAWN **NR** CHECKED **CW**

PROJECT No. **2056**

DATE **Feb 9-22** SHEET **L1 of 1**



LOT 5
7057 CENTRAL SAANICH RD

LOT 6
7053 CENTRAL SAANICH RD

LOT 7
7047 CENTRAL SAANICH RD

LOT 8
7043 CENTRAL SAANICH RD

1
A5.01 Central Saanich Road - East Street Scope
1/8" = 1'-0"



LOT 8
7043 CENTRAL SAANICH RD

LOT 7
7047 CENTRAL SAANICH RD

LOT 6
7053 CENTRAL SAANICH RD

LOT 5
7057 CENTRAL SAANICH RD

2
A5.01 View from Patricia Bay Hwy - West Street Scope
1/8" = 1'-0"

Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
proj date	03 JUN 2024		drawing file	2409-A200 lot 5.vax	
drawn by	gpf		checked by	cjk	
scale	as shown		project number	2409	

NOTE: All dimensions are shown in feet and inches

dHKarchitects

VICTORIA OFFICE
977 Park Street
Victoria BC V8V 3K3
T 1-250-858-9387

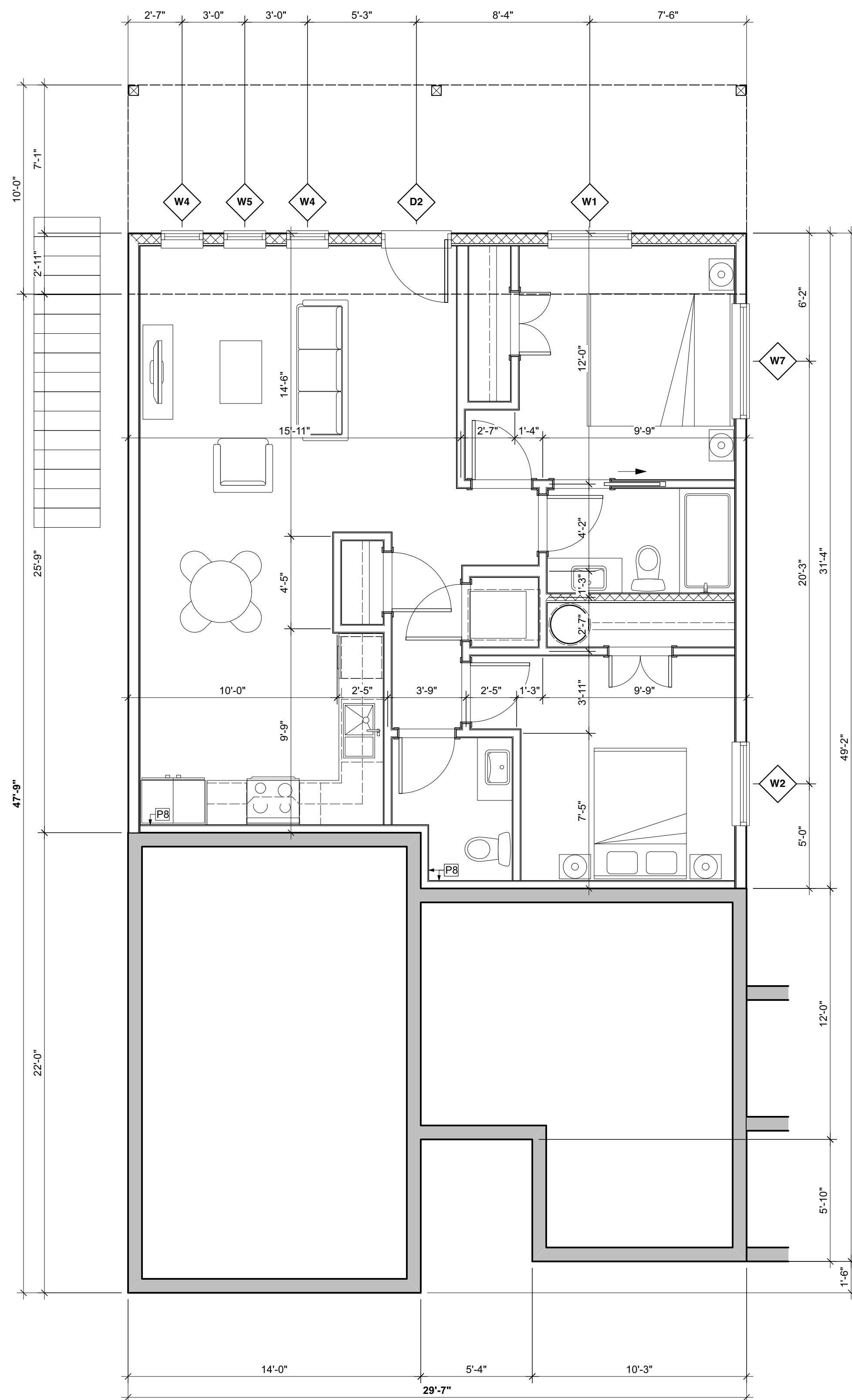
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102-5190 Durkin Way
Nanaimo BC V9T 2K8
T 1-250-985-5810

PROJECT NAME
**Harvest Ridge
Central Saanich, BC**

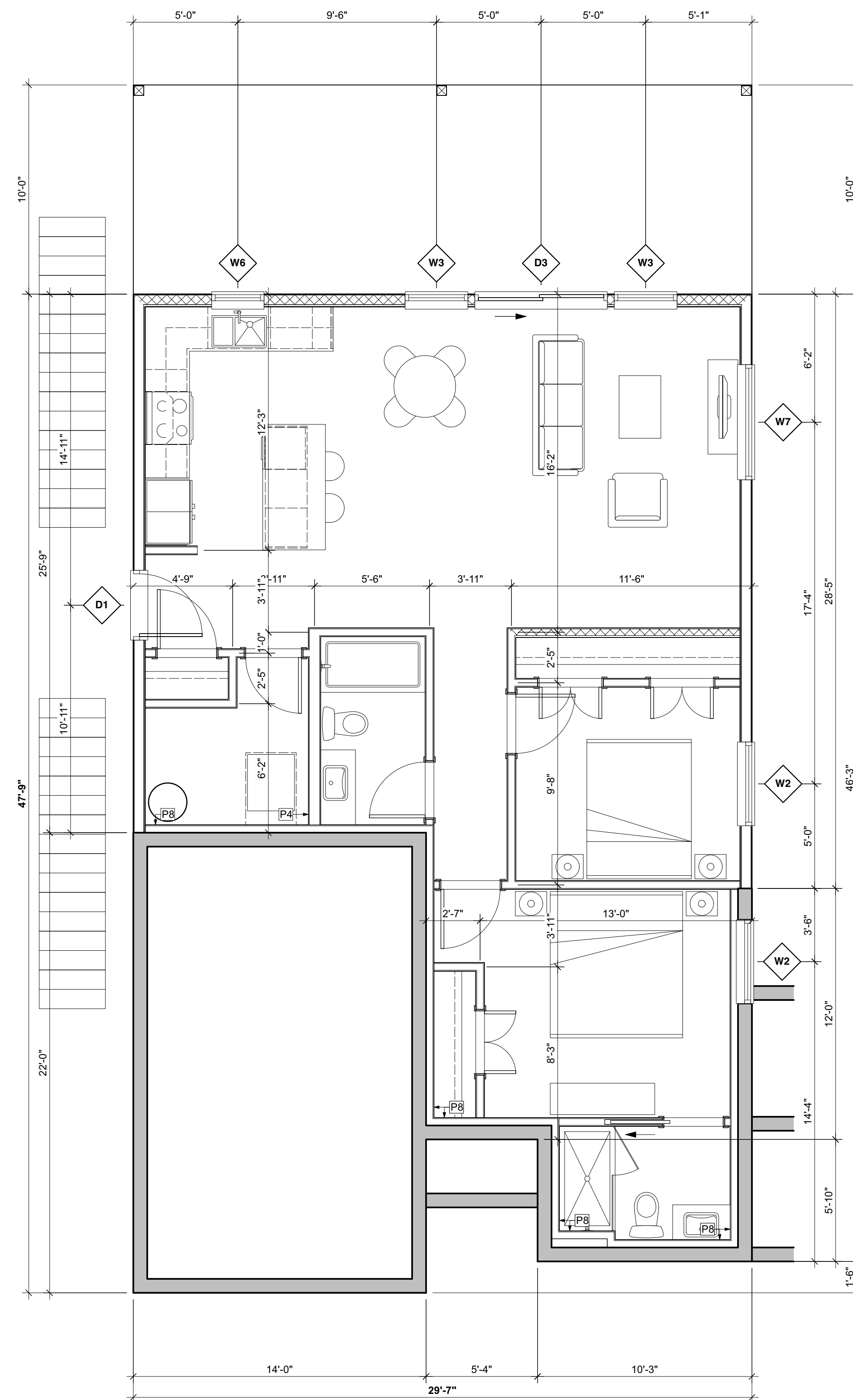
DATE
Street Scapes

SCALE
A5.01

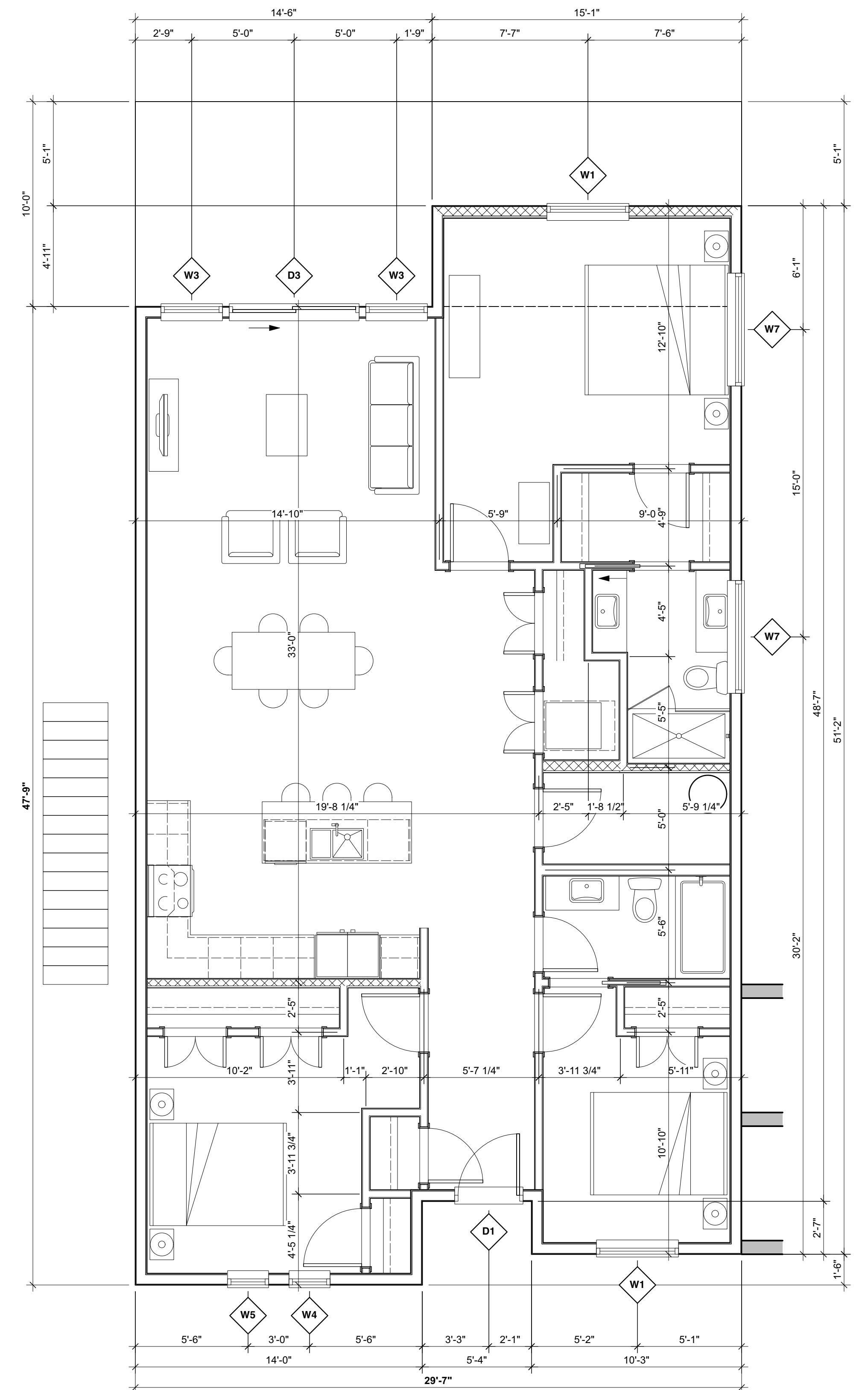
REVISION NO.
0



1 L1 Floor Plan
A2.01 1/4" = 1' 0"



2 L2 Floor Plan
A2.01 1/4" = 1' 0"

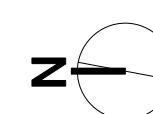
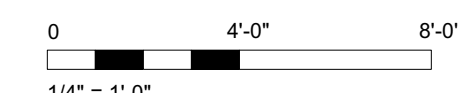


3 L3 Floor Plan
A2.01 1/4" = 1' 0"

Symbol Legend

- WINDOW TYPE
- DOOR TYPE
- WALL TYPE

UNIT TYPE A
YX01
UNIT NUMBER
FLOOR NUMBER
BUILDING NUMBER



Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
Rev	1	Date	03 JUN 2024	Description	Issued for Development Permit
Drawn by	gfr	Checked by	ckk		
Scale	as shown	Project number	2409		

NOTE: All dimensions are shown in feet and inches

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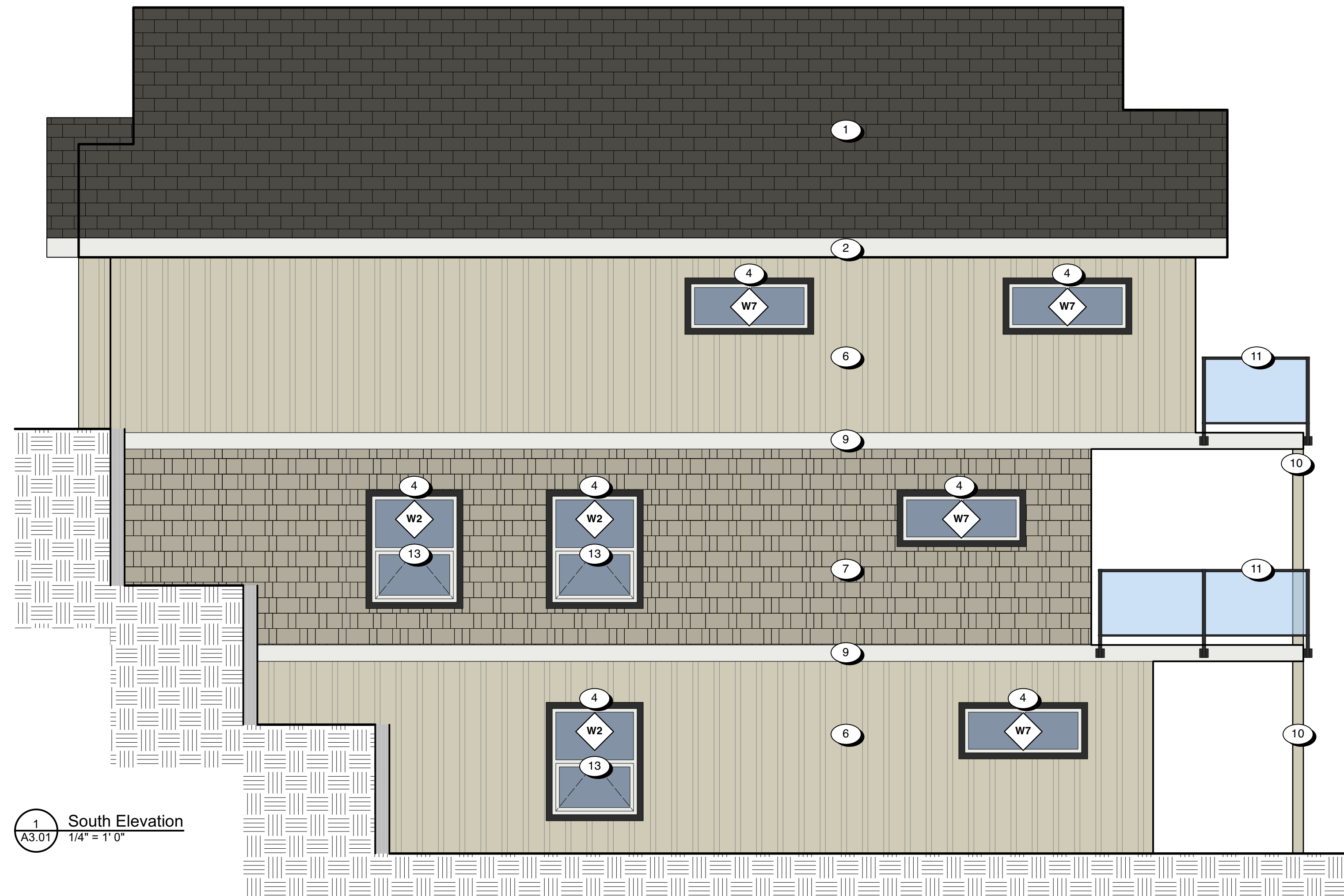
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Victoria BC V8V 3K3
T 1-250-858-3387

NANAIMO OFFICE
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Nanaimo BC V9T 2K4
T 1-250-858-5810

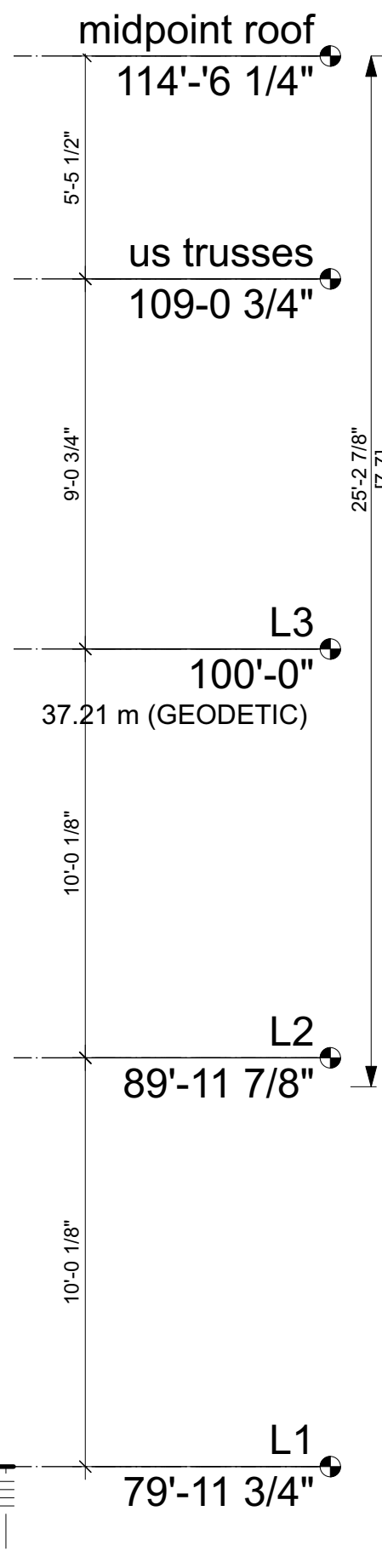
Harvest Ridge
Central Saanich, BC

Floor Plans 7057 Central Saanich RD

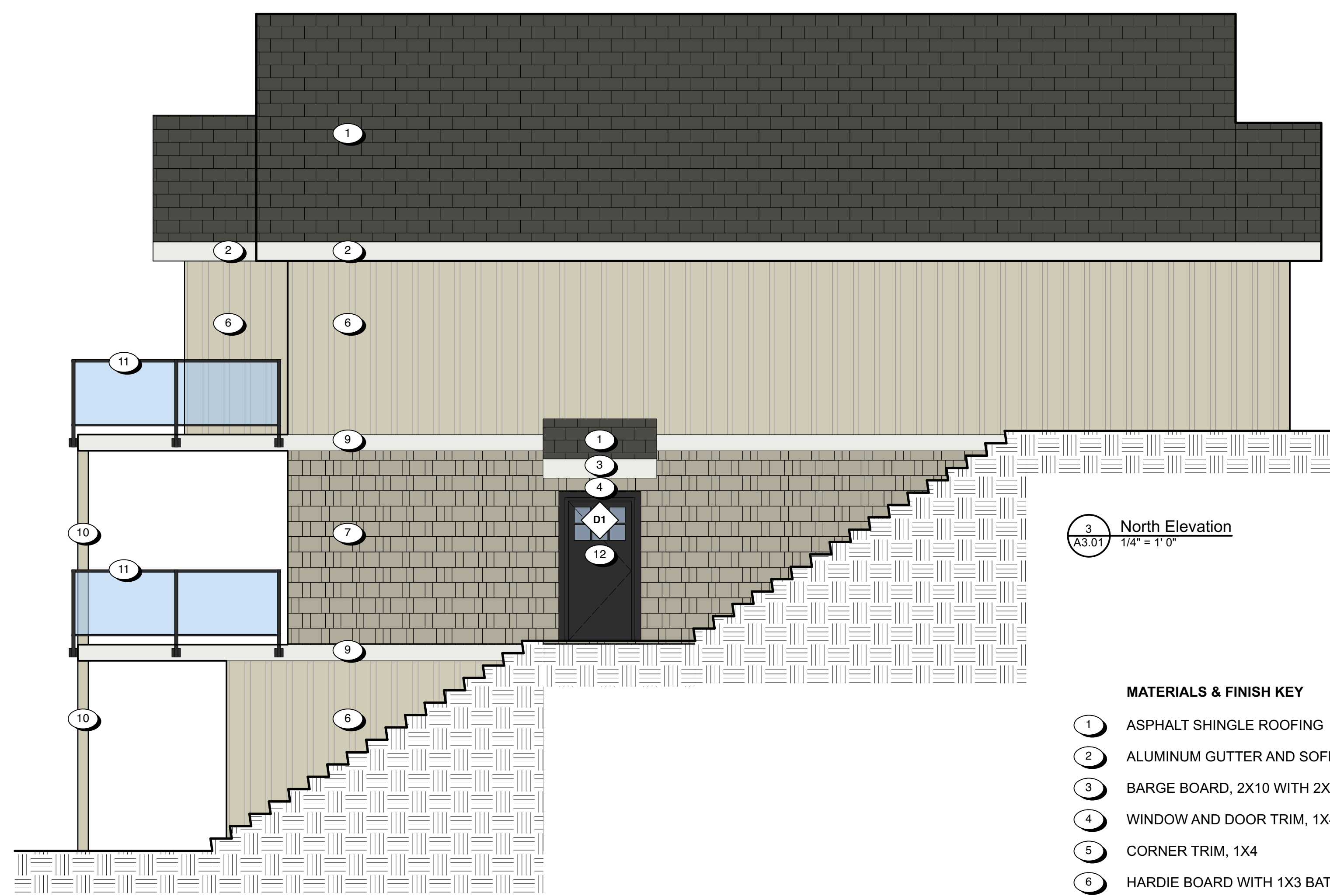
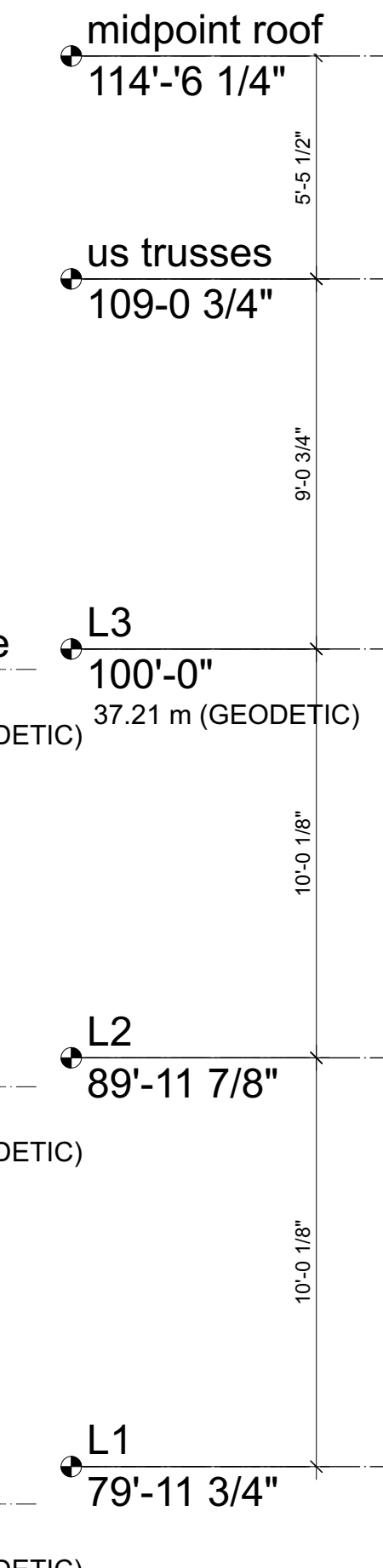
Project No. **A2.01** Revision No. **0**



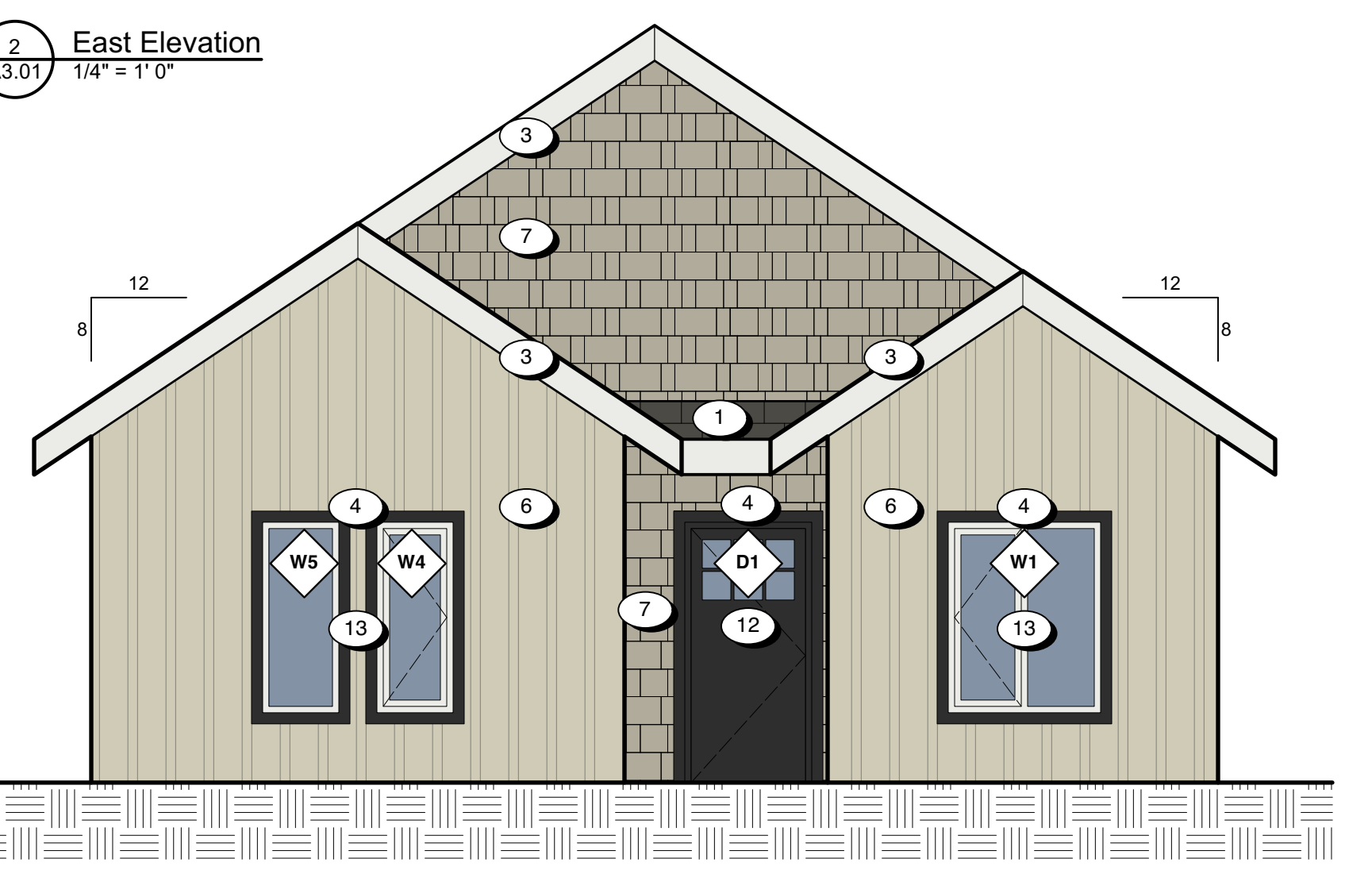
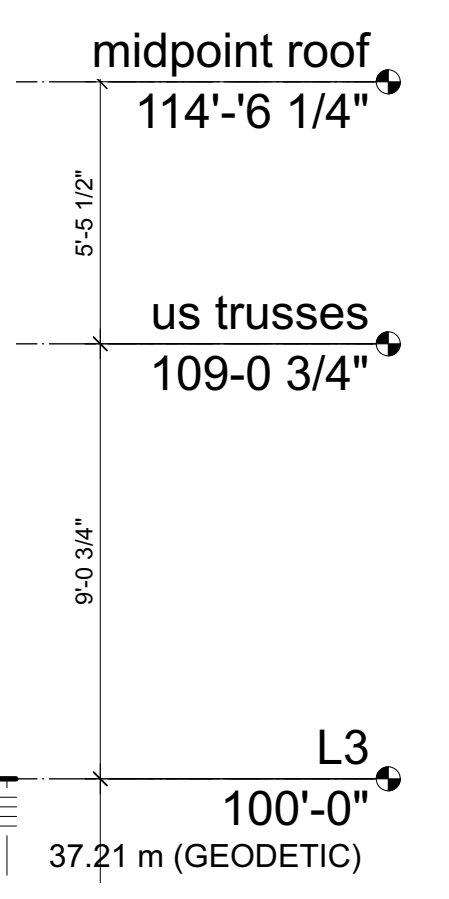
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A3.01 1/4" = 1'-0"



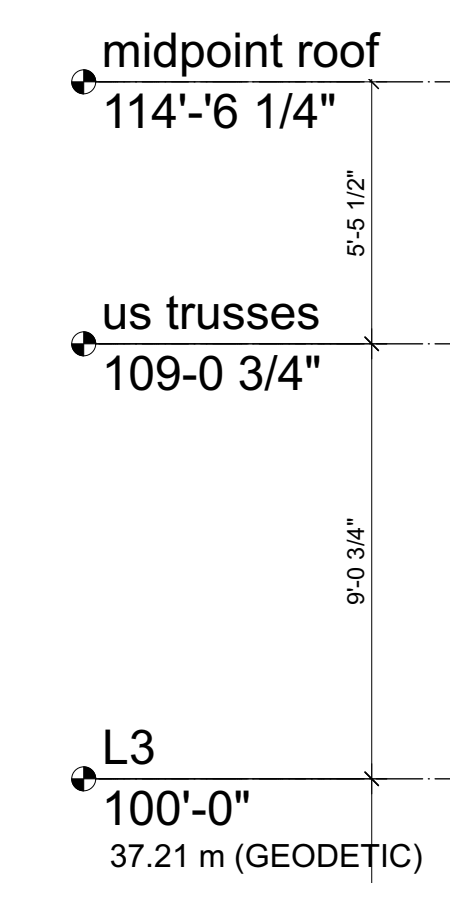
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A3.01 1/4" = 1'-0"



3 North Elevation
A3.01 1/4" = 1'-0"

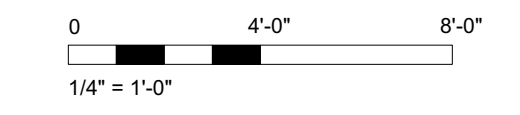


4 West Elevation
A3.01 1/4" = 1'-0"



MATERIALS & FINISH KEY

- | | | | |
|---------------------------------|----------------|---|--------------|
| 1 ASPHALT SHINGLE ROOFING | MIDNIGHT BLACK | 8 <i>not used</i> | |
| 2 ALUMINUM GUTTER AND SOFFIT | BLACK | 9 BELLY BAND, 2X10 | ARCTIC WHITE |
| 3 BARGE BOARD, 2X10 WITH 2X4 | ARCTIC WHITE | 10 TIMBER POST | COBBLE STONE |
| 4 WINDOW AND DOOR TRIM, 1X4 | BLACK | 11 PREFINISHED ALUMINUM GUARD | BLACK |
| 5 CORNER TRIM, 1X4 | ARCTIC WHITE | 12 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS | BLACK |
| 6 HARDIE BOARD WITH 1X3 BATTENS | COBBLE STONE | 13 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS | ARCTIC WHITE |
| 7 HARDIE BOARD SHINGLE | MONTEREY TAUPE | | |



Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
Rev	1	Date	03 JUN 2024	Description	2409-A2001 lot 5 vac
Drawn by	gbr	Checked by	ckk		
Scale	as shown	Project Number	2409		

NOTE: All dimensions are shown in feet and inches

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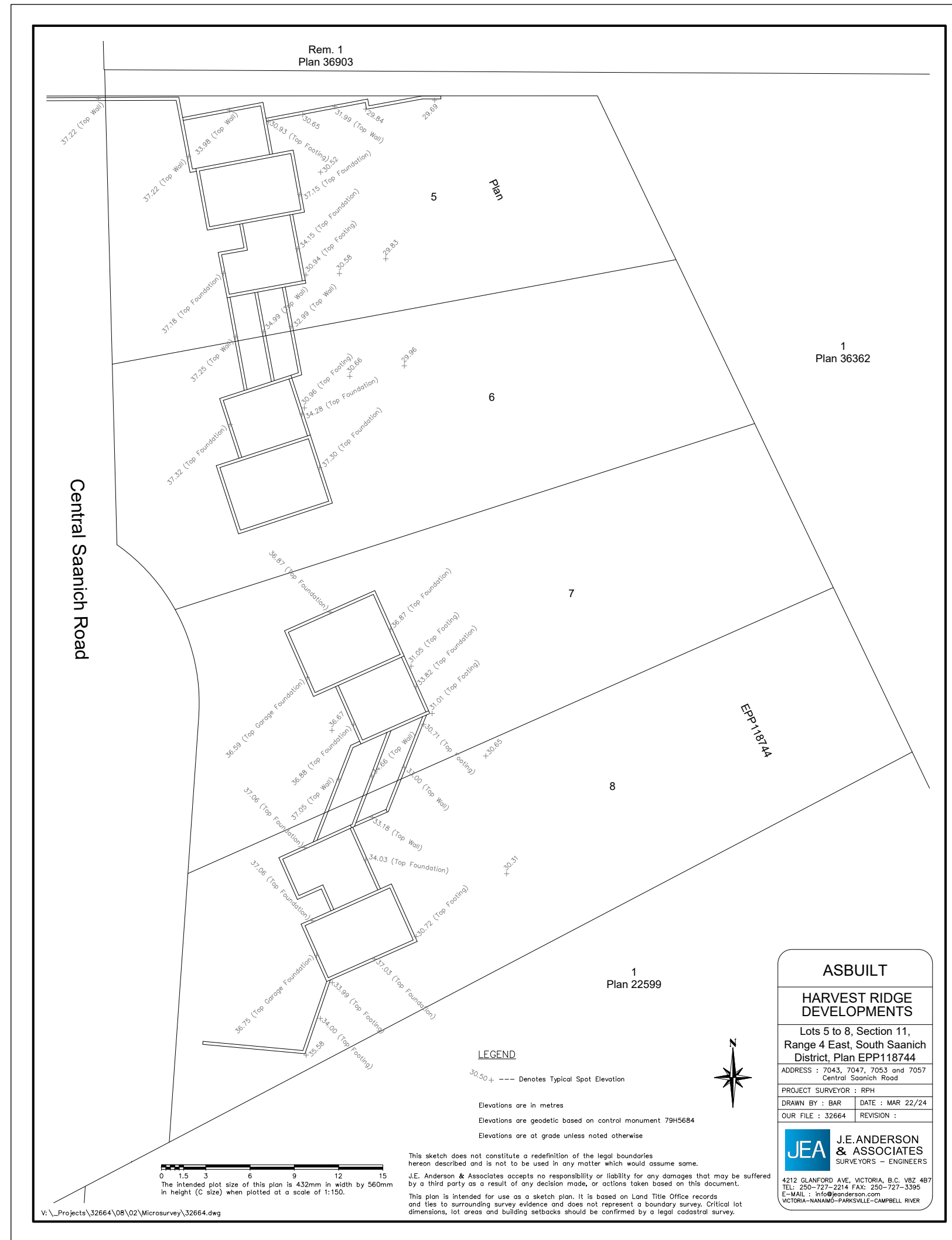
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Victoria BC V8V 3K3
T 1-250-858-9387

NANAIMO OFFICE
102-5190 Dukin Way
Nanaimo BC V9T 2K6
T 1-250-858-9387

Project Name
Harvest Ridge
Central Saanich, BC

Project Title
Elevations 7057 Central Saanich RD

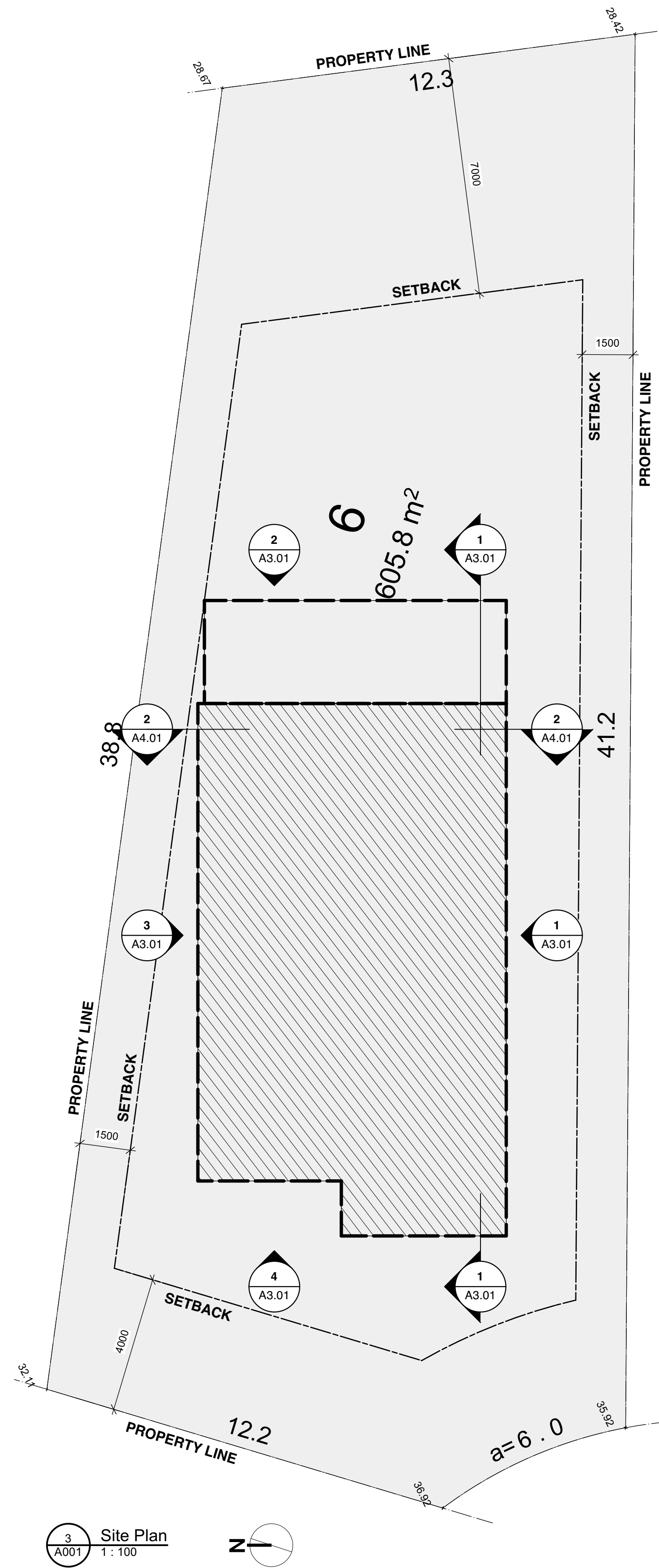
Sheet No. **A3.01** of **0**



1 Survey Plan
A001



2 Location Plan
A001



3 Site Plan
A001

LAND USE BYLAW SUMMARY

PROJECT DESCRIPTION:
3 Storey Residential building

USES:
Multi family residential

ZONE:
Residential Corridor (RC)

SITE AREA:	605.8 sq. m.	6,520.4 sq. ft.
BUILDING FOOTPRINT:	129.4 sq. m.	1,472.1 sq. ft.
GROSS FLOOR AREA:		
Level 1:	82.5 sq. m.	887.5 sq. ft.
Level 2:	103.1 sq. m.	1,110.2 sq. ft.
Level 3:	136.8 sq. m.	1,472.1 sq. ft.
Total Gross Floor Area:	322.4 sq. m.	3,469.8 sq. ft.

LEVEL 1 GRADE ELEVATION: 37.35 m Geodetic

FLOOR AREA RATIO:	permitted	proposed
	0.65	0.53

LOT COVERAGE: 45.0 % 22.6 %

BUILDING HEIGHT: 11.0 m 7.6 m

SETBACKS: 8.0m building height

Front West:	4.0 m	6.0 m
Side North:	1.5 m	1.5 m
Side South:	1.5 m	3.0 m
Rear East:	7.0 m	7.5 m

PARKING:
Parking Provided 4 stalls

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2024 - PART 9

MAJOR OCCUPANCY CLASSIFICATION:
• RESIDENTIAL - GROUP C

PROJECT DESCRIPTION

CIVIC ADDRESS:
7053 CENTRAL SAANICH RD CENTRAL SAANICH

LEGAL DESCRIPTION:
LOT 6, SECTION 11, RANGE 4 EAST, SOUTH SAANICH DISTRICT, PLAN EPP118744

REGISTERED OWNER

Harvest Ridge General Partner Ltd
#301 - 4400 Chatterton Way
Victoria, BC
V8X 5J2

Mr. Mike Cronquist
tel: 250-889-4163
email: mike.cronquist@markergroup.ca

Mr. Charles Kierulf Architect AIBC
977 Fort Street
Victoria, BC
V8V 3K3

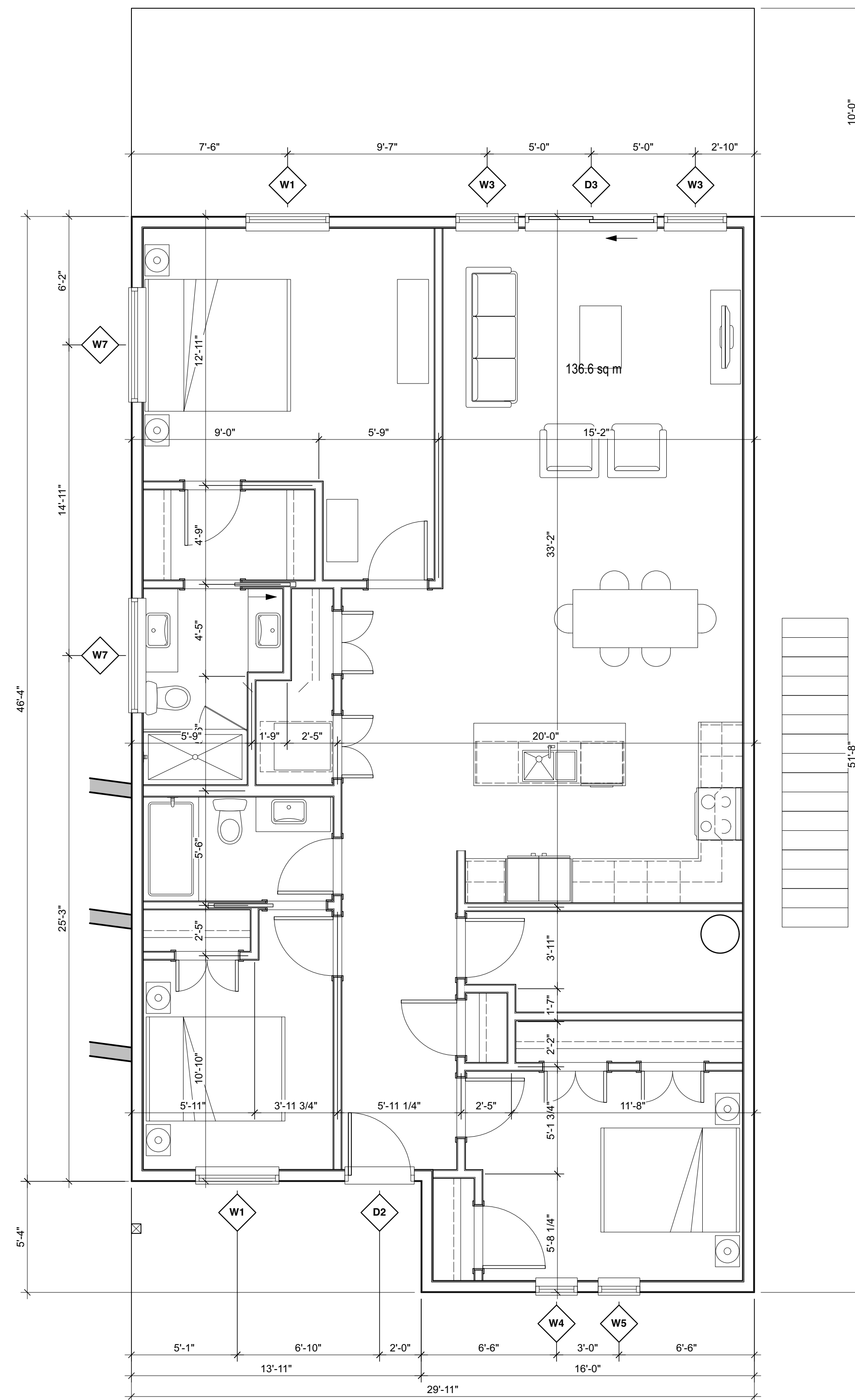
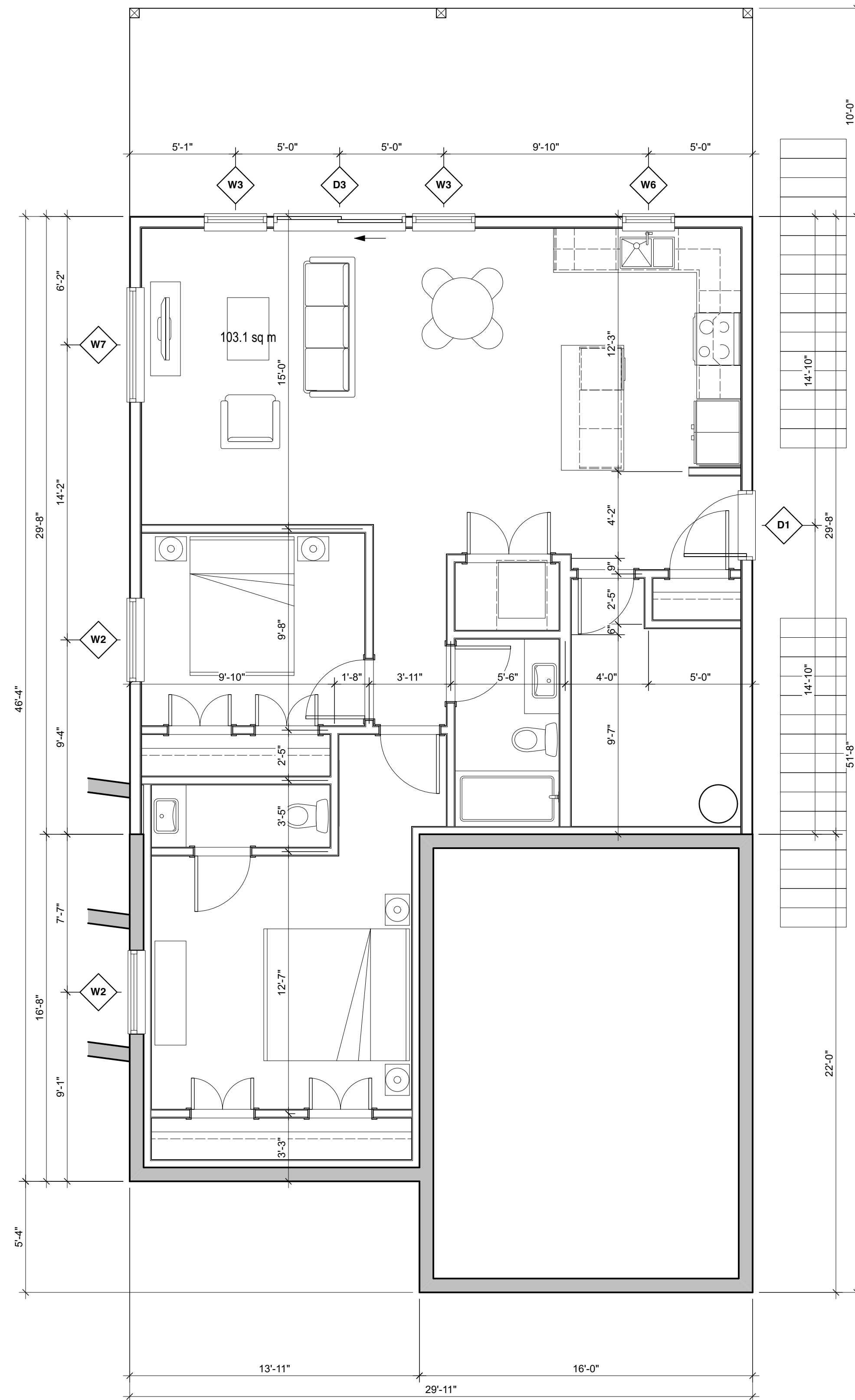
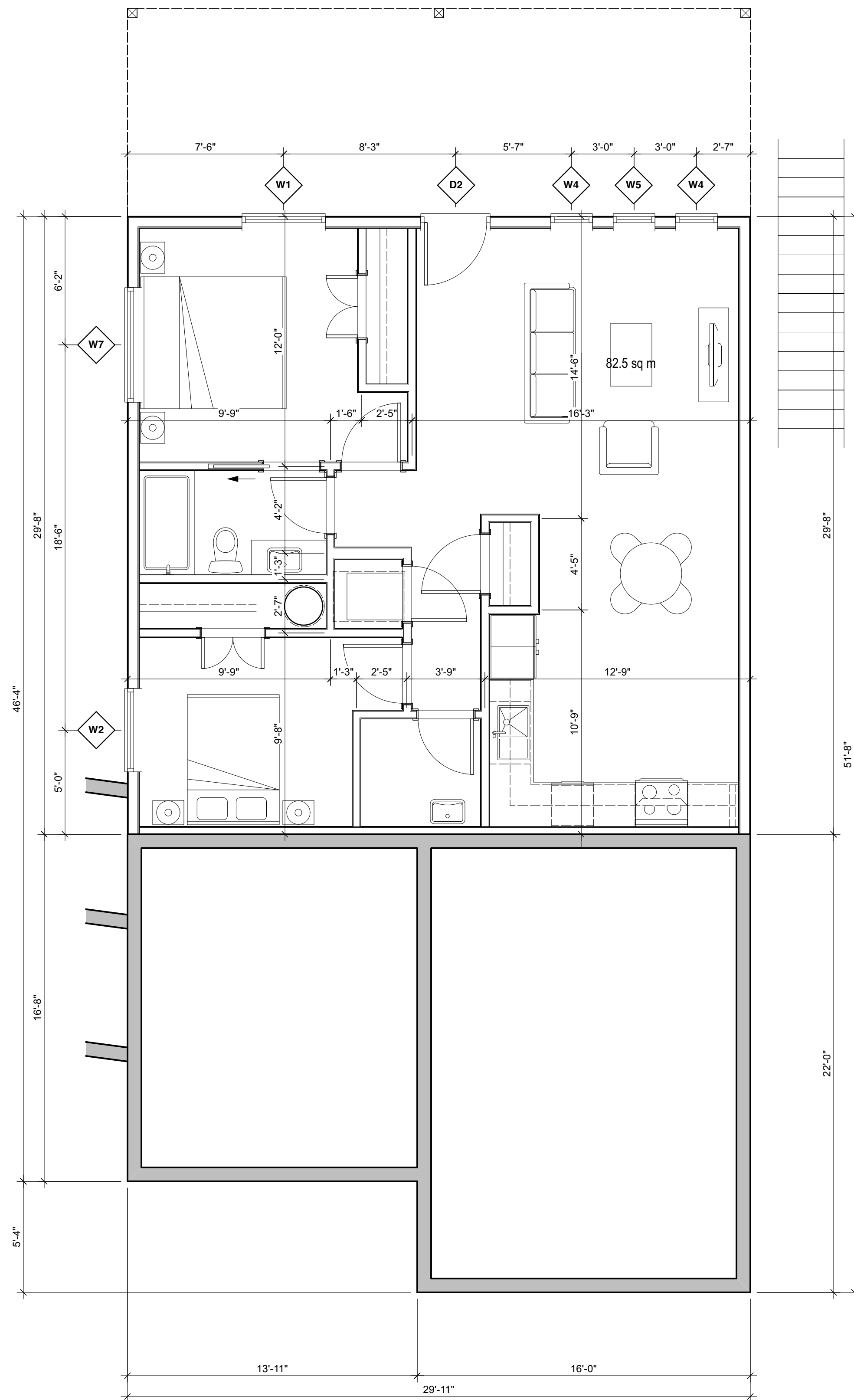
Mr. Chris Windjack
tel: 250-598-0105
email: cwindjack@ladrla.ca

LIST OF DRAWINGS

ARCHITECTURAL

- A001 Project Data
- A201 Floor Plans Lot 6
- A301 Elevations Lot 6
- A401 Sections Lot 6
- A501 Street Scapes

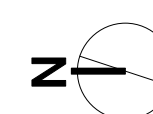
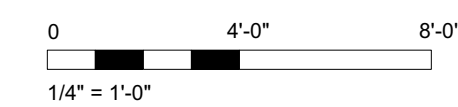
L1 Layout and Materials Plan



Symbol Legend

- WINDOW TYPE
- DOOR TYPE
- WALL TYPE

UNIT TYPE A
 YX01
 UNIT NUMBER
 FLOOR NUMBER
 BUILDING NUMBER



Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
Rev	1	Date	03 JUN 2024	Description	2409-A200 lot 5.vax
Drawn by	gfr	Checked by	ckk		
Scale	as shown	Project number	2409		

NOTE: All dimensions are shown in feet and inches

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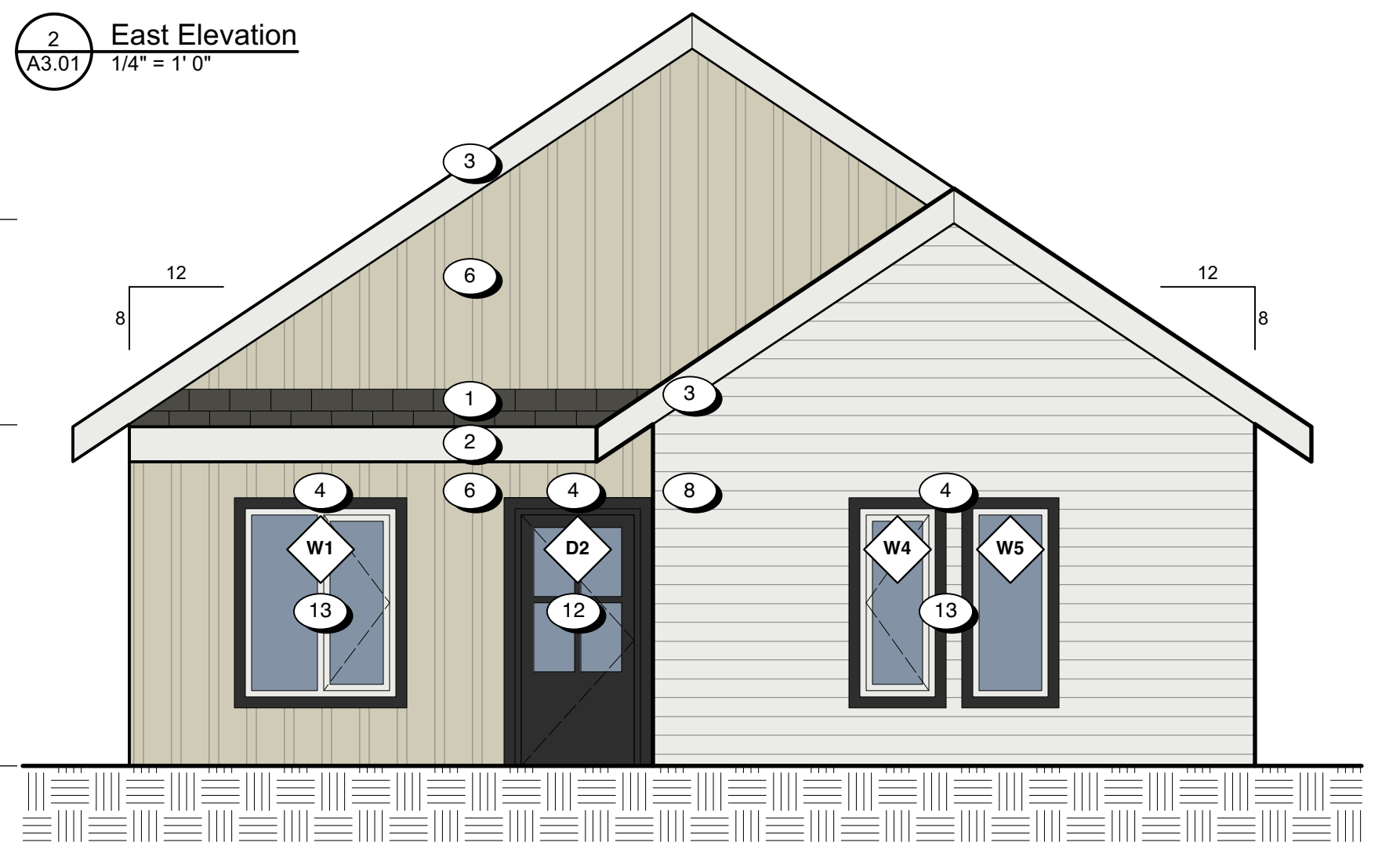
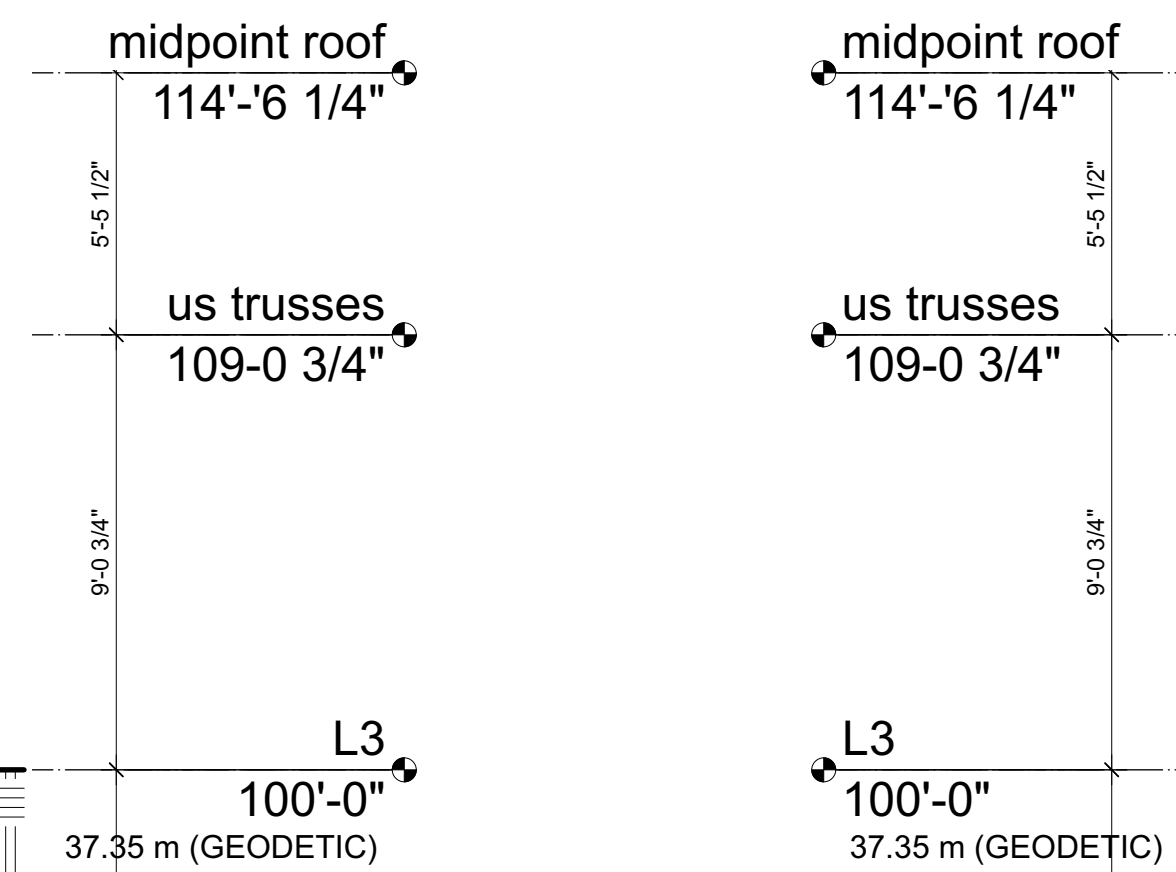
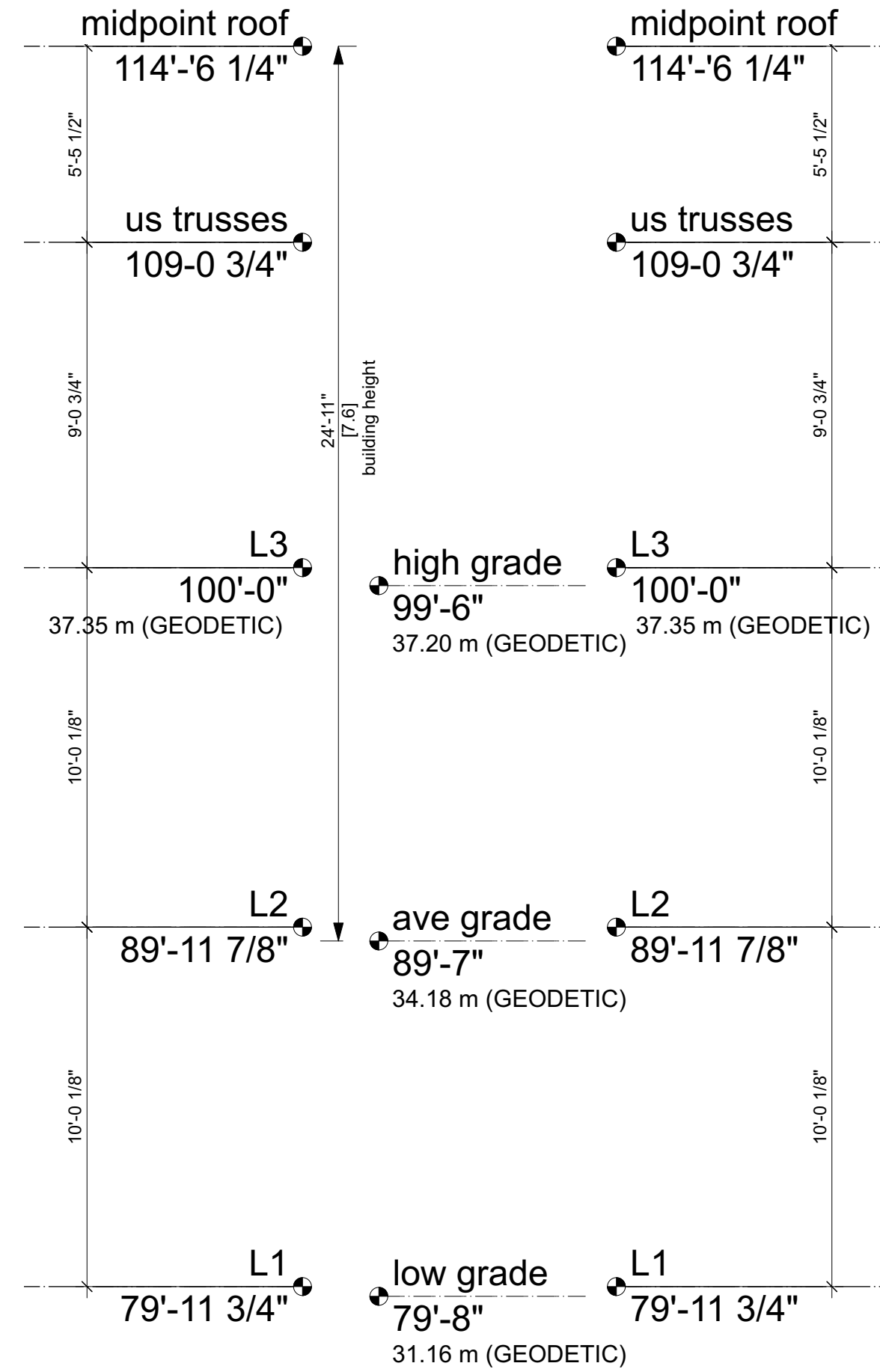
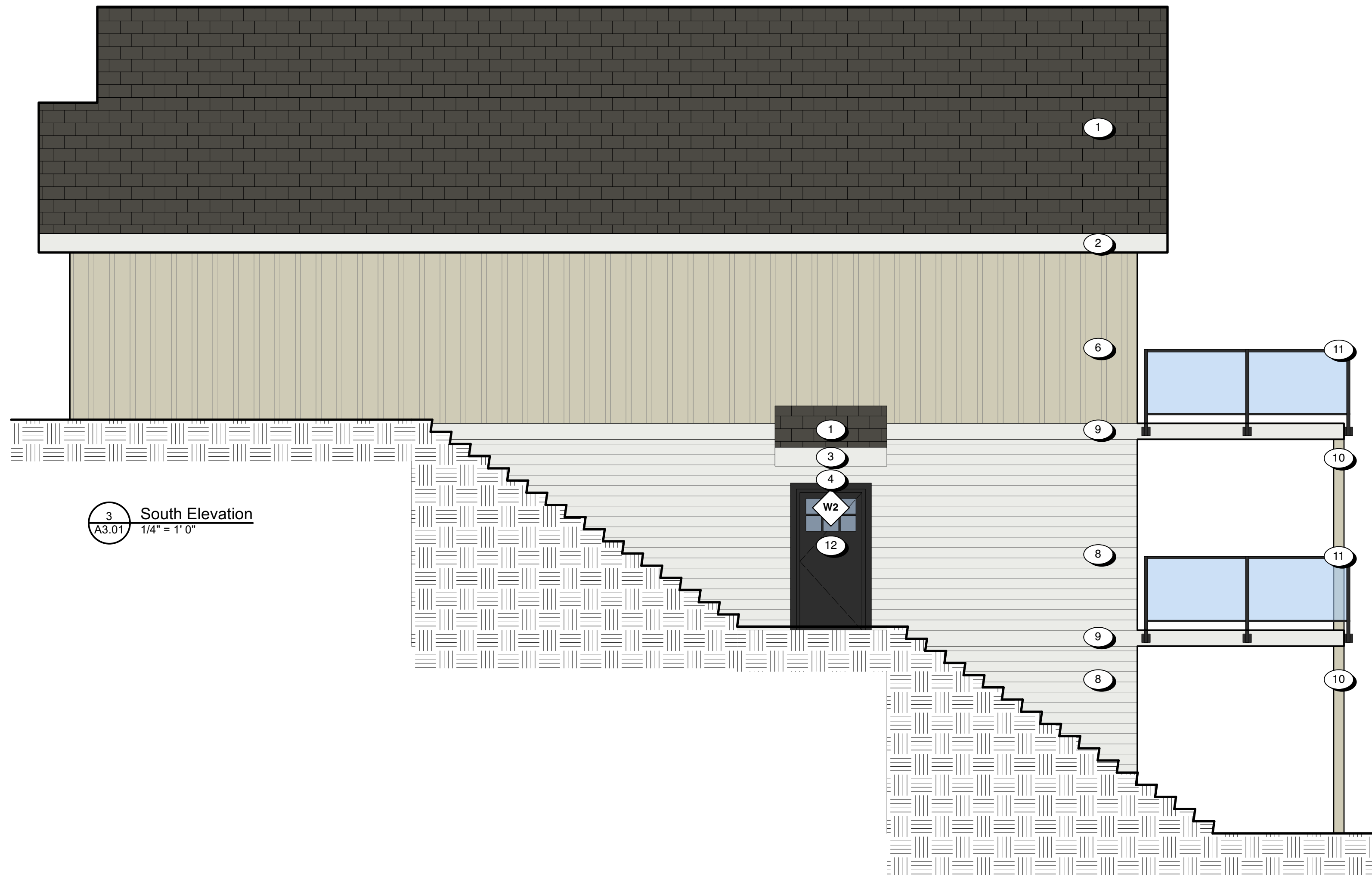
VICTORIA OFFICE
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 Victoria BC V8V 3K3
 T 1-250-858-9387

NANAIMO OFFICE
 102-5190 Durkin Way
 Nanaimo BC V9T 2K4
 T 1-250-985-5810

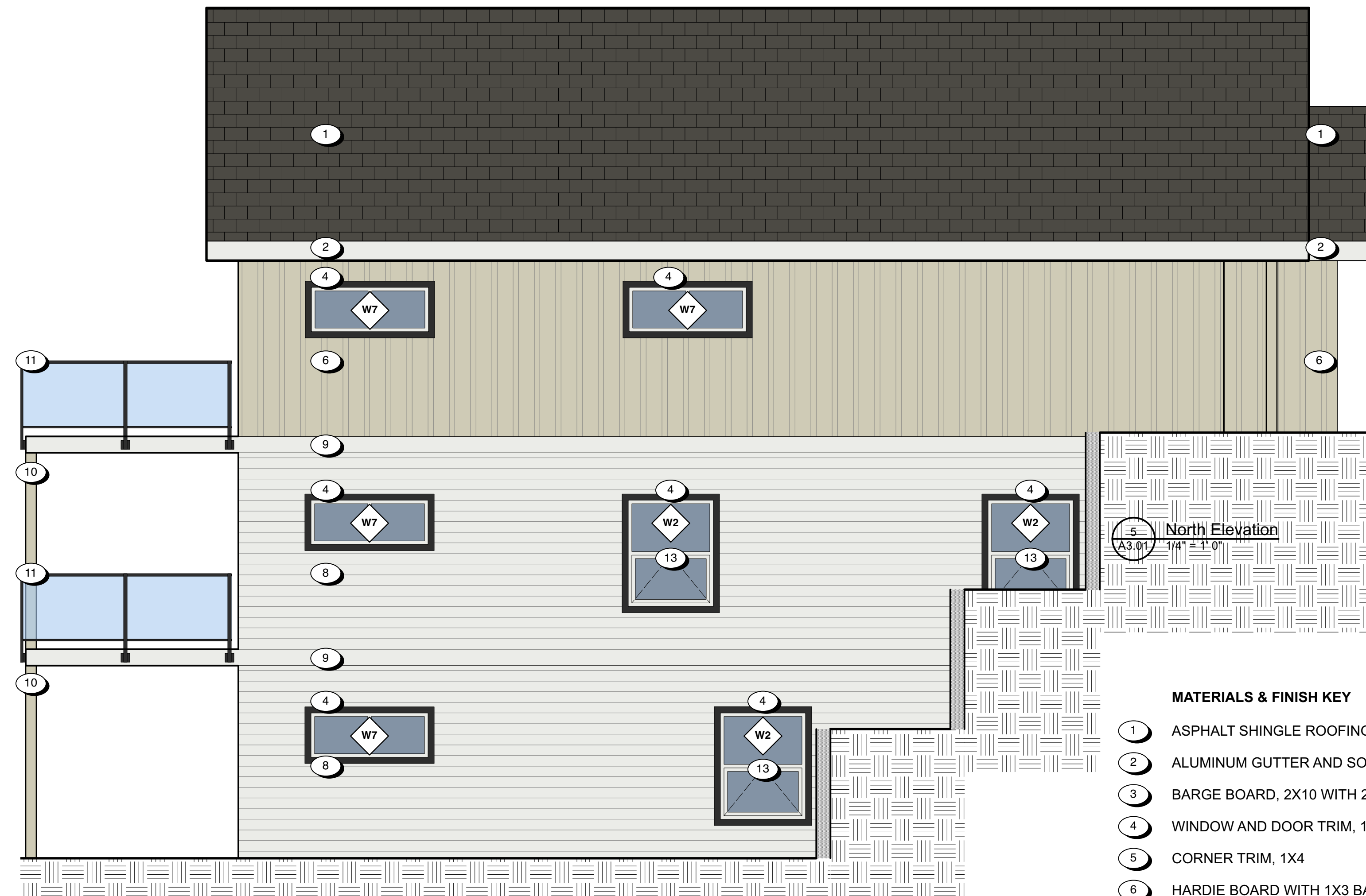
Harvest Ridge
 Central Saanich, BC

Floor Plans 7053 Central Saanich RD

Project No. **A2.01** Revision No. **0**

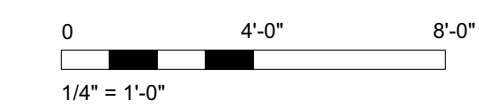


4 West Elevation
A3.01 1/4" = 1'-0"



MATERIALS & FINISH KEY

1 ASPHALT SHINGLE ROOFING	MIDNIGHT BLACK
2 ALUMINUM GUTTER AND SOFFIT	BLACK
3 BARGE BOARD, 2X10 WITH 2X4	ARCTIC WHITE
4 WINDOW AND DOOR TRIM, 1X4	BLACK
5 CORNER TRIM, 1X4	ARCTIC WHITE
6 HARDIE BOARD WITH 1X3 BATTENS	ARCTIC WHITE
7 not used	
8 HARDIE LAPPED SIDING	COBBLE STONE
9 BELLY BAND, 2X10	ARCTIC WHITE
10 TIMBER POST	COBBLE STONE
11 PREFINISHED ALUMINUM GUARD	BLACK
12 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS	BLACK
13 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS	ARCTIC WHITE



Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
Proj	03 JUN 2024	Issued by	2409-A2001 lot 5.vax	Drawn by	
Client	GR	Checked by	ckk	Scale	AS SHOWN
Drawn	ckk	Project Number	2409		

NOTE: All dimensions are shown in feet and inches

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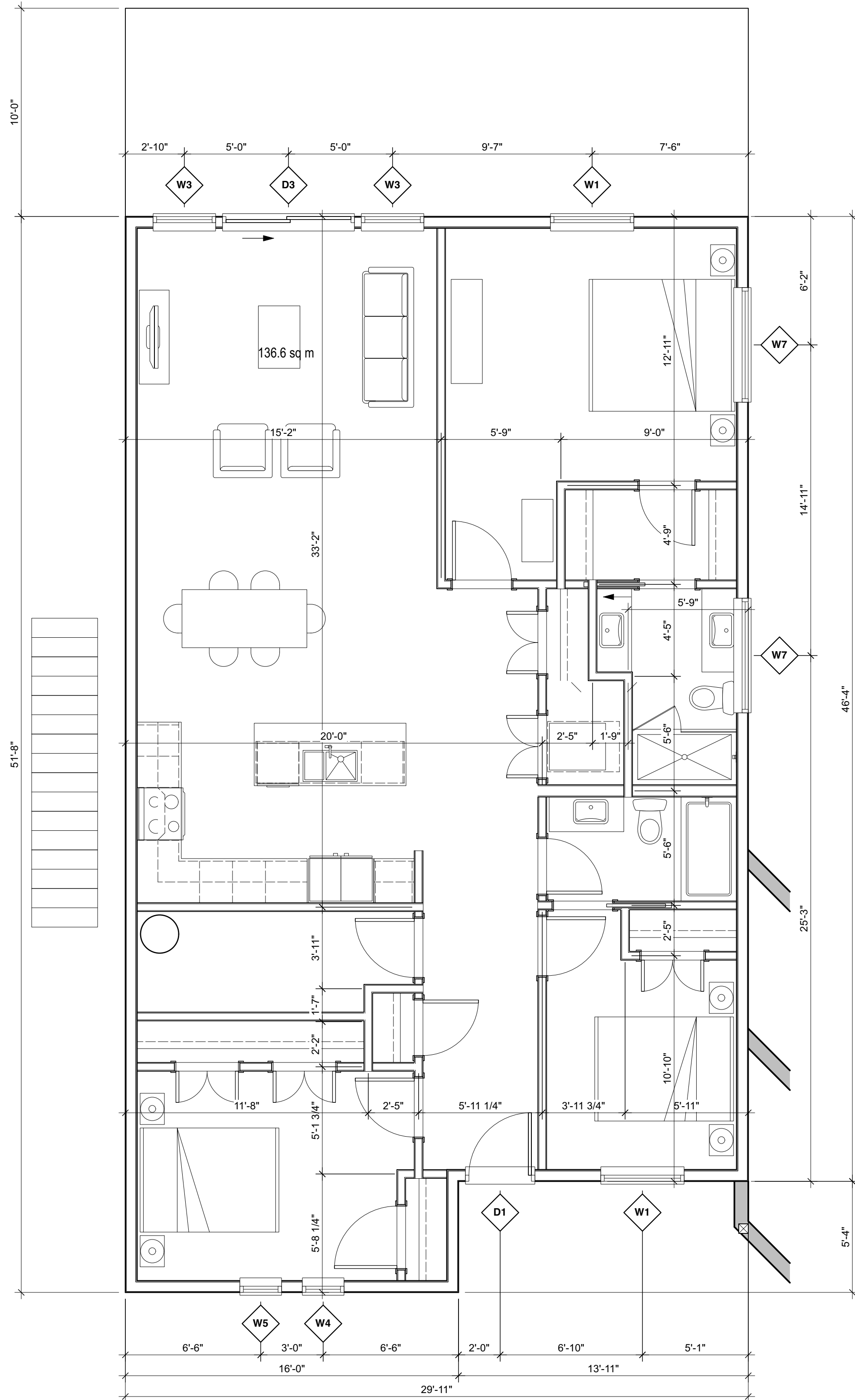
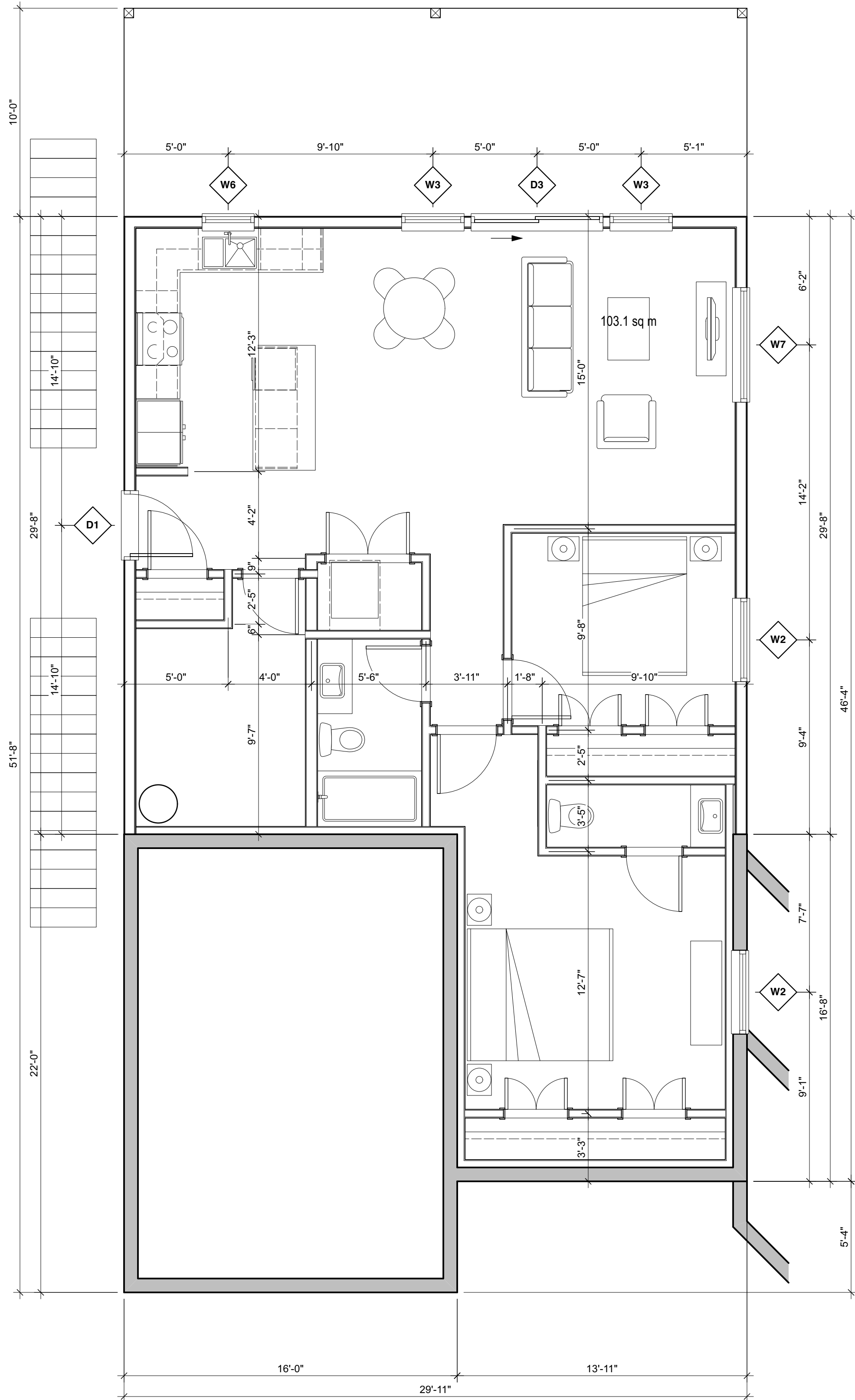
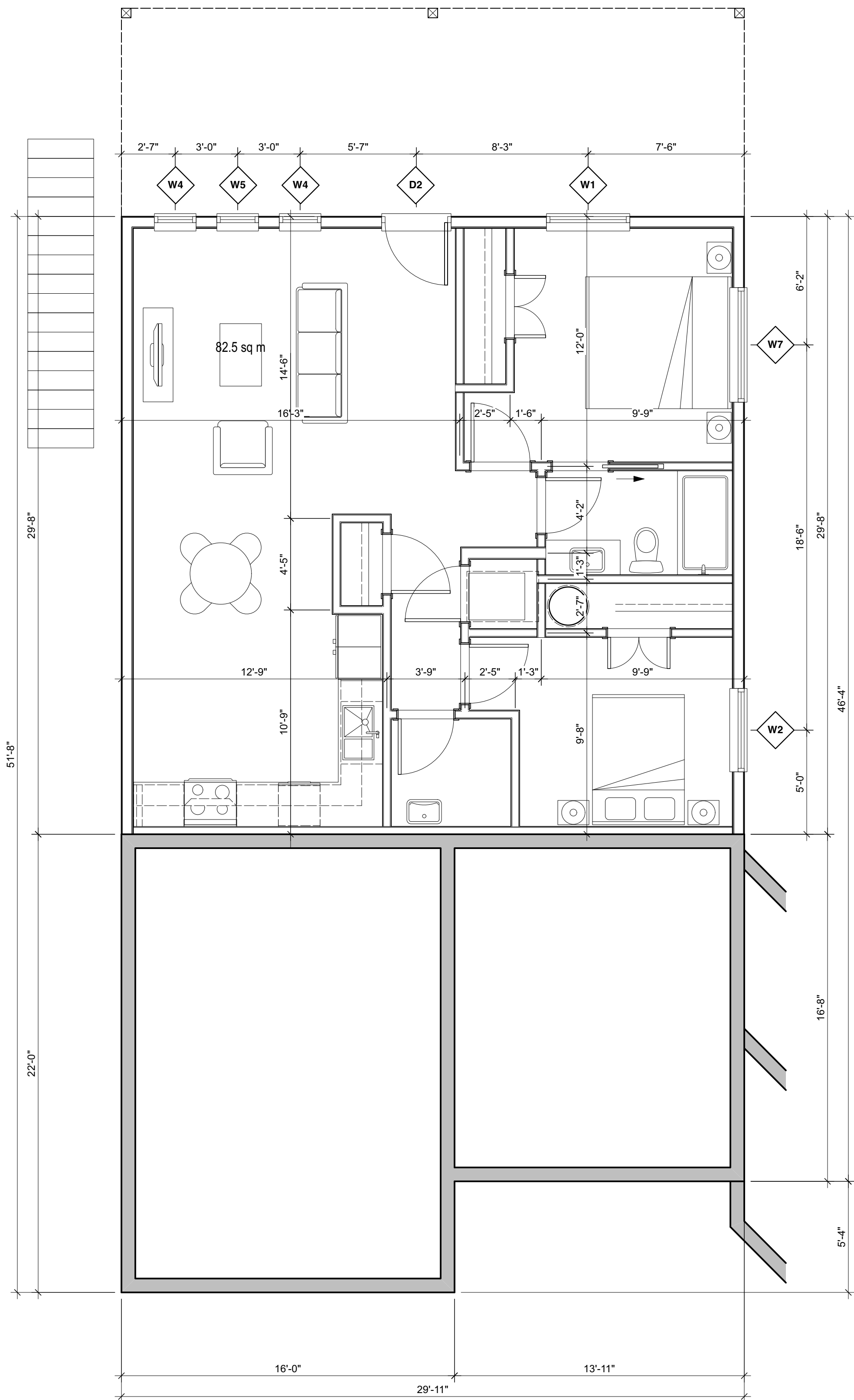
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T 1-250-858-5810

Harvest Ridge
Central Saanich, BC

Elevations 7053 Central Saanich RD

Project No: A3.01

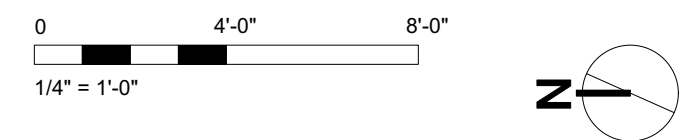
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Symbol Legend

- WINDOW TYPE
- DOOR TYPE
- WALL TYPE

UNIT TYPE A
 YX01
 UNIT NUMBER
 FLOOR NUMBER
 BUILDING NUMBER



Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
01	03 JUN 2024	gsl	gsl	2409-A200 lot 5.vwx	
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NOTE: All dimensions are shown in feet and inches

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Harvest Ridge
 Central Saanich, BC

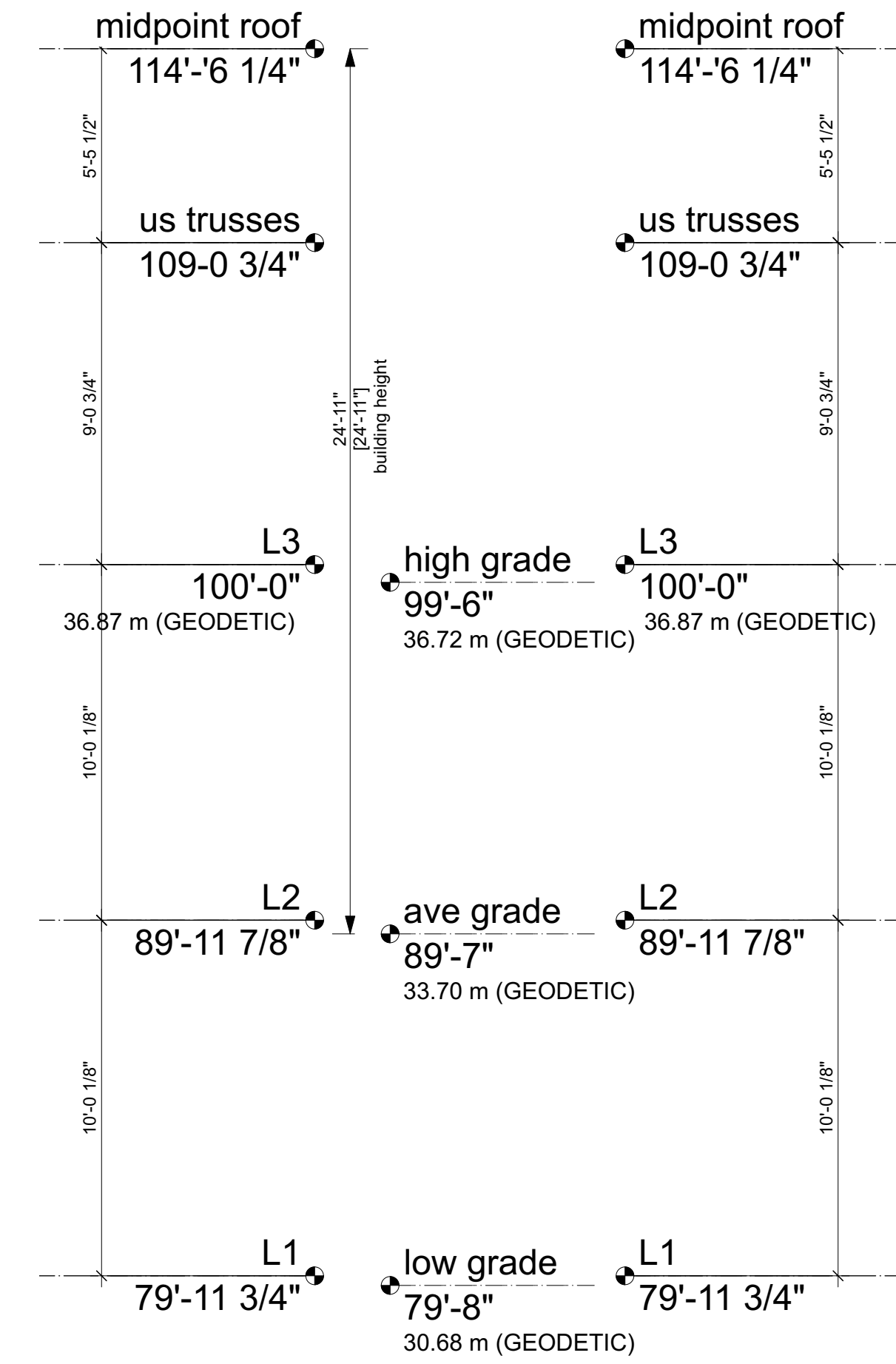
Floor Plans 7047 Central Saanich RD

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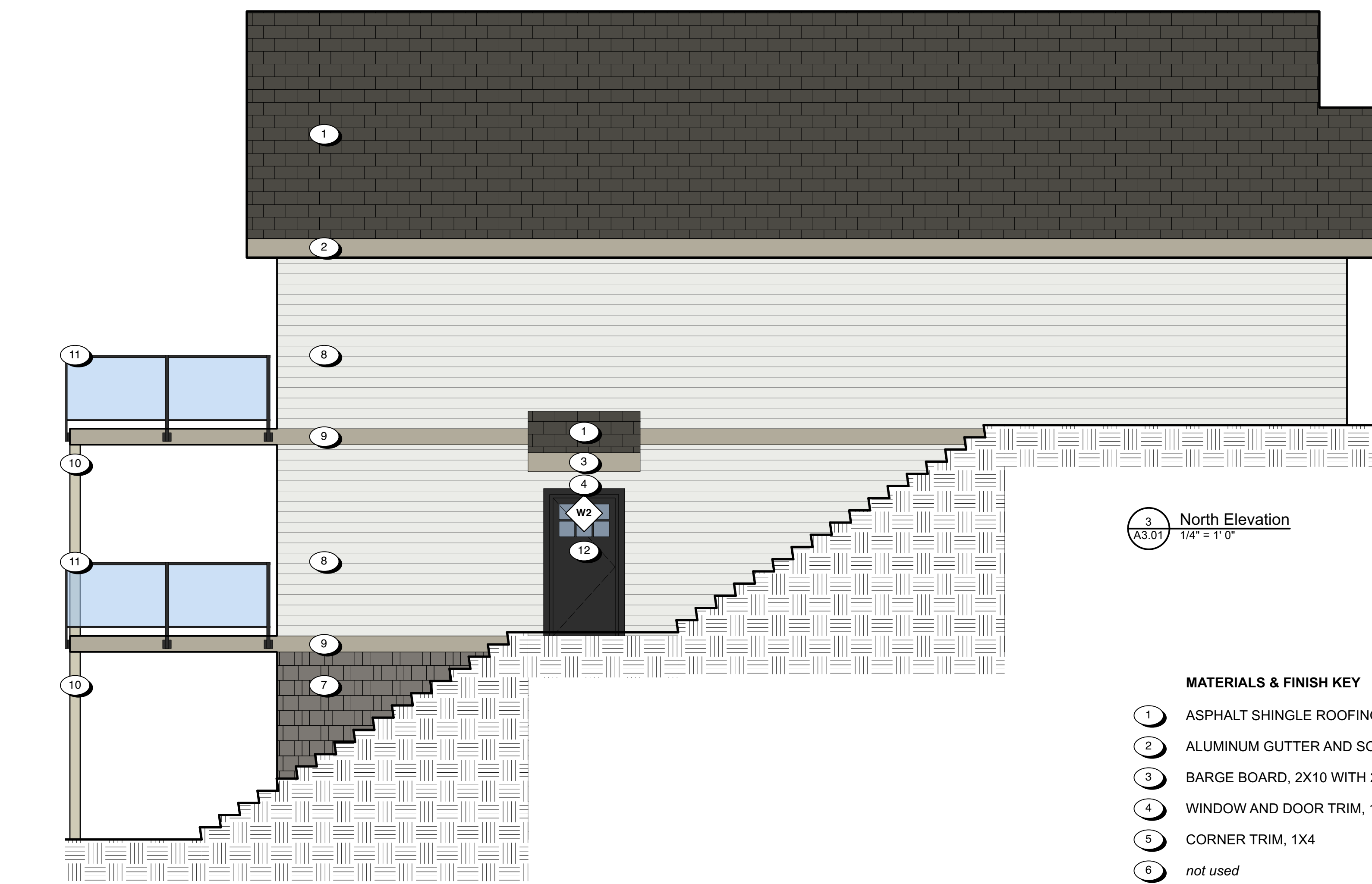
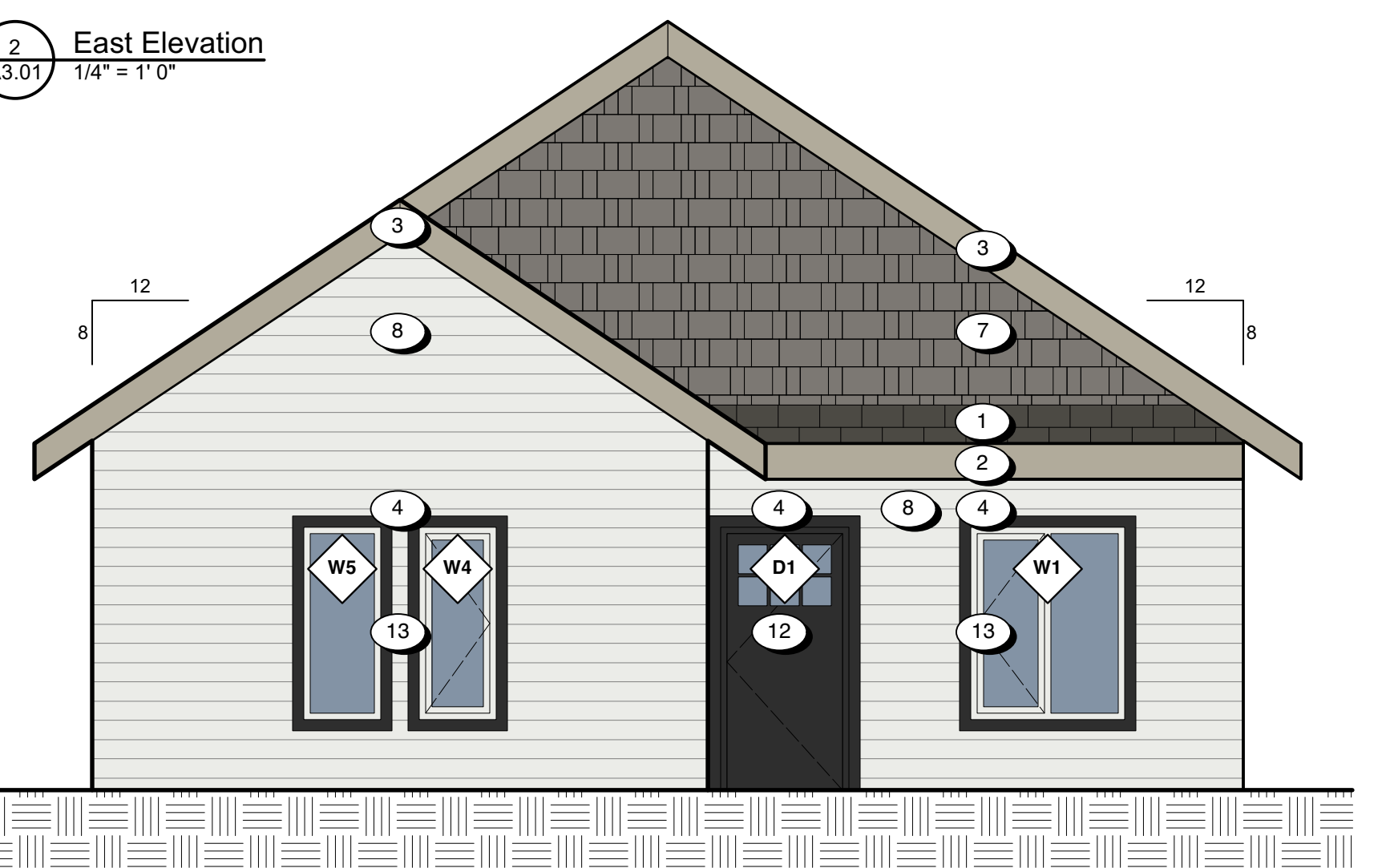
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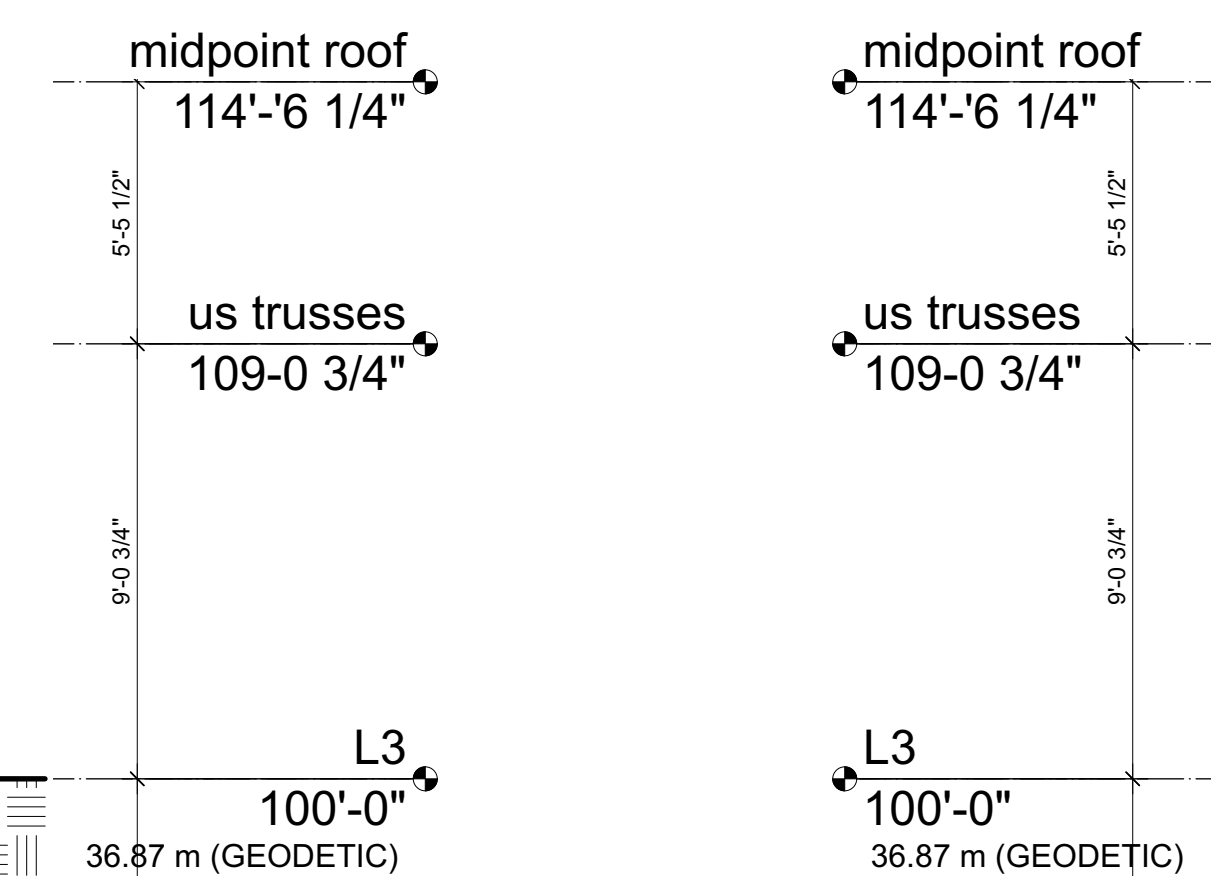
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A3.01 1/4" = 1'-0"



2 East Elevation
A3.01 1/4" = 1'-0"

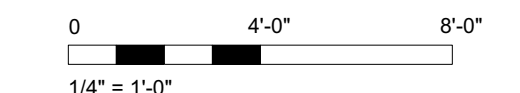


3 North Elevation
A3.01 1/4" = 1'-0"



4 West Elevation
A3.01 1/4" = 1'-0"

- MATERIALS & FINISH KEY**
- 1 ASPHALT SHINGLE ROOFING MIDNIGHT BLACK
 - 2 ALUMINUM GUTTER AND SOFFIT BLACK
 - 3 BARGE BOARD, 2X10 WITH 2X4 MONTEREY TAUPE
 - 4 WINDOW AND DOOR TRIM, 1X4 BLACK
 - 5 CORNER TRIM, 1X4 MONTEREY TAUPE
 - 6 not used
 - 7 HARDIE BOARD SHINGLE COBBLE STONE
 - 8 HARDIE LAPPED SIDING ARCTIC WHITE
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 - 10 TIMBER POST MONTEREY TAUPE
 - 11 PREFINISHED ALUMINUM GUARD BLACK
 - 12 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS BLACK
 - 13 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS ARCTIC WHITE



Rev	0	Date	03 JUN 2024	Description	Issued for Development Permit
Rev	1	Date	03 JUN 2024	Description	Issued for Development Permit
Drawn by	gsl	Checked by	ckk	Project number	2409-A200 lot 5.vax
Scale	as shown	Project number	2409		

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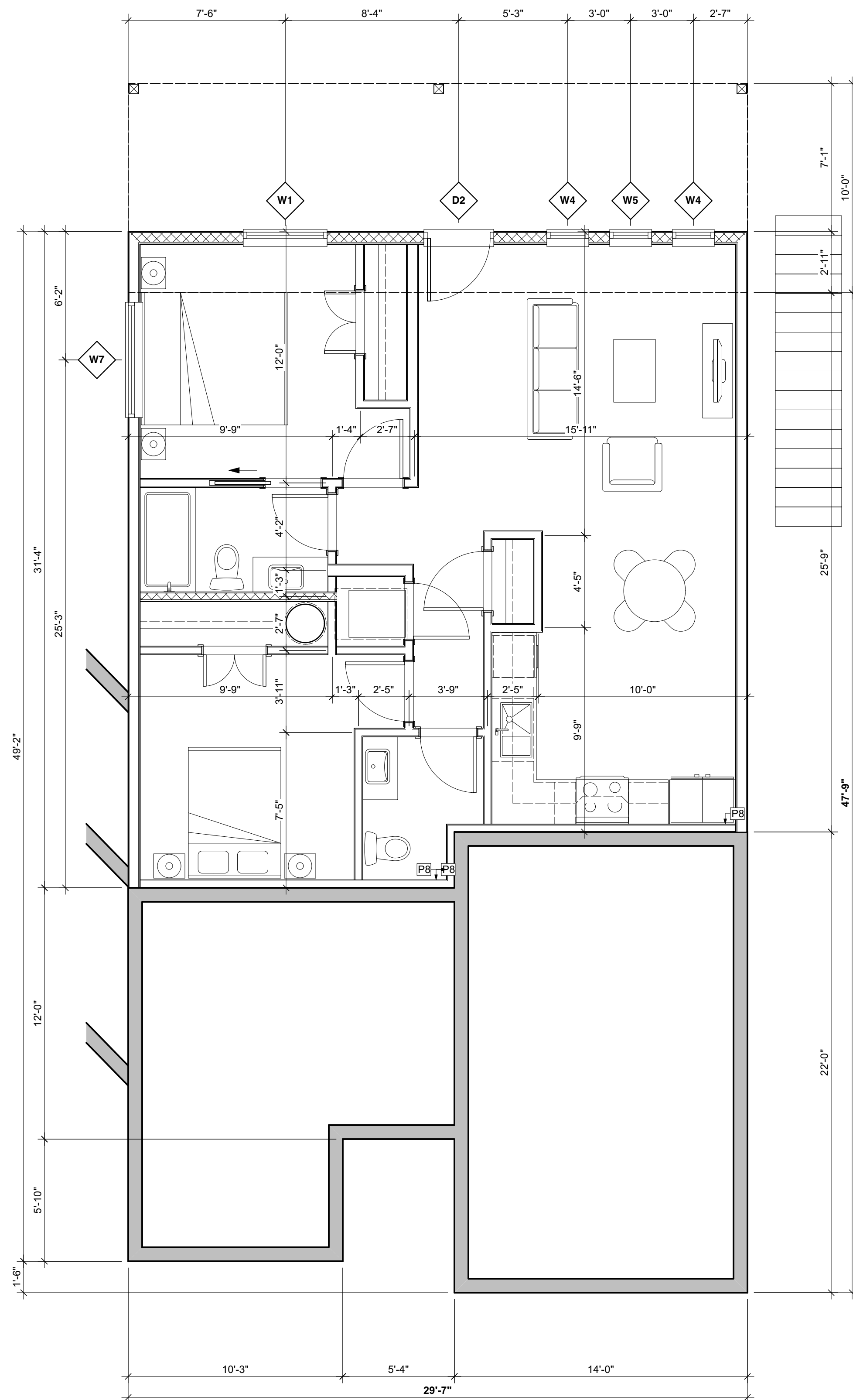
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102-5190 Durbin Way
Nanaimo BC V9T 2K6
T 1-250-855-5810

Project Name
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Central Saanich, BC

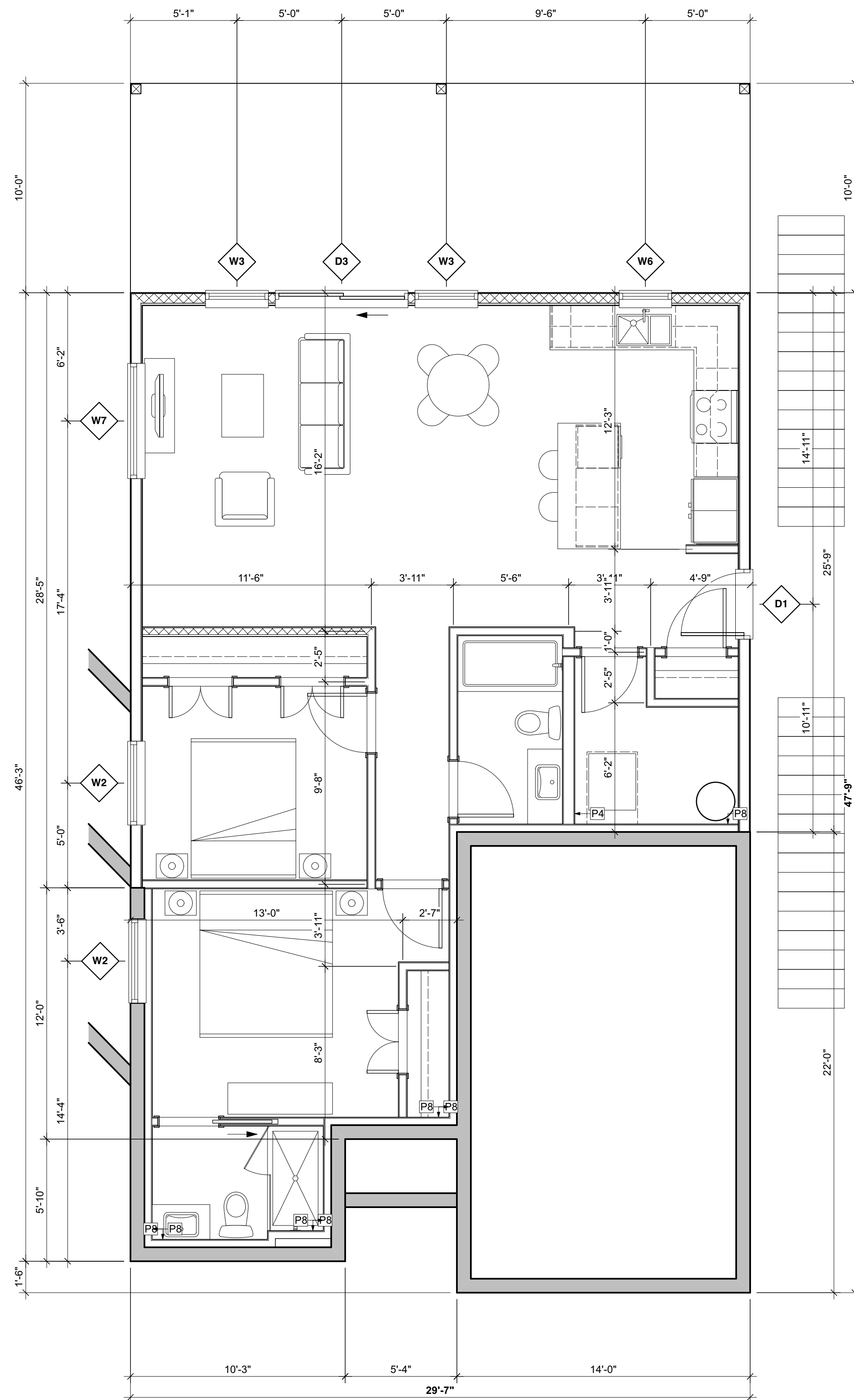
Project Title
Elevations 7047 Central Saanich RD

Sheet No. **A3.01** of **0**

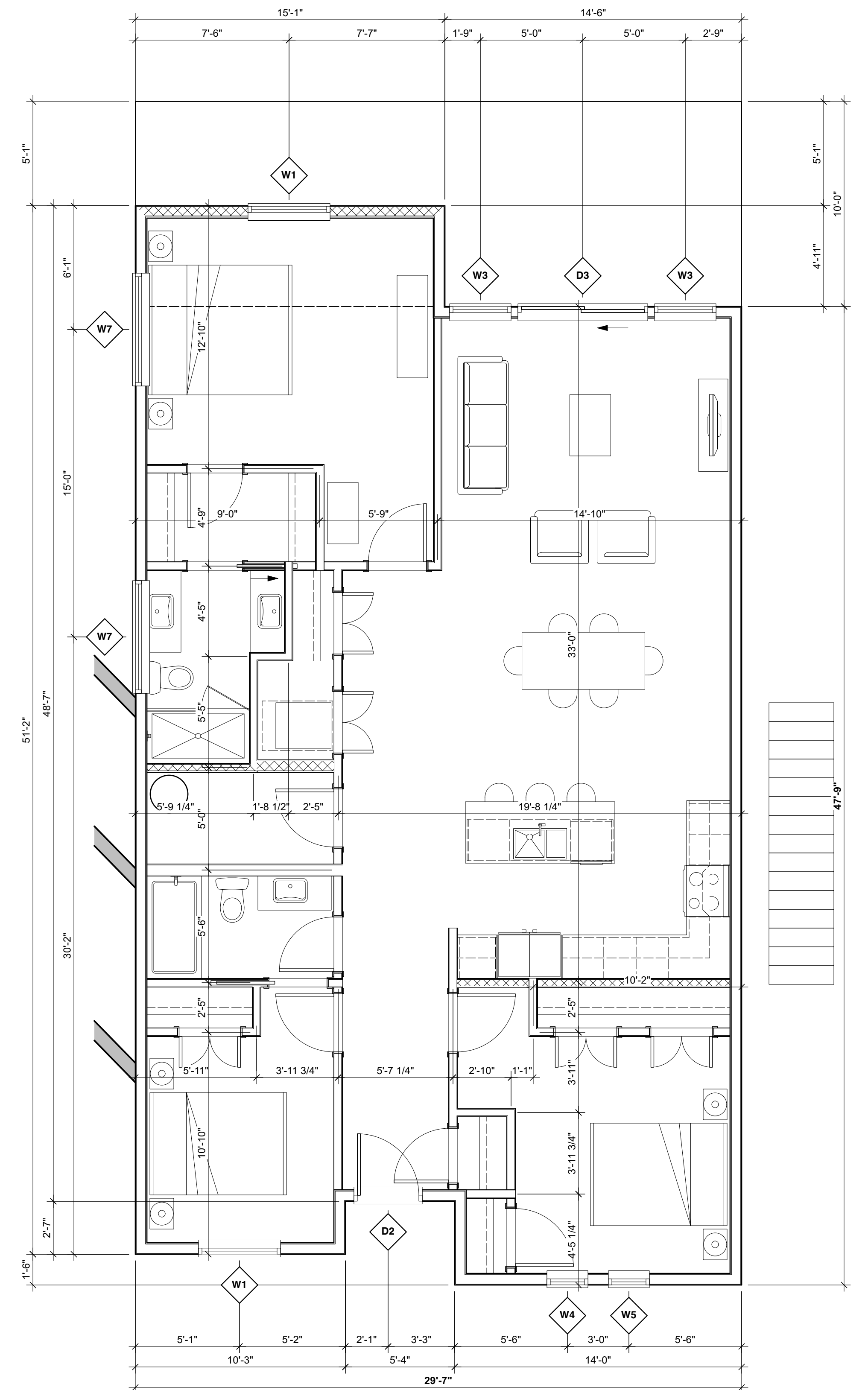
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1 L1 Floor Plan
A2.01 1/4" = 1' 0"



2 L2 Floor Plan
A2.01 1/4" = 1' 0"

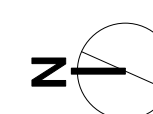
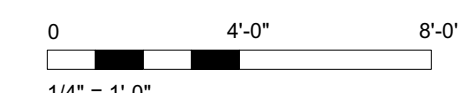


3 L3 Floor Plan
A2.01 1/4" = 1' 0"

Symbol Legend

- WINDOW TYPE
- DOOR TYPE
- WALL TYPE

UNIT TYPE A
YX01
UNIT NUMBER
FLOOR NUMBER
BUILDING NUMBER



Rev.	0	Date	Description	Issued for Development Permit
01	03 JUN 2024	03 JUN 2024	Issued for Development Permit	2409-A2001 lot 5.wxd
02				
03				
04				
05				
06				
07				
08				
09				
10				

NOTE: All dimensions are shown in feet and inches

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VICTORIA OFFICE
977 Ford Street
Victoria BC V8V 3K3
T 1-250-858-9387

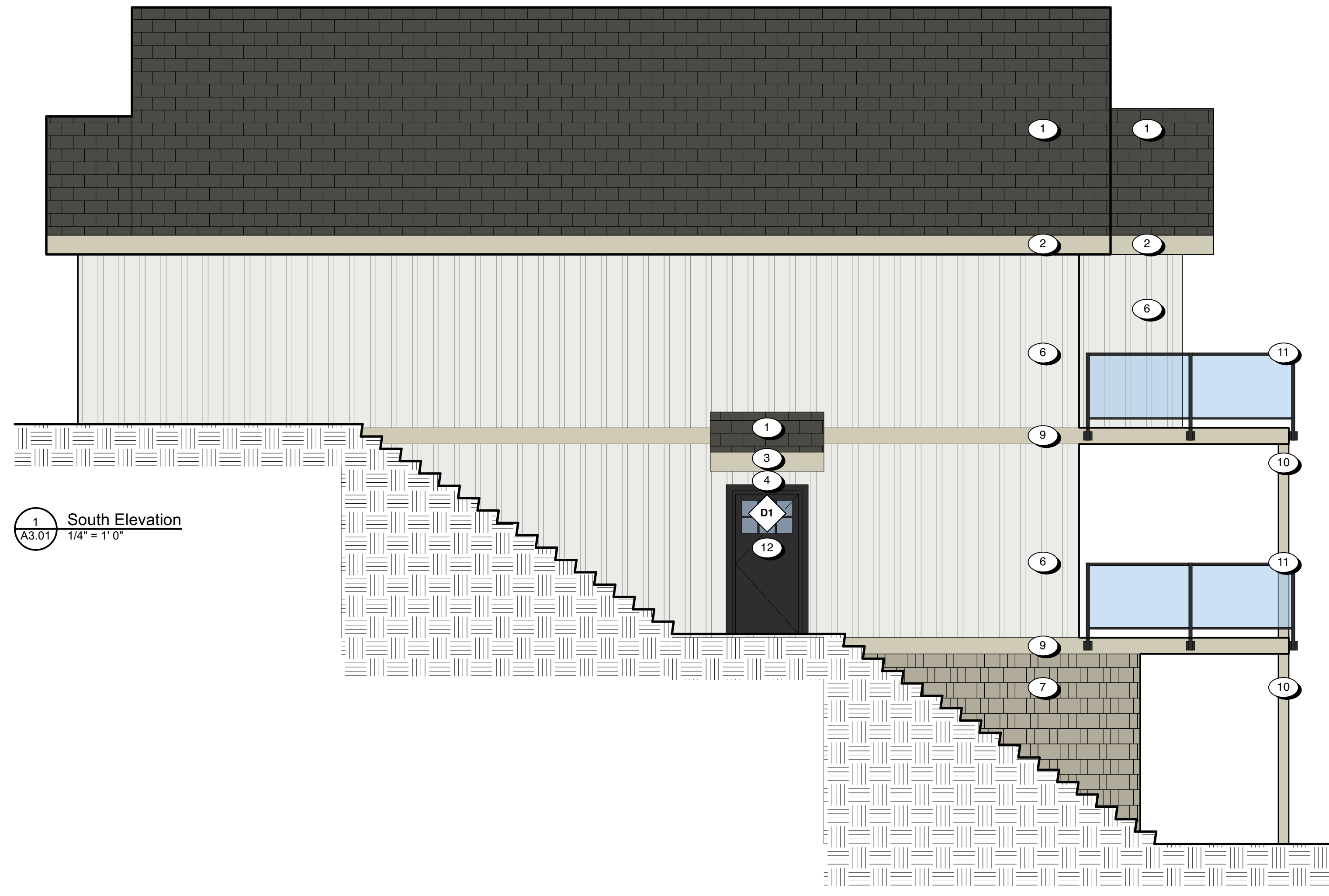
NANAIMO OFFICE
102-5198 Durbin Way
Nanaimo BC V9T 2K4
T 1-250-855-5810

PROJECT NAME
Harvest Ridge
Central Saanich, BC

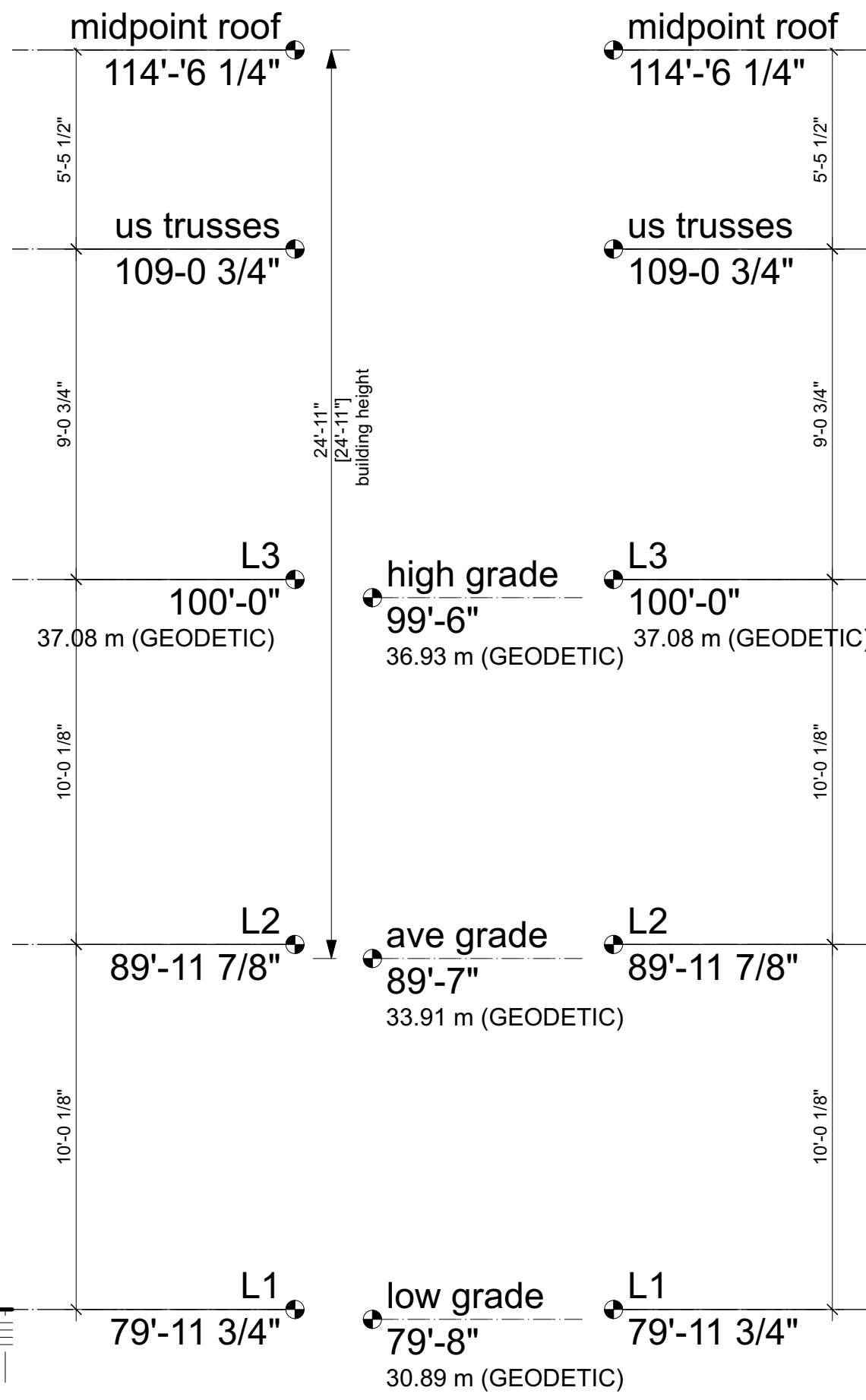
Floor Plans 7043 Central Saanich RD

DATE: 03 JUN 2024
DRAWN BY: gfr
CHECKED BY: cjk
SCALE: AS SHOWN
PROJECT NUMBER: 2409

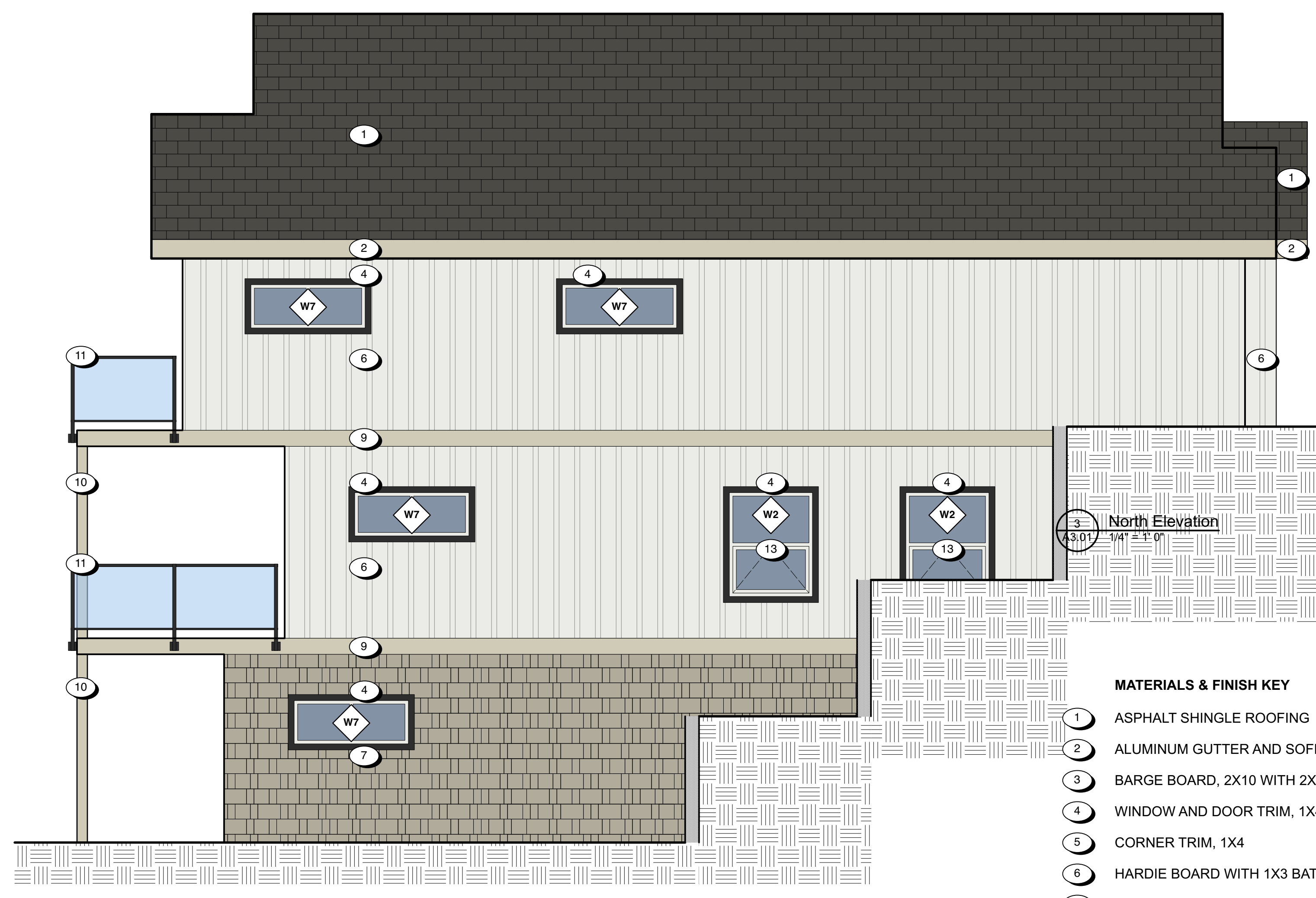
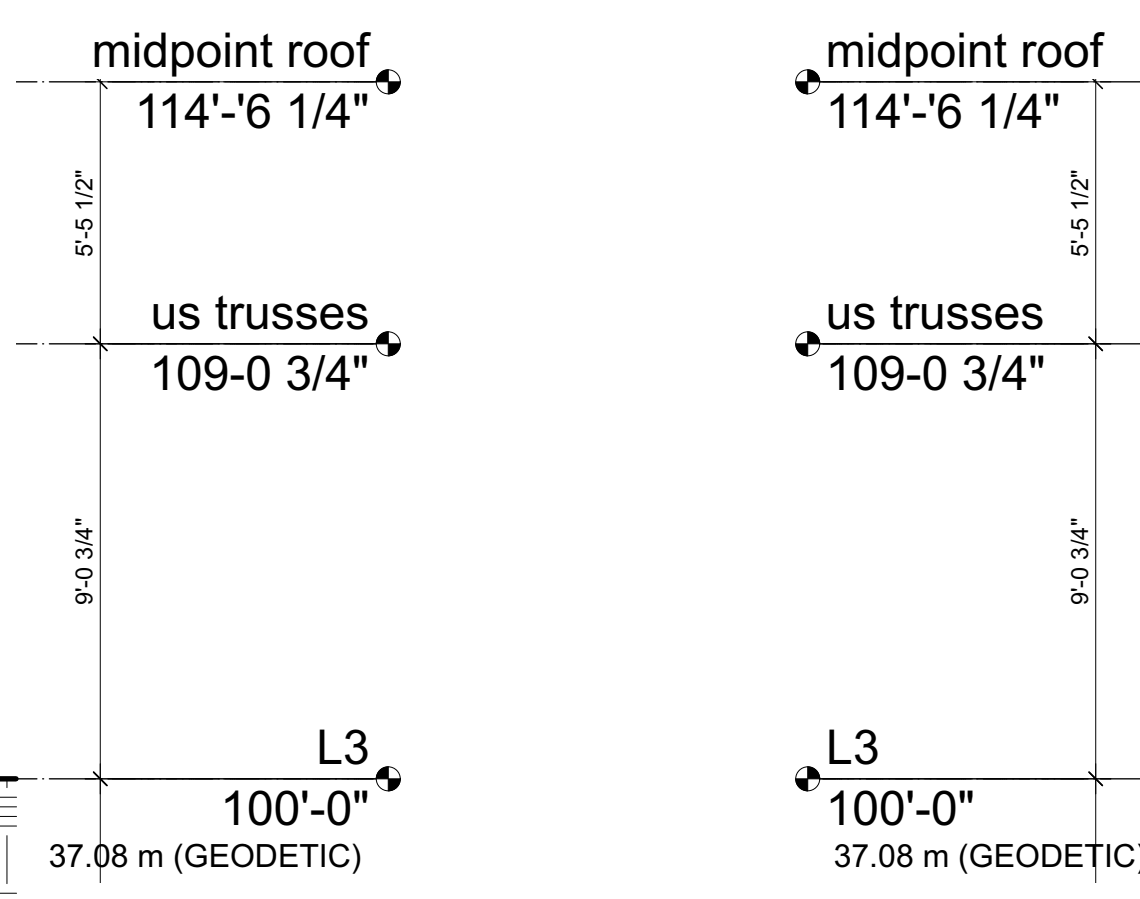
PROJECT NO. **A2.01** DRAWING NO. **0**



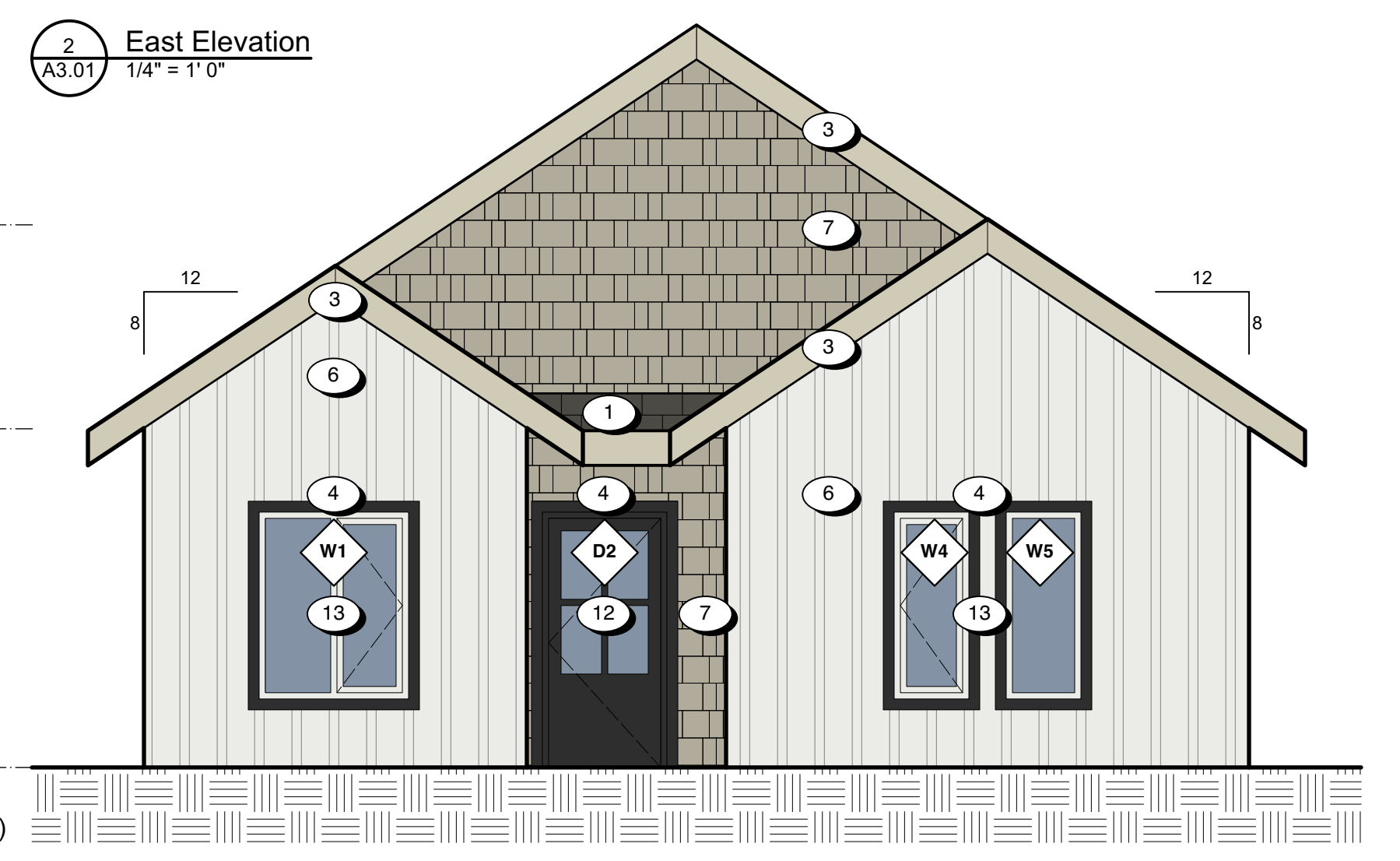
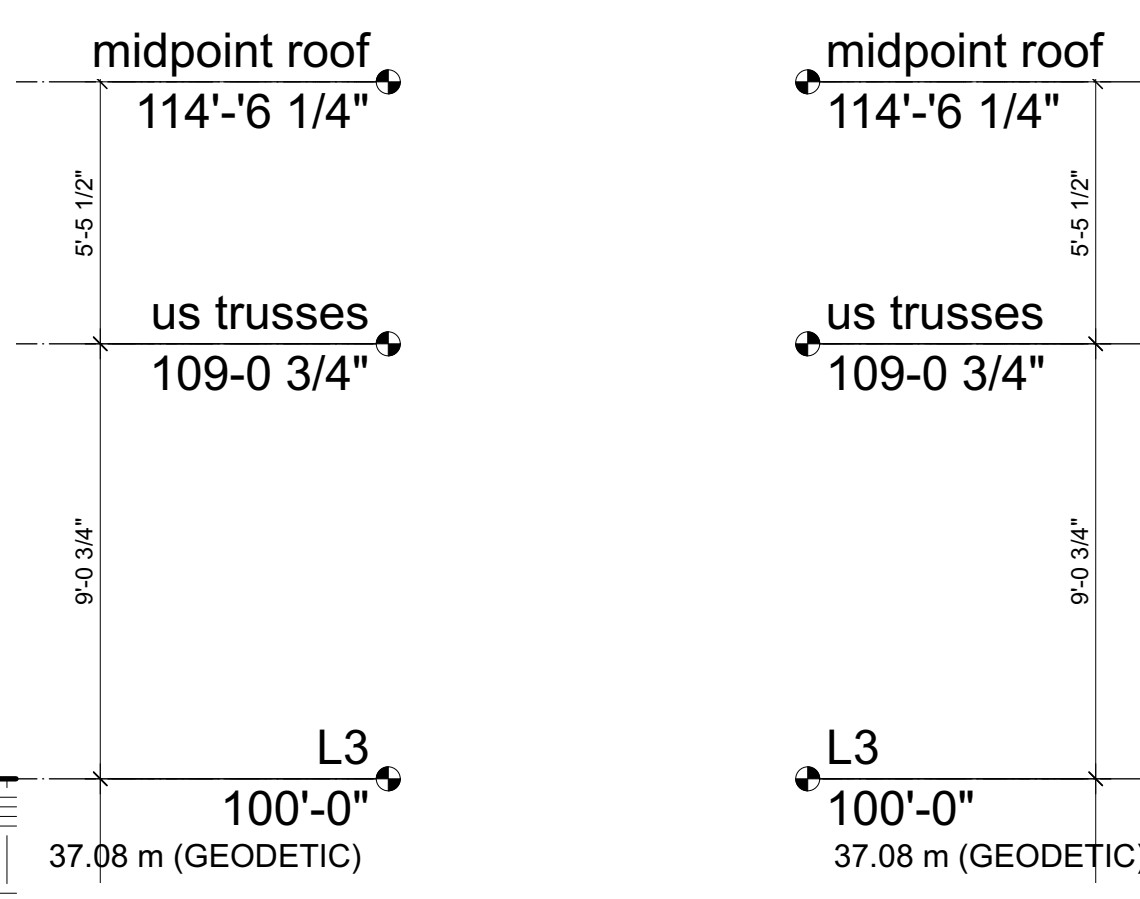
1 South Elevation
A3.01 1/4" = 1'-0"



2 East Elevation
A3.01 1/4" = 1'-0"

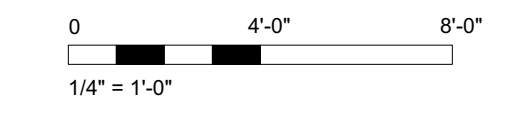


3 North Elevation
A3.01 1/4" = 1'-0"



4 West Elevation
A3.01 1/4" = 1'-0"

- MATERIALS & FINISH KEY**
- 1 ASPHALT SHINGLE ROOFING MIDNIGHT BLACK
 - 2 ALUMINUM GUTTER AND SOFFIT BLACK
 - 3 BARGE BOARD, 2X10 WITH 2X4 COBBLE STONE
 - 4 WINDOW AND DOOR TRIM, 1X4 BLACK
 - 5 CORNER TRIM, 1X4 COBBLE STONE
 - 6 HARDIE BOARD WITH 1X3 BATTENS ARCTIC WHITE
 - 7 HARDIE BOARD SHINGLE MONTEREY TAUPE
 - 8 *not used*
 - 9 BELLY BAND, 2X10 COBBLE STONE
 - 10 TIMBER POST COBBLE STONE
 - 11 PREFINISHED ALUMINUM GUARD BLACK
 - 12 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS BLACK
 - 13 DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS & DOORS ARCTIC WHITE



Rev	Date	Description	Issued for Development Permit
01	03 JUN 2024	ISSUING	ISSUED FOR DEVELOPMENT PERMIT
02	03 JUN 2024	ISSUING	ISSUED FOR DEVELOPMENT PERMIT
03	03 JUN 2024	ISSUING	ISSUED FOR DEVELOPMENT PERMIT
04	03 JUN 2024	ISSUING	ISSUED FOR DEVELOPMENT PERMIT
05	03 JUN 2024	ISSUING	ISSUED FOR DEVELOPMENT PERMIT

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Harvest Ridge
Central Saanich, BC

Elevations 7043 Central Saanich RD

Project No: A3.01

Sheet No: 0

NOTE: All dimensions are shown in feet and inches